

Population and Housing Trends in Wisconsin



David Egan-Robertson

Demographer

Applied Population Laboratory

University of Wisconsin - Madison

Wisconsin Housing Alliance
November 2022







About the Applied Population Lab

- Clearinghouse for Demographic Data and Products
 - Census State Data Center & UWEx roles
- Applied Work
 - Demographic profiles
 - School district enrollment projections
 - Mapping
 - Net migration estimates, all U.S. counties
- Facilitation of data and informational resources
 - Training
 - Data "translation"
 - Web site development
- Our websites
 - Main home page: https://apl.wisc.edu
 - Data access page: https://getfacts.wisc.edu

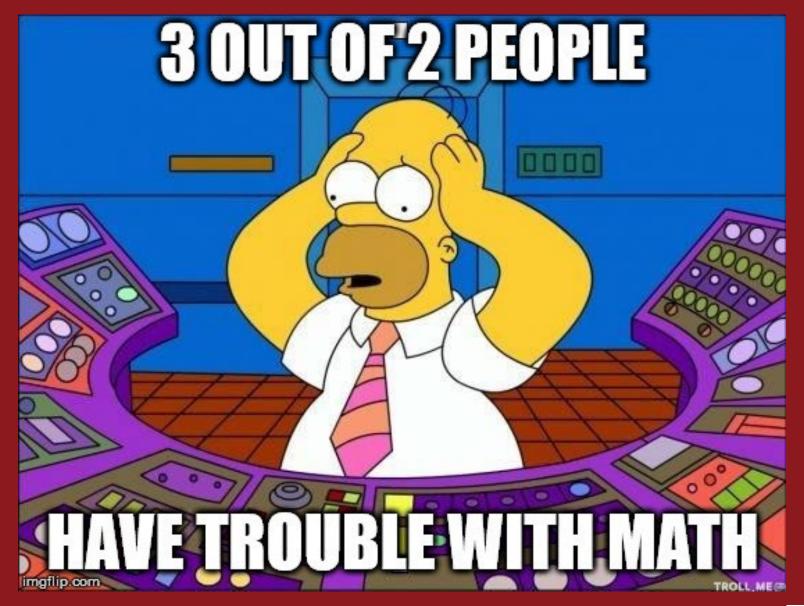








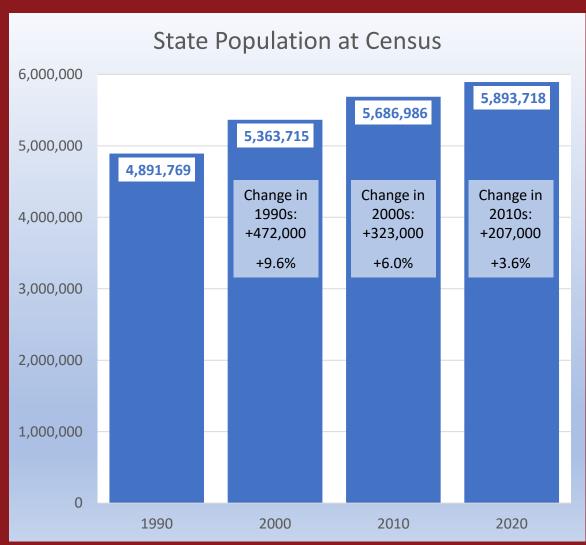








Wisconsin State Population Change, 1990 - 2020

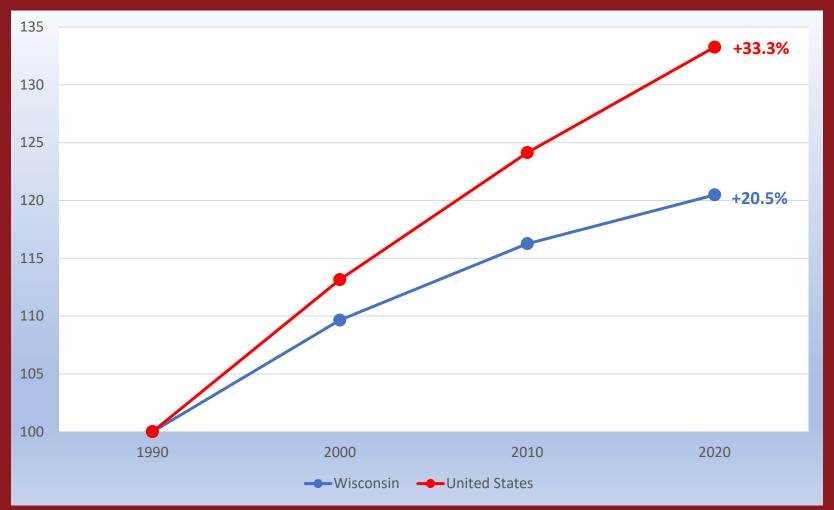








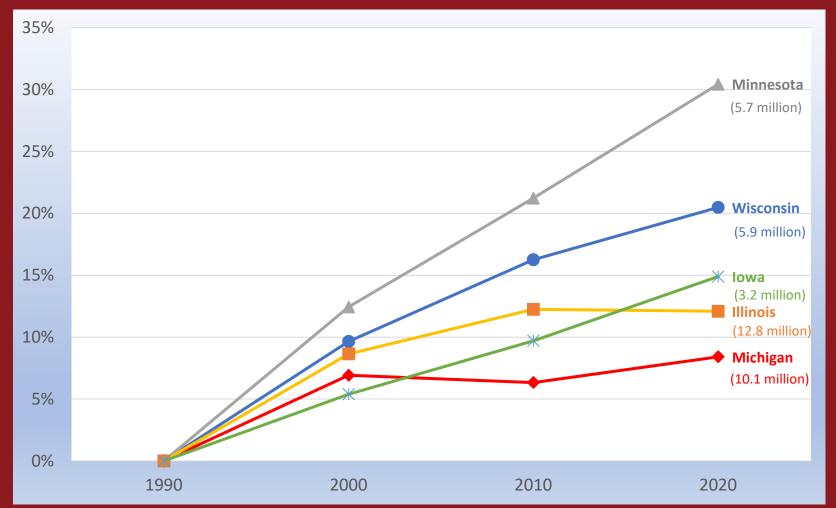
Wisconsin and United States Cumulative Change, 1990 - 2020







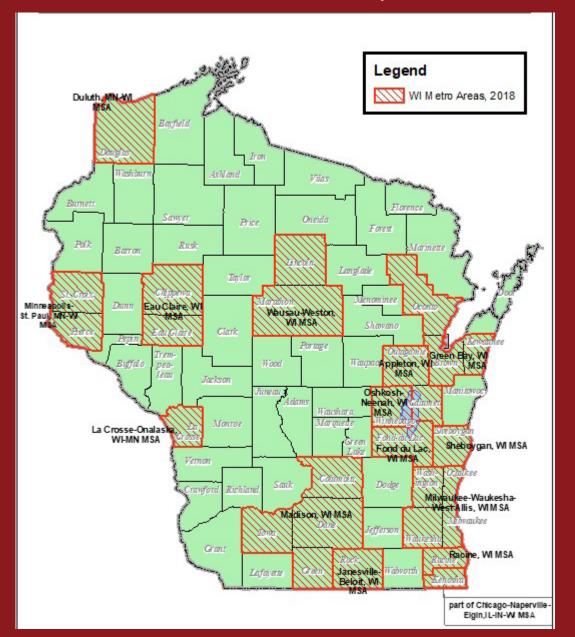
Wisconsin and Neighboring States, Cumulative Change, 1990 - 2020







Wisconsin's Metropolitan Counties

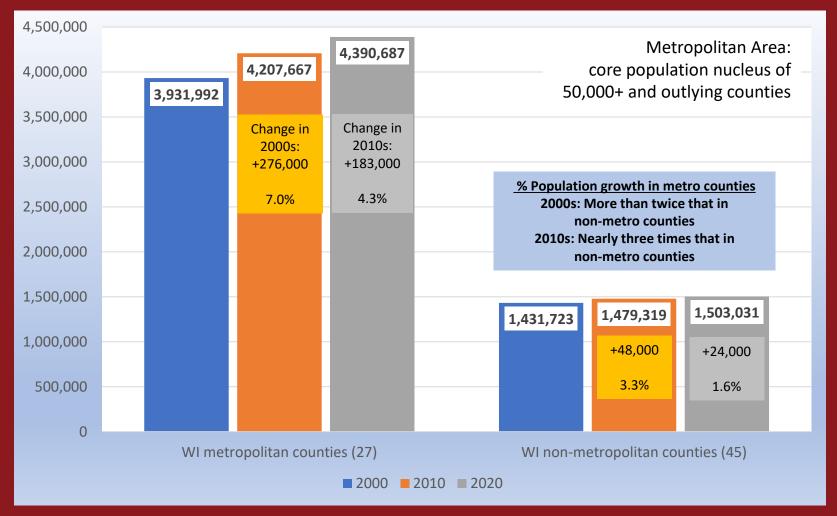


- 5 15 areas
- 27 of 72 counties
- core of 50,000+
 population and
 outlying
 "connected"
 counties





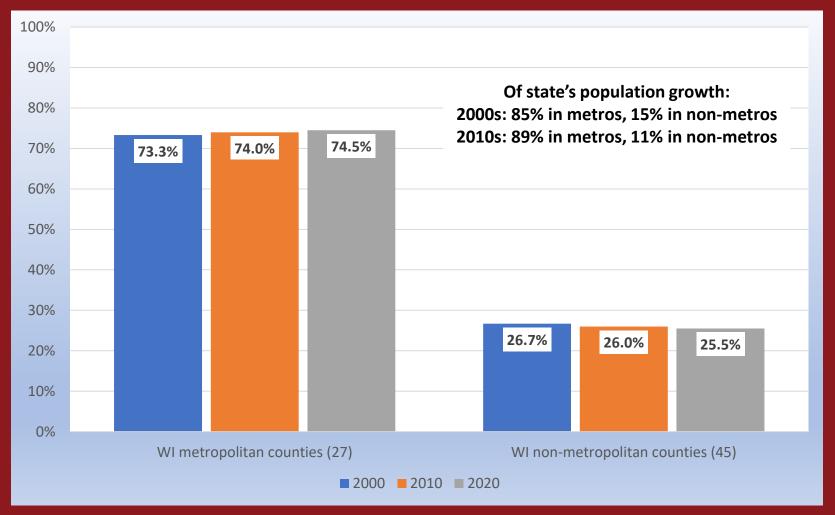
Wisconsin Population by Metro and Non-Metro Counties, 2000 - 2020







Share of Population by Metro and Non-Metro Counties, 2000 - 2020







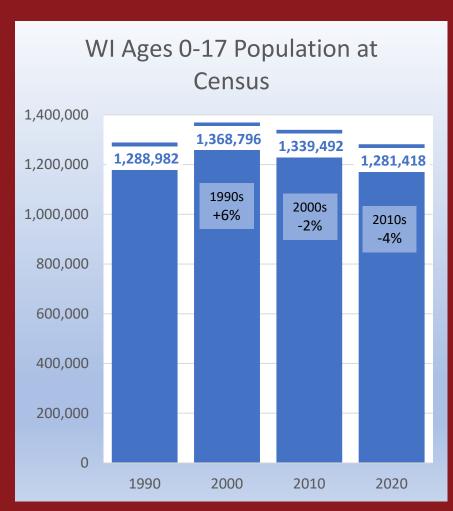
Population by Age

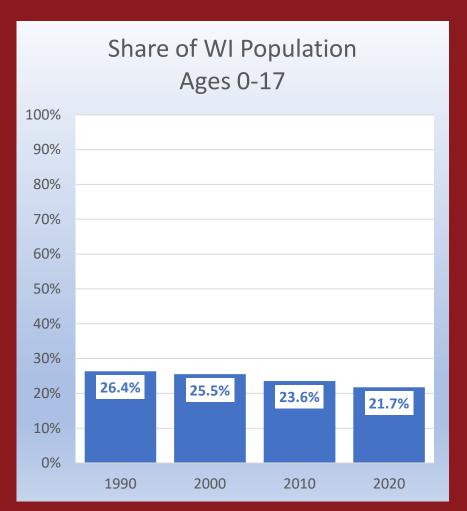






Wisconsin Population, Ages 0-17, 1990 - 2020

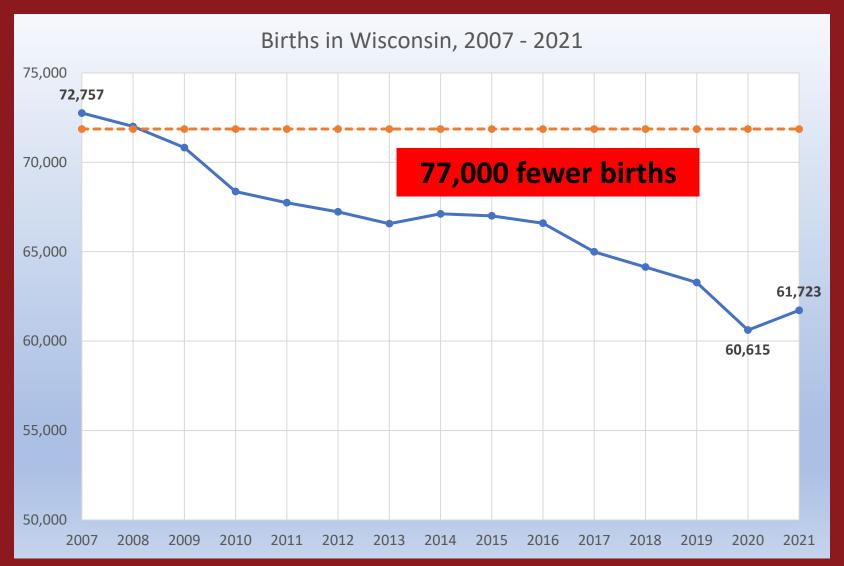








The "Birth Dearth"

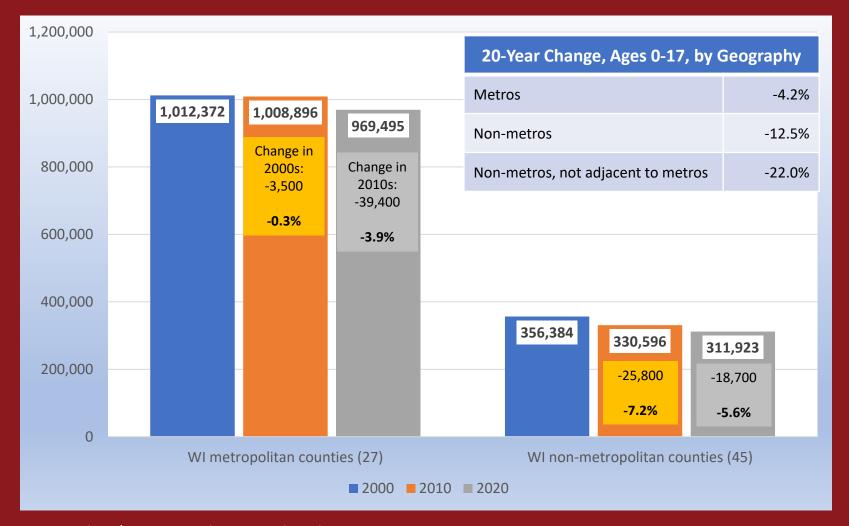


Source: WI Department of Health Services Data for 2021 is provisional (NCHS)





Wisconsin Pop Ages 0-17 by Metro and Non-Metro Counties, 2000 - 2020







Working-Age People in Wisconsin







Wisconsin Population, Ages 18-64, 1990 - 2020





2020 values are estimates.





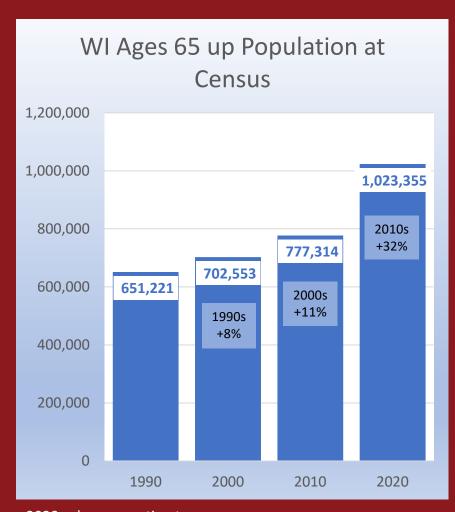
Age 65+ People in Wisconsin

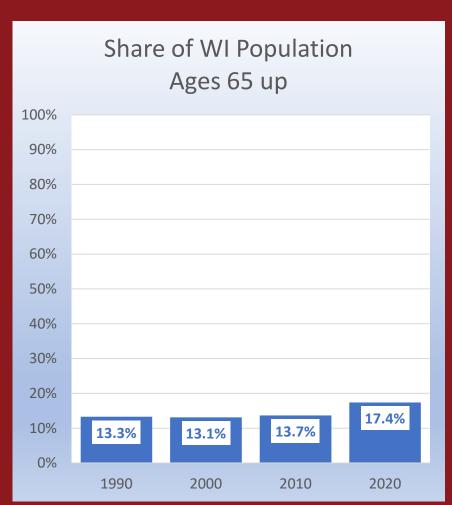






Wisconsin Population, Ages 65 up, 1990 - 2020



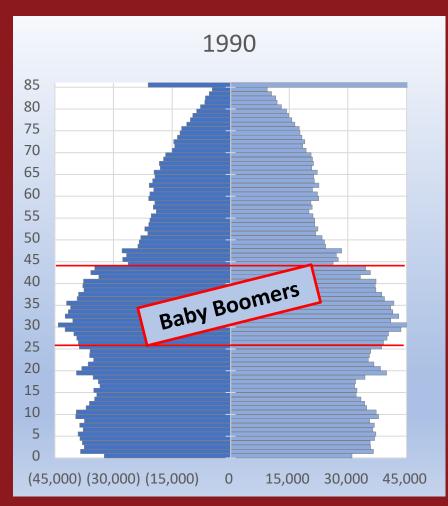


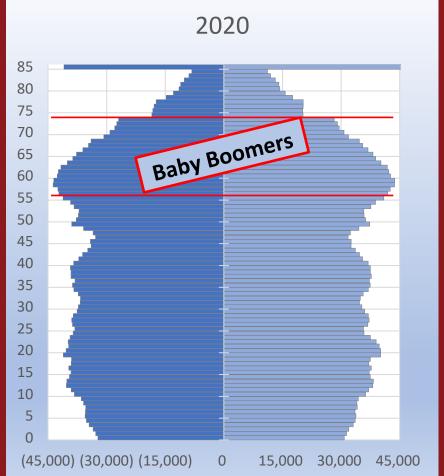
2020 values are estimates.





Wisconsin Population, Age Pyramid, 1990 and 2020

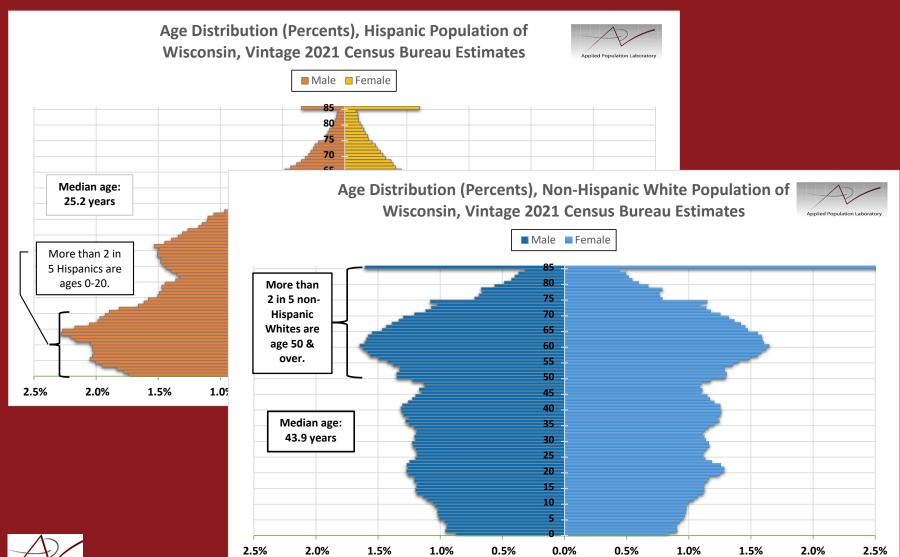






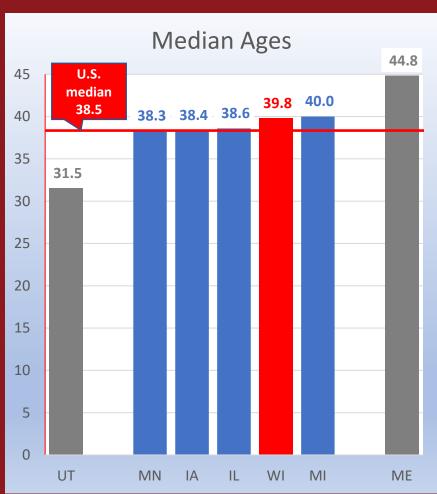


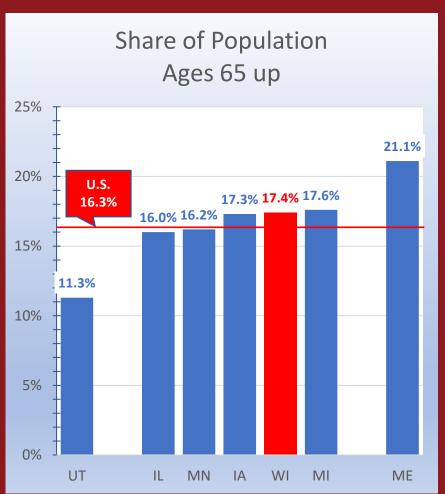
Wisconsin Population, Age Pyramids, Hispanics and Whites





Median Age & Percent Population Ages 65 up, WI & Neighbors



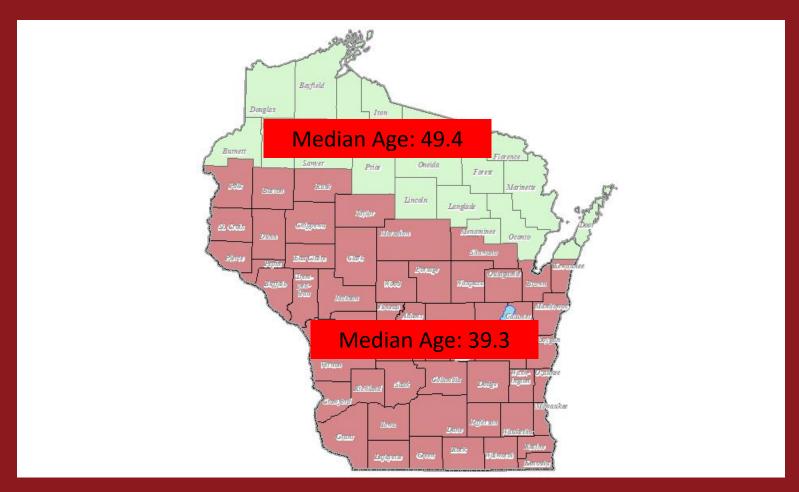


Based on 2020 estimates.





Median Age in WI: "Up North" & Balance of State









Applied Demography 101: Components of Population Change



Births (+)



Deaths (-)

= Natural Increase (+/-)

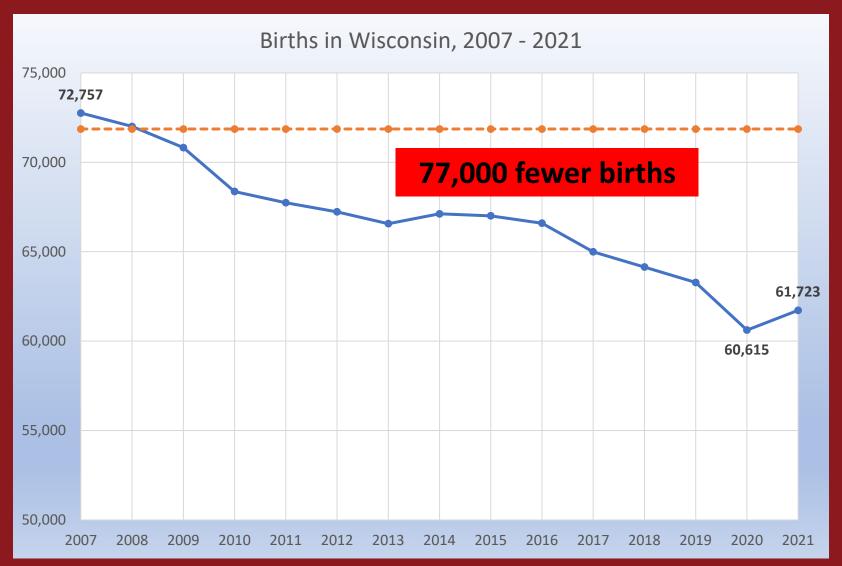
In-Migration and Out-Migration (+/-)



Natural Increase + Migration = Population Change



The "Birth Dearth"

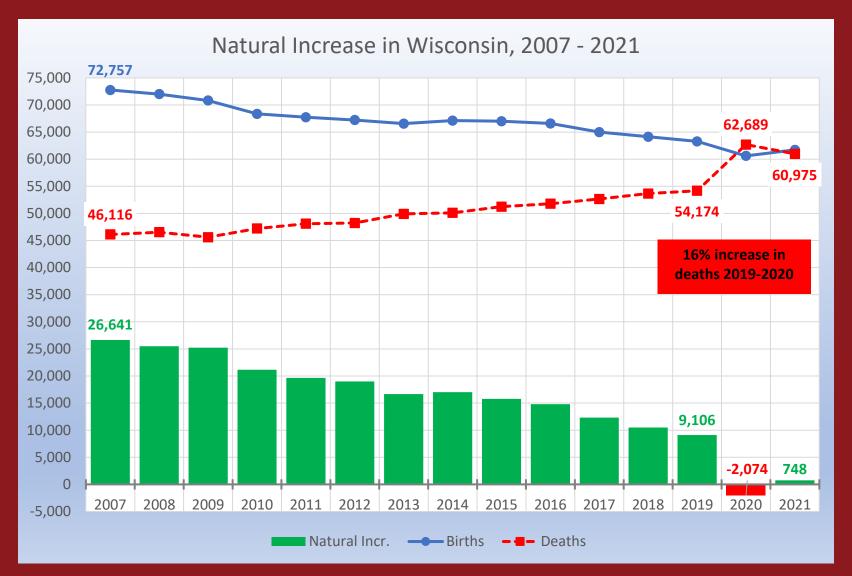


Source: WI Department of Health Services Data for 2021 is provisional (NCHS)





Natural Increase... to Natural Decrease

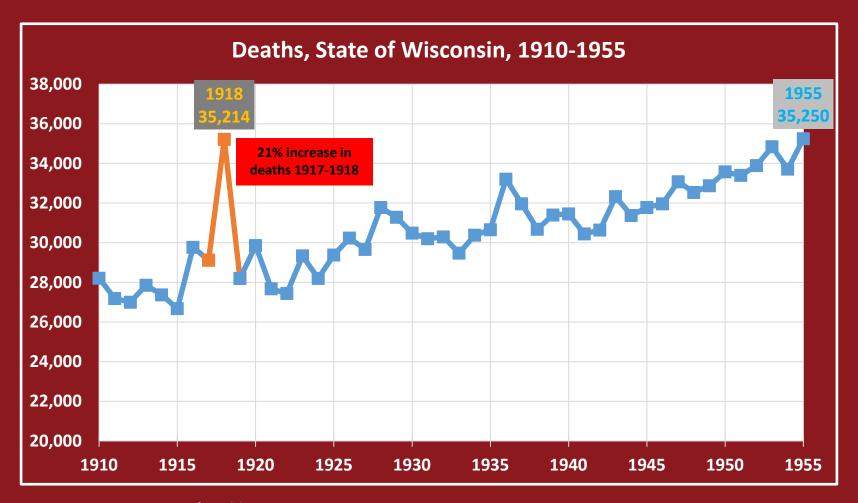


Source: WI Department of Health Services Data for 2021 is provisional (NCHS)





The Spanish Flu of 1918 and World War I

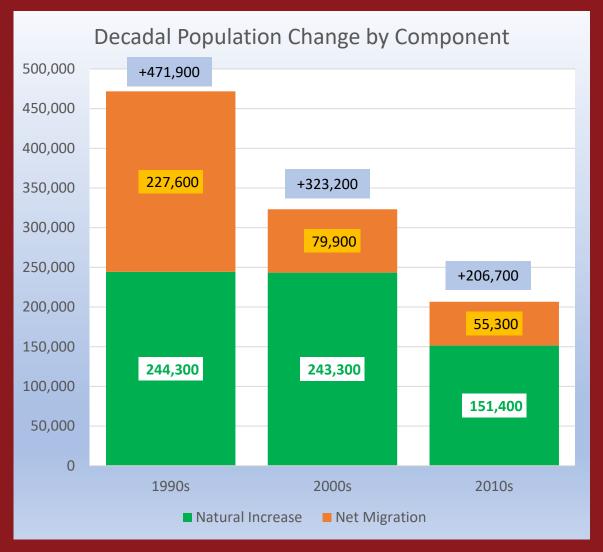


Source: WI Department of Health Services





Wisconsin State Population Change, by Component, 1990 - 2020







Wisconsin Population Change, by Component, "Up North" Counties and Balance, 2000 - 2020









Housing

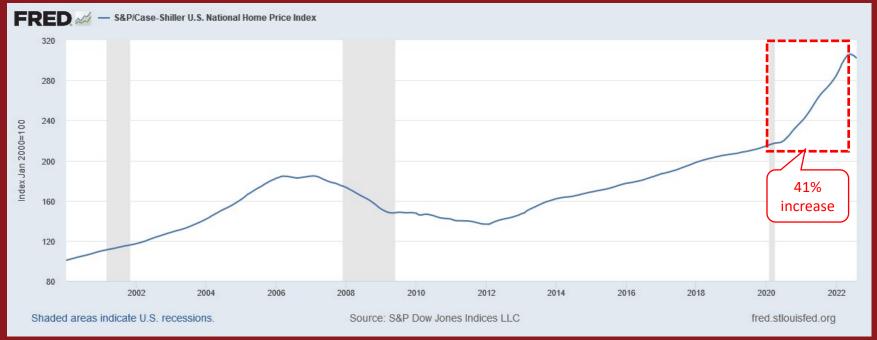


Photo: Corey Coyle





Housing Prices









Housing Prices

Mortgage Applications

Mortgage Applications data is published **weekly** by the **Mortgage Bankers Association**. The units displayed are in **index format**. The survey reports on the state of purchase, refinance, conventional and government application data.

Additional Charts: Refinance vs. Mortgage Rates | Purchase vs. Mortgage Rates | Purchase vs. Refinance

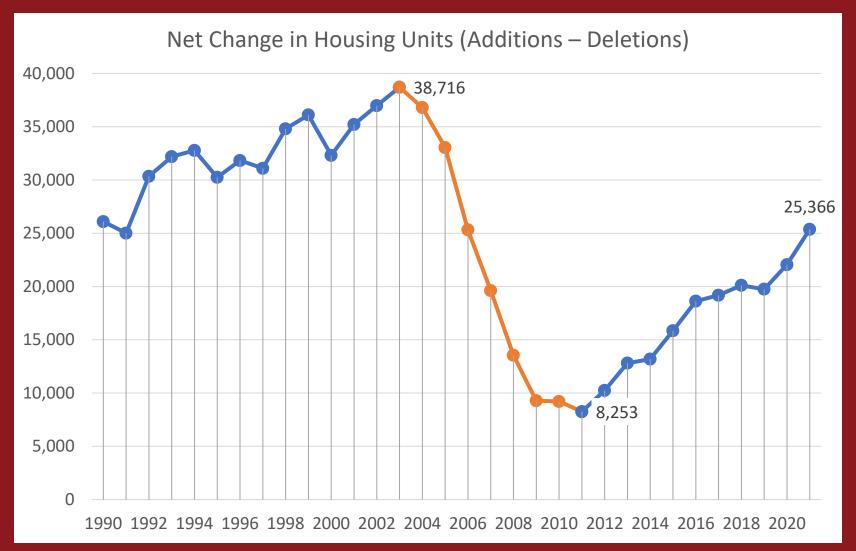
Composite Index vs 30 Yr Fixed







Housing Change in WI, 1990-2021

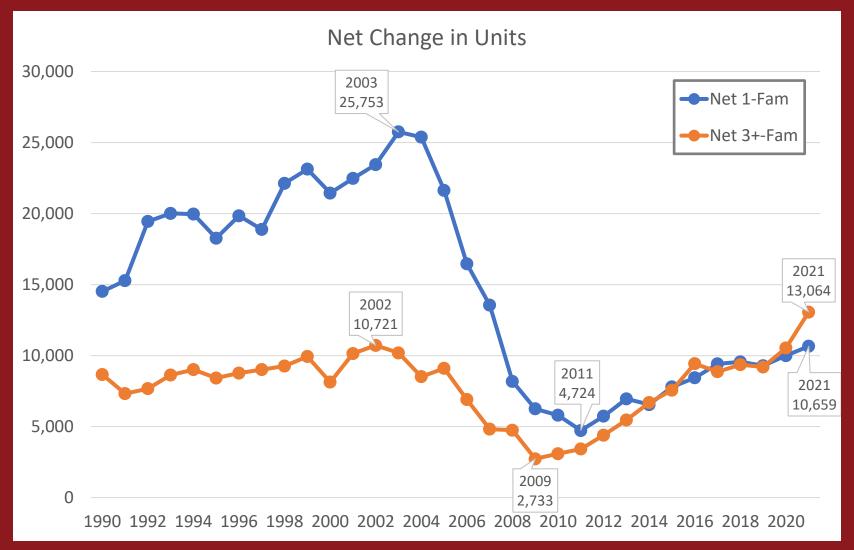








Single-Family vs. Multi-Family, WI

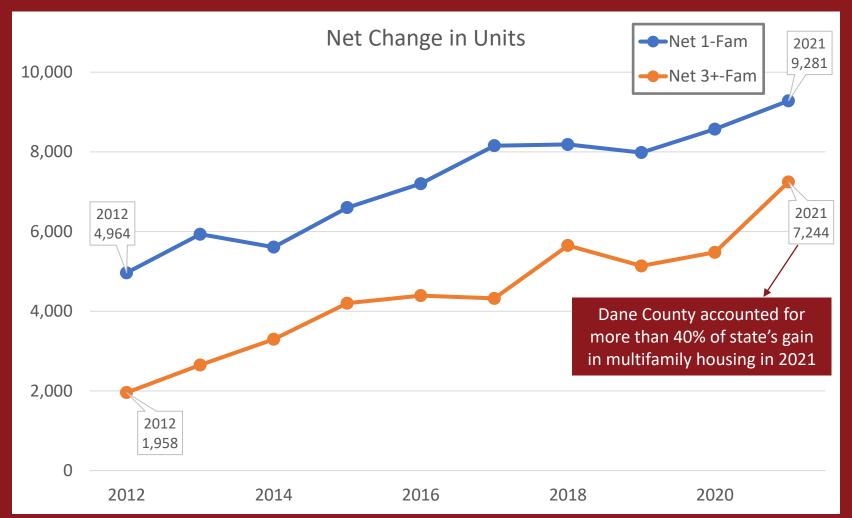


Source: WI Department of Administration, Demographic Services Center





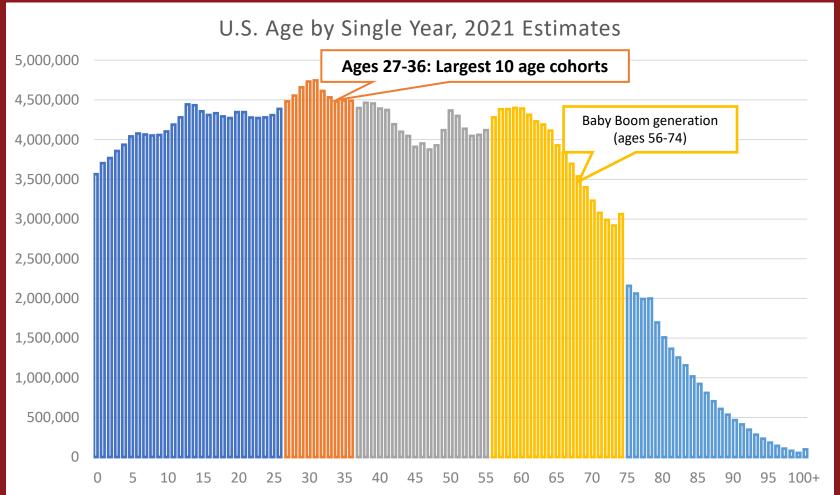
Single-Family vs. Multi-Family, WI (Other than Dane and Milwaukee Counties)







What's Happening with the Housing Market? The Age Distribution









"Any requests?"