



# CITY OF DULUTH

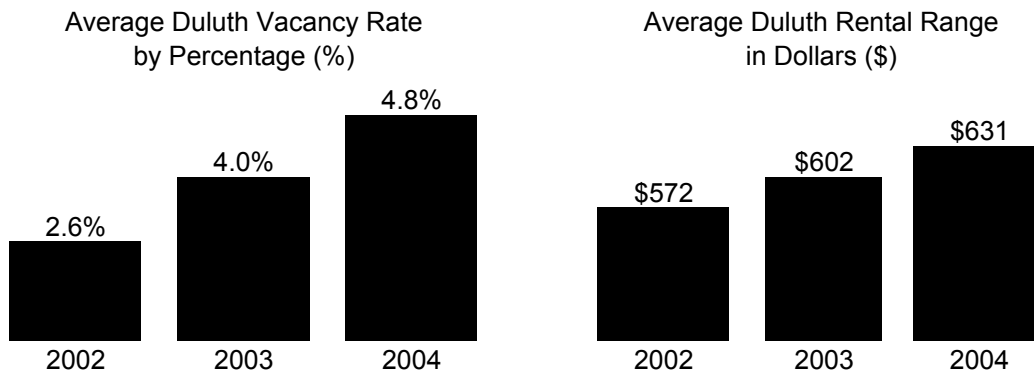
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The City of Duluth, Community Development Division has completed the September 2004 Duluth Rental and Vacancy Rate Survey. Attached are the 2004 results in aggregated form by bedroom type, rent range and geographic location. The survey was funded by the City of Duluth and the Duluth Housing and Redevelopment Authority. Survey data was collected on 2,298 units, which is 17.5% of the total rental units (market rate) for Duluth.

### September 2004 Rental and Vacancy Rate Survey Summary Results are as Follows:

- Duluth’s overall vacancy rate increased from 4.0 % in September 2003 to 4.8 % in 2004.
- Based upon sizeable sampling, low vacancy rates ranged from 0% to 3.8 % in Districts 8, 9, 7, 2 and 4; high vacancy rates ranged from 4.2 % to 10.6 % in Districts 6, 5, 10, 1 and 3.
- The average contract rental rate increased from \$602 in September 2003 to \$631 in 2004.
- Duluth’s overall contract rent averaged \$.85 per square foot in 2004, an increase of 5 % above 2003 (\$.81 per square foot).
- Survey results indicate that the average vacancy rate is 6.4% for units with contract rent between \$0-\$599, 3.9% for units with contract rent between \$600-\$899 and 5.4% for units with contract rent above \$900.
- The total number of licensed rental properties increased in Duluth by 10% from 2002 to 2004, which may be attributed to the rental licensing ordinance established in 2003. The greatest increase was in licensing of single-family rental units, which increased by 40% from 2002 to 2004.



Source: City of Duluth Community Development Division

Data reports related to the survey may be found on the City of Duluth website at [www.ci.duluth.mn.us/city/planning/cd/index.htm](http://www.ci.duluth.mn.us/city/planning/cd/index.htm) or by contacting the Community Development office at 730-5480.