



HOUSING UPDATE

Q4 2024

The Logansport/Cass County Chamber of Commerce exists to make Logansport and Cass County a great place in which to do business.

The Chamber has identified housing as a focus area of importance to its members and to the community and is actively working with other community stakeholders to increase the availability of quality housing in Logansport and Cass County and to help share information about why this is a priority for the community.

Having an adequate housing supply is crucial to growing and maintaining a community's population. The community has a need at all price levels for both new construction and renovation of existing housing stock.

WHAT'S IN THE WORKS:

The community's housing strategy is focused on three areas:

- New construction
- Infill of empty lots
- Rehabilitation of existing housing stock

Lexington Village, on High Street and Yorktown Road, will include 52 single-family market rate homes, ranging in size from 900 to 2800 square feet and ranging in price from \$165,000 to high \$300,000s.

The community is also interested in attracting more market rate rental housing in downtown Logansport and infill on other properties, and is exploring innovative partnerships for rehab of existing homes.

Some of the stakeholders partnering to move housing initiatives forward in the community in 2024 include the Logansport/Cass County Chamber of Commerce, CLEDO, the Mayor Martin Administration, Logansport Re-Imagined, the Logansport/Cass County Planning Department and the Housing Steering Committee, which is a Chamber Advocacy subcommittee.

QUICK STATS

Population (2023)
 Cass County 37,666
 Logansport 18,233

Median Home Value (2022)
 Cass County \$110,600
 Indiana \$141,700
 U.S. \$217,500

Total Housing Units (2023)
 Cass County 10,403
 Owner Occupied 11,189
 Renter Occupied 3,781

Median Sales Price (Jan. 2021)
 Cass County \$114,700

Fair Market Rent (2021)
 Cass County, 2 Bedroom \$732/mo.

WHAT WE'RE HEARING:

"Adequate housing for LCSC staff members is critical to them becoming a part of the community and for us to retain them long term."

*Michele Starkey
Superintendent*

Logansport Community School Corporation

Listed homes are selling within days, whether those homes are under \$100,000 or over \$200,000. To keep our families here and to grow as a community, we need to build new homes and rehabilitate existing homes, providing options, quality, and safety.

*Jon-Myckle Price
Chief Operating Officer
Security Federal Savings Bank*



For more information, contact Bill Cuppy, President, Logansport/Cass County Chamber of Commerce at bill@logan-casschamber.com or 574-753-6388.