

Antelope County

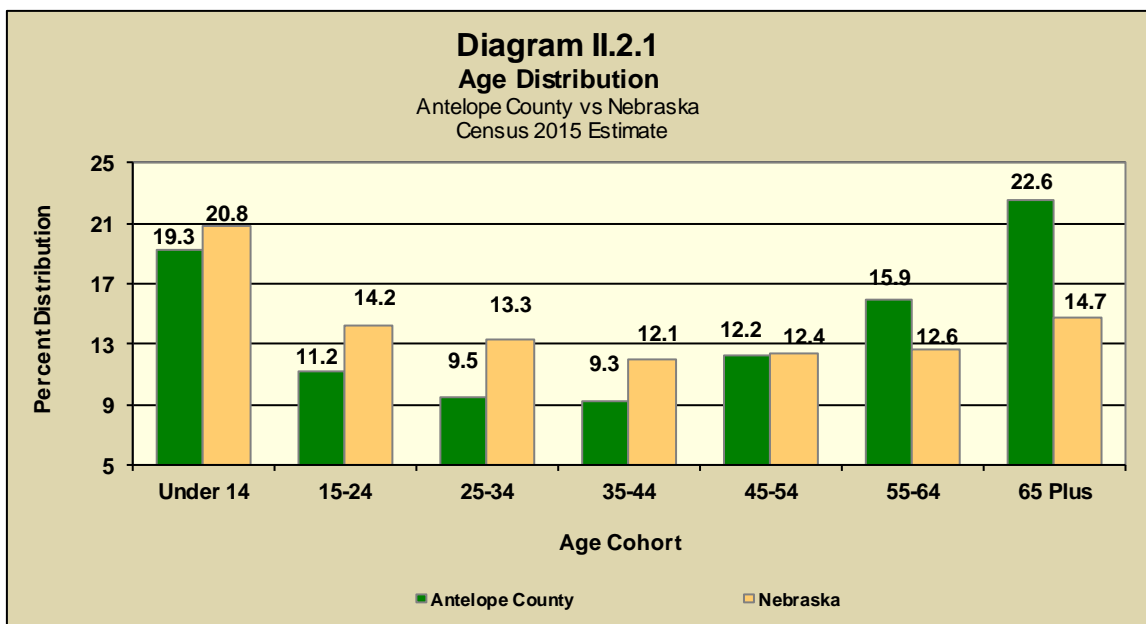
Summary

- Between 2010 and 2015, the county’s population decreased by 4.1 percent or by 271 persons.
- Between 2010 and 2015, the Hispanic population decreased by 3.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 131.
- In 2015, average earnings in the county was \$45,893 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.7 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 3 units.
- In 2015, the average real value of new single-family construction was \$217,664.
- In fiscal year 2016, the average price of an existing home was \$76,446.
- In a November 2016 rental survey, the average vacancy rate was 0.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Antelope County’s population decreased by 4.1 percent, or from 6,685 people to 6,414 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 663 in 2010 to 721 in 2015, an increase of 8.7 percent. The number of people from 25 to 34 years of age decreased by 3.2 percent, and those aged between 35 and 44 decreased by 2.6 percent. As shown in Diagram II.2.1, people younger than 25 represented 30.5 percent of the population in 2015, while individuals aged 55 and older represented 38.5 percent of the population in Antelope County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 4.5 percent, while the black population increased by 10.5 percent. The Hispanic population of any race changed from 178 to 172 or by 3.4 percent. Table II.2.1, below, presents the details of these population variations.

Subject	Nebraska			Antelope County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	6,685	6,414	-4.1%
Age						
Under 14 years	383,542	394,263	2.8%	1,297	1,235	-4.8%
15 to 24 years	258,206	268,848	4.1%	663	721	8.7%
25 to 34 years	245,176	252,533	3.0%	628	608	-3.2%
35 to 44 years	220,838	228,643	3.5%	611	595	-2.6%
45 to 54 years	258,726	234,477	-9.4%	1,069	784	-26.7%
55 to 64 years	213,176	238,715	12.0%	1,013	1,021	0.8%
65 & over	246,677	278,711	13.0%	1,404	1,450	0.8%
Race						
White	1,649,264	1,689,616	2.4%	6,598	6,302	-4.5%
Black	85,971	93,900	9.2%	19	21	10.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	16	16	0.0%
Asian	33,322	44,479	33.5%	24	36	50.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	28	39	39.3%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	178	172	-3.4%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.2.2, at right, from April 2000 to July 2009, Antelope County’s natural decrease was estimated to be 11 people. Antelope County has been experiencing net out-migration, with 789 persons left the county during the 2000-2009 year period.¹¹ The 2015 population estimates showed a natural increase of 85 persons and a net out-migration of 356 persons since the 2010 Census. In total, Antelope County’s population decreased to 6,414 persons.

1980 Population	8,675
Natural Increase 80–90	472
Net Migration 80–90	-1,182
1990 Population	7,965
Natural Increase 90–00	38
Net Migration 90–00	-551
2000 Population	7,452
Natural Increase 00–09	-11
Net Migration 00–09	-789
2009 Population Estimate	6,652
2010 Population	6,685
Natural Increase 10–15	85
Net Migration 10–15	-356
2015 Population Estimate	6,414

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Antelope County decreased from 19 persons in 2014 to -25 persons in 2015, with an additional net movement of 7 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.2.3.

¹¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.2.3			
Driver's Licenses Exchanged and Surrendered			
Antelope County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	50	54	-4
Calendar 2002	65	46	19
Calendar 2003	54	30	24
Calendar 2004	46	54	-8
Calendar 2005	44	42	2
Calendar 2006	50	60	-10
Calendar 2007	45	55	-10
Calendar 2008	52	41	11
Calendar 2009	59	39	20
Calendar 2010	120	53	67
Calendar 2011	53	38	15
Calendar 2012	41	46	-5
Calendar 2013	47	39	8
Calendar 2014	53	34	19
Calendar 2015	36	61	-25
First Half of 2016	23	16	7

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 3,080 in 2014 to 3,107 in 2015, as shown in Table II.2.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Antelope County decreased by 0.4 percent from 1,274 in 2015 to 1,269 in 2016, as shown below in Table II.2.5. The number of school-age children 5 to 11 years of age increased from 634 in 2015 to 636 in 2016.

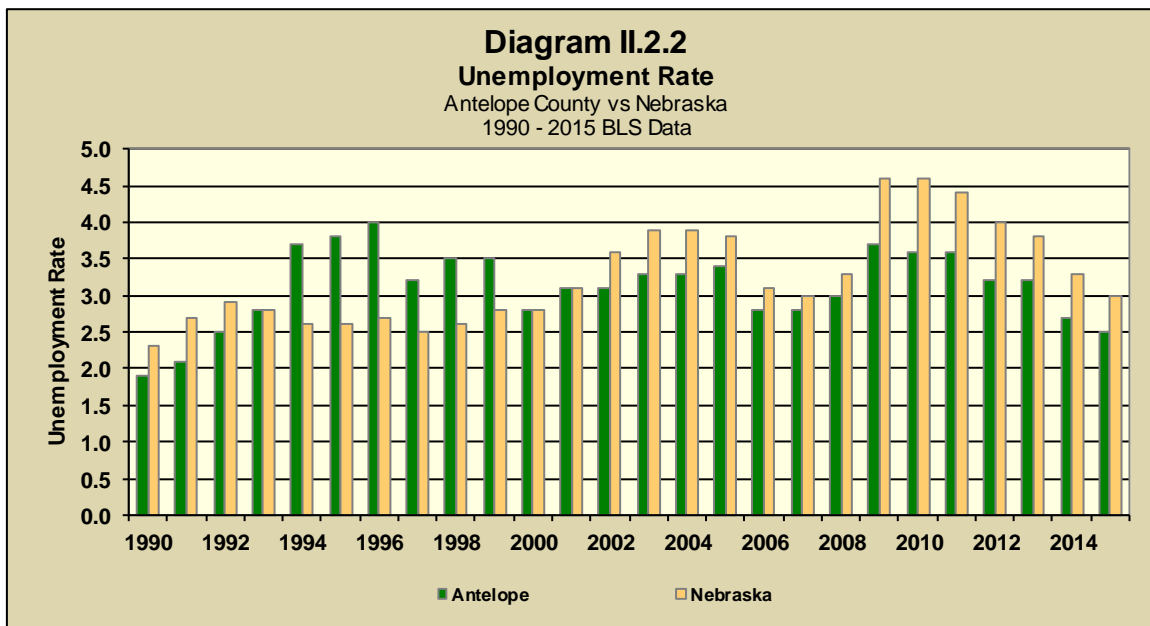
Table II.2.4	
Income Tax Returns	
Antelope County	
1991–2015 DOR Data	
Year	Returns
1991	3,266
1992	3,242
1993	3,203
1994	3,179
1995	3,142
1996	3,150
1997	3,182
1998	3,120
1999	3,145
2000	3,143
2001	3,107
2002	3,172
2003	3,096
2004	3,051
2005	2,865
2006	3,100
2007	3,173
2008	3,175
2009	3,072
2010	3,122
2011	3,124
2012	3,098
2013	3,041
2014	3,080
2015	3,107

Table II.2.5				
School-Age Children				
Antelope County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,005	256	633	1,894
1993	976	298	628	1,902
1994	962	305	646	1,913
1995	926	297	706	1,929
1996	918	296	709	1,923
1997	897	275	722	1,894
1998	883	280	730	1,893
1999	790	279	719	1,788
2000	780	280	691	1,751
2001	731	272	695	1,698
2002	689	258	666	1,613
2003	604	236	614	1,454
2004	588	218	606	1,412
2005	622	177	624	1,423
2006	585	158	589	1,332
2007	598	176	544	1,318
2008	593	163	507	1,263
2009	648	183	507	1,338
2010	612	188	447	1,247
2011	647	186	450	1,283
2012	614	198	475	1,287
2013	636	183	480	1,299
2014	612	153	492	1,257
2015	634	158	482	1,274
2016	636	174	459	1,269

ECONOMICS

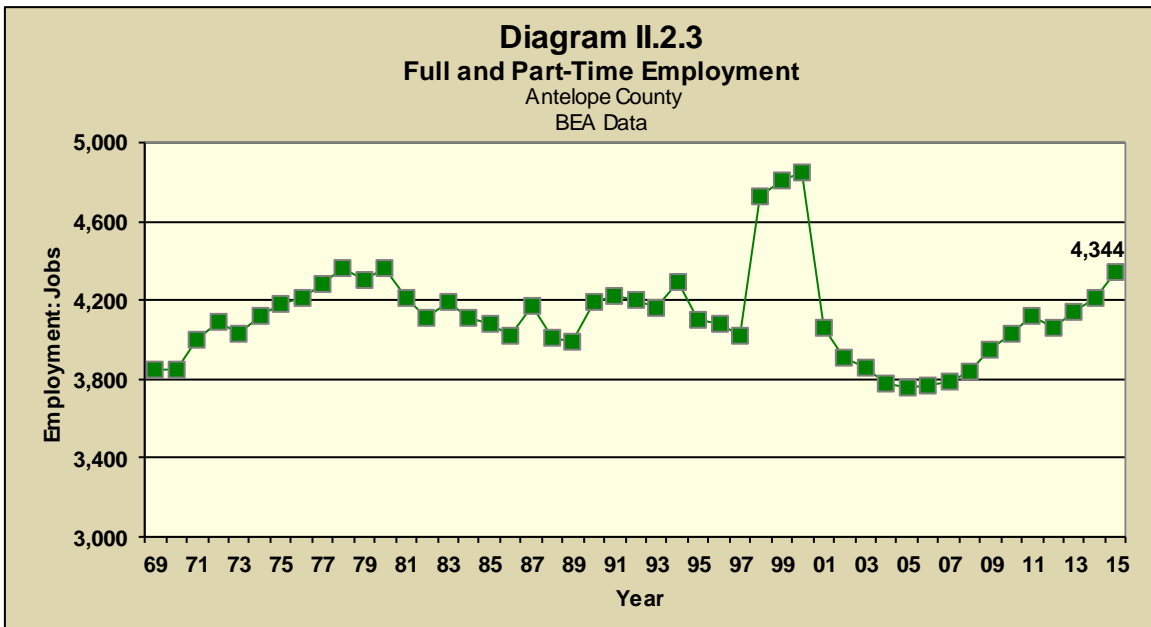
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Antelope County, defined as the number of people working or actively seeking work, increased from 3,597 in 2014 to 3,629 in 2015. The total number of people employed changed from 3,500 in 2014 to 3,537 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.2.2, below.

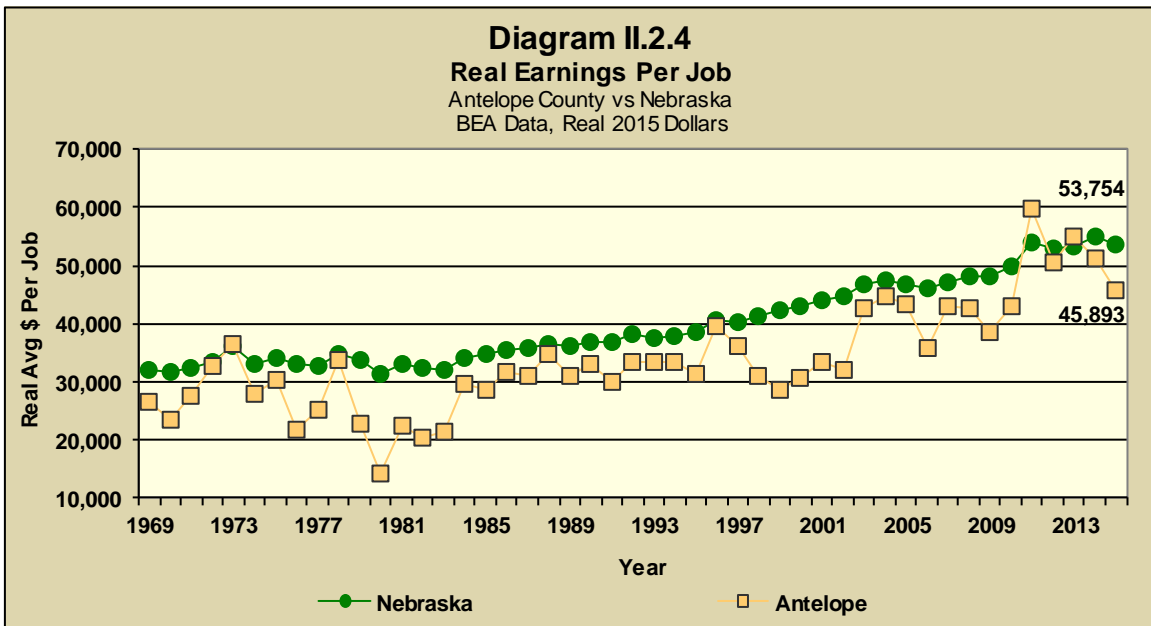


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 4,344 jobs in Antelope County, an increase of 131 jobs since 2014. Diagram II.2.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.2.4, below, real average earnings per job in the county was \$45,893 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$320,536,000, a decline of 3.9 percent between 2014 and 2015. Table II.2.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.2.6
Total BEA Employment and Real Personal Income

Antelope County
1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	101,931	3,748	-66	20,161	13,922	132,200	14,272	3,846	26,503
1970	91,147	4,129	-366	22,446	14,839	123,936	13,731	3,853	23,656
1971	109,831	4,397	-867	23,553	16,313	144,433	16,240	4,001	27,451
1972	133,968	4,737	-1,134	26,561	17,240	171,897	19,094	4,094	32,723
1973	147,169	5,693	-1,109	29,445	18,784	188,597	21,156	4,028	36,536
1974	114,922	6,234	-1,365	30,055	20,318	157,696	17,955	4,120	27,894
1975	126,141	6,269	-1,880	30,734	21,487	170,214	18,806	4,178	30,192
1976	91,585	6,825	-2,180	32,174	21,968	136,722	15,249	4,215	21,728
1977	107,780	6,948	-2,718	35,840	21,803	155,758	17,589	4,282	25,170
1978	147,430	7,333	-3,389	38,548	22,454	197,710	22,708	4,368	33,752
1979	97,783	7,515	-3,506	39,761	22,018	148,541	16,859	4,306	22,709
1980	62,560	7,406	-4,089	47,044	23,197	121,306	13,998	4,366	14,329
1981	94,467	7,352	-2,373	53,669	24,817	163,228	18,954	4,216	22,407
1982	84,169	7,309	-1,672	61,879	25,964	163,032	18,884	4,110	20,479
1983	89,215	7,258	-779	62,965	26,415	170,557	19,714	4,191	21,287
1984	122,371	7,750	188	61,610	27,373	203,793	23,839	4,107	29,796
1985	117,284	7,976	1,128	60,815	27,428	198,679	23,526	4,079	28,753
1986	127,301	8,318	1,893	56,916	27,371	205,163	24,859	4,018	31,683
1987	129,339	8,796	2,795	53,596	26,461	203,395	24,936	4,174	30,987
1988	138,965	9,372	3,712	55,036	26,010	214,350	26,467	4,010	34,655
1989	124,035	9,667	4,664	57,444	28,751	205,227	25,514	3,990	31,086
1990	138,897	10,379	5,420	54,215	29,495	217,647	27,405	4,197	33,094
1991	127,013	10,734	5,799	54,915	28,767	205,760	25,911	4,221	30,091
1992	139,946	10,535	6,704	51,906	30,935	218,955	27,790	4,198	33,336
1993	139,246	10,854	8,013	52,835	32,410	221,650	28,443	4,162	33,457
1994	142,812	11,035	9,237	52,480	33,212	226,706	29,317	4,289	33,297
1995	128,541	10,333	10,382	56,854	35,162	220,605	28,587	4,099	31,359
1996	162,287	10,070	11,730	54,099	36,895	254,940	33,374	4,080	39,776
1997	144,884	10,356	13,235	57,071	36,547	241,381	31,574	4,022	36,023
1998	147,010	11,055	13,946	58,218	39,658	247,776	32,585	4,724	31,120
1999	137,465	11,141	14,405	58,331	41,443	240,503	32,097	4,803	28,621
2000	148,627	11,712	15,410	58,448	40,919	251,693	33,852	4,851	30,638
2001	135,439	10,852	17,643	56,806	43,252	242,288	33,455	4,060	33,359
2002	126,041	11,026	17,543	53,251	45,088	230,898	31,940	3,914	32,203
2003	164,082	11,113	17,854	55,404	46,747	272,974	38,061	3,854	42,574
2004	168,461	11,334	18,164	45,742	49,522	270,555	38,306	3,777	44,602
2005	162,861	11,396	17,855	37,725	48,471	255,516	36,533	3,759	43,326
2006	134,666	11,798	17,456	35,263	51,391	226,977	33,203	3,764	35,777
2007	163,535	11,839	17,981	40,791	50,793	261,261	38,608	3,792	43,126
2008	163,202	12,126	18,763	48,149	52,993	270,981	40,421	3,838	42,523
2009	152,186	12,351	18,127	50,805	55,615	264,382	39,232	3,952	38,509
2010	173,482	12,638	18,224	52,047	58,035	289,150	43,364	4,033	43,016
2011	246,357	11,528	19,057	58,712	56,628	369,225	55,673	4,124	59,737
2012	205,710	11,998	19,325	75,614	56,503	345,154	52,865	4,064	50,618
2013	226,925	13,332	19,184	56,575	55,583	344,935	53,470	4,137	54,853
2014	215,494	14,275	19,267	57,691	55,199	333,376	52,066	4,213	51,150
2015	199,359	14,447	20,037	59,016	56,571	320,536	49,974	4,344	45,893

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 10.5 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 27.5 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 73.5 percent over the 2010 to 2015 period. Table II.2.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.2.7										
Income Tax Returns by Adjusted Gross Income										
Antelope County 1991–2015 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total ¹²
1991	1,346	329	675	421	305	123	11	24	0	3,266
1992	1,296	327	680	406	324	148	14	22	0	3,242
1993	1,214	311	629	438	365	174	0	35	0	3,203
1994	1,252	327	600	431	333	174	0	30	0	3,179
1995	1,180	270	649	402	351	202	31	34	0	3,142
1996	1,201	249	600	402	367	237	40	33	0	3,150
1997	1,139	256	581	443	385	255	49	50	11	3,182
1998	1,111	220	559	454	410	260	33	44	0	3,120
1999	1,076	220	573	439	409	290	62	51	10	3,145
2000	1,051	240	539	430	439	300	67	61	0	3,143
2001	1,046	231	513	406	421	336	70	67	0	3,107
2002	1,076	256	527	397	420	339	85	62	10	3,172
2003	963	246	527	380	428	391	86	64	11	3,096
2004	866	236	519	405	428	360	130	91	16	3,051
2005	780	248	496	340	389	369	132	96	15	2,865
2006	765	284	567	370	413	401	168	109	23	3,100
2007	772	281	503	401	408	452	179	157	20	3,173
2008	720	277	518	410	412	434	205	180	19	3,175
2009	673	292	495	399	404	422	184	172	31	3,072
2010	641	296	508	373	393	465	216	197	33	3,122
2011	599	274	499	347	405	475	260	213	52	3,124
2012	560	247	445	343	390	492	251	294	76	3,098
2013	552	226	399	359	405	453	286	297	64	3,041
2014	526	215	413	365	385	473	295	335	73	3,080
2015	574	216	367	341	412	481	317	347	52	3,107

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 903 in 2010 to 774 in 2015, with the poverty rate reaching 12.2 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.2.8, at right, presents poverty data for the county.

Table II.2.8		
Persons in Poverty		
Antelope County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,088	15.1
1999	995	13.4
2000	892	12.4
2001	917	12.8
2002	925	12.9
2003	833	11.8
2004	783	11.3
2005	874	12.7
2006	865	12.7
2007	938	14.1
2008	906	13.8
2009	981	15.0
2010	903	13.7
2011	923	14.1
2012	883	13.7
2013	818	12.8
2014	885	14.0
2015	774	12.2

¹² Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Business Establishments

The total number of business establishments in Antelope County decreased by 1 between 1980 and 2014, at an annual rate of change of 0.0 percent, as reported by the Census Bureau and as presented in Table II.2.9, at right.¹³ This compared to an average annual rate of change of 1.03 percent statewide. Antelope County added 8 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.1 percent in Antelope County between 2010 and 2015, from 3,284 to 3,282. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.2.10.

Year	Nebraska	Antelope County
1980	37,727	228
1981	37,582	226
1982	37,500	221
1983	41,889	249
1984	43,151	258
1985	43,115	254
1986	42,538	237
1987	42,691	247
1988	43,134	239
1989	43,302	243
1990	43,749	242
1991	44,405	235
1992	45,269	228
1993	46,059	219
1994	46,640	222
1995	47,128	233
1996	47,607	233
1997	48,588	238
1998	48,655	243
1999	48,968	244
2000	49,623	248
2001	49,710	235
2002	50,259	237
2003	50,394	244
2004	50,928	231
2005	51,440	231
2006	51,906	226
2007	52,517	219
2008	52,152	220
2009	51,633	218
2010	51,886	230
2011	51,553	219
2012	52,294	227
2013	52,585	219
2014	52,991	227

Subject	Nebraska	% Growth Since Census	Antelope County	% Growth Since Census
2000 Census	722,668	-	3,346	-
2010 Census	796,793	10.3%	3,284	-1.9%
July 2011 Estimate	801,129	0.5%	3,285	0.0%
July 2012 Estimate	804,659	1.0%	3,283	0.0%
July 2013 Estimate	809,171	1.5%	3,283	0.0%
July 2014 Estimate	814,970	2.3%	3,286	0.1%
July 2015 Estimate	820,913	3.0%	3,282	-0.1%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Antelope County. As shown in Table II.2.11 on the following page, 13.5 percent of housing units, or 440, were vacant in 2015. Of the 2,821 housing units that were occupied in 2015, 75.6 percent, or 2,133, were owner-occupied and the remaining 24.4 percent were renter-occupied.

¹³ Totals may not add due to rounding-off of county totals.

Table II.2.11				
Housing Units by Tenure				
Antelope County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,841	86.5%	2,821	86.5%
Owner-Occupied	2,159	76.0%	2,133	75.6%
Renter-Occupied	682	24.0%	688	24.4%
Vacant Housing Units	443	13.5%	440	13.5%
Total Housing Units	3,284	100.0%	3,261	100.0%

As shown in Table II.2.12, below, there were 2,932 single family dwellings in 2015, which accounted for 89.9 percent of all housing units. Apartment units accounted for 3.3 percent of housing units, with 107 units. Mobile homes also accounted for an additional 4.4 percent of housing with 142 units.

Table II.2.12				
Housing Units by Type				
Antelope County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁴		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,015	92%	2,932	89.9%
Duplex	12	0%	34	1.0%
Tri- or Four-Plex	52	2%	46	1.4%
Apartment	75	2%	107	3.3%
Mobile Home	137	4%	142	4.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,291	100.0%	3,261	100.0%

Table II.2.13, below, shows the disposition of vacant housing units in Antelope County. The 2015 five-year ACS shows 8.2 percent of vacant units were for rent, 8.2 percent were for sale, and 2.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 239 “other vacant” units, or 54.0 percent; this compared to 65.2 percent “other vacant” units in 2015.

Table II.2.13				
Disposition of Vacant Housing Units				
Antelope County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	67	15.1%	36	8.2%
For Sale	32	7.2%	36	8.2%
Rented or Sold, Not Occupied	25	5.6%	10	2.3%
For Seasonal, Recreational, or Occasional Use	80	18.1%	71	16.1%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	239	54.0%	287	65.2%
Total	443	100.0%	440	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁵ In most years for which data are presented, single-

¹⁴ Data unavailable in 2010 Census

¹⁵ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Antelope County decreased from 11 in 2014 to 8 in 2015 and the average value of construction was \$217,664 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 11 in 2014 to 8 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,038 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.2.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	19	.	.	.	19	112.40	.	.	.
1981	15	.	.	.	15	117.20	.	.	.
1982	22	.	.	.	22	107.50	.	.	.
1983	14	.	.	.	14	106.30	.	.	.
1984	12	.	.	.	12	94.80	.	.	.
1985	7	.	.	.	7	66.00	.	.	.
1986	2	.	.	.	2	84.60	.	.	.
1987	5	.	.	.	5	110.00	.	.	.
1988	7	.	.	.	7	86.00	.	.	.
1989	3	.	.	.	3	119.30	.	.	.
1990	8	.	.	.	8	105.90	.	.	.
1991	9	.	.	.	9	120.70	.	.	.
1992	6	.	3	.	9	93.80	.	31.10	.
1993	17	.	.	.	17	149.50	.	.	.
1994	20	.	.	.	20	116.50	.	.	.
1995	15	.	.	.	15	126.30	.	.	.
1996	23	.	4	.	27	120.80	.	35.80	.
1997	18	.	4	.	22	137.00	.	63.30	.
1998	17	.	.	.	17	115.50	.	.	.
1999	21	.	.	.	21	128.10	.	.	.
2000	16	.	.	.	16	144.90	.	.	.
2001	13	.	.	.	13	145.20	.	.	.
2002	11	.	.	.	11	140.9	.	.	.
2003	5	.	.	.	5	145.8	.	.	.
2004	16	.	.	.	16	145.5	.	.	.
2005	29	.	.	.	29	168.7	.	.	.
2006	27	.	.	.	27	218.3	.	.	.
2007	31	.	.	.	31	165.9	.	.	.
2008	7	.	.	8	15	206.2	.	.	53.9
2009	16	.	.	.	16	178.3	.	.	.
2010	8	.	.	8	16	208.0	.	.	72.8
2011	10	.	.	.	10	164.1	.	.	.
2012	14	.	.	.	14	171.7	.	.	.
2013	18	.	.	.	18	165.6	.	.	.
2014	11	.	.	.	11	218.3	.	.	.
2015	8	.	.	.	8	217.7	.	.	.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 1,255 property transactions in Antelope County. Of these, 1,221 were for single-family homes during this 18-year period, as shown in Table II.2.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	73	4	0	0	0	77
2000	73	3	0	0	0	76
2001	69	3	0	0	1	73
2002	65	2	0	0	0	67
2003	69	5	0	0	1	75
2004	66	5	0	0	0	71
2005	88	4	0	0	0	92
2006	71	4	0	0	0	75
2007	70	0	0	0	0	70
2008	56	0	0	0	2	58
2009	59	0	0	0	0	59
2010	54	0	0	0	0	54
2011	64	0	0	0	0	64
2012	60	0	0	0	0	60
2013	84	0	0	0	0	84
2014	74	0	0	0	0	74
2015	60	0	0	0	0	60
2016	66	0	0	0	0	66
Total	1,221	30	0	0	4	1,255

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 701 single-family home property transactions for units built before 1930, 0.6 percent of units were of low quality and 50.1 percent were of fair quality. Conversely, of the 11 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 18.2 percent of fair quality. Table II.2.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	4	0	0	0	2	0	0	0	0	6
Fair	351	77	24	60	12	12	2	0	1	539
Average	333	81	63	94	28	33	8	1	1	642
Good	13	0	0	10	0	7	1	0	0	31
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	2	0	0	0	0	0	3
Total	701	159	87	166	42	52	11	1	2	1,221

In regard to the current condition of residential dwellings, of the same 701 single-family homes built before 1930, 40.1 percent of the homes were worn out or badly worn, and 52.4 percent

were in average condition. Table II.2.17 provides details about the condition of single-family residential dwellings by year built.

Table II.2.17										
Single-Family Homes by Year Built and Condition										
Antelope County										
Fiscal Years 1999–2016 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	36	3	1	5	3	0	0	0	0	48
Badly Worn	245	19	12	22	1	0	0	0	1	300
Average	367	132	72	134	35	41	11	1	1	794
Good	52	4	2	5	3	11	0	0	0	77
Very Good	1	1	0	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	701	159	87	166	42	52	11	1	2	1,221

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$45,748 to \$76,446, a total increase of 67.1 percent, as shown in Table II.2.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Antelope County ranged from \$29,555 for homes built before 1930 to \$204,627 for homes built from 2001 to 2010, and \$265,000 for the newest homes built between 2011 and 2016.¹⁶ Homes built from 2001 through 2010 were also larger, averaging 1,797 square feet per unit. Table II.2.19, below, provides additional details about single-family homes.

Table II.2.18	
Average Sales Price of Single-Family Homes	
Antelope County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	36,902
2000	36,311
2001	38,459
2002	38,102
2003	33,057
2004	33,414
2005	41,902
2006	48,980
2007	40,253
2008	41,165
2009	39,553
2010	45,748
2011	45,496
2012	49,606
2013	63,685
2014	51,102
2015	69,067
2016	76,446
Average	46,078

Table II.2.19			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Antelope County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁷ (\$)
Before 1930	29,555	1,280	23.1
1931-1960	43,374	1,187	36.5
1961-1970	53,681	1,217	44.1
1971-1980	60,906	1,286	47.3
1981-1990	89,648	1,648	54.4
1991-2000	118,429	1,782	66.5
2001-2010	204,627	1,797	113.9
2011-2016	265,000	1,671	159
Average	45,193	1,301	35

¹⁶ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

¹⁷ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.2.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Antelope County. The number of completed surveys decreased from 8 in 2015 to 5 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 0.9 percentage points and was at 0.0 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	34	5.88	30.0
2003	5	93	4.30	44.1
2004	7	78	6.41	28.8
2005	13	135	6.67	50.7
2006	10	119	10.08	40.7
2007	10	119	11.76	65.8
2008	7	70	14.29	20.8
2009	7	104	9.62	34.4
2010	11	115	11.30	28.4
2011	10	93	6.45	7.0
2012	5	76	7.89	30.0
2013	6	101	3.96	90.0
2014	8	69	1.45	
2015	8	113	.9	60
2016	5	49	0.0	

Table II.2.21, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in Antelope County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Antelope County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 30 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0.0 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 2.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	16	0	.0%	.0%
Apartments	30	0	.0%	1.8%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	3	0	.0%	25.6%
Total	49	0	0.0%	2.8%

Table II.2.22, on the following page, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 10 units. The most common apartment units were one bedroom units, with 19 units. Details for additional unit types are reported on the following page.

Table II.2.22						
Rental Units by Number of Bedrooms						
Antelope County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	19	0	0	.	19
Two	10	11	0	0	.	21
Three	6	0	0	0	.	6
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	3	3
Total	16	30	0	0	3	49

Table II.2.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.2.23			
Single Family Units by Number of Bedrooms			
Antelope County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	10	0	.0%
Three	6	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	16	0	.0%

Table II.2.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0.0 percent.

Table II.2.24			
Apartment Units by Number of Bedrooms			
Antelope County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	19	0	.0%
Two	11	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	30	0	.0%

Average market-rate rents by unit type are shown in Table II.2.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.2.25					
Average Market Rate Rents by Number of Bedrooms					
Antelope County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$342.3	\$	\$	\$342.3
Two	\$500.0	\$362.5	\$	\$	\$408.3
Three	\$500.0	\$	\$	\$	\$500.0
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$500.0	\$374.0	\$	\$	\$394.8

Table II.2.26, below, shows vacancy rates for single family units by average rental rates for Antelope County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.2.26			
Single Family Market Rate Rents by Vacancy Status			
Antelope County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	14	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	2	0	.0%
Total	16	0	.0%

The average rent and availability of apartment units is displayed in Table II.2.27, on the following page. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.2.27 Apartment Market Rate Rents by Vacancy Status Antelope County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	30	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	30	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.2.28 below, 2 respondents, or 66.7 percent, included some sort of utility in the rent.

Table II.2.28 Are there any utilities included with the rent? Antelope County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	1
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table II.2.29, below. There was 1 respondent who included electricity, 1 respondent who included natural gas, 2 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table II.2.29 Which utilities are included with the rent? Antelope County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	2
Trash Collection	3

Table II.2.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table II.2.30 Do you keep a waiting list? Antelope County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	1
Waitlist Size	3

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.2.31 on the following page, most respondents indicated

there was high need for the renovation of existing single family units and high need for the renovation of existing apartment units.

Table II.2.31 How would you rate the need for renovation of existing units in the city? Antelope County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.2.32 below, most respondents indicated there was moderate need for the construction of new single family units and moderate need for the construction of new apartment units.

Table II.2.32 How would you rate the need for construction of new units in the city? Antelope County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	1	1	1	

