

Banner County

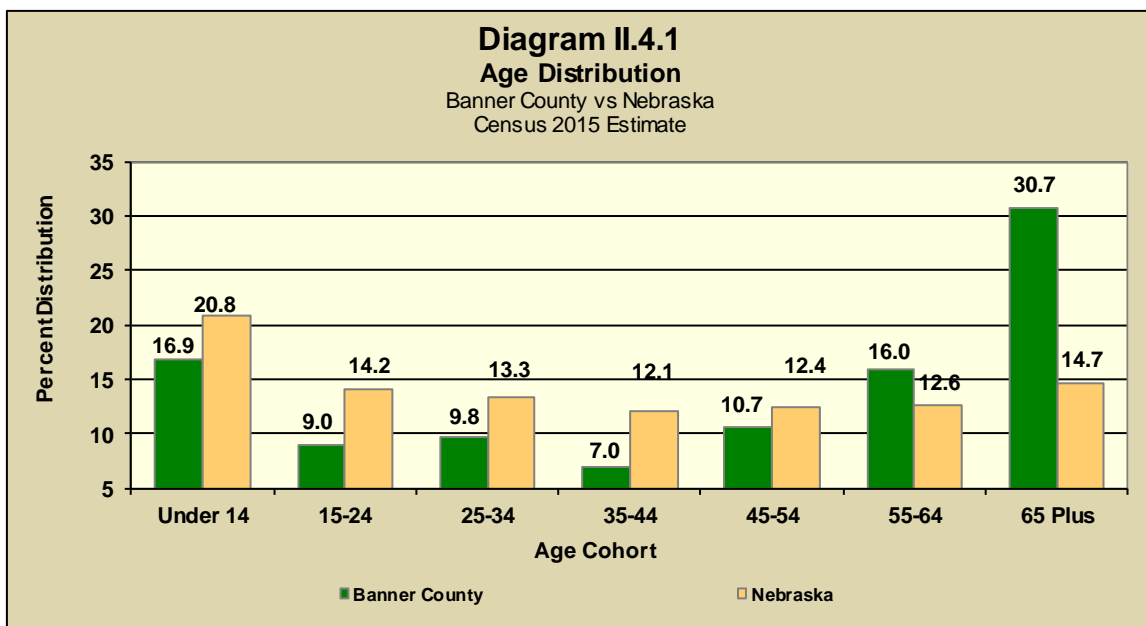
Summary

- Between 2010 and 2015, the county’s population increased by 14.2 percent or by 98 persons.
- Between 2010 and 2015, the Hispanic population increased by 19.2 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 24.
- In 2015, average earnings in the county was \$86,021 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.7 percent to 3.4 percent.
- In fiscal year 2016, the average price of an existing home was \$106,083.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Banner County’s population increased by 14.2 percent, or from 690 people to 788 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 71 in 2010 to 71 in 2015, a decline of 0.0 percent. The number of people from 25 to 34 years of age increased by 51.0 percent, and those aged between 35 and 44 increased by 3.8 percent. As shown in Diagram II.4.1, people younger than 25 represented 25.9 percent of the population in 2015, while individuals aged 55 and older represented 46.7 percent of the population in Banner 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 increased by 13.6 percent, while the black population decreased by . percent. The Hispanic population of any race changed from 26 to 31 or by 19.2 percent. Table II.4.1, below, presents the details of these population variations.

Table II.4.1 Population Characteristics State of Nebraska vs. Banner County 2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Banner County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	690	788	14.2%
Age						
Under 14 years	383,542	394,263	2.8%	125	133	6.4%
15 to 24 years	258,206	268,848	4.1%	71	71	0.0%
25 to 34 years	245,176	252,533	3.0%	51	77	51.0%
35 to 44 years	220,838	228,643	3.5%	53	55	3.8%
45 to 54 years	258,726	234,477	-9.4%	131	84	-35.9%
55 to 64 years	213,176	238,715	12.0%	123	126	2.4%
65 & over	246,677	278,711	13.0%	136	242	2.4%
Race						
White	1,649,264	1,689,616	2.4%	682	775	13.6%
Black	85,971	93,900	9.2%	0	7	.%
American Indian or Alaskan Native	23,418	26,492	13.1%	3	2	-33.3%
Asian	33,322	44,479	33.5%	0	0	.%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	5	4	-20.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	26	31	19.2%

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.4.2, at right, from April 2000 to July 2009, Banner County’s natural increase was estimated to be 6 people. Banner County has been experiencing net out-migration, with 178 persons leaving the county during the 2000-2009 year period.²⁴ The 2015 population estimates showed a natural increase of 4 persons and a net in-migration of 94 persons since the 2010 Census. In total, Banner County’s population increased to 788 persons.

Table II.4.2 Population Change Banner County 1980–2010 Census and Intercensal Data	
1980 Population	918
Natural Increase 80–90	88
Net Migration 80–90	-154
1990 Population	852
Natural Increase 90–00	16
Net Migration 90–00	-49
2000 Population	819
Natural Increase 00–09	6
Net Migration 00–09	-178
2009 Population Estimate	647
2010 Population	690
Natural Increase 10–15	4
Net Migration 10–15	94
2015 Population Estimate	788

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 Banner County decreased from 5 persons in 2014 to 4 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.4.3.

²⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.4.3 Driver's Licenses Exchanged and Surrendered			
Banner County 2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	8	9	-1
Calendar 2002	14	12	2
Calendar 2003	11	5	6
Calendar 2004	8	16	-8
Calendar 2005	16	10	6
Calendar 2006	19	15	4
Calendar 2007	13	15	-2
Calendar 2008	15	22	-7
Calendar 2009	14	9	5
Calendar 2010	12	13	-1
Calendar 2011	9	15	-6
Calendar 2012	23	6	17
Calendar 2013	13	15	-2
Calendar 2014	13	8	5
Calendar 2015	19	15	4
First Half of 2016	16	9	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 354 in 2014 to 384 in 2015, as shown in Table II.4.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Banner County increased by 8.0 percent from 125 in 2015 to 135 in 2016, as shown below in Table II.4.5. The number of school-age children 5 to 11 years of age increased from 61 in 2015 to 63 in 2016.

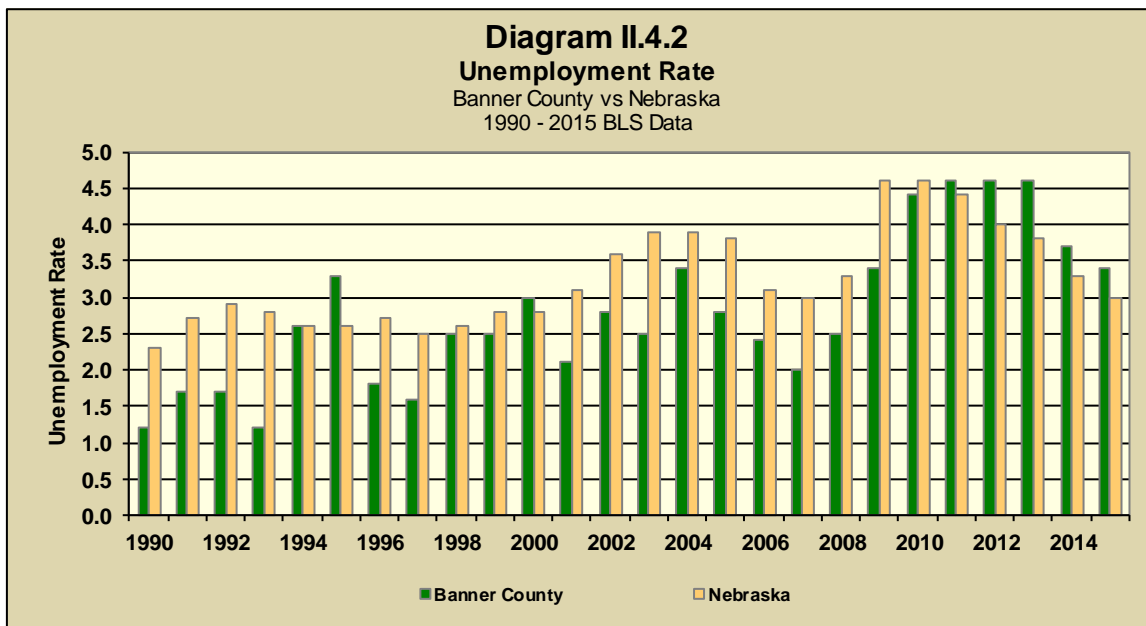
Table II.4.4 Income Tax Returns	
Banner County 1991–2015 DOR Data	
Year	Returns
1991	335
1992	348
1993	353
1994	345
1995	353
1996	351
1997	348
1998	326
1999	362
2000	383
2001	343
2002	334
2003	332
2004	326
2005	310
2006	343
2007	355
2008	339
2009	338
2010	319
2011	344
2012	369
2013	342
2014	354
2015	384

Table II.4.5 School-Age Children				
Banner County Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	91	27	77	195
1993	89	37	74	200
1994	95	41	73	209
1995	88	35	74	197
1996	104	27	76	207
1997	113	25	87	225
1998	103	20	83	206
1999	91	30	81	202
2000	97	35	73	205
2001	102	38	80	220
2002	93	38	80	211
2003	70	32	87	189
2004	56	30	90	176
2005	52	22	90	164
2006	48	15	78	141
2007	68	21	67	156
2008	68	24	58	150
2009	64	23	60	147
2010	65	20	52	137
2011	55	24	51	130
2012	56	16	52	124
2013	58	8	49	115
2014	55	21	45	121
2015	61	26	38	125
2016	63	20	52	135

ECONOMICS

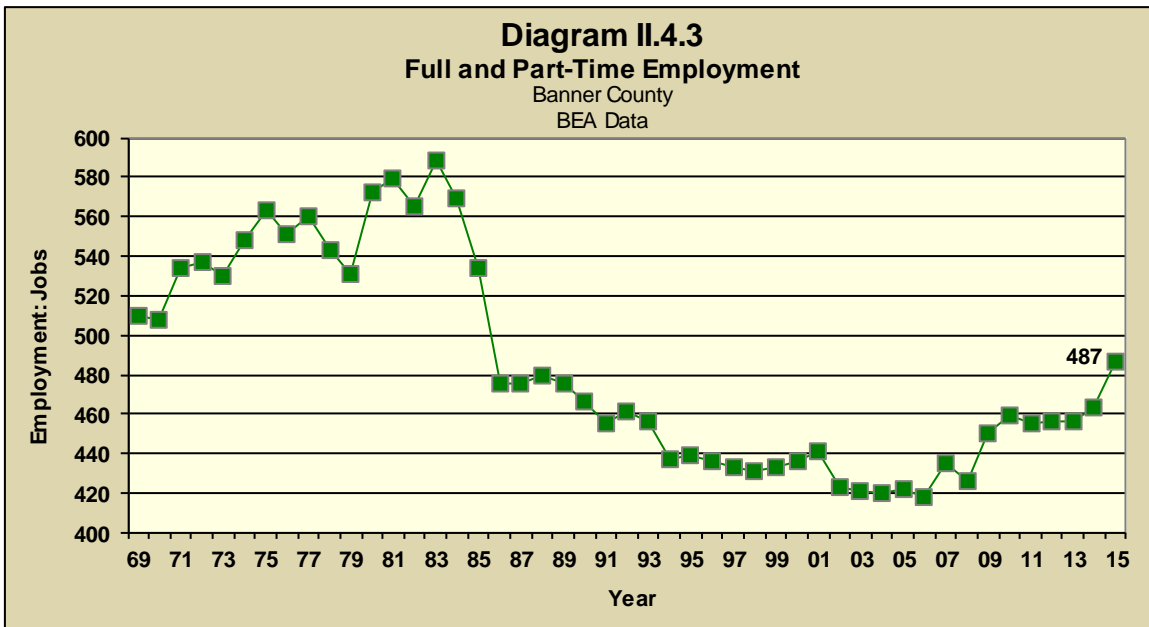
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Banner County, defined as the number of people working or actively seeking work, increased from 437 in 2014 to 441 in 2015. The total number of people employed changed from 421 in 2014 to 426 in 2015. The unemployment rate for the county was 3.4 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.4.2, below.

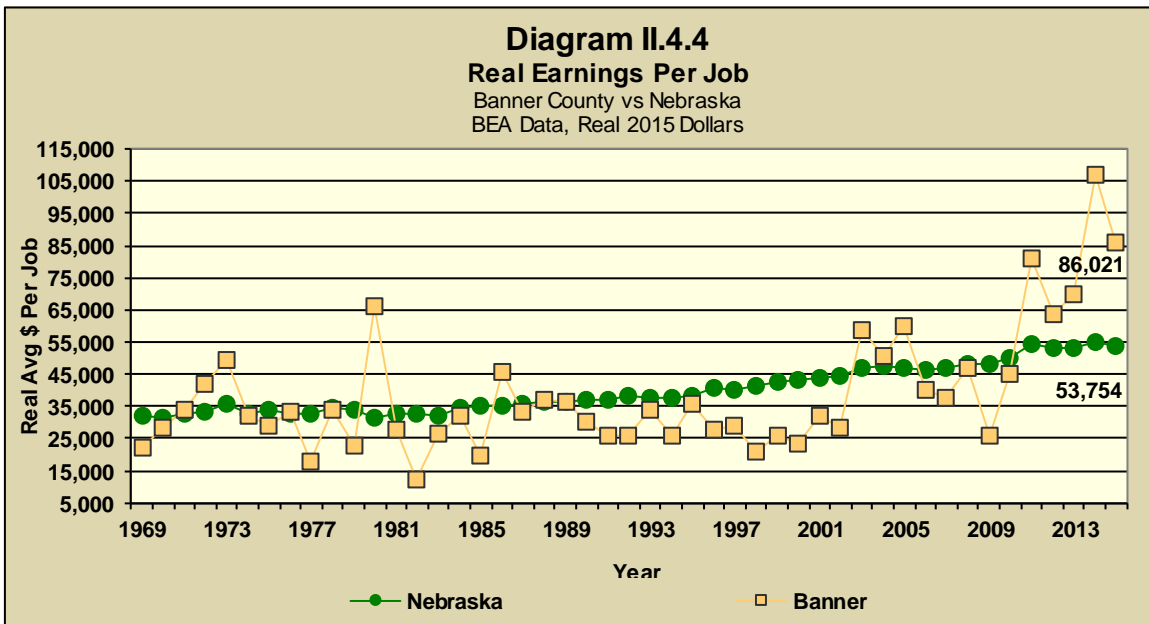


Employment and Personal Income

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 487 jobs in Banner County, an increase of 24 jobs since 2014. Diagram II.4.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.4.4, below, real average earnings per job in the county was \$86,021 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 \$54,098,000, a decline of 9.6 percent between 2014 and 2015. Table II.4.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.4.6
Total BEA Employment and Real Personal Income

Banner 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	11,234	309	969	2,632	512	15,038	14,531	510	22,028
1970	14,386	332	1,055	2,992	713	18,813	18,336	508	28,318
1971	18,170	362	1,032	3,086	807	22,732	22,397	534	34,026
1972	22,628	347	1,024	3,832	721	27,857	26,917	537	42,137
1973	26,236	492	1,146	4,680	838	32,409	32,967	530	49,502
1974	17,706	478	1,186	4,558	887	23,859	24,647	548	32,311
1975	16,353	529	1,183	4,438	886	22,331	23,482	563	29,045
1976	18,524	547	1,317	4,045	982	24,320	24,055	551	33,619
1977	10,141	544	1,125	4,033	1,081	15,836	15,112	560	18,109
1978	18,598	496	1,235	4,624	1,156	25,117	26,109	543	34,251
1979	12,170	456	1,081	5,223	1,259	19,278	20,507	531	22,918
1980	37,761	435	524	5,496	1,271	44,617	48,444	572	66,015
1981	16,121	563	948	5,846	1,192	23,544	25,207	579	27,843
1982	6,955	475	935	6,009	1,306	14,730	15,874	565	12,310
1983	15,687	494	1,074	5,959	1,498	23,724	25,212	589	26,633
1984	18,116	592	1,083	7,421	1,753	27,781	29,121	569	31,838
1985	10,653	573	1,258	6,359	1,691	19,388	20,452	534	19,949
1986	21,745	508	1,348	6,032	1,827	30,444	34,284	475	45,778
1987	15,822	497	1,518	5,843	1,870	24,556	28,422	475	33,310
1988	17,833	622	1,574	5,015	1,713	25,514	30,338	480	37,153
1989	17,403	595	1,740	5,058	1,890	25,497	31,477	475	36,638
1990	14,202	607	1,912	4,654	1,816	21,977	25,554	466	30,475
1991	11,841	676	2,067	4,617	1,830	19,678	23,939	455	26,025
1992	11,924	653	2,263	4,901	1,890	20,325	24,400	461	25,866
1993	15,430	688	2,369	4,848	1,952	23,911	28,636	456	33,838
1994	11,306	756	2,453	4,469	2,194	19,667	23,553	437	25,872
1995	15,682	758	2,495	4,751	2,375	24,545	29,823	439	35,721
1996	12,050	751	2,608	5,040	2,609	21,556	25,330	436	27,638
1997	12,666	754	2,747	5,323	2,547	22,528	26,348	433	29,252
1998	8,899	777	2,966	5,349	2,776	19,213	22,445	431	20,647
1999	11,205	773	3,281	5,212	2,746	21,671	26,953	433	25,878
2000	10,326	812	3,497	5,574	2,704	21,288	25,993	436	23,683
2001	14,156	984	4,668	5,892	2,962	26,694	33,037	441	32,099
2002	12,093	971	4,493	5,306	3,035	23,957	31,153	423	28,589
2003	24,729	953	4,904	5,658	2,688	37,026	48,527	421	58,738
2004	21,402	926	4,886	4,429	2,766	32,557	43,467	420	50,956
2005	25,191	900	4,612	3,826	3,241	35,970	49,207	422	59,695
2006	16,845	1,050	4,821	3,781	3,354	27,750	37,858	418	40,298
2007	16,307	1,084	5,101	4,477	4,242	29,043	40,620	435	37,486
2008	19,907	1,159	5,384	5,242	3,830	33,205	49,047	426	46,730
2009	11,607	1,184	4,426	6,727	3,997	25,571	37,276	450	25,793
2010	20,562	1,213	3,685	4,960	5,749	33,742	48,410	459	44,797
2011	36,781	1,134	3,297	5,324	6,590	50,858	69,007	455	80,838
2012	28,917	1,201	2,392	4,891	6,451	41,450	54,183	456	63,415
2013	31,757	1,313	1,659	5,031	6,283	43,418	56,534	456	69,643
2014	49,682	1,471	2,005	5,420	4,222	59,857	80,023	463	107,305
2015	41,892	1,573	1,922	5,624	6,233	54,098	68,652	487	86,021

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 28.6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 1.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more 26.9 percent over the 2010 to 2015 period. Table II.4.7, on the following page, presents AGI distribution for the years 1991 through 2015.

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 ²⁵
1991	135	32	64	43	22	0	0	0	0	335
1992	131	29	76	61	17	0	0	0	0	348
1993	142	25	77	42	28	10	0	0	0	353
1994	149	31	58	46	27	0	0	0	0	345
1995	148	23	77	47	26	0	0	0	0	353
1996	145	23	74	44	29	0	0	0	0	351
1997	138	24	66	45	14	0	0	0	0	348
1998	128	18	56	46	41	0	0	0	0	326
1999	126	27	72	43	50	0	0	0	0	362
2000	137	25	72	54	43	10	0	0	0	383
2001	115	24	52	54	50	0	0	0	0	343
2002	104	26	53	48	48	24	0	0	0	334
2003	102	23	56	51	44	12	0	0	0	332
2004	99	24	55	35	53	0	0	0	0	326
2005	73	21	45	57	45				0	310
2006	81	33	67	46	52			13		343
2007	78	30	71	41				14		355
2008	81	35	66	38	38	20	0	21	0	339
2009	83	29	54	53	43	14	0	17	0	338
2010	56	20	63	42				26		319
2011	75	23	59	33	13	39		19		344
2012	77	30	43	50	37	38	0	28	0	369
2013	71	20	46	46	39	33	11	35		342
2014	54	22	58	50	32	36	10	36		354
2015	72	22	60	54	53	35	12	33		384

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 increased from 91 in 2010 to 94 in 2015, with the poverty rate reaching 11.9 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.4.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	103	12.3
1999	93	11.3
2000	86	10.6
2001	96	12.5
2002	93	11.9
2003	61	8.0
2004	70	9.6
2005	91	12.5
2006	97	12.5
2007	99	13.5
2008	101	13.8
2009	104	16.1
2010	91	13.2
2011	88	12.9
2012	97	12.8
2013	93	12.3
2014	95	12.4
2015	94	11.9

²⁵ 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 Banner County increased by 2 between 1980 and 2014, at an annual rate of change of 0.7 percent, as reported by the Census Bureau and as presented in Table II.4.9, at right.²⁶ This compared to an average annual rate of change of 1.03 percent statewide. Banner County remained the same at 10 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 1.4 percent in Banner County between 2010 and 2015, from 369 to 364. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.4.10.

Year	Nebraska	Banner County
1980	37,727	8
1981	37,582	7
1982	37,500	6
1983	41,889	5
1984	43,151	6
1985	43,115	7
1986	42,538	6
1987	42,691	4
1988	43,134	5
1989	43,302	6
1990	43,749	4
1991	44,405	4
1992	45,269	8
1993	46,059	8
1994	46,640	8
1995	47,128	9
1996	47,607	12
1997	48,588	6
1998	48,655	7
1999	48,968	5
2000	49,623	6
2001	49,710	6
2002	50,259	7
2003	50,394	5
2004	50,928	4
2005	51,440	5
2006	51,906	6
2007	52,517	8
2008	52,152	7
2009	51,633	6
2010	51,886	7
2011	51,553	6
2012	52,294	8
2013	52,585	10
2014	52,991	10

Subject	Nebraska	% Growth Since Census	Banner County	% Growth Since Census
2000 Census	722,668	-	375	-
2010 Census	796,793	10.3%	369	-1.6%
July 2011 Estimate	801,129	0.5%	368	-0.3%
July 2012 Estimate	804,659	1.0%	367	-0.5%
July 2013 Estimate	809,171	1.5%	366	-0.8%
July 2014 Estimate	814,970	2.3%	365	-1.1%
July 2015 Estimate	820,913	3.0%	364	-1.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Banner County. As shown in Table II.4.11 on the following page, 16.5 percent of housing units, or 67, were vacant in 2015. Of the 339 housing units that were occupied in 2015, 67.3 percent, or 228, were owner-occupied and the remaining 32.7 percent were renter-occupied.

²⁶ Totals may not add due to rounding-off of county totals.

Table II.4.11				
Housing Units by Tenure				
Banner 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	293	79.4%	339	83.5%
Owner-Occupied	199	67.9%	228	67.3%
Renter-Occupied	94	32.1%	111	32.7%
Vacant Housing Units	76	20.6%	67	16.5%
Total Housing Units	369	100.0%	406	100.0%

As shown in Table II.4.12, below, there were 362 single family dwellings in 2015, which accounted for 89.2 percent of all housing units. Apartment units accounted for 0.0 percent of housing units, with 0 units. Mobile homes also accounted for an additional 9.6 percent of housing with 39 units.

Table II.4.12				
Housing Units by Type				
Banner County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁷		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	305	82%	362	89.2%
Duplex	6	2%	0	.0%
Tri- or Four-Plex	13	3%	5	1.2%
Apartment	8	2%	0	.0%
Mobile Home	42	11%	39	9.6%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	374	100.0%	406	100.0%

Table II.4.13, below, shows the disposition of vacant housing units in Banner County. The 2015 five-year ACS shows 0.0 percent of vacant units were for rent, 0.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 56 “other vacant” units, or 73.7 percent; this compared to 70.1 percent “other vacant” units in 2015.

Table II.4.13				
Disposition of Vacant Housing Units				
Banner County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	2	2.6%	0	.0%
For Sale	4	5.3%	0	.0%
Rented or Sold, Not Occupied	1	1.3%	0	.0%
For Seasonal, Recreational, or Occasional Use	12	15.8%	20	29.9%
For Migrant Workers	1	01.3%	0	.0%
Other Vacant	56	73.7%	47	70.1%
Total	76	100.0%	67	100.0%

²⁷ Data unavailable in 2010 Census

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 57 property transactions in Banner County. Of these, 41 were for single-family homes during this 18-year period, as shown in Table II.4.14.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	3	0	0	0	0	3
2000	2	1	0	0	0	3
2001	2	0	0	0	0	2
2002	1	0	0	0	0	1
2003	0	2	0	0	1	3
2004	0	0	0	0	3	3
2005	3	1	0	0	0	4
2006	2	0	0	0	0	2
2007	1	0	0	0	0	1
2008	2	1	0	0	0	3
2009	0	0	0	0	0	0
2010	4	0	0	0	0	4
2011	3	0	0	1	0	4
2012	2	1	0	0	0	3
2013	3	1	0	0	0	4
2014	6	1	0	0	0	7
2015	1	2	0	0	0	3
2016	6	1	0	0	0	7
Total	41	11	0	1	4	57

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 12 single-family home property transactions for units built before 1930, 8.3 percent of units were of low quality and 41.7 percent were of fair quality. Conversely, of the 0 homes built from 2001 through 2010, percent of units were of low quality and percent of fair quality. Table II.4.15 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	1	1	0	0	0	0	0	0	1	3
Fair	5	4	3	0	2	0	0	0	2	16
Average	6	11	2	0	1	2	0	0	0	22
Good	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0
Total	12	16	5	0	3	2	0	0	3	41

In regard to the current condition of residential dwellings, of the same 12 single-family homes built before 1930, 33.3 percent of the homes were worn out or badly worn, and 33.3 percent

were in average condition. Table II.4.16 provides details about the condition of single-family residential dwellings by year built.

Table II.4.16										
Single-Family Homes by Year Built and Condition										
Banner 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	0	0	0	0	0	0	0	0	0	0
Badly Worn	4	3	0	0	0	0	0	0	1	8
Average	4	6	2	0	3	2	0	0	2	19
Good	4	7	3	0	0	0	0	0	0	14
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	0	0	0	0	0	0	0	0	0
Total	12	16	5	0	3	2	0	0	3	41

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$101,000 to \$106,083, a total increase of 5.0 percent, as shown in Table II.4.17, 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 Banner County ranged from \$78,393 for homes built before 1930.²⁸ Table II.4.18, below, provides additional details about single-family homes.

Table II.4.17	
Average Sales Price of Single-Family Homes	
Banner County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	60,333
2000	43,750
2001	78,500
2002	86,500
2003	0
2004	0
2005	59,167
2006	56,500
2007	155,000
2008	68,500
2009	0
2010	101,000
2011	59,267
2012	112,500
2013	75,000
2014	101,167
2015	140,000
2016	106,083
Average	85,605

Table II.4.18			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Banner County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁹ (\$)
Before 1930	78,393	1,070	73.3
1931-1960	82,463	1,322	62.4
1961-1970	102,800	1,520	67.6
1971-1980	74,625	1,356	55.0
1981-1990	123,000	1,798	68.4
1991-2000	47,250	1,224	38.6
2001-2010	N/A	N/A	N/A
2011-2016	N/A	N/A	N/A
Average	80,189	1,312	61

²⁸ 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.

²⁹ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

