

# Buffalo County

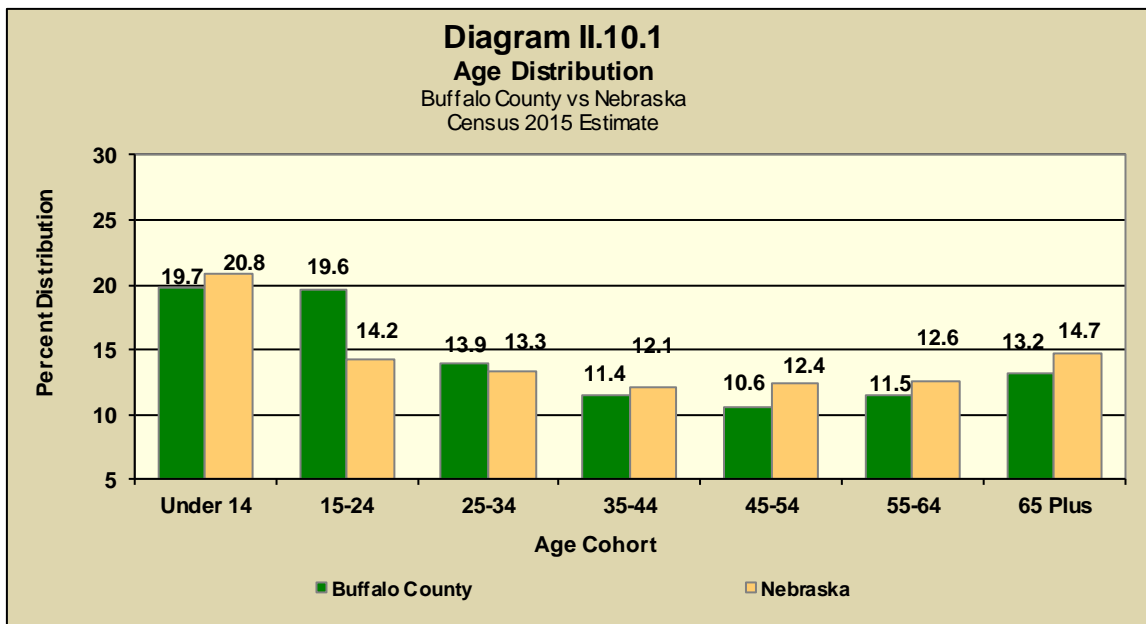
## Summary

- Between 2010 and 2015, the county’s population increased by 6.0 percent or by 2,761 persons.
- Between 2010 and 2015, the Hispanic population increased by 26.2 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 273.
- In 2015, average earnings in the county was \$43,272 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.7 percent to 2.4 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 67 units.
- In 2015, the average real value of new single-family construction was \$210,256.
- In fiscal year 2016, the average price of an existing home was \$186,201.
- In a November 2016 rental survey, the average vacancy rate was 2.39 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Buffalo County’s population increased by 6.0 percent, or from 46,102 people to 48,863 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 9,126 in 2010 to 9,583 in 2015, an increase of 5.0 percent. The number of people from 25 to 34 years of age increased by 7.5 percent, and those aged between 35 and 44 increased by 10.6 percent. As shown in Diagram II.10.1, people younger than 25 represented 39.4 percent of the population in 2015, while individuals aged 55 and older represented 24.7 percent of the population in Buffalo 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 4.7 percent, while the black population increased by 43.7 percent. The Hispanic population of any race changed from 3,432 to 4,331 or by 26.2 percent. Table II.10.1, below, presents the details of these population variations.

Subject	Nebraska			Buffalo County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	46,102	48,863	6.0%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	9,229	9,648	4.5%
15 to 24 years	258,206	268,848	4.1%	9,126	9,583	5.0%
25 to 34 years	245,176	252,533	3.0%	6,340	6,813	7.5%
35 to 44 years	220,838	228,643	3.5%	5,043	5,577	10.6%
45 to 54 years	258,726	234,477	-9.4%	5,832	5,185	-11.1%
55 to 64 years	213,176	238,715	12.0%	4,954	5,614	13.3%
65 & over	246,677	278,711	13.0%	5,578	6,443	13.3%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	44,385	46,493	4.7%
Black	85,971	93,900	9.2%	403	579	43.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	170	249	46.5%
Asian	33,322	44,479	33.5%	604	848	40.4%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	44	60	36.4%
Two or More Races	32,305	39,365	21.9%	496	634	27.8%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	3,432	4,331	26.2%

## 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.10.2, at right, from April 2000 to July 2009, Buffalo County’s natural increase was estimated to be 2,855 people. Buffalo County has been experiencing net in-migration, with 700 persons arriving in the county in the last nine years.<sup>64</sup> The 2015 population estimates showed a natural increase of 1,897 persons and a net in-migration of 864 persons since the 2010 Census. In total, Buffalo County’s population increased to 48,863 persons.

<b>1980 Population</b>	<b>34,797</b>
Natural Increase 80–90	2,810
Net Migration 80–90	-160
<b>1990 Population</b>	<b>37,447</b>
Natural Increase 90–00	<b>2,243</b>
Net Migration 90–00	2,569
<b>2000 Population</b>	<b>42,259</b>
Natural Increase 00–09	2,855
Net Migration 00–09	700
2009 Population Estimate	45,814
<b>2010 Population</b>	<b>46,102</b>
Natural Increase 10–15	1,897
Net Migration 10–15	864
<b>2015 Population Estimate</b>	<b>48,863</b>

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 Buffalo County increased from 64 persons in 2014 to 113 persons in 2015, with an additional net movement of 5 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.10.3.

<sup>64</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.10.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Buffalo County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	613	686	-73
Calendar 2002	585	563	22
Calendar 2003	623	514	109
Calendar 2004	608	586	22
Calendar 2005	636	611	25
Calendar 2006	645	582	63
Calendar 2007	643	566	77
Calendar 2008	637	552	85
Calendar 2009	572	447	125
Calendar 2010	840	639	201
Calendar 2011	607	425	182
Calendar 2012	673	487	186
Calendar 2013	545	482	63
Calendar 2014	590	526	64
Calendar 2015	605	492	113
First Half of 2016	261	256	5

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 21,350 in 2014 to 21,630 in 2015, as shown in Table II.10.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Buffalo County increased by 2.6 percent from 8,377 in 2015 to 8,591 in 2016, as shown below in Table II.10.5. The number of school-age children 5 to 11 years of age increased from 4,392 in 2015 to 4,437 in 2016.

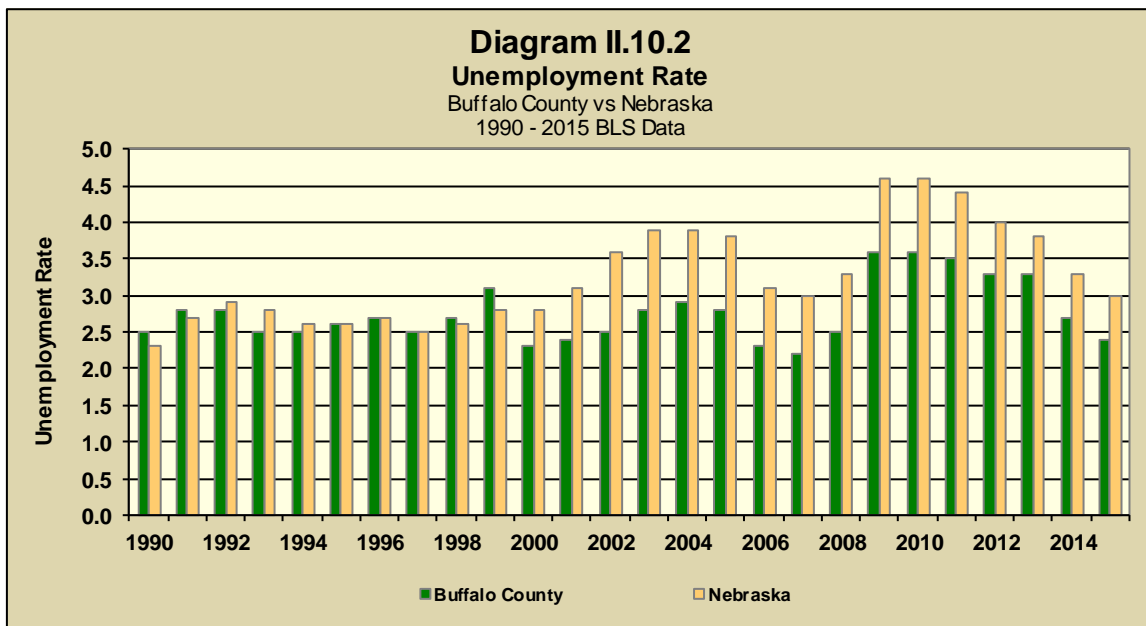
<b>Table II.10.4</b>	
<b>Income Tax Returns</b>	
Buffalo County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	16,156
1992	16,834
1993	16,695
1994	17,285
1995	17,386
1996	17,694
1997	18,072
1998	18,163
1999	18,202
2000	18,518
2001	18,421
2002	18,466
2003	18,511
2004	18,665
2005	16,962
2006	19,221
2007	19,650
2008	20,193
2009	19,916
2010	20,121
2011	20,665
2012	20,973
2013	20,919
2014	21,350
2015	21,630

<b>Table II.10.5</b>				
<b>School-Age Children</b>				
Buffalo County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	3,923	1,031	2,267	7,221
1993	3,830	1,091	2,412	7,333
1994	3,935	1,161	2,386	7,482
1995	4,006	1,133	2,497	7,636
1996	3,919	1,213	2,661	7,793
1997	3,949	1,181	2,607	7,737
1998	3,901	1,107	2,787	7,795
1999	3,868	1,194	2,861	7,923
2000	3,772	1,131	2,851	7,754
2001	4,157	1,204	3,036	8,397
2002	4,031	1,221	2,942	8,194
2003	4,284	1,271	3,062	8,617
2004	3,907	1,191	2,758	7,856
2005	3,772	1,191	2,858	7,821
2006	3,673	1,094	2,903	7,670
2007	3,821	1,125	2,747	7,693
2008	3,914	1,121	2,787	7,822
2009	4,096	1,103	2,792	7,991
2010	4,266	1,105	2,771	8,142
2011	4,418	1,262	2,730	8,410
2012	4,389	1,147	2,716	8,252
2013	4,328	1,173	2,713	8,214
2014	4,493	1,164	2,759	8,416
2015	4,392	1,181	2,804	8,377
2016	4,437	1,228	2,926	8,591

## ECONOMICS

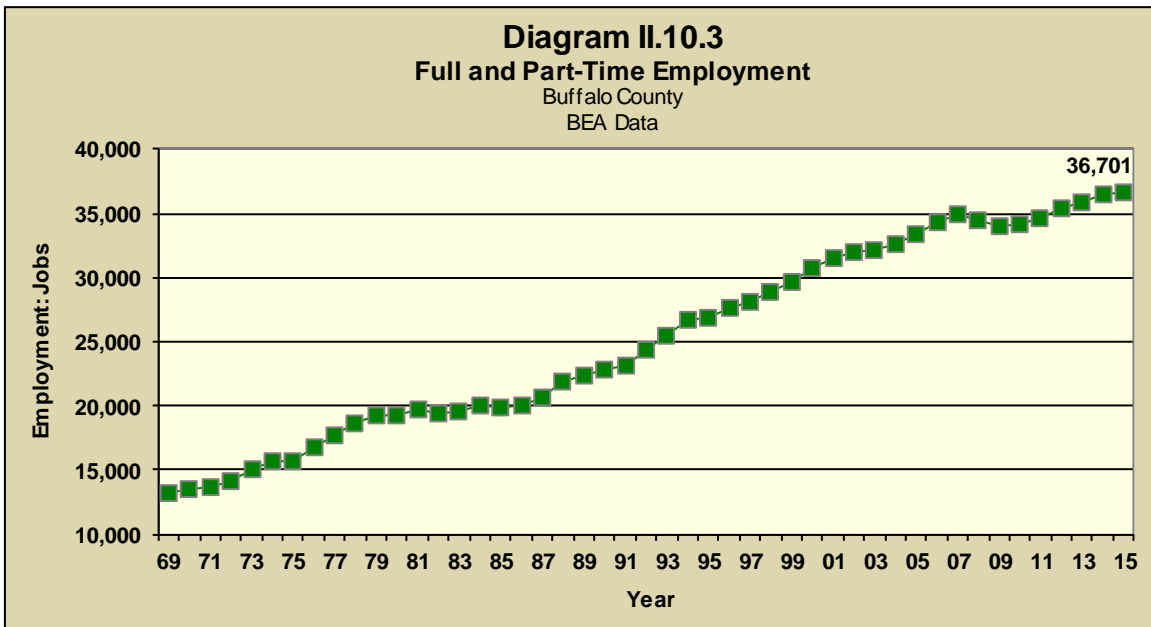
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Buffalo County, defined as the number of people working or actively seeking work, decreased from 27,523 in 2014 to 27,295 in 2015. The total number of people employed changed from 26,768 in 2014 to 26,634 in 2015. The unemployment rate for the county was 2.4 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.10.2, below.

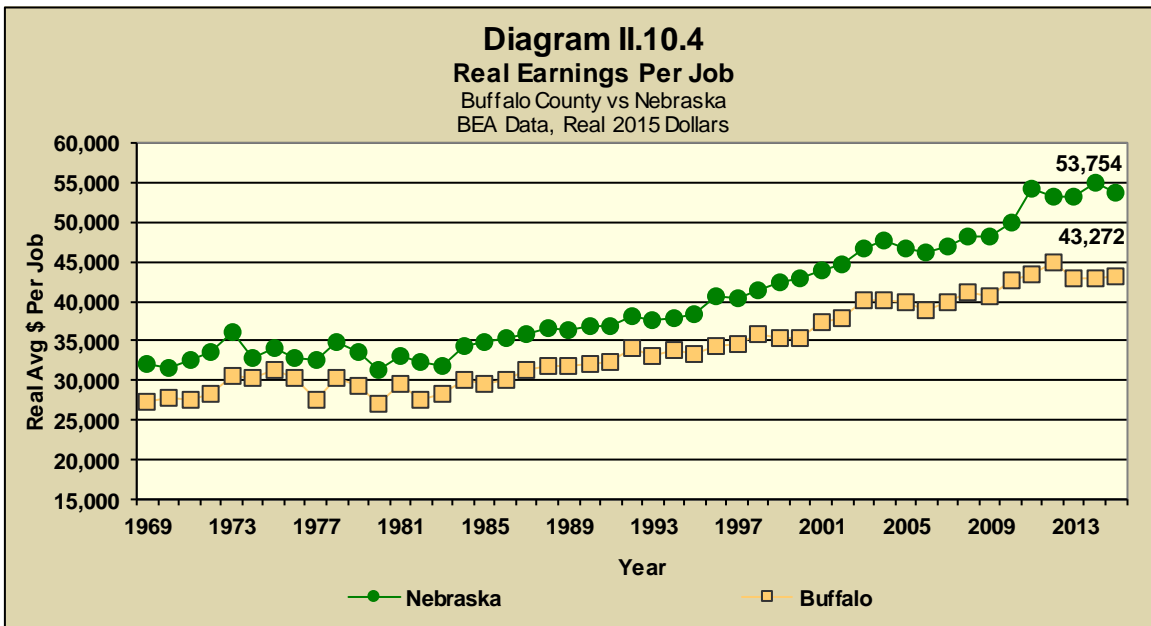


### Employment and Personal Income

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 36,701 jobs in Buffalo County, an increase of 273 jobs since 2014. Diagram II.10.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.10.4, below, real average earnings per job in the county was \$43,272 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 \$2,250,195,000, an increase of 1.9 percent between 2014 and 2015. Table II.10.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.10.6**  
**Total BEA Employment and Real Personal Income**

Buffalo 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	360,965	21,637	8,693	71,372	41,874	461,268	15,221	13,173	27,402
1970	375,228	22,335	7,636	77,541	46,496	484,567	15,503	13,533	27,727
1971	375,003	23,791	5,915	80,667	48,806	486,600	15,387	13,619	27,535
1972	401,837	26,068	4,988	87,961	52,216	520,934	16,229	14,136	28,427
1973	459,836	32,696	4,314	96,097	57,982	585,532	18,426	15,031	30,593
1974	474,511	35,485	2,811	101,801	61,314	604,952	19,006	15,653	30,314
1975	490,632	35,208	1,649	109,806	68,014	634,892	19,377	15,702	31,246
1976	508,413	39,772	-3	115,235	70,824	654,697	19,616	16,726	30,397
1977	487,802	42,810	-1,821	126,453	71,671	641,294	18,892	17,713	27,539
1978	566,321	47,370	-3,979	130,446	74,430	719,849	21,167	18,591	30,462
1979	563,995	51,354	-5,275	133,710	77,238	718,315	20,885	19,299	29,224
1980	520,528	51,743	-6,493	148,844	82,732	693,867	19,828	19,260	27,026
1981	581,582	55,243	-7,975	167,526	88,354	774,244	21,686	19,671	29,565
1982	537,181	55,265	-7,253	197,804	91,267	763,734	21,046	19,418	27,664
1983	555,983	56,477	-7,402	193,152	97,523	782,779	21,238	19,638	28,312
1984	605,076	60,152	-6,990	201,699	97,901	837,535	22,549	20,033	30,204
1985	588,268	59,701	-4,388	197,983	104,001	826,164	22,276	19,807	29,700
1986	602,998	62,450	-5,156	197,297	103,985	836,673	22,856	19,970	30,195
1987	650,786	65,879	-5,715	191,532	105,509	876,233	23,917	20,704	31,433
1988	695,236	72,512	-7,969	187,347	107,185	909,287	24,627	21,893	31,756
1989	714,796	76,035	-8,912	205,196	113,802	948,847	25,575	22,389	31,926
1990	734,466	80,059	-8,561	190,761	114,681	951,287	25,298	22,795	32,220
1991	748,817	82,047	-10,142	196,604	118,910	972,142	25,452	23,165	32,325
1992	833,840	90,279	-18,006	206,995	125,345	1,057,895	27,284	24,411	34,158
1993	838,227	93,567	-22,501	213,697	131,022	1,066,878	27,000	25,400	33,001
1994	902,867	100,456	-28,597	218,249	130,209	1,122,271	28,173	26,751	33,751
1995	899,569	99,862	-30,167	239,682	138,870	1,148,093	28,431	26,920	33,416
1996	950,513	101,816	-35,165	243,487	146,710	1,203,730	29,300	27,716	34,295
1997	973,612	108,074	-41,709	253,813	148,406	1,226,047	29,679	28,136	34,604
1998	1,035,855	115,310	-51,237	280,919	157,774	1,308,000	31,355	28,923	35,814
1999	1,054,054	117,103	-57,004	278,622	168,176	1,326,745	31,661	29,707	35,482
2000	1,091,776	120,379	-65,411	291,321	173,097	1,370,405	32,390	30,770	35,482
2001	1,179,364	130,169	-77,635	280,842	187,840	1,440,242	33,953	31,536	37,397
2002	1,212,345	135,383	-76,751	281,692	198,601	1,480,504	34,472	32,029	37,851
2003	1,291,569	139,097	-74,194	296,287	208,820	1,583,385	36,610	32,169	40,149
2004	1,307,671	141,368	-69,980	299,673	208,882	1,604,878	36,681	32,602	40,110
2005	1,334,539	147,189	-66,248	271,295	214,548	1,606,944	36,413	33,395	39,962
2006	1,332,582	153,775	-60,658	296,564	227,291	1,642,004	36,779	34,301	38,850
2007	1,397,832	158,533	-56,253	336,111	236,012	1,755,169	38,952	34,960	39,984
2008	1,424,352	158,310	-50,138	454,621	263,433	1,933,958	42,652	34,551	41,225
2009	1,384,745	153,681	-35,183	515,420	272,310	1,983,610	43,151	34,086	40,625
2010	1,453,175	162,676	-32,296	336,040	291,055	1,885,297	40,828	34,143	42,561
2011	1,499,810	142,536	-31,727	485,705	290,545	2,101,796	44,876	34,574	43,380
2012	1,588,481	145,754	-31,815	712,186	287,373	2,410,471	50,582	35,424	44,842
2013	1,539,043	163,372	-40,793	472,596	284,753	2,092,227	43,507	35,860	42,918
2014	1,560,833	168,693	-37,466	562,765	291,639	2,209,078	45,691	36,428	42,847
2015	1,588,123	173,786	-39,077	570,300	304,635	2,250,195	46,051	36,701	43,272

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 11.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 2.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 63.8 percent over the 2010 to 2015 period. Table II.10.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.10.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Buffalo 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 <sup>65</sup>
1991	5,479	1,843	2,913	2,139	2,059	1,184	263	228	48	16,156
1992	5,546	1,845	3,095	2,067	2,199	1,435	299	283	65	16,834
1993	5,227	1,845	3,053	2,025	2,236	1,568	376	313	52	16,695
1994	5,537	1,758	3,123	2,029	2,328	1,702	394	342	72	17,285
1995	5,256	1,771	3,064	2,118	2,474	1,800	443	373	87	17,386
1996	5,291	1,599	3,122	2,180	2,453	2,022	490	440	97	17,694
1997	5,288	1,604	3,027	2,161	2,467	2,278	617	517	113	18,072
1998	4,992	1,584	2,979	2,165	2,559	2,410	732	603	139	18,163
1999	4,894	1,529	2,937	2,151	2,495	2,576	809	669	142	18,202
2000	4,883	1,466	2,999	2,191	2,479	2,631	958	754	157	18,518
2001	4,768	1,430	2,950	2,226	2,480	2,652	993	776	146	18,421
2002	4,800	1,487	2,891	2,184	2,404	2,674	1,142	734	150	18,466
2003	4,370	1,570	3,001	2,187	2,437	2,697	1,280	809	160	18,511
2004	4,214	1,568	2,941	2,287	2,389	2,777	1,358	950	181	18,665
2005	3,695	1,318	2,443	2,050	2,195	2,658	1,400	1,018	185	16,962
2006	3,826	1,663	2,975	2,393	2,416	2,899	1,615	1,224	210	19,221
2007	3,950	1,617	2,845	2,380	2,472	2,929	1,731	1,477	249	19,650
2008	3,830	1,645	2,992	2,503	2,537	3,007	1,843	1,557	279	20,193
2009	3,679	1,694	3,029	2,440	2,552	2,907	1,768	1,584	263	19,916
2010	3,503	1,700	2,951	2,345	2,643	2,984	1,953	1,743	299	20,121
2011	3,586	1,758	3,001	2,346	2,670	3,027	1,975	1,970	332	20,665
2012	3,511	1,634	2,893	2,483	2,611	3,056	2,073	2,277	435	20,973
2013	3,281	1,646	2,854	2,466	2,704	2,997	2,191	2,375	405	20,919
2014	3,186	1,591	2,915	2,378	2,856	3,128	2,146	2,712	438	21,350
2015	3,110	1,601	2,913	2,501	2,901	3,074	2,186	2,864	480	21,630

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 5,432 in 2010 to 6,089 in 2015, with the poverty rate reaching 13.0 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.10.8, at right, presents poverty data for the county.

<b>Table II.10.8</b>		
<b>Persons in Poverty</b>		
Buffalo County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	4,162	10.8
1999	4,077	10.2
2000	3,745	9.4
2001	3,888	9.6
2002	4,253	10.5
2003	4,233	10.4
2004	4,369	10.6
2005	4,754	11.7
2006	5,200	12.7
2007	4,460	10.6
2008	5,041	11.8
2009	6,773	15.8
2010	5,432	12.4
2011	5,327	12.0
2012	5,424	12.1
2013	5,766	12.7
2014	5,738	12.5
2015	6,089	13.0

<sup>65</sup> 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 Buffalo County increased by 617 between 1980 and 2014, at an annual rate of change of 1.5 percent, as reported by the Census Bureau and as presented in Table II.10.9, at right.<sup>66</sup> This compared to an average annual rate of change of 1.03 percent statewide. Buffalo County added 25 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 increased by 5.0 percent in Buffalo County between 2010 and 2015, from 19,064 to 20,008. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.10.10.

Year	Nebraska	Buffalo County
1980	37,727	966
1981	37,582	965
1982	37,500	979
1983	41,889	1,115
1984	43,151	1,166
1985	43,115	1,136
1986	42,538	1,116
1987	42,691	1,102
1988	43,134	1,100
1989	43,302	1,093
1990	43,749	1,124
1991	44,405	1,154
1992	45,269	1,159
1993	46,059	1,178
1994	46,640	1,200
1995	47,128	1,215
1996	47,607	1,255
1997	48,588	1,278
1998	48,655	1,269
1999	48,968	1,286
2000	49,623	1,295
2001	49,710	1,316
2002	50,259	1,359
2003	50,394	1,384
2004	50,928	1,415
2005	51,440	1,448
2006	51,906	1,455
2007	52,517	1,498
2008	52,152	1,486
2009	51,633	1,476
2010	51,886	1,477
2011	51,553	1,518
2012	52,294	1,552
2013	52,585	1,558
2014	52,991	1,583

Subject	Nebraska	% Growth Since Census	Buffalo County	% Growth Since Census
2000 Census	722,668	-	16,830	-
2010 Census	796,793	10.3%	19,064	13.3%
July 2011 Estimate	801,129	0.5%	19,160	0.5%
July 2012 Estimate	804,659	1.0%	19,263	1.0%
July 2013 Estimate	809,171	1.5%	19,460	2.1%
July 2014 Estimate	814,970	2.3%	19,753	3.6%
July 2015 Estimate	820,913	3.0%	20,008	5.0%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Buffalo County. As shown in Table II.10.11 on the following page, 6.0 percent of housing units, or 1,179, were vacant in 2015. Of the 18,352 housing units that were occupied in 2015, 63.3 percent, or 11,617, were owner-occupied and the remaining 36.7 percent were renter-occupied.

<sup>66</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.10.11</b>				
<b>Housing Units by Tenure</b>				
Buffalo County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	18,037	94.6%	18,352	94.0%
Owner-Occupied	11,425	63.3%	11,617	63.3%
Renter-Occupied	6,612	36.7%	6,735	36.7%
Vacant Housing Units	1,027	5.4%	1,179	6.0%
<b>Total Housing Units</b>	<b>19,064</b>	<b>100.0%</b>	<b>19,531</b>	<b>100.0%</b>

As shown in Table II.10.12, below, there were 14,338 single family dwellings in 2015, which accounted for 73.4 percent of all housing units. Apartment units accounted for 11.4 percent of housing units, with 2,223 units. Mobile homes also accounted for an additional 6.5 percent of housing with 1,277 units.

<b>Table II.10.12</b>				
<b>Housing Units by Type</b>				
Buffalo County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>67</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	13,296	71%	14,338	73.4%
Duplex	685	4%	749	3.8%
Tri- or Four-Plex	856	5%	944	4.8%
Apartment	2,326	12%	2,223	11.4%
Mobile Home	1,694	9%	1,277	6.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>18,857</b>	<b>100.0%</b>	<b>19,531</b>	<b>100.0%</b>

Table II.10.13, below, shows the disposition of vacant housing units in Buffalo County. The 2015 five-year ACS shows 18.2 percent of vacant units were for rent, 10.9 percent were for sale, and 8.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 379 "other vacant" units, or 36.9 percent; this compared to 48.7 percent "other vacant" units in 2015.

<b>Table II.10.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Buffalo County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	373	36.3%	214	18.2%
For Sale	143	13.9%	129	10.9%
Rented or Sold, Not Occupied	63	6.1%	104	8.8%
For Seasonal, Recreational, or Occasional Use	69	6.7%	158	13.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	379	36.9%	574	48.7%
<b>Total</b>	<b>1,027</b>	<b>100.0%</b>	<b>1,179</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>68</sup> In most years for which data are presented, single-

<sup>67</sup> Data unavailable in 2010 Census

<sup>68</sup> 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 Buffalo County increased from 153 in 2014 to 169 in 2015 and the average value of construction was \$210,256 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 277 in 2014 to 210 in 2015. These changes in residential permit activity in the county compared to an increase in population of 6,604 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.10.14.

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	121	20	8	92	241	130.40	74.60	49.50	45.40
1981	86	18	8	10	122	122.40	111.90	48.10	63.60
1982	57	10	8	94	169	132.60	73.50	45.30	56.90
1983	73	10	27	45	155	133.90	73.20	59.60	67.90
1984	74	10	12	98	194	159.30	67.70	86.60	60.20
1985	38	6	12	24	80	130.20	86.30	71.90	59.90
1986	37	2	4	.	43	132.90	100.60	47.00	.
1987	33	6	.	41	80	133.70	67.20	.	62.60
1988	61	6	4	26	97	148.90	184.50	42.50	45.40
1989	57	4	.	.	61	138.00	179.00	.	.
1990	84	6	.	8	98	142.10	112.30	.	56.50
1991	108	16	4	76	204	138.10	108.90	47.70	44.20
1992	133	16	7	181	337	152.70	100.00	77.80	38.20
1993	170	.	68	100	338	146.50	.	56.50	50.50
1994	154	20	18	100	292	144.60	126.70	90.50	57.50
1995	112	34	3	164	313	153.00	90.80	136.00	48.90
1996	120	26	13	127	286	170.70	113.30	82.30	53.70
1997	102	40	6	24	172	174.70	113.80	129.00	34.00
1998	115	20	3	144	282	183.60	111.70	139.20	49.70
1999	118	16	10	127	271	200.50	141.80	115.20	100.20
2000	160	10	3	41	214	223.30	188.30	134.00	49.40
2001	167	.	.	11	178	181.70	.	.	114.20
2002	211	.	.	.	211	183.6	.	.	.
2003	272	.	11	80	363	178.8	.	126.6	41.7
2004	395	.	.	24	419	122.8	.	.	51.3
2005	201	2	4	88	295	172.7	185.0	46.8	45.4
2006	170	4	.	16	190	183.6	110.0	.	72.4
2007	117	6	4	.	127	197.0	221.8	70.5	.
2008	102	8	.	24	134	204.4	126.3	.	69.0
2009	81	2	4	.	87	174.2	263.4	79.6	.
2010	79	2	4	24	109	209.1	119.3	81.3	67.6
2011	116	.	.	5	121	172.6	.	.	66.3
2012	146	2	20	32	200	196.8	46.9	26.1	52.2
2013	161	24	.	126	311	187.0	109.9	.	70.4
2014	153	.	4	120	277	224.4	.	25.2	87.5
2015	169	8	3	30	210	210.3	115.6	53.3	86.7

## 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 12,978 property transactions in Buffalo County. Of these, 12,514 were for single-family homes during this 18-year period, as shown in Table II.10.15.

<b>Table II.10.15</b>						
<b>Residential Property Transactions</b>						
Buffalo County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	689	3	0	14	18	724
2000	697	5	3	9	5	719
2001	714	9	8	4	1	736
2002	769	8	0	5	1	783
2003	798	13	0	6	2	819
2004	800	5	0	8	0	813
2005	839	6	7	29	0	881
2006	826	11	5	57	0	899
2007	749	7	8	51	0	815
2008	705	2	0	0	4	711
2009	587	1	0	0	0	588
2010	621	0	0	0	0	621
2011	564	0	0	0	0	564
2012	656	0	0	0	0	656
2013	665	0	0	0	0	665
2014	653	6	11	26	0	696
2015	595	4	9	35	0	643
2016	587	7	9	42	0	645
<b>Total</b>	<b>12,514</b>	<b>87</b>	<b>60</b>	<b>286</b>	<b>31</b>	<b>12,978</b>

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 2,149 single-family home property transactions for units built before 1930, 1.3 percent of units were of low quality and 34.8 percent were of fair quality. Conversely, of the 1,906 homes built from 2001 through 2010, .2 percent of units were of low quality and 2.9 percent of fair quality. Table II.10.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.10.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Buffalo County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	29	19	2	3	1	4	4	1	0	63
Fair	748	509	154	244	85	66	55	6	1	1,868
Average	1,246	1,592	893	1,334	478	985	555	109	9	7,201
Good	110	277	160	312	225	695	1,132	97	4	3,012
Very Good	1	4	4	17	27	115	151	0	1	320
Excellent	0	0	0	1	0	2	6	0	0	9
Missing	15	3	3	4	5	5	3	0	3	41
<b>Total</b>	<b>2,149</b>	<b>2,404</b>	<b>1,216</b>	<b>1,915</b>	<b>821</b>	<b>1,872</b>	<b>1,906</b>	<b>213</b>	<b>18</b>	<b>12,514</b>

In regard to the current condition of residential dwellings, of the same 2,149 single-family homes built before 1930, 13.8 percent of the homes were worn out or badly worn, and 54.7

percent were in average condition. Table II.10.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	61	14	3	2	3	1	0	0	0	84
Badly Worn	235	85	20	28	11	9	4	0	1	393
Average	1,176	1,072	550	856	329	517	192	105	8	4,805
Good	654	1,210	637	1,021	473	1,338	1,689	108	8	7,138
Very Good	20	18	4	7	3	6	20	0	0	78
Excellent	1	4	1	0	0	0	0	0	0	6
Missing	2	1	1	1	2	1	1	0	1	10
<b>Total</b>	<b>2,149</b>	<b>2,404</b>	<b>1,216</b>	<b>1,915</b>	<b>821</b>	<b>1,872</b>	<b>1,906</b>	<b>213</b>	<b>18</b>	<b>12,514</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$143,087 to \$186,201, a total increase of 30.1 percent, as shown in Table II.10.18, 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 Buffalo County ranged from \$69,562 for homes built before 1930 to \$202,142 for homes built from 2001 to 2010, and \$269,152 for the newest homes built between 2011 and 2016.<sup>69</sup> Homes built from 2001 through 2010 were also larger, averaging 1,556 square feet per unit. Table II.10.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	91,509
2000	96,775
2001	100,880
2002	104,220
2003	112,585
2004	124,404
2005	127,770
2006	127,936
2007	128,410
2008	143,000
2009	139,706
2010	143,087
2011	144,472
2012	152,199
2013	157,258
2014	169,931
2015	183,123
2016	186,201
<b>Average</b>	<b>133,283</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>70</sup> (\$)
Before 1930	69,562	1,248	55.7
1931-1960	93,961	1,167	80.5
1961-1970	118,457	1,237	95.8
1971-1980	132,534	1,320	100.4
1981-1990	145,516	1,435	101.4
1991-2000	169,907	1,507	112.8
2001-2010	202,142	1,556	129.9
2011-2016	269,152	1,631	165
<b>Average</b>	<b>133,419</b>	<b>1,350</b>	<b>99</b>

<sup>69</sup> 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.

<sup>70</sup> 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.10.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Buffalo County. The number of completed surveys decreased from 87 in 2015 to 86 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 0.0 percentage points and was at 2.39 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	14	1,156	2.85	11.4
2003	13	1,740	4.48	25.1
2004	21	1,683	5.11	27.0
2005	21	1,557	4.95	24.0
2006	26	1,100	3.55	24.3
2007	52	3,068	4.66	24.7
2008	59	3,503	2.54	30.6
2009	76	3,046	6.43	25.5
2010	79	3,307	2.48	20.6
2011	78	3,234	1.24	14.2
2012	86	4,837	1.20	12.5
2013	78	4,145	2.36	45.2
2014	97	4,182	2.10	26.8
2015	87	3,486	2.4	19
2016	86	4,430	2.39	23.8

Table II.10.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 763 single family units in Buffalo County, with 21 of them available. This translates into a vacancy rate of 2.8 percent in Buffalo County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 2,482 apartment units reported in the survey, with 59 of them available, which resulted in a vacancy rate of 2.4 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 2.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	763	21	2.8%	3.0%
Apartments	2,482	59	2.4%	2.8%
Mobile Homes	77	0	.0%	.7%
“Other” Units	0	0	.0%	.
Don't Know	1,108	26	2.3%	1.4%
<b>Total</b>	<b>4,430</b>	<b>106</b>	<b>2.39%</b>	<b>2.1%</b>

Table II.10.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 279 units. The most common apartment units were two bedroom units, with 533 units. Details for additional unit types are reported on the following page.

<b>Table II.10.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Buffalo County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	55	0	0	.	55
One	84	450	0	0	.	534
Two	279	533	1	0	.	813
Three	206	178	0	0	.	384
Four	64	29	0	0	.	93
Don’t Know	130	1,237	76	0	1,108	2,551
<b>Total</b>	<b>763</b>	<b>2,482</b>	<b>77</b>	<b>0</b>	<b>1,108</b>	<b>4,430</b>

Table II.10.23, 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 1.4 percent.

<b>Table II.10.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Buffalo County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	84	2	2.4%
Two	279	4	1.4%
Three	206	4	1.9%
Four	64	1	1.6%
Don’t know	130	10	7.7%
<b>Total</b>	<b>763</b>	<b>21</b>	<b>2.8%</b>

Table II.10.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 4.7 percent.

<b>Table II.10.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Buffalo County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	55	1	1.8%
One	450	14	3.1%
Two	533	25	4.7%
Three	178	9	5.1%
Four	29	0	.0%
Don’t know	1,237	10	.8%
<b>Total</b>	<b>2,482</b>	<b>59</b>	<b>2.4%</b>

Average market-rate rents by unit type are shown in Table II.10.25, 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.

<b>Table II.10.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Buffalo County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$523.7	\$	\$	\$523.7
One	\$406.3	\$502.7	\$	\$	\$487.3
Two	\$684.5	\$604.2	\$500.0	\$	\$622.7
Three	\$828.0	\$828.4	\$	\$	\$828.2
Four	\$1,296.9	\$1,205.0	\$	\$	\$1,264.1
Don't know	\$950.0	\$896.2	\$550.0	\$	
<b>Total</b>	<b>\$896.9</b>	<b>\$713.5</b>	<b>\$525.0</b>	<b>\$550.0</b>	<b>\$740.9</b>

Table II.10.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.10.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Buffalo County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$310.4	\$	\$	\$310.4
Two	\$168.0	\$429.0	\$	\$	\$385.5
Three	\$274.5	\$735.0	\$	\$	\$428.0
Four	\$245.0	\$	\$	\$	\$245.0
<b>Total</b>	<b>\$240.0</b>	<b>\$380.5</b>	<b>\$</b>	<b>\$</b>	<b>\$340.4</b>

Table II.10.27, on the following page, shows vacancy rates for single family units by average rental rates for Buffalo 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 0.8 percent.

<b>Table II.10.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Buffalo County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	38	1	2.6%
\$500 to \$750	379	3	.8%
\$750 to \$1,000	150	8	5.3%
\$1,000 to \$1,250	115	7	6.1%
\$1,250 to \$1,500	19	0	.0%
Above \$1,500	0	0	%
Missing	62	2	3.2%
<b>Total</b>	<b>763</b>	<b>21</b>	<b>2.8%</b>

The average rent and availability of apartment units is displayed in Table II.10.28, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 1.1 percent.

<b>Table II.10.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Buffalo County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	120	3	2.5%
\$500 to \$750	744	40	5.4%
\$750 to \$1,000	1,093	12	1.1%
\$1,000 to \$1,250	16	0	.0%
\$1,250 to \$1,500	8	0	.0%
Above \$1,500	20	0	.0%
Missing	481	4	.8%
<b>Total</b>	<b>2,482</b>	<b>59</b>	<b>2.4%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.10.29 below, 47 respondents, or 68.1 percent, included some sort of utility in the rent.

<b>Table II.10.29</b> <b>Are there any utilities included with the rent?</b> Buffalo County 2016 Survey of Rental Properties	
Period	Respondent
Yes	47
No	22
<b>% Offering Utilities</b>	<b>68.1%</b>



The type of utility included in the rent is shown in Table II.10.30, below. There were 16 respondents who included electricity, 15 respondents who included natural gas, 46 respondents who included water and sewer and 44 respondents included trash collection in the rent.

<b>Table II.10.30</b> <b>Which utilities are included with the rent?</b> Buffalo County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	16
Natural Gas	15
Water/Sewer	46
Trash Collection	44

Table II.10.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 26 respondents said they keep a waitlist, with an estimated 1,205 number of persons on the wait list.

<b>Table II.10.31</b> <b>Do you keep a waiting list?</b> Buffalo County 2016 Survey of Rental Properties	
Period	Respondent
Yes	26
No	43
<b>Waitlist Size</b>	<b>1,205</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.10.32 below, most respondents indicated there was moderate need for the renovation of existing single family units and moderate need for the renovation of existing apartment units.

<b>Table II.10.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Buffalo County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	11	14	10	
Low Need	16	16	16	1
Moderate Need	20	20	20	1
High Need	4	4	4	
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.10.33 below, most respondents indicated there was no need for the construction of new single family units and no need for the construction of new apartment units.

<b>Table II.10.33</b>				
<b>How would you rate the need for construction of new units in the city?</b>				
Buffalo County				
2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	24	25	24	
Low Need	7	7	7	
Moderate Need	10	13	9	
High Need	8	8	8	1
Extreme Need	8	7	8	