

# Cherry County

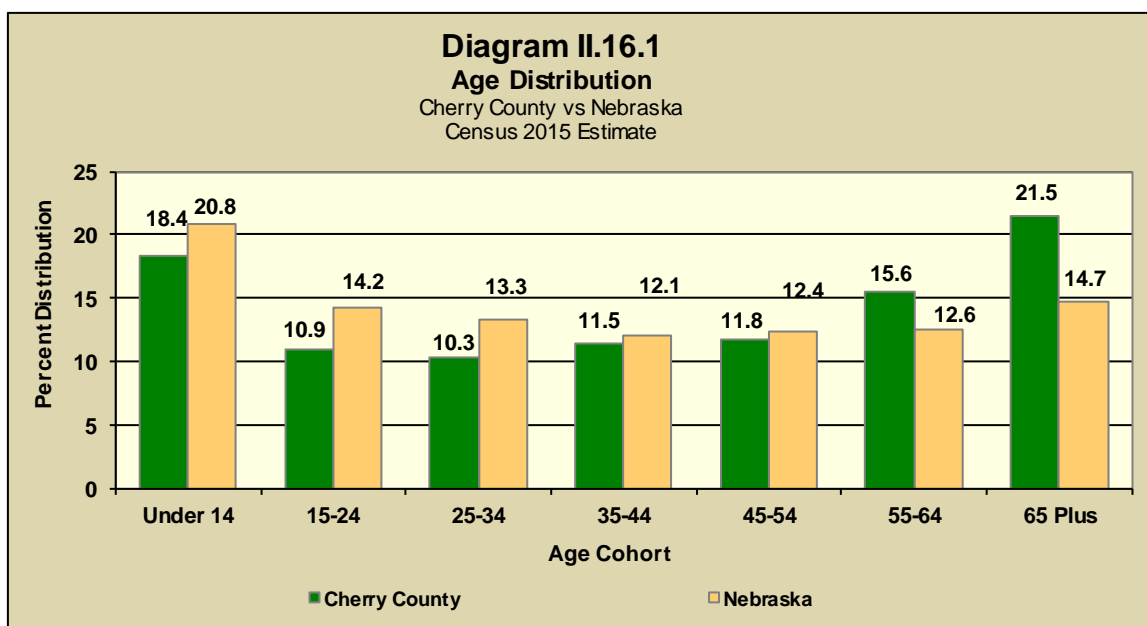
## Summary

- Between 2010 and 2015, the county’s population increased by 2.4 percent or by 135 persons.
- Between 2010 and 2015, the Hispanic population increased by 77.9 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 168.
- In 2015, average earnings in the county was \$50,693 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.4 percent to 2.3 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 7 units.
- In 2015, the average real value of new single-family construction was \$145,153.
- In fiscal year 2016, the average price of an existing home was \$112,498.
- In a November 2016 rental survey, the average vacancy rate was 1.82 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Cherry County’s population increased by 2.4 percent, or from 5,713 people to 5,848 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 572 in 2010 to 640 in 2015, an increase of 11.9 percent. The number of people from 25 to 34 years of age increased by 1.7 percent, and those aged between 35 and 44 increased by 4.9 percent. As shown in Diagram II.16.1, people younger than 25 represented 29.4 percent of the population in 2015, while individuals aged 55 and older represented 37.1 percent of the population in Cherry 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 2.1 percent, while the black population increased by 38.5 percent. The Hispanic population of any race changed from 95 to 169 or by 77.9 percent. Table II.16.1, below, presents the details of these population variations.

Subject	Nebraska			Cherry County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	5,713	5,848	2.4%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	1,026	1,077	5.0%
15 to 24 years	258,206	268,848	4.1%	572	640	11.9%
25 to 34 years	245,176	252,533	3.0%	592	602	1.7%
35 to 44 years	220,838	228,643	3.5%	639	670	4.9%
45 to 54 years	258,726	234,477	-9.4%	911	691	-24.1%
55 to 64 years	213,176	238,715	12.0%	783	911	16.3%
65 & over	246,677	278,711	13.0%	1,190	1,257	16.3%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	5,203	5,313	2.1%
Black	85,971	93,900	9.2%	13	18	38.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	336	325	-3.3%
Asian	33,322	44,479	33.5%	20	18	-10.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	1	0.0%
Two or More Races	32,305	39,365	21.9%	140	173	23.6%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	95	169	77.9%

## 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.16.2, at right, from April 2000 to July 2009, Cherry County’s natural increase was estimated to be 60 people. Cherry County has been experiencing net out-migration, with 734 persons leaving the county during the 2000-2009 year period.<sup>106</sup> The 2015 population estimates showed a natural increase of 52 persons and a net in-migration of 83 persons since the 2010 Census. In total, Cherry County’s population increased to 5,848 persons.

<b>1980 Population</b>	<b>6,758</b>
Natural Increase 80–90	419
Net Migration 80–90	-870
<b>1990 Population</b>	<b>6,307</b>
Natural Increase 90–00	<b>167</b>
Net Migration 90–00	-326
<b>2000 Population</b>	<b>6,148</b>
Natural Increase 00–09	60
Net Migration 00–09	-734
2009 Population Estimate	5,474
<b>2010 Population</b>	<b>5,713</b>
Natural Increase 10–15	52
Net Migration 10–15	83
<b>2015 Population Estimate</b>	<b>5,848</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 Cherry County increased from 7 persons in 2014 to 34 persons in 2015, with an additional net movement of 13 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.16.3.

<sup>106</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.16.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Cherry 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	112	105	7
Calendar 2002	137	84	53
Calendar 2003	127	102	25
Calendar 2004	117	120	-3
Calendar 2005	115	108	7
Calendar 2006	123	118	5
Calendar 2007	106	120	-14
Calendar 2008	125	101	24
Calendar 2009	125	98	27
Calendar 2010	167	108	59
Calendar 2011	115	98	17
Calendar 2012	110	81	29
Calendar 2013	129	88	41
Calendar 2014	115	108	7
Calendar 2015	122	88	34
First Half of 2016	53	40	13

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 2,651 in 2014 to 2,720 in 2015, as shown in Table II.16.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Cherry County decreased by 5.4 percent from 952 in 2015 to 901 in 2016, as shown below in Table II.16.5. The number of school-age children 5 to 11 years of age decreased from 478 in 2015 to 441 in 2016.

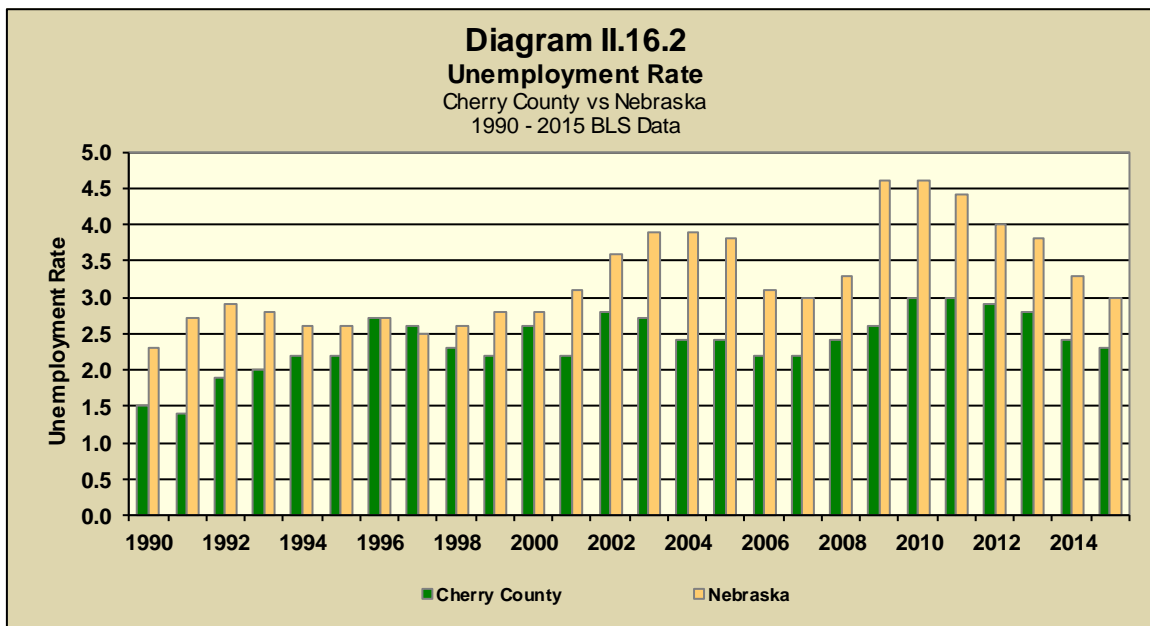
<b>Table II.16.4</b>	
<b>Income Tax Returns</b>	
Cherry County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	2,701
1992	2,717
1993	2,696
1994	2,702
1995	2,704
1996	2,713
1997	2,605
1998	2,615
1999	2,651
2000	2,650
2001	2,650
2002	2,622
2003	2,640
2004	2,662
2005	2,436
2006	2,627
2007	2,595
2008	2,724
2009	2,616
2010	2,625
2011	2,668
2012	2,653
2013	2,648
2014	2,651
2015	2,720

<b>Table II.16.5</b>				
<b>School-Age Children</b>				
Cherry 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	702	190	424	1,316
1993	684	221	397	1,302
1994	715	222	456	1,393
1995	695	203	461	1,359
1996	697	226	466	1,389
1997	670	196	478	1,344
1998	694	212	483	1,389
1999	675	208	522	1,405
2000	663	209	485	1,357
2001	657	214	507	1,378
2002	633	216	497	1,346
2003	564	195	494	1,253
2004	577	193	388	1,158
2005	624	195	414	1,233
2006	571	180	474	1,225
2007	546	159	479	1,184
2008	515	156	443	1,114
2009	530	167	458	1,155
2010	546	154	434	1,134
2011	492	142	368	1,002
2012	505	147	372	1,024
2013	470	149	365	984
2014	469	130	349	948
2015	478	136	338	952
2016	441	150	310	901

## ECONOMICS

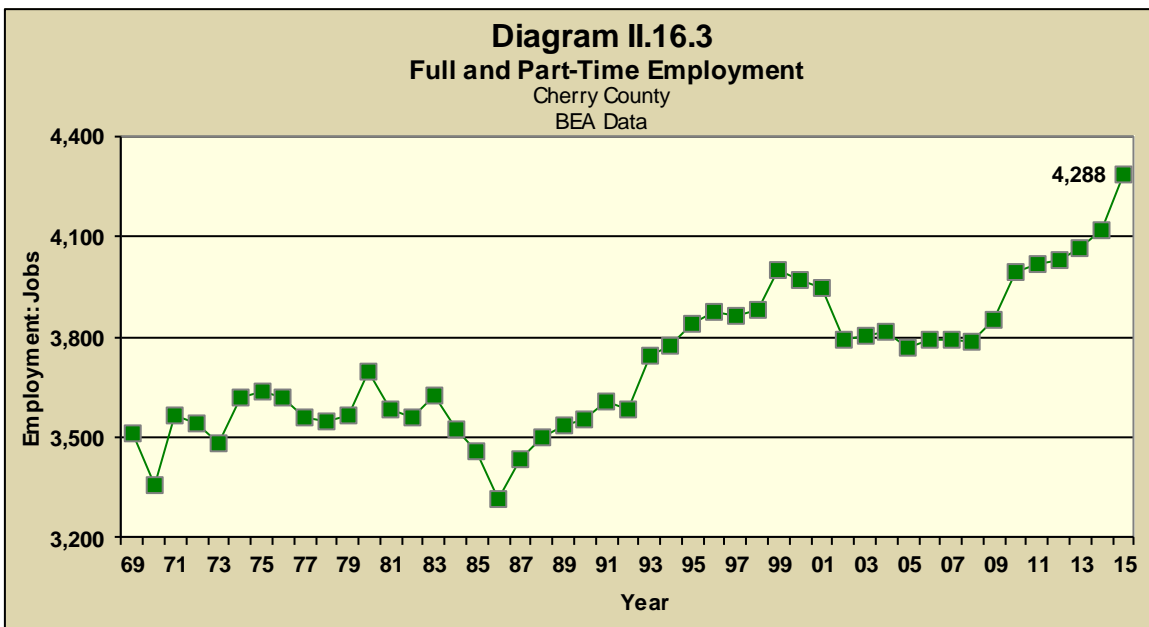
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Cherry County, defined as the number of people working or actively seeking work, increased from 3,420 in 2014 to 3,447 in 2015. The total number of people employed changed from 3,337 in 2014 to 3,368 in 2015. The unemployment rate for the county was 2.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.16.2, below.

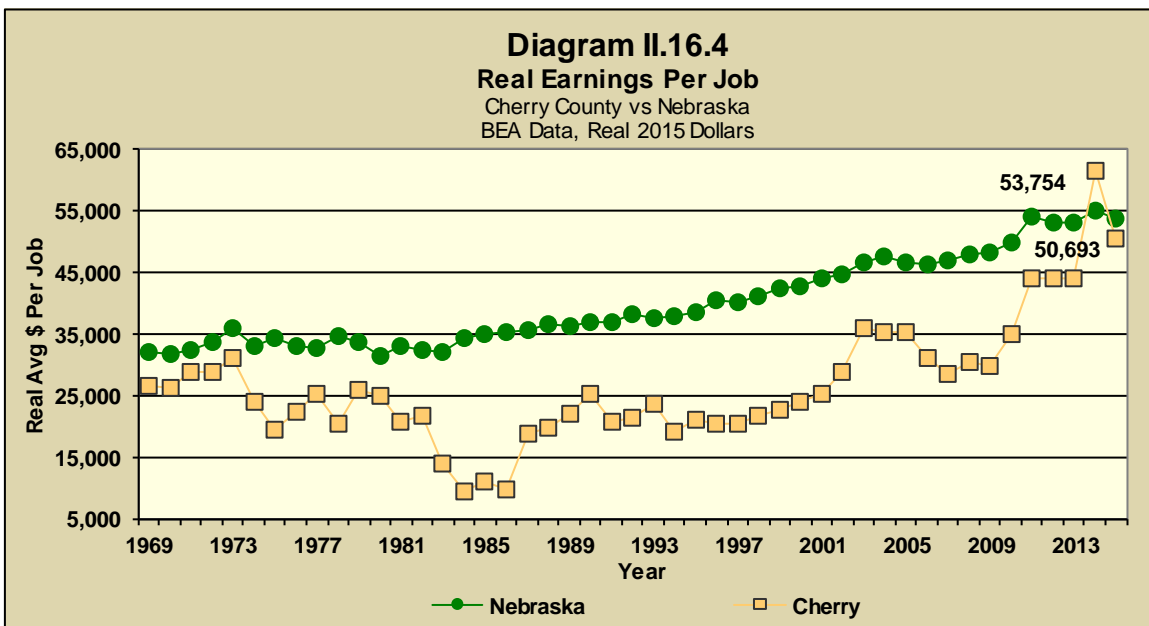


### Employment and Personal Income

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 4,288 jobs in Cherry County, an increase of 168 jobs since 2014. Diagram II.16.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.16.4, below, real average earnings per job in the county was \$50,693 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 \$309,013,000, a decline of 10.4 percent between 2014 and 2015. Table II.16.6, on the following page, shows further annual data for the years 1969 through 2015.

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	93,380	4,108	761	26,161	9,226	125,419	17,732	3,515	26,566
1970	87,798	3,825	800	27,668	9,847	122,288	17,907	3,359	26,138
1971	102,459	4,062	958	28,133	10,311	137,799	20,261	3,563	28,756
1972	102,630	4,179	1,349	31,931	10,855	142,585	20,966	3,542	28,975
1973	108,604	5,081	1,317	38,344	12,653	155,838	23,027	3,485	31,163
1974	87,238	5,503	1,576	39,516	13,610	136,437	19,691	3,621	24,092
1975	70,702	5,562	1,848	38,610	14,697	120,295	17,137	3,640	19,424
1976	81,409	5,770	2,044	37,436	15,369	130,487	18,663	3,622	22,476
1977	89,872	5,480	1,684	38,796	15,415	140,287	20,569	3,558	25,259
1978	72,352	5,719	1,728	40,083	15,553	123,998	18,146	3,549	20,387
1979	92,077	6,051	1,572	45,208	16,142	148,948	21,964	3,565	25,828
1980	92,772	5,887	1,420	49,668	17,023	154,995	22,905	3,696	25,101
1981	74,271	5,923	1,296	53,798	18,085	141,527	20,856	3,586	20,712
1982	77,120	5,822	1,417	61,602	19,154	153,471	22,693	3,561	21,657
1983	50,932	5,859	1,236	59,442	19,177	124,927	18,242	3,624	14,054
1984	33,392	6,111	1,585	64,808	19,115	112,789	16,376	3,525	9,473
1985	37,845	6,156	1,856	59,722	20,316	113,583	16,524	3,459	10,941
1986	32,403	6,348	1,959	57,099	21,017	106,130	15,737	3,318	9,766
1987	64,478	6,582	2,310	52,496	21,424	134,125	20,654	3,433	18,782
1988	69,352	7,280	2,626	51,221	21,614	137,534	21,544	3,500	19,815
1989	77,709	7,625	2,777	56,643	22,125	151,629	23,763	3,537	21,970
1990	90,022	7,777	3,398	54,186	23,008	162,836	25,917	3,555	25,323
1991	75,325	8,052	3,759	52,887	23,143	147,063	23,425	3,610	20,866
1992	77,101	8,147	4,246	48,832	24,665	146,697	23,145	3,586	21,501
1993	88,146	8,636	4,321	52,225	25,061	161,117	25,766	3,744	23,543
1994	72,480	9,008	4,612	53,123	25,799	147,006	23,254	3,776	19,195
1995	81,368	9,181	4,936	57,099	26,999	161,220	25,429	3,839	21,195
1996	79,541	9,103	5,185	57,619	28,329	161,571	25,520	3,874	20,532
1997	78,305	9,440	5,347	60,924	28,397	163,533	25,912	3,866	20,255
1998	84,453	10,160	5,725	62,371	30,264	172,653	28,064	3,878	21,778
1999	91,007	10,503	6,345	61,022	31,661	179,532	29,028	3,999	22,757
2000	94,996	10,484	6,811	61,692	34,476	187,491	30,477	3,972	23,917
2001	100,231	10,748	9,132	58,617	35,746	192,979	31,845	3,949	25,381
2002	109,972	10,950	8,367	54,088	36,443	197,920	32,693	3,793	28,993
2003	137,293	11,313	8,049	56,222	36,873	227,123	37,659	3,804	36,092
2004	135,258	11,416	7,436	48,615	37,748	217,641	35,891	3,813	35,473
2005	132,901	11,112	6,400	42,720	39,426	210,335	34,829	3,766	35,290
2006	117,822	11,816	5,888	44,024	40,264	196,183	33,100	3,792	31,071
2007	108,190	11,815	5,237	48,937	38,977	189,526	32,487	3,790	28,546
2008	114,814	12,048	4,641	57,380	41,808	206,595	35,917	3,785	30,334
2009	114,757	12,281	4,623	48,952	43,090	199,141	35,042	3,853	29,784
2010	140,481	12,649	5,128	42,072	44,573	219,606	38,494	3,996	35,155
2011	176,334	11,028	5,201	52,639	43,920	267,067	46,528	4,015	43,919
2012	178,010	11,414	4,712	49,447	43,144	263,898	46,055	4,031	44,160
2013	179,026	12,381	4,596	52,178	43,782	267,200	46,276	4,066	44,030
2014	253,677	13,240	4,501	56,216	43,884	345,038	59,902	4,120	61,572
2015	217,371	13,699	3,762	56,927	44,652	309,013	52,841	4,288	50,693

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 17.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 7.6 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 109.7 percent over the 2010 to 2015 period. Table II.16.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.16.7</b> <b>Income Tax Returns by Adjusted Gross Income</b> Cherry 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>107</sup>
1991	1,106	301	543	295	233	133	19	44	0	2,701
1992	1,095	258	569	312	247	133	24	53	10	2,717
1993	1,070	288	510	329	246	136	29	63	0	2,696
1994	1,156	282	521	311	212	140	10	42	0	2,702
1995	1,158	258	537	292	208	157	20	47	0	2,704
1996	1,144	273	512	310	216	159	25	43	10	2,713
1997	1,011	229	475	296	258	198	43	73	12	2,605
1998	978	239	474	296	288	192	43	75	18	2,615
1999	979	202	452	309	312	222	63	75	17	2,651
2000	921	187	465	317	307	255	95	84	19	2,650
2001	920	204	442	328	290	269	74	85	18	2,650
2002	896	196	455	324	300	274	82	77	18	2,622
2003	886	224	457	307	301	269	108	73	15	2,640
2004	834	228	459	330	294	286	124	81	26	2,662
2005	715	185	397	281	338	274	124	103	19	2,436
2006	679	253	459	350	324	299	129	107	27	2,627
2007	664	241	413	340	312	314	149	139	23	2,595
2008	722	254	425	320	360	336	156	123	28	2,724
2009	724	245	377	325	344	319	152	117	13	2,616
2010	661	223	410	318	339	360	170	127	17	2,625
2011	638	245	373	345	345	382	169	144	27	2,668
2012	617	203	373	328	341	372	192	183	44	2,653
2013	585	223	378	310	358	380	178	198	38	2,648
2014	498	217	368	307	344	399	212	253	53	2,651
2015	547	211	374	326	355	394	211	256	46	2,720

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 771 in 2010 to 675 in 2015, with the poverty rate reaching 11.7 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.16.8, at right, presents poverty data for the county.

<b>Table II.16.8</b> <b>Persons in Poverty</b> Cherry County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,091	17.0
1999	850	13.9
2000	803	13.2
2001	840	13.9
2002	806	13.4
2003	741	12.3
2004	717	11.8
2005	788	13.1
2006	837	14.3
2007	709	12.6
2008	680	12.3
2009	784	14.6
2010	771	13.7
2011	886	15.6
2012	817	14.5
2013	771	13.5
2014	757	13.3
2015	675	11.7

<sup>107</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 Cherry County increased by 52 between 1980 and 2014, at an annual rate of change of 0.8 percent, as reported by the Census Bureau and as presented in Table II.16.9, at right.<sup>108</sup> This compared to an average annual rate of change of 1.03 percent statewide. Cherry County lost 3 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 0.7 percent in Cherry County between 2010 and 2015, from 3,157 to 3,178. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.16.10.

Year	Nebraska	Cherry County
1980	37,727	175
1981	37,582	176
1982	37,500	193
1983	41,889	205
1984	43,151	204
1985	43,115	199
1986	42,538	197
1987	42,691	202
1988	43,134	206
1989	43,302	205
1990	43,749	206
1991	44,405	208
1992	45,269	207
1993	46,059	215
1994	46,640	218
1995	47,128	232
1996	47,607	220
1997	48,588	223
1998	48,655	246
1999	48,968	231
2000	49,623	230
2001	49,710	225
2002	50,259	220
2003	50,394	218
2004	50,928	211
2005	51,440	224
2006	51,906	221
2007	52,517	217
2008	52,152	215
2009	51,633	215
2010	51,886	225
2011	51,553	215
2012	52,294	219
2013	52,585	230
2014	52,991	227

Subject	Nebraska	% Growth Since Census	Cherry County	% Growth Since Census
2000 Census	722,668	-	3,220	-
2010 Census	796,793	10.3%	3,157	-2.0%
July 2011 Estimate	801,129	0.5%	3,154	-0.1%
July 2012 Estimate	804,659	1.0%	3,156	0.0%
July 2013 Estimate	809,171	1.5%	3,160	0.1%
July 2014 Estimate	814,970	2.3%	3,160	0.1%
July 2015 Estimate	820,913	3.0%	3,178	0.7%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Cherry County. As shown in Table II.16.11 on the following page, 16.2 percent of housing units, or 511, were vacant in 2015. Of the 2,639 housing units that were occupied in 2015, 65.9 percent, or 1,740, were owner-occupied and the remaining 34.1 percent were renter-occupied.

<sup>108</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.16.11</b>				
<b>Housing Units by Tenure</b>				
Cherry 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	2,530	80.1%	2,639	83.8%
Owner-Occupied	1,634	64.6%	1,740	65.9%
Renter-Occupied	896	35.4%	899	34.1%
Vacant Housing Units	627	19.9%	511	16.2%
<b>Total Housing Units</b>	<b>3,157</b>	<b>100.0%</b>	<b>3,150</b>	<b>100.0%</b>

As shown in Table II.16.12, below, there were 2,513 single family dwellings in 2015, which accounted for 79.8 percent of all housing units. Apartment units accounted for 5.4 percent of housing units, with 170 units. Mobile homes also accounted for an additional 10.2 percent of housing with 322 units.

<b>Table II.16.12</b>				
<b>Housing Units by Type</b>				
Cherry County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>109</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	2,782	87%	2,513	79.8%
Duplex	50	2%	118	3.7%
Tri- or Four-Plex	55	2%	27	.9%
Apartment	148	5%	170	5.4%
Mobile Home	153	5%	322	10.2%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>3,188</b>	<b>100.0%</b>	<b>3,150</b>	<b>100.0%</b>

Table II.16.13, below, shows the disposition of vacant housing units in Cherry County. The 2015 five-year ACS shows 10.4 percent of vacant units were for rent, 4.3 percent were for sale, and 6.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 320 "other vacant" units, or 51.0 percent; this compared to 46.8 percent "other vacant" units in 2015.

<b>Table II.16.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Cherry 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	84	13.4%	53	10.4%
For Sale	24	3.8%	22	4.3%
Rented or Sold, Not Occupied	15	2.4%	35	6.8%
For Seasonal, Recreational, or Occasional Use	183	29.2%	162	31.7%
For Migrant Workers	1	0.2%	0	.0%
Other Vacant	320	51.0%	239	46.8%
<b>Total</b>	<b>627</b>	<b>100.0%</b>	<b>511</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>110</sup> In most years for which data are presented, single-

<sup>109</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Cherry County increased from 23 in 2014 to 36 in 2015 and the average value of construction was \$145,153 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 increased from 29 in 2014 to 36 in 2015. These changes in residential permit activity in the county compared to a decline in population of 300 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.16.14.

**Table II.16.14**  
**Building Permits and Valuation**  
Cherry County  
1980–2015 Census Bureau Data

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	3	.	.	8	11	128.60	.	.	37.10
1981	3	4	.	.	7	147.00	54.30	.	.
1982	3	2	.	.	5	108.90	63.90	.	.
1983	1	2	.	.	3	57.40	61.50	.	.
1984	9	.	.	.	9	89.70	.	.	.
1985	1	6	.	.	7	155.30	56.90	.	.
1986	2	.	.	.	2	98.70	.	.	.
1987	2	.	.	.	2	61.40	.	.	.
1988	1	.	.	.	1	115.10	.	.	.
1989	.	26	.	.	26	.	31.70	.	.
1990	5	.	.	.	5	78.70	.	.	.
1991	3	2	.	.	5	71.60	45.20	.	.
1992	8	.	.	.	8	79.20	.	.	.
1993	12	2	.	.	14	103.80	68.40	.	.
1994	7	2	.	.	9	121.60	40.90	.	.
1995	10	.	.	.	10	95.00	.	.	.
1996	4	.	.	.	4	186.00	.	.	.
1997	29	.	.	.	29	94.00	.	.	.
1998	5	.	.	.	5	140.00	.	.	.
1999	11	4	.	.	15	106.50	66.40	.	.
2000	7	.	.	.	7	136.40	.	.	.
2001	8	.	.	.	8	94.40	.	.	.
2002	5	.	.	.	5	122.4	.	.	.
2003	21	.	.	.	21	98.0	.	.	.
2004	22	.	.	.	22	95.2	.	.	.
2005	21	.	.	.	21	92.4	.	.	.
2006	21	.	.	.	21	94.8	.	.	.
2007	12	.	.	.	12	120.8	.	.	.
2008	7	.	.	.	7	92.1	.	.	.
2009	2	.	.	.	2	65.1	.	.	.
2010	4	4	.	.	8	384.1	108.4	.	.
2011	3	.	.	7	10	198.3	.	.	45.5
2012	13	.	.	.	13	135.0	.	.	.
2013	3	.	.	6	9	301.1	.	.	34.2
2014	23	.	.	6	29	98.1	.	.	32.9
2015	36	.	.	.	36	145.2	.	.	.

<sup>110</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.

### 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 1,020 property transactions in Cherry County. Of these, 973 were for single-family homes during this 18-year period, as shown in Table II.16.15.

<b>Table II.16.15</b>						
<b>Residential Property Transactions</b>						
Cherry 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	51	1	4	1	1	58
2000	61	3	1	0	2	67
2001	61	3	0	0	0	64
2002	48	2	0	0	1	51
2003	72	2	2	0	1	77
2004	67	4	0	2	0	73
2005	72	0	1	0	0	73
2006	50	1	1	3	0	55
2007	46	3	3	0	0	52
2008	48	3	1	0	0	52
2009	45	1	0	0	0	46
2010	35	0	0	0	0	35
2011	41	0	0	0	0	41
2012	53	0	0	0	0	53
2013	45	0	0	0	0	45
2014	53	0	0	0	0	53
2015	57	0	0	0	0	57
2016	68	0	0	0	0	68
<b>Total</b>	<b>973</b>	<b>23</b>	<b>13</b>	<b>6</b>	<b>5</b>	<b>1,020</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 343 single-family home property transactions for units built before 1930, .6 percent of units were of low quality and 43.7 percent were of fair quality. Conversely, of the 31 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 25.8 percent of fair quality. Table II.16.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.16.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Cherry 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	2	3	2	1	2	1	0	0	1	12
Fair	150	74	12	15	7	18	8	1	2	287
Average	189	181	76	91	26	33	18	2	3	619
Good	2	3	4	0	6	32	4	0	0	51
Very Good	0	1	0	0	0	0	1	0	0	2
Excellent	0	0	0	1	0	0	0	0	0	1
Missing	0	0	0	0	0	1	0	0	0	1
<b>Total</b>	<b>343</b>	<b>262</b>	<b>94</b>	<b>108</b>	<b>41</b>	<b>85</b>	<b>31</b>	<b>3</b>	<b>6</b>	<b>973</b>

In regard to the current condition of residential dwellings, of the same 343 single-family homes built before 1930, 36.4 percent of the homes were worn out or badly worn, and 63.0 percent

were in average condition. Table II.16.17 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	18	4	2	0	0	0	0	0	0	24
Badly Worn	107	23	7	9	2	2	0	0	2	152
Average	216	231	84	95	37	35	21	2	4	725
Good	1	4	1	4	2	48	10	1	0	71
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
<b>Total</b>	<b>343</b>	<b>262</b>	<b>94</b>	<b>108</b>	<b>41</b>	<b>85</b>	<b>31</b>	<b>3</b>	<b>6</b>	<b>973</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$77,861 to \$112,498, a total increase of 44.5 percent, as shown in Table II.16.18, 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 Cherry County ranged from \$41,612 for homes built before 1930 to \$168,982 for homes built from 2001 to 2010, and \$133,725 for the newest homes built between 2011 and 2016.<sup>111</sup> Homes built from 2001 through 2010 were also larger, averaging 1,880 square feet per unit. Table II.16.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	58,815
2000	58,423
2001	60,426
2002	58,484
2003	83,549
2004	64,799
2005	76,384
2006	69,401
2007	91,604
2008	81,767
2009	86,561
2010	77,861
2011	77,372
2012	89,008
2013	101,016
2014	103,357
2015	91,529
2016	112,498
<b>Average</b>	<b>80,085</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>112</sup> (\$)
Before 1930	41,612	1,226	34.0
1931-1960	75,546	1,188	63.6
1961-1970	99,064	1,289	76.9
1971-1980	104,388	1,298	80.4
1981-1990	98,502	1,415	69.6
1991-2000	131,746	1,624	81.1
2001-2010	168,982	1,880	89.9
2011-2016	133,725	1,477	91
<b>Average</b>	<b>79,416</b>	<b>1,301</b>	<b>61</b>

<sup>111</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>112</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.16.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Cherry County. The number of completed surveys decreased from 8 in 2015 to 6 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 9.0 percentage points and was at 1.82 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	36	22.22	64.0
2003	4	58	.00	13.3
2004	4	43	27.91	40.0
2005	11	110	9.09	22.9
2006	12	118	5.08	35.0
2007	6	50	8.00	18.5
2008	13	166	11.45	26.0
2009	10	182	8.24	36.3
2010	8	103	3.88	52.5
2011	10	98	4.08	21.0
2012	12	128	5.47	31.3
2013	11	123	3.25	18.5
2014	11	129	8.53	
2015	8	74	10.8	13
2016	6	55	1.82	4.8

Table II.16.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 19 single family units in Cherry County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Cherry County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 31 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 3.2 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 6.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	19	0	.0%	4.7%
Apartments	31	1	3.2%	3.0%
Mobile Homes	5	0	.0%	10.0%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	24.4%
<b>Total</b>	<b>55</b>	<b>1</b>	<b>1.82%</b>	<b>6.0%</b>

Table II.16.22, reports units by number of bedrooms. One bedroom units were the most common type of reported single family unit, with 17 units. The most common apartment units were two bedroom units, with 11 units. Details for additional unit types are reported on the following page.

<b>Table II.16.22</b> <b>Rental Units by Number of Bedrooms</b> Cherry County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	8	0	0	.	8
One	17	4	0	0	.	21
Two	2	11	4	0	.	17
Three	0	8	1	0	.	9
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
<b>Total</b>	<b>19</b>	<b>31</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>55</b>

Table II.16.23, at right, displays the vacancy rate of single family units by the number of bedrooms. One bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.16.23</b> <b>Single Family Units by Number of Bedrooms</b> Cherry County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	17	0	.0%
Two	2	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>19</b>	<b>0</b>	<b>.0%</b>

Table II.16.24, 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 0.0 percent.

<b>Table II.16.24</b> <b>Apartment Units by Number of Bedrooms</b> Cherry County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	8	0	.0%
One	4	0	.0%
Two	11	0	.0%
Three	8	1	12.5%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>31</b>	<b>1</b>	<b>3.2%</b>

Average market-rate rents by unit type are shown in Table II.16.25, 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.16.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Cherry 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	\$	\$230.0	\$	\$	\$230.0
One	\$458.5	\$400.0	\$	\$	\$429.3
Two	\$337.5	\$375.0	\$	\$	\$360.0
Three	\$	\$525.0	\$	\$	\$525.0
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$422.3</b>	<b>\$391.0</b>	<b>\$</b>	<b>\$</b>	<b>\$422.4</b>

Table II.16.26, 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.16.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Cherry 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	\$250.0	\$	\$	\$	\$250.0
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$250.0</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$250.0</b>

Table II.16.27, on the following page, shows vacancy rates for single family units by average rental rates for Cherry 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.

<b>Table II.16.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Cherry County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$750	16	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	%
<b>Total</b>	<b>19</b>	<b>0</b>	<b>.0%</b>

The average rent and availability of apartment units is displayed in Table II.16.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 5.6 percent.

<b>Table II.16.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Cherry County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	13	0	.0%
\$500 to \$750	18	1	5.6%
\$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	%
<b>Total</b>	<b>31</b>	<b>1</b>	<b>3.2%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.16.29 below, 5 respondents, or 83.3 percent, included some sort of utility in the rent.

<b>Table II.16.29</b> <b>Are there any utilities included with the rent?</b> Cherry County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	1
<b>% Offering Utilities</b>	<b>83.3%</b>



The type of utility included in the rent is shown in Table II.16.30, below. There were 3 respondents who included electricity, 2 respondents who included natural gas, 4 respondents who included water and sewer and 3 respondents included trash collection in the rent.

<b>Table II.16.30</b> <b>Which utilities are included with the rent?</b> Cherry County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	4
Trash Collection	3

Table II.16.31, 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 number of persons on the wait list.

<b>Table II.16.31</b> <b>Do you keep a waiting list?</b> Cherry County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	4
<b>Waitlist Size</b>	

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.16.32 below, most respondents indicated there was extreme need for the renovation of existing single family units and extreme need for the renovation of existing apartment units.

<b>Table II.16.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Cherry County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	
Moderate Need	1	1	1	1
High Need	0	0		
Extreme Need	2	2	2	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.16.33 on the following page, most respondents indicated there was extreme need for the construction of new single family units and extreme need for the construction of new apartment units.

<b>Table II.16.33</b>				
<b>How would you rate the need for construction of new units in the city?</b>				
Cherry 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	1	1	1	
Low Need	0	0		
Moderate Need	0	0		
High Need	1	1	1	1
Extreme Need	2	2	2	1