

Custer County

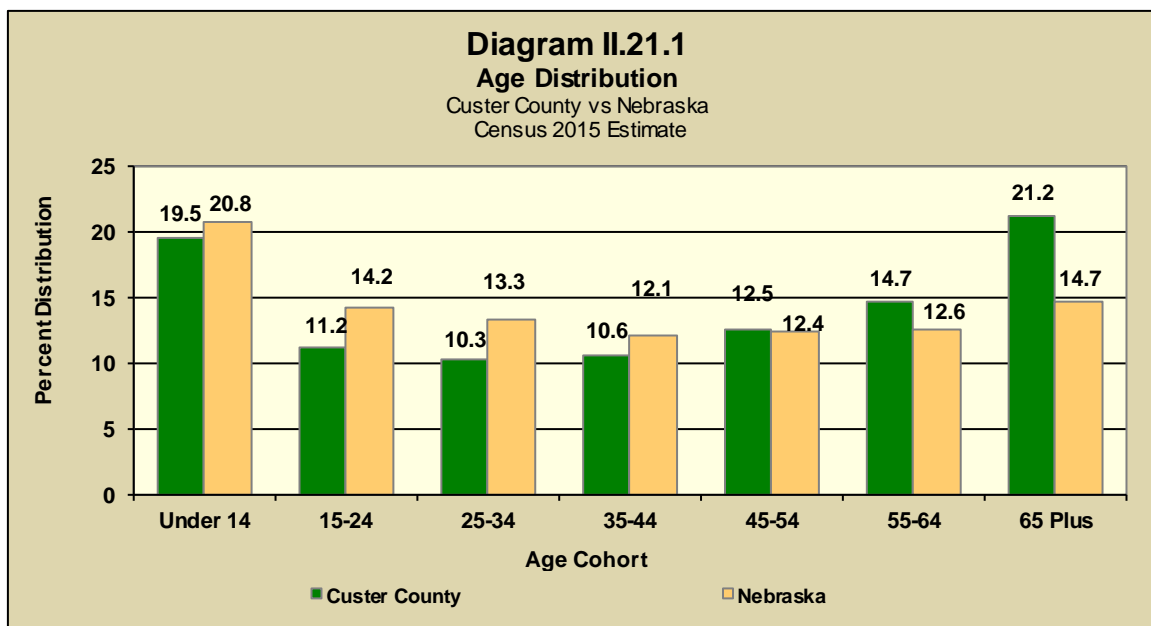
Summary

- Between 2010 and 2015, the county’s population decreased by 1.2 percent or by 133 persons.
- Between 2010 and 2015, the Hispanic population increased by 36.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 313.
- In 2015, average earnings in the county was \$50,005 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.4 percent to 2.2 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 10 units.
- In 2015, the average real value of new single-family construction was \$193,465.
- In fiscal year 2016, the average price of an existing home was \$85,454.
- In a November 2016 rental survey, the average vacancy rate was 5.62 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Custer County’s population decreased by 1.2 percent, or from 10,939 people to 10,806 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 1,101 in 2010 to 1,213 in 2015, an increase of 10.2 percent. The number of people from 25 to 34 years of age increased by 4.8 percent, and those aged between 35 and 44 decreased by 0.6 percent. As shown in Diagram II.21.1, people younger than 25 represented 30.8 percent of the population in 2015, while individuals aged 55 and older represented 35.9 percent of the population in Custer County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 2.0 percent, while the black population increased by 100.0 percent. The Hispanic population of any race changed from 216 to 295 or by 36.6 percent. Table II.21.1, below, presents the details of these population variations.

Subject	Nebraska			Custer County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	10,939	10,806	-1.2%
Age						
Under 14 years	383,542	394,263	2.8%	2,107	2,111	0.2%
15 to 24 years	258,206	268,848	4.1%	1,101	1,213	10.2%
25 to 34 years	245,176	252,533	3.0%	1,057	1,108	4.8%
35 to 44 years	220,838	228,643	3.5%	1,151	1,144	-0.6%
45 to 54 years	258,726	234,477	-9.4%	1,694	1,352	-20.2%
55 to 64 years	213,176	238,715	12.0%	1,546	1,586	2.6%
65 & over	246,677	278,711	13.0%	2,283	2,292	2.6%
Race						
White	1,649,264	1,689,616	2.4%	10,763	10,544	-2.0%
Black	85,971	93,900	9.2%	31	62	100.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	40	56	40.0%
Asian	33,322	44,479	33.5%	15	35	133.3%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	0	-100.0%
Two or More Races	32,305	39,365	21.9%	89	109	22.5%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	216	295	36.6%

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.21.2, at right, from April 2000 to July 2009, Custer County’s natural decrease was estimated to be 243 people. Custer County has been experiencing net out-migration, with 766 persons leaving the county during the 2000-2009 year period.¹⁴¹ The 2015 population estimates showed a natural decrease of 60 persons and a net out-migration of 73 persons since the 2010 Census. In total, Custer County’s population decreased to 10,806 persons.

1980 Population	13,877
Natural Increase 80–90	93
Net Migration 80–90	-1,700
1990 Population	12,270
Natural Increase 90–00	-204
Net Migration 90–00	-273
2000 Population	11,793
Natural Increase 00–09	-243
Net Migration 00–09	-766
2009 Population Estimate	10,784
2010 Population	10,939
Natural Increase 10–15	-60
Net Migration 10–15	-73
2015 Population Estimate	10,806

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 Custer County increased from 31 persons in 2014 to 55 persons in 2015, with an additional net movement of 27 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.21.3.

¹⁴¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.21.3			
Driver's Licenses Exchanged and Surrendered			
Custer County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	116	96	20
Calendar 2002	110	89	21
Calendar 2003	102	91	11
Calendar 2004	125	104	21
Calendar 2005	116	86	30
Calendar 2006	143	109	34
Calendar 2007	112	109	3
Calendar 2008	117	94	23
Calendar 2009	127	69	58
Calendar 2010	167	121	46
Calendar 2011	101	80	21
Calendar 2012	129	96	33
Calendar 2013	142	79	63
Calendar 2014	134	103	31
Calendar 2015	148	93	55
First Half of 2016	73	46	27

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 5,033 in 2014 to 5,136 in 2015, as shown in Table II.21.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Custer County decreased by 0.1 percent from 1,966 in 2015 to 1,965 in 2016, as shown below in Table II.21.5. The number of school-age children 5 to 11 years of age decreased from 1,006 in 2015 to 970 in 2016.

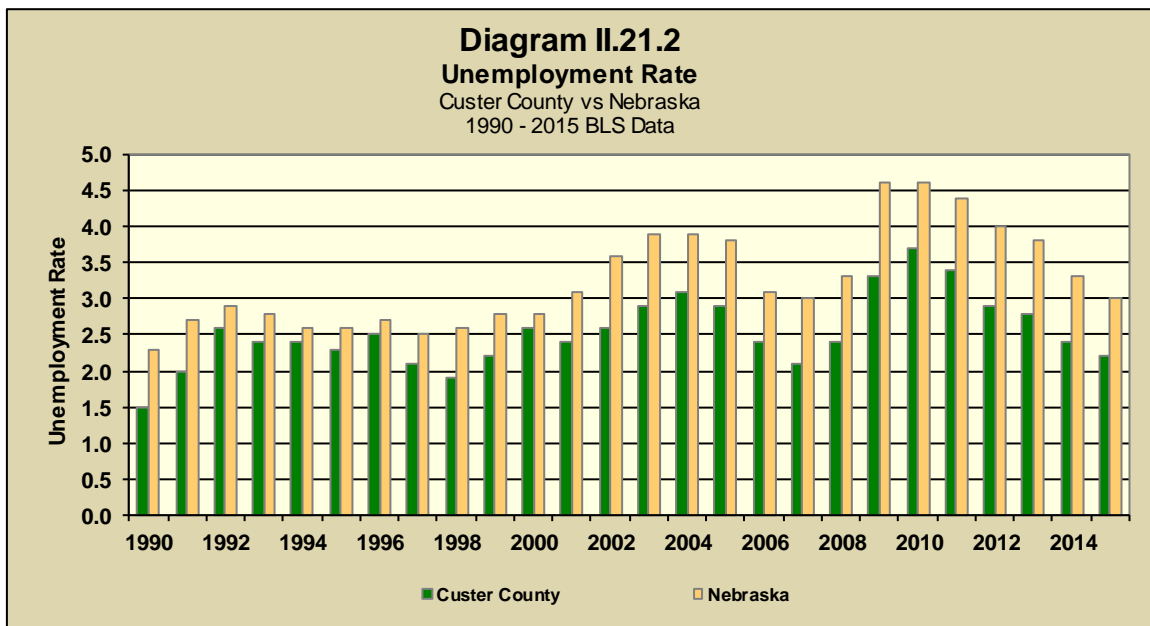
Table II.21.4	
Income Tax Returns	
Custer County	
1991–2015 DOR Data	
Year	Returns
1991	5,415
1992	5,313
1993	5,247
1994	5,283
1995	5,197
1996	5,200
1997	5,167
1998	5,167
1999	5,137
2000	5,146
2001	5,020
2002	5,004
2003	4,932
2004	4,908
2005	4,609
2006	4,891
2007	4,964
2008	5,050
2009	4,943
2010	5,001
2011	5,076
2012	5,055
2013	5,041
2014	5,033
2015	5,136

Table II.21.5				
School-Age Children				
Custer County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,334	401	930	2,665
1993	1,348	422	979	2,749
1994	1,335	417	910	2,662
1995	1,340	409	1,043	2,792
1996	1,358	398	930	2,686
1997	1,290	404	933	2,627
1998	1,279	417	933	2,629
1999	1,292	414	923	2,629
2000	1,263	388	917	2,568
2001	1,216	396	876	2,488
2002	1,154	388	894	2,436
2003	1,025	373	852	2,250
2004	955	352	843	2,150
2005	982	338	880	2,200
2006	888	302	901	2,091
2007	927	313	871	2,111
2008	935	302	849	2,086
2009	974	296	820	2,090
2010	978	280	765	2,023
2011	913	244	691	1,848
2012	995	268	725	1,988
2013	968	251	676	1,895
2014	1,007	270	661	1,938
2015	1,006	306	654	1,966
2016	970	309	686	1,965

ECONOMICS

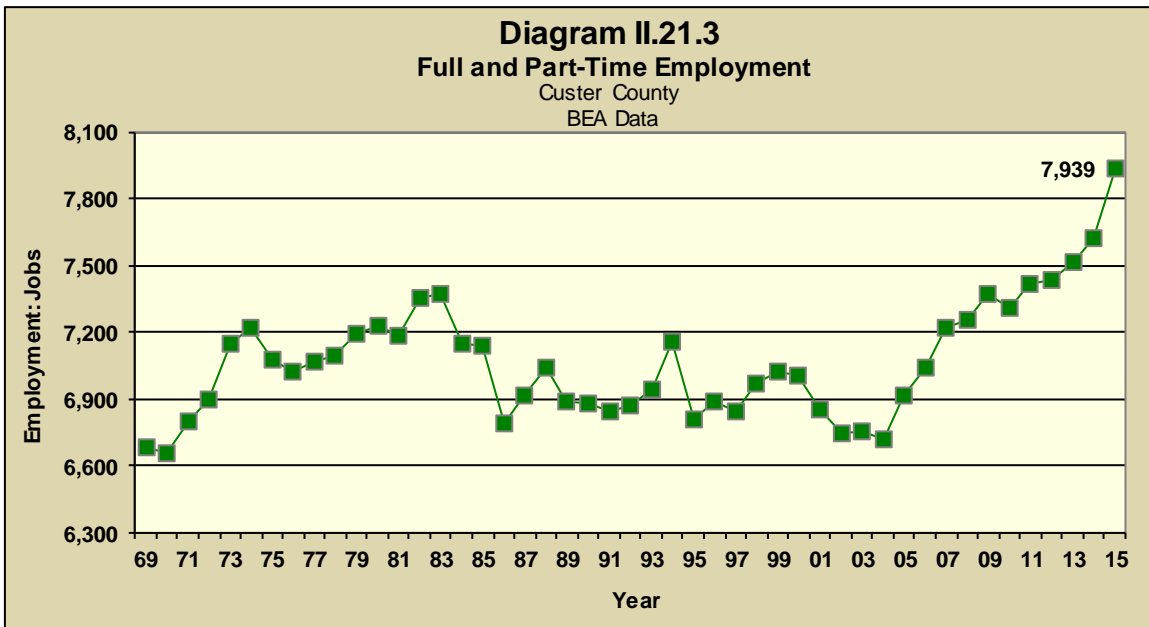
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Custer County, defined as the number of people working or actively seeking work, increased from 6,144 in 2014 to 6,330 in 2015. The total number of people employed changed from 5,996 in 2014 to 6,190 in 2015. The unemployment rate for the county was 2.2 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.21.2, below.

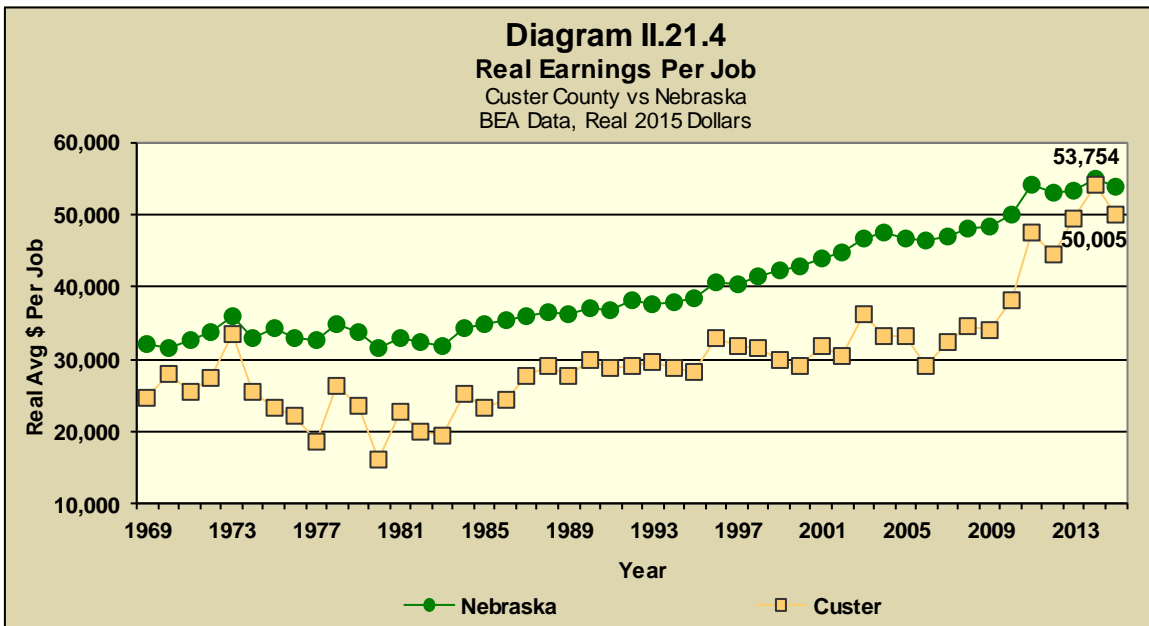


Employment and Personal Income

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 7,939 jobs in Custer County, an increase of 313 jobs since 2014. Diagram II.21.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.21.4, below, real average earnings per job in the county was \$50,005 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 \$562,436,000, a decline of 2.4 percent between 2014 and 2015. Table II.21.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.21.6 Total BEA Employment and Real Personal Income Custer 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	164,798	7,608	304	45,176	24,188	226,858	15,753	6,686	24,648
1970	186,706	7,867	1,180	49,049	26,242	255,310	18,086	6,653	28,063
1971	173,951	8,244	2,187	50,507	27,839	246,241	17,225	6,804	25,566
1972	189,497	9,009	3,028	56,070	28,815	268,401	18,620	6,898	27,471
1973	238,318	10,853	4,068	61,867	32,042	325,442	22,614	7,146	33,350
1974	184,393	11,867	4,666	63,593	34,162	274,947	19,469	7,222	25,532
1975	165,097	11,585	5,954	67,769	36,713	263,947	18,365	7,078	23,325
1976	156,543	12,173	6,493	66,906	36,620	254,389	18,003	7,027	22,277
1977	130,749	11,925	7,732	70,606	37,259	234,421	16,417	7,073	18,486
1978	186,442	12,798	8,031	75,726	39,155	296,557	20,916	7,092	26,289
1979	168,976	13,820	8,322	78,651	39,545	281,674	19,990	7,198	23,475
1980	117,220	13,431	8,539	91,344	41,518	245,189	17,656	7,233	16,206
1981	163,777	13,802	7,375	102,500	43,183	303,033	21,806	7,183	22,801
1982	145,882	14,504	6,855	113,533	45,083	296,848	21,429	7,357	19,829
1983	143,465	14,349	6,619	109,833	46,112	291,679	21,109	7,371	19,463
1984	179,228	14,884	7,037	113,183	47,603	332,167	24,237	7,146	25,081
1985	166,624	15,389	6,721	106,181	48,688	312,824	23,466	7,141	23,333
1986	165,994	15,688	6,297	100,819	50,144	307,566	23,826	6,789	24,450
1987	191,757	16,436	6,503	92,726	49,593	324,143	25,700	6,915	27,731
1988	204,616	17,711	6,459	93,961	49,433	336,757	26,926	7,045	29,044
1989	190,038	18,059	6,219	97,475	51,803	327,475	26,606	6,890	27,582
1990	205,109	17,833	6,646	91,272	53,272	338,466	27,570	6,884	29,795
1991	197,715	18,138	7,164	91,804	56,412	334,957	27,235	6,848	28,872
1992	199,985	18,071	8,130	93,010	59,926	342,980	27,689	6,869	29,114
1993	205,467	18,759	8,896	91,186	60,660	347,449	28,030	6,944	29,589
1994	205,895	19,494	10,235	86,873	61,336	344,846	27,864	7,156	28,772
1995	192,916	18,472	11,660	94,164	62,945	343,212	27,829	6,811	28,324
1996	226,989	18,526	12,409	96,489	64,244	381,605	31,250	6,890	32,945
1997	217,052	18,655	13,388	97,395	65,654	374,835	30,830	6,848	31,696
1998	218,821	19,360	14,549	101,102	68,926	384,038	32,003	6,971	31,390
1999	210,525	19,338	15,477	93,154	69,545	369,364	31,294	7,020	29,989
2000	204,001	19,839	16,225	94,118	70,239	364,744	30,953	7,004	29,126
2001	218,193	20,832	14,935	93,660	75,735	381,692	32,925	6,850	31,853
2002	205,381	21,707	14,858	85,628	77,605	361,764	31,436	6,743	30,458
2003	244,182	21,971	15,025	88,073	78,274	403,582	35,439	6,751	36,170
2004	223,654	21,680	14,502	71,612	80,369	368,457	32,526	6,722	33,272
2005	229,838	22,440	14,460	66,748	80,670	369,277	32,831	6,913	33,247
2006	205,188	23,758	14,394	68,946	84,481	349,251	31,492	7,043	29,134
2007	233,628	24,421	14,788	79,104	83,648	386,746	35,143	7,219	32,363
2008	250,193	24,792	14,834	89,170	89,829	419,233	38,109	7,257	34,476
2009	250,966	25,336	14,304	81,018	92,130	413,081	37,556	7,371	34,048
2010	278,616	25,376	14,938	74,916	95,508	438,602	40,184	7,313	38,099
2011	353,057	22,434	15,809	79,693	91,644	517,769	47,602	7,414	47,620
2012	331,475	23,273	16,232	80,913	87,576	492,923	45,683	7,434	44,589
2013	371,653	26,507	14,901	83,413	87,227	530,687	49,174	7,520	49,422
2014	412,958	27,943	15,721	85,676	89,733	576,144	53,630	7,626	54,151
2015	396,992	29,377	15,679	87,779	91,363	562,436	52,048	7,939	50,005

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 21.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 13.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 91.3 percent over the 2010 to 2015 period. Table II.21.7, 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 ¹⁴²
1991	2,040	602	1,091	684	585	287	40	59	10	5,415
1992	2,013	550	1,106	670	568	282	54	52	0	5,313
1993	1,983	489	1,094	698	557	289	68	49	0	5,247
1994	2,042	518	1,067	670	527	337	61	47	0	5,283
1995	2,018	463	998	661	563	354	67	60	0	5,197
1996	1,989	439	982	689	563	376	75	68	0	5,200
1997	1,886	420	953	684	584	442	98	89	11	5,167
1998	1,829	418	943	691	611	459	109	93	14	5,167
1999	1,731	396	878	692	644	541	139	105	11	5,137
2000	1,721	337	845	687	681	600	137	123	15	5,146
2001	1,682	334	829	648	668	590	140	111	18	5,020
2002	1,760	343	780	690	641	543	136	95	0	5,004
2003	1,645	386	760	646	668	542	168	105	12	4,932
2004	1,536	422	767	641	642	586	179	118	17	4,908
2005	1,369	379	701	568	652	546	231	139	24	4,609
2006	1,278	424	767	644	641	670	270	171	26	4,891
2007	1,313	458	748	568	665	663	317	203	29	4,964
2008	1,304	432	780	629	658	690	315	194	48	5,050
2009	1,261	425	746	589	674	663	351	204	30	4,943
2010	1,167	471	738	576	687	695	380	250	37	5,001
2011	1,150	447	734	590	691	703	410	301	50	5,076
2012	1,081	393	716	573	648	737	437	389	81	5,055
2013	1,056	408	699	554	687	753	412	416	56	5,041
2014	943	365	624	564	743	755	472	491	76	5,033
2015	922	369	673	556	756	773	538	486	63	5,136

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 1,499 in 2010 to 1,229 in 2015, with the poverty rate reaching 11.6 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.21.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,871	15.9
1999	1,610	13.8
2000	1,502	13.1
2001	1,545	13.6
2002	1,637	14.3
2003	1,399	12.3
2004	1,331	11.8
2005	1,423	12.8
2006	1,634	14.9
2007	1,312	12.4
2008	1,206	11.4
2009	1,417	13.5
2010	1,499	14.0
2011	1,490	13.9
2012	1,140	10.8
2013	1,390	13.1
2014	1,413	13.4
2015	1,229	11.6

¹⁴² 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 Custer County increased by 24 between 1980 and 2014, at an annual rate of change of 0.2 percent, as reported by the Census Bureau and as presented in Table II.21.9, at right.¹⁴³ This compared to an average annual rate of change of 1.03 percent statewide. Custer County lost 2 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 0.1 percent in Custer County between 2010 and 2015, from 5,579 to 5,587. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.21.10.

Year	Nebraska	Custer County
1980	37,727	356
1981	37,582	365
1982	37,500	344
1983	41,889	375
1984	43,151	365
1985	43,115	357
1986	42,538	348
1987	42,691	366
1988	43,134	353
1989	43,302	358
1990	43,749	359
1991	44,405	375
1992	45,269	382
1993	46,059	391
1994	46,640	397
1995	47,128	386
1996	47,607	383
1997	48,588	368
1998	48,655	374
1999	48,968	365
2000	49,623	369
2001	49,710	375
2002	50,259	361
2003	50,394	367
2004	50,928	373
2005	51,440	370
2006	51,906	378
2007	52,517	390
2008	52,152	397
2009	51,633	386
2010	51,886	384
2011	51,553	380
2012	52,294	381
2013	52,585	382
2014	52,991	380

Subject	Nebraska	% Growth Since Census	Custer County	% Growth Since Census
2000 Census	722,668	-	5,585	-
2010 Census	796,793	10.3%	5,579	-0.1%
July 2011 Estimate	801,129	0.5%	5,570	-0.2%
July 2012 Estimate	804,659	1.0%	5,565	-0.3%
July 2013 Estimate	809,171	1.5%	5,558	-0.4%
July 2014 Estimate	814,970	2.3%	5,559	-0.4%
July 2015 Estimate	820,913	3.0%	5,587	0.1%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Custer County. As shown in Table II.21.11 on the following page, 14.8 percent of housing units, or 821, were vacant in 2015. Of the 4,745 housing units that were occupied in 2015, 72.8 percent, or 3,453, were owner-occupied and the remaining 27.2 percent were renter-occupied.

¹⁴³ Totals may not add due to rounding-off of county totals.

Table II.21.11				
Housing Units by Tenure				
Custer 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	4,714	84.5%	4,745	85.2%
Owner-Occupied	3,446	73.1%	3,453	72.8%
Renter-Occupied	1,268	26.9%	1,292	27.2%
Vacant Housing Units	865	15.5%	821	14.8%
Total Housing Units	5,579	100.0%	5,566	100.0%

As shown in Table II.21.12, below, there were 4,988 single family dwellings in 2015, which accounted for 89.6 percent of all housing units. Apartment units accounted for 3.5 percent of housing units, with 197 units. Mobile homes also accounted for an additional 3.1 percent of housing with 172 units.

Table II.21.12				
Housing Units by Type				
Custer County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁴⁴		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,852	87%	4,988	89.6%
Duplex	64	1%	85	1.5%
Tri- or Four-Plex	210	4%	124	2.2%
Apartment	181	3%	197	3.5%
Mobile Home	276	5%	172	3.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	5,583	100.0%	5,566	100.0%

Table II.21.13, below, shows the disposition of vacant housing units in Custer County. The 2015 five-year ACS shows 8.8 percent of vacant units were for rent, 11.3 percent were for sale, and 9.6 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 506 "other vacant" units, or 58.5 percent; this compared to 55.8 percent "other vacant" units in 2015.

Table II.21.13				
Disposition of Vacant Housing Units				
Custer County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	114	13.2%	72	8.8%
For Sale	77	8.9%	93	11.3%
Rented or Sold, Not Occupied	44	5.1%	79	9.6%
For Seasonal, Recreational, or Occasional Use	123	14.2%	117	14.3%
For Migrant Workers	1	0.1%	2	.2%
Other Vacant	506	58.5%	458	55.8%
Total	865	100.0%	821	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁴⁵ In most years for which data are presented, single-

¹⁴⁴ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Custer County increased from 13 in 2014 to 25 in 2015 and the average value of construction was \$193,465 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 35 in 2014 to 25 in 2015. These changes in residential permit activity in the county compared to a decline in population of 987 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.21.14.

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	12	.	4	.	16	114.40	.	74.20	.
1981	16	.	.	.	16	137.40	.	.	.
1982	7	.	.	.	7	97.70	.	.	.
1983	11	.	.	6	17	124.10	.	.	133.20
1984	8	.	.	.	8	81.00	.	.	.
1985	5	.	.	.	5	115.10	.	.	.
1986	2	.	4	.	6	108.10	.	47.00	.
1987	3	.	.	.	3	161.90	.	.	.
1988	1	.	.	.	1	124.00	.	.	.
1989	2	.	.	.	2	85.20	.	.	.
1990	2	.	.	.	2	61.60	.	.	.
1991	3	.	.	.	3	70.00	.	.	.
1992	8	.	.	.	8	123.70	.	.	.
1993	6	.	4	.	10	147.40	.	79.80	.
1994	7	.	.	.	7	131.60	.	.	.
1995	4	.	.	.	4	120.60	.	.	.
1996	3	16	.	.	19	158.40	94.80	.	.
1997	2	.	.	.	2	78.10	.	.	.
1998	2	.	.	.	2	208.80	.	.	.
1999	3	.	.	.	3	138.00	.	.	.
2000	6	.	.	.	6	168.50	.	.	.
2001	4	.	.	.	4	113.70	.	.	.
2002	2	.	.	.	2	251.7	.	.	.
2003	6	2	.	.	8	120.0	174.0	.	.
2004	3	2	.	.	5	160.1	169.4	.	.
2005	1	2	.	.	3	107.4	164.1	.	.
2006	8	.	.	.	8	151.1	.	.	.
2007	2	.	.	.	2	73.3	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	2	.	.	.	2	260.7	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	3	.	.	6	9	325.1	.	.	50.8
2014	13	.	4	18	35	166.2	.	50.5	101.0
2015	25	.	.	.	25	193.5	.	.	.

¹⁴⁵ 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 2,570 property transactions in Custer County. Of these, 2,524 were for single-family homes during this 18-year period, as shown in Table II.21.15.

Table II.21.15						
Residential Property Transactions						
Custer County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	164	7	0	1	0	172
2000	194	2	0	0	0	196
2001	177	7	0	0	0	184
2002	133	6	0	0	0	139
2003	144	0	0	0	0	144
2004	175	5	0	1	0	181
2005	155	1	0	0	0	156
2006	144	8	0	0	0	152
2007	123	4	0	0	0	127
2008	106	3	0	0	0	109
2009	80	1	0	0	0	81
2010	103	0	0	0	0	103
2011	106	0	0	0	0	106
2012	120	0	0	0	0	120
2013	127	0	0	0	0	127
2014	154	0	0	0	0	154
2015	162	0	0	0	0	162
2016	157	0	0	0	0	157
Total	2,524	44	0	2	0	2,570

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 1,210 single-family home property transactions for units built before 1930, 1.5 percent of units were of low quality and 48.3 percent were of fair quality. Conversely, of the 21 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 19.0 percent of fair quality. Table II.21.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.21.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Custer County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	18	2	2	1	2	0	0	0	4	29
Fair	584	227	54	50	19	18	4	0	125	1,081
Average	571	310	114	118	46	30	13	16	100	1,318
Good	34	16	9	2	8	11	4	1	5	90
Very Good	0	1	0	0	0	0	0	0	0	1
Excellent	1	0	0	0	0	0	0	0	0	1
Missing	2	1	0	0	0	0	0	0	1	4
Total	1,210	557	179	171	75	59	21	17	235	2,524

In regard to the current condition of residential dwellings, of the same 1,210 single-family homes built before 1930, 7.1 percent of the homes were worn out or badly worn, and 84.6

percent were in average condition. Table II.21.17 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	20	1	1	0	1	0	0	0	4	27
Badly Worn	66	5	4	2	2	1	0	0	9	89
Average	1,024	463	137	142	53	35	1	0	218	2,073
Good	90	79	30	27	17	21	17	17	2	300
Very Good	7	8	6	0	2	2	2	0	0	27
Excellent	1	0	1	0	0	0	1	0	2	5
Missing	2	1	0	0	0	0	0	0	0	3
Total	1,210	557	179	171	75	59	21	17	235	2,524

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$57,571 to \$85,454, a total increase of 48.4 percent, as shown in Table II.21.18, 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 Custer County ranged from \$37,875 for homes built before 1930 to \$198,700 for homes built from 2001 to 2010, and \$192,014 for the newest homes built between 2011 and 2016.¹⁴⁶ Homes built from 2001 through 2010 were also larger, averaging 1,749 square feet per unit. Table II.21.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	38,557
2000	36,796
2001	40,673
2002	42,221
2003	38,612
2004	42,714
2005	51,834
2006	53,738
2007	60,179
2008	65,390
2009	46,488
2010	57,571
2011	52,779
2012	55,006
2013	75,221
2014	72,422
2015	84,967
2016	85,454
Average	55,130

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁴⁷ (\$)
Before 1930	37,875	1,174	32.3
1931-1960	57,298	1,162	49.3
1961-1970	79,620	1,271	62.7
1971-1980	84,266	1,316	64.0
1981-1990	102,363	1,379	74.2
1991-2000	123,459	1,575	78.4
2001-2010	198,700	1,749	113.6
2011-2016	192,014	1,545	124
Average	54,833	1,200	46

¹⁴⁶ 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.

¹⁴⁷ 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.21.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Custer County. The number of completed surveys increased from 12 in 2015 to 13 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 4.3 percentage points and was at 5.62 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	137	14.60	42.2
2003	2	93	12.90	60.0
2004	10	262	5.34	98.6
2005	9	232	12.50	34.3
2006	10	188	5.32	36.9
2007	9	188	9.57	48.6
2008	7	98	6.12	19.2
2009	18	314	1.91	37.1
2010	17	307	4.23	41.3
2011	16	181	4.97	32.6
2012	21	231	6.93	21.4
2013	11	209	2.39	22.5
2014	14	238	3.78	37.5
2015	12	231	1.3	25
2016	13	249	5.62	31.6

Table II.21.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 72 single family units in Custer County, with 4 of them available. This translates into a vacancy rate of 5.6 percent in Custer County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 151 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 4.6 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 4.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	72	4	5.6%	3.0%
Apartments	151	7	4.6%	3.6%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	26	3	11.5%	3.7%
Total	249	14	5.62%	4.0%

Table II.21.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 26 units. The most common apartment units were one bedroom units, with 84 units. Details for additional unit types are reported on the following page.

Table II.21.22 Rental Units by Number of Bedrooms Custer County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	1	0	0	.	1
One	0	84	0	0	.	84
Two	13	20	0	0	.	33
Three	26	6	0	0	.	32
Four	5	0	0	0	.	5
Don’t Know	28	40	0	0	26	94
Total	72	151	0	0	26	249

Table II.21.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 11.5 percent.

Table II.21.23 Single Family Units by Number of Bedrooms Custer County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	13	0	.0%
Three	26	3	11.5%
Four	5	1	20.0%
Don’t know	28	0	.0%
Total	72	4	5.6%

Table II.21.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 2.4 percent.

Table II.21.24 Apartment Units by Number of Bedrooms Custer County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	.0%
One	84	2	2.4%
Two	20	1	5.0%
Three	6	0	.0%
Four	0	0	%
Don’t know	40	4	10.0%
Total	151	7	4.6%

Average market-rate rents by unit type are shown in Table II.21.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.21.25					
Average Market Rate Rents by Number of Bedrooms					
Custer County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$400.0	\$	\$	\$400.0
One	\$	\$391.0	\$	\$	\$391.0
Two	\$360.5	\$575.0	\$	\$	\$467.8
Three	\$425.5	\$642.5	\$	\$	\$534.0
Four	\$545.0	\$	\$	\$	\$545.0
Don't know	\$525.0	\$300.0	\$	\$	
Total	\$446.3	\$429.0	\$	\$	\$436.8

Table II.21.26, 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.

Table II.21.26					
Average Assisted Rate Rents by Number of Bedrooms					
Custer County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$464.0	\$	\$	\$464.0
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$464.0	\$	\$	\$464.0

Table II.21.27, on the following page, shows vacancy rates for single family units by average rental rates for Custer County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 9.1 percent.

Table II.21.27 Single Family Market Rate Rents by Vacancy Status Custer County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	44	4	9.1%
\$500 to \$750	28	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	72	4	5.6%

The average rent and availability of apartment units is displayed in Table II.21.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 3.5 percent.

Table II.21.28 Apartment Market Rate Rents by Vacancy Status Custer County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	85	3	3.5%
\$500 to \$750	11	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	55	4	7.3%
Total	151	7	4.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.21.29 below, 6 respondents, or 66.7 percent, included some sort of utility in the rent.

Table II.21.29 Are there any utilities included with the rent? Custer County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	3
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table II.21.30, below. There were 5 respondents who included electricity, 4 respondents who included natural gas, 6 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table II.21.30 Which utilities are included with the rent? Custer County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	4
Water/Sewer	6
Trash Collection	6

Table II.21.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 23 number of persons on the wait list.

Table II.21.31 Do you keep a waiting list? Custer County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	3
Waitlist Size	23

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.21.32 below, most respondents indicated there was no and high need for the renovation of existing single family units and for the renovation of existing apartment units.

Table II.21.32 How would you rate the need for renovation of existing units in the city? Custer County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	0	0		
Moderate Need	1	1	1	
High Need	3	3	3	
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.21.33 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.

Table II.21.33				
How would you rate the need for construction of new units in the city?				
Custer County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	1	1	1	
Moderate Need	2	2	2	
High Need	1	1	1	
Extreme Need	2	2	2	