

Dakota County

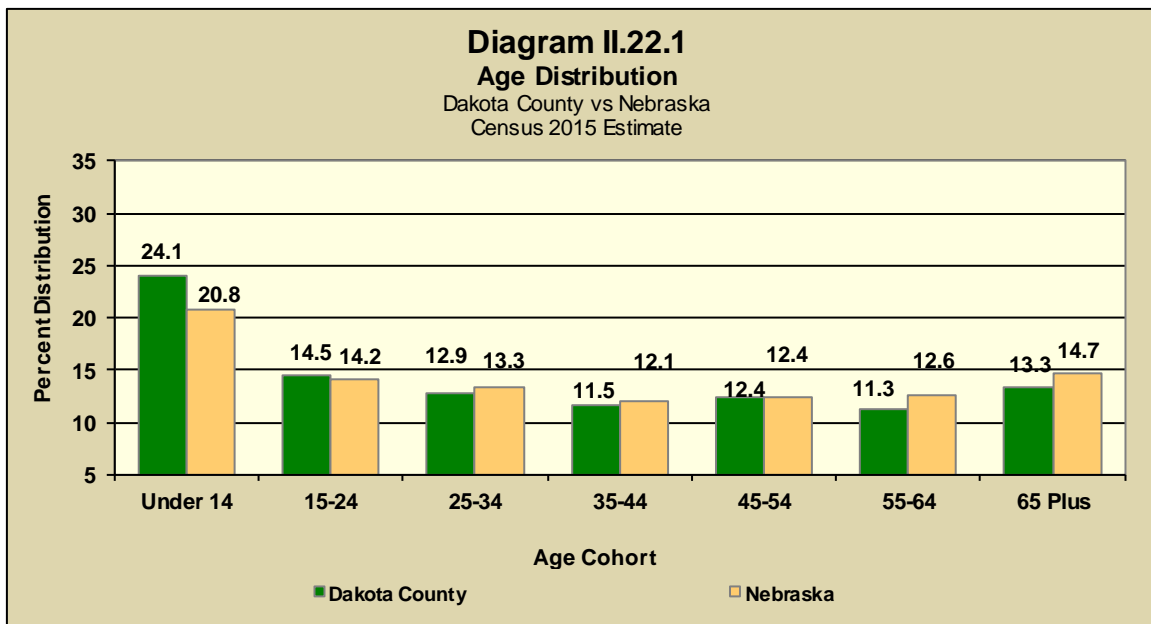
Summary

- Between 2010 and 2015, the county’s population decreased by 1.1 percent or by 225 persons.
- Between 2010 and 2015, the Hispanic population increased by 7.2 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 409.
- In 2015, average earnings in the county was \$47,939 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.7 percent to 3.5 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 3 units.
- In 2015, the average real value of new single-family construction was \$192,051.
- In fiscal year 2016, the average price of an existing home was \$149,531.
- In a November 2016 rental survey, the average vacancy rate was 5.23 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Dakota County’s population decreased by 1.1 percent, or from 21,006 people to 20,781 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 3,031 in 2010 to 3,021 in 2015, a decline of 0.3 percent. The number of people from 25 to 34 years of age decreased by 3.6 percent, and those aged between 35 and 44 decreased by 5.1 percent. As shown in Diagram II.22.1, people younger than 25 represented 38.6 percent of the population in 2015, while individuals aged 55 and older represented 24.6 percent of the population in Dakota 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 3.4 percent, while the black population increased by 18.0 percent. The Hispanic population of any race changed from 7,419 to 7,953 or by 7.2 percent. Table II.22.1, below, presents the details of these population variations.

Table II.22.1						
Population Characteristics						
State of Nebraska vs. Dakota County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Dakota County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	21,006	20,781	-1.1%
Age						
Under 14 years	383,542	394,263	2.8%	5,270	5,000	-5.1%
15 to 24 years	258,206	268,848	4.1%	3,031	3,021	-0.3%
25 to 34 years	245,176	252,533	3.0%	2,774	2,674	-3.6%
35 to 44 years	220,838	228,643	3.5%	2,528	2,400	-5.1%
45 to 54 years	258,726	234,477	-9.4%	2,802	2,569	-8.3%
55 to 64 years	213,176	238,715	12.0%	2,210	2,350	6.3%
65 & over	246,677	278,711	13.0%	2,391	2,767	6.3%
Race						
White	1,649,264	1,689,616	2.4%	18,578	17,944	-3.4%
Black	85,971	93,900	9.2%	694	819	18.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	741	837	13.0%
Asian	33,322	44,479	33.5%	658	735	11.7%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	66	72	9.1%
Two or More Races	32,305	39,365	21.9%	269	374	39.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	7,419	7,953	7.2%

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.22.2, at right, from April 2000 to July 2009, Dakota County’s natural increase was estimated to be 2,160 people. Dakota County has been experiencing net out-migration, with 1,762 persons leaving the county during the 2000-2009 year period.¹⁴⁸ The 2015 population estimates showed a natural increase of 1,140 persons and a net out-migration of 1,365 persons since the 2010 Census. In total, Dakota County’s population decreased to 20,781 persons.

Table II.22.2	
Population Change	
Dakota County	
1980–2010 Census and Intercensal Data	
1980 Population	16,573
Natural Increase 80–90	1,687
Net Migration 80–90	-1,518
1990 Population	16,742
Natural Increase 90–00	1,615
Net Migration 90–00	1,896
2000 Population	20,253
Natural Increase 00–09	2,160
Net Migration 00–09	-1,762
2009 Population Estimate	20,651
2010 Population	21,006
Natural Increase 10–15	1,140
Net Migration 10–15	-1,365
2015 Population Estimate	20,781

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 Dakota County decreased from -55 persons in 2014 to -65 persons in 2015, with an additional net movement of -37 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.22.3.

¹⁴⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.22.3			
Driver's Licenses Exchanged and Surrendered			
Dakota County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	654	722	-68
Calendar 2002	669	634	35
Calendar 2003	563	578	-15
Calendar 2004	550	703	-153
Calendar 2005	529	644	-115
Calendar 2006	552	673	-121
Calendar 2007	563	596	-33
Calendar 2008	630	509	121
Calendar 2009	536	378	158
Calendar 2010	944	859	85
Calendar 2011	576	517	59
Calendar 2012	632	546	86
Calendar 2013	522	541	-19
Calendar 2014	551	606	-55
Calendar 2015	565	630	-65
First Half of 2016	270	307	-37

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 9,292 in 2014 to 9,418 in 2015, as shown in Table II.22.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dakota County decreased by 1.0 percent from 4,775 in 2015 to 4,729 in 2016, as shown below in Table II.22.5. The number of school-age children 5 to 11 years of age increased from 2,374 in 2015 to 2,398 in 2016.

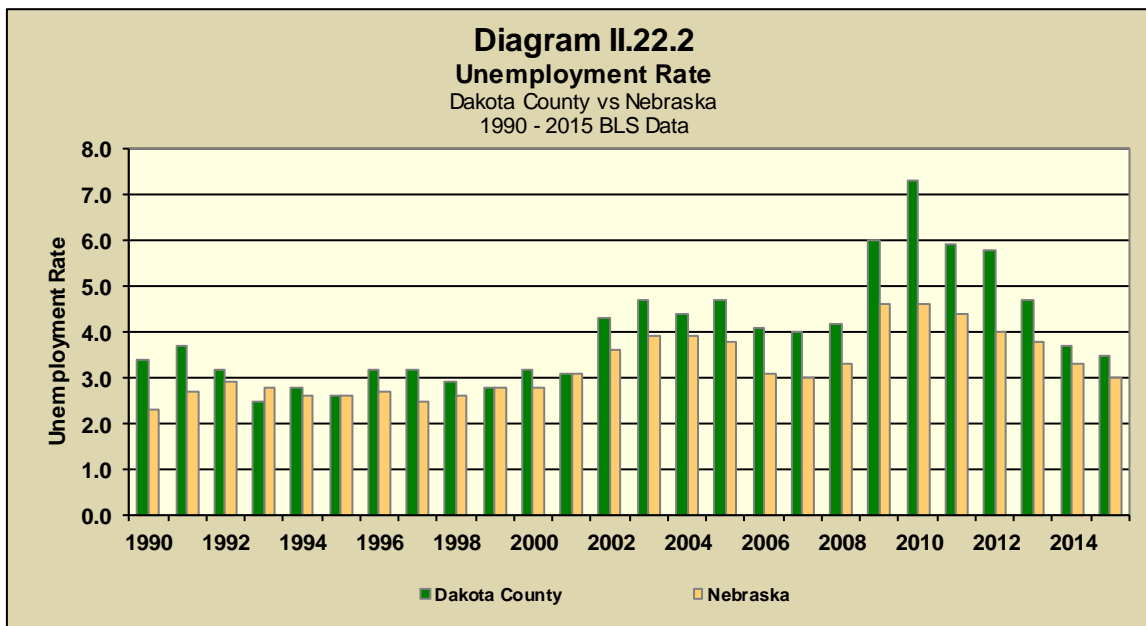
Table II.22.4	
Income Tax Returns	
Dakota County	
1991–2015 DOR Data	
Year	Returns
1991	7,283
1992	7,650
1993	7,636
1994	7,799
1995	7,527
1996	7,511
1997	7,610
1998	7,781
1999	7,880
2000	7,908
2001	7,945
2002	8,120
2003	8,091
2004	7,997
2005	7,550
2006	8,360
2007	8,532
2008	8,748
2009	8,888
2010	8,912
2011	8,945
2012	9,054
2013	9,067
2014	9,292
2015	9,418

Table II.22.5				
School-Age Children				
Dakota County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	2,233	597	1,374	4,204
1993	2,235	583	1,412	4,230
1994	2,377	656	1,482	4,515
1995	2,424	702	1,541	4,667
1996	2,557	711	1,605	4,873
1997	2,668	733	1,619	5,020
1998	2,643	769	1,746	5,158
1999	2,729	815	1,814	5,358
2000	2,871	785	1,896	5,552
2001	2,911	785	1,983	5,679
2002	2,997	836	2,117	5,950
2003	2,888	932	2,117	5,937
2004	3,049	972	2,178	6,199
2005	2,055	707	1,495	4,257
2006	2,431	702	1,633	4,766
2007	2,519	656	1,591	4,766
2008	2,369	622	1,678	4,669
2009	2,410	639	1,677	4,726
2010	2,496	713	1,677	4,886
2011	2,112	732	1,695	4,539
2012	2,371	726	1,660	4,757
2013	2,373	719	1,635	4,727
2014	2,351	715	1,662	4,728
2015	2,374	702	1,699	4,775
2016	2,398	651	1,680	4,729

ECONOMICS

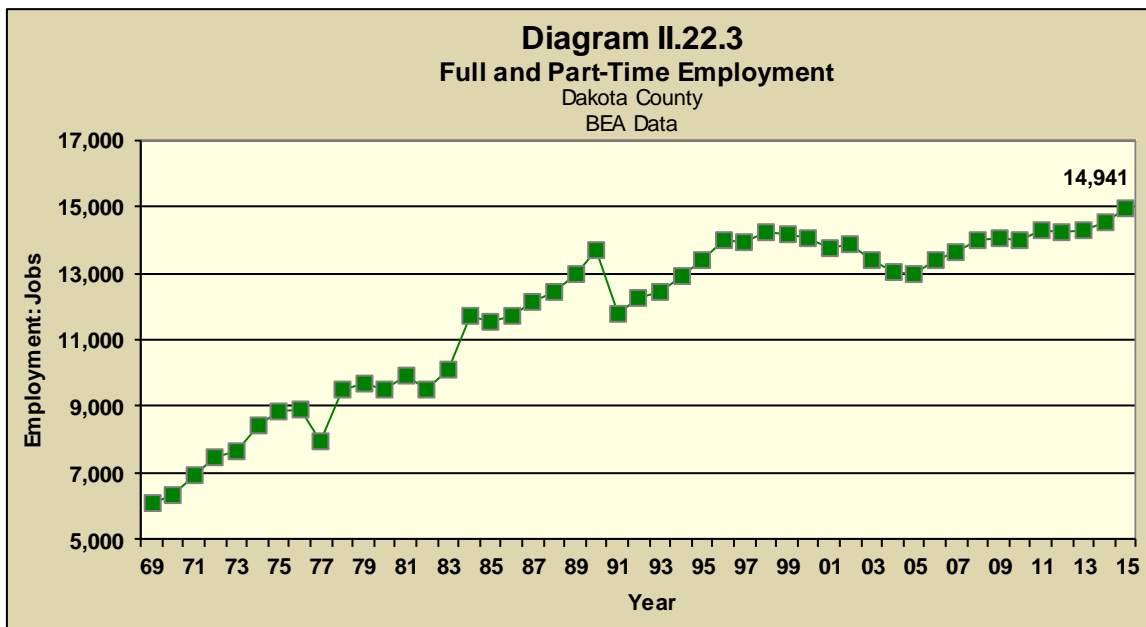
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dakota County, defined as the number of people working or actively seeking work, increased from 11,064 in 2014 to 11,070 in 2015. The total number of people employed changed from 10,654 in 2014 to 10,681 in 2015. The unemployment rate for the county was 3.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.22.2, below.

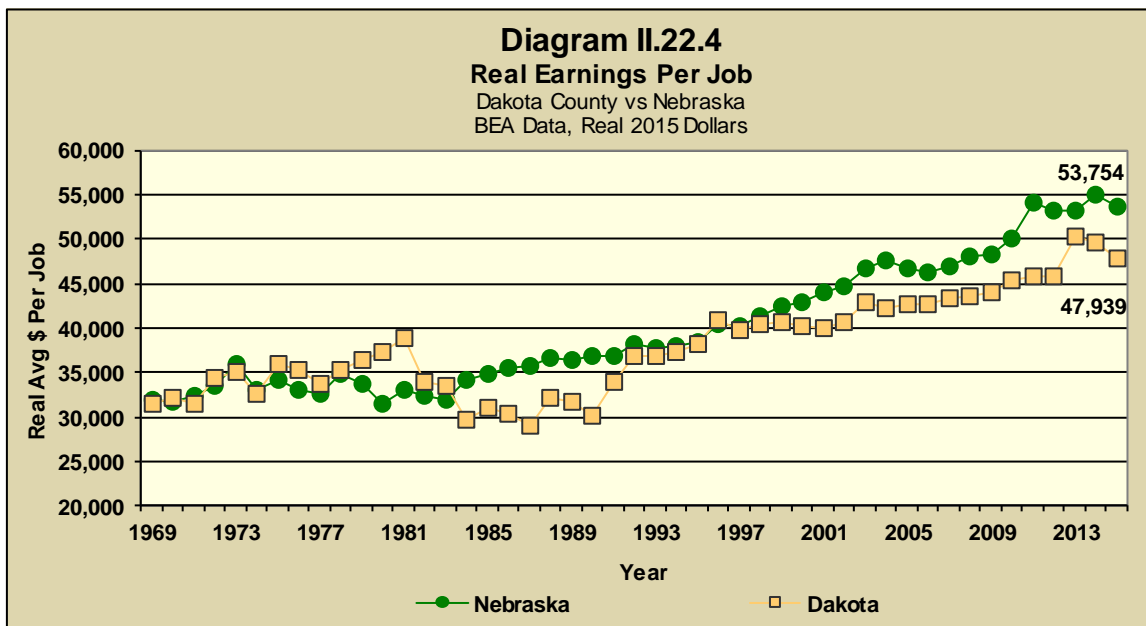


Employment and Personal Income

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 14,941 jobs in Dakota County, an increase of 409 jobs since 2014. Diagram II.22.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.22.4, below, real average earnings per job in the county was \$47,939 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 \$746,690,000, an increase of 3.8 percent between 2014 and 2015. Table II.22.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.22.6
Total BEA Employment and Real Personal Income

Dakota 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	191,212	12,548	-11,285	24,127	19,694	211,201	16,301	6,093	31,382
1970	204,045	13,388	-16,602	25,433	21,632	221,119	16,713	6,361	32,078
1971	217,003	14,530	-19,284	26,189	23,598	232,977	17,115	6,904	31,432
1972	256,998	17,112	-28,288	27,901	24,781	264,279	19,292	7,495	34,289
1973	267,880	19,459	-14,300	30,346	27,670	292,137	20,305	7,649	35,022
1974	275,295	23,263	-28,345	32,315	28,953	284,955	19,595	8,434	32,641
1975	317,366	25,320	-42,439	34,903	31,035	315,546	20,273	8,850	35,861
1976	315,326	27,582	-42,370	35,538	32,970	313,883	19,523	8,919	35,354
1977	268,549	21,588	-7,698	37,237	33,088	309,588	18,645	7,941	33,818
1978	335,849	29,332	-37,263	38,881	34,875	343,009	21,850	9,507	35,326
1979	350,890	32,035	-38,410	41,908	37,531	359,883	21,980	9,661	36,320
1980	354,276	34,162	-40,959	50,554	40,951	370,661	22,286	9,479	37,375
1981	387,644	38,611	-53,623	58,944	42,678	397,032	23,589	9,946	38,975
1982	321,492	32,393	-40,635	64,177	45,737	358,378	21,182	9,493	33,866
1983	338,629	34,714	-50,259	65,944	47,030	366,630	21,673	10,076	33,607
1984	348,402	35,741	-54,992	68,550	49,188	375,408	22,022	11,721	29,725
1985	357,184	37,168	-60,203	68,959	51,781	380,552	22,316	11,535	30,965
1986	354,899	38,091	-62,494	67,481	53,040	374,836	22,134	11,720	30,282
1987	352,708	36,404	-51,479	64,003	53,479	382,307	23,048	12,116	29,111
1988	400,837	43,872	-84,255	63,589	53,201	389,501	23,394	12,423	32,266
1989	412,240	43,955	-84,013	68,731	52,035	405,038	24,402	12,976	31,769
1990	414,311	46,167	-82,617	66,239	55,677	407,443	24,211	13,694	30,255
1991	401,031	46,035	-64,914	66,044	57,093	413,219	24,219	11,805	33,971
1992	451,191	50,518	-78,215	66,312	62,064	450,835	25,936	12,251	36,829
1993	459,135	52,384	-77,985	67,056	65,010	460,832	25,692	12,454	36,866
1994	482,325	54,951	-71,573	67,776	67,303	490,880	26,870	12,900	37,390
1995	511,315	58,518	-86,104	75,368	69,879	511,940	27,300	13,407	38,138
1996	571,882	63,759	-123,759	79,988	73,629	537,981	28,226	13,974	40,925
1997	552,229	62,188	-111,197	81,080	74,755	534,680	27,613	13,914	39,689
1998	576,487	63,592	-100,967	84,765	75,751	572,444	29,156	14,231	40,509
1999	576,497	63,153	-93,322	82,922	80,652	583,596	29,043	14,202	40,593
2000	566,010	62,103	-84,778	86,122	82,553	587,805	28,962	14,084	40,188
2001	552,195	61,712	-71,447	85,441	86,794	591,272	29,082	13,768	40,107
2002	563,030	63,380	-75,819	79,921	94,528	598,280	29,365	13,863	40,614
2003	575,162	63,807	-79,032	83,191	98,635	614,148	29,976	13,417	42,868
2004	551,556	61,153	-76,315	71,835	94,796	580,719	28,453	13,050	42,265
2005	553,788	64,079	-78,861	63,057	103,308	577,213	28,587	12,991	42,629
2006	571,695	69,340	-82,687	63,251	107,937	590,856	29,113	13,373	42,750
2007	592,863	68,807	-84,435	71,091	109,163	619,875	30,143	13,661	43,398
2008	610,602	69,937	-86,786	84,422	120,461	658,761	32,042	13,994	43,633
2009	618,919	72,723	-94,203	75,589	126,493	654,075	31,259	14,059	44,023
2010	637,247	76,060	-104,210	71,096	134,024	662,097	31,479	14,015	45,469
2011	653,695	65,736	-115,196	76,983	131,095	680,841	32,679	14,288	45,751
2012	653,948	64,916	-117,965	78,455	131,118	680,640	32,734	14,252	45,885
2013	718,935	74,671	-119,136	80,962	132,352	738,442	35,388	14,303	50,265
2014	721,172	82,196	-130,771	81,182	129,931	719,318	34,721	14,532	49,626
2015	716,258	80,749	-109,426	84,849	135,758	746,690	35,931	14,941	47,939

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 10.7 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 6.6 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 34.8 percent over the 2010 to 2015 period. Table II.22.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.22.7										
Income Tax Returns by Adjusted Gross Income										
Dakota 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 ¹⁴⁹
1991	2,134	912	1,546	978	1,027	494	105	65	0	7,283
1992	2,098	827	1,773	983	1,100	623	136	98	12	7,650
1993	2,040	774	1,797	949	1,135	672	136	109	0	7,636
1994	2,006	762	1,796	1,000	1,208	726	167	123	11	7,799
1995	1,862	689	1,663	1,025	1,088	856	201	120	23	7,527
1996	1,775	637	1,771	967	1,091	860	242	142	26	7,511
1997	1,848	595	1,603	1,062	1,136	925	251	162	28	7,610
1998	1,753	581	1,657	1,098	1,127	1,045	313	178	29	7,781
1999	1,814	515	1,611	1,119	1,149	1,086	354	204	28	7,880
2000	1,822	481	1,652	1,173	1,092	1,070	373	215	30	7,908
2001	1,822	473	1,598	1,153	1,190	1,064	405	212	28	7,945
2002	1,797	535	1,637	1,155	1,202	1,089	465	215	25	8,120
2003	1,672	635	1,539	1,223	1,188	1,111	467	231	25	8,091
2004	1,608	618	1,524	1,192	1,150	1,127	468	284	26	7,997
2005	1,437	543	1,339	1,168	1,071	1,185	469	309	29	7,550
2006	1,398	662	1,512	1,378	1,188	1,289	539	361	33	8,360
2007	1,439	698	1,437	1,415	1,183	1,324	605	398	33	8,532
2008	1,388	698	1,572	1,404	1,234	1,332	623	450	47	8,748
2009	1,365	750	1,713	1,471	1,222	1,324	581	424	38	8,888
2010	1,246	772	1,580	1,616	1,281	1,283	606	484	44	8,912
2011	1,324	781	1,595	1,562	1,266	1,245	598	526	48	8,945
2012	1,322	754	1,626	1,537	1,280	1,253	618	587	77	9,054
2013	1,320	756	1,519	1,527	1,328	1,331	653	585	48	9,067
2014	1,300	766	1,434	1,541	1,381	1,476	697	628	69	9,292
2015	1,379	754	1,442	1,570	1,424	1,415	722	656	56	9,418

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 2,735 in 2010 to 2,980 in 2015, with the poverty rate reaching 14.6 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.22.8, at right, presents poverty data for the county.

Table II.22.8		
Persons in Poverty		
Dakota County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	2,240	11.7
1999	2,200	10.9
2000	2,062	10.2
2001	2,084	10.3
2002	2,159	10.6
2003	2,182	10.7
2004	2,238	11.1
2005	2,395	12
2006	2,624	13
2007	2,355	11.8
2008	2,606	13.2
2009	2,958	14.6
2010	2,735	13.2
2011	2,664	12.9
2012	2,960	14.4
2013	2,961	14.4
2014	3,044	14.8
2015	2,980	14.6

¹⁴⁹ 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 Dakota County increased by 131 between 1980 and 2014, at an annual rate of change of 1.1 percent, as reported by the Census Bureau and as presented in Table II.22.9, at right.¹⁵⁰ This compared to an average annual rate of change of 1.03 percent statewide. Dakota County added 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 1.6 percent in Dakota County between 2010 and 2015, from 7,631 to 7,755. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.22.10.

Table II.22.9 Business Establishments State of Nebraska vs. Dakota County 1980–2014 Census Bureau Data		
Year	Nebraska	Dakota County
1980	37,727	299
1981	37,582	292
1982	37,500	310
1983	41,889	347
1984	43,151	372
1985	43,115	375
1986	42,538	379
1987	42,691	375
1988	43,134	380
1989	43,302	393
1990	43,749	408
1991	44,405	408
1992	45,269	416
1993	46,059	430
1994	46,640	434
1995	47,128	451
1996	47,607	453
1997	48,588	460
1998	48,655	456
1999	48,968	443
2000	49,623	442
2001	49,710	453
2002	50,259	460
2003	50,394	438
2004	50,928	428
2005	51,440	442
2006	51,906	448
2007	52,517	444
2008	52,152	436
2009	51,633	433
2010	51,886	431
2011	51,553	431
2012	52,294	433
2013	52,585	428
2014	52,991	430

Table II.22.10 Housing Units State of Nebraska vs. Dakota County 2000 and 2015 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Dakota County	% Growth Since Census
2000 Census	722,668	-	7,528	-
2010 Census	796,793	10.3%	7,631	1.4%
July 2011 Estimate	801,129	0.5%	7,719	1.2%
July 2012 Estimate	804,659	1.0%	7,724	1.2%
July 2013 Estimate	809,171	1.5%	7,732	1.3%
July 2014 Estimate	814,970	2.3%	7,747	1.5%
July 2015 Estimate	820,913	3.0%	7,755	1.6%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Dakota County. As shown in Table II.22.11 on the following page, 5.7 percent of housing units, or 437, were vacant in 2015. Of the 7,290 housing units that were occupied in 2015, 65.3 percent, or 4,760, were owner-occupied and the remaining 34.7 percent were renter-occupied.

¹⁵⁰ Totals may not add due to rounding-off of county totals.

Table II.22.11				
Housing Units by Tenure				
Dakota 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	7,218	94.6%	7,290	94.3%
Owner-Occupied	4,612	63.9%	4,760	65.3%
Renter-Occupied	2,606	36.1%	2,530	34.7%
Vacant Housing Units	413	5.4%	437	5.7%
Total Housing Units	7,631	100.0%	7,727	100.0%

As shown in Table II.22.12, below, there were 5,611 single family dwellings in 2015, which accounted for 72.6 percent of all housing units. Apartment units accounted for 13.9 percent of housing units, with 1,075 units. Mobile homes also accounted for an additional 10.5 percent of housing with 811 units.

Table II.22.12				
Housing Units by Type				
Dakota County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁵¹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,455	71%	5,611	72.6%
Duplex	184	2%	102	1.3%
Tri- or Four-Plex	402	5%	128	1.7%
Apartment	901	12%	1,075	13.9%
Mobile Home	711	9%	811	10.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	7,653	100.0%	7,727	100.0%

Table II.22.13, below, shows the disposition of vacant housing units in Dakota County. The 2015 five-year ACS shows 20.1 percent of vacant units were for rent, 14.6 percent were for sale, and 11.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 92 “other vacant” units, or 22.3 percent; this compared to 49.7 percent “other vacant” units in 2015.

Table II.22.13				
Disposition of Vacant Housing Units				
Dakota County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	210	50.8%	88	20.1%
For Sale	47	11.4%	64	14.6%
Rented or Sold, Not Occupied	28	6.8%	49	11.2%
For Seasonal, Recreational, or Occasional Use	36	8.7%	19	4.3%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	92	22.3%	217	49.7%
Total	413	100.0%	437	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁵² In most years for which data are presented, single-

¹⁵¹ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Dakota County decreased from 25 in 2014 to 24 in 2015 and the average value of construction was \$192,051 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 27 in 2014 to 24 in 2015. These changes in residential permit activity in the county compared to an increase in population of 528 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.22.14.

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	51	2	.	32	85	90.90	74.20	.	54.10
1981	30	4	.	.	34	119.70	62.20	.	.
1982	27	2	4	.	33	80.90	85.20	53.30	.
1983	30	.	.	.	30	110.50	.	.	.
1984	29	4	.	.	33	102.40	30.70	.	.
1985	27	.	.	.	27	95.60	.	.	.
1986	37	2	4	.	43	122.90	56.40	45.10	.
1987	28	2	.	.	30	99.00	82.50	.	.
1988	30	4	.	.	34	90.30	79.70	.	.
1989	44	8	8	.	60	111.00	73.90	46.90	.
1990	43	8	4	.	55	129.60	107.80	46.00	.
1991	52	6	.	87	145	116.70	93.60	.	48.10
1992	55	2	4	.	61	115.70	58.30	54.40	.
1993	49	2	4	66	121	116.30	18.20	53.20	50.10
1994	59	12	8	54	133	116.10	92.20	135.10	55.60
1995	56	4	4	131	195	117.80	20.80	72.90	56.60
1996	71	4	.	11	86	117.20	68.10	.	20.90
1997	47	8	.	199	254	125.50	114.30	.	59.60
1998	37	2	.	.	39	124.30	63.20	.	.
1999	50	.	.	50	100	119.50	.	.	48.20
2000	60	.	4	12	76	123.40	.	53.60	83.80
2001	41	2	.	.	43	131.80	68.90	.	.
2002	39	.	.	.	39	140.9	.	.	.
2003	36	28	.	.	64	182.0	84.2	.	.
2004	30	2	.	.	32	170.1	110.9	.	.
2005	29	2	.	.	31	148.3	173.3	.	.
2006	28	.	.	.	28	157.9	.	.	.
2007	27	6	.	.	33	142.3	99.0	.	.
2008	22	.	.	.	22	147.8	.	.	.
2009	21	.	4	.	25	143.3	.	75.5	.
2010	64	.	.	48	112	131.4	.	.	103.9
2011	22	.	.	.	22	163.6	.	.	.
2012	25	.	.	.	25	195.3	.	.	.
2013	34	.	.	.	34	183.4	.	.	.
2014	25	2	.	.	27	179.3	126.2	.	.
2015	24	.	.	.	24	192.1	.	.	.

¹⁵² 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 3,333 property transactions in Dakota County. Of these, 3,264 were for single-family homes during this 18-year period, as shown in Table II.22.15.

Table II.22.15						
Residential Property Transactions						
Dakota County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	223	6	0	2	0	231
2000	239	4	3	2	2	250
2001	233	5	4	1	0	243
2002	223	2	4	0	0	229
2003	189	7	4	3	1	204
2004	189	6	2	2	0	199
2005	228	0	0	1	0	229
2006	210	0	0	0	0	210
2007	209	0	0	0	0	209
2008	174	0	0	0	3	177
2009	187	0	0	0	2	189
2010	178	0	0	0	0	178
2011	103	0	0	0	0	103
2012	143	0	0	0	0	143
2013	176	0	0	0	0	176
2014	143	0	0	0	0	143
2015	136	0	0	0	1	137
2016	81	0	0	0	2	83
Total	3,264	30	17	11	11	3,333

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 579 single-family home property transactions for units built before 1930, 17.4 percent of units were of low quality and 52.2 percent were of fair quality. Conversely, of the 188 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 14.9 percent of fair quality. Table II.22.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.22.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Dakota 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	101	112	16	13	6	1	0	0	1	250
Fair	302	435	236	376	62	70	28	0	1	1,510
Average	173	160	133	395	109	220	149	22	1	1,362
Good	3	0	3	12	25	68	11	11	0	133
Very Good	0	0	0	0	1	3	0	0	0	4
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	1	0	1	0	0	2	5
Total	579	708	388	797	203	363	188	33	5	3,264

In regard to the current condition of residential dwellings, of the same 579 single-family homes built before 1930, 64.2 percent of the homes were worn out or badly worn, and 34.4 percent

were in average condition. Table II.22.17 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	80	43	3	7	1	0	0	0	0	134
Badly Worn	292	303	146	278	43	22	1	0	1	1,086
Average	199	351	235	499	125	192	39	1	2	1,643
Good	7	11	4	13	34	149	148	32	0	398
Very Good	1	0	0	0	0	0	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	2	2
Total	579	708	388	797	203	363	188	33	5	3,264

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$110,551 to \$149,531, a total increase of 35.3 percent, as shown in Table II.22.18, 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 Dakota County ranged from \$63,339 for homes built before 1930 to \$157,899 for homes built from 2001 to 2010, and \$199,694 for the newest homes built between 2011 and 2016.¹⁵³ Homes built from 2001 through 2010 were also larger, averaging 1,465 square feet per unit. Table II.22.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	82,476
2000	76,011
2001	83,767
2002	86,888
2003	90,393
2004	100,459
2005	103,454
2006	103,409
2007	105,419
2008	104,341
2009	110,502
2010	110,551
2011	94,165
2012	112,415
2013	112,337
2014	127,426
2015	138,160
2016	149,531
Average	101,724

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁵⁴ (\$)
Before 1930	63,339	1,170	54.1
1931-1960	73,854	1,025	72.1
1961-1970	96,099	1,181	81.4
1971-1980	108,484	1,229	88.3
1981-1990	138,345	1,485	93.2
1991-2000	147,071	1,529	96.2
2001-2010	157,899	1,465	107.8
2011-2016	199,694	1,486	134
Average	101,679	1,235	82

¹⁵³ 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.

¹⁵⁴ 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.22.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Dakota County. The number of completed surveys remained unchanged from 16 in 2015 to 16 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 1.3 percentage points and was at 5.23 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	10	744	2.28	12.2
2003	13	975	7.08	27.7
2004	12	905	6.74	25.6
2005	13	937	8.32	42.6
2006	15	1,095	3.56	27.5
2007	14	1,134	2.91	23.3
2008	15	1,446	4.77	24.9
2009	17	924	3.57	20.1
2010	16	981	6.22	14.8
2011	14	1,369	13.44	8.1
2012	12	665	4.21	11.0
2013	15	920	5.43	39.1
2014	18	1,134	.97	24.7
2015	16	1,266	6.6	17
2016	16	841	5.23	27.0

Table II.22.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 3 single family units in Dakota County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Dakota County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 791 apartment units reported in the survey, with 28 of them available, which resulted in a vacancy rate of 3.5 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 4.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	3	0	.0%	.6%
Apartments	791	28	3.5%	4.3%
Mobile Homes	0	0	%	14.3%
“Other” Units	47	16	34.0%	.
Don't Know	0	0	%	7.7%
Total	841	44	5.23%	4.5%

Table II.22.22, reports units by number of bedrooms. Four bedroom units were the most common type of reported single family unit, with 2 units. The most common apartment units were two bedroom units, with 114 units. Details for additional unit types are reported on the following page.

Table II.22.22 Rental Units by Number of Bedrooms Dakota County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	66	0	0	.	66
Two	0	114	0	0	.	114
Three	1	42	0	47	.	90
Four	2	0	0	0	.	2
Don’t Know	0	569	0	0	0	569
Total	3	791	0	47	0	841

Table II.22.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Four bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.22.23 Single Family Units by Number of Bedrooms Dakota County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	1	0	.0%
Four	2	0	.0%
Don’t know	0	0	%
Total	3	0	.0%

Table II.22.24, 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 5.3 percent.

Table II.22.24 Apartment Units by Number of Bedrooms Dakota County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	66	10	15.2%
Two	114	6	5.3%
Three	42	2	4.8%
Four	0	0	%
Don’t know	569	10	1.8%
Total	791	28	3.5%

Average market-rate rents by unit type are shown in Table II.22.25, 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.22.25 Average Market Rate Rents by Number of Bedrooms Dakota County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$559.4	\$	\$	\$559.4
Two	\$	\$627.2	\$	\$	\$627.2
Three	\$550.0	\$775.1	\$	\$900.0	\$764.0
Four	\$875.0	\$	\$	\$	\$875.0
Don't know	\$	\$	\$	\$	
Total	\$875.0	\$634.3	\$	\$900.0	\$675.9

Table II.22.26, 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.22.26 Average Assisted Rate Rents by Number of Bedrooms Dakota County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$

Table II.22.27, on the following page, shows vacancy rates for single family units by average rental rates for Dakota County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.22.27 Single Family Market Rate Rents by Vacancy Status Dakota County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	2	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	1	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	3	0	.0%

The average rent and availability of apartment units is displayed in Table II.22.28, 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 2.6 percent.

Table II.22.28 Apartment Market Rate Rents by Vacancy Status Dakota County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	38	2	5.3%
\$500 to \$750	182	8	4.4%
\$750 to \$1,000	423	11	2.6%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	148	7	4.7%
Total	791	28	3.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.22.29 below, 10 respondents, or 76.9 percent, included some sort of utility in the rent.

Table II.22.29 Are there any utilities included with the rent? Dakota County 2016 Survey of Rental Properties	
Period	Respondent
Yes	10
No	3
% Offering Utilities	76.9%

The type of utility included in the rent is shown in Table II.22.30, below. There were 5 respondents who included electricity, 4 respondents who included natural gas, 10 respondents who included water and sewer and 10 respondents included trash collection in the rent.

Table II.22.30 Which utilities are included with the rent? Dakota County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	4
Water/Sewer	10
Trash Collection	10

Table II.22.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 9 respondents said they keep a waitlist, with an estimated 185 number of persons on the wait list.

Table II.22.31 Do you keep a waiting list? Dakota County 2016 Survey of Rental Properties	
Period	Respondent
Yes	9
No	4
Waitlist Size	185

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.22.32 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.

Table II.22.32 How would you rate the need for renovation of existing units in the city? Dakota County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	1
Moderate Need	2	2	2	
High Need	2	2	2	1
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.22.33 on the following page, 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.22.33				
How would you rate the need for construction of new units in the city?				
Dakota County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	5	5	1
Low Need	2	2	2	
Moderate Need	1	1	1	1
High Need	2	2	2	
Extreme Need	0	0		