

Dawes County

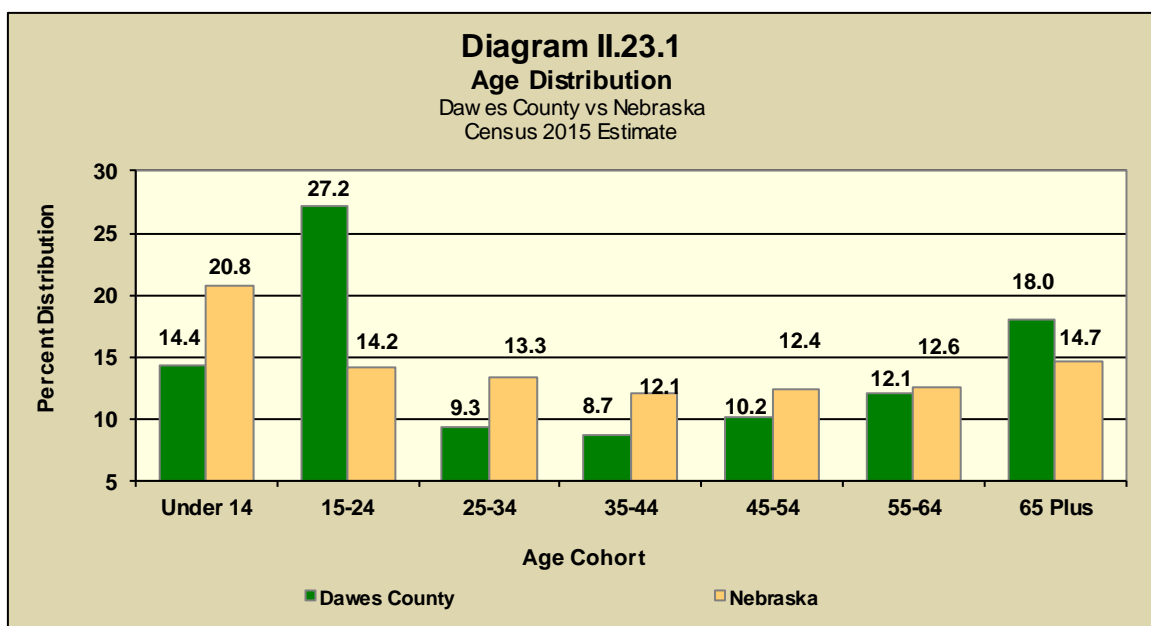
Summary

- Between 2010 and 2015, the county’s population decreased by 1.4 percent or by 127 persons.
- Between 2010 and 2015, the Hispanic population increased by 40.8 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 72.
- In 2015, average earnings in the county was \$36,749 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.9 percent to 2.6 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 3 units.
- In 2015, the average real value of new single-family construction was \$200,700.
- In fiscal year 2016, the average price of an existing home was \$96,385.
- In a November 2016 rental survey, the average vacancy rate was 7.86 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Dawes County’s population decreased by 1.4 percent, or from 9,182 people to 9,055 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 2,339 in 2010 to 2,465 in 2015, an increase of 5.4 percent. The number of people from 25 to 34 years of age decreased by 15.1 percent, and those aged between 35 and 44 decreased by 4.5 percent. As shown in Diagram II.23.1, people younger than 25 represented 41.6 percent of the population in 2015, while individuals aged 55 and older represented 30.1 percent of the population in Dawes 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 2.8 percent, while the black population increased by 14.2 percent. The Hispanic population of any race changed from 306 to 431 or by 40.8 percent. Table II.23.1, below, presents the details of these population variations.

Subject	Nebraska			Dawes County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	9,182	9,055	-1.4%
Age						
Under 14 years	383,542	394,263	2.8%	1,410	1,302	-7.7%
15 to 24 years	258,206	268,848	4.1%	2,339	2,465	5.4%
25 to 34 years	245,176	252,533	3.0%	996	846	-15.1%
35 to 44 years	220,838	228,643	3.5%	828	791	-4.5%
45 to 54 years	258,726	234,477	-9.4%	1,089	922	-15.3%
55 to 64 years	213,176	238,715	12.0%	1,020	1,097	7.5%
65 & over	246,677	278,711	13.0%	1,500	1,632	7.5%
Race						
White	1,649,264	1,689,616	2.4%	8,316	8,079	-2.8%
Black	85,971	93,900	9.2%	134	153	14.2%
American Indian or Alaskan Native	23,418	26,492	13.1%	365	365	0.0%
Asian	33,322	44,479	33.5%	99	161	62.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	46	44	-4.3%
Two or More Races	32,305	39,365	21.9%	222	253	14.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	306	431	40.8%

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.23.2, at right, from April 2000 to July 2009, Dawes County’s natural increase was estimated to be 131 people. Dawes County has been experiencing net out-migration, with 456 persons leaving the county during the 2000-2009 year period.¹⁵⁵ The 2015 population estimates showed a natural increase of 106 persons and a net out-migration of 233 persons since the 2010 Census. In total, Dawes County’s population decreased to 9,055 persons.

1980 Population	9,609
Natural Increase 80–90	442
Net Migration 80–90	-1,030
1990 Population	9,021
Natural Increase 90–00	91
Net Migration 90–00	-52
2000 Population	9,060
Natural Increase 00–09	131
Net Migration 00–09	-456
2009 Population Estimate	8,735
2010 Population	9,182
Natural Increase 10–15	106
Net Migration 10–15	-233
2015 Population Estimate	9,055

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 Dawes County increased from -44 persons in 2014 to -33 persons in 2015, with an additional net movement of -20 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.23.3.

¹⁵⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.23.3			
Driver's Licenses Exchanged and Surrendered			
Dawes County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	234	290	-56
Calendar 2002	237	206	31
Calendar 2003	200	220	-20
Calendar 2004	242	238	4
Calendar 2005	258	227	31
Calendar 2006	249	244	5
Calendar 2007	247	240	7
Calendar 2008	262	220	42
Calendar 2009	247	167	80
Calendar 2010	327	262	65
Calendar 2011	217	207	10
Calendar 2012	214	209	5
Calendar 2013	203	193	10
Calendar 2014	176	220	-44
Calendar 2015	166	199	-33
First Half of 2016	84	104	-20

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 3,461 in 2014 to 3,543 in 2015, as shown in Table II.23.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dawes County increased by 6.2 percent from 1,205 in 2015 to 1,280 in 2016, as shown below in Table II.23.5. The number of school-age children 5 to 11 years of age increased from 620 in 2015 to 665 in 2016.

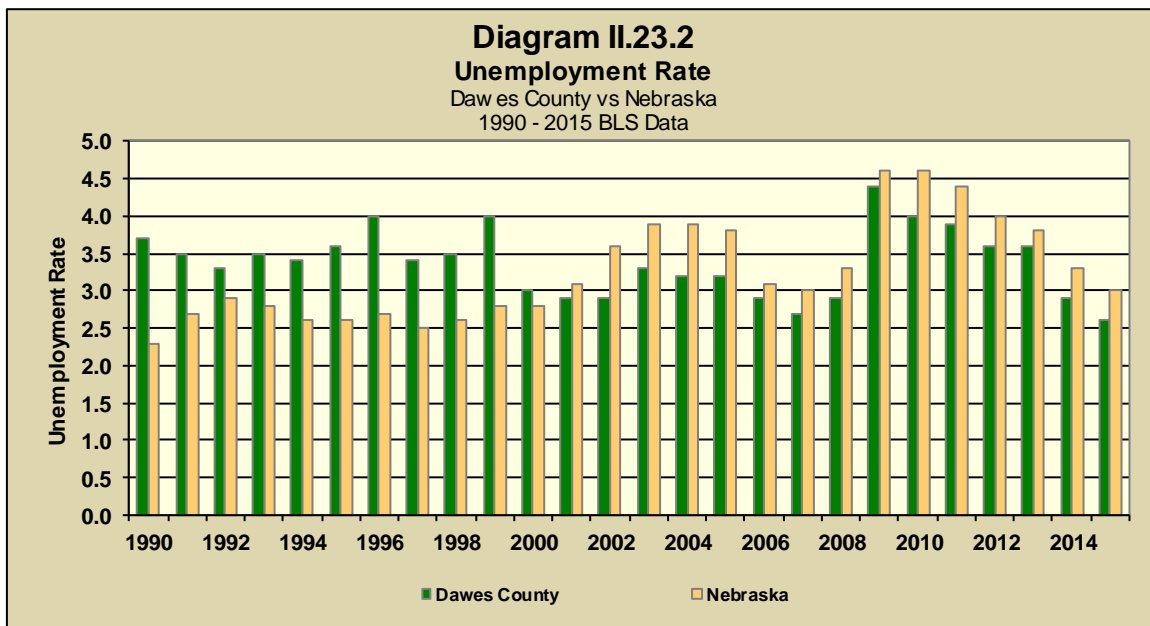
Table II.23.4	
Income Tax Returns	
Dawes County	
1991–2015 DOR Data	
Year	Returns
1991	3,157
1992	3,398
1993	3,354
1994	3,425
1995	3,341
1996	3,369
1997	3,413
1998	3,468
1999	3,504
2000	3,543
2001	3,505
2002	3,529
2003	3,494
2004	3,466
2005	3,079
2006	3,505
2007	3,502
2008	3,603
2009	3,533
2010	3,551
2011	3,507
2012	3,560
2013	3,496
2014	3,461
2015	3,543

Table II.23.5				
School-Age Children				
Dawes County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	926	243	562	1,731
1993	869	256	529	1,654
1994	818	262	585	1,665
1995	785	261	576	1,622
1996	752	246	602	1,600
1997	773	240	618	1,631
1998	757	231	638	1,626
1999	728	235	576	1,539
2000	770	211	593	1,574
2001	832	215	591	1,638
2002	865	256	595	1,716
2003	733	206	512	1,451
2004	743	215	510	1,468
2005	663	208	476	1,347
2006	654	169	516	1,339
2007	669	193	508	1,370
2008	655	187	469	1,311
2009	687	188	514	1,389
2010	790	203	539	1,532
2011	730	195	514	1,439
2012	771	208	513	1,492
2013	651	199	385	1,235
2014	648	194	431	1,273
2015	620	172	413	1,205
2016	665	190	425	1,280

ECONOMICS

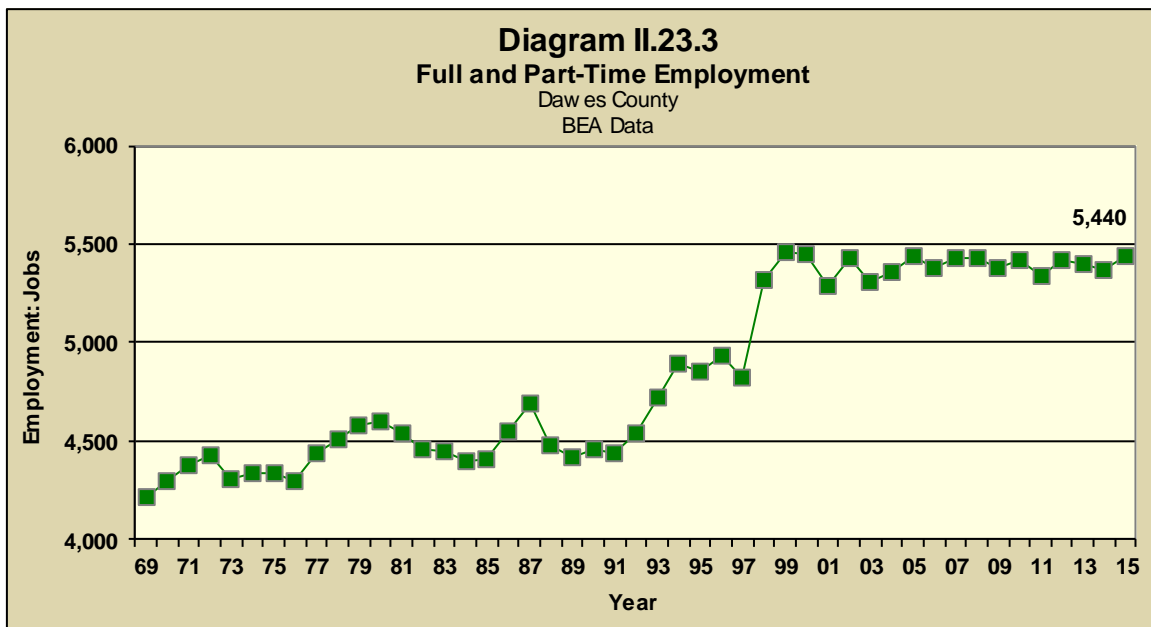
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dawes County, defined as the number of people working or actively seeking work, decreased from 5,292 in 2014 to 5,270 in 2015. The total number of people employed changed from 5,138 in 2014 to 5,134 in 2015. The unemployment rate for the county was 2.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.23.2, below.

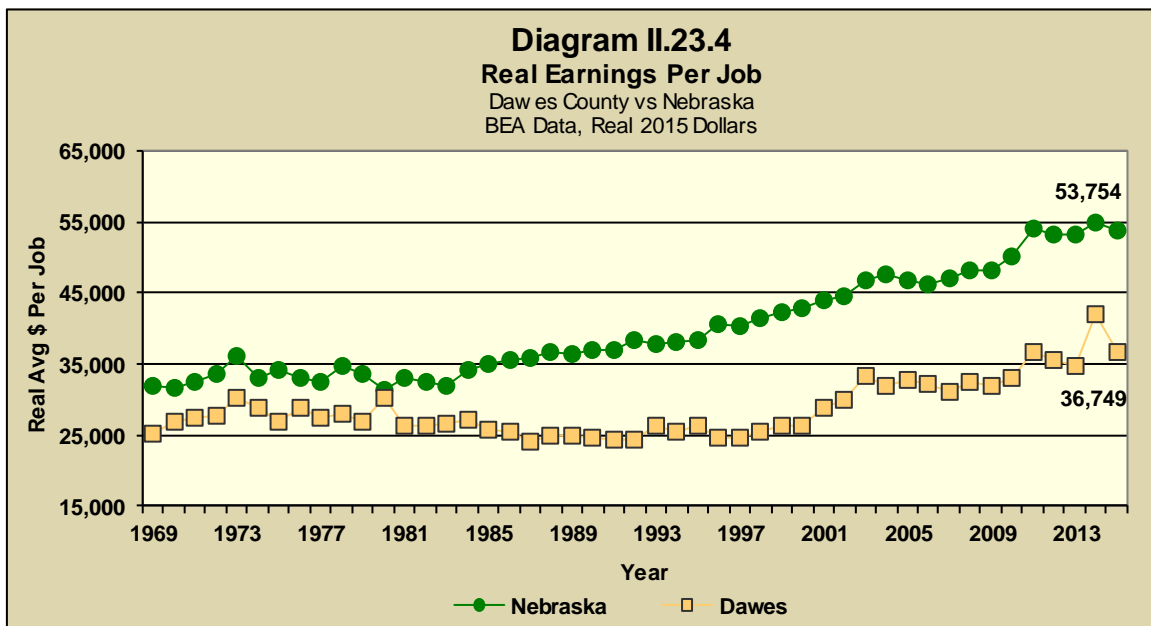


Employment and Personal Income

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 5,440 jobs in Dawes County, an increase of 72 jobs since 2014. Diagram II.23.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.23.4, below, real average earnings per job in the county was \$36,749 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 \$302,127,000, a decline of 7.8 percent between 2014 and 2015. Table II.23.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.23.6
Total BEA Employment and Real Personal Income

Dawes 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	106,460	6,452	2,561	23,747	15,114	141,431	14,567	4,219	25,233
1970	115,963	6,408	2,722	25,423	16,110	153,811	15,764	4,299	26,974
1971	120,321	6,900	3,457	26,253	17,037	160,169	16,244	4,380	27,471
1972	122,458	7,339	3,788	28,239	18,167	165,314	16,603	4,429	27,649
1973	130,677	8,861	4,305	31,979	20,193	178,294	18,905	4,306	30,348
1974	124,659	9,515	4,815	34,120	21,355	175,433	18,230	4,334	28,763
1975	116,855	9,377	5,667	35,575	23,818	172,538	17,945	4,341	26,919
1976	124,084	9,675	6,662	35,814	24,858	181,743	18,945	4,294	28,897
1977	122,095	10,022	7,585	38,586	26,152	184,397	19,626	4,442	27,486
1978	126,144	10,962	8,720	39,727	26,687	190,316	20,262	4,514	27,945
1979	123,671	11,816	9,495	41,740	26,782	189,872	19,898	4,585	26,973
1980	138,705	11,534	10,307	46,754	28,661	212,893	22,150	4,600	30,153
1981	119,608	12,076	9,411	51,852	28,928	197,723	20,598	4,541	26,340
1982	117,779	11,957	8,789	60,737	29,347	204,695	21,485	4,457	26,426
1983	118,380	11,890	8,496	61,028	30,501	206,515	21,693	4,453	26,584
1984	119,725	12,307	8,783	64,040	30,676	210,917	22,222	4,397	27,229
1985	113,482	12,545	8,944	61,304	32,541	203,725	21,518	4,406	25,756
1986	116,395	13,113	9,015	62,823	32,551	207,671	22,113	4,554	25,559
1987	113,629	13,043	9,405	54,718	33,662	198,371	21,057	4,696	24,197
1988	112,018	13,380	9,106	51,496	33,366	192,607	20,428	4,479	25,010
1989	109,919	13,252	8,718	51,801	34,768	191,954	20,684	4,416	24,891
1990	110,119	12,832	8,806	47,684	36,106	189,883	21,163	4,457	24,707
1991	108,248	13,171	8,712	48,630	36,658	189,076	21,137	4,440	24,380
1992	110,623	13,425	8,538	47,984	38,610	192,329	21,563	4,540	24,366
1993	124,939	14,824	8,233	48,864	40,155	207,367	22,506	4,726	26,436
1994	125,051	15,668	7,737	54,030	40,333	211,484	22,675	4,894	25,552
1995	127,324	15,294	7,697	51,924	42,211	213,862	22,952	4,853	26,236
1996	121,759	15,000	7,698	52,204	43,183	209,844	22,695	4,936	24,667
1997	118,795	15,057	8,020	54,919	43,932	210,609	22,917	4,823	24,631
1998	135,173	16,468	8,260	56,078	44,342	227,385	24,802	5,314	25,437
1999	143,198	16,859	8,363	56,302	45,119	236,123	25,857	5,460	26,227
2000	144,277	16,824	8,233	59,011	45,994	240,692	26,584	5,453	26,458
2001	152,846	18,167	6,993	58,498	49,391	249,561	27,239	5,284	28,926
2002	163,163	18,763	5,994	53,185	50,280	253,860	27,513	5,431	30,043
2003	176,404	18,862	4,826	54,322	51,163	267,854	28,782	5,311	33,215
2004	171,070	19,085	3,707	46,592	53,148	255,432	27,986	5,363	31,898
2005	177,990	19,744	2,474	45,337	52,850	258,907	28,492	5,443	32,701
2006	172,826	20,743	1,236	50,078	54,933	258,331	28,577	5,377	32,142
2007	169,471	20,636	-86	53,703	54,698	257,151	28,009	5,429	31,216
2008	176,153	20,749	-1,449	53,035	61,492	268,483	29,393	5,425	32,471
2009	171,166	20,793	-1,726	52,072	64,679	265,399	28,792	5,374	31,851
2010	179,741	21,474	-1,751	48,203	68,083	272,801	29,736	5,418	33,175
2011	196,288	19,404	-1,609	53,729	67,110	296,114	32,061	5,336	36,786
2012	193,471	19,120	-1,824	57,610	68,201	298,338	32,488	5,418	35,709
2013	187,595	21,230	-1,861	56,783	66,939	288,226	31,607	5,399	34,746
2014	225,070	21,927	-1,912	57,135	69,373	327,739	36,059	5,368	41,928
2015	199,916	22,195	-2,216	58,314	68,308	302,127	33,366	5,440	36,749

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 15.8 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 8.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 62.3 percent over the 2010 to 2015 period. Table II.23.7, 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 ¹⁵⁶
1991	1,219	351	578	380	353	192	40	33	0	3,157
1992	1,299	371	602	389	395	254	35	38	0	3,398
1993	1,220	402	600	404	366	257	31	53	0	3,354
1994	1,286	359	607	421	384	249	52	51	0	3,425
1995	1,254	364	537	400	414	251	58	50	0	3,341
1996	1,256	318	587	405	387	282	59	65	0	3,369
1997	1,207	277	568	418	436	323	91	73	0	3,413
1998	1,205	305	596	365	447	344	99	90	0	3,468
1999	1,186	327	559	419	411	384	108	90	0	3,504
2000	1,135	330	601	404	417	396	145	104	11	3,543
2001	1,125	344	573	405	411	383	140	101	0	3,505
2002	1,169	324	552	403	404	416	140	96	0	3,529
2003	1,122	344	536	404	403	402	134	118	0	3,494
2004	984	349	543	436	395	427	191	129	12	3,466
2005	800	283	473	372	375	429	184	149	14	3,079
2006	867	348	580	398	427	472	220	173	20	3,505
2007	875	336	563	351	428	471	244	214	20	3,502
2008	877	360	571	406	422	488	250	212	17	3,603
2009	875	330	598	366	395	482	264	207	16	3,533
2010	837	354	547	403	402	504	268	218	18	3,551
2011	787	326	551	353	433	511	283	244	19	3,507
2012	778	331	551	355	405	499	330	285	26	3,560
2013	786	316	526	348	403	489	314	288	26	3,496
2014	704	298	473	382	399	506	308	355	36	3,461
2015	705	310	519	396	402	514	314	356	27	3,543

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 1,460 in 2010 to 1,453 in 2015, with the poverty rate reaching 17.8 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.23.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,507	18.6
1999	1,319	15.9
2000	1,281	15.7
2001	1,359	16.6
2002	1,422	17.5
2003	1,286	16.1
2004	1,254	15.8
2005	1,374	17.9
2006	1,449	18.8
2007	1,439	18.2
2008	1,555	19.9
2009	1,602	20.4
2010	1,460	17.6
2011	1,679	20.2
2012	1,554	18.9
2013	1,443	17.5
2014	1,537	18.8
2015	1,453	17.8

¹⁵⁶ 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 Dawes County increased by 19 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.23.9, at right.¹⁵⁷ This compared to an average annual rate of change of 1.03 percent statewide. Dawes County added 6 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.9 percent in Dawes County between 2010 and 2015, from 4,252 to 4,212. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.23.10.

Year	Nebraska	Dawes County
1980	37,727	264
1981	37,582	251
1982	37,500	253
1983	41,889	268
1984	43,151	283
1985	43,115	279
1986	42,538	289
1987	42,691	295
1988	43,134	288
1989	43,302	283
1990	43,749	287
1991	44,405	281
1992	45,269	282
1993	46,059	295
1994	46,640	291
1995	47,128	284
1996	47,607	291
1997	48,588	308
1998	48,655	293
1999	48,968	300
2000	49,623	292
2001	49,710	292
2002	50,259	287
2003	50,394	294
2004	50,928	296
2005	51,440	310
2006	51,906	310
2007	52,517	298
2008	52,152	283
2009	51,633	286
2010	51,886	294
2011	51,553	292
2012	52,294	288
2013	52,585	277
2014	52,991	283

Subject	Nebraska	% Growth Since Census	Dawes County	% Growth Since Census
2000 Census	722,668	-	4,004	-
2010 Census	796,793	10.3%	4,252	6.2%
July 2011 Estimate	801,129	0.5%	4,237	-0.4%
July 2012 Estimate	804,659	1.0%	4,229	-0.5%
July 2013 Estimate	809,171	1.5%	4,223	-0.7%
July 2014 Estimate	814,970	2.3%	4,220	-0.8%
July 2015 Estimate	820,913	3.0%	4,212	-0.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Dawes County. As shown in Table II.23.11 on the following page, 14.6 percent of housing units, or 615, were vacant in 2015. Of the 3,611 housing units that were occupied in 2015, 66.0 percent, or 2,383, were owner-occupied and the remaining 34.0 percent were renter-occupied.

¹⁵⁷ Totals may not add due to rounding-off of county totals.

Table II.23.11				
Housing Units by Tenure				
Dawes 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	3,684	86.6%	3,611	85.4%
Owner-Occupied	2,213	60.1%	2,383	66.0%
Renter-Occupied	1,471	39.9%	1,228	34.0%
Vacant Housing Units	568	13.4%	615	14.6%
Total Housing Units	4,252	100.0%	4,226	100.0%

As shown in Table II.23.12, below, there were 3,092 single family dwellings in 2015, which accounted for 73.2 percent of all housing units. Apartment units accounted for 7.6 percent of housing units, with 321 units. Mobile homes also accounted for an additional 14.8 percent of housing with 625 units.

Table II.23.12				
Housing Units by Type				
Dawes County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁵⁸		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,981	70%	3,092	73.2%
Duplex	171	4%	110	2.6%
Tri- or Four-Plex	28	1%	72	1.7%
Apartment	549	13%	321	7.6%
Mobile Home	501	12%	625	14.8%
Boat, RV, Van, Etc.	0	0%	6	.1%
Total	4,230	100.0%	4,226	100.0%

Table II.23.13, below, shows the disposition of vacant housing units in Dawes County. The 2015 five-year ACS shows 13.5 percent of vacant units were for rent, 7.0 percent were for sale, and 8.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 230 “other vacant” units, or 40.5 percent; this compared to 64.1 percent “other vacant” units in 2015.

Table II.23.13				
Disposition of Vacant Housing Units				
Dawes County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	168	29.6%	83	13.5%
For Sale	53	9.3%	43	7.0%
Rented or Sold, Not Occupied	31	5.5%	51	8.3%
For Seasonal, Recreational, or Occasional Use	86	15.1%	44	7.2%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	230	40.5%	394	64.1%
Total	568	100.0%	615	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁵⁹ In most years for which data are presented, single-

¹⁵⁸ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Dawes County increased from 1 in 2014 to 4 in 2015 and the average value of construction was \$200,700 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 1 in 2014 to 4 in 2015. These changes in residential permit activity in the county compared to a decline in population of 5 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.23.14.

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	10	.	.	.	10	88.10	.	.	.
1981	11	8	.	.	19	59.20	59.50	.	.
1982	11	2	.	12	25	72.30	52.60	.	32.40
1983	4	2	.	.	6	64.90	56.00	.	.
1984	4	.	.	.	4	79.30	.	.	.
1985	4	.	.	20	24	101.40	.	.	46.30
1986	3	.	.	.	3	60.10	.	.	.
1987	1	.	.	.	1	24.30	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	2	.	.	.	2	72.50	.	.	.
1993	1	.	.	.	1	136.50	.	.	.
1994	6	.	.	14	20	123.40	.	.	43.80
1995	5	.	.	24	29	90.50	.	.	135.20
1996	3	.	.	23	26	153.40	.	.	59.40
1997	5	16	.	.	21	119.60	61.20	.	.
1998	5	.	.	18	23	88.00	.	.	62.60
1999	6	2	.	.	8	77.10	86.20	.	.
2000	7	.	.	.	7	58.20	.	.	.
2001	10	.	.	.	10	37.00	.	.	.
2002	4	.	.	.	4	103.2	.	.	.
2003	5	.	.	10	15	109.0	.	.	76.4
2004	9	.	.	.	9	105.0	.	.	.
2005	6	.	.	.	6	111.7	.	.	.
2006	7	.	.	.	7	73.8	.	.	.
2007	9	.	.	.	9	131.2	.	.	.
2008	1	.	.	.	1	146.0	.	.	.
2009	4	.	.	.	4	129.2	.	.	.
2010	2	.	.	.	2	132.8	.	.	.
2011	6	.	.	.	6	178.1	.	.	.
2012	1	.	.	.	1	183.4	.	.	.
2013	5	.	.	.	5	244.1	.	.	.
2014	1	.	.	.	1	214.5	.	.	.
2015	4	.	.	.	4	200.7	.	.	.

¹⁵⁹ 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 1,905 property transactions in Dawes County. Of these, 1,801 were for single-family homes during this 18-year period, as shown in Table II.23.15.

Table II.23.15						
Residential Property Transactions						
Dawes County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	119	3	0	0	0	122
2000	122	6	0	1	0	129
2001	140	7	0	0	0	147
2002	116	8	0	1	1	126
2003	110	6	0	0	1	117
2004	113	2	0	2	0	117
2005	134	3	0	2	1	140
2006	124	10	0	1	4	139
2007	118	6	2	0	0	126
2008	55	2	0	1	0	58
2009	75	3	0	1	1	80
2010	67	3	0	0	0	70
2011	79	3	0	1	1	84
2012	87	1	1	0	0	89
2013	79	3	1	0	0	83
2014	59	3	1	0	0	63
2015	98	3	1	0	0	102
2016	106	7	0	0	0	113
Total	1,801	79	6	10	9	1,905

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 986 single-family home property transactions for units built before 1930, 6.7 percent of units were of low quality and 41.3 percent were of fair quality. Conversely, of the 29 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 10.3 percent of fair quality. Table II.23.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.23.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Dawes 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	66	18	3	3	2	0	0	0	1	93
Fair	407	82	13	23	12	5	3	0	1	546
Average	506	241	79	180	16	36	18	0	0	1,076
Good	7	15	13	23	5	9	8	0	0	80
Very Good	0	1	0	0	0	1	0	0	0	2
Excellent	0	0	0	0	0	2	0	0	1	3
Missing	0	0	0	0	0	0	0	0	1	1
Total	986	357	108	229	35	53	29	0	4	1,801

In regard to the current condition of residential dwellings, of the same 986 single-family homes built before 1930, 45.0 percent of the homes were worn out or badly worn, and 53.5 percent

were in average condition. Table II.23.17 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	41	8	1	1	0	0	0	0	1	52
Badly Worn	403	85	11	20	11	3	1	0	0	534
Average	528	245	79	163	18	26	15	0	1	1,075
Good	13	18	17	45	6	16	12	0	0	127
Very Good	0	1	0	0	0	1	1	0	0	3
Excellent	0	0	0	0	0	7	0	0	0	7
Missing	1	0	0	0	0	0	0	0	2	3
Total	986	357	108	229	35	53	29	0	4	1,801

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$96,946 to \$96,385, a total decrease of 0.6 percent, as shown in Table II.23.18, 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 Dawes County ranged from \$55,717 for homes built before 1930 to \$175,454 for homes built from 2001 to 2010.¹⁶⁰ Homes built from 2001 through 2010 were also larger, averaging 1,762 square feet per unit. Table II.23.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	47,323
2000	56,970
2001	55,668
2002	63,408
2003	59,615
2004	69,739
2005	74,125
2006	75,000
2007	80,847
2008	99,938
2009	96,628
2010	96,946
2011	76,852
2012	96,639
2013	94,669
2014	98,264
2015	85,615
2016	96,385
Average	75,815

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁶¹ (\$)
Before 1930	55,717	1,247	44.7
1931-1960	76,029	1,221	62.3
1961-1970	95,384	1,360	70.1
1971-1980	100,783	1,385	72.8
1981-1990	93,610	1,402	66.8
1991-2000	128,759	1,516	84.9
2001-2010	175,454	1,762	99.6
2011-2016	N/A	N/A	N/A
Average	73,774	1,289	57

¹⁶⁰ 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.

¹⁶¹ 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.23.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Dawes County. The number of completed surveys decreased from 21 in 2015 to 18 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by .2 percentage points and was at 7.86 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	5	99	6.06	6.3
2003	3	115	3.48	9.2
2004	3	118	6.78	19.5
2005	2	24	.00	18.5
2006	11	221	15.38	47.5
2007	15	205	11.71	40.3
2008	22	452	2.21	20.9
2009	24	414	5.31	19.9
2010	26	434	7.14	23.1
2011	27	489	3.48	23.8
2012	30	436	5.96	20.5
2013	25	380	5.26	33.0
2014	20	402	10.95	53.8
2015	21	284	8.1	42
2016	18	280	7.86	23.7

Table II.23.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 65 single family units in Dawes County, with 3 of them available. This translates into a vacancy rate of 4.6 percent in Dawes County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 190 apartment units reported in the survey, with 17 of them available, which resulted in a vacancy rate of 8.9 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 7.6 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	65	3	4.6%	5.1%
Apartments	190	17	8.9%	7.0%
Mobile Homes	6	2	33.3%	8.4%
“Other” Units	0	0	.0%	.
Don't Know	19	0	.0%	138.9%
Total	280	22	7.86%	7.6%

Table II.23.22, reports units by number of bedrooms. Two 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 99 units. Details for additional unit types are reported on the following page.

Table II.23.22						
Rental Units by Number of Bedrooms						
Dawes 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	13	99	0	0	.	112
Two	26	51	3	0	.	80
Three	17	14	1	0	.	32
Four	4	0	0	0	.	4
Don’t Know	5	26	2	0	19	52
Total	65	190	6	0	19	280

Table II.23.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.8 percent.

Table II.23.23			
Single Family Units by Number of Bedrooms			
Dawes County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	13	0	.0%
Two	26	1	3.8%
Three	17	1	5.9%
Four	4	0	.0%
Don’t know	5	1	20.0%
Total	65	3	4.6%

Table II.23.24, 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 12.1 percent.

Table II.23.24			
Apartment Units by Number of Bedrooms			
Dawes County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	99	12	12.1%
Two	51	4	7.8%
Three	14	0	.0%
Four	0	0	%
Don’t know	26	1	3.8%
Total	190	17	8.9%

Average market-rate rents by unit type are shown in Table II.23.25, 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.23.25					
Average Market Rate Rents by Number of Bedrooms					
Dawes County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$300.0	\$346.7	\$	\$	\$323.3
Two	\$483.3	\$473.0	\$300.0	\$	\$457.2
Three	\$633.3	\$582.0	\$400.0	\$	\$578.9
Four	\$650.0	\$	\$	\$	\$650.0
Don't know	\$496.8	\$446.3	\$458.3	\$	
Total	\$533.3	\$485.5	\$431.3	\$458.3	\$487.2

Table II.23.26, 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.23.26					
Average Assisted Rate Rents by Number of Bedrooms					
Dawes County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$
Two	\$	\$125.0	\$	\$	\$125.0
Three	\$	\$300.0	\$	\$	\$300.0
Four	\$	\$	\$	\$	\$
Total	\$	\$212.5	\$	\$	\$212.5

Table II.23.27, on the following page, shows vacancy rates for single family units by average rental rates for Dawes 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 3.0 percent.

Table II.23.27 Single Family Market Rate Rents by Vacancy Status Dawes County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	31	2	6.5%
\$500 to \$750	33	1	3.0%
\$750 to \$1,000	1	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	65	3	4.6%

The average rent and availability of apartment units is displayed in Table II.23.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 13.9 percent.

Table II.23.28 Apartment Market Rate Rents by Vacancy Status Dawes County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	115	16	13.9%
\$500 to \$750	57	1	1.8%
\$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	18	0	.0%
Total	190	17	8.9%

Respondents were asked if utilities are included in the rent and, as shown in Table II.23.29 below, 12 respondents, or 85.7 percent, included some sort of utility in the rent.

Table II.23.29 Are there any utilities included with the rent? Dawes County 2016 Survey of Rental Properties	
Period	Respondent
Yes	12
No	2
% Offering Utilities	85.7%

The type of utility included in the rent is shown in Table II.23.30, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 11 respondent who included water and sewer and 11 respondent included trash collection in the rent.

Table II.23.30 Which utilities are included with the rent? Dawes County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	11
Trash Collection	11

Table II.23.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 8 respondents said they keep a waitlist, with an estimated 60 number of persons on the wait list.

Table II.23.31 Do you keep a waiting list? Dawes County 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	6
Waitlist Size	60

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.23.32 below, most respondents indicated there was moderate need for the renovation of existing single family units and moderate need for the renovation of existing apartment units.

Table II.23.32 How would you rate the need for renovation of existing units in the city? Dawes County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	1	1	1	
Moderate Need	4	4	4	
High Need	1	1	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.23.33 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.

Table II.23.33				
How would you rate the need for construction of new units in the city?				
Dawes County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	4	4	
Low Need	0	0		
Moderate Need	2	2	2	
High Need	0	0		
Extreme Need	7	7	7	