

# Deuel County

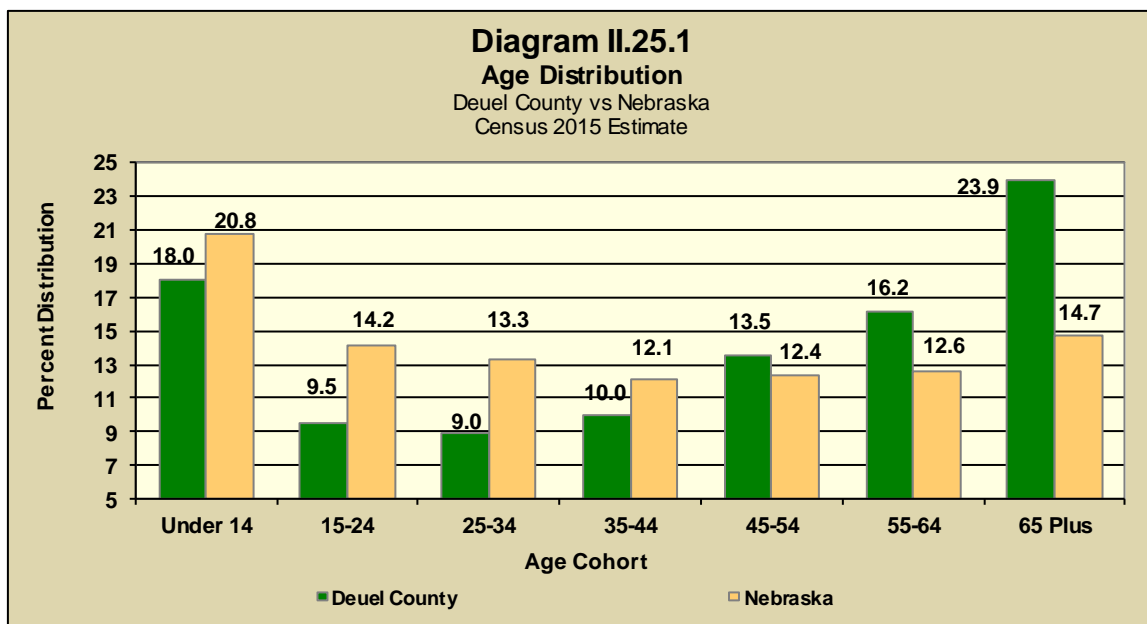
## Summary

- Between 2010 and 2015, the county’s population decreased by 1.0 percent or by 20 persons.
- Between 2010 and 2015, the Hispanic population increased by 66.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 16.
- In 2015, average earnings in the county was \$29,209 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.7 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by . units.
- In fiscal year 2016, the average price of an existing home was \$88,675.
- In a November 2016 rental survey, the average vacancy rate was 5.26 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Deuel County’s population decreased by 1.0 percent, or from 1,941 people to 1,921 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 166 in 2010 to 182 in 2015, an increase of 9.6 percent. The number of people from 25 to 34 years of age increased by 25.5 percent, and those aged between 35 and 44 decreased by 13.5 percent. As shown in Diagram II.25.1, people younger than 25 represented 27.5 percent of the population in 2015, while individuals aged 55 and older represented 40.1 percent of the population in Deuel 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 3.1 percent, while the black population increased by 400.0 percent. The Hispanic population of any race changed from 75 to 125 or by 66.7 percent. Table II.25.1, below, presents the details of these population variations.

Subject	Nebraska			Deuel County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	1,941	1,921	-1.0%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	348	346	-0.6%
15 to 24 years	258,206	268,848	4.1%	166	182	9.6%
25 to 34 years	245,176	252,533	3.0%	137	172	25.5%
35 to 44 years	220,838	228,643	3.5%	222	192	-13.5%
45 to 54 years	258,726	234,477	-9.4%	325	259	-20.3%
55 to 64 years	213,176	238,715	12.0%	283	311	9.9%
65 & over	246,677	278,711	13.0%	460	459	9.9%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	1,905	1,845	-3.1%
Black	85,971	93,900	9.2%	1	5	400.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	15	33	120.0%
Asian	33,322	44,479	33.5%	5	8	60.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	15	30	100.0%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	75	125	66.7%

## 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.25.2, at right, from April 2000 to July 2009, Deuel County’s natural decrease was estimated to be 78 people. Deuel County has been experiencing net out-migration, with 181 persons leaving the county during the 2000-2009 year period.<sup>169</sup> The 2015 population estimates showed a natural decrease of 27 persons and a net in-migration of 7 persons since the 2010 Census. In total, Deuel County’s population decreased to 1,921 persons.

<b>1980 Population</b>	<b>2,462</b>
Natural Increase 80–90	-3
Net Migration 80–90	-222
<b>1990 Population</b>	<b>2,237</b>
Natural Increase 90–00	-105
Net Migration 90–00	-34
<b>2000 Population</b>	<b>2,098</b>
Natural Increase 00–09	-78
Net Migration 00–09	-181
2009 Population Estimate	1,839
<b>2010 Population</b>	<b>1,941</b>
Natural Increase 10–15	-27
Net Migration 10–15	7
<b>2015 Population Estimate</b>	<b>1,921</b>

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Deuel County increased from -2 persons in 2014 to 9 persons in 2015, with an additional net movement of -7 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.25.3.

<sup>169</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.25.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Deuel County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	54	30	24
Calendar 2002	64	41	23
Calendar 2003	42	34	8
Calendar 2004	55	41	14
Calendar 2005	56	47	9
Calendar 2006	55	46	9
Calendar 2007	45	42	3
Calendar 2008	44	37	7
Calendar 2009	35	37	-2
Calendar 2010	81	47	34
Calendar 2011	45	29	16
Calendar 2012	41	47	-6
Calendar 2013	53	39	14
Calendar 2014	32	34	-2
Calendar 2015	39	30	9
First Half of 2016	18	25	-7

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 decreased from 826 in 2014 to 824 in 2015, as shown in Table II.25.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Deuel County increased by 0.0 percent from 321 in 2015 to 321 in 2016, as shown below in Table II.25.5. The number of school-age children 5 to 11 years of age decreased from 175 in 2015 to 164 in 2016.

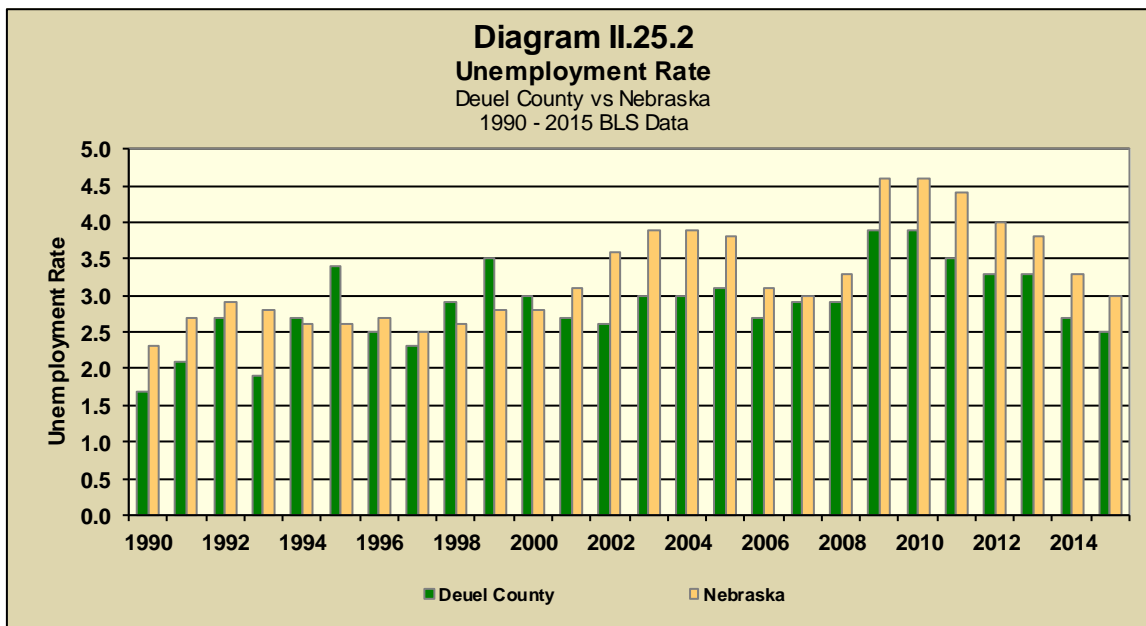
<b>Table II.25.4</b>	
<b>Income Tax Returns</b>	
Deuel County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	1,067
1992	1,036
1993	1,031
1994	1,023
1995	933
1996	993
1997	1,025
1998	996
1999	1,013
2000	990
2001	981
2002	937
2003	910
2004	869
2005	828
2006	876
2007	876
2008	876
2009	835
2010	820
2011	858
2012	851
2013	812
2014	826
2015	824

<b>Table II.25.5</b>				
<b>School-Age Children</b>				
Deuel County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	210	72	149	431
1993	207	66	167	440
1994	202	70	160	432
1995	208	75	152	435
1996	189	66	167	422
1997	192	70	179	441
1998	163	65	165	393
1999	195	68	175	438
2000	181	67	190	438
2001	177	75	179	431
2002	170	71	182	423
2003	194	66	223	483
2004	226	83	262	571
2005	129	59	151	339
2006	127	38	141	306
2007	135	32	131	298
2008	136	35	107	278
2009	141	40	98	279
2010	149	47	110	306
2011	167	44	108	319
2012	168	40	99	307
2013	164	41	99	304
2014	172	40	106	318
2015	175	40	106	321
2016	164	51	106	321

## ECONOMICS

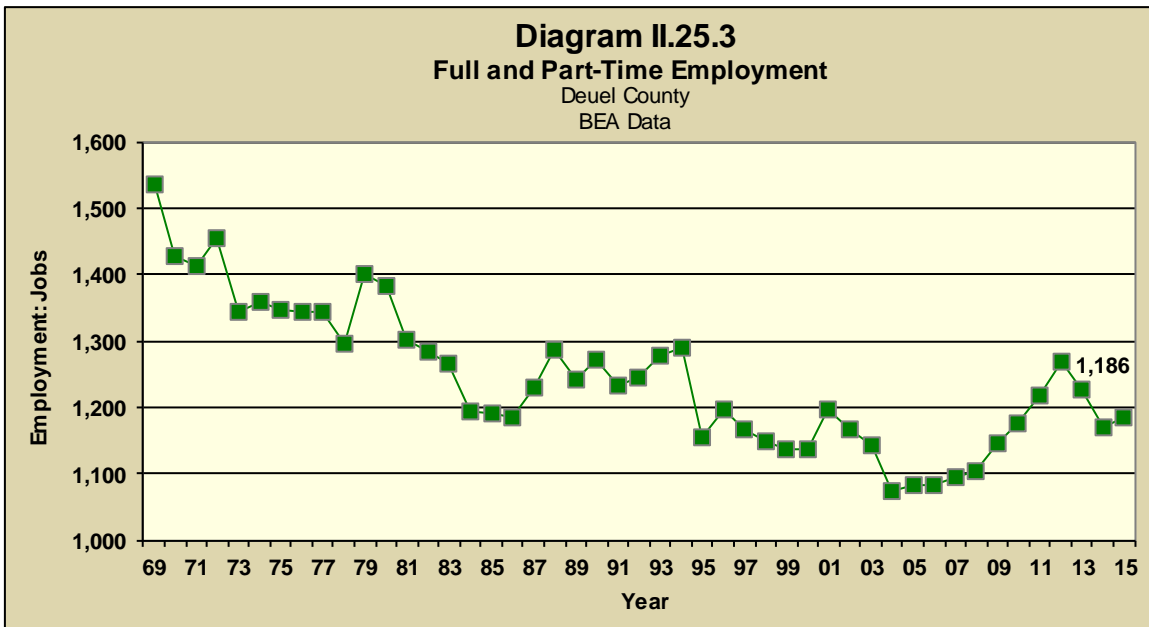
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Deuel County, defined as the number of people working or actively seeking work, decreased from 1,093 in 2014 to 1,083 in 2015. The total number of people employed changed from 1,063 in 2014 to 1,056 in 2015. The unemployment rate for the county was 2.5 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.25.2, below.

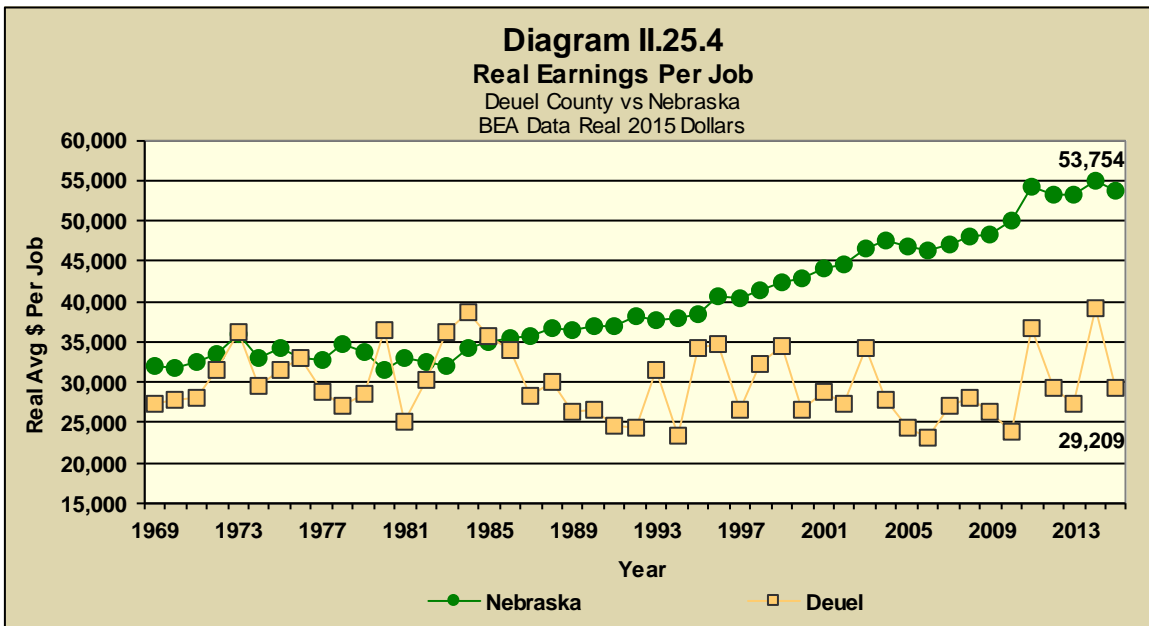


### Employment and Personal Income

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 1,186 jobs in Deuel County, an increase of 16 jobs since 2014. Diagram II.25.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.25.4, below, real average earnings per job in the county was \$29,209 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 \$79,453,000, a decline of 13.7 percent between 2014 and 2015. Table II.25.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.25.6**  
**Total BEA Employment and Real Personal Income**  
 Deuel 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	42,117	2,211	1,937	14,526	5,199	61,568	22,022	1,536	27,420
1970	39,838	1,908	2,688	14,925	5,728	61,272	22,778	1,429	27,878
1971	39,724	1,852	2,352	14,901	6,277	61,401	23,355	1,412	28,133
1972	45,888	2,026	2,021	16,238	6,403	68,524	25,229	1,455	31,538
1973	48,846	2,084	2,051	17,580	6,944	73,336	26,436	1,345	36,317
1974	40,284	2,203	1,679	18,031	7,167	64,958	24,984	1,359	29,643
1975	42,285	2,163	826	19,030	7,672	67,650	25,712	1,347	31,392
1976	44,460	2,269	518	18,103	7,757	68,568	26,102	1,343	33,105
1977	38,764	2,224	19	18,351	8,095	63,005	23,928	1,344	28,843
1978	34,940	2,254	-163	18,038	8,436	58,997	23,628	1,296	26,960
1979	40,055	3,020	-2,729	17,441	8,723	60,471	24,733	1,402	28,570
1980	50,524	2,825	-2,765	19,358	8,892	73,184	29,798	1,383	36,532
1981	32,638	2,568	-1,251	21,741	9,119	59,680	24,609	1,301	25,087
1982	38,867	2,595	-1,010	24,207	9,153	68,623	28,725	1,285	30,247
1983	45,690	2,293	-211	22,861	9,281	75,328	31,863	1,266	36,090
1984	46,091	2,337	267	22,968	9,382	76,371	32,293	1,193	38,634
1985	42,516	2,504	439	23,152	10,187	73,790	31,778	1,191	35,698
1986	40,365	2,641	538	22,758	10,995	72,014	31,134	1,186	34,035
1987	34,986	2,584	830	20,652	11,383	65,266	28,739	1,231	28,421
1988	38,761	2,757	1,038	20,862	11,192	69,095	31,039	1,288	30,094
1989	32,782	2,944	1,340	23,928	10,279	65,386	29,242	1,243	26,374
1990	33,774	3,164	1,639	22,258	10,616	65,122	29,021	1,273	26,531
1991	30,410	3,090	1,550	22,890	10,780	62,541	27,944	1,233	24,664
1992	30,207	3,291	1,448	23,644	10,982	62,990	28,529	1,244	24,282
1993	40,389	3,613	1,462	21,097	10,722	70,057	31,743	1,277	31,628
1994	30,155	3,441	1,758	20,586	11,285	60,344	28,518	1,291	23,358
1995	39,533	2,976	2,199	20,502	11,537	70,795	33,268	1,155	34,227
1996	41,626	3,320	1,995	21,580	12,089	73,970	35,090	1,198	34,746
1997	31,055	3,136	2,575	23,375	12,146	66,015	31,753	1,168	26,588
1998	37,119	3,105	2,681	23,112	13,179	72,985	35,021	1,148	32,334
1999	39,274	2,971	3,059	20,584	13,327	73,273	35,586	1,136	34,572
2000	30,167	2,898	4,088	20,930	13,335	65,623	31,458	1,136	26,556
2001	34,396	3,217	5,464	20,778	13,651	71,072	34,087	1,196	28,760
2002	31,944	3,311	6,583	19,443	14,290	68,950	33,982	1,166	27,397
2003	39,114	3,179	7,471	18,721	13,916	76,043	37,515	1,144	34,191
2004	29,904	2,941	7,764	18,867	14,565	68,159	33,658	1,074	27,843
2005	26,414	2,924	8,494	17,075	14,914	63,973	32,002	1,083	24,390
2006	24,975	3,038	9,538	16,938	14,865	63,279	32,138	1,082	23,082
2007	29,709	3,238	11,249	19,025	15,073	71,819	36,235	1,095	27,132
2008	30,896	3,264	12,395	18,448	16,776	75,252	37,891	1,105	27,961
2009	30,152	3,307	9,910	15,201	17,240	69,195	35,649	1,147	26,288
2010	28,136	3,419	9,952	14,402	18,100	67,171	34,678	1,175	23,945
2011	44,573	3,116	11,018	16,208	16,708	85,390	43,323	1,217	36,625
2012	37,253	3,224	11,032	15,798	16,589	77,448	39,274	1,268	29,380
2013	33,653	3,495	11,513	18,195	16,395	76,261	39,534	1,227	27,427
2014	45,849	3,656	13,083	19,663	17,142	92,080	47,561	1,170	39,187
2015	34,642	3,717	10,994	19,921	17,613	79,453	41,360	1,186	29,209

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 9.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 15.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 118.0 percent over the 2010 to 2015 period. Table II.25.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.25.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Deuel County										
1991–2015 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total <sup>170</sup>
1991	382	128	227	141	109	47	0	0	0	1,067
1992	371	113	205	137	120	48	0	13	0	1,036
1993	366	108	213	141	106	69	0	15	0	1,031
1994	353	115	196	142	116	56	10	11	0	1,023
1995	308	88	182	130	120	61	0	12	0	933
1996	325	94	177	140	139	55	11	16	0	993
1997	355	67	173	134	145	101	13	15	0	1,025
1998	313	80	170	124	161	105	0	20	0	996
1999	314	84	168	138	132	115	0	29	0	1,013
2000	307	65	157	127	149	126	10	0	0	990
2001	321	69	147	112	159	117	0	22	0	981
2002	296	64	154	117	137	109	11	25	0	937
2003	265	67	145	119	134	111	36	21	0	910
2004	229	69	132	127	116	122	23	25	0	869
2005	229	55	121	93	117	136		39		828
2006	203	66	144	115	130	129		37		876
2007	200	66	130	114	110	131		54		876
2008	194	78	124	119	110	128	47	49	0	876
2009	163	80	125	102	120	140	28	49	0	835
2010	144	71	127	96	118	130		50		820
2011	139	82	134	104	123	126	46	63	11	858
2012	138	71	121	56	125	104	76	73	21	851
2013	125	65	110	107	121	114	65	89		812
2014	143	47	116	88	124	110	86	98	14	826
2015	131	68	99	92	123	141	41	96	13	824

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 243 in 2010 to 211 in 2015, with the poverty rate reaching 11.1 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.25.8, at right, presents poverty data for the county.

<b>Table II.25.8</b>		
<b>Persons in Poverty</b>		
Deuel County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	210	10.4
1999	192	9.2
2000	205	9.9
2001	213	10.4
2002	227	11.1
2003	201	10.0
2004	182	9.1
2005	201	10.2
2006	235	12.2
2007	207	11.1
2008	207	11.2
2009	227	12.5
2010	243	12.7
2011	257	13.1
2012	242	12.4
2013	245	12.8
2014	226	11.8
2015	211	11.1

<sup>170</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

### Business Establishments

The total number of business establishments in Deuel County decreased by 5 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.25.9, at right.<sup>171</sup> This compared to an average annual rate of change of 1.03 percent statewide. Deuel County added 4 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 1.3 percent in Deuel County between 2010 and 2015, from 1,044 to 1,030. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.25.10.

<b>Table II.25.10</b> <b>Housing Units</b> State of Nebraska vs. Deuel County 2000 and 2015 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Deuel County	% Growth Since Census
2000 Census	722,668	-	1,032	-
2010 Census	796,793	10.3%	1,044	1.2%
July 2011 Estimate	801,129	0.5%	1,041	-0.3%
July 2012 Estimate	804,659	1.0%	1,038	-0.6%
July 2013 Estimate	809,171	1.5%	1,036	-0.8%
July 2014 Estimate	814,970	2.3%	1,033	-1.1%
July 2015 Estimate	820,913	3.0%	1,030	-1.3%

<b>Table II.25.9</b> <b>Business Establishments</b> State of Nebraska vs. Deuel County 1980–2014 Census Bureau Data		
Year	Nebraska	Deuel County
1980	37,727	67
1981	37,582	67
1982	37,500	65
1983	41,889	73
1984	43,151	79
1985	43,115	76
1986	42,538	72
1987	42,691	67
1988	43,134	66
1989	43,302	66
1990	43,749	69
1991	44,405	70
1992	45,269	71
1993	46,059	71
1994	46,640	76
1995	47,128	78
1996	47,607	76
1997	48,588	73
1998	48,655	82
1999	48,968	76
2000	49,623	81
2001	49,710	79
2002	50,259	79
2003	50,394	72
2004	50,928	71
2005	51,440	63
2006	51,906	63
2007	52,517	60
2008	52,152	61
2009	51,633	56
2010	51,886	60
2011	51,553	60
2012	52,294	56
2013	52,585	58
2014	52,991	62

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Deuel County. As shown in Table II.25.11 on the following page, 16.9 percent of housing units, or 167, were vacant in 2015. Of the 822 housing units that were occupied in 2015, 75.1 percent, or 617, were owner-occupied and the remaining 24.9 percent were renter-occupied.

<sup>171</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.25.11</b>				
<b>Housing Units by Tenure</b>				
Deuel County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	867	83.0%	822	83.1%
Owner-Occupied	677	78.1%	617	75.1%
Renter-Occupied	190	21.9%	205	24.9%
Vacant Housing Units	177	17.0%	167	16.9%
<b>Total Housing Units</b>	<b>1,044</b>	<b>100.0%</b>	<b>989</b>	<b>100.0%</b>

As shown in Table II.25.12, below, there were 895 single family dwellings in 2015, which accounted for 90.5 percent of all housing units. Apartment units accounted for 1.7 percent of housing units, with 17 units. Mobile homes also accounted for an additional 5.5 percent of housing with 54 units.

<b>Table II.25.12</b>				
<b>Housing Units by Type</b>				
Deuel County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>172</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	998	92%	895	90.5%
Duplex	6	1%	3	.3%
Tri- or Four-Plex	16	1%	20	2.0%
Apartment	8	1%	17	1.7%
Mobile Home	56	5%	54	5.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>1,084</b>	<b>100.0%</b>	<b>989</b>	<b>100.0%</b>

Table II.25.13, below, shows the disposition of vacant housing units in Deuel County. The 2015 five-year ACS shows .6 percent of vacant units were for rent, 0.0 percent were for sale, and 10.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 75 “other vacant” units, or 42.4 percent; this compared to 63.5 percent “other vacant” units in 2015.

<b>Table II.25.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Deuel County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	29	16.4%	1	.6%
For Sale	19	10.7%	0	.0%
Rented or Sold, Not Occupied	6	3.4%	18	10.8%
For Seasonal, Recreational, or Occasional Use	44	24.9%	42	25.1%
For Migrant Workers	4	02.3%	0	.0%
Other Vacant	75	42.4%	106	63.5%
<b>Total</b>	<b>177</b>	<b>100.0%</b>	<b>167</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>173</sup> In most years for which data are presented, single-

<sup>172</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. The statewide average in 2015 was about \$200,980. These changes in residential permit activity in the county compared to a decline in population of 177 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.25.14.

<b>Table II.25.14</b>									
<b>Building Permits and Valuation</b>									
Deuel County									
1980–2015 Census Bureau Data									
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	3	.	.	.	3	156.70	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	1	.	4	.	5	159.80	.	93.20	.
1983	.	.	.	.	.	.	.	.	.
1984	1	.	.	.	1	197.90	.	.	.
1985	1	.	.	.	1	86.30	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	115.10	.	.	.
1989	1	.	.	.	1	93.80	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	1	.	.	.	1	95.50	.	.	.
1992	1	.	.	.	1	110.40	.	.	.
1993	1	.	.	.	1	91.20	.	.	.
1994	3	.	.	.	3	83.80	.	.	.
1995	6	.	.	.	6	99.30	.	.	.
1996	1	.	.	.	1	85.90	.	.	.
1997	4	.	.	.	4	62.10	.	.	.
1998	3	.	.	.	3	168.20	.	.	.
1999	3	.	.	.	3	183.90	.	.	.
2000	3	.	.	.	3	138.50	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	1	.	.	.	1	154.9	.	.	.
2003	1	.	.	.	1	158.2	.	.	.
2004	1	.	.	.	1	86.2	.	.	.
2005	1	.	.	.	1	119.3	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	1	.	.	.	1	56.4	.	.	.
2008	1	.	.	.	1	353.9	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	1	.	.	.	1	495.6	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	.	.	.	.	.	.	.	.	.

<sup>173</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

## Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 435 property transactions in Deuel County. Of these, 378 were for single-family homes during this 18-year period, as shown in Table II.25.15.

<b>Table II.25.15</b>						
<b>Residential Property Transactions</b>						
Deuel County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	41	1	0	0	0	42
2000	52	0	0	0	2	54
2001	27	2	0	1	1	31
2002	6	0	0	1	17	24
2003	4	3	0	0	14	21
2004	6	0	0	0	4	10
2005	10	1	0	0	1	12
2006	27	0	0	0	1	28
2007	22	1	0	0	0	23
2008	13	0	0	0	0	13
2009	18	0	0	0	0	18
2010	25	0	0	0	0	25
2011	14	0	0	0	0	14
2012	25	0	0	0	0	25
2013	22	3	0	0	0	25
2014	17	2	0	0	0	19
2015	29	2	0	0	0	31
2016	20	0	0	0	0	20
<b>Total</b>	<b>378</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>40</b>	<b>435</b>

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 223 single-family home property transactions for units built before 1930, 14.3 percent of units were of low quality and 41.3 percent were of fair quality. Conversely, of the 3 homes built from 2001 through 2010, 33.3 percent of units were of low quality and 66.7 percent of fair quality. Table II.25.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.25.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Deuel County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	32	9	1	0	0	2	1	0	0	45
Fair	92	32	2	0	1	0	2	0	2	131
Average	92	61	14	6	4	2	0	0	3	182
Good	7	8	2	1	1	0	0	0	0	19
Very Good	0	0	1	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	0	0
<b>Total</b>	<b>223</b>	<b>110</b>	<b>20</b>	<b>7</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>378</b>

In regard to the current condition of residential dwellings, of the same 223 single-family homes built before 1930, 41.3 percent of the homes were worn out or badly worn, and 57.0 percent

were in average condition. Table II.25.17 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	12	1	0	0	0	0	0	0	0	13
Badly Worn	80	26	4	1	0	1	0	0	2	114
Average	127	81	13	6	5	2	3	0	3	240
Good	4	2	2	0	1	1	0	0	0	10
Very Good	0	0	1	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	0	0
<b>Total</b>	<b>223</b>	<b>110</b>	<b>20</b>	<b>7</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>378</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$61,164 to \$88,675, a total increase of 45.0 percent, as shown in Table II.25.18, 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 Deuel County ranged from \$43,203 for homes built before 1930 to \$90,610 for homes built from 2001 to 2010.<sup>174</sup> Homes built from 2001 through 2010 were also larger, averaging 1,308 square feet per unit. Table II.25.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	36,634
2000	41,366
2001	42,304
2002	33,333
2003	96,500
2004	60,417
2005	48,900
2006	55,726
2007	51,478
2008	52,531
2009	54,358
2010	61,164
2011	28,966
2012	74,016
2013	71,130
2014	93,229
2015	81,103
2016	88,675
<b>Average</b>	<b>57,120</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>175</sup> (\$)
Before 1930	43,203	1,184	36.5
1931-1960	64,176	1,352	47.5
1961-1970	81,460	1,561	52.2
1971-1980	99,409	1,651	60.2
1981-1990	100,600	1,787	56.3
1991-2000	103,889	1,556	66.8
2001-2010	90,610	1,308	69.3
2011-2016	N/A	N/A	N/A
<b>Average</b>	<b>55,881</b>	<b>1,288</b>	<b>43</b>

<sup>174</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>175</sup> Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

**SURVEY OF RENTAL PROPERTIES**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.25.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Deuel County. The number of completed surveys increased from 4 in 2015 to 5 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.4 percentage points and was at 5.26 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	4	.00	60.0
2003	2	34	.00	44.1
2004	2	34	5.88	69.8
2005	7	47	12.77	49.4
2006	7	47	12.77	35.3
2007	4	40	10.00	60.0
2008	3	18	11.11	85.0
2009	3	19	21.05	142.5
2010	3	17	11.76	7.0
2011	3	46	2.17	45.0
2012	4	37	5.41	46.5
2013	3	26	7.69	90.0
2014	5	61	4.92	
2015	4	53	1.9	30
2016	5	95	5.26	81.8

Table II.25.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 19 single family units in Deuel County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Deuel County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 30 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 16.7 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 5.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	19	0	.0%	4.5%
Apartments	30	5	16.7%	5.7%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	46	0	.0%	3.7%
<b>Total</b>	<b>95</b>	<b>5</b>	<b>5.26%</b>	<b>5.0%</b>

Table II.25.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were one bedroom units, with 17 units. Details for additional unit types are reported on the following page.

<b>Table II.25.22</b> <b>Rental Units by Number of Bedrooms</b> Deuel 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	17	0	0	.	17
Two	3	11	0	0	.	14
Three	9	2	0	0	.	11
Four	7	0	0	0	.	7
Don’t Know	0	0	0	0	46	46
<b>Total</b>	<b>19</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>95</b>

Table II.25.23, 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 0.0 percent.

<b>Table II.25.23</b> <b>Single Family Units by Number of Bedrooms</b> Deuel County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	3	0	.0%
Three	9	0	.0%
Four	7	0	.0%
Don’t know	0	0	%
<b>Total</b>	<b>19</b>	<b>0</b>	<b>.0%</b>

Table II.25.24, 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 5.9 percent.

<b>Table II.25.24</b> <b>Apartment Units by Number of Bedrooms</b> Deuel County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	17	1	5.9%
Two	11	4	36.4%
Three	2	0	.0%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>30</b>	<b>5</b>	<b>16.7%</b>

Average market-rate rents by unit type are shown in Table II.25.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table II.25.25</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Deuel County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$500.0	\$	\$	\$500.0
Two	\$	\$500.0	\$	\$	\$500.0
Three	\$600.0	\$	\$	\$	\$600.0
Four	\$	\$	\$	\$	\$
Don't know	\$639.0	\$564.0	\$	\$	
<b>Total</b>	<b>\$626.0</b>	<b>\$542.7</b>	<b>\$</b>	<b>\$</b>	<b>\$575.8</b>

Table II.25.26, below, shows vacancy rates for single family units by average rental rates for Deuel County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.25.26</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Deuel 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	11	0	.0%
\$750 to \$1,000	8	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>19</b>	<b>0</b>	<b>.0%</b>

The average rent and availability of apartment units is displayed in Table II.25.27, on the following page. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 16.7 percent.

<b>Table II.25.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Deuel County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	30	5	16.7%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>30</b>	<b>5</b>	<b>16.7%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.25.28 below, 3 respondents, or 60.0 percent, included some sort of utility in the rent.

<b>Table II.25.28</b> <b>Are there any utilities included with the rent?</b> Deuel County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	2
<b>% Offering Utilities</b>	<b>60.0%</b>

The type of utility included in the rent is shown in Table II.25.29, below. There were 2 respondents who included electricity, 2 respondents who included natural gas, 3 respondents who included water and sewer and 3 respondents included trash collection in the rent.

<b>Table II.25.29</b> <b>Which utilities are included with the rent?</b> Deuel County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	3
Trash Collection	3

Table II.25.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 24 number of persons on the wait list.

<b>Table II.25.30</b> <b>Do you keep a waiting list?</b> Deuel County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	2
<b>Waitlist Size</b>	<b>24</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.25.31 on the following page, most respondents



indicated there was no and extreme need for the renovation of existing single family units and for the renovation of existing apartment units.

<b>Table II.25.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Deuel County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	2	2	2	
Low Need	0	0		
Moderate Need	0	0		
High Need	1	1	1	
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.25.32 below, most respondents indicated there was no need for the construction of new single family units and no need for the construction of new apartment units.

<b>Table II.25.32</b> <b>How would you rate the need for construction of new units in the city?</b> Deuel County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	3	3	3	
Low Need	0	0		
Moderate Need	0	0		
High Need	1	1	1	
Extreme Need	1	1	1	



# Dixon County

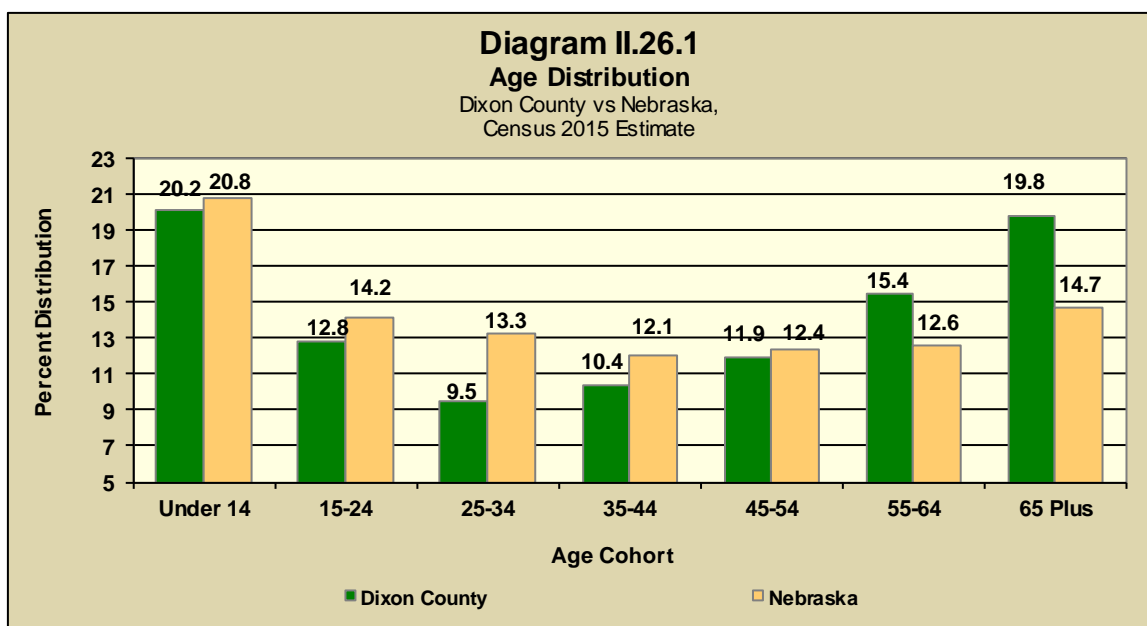
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.4 percent or by 203 persons.
- Between 2010 and 2015, the Hispanic population increased by 14.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 28.
- In 2015, average earnings in the county was \$46,782 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 3.0 percent to 3.3 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 2 units.
- In 2015, the average real value of new single-family construction was \$229,333.
- In fiscal year 2016, the average price of an existing home was \$95,757.
- In a November 2016 rental survey, the average vacancy rate was 7.35 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Dixon County’s population decreased by 3.4 percent, or from 6,000 people to 5,797 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 672 in 2010 to 744 in 2015, an increase of 10.7 percent. The number of people from 25 to 34 years of age decreased by 6.9 percent, and those aged between 35 and 44 decreased by 12.2 percent. As shown in Diagram II.26.1, people younger than 25 represented 33.0 percent of the population in 2015, while individuals aged 55 and older represented 35.2 percent of the population in Dixon 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 4.3 percent, while the black population increased by 66.7 percent. The Hispanic population of any race changed from 622 to 713 or by 14.6 percent. Table II.26.1, below, presents the details of these population variations.

Subject	Nebraska			Dixon County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	6,000	5,797	-3.4%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	1,259	1,169	-7.1%
15 to 24 years	258,206	268,848	4.1%	672	744	10.7%
25 to 34 years	245,176	252,533	3.0%	592	551	-6.9%
35 to 44 years	220,838	228,643	3.5%	686	602	-12.2%
45 to 54 years	258,726	234,477	-9.4%	878	690	-21.4%
55 to 64 years	213,176	238,715	12.0%	843	895	6.2%
65 & over	246,677	278,711	13.0%	1,070	1,146	6.2%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	5,890	5,634	-4.3%
Black	85,971	93,900	9.2%	24	40	66.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	23	39	69.6%
Asian	33,322	44,479	33.5%	11	13	18.2%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	8	9	12.5%
Two or More Races	32,305	39,365	21.9%	44	62	40.9%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	622	713	14.6%

## 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.26.2, at right, from April 2000 to July 2009, Dixon County’s natural increase was estimated to be 99 people. Dixon County has been experiencing net out-migration, with 149 persons leaving the county during the 2000-2009 year period.<sup>176</sup> The 2015 population estimates showed a natural increase of 73 persons and a net out-migration of 276 persons since the 2010 Census. In total, Dixon County’s population decreased to 5,797 persons.

<b>1980 Population</b>	<b>7,137</b>
Natural Increase 80–90	176
Net Migration 80–90	-1,170
<b>1990 Population</b>	<b>6,143</b>
Natural Increase 90–00	14
Net Migration 90–00	182
<b>2000 Population</b>	<b>6,339</b>
Natural Increase 00–09	99
Net Migration 00–09	-149
2009 Population Estimate	6,289
<b>2010 Population</b>	<b>6,000</b>
Natural Increase 10–15	73
Net Migration 10–15	-276
<b>2015 Population Estimate</b>	<b>5,797</b>

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Dixon County decreased from -13 persons in 2014 to -24 persons in 2015, with an additional net movement of -6 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.26.3.

<sup>176</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.26.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Dixon County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	85	95	-10
Calendar 2002	70	96	-26
Calendar 2003	74	67	7
Calendar 2004	75	72	3
Calendar 2005	97	80	17
Calendar 2006	76	105	-29
Calendar 2007	55	60	-5
Calendar 2008	84	65	19
Calendar 2009	70	58	12
Calendar 2010	121	108	13
Calendar 2011	66	61	5
Calendar 2012	63	82	-19
Calendar 2013	64	62	2
Calendar 2014	73	86	-13
Calendar 2015	72	96	-24
First Half of 2016	32	38	-6

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 2,616 in 2014 to 2,642 in 2015, as shown in Table II.26.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dixon County decreased by 3.8 percent from 1,220 in 2015 to 1,174 in 2016, as shown below in Table II.26.5. The number of school-age children 5 to 11 years of age decreased from 575 in 2015 to 543 in 2016.

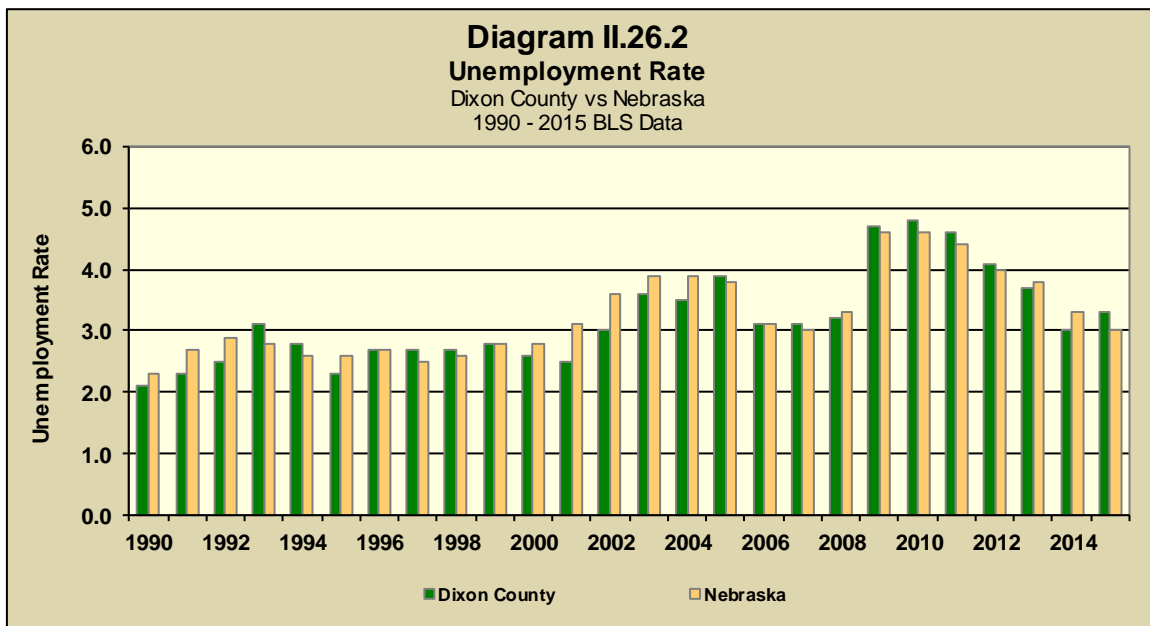
<b>Table II.26.4</b>	
<b>Income Tax Returns</b>	
Dixon County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	2,627
1992	2,539
1993	2,561
1994	2,442
1995	2,427
1996	2,536
1997	2,522
1998	2,522
1999	2,483
2000	2,580
2001	2,498
2002	2,493
2003	2,480
2004	2,549
2005	2,380
2006	2,580
2007	2,639
2008	2,645
2009	2,589
2010	2,592
2011	2,638
2012	2,618
2013	2,638
2014	2,616
2015	2,642

<b>Table II.26.5</b>				
<b>School-Age Children</b>				
Dixon County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	717	194	478	1,389
1993	733	216	485	1,434
1994	717	233	506	1,456
1995	692	236	514	1,442
1996	729	209	532	1,470
1997	687	185	554	1,426
1998	710	216	532	1,458
1999	694	220	535	1,449
2000	669	213	544	1,426
2001	630	220	543	1,393
2002	644	213	528	1,385
2003	376	133	330	839
2004	553	175	507	1,235
2005	623	185	495	1,303
2006	603	182	476	1,261
2007	631	189	467	1,287
2008	629	171	483	1,283
2009	586	185	486	1,257
2010	565	205	465	1,235
2011	575	184	467	1,226
2012	583	178	475	1,236
2013	562	160	468	1,190
2014	569	175	445	1,189
2015	575	170	475	1,220
2016	543	172	459	1,174

## ECONOMICS

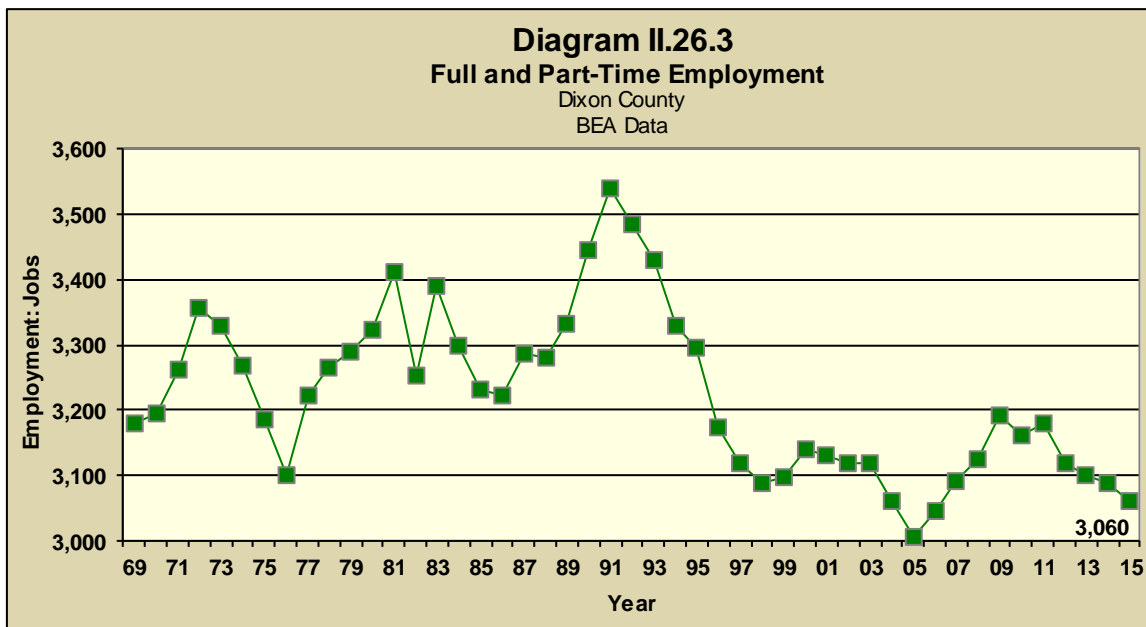
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dixon County, defined as the number of people working or actively seeking work, increased from 3,062 in 2014 to 3,089 in 2015. The total number of people employed changed from 2,969 in 2014 to 2,987 in 2015. The unemployment rate for the county was 3.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced an increase of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.26.2, below.

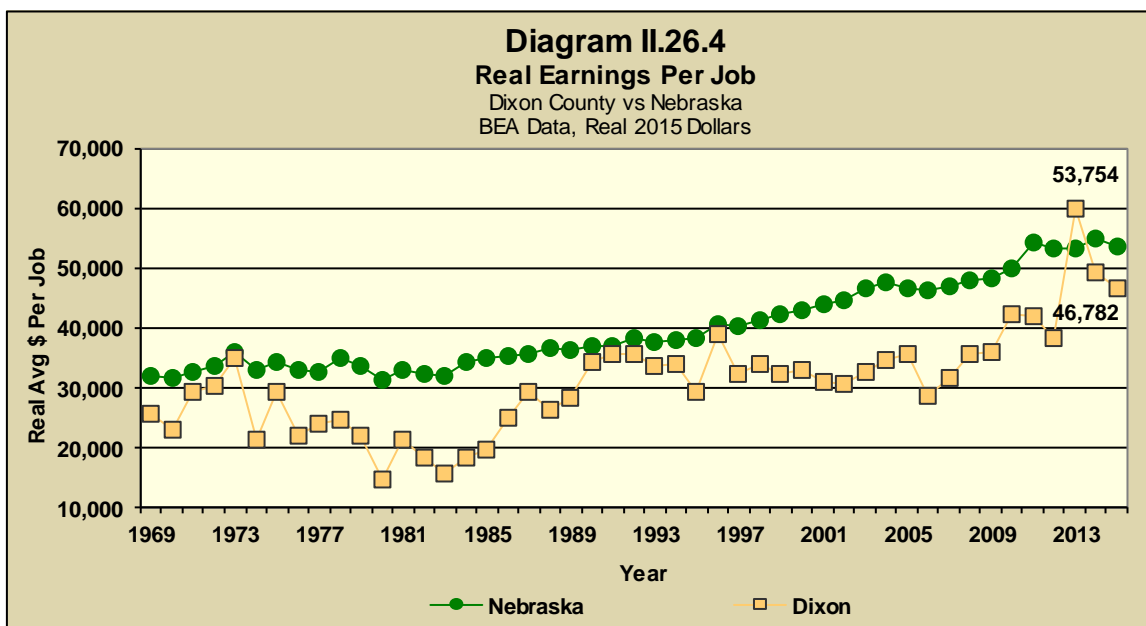


### Employment and Personal Income

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 3,060 jobs in Dixon County, a decrease of 28 jobs since 2014. Diagram II.26.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.26.4, below, real average earnings per job in the county was \$46,782 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 \$267,124,000, an increase of 2.2 percent between 2014 and 2015. Table II.26.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.26.6**  
**Total BEA Employment and Real Personal Income**  
 Dixon 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	81,674	3,241	7,014	17,909	11,407	114,763	15,272	3,181	25,675
1970	74,019	3,213	7,308	19,203	12,247	109,565	14,742	3,196	23,160
1971	95,485	3,430	7,395	19,908	12,654	132,013	17,867	3,261	29,281
1972	101,804	3,476	8,895	21,832	13,544	142,599	19,710	3,357	30,326
1973	116,448	4,009	9,569	23,848	15,267	161,122	22,656	3,330	34,969
1974	69,819	4,199	11,075	24,575	16,066	117,335	16,448	3,267	21,371
1975	93,757	4,305	11,932	25,929	16,780	144,093	20,042	3,187	29,419
1976	67,779	4,426	13,617	25,787	17,502	120,258	16,550	3,100	21,864
1977	76,838	4,558	11,944	27,314	18,314	129,852	17,767	3,222	23,848
1978	80,146	4,773	15,218	28,806	18,575	137,972	18,817	3,265	24,547
1979	72,837	5,072	15,605	27,635	19,477	130,482	17,921	3,289	22,146
1980	49,171	5,120	16,526	31,975	20,013	112,565	15,771	3,324	14,793
1981	73,215	5,373	15,881	35,982	21,487	141,193	19,827	3,411	21,464
1982	59,444	5,270	12,924	40,652	22,041	129,790	18,486	3,253	18,274
1983	53,553	5,572	12,947	41,241	22,076	124,245	17,748	3,391	15,793
1984	60,676	6,123	12,444	42,893	22,278	132,167	19,176	3,300	18,387
1985	63,751	6,240	12,942	40,246	23,046	133,745	19,963	3,233	19,719
1986	80,357	6,801	12,481	39,155	23,841	149,033	22,777	3,221	24,948
1987	96,020	7,403	11,795	36,397	23,462	160,271	25,031	3,285	29,230
1988	86,571	7,652	13,452	38,812	23,221	154,404	24,413	3,281	26,386
1989	94,115	8,373	12,916	39,586	23,333	161,577	25,981	3,333	28,237
1990	118,006	9,281	11,645	35,528	23,113	179,011	29,116	3,446	34,244
1991	125,985	9,978	5,034	35,094	22,928	179,063	28,886	3,540	35,589
1992	124,283	9,961	7,102	33,957	23,928	179,308	28,855	3,484	35,672
1993	115,923	9,201	15,433	32,092	24,871	179,119	28,867	3,429	33,807
1994	113,315	9,491	25,655	31,937	24,488	185,904	29,692	3,329	34,039
1995	96,988	8,655	33,336	33,083	26,084	180,836	28,659	3,296	29,426
1996	123,978	8,394	38,790	33,699	27,466	215,540	34,008	3,172	39,085
1997	101,121	8,386	40,792	34,549	27,575	195,651	30,875	3,118	32,431
1998	105,481	8,910	45,803	36,388	27,872	206,635	32,680	3,089	34,147
1999	99,726	8,984	44,670	33,289	28,715	197,416	30,866	3,097	32,201
2000	103,746	9,314	41,907	34,206	28,721	199,266	31,903	3,139	33,051
2001	96,906	8,966	43,072	34,054	30,069	195,136	31,698	3,132	30,941
2002	95,541	9,348	42,756	31,367	29,981	190,298	31,382	3,117	30,652
2003	101,724	9,614	43,251	30,689	30,811	196,862	32,898	3,117	32,635
2004	105,603	9,745	42,126	27,450	29,085	194,519	32,925	3,062	34,488
2005	106,870	9,790	39,015	25,107	30,334	191,536	32,131	3,004	35,576
2006	87,746	9,869	36,712	23,488	31,719	169,795	28,360	3,045	28,816
2007	97,544	10,327	37,850	27,766	32,077	184,910	30,854	3,091	31,557
2008	111,054	11,076	39,461	33,212	34,807	207,460	34,554	3,126	35,526
2009	115,087	11,678	36,238	33,964	34,511	208,123	34,612	3,192	36,055
2010	133,876	11,972	32,007	30,661	37,151	221,723	37,090	3,161	42,352
2011	133,610	9,825	37,490	34,413	37,539	233,227	38,787	3,179	42,029
2012	118,992	9,431	37,059	35,946	37,175	219,741	37,181	3,118	38,163
2013	185,860	10,449	44,483	38,298	35,161	293,354	50,344	3,101	59,936
2014	152,303	11,906	43,734	39,757	37,458	261,345	45,192	3,088	49,321
2015	143,152	10,573	56,889	40,574	37,082	267,124	46,080	3,060	46,782

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 4.6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 13.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 76.1 percent over the 2010 to 2015 period. Table II.26.7, on the following page, presents AGI distribution for the years 1991 through 2015.



<b>Table II.26.7</b> <b>Income Tax Returns by Adjusted Gross Income</b> Dixon County 1991–2015 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total <sup>177</sup>
1991	991	311	556	381	254	90	0	0	0	2,627
1992	900	298	547	354	283	115	0	13	0	2,539
1993	888	282	520	380	313	133	0	15	0	2,561
1994	910	248	490	328	293	144	0	12	0	2,442
1995	836	258	447	327	346	166	0	16	0	2,427
1996	857	229	473	354	366	200	20	21	0	2,536
1997	784	226	461	348	390	233	14	35	0	2,522
1998	751	207	483	352	391	250	36	27	0	2,522
1999	735	163	448	317	408	295	60	38	0	2,483
2000	736	156	452	358	427	327	71	0	0	2,580
2001	742	134	415	359	391	308	89	53	0	2,498
2002	712	160	416	320	394	357	81	32	0	2,493
2003	666	182	392	347	383	365	91	37	0	2,480
2004	640	190	429	329	382	386	118	53	0	2,549
2005	549	163	378	308	364	397		64		2,380
2006	512	204	455	326	391	428	162	92	10	2,580
2007	573	174	414	327	354	468	196	122	11	2,639
2008	527	188	401	323	384	434	226	148	14	2,645
2009	497	186	404	326	351	438	226	146	15	2,589
2010	435	204	389	379	363	420	243	145	14	2,592
2011	455	197	373	363	371	409	256	194	20	2,638
2012	428	203	358	320	377	437	257	205	33	2,618
2013	429	189	350	360	392	398	281	219	20	2,638
2014	403	196	335	329	370	424	267	263	29	2,616
2015	455	181	331	332	351	425	287	246	34	2,642

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 573 in 2010 to 527 in 2015, with the poverty rate reaching 9.3 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.26.8, at right, presents poverty data for the county.

<b>Table II.26.8</b> <b>Persons in Poverty</b> Dixon County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	615	9.6
1999	572	9.1
2000	559	9.1
2001	602	9.9
2002	549	9.1
2003	537	8.9
2004	505	8.3
2005	584	9.7
2006	596	9.9
2007	632	10.3
2008	619	10.1
2009	663	10.8
2010	573	9.7
2011	574	9.8
2012	661	11.4
2013	584	10.2
2014	604	10.7
2015	527	9.3

<sup>177</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

### Business Establishments

The total number of business establishments in Dixon County decreased by 13 between 1980 and 2014, at an annual rate of change of -0.3 percent, as reported by the Census Bureau and as presented in Table II.26.9, at right.<sup>178</sup> This compared to an average annual rate of change of 1.03 percent statewide. Dixon County lost 1 business establishment 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 0.4 percent in Dixon County between 2010 and 2015, from 2,688 to 2,700. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.26.10.

Year	Nebraska	Dixon County
1980	37,727	117
1981	37,582	117
1982	37,500	110
1983	41,889	133
1984	43,151	134
1985	43,115	120
1986	42,538	117
1987	42,691	118
1988	43,134	117
1989	43,302	118
1990	43,749	124
1991	44,405	123
1992	45,269	137
1993	46,059	127
1994	46,640	133
1995	47,128	133
1996	47,607	122
1997	48,588	126
1998	48,655	128
1999	48,968	132
2000	49,623	126
2001	49,710	132
2002	50,259	128
2003	50,394	130
2004	50,928	128
2005	51,440	130
2006	51,906	126
2007	52,517	119
2008	52,152	117
2009	51,633	123
2010	51,886	113
2011	51,553	112
2012	52,294	112
2013	52,585	105
2014	52,991	104

Subject	Nebraska	% Growth Since Census	Dixon County	% Growth Since Census
2000 Census	722,668	-	2,673	-
2010 Census	796,793	10.3%	2,688	0.6%
July 2011 Estimate	801,129	0.5%	2,686	-0.1%
July 2012 Estimate	804,659	1.0%	2,689	0.0%
July 2013 Estimate	809,171	1.5%	2,695	0.3%
July 2014 Estimate	814,970	2.3%	2,700	0.4%
July 2015 Estimate	820,913	3.0%	2,700	0.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Dixon County. As shown in Table II.26.11 on the following page, 14.0 percent of housing units, or 376, were vacant in 2015. Of the 2,305 housing units that were occupied in 2015, 76.0 percent, or 1,751, were owner-occupied and the remaining 24.0 percent were renter-occupied.

<sup>178</sup> Totals may not add due to rounding-off of county totals.

<b>Table II.26.11</b>				
<b>Housing Units by Tenure</b>				
Dixon County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	2,370	88.2%	2,305	86.0%
Owner-Occupied	1,812	76.5%	1,751	76.0%
Renter-Occupied	558	23.5%	554	24.0%
Vacant Housing Units	318	11.8%	376	14.0%
<b>Total Housing Units</b>	<b>2,688</b>	<b>100.0%</b>	<b>2,681</b>	<b>100.0%</b>

As shown in Table II.26.12, below, there were 2,312 single family dwellings in 2015, which accounted for 86.2 percent of all housing units. Apartment units accounted for 4.8 percent of housing units, with 130 units. Mobile homes also accounted for an additional 6.5 percent of housing with 174 units.

<b>Table II.26.12</b>				
<b>Housing Units by Type</b>				
Dixon County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>179</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	2,342	87%	2,312	86.2%
Duplex	24	1%	51	1.9%
Tri- or Four-Plex	53	2%	14	.5%
Apartment	126	5%	130	4.8%
Mobile Home	143	5%	174	6.5%
Boat, RV, Van, Etc.	3	0%	0	.0%
<b>Total</b>	<b>2,691</b>	<b>100.0%</b>	<b>2,681</b>	<b>100.0%</b>

Table II.26.13, below, shows the disposition of vacant housing units in Dixon County. The 2015 five-year ACS shows 13.3 percent of vacant units were for rent, 7.2 percent were for sale, and 2.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 126 “other vacant” units, or 39.6 percent; this compared to 46.0 percent “other vacant” units in 2015.

<b>Table II.26.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Dixon County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	64	20.1%	50	13.3%
For Sale	34	10.7%	27	7.2%
Rented or Sold, Not Occupied	4	1.3%	10	2.7%
For Seasonal, Recreational, or Occasional Use	90	28.3%	111	29.5%
For Migrant Workers	0	0.0%	5	1.3%
Other Vacant	126	39.6%	173	46.0%
<b>Total</b>	<b>318</b>	<b>100.0%</b>	<b>376</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>180</sup> In most years for which data are presented, single-

<sup>179</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Dixon County increased from 4 in 2014 to 6 in 2015 and the average value of construction was \$229,333 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 4 in 2014 to 6 in 2015. These changes in residential permit activity in the county compared to a decline in population of 542 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.26.14.

**Table II.26.14**  
**Building Permits and Valuation**  
Dixon County  
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	8	2	.	16	26	103.20	61.80	.	56.80
1981	7	.	.	.	7	81.80	.	.	.
1982	9	.	.	.	9	95.70	.	.	.
1983	6	.	.	.	6	111.00	.	.	.
1984	7	.	.	.	7	93.30	.	.	.
1985	4	.	.	.	4	103.10	.	.	.
1986	3	.	.	.	3	100.30	.	.	.
1987	3	.	.	.	3	126.10	.	.	.
1988	1	.	.	.	1	124.00	.	.	.
1989	5	.	.	.	5	98.90	.	.	.
1990	13	.	.	.	13	137.80	.	.	.
1991	11	2	.	.	13	86.30	79.50	.	.
1992	3	.	.	.	3	98.50	.	.	.
1993	5	.	.	12	17	125.80	.	.	52.00
1994	9	.	.	.	9	89.10	.	.	.
1995	17	.	10	.	27	135.80	.	65.90	.
1996	9	.	.	.	9	120.10	.	.	.
1997	11	.	.	.	11	134.80	.	.	.
1998	3	.	.	.	3	134.10	.	.	.
1999	10	.	.	.	10	108.40	.	.	.
2000	11	.	.	.	11	138.90	.	.	.
2001	7	2	.	.	9	135.90	123.90	.	.
2002	12	.	.	.	12	126.8	.	.	.
2003	10	.	.	.	10	172.4	.	.	.
2004	12	2	.	.	14	197.6	110.9	.	.
2005	3	.	.	.	3	143.2	.	.	.
2006	5	.	.	.	5	190.8	.	.	.
2007	7	.	.	.	7	161.7	.	.	.
2008	4	.	.	.	4	168.8	.	.	.
2009	4	.	.	.	4	152.3	.	.	.
2010	3	.	.	.	3	157.6	.	.	.
2011	9	.	.	.	9	249.1	.	.	.
2012	12	.	.	.	12	198.3	.	.	.
2013	10	.	.	.	10	192.5	.	.	.
2014	4	.	.	.	4	185.6	.	.	.
2015	6	.	.	.	6	229.3	.	.	.

<sup>180</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

### Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 993 property transactions in Dixon County. Of these, 958 were for single-family homes during this 18-year period, as shown in Table II.26.15.

<b>Table II.26.15</b>						
<b>Residential Property Transactions</b>						
Dixon County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	62	3	0	0	0	65
2000	60	5	0	1	1	67
2001	76	7	0	0	1	84
2002	59	1	0	0	1	61
2003	64	2	0	0	0	66
2004	74	2	0	0	0	76
2005	79	1	0	0	1	81
2006	54	2	0	0	0	56
2007	40	0	0	0	0	40
2008	37	0	0	0	0	37
2009	44	2	0	0	0	46
2010	42	1	0	0	0	43
2011	32	1	0	0	0	33
2012	40	1	0	0	0	41
2013	40	0	0	0	0	40
2014	51	1	0	0	0	52
2015	55	0	0	0	0	55
2016	49	1	0	0	0	50
<b>Total</b>	<b>958</b>	<b>30</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>993</b>

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 554 single-family home property transactions for units built before 1930, .9 percent of units were of low quality and 52.7 percent were of fair quality. Conversely, of the 18 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 16.7 percent of fair quality. Table II.26.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.26.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Dixon County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	5	0	0	0	0	2	0	0	0	7
Fair	292	80	3	10	10	15	3	0	1	414
Average	252	69	54	82	20	28	15	1	2	523
Good	3	0	1	1	2	3	0	0	0	10
Very Good	1	0	0	0	0	0	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	1	0	0	0	1	3
<b>Total</b>	<b>554</b>	<b>149</b>	<b>58</b>	<b>93</b>	<b>33</b>	<b>48</b>	<b>18</b>	<b>1</b>	<b>4</b>	<b>958</b>

In regard to the current condition of residential dwellings, of the same 554 single-family homes built before 1930, 20.0 percent of the homes were worn out or badly worn, and 76.9 percent

were in average condition. Table II.26.17 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	9	0	0	0	0	0	0	0	0	9
Badly Worn	102	20	6	4	2	2	0	0	1	137
Average	426	127	52	88	31	46	18	1	2	791
Good	0	1	0	1	0	0	0	0	0	2
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	17	1	0	0	0	0	0	0	1	19
<b>Total</b>	<b>554</b>	<b>149</b>	<b>58</b>	<b>93</b>	<b>33</b>	<b>48</b>	<b>18</b>	<b>1</b>	<b>4</b>	<b>958</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$80,627 to \$95,757, a total increase of 18.8 percent, as shown in Table II.26.18, 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 Dixon County ranged from \$52,604 for homes built before 1930 to \$150,500 for homes built from 2001 to 2010, and \$200,000 for the newest homes built between 2011 and 2016.<sup>181</sup> Homes built from 2001 through 2010 were also larger, averaging 1,670 square feet per unit. Table II.26.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	47,009
2000	43,862
2001	60,178
2002	49,429
2003	55,348
2004	53,171
2005	56,248
2006	60,218
2007	72,361
2008	62,656
2009	74,748
2010	80,627
2011	66,784
2012	75,858
2013	74,511
2014	73,918
2015	80,908
2016	95,757
<b>Average</b>	<b>63,841</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>182</sup> (\$)
Before 1930	52,604	1,413	37.2
1931-1960	52,111	1,193	43.7
1961-1970	64,145	1,231	52.1
1971-1980	83,421	1,325	63.0
1981-1990	98,162	1,476	66.5
1991-2000	89,889	1,464	61.4
2001-2010	150,500	1,670	90.1
2011-2016	200,000	1,800	111
<b>Average</b>	<b>62,184</b>	<b>1,367</b>	<b>45</b>

<sup>181</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>182</sup> Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

**SURVEY OF RENTAL PROPERTIES**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.26.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Dixon County. The number of completed surveys decreased from 7 in 2015 to 6 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 10.8 percentage points and was at 7.35 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	0	0	.00	
2004	2	48	20.83	203.8
2005	4	53	16.98	198.2
2006	5	53	16.98	22.9
2007	7	72	12.50	56.3
2008	11	105	14.29	66.9
2009	8	63	11.11	72.3
2010	5	61	11.48	116.0
2011	9	92	16.30	89.7
2012	9	94	10.64	58.4
2013	9	64	15.63	365.0
2014	8	99	14.14	
2015	7	77	18.2	75
2016	6	68	7.35	27.8

Table II.26.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family unit in Dixon County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Dixon County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 61 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 8.2 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 13.2 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1	0	.0%	6.7%
Apartments	61	5	8.2%	16.2%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	6	0	.0%	7.6%
<b>Total</b>	<b>68</b>	<b>5</b>	<b>7.35%</b>	<b>13.2%</b>

Table II.26.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were one bedroom units, with 48 units. Details for additional unit types are reported on the following page.

<b>Table II.26.22</b> <b>Rental Units by Number of Bedrooms</b> Dixon 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	48	0	0	.	48
Two	0	7	0	0	.	7
Three	1	6	0	0	.	7
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	6	6
<b>Total</b>	<b>1</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>68</b>

Table II.26.23, 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 0.0 percent.

<b>Table II.26.23</b> <b>Single Family Units by Number of Bedrooms</b> Dixon 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	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>.0%</b>

Table II.26.24, 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 2.1 percent.

<b>Table II.26.24</b> <b>Apartment Units by Number of Bedrooms</b> Dixon County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	48	1	2.1%
Two	7	1	14.3%
Three	6	0	.0%
Four	0	0	%
Don’t know	0	3	%
<b>Total</b>	<b>61</b>	<b>5</b>	<b>8.2%</b>



Average market-rate rents by unit type are shown in Table II.26.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table II.26.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Dixon County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$547.0	\$	\$	\$547.0
Two	\$	\$622.0	\$	\$	\$622.0
Three	\$	\$926.0	\$	\$	\$926.0
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$623.2</b>	<b>\$</b>	<b>\$</b>	<b>\$623.2</b>

Table II.26.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.26.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Dixon County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$153.0	\$	\$	\$153.0
Two	\$	\$204.0	\$	\$	\$204.0
Three	\$	\$239.0	\$	\$	\$239.0
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$198.7</b>	<b>\$</b>	<b>\$</b>	<b>\$198.7</b>

Table II.26.27, on the following page, shows vacancy rates for single family units by average rental rates for Dixon County.

<b>Table II.26.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Dixon 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	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			%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>.0%</b>

The average rent and availability of apartment units is displayed in Table II.26.28, 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 16.7 percent.

<b>Table II.26.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Dixon County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	5	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	18	3	16.7%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	38	2	5.3%
<b>Total</b>	<b>61</b>	<b>5</b>	<b>8.2%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.26.29 below, 4 respondents, or 80.0 percent, included some sort of utility in the rent.

<b>Table II.26.29</b> <b>Are there any utilities included with the rent?</b> Dixon County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
<b>% Offering Utilities</b>	<b>80.0%</b>

The type of utility included in the rent is shown in Table II.26.30, below. There were 4 respondents who included electricity, 0 respondents who included natural gas, 4 respondents who included water and sewer and 4 respondents included trash collection in the rent.

<b>Table II.26.30</b> <b>Which utilities are included with the rent?</b> Dixon County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	0
Water/Sewer	4
Trash Collection	4

Table II.26.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

<b>Table II.26.31</b> <b>Do you keep a waiting list?</b> Dixon County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
<b>Waitlist Size</b>	<b>4</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.26.32 below, most respondents indicated there was moderate, high, and extreme need for the renovation of existing single family units and for the renovation of existing apartment units.

<b>Table II.26.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Dixon County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	1	1	1	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.26.33 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.

<b>Table II.26.33</b> <b>How would you rate the need for construction of new units in the city?</b> Dixon County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	3	3	3	
Low Need	0	0		
Moderate Need	1	1	1	
High Need	1	1	1	1
Extreme Need	0	0		