

Dundy County

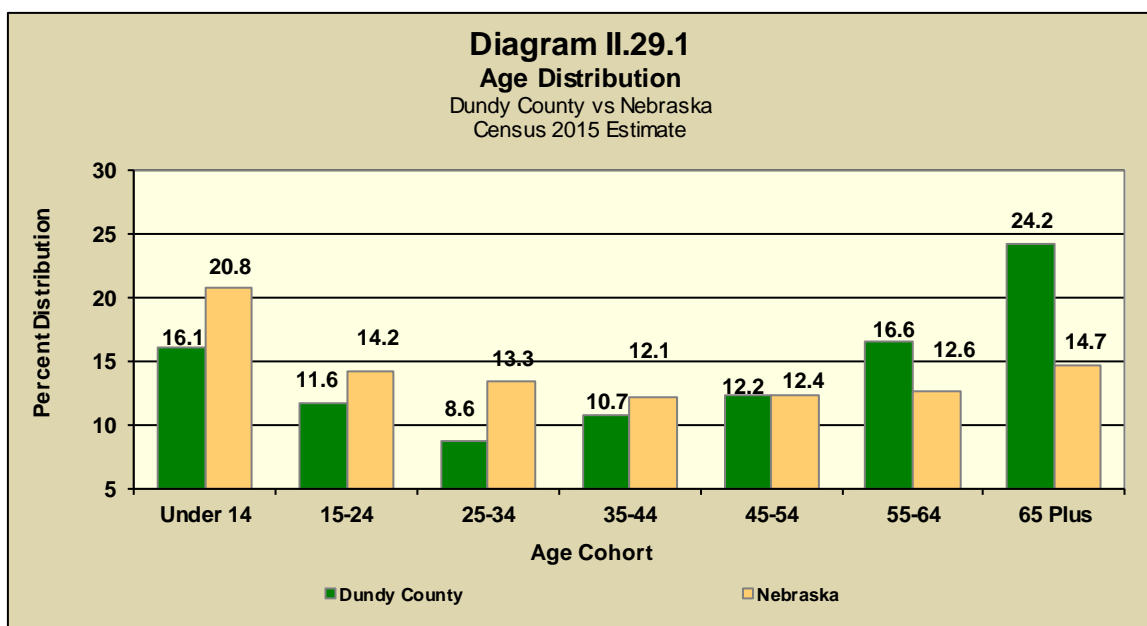
Summary

- Between 2010 and 2015, the county’s population decreased by 10.4 percent or by 209 persons.
- Between 2010 and 2015, the Hispanic population increased by 3.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 20.
- In 2015, average earnings in the county was \$50,439 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.3 percent to 2.1 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 1 unit.
- In 2015, the average real value of new single-family construction was \$200,000.
- In fiscal year 2016, the average price of an existing home was \$33,711.
- In a November 2016 rental survey, the average vacancy rate was 2.50 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Dundy County’s population decreased by 10.4 percent, or from 2,008 people to 1,799 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 169 in 2010 to 209 in 2015, an increase of 23.7 percent. The number of people from 25 to 34 years of age decreased by 14.4 percent, and those aged between 35 and 44 decreased by 12.3 percent. As shown in Diagram II.29.1, people younger than 25 represented 27.7 percent of the population in 2015, while individuals aged 55 and older represented 40.7 percent of the population in Dundy 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 11.5 percent, while the black population increased by 14.3 percent. The Hispanic population of any race changed from 117 to 121 or by 3.4 percent. Table II.29.1, below, presents the details of these population variations.

Subject	Nebraska			Dundy County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	2,008	1,799	-10.4%
Age						
Under 14 years	383,542	394,263	2.8%	364	289	-20.6%
15 to 24 years	258,206	268,848	4.1%	169	209	23.7%
25 to 34 years	245,176	252,533	3.0%	181	155	-14.4%
35 to 44 years	220,838	228,643	3.5%	220	193	-12.3%
45 to 54 years	258,726	234,477	-9.4%	310	220	-29.0%
55 to 64 years	213,176	238,715	12.0%	303	298	-1.7%
65 & over	246,677	278,711	13.0%	461	435	-1.7%
Race						
White	1,649,264	1,689,616	2.4%	1,953	1,729	-11.5%
Black	85,971	93,900	9.2%	7	8	14.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	20	22	10.0%
Asian	33,322	44,479	33.5%	2	2	0.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	4	5	25.0%
Two or More Races	32,305	39,365	21.9%	22	33	50.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	117	121	3.4%

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.29.2, at right, from April 2000 to July 2009, Dundy County’s natural decrease was estimated to be 84 people. Dundy County has been experiencing net out-migration, with 251 persons leaving the county during the 2000-2009 year period.¹⁹⁷ The 2015 population estimates showed a natural decrease of 78 persons and a net out-migration of 131 persons since the 2010 Census. In total, Dundy County’s population decreased to 1,799 persons.

1980 Population	2,861
Natural Increase 80–90	-23
Net Migration 80–90	-256
1990 Population	2,582
Natural Increase 90–00	-79
Net Migration 90–00	-211
2000 Population	2,292
Natural Increase 00–09	-84
Net Migration 00–09	-251
2009 Population Estimate	1,957
2010 Population	2,008
Natural Increase 10–15	-78
Net Migration 10–15	-131
2015 Population Estimate	1,799

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 Dundy County increased from -3 persons in 2014 to 8 persons in 2015, with an additional net movement of 11 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.29.3.

¹⁹⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.29.3			
Driver's Licenses Exchanged and Surrendered			
Dundy County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	44	38	6
Calendar 2002	54	33	21
Calendar 2003	45	19	26
Calendar 2004	42	38	4
Calendar 2005	31	27	4
Calendar 2006	33	27	6
Calendar 2007	36	35	1
Calendar 2008	37	36	1
Calendar 2009	45	17	28
Calendar 2010	61	56	5
Calendar 2011	34	22	12
Calendar 2012	47	41	6
Calendar 2013	48	35	13
Calendar 2014	40	43	-3
Calendar 2015	45	37	8
First Half of 2016	22	11	11

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 843 in 2014 to 838 in 2015, as shown in Table II.29.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dundy County increased by 8.9 percent from 304 in 2015 to 331 in 2016, as shown below in Table II.29.5. The number of school-age children 5 to 11 years of age increased from 143 in 2015 to 147 in 2016.

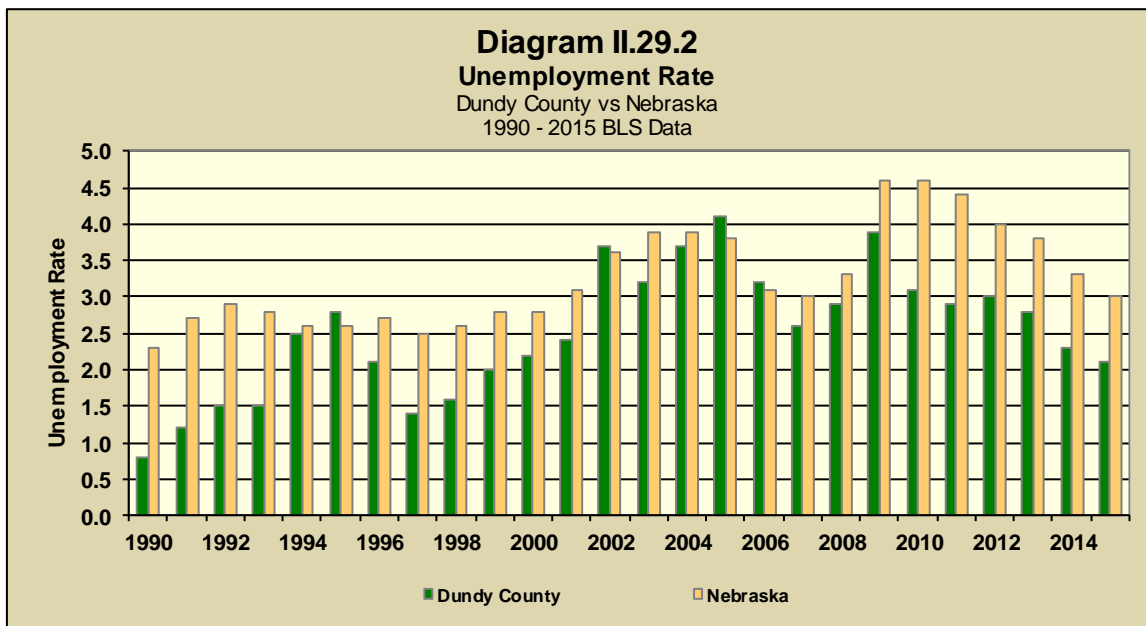
Table II.29.4	
Income Tax Returns	
Dundy County	
1991–2015 DOR Data	
Year	Returns
1991	1,128
1992	1,092
1993	1,135
1994	1,115
1995	1,051
1996	1,049
1997	1,047
1998	990
1999	979
2000	959
2001	954
2002	944
2003	952
2004	935
2005	857
2006	898
2007	889
2008	897
2009	856
2010	825
2011	855
2012	894
2013	829
2014	843
2015	838

Table II.29.5				
School-Age Children				
Dundy County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	250	71	182	503
1993	241	78	165	484
1994	234	69	190	493
1995	191	83	181	455
1996	177	78	181	436
1997	182	64	179	425
1998	197	66	186	449
1999	194	66	179	439
2000	181	68	177	426
2001	167	66	187	420
2002	187	58	167	412
2003	195	58	150	403
2004	182	53	133	368
2005	179	60	141	380
2006	181	53	144	378
2007	170	55	140	365
2008	190	59	144	393
2009	170	58	132	360
2010	155	58	138	351
2011	147	56	126	329
2012	147	44	134	325
2013	160	50	129	339
2014	155	51	127	333
2015	143	49	112	304
2016	147	50	134	331

ECONOMICS

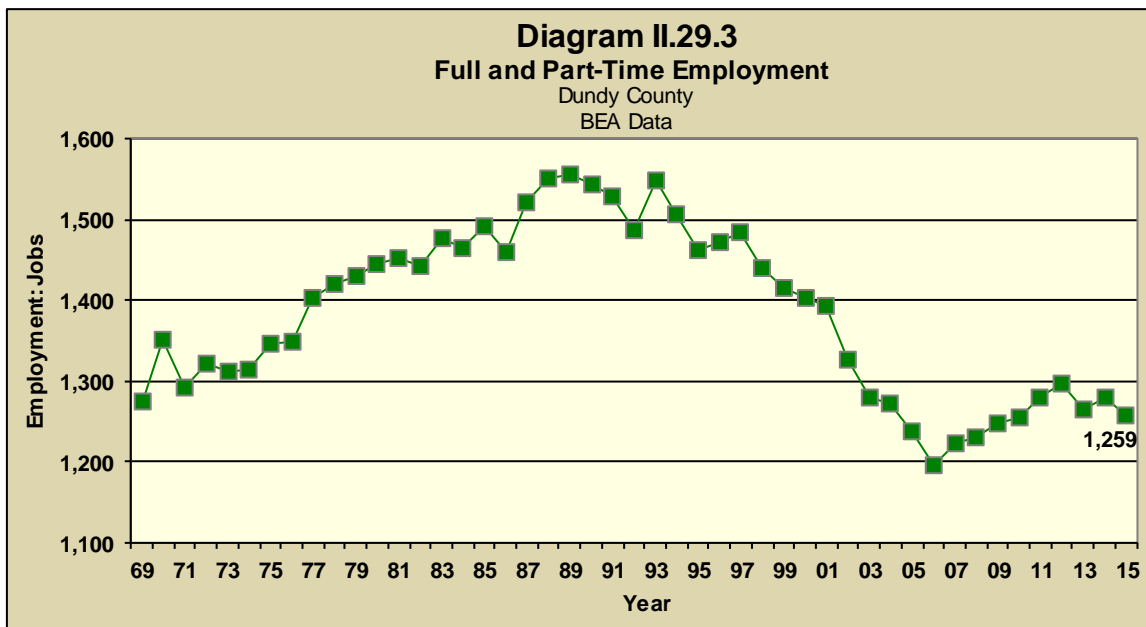
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dundy County, defined as the number of people working or actively seeking work, decreased from 1,279 in 2014 to 1,228 in 2015. The total number of people employed changed from 1,250 in 2014 to 1,202 in 2015. The unemployment rate for the county was 2.1 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.29.2, below.

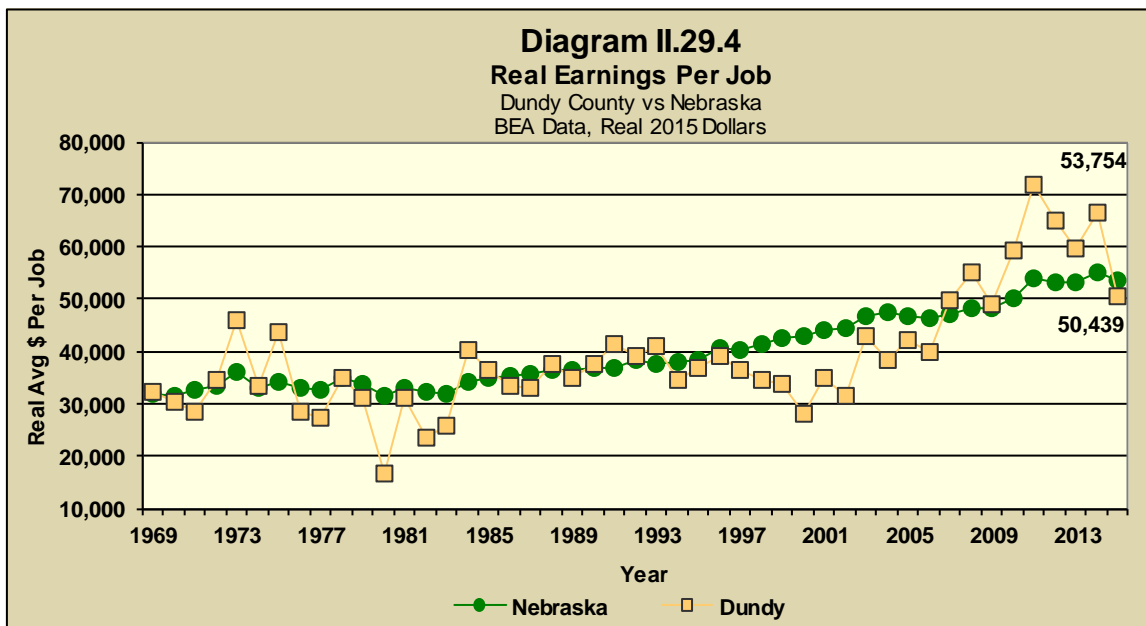


Employment and Personal Income

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 1,259 jobs in Dundy County, a decrease of 20 jobs since 2014. Diagram II.29.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.29.4, below, real average earnings per job in the county was \$50,439 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 \$114,826,000, a decline of 15.0 percent between 2014 and 2015. Table II.29.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.29.6
Total BEA Employment and Real Personal Income
 Dundy 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	41,311	1,567	690	9,718	5,665	55,817	19,502	1,274	32,426
1970	41,057	1,643	636	10,469	5,984	56,502	19,372	1,351	30,390
1971	36,753	1,554	656	10,518	6,217	52,589	18,179	1,293	28,424
1972	45,624	1,569	642	11,808	6,078	62,583	21,951	1,321	34,538
1973	60,500	1,838	754	13,800	7,102	80,317	27,524	1,312	46,112
1974	44,162	1,989	815	14,635	7,205	64,828	23,202	1,314	33,609
1975	58,914	2,118	847	15,957	8,001	81,602	29,142	1,346	43,770
1976	38,498	2,196	776	16,268	7,781	61,126	21,799	1,348	28,559
1977	38,383	2,237	437	17,701	8,213	62,499	22,306	1,402	27,378
1978	49,471	2,265	330	18,881	8,398	74,816	26,576	1,421	34,814
1979	44,324	2,419	609	19,405	8,928	70,847	25,329	1,431	30,974
1980	24,218	2,375	665	22,400	9,164	54,073	18,900	1,445	16,760
1981	45,303	2,529	256	25,322	9,674	78,025	27,311	1,453	31,179
1982	33,705	2,609	-15	27,264	10,250	68,595	23,917	1,443	23,358
1983	38,335	2,598	-205	27,281	10,504	73,317	25,708	1,476	25,972
1984	59,140	2,881	-728	28,252	10,574	94,357	32,843	1,464	40,396
1985	54,295	3,145	-897	28,030	10,764	89,047	31,488	1,493	36,366
1986	48,886	3,333	-989	27,235	11,243	83,043	30,110	1,461	33,461
1987	50,042	3,435	-1,124	25,645	11,245	82,373	30,713	1,522	32,879
1988	58,595	3,756	-1,275	24,625	11,035	89,224	34,450	1,551	37,779
1989	54,422	4,032	-1,371	26,214	10,886	86,120	32,958	1,555	34,998
1990	58,230	4,080	-1,456	25,439	10,786	88,918	34,425	1,544	37,713
1991	63,525	4,221	-1,215	25,402	10,842	94,334	36,892	1,529	41,547
1992	58,350	4,086	-848	25,079	11,548	90,042	36,118	1,488	39,214
1993	63,591	4,230	-504	24,207	12,563	95,627	38,129	1,549	41,053
1994	52,102	3,797	43	26,443	13,291	88,083	34,114	1,507	34,574
1995	53,640	3,875	337	25,563	13,910	89,575	35,546	1,462	36,690
1996	57,784	3,884	615	27,704	13,756	95,975	38,999	1,472	39,255
1997	54,067	3,889	1,114	30,893	13,700	95,886	39,919	1,485	36,409
1998	49,904	3,918	1,428	31,554	14,909	93,877	39,214	1,439	34,680
1999	47,839	3,917	1,803	29,894	14,780	90,399	39,236	1,415	33,808
2000	39,262	3,977	2,209	30,375	15,267	83,136	36,656	1,403	27,985
2001	48,898	4,250	2,518	30,132	15,031	92,328	42,371	1,393	35,103
2002	41,814	4,301	2,669	27,723	16,064	83,969	38,893	1,327	31,510
2003	54,721	4,112	2,856	29,199	16,065	98,729	45,498	1,279	42,784
2004	49,043	4,004	2,913	25,751	15,262	88,964	41,302	1,272	38,556
2005	52,103	3,787	2,804	21,615	16,465	89,200	42,658	1,237	42,121
2006	47,545	4,066	2,910	20,644	17,785	84,818	41,355	1,197	39,720
2007	60,950	4,361	3,235	24,058	16,707	100,590	50,045	1,224	49,796
2008	68,082	4,436	3,480	26,851	17,302	111,278	56,400	1,231	55,306
2009	61,305	4,441	3,761	25,808	17,204	103,637	51,896	1,247	49,162
2010	74,505	4,162	4,193	23,638	18,848	117,023	58,278	1,256	59,319
2011	91,890	3,966	4,387	27,413	19,553	139,277	70,485	1,279	71,845
2012	84,527	4,031	4,431	27,016	19,504	131,446	66,054	1,298	65,121
2013	75,489	4,407	4,474	28,408	19,904	123,868	62,813	1,266	59,628
2014	84,978	4,501	4,679	31,042	18,932	135,130	71,535	1,279	66,441
2015	63,503	4,469	4,587	31,582	19,623	114,826	63,828	1,259	50,439

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 8.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 37.7 percent over the 2010 to 2015 period. Table II.29.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.29.7										
Income Tax Returns by Adjusted Gross Income										
Dundy 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 ¹⁹⁸
1991	400	134	230	164	101	43	0	19	0	1,128
1992	396	111	234	138	120	42	0	17	0	1,092
1993	436	114	227	142	112	51	0	18	0	1,135
1994	424	115	219	156	114	40	0	14	0	1,115
1995	400	98	200	127	117	68	0	17	0	1,051
1996	380	107	199	119	118	69	0	29	0	1,049
1997	374	97	200	103	122	87	0	28	0	1,047
1998	355	75	178	124	116	92	0	22	0	990
1999	339	67	166	114	115	89	16	41	0	979
2000	313	66	145	118	141	96	11	39	0	959
2001	312	65	144	129	119	116	0	34	0	954
2002	335	72	146	119	106	102	15	29	0	944
2003	306	72	160	118	116	113	0	33	0	952
2004	322	67	138	110	124	91	10	30	0	935
2005	261	64	126	114	107	101		36	12	857
2006	240	83	141	120	107	108		42	11	898
2007	223	75	137	114	98	128		55	12	889
2008	203	71	150	121	122	108	42	52	15	897
2009	209	65	107	127	118	124	14	53	14	856
2010	180	45	125	122	107	115		58	11	825
2011	165	59	120	117	117	138	41	68	11	855
2012	179	69	105	110	129	131	80	76	15	894
2013	168	52	90	109	118	111	40	90	17	829
2014	152	48	111	98	111	121	86	96	20	843
2015	170	49	106	98	102	146	72	76	19	838

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 266 in 2010 to 234 in 2015, with the poverty rate reaching 13.2 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.29.8, at right, presents poverty data for the county.

Table II.29.8		
Persons in Poverty		
Dundy County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	295	13.6
1999	289	12.9
2000	255	11.8
2001	287	13.3
2002	318	14.6
2003	248	11.5
2004	249	12.0
2005	279	13.7
2006	311	15.2
2007	303	15.4
2008	277	14.3
2009	253	13.4
2010	266	13.5
2011	285	14.7
2012	279	14.0
2013	266	13.6
2014	256	13.8
2015	234	13.2

¹⁹⁸ 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 Dundy County decreased by 2 between 1980 and 2014, at an annual rate of change of -0.1 percent, as reported by the Census Bureau and as presented in Table II.29.9, at right.¹⁹⁹ This compared to an average annual rate of change of 1.03 percent statewide. Dundy County lost 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 0.9 percent in Dundy County between 2010 and 2015, from 1,125 to 1,115. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.29.10.

Year	Nebraska	Dundy County
1980	37,727	64
1981	37,582	67
1982	37,500	65
1983	41,889	70
1984	43,151	71
1985	43,115	77
1986	42,538	72
1987	42,691	72
1988	43,134	70
1989	43,302	78
1990	43,749	71
1991	44,405	71
1992	45,269	76
1993	46,059	75
1994	46,640	76
1995	47,128	77
1996	47,607	79
1997	48,588	80
1998	48,655	73
1999	48,968	75
2000	49,623	72
2001	49,710	73
2002	50,259	66
2003	50,394	68
2004	50,928	66
2005	51,440	67
2006	51,906	68
2007	52,517	65
2008	52,152	66
2009	51,633	63
2010	51,886	63
2011	51,553	65
2012	52,294	65
2013	52,585	66
2014	52,991	62

Subject	Nebraska	% Growth Since Census	Dundy County	% Growth Since Census
2000 Census	722,668	-	1,196	-
2010 Census	796,793	10.3%	1,125	-5.9%
July 2011 Estimate	801,129	0.5%	1,122	-0.3%
July 2012 Estimate	804,659	1.0%	1,119	-0.5%
July 2013 Estimate	809,171	1.5%	1,116	-0.8%
July 2014 Estimate	814,970	2.3%	1,115	-0.9%
July 2015 Estimate	820,913	3.0%	1,115	-0.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Dundy County. As shown in Table II.29.11 on the following page, 20.4 percent of housing units, or 230, were vacant in 2015. Of the 900 housing units that were occupied in 2015, 65.1 percent, or 586, were owner-occupied and the remaining 34.9 percent were renter-occupied.

¹⁹⁹ Totals may not add due to rounding-off of county totals.

Table II.29.11				
Housing Units by Tenure				
Dundy 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	897	79.7%	900	79.6%
Owner-Occupied	651	72.6%	586	65.1%
Renter-Occupied	246	27.4%	314	34.9%
Vacant Housing Units	228	20.3%	230	20.4%
Total Housing Units	1,125	100.0%	1,130	100.0%

As shown in Table II.29.12, below, there were 980 single family dwellings in 2015, which accounted for 86.7 percent of all housing units. Apartment units accounted for 2.9 percent of housing units, with 33 units. Mobile homes also accounted for an additional 4.4 percent of housing with 50 units.

Table II.29.12				
Housing Units by Type				
Dundy County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁰⁰		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	954	85%	980	86.7%
Duplex	35	3%	24	2.1%
Tri- or Four-Plex	31	3%	43	3.8%
Apartment	19	2%	33	2.9%
Mobile Home	83	7%	50	4.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	1,122	100.0%	1,130	100.0%

Table II.29.13, below, shows the disposition of vacant housing units in Dundy County. The 2015 five-year ACS shows 0.0 percent of vacant units were for rent, 9.1 percent were for sale, and 18.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 104 "other vacant" units, or 45.6 percent; this compared to 53.5 percent "other vacant" units in 2015.

Table II.29.13				
Disposition of Vacant Housing Units				
Dundy County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	42	18.4%	0	.0%
For Sale	15	6.6%	21	9.1%
Rented or Sold, Not Occupied	5	2.2%	42	18.3%
For Seasonal, Recreational, or Occasional Use	60	26.3%	44	19.1%
For Migrant Workers	2	0.9%	0	.0%
Other Vacant	104	45.6%	123	53.5%
Total	228	100.0%	230	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁰¹ In most years for which data are presented, single-

²⁰⁰ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Dundy County increased from 0 in 2014 to 1 in 2015 and the average value of construction was \$200,000 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 0 in 2014 to 1 in 2015. These changes in residential permit activity in the county compared to a decline in population of 493 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.29.14.

Table II.29.14
Building Permits and Valuation
Dundy 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	.	.	.	.	.	.	.	.	.
1981	5	.	.	.	5	99.90	.	.	.
1982	.	.	.	16	16	.	.	.	49.70
1983	2	.	.	.	2	184.40	.	.	.
1984	5	.	.	.	5	127.20	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	1	.	.	.	1	94.60	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	.	.	.	.	.	.	.	.	.
1996	1	.	.	.	1	93.00	.	.	.
1997	1	.	.	.	1	197.00	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	1	.	.	.	1	157.70	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	1	.	.	.	1	196.60	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	.	.	.	.	.	.	.	.	.
2005	.	.	.	.	.	.	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	1	.	.	.	1	44.2	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	1	.	.	.	1	200.0	.	.	.

²⁰¹ 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 440 property transactions in Dundy County. Of these, 416 were for single-family homes during this 18-year period, as shown in Table II.29.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	28	3	0	0	0	31
2000	32	4	0	0	0	36
2001	26	7	0	1	1	35
2002	26	3	0	0	0	29
2003	13	0	0	0	0	13
2004	32	1	0	0	0	33
2005	23	1	0	0	0	24
2006	21	2	0	0	0	23
2007	17	1	0	0	0	18
2008	16	0	0	0	0	16
2009	29	0	0	0	0	29
2010	18	0	0	0	0	18
2011	16	0	0	0	0	16
2012	18	0	0	0	0	18
2013	25	0	0	0	0	25
2014	25	0	0	0	0	25
2015	24	0	0	0	0	24
2016	27	0	0	0	0	27
Total	416	22	0	1	1	440

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 222 single-family home property transactions for units built before 1930, 23.0 percent of units were of low quality and 43.2 percent were of fair quality. Conversely, of the 2 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.29.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	51	22	3	14	6	1	0	0	0	97
Fair	96	48	0	1	2	0	0	0	0	147
Average	72	34	11	17	5	4	0	0	1	144
Good	3	7	3	10	1	2	1	0	0	27
Very Good	0	0	0	0	0	0	1	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
Total	222	111	17	42	14	7	2	0	1	416

In regard to the current condition of residential dwellings, of the same 222 single-family homes built before 1930, 12.6 percent of the homes were worn out or badly worn, and 86.5 percent

were in average condition. Table II.29.17 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	16	4	0	1	0	0	0	0	0	21
Average	192	104	17	41	12	7	1	0	1	375
Good	2	1	0	0	2	0	0	0	0	5
Very Good	0	1	0	0	0	0	0	0	0	1
Excellent	0	0	0	0	0	0	1	0	0	1
Missing	0	0	0	0	0	0	0	0	0	0
Total	222	111	17	42	14	7	2	0	1	416

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$50,883 to \$33,711, a total decrease of 33.7 percent, as shown in Table II.29.18, 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 Dundy County ranged from \$27,114 for homes built before 1930 to \$246,500 for homes built from 2001 to 2010.²⁰² Homes built from 2001 through 2010 were also larger, averaging 1,899 square feet per unit. Table II.29.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	22,629
2000	28,138
2001	27,631
2002	31,871
2003	46,938
2004	34,005
2005	27,365
2006	36,905
2007	55,012
2008	50,156
2009	39,936
2010	50,883
2011	34,931
2012	41,564
2013	56,681
2014	53,454
2015	55,285
2016	33,711
Average	39,166

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁰³ (\$)
Before 1930	27,114	1,128	24.0
1931-1960	35,830	1,085	33.0
1961-1970	59,345	1,267	46.8
1971-1980	56,134	1,277	43.9
1981-1990	58,441	1,314	44.5
1991-2000	96,889	1,659	58.4
2001-2010	246,500	1,899	129.8
2011-2016	N/A	N/A	N/A
Average	38,156	1,163	33

²⁰² 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.

²⁰³ 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.29.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Dundy County. The number of completed surveys decreased from 2 in 2015 to 1 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 2.9 percentage points and was at 2.50 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	32	31.25	5.5
2003	1	16	62.50	3.0
2004	0	0	.00	.0
2005	0	0		
2006	1	16	75.00	273.8
2007	0	0		.0
2008	1	39	2.56	
2009				
2010	1	40	.00	180.0
2011	1	40	.00	7.0
2012	1	40	.00	14.0
2013	1	40	15.00	15.0
2014	2	100	8.00	45.0
2015	2	112	5.4	30
2016	1	40	2.50	

Table II.29.21 below shows the amount of total and vacant units with their associated vacancy rates. There were 40 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 2.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 6.2 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	0	0	%	%
Apartments	40	1	2.5%	6.2%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	%
Total	40	1	2.50%	6.2%

Table II.29.22, reports units by number of bedrooms. The most common apartment units were one bedroom units, with 40 units. Details for additional unit types are reported on the following page.

Table II.29.22 Rental Units by Number of Bedrooms Dundy 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	40	0	0	.	40
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
Total	0	40	0	0	0	40

Table II.29.23, 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 2.5 percent.

Table II.29.23 Apartment Units by Number of Bedrooms Dundy County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	40	1	2.5%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	40	1	2.5%