

Garden County

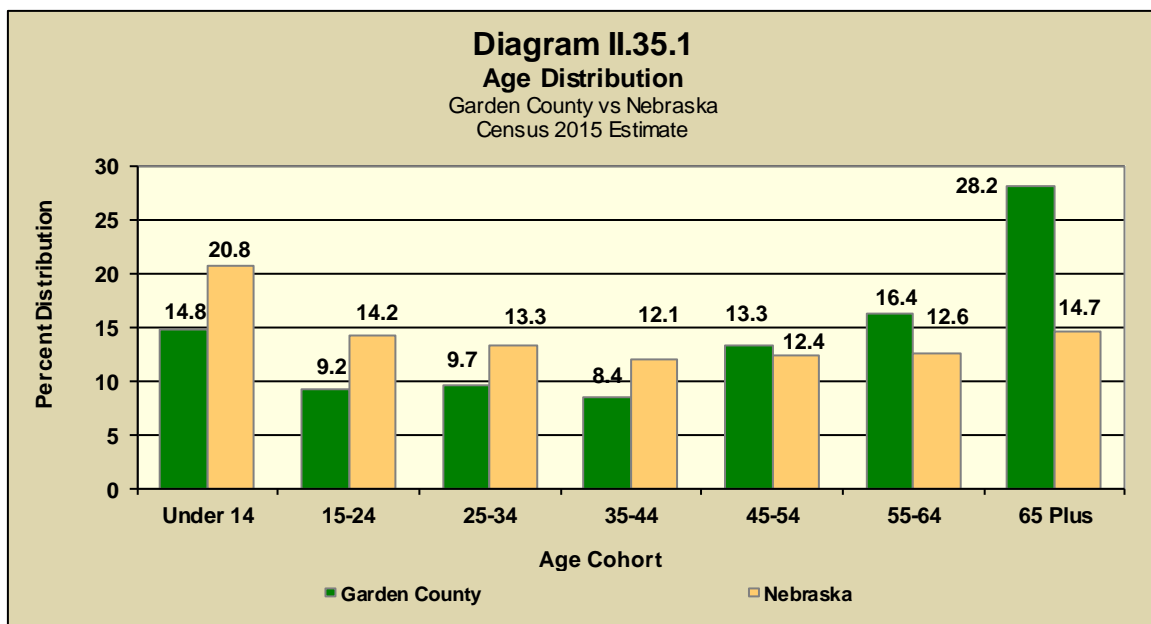
Summary

- Between 2010 and 2015, the county’s population decreased by 6.8 percent or by 139 persons.
- Between 2010 and 2015, the Hispanic population increased by 6.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 44.
- In 2015, average earnings in the county was \$34,823 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.8 percent to 2.4 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 \$150,000.
- In fiscal year 2016, the average price of an existing home was \$57,919.
- In a November 2016 rental survey, the average vacancy rate was 0.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Garden County’s population decreased by 6.8 percent, or from 2,057 people to 1,918 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 190 in 2010 to 176 in 2015, a decline of 7.4 percent. The number of people from 25 to 34 years of age increased by 12.7 percent, and those aged between 35 and 44 decreased by 20.6 percent. As shown in Diagram II.35.1, people younger than 25 represented 24.0 percent of the population in 2015, while individuals aged 55 and older represented 44.5 percent of the population in Garden 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 8.1 percent, while the black population increased by 100.0 percent. The Hispanic population of any race changed from 80 to 85 or by 6.3 percent. Table II.35.1, below, presents the details of these population variations.

Subject	Nebraska			Garden County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	2,057	1,918	-6.8%
Age						
Under 14 years	383,542	394,263	2.8%	305	284	-6.9%
15 to 24 years	258,206	268,848	4.1%	190	176	-7.4%
25 to 34 years	245,176	252,533	3.0%	165	186	12.7%
35 to 44 years	220,838	228,643	3.5%	204	162	-20.6%
45 to 54 years	258,726	234,477	-9.4%	348	256	-26.4%
55 to 64 years	213,176	238,715	12.0%	285	314	10.2%
65 & over	246,677	278,711	13.0%	560	540	10.2%
Race						
White	1,649,264	1,689,616	2.4%	2,017	1,853	-8.1%
Black	85,971	93,900	9.2%	4	8	100.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	12	22	83.3%
Asian	33,322	44,479	33.5%	0	0	.%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	2	.%
Two or More Races	32,305	39,365	21.9%	24	33	37.5%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	80	85	6.3%

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.35.2, at right, from April 2000 to July 2009, Garden County’s natural decrease was estimated to be 156 people. Garden County has been experiencing net out-migration, with 397 persons leaving the county during the 2000-2009 period.²³⁹ The 2015 population estimates showed a natural decrease of 45 persons and a net out-migration of 94 persons since the 2010 Census. In total, Garden County’s population decreased to 1,918 persons.

1980 Population	2,802
Natural Increase 80–90	-44
Net Migration 80–90	-298
1990 Population	2,460
Natural Increase 90–00	-198
Net Migration 90–00	30
2000 Population	2,292
Natural Increase 00–09	-156
Net Migration 00–09	-397
2009 Population Estimate	1,739
2010 Population	2,057
Natural Increase 10–15	-45
Net Migration 10–15	-94
2015 Population Estimate	1,918

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 Garden County increased from 13 persons in 2014 to 20 persons in 2015, with an additional net movement of 13 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.35.3.

²³⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.35.3			
Driver's Licenses Exchanged and Surrendered			
Garden County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	46	39	7
Calendar 2002	67	26	41
Calendar 2003	44	39	5
Calendar 2004	46	42	4
Calendar 2005	51	33	18
Calendar 2006	45	37	8
Calendar 2007	51	37	14
Calendar 2008	59	37	22
Calendar 2009	52	39	13
Calendar 2010	75	48	27
Calendar 2011	56	33	23
Calendar 2012	61	32	29
Calendar 2013	38	40	-2
Calendar 2014	62	49	13
Calendar 2015	51	31	20
First Half of 2016	32	19	13

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 983 in 2014 to 967 in 2015, as shown in Table II.35.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Garden County increased by 5.1 percent from 311 in 2015 to 327 in 2016, as shown below in Table II.35.5. The number of school-age children 5 to 11 years of age increased from 168 in 2015 to 170 in 2016.

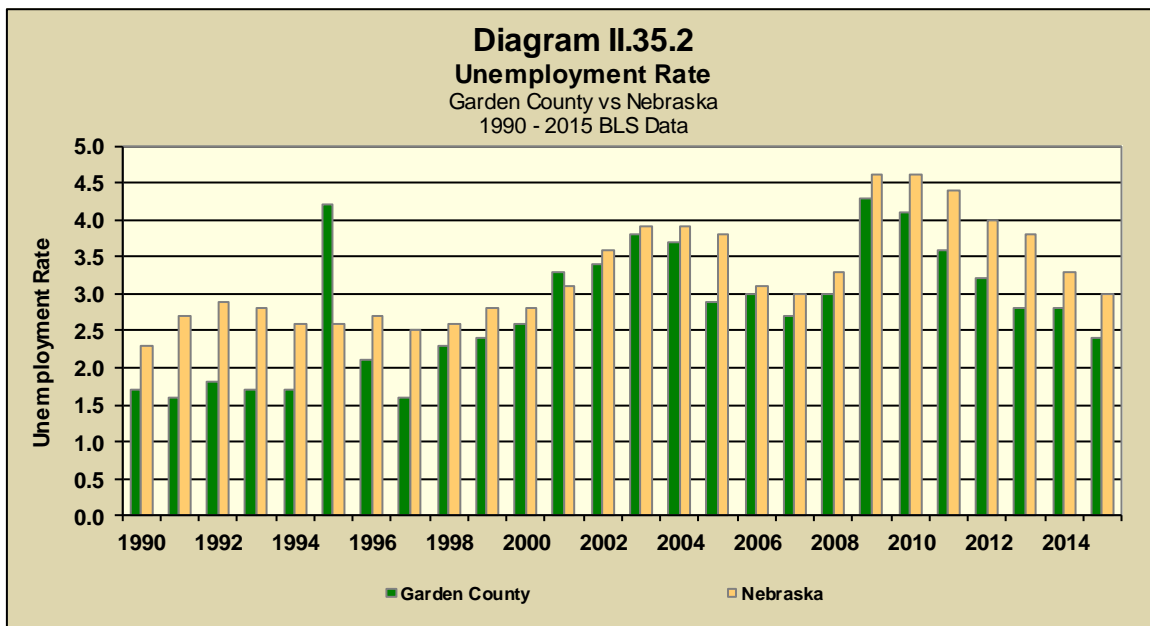
Table II.35.4	
Income Tax Returns	
Garden County	
1991–2015 DOR Data	
Year	Returns
1991	1,084
1992	1,058
1993	1,055
1994	1,030
1995	1,030
1996	1,034
1997	1,023
1998	1,009
1999	1,007
2000	965
2001	961
2002	964
2003	959
2004	926
2005	894
2006	979
2007	997
2008	1,017
2009	994
2010	971
2011	976
2012	969
2013	967
2014	983
2015	967

Table II.35.5				
School-Age Children				
Garden County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	270	65	124	459
1993	257	67	132	456
1994	219	79	134	432
1995	229	75	159	463
1996	218	65	192	475
1997	219	70	188	477
1998	212	71	174	457
1999	203	62	169	434
2000	181	63	163	407
2001	189	59	150	398
2002	210	58	152	420
2003	148	63	158	369
2004	144	40	158	342
2005	132	49	149	330
2006	127	57	129	313
2007	123	53	126	302
2008	122	44	130	296
2009	170	58	157	385
2010	134	36	127	297
2011	150	38	122	310
2012	143	45	117	305
2013	126	48	93	267
2014	145	41	106	292
2015	168	34	109	311
2016	170	44	113	327

ECONOMICS

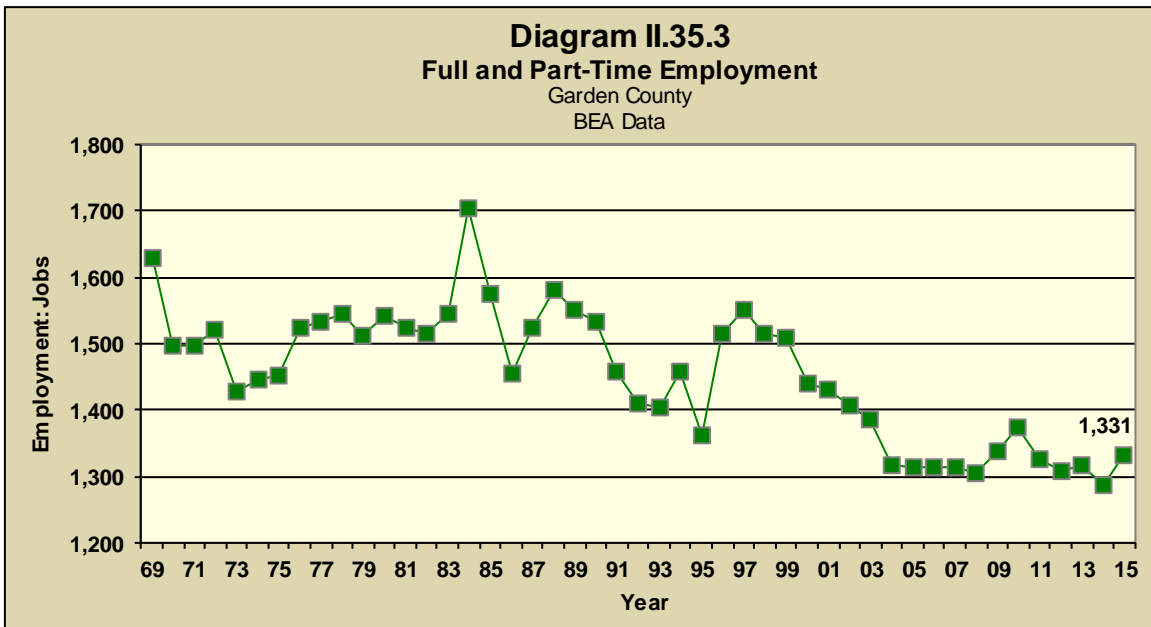
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Garden County, defined as the number of people working or actively seeking work, increased from 1,195 in 2014 to 1,199 in 2015. The total number of people employed changed from 1,161 in 2014 to 1,170 in 2015. The unemployment rate for the county was 2.4 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.4 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.35.2, below.

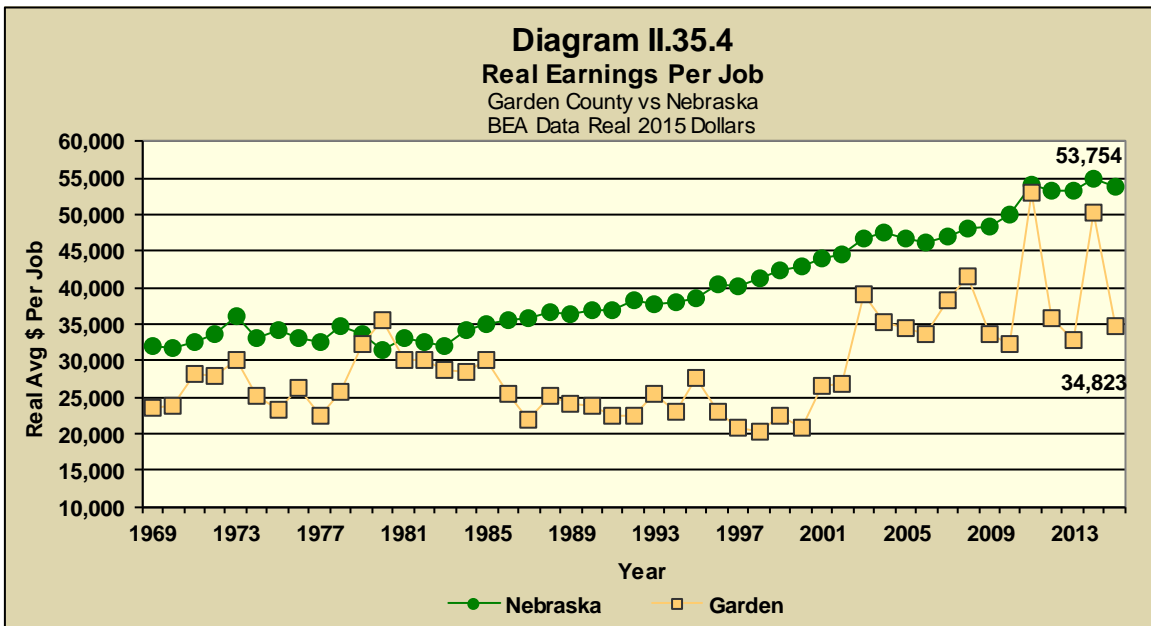


Employment and Personal Income

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 1,331 jobs in Garden County, an increase of 44 jobs since 2014. Diagram II.35.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.35.4, below, real average earnings per job in the county was \$34,823 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 \$88,715,000, a decline of 16.0 percent between 2014 and 2015. Table II.35.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.35.6 Total BEA Employment and Real Personal Income Garden 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	38,151	1,866	-893	9,804	4,955	50,151	16,859	1,628	23,434
1970	35,555	1,701	-284	10,507	5,232	49,309	16,775	1,496	23,767
1971	42,172	1,687	225	10,825	5,708	57,242	19,298	1,497	28,171
1972	42,359	1,740	716	12,190	5,893	59,419	20,597	1,522	27,831
1973	43,037	1,905	1,217	14,762	6,514	63,625	22,060	1,429	30,117
1974	36,433	1,996	1,568	15,519	6,811	58,335	20,418	1,445	25,213
1975	33,839	2,034	1,726	14,998	7,560	56,089	19,961	1,452	23,305
1976	40,034	2,256	1,865	14,662	7,336	61,640	21,567	1,525	26,252
1977	34,453	2,240	1,974	15,274	7,823	57,284	19,870	1,533	22,474
1978	39,876	2,289	2,201	16,079	7,748	63,615	22,250	1,546	25,793
1979	48,598	2,330	2,297	16,978	8,122	73,665	26,904	1,512	32,141
1980	54,595	2,283	2,419	18,635	9,068	82,435	29,484	1,541	35,429
1981	45,902	2,396	2,330	20,092	9,341	75,269	27,193	1,523	30,139
1982	45,504	2,518	2,096	23,425	9,937	78,445	28,433	1,514	30,056
1983	44,542	2,473	1,707	24,421	10,394	78,590	29,236	1,546	28,811
1984	48,295	3,186	1,221	25,440	10,277	82,047	30,868	1,705	28,326
1985	47,382	2,999	1,352	24,558	10,965	81,257	29,841	1,574	30,103
1986	36,890	2,820	1,376	22,940	11,166	69,552	26,089	1,454	25,371
1987	33,475	2,852	1,116	20,760	11,027	63,527	24,312	1,524	21,965
1988	39,795	3,037	940	20,068	10,760	68,527	26,550	1,580	25,187
1989	37,407	3,500	518	21,181	10,852	66,458	26,185	1,551	24,118
1990	36,507	3,363	396	20,090	11,657	65,287	26,626	1,534	23,799
1991	32,932	3,164	628	19,896	11,611	61,903	25,954	1,459	22,572
1992	31,647	3,134	845	19,387	12,591	61,336	25,751	1,410	22,445
1993	35,815	3,256	1,048	19,695	12,706	66,008	28,185	1,404	25,509
1994	33,596	3,457	1,189	21,703	13,245	66,275	27,858	1,457	23,058
1995	37,577	3,212	1,482	21,938	13,197	70,982	30,348	1,363	27,569
1996	34,695	3,306	1,726	22,263	13,427	68,805	28,958	1,514	22,916
1997	32,290	3,415	1,850	23,888	13,799	68,412	28,975	1,550	20,833
1998	30,905	3,509	2,021	24,789	14,631	68,837	29,916	1,516	20,386
1999	34,006	3,460	2,211	22,591	15,587	70,934	31,003	1,509	22,535
2000	29,903	3,426	2,550	22,854	16,312	68,192	29,792	1,440	20,766
2001	37,855	4,245	2,254	23,313	18,357	77,534	33,623	1,432	26,435
2002	37,811	4,350	2,351	23,503	18,521	77,836	34,078	1,406	26,893
2003	54,029	4,291	2,518	22,479	18,176	92,910	40,325	1,387	38,954
2004	46,330	4,092	2,476	21,871	18,596	85,180	37,942	1,317	35,178
2005	45,385	4,008	2,422	20,499	17,443	81,742	38,722	1,315	34,513
2006	44,072	4,311	2,570	18,750	17,110	78,190	36,882	1,315	33,515
2007	50,365	4,306	2,626	23,166	18,238	90,091	44,032	1,313	38,359
2008	54,329	4,260	2,732	28,160	18,797	99,758	49,779	1,305	41,632
2009	44,839	4,263	2,251	20,841	20,024	83,692	41,638	1,337	33,537
2010	44,472	4,103	1,464	15,187	21,353	78,374	37,680	1,373	32,391
2011	70,213	3,634	1,442	20,425	21,666	110,112	53,818	1,326	52,951
2012	46,859	3,721	1,876	20,173	21,575	86,761	44,175	1,308	35,825
2013	43,286	3,864	2,247	19,737	21,170	82,577	43,348	1,317	32,867
2014	64,715	4,031	4,026	20,438	20,456	105,605	55,233	1,287	50,284
2015	46,350	4,172	4,508	20,413	21,616	88,715	46,254	1,331	34,823

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 12.6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 12.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 47.7 percent over the 2010 to 2015 period. Table II.35.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.35.7										
Income Tax Returns by Adjusted Gross Income										
Garden 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 ²⁴⁰
1991	396	158	236	110	106	24	0	12	0	1,084
1992	388	138	220	128	109	31	0	0	0	1,058
1993	408	119	201	132	110	47	0	0	0	1,055
1994	398	124	205	125	99	36	0	10	0	1,030
1995	404	124	191	123	102	45	0	15	0	1,030
1996	395	131	190	129	88	63	0	0	0	1,034
1997	384	107	205	118	103	52	0	14	0	1,023
1998	364	98	183	116	118	77	0	28	0	1,009
1999	361	88	201	114	116	72	0	20	0	1,007
2000	323	84	169	109	123	80	11	26	0	965
2001	307	66	186	131	121	84	0	23	0	961
2002	323	80	193	108	104	100	11	21	0	964
2003	323	77	172	119	109	97	13	18	0	959
2004	289	91	164	107	99	109	23	26	0	926
2005	259	75	156	109	115	106		28		894
2006	234	107	176	137	118	131		32		979
2007	250	83	183	123	113	142		39	10	997
2008	250	107	188	116	126	138	45	32	0	1,017
2009	254	99	204	113	108	120	44	25	10	994
2010	222	96	182	114	121	134		44		971
2011	228	66	190	115	146	104	55	46		976
2012	199	77	167	103	141	131	72	67	12	969
2013	207	73	192	100	139	114	44	64	10	967
2014	201	76	168	115	145	120	74	73	11	983
2015	194	81	161	109	141	139	59	65		967

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 321 in 2010 to 279 in 2015, with the poverty rate reaching 14.8 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.35.8, at right, presents poverty data for the county.

Table II.35.8		
Persons in Poverty		
Garden County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	335	16.1
1999	311	13.8
2000	325	14.8
2001	306	14.2
2002	303	14.1
2003	270	12.7
2004	240	12.3
2005	285	14.7
2006	307	15.9
2007	277	15.6
2008	242	14.2
2009	264	15.8
2010	321	15.9
2011	322	15.9
2012	297	15.5
2013	297	15.9
2014	293	15.6
2015	279	14.8

²⁴⁰ 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 Garden County decreased by 22 between 1980 and 2014, at an annual rate of change of -1.0 percent, as reported by the Census Bureau and as presented in Table II.35.9, at right.²⁴¹ This compared to an average annual rate of change of 1.03 percent statewide. Garden County added 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 decreased by 1.3 percent in Garden County between 2010 and 2015, from 1,314 to 1,297. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.35.10.

Year	Nebraska	Garden County
1980	37,727	76
1981	37,582	73
1982	37,500	63
1983	41,889	74
1984	43,151	86
1985	43,115	83
1986	42,538	82
1987	42,691	80
1988	43,134	79
1989	43,302	84
1990	43,749	81
1991	44,405	70
1992	45,269	76
1993	46,059	77
1994	46,640	80
1995	47,128	79
1996	47,607	70
1997	48,588	62
1998	48,655	61
1999	48,968	64
2000	49,623	61
2001	49,710	62
2002	50,259	67
2003	50,394	61
2004	50,928	57
2005	51,440	54
2006	51,906	53
2007	52,517	50
2008	52,152	52
2009	51,633	50
2010	51,886	54
2011	51,553	51
2012	52,294	52
2013	52,585	53
2014	52,991	54

Subject	Nebraska	% Growth Since Census	Garden County	% Growth Since Census
2000 Census	722,668	-	1,298	-
2010 Census	796,793	10.3%	1,314	1.2%
July 2011 Estimate	801,129	0.5%	1,311	-0.2%
July 2012 Estimate	804,659	1.0%	1,309	-0.4%
July 2013 Estimate	809,171	1.5%	1,305	-0.7%
July 2014 Estimate	814,970	2.3%	1,301	-1.0%
July 2015 Estimate	820,913	3.0%	1,297	-1.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Garden County. As shown in Table II.35.11 on the following page, 36.1 percent of housing units, or 477, were vacant in 2015. Of the 845 housing units that were occupied in 2015, 82.8 percent, or 700, were owner-occupied and the remaining 17.2 percent were renter-occupied.

²⁴¹ Totals may not add due to rounding-off of county totals.

Table II.35.11				
Housing Units by Tenure				
Garden 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	961	73.1%	845	63.9%
Owner-Occupied	677	70.4%	700	82.8%
Renter-Occupied	284	29.6%	145	17.2%
Vacant Housing Units	353	26.9%	477	36.1%
Total Housing Units	1,314	100.0%	1,322	100.0%

As shown in Table II.35.12, below, there were 1,204 single family dwellings in 2015, which accounted for 91.1 percent of all housing units. Apartment units accounted for .9 percent of housing units, with 12 units. Mobile homes also accounted for an additional 6.2 percent of housing with 82 units.

Table II.35.12				
Housing Units by Type				
Garden County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁴²		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,174	88%	1,204	91.1%
Duplex	20	1%	15	1.1%
Tri- or Four-Plex	18	1%	9	.7%
Apartment	51	4%	12	.9%
Mobile Home	77	6%	82	6.2%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	1,340	100.0%	1,322	100.0%

Table II.35.13, below, shows the disposition of vacant housing units in Garden County. The 2015 five-year ACS shows 1.5 percent of vacant units were for rent, 3.4 percent were for sale, and 5.5 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 146 “other vacant” units, or 41.4 percent; this compared to 49.3 percent “other vacant” units in 2015.

Table II.35.13				
Disposition of Vacant Housing Units				
Garden County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	18	5.1%	7	1.5%
For Sale	23	6.5%	16	3.4%
Rented or Sold, Not Occupied	4	1.1%	26	5.5%
For Seasonal, Recreational, or Occasional Use	162	45.9%	193	40.5%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	146	41.4%	235	49.3%
Total	353	100.0%	477	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁴³ In most years for which data are presented, single-

²⁴² Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Garden County increased from . in 2014 to 2 in 2015 and the average value of construction was \$150,000 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 . in 2014 to 2 in 2015. These changes in residential permit activity in the county compared to a decline in population of 374 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.35.14.

Table II.35.14
Building Permits and Valuation
Garden 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	.	.	.	.	.	.	.	.	.
1982	1	.	.	.	1	85.20	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	4	.	.	13	17	146.00	.	.	57.20
1985	1	.	.	13	14	86.30	.	.	46.50
1986	1	.	.	.	1	141.00	.	.	.
1987	2	.	.	.	2	119.10	.	.	.
1988	1	.	.	.	1	74.40	.	.	.
1989	1	.	.	.	1	119.30	.	.	.
1990	1	.	.	.	1	49.30	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	1	.	.	.	1	90.40	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	1	.	.	.	1	78.80	.	.	.
1998	1	.	.	.	1	85.60	.	.	.
1999	1	.	.	.	1	82.30	.	.	.
2000	2	.	.	.	2	110.60	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	6	.	.	.	6	77.2	.	.	.
2004	3	.	.	.	3	57.5	.	.	.
2005	7	.	.	.	7	118.7	.	.	.
2006	7	.	.	.	7	120.4	.	.	.
2007	2	.	.	.	2	530.0	.	.	.
2008	3	.	.	.	3	153.0	.	.	.
2009	3	.	.	.	3	166.5	.	.	.
2010	1	.	.	.	1	433.8	.	.	.
2011	2	.	.	.	2	77.0	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	2	.	.	.	2	150.0	.	.	.

²⁴³ 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 549 property transactions in Garden County. Of these, 491 were for single-family homes during this 18-year period, as shown in Table II.35.15.

Table II.35.15						
Residential Property Transactions						
Garden County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	34	3	0	0	0	37
2000	32	7	0	0	2	41
2001	30	5	0	0	2	37
2002	45	1	0	0	1	47
2003	41	3	0	0	1	45
2004	26	1	0	2	0	29
2005	34	5	0	0	0	39
2006	31	2	0	1	0	34
2007	23	4	0	0	0	27
2008	24	3	0	0	0	27
2009	15	2	0	0	1	18
2010	13	2	0	0	0	15
2011	21	3	0	0	0	24
2012	28	4	0	0	0	32
2013	19	0	0	0	0	19
2014	22	2	0	0	0	24
2015	22	1	0	0	0	23
2016	31	0	0	0	0	31
Total	491	48	0	3	7	549

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 215 single-family home property transactions for units built before 1930, 2.3 percent of units were of low quality and 46.0 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 50.0 percent of fair quality. Table II.35.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.35.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Garden County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	5	3	0	1	0	1	0	0	1	11
Fair	99	88	5	18	4	1	1	0	3	219
Average	109	82	21	27	1	6	1	0	2	249
Good	1	0	1	5	2	0	0	0	0	9
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	2	0	0	0	0	0	0	0	3
Total	215	175	27	51	7	8	2	0	6	491

In regard to the current condition of residential dwellings, of the same 215 single-family homes built before 1930, 54.9 percent of the homes were worn out or badly worn, and 44.2 percent

were in average condition. Table II.35.17 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	11	4	0	0	0	1	0	0	0	16
Badly Worn	107	62	3	5	1	0	0	0	0	178
Average	95	103	20	32	4	6	0	0	6	266
Good	2	4	2	14	2	1	1	0	0	26
Very Good	0	0	2	0	0	0	1	0	0	3
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	2	0	0	0	0	0	0	0	2
Total	215	175	27	51	7	8	2	0	6	491

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$35,300 to \$57,919, a total increase of 64.1 percent, as shown in Table II.35.18, 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 Garden County ranged from \$33,853 for homes built before 1930 to \$137,500 for homes built from 2001 to 2010.²⁴⁴ Homes built from 2001 through 2010 were also larger, averaging 1,969 square feet per unit. Table II.35.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	29,705
2000	30,388
2001	27,097
2002	32,401
2003	35,451
2004	30,492
2005	36,519
2006	36,261
2007	54,713
2008	49,238
2009	44,160
2010	35,300
2011	49,436
2012	54,703
2013	45,671
2014	50,673
2015	68,020
2016	57,919
Average	41,285

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁴⁵ (\$)
Before 1930	33,853	1,189	28.5
1931-1960	35,204	1,099	32.0
1961-1970	49,943	1,185	42.2
1971-1980	51,486	1,379	37.3
1981-1990	57,000	1,478	38.6
1991-2000	76,785	1,412	54.4
2001-2010	137,500	1,969	69.8
2011-2016	N/A	N/A	N/A
Average	39,391	1,196	33

²⁴⁴ 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.

²⁴⁵ 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.35.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Garden County. The number of completed surveys remained unchanged from 4 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units remained unchanged by 0.0 percentage points and was at .00 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	1	18	.00	15.0
2004	0	0	.00	.0
2005	2	35	17.14	35.8
2006	3	44	11.36	7.5
2007	5	24	4.17	139.8
2008	5	43	9.30	49.8
2009	4	32	9.38	36.7
2010	5	30	.00	47.8
2011	3	29	.00	7.0
2012	7	39	7.69	48.1
2013	3	5	20.00	
2014	4	52	1.92	
2015	4	33	.0	
2016	4	34	.00	

Table II.35.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 15 single family units in Garden County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Garden County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0.0 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 5.9 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	15	0	.0%	5.0%
Apartments	1	0	.0%	10.0%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	18	0	.0%	.0%
Total	34	0	0.0%	5.9%

Table II.35.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 10 units. The most common apartment units were one bedroom units, with 1 unit. Details for additional unit types are reported on the following page.

Table II.35.22 Rental Units by Number of Bedrooms Garden 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	2	1	0	0	.	3
Two	10	0	0	0	.	10
Three	3	0	0	0	.	3
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	18	18
Total	15	1	0	0	18	34

Table II.35.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.35.23 Single Family Units by Number of Bedrooms Garden County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	.0%
Two	10	0	.0%
Three	3	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	15	0	.0%

Table II.35.24, 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 0.0 percent.

Table II.35.24 Apartment Units by Number of Bedrooms Garden County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	1	0	.0%

Average market-rate rents by unit type are shown in Table II.35.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.35.25					
Average Market Rate Rents by Number of Bedrooms					
Garden County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$300.0	\$400.0	\$	\$	\$333.3
Two	\$346.7	\$	\$	\$	\$346.7
Three	\$400.0	\$	\$	\$	\$400.0
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$335.0	\$400.0	\$	\$	\$339.2

Table II.35.26, on the following page, shows vacancy rates for single family units by average rental rates for Garden County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.35.26			
Single Family Market Rate Rents by Vacancy Status			
Garden County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	15	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	0	0	%
Total	15	0	.0%

The average rent and availability of apartment units is displayed in Table II.35.27, on the following page. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.35.27 Apartment Market Rate Rents by Vacancy Status Garden County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	1	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	0	0	%
Total	1	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.35.28 below, no respondents included some sort of utility in the rent.

Table II.35.28 Are there any utilities included with the rent? Garden County 2016 Survey of Rental Properties	
Period	Respondent
Yes	
No	3
% Offering Utilities	%

Table II.35.29, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

Table II.35.29 Do you keep a waiting list? Garden County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	1
Waitlist Size	4

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.35.30 below, most respondents indicated there was high need for the renovation of existing single family units and high need for the renovation of existing apartment units.

Table II.35.30 How would you rate the need for renovation of existing units in the city? Garden 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	
High Need	2	2	2	
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.35.31 below, most respondents indicated there was high need for the construction of new single family units and high need for the construction of new apartment units.

Table II.35.31 How would you rate the need for construction of new units in the city? Garden County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	0	0		
High Need	2	2	2	
Extreme Need	1	1	1	

