

# Garfield County

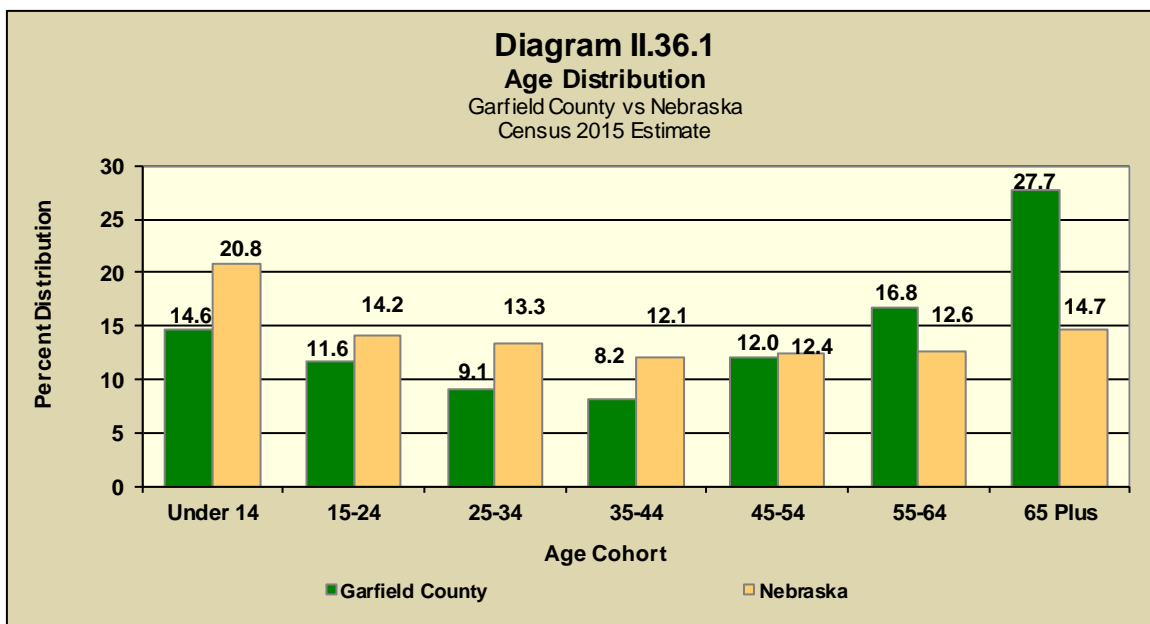
## Summary

- Between 2010 and 2015, the county’s population decreased by 1.0 percent or by 21 persons.
- Between 2010 and 2015, the Hispanic population increased by 93.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 36.
- In 2015, average earnings in the county was \$37,906 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.6 percent to 2.4 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 2 units.
- In 2015, the average real value of new single-family construction was \$113,056.
- In fiscal year 2016, the average price of an existing home was \$76,263.
- In a November 2016 rental survey, the average vacancy rate was 6.19 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Garfield County’s population decreased by 1.0 percent, or from 2,049 people to 2,028 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 192 in 2010 to 235 in 2015, an increase of 22.4 percent. The number of people from 25 to 34 years of age increased by 16.5 percent, and those aged between 35 and 44 decreased by 11.2 percent. As shown in Diagram II.36.1, people younger than 25 represented 26.2 percent of the population in 2015, while individuals aged 55 and older represented 44.5 percent of the population in Garfield 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 1.4 percent, while the black population increased by 133.3 percent. The Hispanic population of any race changed from 15 to 29 or by 93.3 percent. Table II.36.1, below, presents the details of these population variations.

Subject	Nebraska			Garfield County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	2,049	2,028	-1.0%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	335	297	-11.3%
15 to 24 years	258,206	268,848	4.1%	192	235	22.4%
25 to 34 years	245,176	252,533	3.0%	158	184	16.5%
35 to 44 years	220,838	228,643	3.5%	187	166	-11.2%
45 to 54 years	258,726	234,477	-9.4%	314	244	-22.3%
55 to 64 years	213,176	238,715	12.0%	308	340	10.4%
65 & over	246,677	278,711	13.0%	555	562	10.4%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	2,038	2,009	-1.4%
Black	85,971	93,900	9.2%	3	7	133.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	0	0	.%
Asian	33,322	44,479	33.5%	2	2	0.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	1	0.0%
Two or More Races	32,305	39,365	21.9%	5	9	80.0%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	15	29	93.3%

## 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.36.2, at right, from April 2000 to July 2009, Garfield County’s natural decrease was estimated to be 137 people. Garfield County has been experiencing net out-migration, with 56 persons leaving the county during the 2000-2009 year period.<sup>246</sup> The 2015 population estimates showed a natural decrease of 78 persons and a net in-migration of 57 persons since the 2010 Census. In total, Garfield County’s population decreased to 2,028 persons.

<b>1980 Population</b>	<b>2,363</b>
Natural Increase 80–90	-45
Net Migration 80–90	-177
<b>1990 Population</b>	<b>2,141</b>
Natural Increase 90–00	-120
Net Migration 90–00	-119
<b>2000 Population</b>	<b>1,902</b>
Natural Increase 00–09	-137
Net Migration 00–09	-56
2009 Population Estimate	1,709
<b>2010 Population</b>	<b>2,049</b>
Natural Increase 10–15	-78
Net Migration 10–15	57
<b>2015 Population Estimate</b>	<b>2,028</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 Garfield County increased from -2 persons in 2014 to 0 persons in 2015, with an additional net movement of -3 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.36.3.

<sup>246</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.36.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Garfield 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	18	16	2
Calendar 2002	27	13	14
Calendar 2003	19	13	6
Calendar 2004	19	11	8
Calendar 2005	21	6	15
Calendar 2006	13	14	-1
Calendar 2007	9	13	-4
Calendar 2008	26	14	12
Calendar 2009	13	12	1
Calendar 2010	13	9	4
Calendar 2011	14	13	1
Calendar 2012	27	11	16
Calendar 2013	23	6	17
Calendar 2014	9	11	-2
Calendar 2015	11	11	0
First Half of 2016	4	7	-3

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 872 in 2014 to 886 in 2015, as shown in Table II.36.4, at right.

<b>Table II.36.4</b>	
<b>Income Tax Returns</b>	
Garfield County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	933
1992	929
1993	937
1994	890
1995	873
1996	876
1997	913
1998	859
1999	860
2000	880
2001	883
2002	872
2003	844
2004	850
2005	791
2006	875
2007	873
2008	899
2009	897
2010	869
2011	870
2012	842
2013	845
2014	872
2015	886

**School-Age Children**

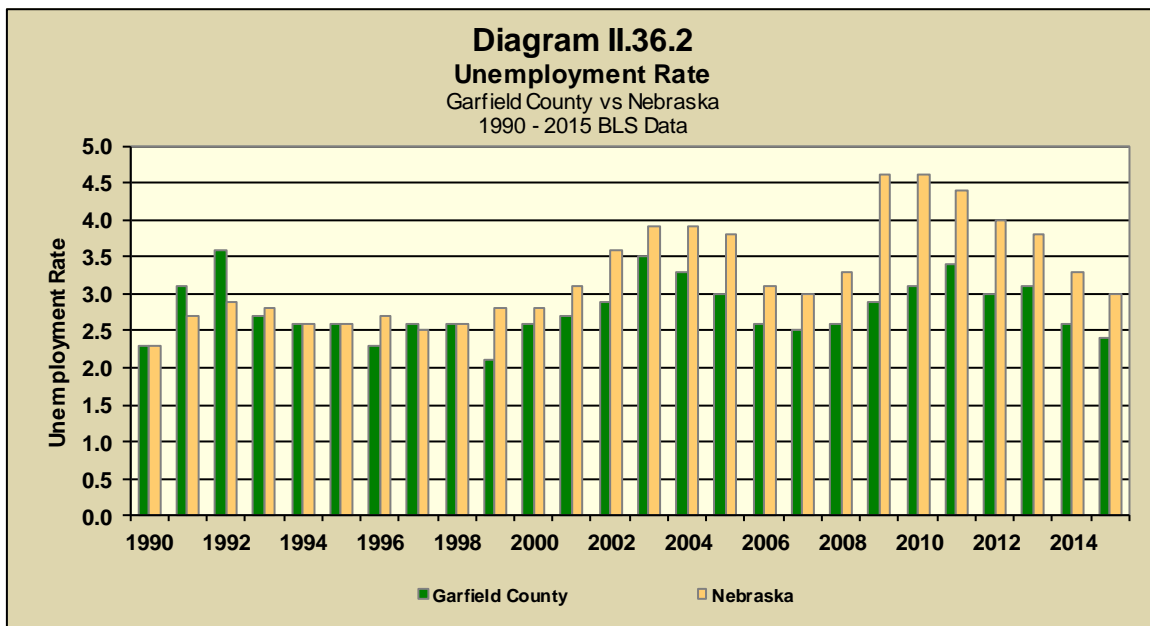
According to the Nebraska Department of Education (DOE), the total number of school-age children in Garfield County decreased by 2.6 percent from 307 in 2015 to 299 in 2016, as shown below in Table II.36.5. The number of school-age children 5 to 11 years of age decreased from 149 in 2015 to 139 in 2016.

<b>Table II.36.5</b>				
<b>School-Age Children</b>				
Garfield 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	209	69	155	433
1993	238	61	163	462
1994	217	58	155	430
1995	210	74	149	433
1996	214	68	155	437
1997	207	60	167	434
1998	195	60	170	425
1999	179	67	160	406
2000	191	63	165	419
2001	169	59	168	396
2002	158	58	142	358
2003	164	48	150	362
2004	159	47	150	356
2005	143	53	135	331
2006	142	51	136	329
2007	150	50	130	330
2008	144	56	113	313
2009	174	52	145	371
2010	141	50	128	319
2011	144	49	126	319
2012	147	45	119	311
2013	135	37	112	284
2014	131	38	97	266
2015	149	47	111	307
2016	139	49	111	299

## ECONOMICS

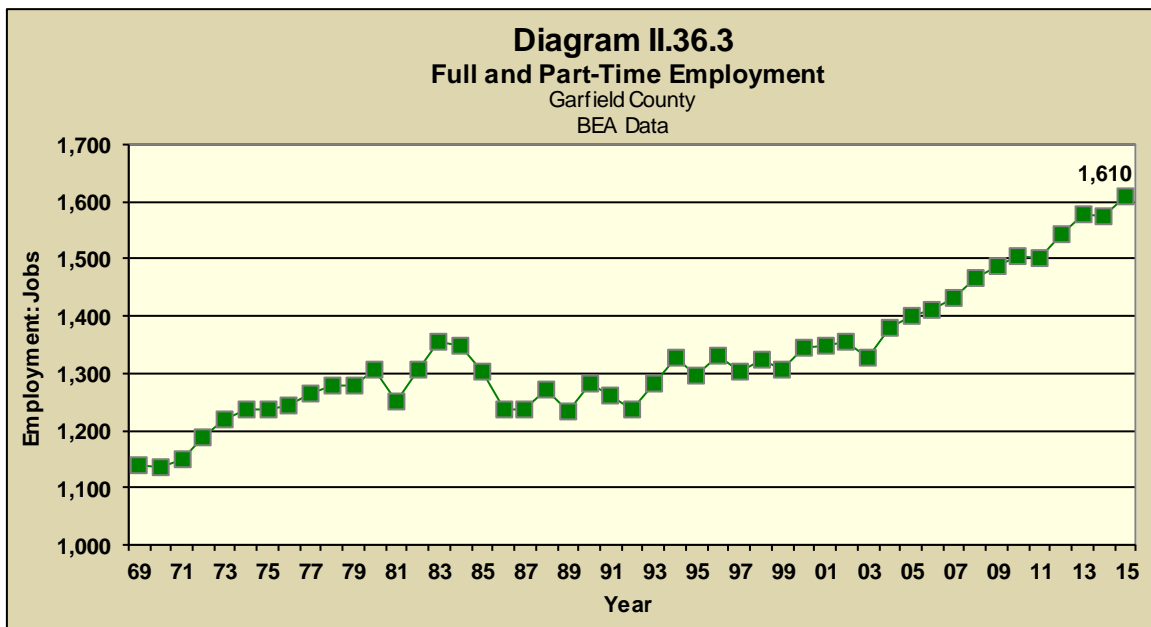
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Garfield County, defined as the number of people working or actively seeking work, increased from 1,204 in 2014 to 1,206 in 2015. The total number of people employed changed from 1,173 in 2014 to 1,177 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 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.36.2, below.

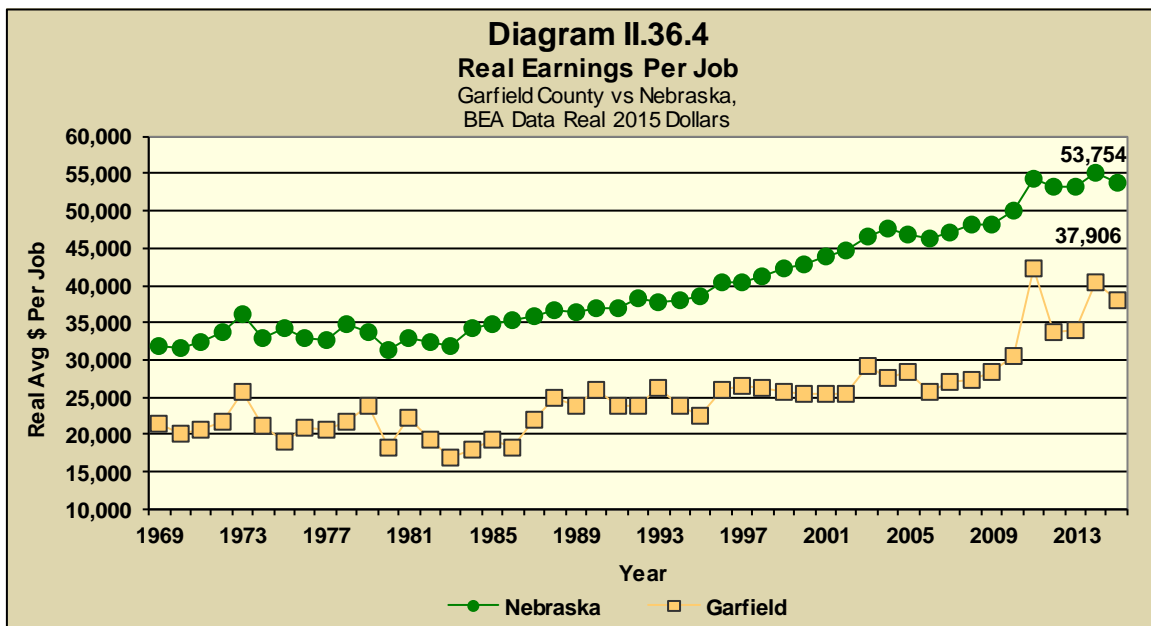


### Employment and Personal Income

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 1,610 jobs in Garfield County, an increase of 36 jobs since 2014. Diagram II.36.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.36.4, below, real average earnings per job in the county was \$37,906 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 \$92,702,000, a decline of 2.7 percent between 2014 and 2015. Table II.36.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.36.6**  
**Total BEA Employment and Real Personal Income**  
 Garfield 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	24,442	1,395	375	8,587	4,600	36,609	15,135	1,138	21,478
1970	22,990	1,286	487	9,139	4,933	36,263	14,949	1,137	20,220
1971	23,663	1,385	215	9,527	5,195	37,216	15,048	1,151	20,558
1972	25,875	1,424	-88	10,389	5,339	40,091	16,198	1,188	21,780
1973	31,313	1,725	-550	11,370	5,918	46,325	18,763	1,218	25,708
1974	26,142	1,859	-883	11,603	6,107	41,111	17,087	1,236	21,151
1975	23,633	1,824	-1,190	12,058	6,871	39,548	15,908	1,238	19,089
1976	25,873	1,931	-1,609	12,154	7,054	41,540	17,130	1,243	20,815
1977	26,093	1,912	-2,118	13,096	7,214	42,373	17,177	1,264	20,643
1978	27,758	2,061	-2,738	13,309	7,818	44,085	18,324	1,279	21,703
1979	30,525	2,182	-3,150	13,194	8,057	46,446	19,580	1,279	23,867
1980	23,808	2,100	-3,421	14,920	8,262	41,468	17,587	1,305	18,243
1981	27,736	2,194	-3,574	16,583	8,470	47,020	20,137	1,252	22,153
1982	25,253	2,264	-3,272	18,554	8,416	46,687	20,072	1,308	19,307
1983	22,732	2,256	-2,912	18,105	8,789	44,458	18,798	1,355	16,776
1984	24,391	2,226	-2,181	18,634	8,834	47,452	20,006	1,348	18,094
1985	25,114	2,180	-1,665	17,165	8,591	47,025	20,680	1,302	19,289
1986	22,416	2,149	-1,404	17,497	8,600	44,959	20,262	1,236	18,136
1987	27,247	2,222	-1,166	15,344	8,481	47,685	22,314	1,237	22,027
1988	31,502	2,555	-1,022	14,315	8,283	50,522	23,543	1,270	24,804
1989	29,291	2,595	-634	16,413	7,961	50,436	23,859	1,233	23,756
1990	33,376	2,906	-1,052	14,530	8,709	52,657	24,514	1,281	26,054
1991	30,129	2,951	-468	14,423	8,900	50,033	23,099	1,262	23,874
1992	29,389	2,856	-118	15,111	9,109	50,635	24,100	1,236	23,777
1993	33,792	3,229	-1,082	15,299	9,631	54,413	26,427	1,282	26,359
1994	31,803	3,175	-394	15,800	10,048	54,082	26,787	1,329	23,930
1995	29,266	2,928	188	18,528	10,521	55,576	27,678	1,297	22,565
1996	34,626	3,130	-52	18,532	11,456	61,433	30,701	1,330	26,035
1997	34,687	3,233	35	19,426	11,507	62,421	31,446	1,303	26,621
1998	34,758	3,239	89	20,530	11,857	63,994	32,667	1,323	26,272
1999	33,496	3,175	126	20,326	12,738	63,510	33,061	1,305	25,667
2000	34,150	3,228	67	22,002	13,000	65,991	34,750	1,343	25,428
2001	34,246	3,208	685	22,190	13,508	67,421	35,243	1,347	25,424
2002	34,388	3,330	463	20,228	14,192	65,941	33,902	1,356	25,360
2003	38,899	3,361	230	19,975	13,988	69,732	36,019	1,329	29,269
2004	37,975	3,433	-14	16,800	13,977	65,306	33,404	1,380	27,518
2005	39,764	3,639	-288	15,194	13,794	64,825	32,922	1,400	28,403
2006	36,073	3,727	-553	13,649	14,020	59,462	29,971	1,410	25,584
2007	38,768	3,850	-850	14,988	13,214	62,271	31,498	1,433	27,054
2008	39,994	3,889	-1,170	17,459	13,836	66,231	33,100	1,467	27,263
2009	42,069	4,146	-1,281	16,460	15,270	68,372	33,697	1,489	28,253
2010	45,807	4,230	-1,508	13,392	17,097	70,557	34,587	1,504	30,457
2011	63,447	3,830	-1,797	16,870	18,074	92,764	46,638	1,500	42,298
2012	52,008	3,952	-2,149	18,732	18,758	83,397	42,014	1,545	33,662
2013	53,637	4,518	-2,463	19,454	17,935	84,045	41,648	1,577	34,012
2014	63,793	4,779	-2,510	20,841	17,908	95,254	47,746	1,574	40,529
2015	61,028	4,954	-2,579	21,181	18,026	92,702	45,711	1,610	37,906

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 19.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 6.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 25.5 percent over the 2010 to 2015 period. Table II.36.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total <sup>247</sup>
1991	405	88	214	108	64	15	0	12	0	933
1992	399	93	180	110	94	23	0	0	0	929
1993	402	102	202	105	70	15	0	0	0	937
1994	416	87	141	114	77	26	0	0	0	890
1995	395	75	151	123	72	22	0	0	0	873
1996	392	75	156	110	69	28	0	0	0	876
1997	391	87	156	110	83	42	0	12	0	913
1998	346	73	148	115	88	33	0	17	0	859
1999	329	76	151	106	91	59	0	18	0	860
2000	330	62	153	106	121	64	10	16	0	880
2001	323	53	170	121	102	63	0	16	0	883
2002	334	72	166	114	88	63	0	14	0	872
2003	305	63	160	107	100	56	0	18	0	844
2004	272	82	158	101	96	76	0	23	0	850
2005	227	70	145	104	106	79		23		791
2006	252	80	154	119	106	98		21		875
2007	249	84	137	115	101	103		32		873
2008	258	73	153	103	124	96	37	36	0	899
2009	258	78	115	134	114	101	39	39	0	897
2010	234	68	127	107	125	105		51		869
2011	218	67	137	102	124	112	46	47		870
2012	201	72	105	95	121	118	49	62	0	842
2013	177	56	129	124	117	114	47	52	14	845
2014	176	60	119	119	131	130	44	66	13	872
2015	189	54	129	105	131	127	67	64		886

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 293 in 2010 to 234 in 2015, with the poverty rate reaching 11.9 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.36.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	311	15.6
1999	280	15.1
2000	223	12.1
2001	200	10.9
2002	225	12.5
2003	205	11.4
2004	188	10.6
2005	199	11.3
2006	226	13.1
2007	235	14.2
2008	220	13.4
2009	226	13.7
2010	293	14.6
2011	285	14.3
2012	285	14.5
2013	255	12.9
2014	231	11.8
2015	234	11.9

<sup>247</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 Garfield County increased by 24 between 1980 and 2014, at an annual rate of change of 0.8 percent, as reported by the Census Bureau and as presented in Table II.36.9, at right.<sup>248</sup> This compared to an average annual rate of change of 1.03 percent statewide. Garfield 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 increased by 0.3 percent in Garfield County between 2010 and 2015, from 1,178 to 1,181. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.36.10.

Year	Nebraska	Garfield County
1980	37,727	74
1981	37,582	73
1982	37,500	78
1983	41,889	84
1984	43,151	83
1985	43,115	79
1986	42,538	81
1987	42,691	82
1988	43,134	86
1989	43,302	81
1990	43,749	81
1991	44,405	86
1992	45,269	83
1993	46,059	91
1994	46,640	88
1995	47,128	86
1996	47,607	91
1997	48,588	88
1998	48,655	86
1999	48,968	90
2000	49,623	89
2001	49,710	91
2002	50,259	91
2003	50,394	89
2004	50,928	92
2005	51,440	90
2006	51,906	98
2007	52,517	95
2008	52,152	93
2009	51,633	97
2010	51,886	96
2011	51,553	93
2012	52,294	93
2013	52,585	94
2014	52,991	98

Subject	Nebraska	% Growth Since Census	Garfield County	% Growth Since Census
2000 Census	722,668	-	1,021	-
2010 Census	796,793	10.3%	1,178	15.4%
July 2011 Estimate	801,129	0.5%	1,177	-0.1%
July 2012 Estimate	804,659	1.0%	1,174	-0.3%
July 2013 Estimate	809,171	1.5%	1,173	-0.4%
July 2014 Estimate	814,970	2.3%	1,174	-0.3%
July 2015 Estimate	820,913	3.0%	1,181	0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Garfield County. As shown in Table II.36.11 on the following page, 24.2 percent of housing units, or 288, were vacant in 2015. Of the 903 housing units that were occupied in 2015, 75.9 percent, or 685, were owner-occupied and the remaining 24.1 percent were renter-occupied.

<sup>248</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.36.11</b>				
<b>Housing Units by Tenure</b>				
Garfield 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	935	79.4%	903	75.8%
Owner-Occupied	660	70.6%	685	75.9%
Renter-Occupied	275	29.4%	218	24.1%
Vacant Housing Units	243	20.6%	288	24.2%
<b>Total Housing Units</b>	<b>1,178</b>	<b>100.0%</b>	<b>1,191</b>	<b>100.0%</b>

As shown in Table II.36.12, below, there were 1,021 single family dwellings in 2015, which accounted for 85.7 percent of all housing units. Apartment units accounted for 7.1 percent of housing units, with 84 units. Mobile homes also accounted for an additional 6.1 percent of housing with 73 units.

<b>Table II.36.12</b>				
<b>Housing Units by Type</b>				
Garfield County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>249</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	967	88%	1,021	85.7%
Duplex	4	0%	3	.3%
Tri- or Four-Plex	0	0%	10	.8%
Apartment	54	5%	84	7.1%
Mobile Home	78	7%	73	6.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>1,103</b>	<b>100.0%</b>	<b>1,191</b>	<b>100.0%</b>

Table II.36.13, below, shows the disposition of vacant housing units in Garfield County. The 2015 five-year ACS shows 2.1 percent of vacant units were for rent, 5.2 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 57 "other vacant" units, or 23.5 percent; this compared to 29.9 percent "other vacant" units in 2015.

<b>Table II.36.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Garfield 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	17	7.0%	6	2.1%
For Sale	10	4.1%	15	5.2%
Rented or Sold, Not Occupied	5	2.1%	0	.0%
For Seasonal, Recreational, or Occasional Use	154	63.4%	181	62.8%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	57	23.5%	86	29.9%
<b>Total</b>	<b>243</b>	<b>100.0%</b>	<b>288</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>250</sup> In most years for which data are presented, single-

<sup>249</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Garfield County increased from . in 2014 to 6 in 2015 and the average value of construction was \$113,056 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 8 in 2014 to 6 in 2015. These changes in residential permit activity in the county compared to an increase in population of 126 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.36.14.

**Table II.36.14**  
**Building Permits and Valuation**  
Garfield 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	1	.	.	.	1	4.90	.	.	.
1981	2	.	.	.	2	80.30	.	.	.
1982	1	.	.	.	1	106.50	.	.	.
1983	4	.	.	.	4	101.40	.	.	.
1984	2	.	.	.	2	118.70	.	.	.
1985	2	.	.	.	2	86.30	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	3	.	.	.	3	110.20	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	2	.	.	.	2	94.10	.	.	.
1993	3	.	.	.	3	112.40	.	.	.
1994	2	.	.	.	2	126.50	.	.	.
1995	1	.	.	.	1	126.80	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	1	.	.	.	1	97.10	.	.	.
1998	2	.	.	.	2	87.00	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	3	.	.	.	3	104.60	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	1	.	.	.	1	164.5	.	.	.
2004	1	.	.	.	1	117.0	.	.	.
2005	1	.	.	.	1	112.2	.	.	.
2006	2	.	.	.	2	247.2	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	2	.	.	.	2	181.4	.	.	.
2009	3	.	.	.	3	175.6	.	.	.
2010	3	.	.	.	3	135.9	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	2	.	.	.	2	164.3	.	.	.
2013	2	.	.	.	2	188.2	.	.	.
2014	.	.	.	8	8	.	.	.	110.5
2015	6	.	.	.	6	113.1	.	.	.

<sup>250</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 376 property transactions in Garfield County. Of these, 353 were for single-family homes during this 18-year period, as shown in Table II.36.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	20	0	0	0	0	20
2000	16	0	0	0	1	17
2001	15	1	0	0	1	17
2002	34	3	0	0	0	37
2003	30	3	0	0	0	33
2004	24	4	0	0	0	28
2005	20	3	0	0	0	23
2006	32	0	0	0	1	33
2007	20	1	0	0	0	21
2008	14	1	0	0	0	15
2009	17	0	0	0	0	17
2010	19	0	0	0	0	19
2011	24	0	0	0	0	24
2012	1	0	0	0	0	1
2013	17	2	0	0	0	19
2014	12	1	0	0	0	13
2015	22	0	1	0	0	23
2016	16	0	0	0	0	16
<b>Total</b>	<b>353</b>	<b>19</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>376</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 216 single-family home property transactions for units built before 1930, 0.9 percent of units were of low quality and 52.8 percent were of fair quality. Conversely, of the 5 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.36.16 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	2	0	0	0	0	0	0	0	0	2
Fair	114	35	2	4	1	1	0	0	0	157
Average	98	23	6	27	7	19	5	1	1	187
Good	2	2	3	0	0	0	0	0	0	7
Very Good	0	0	0	0	0	0	0	0	0	0
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>216</b>	<b>60</b>	<b>11</b>	<b>31</b>	<b>8</b>	<b>20</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>353</b>

In regard to the current condition of residential dwellings, of the same 216 single-family homes built before 1930, 29.6 percent of the homes were worn out or badly worn, and 63.4 percent

were in average condition. Table II.36.17 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	2	0	0	0	1	0	0	0	0	3
Badly Worn	62	8	1	2	0	0	0	0	0	73
Average	137	51	9	28	7	20	5	1	0	258
Good	14	1	1	1	0	0	0	0	1	18
Very Good	1	0	0	0	0	0	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>216</b>	<b>60</b>	<b>11</b>	<b>31</b>	<b>8</b>	<b>20</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>353</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$64,445 to \$76,263, a total increase of 18.3 percent, as shown in Table II.36.18, 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 Garfield County ranged from \$36,692 for homes built before 1930 to \$112,850 for homes built from 2001 to 2010, and \$230,000 for the newest homes built between 2011 and 2016.<sup>251</sup> Homes built from 2001 through 2010 were also larger, averaging 1,550 square feet per unit. Table II.36.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	35,813
2000	25,688
2001	41,860
2002	37,854
2003	43,953
2004	52,967
2005	41,603
2006	67,968
2007	39,950
2008	39,157
2009	52,835
2010	64,445
2011	71,379
2012	30,000
2013	82,371
2014	61,000
2015	92,568
2016	76,263
<b>Average</b>	<b>54,507</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>252</sup> (\$)
Before 1930	36,692	1,225	29.9
1931-1960	45,864	1,162	39.5
1961-1970	68,361	1,426	48.0
1971-1980	75,060	1,290	58.2
1981-1990	111,985	1,450	77.3
1991-2000	144,783	1,438	100.7
2001-2010	112,850	1,550	72.8
2011-2016	230,000	1,792	128
<b>Average</b>	<b>53,822</b>	<b>1,255</b>	<b>43</b>

<sup>251</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>252</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.36.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Garfield County. The number of completed surveys increased from 3 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 5.1 percentage points and was at 6.19 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	9	11.11	.0
2003	1	68	7.35	.0
2004	3	93	10.75	59.6
2005	3	91	12.09	.3
2006	4	88	4.55	18.3
2007	1	76	2.63	.0
2008	1	0		
2009	1	76	3.95	14.0
2010	1	76	2.63	30.0
2011	1	61	1.64	3.0
2012	2	80	2.50	9.0
2013	2	79	3.80	
2014	2	80	1.25	30.0
2015	3	89	1.1	30
2016	4	97	6.19	

Table II.36.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 26 single family units in Garfield County, with 3 of them available. This translates into a vacancy rate of 11.5 percent in Garfield County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 71 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 4.2 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 3.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	26	3	11.5%	2.3%
Apartments	71	3	4.2%	3.7%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	%
<b>Total</b>	<b>97</b>	<b>6</b>	<b>6.19%</b>	<b>3.0%</b>

Table II.36.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 12 units. The most common apartment units were one bedroom units, with 53 units. Details for additional unit types are reported on the following page.

<b>Table II.36.22</b> <b>Rental Units by Number of Bedrooms</b> Garfield 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	53	0	0	.	53
Two	12	14	0	0	.	26
Three	11	4	0	0	.	15
Four	3	0	0	0	.	3
Don’t Know	0	0	0	0	0	0
<b>Total</b>	<b>26</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97</b>

Table II.36.23, 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.

<b>Table II.36.23</b> <b>Single Family Units by Number of Bedrooms</b> Garfield County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	12	0	.0%
Three	11	1	9.1%
Four	3	1	33.3%
Don’t know	0	1	%
<b>Total</b>	<b>26</b>	<b>3</b>	<b>11.5%</b>

Table II.36.24, 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 1.9 percent.

<b>Table II.36.24</b> <b>Apartment Units by Number of Bedrooms</b> Garfield County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	53	1	1.9%
Two	14	1	7.1%
Three	4	1	25.0%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>71</b>	<b>3</b>	<b>4.2%</b>

Average market-rate rents by unit type are shown in Table II.36.25, 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.36.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Garfield 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	\$	\$442.5	\$	\$	\$442.5
Two	\$380.0	\$628.3	\$	\$	\$529.0
Three	\$445.5	\$1,250.0	\$	\$	\$713.7
Four	\$595.0	\$	\$	\$	\$595.0
Don't know	\$	\$	\$	\$	
<b>Total</b>	<b>\$428.5</b>	<b>\$630.6</b>	<b>\$</b>	<b>\$</b>	<b>\$619.3</b>

Table II.36.26, below, shows vacancy rates for single family units by average rental rates for Garfield 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 12.5 percent.

<b>Table II.36.26</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Garfield County 2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	2	0	.0%
\$500 to \$750	24	3	12.5%
\$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>26</b>	<b>3</b>	<b>11.5%</b>

The average rent and availability of apartment units is displayed in Table II.36.27, on the following. 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.



<b>Table II.36.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Garfield County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	51	0	.0%
\$500 to \$750	12	1	8.3%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	8	2	25.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>71</b>	<b>3</b>	<b>4.2%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.36.28 below, 4 respondents, or 100.0 percent, included some sort of utility in the rent.

<b>Table II.36.28</b> <b>Are there any utilities included with the rent?</b> Garfield County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	
<b>% Offering Utilities</b>	<b>100.0%</b>

The type of utility included in the rent is shown in Table II.36.29, below. There were 2 respondents who included electricity, 2 respondents who included natural gas, 4 respondents who included water and sewer and 4 respondents included trash collection in the rent.

<b>Table II.36.29</b> <b>Which utilities are included with the rent?</b> Garfield County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	4
Trash Collection	4

Table II.36.30, 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 7 number of persons on the wait list.

<b>Table II.36.30</b> <b>Do you keep a waiting list?</b> Garfield County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
<b>Waitlist Size</b>	<b>7</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.36.31 on the following page, 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.

<b>Table II.36.31</b>				
<b>How would you rate the need for renovation of existing units in the city?</b>				
Garfield 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	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	3	3	3	
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.36.31 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.

<b>Table II.36.31</b>				
<b>How would you rate the need for construction of new units in the city?</b>				
Garfield 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	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	3	3	3	
Extreme Need	0	0		

