

**VOLUME II:
GREELEY COUNTY**

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Greeley County

DEMOGRAPHICS

Population Estimates

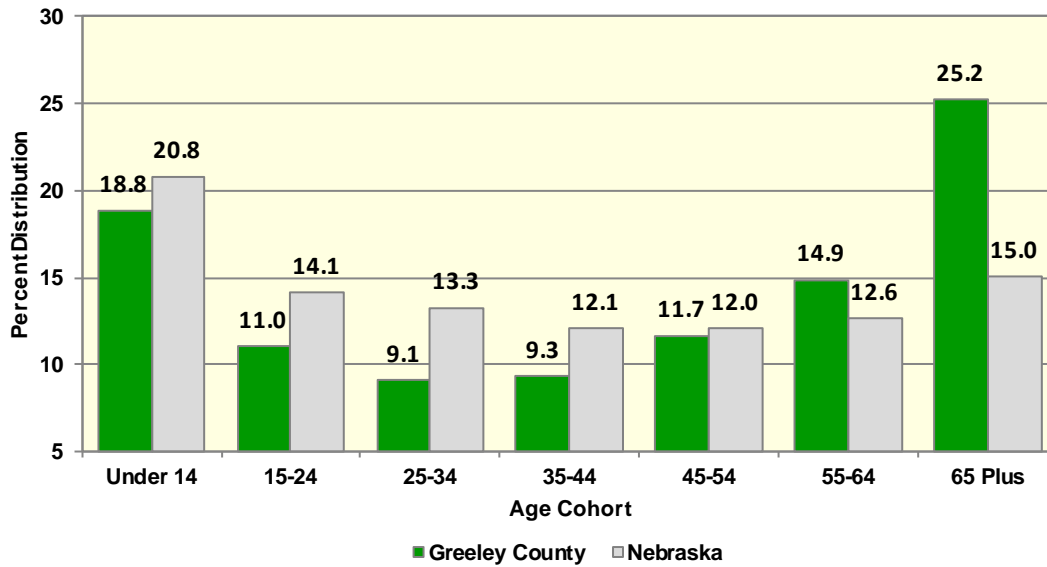
The Census Bureau’s current census estimates indicate that Greeley County’s population decreased from 2,538 in 2010 to 2,399 in 2016, or by -5.5 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 11.7 percent, and the number of people from 55 to 64 years of age increased by 2.3 percent. The white population decreased by 6 percent, while the black population increased by 37.5 percent. The Hispanic population decreased from 51 to 48 people between 2010 and 2016 or by 5.9 percent. These data are presented in Table II.39.1.

Table II.39.1						
Profile of Population Characteristics						
Greeley County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Greeley County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	2,538	2,399	-5.5%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	497	452	-9.1%	383,542	396,601	3.4%
15 to 24 years	259	264	1.9%	258,206	269,442	4.4%
25 to 34 years	247	218	-11.7%	245,176	252,946	3.2%
35 to 44 years	225	223	-0.9%	220,838	230,528	4.4%
45 to 54 years	376	280	-25.5%	258,726	229,683	-11.2%
55 to 64 years	349	357	2.3%	213,176	241,172	13.1%
65 and Over	585	605	3.4%	246,677	286,744	16.2%
Race						
White	2,497	2,346	-6%	1,649,264	1,694,976	2.8%
Black	16	22	37.5%	85,971	94,620	10.1%
American Indian and Alaskan Native	5	3	-40%	23,418	27,318	16.7%
Asian	2	4	100%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	18	24	33.3%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	51	48	-5.9%	167,405	203,320	21.5%

Table II.39.2, presents the population of Greeley County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 1,280 males, who accounted for 50.4 percent of the population, and the remaining 49.6 percent, or 1,258 persons, were female. In 2016, the number of males was 1,200 persons, and accounted for 50 percent of the population, with the remaining 50 percent, or 1,199 persons being female.

Table II.39.2 Population by Age and Gender Greeley County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	255	242	497	231	221	452	-9.1%
15 to 24 years	137	122	259	128	136	264	1.9%
25 to 34 years	124	123	247	108	110	218	-11.7%
35 to 44 years	112	113	225	119	104	223	-0.9%
45 to 54 years	190	186	376	133	147	280	-25.5%
55 to 64 years	199	150	349	191	166	357	2.3%
65 and Over	263	322	585	290	315	605	-5.5%
Total	1,280	1,258	2,538	1,200	1,199	2,399	-5.5%
% of Total	50.4%	49.6%	.	50%	50%	.	

Diagram II.39.1
Age Distribution
 Greeley County
 Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

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.39.3, from April 2000 to July 2009, Greeley County natural decrease was estimated to be 18 people. Greeley County has been experiencing net out-migration, with 445 persons leaving the county in the last nine years.¹⁵⁶ The 2016 population estimates showed a natural increase of 12 persons. Between 2010 and 2016, Greeley County’s population decreased to 2,399 persons.

Table II.39.3	
Population Change	
Greeley County	
1980–2010 Census and Intercensal Data	
1980 Population	3,462
Natural Increase 80–90	24
Net Migration 80–90	-480
1990 Population	3,006
Natural Increase 90–00	-24
Net Migration 90–00	-268
2000 Population	2,714
Natural Increase 00–09	-18
Net Migration 00–09	-445
2009 Population Estimate	2,251
2010 Population	2,538
Natural Increase 10–16	12
Net Migration 10–16	-151
2016 Population Estimate	2,399

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 Greeley County increased from 3 persons in 2015 to 7 persons in 2016, with an additional net movement of -4 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.39.4.

Table II.39.4			
Driver's Licenses Exchanged and Surrendered			
Greeley County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	11	20	-9
Calendar 2002	15	15	0
Calendar 2003	13	13	0
Calendar 2004	13	15	-2
Calendar 2005	9	8	1
Calendar 2006	11	10	1
Calendar 2007	14	8	6
Calendar 2008	16	14	2
Calendar 2009	17	15	2
Calendar 2010	32	10	22
Calendar 2011	13	13	0
Calendar 2012	21	15	6
Calendar 2013	16	11	5
Calendar 2014	17	12	5
Calendar 2015	14	11	3
Calendar 2016	22	15	7
First Half of 2017	5	9	-4

¹⁵⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Greeley County decreased by 5.3 percent from 435 in 2016 to 412 in 2017, as shown in Table II.39.5. The number of school-age children 5 to 11 years of age decreased from 207 in 2016 to 188 in 2017.

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	380	105	276	761
1993	374	110	271	755
1994	344	124	295	763
1995	353	118	291	762
1996	335	107	293	735
1997	335	107	283	725
1998	326	103	293	722
1999	298	109	272	679
2000	273	96	269	638
2001	268	89	256	613
2002	253	106	252	611
2003	324	90	295	709
2004	304	113	267	684
2005	237	77	203	517
2006	235	72	192	499
2007	226	67	173	466
2008	226	56	170	452
2009	206	58	175	439
2010	206	72	177	455
2011	202	73	165	440
2012	205	68	161	434
2013	213	59	172	444
2014	212	59	168	439
2015	210	56	167	433
2016	207	63	165	435
2017	188	73	151	412

Population Characteristics

Table II.39.6, shows population by age for the 2000 and 2010 Census. The population changed by -6.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -7 percent to a total of 585 persons in 2010. Those aged 25 to 34 changed by 5.1 percent, and those aged under 5 changed by 13.6 percent.



Table II.39.6 Population by Age Greeley County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	154	5.7%	175	6.9%	13.6%
5 to 19	640	23.6%	473	18.6%	-26.1%
20 to 24	97	3.6%	108	4.3%	11.3%
25 to 34	235	8.7%	247	9.7%	5.1%
35 to 54	699	25.8%	601	23.7%	-14%
55 to 64	260	9.6%	349	13.8%	34.2%
65 or Older	629	23.2%	585	23%	-7%
Total	2,714	100.0%	2,538	100.0%	-6.5%

The elderly population is further explored in Table II.39.7. Those aged 65 to 66 changed by 9.4 percent between 2000 and 2010, resulting in a population of 70 persons. Those aged 85 or older changed by -23.3 percent during the same time period, and resulted in 89 persons over age 85 in 2010.

Table II.39.7 Elderly Population by Age Greeley County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	64	10.2%	70	12%	9.4%
67 to 69	85	13.5%	76	13%	-10.6%
70 to 74	152	24.2%	125	21.4%	-17.8%
75 to 79	113	18%	122	20.9%	8%
80 to 84	99	15.7%	103	17.6%	4%
85 or Older	116	18.4%	89	15.2%	-23.3%
Total	629	100.0%	585	100.0%	-7%

Population by race and ethnicity is shown in Table II.39.8, with the white population representing 97.6 percent in 2010. The black population changed by -11.1 percent, representing 0.6 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 121.7 percent between 2000 and 2010, compared to the -7.6 percent growth rate for non-Hispanics.

Table II.39.8 Population by Race and Ethnicity Greeley County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	2,658	97.9%	2,478	97.6%	-6.8%
Black	18	0.7%	16	0.6%	-11.1%
American Indian	2	0.1%	5	0.2%	150%
Asian	2	0.1%	2	0.1%	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	21	0.8%	24	0.9%	14.3%
Two or More Races	13	0.5%	13	0.5%	0%
Total	2,714	100.0%	2,538	100.0%	-6.5%
Hispanic	23	0.8%	51	2%	121.7%
Non-Hispanic	2,691	99.2%	2,487	98%	-7.6%



Population by race and ethnicity through 2016 is shown in Table II.39.9. The white population represented 97.8 percent of the population in 2016, compared with black population accounting for 0.5 percent of the population. Hispanic population represented 2 percent of the population in 2016.

Table II.39.9				
Population by Race and Ethnicity				
Greeley County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,478	97.6%	2,393	97.8%
Black	16	0.6%	13	0.5%
American Indian	5	0.2%	0	0%
Asian	2	0.1%	9	0.4%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	24	0.9%	13	0.5%
Two or More Races	13	0.5%	19	0.8%
Total	2,538	100.0%	2,447	100.0%
Non-Hispanic	2,487	98%	2,399	98%
Hispanic	51	2%	48	2%

The population by race is broken down further by ethnicity in Table II.39.10. While the white non-Hispanic population changed by -7.8 percent between 2000 and 2010, the white Hispanic population changed by 2,600 percent. The black non-Hispanic population changed by -11.1 percent.

Table II.39.10					
Population by Race and Ethnicity					
Greeley County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	2,657	98.7%	2,451	98.6%	-7.8%
Black	18	0.7%	16	0.6%	-11.1%
American Indian	2	0.1%	5	0.2%	150%
Asian	2	0.1%	2	0.1%	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	1	0%	%
Two or More Races	12	0.4%	12	0.5%	0%
Total Non-Hispanic	2,691	100.0%	2,487	100.0%	-7.6%
Hispanic					
White	1	4.3%	27	52.9%	2,600%
Black	0	0%	0	0%	%
American Indian	0	0%	0	0%	%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	21	91.3%	23	45.1%	9.5%
Two or More Races	1	4.3%	1	2%	0%
Total Hispanic	23	100.0%	51	100.0%	121.7%
Total Population	2,714	100.0%	2,538	100.0%	-6.5%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.39.11. During this time, the total non-Hispanic population was 2,399 persons in 2016. The Hispanic population was 48.

Table II.39.11				
Population by Race and Ethnicity				
Greeley County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,451	98.6%	2,356	98.2%
Black	16	0.6%	13	0.5%
American Indian	5	0.2%	0	0%
Asian	2	0.1%	9	0.4%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1	0%	2	0.1%
Two or More Races	12	0.5%	19	0.8%
Total Non-Hispanic	2,487	100.0%	2,399	100.0%
Hispanic				
White	27	52.9%	37	77.1%
Black	0	0%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	23	45.1%	11	22.9%
Two or More Races	1	2%	0	0%
Total Hispanic	51	100.0	48	100.0%
Total Population	2,538	100.0%	2,447	100.0%

Households by type and tenure are shown in Table II.39.12. Family households represented 69 percent of households, while non-family households accounted for 31 percent. These changed from 64.7 and 35.3 percent, respectively.

Table II.39.12				
Household Type by Tenure				
Greeley County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	692	64.7%	707	69%
Married-Couple Family	597	86.3%	612	86.6%
Owner-Occupied	524	87.8%	545	89.1%
Renter-Occupied	73	12.2%	67	10.9%
Other Family	95	13.7%	95	13.4%
Male Householder, No Spouse Present	37	38.9%	43	38.9%
Owner-Occupied	15	40.5%	22	51.2%
Renter-Occupied	22	59.5%	21	48.8%
Female Householder, No Spouse Present	58	61.1%	52	61.1%
Owner-Occupied	37	63.8%	24	46.2%
Renter-Occupied	21	36.2%	28	53.8%
Non-Family Households	377	35.3%	318	31%
Owner-Occupied	275	72.9%	233	73.3%
Renter-Occupied	102	27.1%	85	26.7%
Total	1,069	100.0%	1,025	100.0%



The group quarters population was 53 in 2010, compared to 62 in 2000.

Table II.39.13 Group Quarters Population Greeley County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	62	100%	53	100%	-14.5%
Other Institutions	0	0%	0	0%	%
Total	62	100.0%	53	100.0%	-14.5%
Non-Institutionalized					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Non-Institutionalized	0	%	0	%	%
Total	0	100.0%	0	100.0%	%
Group Quarters Population	62	100.0%	53	100.0%	-14.5%

The number of foreign born persons are shown in Table II.39.14. An estimated 0.4 percent of the population was born in Mexico, with 0.3 percent born in Korea, and another 0.2 percent were born in Philippines.

Table II.39.14 Place of Birth for the Foreign-Born Population Greeley County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	10	0.4%
#2 country of origin	Korea	7	0.3%
#3 country of origin	Philippines	4	0.2%
#4 country of origin	Germany	2	0.1%
#5 country of origin	Canada	1	0%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.39.15. An estimated 0.2 percent of the population speaks German or other West Germanic languages at home, followed by 0.2 percent speaking Spanish.

Table II.39.15 Limited English Proficiency and Language Spoken at Home Greeley County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	4	0.2%
#2 LEP Language	Spanish	4	0.2%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.39.16. Some 16.2 percent of the population was disabled in 2000, or a total of 404 persons. The disability rate was highest for those over 65, with 40.4 percent disabled.

Table II.39.16 Disability by Age Greeley County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	11	2.4%
16 to 64	162	11.1%
65 and older	231	40.4%
Total	404	16.2%

Table II.39.17 shows disability by type in 2000. There were 221 physical disabilities in 2000, some 118 employment disabilities, and 132 go-outside-home disabilities.

Table II.39.17 Total Disabilities Tallied: Aged 5 and Older Greeley County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	111
Physical disability	221
Mental disability	77
Self-care disability	69
Employment disability	118
Go-outside-home disability	132
Total	728



Disability by age, as estimated by the 2016 ACS, is shown in Table II.39.18. The disability rate for females was 14 percent, compared to 15.3 percent for males. The disability rate changed precipitously higher with age, with 45.1 percent of those over 75 experiencing a disability.

Table II.39.18						
Disability by Age						
Greeley County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	6	2.7%	0	0%	6	1.3%
18 to 34	6	3.2%	9	4.8%	15	4%
35 to 64	63	13.7%	48	11%	111	12.4%
65 to 74	49	35%	34	30.4%	83	32.9%
75 or Older	61	46.6%	78	44.1%	139	45.1%
Total	185	15.3%	169	14%	354	14.6%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.39.19. Some 9 percent have an ambulatory disability, 5.6 have an independent living disability, and 2.2 percent have a self-care disability.

Table II.39.19		
Total Disabilities Tallied: Aged 5 and Older		
Greeley County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	149	6.2%
Vision disability	67	2.8%
Cognitive disability	82	3.6%
Ambulatory disability	204	9%
Self-Care disability	51	2.2%
Independent living disability	103	5.6%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.39.20 and Table II.39.21. In 2016, some 1,170 persons were employed and 19 were unemployed. This totaled a labor force of 1,189 persons. The unemployment rate for Greeley County was estimated to be 1.6 in 2016.

Table II.39.20	
Employment, Labor Force and Unemployment	
Greeley County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	1,170
Unemployed	19
Labor Force	1,189
Unemployment Rate	1.6%



In 2016, 93.7 percent of households in Greeley County had a high school education or greater.

Table II.39.21	
High School or Greater Education	
Greeley County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	960
Total Households	1,025
Percent High School or Above	93.7%

As seen in Table II.39.22, 36.5 percent of the population had a high school diploma or equivalent, another 38.2 percent have some college, 12 percent have a Bachelor's Degree, and 4.6 percent of the population had a graduate or professional degree.

Table II.39.22		
Educational Attainment		
Greeley County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	161	8.7%
High School or Equivalent	678	36.5%
Some College or Associates Degree	710	38.2%
Bachelor's Degree	224	12%
Graduate or Professional Degree	86	4.6%
Total Population Above 18 years	1,859	100.0%

ECONOMICS

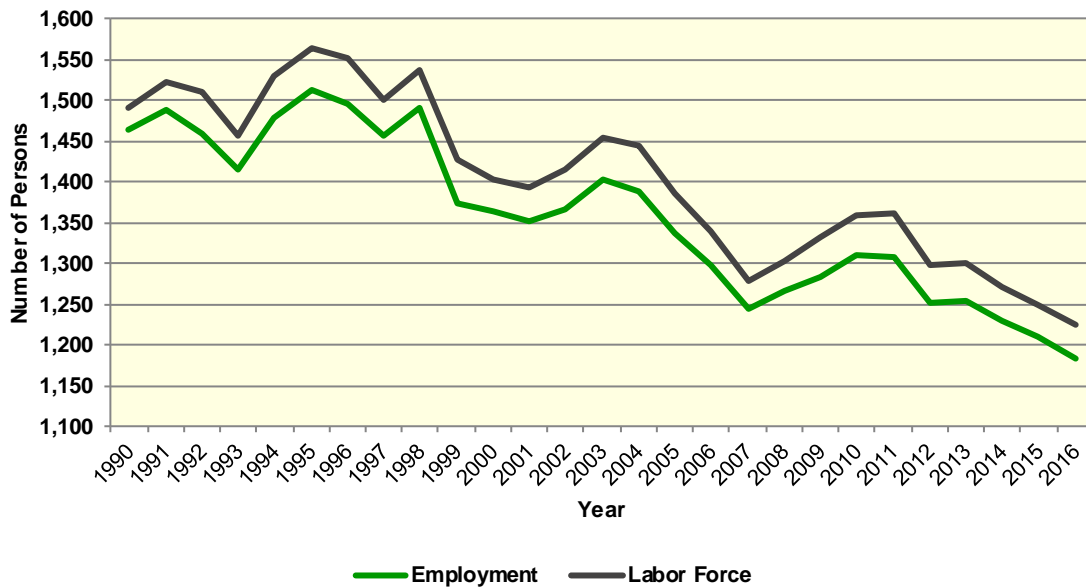
Labor Force

Table II.39.23, shows the labor force statistics for Greeley County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.9. The highest level of unemployment occurred during 2011 rising to a rate of 3.9. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Greeley County increased from 3.1 percent in 2015 to 3.3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.39.23 Labor Force Statistics Greeley County 1990 - 2016 BLS Data					
Year	Greeley County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	28	1,463	1,491	1.9%	2.3%
1991	35	1,488	1,523	2.3%	2.7%
1992	51	1,459	1,510	3.4%	2.9%
1993	42	1,415	1,457	2.9%	2.8%
1994	50	1,479	1,529	3.3%	2.6%
1995	50	1,513	1,563	3.2%	2.6%
1996	56	1,496	1,552	3.6%	2.7%
1997	44	1,456	1,500	2.9%	2.5%
1998	45	1,491	1,536	2.9%	2.6%
1999	52	1,374	1,426	3.6%	2.8%
2000	41	1,363	1,404	2.9%	2.8%
2001	42	1,351	1,393	3%	3.1%
2002	50	1,366	1,416	3.5%	3.6%
2003	51	1,404	1,455	3.5%	3.9%
2004	55	1,389	1,444	3.8%	3.9%
2005	50	1,336	1,386	3.6%	3.8%
2006	40	1,299	1,339	3%	3.1%
2007	34	1,244	1,278	2.7%	3%
2008	38	1,265	1,303	2.9%	3.3%
2009	47	1,284	1,331	3.5%	4.6%
2010	49	1,311	1,360	3.6%	4.6%
2011	53	1,308	1,361	3.9%	4.4%
2012	47	1,252	1,299	3.6%	4%
2013	46	1,255	1,301	3.5%	3.8%
2014	41	1,230	1,271	3.2%	3.3%
2015	39	1,210	1,249	3.1%	3%
2016	40	1,184	1,224	3.3%	3.2%

Diagram II.39.2, shows the employment and labor force for Greeley County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 1,184 persons, with the labor force reaching 1,224, indicating there were a total of 40 unemployed persons.

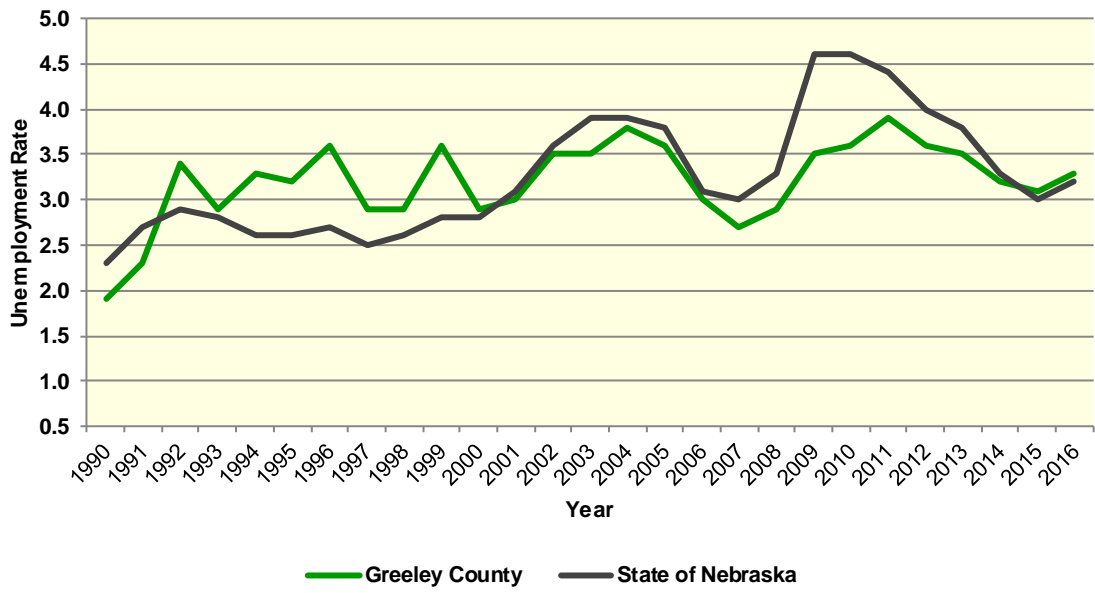
Diagram II.39.2
Employment and Labor Force
 Greeley County
 1990 – 2016 BLS Data



Unemployment

Diagram II.39.3, shows the unemployment rate for both the State and Greeley County. During the 1990’s the average rate for Greeley County was 3, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.3, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.5. Over the course of the entire period Greeley County had an average unemployment rate lower than the state, 3.2 percent for Greeley County, versus 3.3 statewide.

Diagram II.39.3
Annual Unemployment Rate
 Greeley County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.39.24, shows total real earnings by industry for Greeley County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 21,860,000 dollars. Between 2015 and 2016 the health care and social assistance industry saw the largest percentage increase, rising by 27.4 percent.

Table II.39.24
Real Earnings by Industry
 Greeley County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	15,412	11,512	29,761	26,495	42,896	38,096	32,290	21,860	-32.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	56	0	0	0	0	0	73	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	1,914	1,952	2,043	2,200	2,200	1,985	1,819	1,677	-7.8
Manufacturing	1,924	1,254	1,618	1,761	1,761	1,386	1,806	1,888	4.5
Wholesale trade	4,881	4,661	4,912	5,451	5,624	5,466	5,730	5,700	-0.5
Retail trade	0	2,002	2,291	2,570	0	0	0	0	0
Transportation and warehousing	0	1,253	2,097	1,520	0	0	0	0	0
Information	0	0	0	264	0	0	0	0	0
Finance and insurance	1,908	1,916	1,891	2,306	2,161	2,202	2,404	2,218	-7.7
Real estate and rental and leasing	212	107	337	1,036	1,606	1,244	1,467	1,375	-6.3
Professional and technical services	185	96	100	109	94	84	121	138	14.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	919	745	730	772	769	777	783	803	2.5
Health care and social assistance	1,273	1,560	1,489	0	216	260	279	355	27.4
Arts, entertainment, and recreation	109	0	0	0	0	0	0	0	0
Accommodation and food services	423	114	147	191	213	306	311	320	2.9
Other services, except public administration	2,076	2,052	2,155	2,284	2,381	2,588	3,122	3,602	15.4
Government and government enterprises	10,303	12,506	12,023	11,738	10,981	10,951	11,478	11,864	3.4
Total	46,125	43,058	63,100	60,485	77,282	72,804	70,817	61,459	-13.2



Table II.39.25, shows the total employment by industry for Greeley County. The most recent estimates show the farm industry was the largest employer in Greeley County, with employment reaching 424 jobs in 2016. Between 2015 and 2016 the health care and social assistance industry saw the largest percentage increase, rising by 15.4 percent.

Table II.39.25
Employment by Industry
Greeley County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	447	407	422	419	419	415	437	424	-3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	10	0	0	0	12	13	13	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	66	76	72	82	78	70	76	73	-3.9
Manufacturing	46	52	46	46	47	42	49	52	6.1
Wholesale trade	90	96	104	106	108	113	122	121	-0.8
Retail trade	0	109	111	106	0	0	0	0	0
Transportation and warehousing	0	50	33	35	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	50	56	66	63	63	60	69	62	-10.1
Real estate and rental and leasing	31	32	26	32	36	46	48	50	4.2
Professional and technical services	11	10	10	11	11	0	12	12	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	38	28	30	28	29	30	32	32	0
Health care and social assistance	88	89	88	0	39	44	26	30	15.4
Arts, entertainment, and recreation	0	12	12	12	10	0	11	11	0
Accommodation and food services	30	23	26	22	29	35	34	35	2.9
Other services, except public administration	129	110	115	133	125	125	133	137	3
Government and government enterprises	314	318	299	302	290	281	269	272	1.1
Total	1,558	1,540	1,539	1,524	1,510	1,520	1,567	1,559	-0.5

Table II.39.26, shows the real average earnings per job by industry for Greeley County. These figures are calculated by dividing the Total Real Earning displayed in Table II.39.24 and Table II.39.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 51,557 dollars. Between 2015 and 2016 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 14.5 percent to 11,500 dollars.

Table II.39.26
Real Earnings Per Job by Industry
 Greeley County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	34,478	28,284	70,523	63,234	102,377	91,798	73,890	51,557	-30.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	5,615	0	0	0	0	0	5,615	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	28,993	25,684	28,377	26,829	28,199	28,352	23,930	22,973	-4
Manufacturing	41,829	24,115	35,177	38,293	37,461	32,990	36,867	36,308	-1.5
Wholesale trade	54,232	48,557	47,226	51,422	52,073	48,376	46,971	47,107	0.3
Retail trade	0	18,363	20,642	24,242	0	0	0	0	0
Transportation and warehousing	0	25,058	63,548	43,428	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	38,164	34,208	28,652	36,602	34,301	36,696	34,844	35,774	2.7
Real estate and rental and leasing	6,825	3,337	12,945	32,372	44,622	27,049	30,564	27,500	-10
Professional and technical services	16,815	9,578	10,032	9,918	8,529	0	10,047	11,500	14.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	24,197	26,620	24,344	27,577	26,528	25,909	24,474	25,094	2.5
Health care and social assistance	14,471	17,529	16,917	0	5,533	5,912	10,716	11,833	10.4
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	14,105	4,978	5,643	8,666	7,333	8,748	9,148	9,143	-0.1
Other services, except public administration	16,092	18,656	18,742	17,170	19,047	20,703	23,471	26,292	12
Government and government enterprises	32,813	39,326	40,210	38,868	37,865	38,973	42,670	43,618	2.2
Total	29,605	27,960	41,001	39,688	51,180	47,897	45,192	39,422	-12.8

Table II.39.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$109,405,000 a -7.5 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 1,540 and 1,559 in 2016.



Table II.39.27
Total Employment and Real Personal Income
 Greeley County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	40,366	1,488	2,709	10,752	7,070	59,408	14,773	1,636	24,676
1970	38,562	1,546	2,236	11,199	7,886	58,337	14,604	1,640	23,513
1971	40,247	1,569	2,025	11,155	7,845	59,702	15,019	1,656	24,302
1972	46,751	1,575	2,142	12,044	8,349	67,711	17,952	1,630	28,684
1973	56,746	1,854	2,298	13,618	9,488	80,296	20,664	1,624	34,943
1974	39,049	1,957	2,015	14,057	9,926	63,090	16,374	1,615	24,177
1975	37,246	1,876	1,990	15,135	10,000	62,495	16,937	1,604	23,220
1976	29,667	1,954	2,139	15,200	9,832	54,884	15,012	1,627	18,235
1977	24,672	1,928	2,334	16,438	9,670	51,186	14,206	1,662	14,846
1978	44,221	2,009	2,413	16,983	10,323	71,929	20,178	1,692	26,135
1979	31,968	2,124	2,976	16,959	10,591	60,370	16,704	1,653	19,340
1980	14,184	2,145	3,230	19,706	10,640	45,615	13,209	1,623	8,739
1981	42,237	2,166	2,412	21,932	11,435	75,850	22,223	1,593	26,514
1982	26,285	2,195	2,273	24,736	11,321	62,420	18,501	1,601	16,419
1983	28,377	2,156	2,127	24,636	11,677	64,661	19,372	1,602	17,713
1984	38,561	2,313	2,371	25,612	11,601	75,833	22,986	1,580	24,406
1985	36,503	2,428	2,601	24,128	11,893	72,697	22,294	1,553	23,505
1986	43,288	2,584	2,120	23,094	12,275	78,193	24,542	1,551	27,910
1987	46,538	2,706	1,738	21,025	11,772	78,368	24,753	1,577	29,511
1988	52,359	2,905	1,464	20,079	11,456	82,452	26,521	1,599	32,745
1989	52,046	3,075	860	21,954	11,547	83,332	27,366	1,578	32,982
1990	57,243	3,019	910	20,108	11,893	87,135	29,045	1,580	36,230
1991	55,329	3,101	1,195	20,351	11,786	85,560	28,596	1,591	34,776
1992	59,409	3,081	1,232	19,844	12,102	89,506	30,403	1,573	37,768
1993	54,550	3,164	1,519	20,753	12,525	86,184	28,940	1,522	35,841
1994	49,829	3,197	1,705	20,119	12,562	81,018	27,444	1,524	32,696
1995	40,092	3,286	1,904	22,645	13,418	74,773	25,766	1,533	26,152
1996	57,701	3,370	2,094	23,134	14,179	93,739	32,257	1,552	37,178
1997	40,734	3,487	2,443	24,956	14,357	79,003	28,064	1,592	25,587
1998	43,106	3,640	2,581	24,852	14,905	81,803	29,469	1,606	26,841
1999	38,068	3,427	3,282	22,770	15,745	76,438	28,000	1,529	24,897
2000	41,176	3,487	3,476	24,458	15,479	81,102	29,905	1,515	27,179
2001	46,125	3,734	3,253	26,004	16,318	87,967	32,580	1,558	29,605
2002	38,070	3,876	3,584	23,014	18,220	79,012	29,307	1,479	25,740
2003	47,600	3,840	3,929	23,675	17,569	88,932	33,409	1,484	32,075
2004	48,296	3,800	4,104	17,339	18,888	84,827	32,095	1,498	32,240
2005	51,825	3,734	4,122	13,931	17,584	83,728	32,491	1,471	35,231
2006	36,174	3,903	4,329	12,744	18,449	67,793	26,296	1,421	25,457
2007	40,000	3,951	4,679	15,759	20,102	76,589	30,177	1,427	28,031
2008	41,280	4,136	5,162	18,966	20,144	81,416	31,953	1,461	28,255
2009	40,116	4,108	4,947	19,925	21,491	82,372	32,922	1,513	26,514
2010	43,058	4,176	4,632	18,760	21,791	84,066	33,084	1,540	27,960
2011	63,100	3,742	4,813	20,668	22,138	106,977	42,250	1,539	41,001
2012	60,485	3,671	4,898	20,966	20,784	103,461	42,143	1,524	39,689
2013	77,282	4,107	5,047	22,374	20,467	121,063	48,875	1,510	51,180
2014	72,804	4,031	5,403	23,272	20,679	118,127	47,728	1,520	47,898
2015	70,817	4,196	5,202	25,528	20,890	118,240	48,638	1,567	45,193
2016	61,459	4,320	5,334	25,781	21,151	109,405	45,604	1,559	39,422



Diagram II.39.4, shows real average earnings per job for Greeley County from 1990 to 2016. Over this period the average earning per job for Greeley County was 33,357 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.39.4
Real Average Earnings Per Job
 Greeley County
 BEA Data 1990 - 2016

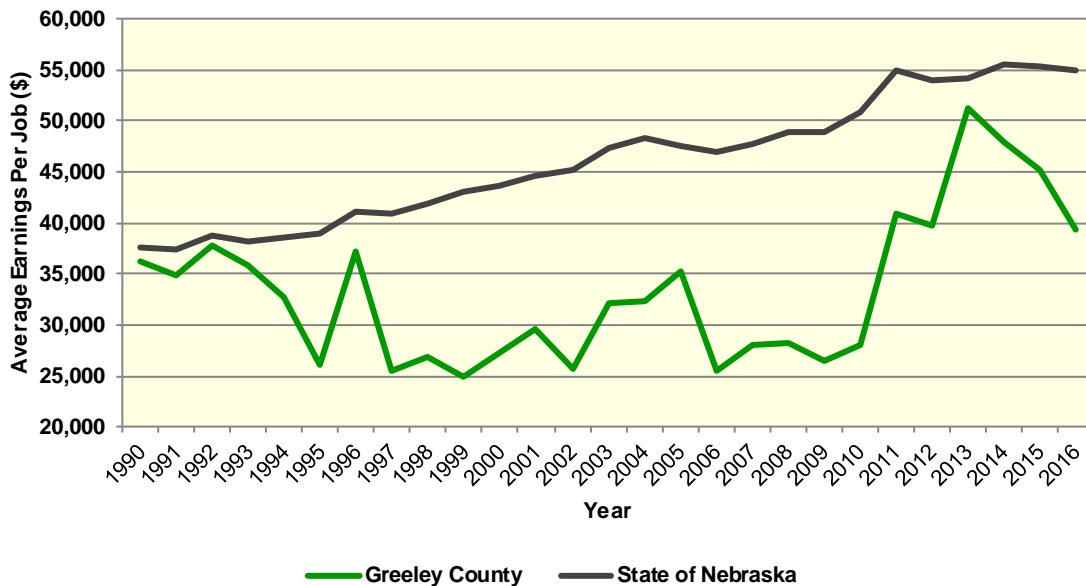
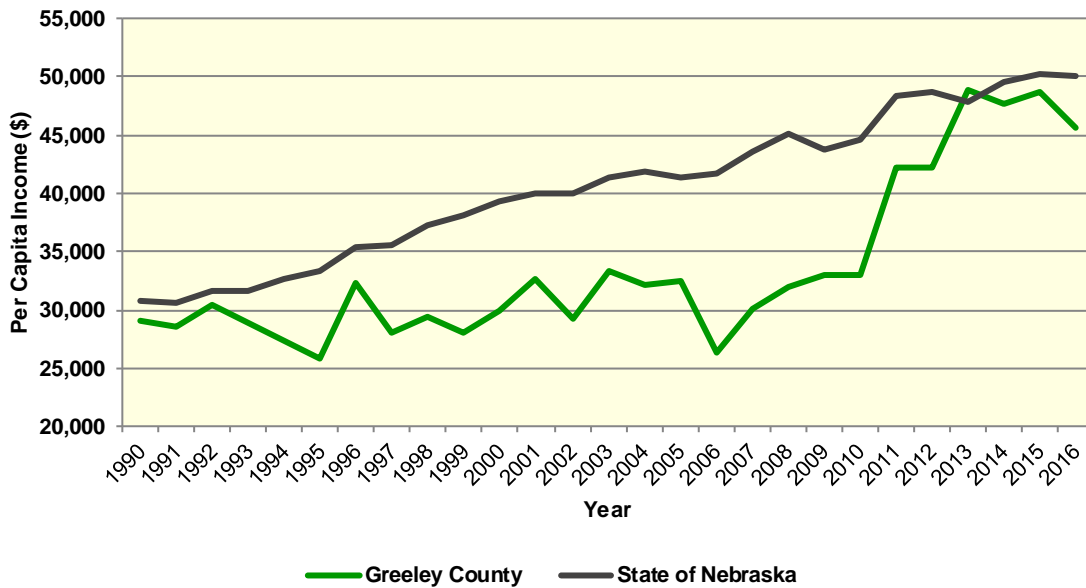


Diagram II.39.5, shows real per capita income in Greeley County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Greeley County was 33,609 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.39.5
Real Per Capita Income
 Greeley County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.39.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 621 persons in 2015 to 616 in 2016, a change of -1 percent.

Table II.39.28
Total Monthly Employment
 Greeley County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	628	652	641	646	660	664	604	613	613	619	584
Feb	646	624	643	644	650	658	600	616	603	597	580
Mar	653	627	652	656	670	663	618	607	610	601	599
Apr	650	628	645	660	685	688	651	615	617	629	622
May	664	661	680	684	734	711	679	666	665	637	639
Jun	687	674	679	696	737	734	688	672	677	670	681
Jul	679	673	681	651	716	709	663	658	637	636	639
Aug	676	665	679	659	719	696	661	649	612	627	634
Sep	684	662	682	665	698	697	636	639	643	617	613
Oct	644	658	680	676	676	659	624	639	603	608	598
Nov	645	649	676	674	674	630	624	624	611	598	601
Dec	651	636	684	675	677	638	641	640	599	612	600
Annual	659	651	669	666	691	679	641	637	624	621	616
% Change	-3%	-1%	3%	(ND)%	4%	-2%	-6%	-1%	-2%	(ND)%	-1%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$565 in 2015. In 2016, average weekly wages saw an increase of 4 percent over the prior year, rising to 588 dollars, or by 23 dollars. These data are shown in Table II.39.29.

Table II.39.29 Average Weekly Wages Greeley County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	357	351	341	362	352	
2002	362	362	361	387	368	5%
2003	372	367	384	377	375	2%
2004	380	378	376	379	378	1%
2005	377	389	393	412	392	4%
2006	417	404	403	422	411	5%
2007	419	423	428	446	429	4%
2008	459	441	429	463	448	4%
2009	460	430	443	450	445	-1%
2010	446	448	442	496	458	3%
2011	457	467	476	529	481	5%
2012	501	495	499	570	516	7%
2013	493	537	542	546	530	3%
2014	503	520	537	588	536	1%
2015	534	562	567	597	565	5%
2016(p)	568	579	575	629	588	4%

Total business establishments reported by the QCEW are displayed in Table II.39.30. Between 2015 and 2016, the total number of business establishments in Greeley County increased from 116 to 119 establishments.

Table II.39.30 Number of Business Establishments Greeley County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	99	99	97	96	98	
2002	101	101	99	99	100	2%
2003	105	107	106	104	106	6%
2004	105	104	112	105	107	1%
2005	106	103	106	106	105	-2%
2006	104	101	105	102	103	-2%
2007	101	100	99	97	99	-4%
2008	99	101	104	103	102	3%
2009	104	100	103	104	103	1%
2010	109	109	110	109	109	6%
2011	116	112	111	108	112	3%
2012	114	113	118	120	116	4%
2013	116	117	113	115	115	-1%
2014	116	115	118	116	116	1%
2015	115	118	116	115	116	(ND)%
2016	115	118	119	122	119	3%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 16.7 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 6.7 percent over the period. On the other hand, by 2016 there were 90 returns for AGIs of \$100,000 or more. Table II.39.31 presents AGI distribution for the years 1991 through 2016.

Table II.39.31 Income Tax Returns by Adjusted Gross Income Greeley County 1991–2016 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	\$100,001–\$250,000	More than \$250,000	Total ¹⁵⁷
1991	561	147	285	148	102	27	0	0	0	1,304
1992	564	151	277	143	107	33	0	0	0	1,311
1993	566	143	280	152	128	18	0	10	0	1,340
1994	571	125	287	160	109	30	0	13	0	1,328
1995	559	131	243	171	122	45	0	12	0	1,312
1996	548	112	256	151	140	28	0	16	0	1,298
1997	535	108	250	176	136	72	0	19	0	1,328
1998	500	137	245	172	136	69	0	22	0	1,318
1999	489	100	237	161	158	85	0	24	0	1,289
2000	479	107	224	164	165	96	0	25	0	1,293
2001	480	85	203	173	154	108	0	27	0	1,259
2002	477	100	216	139	148	80	12	16	0	1,216
2003	427	107	211	146	148	115	11	22	0	1,201
2004	354	98	213	146	167	100	0	31	0	1,139
2005	347	92	186	130	161	116	0	22	0	1,099
2006	296	111	197	160	153	138	0	22	0	1,134
2007	313	108	195	153	146	156	0	32	0	1,168
2008	277	99	189	179	153	159	49	46	0	1,174
2009	305	104	166	142	147	172	43	42	0	1,138
2010	258	85	185	145	164	153	0	56	0	1,118
2011	254	83	157	159	134	148	67	74	0	1,089
2012	208	79	150	138	143	159	86	95	18	1,076
2013	233	86	127	143	152	147	82	92	12	1,074
2014	215	76	136	136	149	167	93	84	10	1,066
2015	239	65	143	107	161	147	88	100	11	1,061
2016	215	82	146	115	153	148	103	80	10	1,052

¹⁵⁷ 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.

Poverty

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 341 in 2010 to 333 in 2016, with the poverty rate reaching 14.3 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.39.32 presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	340	13%
2001	361	13.9%
2002	353	13.8%
2003	307	12.4%
2004	273	11.1%
2005	341	14%
2006	329	13.8%
2007	322	14.3%
2008	299	13.5%
2009	341	15.7%
2010	341	13.7%
2011	389	15.8%
2012	317	13.2%
2013	330	13.6%
2014	307	12.7%
2015	290	12.2%
2016	333	14.3%

The rate of poverty for Greeley County is shown in Table II.39.33. In 2016, there were an estimated 211 persons living in poverty. This represented a 8.7 percent poverty rate, compared to 14.6 percent poverty in 2000. In 2016, some 18.5 percent of those in poverty were under age 6, and 23.7 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	41	10.6%	39	18.5%
6 to 17	120	31%	41	19.4%
18 to 64	166	42.9%	81	38.4%
65 or Older	60	15.5%	50	23.7%
Total	387	100.0%	211	100.0%
Poverty Rate	14.6%	.	8.7%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.6 percent in Greeley County between 2010 and 2016, from 1,300 to 1,292. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.39.34.

Subject	Nebraska	% Growth Since Census	Greeley County	% Growth Since Census
2000 Census Base	722,656	.	1,199	.
2010 Census	796,793	10.3	1,300	8.4
July 2011 Estimate	801,068	0.5	1,298	-0.2
July 2012 Estimate	804,586	1	1,298	-0.2
July 2013 Estimate	809,062	1.5	1,303	0.2
July 2014 Estimate	814,835	2.3	1,299	-0.1
July 2015 Estimate	820,725	3	1,294	-0.5
July 2016 Estimate	827,156	3.8	1,292	-0.6

Housing Production

The Census Bureau reports building permit authorizations and “per unit”



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Greeley County increased from 1 authorizations in 2015 to 2 in 2016.

The real value of single-family building permits decreased from \$222,898 in 2015 to \$129,446 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.39.35.

Table II.39.35 Building Permits and Valuation Greeley County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	0	0	0	0	0	0	0
1981	1	0	0	0	1	62,012	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	1	0	0	0	1	80,370	0
1985	1	0	0	0	1	116,822	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	86,535	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	1	0	0	0	1	53,987	0
1994	1	2	0	0	3	98,172	0
1995	5	2	0	0	7	103,566	0
1996	2	0	0	0	2	123,511	0
1997	1	0	0	0	1	107,143	0
1998	0	0	0	0	0	0	0
1999	2	0	0	0	2	191,398	0
2000	0	0	0	0	0	0	0
2001	1	0	0	0	1	87,695	0
2002	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0
2008	1	0	0	0	1	196,519	0
2009	8	0	0	0	8	193,636	0
2010	3	0	0	0	3	54,314	0
2011	6	0	0	0	6	111,882	0
2012	10	0	0	0	10	120,220	0
2013	1	0	0	0	1	255,395	0
2014	0	0	0	0	0	0	0
2015	1	0	0	0	1	222,898	0
2016	2	0	0	0	2	129,446	0



Diagram II.39.6
Single-Family Permits
 Greeley County
 Census Bureau Data, 1980–2016

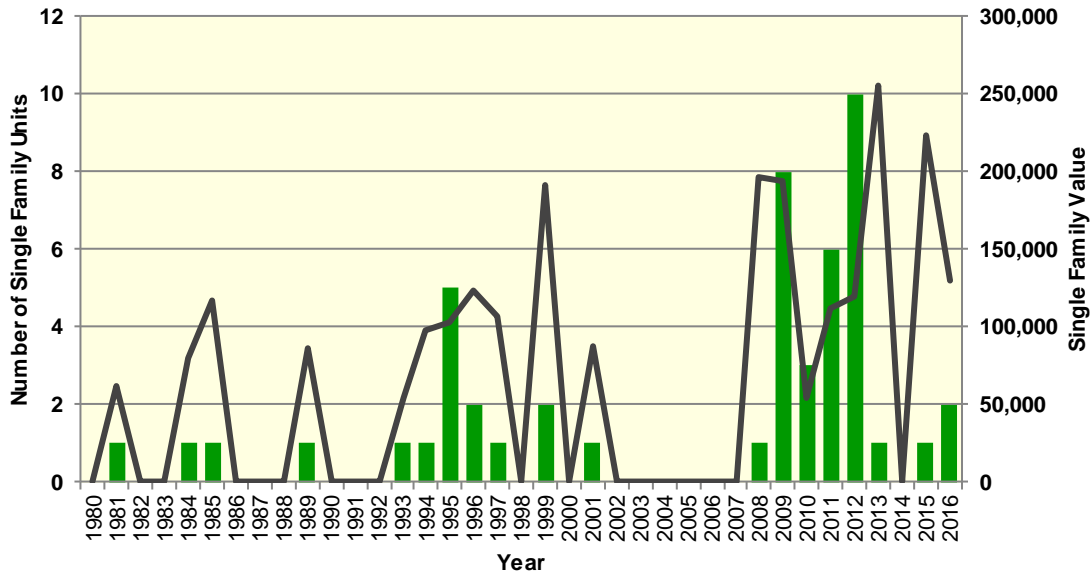
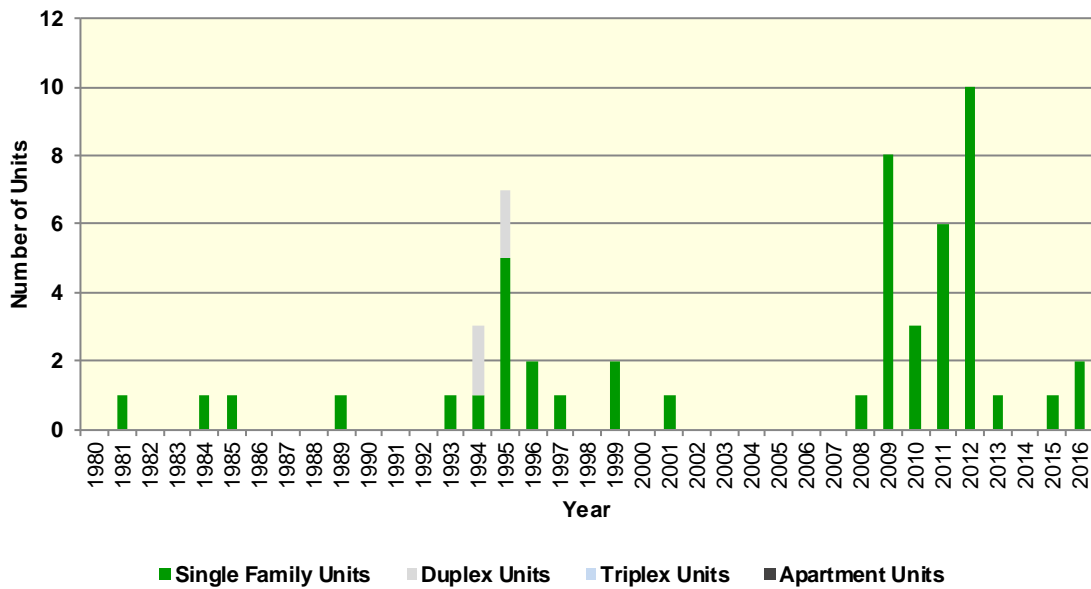


Diagram II.39.7
Total Permits by Unit Type
 Greeley County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.39.36. In 2016, there were 1,300 housing units, up from 1,199 in 2000. Single-family units accounted for 87.8 percent of units in 2016, compared to 88.9 in 2000. Apartment units accounted for 2.6 percent in 2016, compared to 1.9 percent in 2000.

Table II.39.36				
Housing Units by Type				
Greeley County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,066	88.9%	1,142	87.8%
Duplex	16	1.3%	12	0.9%
Tri- or Four-Plex	18	1.5%	55	4.2%
Apartment	23	1.9%	34	2.6%
Mobile Home	72	6%	57	4.4%
Boat, RV, Van, Etc.	4	0.3%	0	0%
Total	1,199	100.0%	1,300	100.0%

Some 82.2 percent of housing was occupied in 2010, compared to 89.8 percent in 2000. Owner-occupied housing changed 0.6 percent between 2000 and 2010, ending with owner-occupied units representing 79.6 percent of units. Vacant units changed by 89.3 percent, resulting in 231 vacant units in 2010.

Table II.39.37					
Housing Units by Tenure					
Greeley County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	1,077	89.8%	1,069	82.2%	-0.7%
Owner-Occupied	846	78.6%	851	79.6%	0.6%
Renter-Occupied	231	21.4%	218	20.4%	-5.6%
Vacant Housing Units	122	10.2%	231	17.8%	89.3%
Total Housing Units	1,199	100.0%	1,300	100.0%	8.4%

Table II.39.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 1,300 housing units. An estimated 80.4 percent were owner-occupied, and 21.2 percent were vacant.

Table II.39.38				
Housing Units by Tenure				
Greeley County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,069	82.2%	1,025	78.8%
Owner-Occupied	851	79.6%	824	80.4%
Renter-Occupied	218	20.4%	201	19.6%
Vacant Housing Units	231	17.8%	275	21.2%
Total Housing Units	1,300	100.0%	1,300	100.0%

Households by household size are shown in Table II.39.39. There were a total of 1,069 households in 2010, down from 1,077 in 2000. One person households changed by 4.6 percent between 2000 and 2010, while two person households changed by 7.2 percent. Three and four person households changed by -3.1 and -16.7 respectively, representing 11.7 percent and 8.9 percent of the population in 2010.

Table II.39.39 Households by Household Size Greeley County 2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	329	30.5%	344	32.2%	4.6%
Two Persons	377	35%	404	37.8%	7.2%
Three Persons	129	12%	125	11.7%	-3.1%
Four Persons	114	10.6%	95	8.9%	-16.7%
Five Persons	76	7.1%	57	5.3%	-25%
Six Persons	32	3%	28	2.6%	-12.5%
Seven Persons or More	20	1.9%	16	1.5%	-20%
Total	1,077	100.0%	1,069	100.0%	-0.7%

Households by income is shown in Table II.39.40. Households earning more than \$100,000 per year represented 14 percent of households in 2016, compared to 2.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.6 percent of households in 2016, compared to 13.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.2 percent of households in 2016, compared to 23.4 percent in 2000.

Table II.39.40 Households by Income Greeley County 2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	251	23.4%	115	11.2%
\$15,000 to \$19,999	94	8.8%	57	5.6%
\$20,000 to \$24,999	118	11%	52	5.1%
\$25,000 to \$34,999	208	19.4%	121	11.8%
\$35,000 to \$49,999	186	17.4%	191	18.6%
\$50,000 to \$74,999	146	13.6%	211	20.6%
\$75,000 to \$99,999	38	3.5%	135	13.2%
\$100,000 or More	30	2.8%	143	14%
Total	1,071	100.0%	1,025	100.0%

Table II.39.41 shows households by year home built. Housing units built between 2000 and 2009, account for 6 percent and those built in 2010 or later accounted for 3.2 percent of households. Households built in the 1970's, 1980's, and 1990's account for 11.2 percent, 6.7 percent, and 6.3, respectively. Housing units built prior to 1939 represented 45.2 percent of households in 2016.

Table II.39.41				
Households by Year Home Built				
Greeley County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	621	57.7%	463	45.2%
1940 to 1949	85	7.9%	45	4.4%
1950 to 1959	52	4.8%	76	7.4%
1960 to 1969	61	5.7%	98	9.6%
1970 to 1979	115	10.7%	115	11.2%
1980 to 1989	82	7.6%	69	6.7%
1990 to 1999	61	5.7%	65	6.3%
2000 to 2009	.	.	61	6%
2010 or Later	.	.	33	3.2%
Total	1,077	100.0%	1,025	100.0%

The distribution of unit types by race are shown in Table II.39.42. An estimated 90.5 percent of white households occupy single-family homes and some 1.1 percent of white households occupy apartments.

Table II.39.42							
Distribution of Units in Structure by Race							
Greeley County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	90.5%	%	%	0%	%	66.7%	100%
Duplex	1%	%	%	0%	%	0%	0%
Tri- or Four-Plex	3.5%	%	%	0%	%	0%	0%
Apartment	1.1%	%	%	100%	%	0%	0%
Mobile Home	4%	%	%	0%	%	33.3%	0%
Boat, RV, Van, Etc.	0%	%	%	0%	%	0%	0%
Total	100.0%	%	%	100.0%	%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.39.43. An estimated 12.6 percent of vacant units were for rent in 2010, a 123.1 percent change since 2000. In addition, some 3 percent of vacant units were for sale, a change of -50 percent between 2000 and 2010. "Other" vacant units represented 57.1 percent of vacant units in 2010. This is a change of 76 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.39.43					
Disposition of Vacant Housing Units					
Greeley County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	13	10.7%	29	12.6%	123.1%
For Sale	14	11.5%	7	3%	-50%
Rented or Sold, Not Occupied	8	6.6%	13	5.6%	62.5%
For Seasonal, Recreational, or Occasional Use	12	9.8%	50	21.6%	316.7%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	75	61.5%	132	57.1%	76%
Total	122	100.0%	231	100.0%	89.3%

The disposition of vacant units between 2010 and 2016 are shown in Table II.39.44. By 2016, for rent units accounted for 10.5 percent of vacant units, while for sale units accounted for 6.2 percent. “Other” vacant units accounted for 49.8 percent of vacant units, representing a total of 137 “other” vacant units.

Table II.39.44				
Disposition of Vacant Housing Units				
Greeley County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	29	12.6%	29	10.5%
For Sale	7	3%	17	6.2%
Rented Not Occupied	1	0.4%	17	6.2%
Sold Not Occupied	12	5.2%	10	3.6%
For Seasonal, Recreational, or Occasional Use	50	21.6%	65	23.6%
For Migrant Workers	0	0%	0	0%
Other Vacant	132	57.1%	137	49.8%
Total	231	100.0%	275	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 396 property transactions in Greeley County. Of these, 373 were for single-family homes during this 19-year period, as shown in Table II.39.45.

Table II.39.45						
Residential Property Transactions						
Greeley County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	25	0	0	0	0	25
2000	20	0	0	0	4	24
2001	17	1	0	0	6	24
2002	34	0	0	0	0	34
2003	30	2	0	0	0	32
2004	19	2	0	0	0	21
2005	20	1	0	0	0	21
2006	21	0	0	0	0	21
2007	15	0	0	0	0	15
2008	23	1	0	0	0	24
2009	17	0	0	0	0	17
2010	19	0	0	0	0	19
2011	25	0	0	0	0	25
2012	3	0	0	0	0	3
2013	19	3	0	0	0	22
2014	21	1	0	0	0	22
2015	12	0	0	0	0	12
2016	14	2	0	0	0	16
2017	19	0	0	0	0	19
Total	373	13	0	0	10	396

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 268 single-family home property transactions for units built before 1930, 1.5 percent of units were of low quality and 60.1 percent were of fair quality. Conversely, of the 5 homes built from 2001 through 2010, 0 percent of units were of low quality and 40 percent of fair quality. Table II.39.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.39.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Greeley County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	4	1	0	0	0	0	0	0	0	5
Fair	161	17	1	1	4	2	2	0	2	190
Average	99	20	12	15	12	8	2	0	3	171
Good	4	1	0	0	1	0	1	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
Total	268	39	13	16	17	10	5	0	5	373

In regard to the current condition of residential dwellings, of the same 268 single-family homes built before 1930, 19.0 percent of the homes were worn out or badly worn, and 60.1 percent were in average condition. Table II.39.47 provides details about the condition of single-family residential dwellings by year built.

Table II.39.47										
Single-Family Homes by Year Built and Condition										
Greeley County										
Fiscal Years 1999–2017 PAD Data										
Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	5	0	0	0	0	0	0	0	0	5
Badly Worn	46	2	1	3	1	0	0	0	1	54
Average	161	27	10	12	15	10	4	0	3	242
Good	51	10	1	1	1	0	1	0	1	66
Very Good	5	0	1	0	0	0	0	0	0	6
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	268	39	13	16	17	10	5	0	5	373

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$30,118 to \$59,774, a total increase of 98.5 percent, as shown in Table II.39.48.

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 Greeley County ranged from \$27,107 for homes built before 1930 to \$148,900 for homes built from 2001 to 2010.¹⁵⁸ Homes built from 2001 through 2010 were also larger, averaging 1,540 square feet per unit. Table II.39.49, provides additional details about single-family homes.

Table II.39.48	
Average Sales Price of Single-Family Homes	
Greeley County	
Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	25,300
2000	24,468
2001	30,765
2002	33,429
2003	27,111
2004	30,100
2005	31,615
2006	23,952
2007	48,633
2008	58,985
2009	43,494
2010	30,118
2011	39,472
2012	111,667
2013	46,637
2014	38,829
2015	66,733
2016	48,571
2017	59,774
Average	38,444

Table II.39.49			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Greeley County			
Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁵⁹ (\$)
Before 1931	27,107	1,192	22.75
1931-1960	48,430	1,407	34.43
1961-1970	70,895	1,656	42.81
1971-1980	68,625	1,405	48.85
1981-1990	85,329	1,507	56.64
1991-2000	82,400	1,651	49.9
2001-2010	148,900	1,540	96.69
2011-2017	0	0	0
Average	38,444	1,273	30.21

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5

¹⁵⁸ 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.

¹⁵⁹ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.39.50. In 2016, an estimated 0.9 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table II.39.50 Overcrowding and Severe Overcrowding Greeley County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	830	98.3%	9	1.1%	5	0.6%	844
2016 Five-Year ACS	822	99.8%	2	0.2%	0	0%	824
Renter							
2000 Census	223	95.7%	4	1.7%	6	2.6%	233
2016 Five-Year ACS	189	94%	7	3.5%	5	2.5%	1,025
Total							
2000 Census	1,053	97.8%	13	1.2%	11	1%	1,077
2016 Five-Year ACS	1,011	98.6%	9	0.9%	5	0.5%	1,025

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 11 households with incomplete plumbing facilities in 2016, representing 1.1 percent of households in Greeley County. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

Table II.39.51 Households with Incomplete Plumbing Facilities Greeley County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	1,077	1,014
Lacking Complete Plumbing Facilities	0	11
Total Households	1,077	1,025
Percent Lacking	0%	1.1%

There were 22 households lacking complete kitchen facilities in 2016, compared to 2 households in 2000. This was a change from 0.2 percent of households in 2000 to 2.1 percent in 2016.

Table II.39.52 Households with Incomplete Kitchen Facilities Greeley County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	1,075	1,003
Lacking Complete Kitchen Facilities	2	22
Total Households	1,077	1,025
Percent Lacking	0.2%	2.1%



Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Greeley County, 9.4 percent of households had a cost burden and 5.2 percent had a severe cost burden. Some 8 percent of renters were cost burdened, and 13.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.7 percent and a severe cost burden rate of 1.7 percent. Owner occupied households with a mortgage had a cost burden rate of 14.7 percent, and severe cost burden at 6.7 percent.

Table II.39.53
Cost Burden and Severe Cost Burden by Tenure
 Greeley County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	114	70.4%	30	18.5%	18	11.1%	0	0%	162
2016 Five-Year ACS	181	76.1%	35	14.7%	16	6.7%	6	2.5%	238
Owner Without a Mortgage									
2000 Census	350	89.3%	25	6.4%	15	3.8%	2	0.5%	392
2016 Five-Year ACS	524	89.4%	45	7.7%	10	1.7%	7	1.2%	586
Renter									
2000 Census	129	66.8%	25	13%	7	3.6%	32	16.6%	193
2016 Five-Year ACS	113	56.2%	16	8%	27	13.4%	45	22.4%	201
Total									
2000 Census	593	79.4%	80	10.7%	40	5.4%	34	4.6%	747
2016 Five-Year ACS	818	79.8%	96	9.4%	53	5.2%	58	5.7%	1,025



Housing Problems by Income

Table II.39.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Greeley County. As can be seen in 2017 the MFI was \$55,800, which compared to \$68,200 for the State of Nebraska.

Table II.39.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 84 owner-occupied and 8 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 64 owner-occupied 25 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 800 households without a housing problem.

Table II.39.54 Median Family Income Greeley County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	35,200	50,400
2001	37,200	53,400
2002	38,800	55,100
2003	39,500	55,400
2004	41,400	56,300
2005	41,400	57,400
2006	42,500	59,400
2007	41,400	58,200
2008	42,700	59,800
2009	44,100	62,000
2010	44,500	62,600
2011	52,000	63,500
2012	52,700	64,400
2013	56,900	64,600
2014	59,500	66,000
2015	59,200	66,800
2016	57,400	66,500
2017	55,800	68,200

Table II.39.55
Housing Problems by Income and Tenure

Greeley County
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	0	0	10	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	45	15	4	0	0	64
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	25	25	4	10	84
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	25	80	125	85	335	650
Total	104	120	158	89	355	826
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	4	0	0	4	12
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	0	0	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	25	0	0	0	0	25
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	4	4	0	0	8
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	20	10	25	30	65	150
Total	57	22	29	30	73	211
Total						
Lacking complete plumbing or kitchen facilities	8	4	0	0	14	26
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	4	0	4	12
Housing cost burden greater than 50% of income (and none of the above problems)	70	15	4	0	0	89
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	29	29	4	10	92
Zero/negative income (and none of the above problems)	14	0	0	0	0	14
Has none of the 4 housing problems	45	90	150	115	400	800
Total	161	142	187	119	428	1,037

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.39.56, of the 21 loans in 2016, 4 loans were for Home Purchases, 2 were for Home Improvement and 15 were for refinancing.



Table II.39.56 Owner-Occupied Single-Family Home Loans by Loan Type Greeley County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	5	2	6	13
2009	3	2	6	11
2010	6	1	8	15
2011	2	1	9	12
2012	3	2	9	14
2013	5	2	9	16
2014	3	0	6	9
2015	4	1	10	15
2016	4	2	15	21

Table II.39.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$46,600 and \$121,667 in 2012 and \$78,500 in 2016. Overall, average loans were \$68,000 in 2008 and \$354,286 in 2016.

Table II.39.57 Owner-Occupied Single-Family Home Loans by Average Loan Amount Greeley County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$46,600	\$113,500	\$70,667	\$68,000
2009	\$97,000	\$42,000	\$113,667	\$96,091
2010	\$80,500	\$60,000	\$144,500	\$113,267
2011	\$135,000	\$25,000	\$282,222	\$236,250
2012	\$121,667	\$8,500	\$161,778	\$131,286
2013	\$82,800	\$217,000	\$350,778	\$250,313
2014	\$109,000	\$	\$172,500	\$151,333
2015	\$40,750	\$55,000	\$275,400	\$198,133
2016	\$78,500	\$23,500	\$471,933	\$354,286

Table II.39.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$233,000 and \$365,000 in 2012 and \$314,000 in 2016. Overall, average loans were \$884,000 in 2008 and \$7,440,000 in 2016.

Table II.39.58				
Total Volume of Owner-Occupied Single-Family Loans				
Greeley County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	233,000	227,000	424,000	884,000
2009	291,000	84,000	682,000	1,057,000
2010	483,000	60,000	1,156,000	1,699,000
2011	270,000	25,000	2,540,000	2,835,000
2012	365,000	17,000	1,456,000	1,838,000
2013	414,000	434,000	3,157,000	4,005,000
2014	327,000		1,035,000	1,362,000
2015	163,000	55,000	2,754,000	2,972,000
2016	314,000	47,000	7,079,000	7,440,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.39.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Greeley County. The number of completed surveys decreased from 4 in 2016 to 2 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 9.5 percentage points and was at 8.3 percent in 2017.

Table II.39.60 shows the amount of total and vacant units with their associated vacancy rates. There were 12 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 8.3 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 12.8 percent.

Table II.39.59				
Survey of Rental Properties				
Greeley County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	16	12.5	0
2003	2	16	6.3	10.3
2004	1	8	37.5	22
2005	2	13	15.4	55.8
2006	2	13	23.1	195.7
2007	3	18	22.2	189.5
2008	4	29	10.3	142
2009	4	32	3.1	93.1
2010	6	47	10.6	24.5
2011	6	38	5.3	87.8
2012	4	29	3.4	37
2013	3	18	27.8	60
2014	5	33	12.1	90
2015	4	16	12.5	30
2016	4	28	17.9	81.7
2017	2	12	8.3	

Table II.39.60 Rental Vacancy Survey by Type Greeley County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	0	0	%	25%
Apartments	12	1	8.3%	10.8%
Mobile Homes	0	0	%	0%
"Other" Units	0	0	0%	.
Don't Know	0	0	%	0%
Total	12	1	8.3%	12.8%

Table II.39.61, reports units by number of bedrooms. The most common apartment units were one bedroom units, with 8 units.

Table II.39.61 Rental Units by Number of Bedrooms Greeley County 2017 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	8	0	0	.	8
Two	0	4	0	0	.	4
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0
Total	0	12	0	0	0	12

Table II.39.62 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 percent.

Table II.39.62 Apartment Units by Number of Bedrooms Greeley County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	8	0	0%
Two	4	1	25%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	12	1	8.3%



Average market-rate rents by unit type are shown in Table II.39.63. 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.39.63 Average Market Rate Rents by Number of Bedrooms Greeley County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$360	\$	\$	\$360
Two	\$	\$300	\$	\$	\$300
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$	\$330	\$	\$	\$330

The average rent and availability of apartment units is displayed in Table II.39.64. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 8.3 percent.

Table II.39.64 Apartment Market Rate Rents by Vacancy Status Greeley County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	12	1	8.3%
\$500 to \$749	0	0	%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	12	1	8.3%

Respondents were asked if utilities are included in the rent and, as shown in Table II.39.65, 2 respondents, or 100 percent, included some sort of utility in the rent.

Table II.39.65 Are there any utilities included with the rent? Greeley County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	
% Offering Utilities	100%



The type of utility included in the rent is shown in Table II.39.66. There were 1 respondent who included electricity, 1 respondent who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.39.66 Which utilities are included with the rent? Greeley County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	2
Trash Collection	2

Table II.39.67 shows the number of survey respondents who keep a waiting list. As can be seen, respondents said they keep a waitlist, with an estimated persons on the wait list.

Table II.39.67 Do you keep a waiting list? Greeley County 2017 Survey of Rental Properties	
Period	Respondent
Yes	
No	2
Waitlist Size	

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.39.68 most respondents indicated there was no need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table II.39.68 How would you rate the need for renovation of existing units in the city? Greeley County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.39.69 most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

Table II.39.69 How would you rate the need for construction of new units in the city? Greeley County 2017 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	0	0		
Extreme Need	2	2	2	

