

Greeley County

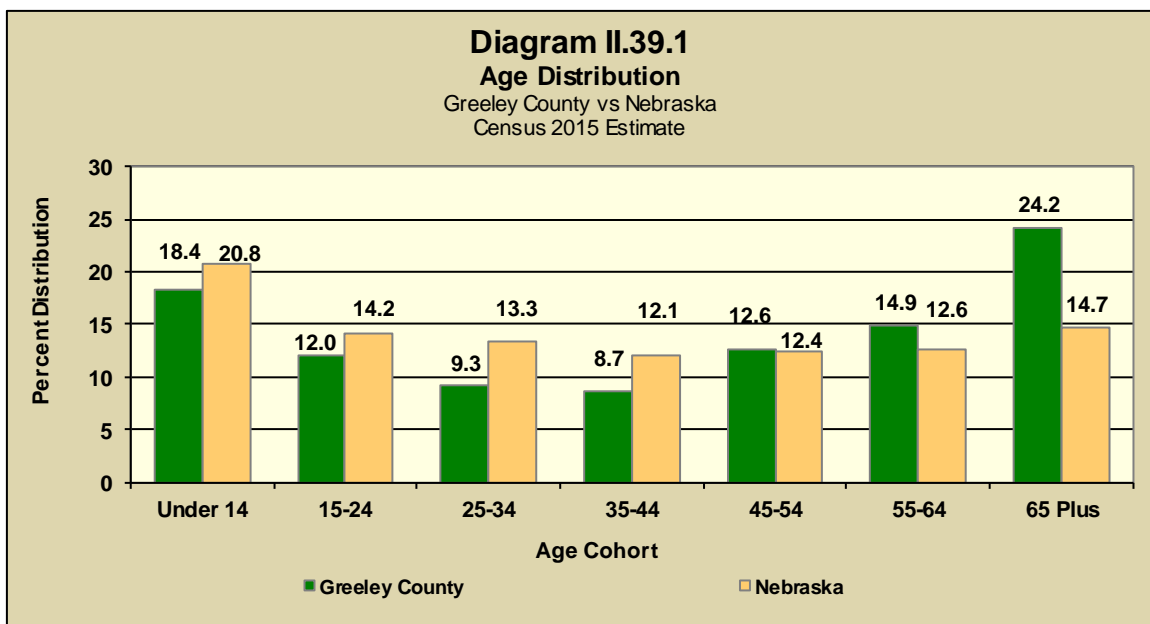
Summary

- Between 2010 and 2015, the county’s population decreased by 4.3 percent or by 109 persons.
- Between 2010 and 2015, the Hispanic population decreased by 2.0 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 35.
- In 2015, average earnings in the county was \$40,037 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.2 percent to 3.1 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 1 unit.
- In 2015, the average real value of new single-family construction was \$220,000.
- In fiscal year 2016, the average price of an existing home was \$50,167.
- In a November 2016 rental survey, the average vacancy rate was 17.86 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Greeley County’s population decreased by 4.3 percent, or from 2,538 people to 2,429 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 259 in 2010 to 291 in 2015, an increase of 12.4 percent. The number of people from 25 to 34 years of age decreased by 8.9 percent, and those aged between 35 and 44 decreased by 5.8 percent. As shown in Diagram II.39.1, people younger than 25 represented 30.4 percent of the population in 2015, while individuals aged 55 and older represented 39.1 percent of the population in Greeley County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 4.6 percent, while the black population increased by 18.8 percent. The Hispanic population of any race changed from 51 to 50 or by 2.0 percent. Table II.39.1, below, presents the details of these population variations.

Table II.39.1 Population Characteristics State of Nebraska vs. Greeley County 2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Greeley County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	2,538	2,429	-4.3%
Age						
Under 14 years	383,542	394,263	2.8%	497	447	-10.1%
15 to 24 years	258,206	268,848	4.1%	259	291	12.4%
25 to 34 years	245,176	252,533	3.0%	247	225	-8.9%
35 to 44 years	220,838	228,643	3.5%	225	212	-5.8%
45 to 54 years	258,726	234,477	-9.4%	376	305	-18.9%
55 to 64 years	213,176	238,715	12.0%	349	361	3.4%
65 & over	246,677	278,711	13.0%	585	588	3.4%
Race						
White	1,649,264	1,689,616	2.4%	2,497	2,382	-4.6%
Black	85,971	93,900	9.2%	16	19	18.8%
American Indian or Alaskan Native	23,418	26,492	13.1%	5	4	-20.0%
Asian	33,322	44,479	33.5%	2	4	100.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	18	20	11.1%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	51	50	-2.0%

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.39.2, at right, from April 2000 to July 2009, Greeley County’s natural decrease was estimated to be 18 people. Greeley County has been experiencing net out-migration, with 445 persons leaving the county during the 2000-2009 year period.²⁶⁶ The 2015 population estimates showed a natural increase of 9 persons and a net out-migration of 118 persons since the 2010 Census. In total, Greeley County’s population decreased to 2,429 persons.

Table II.39.2 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 10–15	9
Net Migration 10–15	-118
2015 Population Estimate	2,429

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 decreased from 5 persons in 2014 to 3 persons in 2015, with an additional net movement of 8 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.39.3.

²⁶⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.39.3			
Driver's Licenses Exchanged and Surrendered			
Greeley County			
2001–First half of 2016 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
First Half of 2016	11	3	8

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 1,066 in 2014 to 1,061 in 2015, as shown in Table II.39.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Greeley County increased by 0.5 percent from 433 in 2015 to 435 in 2016, as shown below in Table II.39.5. The number of school-age children 5 to 11 years of age decreased from 210 in 2015 to 207 in 2016.

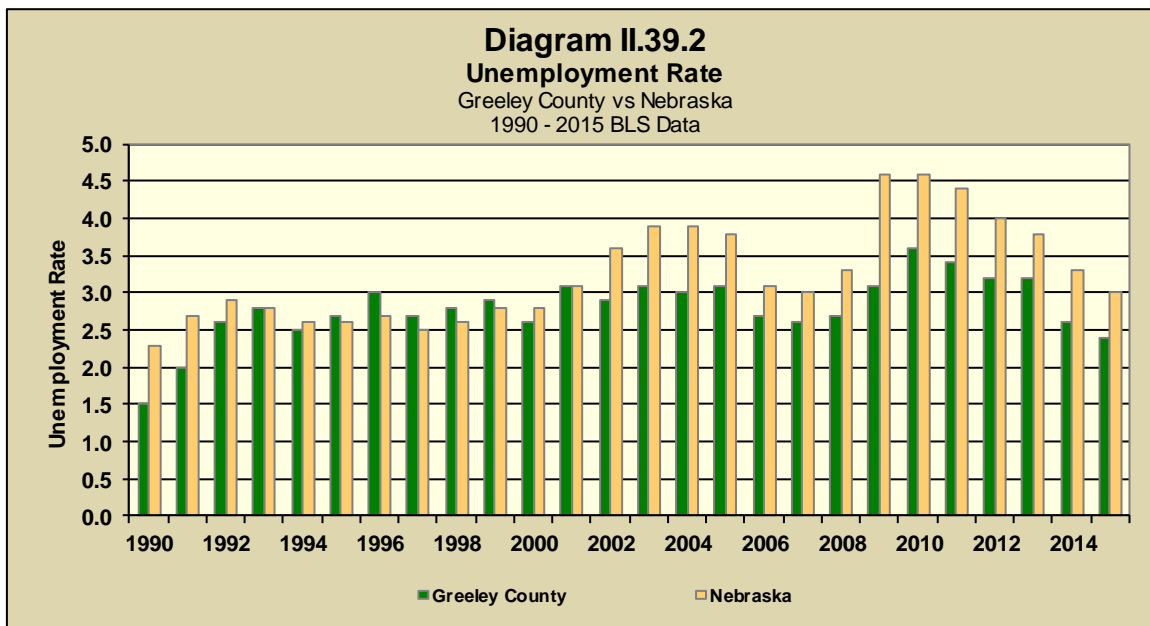
Table II.39.4	
Income Tax Returns	
Greeley County	
1991–2015 DOR Data	
Year	Returns
1991	1,304
1992	1,311
1993	1,340
1994	1,328
1995	1,312
1996	1,298
1997	1,328
1998	1,318
1999	1,289
2000	1,293
2001	1,259
2002	1,216
2003	1,201
2004	1,139
2005	1,099
2006	1,134
2007	1,168
2008	1,174
2009	1,138
2010	1,118
2011	1,089
2012	1,076
2013	1,074
2014	1,066
2015	1,061

Table II.39.5				
School-Age Children				
Greeley County				
Academic Years 1992–2016 DOE Data				
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

ECONOMICS

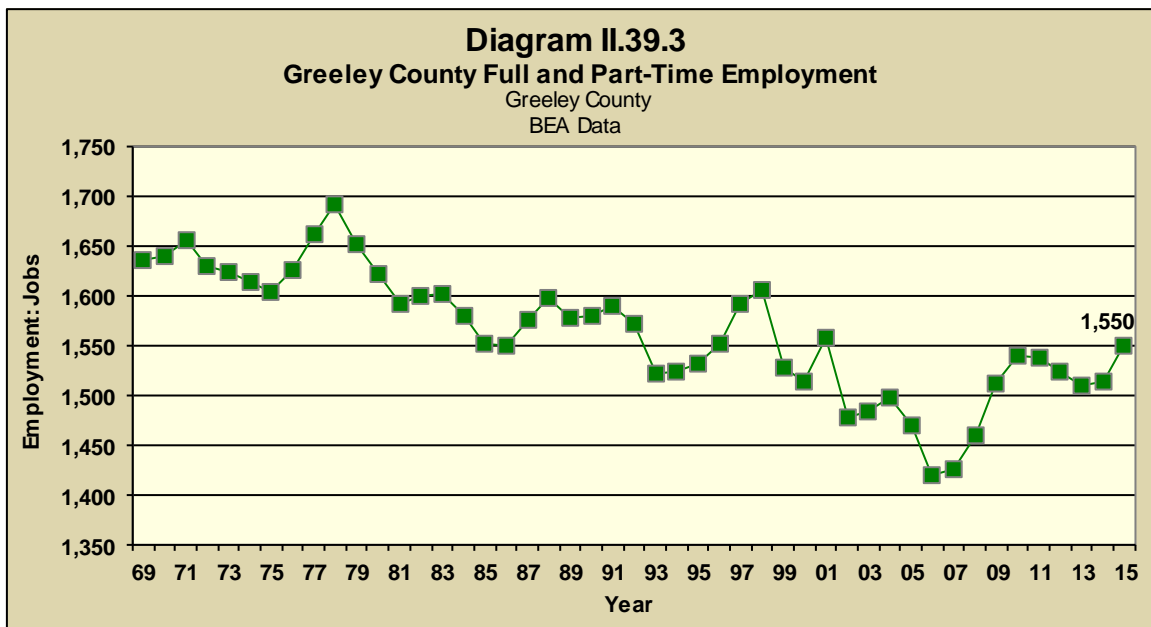
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Greeley County, defined as the number of people working or actively seeking work, decreased from 1,274 in 2014 to 1,272 in 2015. The total number of people employed changed from 1,233 in 2014 to 1,233 in 2015. The unemployment rate for the county was 3.1 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.39.2, below.

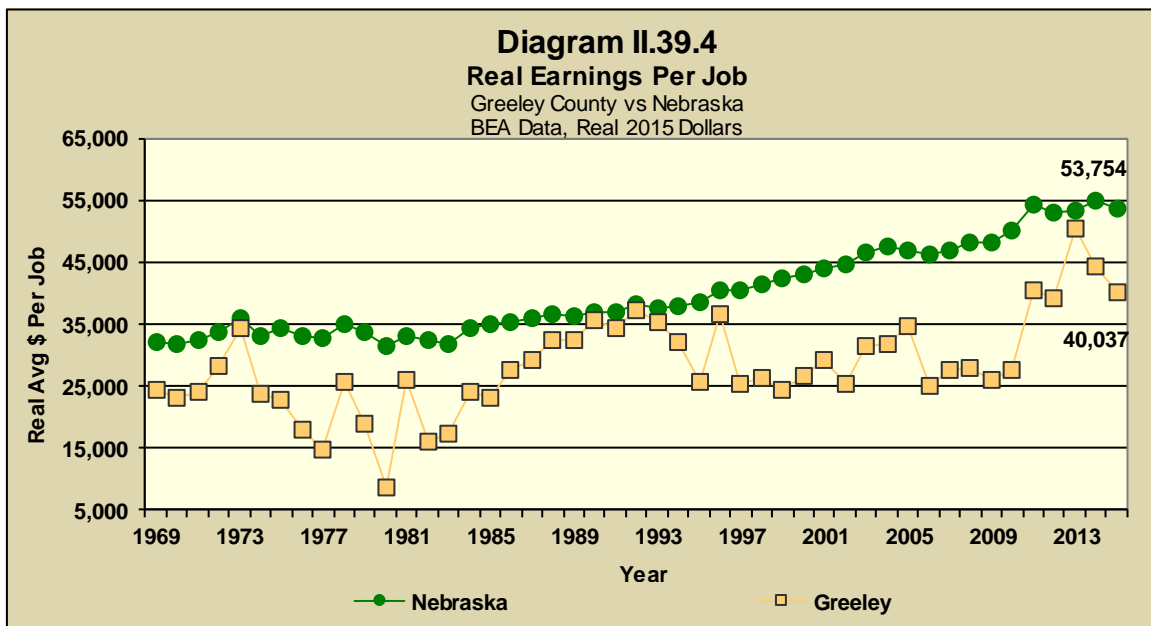


Employment and Personal Income

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 1,550 jobs in Greeley County, an increase of 35 jobs since 2014. Diagram II.39.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.39.4, below, real average earnings per job in the county was \$40,037 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 \$106,745,000, a decline of 4.2 percent between 2014 and 2015. Table II.39.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.39.6 Total BEA Employment and Real Personal Income Greeley 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	39,759	1,466	2,668	10,590	6,964	58,515	14,551	1,636	24,303
1970	37,973	1,522	2,202	11,028	7,766	57,447	14,381	1,640	23,154
1971	39,636	1,545	1,994	10,985	7,726	58,797	14,791	1,656	23,935
1972	46,042	1,551	2,109	11,861	8,222	66,683	17,679	1,630	28,246
1973	55,886	1,825	2,263	13,412	9,344	79,080	20,351	1,624	34,412
1974	38,468	1,927	1,985	13,848	9,779	62,151	16,131	1,615	23,819
1975	36,685	1,848	1,960	14,907	9,849	61,553	16,682	1,604	22,871
1976	29,224	1,924	2,107	14,974	9,685	54,066	14,788	1,627	17,962
1977	24,303	1,899	2,299	16,192	9,526	50,421	13,993	1,662	14,623
1978	43,554	1,979	2,376	16,727	10,168	70,846	19,874	1,692	25,741
1979	31,491	2,093	2,931	16,705	10,433	59,468	16,455	1,653	19,051
1980	13,970	2,112	3,181	19,410	10,480	44,929	13,011	1,623	8,608
1981	41,604	2,133	2,375	21,603	11,264	74,713	21,890	1,593	26,117
1982	25,890	2,162	2,239	24,365	11,151	61,483	18,223	1,601	16,171
1983	27,947	2,123	2,094	24,263	11,500	63,682	19,078	1,602	17,445
1984	37,981	2,278	2,335	25,226	11,427	74,691	22,640	1,580	24,039
1985	35,952	2,391	2,562	23,764	11,713	71,600	21,957	1,553	23,150
1986	42,638	2,545	2,088	22,747	12,090	77,018	24,173	1,551	27,491
1987	45,833	2,665	1,712	20,707	11,593	77,181	24,378	1,577	29,064
1988	51,574	2,862	1,442	19,778	11,284	81,216	26,123	1,599	32,254
1989	51,263	3,029	847	21,624	11,374	82,078	26,954	1,578	32,486
1990	56,385	2,974	896	19,807	11,714	85,829	28,610	1,580	35,687
1991	54,495	3,055	1,177	20,044	11,609	84,271	28,166	1,591	34,252
1992	58,513	3,035	1,213	19,544	11,919	88,155	29,944	1,573	37,198
1993	53,730	3,116	1,497	20,441	12,337	84,888	28,505	1,522	35,302
1994	49,081	3,149	1,680	19,817	12,373	79,801	27,032	1,524	32,205
1995	39,489	3,237	1,875	22,305	13,216	73,649	25,378	1,533	25,759
1996	56,831	3,319	2,062	22,785	13,965	92,324	31,770	1,552	36,618
1997	40,121	3,435	2,406	24,580	14,141	77,813	27,642	1,592	25,201
1998	42,457	3,586	2,542	24,477	14,681	80,571	29,025	1,606	26,436
1999	37,493	3,375	3,233	22,426	15,507	75,284	27,577	1,529	24,522
2000	40,557	3,434	3,424	24,091	15,246	79,884	29,455	1,515	26,770
2001	45,429	3,678	3,204	25,612	16,072	86,639	32,088	1,558	29,158
2002	37,499	3,818	3,530	22,669	17,947	77,827	28,867	1,479	25,354
2003	46,885	3,783	3,870	23,319	17,305	87,596	32,907	1,484	31,593
2004	47,570	3,743	4,042	17,078	18,604	83,552	31,612	1,498	31,756
2005	51,044	3,678	4,060	13,721	17,319	82,466	32,001	1,471	34,700
2006	35,631	3,845	4,264	12,553	18,171	66,774	25,901	1,421	25,074
2007	39,397	3,892	4,609	15,522	19,799	75,435	29,723	1,427	27,609
2008	40,657	4,073	5,084	18,679	19,840	80,187	31,470	1,461	27,828
2009	39,512	4,046	4,873	19,625	21,167	81,131	32,426	1,513	26,115
2010	42,412	4,113	4,562	18,479	21,464	82,804	32,574	1,540	27,540
2011	62,149	3,686	4,741	20,356	21,804	105,365	41,597	1,539	40,383
2012	59,575	3,616	4,824	20,651	20,471	101,905	41,509	1,524	39,091
2013	76,105	4,045	4,971	22,033	20,155	119,218	48,052	1,510	50,400
2014	67,163	4,073	5,314	22,606	20,410	111,420	44,909	1,515	44,332
2015	62,057	4,238	5,162	23,202	20,562	106,745	43,946	1,550	40,037

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 7.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 23.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 98.2 percent over the 2010 to 2015 period. Table II.39.7, 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 ²⁶⁷
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		22		1,099
2006	296	111	197	160	153	138		22		1,134
2007	313	108	195	153	146	156		32		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		56		1,118
2011	254	83	157	159	134	148	67	74		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

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 290 in 2015, with the poverty rate reaching 12.2 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.39.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	457	16.3
1999	381	14.3
2000	340	13.0
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

²⁶⁷ 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 Greeley County decreased by 6 between 1980 and 2014, at an annual rate of change of -0.3 percent, as reported by the Census Bureau and as presented in Table II.39.9, at right.²⁶⁸ This compared to an average annual rate of change of 1.03 percent statewide. Greeley County added 1 business establishment between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.5 percent in Greeley County between 2010 and 2015, from 1,300 to 1,294. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.39.10.

Year	Nebraska	Greeley County
1980	37,727	73
1981	37,582	78
1982	37,500	76
1983	41,889	84
1984	43,151	78
1985	43,115	72
1986	42,538	74
1987	42,691	68
1988	43,134	67
1989	43,302	71
1990	43,749	72
1991	44,405	70
1992	45,269	75
1993	46,059	72
1994	46,640	70
1995	47,128	80
1996	47,607	74
1997	48,588	81
1998	48,655	85
1999	48,968	84
2000	49,623	83
2001	49,710	76
2002	50,259	75
2003	50,394	77
2004	50,928	80
2005	51,440	79
2006	51,906	75
2007	52,517	73
2008	52,152	70
2009	51,633	69
2010	51,886	68
2011	51,553	69
2012	52,294	67
2013	52,585	66
2014	52,991	67

Subject	Nebraska	% Growth Since Census	Greeley County	% Growth Since Census
2000 Census	722,668	-	1,199	-
2010 Census	796,793	10.3%	1,300	8.4%
July 2011 Estimate	801,129	0.5%	1,298	-0.2%
July 2012 Estimate	804,659	1.0%	1,298	-0.2%
July 2013 Estimate	809,171	1.5%	1,303	0.2%
July 2014 Estimate	814,970	2.3%	1,299	-0.1%
July 2015 Estimate	820,913	3.0%	1,294	-0.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Greeley County. As shown in Table II.39.11 on the following page, 23.0 percent of housing units, or 298, were vacant in 2015. Of the 995 housing units that were occupied in 2015, 81.0 percent, or 806, were owner-occupied and the remaining 19.0 percent were renter-occupied.

²⁶⁸ Totals may not add due to rounding-off of county totals.

Table II.39.11				
Housing Units by Tenure				
Greeley County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,069	82.2%	995	77.0%
Owner-Occupied	851	79.6%	806	81.0%
Renter-Occupied	218	20.4%	189	19.0%
Vacant Housing Units	231	17.8%	298	23.0%
Total Housing Units	1,300	100.0%	1,293	100.0%

As shown in Table II.39.12, below, there were 1,153 single family dwellings in 2015, which accounted for 89.2 percent of all housing units. Apartment units accounted for 2.9 percent of housing units, with 37 units. Mobile homes also accounted for an additional 3.9 percent of housing with 50 units.

Table II.39.12				
Housing Units by Type				
Greeley County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁶⁹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,066	89%	1,153	89.2%
Duplex	12	1%	12	.9%
Tri- or Four-Plex	31	3%	41	3.2%
Apartment	17	1%	37	2.9%
Mobile Home	71	6%	50	3.9%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	1,197	100.0%	1,293	100.0%

Table II.39.13, below, shows the disposition of vacant housing units in Greeley County. The 2015 five-year ACS shows 9.1 percent of vacant units were for rent, 5.0 percent were for sale, and 9.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 132 "other vacant" units, or 57.1 percent; this compared to 52.0 percent "other vacant" units in 2015.

Table II.39.13				
Disposition of Vacant Housing Units				
Greeley County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	29	12.6%	27	9.1%
For Sale	7	3.0%	15	5.0%
Rented or Sold, Not Occupied	13	5.6%	28	9.4%
For Seasonal, Recreational, or Occasional Use	50	21.6%	73	24.5%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	132	57.1%	155	52.0%
Total	231	100.0%	298	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁷⁰ In most years for which data are presented, single-

²⁶⁹ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Greeley County increased from . in 2014 to 1 in 2015 and the average value of construction was \$220,000 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from . in 2014 to 1 in 2015. These changes in residential permit activity in the county compared to a decline in population of 285 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.39.14.

Table II.39.14
Building Permits and Valuation
Greeley County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	.	.	.	.	.	.	.	.	.
1981	1	.	.	.	1	61.10	.	.	.
1982	.	.	.	.	.	.	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	1	.	.	.	1	79.20	.	.	.
1985	1	.	.	.	1	115.10	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	1	.	.	.	1	85.20	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	1	.	.	.	1	53.20	.	.	.
1994	1	2	.	.	3	96.70	74.40	.	.
1995	5	2	.	.	7	102.00	58.30	.	.
1996	2	.	.	.	2	121.60	.	.	.
1997	1	.	.	.	1	105.50	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	2	.	.	.	2	188.50	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	1	.	.	.	1	86.40	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	.	.	.	.	.	.	.	.	.
2005	.	.	.	.	.	.	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	1	.	.	.	1	177.7	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	1	.	.	.	1	220.0	.	.	.

²⁷⁰ 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 377 property transactions in Greeley County. Of these, 355 were for single-family homes during this 18-year period, as shown in Table II.39.15.

Table II.39.15						
Residential Property Transactions						
Greeley County						
Fiscal Years 1999–2016 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	15	1	0	0	0	16
Total	355	12	0	0	10	377

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 254 single-family home property transactions for units built before 1930, 1.6 percent of units were of low quality and 58.7 percent were of fair quality. Conversely, of the 4 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 25.0 percent of fair quality. Table II.39.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.39.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Greeley County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	4	1	0	0	0	0	0	0	0	5
Fair	149	16	1	1	4	2	1	0	2	176
Average	97	20	12	15	10	8	2	0	3	167
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	254	38	13	16	15	10	4	0	5	355

In regard to the current condition of residential dwellings, of the same 254 single-family homes built before 1930, 19.3 percent of the homes were worn out or badly worn, and 59.8 percent

were in average condition. Table II.39.17 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	5	0	0	0	0	0	0	0	0	5
Badly Worn	44	2	1	3	1	0	0	0	1	52
Average	152	27	10	12	13	10	3	0	3	230
Good	48	9	1	1	1	0	1	0	1	62
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	254	38	13	16	15	10	4	0	5	355

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$30,118 to \$50,167, a total increase of 66.6 percent, as shown in Table II.39.18, 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 Greeley County ranged from \$26,244 for homes built before 1930 to \$173,000 for homes built from 2001 to 2010.²⁷¹ Homes built from 2001 through 2010 were also larger, averaging 1,595 square feet per unit. Table II.39.19, below, provides additional details about single-family homes.

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	50,167
Average	37,398

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁷² (\$)
Before 1930	26,244	1,192	22.0
1931-1960	47,302	1,396	33.9
1961-1970	64,076	1,512	42.4
1971-1980	52,689	1,256	42.0
1981-1990	77,775	1,472	52.8
1991-2000	79,636	1,632	48.8
2001-2010	173,000	1,595	108.5
2011-2016	N/A	N/A	N/A
Average	36,848	1,259	29

²⁷¹ 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.

²⁷² 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.39.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Greeley County. The number of completed surveys remained unchanged from 4 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 5.4 percentage points and was at 17.86 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	16	12.50	.0
2003	2	16	6.25	10.3
2004	1	8	37.50	22.0
2005	2	13	15.38	55.8
2006	2	13	23.08	195.7
2007	3	18	22.22	189.5
2008	4	29	10.34	142.0
2009	4	32	3.13	93.1
2010	6	47	10.64	24.5
2011	6	38	5.26	87.8
2012	4	29	3.45	37.0
2013	3	18	27.78	60.0
2014	5	33	12.12	90.0
2015	4	16	12.5	30
2016	4	28	17.86	40.8

Table II.39.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 0 single family units in Greeley County, with 0 of them available. This translates into a vacancy rate of percent in Greeley County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 26 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 19.2 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 14.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	0	0	%	25.0%
Apartments	26	5	19.2%	12.9%
Mobile Homes	0	0	%	.0%
“Other” Units	0	0	.0%	.
Don't Know	2	0	.0%	.0%
Total	28	5	17.86%	14.7%

Table II.39.22, reports units by number of bedrooms. The most common apartment units were one bedroom units, with 20 units. Details for additional unit types are reported on the following page.

Table II.39.22 Rental Units by Number of Bedrooms Greeley 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	20	0	0	.	20
Two	0	5	0	0	.	5
Three	0	1	0	0	.	1
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	2	2
Total	0	26	0	0	2	28

Table II.39.23, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 10.0 percent.

Table II.39.23 Apartment Units by Number of Bedrooms Greeley County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	20	2	10.0%
Two	5	2	40.0%
Three	1	0	.0%
Four	0	0	%
Don't know	0	1	%
Total	26	5	19.2%

Average market-rate rents by unit type are shown in Table II.39.24, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.39.24 Average Market Rate Rents by Number of Bedrooms Greeley County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$368.5	\$	\$	\$368.5
Two	\$	\$359.5	\$	\$	\$359.5
Three	\$	\$466.0	\$	\$	\$466.0
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$	\$360.2	\$	\$	\$360.2

The average rent and availability of apartment units is displayed in Table II.39.25, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 15.4 percent.

Table II.39.25 Apartment Market Rate Rents by Vacancy Status Greeley County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	26	4	15.4%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	1	%
Total	26	5	19.2%

Respondents were asked if utilities are included in the rent and, as shown in Table II.39.26 below, 4 respondents, or 100.0 percent, included some sort of utility in the rent.

Table II.39.26 Are there any utilities included with the rent? Greeley County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	
% Offering Utilities	100.0%

The type of utility included in the rent is shown in Table II.39.27, 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.

Table II.39.27 Which utilities are included with the rent? Greeley County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	4
Trash Collection	4

Table II.39.28, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table II.39.28 Do you keep a waiting list? Greeley County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
Waitlist Size	3

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.39.29 below, 1 respondent indicated there was no need and 1 respondent indicated extreme need for the renovation of existing single family units.

Table II.39.29 How would you rate the need for renovation of existing units in the city? Greeley County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	0	0		
Moderate Need	0	1		
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.39.30 on the following page, 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.39.30				
How would you rate the need for construction of new units in the city?				
Greeley County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	2	3	2	

