

# Hitchcock County

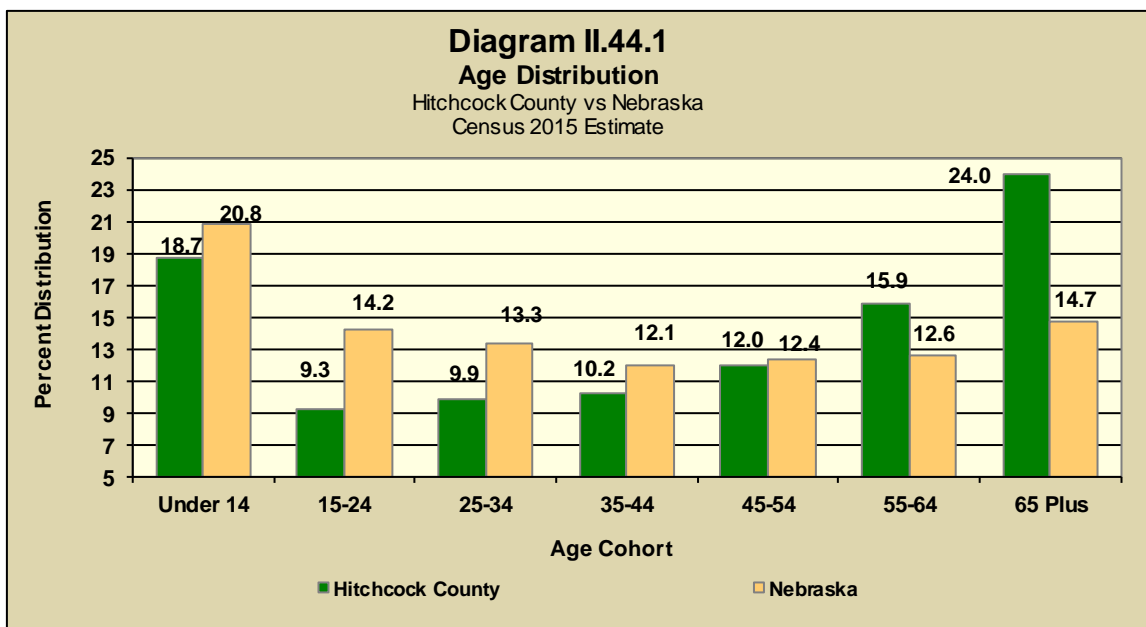
## Summary

- Between 2010 and 2015, the county’s population decreased by 0.9 percent or by 25 persons.
- Between 2010 and 2015, the Hispanic population increased by 142.9 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 9.
- In 2015, average earnings in the county was \$38,365 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.4 percent to 3.2 percent.
- In fiscal year 2016, the average price of an existing home was \$61,469.
- In a November 2016 rental survey, the average vacancy rate was 9.52 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Hitchcock County’s population decreased by 0.9 percent, or from 2,908 people to 2,883 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 269 in 2010 to 268 in 2015, a decline of 0.4 percent. The number of people from 25 to 34 years of age decreased by 0.0 percent, and those aged between 35 and 44 increased by 6.1 percent. As shown in Diagram II.44.1, people younger than 25 represented 28.0 percent of the population in 2015, while individuals aged 55 and older represented 39.9 percent of the population in Hitchcock County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 1.4 percent, while the black population decreased by 0.0 percent. The Hispanic population of any race changed from 42 to 102 or by 142.9 percent. Table II.44.1, below, presents the details of these population variations.

Subject	Nebraska			Hitchcock County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	2,908	2,883	-0.9%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	498	540	8.4%
15 to 24 years	258,206	268,848	4.1%	269	268	-0.4%
25 to 34 years	245,176	252,533	3.0%	284	284	0.0%
35 to 44 years	220,838	228,643	3.5%	277	294	6.1%
45 to 54 years	258,726	234,477	-9.4%	460	347	-24.6%
55 to 64 years	213,176	238,715	12.0%	455	458	0.7%
65 & over	246,677	278,711	13.0%	665	692	0.7%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	2,857	2,816	-1.4%
Black	85,971	93,900	9.2%	7	7	0.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	14	18	28.6%
Asian	33,322	44,479	33.5%	3	9	200.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	27	33	22.2%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	42	102	142.9%

## 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.44.2, at right, from April 2000 to July 2009, Hitchcock County’s natural decrease was estimated to be 98 people. Hitchcock County has been experiencing net out-migration, with 207 persons leaving the county during the 2000-2009 year period.<sup>301</sup> The 2015 population estimates showed a natural decrease of 17 persons and a net out-migration of 8 persons since the 2010 Census. In total, Hitchcock County’s population decreased to 2,883 persons.

<b>1980 Population</b>	<b>4,079</b>
Natural Increase 80–90	100
Net Migration 80–90	-429
<b>1990 Population</b>	<b>3,750</b>
Natural Increase 90–00	-68
Net Migration 90–00	-571
<b>2000 Population</b>	<b>3,111</b>
Natural Increase 00–09	-98
Net Migration 00–09	-207
2009 Population Estimate	2,806
<b>2010 Population</b>	<b>2,908</b>
Natural Increase 10–15	-17
Net Migration 10–15	-8
<b>2015 Population Estimate</b>	<b>2,883</b>

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Hitchcock County decreased from 17 persons in 2014 to -3 persons in 2015, with an additional net movement of 16 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.44.3.

<sup>301</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.44.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Hitchcock County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	79	65	14
Calendar 2002	69	41	28
Calendar 2003	44	42	2
Calendar 2004	66	51	15
Calendar 2005	51	40	11
Calendar 2006	37	58	-21
Calendar 2007	53	46	7
Calendar 2008	49	41	8
Calendar 2009	56	30	26
Calendar 2010	97	58	39
Calendar 2011	48	25	23
Calendar 2012	53	29	24
Calendar 2013	54	34	20
Calendar 2014	51	34	17
Calendar 2015	41	44	-3
First Half of 2016	40	24	16

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 1,226 in 2014 to 1,194 in 2015, as shown in Table II.44.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Hitchcock County increased by 4.6 percent from 497 in 2015 to 520 in 2016, as shown below in Table II.44.5. The number of school-age children 5 to 11 years of age increased from 268 in 2015 to 272 in 2016.

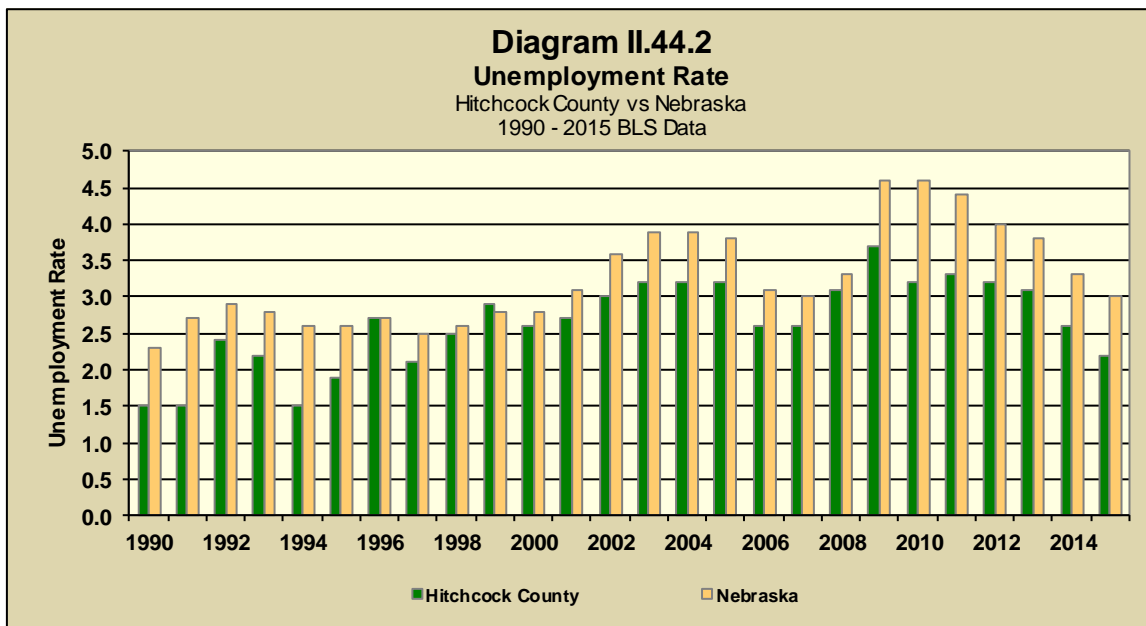
<b>Table II.44.4</b>	
<b>Income Tax Returns</b>	
Hitchcock County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	1,468
1992	1,406
1993	1,414
1994	1,364
1995	1,355
1996	1,387
1997	1,398
1998	1,376
1999	1,359
2000	1,377
2001	1,339
2002	1,349
2003	1,289
2004	1,310
2005	1,239
2006	1,305
2007	1,249
2008	1,277
2009	1,241
2010	1,214
2011	1,245
2012	1,262
2013	1,271
2014	1,226
2015	1,194

<b>Table II.44.5</b>				
<b>School-Age Children</b>				
Hitchcock County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	376	143	284	803
1993	356	144	273	773
1994	346	121	298	765
1995	317	108	281	706
1996	328	114	306	748
1997	311	124	306	741
1998	305	123	324	752
1999	314	100	310	724
2000	298	81	283	662
2001	294	81	287	662
2002	287	92	276	655
2003	198	78	164	440
2004	195	54	168	417
2005	225	77	221	523
2006	210	74	205	489
2007	225	76	199	500
2008	222	60	191	473
2009	219	60	155	434
2010	239	56	159	454
2011	243	60	166	469
2012	243	60	160	463
2013	257	69	167	493
2014	262	67	162	491
2015	268	69	160	497
2016	272	82	166	520

## ECONOMICS

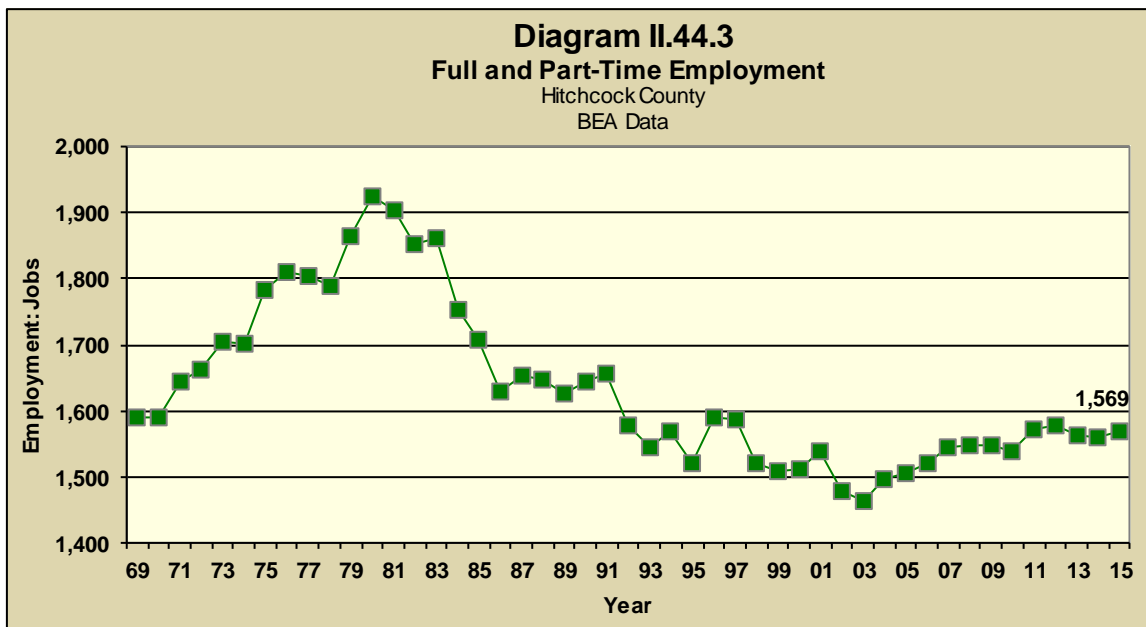
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Hitchcock County, defined as the number of people working or actively seeking work, decreased from 1,343 in 2014 to 1,331 in 2015. The total number of people employed changed from 1,297 in 2014 to 1,288 in 2015. The unemployment rate for the county was 3.2 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.44.2, below.

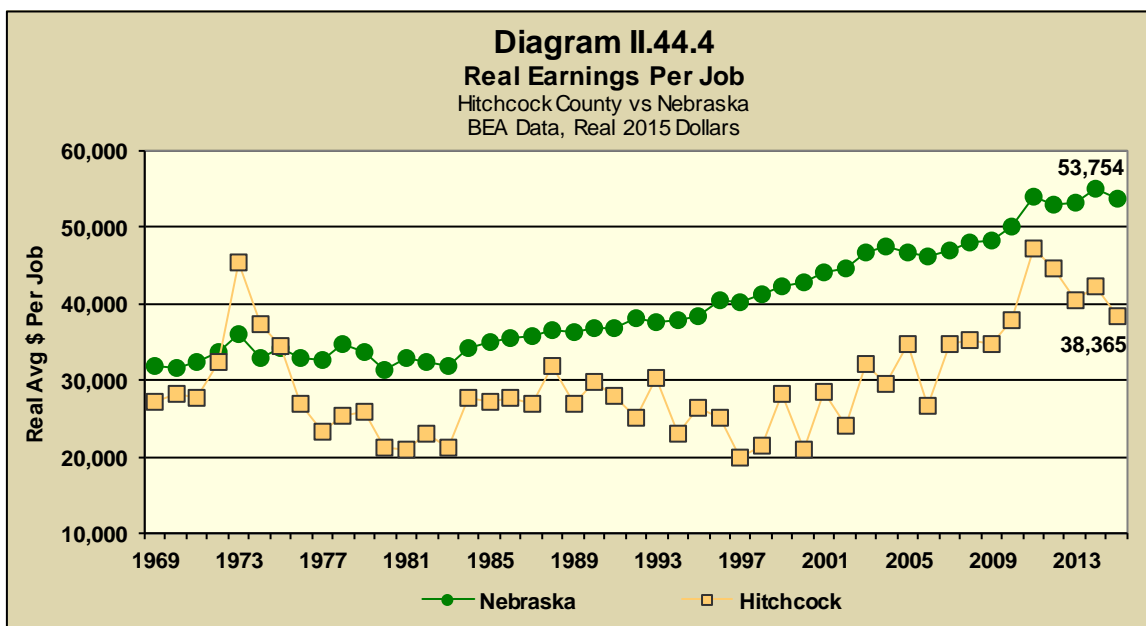


### Employment and Personal Income

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 1,569 jobs in Hitchcock County, an increase of 9 jobs since 2014. Diagram II.44.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.44.4, below, real average earnings per job in the county was \$38,365 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$114,388,000, a decline of 4.8 percent between 2014 and 2015. Table II.44.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.44.6**  
**Total BEA Employment and Real Personal Income**  
 Hitchcock 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	43,046	1,593	1,780	14,130	7,228	64,591	15,743	1,590	27,073
1970	45,118	1,677	2,149	14,458	7,631	67,679	16,770	1,591	28,358
1971	45,748	1,751	2,260	14,222	8,542	69,021	17,143	1,645	27,810
1972	53,754	1,881	2,470	15,104	8,547	77,994	19,512	1,663	32,324
1973	77,433	2,388	2,772	17,471	9,540	104,828	26,620	1,705	45,415
1974	63,651	2,574	3,602	18,502	9,771	92,952	23,852	1,702	37,398
1975	61,490	2,758	4,001	20,392	10,595	93,719	22,352	1,782	34,506
1976	48,910	3,019	3,802	20,737	11,145	81,575	19,204	1,809	27,037
1977	42,198	2,887	3,968	22,447	11,562	77,288	18,761	1,804	23,391
1978	45,163	3,048	4,037	22,851	12,001	81,004	19,763	1,789	25,245
1979	48,447	3,376	4,029	23,476	12,464	85,039	20,561	1,863	26,005
1980	40,702	3,631	2,832	26,474	12,645	79,021	19,340	1,924	21,155
1981	40,004	3,807	3,052	29,123	13,481	81,852	19,931	1,902	21,033
1982	42,435	3,698	3,395	32,839	14,440	89,411	21,691	1,851	22,925
1983	39,526	3,588	3,752	32,476	14,767	86,932	21,302	1,861	21,239
1984	48,786	3,418	4,617	36,204	14,904	101,093	24,987	1,752	27,846
1985	46,561	3,592	4,982	35,996	14,772	98,719	24,742	1,708	27,260
1986	45,241	3,440	6,143	38,144	15,143	101,231	25,719	1,628	27,790
1987	44,594	3,512	6,978	36,130	14,970	99,160	25,315	1,652	26,994
1988	52,686	3,827	7,426	26,697	14,219	97,200	25,155	1,647	31,989
1989	43,643	4,091	8,020	28,802	14,394	90,768	24,109	1,627	26,824
1990	49,144	3,957	8,037	27,214	14,119	94,558	25,257	1,645	29,875
1991	46,383	3,977	7,929	28,197	14,447	92,980	25,315	1,655	28,026
1992	39,582	3,798	8,281	27,289	15,873	87,227	24,710	1,578	25,083
1993	46,846	3,877	8,330	25,044	16,357	92,701	26,684	1,545	30,321
1994	36,053	3,835	8,359	23,511	16,439	80,527	23,825	1,570	22,964
1995	40,200	3,633	8,751	23,335	16,766	85,419	25,846	1,521	26,430
1996	40,000	3,651	8,793	24,726	17,620	87,488	26,920	1,589	25,173
1997	31,459	3,719	8,622	25,134	18,195	79,691	24,581	1,586	19,835
1998	32,587	3,698	8,676	25,067	18,914	81,545	25,137	1,520	21,439
1999	42,515	3,632	9,013	22,285	19,716	89,897	28,530	1,508	28,193
2000	31,482	3,788	9,237	22,253	19,200	78,384	25,261	1,511	20,835
2001	43,880	3,877	9,879	22,213	21,093	93,188	30,109	1,539	28,512
2002	35,659	4,048	9,500	20,468	21,463	83,043	27,174	1,478	24,127
2003	47,230	4,017	8,861	20,727	22,519	95,321	31,283	1,465	32,239
2004	44,366	4,334	9,090	16,378	22,298	87,798	28,739	1,498	29,617
2005	52,313	4,638	8,831	15,695	21,981	94,183	31,883	1,506	34,737
2006	40,468	5,059	8,603	15,579	24,257	83,848	28,365	1,521	26,606
2007	53,817	5,305	8,422	18,385	23,849	99,168	33,834	1,546	34,811
2008	54,715	5,580	8,261	20,685	26,256	104,336	35,647	1,547	35,369
2009	53,607	5,568	7,967	19,847	27,486	103,338	35,560	1,548	34,630
2010	58,164	5,959	5,782	19,628	28,569	106,185	36,666	1,539	37,794
2011	74,413	5,291	8,132	23,612	28,653	129,519	45,081	1,572	47,336
2012	70,557	5,374	9,371	19,502	28,626	122,682	42,538	1,578	44,713
2013	63,303	5,788	11,695	20,690	29,103	119,004	41,508	1,563	40,501
2014	65,995	6,278	8,449	22,158	29,847	120,171	41,582	1,560	42,304
2015	60,195	6,193	7,406	23,008	29,972	114,388	39,677	1,569	38,365

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 14.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 84.1 percent over the 2010 to 2015 period. Table II.44.7, on the following page, presents AGI distribution for the years 1991 through 2015.

**Table II.44.7**  
**Income Tax Returns by Adjusted Gross Income**  
 Hitchcock County  
 1991–2015 DOR Data

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total <sup>302</sup>
1991	524	166	325	179	179	65	0	0	0	1,468
1992	540	148	290	180	161	59	0	0	0	1,406
1993	509	164	291	199	161	69	0	0	0	1,414
1994	561	135	258	182	140	59	0	0	0	1,364
1995	513	137	258	199	144	77	0	0	0	1,355
1996	534	130	249	182	155	91	0	12	0	1,387
1997	534	134	233	187	168	106	12	13	0	1,398
1998	508	135	245	190	147	102	0	19	0	1,376
1999	460	126	234	185	164	136	22	16	0	1,359
2000	478	113	226	165	183	153	13	22	0	1,377
2001	459	96	236	183	184	129	10	15	0	1,339
2002	461	107	253	167	184	140	10	14	0	1,349
2003	411	108	234	164	190	129	25	12	0	1,289
2004	378	116	240	173	194	139	15	31	0	1,310
2005	325	95	231	163	202	143		34		1,239
2006	282	113	250	186	204	180		35		1,305
2007	283	102	203	159	185	205		39		1,249
2008	254	102	199	176	192	215	71	57	0	1,277
2009	265	120	205	163	165	185	64	59	0	1,241
2010	243	104	175	160	181	197		63		1,214
2011	254	88	179	147	181	203	94	83		1,245
2012	260	98	165	135	178	205	113	93	15	1,262
2013	263	90	160	159	180	187	121	95	16	1,271
2014	236	95	161	146	156	190	115	113	14	1,226
2015	230	90	148	142	148	189	104	116		1,194

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 436 in 2010 to 402 in 2015, with the poverty rate reaching 14.1 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.44.8, at right, presents poverty data for the county.

**Table II.44.8**  
**Persons in Poverty**  
 Hitchcock County  
 1998–2015 Intercensal Estimates

Year	Persons in Poverty	Poverty Rate
1998	508	15.2
1999	425	13.8
2000	415	13.7
2001	445	14.8
2002	431	14.4
2003	389	13.0
2004	365	12.5
2005	418	14.4
2006	441	15.4
2007	403	14.5
2008	376	13.6
2009	409	15.0
2010	436	15.2
2011	460	16.3
2012	430	15.1
2013	427	15.0
2014	397	13.8
2015	402	14.1

<sup>302</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.



### Business Establishments

The total number of business establishments in Hitchcock County increased 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.44.9, at right.<sup>303</sup> This compared to an average annual rate of change of 1.03 percent statewide. Hitchcock County lost 2 business establishments between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units decreased by 1.9 percent in Hitchcock County between 2010 and 2015, from 1,763 to 1,729. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.44.10.

Year	Nebraska	Hitchcock County
1980	37,727	59
1981	37,582	64
1982	37,500	55
1983	41,889	73
1984	43,151	77
1985	43,115	74
1986	42,538	72
1987	42,691	75
1988	43,134	72
1989	43,302	71
1990	43,749	72
1991	44,405	68
1992	45,269	66
1993	46,059	66
1994	46,640	62
1995	47,128	59
1996	47,607	61
1997	48,588	58
1998	48,655	62
1999	48,968	64
2000	49,623	63
2001	49,710	68
2002	50,259	60
2003	50,394	66
2004	50,928	63
2005	51,440	66
2006	51,906	65
2007	52,517	62
2008	52,152	67
2009	51,633	66
2010	51,886	65
2011	51,553	67
2012	52,294	65
2013	52,585	67
2014	52,991	65

Subject	Nebraska	% Growth Since Census	Hitchcock County	% Growth Since Census
2000 Census	722,668	-	1,675	-
2010 Census	796,793	10.3%	1,763	5.3%
July 2011 Estimate	801,129	0.5%	1,755	-0.5%
July 2012 Estimate	804,659	1.0%	1,749	-0.8%
July 2013 Estimate	809,171	1.5%	1,743	-1.1%
July 2014 Estimate	814,970	2.3%	1,736	-1.5%
July 2015 Estimate	820,913	3.0%	1,729	-1.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Hitchcock County. As shown in Table II.44.11 on the following page, 23.4 percent of housing units, or 411, were vacant in 2015. Of the 1,342 housing units that were occupied in 2015, 72.5 percent, or 973, were owner-occupied and the remaining 27.5 percent were renter-occupied.

<sup>303</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.44.11</b>				
<b>Housing Units by Tenure</b>				
Hitchcock County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	1,301	73.8%	1,342	76.6%
Owner-Occupied	986	75.8%	973	72.5%
Renter-Occupied	315	24.2%	369	27.5%
Vacant Housing Units	462	26.2%	411	23.4%
<b>Total Housing Units</b>	<b>1,763</b>	<b>100.0%</b>	<b>1,753</b>	<b>100.0%</b>

As shown in Table II.44.12, below, there were 1,483 single family dwellings in 2015, which accounted for 84.6 percent of all housing units. Apartment units accounted for 1.1 percent of housing units, with 19 units. Mobile homes also accounted for an additional 12.1 percent of housing with 212 units.

<b>Table II.44.12</b>				
<b>Housing Units by Type</b>				
Hitchcock County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>304</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	1,455	83%	1,483	84.6%
Duplex	40	2%	26	1.5%
Tri- or Four-Plex	0	0%	13	.7%
Apartment	24	1%	19	1.1%
Mobile Home	229	13%	212	12.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>1,748</b>	<b>100.0%</b>	<b>1,753</b>	<b>100.0%</b>

Table II.44.13, below, shows the disposition of vacant housing units in Hitchcock County. The 2015 five-year ACS shows 2.9 percent of vacant units were for rent, 3.2 percent were for sale, and 2.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 164 “other vacant” units, or 35.5 percent; this compared to 52.3 percent “other vacant” units in 2015.

<b>Table II.44.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Hitchcock County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	39	8.4%	12	2.9%
For Sale	21	4.5%	13	3.2%
Rented or Sold, Not Occupied	17	3.7%	10	2.4%
For Seasonal, Recreational, or Occasional Use	220	47.6%	161	39.2%
For Migrant Workers	1	0.2%	0	.0%
Other Vacant	164	35.5%	215	52.3%
<b>Total</b>	<b>462</b>	<b>100.0%</b>	<b>411</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>305</sup> In most years for which data are presented, single-

<sup>304</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. The statewide average in 2015 was about \$200,980. These changes in residential permit activity in the county compared to a decline in population of 228 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.44.14.

<b>Table II.44.14</b>									
<b>Building Permits and Valuation</b>									
Hitchcock 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	2	.	.	.	2	142.20	.	.	.
1981	1	.	.	.	1	90.50	.	.	.
1982	1	.	.	.	1	34.10	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	.	.	.	.	.	.	.	.	.
1985	2	.	.	.	2	101.60	.	.	.
1986	1	.	.	.	1	65.80	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	79.70	.	.	.
1989	1	.	.	.	1	147.80	.	.	.
1990	1	.	.	.	1	142.50	.	.	.
1991	2	.	.	.	2	87.50	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	1	.	.	.	1	151.90	.	.	.
1994	2	.	.	.	2	83.10	.	.	.
1995	3	.	.	.	3	82.60	.	.	.
1996	4	.	.	.	4	56.00	.	.	.
1997	.	.	.	.	.	.	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	1	.	.	.	1	128.20	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	2	.	.	.	2	137.60	.	.	.
2002	3	.	.	.	3	120.5	.	.	.
2003	5	.	.	.	5	35.7	.	.	.
2004	.	.	.	.	.	.	.	.	.
2005	1	.	.	.	1	76.0	.	.	.
2006	4	.	.	.	4	86.5	.	.	.
2007	4	.	.	.	4	85.4	.	.	.
2008	6	.	.	.	6	98.2	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	.	.	.	.	.	.	.	.	.

<sup>305</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

## Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 720 property transactions in Hitchcock County. Of these, 681 were for single-family homes during this 18-year period, as shown in Table II.44.15.

<b>Table II.44.15</b>						
<b>Residential Property Transactions</b>						
Hitchcock County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	43	3	0	0	0	46
2000	44	6	0	0	1	51
2001	48	2	0	0	0	50
2002	42	2	0	0	0	44
2003	40	3	0	0	0	43
2004	33	6	0	0	0	39
2005	36	3	0	0	0	39
2006	41	0	0	0	0	41
2007	31	0	0	0	0	31
2008	41	0	0	0	1	42
2009	27	0	0	0	2	29
2010	32	0	0	0	0	32
2011	34	0	0	0	1	35
2012	30	0	0	0	0	30
2013	39	0	0	0	0	39
2014	34	0	0	1	0	35
2015	36	1	0	0	0	37
2016	50	7	0	0	0	57
<b>Total</b>	<b>681</b>	<b>33</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>720</b>

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 383 single-family home property transactions for units built before 1930, 19.3 percent of units were of low quality and 54.8 percent were of fair quality. Conversely, of the 4 homes built from 2001 through 2010, 25.0 percent of units were of low quality and 25.0 percent of fair quality. Table II.44.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.44.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Hitchcock County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	74	19	3	2	3	0	1	0	0	102
Fair	210	78	18	16	12	2	1	1	2	340
Average	97	49	25	28	15	10	0	0	0	224
Good	2	1	1	4	1	3	2	0	0	14
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	1	0	0	0	0	0	0	0	1
<b>Total</b>	<b>383</b>	<b>148</b>	<b>47</b>	<b>50</b>	<b>31</b>	<b>15</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>681</b>

In regard to the current condition of residential dwellings, of the same 383 single-family homes built before 1930, 44.9 percent of the homes were worn out or badly worn, and 43.3 percent

were in average condition. Table II.44.17 provides details about the condition of single-family residential dwellings by year built.

<b>Table II.44.17</b>										
<b>Single-Family Homes by Year Built and Condition</b>										
Hitchcock County										
Fiscal Years 1999–2016 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	22	7	0	2	0	0	0	0	0	31
Badly Worn	150	29	6	14	3	1	0	0	1	204
Average	166	86	29	26	20	8	3	1	1	340
Good	29	23	11	7	8	5	1	0	0	84
Very Good	5	1	0	1	0	1	0	0	0	8
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	11	2	1	0	0	0	0	0	0	14
<b>Total</b>	<b>383</b>	<b>148</b>	<b>47</b>	<b>50</b>	<b>31</b>	<b>15</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>681</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$41,606 to \$61,469, a total increase of 47.7 percent, as shown in Table II.44.18, 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 Hitchcock County ranged from \$31,716 for homes built before 1930 to \$114,106 for homes built from 2001 to 2010, and \$200,000 for the newest homes built between 2011 and 2016.<sup>306</sup> Homes built from 2001 through 2010 were also larger, averaging 1,840 square feet per unit. Table II.44.19, below, provides additional details about single-family homes.

<b>Table II.44.18</b>	
<b>Average Sales Price of Single-Family Homes</b>	
Hitchcock County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	37,167
2000	32,404
2001	30,058
2002	40,039
2003	29,545
2004	36,420
2005	36,308
2006	40,606
2007	41,442
2008	37,795
2009	38,961
2010	41,606
2011	54,023
2012	63,076
2013	50,207
2014	61,165
2015	55,118
2016	61,469
<b>Average</b>	<b>43,386</b>

<b>Table II.44.19</b>			
<b>Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot</b>			
Hitchcock County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>307</sup> (\$)
Before 1930	31,716	1,168	27.1
1931-1960	48,006	1,237	38.8
1961-1970	53,452	1,359	39.3
1971-1980	42,729	1,307	32.7
1981-1990	85,962	1,474	58.3
1991-2000	85,147	1,501	56.7
2001-2010	114,106	1,840	62.0
2011-2016	200,000	1,344	149
<b>Average</b>	<b>42,767</b>	<b>1,238</b>	<b>35</b>

<sup>306</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>307</sup> Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

**SURVEY OF RENTAL PROPERTIES**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.44.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Hitchcock County. The number of completed surveys decreased from 4 in 2015 to 2 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.9 percentage points and was at 9.52 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	8	25.00	6.1
2003	2	28	35.71	35.4
2004	2	21	42.86	44.6
2005	2	21	33.33	298.1
2006	3	30	13.33	190.1
2007	1	4	.00	60.0
2008	4	20	5.00	29.7
2009	1	4	.00	
2010	2	20	5.00	105.0
2011	2	19	5.26	60.0
2012	2	21	.00	75.0
2013	5	27	.00	
2014	2	21	9.52	30.0
2015	4	45	6.7	30
2016	2	21	9.52	4.7

Table II.44.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 4 single family units in Hitchcock County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Hitchcock County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 17 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 11.8 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 5.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	4	0	.0%	.0%
Apartments	17	2	11.8%	6.6%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	%
<b>Total</b>	<b>21</b>	<b>2</b>	<b>9.52%</b>	<b>5.1%</b>

Table II.44.22, reports units by number of bedrooms. Four bedroom units were the most common type of reported single family unit, with 4 units. The most common apartment units were one bedroom units, with 17 units. Details for additional unit types are reported on the following page.

<b>Table II.44.22</b> <b>Rental Units by Number of Bedrooms</b> Hitchcock 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	17	0	0	.	17
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	4	0	0	0	.	4
Don’t Know	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21</b>

Table II.44.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Four bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.44.23</b> <b>Single Family Units by Number of Bedrooms</b> Hitchcock County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	0	0	%
Four	4	0	.0%
Don’t know	0	0	%
<b>Total</b>	<b>4</b>	<b>0</b>	<b>.0%</b>

Table II.44.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 11.8 percent.

<b>Table II.44.24</b> <b>Apartment Units by Number of Bedrooms</b> Hitchcock County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	17	2	11.8%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>17</b>	<b>2</b>	<b>11.8%</b>

Average market-rate rents by unit type are shown in Table II.44.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table II.44.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Hitchcock County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$385.0	\$	\$	\$385.0
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$386.0	\$	\$	\$	\$386.0
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$386.0</b>	<b>\$385.0</b>	<b>\$</b>	<b>\$</b>	<b>\$385.5</b>

Table II.44.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.44.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Hitchcock County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$242.0	\$	\$	\$	\$242.0
<b>Total</b>	<b>\$242.0</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$242.0</b>

Table II.44.27, on the following page, shows vacancy rates for single family units by average rental rates for Hitchcock County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.



<b>Table II.44.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Hitchcock County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>4</b>	<b>0</b>	<b>.0%</b>

The average rent and availability of apartment units is displayed in Table II.44.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 11.8 percent.

<b>Table II.44.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Hitchcock County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	17	2	11.8%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>17</b>	<b>2</b>	<b>11.8%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.44.29 below, 2 respondents, or 100.0 percent, included some sort of utility in the rent.

<b>Table II.44.29</b> <b>Are there any utilities included with the rent?</b> Hitchcock County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	
<b>% Offering Utilities</b>	<b>100.0%</b>

The type of utility included in the rent is shown in Table II.44.30, below. 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.

<b>Table II.44.30</b> <b>Which utilities are included with the rent?</b> Hitchcock County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	2
Trash Collection	2

Table II.44.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table II.44.31</b> <b>Do you keep a waiting list?</b> Hitchcock County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	
<b>Waitlist Size</b>	<b>0</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.44.32 below, most respondents indicated there was low and moderate need for the renovation of existing single family units and for the renovation of existing apartment units.

<b>Table II.44.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Hitchcock County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.44.33 below, most respondents indicated there was moderate and extreme need for the construction of new single family units and for the construction of new apartment units.

<b>Table II.44.33</b>				
<b>How would you rate the need for construction of new units in the city?</b>				
Hitchcock County				
2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	1	1	1	