

Johnson County

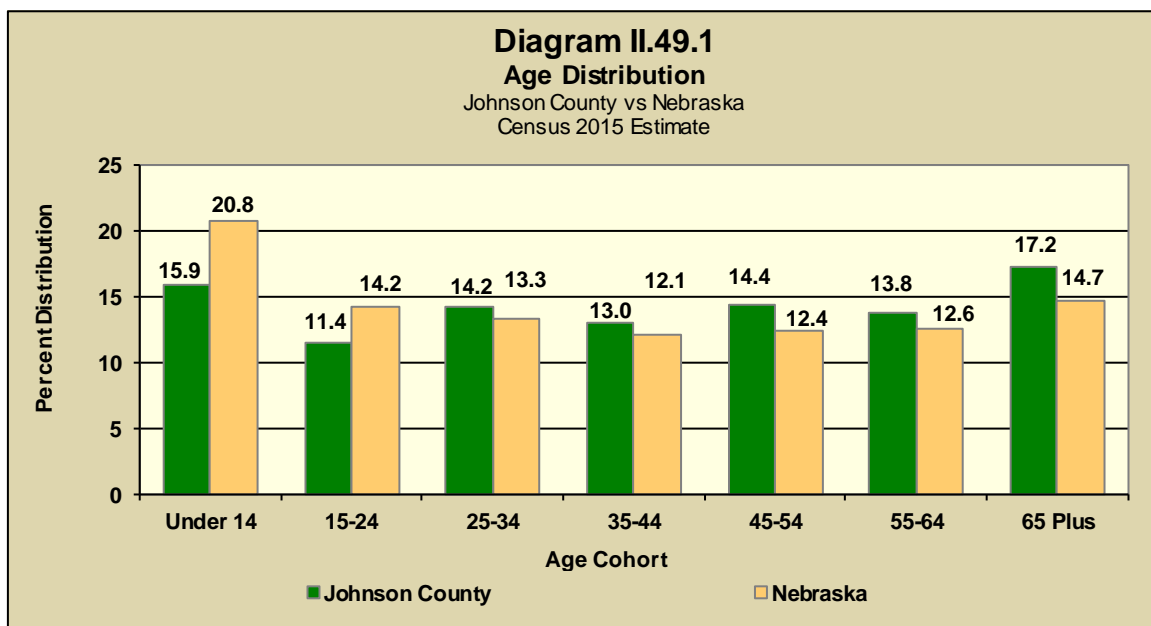
Summary

- Between 2010 and 2015, the county’s population decreased by 0.8 percent or by 44 persons.
- Between 2010 and 2015, the Hispanic population increased by 26.2 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 2.
- In 2015, average earnings in the county was \$41,825 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.8 percent to 3.3 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 2 units.
- In 2015, the average real value of new single-family construction was \$160,000.
- In fiscal year 2016, the average price of an existing home was \$82,407.
- In a November 2016 rental survey, the average vacancy rate was 5.06 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Johnson County’s population decreased by 0.8 percent, or from 5,217 people to 5,173 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 495 in 2010 to 591 in 2015, an increase of 19.4 percent. The number of people from 25 to 34 years of age decreased by 1.7 percent, and those aged between 35 and 44 increased by 3.5 percent. As shown in Diagram II.49.1, people younger than 25 represented 27.4 percent of the population in 2015, while individuals aged 55 and older represented 31.0 percent of the population in Johnson 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 2.4 percent, while the black population increased by 13.5 percent. The Hispanic population of any race changed from 435 to 549 or by 26.2 percent. Table II.49.1, below, presents the details of these population variations.

Subject	Nebraska			Johnson County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	5,217	5,173	-0.8%
Age						
Under 14 years	383,542	394,263	2.8%	828	825	-0.4%
15 to 24 years	258,206	268,848	4.1%	495	591	19.4%
25 to 34 years	245,176	252,533	3.0%	749	736	-1.7%
35 to 44 years	220,838	228,643	3.5%	650	673	3.5%
45 to 54 years	258,726	234,477	-9.4%	936	746	-20.3%
55 to 64 years	213,176	238,715	12.0%	640	713	11.4%
65 & over	246,677	278,711	13.0%	919	889	11.4%
Race						
White	1,649,264	1,689,616	2.4%	4,774	4,660	-2.4%
Black	85,971	93,900	9.2%	281	319	13.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	61	72	18.0%
Asian	33,322	44,479	33.5%	73	76	4.1%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	28	46	64.3%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	435	549	26.2%

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.49.2, at right, from April 2000 to July 2009, Johnson County’s natural decrease was estimated to be 41 people. Johnson County experienced net in-migration from 2000-2009, with 630 persons having arrived during that period.¹⁵ The 2015 population estimates showed a natural decrease of 65 persons and a net in-migration of 21 persons since the 2010 Census. In total, Johnson County’s population decreased to 5,173 persons.

1980 Population	5,285
Natural Increase 80–90	-137
Net Migration 80–90	-475
1990 Population	4,673
Natural Increase 90–00	-151
Net Migration 90–00	-34
2000 Population	4,488
Natural Increase 00–09	-41
Net Migration 00–09	630
2009 Population Estimate	5,077
2010 Population	5,217
Natural Increase 10–15	-65
Net Migration 10–15	21
2015 Population Estimate	5,173

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 Johnson County increased from 18 persons in 2014 to 24 persons in 2015, with an additional net movement of 3 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.49.3.

¹⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.49.3			
Driver's Licenses Exchanged and Surrendered			
Johnson County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	53	34	19
Calendar 2002	52	27	25
Calendar 2003	47	33	14
Calendar 2004	42	27	15
Calendar 2005	35	50	-15
Calendar 2006	45	47	-2
Calendar 2007	53	31	22
Calendar 2008	45	43	2
Calendar 2009	30	31	-1
Calendar 2010	70	53	17
Calendar 2011	48	36	12
Calendar 2012	39	39	0
Calendar 2013	41	29	12
Calendar 2014	48	30	18
Calendar 2015	48	24	24
First Half of 2016	17	14	3

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 2,013 in 2014 to 2,048 in 2015, as shown in Table II.49.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Johnson County increased by 2.4 percent from 832 in 2015 to 852 in 2016, as shown below in Table II.49.5. The number of school-age children 5 to 11 years of age increased from 404 in 2015 to 415 in 2016.

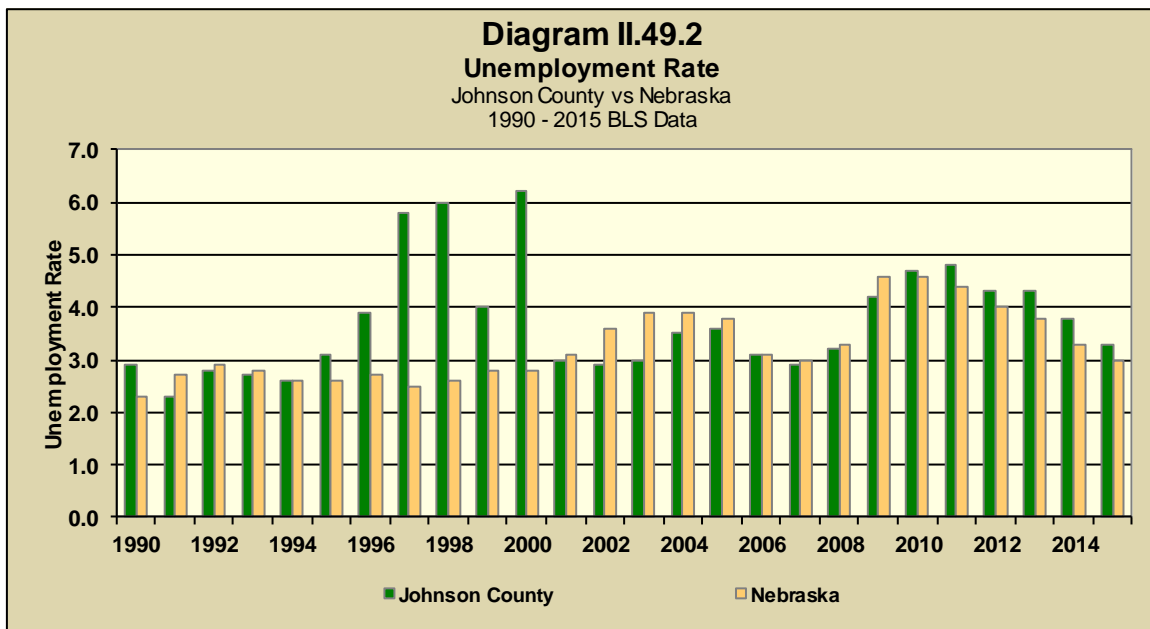
Table II.49.4	
Income Tax Returns	
Johnson County	
1991–2015 DOR Data	
Year	Returns
1991	2,113
1992	2,061
1993	2,043
1994	2,078
1995	2,068
1996	2,094
1997	2,122
1998	2,082
1999	2,099
2000	2,076
2001	2,071
2002	2,139
2003	2,097
2004	2,087
2005	1,926
2006	2,037
2007	1,957
2008	2,035
2009	2,001
2010	1,979
2011	1,964
2012	1,964
2013	1,966
2014	2,013
2015	2,048

Table II.49.5				
School-Age Children				
Johnson County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	494	147	311	952
1993	474	155	328	957
1994	462	151	303	916
1995	471	150	336	957
1996	464	156	352	972
1997	442	156	346	944
1998	412	151	357	920
1999	422	131	368	921
2000	400	118	372	890
2001	392	132	349	873
2002	379	120	352	851
2003	492	157	383	1,032
2004	485	147	389	1,021
2005	442	120	340	902
2006	425	116	315	856
2007	393	115	290	798
2008	402	102	298	802
2009	399	122	308	829
2010	418	132	292	842
2011	407	128	298	833
2012	445	137	292	874
2013	397	137	292	826
2014	404	121	311	836
2015	404	113	315	832
2016	415	121	316	852

ECONOMICS

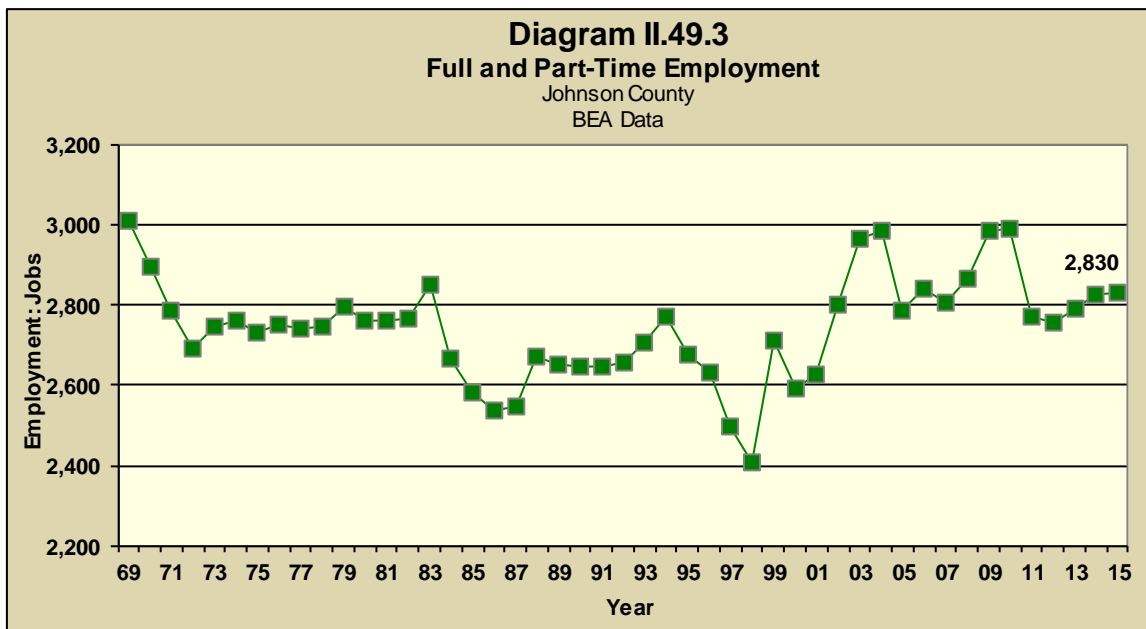
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Johnson County, defined as the number of people working or actively seeking work, decreased from 2,173 in 2014 to 2,140 in 2015. The total number of people employed changed from 2,090 in 2014 to 2,070 in 2015. The unemployment rate for the county was 3.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.5 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.49.2, below.

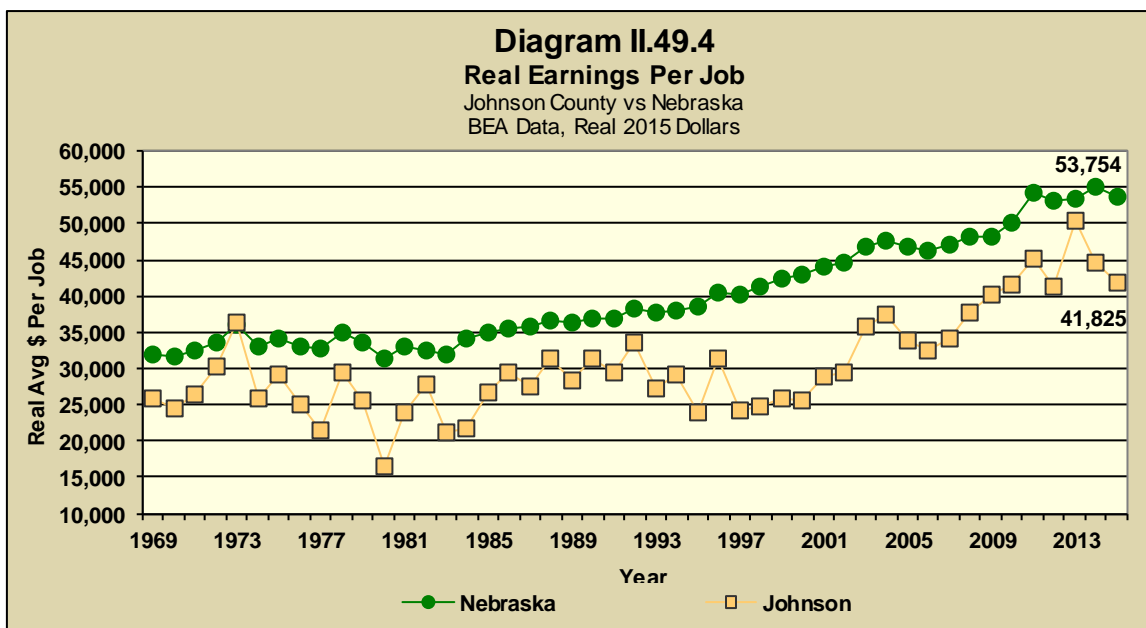


Employment and Personal Income

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 2,830 jobs in Johnson County, an increase of 2 jobs since 2014. Diagram II.49.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.49.4, below, real average earnings per job in the county was \$41,825 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 \$188,094,000, a decline of 4.2 percent between 2014 and 2015. Table II.49.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.49.6
Total BEA Employment and Real Personal Income

Johnson 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	77,677	3,850	-3,246	17,118	9,708	97,407	16,742	3,011	25,798
1970	71,114	3,686	-2,891	17,927	10,204	92,669	16,125	2,896	24,556
1971	73,812	3,769	-2,898	18,106	10,825	96,076	16,684	2,788	26,475
1972	81,115	3,845	-2,733	19,406	11,505	105,447	18,668	2,691	30,143
1973	100,098	4,651	-2,951	21,327	12,895	126,717	22,148	2,747	36,439
1974	71,223	4,830	-2,635	22,085	12,719	98,562	17,897	2,761	25,796
1975	79,635	4,673	-2,989	23,920	14,368	110,261	19,748	2,731	29,159
1976	69,185	4,774	-2,926	23,119	14,552	99,156	18,196	2,749	25,167
1977	59,053	4,677	-3,362	24,037	15,124	90,175	16,374	2,743	21,529
1978	80,955	4,951	-3,261	24,460	15,568	112,771	20,388	2,748	29,459
1979	71,600	5,253	-2,937	25,394	15,651	104,455	19,254	2,798	25,590
1980	45,765	5,128	-2,738	30,130	16,765	84,794	16,088	2,761	16,575
1981	66,383	5,307	-1,970	34,584	16,958	110,647	21,266	2,760	24,052
1982	77,173	5,449	-1,638	37,440	17,640	125,166	24,375	2,766	27,901
1983	60,749	5,631	-2,195	38,817	17,720	109,460	21,654	2,851	21,308
1984	58,014	5,377	-24	39,016	17,880	109,510	21,605	2,669	21,736
1985	68,756	5,508	796	37,726	18,450	120,220	24,375	2,584	26,608
1986	74,770	5,869	823	36,330	18,903	124,957	25,859	2,535	29,495
1987	70,369	5,931	1,870	33,184	18,506	117,997	24,553	2,549	27,607
1988	84,071	7,289	1,303	32,113	17,918	128,116	26,690	2,673	31,452
1989	75,137	6,911	2,397	33,524	19,130	123,276	26,080	2,653	28,321
1990	83,450	7,281	2,872	30,974	19,817	129,832	27,824	2,648	31,514
1991	77,753	7,565	3,175	29,157	20,680	123,201	26,252	2,648	29,363
1992	89,468	8,219	3,304	28,272	20,840	133,665	28,832	2,657	33,673
1993	73,708	7,902	4,834	28,628	21,320	120,589	26,050	2,705	27,249
1994	81,092	8,126	6,648	27,929	20,655	128,199	27,839	2,771	29,265
1995	64,200	7,776	8,060	31,475	21,925	117,884	25,716	2,679	23,964
1996	82,603	7,564	10,045	32,252	22,731	140,067	30,737	2,630	31,408
1997	60,626	6,971	13,879	34,566	24,293	126,393	27,675	2,495	24,299
1998	59,494	6,859	16,986	35,518	25,303	130,441	28,859	2,406	24,727
1999	70,047	8,030	15,392	32,583	25,576	135,567	30,139	2,713	25,819
2000	66,171	7,615	18,655	32,682	26,498	136,391	30,269	2,594	25,509
2001	75,609	7,440	22,878	34,096	27,680	152,822	34,028	2,626	28,793
2002	82,306	9,187	26,890	31,018	27,771	158,797	32,230	2,799	29,405
2003	105,867	10,419	28,379	32,351	29,586	185,763	36,410	2,966	35,693
2004	111,658	10,647	26,300	25,959	28,867	182,137	33,904	2,986	37,394
2005	94,536	9,970	20,508	21,751	28,666	155,491	29,578	2,787	33,920
2006	92,135	10,697	18,771	22,531	28,074	150,815	28,688	2,839	32,453
2007	96,096	10,327	15,641	25,466	30,060	156,935	30,396	2,808	34,222
2008	107,745	10,999	13,575	29,963	31,266	171,550	32,971	2,865	37,607
2009	119,568	12,172	9,034	26,468	33,922	176,820	34,010	2,985	40,056
2010	124,746	12,309	7,902	24,337	34,204	178,880	34,268	2,992	41,693
2011	124,774	9,099	15,561	25,839	33,717	190,791	36,705	2,770	45,045
2012	113,979	8,991	17,173	25,884	34,963	183,008	35,433	2,757	41,342
2013	140,923	9,927	17,482	26,169	33,214	207,860	40,542	2,793	50,456
2014	126,443	10,283	17,563	27,427	35,249	196,399	37,959	2,828	44,711
2015	118,364	10,538	17,693	28,088	34,487	188,094	36,361	2,830	41,825

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 11.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 1.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 52.0 percent over the 2010 to 2015 period. Table II.49.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.49.7										
Income Tax Returns by Adjusted Gross Income										
Johnson 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 ¹⁶
1991	724	246	484	275	257	88	0	12	0	2,113
1992	677	208	482	288	272	93	0	13	0	2,061
1993	664	203	479	260	282	126	0	10	0	2,043
1994	711	201	458	272	294	106	0	0	0	2,078
1995	633	226	444	273	291	170	0	17	0	2,068
1996	626	217	446	268	290	196	10	18	0	2,094
1997	665	166	427	268	307	218	22	32	0	2,122
1998	643	190	379	258	294	231	33	31	0	2,082
1999	585	187	384	280	318	251	49	31	0	2,099
2000	608	153	351	270	308	266	64	49	0	2,076
2001	573	155	346	275	312	296	76	38	0	2,071
2002	614	144	394	294	297	284	68	36	0	2,139
2003	546	161	368	299	295	308	78	29	0	2,097
2004	528	165	313	310	286	331	100	41	0	2,087
2005	464	127	304	272	278	310		45		1,926
2006	405	167	321	293	302	344		63		2,037
2007	389	145	287	265	285	321		88		1,957
2008	391	174	290	269	266	368	145	110	0	2,035
2009	387	165	305	270	274	319	150	103	0	2,001
2010	367	160	253	275	279	317		127		1,979
2011	360	174	268	255	265	310	157	147		1,964
2012	337	153	268	235	299	303	197	160	12	1,964
2013	340	147	269	258	261	305	158	187		1,966
2014	312	142	289	268	261	323	185	191		2,013
2015	325	145	260	272	301	323	225	193		2,048

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 increased from 524 in 2010 to 546 in 2015, with the poverty rate reaching 13.2 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.49.8, at right, presents poverty data for the county.

Table II.49.8		
Persons in Poverty		
Johnson County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	554	12.2
1999	421	9.4
2000	416	9.6
2001	406	9.3
2002	442	10.0
2003	396	8.8
2004	393	8.9
2005	417	9.5
2006	471	11.1
2007	450	11.1
2008	457	11.3
2009	541	13.3
2010	524	12.3
2011	540	12.7
2012	640	15.3
2013	616	14.8
2014	575	13.9
2015	546	13.2

¹⁶ 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 Johnson County decreased by 4 between 1980 and 2014, at an annual rate of change of -0.1 percent, as reported by the Census Bureau and as presented in Table II.49.9, at right.¹⁷ This compared to an average annual rate of change of 1.03 percent statewide. Johnson 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 1.0 percent in Johnson County between 2010 and 2015, from 2,191 to 2,169. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.49.10.

Year	Nebraska	Johnson County
1980	37,727	119
1981	37,582	121
1982	37,500	121
1983	41,889	142
1984	43,151	141
1985	43,115	133
1986	42,538	122
1987	42,691	128
1988	43,134	134
1989	43,302	136
1990	43,749	133
1991	44,405	124
1992	45,269	135
1993	46,059	129
1994	46,640	129
1995	47,128	131
1996	47,607	130
1997	48,588	132
1998	48,655	134
1999	48,968	137
2000	49,623	132
2001	49,710	130
2002	50,259	126
2003	50,394	121
2004	50,928	124
2005	51,440	131
2006	51,906	132
2007	52,517	117
2008	52,152	118
2009	51,633	119
2010	51,886	124
2011	51,553	124
2012	52,294	121
2013	52,585	117
2014	52,991	115

Subject	Nebraska	% Growth Since Census	Johnson County	% Growth Since Census
2000 Census	722,668	.	2,116	.
2010 Census	796,793	10.3%	2,191	3.5%
July 2011 Estimate	801,129	0.5%	2,185	-0.3%
July 2012 Estimate	804,659	1.0%	2,182	-0.4%
July 2013 Estimate	809,171	1.5%	2,177	-0.6%
July 2014 Estimate	814,970	2.3%	2,172	-0.9%
July 2015 Estimate	820,913	3.0%	2,169	-1.0%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Johnson County. As shown in Table II.49.11 on the following page, 12.3 percent of housing units, or 264, were vacant in 2015. Of the 1,886 housing units that were occupied in 2015, 73.6 percent, or 1,389, were owner-occupied and the remaining 26.4 percent were renter-occupied.

¹⁷ Totals may not add due to rounding-off of county totals.

Table II.49.11				
Housing Units by Tenure				
Johnson 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	1,847	84.3%	1,886	87.7%
Owner-Occupied	1,370	74.2%	1,389	73.6%
Renter-Occupied	477	25.8%	497	26.4%
Vacant Housing Units	344	15.7%	264	12.3%
Total Housing Units	2,191	100.0%	2,150	100.0%

As shown in Table II.49.12, below, there were 1,844 single family dwellings in 2015, which accounted for 85.8 percent of all housing units. Apartment units accounted for 3.3 percent of housing units, with 70 units. Mobile homes also accounted for an additional 6.9 percent of housing with 149 units.

Table II.49.12				
Housing Units by Type				
Johnson County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁸		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,882	86%	1,844	85.8%
Duplex	17	1%	28	1.3%
Tri- or Four-Plex	60	3%	59	2.7%
Apartment	141	6%	70	3.3%
Mobile Home	91	4%	149	6.9%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,191	100.0%	2,150	100.0%

Table II.49.13, below, shows the disposition of vacant housing units in Johnson County. The 2015 five-year ACS shows 9.8 percent of vacant units were for rent, 13.3 percent were for sale, and 11.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 181 “other vacant” units, or 52.6 percent; this compared to 56.1 percent “other vacant” units in 2015.

Table II.49.13				
Disposition of Vacant Housing Units				
Johnson County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	93	27.0%	26	9.8%
For Sale	31	9.0%	35	13.3%
Rented or Sold, Not Occupied	14	4.1%	29	11.0%
For Seasonal, Recreational, or Occasional Use	25	7.3%	26	9.8%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	181	52.6%	148	56.1%
Total	344	100.0%	264	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁹ In most years for which data are presented, single-

¹⁸ Data unavailable in 2010 Census

¹⁹ 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.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Johnson County decreased from 3 in 2014 to 1 in 2015 and the average value of construction was \$160,000 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 decreased from 3 in 2014 to 1 in 2015. These changes in residential permit activity in the county compared to an increase in population of 685 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.49.14.

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	.	.	12	14	127.30	.	.	51.50
1981	3	.	4	.	7	90.50	.	61.30	.
1982	2	.	.	.	2	137.40	.	.	.
1983	4	2	.	.	6	123.00	82.00	.	.
1984	5	.	.	.	5	60.10	.	.	.
1985	1	.	.	.	1	19.20	.	.	.
1986	3	.	.	.	3	94.00	.	.	.
1987	1	.	.	.	1	73.30	.	.	.
1988	5	.	.	.	5	104.30	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	2	6	.	.	8	67.60	53.00	.	.
1992	3	.	.	.	3	62.20	.	.	.
1993	7	.	.	.	7	106.00	.	.	.
1994	4	2	.	.	6	94.70	44.60	.	.
1995	5	.	.	.	5	100.50	.	.	.
1996	6	.	.	.	6	90.60	.	.	.
1997	2	.	.	.	2	133.70	.	.	.
1998	2	.	4	.	6	146.20	.	22.60	.
1999	5	.	.	12	17	198.50	.	.	45.70
2000	6	.	.	.	6	80.90	.	.	.
2001	12	.	.	.	12	118.30	.	.	.
2002	12	.	.	.	12	116.6	.	.	.
2003	4	.	.	.	4	87.7	.	.	.
2004	7	.	.	.	7	109.8	.	.	.
2005	3	2	.	.	5	108.4	65.6	.	.
2006	2	.	.	.	2	164.2	.	.	.
2007	3	.	.	.	3	96.1	.	.	.
2008	2	.	.	.	2	83.7	.	.	.
2009	1	.	.	.	1	108.3	.	.	.
2010	2	.	.	.	2	67.8	.	.	.
2011	3	.	.	.	3	157.4	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	1	.	.	.	1	256.6	.	.	.
2014	3	.	.	.	3	112.8	.	.	.
2015	1	.	.	.	1	160.0	.	.	.

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 857 property transactions in Johnson County. Of these, 809 were for single-family homes during this 18-year period, as shown in Table II.49.15.

Table II.49.15						
Residential Property Transactions						
Johnson County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	57	5	0	0	1	63
2000	63	5	0	0	1	69
2001	52	6	0	0	0	58
2002	66	5	0	0	0	71
2003	59	9	0	0	0	68
2004	58	1	0	0	0	59
2005	67	0	0	0	0	67
2006	60	4	0	0	0	64
2007	37	0	0	0	0	37
2008	32	0	0	0	2	34
2009	31	0	0	1	0	32
2010	14	0	0	2	0	16
2011	27	0	0	0	0	27
2012	39	2	0	0	0	41
2013	32	0	0	0	0	32
2014	34	3	0	0	0	37
2015	43	0	0	0	0	43
2016	38	0	0	1	0	39
Total	809	40	0	4	4	857

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 470 single-family home property transactions for units built before 1930, .4 percent of units were of low quality and 51.3 percent were of fair quality. Conversely, of the 14 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 7.1 percent of fair quality. Table II.49.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.49.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Johnson 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	2	0	2	3	1	0	0	0	0	8
Fair	241	63	33	23	3	5	1	0	0	369
Average	209	62	52	41	8	18	11	0	0	401
Good	16	1	1	1	1	7	2	0	0	29
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	0	0	0	0	0	0	0	0	2
Total	470	126	88	68	13	30	14	0	0	809

In regard to the current condition of residential dwellings, of the same 470 single-family homes built before 1930, 31.9 percent of the homes were worn out or badly worn, and 54.3 percent

were in average condition. Table II.49.17 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	18	2	1	2	0	0	0	0	0	23
Badly Worn	132	23	8	5	1	0	0	0	0	169
Average	255	90	67	49	11	27	14	0	0	513
Good	61	11	12	11	1	1	0	0	0	97
Very Good	4	0	0	1	0	0	0	0	0	5
Excellent	0	0	0	0	0	2	0	0	0	2
Missing	0	0	0	0	0	0	0	0	0	0
Total	470	126	88	68	13	30	14	0	0	809

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$61,943 to \$82,407, a total increase of 33.0 percent, as shown in Table II.49.18, 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 Johnson County ranged from \$42,177 for homes built before 1930 to \$169,382 for homes built from 2001 to 2010.²⁰ Homes built from 2001 through 2010 were also larger, averaging 1,378 square feet per unit. Table II.49.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	44,089
2000	49,051
2001	45,288
2002	65,650
2003	48,066
2004	59,622
2005	57,041
2006	59,753
2007	71,156
2008	51,133
2009	52,146
2010	61,943
2011	75,085
2012	73,902
2013	51,400
2014	73,571
2015	54,093
2016	82,407
Average	58,415

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²¹ (\$)
Before 1930	42,177	1,391	30.3
1931-1960	51,424	1,199	42.9
1961-1970	68,419	1,180	58.0
1971-1980	68,323	1,284	53.2
1981-1990	116,807	1,451	80.5
1991-2000	147,230	1,642	89.7
2001-2010	169,382	1,378	122.9
2011-2016	.	.	.
Average	56,545	1,332	42

²⁰ 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.

²¹ 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.49.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Johnson County. The number of completed surveys remained unchanged from 8 in 2015 to 8 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.7 percentage points and was at 5.06 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	102	3.9	56.4
2003	2	30	6.7	30.0
2004	4	49	12.2	85.3
2005	7	97	14.4	42.9
2006	4	58	25.9	235.4
2007	6	52	26.9	128.0
2008	6	57	35.1	134.8
2009	8	79	24.1	101.3
2010	9	65	13.9	75.5
2011	14	94	11.7	88.2
2012	15	148	9.5	40.9
2013	12	124	13.7	105.0
2014	12	118	4.2	112.5
2015	8	85	2.4	0
2016	8	79	5.1	78.3

Table II.49.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 10 single family units in Johnson County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Johnson County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 44 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 6.8 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 7.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	10	0	.0%	1.3%
Apartments	44	3	6.8%	10.1%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	25	1	4.0%	.8%
Total	79	4	5.06%	7.0%

Table II.49.22, reports units by number of bedrooms. Two and three bedroom units were the most common type of reported single family unit, with 5 units each. The most common apartment units were two bedroom units, with 27 units. Details for additional unit types are reported on the following page.

Table II.49.22 Rental Units by Number of Bedrooms Johnson 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	15	0	0	.	15
Two	5	27	0	0	.	32
Three	5	2	0	0	.	7
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	25	25
Total	10	44	0	0	25	79

Table II.49.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two and three bedroom units were the most common type of reported single family unit, both of which had a vacancy rate of 0.0 percent.

Table II.49.23 Single Family Units by Number of Bedrooms Johnson County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	5	0	.0%
Three	5	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	10	0	.0%

Table II.49.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 3.7 percent.

Table II.49.24 Apartment Units by Number of Bedrooms Johnson County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	2	13.3%
Two	27	1	3.7%
Three	2	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	44	3	6.8%

Average market-rate rents by unit type are shown in Table II.49.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.49.25 Average Market Rate Rents by Number of Bedrooms Johnson County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$478	\$	\$	\$478
Two	\$450	\$597	\$	\$	\$523
Three	\$512	\$745	\$	\$	\$590
Four	\$	\$	\$	\$	\$
Don't know	\$	\$300	\$	\$	\$
Total	\$481	\$453	\$	\$	\$462

Table II.49.26, below, shows vacancy rates for single family units by average rental rates for Johnson County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.49.26 Single Family Market Rate Rents by Vacancy Status Johnson 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	6	0	0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	10	0	0%

The average rent and availability of apartment units is displayed in Table II.49.27, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 4.2 percent.

Table II.49.27 Apartment Market Rate Rents by Vacancy Status Johnson County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	20	2	10.0%
\$500 to \$750	24	1	4.2%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	44	3	6.8%

Respondents were asked if utilities are included in the rent and, as shown in Table II.49.28 below, 5 respondents, or 83.3 percent, included some sort of utility in the rent.

Table II.49.28 Are there any utilities included with the rent? Johnson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	1
% Offering Utilities	83.3%

The type of utility included in the rent is shown in Table II.49.29, below. There were 1 respondent who included electricity, 0 respondents who included natural gas, 3 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table II.49.29 Which utilities are included with the rent? Johnson County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	0
Water/Sewer	3
Trash Collection	4

Table II.49.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 5 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

Table II.49.30 Do you keep a waiting list? Johnson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	1
Waitlist Size	4

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.49.31 below, most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

Table II.49.31 How would you rate the need for renovation of existing units in the city? Johnson County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	3	3	3	
Moderate Need	2	2	2	
High Need	0	0		
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.49.32 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.49.32 How would you rate the need for construction of new units in the city? Johnson County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	1
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	0	0		

