

# Keith County

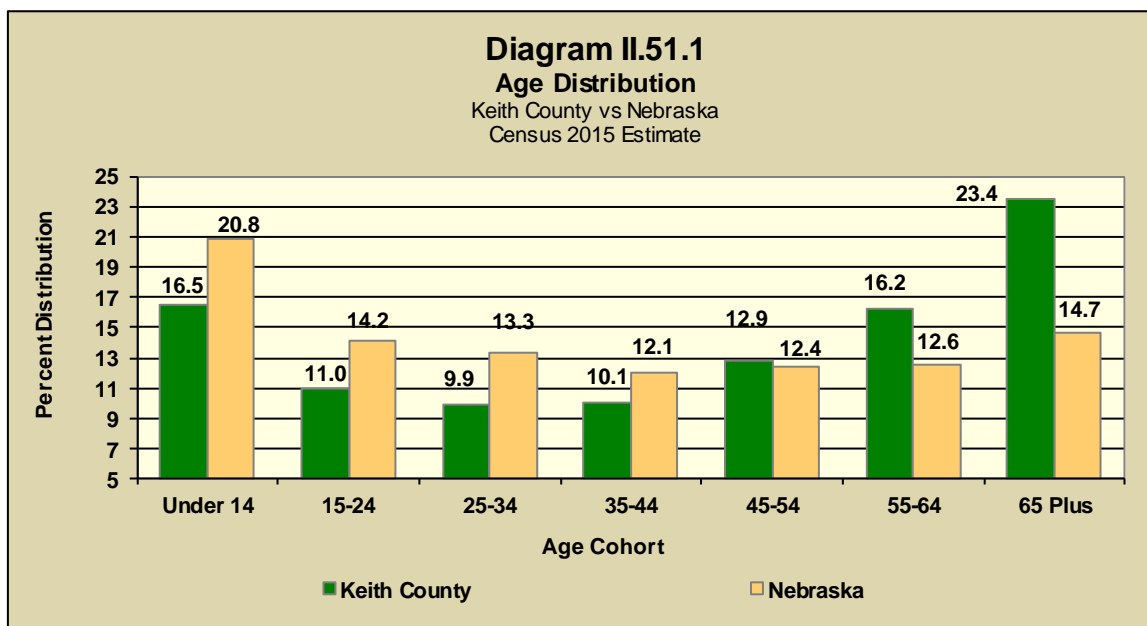
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.6 percent or by 305 persons.
- Between 2010 and 2015, the Hispanic population increased by 14.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 151.
- In 2015, average earnings in the county was \$38,957 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.9 percent to 2.6 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 5 units.
- In 2015, the average real value of new single-family construction was \$185,269.
- In fiscal year 2016, the average price of an existing home was \$115,856.
- In a November 2016 rental survey, the average vacancy rate was 5.03 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Keith County’s population decreased by 3.6 percent, or from 8,368 people to 8,063 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 792 in 2010 to 885 in 2015, an increase of 11.7 percent. The number of people from 25 to 34 years of age increased by 3.2 percent, and those aged between 35 and 44 decreased by 5.1 percent. As shown in Diagram II.51.1, people younger than 25 represented 27.4 percent of the population in 2015, while individuals aged 55 and older represented 39.7 percent of the population in Keith 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 4.7 percent, while the black population increased by 150.0 percent. The Hispanic population of any race changed from 474 to 541 or by 14.1 percent. Table II.51.1, below, presents the details of these population variations.

<b>Table II.51.1</b>						
<b>Population Characteristics</b>						
State of Nebraska vs. Keith County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Keith County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	8,368	8,063	-3.6%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	1,503	1,328	-11.6%
15 to 24 years	258,206	268,848	4.1%	792	885	11.7%
25 to 34 years	245,176	252,533	3.0%	777	802	3.2%
35 to 44 years	220,838	228,643	3.5%	857	813	-5.1%
45 to 54 years	258,726	234,477	-9.4%	1,371	1,037	-24.4%
55 to 64 years	213,176	238,715	12.0%	1,296	1,309	1.0%
65 & over	246,677	278,711	13.0%	1,772	1,889	1.0%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	8,151	7,767	-4.7%
Black	85,971	93,900	9.2%	24	60	150.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	51	72	41.2%
Asian	33,322	44,479	33.5%	41	53	29.3%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	2	.%
Two or More Races	32,305	39,365	21.9%	101	109	7.9%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	474	541	14.1%

### 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.51.2, at right, from April 2000 to July 2009, Keith County’s natural decrease was estimated to be 67 people. Keith County experienced net out-migration from 2000-2009, with 1,048 persons having left the county during that period.<sup>29</sup> The 2015 population estimates showed a natural decrease of 80 persons and a net out-migration of 225 persons since the 2010 Census. In total, Keith County’s population decreased to 8,063 persons.

<b>Table II.51.2</b>	
<b>Population Change</b>	
Keith County	
1980–2010 Census and Intercensal Data	
<b>1980 Population</b>	<b>9,364</b>
Natural Increase 80–90	515
Net Migration 80–90	-1,295
<b>1990 Population</b>	<b>8,584</b>
Natural Increase 90–00	21
Net Migration 90–00	270
<b>2000 Population</b>	<b>8,875</b>
Natural Increase 00–09	-67
Net Migration 00–09	-1,048
2009 Population Estimate	7,760
<b>2010 Population</b>	<b>8,368</b>
Natural Increase 10–15	-80
Net Migration 10–15	-225
<b>2015 Population Estimate</b>	<b>8,063</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 Keith County decreased from 48 persons in 2014 to 32 persons in 2015, with an additional net movement of 23 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.51.3.

<sup>29</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.51.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Keith County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	225	172	53
Calendar 2002	210	148	62
Calendar 2003	193	147	46
Calendar 2004	184	157	27
Calendar 2005	187	160	27
Calendar 2006	191	157	34
Calendar 2007	174	148	26
Calendar 2008	202	142	60
Calendar 2009	149	114	35
Calendar 2010	279	181	98
Calendar 2011	181	121	60
Calendar 2012	201	155	46
Calendar 2013	190	113	77
Calendar 2014	168	120	48
Calendar 2015	165	133	32
First Half of 2016	78	55	23

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 3,791 in 2014 to 3,840 in 2015, as shown in Table II.51.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Keith County decreased by 0.9 percent from 1,276 in 2015 to 1,265 in 2016, as shown below in Table II.51.5. The number of school-age children 5 to 11 years of age decreased from 646 in 2015 to 640 in 2016.

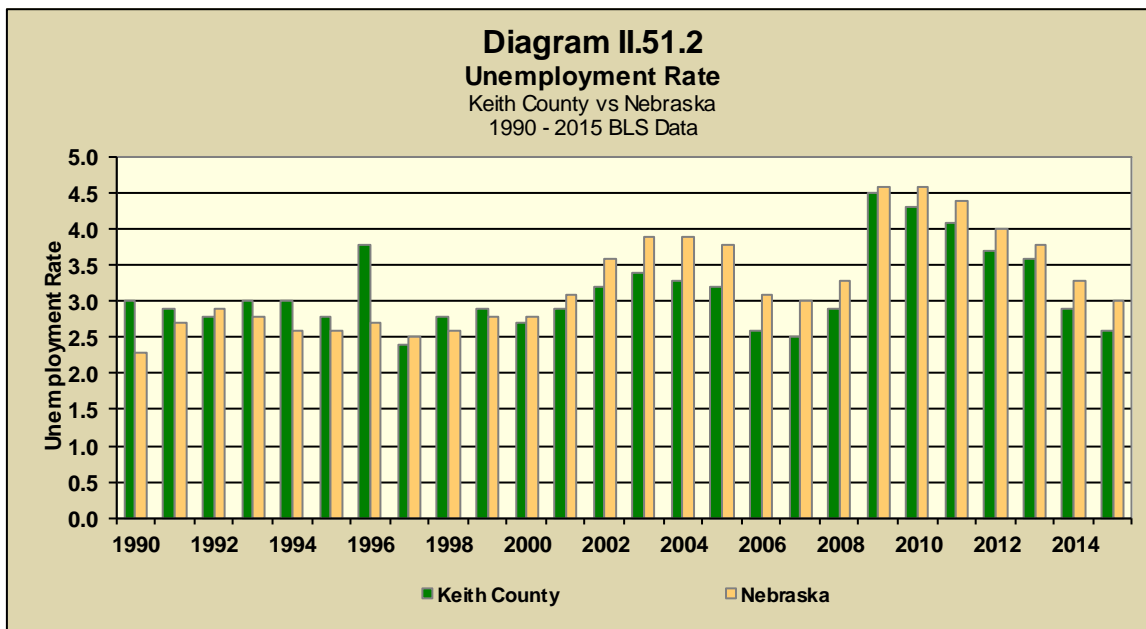
<b>Table II.51.4</b>	
<b>Income Tax Returns</b>	
Keith County	
1991–2015 DOR Data	
Year	Returns
1991	3,879
1992	3,848
1993	3,872
1994	3,948
1995	3,863
1996	3,912
1997	3,900
1998	4,020
1999	4,080
2000	4,099
2001	4,060
2002	4,036
2003	3,925
2004	3,884
2005	3,530
2006	3,839
2007	3,766
2008	3,833
2009	3,801
2010	3,747
2011	3,800
2012	3,828
2013	3,811
2014	3,791
2015	3,840

<b>Table II.51.5</b>				
<b>School-Age Children</b>				
Keith County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,004	281	651	1,936
1993	985	311	655	1,951
1994	990	295	621	1,906
1995	956	304	682	1,942
1996	983	317	732	2,032
1997	968	301	773	2,042
1998	906	295	743	1,944
1999	896	317	769	1,982
2000	867	329	780	1,976
2001	817	313	746	1,876
2002	811	281	711	1,803
2003	788	241	618	1,647
2004	688	230	607	1,525
2005	723	278	575	1,576
2006	660	218	644	1,522
2007	710	186	599	1,495
2008	668	238	587	1,493
2009	599	216	526	1,341
2010	657	201	553	1,411
2011	630	205	509	1,344
2012	645	212	514	1,371
2013	624	167	475	1,266
2014	612	187	468	1,267
2015	646	189	441	1,276
2016	640	184	441	1,265

## ECONOMICS

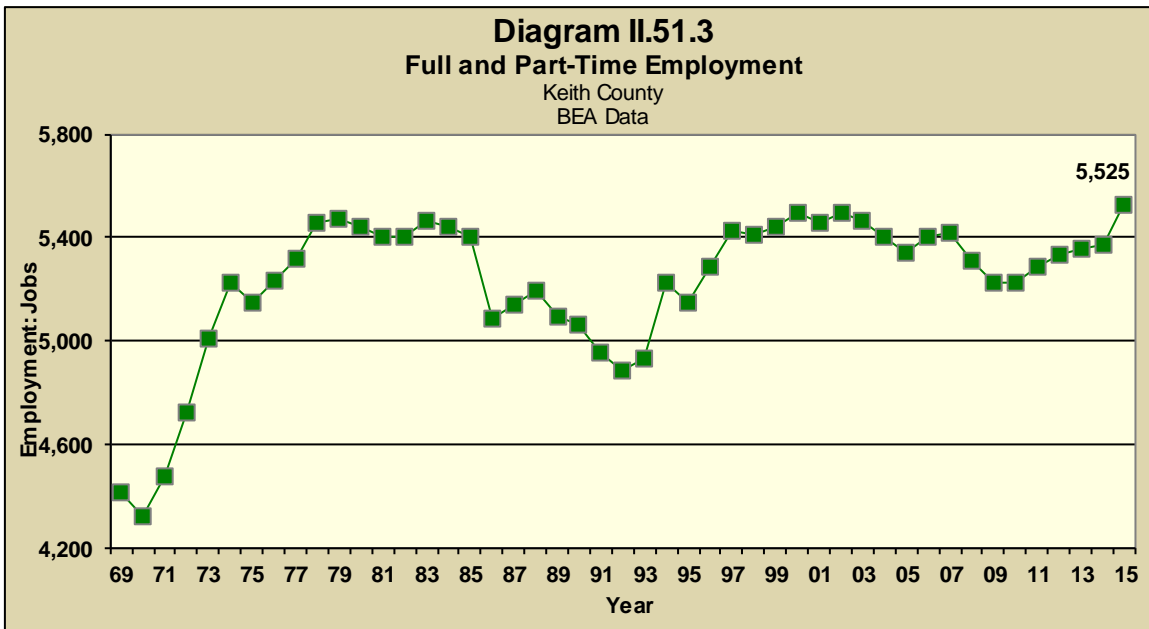
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Keith County, defined as the number of people working or actively seeking work, increased from 4,674 in 2014 to 4,739 in 2015. The total number of people employed changed from 4,540 in 2014 to 4,614 in 2015. The unemployment rate for the county was 2.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.51.2, below.

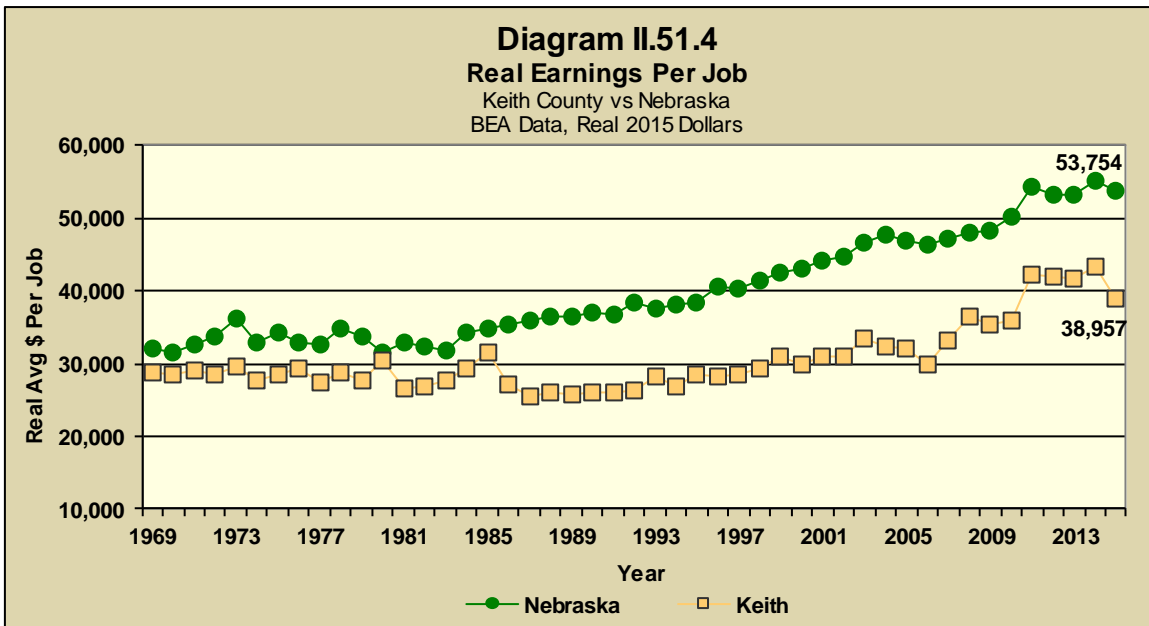


### Employment and Personal Income

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 5,525 jobs in Keith County, an increase of 151 jobs since 2014. Diagram II.51.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.51.4, below, real average earnings per job in the county was \$38,957 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 \$347,461,000, a decline of 5.5 percent between 2014 and 2015. Table II.51.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.51.6**  
**Total BEA Employment and Real Personal Income**  
 Keith 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	126,667	7,040	-1,238	27,921	12,720	159,031	18,786	4,411	28,716
1970	123,136	6,677	-838	29,436	13,740	158,797	18,645	4,324	28,477
1971	130,234	7,088	-697	30,141	14,777	167,367	19,449	4,472	29,122
1972	134,368	7,879	-409	32,832	15,442	174,354	20,755	4,721	28,462
1973	148,777	10,119	-75	36,385	18,272	193,239	22,673	5,010	29,696
1974	144,292	10,758	367	37,986	19,565	191,453	22,043	5,224	27,621
1975	146,721	10,567	1,208	42,264	21,267	200,892	22,677	5,144	28,523
1976	152,983	11,533	3,563	42,012	22,715	209,739	23,292	5,231	29,245
1977	145,367	11,550	6,667	44,038	22,694	207,215	23,103	5,316	27,345
1978	156,996	12,293	8,361	45,700	23,651	222,415	23,841	5,455	28,780
1979	151,753	12,774	7,844	47,608	24,075	218,507	23,452	5,469	27,748
1980	165,005	12,308	7,213	54,145	25,329	239,384	25,576	5,440	30,332
1981	144,086	12,696	4,934	60,618	26,118	223,061	23,926	5,399	26,688
1982	144,704	12,953	3,696	69,901	26,987	232,334	24,946	5,405	26,772
1983	151,375	12,949	3,344	66,526	28,568	236,864	25,773	5,464	27,704
1984	160,127	13,406	3,637	69,397	29,107	248,863	26,881	5,437	29,451
1985	169,546	13,401	3,943	67,461	29,894	257,444	28,376	5,401	31,392
1986	138,531	13,233	4,558	63,988	30,371	224,215	25,170	5,084	27,248
1987	131,473	13,234	4,753	58,950	30,017	211,958	24,133	5,138	25,588
1988	134,744	14,003	4,590	57,017	29,647	211,997	24,289	5,194	25,942
1989	131,599	14,139	4,792	60,245	30,810	213,307	24,743	5,093	25,839
1990	131,859	14,136	4,695	56,237	32,549	211,204	24,622	5,059	26,064
1991	128,422	13,992	4,680	56,256	33,840	209,207	24,772	4,955	25,918
1992	128,591	14,173	5,030	57,770	35,973	213,191	25,352	4,881	26,345
1993	139,638	14,640	5,161	57,044	36,960	224,163	26,585	4,932	28,313
1994	139,952	15,861	5,260	60,029	37,898	227,277	26,489	5,224	26,790
1995	146,376	15,555	5,344	61,365	40,097	237,627	27,179	5,150	28,423
1996	148,784	15,797	5,863	61,483	41,935	242,269	27,917	5,284	28,157
1997	154,375	16,520	5,934	62,838	42,762	249,387	28,534	5,425	28,456
1998	158,944	16,966	6,745	66,535	47,421	262,679	29,803	5,408	29,391
1999	168,798	17,924	6,690	59,814	47,473	264,852	29,583	5,440	31,029
2000	163,876	18,126	6,728	64,313	49,482	266,273	30,124	5,496	29,817
2001	168,209	18,014	7,743	62,010	53,291	273,239	31,167	5,453	30,847
2002	169,998	18,742	8,855	58,161	53,223	271,495	31,003	5,496	30,931
2003	182,750	18,412	9,521	55,581	55,431	284,870	33,458	5,467	33,428
2004	174,185	18,171	10,319	57,982	56,997	281,312	33,316	5,400	32,256
2005	171,060	18,412	10,924	48,983	58,586	271,141	32,210	5,337	32,052
2006	161,415	19,506	11,930	50,557	60,407	264,803	31,595	5,403	29,875
2007	180,289	19,623	13,028	57,111	61,561	292,367	34,711	5,414	33,300
2008	193,748	19,403	14,025	60,994	65,638	315,004	37,998	5,311	36,481
2009	184,120	19,328	16,714	56,678	70,192	308,376	37,064	5,224	35,245
2010	187,360	19,664	17,549	53,339	71,193	309,777	37,041	5,228	35,838
2011	222,608	17,614	17,911	55,952	70,777	349,634	42,519	5,287	42,105
2012	223,244	17,709	20,801	71,400	70,266	368,001	44,801	5,336	41,837
2013	223,842	19,936	21,338	63,248	70,358	358,850	44,187	5,356	41,793
2014	232,370	20,537	21,095	62,498	72,447	367,874	45,366	5,374	43,240
2015	215,240	21,808	17,356	63,722	72,951	347,461	43,093	5,525	38,957

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 9.6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 2.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 53.0 percent over the 2010 to 2015 period. Table II.51.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.51.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Keith 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>30</sup>
1991	1,367	525	714	533	455	196	24	39	0	3,879
1992	1,376	427	696	560	454	238	47	39	0	3,848
1993	1,313	439	743	535	467	268	47	48	0	3,872
1994	1,375	435	710	515	509	279	66	48	0	3,948
1995	1,374	350	701	516	472	306	74	54	0	3,863
1996	1,341	359	697	504	486	358	92	65	10	3,912
1997	1,291	331	687	479	522	390	106	75	19	3,900
1998	1,303	342	716	471	542	428	111	91	16	4,020
1999	1,332	314	678	479	529	474	149	113	12	4,080
2000	1,307	312	690	485	530	489	149	122	15	4,099
2001	1,281	285	676	475	545	497	162	123	16	4,060
2002	1,253	314	672	468	538	489	174	116	12	4,036
2003	1,131	367	617	485	520	488	169	133	15	3,925
2004	1,067	367	604	464	514	510	191	151	16	3,884
2005	936	293	510	418	470	491	228	165	19	3,530
2006	913	361	607	451	506	563	238	177	23	3,839
2007	873	349	548	421	506	538	278	223	30	3,766
2008	883	327	575	432	494	567	265	254	36	3,833
2009	899	352	562	432	500	525	254	239	38	3,801
2010	815	356	569	422	474	527	297	261	26	3,747
2011	831	332	598	413	465	522	317	288	34	3,800
2012	787	332	571	397	490	537	312	342	60	3,828
2013	774	322	589	390	472	528	338	351	47	3,811
2014	689	332	565	396	493	551	337	376	52	3,791
2015	737	310	589	425	450	534	356	395	44	3,840

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 994 in 2010 to 872 in 2015, with the poverty rate reaching 10.9 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.51.8, at right, presents poverty data for the county.

<b>Table II.51.8</b>		
<b>Persons in Poverty</b>		
Keith County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,026	11.5
1999	959	10.8
2000	928	10.7
2001	929	10.7
2002	913	10.8
2003	877	10.5
2004	834	10.0
2005	852	10.4
2006	974	12
2007	917	11.6
2008	882	11.5
2009	875	11.5
2010	994	12.0
2011	1,097	13.3
2012	1,071	13.1
2013	1,121	13.9
2014	964	12.0
2015	872	10.9

<sup>30</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 Keith County increased by 51 between 1980 and 2014, at an annual rate of change of 0.5 percent, as reported by the Census Bureau and as presented in Table II.51.9, at right.<sup>31</sup> This compared to an average annual rate of change of 1.03 percent statewide. Keith County added 12 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 1.1 percent in Keith County between 2010 and 2015, from 5,424 to 5,367. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.51.10.

Year	Nebraska	Keith County
1980	37,727	303
1981	37,582	302
1982	37,500	304
1983	41,889	360
1984	43,151	358
1985	43,115	358
1986	42,538	347
1987	42,691	342
1988	43,134	338
1989	43,302	333
1990	43,749	344
1991	44,405	339
1992	45,269	335
1993	46,059	341
1994	46,640	350
1995	47,128	351
1996	47,607	355
1997	48,588	362
1998	48,655	375
1999	48,968	377
2000	49,623	373
2001	49,710	366
2002	50,259	368
2003	50,394	373
2004	50,928	358
2005	51,440	355
2006	51,906	358
2007	52,517	358
2008	52,152	343
2009	51,633	341
2010	51,886	341
2011	51,553	354
2012	52,294	359
2013	52,585	342
2014	52,991	354

Subject	Nebraska	% Growth Since Census	Keith County	% Growth Since Census
2000 Census	722,668	-	5,178	-
2010 Census	796,793	10.3%	5,424	4.8%
July 2011 Estimate	801,129	0.5%	5,403	-0.4%
July 2012 Estimate	804,659	1.0%	5,397	-0.5%
July 2013 Estimate	809,171	1.5%	5,385	-0.7%
July 2014 Estimate	814,970	2.3%	5,377	-0.9%
July 2015 Estimate	820,913	3.0%	5,367	-1.1%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Keith County. As shown in Table II.51.11 on the following page, 27.4 percent of housing units, or 1,476, were vacant in 2015. Of the 3,905 housing units that were occupied in 2015, 66.6 percent, or 2,599, were owner-occupied and the remaining 33.4 percent were renter-occupied.

<sup>31</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.51.11</b>				
<b>Housing Units by Tenure</b>				
Keith 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	3,753	69.2%	3,905	72.6%
Owner-Occupied	2,731	72.8%	2,599	66.6%
Renter-Occupied	1,022	27.2%	1,306	33.4%
Vacant Housing Units	1,671	30.8%	1,476	27.4%
<b>Total Housing Units</b>	<b>5,424</b>	<b>100.0%</b>	<b>5,381</b>	<b>100.0%</b>

As shown in Table II.51.12, below, there were 3,812 single family dwellings in 2015, which accounted for 70.8 percent of all housing units. Apartment units accounted for 2.6 percent of housing units, with 141 units. Mobile homes also accounted for an additional 20.4 percent of housing with 1,097 units.

<b>Table II.51.12</b>				
<b>Housing Units by Type</b>				
Keith County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>32</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	3,862	71%	3,812	70.8%
Duplex	128	2%	151	2.8%
Tri- or Four-Plex	162	3%	180	3.3%
Apartment	192	4%	141	2.6%
Mobile Home	1,099	20%	1,097	20.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>5,443</b>	<b>100.0%</b>	<b>5,381</b>	<b>100.0%</b>

Table II.51.13, below, shows the disposition of vacant housing units in Keith County. The 2015 five-year ACS shows 3.8 percent of vacant units were for rent, 2.4 percent were for sale, and .9 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 228 "other vacant" units, or 13.6 percent; this compared to 9.3 percent "other vacant" units in 2015.

<b>Table II.51.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Keith 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	160	9.6%	56	3.8%
For Sale	97	5.8%	35	2.4%
Rented or Sold, Not Occupied	22	1.3%	14	.9%
For Seasonal, Recreational, or Occasional Use	1,162	69.5%	1,234	83.6%
For Migrant Workers	2	0.1%	0	.0%
Other Vacant	228	13.6%	137	9.3%
<b>Total</b>	<b>1,671</b>	<b>100.0%</b>	<b>1,476</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>33</sup> In most years for which data are presented, single-

<sup>32</sup> Data unavailable in 2010 Census

<sup>33</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.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Keith County increased from 10 in 2014 to 15 in 2015 and the average value of construction was \$185,269 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 10 in 2014 to 15 in 2015. These changes in residential permit activity in the county compared to a decline in population of 812 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.51.14.

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	35	.	.	.	35	103.30	.	.	.
1981	21	6	3	.	30	89.30	57.70	52.80	.
1982	47	.	.	.	47	83.70	.	.	.
1983	52	.	.	19	71	91.80	.	.	43.10
1984	29	.	3	8	40	71.70	.	56.10	14.60
1985	21	.	.	.	21	72.80	.	.	.
1986	18	.	.	.	18	66.20	.	.	.
1987	27	.	.	.	27	82.40	.	.	.
1988	15	.	12	.	27	94.30	.	31.00	.
1989	12	.	.	.	12	104.10	.	.	.
1990	23	.	.	.	23	92.80	.	.	.
1991	4	.	.	.	4	90.60	.	.	.
1992	18	.	.	.	18	84.30	.	.	.
1993	17	.	.	.	17	89.20	.	.	.
1994	24	.	.	.	24	122.90	.	.	.
1995	14	.	.	.	14	142.10	.	.	.
1996	17	.	.	.	17	49.30	.	.	.
1997	34	2	.	.	36	139.70	37.10	.	.
1998	26	.	.	28	54	146.80	.	.	52.60
1999	34	.	.	.	34	148.10	.	.	.
2000	116	.	.	24	140	43.10	.	.	55.90
2001	69	.	.	.	69	98.00	.	.	.
2002	26	18	.	.	44	122.0	110.9	.	.
2003	30	4	4	10	48	142.6	151.9	71.2	126.8
2004	16	4	.	.	20	193.1	103.6	.	.
2005	16	2	.	.	18	188.5	250.6	.	.
2006	15	18	.	.	33	211.3	133.9	.	.
2007	12	2	.	.	14	190.9	236.2	.	.
2008	6	.	.	.	6	190.4	.	.	.
2009	6	.	.	.	6	220.9	.	.	.
2010	6	.	.	.	6	219.4	.	.	.
2011	13	.	.	.	13	201.8	.	.	.
2012	6	.	.	.	6	259.0	.	.	.
2013	13	.	.	.	13	196.5	.	.	.
2014	10	.	.	.	10	188.6	.	.	.
2015	15	.	.	.	15	185.3	.	.	.

## 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 2,375 property transactions in Keith County. Of these, 2,201 were for single-family homes during this 18-year period, as shown in Table II.51.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	172	18	0	2	0	192
2000	169	33	0	0	0	202
2001	134	7	0	0	2	143
2002	129	10	0	0	0	139
2003	122	12	0	1	0	135
2004	121	8	0	0	0	129
2005	140	3	0	0	0	143
2006	155	0	0	0	0	155
2007	100	0	0	0	0	100
2008	116	0	0	0	1	117
2009	104	0	0	0	0	104
2010	112	0	0	0	0	112
2011	126	2	1	0	0	129
2012	22	0	0	0	0	22
2013	81	13	2	0	0	96
2014	128	18	0	0	0	146
2015	150	22	1	0	0	173
2016	120	18	0	0	0	138
<b>Total</b>	<b>2,201</b>	<b>164</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2,375</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 500 single-family home property transactions for units built before 1930, 12.8 percent of units were of low quality and 52.0 percent were of fair quality. Conversely, of the 83 homes built from 2001 through 2010, 1.2 percent of units were of low quality and 9.6 percent of fair quality. Table II.51.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	64	62	6	22	6	4	1	0	0	165
Fair	260	364	82	141	40	19	8	1	1	916
Average	162	271	119	220	74	65	24	2	1	938
Good	13	19	5	16	10	42	43	0	0	148
Very Good	0	5	2	5	4	7	7	0	0	30
Excellent	0	0	0	2	0	0	0	0	0	2
Missing	1	0	0	1	0	0	0	0	0	2
<b>Total</b>	<b>500</b>	<b>721</b>	<b>214</b>	<b>407</b>	<b>134</b>	<b>137</b>	<b>83</b>	<b>3</b>	<b>2</b>	<b>2,201</b>

In regard to the current condition of residential dwellings, of the same 500 single-family homes built before 1930, 29.0 percent of the homes were worn out or badly worn, and 57.6 percent

were in average condition. Table II.51.17 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	42	46	1	3	7	1	1	0	0	101
Badly Worn	103	124	29	58	13	6	0	0	0	333
Average	288	435	147	282	98	111	79	3	1	1,444
Good	62	102	35	55	15	15	3	0	1	288
Very Good	4	8	2	7	0	3	0	0	0	24
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	1	6	0	2	1	0	0	0	0	10
<b>Total</b>	<b>500</b>	<b>721</b>	<b>214</b>	<b>407</b>	<b>134</b>	<b>137</b>	<b>83</b>	<b>3</b>	<b>2</b>	<b>2,201</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$80,353 to \$115,856, a total increase of 44.2 percent, as shown in Table II.51.18, 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 Keith County ranged from \$52,165 for homes built before 1930 to \$176,441 for homes built from 2001 to 2010, and \$213,333 for the newest homes built between 2011 and 2016.<sup>34</sup> Homes built from 2011 through 2016 were also larger, averaging 1,823 square feet per unit. Table II.51.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	67,637
2000	74,107
2001	78,146
2002	80,064
2003	84,864
2004	82,604
2005	85,454
2006	84,742
2007	89,478
2008	80,617
2009	86,476
2010	80,353
2011	92,195
2012	91,936
2013	87,882
2014	99,659
2015	104,268
2016	115,856
<b>Average</b>	<b>86,213</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>35</sup> (\$)
Before 1930	52,165	1,125	46.4
1931-1960	65,633	1,127	58.2
1961-1970	86,319	1,224	70.5
1971-1980	96,139	1,286	74.8
1981-1990	106,767	1,371	77.9
1991-2000	159,752	1,724	92.7
2001-2010	176,441	1,638	107.7
2011-2016	213,333	1,823	117
<b>Average</b>	<b>84,558</b>	<b>1,245</b>	<b>68</b>

<sup>34</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>35</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.51.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Keith County. The number of completed surveys remained unchanged from 14 in 2015 to 14 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.2 percentage points and was at 5.03 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	63	.0	6.9
2003	3	60	.0	16.8
2004	5	132	.0	98.7
2005	18	188	7.5	36.0
2006	10	113	10.6	28.0
2007	8	143	3.5	56.6
2008	12	127	6.3	27.3
2009	15	177	5.1	42.1
2010	14	108	12.0	40.8
2011	13	167	4.8	23.6
2012	19	239	2.9	61.3
2013	16	279	3.2	30.0
2014	17	406	1.7	25.5
2015	14	267	1.9	30
2016	14	179	5.0	18.7

Table II.51.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 37 single family units in Keith County, with 2 of them available. This translates into a vacancy rate of 5.4 percent in Keith County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 121 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 5.8 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 3.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	37	2	5.4%	6.8%
Apartments	121	7	5.8%	3.7%
Mobile Homes	0	0	%	1.5%
“Other” Units	0	0	.0%	.
Don't Know	21	0	.0%	1.4%
<b>Total</b>	<b>179</b>	<b>9</b>	<b>5.03%</b>	<b>3.0%</b>

Table II.51.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 27 units. The most common apartment units were two bedroom units, with 43 units. Details for additional unit types are reported on the following page.

<b>Table II.51.22</b> <b>Rental Units by Number of Bedrooms</b> Keith 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	1	34	0	0	·	35
Two	4	43	0	0	·	47
Three	27	1	0	0	·	28
Four	5	0	0	0	·	5
Don’t Know	0	43	0	0	21	64
<b>Total</b>	<b>37</b>	<b>121</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>179</b>

Table II.51.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.7 percent.

<b>Table II.51.23</b> <b>Single Family Units by Number of Bedrooms</b> Keith County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	4	0	.0%
Three	27	1	3.7%
Four	5	1	20.0%
Don’t know	0	0	%
<b>Total</b>	<b>37</b>	<b>2</b>	<b>5.4%</b>

Table II.51.24, 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 11.6 percent.

<b>Table II.51.24</b> <b>Apartment Units by Number of Bedrooms</b> Keith County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	34	2	5.9%
Two	43	5	11.6%
Three	1	0	.0%
Four	0	0	%
Don’t know	43	0	.0%
<b>Total</b>	<b>121</b>	<b>7</b>	<b>5.8%</b>

Average market-rate rents by unit type are shown in Table II.51.25, 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.51.25</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Keith County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$175	\$297	\$	\$	\$256
Two	\$650	\$440	\$	\$	\$500
Three	\$662	\$475	\$	\$	\$600
Four	\$750	\$	\$	\$	\$750
Don't know	\$600	\$	\$	\$	
<b>Total</b>	<b>\$603</b>	<b>\$402</b>	<b>\$</b>	<b>\$</b>	<b>\$508</b>

Table II.51.26, below, shows vacancy rates for single family units by average rental rates for Keith 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 4.5 percent.

<b>Table II.51.26</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Keith County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	1	50%
\$500 to \$750	22	1	4.5%
\$750 to \$1,000	10	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	3	0	.0%
<b>Total</b>	<b>37</b>	<b>2</b>	<b>5.4%</b>



The average rent and availability of apartment units is displayed in Table II.51.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 9.2 percent.

<b>Table II.51.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Keith County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	76	7	9.2%
\$500 to \$750	2	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	43	0	.0%
<b>Total</b>	<b>121</b>	<b>7</b>	<b>5.8%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.51.28 below, 5 respondents, or 50.0 percent, included some sort of utility in the rent.

<b>Table II.51.28</b> <b>Are there any utilities included with the rent?</b> Keith County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	5
<b>% Offering Utilities</b>	<b>50.0%</b>

The type of utility included in the rent is shown in Table II.51.29, below. There were 0 respondents who included electricity, 0 respondents who included natural gas, 5 respondents who included water and sewer and 2 respondents included trash collection in the rent.

<b>Table II.51.29</b> <b>Which utilities are included with the rent?</b> Keith County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	5
Trash Collection	2

Table II.51.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 40 number of persons on the wait list.

<b>Table II.51.30</b> <b>Do you keep a waiting list?</b> Keith County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	6
<b>Waitlist Size</b>	<b>40</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.51.31 below, most respondents indicated there was high to extreme need for the renovation of existing single-family units and high to extreme need for the renovation of existing apartment units.

<b>Table II.51.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Keith 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	3	3	3	
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.51.32 below, 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.

<b>Table II.51.32</b> <b>How would you rate the need for construction of new units in the city?</b> Keith County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	1	1	1	
Moderate Need	0	0		
High Need	2	2	2	
Extreme Need	4	4	4	

