

Keya Paha County

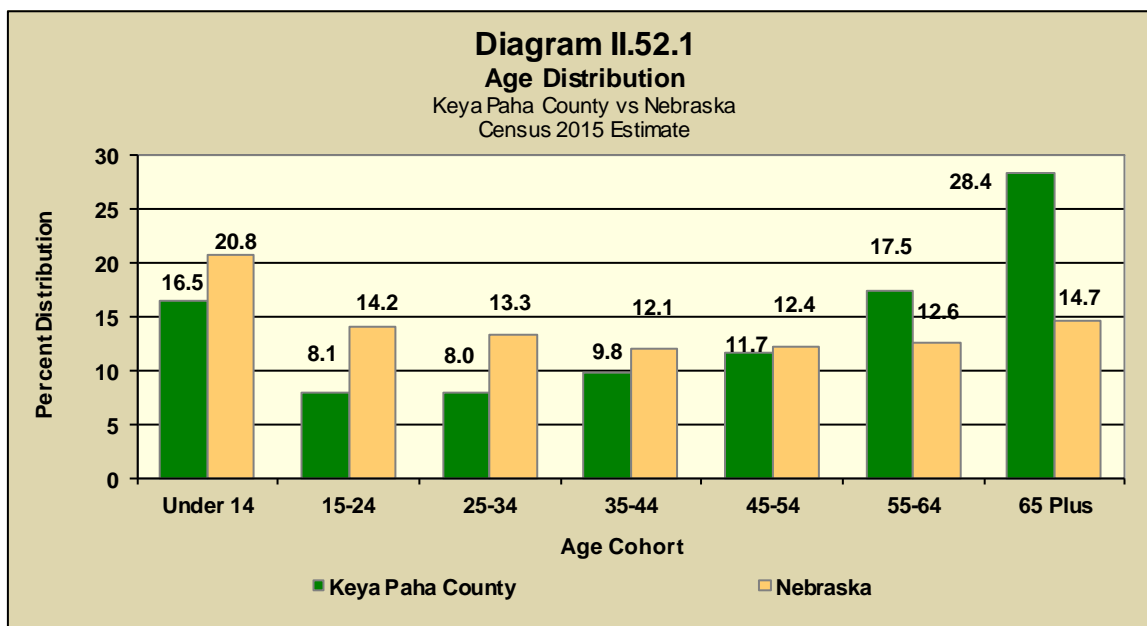
Summary

- Between 2010 and 2015, the county’s population decreased by 2.4 percent or by 20 persons.
- Between 2010 and 2015, the Hispanic population increased by 50.0 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 31.
- In 2015, average earnings in the county was \$54,824 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.7 percent to 2.2 percent.
- In fiscal year 2016, the average price of an existing home was \$24,000.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Keya Paha County’s population decreased by 2.4 percent, or from 824 people to 804 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 59 in 2010 to 65 in 2015, an increase of 10.2 percent. The number of people from 25 to 34 years of age decreased by 7.2 percent, and those aged between 35 and 44 increased by 8.2 percent. As shown in Diagram II.52.1, people younger than 25 represented 24.6 percent of the population in 2015, while individuals aged 55 and older represented 45.9 percent of the population in Keya Paha 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 3.1 percent, while the black population showed no change. The Hispanic population of any race changed from 4 to 6 or by 50.0 percent. Table II.52.1, below, presents the details of these population variations.

Table II.52.1						
Population Characteristics						
State of Nebraska vs. Keya Paha County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Keya Paha County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	824	804	-2.4%
Age						
Under 14 years	383,542	394,263	2.8%	134	133	-0.7%
15 to 24 years	258,206	268,848	4.1%	59	65	10.2%
25 to 34 years	245,176	252,533	3.0%	69	64	-7.2%
35 to 44 years	220,838	228,643	3.5%	73	79	8.2%
45 to 54 years	258,726	234,477	-9.4%	143	94	-34.3%
55 to 64 years	213,176	238,715	12.0%	135	141	4.4%
65 & over	246,677	278,711	13.0%	211	228	4.4%
Race						
White	1,649,264	1,689,616	2.4%	817	792	-3.1%
Black	85,971	93,900	9.2%	0	0	.%
American Indian or Alaskan Native	23,418	26,492	13.1%	1	4	300.0%
Asian	33,322	44,479	33.5%	1	1	0.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	5	7	40.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	4	6	50.0%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.52.2, at right, from April 2000 to July 2009, Keya Paha County’s natural increase was estimated to be 25 people. Keya Paha County experienced net out-migration from 2000-2009, with 206 persons having left the county during that period.³⁶ The 2015 population estimates showed a natural increase of 2 persons and a net out-migration of 22 persons since the 2010 Census. In total, Keya Paha County’s population decreased to 804 persons.

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 Keya Paha County changed from -6 persons in 2014 to 2 persons in 2015, with an additional net movement of -2 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.52.3.

Table II.52.2	
Population Change	
Keya Paha County	
1980–2010 Census and Intercensal Data	
1980 Population	1,301
Natural Increase 80–90	56
Net Migration 80–90	-328
1990 Population	1,029
Natural Increase 90–00	31
Net Migration 90–00	-77
2000 Population	983
Natural Increase 00–09	25
Net Migration 00–09	-206
2009 Population Estimate	802
2010 Population	824
Natural Increase 10–15	2
Net Migration 10–15	-22
2015 Population Estimate	804

³⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.52.3			
Driver's Licenses Exchanged and Surrendered			
Keya Paha County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	15	19	-4
Calendar 2002	12	9	3
Calendar 2003	16	15	1
Calendar 2004	4	9	-5
Calendar 2005	8	11	-3
Calendar 2006	10	11	-1
Calendar 2007	8	18	-10
Calendar 2008	10	16	-6
Calendar 2009	4	6	-2
Calendar 2010	15	13	2
Calendar 2011	14	12	2
Calendar 2012	12	6	6
Calendar 2013	11	5	6
Calendar 2014	9	15	-6
Calendar 2015	9	7	2
First Half of 2016	4	6	-2

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 remained the same 365 in 2014 to 365 in 2015, as shown in Table II.52.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Keya Paha County decreased by 1.6 percent from 122 in 2015 to 120 in 2016, as shown below in Table II.52.5. The number of school-age children 5 to 11 years of age decreased from 65 in 2015 to 59 in 2016.

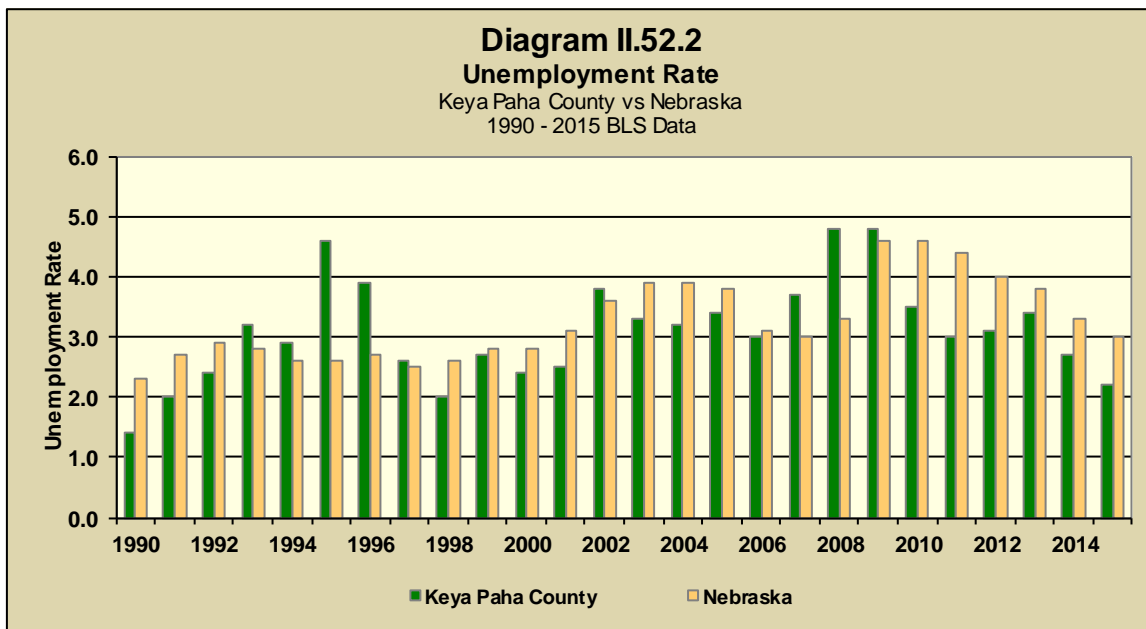
Table II.52.4	
Income Tax Returns	
Keya Paha County	
1991–2015 DOR Data	
Year	Returns
1991	460
1992	449
1993	453
1994	452
1995	426
1996	418
1997	417
1998	410
1999	412
2000	407
2001	390
2002	393
2003	380
2004	375
2005	358
2006	389
2007	376
2008	366
2009	347
2010	337
2011	343
2012	360
2013	363
2014	365
2015	365

Table II.52.5				
School-Age Children				
Keya Paha County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	90	29	81	200
1993	88	26	70	184
1994	91	40	74	205
1995	86	40	79	205
1996	87	31	83	201
1997	98	22	91	211
1998	108	25	89	222
1999	102	24	76	202
2000	84	27	66	177
2001	91	29	68	188
2002	84	28	63	175
2003	84	21	59	164
2004	84	21	56	161
2005	67	33	62	162
2006	63	33	52	148
2007	55	21	62	138
2008	53	24	53	130
2009	57	20	59	136
2010	51	21	58	130
2011	58	13	66	137
2012	54	10	50	114
2013	60	15	51	126
2014	61	19	41	121
2015	65	19	38	122
2016	59	20	41	120

ECONOMICS

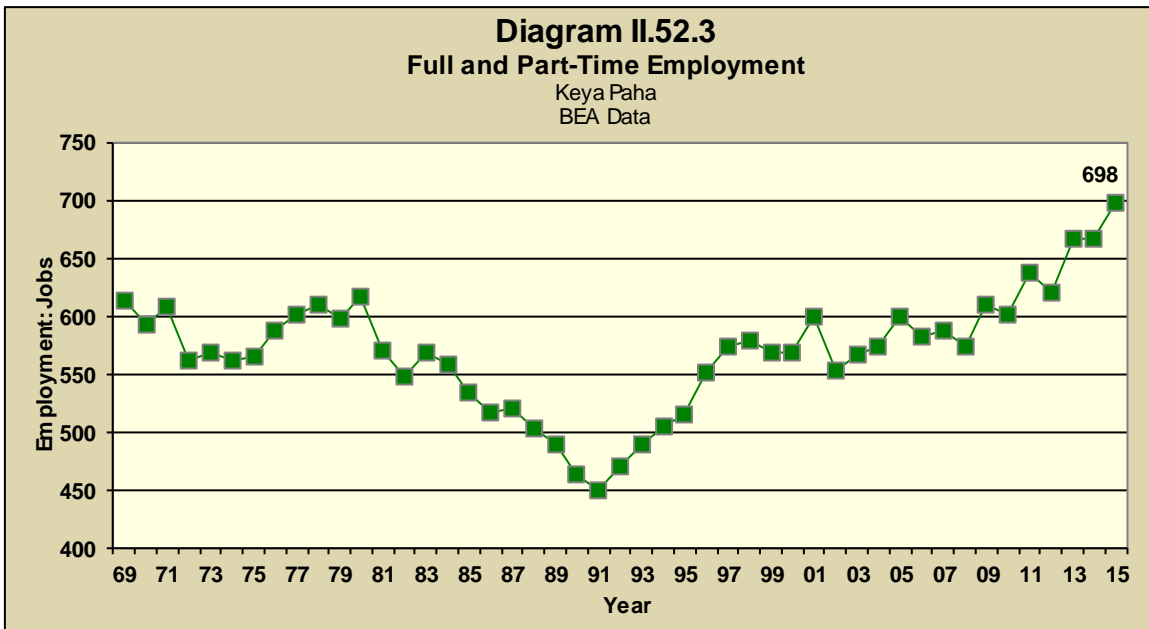
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Keya Paha County, defined as the number of people working or actively seeking work, increased from 620 in 2014 to 629 in 2015. The total number of people employed changed from 603 in 2014 to 615 in 2015. The unemployment rate for the county was 2.2 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.52.2, below.

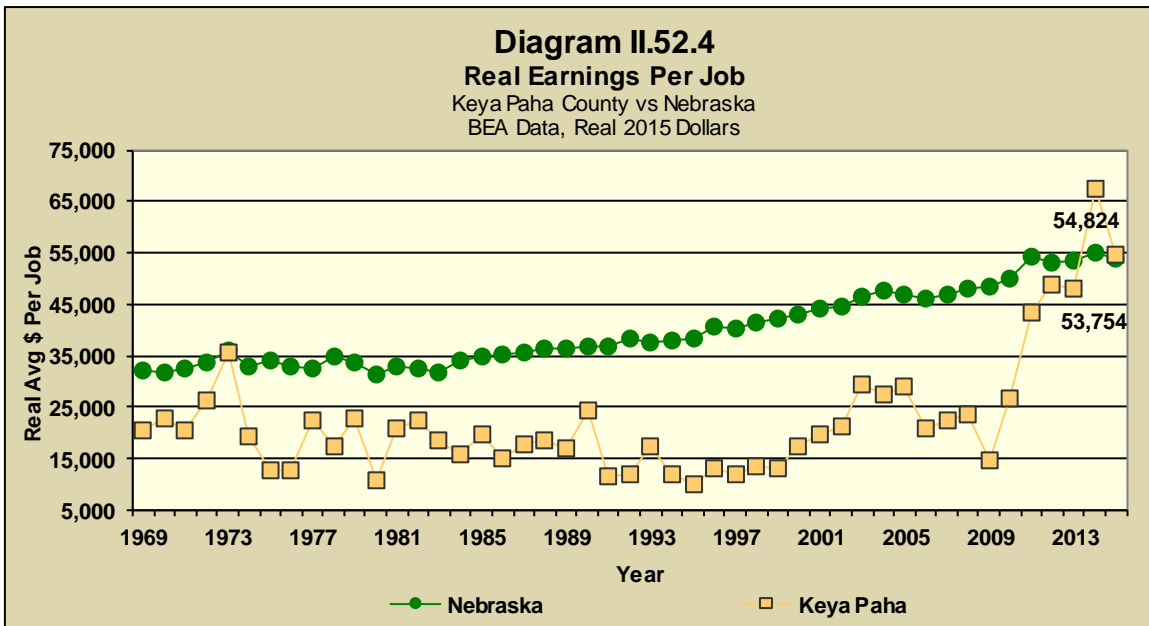


Employment and Personal Income

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 698 jobs in Keya Paha County, an increase of 31 jobs since 2014. Diagram II.52.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.52.4, below, real average earnings per job in the county was \$54,824 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 \$56,144,000, a decline of 9.5 percent between 2014 and 2015. Table II.52.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.52.6
Total BEA Employment and Real Personal Income

Keya Paha 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	12,660	380	-41	4,088	1,522	17,848	13,202	614	20,618
1970	13,480	371	-10	4,278	1,604	18,982	14,270	592	22,770
1971	12,512	394	-32	4,365	1,770	18,220	13,516	609	20,545
1972	14,814	387	-9	4,900	1,762	21,081	15,873	561	26,406
1973	20,139	492	8	5,731	1,946	27,332	20,126	568	35,456
1974	10,880	501	65	5,637	1,996	18,077	13,262	562	19,359
1975	7,231	504	60	5,453	2,170	14,410	10,542	565	12,799
1976	7,542	564	83	5,677	2,482	15,219	11,118	588	12,826
1977	13,521	547	87	6,148	2,346	21,557	15,633	602	22,461
1978	10,637	525	105	6,107	2,554	18,878	14,216	610	17,439
1979	13,758	561	116	5,959	2,497	21,769	16,719	598	23,007
1980	6,755	608	94	5,884	2,516	14,641	11,306	616	10,966
1981	11,841	491	158	5,882	2,828	20,218	15,920	571	20,737
1982	12,340	490	187	6,273	2,944	21,255	17,423	548	22,518
1983	10,631	463	156	6,709	3,004	20,037	16,574	569	18,684
1984	8,791	507	152	7,773	3,222	19,432	16,006	559	15,726
1985	10,572	514	132	7,452	3,287	20,929	17,857	534	19,798
1986	7,807	536	118	7,408	3,344	18,141	15,775	516	15,129
1987	9,194	570	104	7,326	3,376	19,431	17,505	520	17,681
1988	9,344	630	108	6,108	3,259	18,188	17,077	503	18,576
1989	8,399	639	109	6,846	3,068	17,783	16,823	489	17,176
1990	11,376	600	136	6,612	3,301	20,825	20,317	464	24,517
1991	5,263	601	282	6,357	3,401	14,702	14,428	449	11,721
1992	5,705	607	443	6,186	3,641	15,369	15,715	471	12,113
1993	8,532	643	571	5,675	3,614	17,750	17,821	490	17,413
1994	6,003	643	745	5,414	3,727	15,246	14,947	505	11,887
1995	5,147	603	902	6,045	3,849	15,339	14,864	515	9,994
1996	7,189	598	1,033	6,380	4,179	18,183	17,268	552	13,023
1997	6,907	605	1,204	6,496	4,331	18,334	17,957	573	12,054
1998	7,774	639	1,392	7,085	4,841	20,453	20,072	578	13,450
1999	7,483	706	1,533	6,911	4,283	19,503	19,621	569	13,151
2000	9,985	788	1,681	7,397	4,718	22,993	23,438	568	17,579
2001	11,841	823	1,946	7,832	4,954	25,750	26,657	599	19,768
2002	11,727	833	1,861	7,296	5,065	25,116	26,244	553	21,206
2003	16,604	825	1,957	7,962	5,099	30,796	31,946	567	29,284
2004	15,729	828	1,878	7,076	5,120	28,975	30,759	574	27,402
2005	17,324	821	1,772	6,267	5,740	30,282	33,498	599	28,921
2006	12,077	999	1,862	5,397	6,147	24,484	27,449	582	20,751
2007	13,066	1,052	1,932	6,675	5,746	26,366	30,765	587	22,258
2008	13,556	1,070	1,916	7,629	6,386	28,418	33,992	573	23,659
2009	8,908	1,097	1,910	8,169	7,667	25,557	31,167	610	14,603
2010	16,028	1,046	1,929	5,563	7,708	30,182	36,762	601	26,669
2011	27,727	998	1,959	7,487	7,267	43,443	52,787	637	43,527
2012	30,331	983	2,012	8,235	7,387	46,983	58,949	620	48,921
2013	32,168	1,069	1,963	8,311	7,723	49,095	61,755	667	48,227
2014	45,093	1,217	2,042	9,312	6,835	62,065	77,195	667	67,606
2015	38,267	1,283	2,116	9,556	7,488	56,144	69,831	698	54,824

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 35.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 increased by 1.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 76.9 percent over the 2010 to 2015 period. Table II.52.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total ³⁷
1991	217	62	91	37	28	0	0	0	0	460
1992	216	42	85	51	16	0	0	0	0	449
1993	214	45	84	58	13	0	0	0	0	453
1994	235	44	87	50	0	0	0	0	0	452
1995	229	37	85	35	0	0	0	0	0	426
1996	231	28	70	45	11	0	0	0	0	418
1997	219	41	57	53	21	0	0	0	0	417
1998	189	47	54	60	26	11	0	0	0	410
1999	194	35	67	60	31	0	0	0	0	412
2000	162	30	64	61	43	0	0	0	0	407
2001	157	26	61	58	48	0	0	0	0	390
2002	162	27	71	60	30	0	0	0	0	393
2003	149	28	65	48	46	10	0	0	0	380
2004	145	25	58	50	49	11	0	0	0	375
2005	137	22	60	39	50					358
2006	136	34	60	56	53					389
2007	134	36	46	47	43			12		376
2008	122	34	53	42	39	42	0	0	0	366
2009	120	27	57	37	28	35	0	11	0	347
2010	96	22	63	48	40			13		337
2011	87	29	39	63	46			16		343
2012	94	31	43	46	38	34	0	26	0	360
2013	87	41	47	45	55	23		20		363
2014	65	30	48	57	42	25		39		365
2015	62	30	56	46	59	47		23		365

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 186 in 2010 to 121 in 2015, with the poverty rate reaching 15.1 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.52.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	198	20.6
1999	185	18.6
2000	168	17.4
2001	164	17.2
2002	148	15.3
2003	125	13.2
2004	119	13.1
2005	169	18.7
2006	195	21.9
2007	140	16.5
2008	187	22.4
2009	187	23.3
2010	186	22.6
2011	176	21.7
2012	150	18.7
2013	153	19.4
2014	166	20.5
2015	121	15.1

³⁷ 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 Keya Paha County increased by 6 between 1980 and 2014, at an annual rate of change of 0.9 percent, as reported by the Census Bureau and as presented in Table II.52.9, at right.³⁸ This compared to an average annual rate of change of 1.03 percent statewide. Keya Paha County added 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 1.1 percent in Keya Paha County between 2010 and 2015, from 549 to 543. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.52.10.

Year	Nebraska	Keya Paha County
1980	37,727	17
1981	37,582	16
1982	37,500	19
1983	41,889	21
1984	43,151	20
1985	43,115	18
1986	42,538	16
1987	42,691	18
1988	43,134	20
1989	43,302	21
1990	43,749	23
1991	44,405	26
1992	45,269	23
1993	46,059	21
1994	46,640	17
1995	47,128	19
1996	47,607	19
1997	48,588	21
1998	48,655	22
1999	48,968	19
2000	49,623	16
2001	49,710	20
2002	50,259	20
2003	50,394	22
2004	50,928	20
2005	51,440	18
2006	51,906	20
2007	52,517	21
2008	52,152	23
2009	51,633	22
2010	51,886	22
2011	51,553	26
2012	52,294	22
2013	52,585	21
2014	52,991	23

Subject	Nebraska	% Growth Since Census	Keya Paha County	% Growth Since Census
2000 Census	722,668	-	548	-
2010 Census	796,793	10.3%	549	0.2%
July 2011 Estimate	801,129	0.5%	548	-0.2%
July 2012 Estimate	804,659	1.0%	547	-0.4%
July 2013 Estimate	809,171	1.5%	546	-0.5%
July 2014 Estimate	814,970	2.3%	544	-0.9%
July 2015 Estimate	820,913	3.0%	543	-1.1%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Keya Paha County. As shown in Table II.52.11 on the following page, 29.7 percent of housing units, or 145, were vacant in 2015. Of the 343 housing units that were occupied in 2015, 70.8 percent, or 243, were owner-occupied and the remaining 29.2 percent were renter-occupied.

³⁸ Totals may not add due to rounding-off of county totals.

Table II.52.11				
Housing Units by Tenure				
Keya Paha 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	381	69.4%	343	70.3%
Owner-Occupied	297	78.0%	243	70.8%
Renter-Occupied	84	22.0%	100	29.2%
Vacant Housing Units	168	30.6%	145	29.7%
Total Housing Units	549	100.0%	488	100.0%

As shown in Table II.52.12, below, there were 442 single family dwellings in 2015, which accounted for 90.6 percent of all housing units. Apartment units accounted for 1.8 percent of housing units, with 9 units. Mobile homes also accounted for an additional 7.2 percent of housing with 35 units.

Table II.52.12				
Housing Units by Type				
Keya Paha County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS³⁹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	498	91%	442	90.6%
Duplex	3	1%	2	.4%
Tri- or Four-Plex	6	1%	0	.0%
Apartment	9	2%	9	1.8%
Mobile Home	34	6%	35	7.2%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	550	100.0%	488	100.0%

Table II.52.13, below, shows the disposition of vacant housing units in Keya Paha County. The 2015 five-year ACS shows 13.1 percent of vacant units were for rent, 11.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 69 “other vacant” units, or 41.1 percent; this compared to 29.0 percent “other vacant” units in 2015.

Table II.52.13				
Disposition of Vacant Housing Units				
Keya Paha County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	22	13.1%	19	13.1%
For Sale	3	1.8%	16	11.0%
Rented or Sold, Not Occupied	10	6.0%	0	.0%
For Seasonal, Recreational, or Occasional Use	64	38.1%	68	46.9%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	69	41.1%	42	29.0%
Total	168	100.0%	145	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁴⁰ In most years for which data are presented, single-

³⁹ Data unavailable in 2010 Census

⁴⁰ 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. No building permits have been granted since the 2010 issuance of 2 for single-family units. Additional details of permit activity and per unit valuations are presented in Table II.52.14.

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
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003	11	.	.	.	11	148.3	.	.	.
2004	6	.	.	.	6	159.6	.	.	.
2005	2	.	.	.	2	35.8	.	.	.
2006	3	.	.	.	3	188.7	.	.	.
2007	1	.	.	.	1	168.0	.	.	.
2008
2009	2	.	.	.	2	98.8	.	.	.
2010	2	.	.	.	2	97.6	.	.	.
2011
2012
2013
2014
2015

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 87 property transactions in Keya Paha County. Of these, 78 were for single-family homes during this 18-year period, as shown in Table II.52.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	4	0	1	0	0	5
2000	0	1	0	0	0	1
2001	9	0	0	0	0	9
2002	8	1	0	0	2	11
2003	10	2	0	0	0	12
2004	2	0	0	0	0	2
2005	4	0	0	0	0	4
2006	9	1	0	0	0	10
2007	0	0	0	0	0	0
2008	2	0	0	0	0	2
2009	1	0	0	0	0	1
2010	2	1	0	0	0	3
2011	5	0	0	0	0	5
2012	5	0	0	0	0	5
2013	3	0	0	0	0	3
2014	7	0	0	0	0	7
2015	5	0	0	0	0	5
2016	2	0	0	0	0	2
Total	78	6	1	0	2	87

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 51 single-family home property transactions for units built before 1930, 21.6 percent of units were of low quality and 66.7 percent were of fair quality. Conversely, of the 1 home built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.52.16 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	11	2	2	2	0	0	0	0	0	17
Fair	34	5	4	4	0	0	0	0	0	47
Average	6	1	1	3	0	1	0	0	0	12
Good	0	0	0	0	0	1	1	0	0	2
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	51	8	7	9	0	2	1	0	0	78

In regard to the current condition of residential dwellings, of the same 51 single-family homes built before 1930, 33.3 percent of the homes were worn out or badly worn, and 60.8 percent

were in average condition. Table II.52.17 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	9	1	0	0	0	0	0	0	0	10
Badly Worn	8	2	1	0	0	0	0	0	0	11
Average	31	5	4	8	0	0	0	0	0	48
Good	3	0	2	1	0	2	1	0	0	9
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	51	8	7	9	0	2	1	0	0	78

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$51,500 to \$24,000, a total decrease of 53.4 percent, as shown in Table II.52.18, 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 Keya Paha County ranged from \$15,136 for homes built before 1930 to \$212,000 for homes built from 2001 to 2010.⁴¹ Homes built from 2001 through 2010 were also larger, averaging 1,448 square feet per unit. Table II.52.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	8,238
2000	0
2001	20,222
2002	17,500
2003	17,360
2004	27,000
2005	34,500
2006	59,139
2007	0
2008	29,000
2009	20,000
2010	51,500
2011	22,200
2012	42,950
2013	28,833
2014	40,143
2015	21,800
2016	24,000
Average	29,283

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁴² (\$)
Before 1930	15,136	1,146	13.2
1931-1960	20,372	1,444	14.1
1961-1970	36,071	1,241	29.1
1971-1980	35,071	1,315	26.7
1981-1990	42,000	1,152	36.5
1991-2000	142,611	1,340	106.4
2001-2010	212,000	1,448	146.4
2011-2016	.	.	.
Average	29,003	1,224	24

⁴¹ 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.

⁴² 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.52.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Keya Paha County. There have been no completed surveys since 2008.

Table II.52.20 Survey of Rental Properties Keya Paha County 2002–2008 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	8	12.5	360.0
2003	1	5	.0	.0
2004	1	1	.0	273.0
2005	1	3	.0	30.0
2006	2	11	54.6	105.0
2007	1	3	.0	90.0
2008	2	7	14.3	60.0

