

Nance County

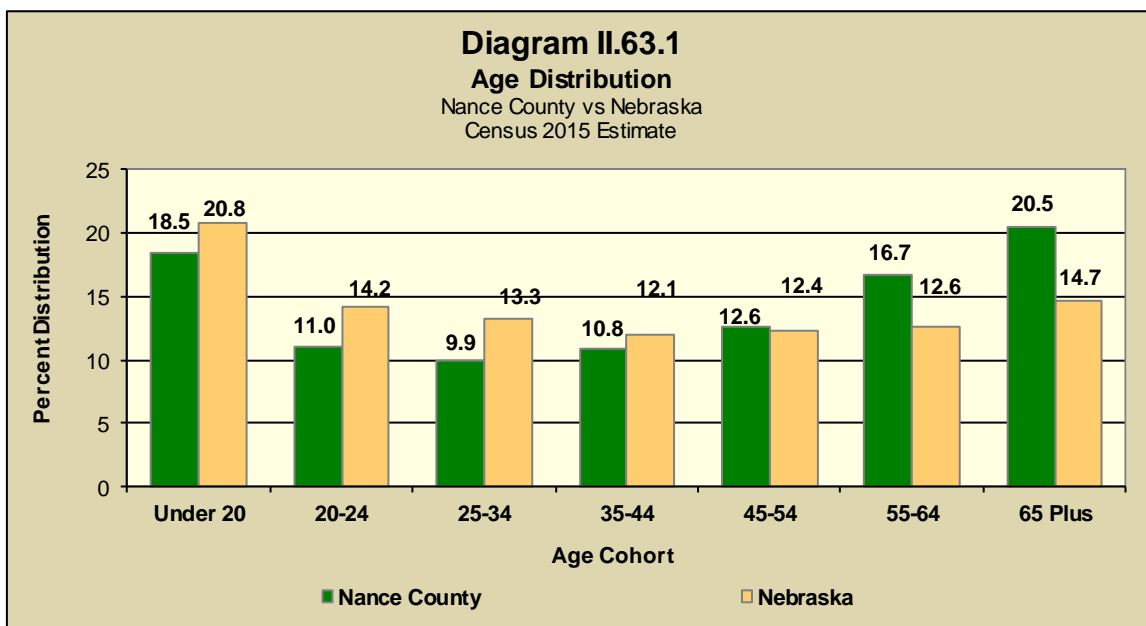
Summary

- Between 2010 and 2015, the county’s population decreased by 3.7 percent or by 140 persons.
- Between 2010 and 2015, the Hispanic population increased by 43.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 41.
- In 2015, average earnings in the county was \$38,579 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.7 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 13 units.
- In 2015, the average real value of new single-family construction was \$414,071.
- In fiscal year 2016, the average price of an existing home was \$83,569.
- In a November 2016 rental survey, the average vacancy rate was 2.94 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Nance County’s population decreased by 3.7 percent, or from 3,735 people to 3,595 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 381 in 2010 to 397 in 2015, an increase of 4.2 percent. The number of people from 25 to 34 years of age decreased by 8.0 percent, and those aged between 35 and 44 increased by 5.4 percent. As shown in Diagram II.63.1, people younger than 25 represented 29.5 percent of the population in 2015, while individuals aged 55 and older represented 37.2 percent of the population in Nance 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 4.3 percent, while the black population increased by 62.5 percent. The Hispanic population of any race changed from 65 to 93 or by 43.1 percent. Table II.63.1, below, presents the details of these population variations.

Subject	Nebraska			Nance County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	3,735	3,595	-3.7%
Age						
Under 14 years	383,542	394,263	2.8%	731	664	-9.2%
15 to 24 years	258,206	268,848	4.1%	381	397	4.2%
25 to 34 years	245,176	252,533	3.0%	387	356	-8.0%
35 to 44 years	220,838	228,643	3.5%	369	389	5.4%
45 to 54 years	258,726	234,477	-9.4%	598	452	-24.4%
55 to 64 years	213,176	238,715	12.0%	557	600	7.7%
65 & over	246,677	278,711	13.0%	712	737	7.7%
Race						
White	1,649,264	1,689,616	2.4%	3,685	3,527	-4.3%
Black	85,971	93,900	9.2%	8	13	62.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	14	18	28.6%
Asian	33,322	44,479	33.5%	2	4	100.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	26	33	26.9%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	65	93	43.1%

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.63.2, at right, from April 2000 to July 2009, Nance County’s natural decrease was estimated to be 121 people. Nance County experienced net out-migration from 2000–2009, with 457 persons having left the county during that period.¹¹¹ The 2015 population estimates showed a natural decrease of 25 persons and a net out-migration of 115 persons since the 2010 Census. In total, Nance County’s population decreased to 3,595 persons.

1980 Population	4,740
Natural Increase 80–90	28
Net Migration 80–90	-493
1990 Population	4,275
Natural Increase 90–00	-55
Net Migration 90–00	-182
2000 Population	4,038
Natural Increase 00–09	-121
Net Migration 00–09	-457
2009 Population Estimate	3,460
2010 Population	3,735
Natural Increase 10–15	-25
Net Migration 10–15	-115
2015 Population Estimate	3,595

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 Nance County decreased from 26 persons in 2014 to -12 persons in 2015, with an additional net movement of 1 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.63.3.

¹¹¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.63.3			
Driver's Licenses Exchanged and Surrendered			
Nance County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	20	43	-23
Calendar 2002	29	24	5
Calendar 2003	29	19	10
Calendar 2004	24	22	2
Calendar 2005	31	27	4
Calendar 2006	35	26	9
Calendar 2007	36	26	10
Calendar 2008	31	26	5
Calendar 2009	35	26	9
Calendar 2010	52	24	28
Calendar 2011	35	11	24
Calendar 2012	26	22	4
Calendar 2013	19	19	0
Calendar 2014	40	14	26
Calendar 2015	16	28	-12
First Half of 2016	9	8	1

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 1,580 in 2014 to 1,580 in 2015, as shown in Table II.63.4, at right.

Table II.63.4	
Income Tax Returns	
Nance County	
1991–2015 DOR Data	
Year	Returns
1991	1,763
1992	1,728
1993	1,737
1994	1,747
1995	1,739
1996	1,777
1997	1,804
1998	1,764
1999	1,714
2000	1,702
2001	1,656
2002	1,647
2003	1,607
2004	1,596
2005	1,526
2006	1,614
2007	1,642
2008	1,634
2009	1,630
2010	1,589
2011	1,623
2012	1,574
2013	1,567
2014	1,580
2015	1,580

School-Age Children

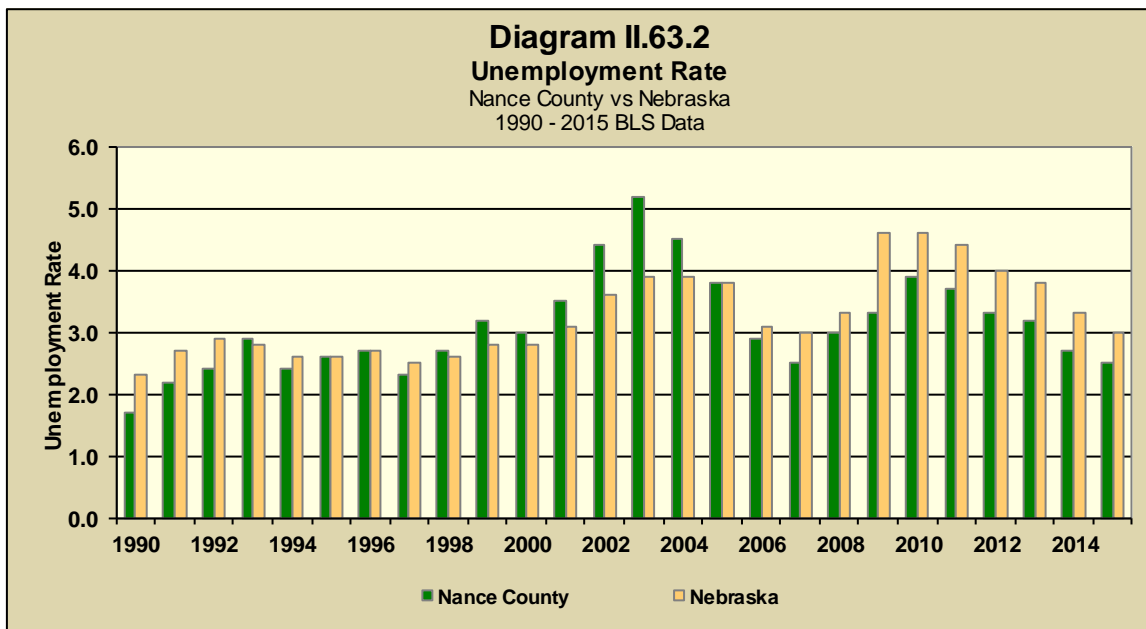
According to the Nebraska Department of Education (DOE), the total number of school-age children in Nance County decreased by 3.5 percent from 654 in 2015 to 631 in 2016, as shown below in Table II.63.5. The number of school-age children 5 to 11 years of age decreased from 337 in 2015 to 325 in 2016.

Table II.63.5				
School-Age Children				
Nance County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	508	164	319	991
1993	522	162	361	1,045
1994	532	156	368	1,056
1995	500	132	362	994
1996	486	143	386	1,015
1997	491	167	379	1,037
1998	450	163	361	974
1999	446	144	353	943
2000	444	139	356	939
2001	421	145	357	923
2002	375	125	356	856
2003	476	170	383	1,029
2004	453	173	377	1,003
2005	328	115	307	750
2006	320	105	312	737
2007	343	110	303	756
2008	335	101	280	716
2009	351	87	266	704
2010	333	99	260	692
2011	329	112	244	685
2012	331	94	254	679
2013	318	82	229	629
2014	322	100	220	642
2015	337	89	228	654
2016	325	85	221	631

ECONOMICS

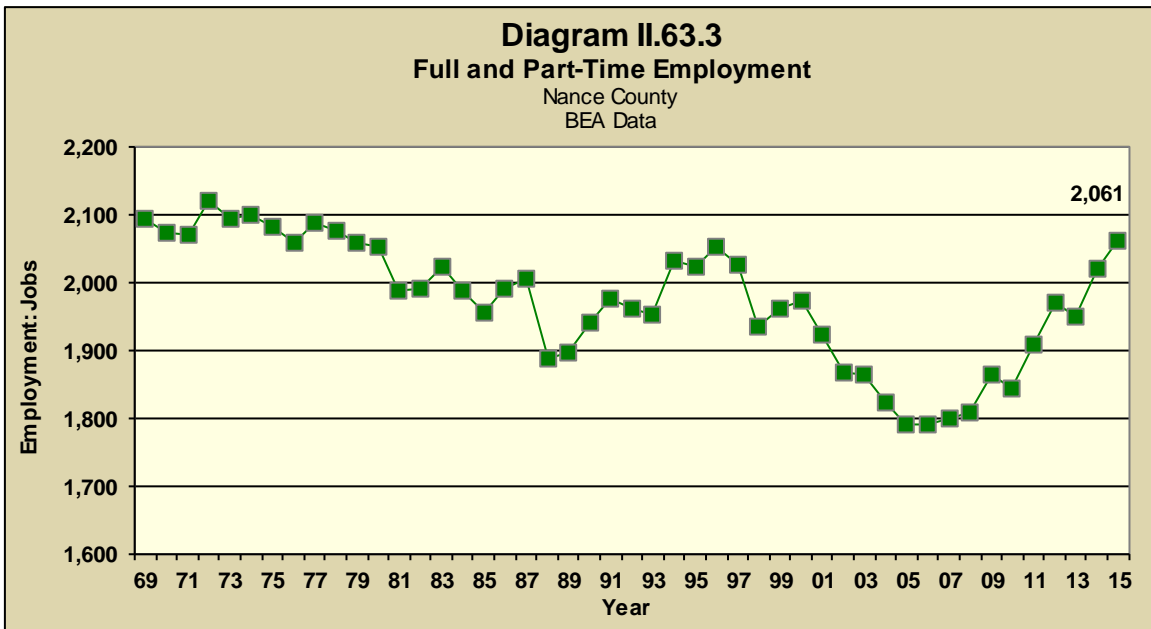
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Nance County, defined as the number of people working or actively seeking work, increased from 2,074 in 2014 to 2,078 in 2015. The total number of people employed changed from 2,018 in 2014 to 2,027 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.63.2, below.

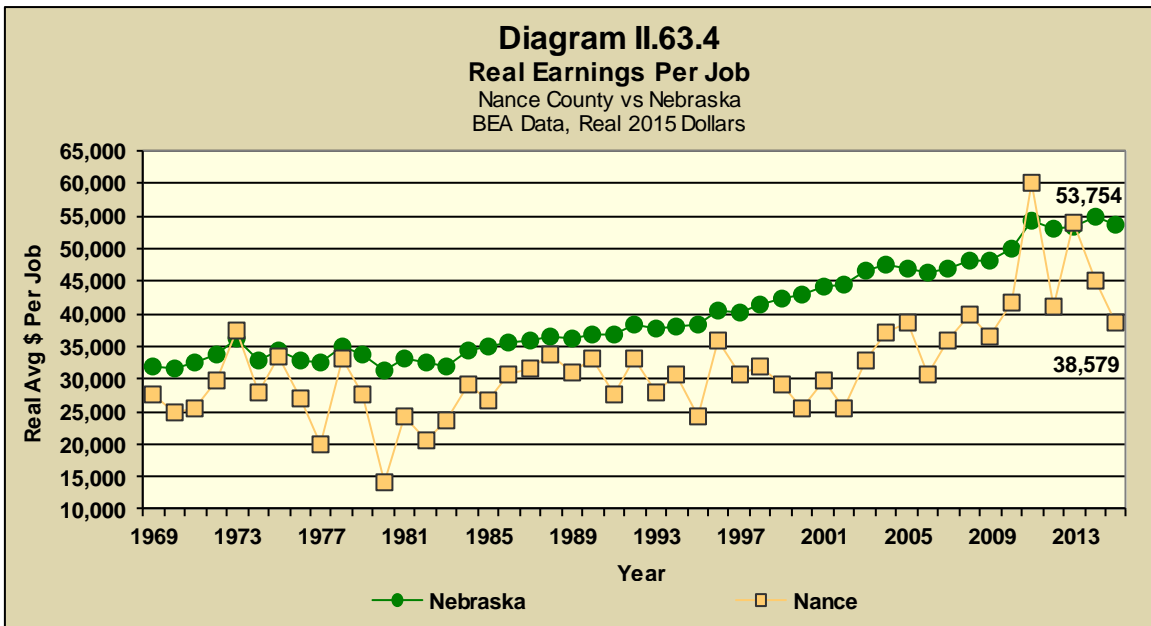


Employment and Personal Income

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 2,061 jobs in Nance County, an increase of 41 jobs since 2014. Diagram II.63.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.63.4, below, real average earnings per job in the county was \$38,579 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 \$154,430,000, a decline of 6.6 percent between 2014 and 2015. Table II.63.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.63.6
Total BEA Employment and Real Personal Income

Nance 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	57,825	2,465	3,530	13,349	9,048	81,288	15,688	2,095	27,602
1970	51,651	2,481	3,604	14,183	9,293	76,250	14,935	2,072	24,928
1971	52,846	2,572	3,856	14,364	9,931	78,425	15,630	2,071	25,517
1972	63,154	2,808	4,654	15,649	9,923	90,572	18,431	2,119	29,804
1973	78,338	3,276	5,610	17,321	10,874	108,867	22,039	2,095	37,393
1974	58,840	3,419	6,291	17,710	10,995	90,416	18,467	2,099	28,032
1975	69,383	3,276	6,416	18,911	12,023	103,456	21,204	2,081	33,341
1976	55,443	3,202	7,489	18,524	11,878	90,132	19,068	2,059	26,927
1977	41,829	3,087	8,504	19,457	12,159	78,863	16,674	2,088	20,033
1978	68,566	3,255	9,152	20,747	12,620	107,829	23,021	2,076	33,028
1979	56,528	3,422	10,387	21,966	13,205	98,665	20,828	2,057	27,481
1980	28,797	3,297	10,559	24,493	13,881	74,433	15,724	2,051	14,040
1981	48,472	3,416	10,212	26,897	14,956	97,121	20,659	1,989	24,370
1982	40,801	3,481	9,592	30,636	15,565	93,113	20,081	1,991	20,493
1983	47,991	3,465	9,385	30,329	15,816	100,056	21,644	2,023	23,723
1984	57,646	3,574	9,661	31,244	16,073	111,051	24,237	1,988	28,997
1985	51,932	3,736	8,729	29,779	16,739	103,444	22,885	1,956	26,550
1986	61,371	3,885	8,320	28,155	16,559	110,519	25,170	1,992	30,809
1987	63,444	3,990	8,745	26,875	16,004	111,078	25,612	2,005	31,643
1988	63,708	4,187	8,904	25,751	16,098	110,275	25,456	1,886	33,780
1989	58,767	4,176	9,047	26,837	16,574	107,048	24,820	1,897	30,979
1990	64,386	4,218	9,207	27,566	17,049	113,990	26,764	1,940	33,189
1991	54,621	4,399	9,526	25,323	17,051	102,123	23,950	1,975	27,656
1992	64,844	4,374	10,656	24,677	18,274	114,077	26,905	1,962	33,050
1993	54,695	4,339	11,919	22,998	19,616	104,889	24,867	1,952	28,020
1994	62,034	4,371	13,332	23,132	19,883	114,010	26,757	2,031	30,544
1995	49,280	4,391	13,818	24,177	21,257	104,142	24,784	2,023	24,360
1996	73,512	4,331	14,765	23,936	22,307	130,189	30,953	2,053	35,807
1997	62,403	4,306	15,749	24,177	21,982	120,006	28,676	2,027	30,786
1998	61,810	4,373	16,625	25,971	24,312	124,345	30,589	1,934	31,960
1999	57,005	4,394	17,432	25,826	26,254	122,124	30,259	1,961	29,069
2000	50,002	4,474	18,244	26,784	27,378	117,933	29,091	1,972	25,356
2001	57,414	4,461	18,578	26,066	27,623	125,220	31,003	1,922	29,872
2002	47,470	4,707	19,679	24,899	27,177	114,518	29,007	1,868	25,412
2003	61,104	4,665	19,997	24,411	28,795	129,642	33,743	1,864	32,781
2004	67,447	4,640	20,303	21,237	30,036	134,382	35,485	1,823	36,998
2005	69,101	4,744	20,657	18,533	29,974	133,520	34,853	1,789	38,626
2006	54,837	5,442	23,328	17,641	30,215	120,579	31,673	1,790	30,635
2007	64,419	5,659	24,985	22,525	28,338	134,608	35,742	1,800	35,788
2008	72,167	5,801	26,815	23,727	30,671	147,579	39,407	1,807	39,938
2009	68,193	6,085	26,599	21,451	30,112	140,269	37,616	1,863	36,604
2010	76,934	6,238	26,715	20,246	31,208	148,865	39,878	1,844	41,721
2011	114,316	6,125	26,667	22,253	30,912	188,023	50,327	1,907	59,945
2012	81,214	6,305	27,952	23,700	30,372	156,933	42,322	1,971	41,204
2013	105,400	6,742	27,521	23,155	29,381	178,714	49,642	1,950	54,051
2014	90,815	7,172	28,022	23,264	30,398	165,328	46,506	2,020	44,958
2015	79,512	7,169	27,920	23,779	30,388	154,430	42,957	2,061	38,579

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 15.3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 1.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 82.4 percent over the 2010 to 2015 period. Table II.63.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.63.7 Income Tax Returns by Adjusted Gross Income Nance 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 ¹¹²
1991	663	197	374	251	188	50	0	0	0	1,763
1992	634	200	375	245	192	51	0	0	0	1,728
1993	647	182	362	247	199	61	0	0	0	1,737
1994	695	184	334	242	191	77	0	0	0	1,747
1995	678	149	359	229	191	101	0	17	0	1,739
1996	655	160	344	241	220	107	0	23	0	1,777
1997	653	136	384	226	218	133	0	17	0	1,804
1998	602	154	347	244	231	133	10	25	0	1,764
1999	552	124	330	245	235	164	11	28	0	1,714
2000	548	132	309	245	232	179	22	20	0	1,702
2001	532	104	279	235	245	196	17	24	0	1,656
2002	557	120	269	231	226	183	16	20	0	1,647
2003	532	126	256	208	237	172	41	22	0	1,607
2004	496	127	257	203	240	181	34	36	0	1,596
2005	454	113	225	191	252	193		31		1,526
2006	395	138	258	220	261	208		43		1,614
2007	388	143	243	195	254	257		48		1,642
2008	389	121	222	200	260	250	108	65	0	1,634
2009	399	123	245	196	233	242	114	66	12	1,630
2010	354	118	218	185	226	264		85		1,589
2011	329	131	229	191	236	253	144			1,623
2012	286	126	211	194	236	237	155	119	10	1,574
2013	282	118	196	202	238	231	129	127		1,567
2014	294	108	192	177	245	264	131	138		1,580
2015	300	111	219	149	239	245	162	145	10	1,580

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 457 in 2010 to 459 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.63.8, at right, presents poverty data for the county.

Table II.63.8 Persons in Poverty Nance County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	577	14.5
1999	541	13.5
2000	496	12.6
2001	493	12.9
2002	478	12.9
2003	428	11.6
2004	382	10.5
2005	485	13.7
2006	515	14.2
2007	421	12.1
2008	449	13
2009	423	12.5
2010	457	12.7
2011	515	14.2
2012	453	12.6
2013	441	12.6
2014	403	11.7
2015	459	13.2

¹¹² 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 Nance County decreased by 8 between 1980 and 2014, at an annual rate of change of -0.2 percent, as reported by the Census Bureau and as presented in Table II.63.9, at right.¹¹³ This compared to an average annual rate of change of 1.03 percent statewide. Nance County remained the same 0 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 increased by 2.9 percent in Nance County between 2010 and 2015, from 1,801 to 1,853. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.63.10.

Year	Nebraska	Nance County
1980	37,727	112
1981	37,582	105
1982	37,500	103
1983	41,889	112
1984	43,151	114
1985	43,115	113
1986	42,538	115
1987	42,691	114
1988	43,134	108
1989	43,302	116
1990	43,749	126
1991	44,405	119
1992	45,269	109
1993	46,059	109
1994	46,640	110
1995	47,128	105
1996	47,607	114
1997	48,588	116
1998	48,655	115
1999	48,968	115
2000	49,623	107
2001	49,710	108
2002	50,259	107
2003	50,394	106
2004	50,928	99
2005	51,440	102
2006	51,906	101
2007	52,517	106
2008	52,152	100
2009	51,633	98
2010	51,886	100
2011	51,553	96
2012	52,294	104
2013	52,585	104
2014	52,991	104

Subject	Nebraska	% Growth Since Census	Nance County	% Growth Since Census
2000 Census	722,668	-	1,787	-
2010 Census	796,793	10.3%	1,801	0.8%
July 2011 Estimate	801,129	0.5%	1,806	0.3%
July 2012 Estimate	804,659	1.0%	1,816	0.8%
July 2013 Estimate	809,171	1.5%	1,835	1.9%
July 2014 Estimate	814,970	2.3%	1,840	2.2%
July 2015 Estimate	820,913	3.0%	1,853	2.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Nance County. As shown in Table II.63.11 on the following page, 15.1 percent of housing units, or 276, were vacant in 2015. Of the 1,548 housing units that were occupied in 2015, 75.7 percent, or 1,172, were owner-occupied and the remaining 24.3 percent were renter-occupied.

¹¹³ Totals may not add due to rounding-off of county totals.

Table II.63.11				
Housing Units by Tenure				
Nance 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	1,525	84.7%	1,548	84.9%
Owner-Occupied	1,172	76.9%	1,172	75.7%
Renter-Occupied	353	23.1%	376	24.3%
Vacant Housing Units	276	15.3%	276	15.1%
Total Housing Units	1,801	100.0%	1,824	100.0%

As shown in Table II.63.12, below, there were 1,664 single family dwellings in 2015, which accounted for 91.2 percent of all housing units. Apartment units accounted for 2.4 percent of housing units, with 43 units. Mobile homes also accounted for an additional 2.7 percent of housing with 49 units.

Table II.63.12				
Housing Units by Type				
Nance County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹¹⁴		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,553	87%	1,664	91.2%
Duplex	20	1%	26	1.4%
Tri- or Four-Plex	54	3%	42	2.3%
Apartment	71	4%	43	2.4%
Mobile Home	93	5%	49	2.7%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	1,791	100.0%	1,824	100.0%

Table II.63.13, below, shows the disposition of vacant housing units in Nance County. The 2015 five-year ACS shows 6.5 percent of vacant units were for rent, 5.4 percent were for sale, and 4.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 124 “other vacant” units, or 44.9 percent; this compared to 64.5 percent “other vacant” units in 2015.

Table II.63.13				
Disposition of Vacant Housing Units				
Nance County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	41	14.9%	18	6.5%
For Sale	20	7.2%	15	5.4%
Rented or Sold, Not Occupied	14	5.1%	11	4.0%
For Seasonal, Recreational, or Occasional Use	77	27.9%	54	19.6%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	124	44.9%	178	64.5%
Total	276	100.0%	276	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹¹⁵ In most years for which data are presented, single-

¹¹⁴ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Nance County decreased from 11 in 2014 to 7 in 2015 and the average value of construction was \$414,071 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 20 in 2014 to 7 in 2015. These changes in residential permit activity in the county compared to a decline in population of 443 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.63.14.

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	4	.	.	.	4	103.30	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	3	.	.	.	3	78.10	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	4	.	.	.	4	122.20	.	.	.
1985	2	.	.	.	2	95.90	.	.	.
1986	5	.	.	.	5	90.40	.	.	.
1987	1	.	.	.	1	52.90	.	.	.
1988	1	.	.	.	1	85.00	.	.	.
1989	1	.	.	.	1	76.70	.	.	.
1990	3	.	.	.	3	109.60	.	.	.
1991	13	.	.	.	13	115.20	.	.	.
1992	6	.	.	.	6	77.60	.	.	.
1993	14	.	.	.	14	121.00	.	.	.
1994	17	.	.	.	17	121.00	.	.	.
1995	10	.	.	.	10	91.60	.	.	.
1996	6	.	.	.	6	131.20	.	.	.
1997	10	.	.	.	10	122.60	.	.	.
1998	6	.	.	.	6	166.50	.	.	.
1999	8	.	.	.	8	161.20	.	.	.
2000	2	.	.	.	2	134.00	.	.	.
2001	1	.	.	.	1	131.10	.	.	.
2002	3	.	.	.	3	161.3	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	6	.	.	.	6	154.0	.	.	.
2005	6	.	.	.	6	149.2	.	.	.
2006	7	.	.	.	7	148.7	.	.	.
2007	3	.	.	.	3	178.6	.	.	.
2008	7	.	.	.	7	163.2	.	.	.
2009	8	.	3	.	11	191.2	.	40.2	.
2010	7	.	4	.	11	177.7	.	39.8	.
2011	11	.	4	.	15	171.0	.	39.0	.
2012	13	.	8	.	21	155.4	.	78.2	.
2013	3	.	.	8	11	366.1	.	.	115.5
2014	11	.	.	9	20	179.5	.	.	113.6
2015	7	.	.	.	7	414.1	.	.	.

¹¹⁵ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 837 property transactions in Nance County. Of these, 786 were for single-family homes during this 18-year period, as shown in Table II.63.15.

Table II.63.15						
Residential Property Transactions						
Nance County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	57	4	0	0	0	61
2000	48	5	0	0	0	53
2001	41	2	0	0	0	43
2002	50	4	0	0	0	54
2003	47	2	0	0	0	49
2004	45	3	0	0	0	48
2005	37	0	0	0	1	38
2006	44	3	0	0	3	50
2007	57	1	0	0	3	61
2008	46	0	0	0	0	46
2009	38	3	0	4	0	45
2010	45	0	0	0	0	45
2011	40	0	0	0	0	40
2012	34	2	0	0	0	36
2013	44	2	0	0	0	46
2014	40	3	1	0	1	45
2015	33	2	0	0	0	35
2016	40	2	0	0	0	42
Total	786	38	1	4	8	837

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 519 single-family home property transactions for units built before 1930, .6 percent of units were of low quality and 37.6 percent were of fair quality. Conversely, of the 12 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 16.7 percent of fair quality. Table II.63.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.63.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Nance 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	3	0	1	0	0	0	0	0	0	4
Fair	195	16	5	10	2	2	2	0	0	232
Average	298	63	56	56	7	15	8	0	2	505
Good	21	5	2	2	2	6	2	0	1	41
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	1	0	1	0	0	0	0	4
Total	519	84	65	68	12	23	12	0	3	786

In regard to the current condition of residential dwellings, of the same 519 single-family homes built before 1930, 15.0 percent of the homes were worn out or badly worn, and 83.0 percent

were in average condition. Table II.63.17 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	10	0	1	0	0	0	0	0	0	11
Badly Worn	68	2	2	2	0	0	0	0	0	74
Average	431	79	58	64	11	17	10	0	2	672
Good	9	3	4	2	1	6	2	0	0	27
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	1	2
Total	519	84	65	68	12	23	12	0	3	786

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$67,032 to \$83,569, a total increase of 24.7 percent, as shown in Table II.63.18, 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 Nance County ranged from \$38,773 for homes built before 1930 to \$144,867 for homes built from 2001 to 2010.¹¹⁶ Homes built from 2001 through 2010 were also larger, averaging 1,524 square feet per unit. Table II.63.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	38,596
2000	35,534
2001	54,086
2002	31,517
2003	43,645
2004	38,137
2005	54,984
2006	48,288
2007	55,687
2008	43,574
2009	56,453
2010	67,032
2011	52,160
2012	70,482
2013	65,115
2014	77,538
2015	74,220
2016	83,569
Average	53,698

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹¹⁷ (\$)
Before 1930	38,773	1,320	29.4
1931-1960	60,462	1,263	47.9
1961-1970	68,545	1,200	57.1
1971-1980	72,714	1,331	54.6
1981-1990	93,733	1,634	57.4
1991-2000	115,150	1,649	69.8
2001-2010	144,867	1,524	95.1
2011-2016	.	.	.
Average	52,575	1,326	40

¹¹⁶ 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.

¹¹⁷ 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.63.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Nance County. The number of completed surveys decreased from 6 in 2015 to 2 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by .4 percentage points and was at 2.94 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	3	44	34.1	17.8
2004	2	38	21.1	309.6
2005	3	68	4.4	19.8
2006	4	89	2.3	31.4
2007	2	37	18.9	14.5
2008	4	89	12.4	4.0
2009	3	53	28.3	5.0
2010	2	23	.0	9.0
2011	1	3	.0	
2012	4	37	5.4	2.3
2013	2	5	.0	
2014	4	39	20.5	
2015	6	60	3.3	180
2016	2	34	2.9	5.3

Table II.63.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 0 single family units in Nance County, with 0 of them available. This translates into a vacancy rate of percent in Nance County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 34 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 2.9 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 6.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	0	0	%	.0%
Apartments	34	1	2.9%	6.1%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
Total	34	1	2.94%	6.4%

Table II.63.22, reports units by number of bedrooms. Four bedroom units were the most common type of reported single family unit, with 0 units. The most common apartment units were one bedroom units, with 33 units. Details for additional unit types are reported on the following page.

Table II.63.22 Rental Units by Number of Bedrooms Nance 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	33	0	0	.	33
Two	0	1	0	0	.	1
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
Total	0	34	0	0	0	34

Table II.63.23, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 3.0 percent.

Table II.63.23 Apartment Units by Number of Bedrooms Nance County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	33	1	3.0%
Two	1	0	.0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	34	1	2.9%

Average market-rate rents by unit type are shown in Table II.63.24, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.63.24 Average Market Rate Rents by Number of Bedrooms Nance County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$441	\$	\$	\$441
Two	\$	\$300	\$	\$	\$300
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$	\$441	\$	\$	\$441

The average rent and availability of apartment units is displayed in Table II.63.25, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 3.1 percent.

Table II.63.25 Apartment Market Rate Rents by Vacancy Status Nance County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	2	0	0%
\$500 to \$750	32	1	3%
\$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	34	1	3%

Respondents were asked if utilities are included in the rent and, as shown in Table II.63.26 below, 1 respondent, or 50.0 percent, included some sort of utility in the rent.

Table II.63.26 Are there any utilities included with the rent? Nance County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	1
% Offering Utilities	50.0%

The type of utility included in the rent is shown in Table II.63.27, below. There were 1 respondent who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.63.27 Which utilities are included with the rent? Nance County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	0
Water/Sewer	1
Trash Collection	1

Table II.63.28, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 2 number of persons on the wait list.

Table II.63.28 Do you keep a waiting list? Nance County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	
Waitlist Size	2

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.63.29 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.63.29 How would you rate the need for renovation of existing units in the city? Nance 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	0	0		
High Need	0	0		
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.63.30 below, most respondents indicated there was low need for the construction of new single-family units and low need for the construction of new apartment units.

Table II.63.30 How would you rate the need for construction of new units in the city? Nance 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	0	0		
High Need	0	0		
Extreme Need	0	0		