

Pawnee County

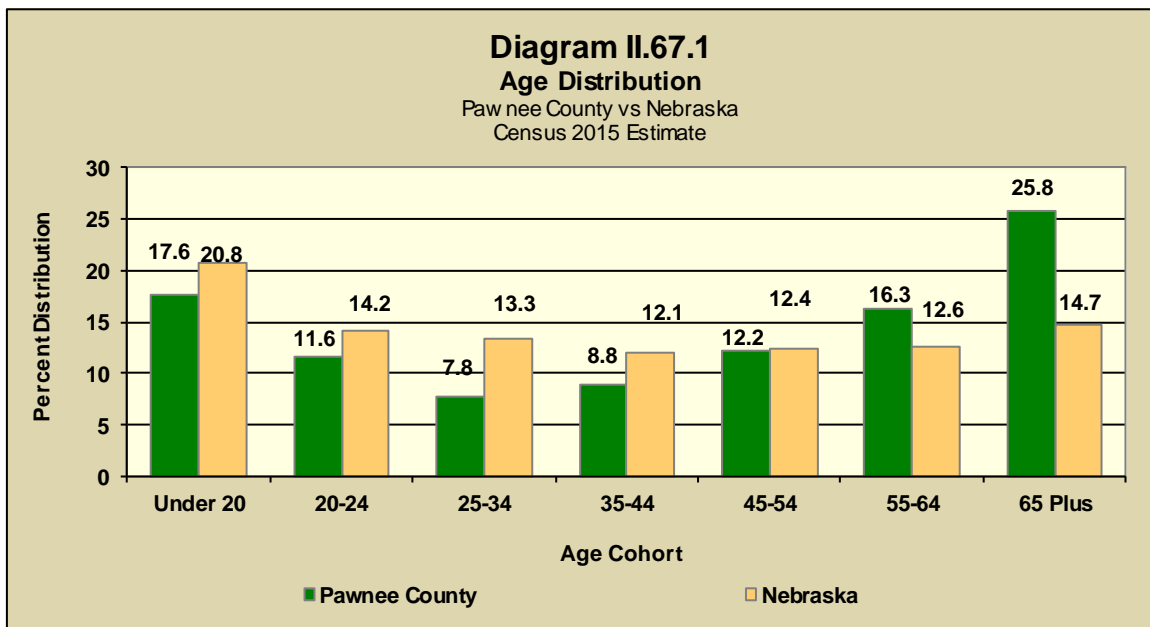
Summary

- Between 2010 and 2015, the county’s population decreased by 4.1 percent or by 114 persons.
- Between 2010 and 2015, the Hispanic population increased by 31.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 61.
- In 2015, average earnings in the county was \$40,828 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.8 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 \$165,714.
- In fiscal year 2016, the average price of an existing home was \$48,662.
- In a November 2016 rental survey, the average vacancy rate was 0.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Pawnee County’s population decreased by 4.1 percent, or from 2,773 people to 2,659 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 270 in 2010 to 308 in 2015, an increase of 14.1 percent. The number of people from 25 to 34 years of age increased by 6.2 percent, and those aged between 35 and 44 decreased by 20.4 percent. As shown in Diagram II.67.1, people younger than 25 represented 29.1 percent of the population in 2015, while individuals aged 55 and older represented 42.0 percent of the population in Pawnee 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 4.8 percent, while the black population increased by 33.3 percent. The Hispanic population of any race changed from 35 to 46 or by 31.4 percent. Table II.67.1, below, presents the details of these population variations.

Subject	Nebraska			Pawnee County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	2,773	2,659	-4.1%
Age						
Under 14 years	383,542	394,263	2.8%	479	467	-2.5%
15 to 24 years	258,206	268,848	4.1%	270	308	14.1%
25 to 34 years	245,176	252,533	3.0%	195	207	6.2%
35 to 44 years	220,838	228,643	3.5%	294	234	-20.4%
45 to 54 years	258,726	234,477	-9.4%	400	325	-18.8%
55 to 64 years	213,176	238,715	12.0%	415	433	4.3%
65 & over	246,677	278,711	13.0%	720	685	4.3%
Race						
White	1,649,264	1,689,616	2.4%	2,720	2,590	-4.8%
Black	85,971	93,900	9.2%	9	12	33.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	4	5	25.0%
Asian	33,322	44,479	33.5%	8	9	12.5%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	32	43	34.4%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	35	46	31.4%

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.67.2, at right, from April 2000 to July 2009, Pawnee County’s natural decrease was estimated to be 186 people. Pawnee County experienced net out-migration from 2000-2009, with 287 persons having left the county during that period.¹³⁹ The 2015 population estimates showed a natural decrease of 29 persons and a net out-migration of 85 persons since the 2010 Census. In total, Pawnee County’s population decreased to 2,659 persons.

1980 Population	3,937
Natural Increase 80–90	-144
Net Migration 80–90	-476
1990 Population	3,317
Natural Increase 90–00	-251
Net Migration 90–00	21
2000 Population	3,087
Natural Increase 00–09	-186
Net Migration 00–09	-287
2009 Population Estimate	2,614
2010 Population	2,773
Natural Increase 10–15	-29
Net Migration 10–15	-85
2015 Population Estimate	2,659

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 Pawnee County decreased from 9 persons in 2014 to -2 persons in 2015, with an additional net movement of 9 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.67.3.

¹³⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.67.3			
Driver's Licenses Exchanged and Surrendered			
Pawnee County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	34	31	3
Calendar 2002	32	25	7
Calendar 2003	20	29	-9
Calendar 2004	31	20	11
Calendar 2005	40	22	18
Calendar 2006	33	27	6
Calendar 2007	38	31	7
Calendar 2008	30	22	8
Calendar 2009	41	17	24
Calendar 2010	62	31	31
Calendar 2011	27	14	13
Calendar 2012	40	25	15
Calendar 2013	22	26	-4
Calendar 2014	33	24	9
Calendar 2015	26	28	-2
First Half of 2016	18	9	9

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 1,250 in 2014 to 1,233 in 2015, as shown in Table II.67.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Pawnee County decreased by 3.5 percent from 402 in 2015 to 388 in 2016, as shown below in Table II.67.5. The number of school-age children 5 to 11 years of age decreased from 186 in 2015 to 171 in 2016.

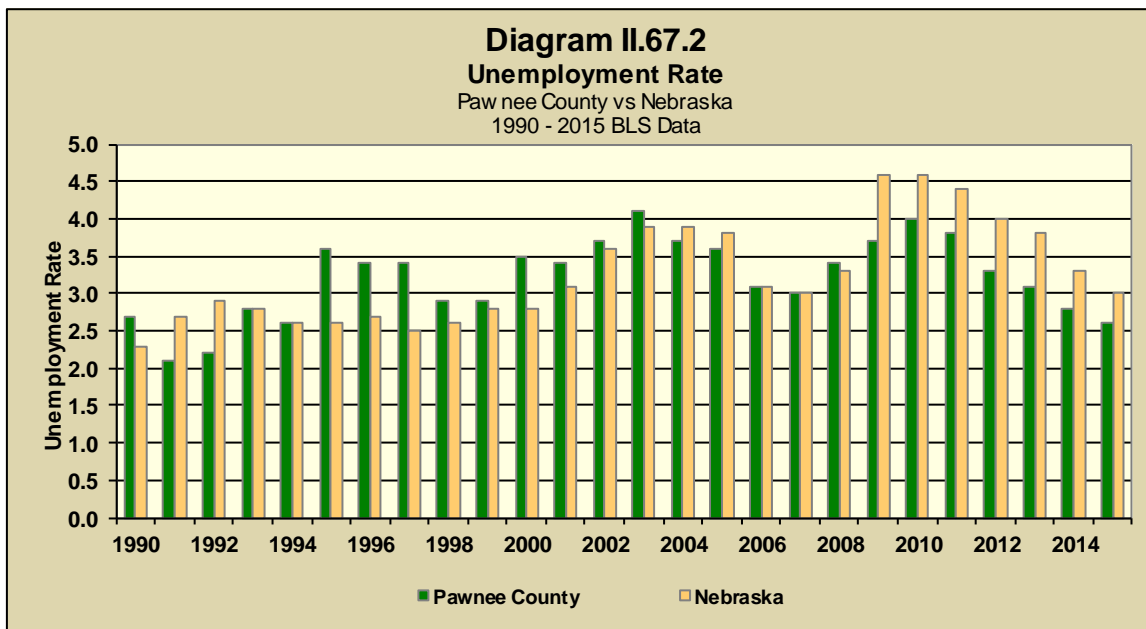
Table II.67.4	
Income Tax Returns	
Pawnee County	
1991–2015 DOR Data	
Year	Returns
1991	1,471
1992	1,457
1993	1,427
1994	1,446
1995	1,419
1996	1,394
1997	1,425
1998	1,394
1999	1,401
2000	1,399
2001	1,361
2002	1,315
2003	1,239
2004	1,271
2005	1,177
2006	1,272
2007	1,243
2008	1,260
2009	1,247
2010	1,243
2011	1,232
2012	1,267
2013	1,223
2014	1,250
2015	1,233

Table II.67.5				
School-Age Children				
Pawnee County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	297	90	214	601
1993	291	81	219	591
1994	295	90	218	603
1995	305	94	223	622
1996	303	80	208	591
1997	296	82	226	604
1998	300	89	223	612
1999	318	92	211	621
2000	322	87	226	635
2001	299	87	227	613
2002	293	91	225	609
2003	259	93	226	578
2004	251	82	231	564
2005	230	91	226	547
2006	208	94	219	521
2007	196	77	218	491
2008	219	64	218	501
2009	211	53	199	463
2010	218	65	183	466
2011	209	79	177	465
2012	196	82	181	459
2013	197	62	174	433
2014	200	60	177	437
2015	186	62	154	402
2016	171	58	159	388

ECONOMICS

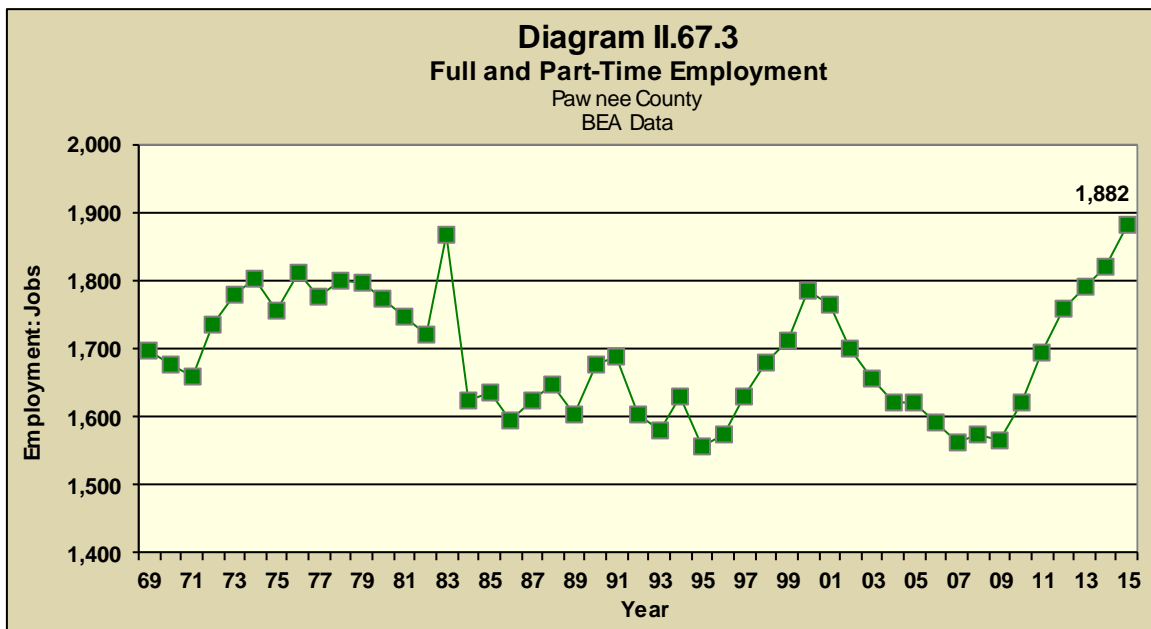
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Pawnee County, defined as the number of people working or actively seeking work, increased from 1,656 in 2014 to 1,693 in 2015. The total number of people employed changed from 1,610 in 2014 to 1,649 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 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.67.2, below.

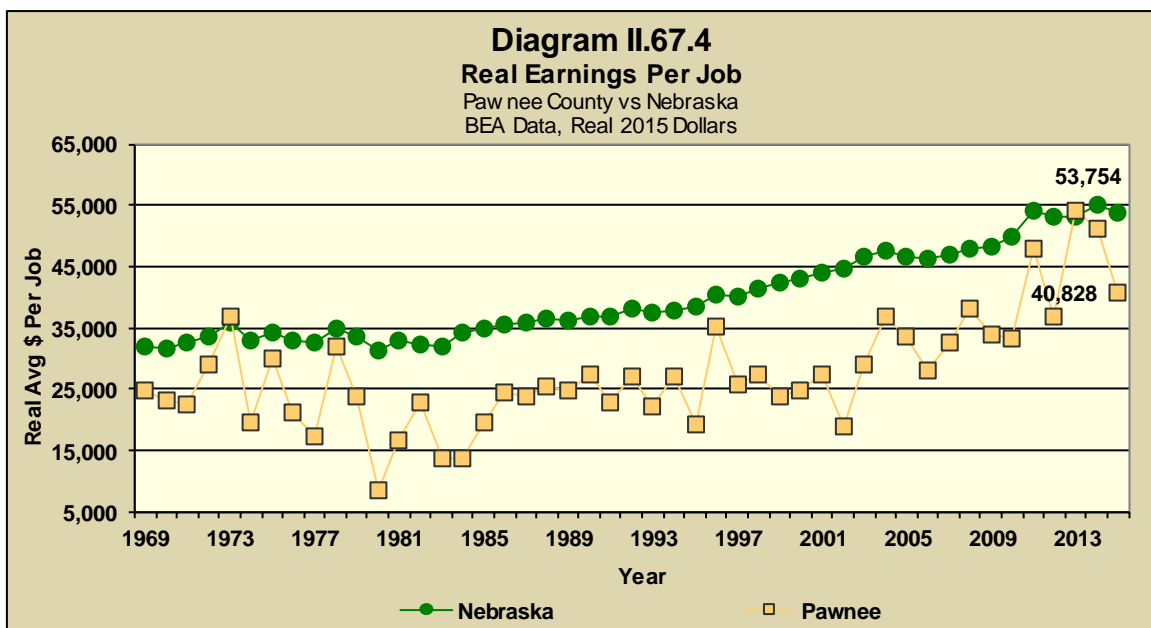


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 1,882 jobs in Pawnee County, an increase of 61 jobs since 2014. Diagram II.67.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.67.4, below, real average earnings per job in the county was \$40,828 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 \$123,392,000, a decline of 11.4 percent between 2014 and 2015. Table II.67.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.67.6
Total BEA Employment and Real Personal Income
Pawnee 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	42,224	1,577	5,772	13,968	8,769	69,156	15,165	1,698	24,867
1970	38,865	1,638	5,815	14,867	9,645	67,554	15,108	1,677	23,175
1971	37,294	1,660	5,722	15,208	10,399	66,962	14,850	1,660	22,466
1972	50,498	1,749	5,568	16,387	10,551	81,255	18,400	1,736	29,089
1973	65,684	2,134	5,568	18,868	11,974	99,960	23,040	1,779	36,922
1974	35,527	2,256	5,407	19,989	12,368	71,035	16,754	1,804	19,694
1975	52,505	2,198	5,509	20,833	13,342	89,991	21,190	1,757	29,883
1976	38,544	2,250	5,760	20,929	12,847	75,831	18,624	1,813	21,260
1977	30,788	2,196	5,955	22,463	13,665	70,675	17,651	1,775	17,346
1978	57,613	2,376	5,917	23,187	13,881	98,222	25,044	1,801	31,989
1979	42,806	2,454	5,765	24,223	13,820	84,160	21,147	1,797	23,821
1980	14,994	2,387	5,466	26,988	15,385	60,448	15,393	1,773	8,457
1981	29,263	2,398	5,534	29,593	15,800	77,792	20,028	1,748	16,741
1982	39,412	2,396	6,035	33,305	15,674	92,029	24,437	1,722	22,887
1983	25,361	2,467	6,558	34,392	14,988	78,832	21,134	1,867	13,584
1984	22,563	2,339	6,642	34,308	15,171	76,344	20,679	1,625	13,885
1985	32,263	2,545	6,959	33,317	15,291	85,286	23,378	1,636	19,721
1986	39,025	2,609	7,588	32,627	15,933	92,564	26,096	1,595	24,467
1987	38,952	2,779	8,137	29,848	15,624	89,782	25,971	1,625	23,971
1988	41,747	3,058	9,122	28,704	15,239	91,753	26,892	1,646	25,362
1989	39,601	3,293	9,481	31,269	16,165	93,223	27,663	1,603	24,704
1990	45,863	3,266	10,302	28,242	16,154	97,295	29,430	1,676	27,364
1991	38,613	3,389	10,422	27,975	16,375	89,997	26,985	1,687	22,889
1992	43,383	3,333	10,670	27,253	17,091	95,065	29,359	1,604	27,047
1993	35,016	3,508	10,670	27,379	18,443	88,000	26,682	1,581	22,148
1994	44,255	3,551	10,366	25,759	18,270	95,099	29,029	1,630	27,150
1995	29,903	3,376	10,421	24,792	18,450	80,190	24,553	1,556	19,218
1996	55,344	3,483	9,941	25,849	19,136	106,786	33,174	1,574	35,161
1997	42,319	3,807	8,969	26,097	19,367	92,943	29,329	1,630	25,962
1998	46,123	4,023	8,449	27,634	20,389	98,573	31,523	1,679	27,471
1999	40,910	4,098	8,730	26,685	21,449	93,676	30,189	1,713	23,882
2000	44,360	4,147	8,196	29,690	21,237	99,335	32,169	1,785	24,852
2001	48,117	4,388	9,962	28,657	21,673	104,021	34,444	1,764	27,277
2002	32,467	4,430	9,747	25,548	21,583	84,916	28,117	1,701	19,087
2003	48,094	4,413	9,642	27,284	21,660	102,267	35,180	1,655	29,060
2004	59,792	4,583	9,949	22,880	22,141	110,178	37,901	1,622	36,863
2005	54,381	4,761	9,899	19,137	22,270	100,926	34,995	1,622	33,527
2006	44,770	4,868	9,823	18,147	23,145	91,017	32,483	1,592	28,122
2007	50,715	4,652	9,272	20,455	22,038	97,828	35,051	1,561	32,489
2008	60,008	4,765	9,783	22,901	23,424	111,351	41,074	1,574	38,124
2009	53,342	5,024	9,915	21,364	24,059	103,656	37,665	1,566	34,063
2010	53,874	5,113	9,846	18,588	24,505	101,700	36,714	1,621	33,235
2011	81,247	4,781	8,210	19,671	23,459	127,805	45,973	1,695	47,933
2012	65,072	4,838	7,808	19,194	24,194	111,430	40,126	1,758	37,015
2013	97,197	5,479	7,376	20,069	23,331	142,494	52,387	1,791	54,270
2014	93,306	5,840	8,151	19,990	23,700	139,308	51,749	1,821	51,239
2015	76,839	5,621	9,332	20,181	22,661	123,392	46,405	1,882	40,828

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 2.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 20.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 41.4 percent over the 2010 to 2015 period. Table II.67.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.67.7										
Income Tax Returns by Adjusted Gross Income										
Pawnee 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 ¹⁴⁰
1991	538	203	330	184	137	35	0	10	0	1,471
1992	557	192	321	192	121	31	0	10	0	1,457
1993	566	167	316	185	115	48	0	0	0	1,427
1994	579	162	316	171	124	43	0	10	0	1,446
1995	531	179	292	171	143	59	0	10	0	1,419
1996	526	150	270	175	151	69	0	14	0	1,394
1997	481	136	286	180	169	111	14	20	0	1,425
1998	443	133	283	192	167	110	0	25	0	1,394
1999	456	124	284	179	172	133	0	24	0	1,401
2000	427	123	277	183	200	118	29	22	0	1,399
2001	430	121	248	192	175	139	10	23	0	1,361
2002	454	109	238	182	165	117	10	21	0	1,315
2003	393	102	214	155	177	133	28	15	0	1,239
2004	388	127	208	155	179	136	39	30	0	1,271
2005	328	109	195	146	167	135		31		1,177
2006	303	122	219	177	176	161		39		1,272
2007	281	131	203	160	166	173		44		1,243
2008	288	120	205	196	156	156	85	44	10	1,260
2009	298	123	223	156	163	148	78	47	11	1,247
2010	255	125	230	166	162	157	78	60	10	1,243
2011	277	123	180	166	176	156	87			1,232
2012	259	114	199	159	181	173	87	73	0	1,267
2013	244	96	183	145	182	195	83	84	11	1,223
2014	259	103	187	135	161	194	105	96	10	1,250
2015	261	103	181	162	140	191	96	87	12	1,233

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 383 in 2010 to 345 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.67.8, at right, presents poverty data for the county.

Table II.67.8		
Persons in Poverty		
Pawnee County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	447	14.4
1999	379	12.5
2000	358	12.1
2001	372	12.6
2002	388	13.5
2003	299	10.7
2004	321	11.4
2005	371	13.2
2006	372	13.7
2007	341	13.1
2008	326	12.9
2009	354	14.0
2010	383	14.1
2011	384	14.3
2012	377	13.9
2013	404	15.2
2014	324	12.2
2015	345	13.2

¹⁴⁰ 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 Pawnee County decreased by 24 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.67.9, at right.¹⁴¹ This compared to an average annual rate of change of 1.03 percent statewide. Pawnee County lost 2 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 1.2 percent in Pawnee County between 2010 and 2015, from 1,588 to 1,607. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.67.10.

Year	Nebraska	Pawnee County
1980	37,727	88
1981	37,582	87
1982	37,500	81
1983	41,889	90
1984	43,151	87
1985	43,115	79
1986	42,538	81
1987	42,691	77
1988	43,134	79
1989	43,302	75
1990	43,749	71
1991	44,405	71
1992	45,269	79
1993	46,059	78
1994	46,640	80
1995	47,128	75
1996	47,607	78
1997	48,588	83
1998	48,655	81
1999	48,968	79
2000	49,623	80
2001	49,710	72
2002	50,259	69
2003	50,394	70
2004	50,928	74
2005	51,440	75
2006	51,906	71
2007	52,517	73
2008	52,152	72
2009	51,633	69
2010	51,886	70
2011	51,553	69
2012	52,294	65
2013	52,585	66
2014	52,991	64

Subject	Nebraska	% Growth Since Census	Pawnee County	% Growth Since Census
2000 Census	722,668	-	1,587	-
2010 Census	796,793	10.3%	1,588	0.1%
July 2011 Estimate	801,129	0.5%	1,589	0.1%
July 2012 Estimate	804,659	1.0%	1,591	0.2%
July 2013 Estimate	809,171	1.5%	1,596	0.5%
July 2014 Estimate	814,970	2.3%	1,603	0.9%
July 2015 Estimate	820,913	3.0%	1,607	1.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Pawnee County. As shown in Table II.67.11 on the following page, 20.8 percent of housing units, or 332, were vacant in 2015. Of the 1,261 housing units that were occupied in 2015, 77.7 percent, or 980, were owner-occupied and the remaining 22.3 percent were renter-occupied.

¹⁴¹ Totals may not add due to rounding-off of county totals.

Table II.67.11				
Housing Units by Tenure				
Pawnee 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	1,230	77.5%	1,261	79.2%
Owner-Occupied	979	79.6%	980	77.7%
Renter-Occupied	251	20.4%	281	22.3%
Vacant Housing Units	358	22.5%	332	20.8%
Total Housing Units	1,588	100.0%	1,593	100.0%

As shown in Table II.67.12, below, there were 1,323 single family dwellings in 2015, which accounted for 83.1 percent of all housing units. Apartment units accounted for 3.3 percent of housing units, with 53 units. Mobile homes also accounted for an additional 10.3 percent of housing with 164 units.

Table II.67.12				
Housing Units by Type				
Pawnee County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁴²		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,385	89%	1,323	83.1%
Duplex	14	1%	8	.5%
Tri- or Four-Plex	36	2%	45	2.8%
Apartment	15	1%	53	3.3%
Mobile Home	100	6%	164	10.3%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	1,550	100.0%	1,593	100.0%

Table II.67.13, below, shows the disposition of vacant housing units in Pawnee County. The 2015 five-year ACS shows 1.2 percent of vacant units were for rent, 2.4 percent were for sale, and 18.1 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 234 "other vacant" units, or 65.4 percent; this compared to 35.8 percent "other vacant" units in 2015.

Table II.67.13				
Disposition of Vacant Housing Units				
Pawnee County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	15	4.2%	4	1.2%
For Sale	8	2.2%	8	2.4%
Rented or Sold, Not Occupied	8	2.2%	60	18.1%
For Seasonal, Recreational, or Occasional Use	93	26.0%	141	42.5%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	234	65.4%	119	35.8%
Total	358	100.0%	332	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁴³ In most years for which data are presented, single-

¹⁴² Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Pawnee County increased from 2 in 2014 to 7 in 2015 and the average value of construction was \$165,714 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 2 in 2014 to 7 in 2015. These changes in residential permit activity in the county compared to a decline in population of 428 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.67.14.

Table II.67.14
Building Permits and Valuation
Pawnee County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas				Total Units	Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units		Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	1	.	.	.	1	111.30	.	.	.
1981	4	.	.	.	4	84.80	.	.	.
1982	1	.	.	.	1	63.90	.	.	.
1983	3	.	.	.	3	85.40	.	.	.
1984	3	.	.	.	3	111.20	.	.	.
1985	2	.	.	.	2	91.10	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	2	.	.	.	2	55.00	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	1	.	.	.	1	70.00	.	.	.
1993	.	4	.	.	4	.	60.80	.	.
1994	1	.	.	.	1	90.70	.	.	.
1995	2	.	.	.	2	104.10	.	.	.
1996	2	.	.	.	2	102.30	.	.	.
1997	1	.	.	.	1	126.60	.	.	.
1998	1	.	4	.	5	97.40	.	33.10	.
1999	3	.	.	.	3	61.70	.	.	.
2000	2	.	.	.	2	44.90	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	4	.	.	.	4	200.9	.	.	.
2003	1	.	.	.	1	155.6	.	.	.
2004	1	.	.	.	1	98.5	.	.	.
2005	.	.	.	.	.	.	.	.	.
2006	1	.	.	.	1	191.0	.	.	.
2007	5	.	.	.	5	148.9	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	2	.	.	.	2	136.7	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	4	.	.	.	4	120.0	.	.	.
2013	3	.	.	.	3	247.3	.	.	.
2014	2	.	.	.	2	151.5	.	.	.
2015	7	.	.	.	7	165.7	.	.	.

¹⁴³ 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 605 property transactions in Pawnee County. Of these, 557 were for single-family homes during this 18-year period, as shown in Table II.67.15.

Table II.67.15						
Residential Property Transactions						
Pawnee County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	57	3	0	0	0	60
2000	29	3	0	0	3	35
2001	31	5	0	0	0	36
2002	38	3	0	0	0	41
2003	26	2	0	0	0	28
2004	34	1	0	0	0	35
2005	40	3	0	0	0	43
2006	46	2	0	0	0	48
2007	33	3	0	0	0	36
2008	29	1	0	0	0	30
2009	20	5	0	0	0	25
2010	34	1	0	0	0	35
2011	17	1	0	0	0	18
2012	23	2	0	0	0	25
2013	13	1	0	0	0	14
2014	29	4	0	0	0	33
2015	37	2	0	0	0	39
2016	21	3	0	0	0	24
Total	557	45	0	0	3	605

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 407 single-family home property transactions for units built before 1930, 1.5 percent of units were of low quality and 51.6 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.67.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.67.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Pawnee 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	6	0	0	0	0	0	0	0	0	6
Fair	210	25	3	14	3	3	0	0	10	268
Average	183	24	8	24	12	11	1	0	9	272
Good	7	0	0	2	0	1	0	0	0	10
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	0	1
Total	407	49	11	40	15	15	1	0	19	557

In regard to the current condition of residential dwellings, of the same 407 single-family homes built before 1930, 36.4 percent of the homes were worn out or badly worn, and 49.1 percent

were in average condition. Table II.67.17 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	22	0	0	0	0	0	0	0	1	23
Badly Worn	126	17	0	6	4	1	0	0	3	157
Average	200	25	10	31	11	9	1	0	11	298
Good	51	7	1	3	0	5	0	0	3	70
Very Good	8	0	0	0	0	0	0	0	1	9
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	407	49	11	40	15	15	1	0	19	557

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$29,874 to \$48,662, a total increase of 62.9 percent, as shown in Table II.67.18, 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 Pawnee County ranged from \$24,012 for homes built before 1930 to \$163,000 for homes built from 2001 to 2010.¹⁴⁴ Homes built from 2001 through 2010 were also larger, averaging 1,924 square feet per unit. Table II.67.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	32,343
2000	18,823
2001	29,310
2002	33,321
2003	29,246
2004	30,913
2005	27,844
2006	31,478
2007	29,223
2008	44,465
2009	21,650
2010	29,874
2011	26,912
2012	37,493
2013	42,154
2014	44,214
2015	53,389
2016	48,662
Average	33,729

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁴⁵ (\$)
Before 1930	24,012	1,274	18.9
1931-1960	27,324	1,100	24.8
1961-1970	36,168	1,113	32.5
1971-1980	53,294	1,363	39.1
1981-1990	72,906	1,623	44.9
1991-2000	105,183	1,619	65.0
2001-2010	163,000	1,924	84.7
2011-2016	.	.	.
Average	32,119	1,285	25

¹⁴⁴ 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.

¹⁴⁵ 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.67.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Pawnee County. The number of completed surveys remained unchanged from 5 in 2015 to 5 in 2016. Between 2015 and 2016 the vacancy rate for all units remained unchanged by 0.0 percentage points and was at 0.0 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	8	.0	37.5
2003	3	67	1.5	37.9
2004	2	63	.0	31.9
2005	6	78	5.1	49.3
2006	6	90	4.4	17.7
2007	6	84	.0	23.8
2008	5	16	.0	38.4
2009	4	73	6.9	59.7
2010	7	77	11.7	21.5
2011	3	10	.0	45.0
2012	2	84	.0	26.0
2013	4	65	3.1	14.0
2014	3	64	12.5	
2015	5	71	.0	
2016	5	67	.0	

Table II.67.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family units in Pawnee County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Pawnee County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 63 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0.0 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 3.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1	0	.0%	.0%
Apartments	63	0	.0%	2.9%
Mobile Homes	3	0	.0%	33.3%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
Total	67	0	.00%	3.1%

Table II.67.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were one bedroom units, with 53 units. Details for additional unit types are reported on the following page.

Table II.67.22 Rental Units by Number of Bedrooms Pawnee 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	53	0	0	.	53
Two	1	10	0	0	.	11
Three	0	0	1	0	.	1
Four	0	0	0	0	.	0
Don’t Know	0	0	2	0	0	2
Total	1	63	3	0	0	67

Table II.67.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.67.23 Single Family Units by Number of Bedrooms Pawnee County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	1	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	1	0	.0%

Table II.67.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0.0 percent.

Table II.67.24 Apartment Units by Number of Bedrooms Pawnee County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	53	0	.0%
Two	10	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	63	0	.0%

Average market-rate rents by unit type are shown in Table II.67.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.67.25					
Average Market Rate Rents by Number of Bedrooms					
Pawnee County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$350	\$	\$	\$350
Two	\$300	\$375	\$250	\$	\$325
Three	\$	\$	\$300	\$	\$300
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$300	\$345	\$275	\$	\$308

Table II.67.26, below, shows vacancy rates for single family units by average rental rates for Pawnee County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.67.26			
Single Family Market Rate Rents by Vacancy Status			
Pawnee County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	1	0	.0%

The average rent and availability of apartment units is displayed in Table II.67.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.67.27 Apartment Market Rate Rents by Vacancy Status Pawnee County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	63	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	63	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.67.28 below, 1 respondent, or 20.0 percent, included some sort of utility in the rent.

Table II.67.28 Are there any utilities included with the rent? Pawnee County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	4
% Offering Utilities	20.0%

The type of utility included in the rent is shown in Table II.67.29, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.67.29 Which utilities are included with the rent? Pawnee County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	1
Trash Collection	1

Table II.67.30, 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 9 number of persons on the wait list.

Table II.67.30 Do you keep a waiting list? Pawnee County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	3
Waitlist Size	9

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.67.31 below, most respondents indicated there was extreme need for the renovation of existing single-family units and extreme need for the renovation of existing apartment units.

Table II.67.31 How would you rate the need for renovation of existing units in the city? Pawnee County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	0	0		
High Need	2	2	2	
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.67.32 below, most respondents indicated there was high need for the construction of new single-family units and high need for the construction of new apartment units.

Table II.67.32 How would you rate the need for construction of new units in the city? Pawnee County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	3	3	3	
Extreme Need	0	0		

