

Rock County

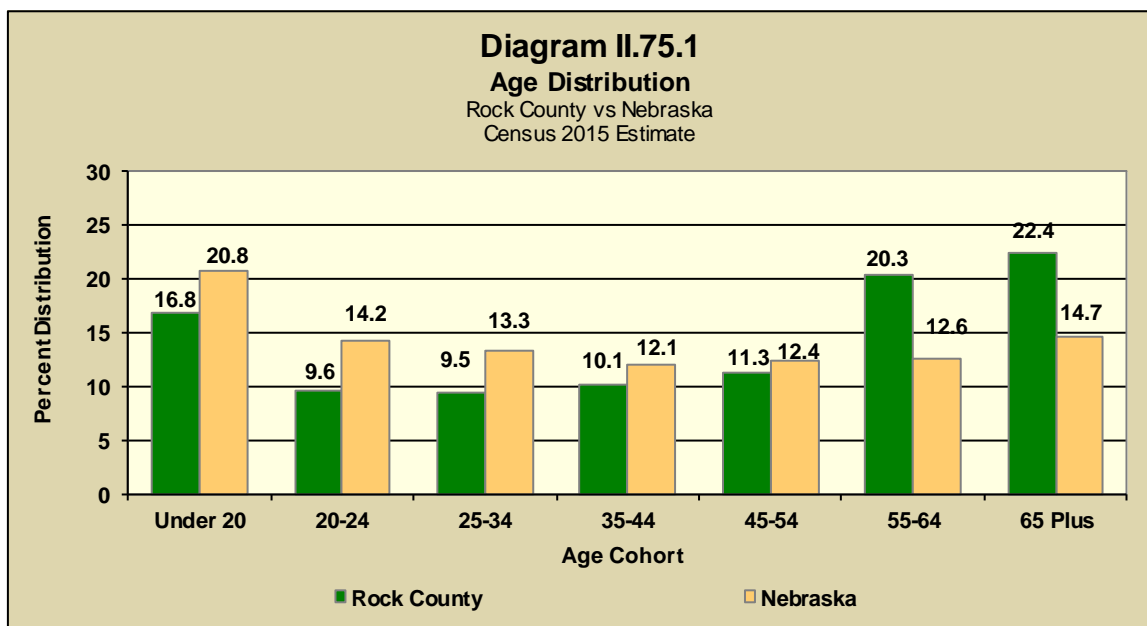
Summary

- Between 2010 and 2015, the county’s population decreased by 9.5 percent or by 145 persons.
- Between 2010 and 2015, the Hispanic population increased by 1150.0 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 25.
- In 2015, average earnings in the county was \$64,874 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate remained at 2.6 percent to 2.6 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 1 unit.
- In 2015, the average real value of new single-family construction was \$150,989.
- In fiscal year 2016, the average price of an existing home was \$33,603.
- In a November 2016 rental survey, the average vacancy rate was 3.85 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Rock County’s population decreased by 9.5 percent, or from 1,526 people to 1,381 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 108 in 2010 to 132 in 2015, an increase of 22.2 percent. The number of people from 25 to 34 years of age decreased by 18.1 percent, and those aged between 35 and 44 increased by 17.6 percent. As shown in Diagram II.75.1, people younger than 25 represented 26.4 percent of the population in 2015, while individuals aged 55 and older represented 42.7 percent of the population in Rock 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 10.3 percent, while the black population decreased by 0.0 percent. The Hispanic population of any race changed from 2 to 25 or by 1150.0 percent. Table II.75.1, below, presents the details of these population variations.

Subject	Nebraska			Rock County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	1,526	1,381	-9.5%
Age						
Under 14 years	383,542	394,263	2.8%	266	232	-12.8%
15 to 24 years	258,206	268,848	4.1%	108	132	22.2%
25 to 34 years	245,176	252,533	3.0%	160	131	-18.1%
35 to 44 years	220,838	228,643	3.5%	119	140	17.6%
45 to 54 years	258,726	234,477	-9.4%	259	156	-39.8%
55 to 64 years	213,176	238,715	12.0%	259	281	8.5%
65 & over	246,677	278,711	13.0%	355	309	8.5%
Race						
White	1,649,264	1,689,616	2.4%	1,508	1,352	-10.3%
Black	85,971	93,900	9.2%	1	1	0.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	9	15	66.7%
Asian	33,322	44,479	33.5%	3	7	133.3%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	5	6	20.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	2	25	1150.0%

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.75.2, at right, from April 2000 to July 2009, Rock County’s natural decrease was estimated to be 51 people. Rock County experienced net out-migration from 2000-2009, with 196 persons having left the county during that period.¹⁹⁵ The 2015 population estimates showed a natural decrease of 34 persons and a net out-migration of 111 persons since the 2010 Census. In total, Rock County’s population decreased to 1,381 persons.

1980 Population	2,383
Natural Increase 80–90	110
Net Migration 80–90	-474
1990 Population	2,019
Natural Increase 90–00	-47
Net Migration 90–00	-216
2000 Population	1,756
Natural Increase 00–09	-51
Net Migration 00–09	-196
2009 Population Estimate	1,509
2010 Population	1,526
Natural Increase 10–15	-34
Net Migration 10–15	-111
2015 Population Estimate	1,381

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 Rock County changed from -7 persons in 2014 to -1 persons in 2015, with an additional net movement of 3 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.75.3.

¹⁹⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.75.3			
Driver's Licenses Exchanged and Surrendered			
Rock County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	14	18	-4
Calendar 2002	14	13	1
Calendar 2003	14	17	-3
Calendar 2004	17	9	8
Calendar 2005	22	11	11
Calendar 2006	13	17	-4
Calendar 2007	14	16	-2
Calendar 2008	13	13	0
Calendar 2009	23	15	8
Calendar 2010	33	32	1
Calendar 2011	23	16	7
Calendar 2012	29	10	19
Calendar 2013	18	9	9
Calendar 2014	8	15	-7
Calendar 2015	12	13	-1
First Half of 2016	6	3	3

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 657 in 2014 to 642 in 2015, as shown in Table II.75.4, at right.

Table II.75.4	
Income Tax Returns	
Rock County	
1991–2015 DOR Data	
Year	Returns
1991	922
1992	907
1993	913
1994	896
1995	851
1996	824
1997	847
1998	827
1999	821
2000	807
2001	786
2002	784
2003	756
2004	729
2005	686
2006	709
2007	705
2008	699
2009	686
2010	683
2011	673
2012	689
2013	668
2014	657
2015	642

School-Age Children

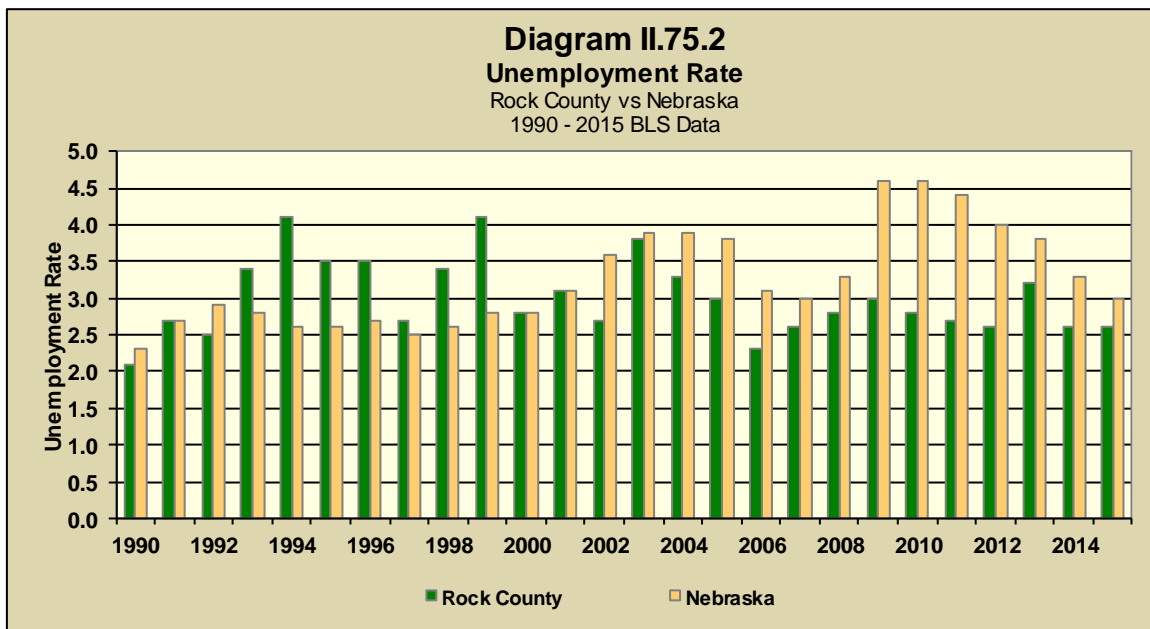
According to the Nebraska Department of Education (DOE), the total number of school-age children in Rock County increased by 2.4 percent from 209 in 2015 to 214 in 2016, as shown below in Table II.75.5. The number of school-age children 5 to 11 years of age decreased from 109 in 2015 to 102 in 2016.

Table II.75.5				
School-Age Children				
Rock County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	237	66	174	477
1993	230	67	185	482
1994	203	68	175	446
1995	187	72	162	421
1996	177	77	157	411
1997	182	60	161	403
1998	160	48	169	377
1999	130	58	163	351
2000	130	54	151	335
2001	127	46	150	323
2002	115	45	138	298
2003	110	44	87	241
2004	98	32	115	245
2005	110	22	110	242
2006	103	25	100	228
2007	112	29	86	227
2008	105	29	87	221
2009	116	39	69	224
2010	118	33	65	216
2011	106	35	74	215
2012	103	33	75	211
2013	104	25	66	195
2014	111	28	74	213
2015	109	32	68	209
2016	102	40	72	214

ECONOMICS

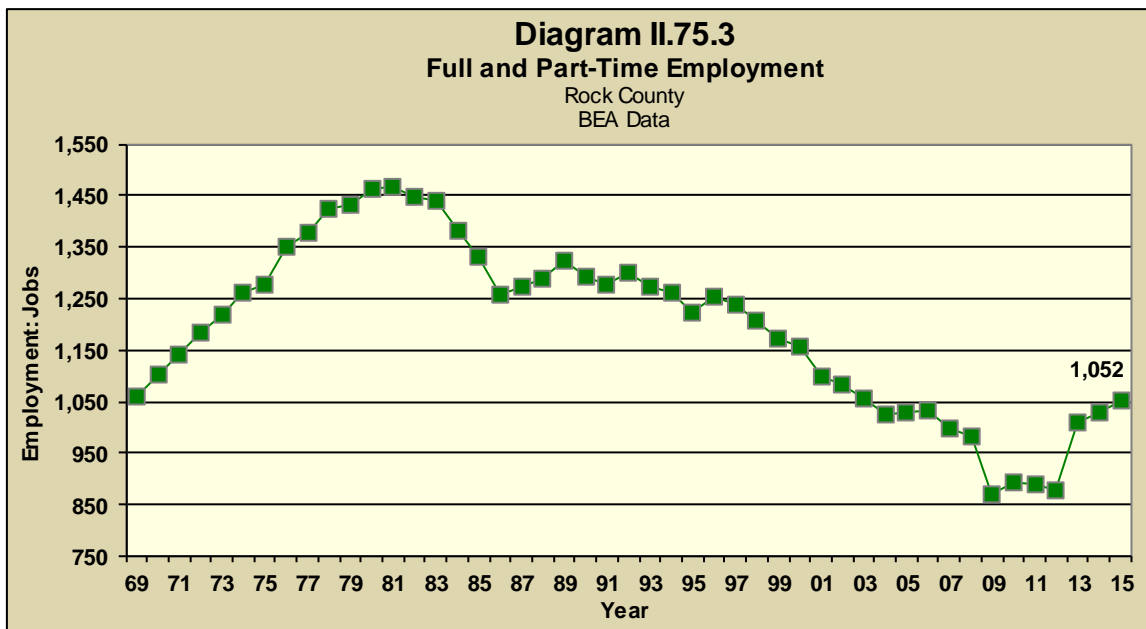
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Rock County, defined as the number of people working or actively seeking work, decreased from 885 in 2014 to 876 in 2015. The total number of people employed changed from 862 in 2014 to 853 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 change of 0.0 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.75.2, below.

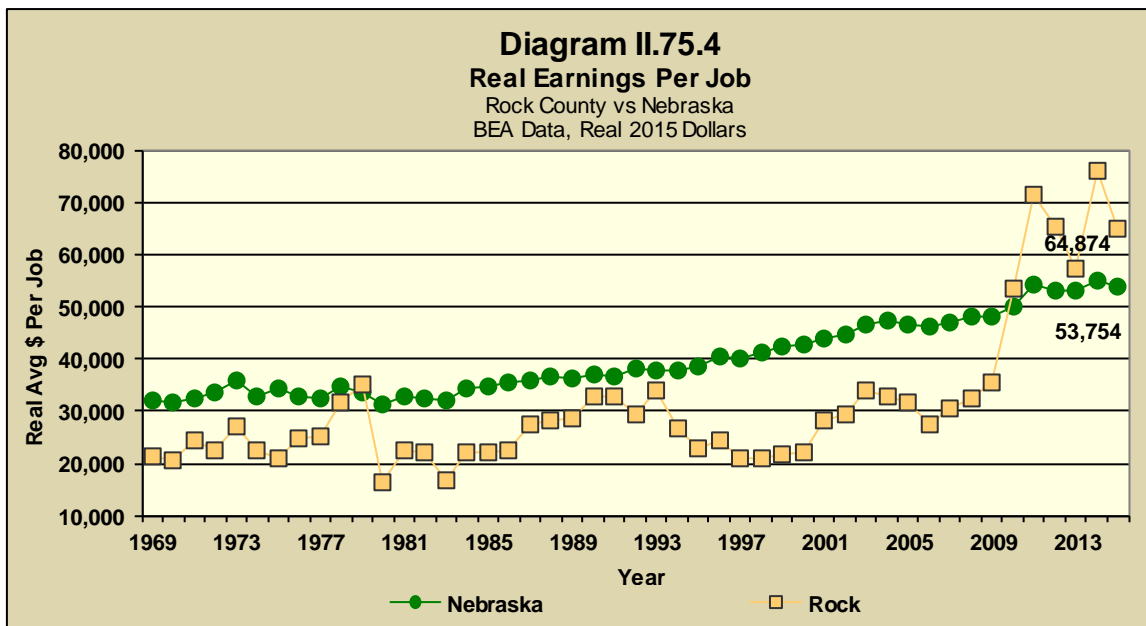


Employment and Personal Income

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 1,052 jobs in Rock County, an increase of 25 jobs since 2014. Diagram II.75.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.75.4, below, real average earnings per job in the county was \$64,874 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 \$92,486,000, a decline of 11.6 percent between 2014 and 2015. Table II.75.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.75.6
Total BEA Employment and Real Personal Income

Rock 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	22,611	1,035	264	7,157	3,601	32,597	14,450	1,061	21,311
1970	22,769	1,137	279	7,660	3,984	33,555	15,104	1,101	20,680
1971	27,656	1,233	50	7,840	4,058	38,371	17,230	1,140	24,260
1972	26,829	1,345	-180	8,824	4,236	38,364	17,090	1,185	22,640
1973	33,138	1,684	-329	10,099	4,626	45,850	20,581	1,218	27,207
1974	28,192	1,962	-746	10,337	5,014	40,835	18,238	1,263	22,322
1975	26,772	1,981	-1,187	10,259	5,317	39,180	17,592	1,276	20,981
1976	33,571	2,326	-1,838	11,775	5,959	47,141	20,953	1,351	24,849
1977	34,422	2,246	-2,128	13,840	6,098	49,986	21,572	1,377	24,998
1978	45,002	2,259	-2,432	14,216	5,981	60,509	25,455	1,423	31,625
1979	50,280	2,368	-2,430	13,882	5,719	65,085	27,370	1,434	35,063
1980	23,780	2,305	-2,530	15,704	5,865	40,514	16,944	1,465	16,232
1981	33,260	2,418	-2,287	17,431	6,291	52,277	21,621	1,467	22,672
1982	31,882	2,354	-1,970	17,659	6,684	51,901	21,306	1,446	22,048
1983	24,107	2,180	-1,699	18,037	7,045	45,311	18,746	1,438	16,764
1984	30,453	2,377	-1,534	19,222	7,239	53,003	22,337	1,382	22,035
1985	29,687	2,318	-1,179	17,422	7,289	50,901	22,502	1,332	22,288
1986	28,360	2,314	-961	16,325	7,376	48,787	22,267	1,259	22,525
1987	34,911	2,361	-766	14,858	6,870	53,512	25,029	1,272	27,445
1988	36,598	2,506	-526	14,493	6,926	54,986	26,171	1,287	28,437
1989	37,970	2,642	-373	14,742	7,540	57,236	27,812	1,325	28,656
1990	42,746	2,579	-191	13,896	7,245	61,116	30,422	1,294	33,034
1991	41,991	2,469	-40	14,110	7,371	60,962	30,269	1,277	32,882
1992	38,087	2,501	-8	14,259	7,234	57,071	28,664	1,302	29,253
1993	43,047	2,601	96	13,934	7,837	62,311	31,630	1,273	33,815
1994	33,636	2,605	143	13,527	7,630	52,331	27,031	1,262	26,653
1995	27,882	2,455	329	14,153	8,312	48,221	25,897	1,224	22,779
1996	30,625	2,507	291	14,490	9,075	51,973	28,385	1,252	24,461
1997	25,901	2,503	315	14,608	8,732	47,053	26,243	1,237	20,939
1998	25,152	2,574	264	16,005	10,263	49,110	27,762	1,206	20,856
1999	25,562	2,490	391	15,208	9,993	48,664	27,888	1,173	21,792
2000	25,650	2,331	556	14,210	9,481	47,567	27,291	1,155	22,208
2001	30,893	2,541	1,155	14,541	10,755	54,802	32,067	1,098	28,136
2002	31,698	2,656	1,484	13,717	10,627	54,870	32,778	1,083	29,269
2003	36,076	2,505	1,759	13,643	11,271	60,244	37,652	1,057	34,130
2004	33,548	2,457	2,006	12,488	10,052	55,637	34,839	1,024	32,762
2005	32,746	2,438	2,253	10,599	10,016	53,176	34,153	1,029	31,823
2006	28,513	2,592	2,659	9,891	10,989	49,461	31,869	1,034	27,576
2007	30,593	2,648	2,968	10,995	10,143	52,051	33,560	997	30,685
2008	31,988	2,667	3,225	12,718	9,150	54,415	35,016	982	32,574
2009	30,810	2,825	3,131	14,030	7,583	52,729	34,019	870	35,414
2010	47,783	2,747	3,090	10,597	7,680	66,403	43,917	893	53,509
2011	63,652	2,448	3,318	14,704	7,793	87,019	60,767	891	71,439
2012	57,195	2,522	3,282	18,105	7,894	83,955	60,970	876	65,292
2013	57,996	2,760	3,319	14,904	7,646	81,105	57,974	1,010	57,422
2014	78,073	3,014	3,586	15,866	10,093	104,605	74,030	1,027	76,020
2015	68,247	3,188	3,105	16,019	8,303	92,486	66,970	1,052	64,874

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 36.7 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 20.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 96.9 percent over the 2010 to 2015 period. Table II.75.7, 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 ¹⁹⁶
1991	410	110	179	96	72	23	0	0	0	922
1992	380	115	176	100	72	36	0	0	0	907
1993	423	90	165	100	80	15	0	0	0	913
1994	434	96	155	85	68	29	0	0	0	896
1995	423	77	144	83	68	35	0	0	0	851
1996	402	81	130	84	66	38	0	0	0	824
1997	388	70	150	83	84	29	0	11	0	847
1998	345	73	152	97	76	40	0	0	0	827
1999	318	69	149	98	95	54	0	13	0	821
2000	295	69	142	102	88	69	0	23	0	807
2001	282	61	135	101	98	68	0	21	0	786
2002	287	63	146	94	91	56	0	16	0	784
2003	282	59	120	102	101	51	0	14	0	756
2004	258	63	124	80	101	40	0	22	0	729
2005	223	48	104	94	98	68		24		686
2006	202	66	117	101	101			18		709
2007	196	74	100	107	98			26		705
2008	197	63	120	91	92	66	25	24	0	699
2009	213	58	95	88	96	68	26	24	0	686
2010	188	51	103	89	86	90		32		683
2011	172	53	89	86	92	103	22	30		673
2012	160	57	88	78	92	98	46	47	11	689
2013	142	56	74	84	101	102	40	43	14	668
2014	126	40	82	62	97	115	42	64	11	657
2015	119	45	77	61	97	106	55	63		642

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 238 in 2010 to 191 in 2015, with the poverty rate reaching 14.2 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.75.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	290	16.9
1999	279	16.0
2000	268	15.7
2001	278	16.7
2002	262	16.4
2003	229	14.7
2004	216	13.9
2005	290	18.9
2006	271	17.9
2007	267	18
2008	259	17.6
2009	296	20.1
2010	238	16.1
2011	252	17.3
2012	219	16.3
2013	209	15.2
2014	211	15.0
2015	191	14.2

¹⁹⁶ 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 Rock County decreased by 16 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.75.9, at right.¹⁹⁷ This compared to an average annual rate of change of 1.03 percent statewide. Rock County remained the same with 45 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 0.3 percent in Rock County between 2010 and 2015, from 912 to 909. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.75.10.

Year	Nebraska	Rock County
1980	37,727	61
1981	37,582	69
1982	37,500	69
1983	41,889	75
1984	43,151	83
1985	43,115	80
1986	42,538	63
1987	42,691	66
1988	43,134	55
1989	43,302	64
1990	43,749	60
1991	44,405	57
1992	45,269	64
1993	46,059	68
1994	46,640	67
1995	47,128	63
1996	47,607	63
1997	48,588	64
1998	48,655	61
1999	48,968	63
2000	49,623	60
2001	49,710	63
2002	50,259	66
2003	50,394	67
2004	50,928	61
2005	51,440	59
2006	51,906	52
2007	52,517	48
2008	52,152	46
2009	51,633	45
2010	51,886	46
2011	51,553	46
2012	52,294	48
2013	52,585	45
2014	52,991	45

Subject	Nebraska	% Growth Since Census	Rock County	% Growth Since Census
2000 Census	722,668	-	935	-
2010 Census	796,793	10.3%	912	-2.5%
July 2011 Estimate	801,129	0.5%	912	0.0%
July 2012 Estimate	804,659	1.0%	910	-0.2%
July 2013 Estimate	809,171	1.5%	909	-0.3%
July 2014 Estimate	814,970	2.3%	909	-0.3%
July 2015 Estimate	820,913	3.0%	909	-0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Rock County. As shown in Table II.75.11 on the following page, 24.7 percent of housing units, or 226, were vacant in 2015. Of the 690 housing units that were occupied in 2015, 75.1 percent, or 518, were owner-occupied and the remaining 24.9 percent were renter-occupied.

¹⁹⁷ Totals may not add due to rounding-off of county totals.

Table II.75.11				
Housing Units by Tenure				
Rock 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	685	75.1%	690	75.3%
Owner-Occupied	532	77.7%	518	75.1%
Renter-Occupied	153	22.3%	172	24.9%
Vacant Housing Units	227	24.9%	226	24.7%
Total Housing Units	912	100.0%	916	100.0%

As shown in Table II.75.12, below, there were 800 single family dwellings in 2015, which accounted for 87.3 percent of all housing units. Apartment units accounted for 1.5 percent of housing units, with 14 units. Mobile homes also accounted for an additional 9.1 percent of housing with 83 units.

Table II.75.12				
Housing Units by Type				
Rock County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁹⁸		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	883	91%	800	87.3%
Duplex	7	1%	11	1.2%
Tri- or Four-Plex	16	2%	8	.9%
Apartment	11	1%	14	1.5%
Mobile Home	53	5%	83	9.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	970	100.0%	916	100.0%

Table II.75.13, below, shows the disposition of vacant housing units in Rock County. The 2015 five-year ACS shows 4.9 percent of vacant units were for rent, 6.6 percent were for sale, and 1.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 88 "other vacant" units, or 38.8 percent; this compared to 46.5 percent "other vacant" units in 2015.

Table II.75.13				
Disposition of Vacant Housing Units				
Rock County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	32	14.1%	11	4.9%
For Sale	13	5.7%	15	6.6%
Rented or Sold, Not Occupied	36	15.9%	4	1.8%
For Seasonal, Recreational, or Occasional Use	58	25.6%	91	40.3%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	88	38.8%	105	46.5%
Total	227	100.0%	226	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁹⁹ In most years for which data are presented, single-

¹⁹⁸ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Rock County increased from 2 in 2014 to 3 in 2015 and the average value of construction was \$150,989 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 3 in 2015. These changes in residential permit activity in the county compared to a decline in population of 375 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.75.14.

Table II.75.14
Building Permits and Valuation
Rock County
1980–2015 Census Bureau Data

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	3	.	.	.	3	122.00	.	.	.
1981	2	.	.	.	2	135.70	.	.	.
1982	2	.	.	.	2	127.80	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	1	.	.	.	1	148.40	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	1	.	.	.	1	55.70	.	.	.
1992	1	.	.	.	1	101.10	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	1	.	.	.	1	133.90	.	.	.
1995	.	.	.	.	.	.	.	.	.
1996	1	2	.	.	3	114.50	60.80	.	.
1997	1	2	.	.	3	105.50	70.40	.	.
1998	3	.	.	.	3	91.90	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	2	.	.	.	2	97.20	.	.	.
2001	4	.	.	.	4	50.80	.	.	.
2002	3	.	.	.	3	71.2	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	1	.	.	.	1	100.4	.	.	.
2005	1	.	.	.	1	190.9	.	.	.
2006	3	.	.	.	3	131.8	.	.	.
2007	1	.	.	.	1	16.9	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	2	.	.	.	2	329.3	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	1	.	.	.	1	180.1	.	.	.
2013	2	.	.	.	2	143.7	.	.	.
2014	2	.	.	.	2	88.4	.	.	.
2015	3	.	.	.	3	151.0	.	.	.

¹⁹⁹ 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 321 property transactions in Rock County. Of these, 308 were for single-family homes during this 18-year period, as shown in Table II.75.15.

Table II.75.15						
Residential Property Transactions						
Rock County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	33	3	0	0	0	36
2000	17	1	0	0	0	18
2001	24	0	0	0	2	26
2002	14	1	0	0	3	18
2003	22	0	0	0	0	22
2004	20	1	0	0	0	21
2005	19	1	0	0	0	20
2006	11	0	0	0	0	11
2007	3	0	0	0	0	3
2008	10	0	0	0	0	10
2009	20	0	0	0	0	20
2010	9	0	0	0	1	10
2011	9	0	0	0	0	9
2012	8	0	0	0	0	8
2013	15	0	0	0	0	15
2014	24	0	0	0	0	24
2015	19	0	0	0	0	19
2016	31	0	0	0	0	31
Total	308	7	0	0	6	321

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 45 single-family home property transactions for units built before 1930, 51.1 percent of units were of low quality and 42.2 percent were of fair quality. Conversely, of the 8 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.75.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.75.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Rock 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	23	41	2	2	1	0	0	0	1	70
Fair	19	77	8	22	4	2	0	1	1	134
Average	2	40	18	27	2	4	8	0	0	101
Good	0	1	0	0	0	1	0	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	1	0	0	0	0	0	0	0	0	1
Total	45	159	28	51	7	7	8	1	2	308

In regard to the current condition of residential dwellings, of the same 45 single-family homes built before 1930, 44.4 percent of the homes were worn out or badly worn, and 48.9 percent

were in average condition. Table II.75.17 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	7	12	1	1	0	0	0	0	0	21
Badly Worn	13	51	4	5	2	1	0	1	0	77
Average	22	84	17	34	5	5	8	0	2	177
Good	1	12	6	11	0	0	0	0	0	30
Very Good	1	0	0	0	0	1	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
Total	45	159	28	51	7	7	8	1	2	308

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$69,003 to \$33,603, a total decrease of 51.3 percent, as shown in Table II.75.18, 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 Rock County ranged from \$16,674 for homes built before 1930 to \$70,375 for homes built from 2001 to 2010, and \$135,000 for the newest homes built between 2011 and 2016.²⁰⁰ Homes built from 2011 through 2016 were also larger, averaging 1,414 square feet per unit. Table II.75.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	28,877
2000	30,224
2001	31,058
2002	31,773
2003	36,325
2004	34,688
2005	43,411
2006	50,682
2007	35,500
2008	47,300
2009	59,325
2010	69,003
2011	24,222
2012	39,563
2013	56,017
2014	46,644
2015	60,258
2016	33,603
Average	40,909

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁰¹ (\$)
Before 1930	16,674	1,264	13.2
1931-1960	28,447	1,283	22.2
1961-1970	56,360	1,446	39.0
1971-1980	65,067	1,415	46.0
1981-1990	94,071	1,483	63.4
1991-2000	71,000	1,328	53.5
2001-2010	70,375	1,031	68.3
2011-2016	135,000	1,414	95
Average	39,683	1,316	30

²⁰⁰ 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.

²⁰¹ 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.75.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Rock County. The number of completed surveys remained unchanged from 4 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units remained unchanged by 0.0 percentage points and was at 3.85 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	20	20.0	.0
2003	1	20	5.0	63.0
2004	1	20	20.0	6.0
2005	0	0		
2006	1	20	30.0	180.0
2007	3	29	24.1	41.0
2008	1	3	.0	30.0
2009	4	30	30.0	197.5
2010	4	25	16.0	197.5
2011	4	28	7.1	75.0
2012	4	25	4.0	82.5
2013	5	27	3.7	
2014	3	25	4.0	
2015	4	26	3.8	180
2016	4	26	3.9	1.9

Table II.75.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 4 single family units in Rock County, with 1 of them available. This translates into a vacancy rate of 25.0 percent in Rock County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 22 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 3.9 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	4	1	25.0%	10.0%
Apartments	22	0	.0%	2.7%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	%
Total	26	1	3.85%	3.9%

Table II.75.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 4 units. The most common apartment units were one bedroom units, with 14 units. Details for additional unit types are reported on the following page.

Table II.75.22						
Rental Units by Number of Bedrooms						
Rock 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	14	0	0	.	14
Two	4	4	0	0	.	8
Three	0	4	0	0	.	4
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0
Total	4	22	0	0	0	26

Table II.75.23, 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 25.0 percent.

Table II.75.23			
Single Family Units by Number of Bedrooms			
Rock County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	4	1	25.0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	4	1	25.0%

Table II.75.24, 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.75.24			
Apartment Units by Number of Bedrooms			
Rock County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	14	0	.0%
Two	4	0	.0%
Three	4	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	22	0	.0%

Average market-rate rents by unit type are shown in Table II.75.25, 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.75.25 Average Market Rate Rents by Number of Bedrooms Rock County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$354	\$	\$	\$354
Two	\$350	\$399	\$	\$	\$374
Three	\$	\$602	\$	\$	\$602
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$350	\$400	\$	\$	\$375

Table II.75.26, below, shows vacancy rates for single family units by average rental rates for Rock 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 25.0 percent.

Table II.75.26 Single Family Market Rate Rents by Vacancy Status Rock County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	1	25.0%
\$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	4	1	25.0%

The average rent and availability of apartment units is displayed in Table II.75.27, 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.75.27 Apartment Market Rate Rents by Vacancy Status Rock County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	22	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	22	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.75.28 below, 2 respondents, or 50.0 percent, included some sort of utility in the rent.

Table II.75.28 Are there any utilities included with the rent? Rock County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
% Offering Utilities	50.0%

The type of utility included in the rent is shown in Table II.75.29, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.75.29 Which utilities are included with the rent? Rock County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	2
Trash Collection	2

Table II.75.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

Table II.75.30 Do you keep a waiting list? Rock County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
Waitlist Size	4

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.75.31 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.75.31 How would you rate the need for renovation of existing units in the city? Rock 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	1	1	1	
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.75.32 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.

Table II.75.32 How would you rate the need for construction of new units in the city? Rock 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	0	0		
Extreme Need	3	3	3	

