

Saunders County

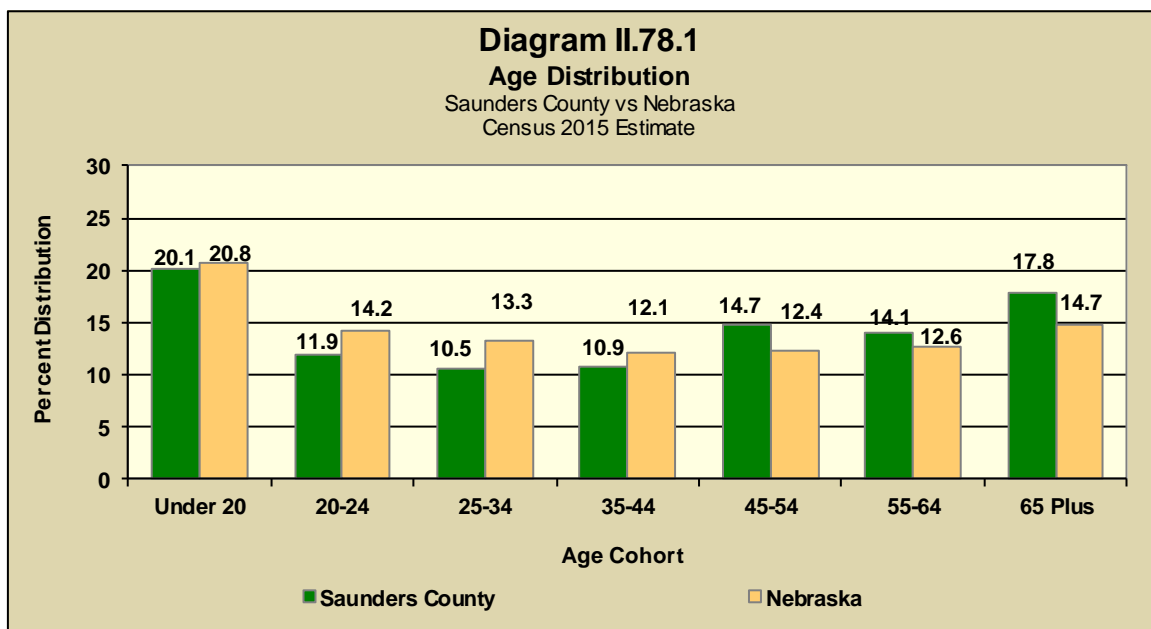
Summary

- Between 2010 and 2015, the county’s population increased by 1.1 percent or by 236 persons.
- Between 2010 and 2015, the Hispanic population increased by 16.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 325.
- In 2015, average earnings in the county was \$40,595 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.5 percent to 3.0 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 39 units.
- In 2015, the average real value of new single-family construction was \$188,470.
- In fiscal year 2016, the average price of an existing home was \$162,376.
- In a November 2016 rental survey, the average vacancy rate was 3.15 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Saunders County’s population increased by 1.1 percent, or from 20,780 people to 21,016 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 2,292 in 2010 to 2,495 in 2015, an increase of 8.9 percent. The number of people from 25 to 34 years of age increased by 3.1 percent, and those aged between 35 and 44 decreased by 9.9 percent. As shown in Diagram II.78.1, people younger than 25 represented 32.0 percent of the population in 2015, while individuals aged 55 and older represented 31.9 percent of the population in Saunders 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 increased by 0.4 percent, while the black population increased by 106.8 percent. The Hispanic population of any race changed from 415 to 484 or by 16.6 percent. Table II.78.1, below, presents the details of these population variations.

Subject	Nebraska			Saunders County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	20,780	21,016	1.1%
Age						
Under 14 years	383,542	394,263	2.8%	4,384	4,222	-3.7%
15 to 24 years	258,206	268,848	4.1%	2,292	2,495	8.9%
25 to 34 years	245,176	252,533	3.0%	2,147	2,213	3.1%
35 to 44 years	220,838	228,643	3.5%	2,534	2,282	-9.9%
45 to 54 years	258,726	234,477	-9.4%	3,487	3,094	-11.3%
55 to 64 years	213,176	238,715	12.0%	2,716	2,964	9.1%
65 & over	246,677	278,711	13.0%	3,220	3,746	9.1%
Race						
White	1,649,264	1,689,616	2.4%	20,384	20,467	0.4%
Black	85,971	93,900	9.2%	73	151	106.8%
American Indian or Alaskan Native	23,418	26,492	13.1%	62	87	40.3%
Asian	33,322	44,479	33.5%	83	86	3.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	4	300.0%
Two or More Races	32,305	39,365	21.9%	177	221	24.9%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	415	484	16.6%

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.78.2, at right, from April 2000 to July 2009, Saunders County’s natural increase was estimated to be 606 people. Saunders County experienced net out-migration from 2000-2009, with 379 persons having left the county during that period.²¹⁶ The 2015 population estimates showed a natural increase of 284 persons and a net out-migration of 48 persons since the 2010 Census. In total, Saunders County’s population increased to 21,016 persons.

1980 Population	18,716
Natural Increase 80–90	656
Net Migration 80–90	-1,087
1990 Population	18,285
Natural Increase 90–00	636
Net Migration 90–00	909
2000 Population	19,830
Natural Increase 00–09	606
Net Migration 00–09	-379
2009 Population Estimate	20,057
2010 Population	20,780
Natural Increase 10–15	284
Net Migration 10–15	-48
2015 Population Estimate	21,016

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 Saunders County increased from 1 person in 2014 to 17 persons in 2015, with an additional net movement of 0 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.78.3.

²¹⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.78.3			
Driver's Licenses Exchanged and Surrendered			
Saunders County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	144	176	-32
Calendar 2002	183	175	8
Calendar 2003	175	145	30
Calendar 2004	182	168	14
Calendar 2005	189	164	25
Calendar 2006	163	181	-18
Calendar 2007	150	141	9
Calendar 2008	170	138	32
Calendar 2009	143	101	42
Calendar 2010	236	228	8
Calendar 2011	174	128	46
Calendar 2012	201	123	78
Calendar 2013	169	138	31
Calendar 2014	148	147	1
Calendar 2015	167	150	17
First Half of 2016	61	61	0

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 9,323 in 2014 to 9,382 in 2015, as shown in Table II.78.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Saunders County increased by 1.8 percent from 4,473 in 2015 to 4,554 in 2016, as shown below in Table II.78.5. The number of school-age children 5 to 11 years of age increased from 2,170 in 2015 to 2,212 in 2016.

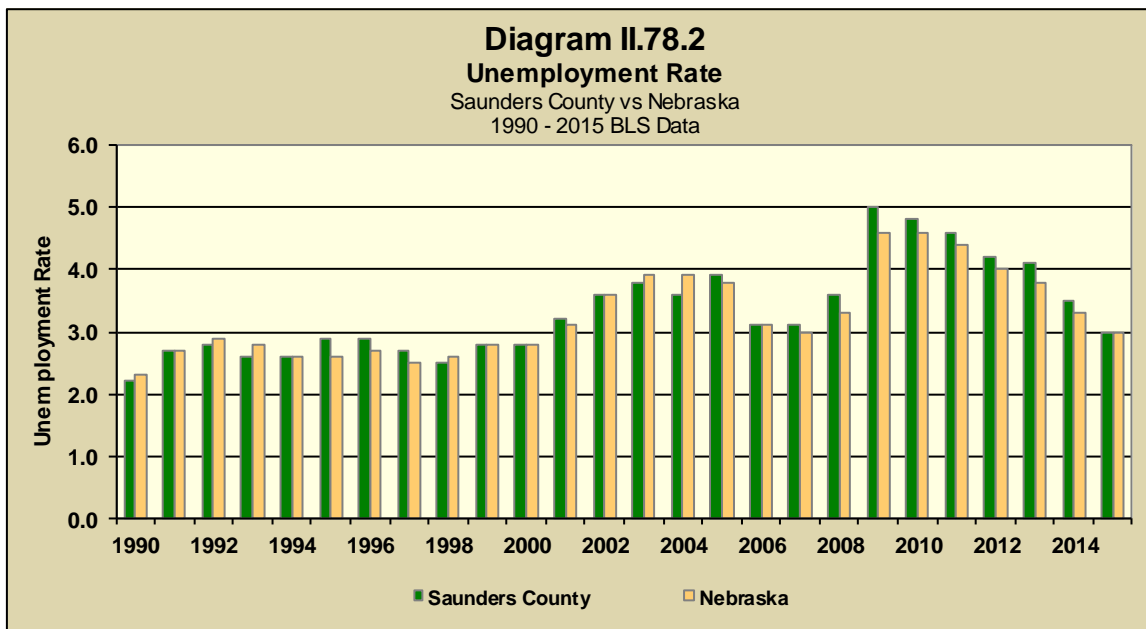
Table II.78.4	
Income Tax Returns	
Saunders County	
1991–2015 DOR Data	
Year	Returns
1991	8,069
1992	8,098
1993	8,094
1994	8,164
1995	8,333
1996	8,510
1997	8,519
1998	8,491
1999	8,573
2000	8,663
2001	8,572
2002	8,609
2003	8,549
2004	8,607
2005	8,109
2006	8,913
2007	8,984
2008	8,987
2009	8,876
2010	8,766
2011	8,903
2012	9,054
2013	9,068
2014	9,323
2015	9,382

Table II.78.5				
School-Age Children				
Saunders County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	2,193	595	1,390	4,178
1993	2,109	628	1,470	4,207
1994	2,176	654	1,390	4,220
1995	2,122	647	1,468	4,237
1996	2,125	630	1,487	4,242
1997	2,107	685	1,565	4,357
1998	2,130	704	1,622	4,456
1999	2,105	692	1,720	4,517
2000	2,160	664	1,753	4,577
2001	2,055	684	1,696	4,435
2002	1,968	726	1,682	4,376
2003	1,697	605	1,413	3,715
2004	1,800	582	1,415	3,797
2005	2,010	681	1,623	4,314
2006	2,048	622	1,724	4,394
2007	2,079	616	1,735	4,430
2008	2,074	650	1,674	4,398
2009	2,098	652	1,678	4,428
2010	2,085	622	1,646	4,353
2011	2,150	597	1,581	4,328
2012	2,054	651	1,550	4,255
2013	2,002	640	1,482	4,124
2014	2,029	593	1,517	4,139
2015	2,170	660	1,643	4,473
2016	2,212	668	1,674	4,554

ECONOMICS

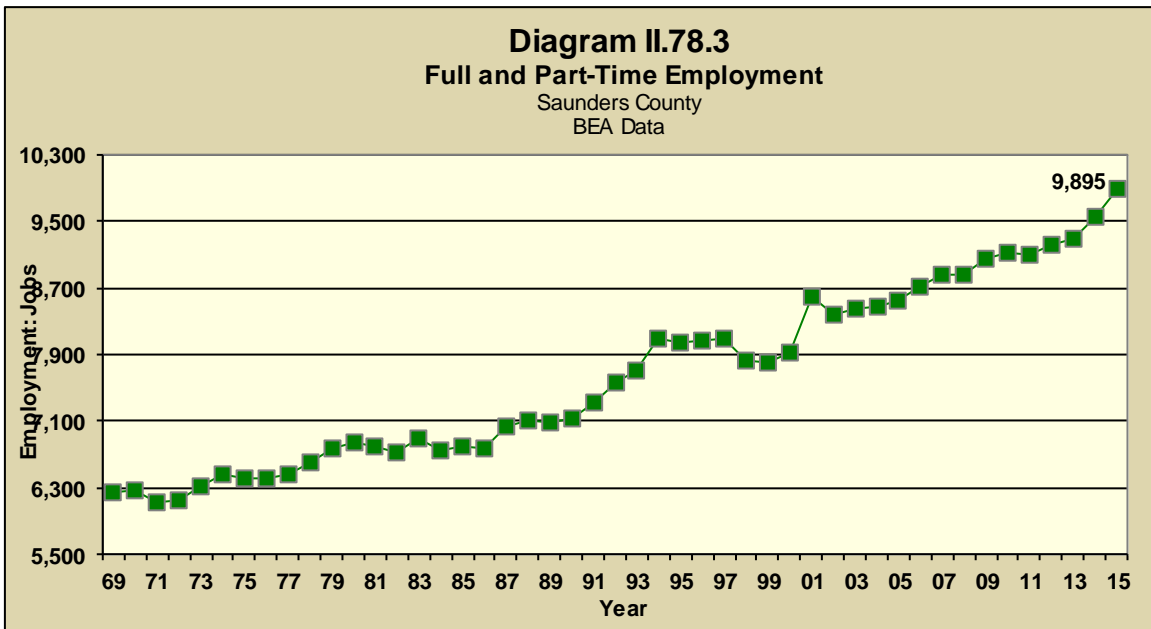
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Saunders County, defined as the number of people working or actively seeking work, increased from 11,035 in 2014 to 11,045 in 2015. The total number of people employed changed from 10,653 in 2014 to 10,709 in 2015. The unemployment rate for the county was 3.0 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.5 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.78.2, below.

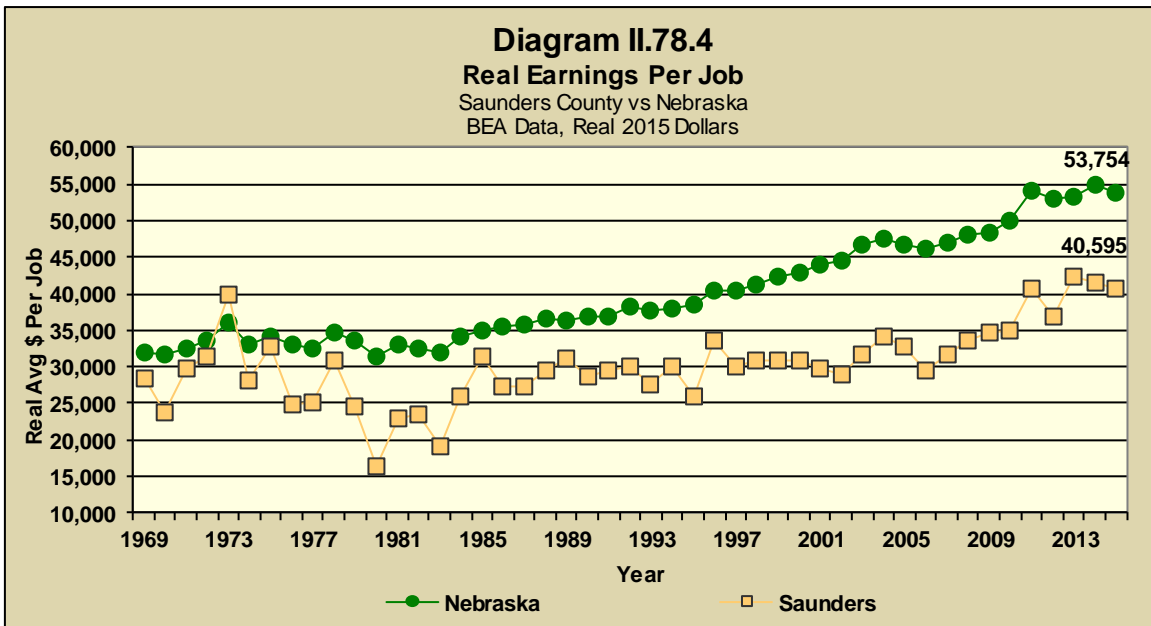


Employment and Personal Income

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 9,895 jobs in Saunders County, an increase of 325 jobs since 2014. Diagram II.78.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.78.4, below, real average earnings per job in the county was \$40,595 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 \$967,471,000, an increase of 1.3 percent between 2014 and 2015. Table II.78.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.78.6
Total BEA Employment and Real Personal Income
 Saunders 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	177,335	7,806	51,247	49,746	26,470	296,993	17,777	6,247	28,387
1970	149,263	8,075	52,123	53,308	28,820	275,439	16,135	6,271	23,802
1971	182,621	8,221	57,164	54,294	30,590	316,450	18,252	6,124	29,821
1972	192,617	8,495	64,336	59,362	32,335	340,156	19,512	6,143	31,356
1973	252,593	10,703	70,619	66,034	35,910	414,453	23,636	6,331	39,898
1974	181,972	11,587	75,349	69,104	37,485	352,323	19,649	6,463	28,156
1975	209,793	11,190	76,684	73,128	42,509	390,924	21,785	6,406	32,749
1976	159,290	11,636	84,471	71,906	43,362	347,394	19,317	6,418	24,819
1977	162,418	11,487	91,291	75,261	44,772	362,255	19,882	6,473	25,092
1978	204,010	12,211	99,159	79,037	45,907	415,901	22,743	6,610	30,864
1979	166,765	13,461	105,625	80,304	45,629	384,861	21,416	6,785	24,578
1980	111,617	12,971	110,014	91,488	49,737	349,886	18,695	6,841	16,316
1981	156,481	13,180	107,154	104,589	52,979	408,022	21,849	6,807	22,988
1982	158,313	12,824	102,991	116,217	55,844	420,542	22,667	6,725	23,541
1983	131,774	12,795	101,095	116,540	57,227	393,839	21,197	6,900	19,098
1984	175,606	13,277	105,922	119,723	58,216	446,190	24,173	6,744	26,039
1985	214,329	14,185	106,070	113,508	59,099	478,821	25,979	6,811	31,468
1986	184,171	14,489	106,265	112,100	60,010	448,057	24,399	6,764	27,228
1987	192,393	15,402	107,322	105,318	59,835	449,466	24,644	7,049	27,294
1988	209,229	16,941	109,684	103,415	58,316	463,702	25,381	7,116	29,403
1989	221,305	17,640	109,552	108,887	59,897	482,002	26,549	7,081	31,253
1990	205,091	17,830	115,609	102,634	61,628	467,132	25,454	7,147	28,696
1991	215,619	19,115	118,918	102,753	64,699	482,874	26,264	7,325	29,436
1992	226,372	19,829	133,004	98,103	67,997	505,646	27,143	7,563	29,931
1993	213,356	20,871	142,704	99,506	69,919	504,614	26,805	7,717	27,648
1994	242,390	21,946	160,120	99,828	72,269	552,661	29,177	8,099	29,928
1995	208,315	21,923	174,736	103,205	75,728	540,061	27,933	8,046	25,890
1996	272,313	21,599	196,918	104,850	79,428	631,910	32,487	8,083	33,690
1997	242,726	22,053	220,574	112,380	79,814	633,441	32,309	8,087	30,014
1998	241,106	22,840	234,515	118,249	84,750	655,781	33,295	7,831	30,789
1999	240,831	23,600	258,993	111,233	86,552	674,009	34,125	7,799	30,880
2000	244,523	24,496	278,803	115,843	89,429	704,103	35,467	7,923	30,862
2001	256,755	25,622	274,787	118,143	97,582	721,645	36,151	8,610	29,821
2002	243,710	25,891	268,508	107,589	101,749	695,666	34,914	8,384	29,069
2003	267,796	26,531	270,104	108,620	104,921	724,910	36,058	8,451	31,688
2004	290,066	26,809	270,551	109,939	111,820	755,568	37,316	8,484	34,190
2005	281,642	28,060	273,575	108,027	112,563	747,747	36,546	8,560	32,902
2006	256,336	29,672	278,738	108,155	117,630	731,188	35,823	8,728	29,369
2007	281,565	30,327	287,657	124,396	120,796	784,087	38,280	8,861	31,776
2008	297,855	30,746	293,611	139,724	133,147	833,591	40,771	8,862	33,610
2009	314,677	30,818	285,339	127,429	140,805	837,431	40,820	9,056	34,748
2010	319,710	31,774	270,154	122,749	148,533	829,372	39,755	9,116	35,071
2011	371,875	27,632	287,632	141,697	148,628	922,200	44,158	9,108	40,829
2012	340,988	28,398	289,905	152,288	147,198	901,980	43,315	9,234	36,927
2013	394,166	32,361	296,915	142,973	146,474	948,167	45,350	9,304	42,365
2014	396,704	34,542	290,679	150,132	152,495	955,467	45,647	9,570	41,453
2015	401,683	36,258	291,318	153,771	156,957	967,471	46,035	9,895	40,595

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by .4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 1.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 55.3 percent over the 2010 to 2015 period. Table II.78.7, 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 ²¹⁷
1991	2,595	868	1,628	1,150	1,110	544	105	55	0	8,069
1992	2,457	816	1,597	1,169	1,194	645	123	78	0	8,098
1993	2,437	762	1,548	1,097	1,223	777	123	107	0	8,094
1994	2,459	799	1,464	1,099	1,225	856	153	97	12	8,164
1995	2,354	760	1,584	1,126	1,230	949	176	121	0	8,333
1996	2,439	729	1,460	1,142	1,284	1,048	238	149	21	8,510
1997	2,277	722	1,438	1,117	1,248	1,159	313	213	32	8,519
1998	2,197	673	1,378	1,104	1,280	1,224	374	226	35	8,491
1999	2,162	611	1,333	1,049	1,235	1,392	488	259	44	8,573
2000	2,129	539	1,363	1,056	1,219	1,454	538	323	42	8,663
2001	2,138	541	1,264	1,079	1,252	1,405	544	301	48	8,572
2002	2,125	590	1,289	1,101	1,216	1,339	575	336	38	8,609
2003	1,998	643	1,212	1,073	1,219	1,338	659	363	44	8,549
2004	1,875	610	1,226	1,046	1,196	1,439	707	453	55	8,607
2005	1,690	562	1,041	914	1,109	1,440	757	541	55	8,109
2006	1,720	721	1,191	1,010	1,199	1,553	819	634	66	8,913
2007	1,698	643	1,093	984	1,216	1,531	949	786	84	8,984
2008	1,609	628	1,094	968	1,206	1,530	990	873	89	8,987
2009	1,572	659	1,048	963	1,143	1,540	949	917	85	8,876
2010	1,411	648	1,049	908	1,199	1,501	980	976	94	8,766
2011	1,490	633	1,026	926	1,181	1,468	986	1,059	134	8,903
2012	1,484	630	1,027	890	1,130	1,498	1,044	1,180	171	9,054
2013	1,406	637	1,057	891	1,168	1,454	1,041	1,259	155	9,068
2014	1,459	634	1,076	876	1,208	1,480	1,058	1,346	186	9,323
2015	1,405	601	1,064	923	1,180	1,464	1,083	1,474	188	9,382

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 1,710 in 2010 to 1,813 in 2015, with the poverty rate reaching 8.8 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.78.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,556	8.0
1999	1,389	7.0
2000	1,316	6.7
2001	1,454	7.4
2002	1,547	7.8
2003	1,509	7.5
2004	1,468	7.2
2005	1,389	6.9
2006	1,643	8.2
2007	1,517	7.6
2008	1,467	7.4
2009	1,566	7.9
2010	1,710	8.4
2011	1,672	8.2
2012	1,724	8.4
2013	1,778	8.7
2014	1,678	8.2
2015	1,813	8.8

²¹⁷ 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 Saunders County increased by 204 between 1980 and 2014, at an annual rate of change of 1.4 percent, as reported by the Census Bureau and as presented in Table II.78.9, at right.²¹⁸ This compared to an average annual rate of change of 1.03 percent statewide. Saunders County added 11 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 2.5 percent in Saunders County between 2010 and 2015, from 9,221 to 9,447. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.78.10.

Year	Nebraska	Saunders County
1980	37,727	331
1981	37,582	324
1982	37,500	325
1983	41,889	365
1984	43,151	362
1985	43,115	372
1986	42,538	371
1987	42,691	377
1988	43,134	379
1989	43,302	380
1990	43,749	370
1991	44,405	381
1992	45,269	401
1993	46,059	401
1994	46,640	435
1995	47,128	438
1996	47,607	448
1997	48,588	456
1998	48,655	452
1999	48,968	454
2000	49,623	456
2001	49,710	460
2002	50,259	467
2003	50,394	455
2004	50,928	464
2005	51,440	477
2006	51,906	473
2007	52,517	503
2008	52,152	492
2009	51,633	492
2010	51,886	499
2011	51,553	507
2012	52,294	528
2013	52,585	524
2014	52,991	535

Subject	Nebraska	% Growth Since Census	Saunders County	% Growth Since Census
2000 Census	722,668	-	8,266	-
2010 Census	796,793	10.3%	9,221	11.6%
July 2011 Estimate	801,129	0.5%	9,262	0.4%
July 2012 Estimate	804,659	1.0%	9,299	0.8%
July 2013 Estimate	809,171	1.5%	9,340	1.3%
July 2014 Estimate	814,970	2.3%	9,418	2.1%
July 2015 Estimate	820,913	3.0%	9,447	2.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Saunders County. As shown in Table II.78.11 on the following page, 13.7 percent of housing units, or 1,276, were vacant in 2015. Of the 8,055 housing units that were occupied in 2015, 78.2 percent, or 6,303, were owner-occupied and the remaining 21.8 percent were renter-occupied.

²¹⁸ Totals may not add due to rounding-off of county totals.

Table II.78.11				
Housing Units by Tenure				
Saunders 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	8,040	87.2%	8,055	86.3%
Owner-Occupied	6,407	79.7%	6,303	78.2%
Renter-Occupied	1,633	20.3%	1,752	21.8%
Vacant Housing Units	1,181	12.8%	1,276	13.7%
Total Housing Units	9,221	100.0%	9,331	100.0%

As shown in Table II.78.12, below, there were 8,274 single family dwellings in 2015, which accounted for 88.7 percent of all housing units. Apartment units accounted for 4.4 percent of housing units, with 408 units. Mobile homes also accounted for an additional 2.2 percent of housing with 205 units.

Table II.78.12				
Housing Units by Type				
Saunders County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²¹⁹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,104	89%	8,274	88.7%
Duplex	125	1%	183	2.0%
Tri- or Four-Plex	162	2%	261	2.8%
Apartment	426	5%	408	4.4%
Mobile Home	295	3%	205	2.2%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	9,112	100.0%	9,331	100.0%

Table II.78.13, below, shows the disposition of vacant housing units in Saunders County. The 2015 five-year ACS shows 1.6 percent of vacant units were for rent, 4.2 percent were for sale, and 3.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 300 "other vacant" units, or 25.4 percent; this compared to 30.6 percent "other vacant" units in 2015.

Table II.78.13				
Disposition of Vacant Housing Units				
Saunders County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	192	16.3%	20	1.6%
For Sale	101	8.6%	54	4.2%
Rented or Sold, Not Occupied	51	4.3%	44	3.4%
For Seasonal, Recreational, or Occasional Use	534	45.2%	768	60.2%
For Migrant Workers	3	0.3%	0	.0%
Other Vacant	300	25.4%	390	30.6%
Total	1,181	100.0%	1,276	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²²⁰ In most years for which data are presented, single-

²¹⁹ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Saunders County increased from 56 in 2014 to 95 in 2015 and the average value of construction was \$188,470 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 56 in 2014 to 95 in 2015. These changes in residential permit activity in the county compared to an increase in population of 1,186 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.78.14.

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	14	.	.	.	14	202.80	.	.	.
1981	11	.	.	.	11	167.00	.	.	.
1982	20	.	.	.	20	135.90	.	.	.
1983	19	.	.	.	19	118.40	.	.	.
1984	20	.	.	.	20	122.20	.	.	.
1985	17	2	8	.	27	123.50	47.90	39.80	.
1986	12	.	.	.	12	113.80	.	.	.
1987	12	.	.	16	28	109.30	.	.	51.30
1988	16	.	.	.	16	102.90	.	.	.
1989	19	.	.	.	19	117.50	.	.	.
1990	23	2	.	.	25	82.80	82.20	.	.
1991	46	2	.	.	48	91.50	79.50	.	.
1992	75	10	.	.	85	109.20	71.60	.	.
1993	72	2	.	.	74	109.70	68.10	.	.
1994	78	4	4	.	86	126.30	74.40	44.60	.
1995	69	.	.	.	69	113.50	.	.	.
1996	81	2	7	.	90	116.20	35.80	37.80	.
1997	100	4	7	14	125	121.20	87.00	35.80	43.60
1998	88	8	7	.	103	140.60	150.30	69.60	.
1999	96	.	3	.	99	129.20	.	55.90	.
2000	86	6	4	9	105	163.30	102.10	56.60	41.40
2001	106	.	4	36	146	172.20	.	90.10	73.40
2002	107	4	12	.	123	141.1	95.3	39.8	.
2003	151	4	.	.	155	171.7	111.8	.	.
2004	103	16	6	16	141	168.2	83.6	54.5	86.1
2005	148	4	.	14	166	175.8	92.5	.	70.7
2006	120	4	.	8	132	166.9	99.6	.	78.6
2007	98	4	3	8	113	163.6	128.7	32.0	76.6
2008	58	.	.	50	108	192.1	.	.	61.7
2009	66	.	.	.	66	172.9	.	.	.
2010	62	.	.	.	62	172.7	.	.	.
2011	63	.	.	.	63	169.4	.	.	.
2012	63	.	.	.	63	190.5	.	.	.
2013	100	2	.	.	102	191.3	118.9	.	.
2014	56	.	.	.	56	190.8	.	.	.
2015	95	.	.	.	95	188.5	.	.	.

²²⁰ 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 4,496 property transactions in Saunders County. Of these, 4,408 were for single-family homes during this 18-year period, as shown in Table II.78.15.

Table II.78.15						
Residential Property Transactions						
Saunders County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	332	1	1	2	2	338
2000	284	6	1	6	0	297
2001	245	2	2	1	1	251
2002	261	3	0	0	1	265
2003	249	2	1	5	0	257
2004	258	6	0	13	0	277
2005	300	2	0	2	0	304
2006	323	0	0	0	0	323
2007	288	0	0	0	0	288
2008	242	0	0	0	0	242
2009	178	0	0	0	0	178
2010	215	0	0	0	0	215
2011	140	0	0	0	0	140
2012	98	0	0	1	0	99
2013	196	0	1	4	0	201
2014	247	0	3	5	0	255
2015	277	0	0	6	0	283
2016	275	1	4	3	0	283
Total	4,408	23	13	48	4	4,496

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 1,523 single-family home property transactions for units built before 1930, 1.1 percent of units were of low quality and 33.7 percent were of fair quality. Conversely, of the 381 homes built from 2001 through 2010, .3 percent of units were of low quality and 5.8 percent of fair quality. Table II.78.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.78.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Saunders 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	16	8	6	3	2	4	1	0	2	42
Fair	513	293	107	180	32	45	22	0	4	1,196
Average	943	283	292	620	93	226	268	19	12	2,756
Good	43	10	14	41	31	142	85	18	0	384
Very Good	1	0	1	0	0	2	5	0	0	9
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	7	1	4	7	1	0	0	0	1	21
Total	1,523	595	424	851	159	419	381	37	19	4,408

In regard to the current condition of residential dwellings, of the same 1,523 single-family homes built before 1930, 19.4 percent of the homes were worn out or badly worn, and 58.9

percent were in average condition. Table II.78.17 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	33	3	5	3	1	0	0	0	1	46
Badly Worn	262	73	28	37	8	3	2	0	1	414
Average	897	368	258	587	83	253	366	27	14	2,853
Good	311	149	132	224	67	157	13	3	3	1,059
Very Good	17	2	0	0	0	6	0	0	0	25
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	3	0	1	0	0	0	0	7	0	11
Total	1,523	595	424	851	159	419	381	37	19	4,408

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$133,255 to \$162,376, a total increase of 21.9 percent, as shown in Table II.78.18, 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 Saunders County ranged from \$92,223 for homes built before 1930 to \$213,293 for homes built from 2001 to 2010, and \$265,853 for the newest homes built between 2011 and 2016.²²¹ Homes built from 2011 through 2016 were also larger, averaging 1,707 square feet per unit. Table II.78.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	86,282
2000	97,564
2001	101,325
2002	111,679
2003	114,461
2004	125,366
2005	126,935
2006	129,706
2007	135,531
2008	142,176
2009	143,325
2010	133,255
2011	130,924
2012	187,384
2013	161,730
2014	170,896
2015	161,886
2016	162,376
Average	131,318

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²²² (\$)
Before 1930	92,223	1,377	67.0
1931-1960	90,869	1,097	82.8
1961-1970	133,883	1,287	104.0
1971-1980	141,261	1,348	104.8
1981-1990	176,398	1,557	113.3
1991-2000	194,209	1,614	120.3
2001-2010	213,293	1,618	131.8
2011-2016	265,853	1,707	156
Average	130,923	1,379	95

²²¹ 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.

²²² 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.78.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Saunders County. The number of completed surveys remained unchanged from 28 in 2015 to 28 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by .1 percentage points and was at 3.15 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	94	3.2	6.5
2003	4	90	5.6	27.6
2004	6	179	5.6	63.8
2005	18	222	11.7	57.8
2006	15	222	7.2	136.6
2007	15	522	17.6	39.6
2008	26	246	8.1	48.2
2009	21	223	8.5	30.1
2010	29	250	8.8	29.3
2011	28	263	4.6	42.8
2012	38	338	5.3	48.5
2013	36	359	5.0	56.0
2014	28	349	2.3	70.0
2015	28	429	3.3	25
2016	28	317	3.2	32.8

Table II.78.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 42 single family units in Saunders County, with 1 of them available. This translates into a vacancy rate of 2.4 percent in Saunders County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 255 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 2.7 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 3.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	42	1	2.4%	2.1%
Apartments	255	7	2.7%	3.9%
Mobile Homes	0	0	%	3.0%
“Other” Units	0	0	.0%	.
Don't Know	20	2	10.0%	3.3%
Total	317	10	3.15%	3.8%

Table II.78.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 11 units. The most common apartment units were one bedroom units, with 109 units. Details for additional unit types are reported on the following page.

Table II.78.22						
Rental Units by Number of Bedrooms						
Saunders 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	4	109	0	0	.	113
Two	7	88	0	0	.	95
Three	11	12	0	0	.	23
Four	6	0	0	0	.	6
Don’t Know	14	46	0	0	20	80
Total	42	255	0	0	20	317

Table II.78.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 9.1 percent.

Table II.78.23			
Single Family Units by Number of Bedrooms			
Saunders County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	4	0	.0%
Two	7	0	.0%
Three	11	1	9.1%
Four	6	0	.0%
Don’t know	14	0	.0%
Total	42	1	2.4%

Table II.78.24, 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 1.8 percent.

Table II.78.24			
Apartment Units by Number of Bedrooms			
Saunders County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	109	2	1.8%
Two	88	4	4.5%
Three	12	1	8.3%
Four	0	0	%
Don’t know	46	0	.0%
Total	255	7	2.7%

Average market-rate rents by unit type are shown in Table II.78.25, 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.78.25					
Average Market Rate Rents by Number of Bedrooms					
Saunders County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$467	\$519	\$	\$	\$500
Two	\$710	\$615	\$	\$	\$654
Three	\$733	\$678	\$	\$	\$715
Four	\$1,200	\$	\$	\$	\$1,200
Don't know	\$708	\$650	\$	\$	
Total	\$727	\$590	\$	\$	\$643

Table II.78.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.78.26					
Average Assisted Rate Rents by Number of Bedrooms					
Saunders County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$600	\$	\$	\$600
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$600	\$	\$	\$600

Table II.78.27, on the following page, shows vacancy rates for single family units by average rental rates for Saunders County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.78.27 Single Family Market Rate Rents by Vacancy Status Saunders County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	26	0	.0%
\$750 to \$1,000	4	1	25.0%
\$1,000 to \$1,250	8	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	4	0	.0%
Total	42	1	2.4%

The average rent and availability of apartment units is displayed in Table II.78.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 2.6 percent.

Table II.78.28 Apartment Market Rate Rents by Vacancy Status Saunders County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	34	3	8.8%
\$500 to \$750	151	4	2.6%
\$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	70	0	.0%
Total	255	7	2.7%

Respondents were asked if utilities are included in the rent and, as shown in Table II.78.29 below, 11 respondents, or 55.0 percent, included some sort of utility in the rent.

Table II.78.29 Are there any utilities included with the rent? Saunders County 2016 Survey of Rental Properties	
Period	Respondent
Yes	11
No	9
% Offering Utilities	55.0%

The type of utility included in the rent is shown in Table II.78.30, below. There were 3 respondents who included electricity, 2 respondents who included natural gas, 9 respondents who included water and sewer and 10 respondents included trash collection in the rent.

Table II.78.30 Which utilities are included with the rent? Saunders County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	9
Trash Collection	10

Table II.78.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 9 respondents said they keep a waitlist, with an estimated 40 number of persons on the wait list.

Table II.78.31 Do you keep a waiting list? Saunders County 2016 Survey of Rental Properties	
Period	Respondent
Yes	9
No	11
Waitlist Size	40

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.78.32 below, most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.78.32 How would you rate the need for renovation of existing units in the city? Saunders County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	5	5	1
Low Need	1	1	1	
Moderate Need	8	8	8	
High Need	2	2	2	
Extreme Need	2	2	2	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.78.33 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.78.33 How would you rate the need for construction of new units in the city? Saunders County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	5	5	1
Low Need	2	2	2	1
Moderate Need	4	4	4	
High Need	0	0		
Extreme Need	6	6	6	