

# Seward County

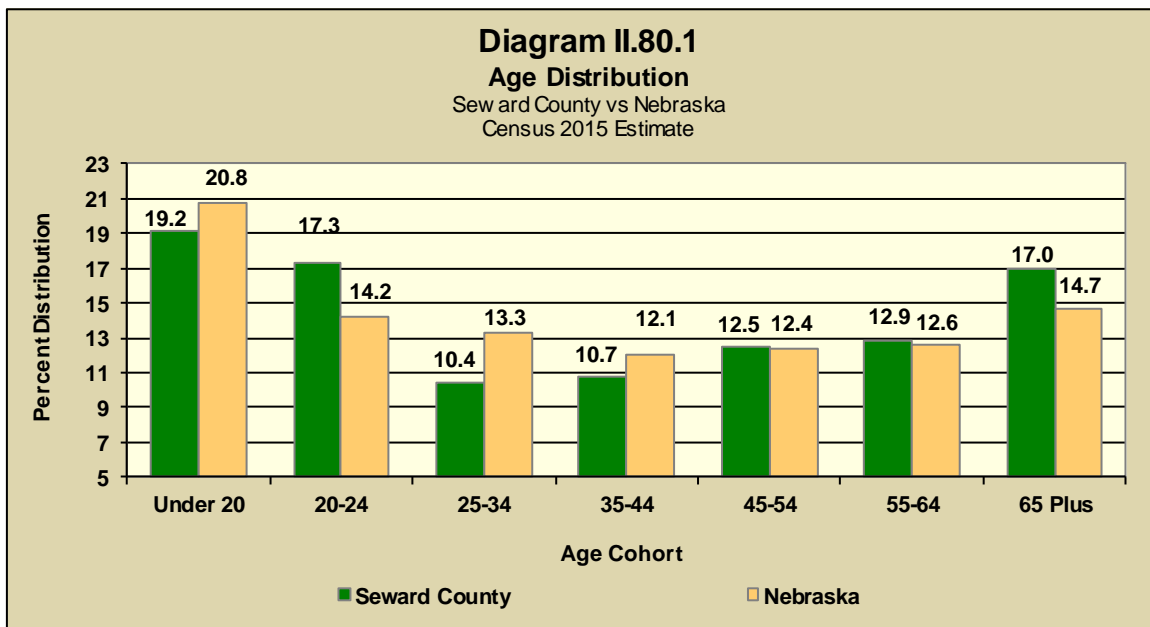
## Summary

- Between 2010 and 2015, the county’s population increased by 2.1 percent or by 360 persons.
- Between 2010 and 2015, the Hispanic population increased by 60.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 47.
- In 2015, average earnings in the county was \$41,884 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 23 units.
- In 2015, the average real value of new single-family construction was \$197,631.
- In fiscal year 2016, the average price of an existing home was \$159,671.
- In a November 2016 rental survey, the average vacancy rate was 3.53 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Seward County’s population increased by 2.1 percent, or from 16,750 people to 17,110 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 2,936 in 2010 to 2,959 in 2015, an increase of 0.8 percent. The number of people from 25 to 34 years of age increased by 5.6 percent, and those aged between 35 and 44 decreased by 0.2 percent. As shown in Diagram II.80.1, people younger than 25 represented 36.5 percent of the population in 2015, while individuals aged 55 and older represented 29.8 percent of the population in Seward 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 1.4 percent, while the black population increased by 60.0 percent. The Hispanic population of any race changed from 272 to 436 or by 60.3 percent. Table II.80.1, below, presents the details of these population variations.

Subject	Nebraska			Seward County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	16,750	17,110	2.1%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	3,243	3,283	1.2%
15 to 24 years	258,206	268,848	4.1%	2,936	2,959	0.8%
25 to 34 years	245,176	252,533	3.0%	1,685	1,780	5.6%
35 to 44 years	220,838	228,643	3.5%	1,840	1,836	-2%
45 to 54 years	258,726	234,477	-9.4%	2,460	2,145	-12.8%
55 to 64 years	213,176	238,715	12.0%	2,041	2,206	8.1%
65 & over	246,677	278,711	13.0%	2,545	2,901	8.1%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	16,404	16,638	1.4%
Black	85,971	93,900	9.2%	60	96	60.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	54	82	51.9%
Asian	33,322	44,479	33.5%	72	89	23.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	6	200.0%
Two or More Races	32,305	39,365	21.9%	158	199	25.9%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	272	436	60.3%

## 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.80.2, at right, from April 2000 to July 2009, Seward County’s natural increase was estimated to be 285 people. Seward County experienced net out-migration from 2000–2009, with 300 persons having left the county during that period.<sup>230</sup> The 2015 population estimates showed a natural increase of 201 persons and a net in-migration of 159 persons since the 2010 Census. In total, Seward County’s population increased to 17,110 persons.

<b>1980 Population</b>	<b>15,789</b>
Natural Increase 80–90	743
Net Migration 80–90	-1,082
<b>1990 Population</b>	<b>15,450</b>
Natural Increase 90–00	125
Net Migration 90–00	921
<b>2000 Population</b>	<b>16,496</b>
Natural Increase 00–09	285
Net Migration 00–09	-300
2009 Population Estimate	16,481
<b>2010 Population</b>	<b>16,750</b>
Natural Increase 10–15	201
Net Migration 10–15	159
<b>2015 Population Estimate</b>	<b>17,110</b>

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 Seward County decreased from 47 persons in 2014 to 26 persons in 2015, with an additional net movement of 13 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.80.3.

<sup>230</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.80.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Seward County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	165	200	-35
Calendar 2002	191	192	-1
Calendar 2003	176	164	12
Calendar 2004	183	170	13
Calendar 2005	184	141	43
Calendar 2006	182	187	-5
Calendar 2007	203	140	63
Calendar 2008	164	173	-9
Calendar 2009	189	117	72
Calendar 2010	292	178	114
Calendar 2011	137	103	34
Calendar 2012	186	146	40
Calendar 2013	176	107	69
Calendar 2014	212	165	47
Calendar 2015	167	141	26
First Half of 2016	84	71	13

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 7,267 in 2014 to 7,275 in 2015, as shown in Table II.80.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Seward County decreased by 2.8 percent from 3,325 in 2015 to 3,232 in 2016, as shown below in Table II.80.5. The number of school-age children 5 to 11 years of age decreased from 1,623 in 2015 to 1,578 in 2016.

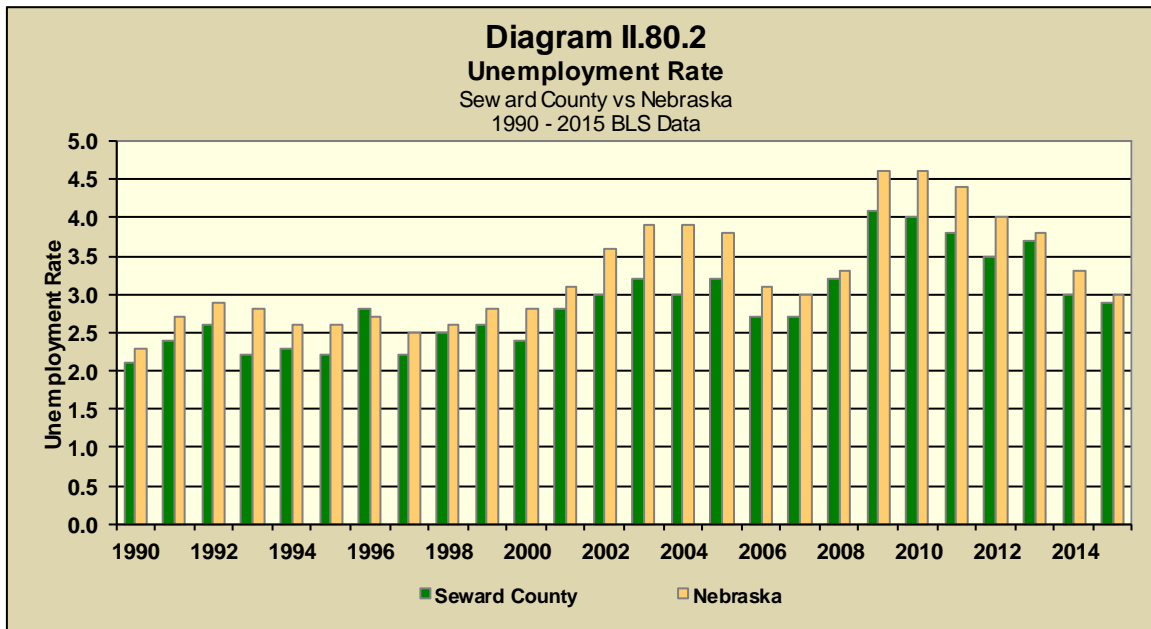
<b>Table II.80.4</b>	
<b>Income Tax Returns</b>	
Seward County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	6,536
1992	6,608
1993	6,610
1994	6,773
1995	6,775
1996	6,856
1997	7,018
1998	7,043
1999	7,138
2000	7,085
2001	7,006
2002	6,944
2003	6,899
2004	6,876
2005	6,462
2006	6,983
2007	7,100
2008	7,040
2009	6,988
2010	6,910
2011	7,065
2012	7,134
2013	7,211
2014	7,267
2015	7,275

<b>Table II.80.5</b>				
<b>School-Age Children</b>				
Seward County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	1,835	526	1,049	3,410
1993	1,811	536	1,125	3,472
1994	1,749	535	1,167	3,451
1995	1,784	543	1,253	3,580
1996	1,743	544	1,293	3,580
1997	1,695	544	1,362	3,601
1998	1,623	534	1,363	3,520
1999	1,609	535	1,394	3,538
2000	1,629	527	1,362	3,518
2001	1,682	491	1,391	3,564
2002	1,666	518	1,402	3,586
2003	1,884	600	1,596	4,080
2004	1,905	593	1,569	4,067
2005	1,482	500	1,283	3,265
2006	1,516	476	1,266	3,258
2007	1,532	474	1,258	3,264
2008	1,557	494	1,278	3,329
2009	1,561	473	1,268	3,302
2010	1,639	491	1,270	3,400
2011	1,518	484	1,181	3,183
2012	1,584	489	1,171	3,244
2013	1,569	443	1,189	3,201
2014	1,610	454	1,198	3,262
2015	1,623	490	1,212	3,325
2016	1,578	498	1,156	3,232

## ECONOMICS

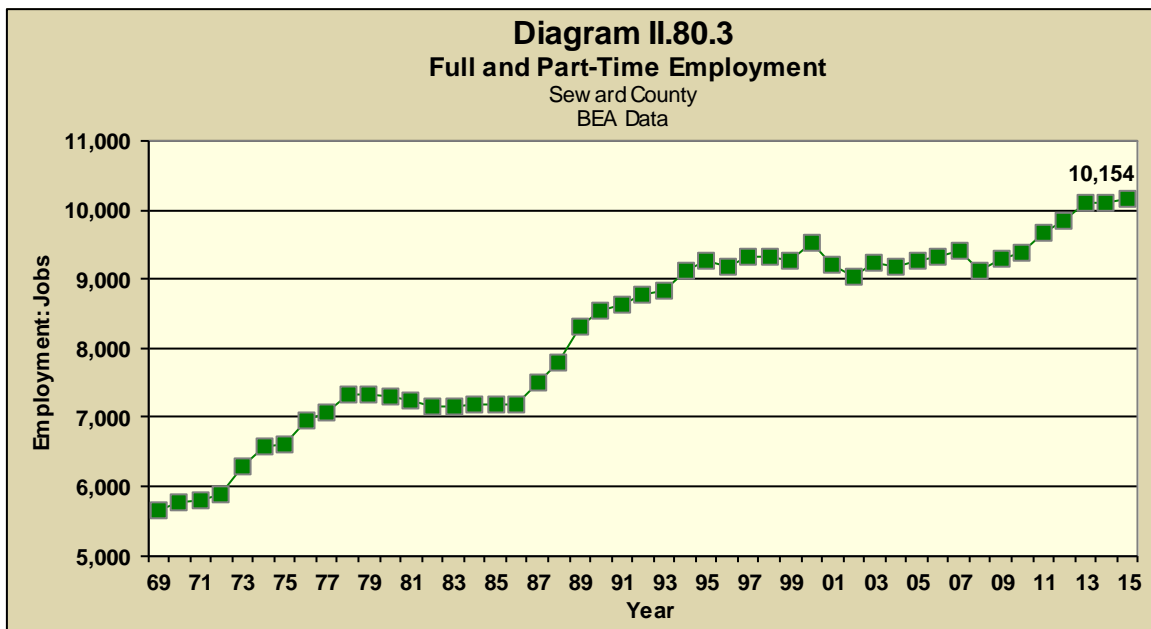
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Seward County, defined as the number of people working or actively seeking work, increased from 8,869 in 2014 to 8,886 in 2015. The total number of people employed changed from 8,599 in 2014 to 8,632 in 2015. The unemployment rate for the county was 2.9 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.80.2, below.

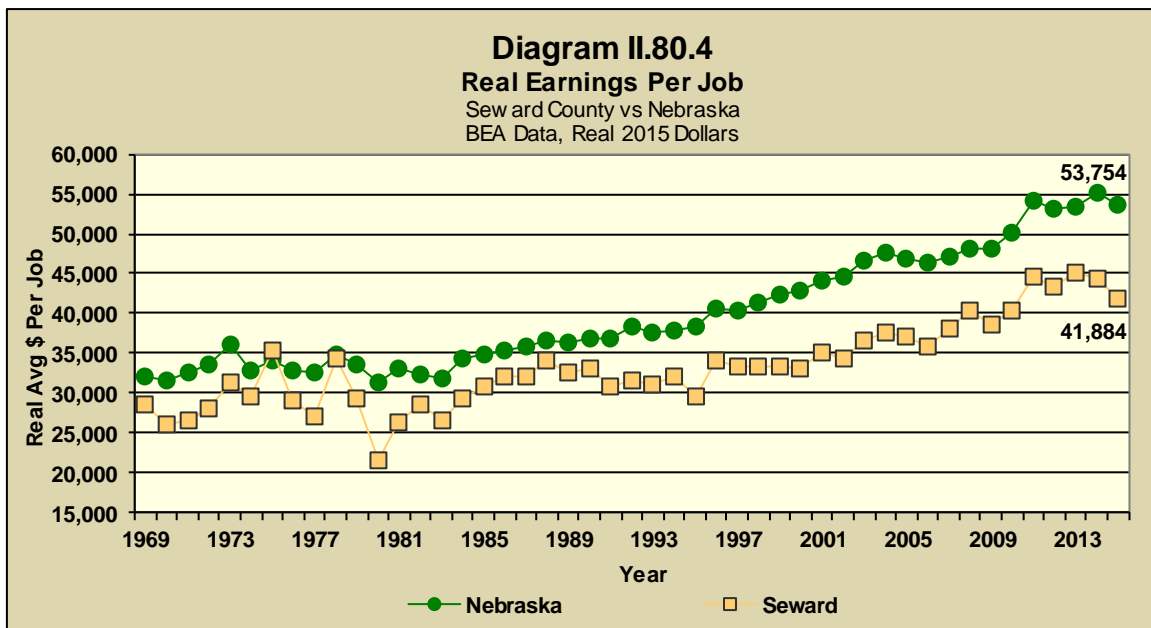


### Employment and Personal Income

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 10,154 jobs in Seward County, an increase of 47 jobs since 2014. Diagram II.80.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.80.4, below, real average earnings per job in the county was \$41,884 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 \$778,569,000, a decline of 0.6 percent between 2014 and 2015. Table II.80.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.80.6**  
**Total BEA Employment and Real Personal Income**  
 Seward 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	161,962	7,522	22,271	42,488	18,487	237,686	16,717	5,667	28,580
1970	150,510	7,675	22,484	45,190	20,259	230,769	15,927	5,779	26,044
1971	154,919	7,863	23,851	46,119	21,462	238,488	16,157	5,807	26,678
1972	165,591	8,596	25,326	50,085	22,962	255,367	16,655	5,874	28,190
1973	197,007	11,666	25,474	55,544	26,628	292,987	18,751	6,292	31,311
1974	194,841	13,064	25,668	58,052	27,607	293,105	18,586	6,575	29,634
1975	234,007	13,563	24,256	60,324	30,773	335,797	21,729	6,610	35,402
1976	203,263	14,778	24,904	60,841	32,711	306,941	20,040	6,969	29,167
1977	192,151	14,846	25,609	65,039	33,585	301,537	19,676	7,072	27,171
1978	252,357	16,534	25,902	65,775	33,825	361,324	23,047	7,342	34,372
1979	215,438	17,296	27,111	68,641	34,114	328,009	20,826	7,320	29,431
1980	158,525	16,424	28,181	77,151	35,856	283,289	17,953	7,313	21,677
1981	190,425	16,963	28,813	85,997	39,129	327,401	20,847	7,249	26,269
1982	204,721	17,090	29,021	95,689	39,885	352,226	22,916	7,162	28,584
1983	189,611	17,455	29,798	99,672	41,409	343,035	22,105	7,146	26,534
1984	211,307	18,094	32,345	101,811	41,925	369,295	23,823	7,192	29,381
1985	221,574	18,931	33,945	99,059	43,633	379,279	24,680	7,199	30,778
1986	229,965	19,717	34,292	95,052	45,384	384,977	25,410	7,190	31,984
1987	240,492	20,639	36,899	89,529	45,597	391,878	25,727	7,490	32,108
1988	265,609	23,033	37,323	91,818	45,494	417,211	27,209	7,799	34,057
1989	272,212	24,772	37,138	97,248	46,125	427,950	27,796	8,322	32,710
1990	283,114	26,184	42,734	90,652	47,763	438,080	28,283	8,557	33,086
1991	266,324	26,401	46,843	92,415	50,432	429,613	27,602	8,620	30,896
1992	276,957	26,791	52,557	95,760	53,895	452,378	28,801	8,776	31,558
1993	275,750	29,406	49,312	95,349	55,678	446,683	28,074	8,834	31,215
1994	292,888	29,557	63,339	96,632	56,414	479,715	30,037	9,138	32,052
1995	274,718	29,279	69,971	102,609	58,844	476,862	29,408	9,263	29,658
1996	313,435	28,852	84,068	106,560	61,061	536,272	32,910	9,193	34,095
1997	309,784	30,520	88,145	112,969	61,905	542,282	33,354	9,323	33,228
1998	311,164	31,486	96,587	116,253	67,991	560,509	34,116	9,322	33,380
1999	309,715	31,827	105,729	115,596	69,514	568,728	34,598	9,255	33,465
2000	316,721	32,791	109,372	122,708	71,033	587,042	35,537	9,540	33,199
2001	322,545	33,816	123,055	124,545	78,078	614,408	36,997	9,206	35,036
2002	310,262	33,904	122,390	114,582	84,657	597,987	36,080	9,048	34,291
2003	338,663	34,265	124,060	111,306	86,013	625,778	37,864	9,235	36,672
2004	346,237	33,871	125,718	103,208	86,172	627,464	37,615	9,190	37,675
2005	344,462	35,735	131,513	90,307	88,119	618,665	37,267	9,257	37,211
2006	335,066	37,983	136,892	91,605	93,263	618,843	37,159	9,320	35,951
2007	358,810	37,944	141,349	102,184	96,256	660,656	40,064	9,409	38,135
2008	368,787	37,884	144,311	119,400	104,784	699,398	41,998	9,136	40,366
2009	358,790	37,741	143,090	107,659	109,855	681,653	41,222	9,300	38,580
2010	378,253	40,038	136,172	103,362	113,250	690,999	41,136	9,392	40,274
2011	431,835	37,067	128,933	116,392	112,285	752,377	44,948	9,662	44,694
2012	426,427	37,997	123,723	150,724	113,357	776,233	45,723	9,852	43,283
2013	456,674	43,216	125,975	122,330	114,149	775,912	45,468	10,104	45,197
2014	449,250	44,249	127,960	136,125	114,537	783,623	45,831	10,107	44,449
2015	425,288	43,902	138,215	138,826	120,142	778,569	45,504	10,154	41,884

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by .3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 3.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 43.8 percent over the 2010 to 2015 period. Table II.80.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.80.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Seward 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 <sup>231</sup>
1991	1,976	680	1,216	942	949	589	94	75	15	6,536
1992	1,967	625	1,190	993	931	675	120	89	18	6,608
1993	1,916	621	1,167	931	1,018	706	142	97	12	6,610
1994	1,983	571	1,185	937	1,043	790	155	97	12	6,773
1995	1,879	553	1,183	930	1,077	842	172	120	19	6,775
1996	1,902	511	1,105	955	1,065	940	228	130	20	6,856
1997	1,901	465	1,076	935	1,090	1,081	275	172	23	7,018
1998	1,782	446	1,086	943	1,097	1,121	320	220	28	7,043
1999	1,775	437	1,045	911	1,117	1,180	398	239	36	7,138
2000	1,762	405	973	862	1,042	1,274	452	284	31	7,085
2001	1,802	416	928	892	1,018	1,198	455	271	26	7,006
2002	1,785	438	937	855	986	1,196	457	264	26	6,944
2003	1,563	491	947	855	1,028	1,204	487	305	19	6,899
2004	1,498	445	889	827	1,034	1,230	580	343	30	6,876
2005	1,304	406	771	736	984	1,227	591	398	45	6,462
2006	1,230	471	880	824	1,043	1,306	689	481	59	6,983
2007	1,281	444	790	791	1,006	1,349	774	586	79	7,100
2008	1,147	446	778	778	989	1,342	792	676	92	7,040
2009	1,088	494	773	732	1,047	1,267	791	713	83	6,988
2010	994	452	792	667	982	1,295	838	798	92	6,910
2011	1,101	423	773	646	975	1,247	892	889	119	7,065
2012	1,051	446	740	629	959	1,276	897	975	161	7,134
2013	1,075	441	791	622	909	1,256	911	1,045	161	7,211
2014	1,030	441	770	653	961	1,221	928	1,112	151	7,267
2015	997	439	768	700	939	1,251	901	1,136	144	7,275

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 1,209 in 2010 to 1,191 in 2015, with the poverty rate reaching 7.5 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.80.8, at right, presents poverty data for the county.

<b>Table II.80.8</b>		
<b>Persons in Poverty</b>		
Seward County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,117	7.3
1999	1,064	6.9
2000	985	6.4
2001	1,141	7.4
2002	1,176	7.6
2003	1,127	7.3
2004	1,081	7.0
2005	1,158	7.6
2006	1,166	7.6
2007	1,301	8.6
2008	1,192	7.7
2009	1,278	8.4
2010	1,209	7.8
2011	1,232	8.0
2012	1,232	7.9
2013	1,606	10.2
2014	1,292	8.2
2015	1,191	7.5

<sup>231</sup> 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 Seward County increased by 116 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.80.9, at right.<sup>232</sup> This compared to an average annual rate of change of 1.03 percent statewide. Seward County added 6 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 2.6 percent in Seward County between 2010 and 2015, from 6,875 to 7,051. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.80.10.

Year	Nebraska	Seward County
1980	37,727	329
1981	37,582	320
1982	37,500	314
1983	41,889	344
1984	43,151	355
1985	43,115	363
1986	42,538	352
1987	42,691	347
1988	43,134	361
1989	43,302	366
1990	43,749	386
1991	44,405	391
1992	45,269	373
1993	46,059	403
1994	46,640	396
1995	47,128	383
1996	47,607	396
1997	48,588	411
1998	48,655	408
1999	48,968	411
2000	49,623	422
2001	49,710	422
2002	50,259	431
2003	50,394	446
2004	50,928	443
2005	51,440	454
2006	51,906	449
2007	52,517	441
2008	52,152	429
2009	51,633	445
2010	51,886	442
2011	51,553	429
2012	52,294	440
2013	52,585	439
2014	52,991	445

Subject	Nebraska	% Growth Since Census	Seward County	% Growth Since Census
2000 Census	722,668	-	6,428	-
2010 Census	796,793	10.3%	6,875	7.0%
July 2011 Estimate	801,129	0.5%	6,915	0.6%
July 2012 Estimate	804,659	1.0%	6,936	0.9%
July 2013 Estimate	809,171	1.5%	6,959	1.2%
July 2014 Estimate	814,970	2.3%	6,996	1.8%
July 2015 Estimate	820,913	3.0%	7,051	2.6%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Seward County. As shown in Table II.80.11 on the following page, 8.9 percent of housing units, or 618, were vacant in 2015. Of the 6,348 housing units that were occupied in 2015, 71.1 percent, or 4,514, were owner-occupied and the remaining 28.9 percent were renter-occupied.

<sup>232</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.80.11</b>				
<b>Housing Units by Tenure</b>				
Seward County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	6,266	91.1%	6,348	91.1%
Owner-Occupied	4,668	74.5%	4,514	71.1%
Renter-Occupied	1,598	25.5%	1,834	28.9%
Vacant Housing Units	609	8.9%	618	8.9%
<b>Total Housing Units</b>	<b>6,875</b>	<b>100.0%</b>	<b>6,966</b>	<b>100.0%</b>

As shown in Table II.80.12, below, there were 5,849 single family dwellings in 2015, which accounted for 84.0 percent of all housing units. Apartment units accounted for 7.0 percent of housing units, with 491 units. Mobile homes also accounted for an additional 3.6 percent of housing with 248 units.

<b>Table II.80.12</b>				
<b>Housing Units by Type</b>				
Seward County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>233</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	5,624	82%	5,849	84.0%
Duplex	232	3%	204	2.9%
Tri- or Four-Plex	140	2%	174	2.5%
Apartment	563	8%	491	7.0%
Mobile Home	287	4%	248	3.6%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>6,846</b>	<b>100.0%</b>	<b>6,966</b>	<b>100.0%</b>

Table II.80.13, below, shows the disposition of vacant housing units in Seward County. The 2015 five-year ACS shows 19.7 percent of vacant units were for rent, 9.4 percent were for sale, and 1.9 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 167 "other vacant" units, or 27.4 percent; this compared to 59.1 percent "other vacant" units in 2015.

<b>Table II.80.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Seward County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	245	40.2%	122	19.7%
For Sale	97	15.9%	58	9.4%
Rented or Sold, Not Occupied	40	6.6%	12	1.9%
For Seasonal, Recreational, or Occasional Use	59	9.7%	61	9.9%
For Migrant Workers	1	0.2%	0	.0%
Other Vacant	167	27.4%	365	59.1%
<b>Total</b>	<b>609</b>	<b>100.0%</b>	<b>618</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>234</sup> In most years for which data are presented, single-

<sup>233</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Seward County decreased from 67 in 2014 to 48 in 2015 and the average value of construction was \$197,631 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 71 in 2014 to 48 in 2015. These changes in residential permit activity in the county compared to an increase in population of 614 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.80.14.

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	48	2	4	12	66	118.10	79.20	59.40	63.90
1981	26	2	.	.	28	116.10	82.60	.	.
1982	19	6	4	.	29	124.10	92.30	13.30	.
1983	19	12	.	6	37	105.20	84.00	.	46.10
1984	22	8	.	18	48	107.50	73.00	.	55.60
1985	12	10	.	.	22	98.40	73.80	.	.
1986	11	10	4	12	37	113.10	73.30	56.40	42.30
1987	22	4	.	.	26	126.90	75.60	.	.
1988	29	6	.	.	35	114.70	107.70	.	.
1989	41	2	4	8	55	115.50	84.40	46.90	46.90
1990	39	4	.	24	67	118.90	79.70	.	40.90
1991	27	.	.	16	43	121.20	.	.	53.10
1992	54	2	.	50	106	125.80	155.50	.	56.00
1993	54	4	.	45	103	146.40	86.60	.	67.00
1994	76	6	4	.	86	120.90	95.70	33.50	.
1995	74	2	4	.	80	119.00	117.70	64.50	.
1996	54	2	.	.	56	143.40	99.50	.	.
1997	54	6	.	.	60	165.80	122.40	.	.
1998	61	10	.	.	71	185.60	141.50	.	.
1999	70	2	.	.	72	184.60	171.40	.	.
2000	50	.	.	24	74	194.80	.	.	66.30
2001	50	.	.	.	50	186.60	.	.	.
2002	80	16	.	.	96	183.7	93.1	.	.
2003	74	.	.	.	74	194.2	.	.	.
2004	82	8	.	.	90	198.3	138.1	.	.
2005	81	.	.	.	81	345.4	.	.	.
2006	76	.	.	.	76	222.0	.	.	.
2007	59	2	.	.	61	251.1	162.4	.	.
2008	29	.	.	.	29	199.3	.	.	.
2009	33	.	.	.	33	208.0	.	.	.
2010	33	20	.	.	53	195.0	119.7	.	.
2011	37	.	.	.	37	228.8	.	.	.
2012	39	.	.	.	39	215.0	.	.	.
2013	49	4	.	.	53	221.7	164.4	.	.
2014	67	4	.	.	71	197.8	131.5	.	.
2015	48	.	.	.	48	197.6	.	.	.

<sup>234</sup> 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 3,422 property transactions in Seward County. Of these, 3,158 were for single-family homes during this 18-year period, as shown in Table II.80.15.

<b>Table II.80.15</b>						
<b>Residential Property Transactions</b>						
Seward County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	253	6	0	8	0	267
2000	204	4	3	12	0	223
2001	175	1	7	8	0	191
2002	190	12	3	8	0	213
2003	174	8	4	4	0	190
2004	226	9	4	1	3	243
2005	227	5	6	10	0	248
2006	197	8	6	13	2	226
2007	218	6	0	6	3	233
2008	149	1	2	4	0	156
2009	124	3	1	2	0	130
2010	138	0	8	3	0	149
2011	126	1	8	2	0	137
2012	17	0	0	1	0	18
2013	162	5	7	3	0	177
2014	191	3	13	0	0	207
2015	168	2	6	0	0	176
2016	219	5	13	1	0	238
<b>Total</b>	<b>3,158</b>	<b>79</b>	<b>91</b>	<b>86</b>	<b>8</b>	<b>3,422</b>

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 1,091 single-family home property transactions for units built before 1930, 0.0 percent of units were of low quality and 8.8 percent were of fair quality. Conversely, of the 288 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 2.8 percent of fair quality. Table II.80.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.80.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Seward County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	0	2	0	1	1	0	0	0	0	4
Fair	96	12	12	26	7	20	8	0	0	181
Average	885	395	335	444	108	221	201	17	1	2,607
Good	97	28	12	34	12	61	72	14	0	330
Very Good	5	1	1	2	0	5	4	1	0	19
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	8	2	1	1	0	1	3	1	0	17
<b>Total</b>	<b>1,091</b>	<b>440</b>	<b>361</b>	<b>508</b>	<b>128</b>	<b>308</b>	<b>288</b>	<b>33</b>	<b>1</b>	<b>3,158</b>

In regard to the current condition of residential dwellings, of the same 1,091 single-family homes built before 1930, 7.4 percent of the homes were worn out or badly worn, and 32.9

percent were in average condition. Table II.80.17 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	5	1	0	0	0	0	0	0	0	6
Badly Worn	76	9	11	8	1	7	1	0	0	113
Average	359	263	240	368	108	279	281	32	1	1,931
Good	459	151	106	125	19	21	5	1	0	887
Very Good	159	14	4	7	0	0	0	0	0	184
Excellent	28	1	0	0	0	0	0	0	0	29
Missing	5	1	0	0	0	1	1	0	0	8
<b>Total</b>	<b>1,091</b>	<b>440</b>	<b>361</b>	<b>508</b>	<b>128</b>	<b>308</b>	<b>288</b>	<b>33</b>	<b>1</b>	<b>3,158</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$136,386 to \$159,671, a total increase of 17.1 percent, as shown in Table II.80.18, 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 Seward County ranged from \$83,418 for homes built before 1930 to \$198,030 for homes built from 2001 to 2010, and \$250,251 for the newest homes built between 2011 and 2016.<sup>235</sup> Homes built from 2011 through 2016 were also larger, averaging 1,568 square feet per unit. Table II.80.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	84,206
2000	86,559
2001	95,888
2002	104,281
2003	107,366
2004	111,651
2005	124,450
2006	131,716
2007	126,884
2008	127,431
2009	129,641
2010	136,386
2011	128,234
2012	167,282
2013	149,963
2014	151,045
2015	147,310
2016	159,671
<b>Average</b>	<b>122,569</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>236</sup> (\$)
Before 1930	83,418	1,324	63.0
1931-1960	97,335	1,223	79.6
1961-1970	113,518	1,298	87.4
1971-1980	129,508	1,349	96.0
1981-1990	143,194	1,399	102.4
1991-2000	165,932	1,454	114.1
2001-2010	198,030	1,462	135.5
2011-2016	250,251	1,568	160
<b>Average</b>	<b>121,259</b>	<b>1,346</b>	<b>90</b>

<sup>235</sup> 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.

<sup>236</sup> 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.80.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Seward County. The number of completed surveys increased from 27 in 2015 to 32 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .7 percentage points and was at 3.53 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	80	.0	2.0
2003	5	184	8.7	24.7
2004	8	236	7.6	38.2
2005	6	176	9.1	88.2
2006	8	220	8.6	18.3
2007	14	280	5.7	25.9
2008	23	415	7.0	33.4
2009	25	368	9.0	38.9
2010	27	342	7.3	28.4
2011	23	297	4.7	25.5
2012	28	575	5.2	26.7
2013	40	613	4.4	27.5
2014	29	519	2.5	20.0
2015	27	417	2.9	22
2016	32	510	3.5	41.7

Table II.80.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 109 single family units in Seward County, with 6 of them available. This translates into a vacancy rate of 5.5 percent in Seward County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 392 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 3.1 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 3.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	109	6	5.5%	3.9%
Apartments	392	12	3.1%	3.0%
Mobile Homes	9	0	.0%	3.3%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	13.2%
<b>Total</b>	<b>510</b>	<b>18</b>	<b>3.53%</b>	<b>3.7%</b>

Table II.80.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 37 units. The most common apartment units were two bedroom units, with 146 units. Details for additional unit types are reported on the following page.

<b>Table II.80.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Seward County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	2	0	0	.	2
One	24	118	0	0	.	142
Two	30	146	8	0	.	184
Three	37	42	1	0	.	80
Four	18	2	0	0	.	20
Don’t Know	0	82	0	0	0	82
<b>Total</b>	<b>109</b>	<b>392</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>510</b>

Table II.80.23, 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 2.7 percent.

<b>Table II.80.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Seward County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	24	0	.0%
Two	30	0	.0%
Three	37	1	2.7%
Four	18	0	.0%
Don’t know	0	5	%
<b>Total</b>	<b>109</b>	<b>6</b>	<b>5.5%</b>

Table II.80.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 2.1 percent.

<b>Table II.80.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Seward County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	2	1	50.0%
One	118	4	3.4%
Two	146	3	2.1%
Three	42	0	.0%
Four	2	0	.0%
Don’t know	82	4	4.9%
<b>Total</b>	<b>392</b>	<b>12</b>	<b>3.1%</b>

Average market-rate rents by unit type are shown in Table II.80.25, 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.

<b>Table II.80.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Seward County 2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$337	\$	\$	\$337
One	\$378	\$527	\$	\$	\$512
Two	\$591	\$623	\$	\$	\$611
Three	\$644	\$777	\$	\$	\$685
Four	\$994	\$	\$	\$	\$994
Don't know	\$	\$	\$	\$	
<b>Total</b>	<b>\$683</b>	<b>\$585</b>	<b>\$</b>	<b>\$</b>	<b>\$635</b>

Table II.80.26, below, shows vacancy rates for single family units by average rental rates for Seward County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 4.5 percent.

<b>Table II.80.26</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Seward County 2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	26	0	.0%
\$500 to \$750	38	4	10.5%
\$750 to \$1,000	44	2	4.5%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	1	0	.0%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>109</b>	<b>6</b>	<b>5.5%</b>



The average rent and availability of apartment units is displayed in Table II.80.27, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 1.7 percent.

<b>Table II.80.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Seward County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	47	4	8.5%
\$500 to \$750	232	4	1.7%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	11	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	102	4	3.9%
<b>Total</b>	<b>392</b>	<b>12</b>	<b>3.1%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.80.28 below, 24 respondents, or 80.0 percent, included some sort of utility in the rent.

<b>Table II.80.28</b> <b>Are there any utilities included with the rent?</b> Seward County 2016 Survey of Rental Properties	
Period	Respondent
Yes	24
No	6
<b>% Offering Utilities</b>	<b>80.0%</b>

The type of utility included in the rent is shown in Table II.80.29, below. There were 3 respondents who included electricity, 3 respondents who included natural gas, 20 respondents who included water and sewer and 22 respondents included trash collection in the rent.

<b>Table II.80.29</b> <b>Which utilities are included with the rent?</b> Seward County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	3
Water/Sewer	20
Trash Collection	22

Table II.80.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 13 respondents said they keep a waitlist, with an estimated 44 number of persons on the wait list.

<b>Table II.80.30</b> <b>Do you keep a waiting list?</b> Seward County 2016 Survey of Rental Properties	
Period	Respondent
Yes	13
No	17
<b>Waitlist Size</b>	<b>44</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.80.31 below, most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

<b>Table II.80.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Seward County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	4	4	
Low Need	6	6	6	1
Moderate Need	5	5	5	
High Need	3	3	3	
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.80.32 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

<b>Table II.80.32</b> <b>How would you rate the need for construction of new units in the city?</b> Seward County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	7	7	7	
Low Need	5	5	5	1
Moderate Need	2	2	2	
High Need	3	3	3	
Extreme Need	4	4	4	

