

Sherman County

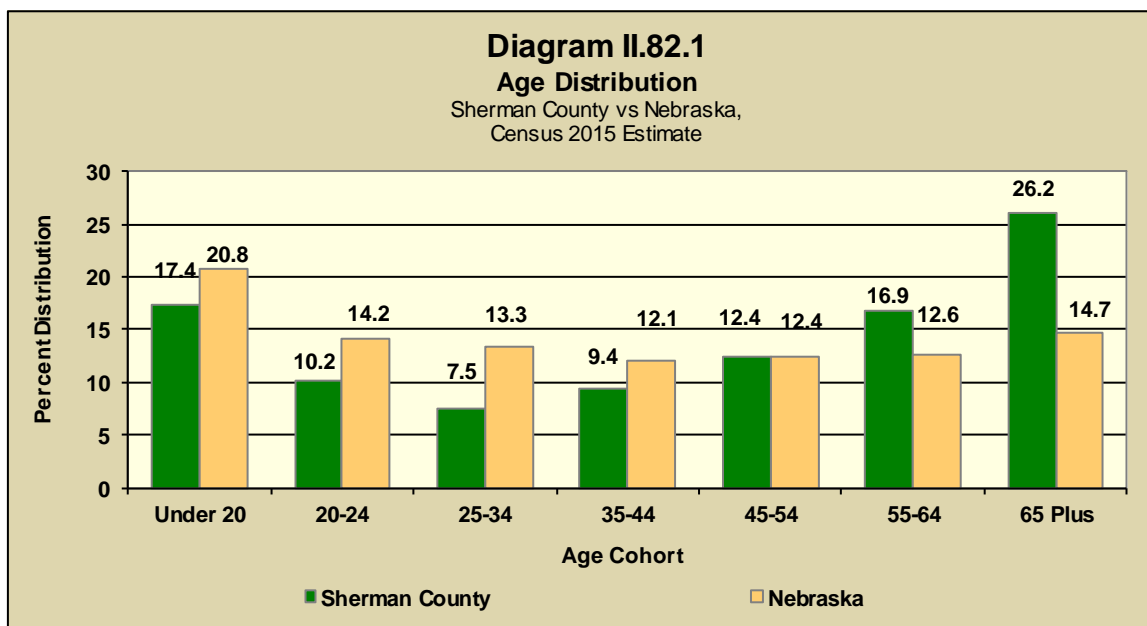
Summary

- Between 2010 and 2015, the county’s population decreased by 1.9 percent or by 61 persons.
- Between 2010 and 2015, the Hispanic population increased by 90.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 34.
- In 2015, average earnings in the county was \$35,691 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.3 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 1 unit.
- In 2015, the average real value of new single-family construction was \$209,000.
- In fiscal year 2016, the average price of an existing home was \$57,914.
- In a November 2016 rental survey, the average vacancy rate was 1.25 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Sherman County’s population decreased by 1.9 percent, or from 3,152 people to 3,091 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 297 in 2010 to 314 in 2015, an increase of 5.7 percent. The number of people from 25 to 34 years of age decreased by 2.1 percent, and those aged between 35 and 44 decreased by 20.5 percent. As shown in Diagram II.82.1, people younger than 25 represented 27.6 percent of the population in 2015, while individuals aged 55 and older represented 43.1 percent of the population in Sherman 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 2.8 percent, while the black population increased by 133.3 percent. The Hispanic population of any race changed from 31 to 59 or by 90.3 percent. Table II.82.1, below, presents the details of these population variations.

Table II.82.1						
Population Characteristics						
State of Nebraska vs. Sherman County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Sherman County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	3,152	3,091	-1.9%
Age						
Under 14 years	383,542	394,263	2.8%	572	539	-5.8%
15 to 24 years	258,206	268,848	4.1%	297	314	5.7%
25 to 34 years	245,176	252,533	3.0%	238	233	-2.1%
35 to 44 years	220,838	228,643	3.5%	366	291	-20.5%
45 to 54 years	258,726	234,477	-9.4%	452	383	-15.3%
55 to 64 years	213,176	238,715	12.0%	491	522	6.3%
65 & over	246,677	278,711	13.0%	736	809	6.3%
Race						
White	1,649,264	1,689,616	2.4%	3,127	3,038	-2.8%
Black	85,971	93,900	9.2%	3	7	133.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	2	6	200.0%
Asian	33,322	44,479	33.5%	9	14	55.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	11	26	136.4%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	31	59	90.3%

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.82.2, at right, from April 2000 to July 2009, Sherman County’s natural decrease was estimated to be 83 people. Sherman County experienced net out-migration from 2000–2009, with 354 persons having left the county during that period.²⁴⁴ The 2015 population estimates showed a natural decrease of 28 persons and a net out-migration of 33 persons since the 2010 Census. In total, Sherman County’s population decreased to 3,091 persons.

Table II.82.2	
Population Change	
Sherman County	
1980–2010 Census and Intercensal Data	
1980 Population	4,226
Natural Increase 80–90	-28
Net Migration 80–90	-480
1990 Population	3,718
Natural Increase 90–00	-120
Net Migration 90–00	-280
2000 Population	3,318
Natural Increase 00–09	-83
Net Migration 00–09	-354
2009 Population Estimate	2,881
2010 Population	3,152
Natural Increase 10–15	-28
Net Migration 10–15	-33
2015 Population Estimate	3,091

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 Sherman County decreased from 6 persons in 2014 to 2 persons in 2015, with an additional net movement of 6 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.82.3.

²⁴⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.82.3			
Driver's Licenses Exchanged and Surrendered			
Sherman County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	22	22	0
Calendar 2002	25	19	6
Calendar 2003	27	16	11
Calendar 2004	16	21	-5
Calendar 2005	23	16	7
Calendar 2006	26	14	12
Calendar 2007	40	20	20
Calendar 2008	26	15	11
Calendar 2009	22	15	7
Calendar 2010	39	31	8
Calendar 2011	28	17	11
Calendar 2012	19	15	4
Calendar 2013	14	13	1
Calendar 2014	25	19	6
Calendar 2015	18	16	2
First Half of 2016	11	5	6

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 1,348 in 2014 to 1,353 in 2015, as shown in Table II.82.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Sherman County increased by 1.7 percent from 520 in 2015 to 529 in 2016, as shown below in Table II.82.5. The number of school-age children 5 to 11 years of age decreased from 264 in 2015 to 257 in 2016.

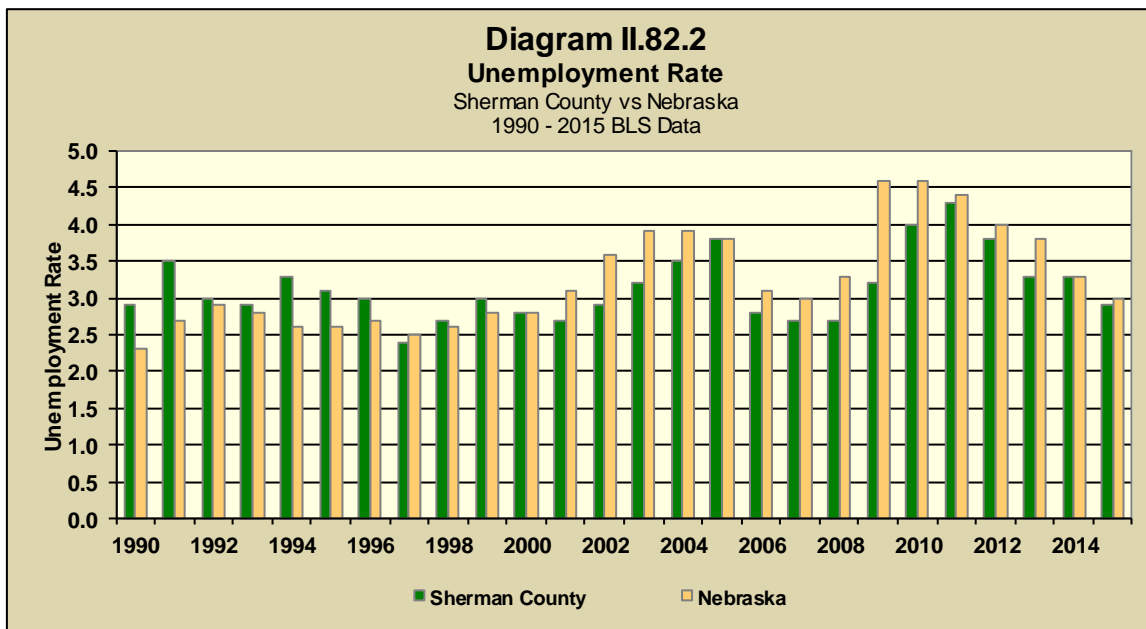
Table II.82.4	
Income Tax Returns	
Sherman County	
1991–2015 DOR Data	
Year	Returns
1991	1,607
1992	1,561
1993	1,525
1994	1,525
1995	1,519
1996	1,523
1997	1,498
1998	1,466
1999	1,443
2000	1,450
2001	1,440
2002	1,377
2003	1,426
2004	1,427
2005	1,295
2006	1,361
2007	1,401
2008	1,367
2009	1,369
2010	1,362
2011	1,313
2012	1,354
2013	1,331
2014	1,348
2015	1,353

Table II.82.5				
School-Age Children				
Sherman County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	426	143	312	881
1993	400	126	318	844
1994	391	115	312	818
1995	378	118	305	801
1996	373	115	302	790
1997	358	107	304	769
1998	340	119	281	740
1999	314	116	262	692
2000	325	103	279	707
2001	315	84	287	686
2002	301	89	269	659
2003	245	82	249	576
2004	243	88	234	565
2005	258	89	239	586
2006	250	80	226	556
2007	255	82	244	581
2008	313	98	267	678
2009	282	76	222	580
2010	289	73	226	588
2011	287	74	209	570
2012	274	90	183	547
2013	273	77	179	529
2014	255	70	187	512
2015	264	73	183	520
2016	257	76	196	529

ECONOMICS

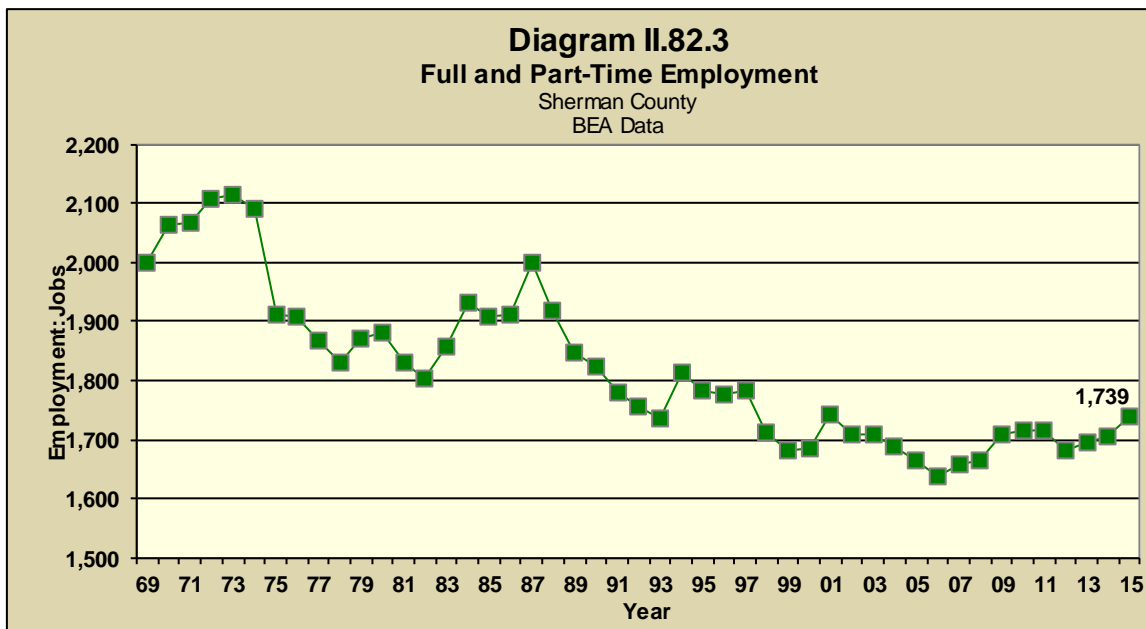
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Sherman County, defined as the number of people working or actively seeking work, decreased from 1,730 in 2014 to 1,721 in 2015. The total number of people employed changed from 1,673 in 2014 to 1,671 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 0.4 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.82.2, below.

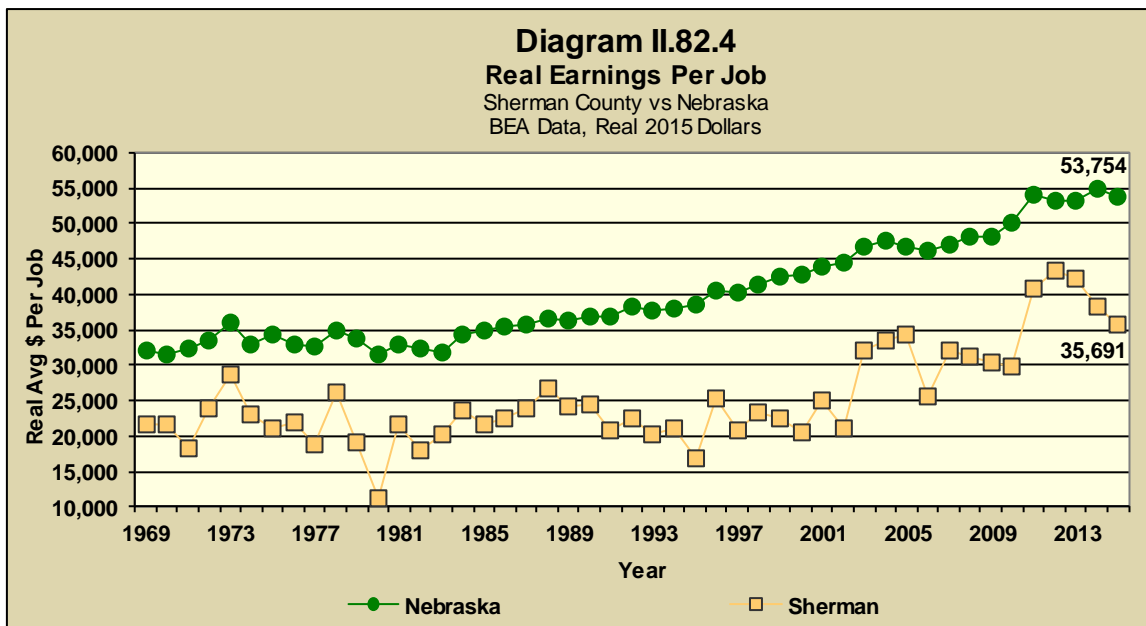


Employment and Personal Income

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 1,739 jobs in Sherman County, an increase of 34 jobs since 2014. Diagram II.82.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.82.4, below, real average earnings per job in the county was \$35,691 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 \$124,485,000, a decline of 1.2 percent between 2014 and 2015. Table II.82.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.82.6
Total BEA Employment and Real Personal Income
 Sherman 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	43,203	1,709	5,356	10,687	7,202	64,738	13,608	1,999	21,612
1970	44,516	1,657	4,336	11,505	7,978	66,677	14,203	2,063	21,578
1971	37,702	1,811	3,370	11,847	8,445	59,553	13,232	2,069	18,222
1972	50,243	1,995	2,659	13,153	8,934	72,993	16,686	2,107	23,846
1973	60,658	2,346	2,188	15,017	9,928	85,444	19,284	2,114	28,693
1974	48,132	2,490	1,541	15,542	10,192	72,917	16,647	2,093	22,997
1975	40,262	2,419	868	16,244	11,256	66,212	15,680	1,911	21,068
1976	41,630	2,555	995	16,274	11,221	67,566	16,347	1,907	21,830
1977	35,019	2,502	712	17,480	11,544	62,252	15,446	1,867	18,757
1978	47,629	2,662	762	18,344	12,062	76,135	19,310	1,830	26,027
1979	35,603	2,893	580	19,310	12,488	65,087	16,115	1,872	19,019
1980	21,126	2,780	1,163	22,724	12,828	55,060	13,063	1,881	11,231
1981	39,880	2,819	1,726	25,374	13,578	77,740	18,669	1,832	21,769
1982	32,370	2,822	2,096	26,405	14,006	72,055	17,493	1,802	17,963
1983	37,339	2,803	2,336	28,308	14,470	79,649	19,437	1,857	20,107
1984	45,725	3,022	2,968	26,491	14,894	87,056	21,395	1,931	23,679
1985	41,535	3,039	3,425	24,793	14,716	81,430	20,450	1,909	21,757
1986	43,076	3,045	3,868	24,027	15,004	82,930	21,237	1,913	22,517
1987	47,562	3,096	3,934	22,265	14,759	85,423	22,228	2,000	23,781
1988	50,963	3,530	4,411	21,951	13,971	87,766	23,157	1,917	26,585
1989	44,921	3,527	4,824	23,141	14,231	83,590	22,113	1,848	24,308
1990	44,559	3,467	5,389	21,025	14,667	82,173	22,197	1,824	24,429
1991	36,803	3,182	6,346	22,033	15,029	77,029	20,995	1,778	20,699
1992	39,367	3,240	6,684	21,047	15,698	79,555	21,761	1,755	22,431
1993	35,210	3,356	6,893	20,072	17,261	76,079	21,144	1,736	20,282
1994	38,353	3,557	7,029	19,991	15,808	77,625	21,879	1,812	21,166
1995	29,894	3,540	6,514	23,176	17,034	73,079	20,725	1,782	16,776
1996	44,981	3,533	6,636	23,641	18,051	89,775	25,433	1,775	25,341
1997	37,081	3,540	6,945	24,867	18,276	83,630	24,220	1,782	20,809
1998	39,986	3,505	7,482	25,236	18,875	88,074	26,220	1,712	23,356
1999	37,728	3,493	7,745	24,875	19,636	86,491	25,559	1,680	22,457
2000	34,451	3,457	8,126	24,796	21,334	85,250	25,850	1,685	20,446
2001	43,624	3,802	8,757	24,250	22,474	95,303	28,976	1,743	25,028
2002	36,128	3,803	10,459	22,333	23,279	88,397	27,384	1,708	21,152
2003	54,709	3,859	12,299	23,138	24,217	110,505	34,298	1,709	32,013
2004	56,280	3,919	14,269	17,991	24,126	108,747	33,409	1,687	33,361
2005	57,422	4,131	16,046	16,466	23,574	109,377	33,768	1,666	34,467
2006	42,047	4,345	17,507	16,088	24,176	95,473	30,328	1,638	25,670
2007	53,056	4,565	20,170	19,422	25,289	113,372	36,048	1,656	32,039
2008	52,147	4,677	23,206	22,039	26,972	119,688	38,032	1,663	31,357
2009	52,084	5,016	18,994	18,647	27,955	112,665	36,007	1,707	30,512
2010	51,205	5,109	17,127	17,900	28,733	109,856	34,886	1,716	29,839
2011	70,175	4,663	16,820	19,784	28,180	130,296	41,483	1,714	40,942
2012	72,910	4,644	18,463	19,774	27,418	133,922	42,869	1,683	43,322
2013	71,594	5,102	19,345	19,924	28,173	133,935	43,093	1,695	42,238
2014	65,273	5,455	18,425	20,587	27,202	126,032	41,026	1,705	38,283
2015	62,066	5,543	18,125	21,224	28,613	124,485	40,273	1,739	35,691

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 24.5 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 3.4 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 70.3 percent over the 2010 to 2015 period. Table II.82.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.82.7 Income Tax Returns by Adjusted Gross Income Sherman 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 ²⁴⁵
1991	669	184	331	207	150	51	0	0	0	1,607
1992	664	165	317	197	154	34	0	0	0	1,561
1993	617	170	296	200	159	61	0	0	0	1,525
1994	624	160	315	209	137	55	0	0	0	1,525
1995	623	168	284	194	152	73	0	0	0	1,519
1996	627	131	279	208	169	72	0	0	0	1,523
1997	596	132	285	181	167	98	0	14	0	1,498
1998	544	146	269	181	180	115	0	14	0	1,466
1999	487	130	288	176	197	128	0	20	0	1,443
2000	492	111	255	206	191	142	11	20	0	1,450
2001	451	126	255	199	203	157	0	25	0	1,440
2002	442	122	261	169	198	134	23	16	0	1,377
2003	444	130	275	179	207	132	11	17	0	1,426
2004	418	141	245	187	193	179	11	23	0	1,427
2005	318	129	233	165	198	173		32		1,295
2006	330	111	240	182	213	184		39		1,361
2007	348	118	233	176	202	198		46		1,401
2008	336	109	229	165	181	204	66	67	0	1,367
2009	344	112	223	170	178	205	67	50	0	1,369
2010	327	103	195	156	193	226		64		1,362
2011	284	107	190	160	179	220	114			1,313
2012	268	115	192	172	185	218	116	76	12	1,354
2013	264	103	193	167	189	205	107	90	13	1,331
2014	232	105	193	181	184	223	113	103	14	1,348
2015	247	107	181	181	195	210	97	109		1,353

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 398 in 2010 to 379 in 2015, with the poverty rate reaching 12.5 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.82.8, at right, presents poverty data for the county.

Table II.82.8 Persons in Poverty Sherman County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	549	15.7
1999	407	12.4
2000	384	12.0
2001	388	12.4
2002	389	12.6
2003	362	11.6
2004	340	11.1
2005	382	12.5
2006	423	14
2007	383	13
2008	359	12.3
2009	396	14.1
2010	398	12.9
2011	419	13.8
2012	393	12.9
2013	420	13.8
2014	366	12.1
2015	379	12.5

²⁴⁵ 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 Sherman County decreased by 5 between 1980 and 2014, at an annual rate of change of -0.2 percent, as reported by the Census Bureau and as presented in Table II.82.9, at right.²⁴⁶ This compared to an average annual rate of change of 1.03 percent statewide. Sherman County added 5 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 Sherman County between 2010 and 2015, from 1,941 to 1,936. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.82.10.

Year	Nebraska	Sherman County
1980	37,727	91
1981	37,582	90
1982	37,500	85
1983	41,889	96
1984	43,151	93
1985	43,115	91
1986	42,538	92
1987	42,691	101
1988	43,134	99
1989	43,302	95
1990	43,749	94
1991	44,405	87
1992	45,269	84
1993	46,059	86
1994	46,640	94
1995	47,128	95
1996	47,607	88
1997	48,588	82
1998	48,655	80
1999	48,968	84
2000	49,623	80
2001	49,710	78
2002	50,259	84
2003	50,394	82
2004	50,928	80
2005	51,440	79
2006	51,906	78
2007	52,517	82
2008	52,152	83
2009	51,633	83
2010	51,886	82
2011	51,553	80
2012	52,294	87
2013	52,585	81
2014	52,991	86

Subject	Nebraska	% Growth Since Census	Sherman County	% Growth Since Census
2000 Census	722,668	-	1,839	-
2010 Census	796,793	10.3%	1,941	5.5%
July 2011 Estimate	801,129	0.5%	1,937	-0.2%
July 2012 Estimate	804,659	1.0%	1,937	-0.2%
July 2013 Estimate	809,171	1.5%	1,939	-0.1%
July 2014 Estimate	814,970	2.3%	1,939	-0.1%
July 2015 Estimate	820,913	3.0%	1,936	-0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Sherman County. As shown in Table II.82.11 on the following page, 28.9 percent of housing units, or 560, were vacant in 2015. Of the 1,377 housing units that were occupied in 2015, 77.9 percent, or 1,072, were owner-occupied and the remaining 22.1 percent were renter-occupied.

²⁴⁶ Totals may not add due to rounding-off of county totals.

Table II.82.11				
Housing Units by Tenure				
Sherman County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,392	71.7%	1,377	71.1%
Owner-Occupied	1,108	79.6%	1,072	77.9%
Renter-Occupied	284	20.4%	305	22.1%
Vacant Housing Units	549	28.3%	560	28.9%
Total Housing Units	1,941	100.0%	1,937	100.0%

As shown in Table II.82.12, below, there were 1,589 single family dwellings in 2015, which accounted for 82.0 percent of all housing units. Apartment units accounted for 1.3 percent of housing units, with 25 units. Mobile homes also accounted for an additional 13.7 percent of housing with 265 units.

Table II.82.12				
Housing Units by Type				
Sherman County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁴⁷		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,687	84%	1,589	82.0%
Duplex	11	1%	13	.7%
Tri- or Four-Plex	41	2%	45	2.3%
Apartment	10	0%	25	1.3%
Mobile Home	264	13%	265	13.7%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,013	100.0%	1,937	100.0%

Table II.82.13, below, shows the disposition of vacant housing units in Sherman County. The 2015 five-year ACS shows 4.3 percent of vacant units were for rent, .5 percent were for sale, and 6.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 171 “other vacant” units, or 31.1 percent; this compared to 37.0 percent “other vacant” units in 2015.

Table II.82.13				
Disposition of Vacant Housing Units				
Sherman County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	46	8.4%	24	4.3%
For Sale	25	4.6%	3	.5%
Rented or Sold, Not Occupied	10	1.8%	36	6.4%
For Seasonal, Recreational, or Occasional Use	297	54.1%	290	51.8%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	171	31.1%	207	37.0%
Total	549	100.0%	560	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁴⁸ In most years for which data are presented, single-

²⁴⁷ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Sherman County decreased from 3 in 2014 to 2 in 2015 and the average value of construction was \$209,000 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 3 in 2014 to 2 in 2015. These changes in residential permit activity in the county compared to a decline in population of 227 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.82.14.

Year	Authorized Construction in Permit Issuing Areas				Total Units	Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units		Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	.	.	4	.	4	.	.	71.40	.
1981	3	.	.	.	3	123.70	.	.	.
1982	1	.	.	.	1	85.20	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	4	.	.	.	4	87.10	.	.	.
1985	1	.	.	.	1	76.70	.	.	.
1986	1	.	.	.	1	75.20	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	1	.	.	.	1	38.00	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	1	.	.	.	1	39.30	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	1	.	.	.	1	119.60	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	2	.	.	.	2	74.40	.	.	.
2001	4	.	.	.	4	241.80	.	.	.
2002	4	.	.	.	4	130.7	.	.	.
2003	12	.	.	.	12	120.3	.	.	.
2004	6	.	.	.	6	161.6	.	.	.
2005	6	.	.	.	6	138.6	.	.	.
2006	7	.	.	.	7	122.0	.	.	.
2007	7	.	.	.	7	153.0	.	.	.
2008	5	.	.	.	5	157.1	.	.	.
2009	6	.	.	.	6	109.8	.	.	.
2010	3	.	.	.	3	216.9	.	.	.
2011	6	.	.	.	6	185.6	.	.	.
2012	9	.	.	.	9	208.2	.	.	.
2013	8	.	.	.	8	143.1	.	.	.
2014	3	.	.	.	3	169.3	.	.	.
2015	2	.	.	.	2	209.0	.	.	.

²⁴⁸ 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 587 property transactions in Sherman County. Of these, 562 were for single-family homes during this 18-year period, as shown in Table II.82.15.

Table II.82.15						
Residential Property Transactions						
Sherman County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	40	7	0	0	1	48
2000	41	3	0	1	1	46
2001	27	4	0	0	0	31
2002	34	1	0	0	0	35
2003	36	4	0	0	0	40
2004	22	1	0	0	0	23
2005	30	0	0	0	1	31
2006	20	0	0	0	0	20
2007	33	0	0	0	0	33
2008	24	1	0	0	0	25
2009	24	0	0	0	0	24
2010	32	0	0	0	0	32
2011	30	0	0	0	0	30
2012	32	0	0	0	0	32
2013	30	0	0	0	0	30
2014	38	0	0	0	0	38
2015	26	0	0	0	0	26
2016	43	0	0	0	0	43
Total	562	21	0	1	3	587

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 346 single-family home property transactions for units built before 1930, .6 percent of units were of low quality and 48.3 percent were of fair quality. Conversely, of the 3 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.82.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.82.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Sherman 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	2	1	0	0	0	0	0	0	0	3
Fair	167	33	8	11	2	2	0	0	1	224
Average	173	42	18	53	14	14	3	3	1	321
Good	4	4	0	1	0	3	0	0	0	12
Very Good	0	0	0	0	0	1	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	0	0	0	0	0	0	1
Total	346	81	26	65	16	20	3	3	2	562

In regard to the current condition of residential dwellings, of the same 346 single-family homes built before 1930, 36.7 percent of the homes were worn out or badly worn, and 56.4 percent

were in average condition. Table II.82.17 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	0	0	0	0	0	0	0	0	7
Badly Worn	120	25	2	7	4	1	0	0	1	160
Average	195	51	21	56	11	19	3	3	1	360
Good	24	5	3	2	1	0	0	0	0	35
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	346	81	26	65	16	20	3	3	2	562

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$48,095 to \$57,914, a total increase of 20.4 percent, as shown in Table II.82.18, 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 Sherman County ranged from \$31,138 for homes built before 1930 to \$246,333 for homes built from 2001 to 2010, and \$92,447 for the newest homes built between 2011 and 2016.²⁴⁹ Homes built from 2011 through 2016 were also larger, averaging 1,496 square feet per unit. Table II.82.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	24,565
2000	26,594
2001	25,011
2002	32,416
2003	34,161
2004	37,409
2005	39,753
2006	35,270
2007	51,297
2008	49,852
2009	50,454
2010	48,095
2011	57,086
2012	83,181
2013	47,993
2014	60,499
2015	49,256
2016	57,914
Average	45,061

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁵⁰ (\$)
Before 1930	31,138	1,190	26.2
1931-1960	39,840	1,144	34.8
1961-1970	52,658	1,081	48.7
1971-1980	61,807	1,312	47.1
1981-1990	74,366	1,525	48.8
1991-2000	128,535	1,483	86.7
2001-2010	246,333	1,915	128.7
2011-2016	92,447	1,496	62
Average	44,143	1,223	36

²⁴⁹ 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.

²⁵⁰ 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.82.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Sherman County. The number of completed surveys decreased from 4 in 2015 to 3 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.3 percentage points and was at 1.25 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	1	6	.0	70.0
2004	2	44	4.6	12.3
2005	7	93	20.4	96.4
2006	7	216	12.0	106.5
2007	6	70	22.9	62.8
2008	5	93	12.9	105.5
2009	5	58	12.1	124.0
2010	4	86	10.5	101.3
2011	4	86	5.8	37.0
2012	2	44	13.6	30.0
2013	2	44	11.4	365.0
2014	4	79	1.3	
2015	4	88	.0	
2016	3	80	1.3	

Table II.82.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 6 single family units in Sherman County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Sherman County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 34 apartment units reported in the survey, with 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 5.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	6	0	.0%	1.9%
Apartments	34	0	.0%	3.6%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	40	1	2.5%	.8%
Total	80	1	1.25%	5.5%

Table II.82.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 6 units. The most common apartment units were one bedroom units, with 24 units. Details for additional unit types are reported on the following page.

Table II.82.22						
Rental Units by Number of Bedrooms						
Sherman 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	24	0	0	.	24
Two	0	10	0	0	.	10
Three	6	0	0	0	.	6
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	40	40
Total	6	34	0	0	40	80

Table II.82.23, 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 0.0 percent.

Table II.82.23			
Single Family Units by Number of Bedrooms			
Sherman County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	6	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	6	0	.0%

Table II.82.24, 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.82.24			
Apartment Units by Number of Bedrooms			
Sherman County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	24	0	.0%
Two	10	0	.0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	34	0	.0%

Table II.82.25, on the following page, 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.82.25 Average Assisted Rate Rents by Number of Bedrooms Sherman County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$376	\$	\$	\$376
Two	\$	\$479	\$	\$	\$479
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$427	\$	\$	\$427

The average rent and availability of apartment units is displayed in Table II.82.26, below.

Table II.82.26 Apartment Market Rate Rents by Vacancy Status Sherman County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	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			%
Total	34	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.82.27 below, 1 respondent, or 50.0 percent, included some sort of utility in the rent.

Table II.82.27 Are there any utilities included with the rent? Sherman County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	1
% Offering Utilities	50.0%

The type of utility included in the rent is shown in Table II.82.28, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.82.28 Which utilities are included with the rent? Sherman County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	1
Trash Collection	1

Table II.82.29, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 1 respondent said they keep a waitlist, with an estimated 11 number of persons on the wait list.

Table II.82.29 Do you keep a waiting list? Sherman County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	1
Waitlist Size	11

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.82.30 below, most respondents indicated there was either no need or extreme for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table II.82.30 How would you rate the need for renovation of existing units in the city? Sherman County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	1	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.82.31 below, most respondents indicated there was either no need or extreme need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.82.31 How would you rate the need for construction of new units in the city? Sherman County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	1	0		