

Thayer County

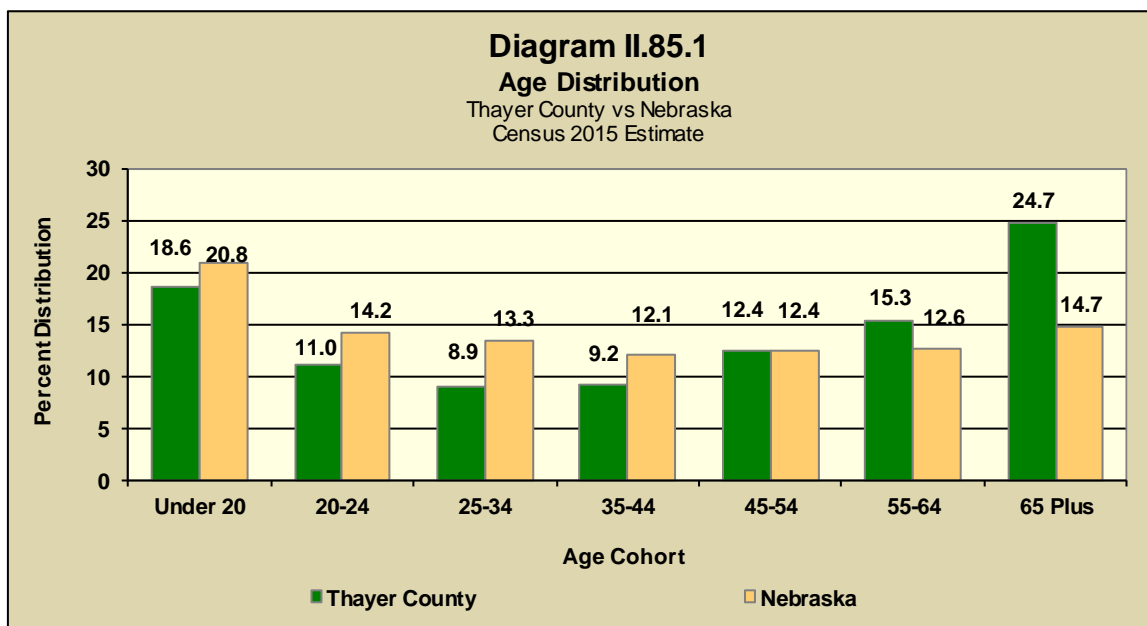
Summary

- Between 2010 and 2015, the county’s population decreased by 1.2 percent or by 65 persons.
- Between 2010 and 2015, the Hispanic population increased by 67.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 28.
- In 2015, average earnings in the county was \$47,459 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.5 percent to 2.4 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 \$185,362.
- In fiscal year 2016, the average price of an existing home was \$84,848.
- In a November 2016 rental survey, the average vacancy rate was 5.41 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Thayer County’s population decreased by 1.2 percent, or from 5,228 people to 5,163 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 467 in 2010 to 567 in 2015, an increase of 21.4 percent. The number of people from 25 to 34 years of age increased by 8.2 percent, and those aged between 35 and 44 decreased by 8.7 percent. As shown in Diagram II.85.1, people younger than 25 represented 29.6 percent of the population in 2015, while individuals aged 55 and older represented 39.9 percent of the population in Thayer 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 2.1 percent, while the black population increased by 107.7 percent. The Hispanic population of any race changed from 76 to 127 or by 67.1 percent. Table II.85.1, below, presents the details of these population variations.

Subject	Nebraska			Thayer County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	5,228	5,163	-1.2%
Age						
Under 14 years	383,542	394,263	2.8%	905	960	6.1%
15 to 24 years	258,206	268,848	4.1%	467	567	21.4%
25 to 34 years	245,176	252,533	3.0%	426	461	8.2%
35 to 44 years	220,838	228,643	3.5%	520	475	-8.7%
45 to 54 years	258,726	234,477	-9.4%	774	638	-17.6%
55 to 64 years	213,176	238,715	12.0%	789	789	0.0%
65 & over	246,677	278,711	13.0%	1,347	1,273	0.0%
Race						
White	1,649,264	1,689,616	2.4%	5,148	5,038	-2.1%
Black	85,971	93,900	9.2%	13	27	107.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	8	16	100.0%
Asian	33,322	44,479	33.5%	16	22	37.5%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	43	60	39.5%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	76	127	67.1%

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.85.2, at right, from April 2000 to July 2009, Thayer County’s natural decrease was estimated to be 281 people. Thayer County experienced net out-migration from 2000–2009, with 771 persons having left the county during that period.²⁶⁵ The 2015 population estimates showed a natural decrease of 91 persons and a net in-migration of 26 persons since the 2010 Census. In total, Thayer County’s population decreased to 5,163 persons.

1980 Population	7,582
Natural Increase 80–90	-128
Net Migration 80–90	-819
1990 Population	6,635
Natural Increase 90–00	-327
Net Migration 90–00	-253
2000 Population	6,055
Natural Increase 00–09	-281
Net Migration 00–09	-771
2009 Population Estimate	5,003
2010 Population	5,228
Natural Increase 10–15	-91
Net Migration 10–15	26
2015 Population Estimate	5,163

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 Thayer County decreased from 22 persons in 2014 to 13 persons in 2015, with an additional net movement of 4 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.85.3.

²⁶⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.85.3			
Driver's Licenses Exchanged and Surrendered			
Thayer County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	61	73	-12
Calendar 2002	78	51	27
Calendar 2003	77	63	14
Calendar 2004	59	75	-16
Calendar 2005	59	60	-1
Calendar 2006	71	63	8
Calendar 2007	76	46	30
Calendar 2008	66	56	10
Calendar 2009	48	36	12
Calendar 2010	94	50	44
Calendar 2011	72	37	35
Calendar 2012	102	65	37
Calendar 2013	84	47	37
Calendar 2014	79	57	22
Calendar 2015	71	58	13
First Half of 2016	39	35	4

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 2,357 in 2014 to 2,371 in 2015, as shown in Table II.85.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Thayer County decreased by 6.8 percent from 971 in 2015 to 905 in 2016, as shown below in Table II.85.5. The number of school-age children 5 to 11 years of age decreased from 490 in 2015 to 465 in 2016.

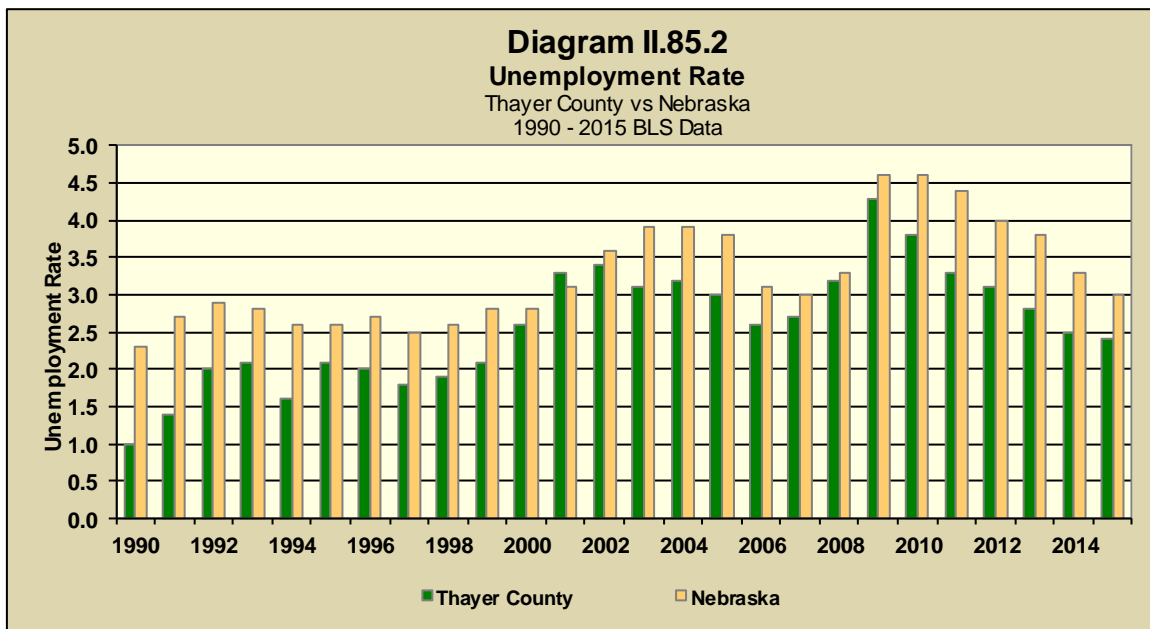
Table II.85.4	
Income Tax Returns	
Thayer County	
1991–2015 DOR Data	
Year	Returns
1991	2,978
1992	2,915
1993	2,905
1994	2,911
1995	2,895
1996	2,846
1997	2,900
1998	2,840
1999	2,857
2000	2,817
2001	2,665
2002	2,567
2003	2,487
2004	2,448
2005	2,250
2006	2,435
2007	2,427
2008	2,397
2009	2,332
2010	2,308
2011	2,323
2012	2,367
2013	2,392
2014	2,357
2015	2,371

Table II.85.5				
School-Age Children				
Thayer County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	700	161	469	1,330
1993	681	190	452	1,323
1994	668	210	461	1,339
1995	639	207	491	1,337
1996	631	203	456	1,290
1997	615	209	471	1,295
1998	620	213	498	1,331
1999	622	174	523	1,319
2000	587	155	507	1,249
2001	561	171	462	1,194
2002	546	168	441	1,155
2003	496	197	425	1,118
2004	467	191	394	1,052
2005	451	166	434	1,051
2006	433	142	395	970
2007	441	115	406	962
2008	420	122	388	930
2009	407	128	364	899
2010	482	136	374	992
2011	418	135	312	865
2012	455	142	299	896
2013	447	127	307	881
2014	451	116	322	889
2015	490	137	344	971
2016	465	131	309	905

ECONOMICS

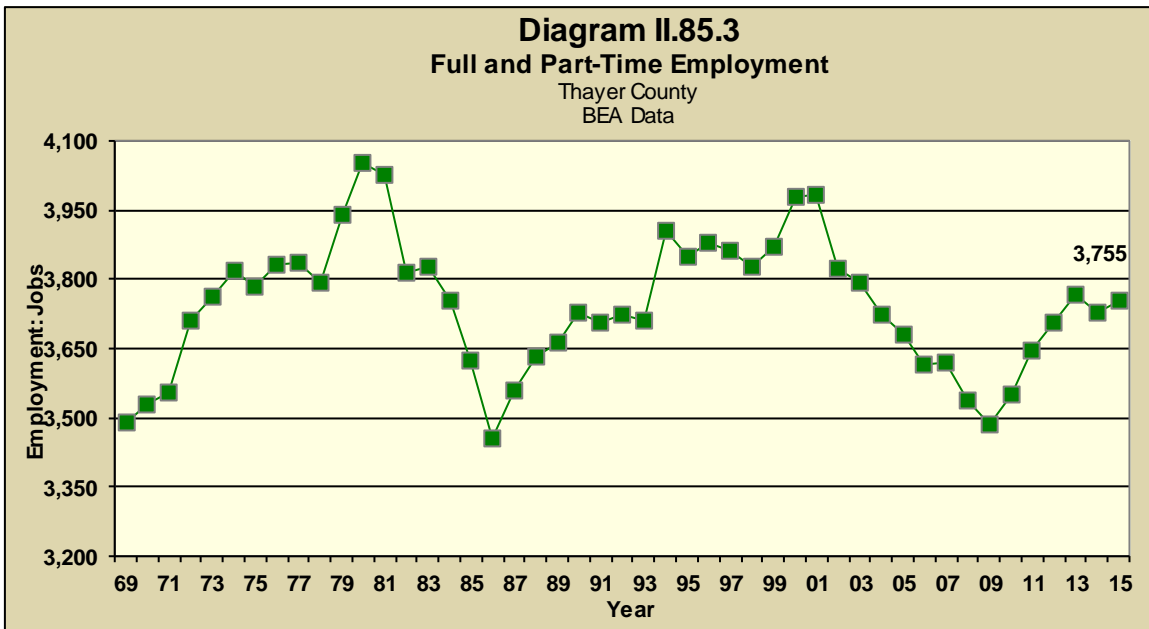
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Thayer County, defined as the number of people working or actively seeking work, decreased from 3,037 in 2014 to 3,001 in 2015. The total number of people employed changed from 2,960 in 2014 to 2,930 in 2015. The unemployment rate for the county was 2.4 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.85.2, below.

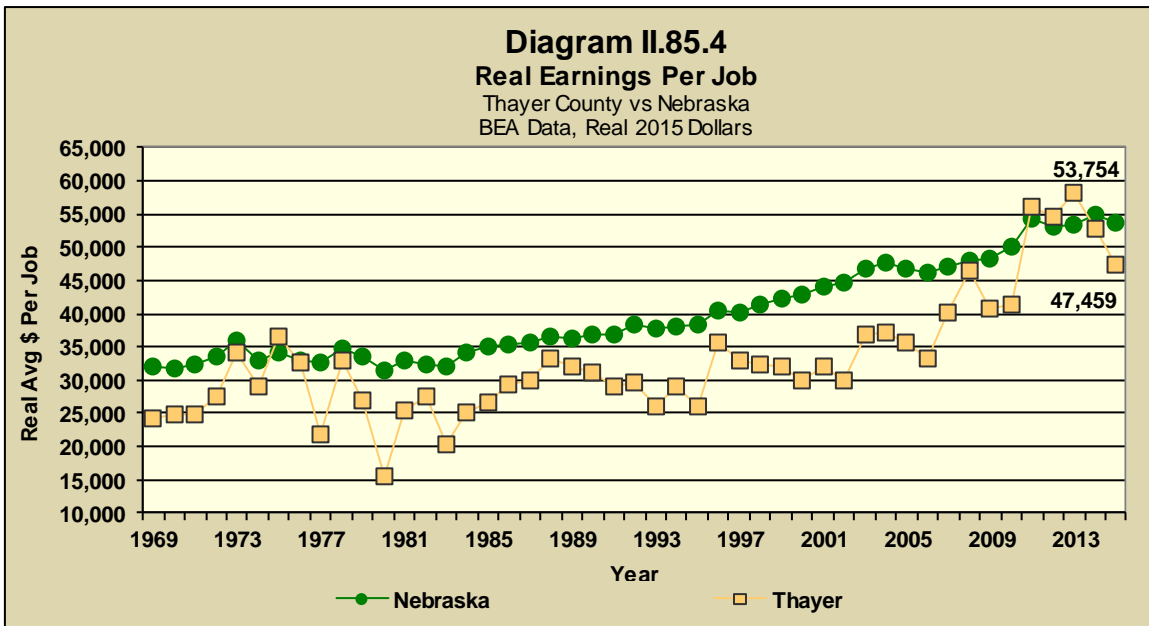


Employment and Personal Income

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 3,755 jobs in Thayer County, an increase of 28 jobs since 2014. Diagram II.85.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.85.4, below, real average earnings per job in the county was \$47,459 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 \$267,351,000, a decline of 5.5 percent between 2014 and 2015. Table II.85.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.85.6
Total BEA Employment and Real Personal Income

Thayer 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	84,889	3,860	-2,029	26,876	14,136	120,012	15,064	3,490	24,324
1970	87,596	4,047	-2,255	28,232	15,089	124,615	16,072	3,529	24,822
1971	88,025	4,374	-2,082	28,495	15,891	125,956	16,469	3,556	24,754
1972	102,041	4,632	-1,622	30,867	16,550	143,205	18,624	3,712	27,490
1973	128,510	5,722	-1,263	35,326	19,063	175,914	23,335	3,762	34,160
1974	110,700	6,279	-903	37,512	19,458	160,488	21,286	3,818	28,994
1975	138,825	6,402	-2,062	38,967	21,942	191,271	25,575	3,782	36,707
1976	125,073	7,359	-2,326	39,689	21,377	176,454	23,836	3,833	32,630
1977	84,218	7,017	-1,187	42,860	22,566	141,440	19,092	3,834	21,966
1978	125,393	7,318	-327	44,252	23,415	185,415	24,317	3,792	33,068
1979	105,639	7,459	574	45,588	23,757	168,099	22,724	3,941	26,805
1980	63,317	7,559	1,249	50,860	26,024	133,891	17,639	4,053	15,622
1981	101,878	7,959	1,663	55,725	28,129	179,437	23,575	4,026	25,305
1982	104,733	7,375	2,433	63,093	29,158	192,042	25,302	3,812	27,475
1983	77,444	7,146	2,732	64,618	29,626	167,275	22,408	3,829	20,226
1984	94,661	7,649	2,796	66,269	29,010	185,088	24,945	3,753	25,223
1985	96,489	7,663	2,963	62,907	29,751	184,447	25,447	3,623	26,632
1986	101,235	7,519	3,478	61,157	30,670	189,020	26,735	3,453	29,318
1987	107,069	7,950	3,158	54,985	30,358	187,620	27,196	3,559	30,084
1988	120,894	8,998	3,011	55,215	29,047	199,168	29,051	3,632	33,286
1989	117,704	9,732	2,700	57,454	30,331	198,457	29,481	3,662	32,142
1990	116,219	9,883	3,220	53,097	31,686	194,340	29,401	3,727	31,183
1991	107,148	9,940	3,164	52,551	32,070	184,994	27,987	3,705	28,920
1992	110,346	9,950	3,154	50,919	34,270	188,739	28,684	3,723	29,639
1993	96,851	10,462	2,486	49,247	34,747	172,868	26,465	3,711	26,098
1994	113,352	10,879	1,836	49,146	34,432	187,887	28,870	3,904	29,035
1995	100,640	10,822	1,097	52,377	36,181	179,474	28,060	3,847	26,161
1996	138,692	11,020	303	54,433	37,128	219,537	34,523	3,877	35,773
1997	126,791	11,819	-1,126	56,825	38,254	208,925	33,519	3,863	32,822
1998	123,833	11,886	-1,974	58,617	41,434	210,024	33,814	3,826	32,366
1999	124,456	11,794	-2,616	55,108	41,987	207,140	33,980	3,869	32,167
2000	118,871	12,393	-4,009	56,451	41,947	200,868	33,312	3,979	29,875
2001	127,824	12,278	-5,186	58,354	44,766	213,480	36,281	3,985	32,076
2002	114,687	12,296	-5,130	52,057	46,711	196,030	34,254	3,822	30,007
2003	139,520	12,615	-5,220	48,132	46,801	216,618	38,511	3,791	36,803
2004	137,738	13,050	-5,268	43,725	47,343	210,489	38,305	3,721	37,016
2005	131,590	12,989	-4,929	37,536	47,400	198,608	36,415	3,678	35,777
2006	120,680	13,644	-4,692	34,732	49,544	186,620	35,132	3,615	33,383
2007	145,752	14,499	-4,839	40,974	47,590	214,978	40,500	3,618	40,285
2008	163,885	14,754	-4,841	54,064	50,531	248,885	47,379	3,535	46,361
2009	141,852	14,066	-1,679	50,365	52,241	228,714	43,899	3,485	40,704
2010	147,306	14,505	-3,169	49,336	51,939	230,906	44,235	3,552	41,471
2011	204,940	13,621	-6,419	58,410	50,660	293,970	56,817	3,645	56,225
2012	202,620	14,436	-8,696	63,101	51,422	294,012	57,023	3,706	54,674
2013	218,847	16,627	-10,537	59,202	50,649	301,533	58,132	3,765	58,127
2014	196,955	16,684	-8,594	60,718	50,475	282,870	54,107	3,727	52,845
2015	178,207	15,919	-7,045	61,425	50,683	267,351	51,782	3,755	47,459

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 4.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 18.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 34.7 percent over the 2010 to 2015 period. Table II.85.7, 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 ²⁶⁶
1991	1,097	348	628	398	325	123	10	24	0	2,978
1992	1,027	320	598	403	330	167	12	25	0	2,915
1993	1,068	267	585	403	333	180	12	28	0	2,905
1994	1,089	255	606	375	336	192	10	24	0	2,911
1995	999	276	585	385	338	204	46	40	11	2,895
1996	931	239	543	389	379	253	56	42	0	2,846
1997	918	198	563	399	375	294	72	55	13	2,900
1998	906	198	514	355	422	288	69	59	15	2,840
1999	899	193	515	335	402	346	75	71	0	2,857
2000	873	198	494	326	411	354	95	56	10	2,817
2001	825	173	465	317	379	340	83	64	0	2,665
2002	808	175	420	332	353	329	75	61	0	2,567
2003	678	196	411	334	376	312	106	63	11	2,487
2004	626	174	424	338	328	342	124	78	14	2,448
2005	542	157	387	279	341	311	140	80	13	2,250
2006	522	209	412	346	321	368	142	96	19	2,435
2007	497	189	376	309	317	401	201	119	18	2,427
2008	461	189	341	292	335	405	201	150	23	2,397
2009	459	173	340	283	304	379	207	162	25	2,332
2010	405	190	324	263	314	386	190	207	29	2,308
2011	389	168	307	276	294	401	238	215	35	2,323
2012	388	160	268	254	307	408	242	271	69	2,367
2013	401	171	255	269	341	362	255	271	67	2,392
2014	393	160	275	244	336	345	269	275	60	2,357
2015	421	170	248	280	326	354	254	268	50	2,371

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 583 in 2010 to 513 in 2015, with the poverty rate reaching 10.2 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.85.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	729	12.0
1999	635	10.7
2000	622	10.9
2001	641	11.4
2002	642	11.6
2003	551	10.3
2004	520	9.8
2005	591	11.3
2006	711	13.9
2007	611	12.3
2008	533	10.9
2009	566	11.8
2010	583	11.5
2011	563	11.3
2012	567	11.4
2013	658	13.1
2014	541	10.7
2015	513	10.2

²⁶⁶ 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 Thayer County decreased by 32 between 1980 and 2014, at an annual rate of change of -0.4 percent, as reported by the Census Bureau and as presented in Table II.85.9, at right.²⁶⁷ This compared to an average annual rate of change of 1.03 percent statewide. Thayer County added 7 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 0.5 percent in Thayer County between 2010 and 2015, from 2,731 to 2,744. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.85.10.

Year	Nebraska	Thayer County
1980	37,727	247
1981	37,582	229
1982	37,500	218
1983	41,889	235
1984	43,151	240
1985	43,115	218
1986	42,538	221
1987	42,691	226
1988	43,134	218
1989	43,302	217
1990	43,749	213
1991	44,405	214
1992	45,269	214
1993	46,059	214
1994	46,640	216
1995	47,128	226
1996	47,607	218
1997	48,588	213
1998	48,655	218
1999	48,968	214
2000	49,623	215
2001	49,710	217
2002	50,259	219
2003	50,394	219
2004	50,928	216
2005	51,440	212
2006	51,906	213
2007	52,517	217
2008	52,152	208
2009	51,633	207
2010	51,886	202
2011	51,553	206
2012	52,294	207
2013	52,585	208
2014	52,991	215

Subject	Nebraska	% Growth Since Census	Thayer County	% Growth Since Census
2000 Census	722,668	-	2,828	-
2010 Census	796,793	10.3%	2,731	-3.4%
July 2011 Estimate	801,129	0.5%	2,730	0.0%
July 2012 Estimate	804,659	1.0%	2,733	0.1%
July 2013 Estimate	809,171	1.5%	2,734	0.1%
July 2014 Estimate	814,970	2.3%	2,742	0.4%
July 2015 Estimate	820,913	3.0%	2,744	0.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Thayer County. As shown in Table II.85.11 on the following page, 14.0 percent of housing units, or 382, were vacant in 2015. Of the 2,341 housing units that were occupied in 2015, 79.2 percent, or 1,855, were owner-occupied and the remaining 20.8 percent were renter-occupied.

²⁶⁷ Totals may not add due to rounding-off of county totals.

Table II.85.11				
Housing Units by Tenure				
Thayer 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	2,296	84.1%	2,341	86.0%
Owner-Occupied	1,813	79.0%	1,855	79.2%
Renter-Occupied	483	21.0%	486	20.8%
Vacant Housing Units	435	15.9%	382	14.0%
Total Housing Units	2,731	100.0%	2,723	100.0%

As shown in Table II.85.12, below, there were 2,497 single family dwellings in 2015, which accounted for 91.7 percent of all housing units. Apartment units accounted for 6.0 percent of housing units, with 163 units. Mobile homes also accounted for an additional 1.1 percent of housing with 31 units.

Table II.85.12				
Housing Units by Type				
Thayer County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁶⁸		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,534	92%	2,497	91.7%
Duplex	26	1%	26	1.0%
Tri- or Four-Plex	51	2%	6	.2%
Apartment	75	3%	163	6.0%
Mobile Home	71	3%	31	1.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,757	100.0%	2,723	100.0%

Table II.85.13, below, shows the disposition of vacant housing units in Thayer County. The 2015 five-year ACS shows 6.5 percent of vacant units were for rent, 3.9 percent were for sale, and 6.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 234 "other vacant" units, or 53.8 percent; this compared to 69.9 percent "other vacant" units in 2015.

Table II.85.13				
Disposition of Vacant Housing Units				
Thayer County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	90	20.7%	25	6.5%
For Sale	43	9.9%	15	3.9%
Rented or Sold, Not Occupied	18	4.1%	23	6.0%
For Seasonal, Recreational, or Occasional Use	50	11.5%	52	13.6%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	234	53.8%	267	69.9%
Total	435	100.0%	382	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁶⁹ In most years for which data are presented, single-

²⁶⁸ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Thayer County increased from 7 in 2014 to 8 in 2015 and the average value of construction was \$185,362 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 9 in 2014 to 8 in 2015. These changes in residential permit activity in the county compared to a decline in population of 892 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.85.14.

Table II.85.14
Building Permits and Valuation
Thayer County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	15	4	3	.	22	134.50	74.20	78.30	.
1981	14	.	.	8	22	130.60	.	.	38.20
1982	9	.	.	.	9	110.50	.	.	.
1983	11	.	.	.	11	104.70	.	.	.
1984	7	2	.	.	9	127.00	96.70	.	.
1985	3	.	.	.	3	88.70	.	.	.
1986	1	.	8	.	9	94.00	.	42.30	.
1987	2	.	.	.	2	110.00	.	.	.
1988	4	.	.	.	4	62.90	.	.	.
1989
1990	3	.	.	.	3	130.50	.	.	.
1991	3	.	.	.	3	90.80	.	.	.
1992	8	2	.	.	10	90.20	67.40	.	.
1993	5	.	.	.	5	107.20	.	.	.
1994	7	.	.	.	7	131.30	.	.	.
1995	7	.	.	.	7	102.10	.	.	.
1996	5	.	3	.	8	134.20	.	47.70	.
1997	2	.	3	.	5	105.50	.	70.40	.
1998	3	.	.	.	3	119.00	.	.	.
1999	4	.	.	.	4	104.50	.	.	.
2000	3	4	.	.	7	106.30	97.20	.	.
2001	4	.	.	.	4	121.20	.	.	.
2002	9	.	.	.	9	168.5	.	.	.
2003	3	.	.	.	3	154.4	.	.	.
2004	10	.	.	.	10	147.1	.	.	.
2005	5	.	.	.	5	162.8	.	.	.
2006	7	.	.	.	7	202.4	.	.	.
2007	3	.	.	.	3	183.7	.	.	.
2008	10	.	.	.	10	193.2	.	.	.
2009	3	.	.	.	3	177.9	.	.	.
2010	6	.	.	.	6	209.8	.	.	.
2011	6	.	4	.	10	205.5	.	79.7	.
2012	3	.	4	.	7	163.5	.	60.0	.
2013	16	.	.	.	16	196.5	.	.	.
2014	7	2	.	.	9	232.9	214.6	.	.
2015	8	.	.	.	8	185.4	.	.	.

²⁶⁹ 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 1,356 property transactions in Thayer County. Of these, 1,333 were for single-family homes during this 18-year period, as shown in Table II.85.15.

Table II.85.15						
Residential Property Transactions						
Thayer County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	104	1	0	2	1	108
2000	113	1	0	0	0	114
2001	91	1	0	0	0	92
2002	105	0	0	0	0	105
2003	56	2	0	0	0	58
2004	74	1	0	0	0	75
2005	85	0	0	0	0	85
2006	99	0	0	0	0	99
2007	67	0	0	0	0	67
2008	52	1	0	0	1	54
2009	55	1	0	1	0	57
2010	55	0	0	0	0	55
2011	52	0	0	0	0	52
2012	69	1	0	0	0	70
2013	65	0	0	0	0	65
2014	65	1	0	0	0	66
2015	65	1	4	0	0	70
2016	61	2	0	1	0	64
Total	1,333	13	4	4	2	1,356

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 698 single-family home property transactions for units built before 1930, 1.3 percent of units were of low quality and 15.5 percent were of fair quality. Conversely, of the 14 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.85.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.85.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Thayer 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	9	3	0	2	1	1	0	0	0	16
Fair	108	59	18	53	4	5	0	0	0	247
Average	580	198	78	92	46	41	10	1	2	1,048
Good	0	6	0	3	3	4	4	0	0	20
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	1	0	0	0	0	0	0	2
Total	698	266	97	150	54	51	14	1	2	1,333

In regard to the current condition of residential dwellings, of the same 698 single-family homes built before 1930, 14.8 percent of the homes were worn out or badly worn, and 83.7 percent

were in average condition. Table II.85.17 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	15	2	0	0	0	0	0	0	0	17
Badly Worn	88	19	3	10	1	1	0	0	0	122
Average	584	239	93	136	48	32	8	1	2	1,143
Good	10	6	1	4	5	16	6	0	0	48
Very Good	0	0	0	0	0	1	0	0	0	1
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	1	0	0	0	0	0	0	0	0	1
Total	698	266	97	150	54	51	14	1	2	1,333

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$55,455 to \$84,848, a total increase of 53.0 percent, as shown in Table II.85.18, 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 Thayer County ranged from \$28,573 for homes built before 1930 to \$198,667 for homes built from 2001 to 2010, and \$550,000 for the newest homes built between 2011 and 2016.²⁷⁰ Homes built from 2011 through 2016 were also larger, averaging 1,896 square feet per unit. Table II.85.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	31,763
2000	35,043
2001	37,405
2002	40,185
2003	40,440
2004	39,476
2005	43,158
2006	43,721
2007	53,691
2008	43,717
2009	52,471
2010	55,455
2011	48,897
2012	51,491
2013	57,585
2014	61,206
2015	75,916
2016	84,848
Average	47,864

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁷¹ (\$)
Before 1930	28,573	1,358	21.0
1931-1960	47,312	1,232	38.4
1961-1970	64,439	1,245	51.8
1971-1980	66,318	1,353	49.0
1981-1990	95,220	1,482	64.3
1991-2000	114,825	1,494	76.9
2001-2010	198,667	1,635	121.5
2011-2016	550,000	1,896	290
Average	47,952	1,338	36

²⁷⁰ 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.

²⁷¹ 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.85.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Thayer County. The number of completed surveys decreased from 10 in 2015 to 6 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 5.1 percentage points and was at 5.41 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	38	10.5	5.0
2003	5	116	7.8	41.5
2004	6	119	14.3	48.7
2005	3	85	8.2	136.9
2006	4	102	12.8	108.5
2007	9	164	10.4	25.5
2008	4	100	18.0	146.7
2009	13	123	17.9	53.2
2010	8	135	10.4	41.5
2011	7	76	10.5	38.9
2012	7	64	3.1	18.8
2013	8	79	5.1	
2014	8	123	14.6	30.0
2015	10	143	10.5	40
2016	6	74	5.4	81.9

Table II.85.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 9 single family units in Thayer County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Thayer County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 65 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 6.2 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 7.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	9	0	.0%	2.1%
Apartments	65	4	6.2%	12.0%
Mobile Homes	0	0	%	.0%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	12.5%
Total	74	4	5.41%	7.7%

Table II.85.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 7 units. The most common apartment units were one bedroom units, with 32 units. Details for additional unit types are reported on the following page.

Table II.85.22 Rental Units by Number of Bedrooms Thayer 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	1	32	0	0	.	33
Two	7	11	0	0	.	18
Three	1	22	0	0	.	23
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0
Total	9	65	0	0	0	74

Table II.85.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.85.23 Single Family Units by Number of Bedrooms Thayer County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	7	0	.0%
Three	1	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	9	0	.0%

Table II.85.24, 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.85.24 Apartment Units by Number of Bedrooms Thayer County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	32	0	.0%
Two	11	1	9.1%
Three	22	3	13.6%
Four	0	0	%
Don't know	0	0	%
Total	65	4	6.2%

Average market-rate rents by unit type are shown in Table II.85.25, 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.85.25					
Average Market Rate Rents by Number of Bedrooms					
Thayer County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$325	\$369	\$	\$	\$358
Two	\$400	\$352	\$	\$	\$368
Three	\$500	\$253	\$	\$	\$376
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$408	\$348	\$	\$	\$354

Table II.85.26, below, shows vacancy rates for single family units by average rental rates for Thayer County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.85.26			
Single Family Market Rate Rents by Vacancy Status			
Thayer County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	9	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	9	0	.0%

The average rent and availability of apartment units is displayed in Table II.85.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 3.7 percent.

Table II.85.27 Apartment Market Rate Rents by Vacancy Status Thayer County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	27	1	3.7%
\$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	38	3	7.9%
Total	65	4	6.2%

Respondents were asked if utilities are included in the rent and, as shown in Table II.85.28 below, 5 respondents, or 83.3 percent, included some sort of utility in the rent.

Table II.85.28 Are there any utilities included with the rent? Thayer County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	1
% Offering Utilities	83.3%

The type of utility included in the rent is shown in Table II.85.29, below. There were 1 respondent who included electricity, 0 respondents who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table II.85.29 Which utilities are included with the rent? Thayer County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	0
Water/Sewer	5
Trash Collection	5

Table II.85.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table II.85.30 Do you keep a waiting list? Thayer County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	
Waitlist Size	3

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.85.31 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.85.31 How would you rate the need for renovation of existing units in the city? Thayer County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	1	1	1	1
Moderate Need	2	2	2	
High Need	0	0		
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.85.32 below, most respondents indicated there was no need for the construction of new single-family units and no to low need for the construction of new apartment units.

Table II.85.32 How would you rate the need for construction of new units in the city? Thayer County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	2	3	1
Low Need	2	2	2	
Moderate Need	0	1		
High Need	0	0		
Extreme Need	0	0		

