

Executive Summary

Demographics

Census Bureau data showed that the statewide population of Nebraska increased by 69,849 persons, or by 3.8 percent, from 2010 through 2016. County population change in Nebraska saw significant shifts during the 2010 through 2016 time period as well, with 62 counties decreasing in population and only 29 counties increasing.

This finding continues a long Census Bureau estimate trend of more and more counties experiencing population declines. Of counties with a population increase, some were up sharply. For example, over the 2010 to 2016 period, Banner County had the state's highest population growth rate, at 14.2 percent. Sarpy, Lancaster, Douglas, Buffalo, Thomas and Hall counties' populations all rose more than 5.0 percent, as seen in Diagram A, at right. The three largest counties, Douglas, Lancaster, and Sarpy, increased in population by more than 70,867 persons in total. Further, these three counties had a total population of about 1,032,224 persons, or about 54.4 percent of the state's total population. By 2016, the counties with the greatest population percentage declines were McPherson, Dundy and Rock all of which fell more than 9.0 percent since 2010, also seen in Diagram A.

The counties with the largest absolute declines were Gage, Scotts Bluff, Lincoln, Antelope and Burt, with each of these counties experiencing population declines by more than 285 persons. Total estimated population change for each county over this 4-year period is presented in Table A.

Diagram A
Percent Population Change
 State of Nebraska
 2010–2016 Census Bureau Data

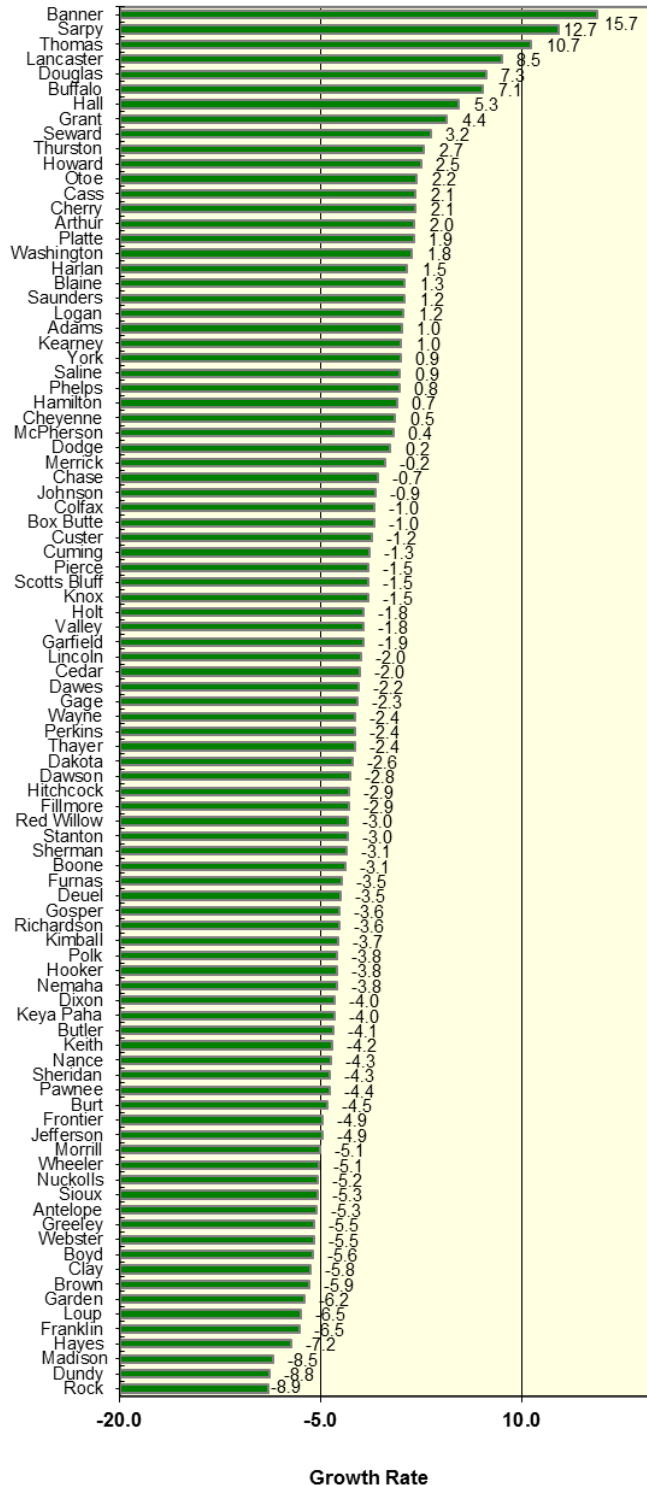


Table A
Population Change by County
 2000 Decennial Census through July 1, 2011

Area	Change	Area	Change	Area	Change	Area	Change
Douglas	37,885	Cheyenne	53	Pierce	-107	Webster	-209
Lancaster	24,230	Harlan	50	Box Butte	-114	Franklin	-211
Sarpy	20,183	Grant	27	Boyd	-117	Wayne	-230
Buffalo	3,281	Arthur	9	Pawnee	-121	Nuckolls	-235
Hall	3,098	Logan	9	Cuming	-123	Sheridan	-235
Platte	624	Blaine	6	Garden	-127	Dixon	-238
Seward	534	Merrick	-17	Thayer	-127	Morrill	-255
Cass	526	Hooker	-28	Knox	-130	Nemaha	-277
Washington	369	Chase	-29	Custer	-132	Richardson	-303
Otoe	341	Keya Paha	-33	Frontier	-135	Burt	-312
Adams	320	Garfield	-38	Rock	-136	Red Willow	-333
Saunders	258	Loup	-41	Greeley	-139	Butler	-343
Thurston	187	Wheeler	-42	Kimball	-142	Keith	-350
Howard	155	Johnson	-46	Nance	-159	Antelope	-356
McPherson	139	Madison	-46	Fillmore	-170	Jefferson	-370
Saline	131	Deuel	-68	Furnas	-172	Clay	-379
York	129	Sioux	-69	Boone	-173	Gage	-512
Cherry	119	Hayes	-70	Dundy	-177	Dakota	-541
Banner	108	Perkins	-72	Cedar	-181	Scotts Bluff	-548
Phelps	78	Gosper	-73	Brown	-185	Dawson	-686
Thomas	69	Valley	-76	Holt	-185	Lincoln	-738
Dodge	66	Hitchcock	-83	Stanton	-185	Nebraska	80,775
Kearney	63	Sherman	-98	Dawes	-203		
Hamilton	62	Colfax	-101	Polk	-203		

The 2016 Census Bureau data showed that growth is becoming increasingly isolated in selected clustered areas and declines are widespread geographically. One key reason for these declines is that net migration for many of the areas represents a negative number, which infers that persons are leaving these areas. This implies that demand for housing will follow these population estimates. However, the reasons for such strong out-migration remains a subject of debate. Consequently, additional sources of information were sought to determine the validity of the Census Bureau's migration estimates.¹

One such source of information related to population change was received from the Nebraska Department of Motor Vehicles (DMV) Driver Services Division, which has provided data related to the number of driver's licenses surrendered and exchanged during the past 14 years.² These data showed the number of persons who moved into Nebraska from elsewhere and exchanged their previous state license for a Nebraska license as well as those who left the state and surrendered their Nebraska license to another state. While not a precise count, the data are indicators of migration flows into and out of Nebraska.

The calendar 2001 DMV data indicated a slight out-migration, with 1,162 persons leaving Nebraska. The same data were significantly changed for 2002 and 2003, with increases occurring

¹Revised intercensal estimates, as well as a new July 1, 2013, population estimates for counties, are due to be released in June 2014.

² Names and addresses were deleted from the file prior to release, to protect the privacy of the license holders.



in both years and slower increases occurring in 2004. The total net of exchanged and surrendered driver's licenses reached 4,275 in 2002 and rose to 5,745 in 2003 before slipping to 2,714 in 2004. Net exchanged licenses reached an all-time high of 10,698 in 2010, but fell off in 2012 and 2013, with 7,610 and 6,002 in-migrants, respectively. In 2014 total net licenses exchanged fell further to 3,750, with 2016 seeing an additional increase of 3,227 net in-migrants. The first half of 2017 saw a net in-migration of 1,901 people. It would appear that net in-migration is increasing slightly from the low seen in late 2015. For counties with declines, the numbers of out-migrants were usually quite small in 2016, with Dakota County seeing the largest decline of 65 drivers, as seen in Table B. Douglas, Lancaster, and Sarpy counties saw fairly substantive increases. These data suggest that population may be changing differently than inferred from the Census Bureau migration estimates.

Table B
Net Driver's Licenses Exchanged and Surrendered in 2016
 Nebraska Department of Motor Vehicles

Area	Net	Area	Net	Area	Net	Area	Net
Douglas	1,917	Gage	26	Perkins	8	Wheeler	0
Lancaster	1,107	Garden	26	Boone	7	Garfield	-1
Sarpy	818	Holt	22	Franklin	7	Hooker	-1
Hall	222	Johnson	20	Greeley	7	Kearney	-1
Platte	130	Furnas	18	Pawnee	7	Washington	-1
Dawson	115	Knox	18	Webster	7	Colfax	-3
Scotts Bluff	109	Merrick	18	Cass	6	Dixon	-4
Buffalo	85	Hitchcock	17	Cherry	6	Gosper	-4
Keith	78	Otoe	17	Brown	5	Sioux	-5
Dodge	75	Nuckolls	15	Grant	5	Keya Paha	-6
Saline	68	Saunders	15	Burt	4	Nance	-6
Lincoln	64	Fillmore	14	Dundy	4	Thayer	-6
Adams	60	Hamilton	14	Arthur	3	Deuel	-7
Richardson	53	Banner	13	Boyd	3	Morrill	-7
Custer	50	Frontier	13	Harlan	3	Nemaha	-7
York	49	Stanton	13	Kimball	3	Blaine	-9
Clay	40	Antelope	11	Phelps	3	Dawes	-15
Sheridan	39	Loup	11	McPherson	2	Wayne	-15
Jefferson	38	Cedar	10	Pierce	2	Dakota	-27
Madison	36	Howard	10	Polk	2	Box Butte	-39
Thurston	30	Rock	10	Chase	1	Cheyenne	-64
Valley	30	Butler	9	Hayes	1	Out of State	-25
Seward	28	Cuming	9	Logan	0	Nebraska	5,469
Red Willow	27	Sherman	9	Thomas	0		

Economics

In December 2017, the Bureau of Economic Analysis (BEA) released new statewide estimates of employment and income for 2016. Expressed in real 2016 dollars, 2016 per capita income statewide was \$48,544. However, there was a large variation in this statistic when viewed at the



county level. Wheeler County had the highest per capita income in the state, at \$125,171, which is significantly higher than the 2016 national average of \$48,112.

Several counties had extremely low per capita income values; Johnson, Dakota and Dawes counties all had per capita incomes that were below \$38,000. These data are presented in Table C.

Table C							
Per Capita Income by County, Sorted from Highest to Lowest							
2016 Per Capita Income in Real 2016 Dollars							
Area	PCI	Area	PCI	Area	PCI	Area	PCI
Wheeler	113,939	Custer	52,938	Garfield	46,755	Dodge	44,081
Kearney	76,225	Cheyenne	52,314	Boyd	46,673	Red Willow	43,936
Keya Paha	70,751	Cedar	51,207	Gosper	46,652	Kimball	43,846
Cuming	70,495	Antelope	51,137	Cass	46,609	Colfax	43,834
Dundy	64,873	Washington	50,465	Pawnee	46,089	Nance	43,479
Rock	64,463	Cherry	50,438	Dixon	46,012	Frontier	43,379
Sioux	62,909	Hamilton	50,416	Seward	45,989	Nuckolls	43,362
Banner	61,317	Perkins	50,035	Sarpy	45,934	Wayne	43,134
Hayes	60,719	Jefferson	49,774	Richardson	45,841	Valley	43,014
Phelps	59,553	Polk	49,469	Platte	45,692	Arthur	42,994
Boone	59,530	Thurston	49,448	Madison	45,673	Scotts Bluff	42,706
Loup	59,289	York	48,944	Greeley	45,604	Franklin	41,723
Douglas	59,061	Burt	48,886	Lancaster	45,484	Saline	41,485
Fillmore	58,725	Hooker	48,804	Butler	45,213	Harlan	41,364
Blaine	56,531	Sheridan	48,745	Keith	45,190	Hall	39,994
Holt	56,290	Buffalo	48,026	Furnas	45,177	Dawson	39,718
Brown	56,162	Grant	48,006	Deuel	45,160	Sherman	39,350
Thomas	55,825	Logan	47,649	Howard	44,828	Hitchcock	39,289
Pierce	54,999	Stanton	47,375	Otoe	44,797	Dakota	38,911
Morrill	54,533	Gage	47,342	Clay	44,731	Johnson	38,867
Chase	53,606	Nemaha	47,179	Box Butte	44,699	Dawes	33,976
Thayer	53,386	Saunders	47,125	Knox	44,368	Nebraska	48,544
Merrick	53,353	Lincoln	47,120	Garden	44,259		
McPherson	53,349	Webster	46,939	Adams	44,216		

While Nebraska’s unemployment rate rose from 3.7 percent in 2002 to 4 percent in 2003, it decreased in the mid-2000s to a statewide low of 2.9 percent in 2007. It rose during the financial crisis, but by 2015, the unemployment rate declined from the high of 4.6 percent seen in 2009, and fell to 3.0 percent in 2016. Still, Nebraska enjoyed a very low unemployment rate in comparison to the U.S., which had a 5.3 percent unemployment rate in 2016. However, unemployment rates in Nebraska varied significantly by county, as seen on the following page, where these employment data have been sorted from lowest to highest unemployment rate and are portrayed in Diagram B. In 2016, Perkins County had the lowest unemployment rate in the state, at



1.8 percent. In fact, 89 counties had unemployment rates at or below 4.0 percent, which represents the theoretical full level of employment.

On the other hand, Thurston County had the highest unemployment rate in the state, at 5.3 percent in 2016. Arthur and Blaine counties had the next highest unemployment rates, at 4.4 percent each.

Over the past 20-plus years, the number of business establishments in Nebraska had increased. Even though there was a slight decline in 1985 and 1986, total business establishments rose from 37,727 in 1980 to 51,886 by 2010. After a brief decline in 2011, establishments increased by 291 in 2014 and 406 in 2015.

Nevertheless, the change seen between 2014 and 2015 varied significantly by county. Table D, presents a tabulation of the change seen in all counties in the state. Sarpy, Douglas, and Lancaster counties saw the largest increases, in business establishments growing by 60 or more establishments. However, 44 counties saw either no new establishments, or a decrease in establishment, as can be seen in Table D.

Diagram B Unemployment Rate

State of Nebraska
2010–2016 Census Bureau Data

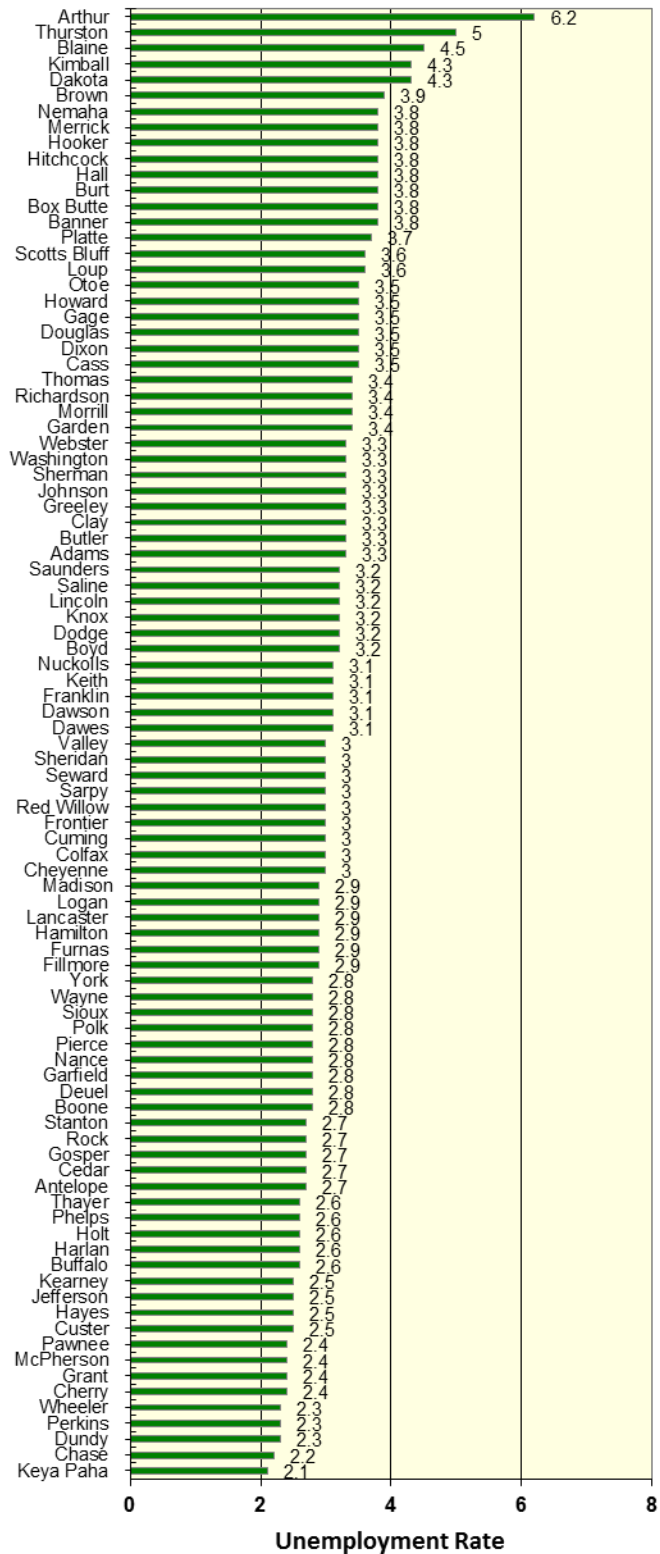


Table D
Business Establishments by County
 Number of Change from 2014 to 2015

Area	Change	Area	Change	Area	Change	Area	Change
Douglas	197	Dixon	5	Perkins	1	Cheyenne	-2
Lancaster	188	Morrill	5	Sheridan	1	Deuel	-2
Sarpy	55	Pierce	5	Arthur	0	Gosper	-2
Buffalo	34	Saunders	5	Blaine	0	Kearney	-2
Hall	22	Cherry	4	Box Butte	0	Kimball	-2
Hamilton	21	Colfax	4	Cuming	0	Saline	-2
Dawson	18	Furnas	4	Dakota	0	Thayer	-2
Custer	17	Lincoln	4	Franklin	0	Garden	-3
Dodge	17	Phelps	4	Greeley	0	Garfield	-3
Seward	15	Antelope	3	Hitchcock	0	McPherson	-3
Holt	14	Boone	3	Johnson	0	Clay	-4
Howard	14	Burt	3	Keya Paha	0	Valley	-4
Cedar	12	Chase	3	Pawnee	0	Wayne	-4
Washington	11	Polk	3	Stanton	0	Merrick	-5
Boyd	10	Rock	3	York	0	Nemaha	-5
Frontier	8	Sherman	3	Banner	-1	Fillmore	-6
Knox	8	Sioux	3	Brown	-1	Thurston	-7
Richardson	8	Thomas	3	Dundy	-1	Gage	-8
Jefferson	7	Webster	3	Grant	-1	Keith	-8
Platte	7	Otoe	2	Hayes	-1	Dawes	-9
Butler	6	Wheeler	2	Hooker	-1	Red Willow	-16
Cass	6	Adams	1	Logan	-1	No County Designated	50
Harlan	6	Madison	1	Loup	-1	Nebraska	728
Scotts Bluff	6	Nuckolls	1	Nance	-1		

Housing

Additions to Nebraska’s housing stock are evaluated by tracking new construction permits. Permitting activity has been relatively strong over the past several years. However, total permits declined from 10,920 in 2004, to 9,929 in 2005, and 8,230 in 2006. Permits declined to a low in 2009 to 5,150 units, but rose by 17.5 percent in 2012 to 6,116 units. Statewide permit activity for single-family homes also declined in the recent past, to 4,552 units in 2009, and reaching a low of 3,597 in 2010. However, single family permits rebounded sharply in 2012, rising to 4,316 permits, or an increase of 20.0 percent over 2011 single family permits. In 2013 the rebound continued, with an additional 835 single family permits, or a one year increase of 19.3 percent. The 2015 data showed single family permits decreased by 7.9 percent, falling to 4,744 permits. However in the most recent 2016 data single family permits increased, rising by 9.6 percent to 5,198 units.

The 2016 intercensal estimates reported the number of existing housing units in Nebraska. The data showed that housing increased by 3.0 percent between 2010 and 2016, to 820,913 units, which is an increase of 24,120 housing units. The total housing stock within Nebraska’s counties increased at a reasonable pace. Douglas, Lancaster, and Sarpy counties, as expected, had the largest increases in housing stock, with total increases of 9,506, 5,628 and 5,206, respectively, over the five year period. Buffalo and Hall County had a substantive rise of 944 and 784 units, respectively over the



same period. On the other hand, 44 counties experienced declines in housing stock, with Scotts Bluff losing 88 housing units. These data are presented in Table E.

Table E							
Change in Housing Stock							
Census Bureau Estimates: 2010 - 2016							
Area	Change	Area	Change	Area	Change	Area	Change
Douglas	11,862	Kearney	54	Sioux	4	Chase	-15
Lancaster	7,881	Nance	51	Thomas	1	Furnas	-15
Sarpy	5,903	Phelps	51	Arthur	0	Cedar	-16
Buffalo	1,116	Cherry	49	Logan	0	Deuel	-17
Hall	963	Colfax	49	Hayes	-2	Garden	-19
Adams	430	Stanton	38	Madison	-3	Nuckolls	-19
Platte	316	Saline	30	Blaine	-4	Boone	-21
Saunders	298	Gosper	22	Rock	-4	Boyd	-22
Cass	259	Loup	21	Wheeler	-4	Polk	-23
Washington	227	Pierce	21	Banner	-5	Jefferson	-24
Seward	209	Red Willow	19	Nemaha	-5	Kimball	-25
McPherson	164	Richardson	16	Antelope	-6	Morrill	-25
Dakota	131	Dixon	15	Keya Paha	-7	Johnson	-26
Wayne	111	Holt	15	Grant	-8	Brown	-30
Knox	104	Cuming	14	Greeley	-8	Gage	-37
Hamilton	103	Pawnee	14	Sherman	-8	Sheridan	-43
Cheyenne	100	Thayer	13	Burt	-10	Hitchcock	-44
Howard	95	Custer	12	Perkins	-10	Dawes	-48
Merrick	84	Thurston	9	Webster	-10	Keith	-58
Lincoln	68	Garfield	6	Clay	-11	Box Butte	-61
Otoe	64	Hooker	6	Franklin	-11	Scotts Bluff	-110
York	62	Valley	6	Dundy	-13	Nebraska	30,363
Dodge	61	Butler	5	Frontier	-13		
Dawson	59	Fillmore	5	Harlan	-13		

While there has been a substantive increase in the housing stock, other significant changes have also occurred. For example, as seen in Table F, homeownership is under pressure in many counties. In 2016, the statewide homeownership rate was 66.0 percent, with 33 counties having homeownership rates below 70.0 percent. Urban counties such as Douglas and Lancaster counties had lower homeownership rates, with rates of 61.4 and 59.2 percent respectively. Stanton and Franklin both had homeownership rates above 83.0.



Table F
Homeownership Rate
2016 ACS Census Data

Area	Rate	Area	Rate	Area	Rate	Area	Rate
Adams	68.3	Deuel	77.4	Johnson	73.9	Red Willow	76.4
Antelope	77.0	Dixon	76.9	Kearney	69.3	Richardson	75.0
Arthur	62.3	Dodge	65.7	Keith	65.8	Rock	71.7
Banner	66.2	Douglas	61.4	Keya Paha	70.4	Saline	64.8
Blaine	57.8	Dundy	69.3	Kimball	67.5	Sarpy	69.9
Boone	78.4	Fillmore	74.1	Knox	74.4	Saunders	79.2
Box Butte	69.3	Franklin	83.5	Lancaster	59.2	Scotts Bluff	68.3
Boyd	81.4	Frontier	75.9	Lincoln	65.6	Seward	72.1
Brown	72.6	Furnas	68.9	Logan	67.3	Sheridan	71.3
Buffalo	63.7	Gage	69.5	Loup	81.0	Sherman	76.9
Burt	76.7	Garden	79.4	Madison	67.2	Sioux	71.5
Butler	79.0	Garfield	75.8	McPherson	65.2	Stanton	84.5
Cass	81.7	Gosper	69.7	Merrick	73.6	Thayer	77.1
Cedar	80.3	Grant	77.6	Morrill	67.5	Thomas	70.8
Chase	79.1	Greeley	80.4	Nance	77.7	Thurston	60.6
Cherry	61.9	Hall	61.4	Nemaha	70.6	Valley	70.6
Cheyenne	69.5	Hamilton	80.8	Nuckolls	73.5	Washington	78.3
Clay	76.7	Harlan	76.0	Otoe	73.7	Wayne	62.8
Colfax	72.3	Hayes	66.2	Pawnee	77.1	Webster	78.4
Cuming	68.6	Hitchcock	75.2	Perkins	76.3	Wheeler	75.1
Custer	72.0	Holt	73.8	Phelps	69.6	York	70.5
Dakota	66.7	Hooker	76.4	Pierce	79.5	Nebraska	66.0
Dawes	61.7	Howard	77.8	Platte	71.8		
Dawson	67.4	Jefferson	75.7	Polk	78.1		

Vacant units are comprised of units that are for rent, sale, or sold but not yet occupied; units used for seasonal, recreational, or occasional use; and units dedicated to migrant workers. Table G, shows the percentage the entire housing stock represented by vacant units by county. Nebraska had an overall housing unit vacancy rate of 9.9 percent, but many counties much higher rates. Urban counties such as Lancaster and Sarpy Counties had a lower percentage of vacant housing, with rates of 5.0 and 4.5 percent, respectively. However, there were 12 counties with which had 30.0 percent or more of their housing stock classified as vacant.



Table G
Percentage of Vacant Units
 2016 ACS Census Data

Area	Rate	Area	Rate	Area	Rate	Area	Rate
Loup	68.1	Rock	26.3	Butler	16.7	Cuming	11.3
Garden	55.2	Brown	25.0	Richardson	16.5	Lincoln	11.1
Gosper	54.3	Franklin	23.8	Perkins	16.4	Cheyenne	10.9
Boyd	52.4	Kimball	23.8	Cass	16.1	York	10.6
Harlan	50.5	Madison	23.1	Cedar	15.7	Dodge	10.3
Keya Paha	49.7	Webster	22.7	Howard	15.6	Seward	10.2
Wheeler	46.4	Burt	22.4	Dawson	15.5	Otoe	9.4
Sioux	43.2	Banner	22.3	Red Willow	15.4	Pierce	9.3
Sherman	41.9	Nemaha	21.8	Box Butte	15.2	Hamilton	9.0
Hooker	41.9	Furnas	21.7	Thayer	15.1	Douglas	7.6
Grant	41.5	Morrill	20.6	Clay	15.0	Adams	7.5
Arthur	41.5	Nuckolls	20.2	Johnson	15.0	Wayne	7.5
Frontier	40.5	Valley	19.9	Thurston	14.9	McPherson	7.4
Blaine	40.2	Logan	19.6	Dawes	14.9	Hall	6.9
Keith	36.7	Antelope	19.5	Chase	14.5	Platte	6.8
Dundy	35.2	Hayes	19.5	Cherry	14.5	Buffalo	6.6
Hitchcock	34.1	Fillmore	18.6	Holt	14.2	Kearney	6.3
Knox	32.7	Jefferson	18.2	Saline	13.1	Dakota	6.0
Garfield	31.6	Boone	17.5	Merrick	13.0	Lancaster	5.0
Thomas	31.2	Saunders	17.4	Stanton	12.9	Washington	4.9
Sheridan	30.3	Nance	17.2	Gage	12.6	Sarpy	4.5
Pawnee	28.2	Dixon	17.0	Colfax	12.6	Nebraska	9.9
Polk	28.2	Deuel	16.9	Scotts Bluff	12.3		
Greeley	26.8	Custer	16.9	Phelps	11.5		

A telephone survey of rental properties was conducted throughout Nebraska in the last quarter of 2017. The survey instrument was designed to inquire about several attributes of rental units. The survey sample was comprised of apartment listings selected from various business indexes, properties known to the Nebraska Investment Finance Authority, and a review of local newspapers throughout the state. In the 15-year period, the number of completed surveys drastically increased, from 456 in 2002 to 2,135 in 2017. The number of units counted in the surveys rose as well, from 57,009 in 2002 to 119,376 in 2017. As seen in Table H, Douglas and Lancaster counties had the most units surveyed, with 41,599 and 23,550 units, respectively. The vacancy rate varied greatly across the state, with rates above 20.0 percent in Dixon, Cheyenne, and Nuckolls counties and rates of nearly zero percent in Stanton, Dundy, and Rock counties.

Table H
Units Surveyed and Vacancy Rate
 2017 Survey of Rental Properties

Area	Units	Vacancy Rate	Area	Units	Vacancy Rate	Area	Units	Vacancy Rate	Area	Units	Vacancy Rate
Douglas	41,599	4.0	Dawes	361	9.7	Antelope	115	2.6	Nuckolls	28	32.1
Lancaster	23,550	4.5	Holt	352	4.0	Webster	115	6.1	Dixon	27	25.9
Sarpy	11,217	3.5	Knox	294	9.2	Sheridan	112	4.5	Rock	22	0.0
Buffalo	4,332	3.8	Phelps	292	3.4	Boone	108	4.6	Loup	14	0.0
Hall	4,137	2.2	Red Willow	282	8.2	Clay	104	7.7	Greeley	12	8.3
Madison	2,666	2.9	Saunders	269	3.3	Deuel	104	1.9	Boyd	11	0.0
Dodge	1,927	3.8	Custer	261	6.5	Butler	99	1.0	Hooker	9	22.2
Scotts Bluff	1,794	6.0	Merrick	235	5.1	Frontier	98	10.2	Perkins	6	0.0
Adams	1,570	3.7	Nemaha	233	3.9	Garfield	95	2.1	Logan	2	0.0
Lincoln	1,283	6.4	Jefferson	232	6.0	Kimball	88	19.3	Arthur	.	.
Platte	1,007	1.9	Colfax	211	0.9	Brown	86	2.3	Banner	.	.
Dakota	961	1.6	Keith	198	2.5	Johnson	85	4.7	Blaine	.	.
Seward	841	4.2	Otoe	197	5.6	Sherman	85	4.7	Franklin	.	.
Saline	773	6.2	Richardson	187	8.6	Thayer	78	3.8	Gosper	.	.
Cheyenne	723	21.0	Valley	184	5.4	Morrill	70	12.9	Grant	.	.
Dawson	623	5.5	Furnas	151	13.2	Pawnee	65	6.2	Hayes	.	.
Washington	594	0.8	Cuming	133	6.8	Harlan	55	0.0	Keya Paha	.	.
York	493	5.5	Burt	130	8.5	Cedar	50	12.0	McPherson	.	.
Wayne	435	5.7	Cherry	128	1.6	Stanton	50	0.0	Sioux	.	.
Box Butte	408	11.0	Kearney	126	5.6	Chase	44	13.6	Thomas	.	.
Cass	403	2.0	Fillmore	123	9.8	Dundy	40	0.0	Wheeler	.	.
Gage	382	9.9	Polk	123	4.1	Garden	35	5.7	Nebraska	109,378	4.3
Thurston	380	0.3	Howard	118	4.2	Hitchcock	34	11.8			
Hamilton	365	1.4	Pierce	117	3.4	Nance	32	12.5			

Summary

Demographic and economic growth varied significantly throughout the state. While there were exceptions, some counties experienced population out-migration and lower incomes, and most growth continued to be concentrated in and around the eastern and more urban counties of Nebraska.

On the other hand, the physical housing stock continued to expand in 48 counties and decline in nearly all other counties. This is a solid trend for areas with rising populations, but for areas with declining populations, housing resources should be carefully evaluated to determine the degree to which new housing may undermine utilization of the existing affordable housing stock and contribute to the dilapidation of less desirable stock. This may be contributing to the substantive rise in vacant housing units.

