

Wheeler County

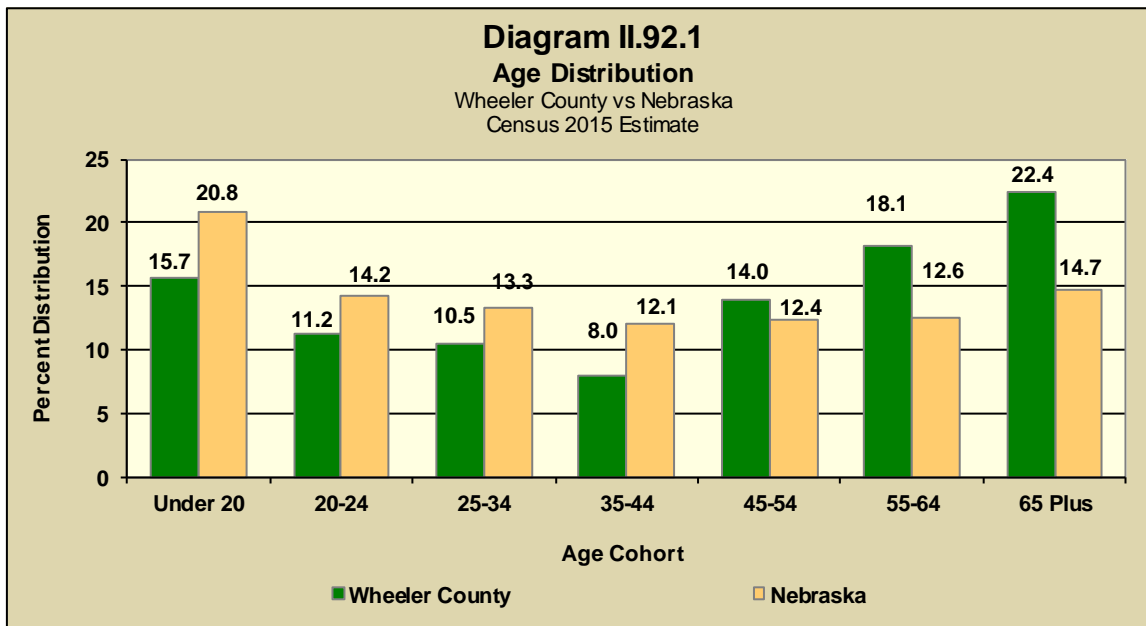
Summary

- Between 2010 and 2015, the county’s population decreased by 8.3 percent or by 68 persons.
- Between 2010 and 2015, the Hispanic population increased by 50.0 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 38.
- In 2015, average earnings in the county was \$123,370 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.9 percent to 2.5 percent.
- In fiscal year 2016, the average price of an existing home was \$63,600.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Wheeler County’s population decreased by 8.3 percent, or from 818 people to 750 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 89 in 2010 to 84 in 2015, a decline of 5.6 percent. The number of people from 25 to 34 years of age increased by 2.6 percent, and those aged between 35 and 44 decreased by 22.1 percent. As shown in Diagram II.92.1, people younger than 25 represented 26.9 percent of the population in 2015, while individuals aged 55 and older represented 40.5 percent of the population in Wheeler 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 8.8 percent, while the black population decreased by . percent. The Hispanic population of any race changed from 6 to 9 or by 50.0 percent. Table II.92.1, below, presents the details of these population variations.

Table II.92.1						
Population Characteristics						
State of Nebraska vs. Wheeler County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Wheeler County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	818	750	-8.3%
Age						
Under 14 years	383,542	394,263	2.8%	155	118	-23.9%
15 to 24 years	258,206	268,848	4.1%	89	84	-5.6%
25 to 34 years	245,176	252,533	3.0%	77	79	2.6%
35 to 44 years	220,838	228,643	3.5%	77	60	-22.1%
45 to 54 years	258,726	234,477	-9.4%	134	105	-21.6%
55 to 64 years	213,176	238,715	12.0%	131	136	3.8%
65 & over	246,677	278,711	13.0%	155	168	3.8%
Race						
White	1,649,264	1,689,616	2.4%	808	737	-8.8%
Black	85,971	93,900	9.2%	0	1	.%
American Indian or Alaskan Native	23,418	26,492	13.1%	1	2	100.0%
Asian	33,322	44,479	33.5%	4	3	-25.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	5	7	40.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	6	9	50.0%

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.92.2, at right, from April 2000 to July 2009, Wheeler County’s natural increase was estimated to be 7 people. Wheeler County experienced net out-migration from 2000-2009, with 130 persons having left the county during that period.³¹⁴ The 2015 population estimates showed a natural increase of 12 persons and a net out-migration of 80 persons since the 2010 Census. In total, Wheeler County’s population decreased to 750 persons.

Table II.92.2	
Population Change	
Wheeler County	
1980–2010 Census and Intercensal Data	
1980 Population	1,060
Natural Increase 80–90	134
Net Migration 80–90	-246
1990 Population	948
Natural Increase 90–00	53
Net Migration 90–00	-115
2000 Population	886
Natural Increase 00–09	7
Net Migration 00–09	-130
2009 Population Estimate	763
2010 Population	818
Natural Increase 10–15	12
Net Migration 10–15	-80
2015 Population Estimate	750

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 Wheeler County decreased from 0 persons in 2014 to -1 persons in 2015, with an additional net movement of -1 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.92.3.

³¹⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.92.3			
Driver's Licenses Exchanged and Surrendered			
Wheeler County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	7	5	2
Calendar 2002	9	5	4
Calendar 2003	6	7	-1
Calendar 2004	5	10	-5
Calendar 2005	9	9	0
Calendar 2006	2	5	-3
Calendar 2007	4	4	0
Calendar 2008	8	6	2
Calendar 2009	5	5	0
Calendar 2010	13	12	1
Calendar 2011	8	5	3
Calendar 2012	5	8	-3
Calendar 2013	6	5	1
Calendar 2014	5	5	0
Calendar 2015	5	6	-1
First Half of 2016	2	3	-1

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 decreased from 332 in 2014 to 330 in 2015, as shown in Table II.92.4, at right.

Table II.92.4	
Income Tax Returns	
Wheeler County	
1991–2015 DOR Data	
Year	Returns
1991	395
1992	387
1993	368
1994	375
1995	384
1996	386
1997	384
1998	382
1999	355
2000	352
2001	340
2002	328
2003	318
2004	322
2005	314
2006	332
2007	330
2008	325
2009	327
2010	315
2011	328
2012	323
2013	328
2014	332
2015	330

School-Age Children

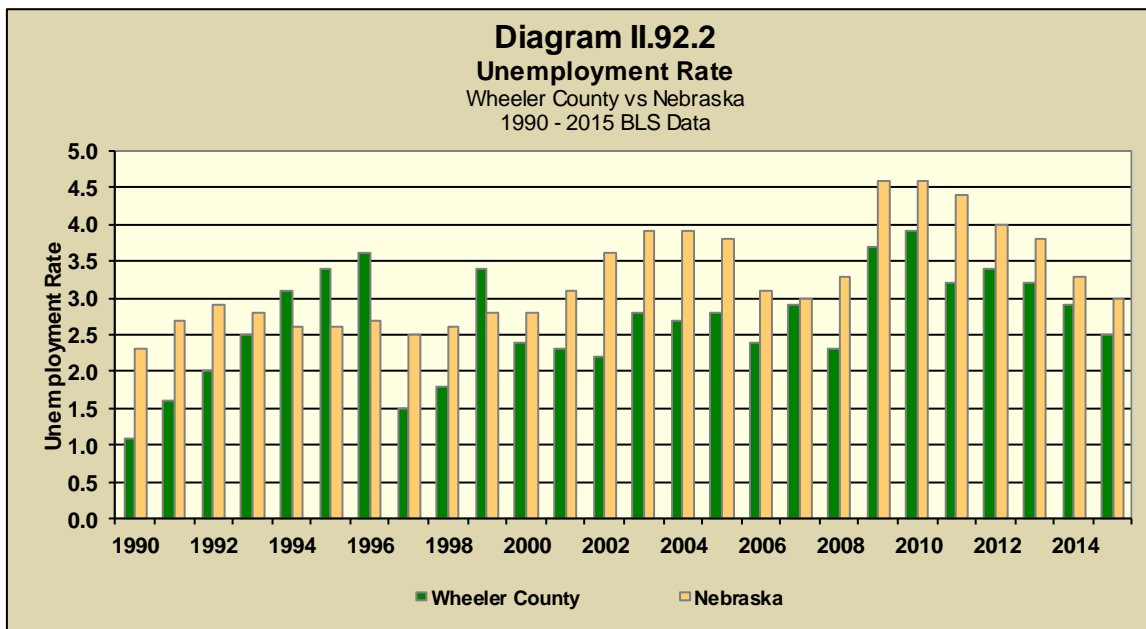
According to the Nebraska Department of Education (DOE), the total number of school-age children in Wheeler County decreased by 10.2 percent from 128 in 2015 to 115 in 2016, as shown below in Table II.92.5. The number of school-age children 5 to 11 years of age decreased from 65 in 2015 to 60 in 2016.

Table II.92.5				
School-Age Children				
Wheeler County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	107	37	81	225
1993	114	40	89	243
1994	105	33	93	231
1995	86	31	96	213
1996	100	31	88	219
1997	90	32	83	205
1998	91	31	85	207
1999	93	32	84	209
2000	91	25	84	200
2001	104	14	88	206
2002	101	29	82	212
2003	88	25	71	184
2004	80	25	69	174
2005	74	28	75	177
2006	77	29	77	183
2007	73	24	77	174
2008	60	32	67	159
2009	61	31	68	160
2010	51	28	73	152
2011	50	26	63	139
2012	43	19	66	128
2013	48	15	60	123
2014	56	10	56	122
2015	65	14	49	128
2016	60	14	41	115

ECONOMICS

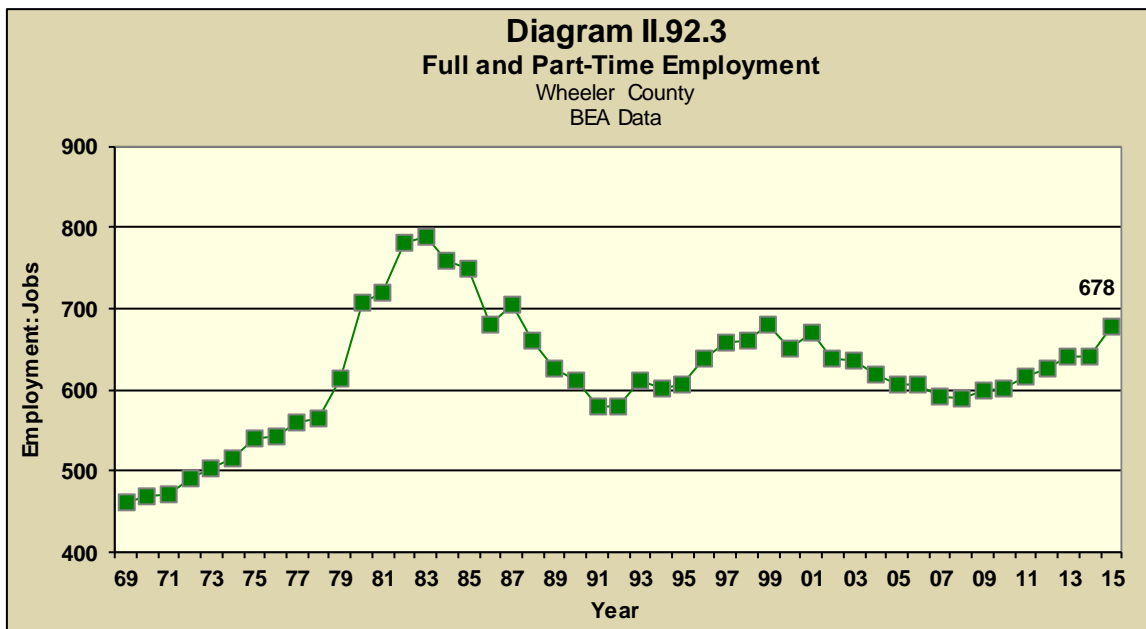
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Wheeler County, defined as the number of people working or actively seeking work, increased from 560 in 2014 to 566 in 2015. The total number of people employed changed from 544 in 2014 to 552 in 2015. The unemployment rate for the county was 2.5 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.92.2, below.

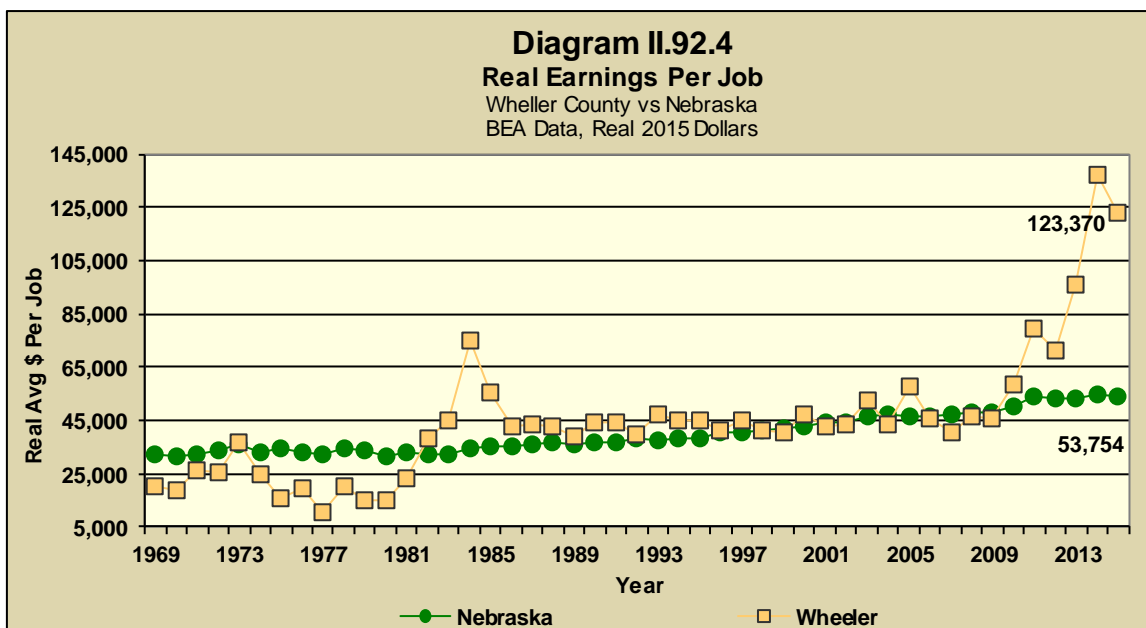


Employment and Personal Income

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 678 jobs in Wheeler County, an increase of 38 jobs since 2014. Diagram II.92.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.92.4, below, real average earnings per job in the county was \$123,370 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 \$93,878,000, a decline of 4.4 percent between 2014 and 2015. Table II.92.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.92.6
Total BEA Employment and Real Personal Income

Wheeler 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	9,261	294	-91	2,521	1,019	12,416	11,635	461	20,090
1970	8,879	308	-106	2,756	1,224	12,444	11,741	469	18,932
1971	12,177	316	-73	2,774	1,224	15,786	14,603	470	25,910
1972	12,401	338	-66	3,300	1,428	16,726	15,359	491	25,257
1973	18,647	388	-46	4,214	1,717	24,144	22,906	502	37,145
1974	12,674	417	-61	4,314	1,736	18,245	17,293	514	24,657
1975	8,376	476	-151	4,554	2,321	14,623	13,874	539	15,539
1976	10,777	501	-156	4,370	2,362	16,852	16,537	543	19,846
1977	5,792	515	-359	4,558	2,471	11,947	12,019	560	10,343
1978	11,265	525	-207	4,525	2,201	17,258	16,596	565	19,938
1979	9,106	650	3	4,768	2,168	15,395	14,831	613	14,855
1980	10,379	740	156	5,303	2,236	17,334	16,246	707	14,680
1981	16,990	823	-622	5,681	2,398	23,623	21,553	720	23,597
1982	29,858	931	-995	6,146	2,382	36,460	33,267	780	38,280
1983	35,714	832	-830	6,115	2,541	42,708	38,442	788	45,322
1984	57,094	887	-752	7,136	2,573	65,164	62,418	759	75,223
1985	41,558	901	-710	7,069	2,501	49,516	48,929	748	55,558
1986	29,072	917	-562	6,579	2,545	36,717	37,125	681	42,690
1987	30,526	948	-449	6,617	2,535	38,281	41,702	706	43,238
1988	28,039	986	-397	6,168	2,704	35,529	37,597	660	42,484
1989	24,172	1,043	-266	6,375	2,634	31,872	33,621	625	38,676
1990	26,930	1,024	-247	6,421	2,874	34,954	36,910	610	44,148
1991	25,747	991	-248	6,534	2,698	33,740	36,241	580	44,392
1992	23,156	1,047	-327	6,538	2,812	31,132	33,657	579	39,993
1993	28,867	1,127	-600	6,415	3,168	36,722	39,570	612	47,168
1994	27,239	1,208	-957	6,479	2,983	34,536	36,201	602	45,248
1995	27,392	1,081	-1,055	7,208	3,140	35,604	38,119	607	45,127
1996	26,347	1,045	-1,289	7,276	3,472	34,761	37,217	639	41,232
1997	29,481	1,113	-1,739	7,576	3,613	37,817	40,972	659	44,735
1998	27,441	1,166	-2,068	7,213	4,186	35,604	39,385	661	41,514
1999	27,494	1,156	-1,926	6,774	3,803	34,989	38,963	680	40,432
2000	30,846	1,139	-2,086	6,583	3,911	38,115	43,068	650	47,455
2001	28,845	1,227	-2,297	6,869	3,991	36,180	42,168	671	42,988
2002	27,788	1,198	-2,110	6,104	4,109	34,692	41,448	638	43,555
2003	33,147	1,188	-2,277	6,163	4,043	39,889	48,944	635	52,200
2004	27,096	1,255	-2,147	6,197	4,177	34,067	42,006	618	43,844
2005	35,066	1,184	-1,944	5,685	4,947	42,570	51,166	607	57,769
2006	27,783	1,456	-1,960	5,196	4,631	34,193	41,396	605	45,922
2007	23,987	1,593	-2,103	6,135	4,391	30,817	36,818	592	40,519
2008	27,372	1,585	-1,903	7,234	4,729	35,847	43,137	589	46,471
2009	27,291	1,471	-1,485	6,825	4,537	35,697	44,125	598	45,638
2010	35,369	1,326	-861	6,040	4,755	43,977	53,370	601	58,850
2011	49,214	1,132	-686	7,240	5,237	59,872	73,463	616	79,892
2012	44,461	1,186	-402	9,438	5,362	57,674	72,546	627	70,911
2013	61,513	1,278	-377	7,543	4,623	72,024	94,768	640	96,115
2014	87,687	1,375	-466	7,617	4,764	98,227	128,402	640	137,010
2015	83,645	1,412	-856	7,801	4,700	93,878	125,171	678	123,370

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 35.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 increased by 11.5 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 215.4 percent over the 2010 to 2015 period. Table II.92.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.92.7 Income Tax Returns by Adjusted Gross Income Wheeler 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 ³¹⁵
1991	179	42	82	38	22	0	0	0	0	395
1992	176	34	85	39	12	0	0	0	0	387
1993	158	39	77	36	28	0	0	0	0	368
1994	169	38	74	47	12	0	0	0	0	375
1995	172	33	72	53	23	0	0	0	0	384
1996	163	38	75	50	22	0	0	0	0	386
1997	154	38	73	56	10	13	0	0	0	384
1998	148	30	91	55	13	0	0	12	0	382
1999	132	35	72	51	11	0	0	10	0	355
2000	125	31	64	55	14	0	0	13	0	352
2001	118	26	58	62	16	11	0	0	0	340
2002	110	30	64	38	32	10	0	0	0	328
2003	96	26	61	46	38	0	0	0	0	318
2004	100	28	56	43	39	11	0	0	0	322
2005	113	18	40	44						314
2006	97	26	56	57				13	0	332
2007	98	30	51	42	44			15		330
2008	106	19	53	38	28	37	0	10	0	325
2009	102	27	40	44	47	14	0	0	0	327
2010	88	20	41	44	48			13	0	315
2011	79	29	46	47	47	21		18		328
2012	72	30	37	42	43	24	0	29	0	323
2013	68	28	43	39	50	28		23		328
2014	70	18	43	36	41	62	11	29		332
2015										

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 162 in 2010 to 85 in 2015, with the poverty rate reaching 11.4 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.92.8, at right, presents poverty data for the county.

Table II.92.8 Persons in Poverty Wheeler County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	134	14.1
1999	127	14.3
2000	131	15.1
2001	140	16.6
2002	119	14.4
2003	101	12.4
2004	84	10.3
2005	116	14.1
2006	116	14.2
2007	120	14.9
2008	150	18.7
2009	153	20.2
2010	162	19.9
2011	125	15.4
2012	106	13.2
2013	121	16.0
2014	96	12.6
2015	85	11.4

³¹⁵ 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 Wheeler County increased by 6 between 1980 and 2014, at an annual rate of change of 1.1 percent, as reported by the Census Bureau and as presented in Table II.92.9, at right.³¹⁶ This compared to an average annual rate of change of 1.03 percent statewide. Wheeler County lost 1 business establishment 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 Wheeler County between 2010 and 2015, from 576 to 574. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.92.10.

Year	Nebraska	Wheeler County
1980	37,727	14
1981	37,582	12
1982	37,500	14
1983	41,889	17
1984	43,151	16
1985	43,115	16
1986	42,538	15
1987	42,691	14
1988	43,134	15
1989	43,302	16
1990	43,749	15
1991	44,405	11
1992	45,269	12
1993	46,059	14
1994	46,640	20
1995	47,128	15
1996	47,607	17
1997	48,588	15
1998	48,655	16
1999	48,968	19
2000	49,623	19
2001	49,710	17
2002	50,259	18
2003	50,394	19
2004	50,928	19
2005	51,440	18
2006	51,906	17
2007	52,517	19
2008	52,152	19
2009	51,633	18
2010	51,886	18
2011	51,553	16
2012	52,294	17
2013	52,585	21
2014	52,991	20

Subject	Nebraska	% Growth Since Census	Wheeler County	% Growth Since Census
2000 Census	722,668	-	561	-
2010 Census	796,793	10.3%	576	2.7%
July 2011 Estimate	801,129	0.5%	574	-0.3%
July 2012 Estimate	804,659	1.0%	574	-0.3%
July 2013 Estimate	809,171	1.5%	575	-0.2%
July 2014 Estimate	814,970	2.3%	576	0.0%
July 2015 Estimate	820,913	3.0%	574	-0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Wheeler County. As shown in Table II.92.11 on the following page, 30.9 percent of housing units, or 174, were vacant in 2015. Of the 389 housing units that were occupied in 2015, 73.8 percent, or 287, were owner-occupied and the remaining 26.2 percent were renter-occupied.

³¹⁶ Totals may not add due to rounding-off of county totals.

Table II.92.11				
Housing Units by Tenure				
Wheeler 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	350	60.8%	389	69.1%
Owner-Occupied	254	72.6%	287	73.8%
Renter-Occupied	96	27.4%	102	26.2%
Vacant Housing Units	226	39.2%	174	30.9%
Total Housing Units	576	100.0%	563	100.0%

As shown in Table II.92.12, below, there were 454 single family dwellings in 2015, which accounted for 80.6 percent of all housing units. Apartment units accounted for 0.0 percent of housing units, with 0 units. Mobile homes also accounted for an additional 18.5 percent of housing with 104 units.

Table II.92.12				
Housing Units by Type				
Wheeler County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS³¹⁷		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	506	86%	454	80.6%
Duplex	0	0%	0	.0%
Tri- or Four-Plex	0	0%	5	.9%
Apartment	9	2%	0	.0%
Mobile Home	76	13%	104	18.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	591	100.0%	563	100.0%

Table II.92.13, below, shows the disposition of vacant housing units in Wheeler County. The 2015 five-year ACS shows 0.0 percent of vacant units were for rent, 1.1 percent were for sale, and 4.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 50 “other vacant” units, or 22.1 percent; this compared to 21.3 percent “other vacant” units in 2015.

Table II.92.13				
Disposition of Vacant Housing Units				
Wheeler County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	4	1.8%	0	.0%
For Sale	2	.9%	2	1.1%
Rented or Sold, Not Occupied	7	3.1%	7	4.0%
For Seasonal, Recreational, or Occasional Use	163	72.1%	128	73.6%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	50	22.1%	37	21.3%
Total	226	100.0%	174	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.³¹⁸ In most years for which data are presented, single-

³¹⁷ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. No building permits have been granted since the 2011 issuance of 1 permit for a single-family unit. Additional details of permit activity and per unit valuations are presented in Table II.92.14.

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
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992	1	.	.	.	1	38.90	.	.	.
1993
1994
1995	3	.	.	.	3	29.10	.	.	.
1996	1	.	.	.	1	85.90	.	.	.
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008	1	.	.	.	1	57.5	.	.	.
2009
2010
2011	1	.	.	.	1	39.8	.	.	.
2012
2013
2014
2015

³¹⁸ 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 165 property transactions in Wheeler County. Of these, 110 were for single-family homes during this 18-year period, as shown in Table II.92.15.

Table II.92.15						
Residential Property Transactions						
Wheeler County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	6	1	0	0	0	7
2000	10	5	0	0	0	15
2001	6	3	0	0	0	9
2002	7	5	0	0	0	12
2003	10	7	0	0	0	17
2004	12	5	0	0	0	17
2005	8	5	0	0	0	13
2006	4	2	0	0	1	7
2007	3	2	0	0	0	5
2008	2	1	0	0	0	3
2009	8	4	0	0	0	12
2010	4	2	0	0	0	6
2011	1	1	0	0	0	2
2012	1	1	0	0	0	2
2013	6	2	0	0	0	8
2014	6	3	0	0	0	9
2015	11	3	0	0	0	14
2016	5	2	0	0	0	7
Total	110	54	0	0	1	165

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 44 single-family home property transactions for units built before 1930, 22.7 percent of units were of low quality and 50.0 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 100.0 percent of fair quality. Table II.92.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.92.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Wheeler 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	10	26	1	1	2	2	0	1	0	43
Fair	22	19	1	2	0	0	3	0	1	48
Average	11	4	0	1	0	1	0	0	0	17
Good	1	0	0	1	0	0	0	0	0	2
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	44	49	2	5	2	3	3	1	1	110

In regard to the current condition of residential dwellings, of the same 44 single-family homes built before 1930, 31.8 percent of the homes were worn out or badly worn, and 43.2 percent

were in average condition. Table II.92.17 provides details about the condition of single-family residential dwellings by year built.

Table II.92.17										
Single-Family Homes by Year Built and Condition										
Wheeler County										
Fiscal Years 1999–2016 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	3	3	0	0	0	0	0	0	0	6
Badly Worn	11	13	0	0	0	0	0	0	0	24
Average	19	20	2	4	1	3	2	1	1	53
Good	10	12	0	1	1	0	1	0	0	25
Very Good	1	1	0	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	44	49	2	5	2	3	3	1	1	110

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$43,750 to \$63,600, a total increase of 45.4 percent, as shown in Table II.92.18, 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 Wheeler County ranged from \$22,048 for homes built before 1930 to \$57,714 for homes built from 2001 to 2010, and \$67,000 for the newest homes built between 2011 and 2016.³¹⁹ Homes built from 2011 through 2016 were actually smaller, averaging 720 square feet per unit. Table II.92.19, below, provides additional details about single-family homes.

Table II.92.18	
Average Sales Price of Single-Family Homes	
Wheeler County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	13,542
2000	12,666
2001	10,333
2002	26,000
2003	14,750
2004	22,008
2005	17,688
2006	48,000
2007	25,000
2008	55,778
2009	25,756
2010	43,750
2011	60,000
2012	34,000
2013	46,333
2014	43,900
2015	43,364
2016	63,600
Average	29,046

Table II.92.19			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Wheeler County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ³²⁰ (\$)
Before 1930	22,048	960	23.0
1931-1960	24,613	806	30.5
1961-1970	16,156	746	21.7
1971-1980	37,823	995	38.0
1981-1990	38,671	996	38.8
1991-2000	49,214	1,267	38.9
2001-2010	57,714	1,182	48.8
2011-2016	67,000	720	93
Average	28,242	916	31

³¹⁹ 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.

³²⁰ 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.92.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Wheeler County. 2009 was the most recent year for which data was collected.

Table II.92.20 Survey of Rental Properties Wheeler County 2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	0	0	.0	
2004	0	0	.0	.0
2005	0	0		
2006				
2007	0	0		.0
2008	1	1	100.0	75.0
2009	1	1	100.0	90.0
2010				
2011				
2012				
2013				
2014	0	0		
2015				
2016				

