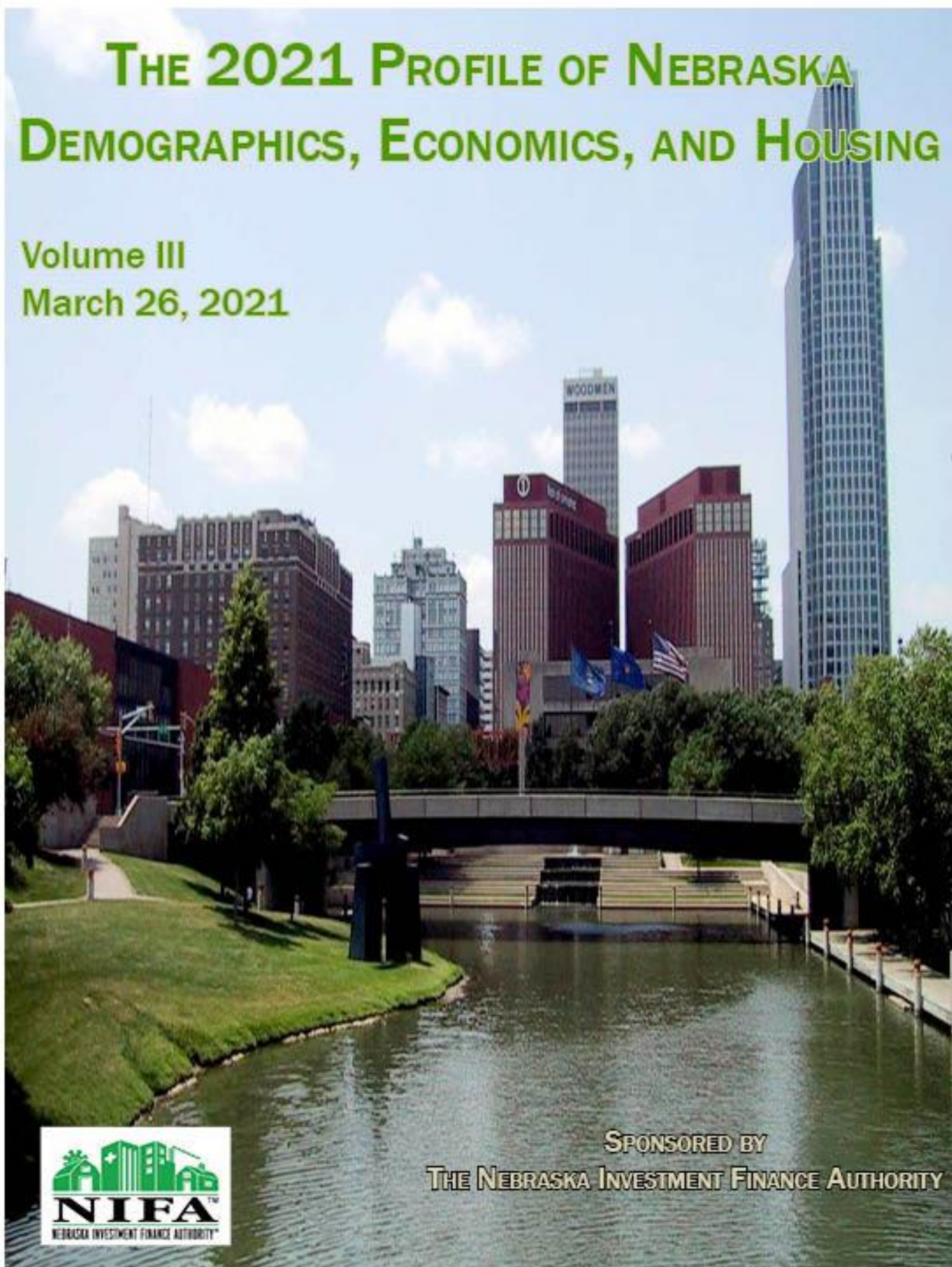


# THE 2021 PROFILE OF NEBRASKA DEMOGRAPHICS, ECONOMICS, AND HOUSING

Volume III

March 26, 2021



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THE NEBRASKA INVESTMENT FINANCE AUTHORITY



**2021**  
**PROFILE OF NEBRASKA:**  
**DEMOGRAPHICS, ECONOMICS,**  
**AND HOUSING**

**VOLUME III: CITY PROFILES**

**PREPARED FOR THE**  
**NEBRASKA INVESTMENT FINANCE AUTHORITY**

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**Final Report**  
**March 26, 2021**

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## Executive Summary

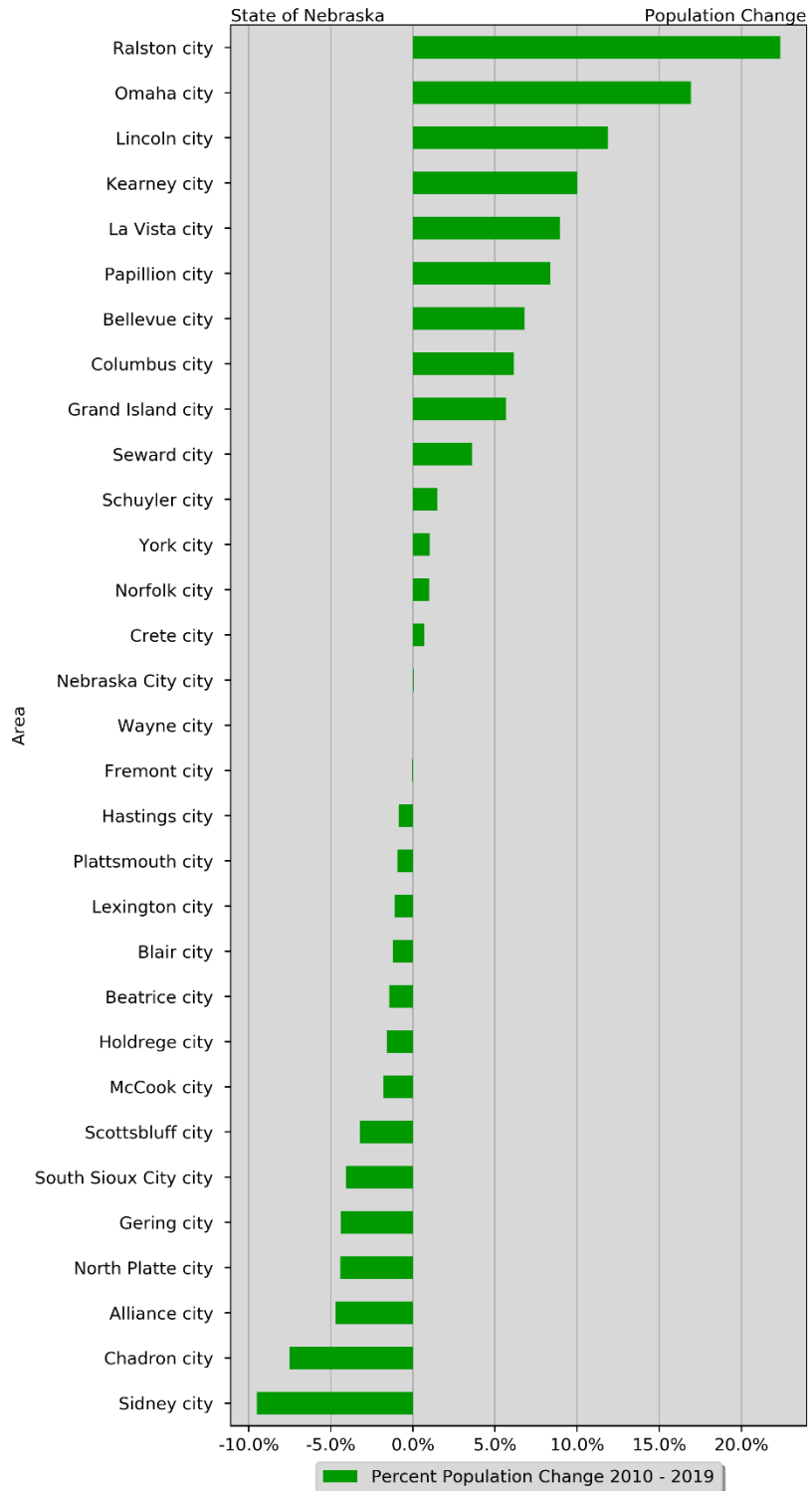
This document reports demographic, economic, and housing statistics for 31 Class I cities in Nebraska.

### Demographics

The U.S. Census Bureau released community level population counts with the 2019 intercensal estimates. These data indicated that statewide population increased by 108,067 persons, or by 5.9 percent over the nine year period, from 2010 through 2019. Additionally, these data indicated that 15 of the 31 cities addressed herein expanded in population during that time.

The 31 cities had a combined population of 1,219,648 persons and comprised 63.1 percent of the state's population in 2019.

However, the rate of change from 2010 to 2019 varied significantly among the cities, with the population in Ralston rising the fastest, at 22.4 percent. Eight other cities also increased by more than 5.0 percent: Omaha, Lincoln, Kearney, La Vista, Papillion, Bellevue, Columbus and Grand, as shown in Diagram A, at right.



While many cities saw positive growth rates through 2019, it was the state’s two most populous cities, Omaha and Lincoln, which saw the most significant increases in total population: 69,234 and 30,723 persons, respectively. Each of the 31 cities’ population change from the 2010 Census to the 2019 current estimate is presented in Table A, ranked in order of absolute change.

<b>Table A</b>			
<b>Population Change by City</b>			
<b>2010 Decennial Census through July 1, 2019</b>			
<b>Area</b>	<b>Change</b>	<b>Area</b>	<b>Change</b>
Omaha city	69,234	Fremont city	-14
Lincoln city	30,723	Plattsmouth city	-61
Bellevue city	3,407	Holdrege city	-87
Kearney city	3,080	Blair city	-98
Grand Island city	2,747	Lexington city	-115
Papillion city	1,577	McCook city	-138
La Vista city	1,412	Beatrice city	-180
Columbus city	1,357	Hastings city	-215
Ralston city	1,330	Gering city	-372
Seward city	252	Alliance city	-399
Norfolk city	239	Chadron city	-439
Schuyler city	92	Scottsbluff city	-483
York city	80	South Sioux City city	-544
Crete city	47	Sidney city	-642
Nebraska City city	3	North Platte city	-1,094
Wayne city	0	<b>Nebraska</b>	<b>1,934,408</b>

## Housing

Housing production in Nebraska, as indicated by new construction building permits, was relatively strong during the decade, climbing from 5,450 permits units in 2010 to 8,030 units in 2019.

Permits in these 31 cities in 2019 accounted for 79.1 percent of Nebraska’s total permitted new residential construction; this figure was the highest amount seen this decade. However, permitted construction has been spreading outside of the two most populous cities, Omaha and Lincoln. In 2017 with these two communities accounted for 61.5 percent of all of Nebraska’s permitted but only 48.2 percent in the most recent 2019 data.

The average value of new single-family construction throughout Nebraska increased from \$196,623 per unit in 2010, to a peak of \$223,902 in 2018, before falling to \$218,765 in 2019. This figure excluded the cost of land and any development costs for lot construction such as installation of utilities, roads, and streets. Nevertheless, the average real price of new single-family construction varied significantly among these cities. In 2019, Scottsbluff and McCook had the highest prices, with average values of \$426,063 and \$405,250, respectively. These data are presented in Table C.



**Table B**  
**Permitted Housing Construction**  
 Census Bureau Data

<b>Towns</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Change 18-19</b>
Alliance	18	0	3	2	1	6	3	0	2	2	0
Beatrice	15	5	8	9	7	7	11	58	36	20	-16
Bellevue	137	104	340	205	415	133	137	162	151	371	220
Blair	15	12	17	23	24	26	15	25	37	21	-16
Chadron	2	6	1	5	1	1	5	6	3	2	-1
Columbus	83	52	93	54	60	68	86	66	57	321	264
Crete	9	5	23	2	2	7	11	19	20	19	-1
Fremont	26	26	32	47	31	36	31	44	45	211	166
Gering	0	0	0	0	10	0	0	0	0	0	0
Grand Island	103	115	335	208	198	211	291	189	94	105	11
Hastings	86	62	32	36	58	55	56	43	30	164	134
Holdrege	30	10	11	8	7	20	7	23	2	16	14
Kearney	103	112	192	288	265	164	184	125	148	112	-36
La Vista	335	107	55	67	42	34	63	86	322	99	-223
Lexington	19	9	7	4	22	30	4	64	24	41	17
Lincoln	833	923	1,092	1,375	1,792	2,353	2,166	2,225	1,532	1,727	195
McCook	0	30	32	5	5	24	24	5	3	4	1
Nebraska City	18	4	5	3	6	5	39	8	14	20	6
Norfolk	48	25	41	47	50	43	49	57	102	230	128
North Platte	54	26	13	19	16	46	34	36	23	27	4
Omaha	1,579	1,834	1,915	2,570	2,453	2,633	2,564	3,230	2,887	2,144	-743
Papillion	233	210	390	562	322	262	438	304	304	408	104
Plattsmouth	15	4	5	6	4	10	7	21	9	16	7
Ralston	283	266	4	1	0	0	1	2	0	0	0
Schuyler	5	5	6	9	5	4	25	4	32	2	-30
Scottsbluff	17	22	7	25	13	9	22	12	8	5	-3
Seward	29	15	19	27	35	13	31	23	30	176	146
Sidney	3	8	13	84	25	22	4	2	25	0	-25
South Sioux City	105	12	11	23	16	15	18	22	23	23	0
Wayne	9	12	21	47	34	25	36	61	11	8	-3
York	10	16	27	22	8	12	15	6	57	56	-1
<b>Total Nebraska</b>	<b>5,450</b>	<b>5,267</b>	<b>6,201</b>	<b>7,633</b>	<b>7,659</b>	<b>8,096</b>	<b>8,078</b>	<b>8,863</b>	<b>7,866</b>	<b>8,030</b>	<b>164</b>
Cities as % of Total	77.5%	76.6%	76.6%	75.8%	77.4%	77.5%	78.9%	78.2%	76.7%	79.1%	.



**Table C**  
**Value of New Single-Family Construction**  
 Census Bureau Data

<b>Towns</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Change 18-19</b>
Alliance	142,883	0	367,777	159,545	813,096	195,994	329,192	0	178,063	305,000	126,937
Beatrice	184,626	153,905	248,177	199,268	258,635	242,266	236,736	244,610	238,693	227,042	-11,651
Bellevue	248,724	254,224	271,357	296,617	314,274	296,901	305,001	289,973	275,925	275,961	36
Blair	297,899	261,095	255,449	266,316	287,624	235,372	256,780	275,173	226,836	222,986	-3,850
Chadron	143,208	191,916	197,526	262,516	230,256	163,948	277,593	199,374	264,550	216,024	-48,526
Columbus	260,569	273,816	270,702	254,149	255,821	255,306	300,483	243,689	286,477	262,089	-24,388
Crete	213,627	246,193	261,521	184,317	228,209	198,038	189,958	185,609	181,190	279,088	97,898
Fremont	180,228	205,269	208,848	262,959	222,585	274,825	286,513	231,519	289,257	224,408	-64,849
Gering	.	.	.	.	.	.	.	.	.	.	.
Grand Island	191,470	197,502	176,940	190,746	206,825	194,987	194,573	177,516	184,147	219,495	35,348
Hastings	239,304	275,662	263,171	277,335	219,658	232,788	249,503	255,288	289,500	274,317	-15,183
Holdrege	159,886	294,286	254,297	305,703	295,812	273,444	276,855	302,168	0	152,250	152,250
Kearney	224,480	192,364	212,898	209,971	243,884	213,825	251,687	248,898	268,084	326,138	58,054
La Vista	230,918	225,193	262,298	321,085	340,840	362,536	350,019	361,392	320,518	293,044	-27,474
Lexington	146,807	130,539	155,431	251,187	230,377	228,004	292,025	282,077	199,769	300,000	100,231
Lincoln	211,360	215,757	215,705	211,516	207,518	220,118	219,068	214,764	233,646	220,063	-13,583
McCook	0	145,044	220,225	232,969	228,751	253,152	214,240	156,348	650,607	405,250	-245,357
Nebraska City	113,509	203,870	207,865	408,524	221,343	322,318	258,563	192,959	651,201	308,500	-342,701
Norfolk	204,867	217,757	198,314	209,038	188,906	220,796	266,171	195,394	393,428	180,488	-212,940
North Platte	111,994	139,348	174,589	169,139	171,576	172,124	185,473	170,148	182,221	124,565	-57,656
Omaha	155,264	151,866	159,605	164,120	161,896	156,810	146,444	151,501	150,254	144,252	-6,002
Papillion	309,113	299,092	322,878	305,339	300,972	313,046	308,394	309,247	304,515	268,709	-35,806
Plattsmouth	149,638	140,273	121,124	234,073	151,236	190,987	200,397	232,139	224,416	242,188	17,772
Ralston	144,790	128,259	197,596	143,535	.	.	84,953	.	.	.	.
Schuyler	162,686	135,120	201,730	205,040	251,518	168,991	169,133	254,065	154,915	120,000	-34,915
Scottsbluff	195,124	190,151	247,191	239,536	264,136	274,201	300,733	153,012	183,902	426,063	242,161
Seward	205,396	230,625	214,940	236,852	211,441	209,947	193,460	205,398	257,566	275,979	18,413
Sidney	359,067	225,819	272,192	367,285	338,415	274,831	151,322	223,423	129,223	.	.
South Sioux City	130,236	155,683	166,088	188,324	246,110	208,099	269,861	235,043	236,879	204,826	-32,053
Wayne	219,675	184,644	215,072	179,137	191,629	232,618	222,053	172,816	193,834	237,500	43,666
York	241,677	310,903	280,899	245,443	254,468	317,535	297,667	273,713	282,562	226,965	-55,597
<b>Total Nebraska</b>	<b>196,623</b>	<b>199,738</b>	<b>205,887</b>	<b>213,097</b>	<b>215,754</b>	<b>215,646</b>	<b>219,376</b>	<b>215,578</b>	<b>223,902</b>	<b>218,765</b>	<b>-5,137</b>



Table D, presents the number of total housing units, as well as occupied and vacant units, for the 31 cities. Homeownership varies throughout the state, with several cities having homeownership rates above 65.0 percent in 2018. Gering had the highest homeownership rate, at 75.3 percent. However, high homeownership rates tend to occur in cities with smaller numbers of housing units. Among the largest cities, homeownership rates were lower, with Lincoln and Omaha having homeownership rates of 57.0 and 58.6 percent, respectively.

<b>Table D</b>						
<b>Total Units by Tenure</b>						
<b>2000 Census and 2019 5-year ACS Data</b>						
<b>Towns</b>	<b>2019 five-year ACS</b>					<b>2010 Census</b>
	<b>Owner</b>	<b>Renter</b>	<b>Vacant Units</b>	<b>Total Units</b>	<b>Homeownership 2019</b>	<b>Homeownership 2010</b>
Alliance	2,261	1282	501	3,543	63.8%	67.0%
Beatrice	3,261	2,134	845	5,395	60.4%	63.4%
Bellevue	12,653	7753	1,117	20,406	62.0%	66.8%
Blair	2,196	1042	183	3,238	67.8%	66.8%
Chadron	1,197	1021	372	2,218	54.0%	50.5%
Columbus	6,224	3045	498	9,269	67.1%	68.3%
Crete	1,275	922	262	2,197	58.0%	57.2%
Fremont	6,182	4808	755	10,990	56.3%	61.1%
Gering	2,382	783	263	3,165	75.3%	71.9%
Grand Island	11,310	7933	1,329	19,243	58.8%	61.0%
Hastings	6,202	3922	970	10,124	61.3%	63.8%
Holdrege	1,702	752	158	2,454	69.4%	70.7%
Kearney	7,670	5317	972	12,987	59.1%	56.6%
La Vista	3,886	3104	283	6,990	55.6%	54.6%
Lexington	2,043	1,451	216	3,494	58.5%	62.6%
Lincoln	64,701	48850	6,464	113,551	57.0%	58.6%
McCook	2,315	971	590	3,286	70.5%	65.5%
Nebraska City	1,839	1211	321	3,050	60.3%	65.2%
Norfolk	6,188	4102	757	10,290	60.1%	60.1%
North Platte	6,111	4,198	1,074	10,309	59.3%	61.1%
Omaha	109,562	77321	14,668	186,883	58.6%	58.3%
Papillion	5,108	2599	227	7,707	66.3%	69.7%
Plattsmouth	1,758	866	276	2,624	67.0%	65.1%
Ralston	1,738	1282	67	3,020	57.5%	67.2%
Schuyler	1,208	597	111	1,805	66.9%	68.1%
Scottsbluff	3,282	2857	499	6,139	53.5%	57.7%
Seward	1,670	955	183	2,625	63.6%	68.9%
Sidney	1,853	1198	288	3,051	60.7%	65.9%
South Sioux City	2,829	1892	256	4,721	59.9%	56.5%
Wayne	1,136	1007	115	2,143	53.0%	54.1%
York	2132	1191	295	3323	64.2%	64.2%
<b>Total Nebraska</b>	<b>501,679</b>	<b>257,497</b>	<b>78300</b>	<b>759,176</b>	<b>66.1%</b>	<b>67.2%</b>



For each of the past 15 years, a statewide rental vacancy survey has been undertaken; however this is the fourth year in which results for all 31 cities have been tabulated. According to the December 2020 survey, statewide rental vacancy rates decreased from 4.5 percent in 2019 to 3.6 percent in 2020. Vacancy rates varied widely among these 31 cities. Housing markets appeared tight in several communities, such as La Vista, South Sioux city, Nebraska city and Schuyler, with vacancy rates below 1.0 percent. The availability of rental units in Sidney and Alliance appeared to be greater, with the vacancy rates all exceeding 7.0 percent, as presented in Table E.

### Summary

Population continued to grow in most of the 31 communities; however, the level of

growth varied significantly, ranging from a negative 9.5 percent to a positive 22.4 percent. Housing production statistics indicated that the larger communities, such as Lincoln, and Omaha, generated the most additions to the housing stock during the past year. However, the value of construction softened in several of these areas but remained strong in other areas such as La Vista and Papillion. The 2020 rental market survey saw low vacancy rates in most of these 31 cities, with several below 3.0 percent. These factors indicate that opportunities for housing development exist but that more opportunities may currently exist in the rental market, with lower vacancy rates.

<b>Vacancy Rate by City</b>			
<b>Area</b>	<b>Vacancy Rate</b>	<b>Area</b>	<b>Vacancy Rate</b>
Sidney	9.3	Beatrice	3.4
Alliance	7.8	Crete	3.4
Seward	6.5	Lincoln	3.1
Ralston	6.2	Grand Island	3.0
York	6.0	Norfolk	3.0
McCook	5.9	Gering	2.8
Scottsbluff	5.6	Columbus	2.5
Papillion	5.3	Fremont	2.3
Bellevue	5.1	Holdrege	1.6
Chadron	4.9	Plattsmouth	1.6
North Platte	4.8	Kearney	1.5
Wayne	4.1	La Vista	0.8
Hastings	3.9	South Sioux City	0.7
Blair	3.8	Nebraska City	0.0
Lexington	3.5	Schuyler	0.0
Omaha	3.5	<b>Nebraska</b>	<b>3.6</b>

