

Cedar County

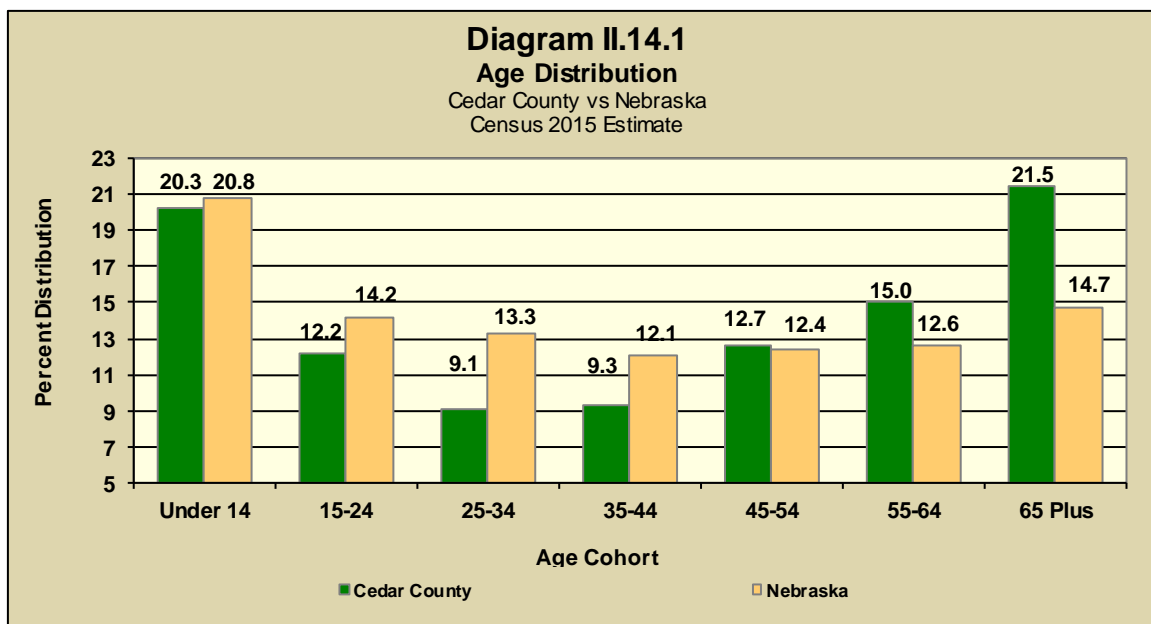
Summary

- Between 2010 and 2015, the county’s population decreased by 3.3 percent or by 288 persons.
- Between 2010 and 2015, the Hispanic population increased by 44.2 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 98.
- In 2015, average earnings in the county was \$52,832 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 2.3 percent to 2.4 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 5 units.
- In 2015, the average real value of new single-family construction was \$240,214.
- In fiscal year 2016, the average price of an existing home was \$101,247.
- In a November 2016 rental survey, the average vacancy rate was 10.47 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Cedar County’s population decreased by 3.3 percent, or from 8,852 people to 8,564 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 980 in 2010 to 1,045 in 2015, an increase of 6.6 percent. The number of people from 25 to 34 years of age decreased by 0.1 percent, and those aged between 35 and 44 decreased by 12.3 percent. As shown in Diagram II.14.1, people younger than 25 represented 32.5 percent of the population in 2015, while individuals aged 55 and older represented 36.5 percent of the population in Cedar 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 3.8 percent, while the black population increased by 114.3 percent. The Hispanic population of any race changed from 113 to 163 or by 44.2 percent. Table II.14.1, below, presents the details of these population variations.

Subject	Nebraska			Cedar County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	8,852	8,564	-3.3%
Age						
Under 14 years	383,542	394,263	2.8%	1,820	1,735	-4.7%
15 to 24 years	258,206	268,848	4.1%	980	1,045	6.6%
25 to 34 years	245,176	252,533	3.0%	780	779	-0.1%
35 to 44 years	220,838	228,643	3.5%	909	797	-12.3%
45 to 54 years	258,726	234,477	-9.4%	1,434	1,084	-24.4%
55 to 64 years	213,176	238,715	12.0%	1,125	1,287	14.4%
65 & over	246,677	278,711	13.0%	1,804	1,837	14.4%
Race						
White	1,649,264	1,689,616	2.4%	8,767	8,432	-3.8%
Black	85,971	93,900	9.2%	7	15	114.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	23	37	60.9%
Asian	33,322	44,479	33.5%	7	12	71.4%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	48	68	41.7%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	113	163	44.2%

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.14.2, at right, from April 2000 to July 2009, Cedar County’s natural increase was estimated to be 17 people. Cedar County has been experiencing net out-migration, with 1,270 persons leaving the county during the 2000-2009 year period.⁹² The 2015 population estimates showed a natural increase of 29 persons and a net out-migration of 317 persons since the 2010 Census. In total, Cedar County’s population decreased to 8,564 persons.

1980 Population	11,375
Natural Increase 80–90	633
Net Migration 80–90	-1,877
1990 Population	10,131
Natural Increase 90–00	153
Net Migration 90–00	-669
2000 Population	9,615
Natural Increase 00–09	17
Net Migration 00–09	-1,270
2009 Population Estimate	8,362
2010 Population	8,852
Natural Increase 10–15	29
Net Migration 10–15	-317
2015 Population Estimate	8,564

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 Cedar County increased from -9 persons in 2014 to 1 person in 2015, with an additional net movement of 6 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.14.3.

⁹² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.14.3			
Driver's Licenses Exchanged and Surrendered			
Cedar County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	57	131	-74
Calendar 2002	79	101	-22
Calendar 2003	76	77	-1
Calendar 2004	72	95	-23
Calendar 2005	79	105	-26
Calendar 2006	74	104	-30
Calendar 2007	91	97	-6
Calendar 2008	88	108	-20
Calendar 2009	67	87	-20
Calendar 2010	133	127	6
Calendar 2011	99	80	19
Calendar 2012	87	119	-32
Calendar 2013	60	116	-56
Calendar 2014	89	98	-9
Calendar 2015	100	99	1
First Half of 2016	59	53	6

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 3,923 in 2014 to 3,999 in 2015, as shown in Table II.14.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Cedar County decreased by 3.0 percent from 1,687 in 2015 to 1,637 in 2016, as shown below in Table II.14.5. The number of school-age children 5 to 11 years of age decreased from 857 in 2015 to 799 in 2016.

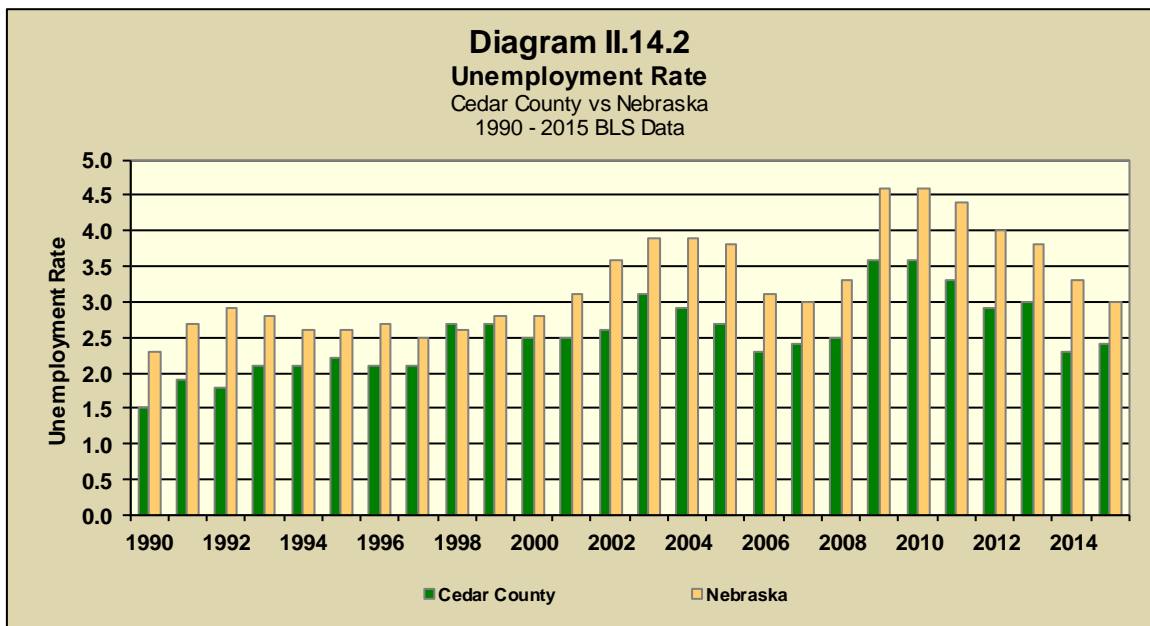
Table II.14.4	
Income Tax Returns	
Cedar County	
1991–2015 DOR Data	
Year	Returns
1991	4,260
1992	4,230
1993	4,243
1994	4,316
1995	4,307
1996	4,292
1997	4,279
1998	4,286
1999	4,260
2000	4,242
2001	4,111
2002	4,101
2003	4,043
2004	4,070
2005	3,793
2006	4,023
2007	4,077
2008	4,044
2009	3,941
2010	3,927
2011	3,992
2012	3,956
2013	3,920
2014	3,923
2015	3,999

Table II.14.5				
School-Age Children				
Cedar County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,378	358	847	2,583
1993	1,362	381	859	2,602
1994	1,345	419	872	2,636
1995	1,349	424	922	2,695
1996	1,365	367	956	2,688
1997	1,314	389	952	2,655
1998	1,266	399	948	2,613
1999	1,202	379	974	2,555
2000	1,163	372	970	2,505
2001	1,132	367	962	2,461
2002	1,021	363	930	2,314
2003	961	349	940	2,250
2004	960	326	920	2,206
2005	879	309	876	2,064
2006	849	267	858	1,974
2007	816	264	818	1,898
2008	792	270	783	1,845
2009	807	261	714	1,782
2010	832	235	685	1,752
2011	838	229	680	1,747
2012	844	236	638	1,718
2013	837	226	644	1,707
2014	828	250	628	1,706
2015	857	226	604	1,687
2016	799	243	595	1,637

ECONOMICS

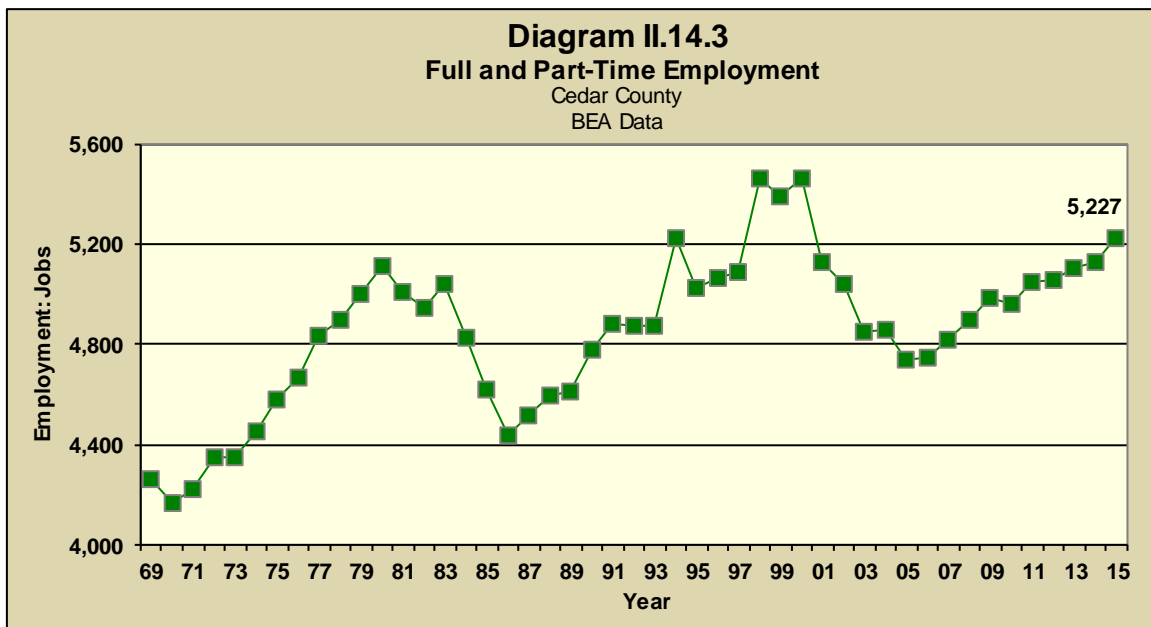
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Cedar County, defined as the number of people working or actively seeking work, increased from 4,675 in 2014 to 4,705 in 2015. The total number of people employed changed from 4,567 in 2014 to 4,593 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 an increase of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.14.2, below.

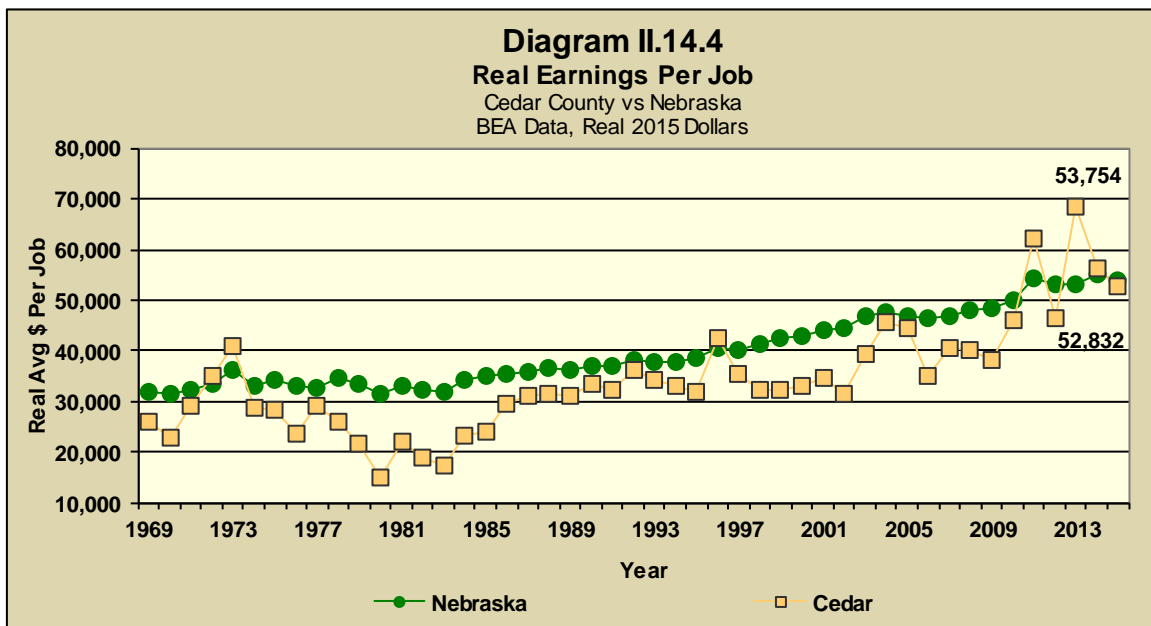


Employment and Personal Income

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 5,227 jobs in Cedar County, an increase of 98 jobs since 2014. Diagram II.14.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.14.4, below, real average earnings per job in the county was \$52,832 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 \$428,655,000, a decline of 1.7 percent between 2014 and 2015. Table II.14.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.14.6
Total BEA Employment and Real Personal Income
 Cedar 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	110,325	4,534	3,824	25,907	16,732	152,255	12,274	4,260	25,898
1970	95,810	4,664	4,076	27,610	18,442	141,275	11,620	4,167	22,993
1971	123,907	4,837	4,672	28,261	19,747	171,750	14,314	4,222	29,348
1972	152,403	5,063	5,326	30,788	20,175	203,630	17,209	4,346	35,067
1973	178,265	6,189	5,964	34,713	22,898	235,651	20,397	4,348	40,999
1974	127,427	6,673	6,849	36,487	23,045	187,135	16,356	4,454	28,610
1975	129,298	6,748	7,837	38,883	25,320	194,589	17,179	4,576	28,256
1976	110,222	7,210	8,929	38,415	25,850	176,205	15,704	4,671	23,597
1977	141,140	7,276	9,779	40,698	25,352	209,693	18,904	4,835	29,191
1978	128,149	7,628	11,175	42,474	26,915	201,085	18,668	4,897	26,169
1979	107,817	8,036	12,917	43,393	27,608	183,699	16,943	4,999	21,568
1980	76,501	7,994	13,139	50,593	29,234	161,473	14,223	5,111	14,968
1981	110,545	8,027	12,063	57,196	29,928	201,705	17,942	5,007	22,078
1982	93,459	8,120	11,394	63,274	30,604	190,611	17,216	4,945	18,900
1983	87,703	8,232	11,724	65,657	31,697	188,550	16,998	5,038	17,408
1984	111,576	8,583	12,367	66,146	32,962	214,468	19,604	4,829	23,105
1985	111,811	8,752	12,146	63,549	33,724	212,479	19,750	4,621	24,196
1986	130,925	9,128	12,470	62,597	34,093	230,957	21,965	4,435	29,521
1987	139,729	9,731	13,106	57,830	33,437	234,370	22,633	4,513	30,961
1988	145,044	10,904	14,100	57,184	32,972	238,396	23,074	4,594	31,573
1989	143,697	11,063	16,167	60,338	34,513	243,652	23,899	4,610	31,171
1990	159,483	11,358	17,096	56,224	35,365	256,811	25,352	4,782	33,351
1991	158,288	12,231	18,094	57,860	35,304	257,315	25,437	4,882	32,423
1992	176,997	13,088	20,765	55,828	37,012	277,515	27,415	4,872	36,329
1993	167,894	12,888	22,858	55,771	38,312	271,947	26,817	4,871	34,468
1994	173,205	13,539	25,191	55,859	38,539	279,255	27,673	5,222	33,168
1995	160,709	13,525	26,589	63,763	40,904	278,440	27,689	5,023	31,995
1996	216,517	13,600	27,481	65,138	41,665	337,201	33,785	5,067	42,731
1997	180,080	14,003	29,749	68,751	42,075	306,653	31,026	5,092	35,365
1998	175,443	14,301	32,942	72,736	45,370	312,190	32,132	5,459	32,138
1999	174,414	13,889	36,205	70,903	44,824	312,456	32,222	5,392	32,347
2000	180,113	14,260	37,466	72,607	45,573	321,499	33,476	5,465	32,958
2001	178,265	13,858	34,632	71,856	47,996	318,891	33,674	5,128	34,763
2002	159,247	14,314	34,464	68,572	48,321	296,289	31,551	5,041	31,590
2003	190,386	14,022	33,031	70,692	48,181	328,267	35,331	4,849	39,263
2004	221,129	14,318	33,040	50,661	49,109	339,621	36,732	4,856	45,537
2005	210,220	14,525	32,276	47,748	51,011	326,731	35,360	4,740	44,350
2006	166,222	15,316	32,223	49,137	52,869	285,133	31,471	4,746	35,023
2007	194,606	15,665	33,105	58,823	52,812	323,682	36,201	4,819	40,383
2008	196,269	16,363	34,207	68,306	58,240	340,659	38,540	4,895	40,096
2009	190,718	16,898	32,392	62,126	61,040	329,379	37,201	4,982	38,281
2010	228,143	17,374	32,641	61,388	61,182	365,982	41,504	4,961	45,987
2011	314,549	16,101	33,560	68,884	60,017	460,910	52,519	5,048	62,312
2012	234,360	16,399	34,908	87,815	59,670	400,354	45,713	5,056	46,353
2013	348,824	17,968	34,929	69,577	57,955	493,318	56,880	5,102	68,370
2014	289,163	18,786	36,797	70,551	58,285	436,010	50,664	5,129	56,378
2015	276,152	18,920	39,450	72,506	59,467	428,655	50,053	5,227	52,832

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 13.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 15.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 80.5 percent over the 2010 to 2015 period. Table II.14.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.14.7 Income Tax Returns by Adjusted Gross Income Cedar 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 ⁹³
1991	1,652	485	870	587	409	177	23	37	0	4,260
1992	1,628	446	865	577	455	190	11	29	0	4,230
1993	1,575	442	839	584	505	223	30	32	0	4,243
1994	1,682	383	850	614	462	239	27	36	0	4,316
1995	1,576	404	826	582	535	279	35	48	0	4,307
1996	1,492	369	799	591	583	326	61	57	0	4,292
1997	1,448	344	734	604	629	361	78	64	0	4,279
1998	1,460	336	715	608	624	394	78	57	0	4,286
1999	1,385	323	680	613	619	446	94	79	0	4,260
2000	1,324	303	680	577	635	518	97	95	0	4,242
2001	1,262	285	654	516	660	515	112	85	0	4,111
2002	1,276	302	633	562	609	514	103	79	0	4,101
2003	1,150	311	641	544	633	523	133	83	0	4,043
2004	1,084	328	636	521	644	546	166	126	0	4,070
2005	980	258	572	477	581	585	207	111	22	3,793
2006	983	305	616	505	590	623	244	139	18	4,023
2007	970	316	577	446	600	653	278	204	33	4,077
2008	895	289	581	452	533	711	290	250	43	4,044
2009	876	287	566	456	540	653	293	233	37	3,941
2010	791	289	527	442	558	668	345	273	34	3,927
2011	768	285	506	445	519	689	407	317	56	3,992
2012	705	264	505	417	512	677	407	393	76	3,956
2013	734	253	462	397	531	666	396	419	62	3,920
2014	698	236	440	386	516	659	449	465	74	3,923
2015	685	252	442	400	545	674	447	491	63	3,999

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 967 in 2010 to 787 in 2015, with the poverty rate reaching 9.4 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.14.8, at right, presents poverty data for the county.

Table II.14.8 Persons in Poverty Cedar County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,105	11.5
1999	897	9.4
2000	786	8.5
2001	796	8.7
2002	794	8.7
2003	742	8.3
2004	718	8.0
2005	786	8.9
2006	838	9.7
2007	769	9.2
2008	702	8.6
2009	894	11.0
2010	967	11.1
2011	840	9.8
2012	843	9.8
2013	804	9.4
2014	878	10.4
2015	787	9.4

⁹³ 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 Cedar County increased by 33 between 1980 and 2014, at an annual rate of change of 0.3 percent, as reported by the Census Bureau and as presented in Table II.14.9, at right.⁹⁴ This compared to an average annual rate of change of 1.03 percent statewide. Cedar County lost 5 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.4 percent in Cedar County between 2010 and 2015, from 4,148 to 4,130. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.14.10.

Year	Nebraska	Cedar County
1980	37,727	262
1981	37,582	262
1982	37,500	270
1983	41,889	291
1984	43,151	281
1985	43,115	279
1986	42,538	267
1987	42,691	263
1988	43,134	267
1989	43,302	265
1990	43,749	258
1991	44,405	262
1992	45,269	279
1993	46,059	265
1994	46,640	272
1995	47,128	258
1996	47,607	268
1997	48,588	280
1998	48,655	287
1999	48,968	281
2000	49,623	281
2001	49,710	300
2002	50,259	295
2003	50,394	297
2004	50,928	308
2005	51,440	309
2006	51,906	286
2007	52,517	310
2008	52,152	312
2009	51,633	304
2010	51,886	316
2011	51,553	306
2012	52,294	303
2013	52,585	300
2014	52,991	295

Subject	Nebraska	% Growth Since Census	Cedar County	% Growth Since Census
2000 Census	722,668	.	4,200	.
2010 Census	796,793	10.3%	4,148	-1.2%
July 2011 Estimate	801,129	0.5%	4,140	-0.2%
July 2012 Estimate	804,659	1.0%	4,132	-0.4%
July 2013 Estimate	809,171	1.5%	4,130	-0.4%
July 2014 Estimate	814,970	2.3%	4,132	-0.4%
July 2015 Estimate	820,913	3.0%	4,130	-0.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Cedar County. As shown in Table II.14.11 on the following page, 13.6 percent of housing units, or 561, were vacant in 2015. Of the 3,575 housing units that were occupied in 2015, 81.6 percent, or 2,917, were owner-occupied and the remaining 18.4 percent were renter-occupied.

⁹⁴ Totals may not add due to rounding-off of county totals.

Table II.14.11				
Housing Units by Tenure				
Cedar 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	3,539	85.3%	3,575	86.4%
Owner-Occupied	2,867	81.0%	2,917	81.6%
Renter-Occupied	672	19.0%	658	18.4%
Vacant Housing Units	609	14.7%	561	13.6%
Total Housing Units	4,148	100.0%	4,136	100.0%

As shown in Table II.14.12, below, there were 3,711 single family dwellings in 2015, which accounted for 89.7 percent of all housing units. Apartment units accounted for 3.6 percent of housing units, with 149 units. Mobile homes also accounted for an additional 4.5 percent of housing with 187 units.

Table II.14.12				
Housing Units by Type				
Cedar County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁹⁵		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,630	87%	3,711	89.7%
Duplex	24	1%	32	.8%
Tri- or Four-Plex	126	3%	57	1.4%
Apartment	101	2%	149	3.6%
Mobile Home	294	7%	187	4.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	4,175	100.0%	4,136	100.0%

Table II.14.13, below, shows the disposition of vacant housing units in Cedar County. The 2015 five-year ACS shows 2.5 percent of vacant units were for rent, 16.0 percent were for sale, and 6.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 203 “other vacant” units, or 33.3 percent; this compared to 43.3 percent “other vacant” units in 2015.

Table II.14.13				
Disposition of Vacant Housing Units				
Cedar County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	122	20.0%	14	2.5%
For Sale	68	11.2%	90	16.0%
Rented or Sold, Not Occupied	22	3.6%	35	6.2%
For Seasonal, Recreational, or Occasional Use	194	31.9%	179	31.9%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	203	33.3%	243	43.3%
Total	609	100.0%	561	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁹⁶ In most years for which data are presented, single-

⁹⁵ Data unavailable in 2010 Census

⁹⁶ 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.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Cedar County increased from 9 in 2014 to 14 in 2015 and the average value of construction was \$240,214 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 increased from 9 in 2014 to 14 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,051 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.14.14.

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	17	.	.	.	17	70.60	.	.	.
1981	7	.	.	.	7	92.10	.	.	.
1982	10	.	.	.	10	62.00	.	.	.
1983	7	.	.	.	7	69.70	.	.	.
1984	7	.	.	.	7	66.40	.	.	.
1985	6	.	.	.	6	64.30	.	.	.
1986	6	.	.	.	6	63.10	.	.	.
1987	7	.	.	.	7	61.50	.	.	.
1988	8	.	.	.	8	59.40	.	.	.
1989	8	.	.	.	8	57.20	.	.	.
1990	8	.	.	.	8	55.20	.	.	.
1991	14	.	.	.	14	73.00	.	.	.
1992	22	.	.	.	22	72.10	.	.	.
1993	23	.	.	.	23	84.70	.	.	.
1994	17	.	.	8	25	115.20	.	.	51.10
1995	6	.	.	.	6	102.00	.	.	.
1996	8	.	.	.	8	101.30	.	.	.
1997	9	.	.	.	9	126.60	.	.	.
1998	12	.	.	.	12	123.20	.	.	.
1999	8	.	.	.	8	133.40	.	.	.
2000	23	.	.	.	23	161.70	.	.	.
2001	8	.	4	.	12	187.70	.	45.90	.
2002	13	.	.	.	13	128.8	.	.	.
2003	11	.	.	.	11	162.0	.	.	.
2004	20	.	.	.	20	152.5	.	.	.
2005	19	.	.	.	19	172.2	.	.	.
2006	18	2	.	.	20	164.7	72.4	.	.
2007	14	.	.	.	14	160.8	.	.	.
2008	16	.	.	.	16	194.7	.	.	.
2009	8	.	.	.	8	143.1	.	.	.
2010	6	.	.	.	6	147.2	.	.	.
2011	3	.	.	.	3	137.7	.	.	.
2012	9	.	.	.	9	146.4	.	.	.
2013	14	.	.	.	14	176.7	.	.	.
2014	9	.	.	.	9	187.2	.	.	.
2015	14	.	.	.	14	240.2	.	.	.

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 1,578 property transactions in Cedar County. Of these, 1,538 were for single-family homes during this 18-year period, as shown in Table II.14.15.

Table II.14.15						
Residential Property Transactions						
Cedar County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	97	3	0	0	1	101
2000	77	4	0	0	2	83
2001	92	8	0	1	0	101
2002	93	2	0	0	0	95
2003	107	1	0	0	0	108
2004	109	0	0	0	0	109
2005	102	2	0	0	0	104
2006	99	2	0	0	1	102
2007	71	0	0	0	0	71
2008	66	0	0	2	0	68
2009	67	2	0	0	0	69
2010	64	0	0	0	0	64
2011	72	1	0	0	1	74
2012	64	0	0	0	0	64
2013	98	3	0	0	0	101
2014	87	1	0	0	0	88
2015	81	1	0	0	1	83
2016	92	0	0	1	0	93
Total	1,538	30	0	4	6	1,578

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 757 single-family home property transactions for units built before 1930, 3.3 percent of units were of low quality and 72.0 percent were of fair quality. Conversely, of the 27 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 3.7 percent of fair quality. Table II.14.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.14.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Cedar 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	25	3	0	1	0	0	0	0	3	32
Fair	545	97	59	61	8	7	1	0	64	842
Average	181	84	110	121	39	44	24	1	15	619
Good	3	1	5	2	8	9	2	4	0	34
Very Good	0	1	0	0	1	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	3	2	1	0	0	0	0	0	3	9
Total	757	188	175	185	56	60	27	5	85	1,538

In regard to the current condition of residential dwellings, of the same 757 single-family homes built before 1930, 70.8 percent of the homes were worn out or badly worn, and 27.9 percent

were in average condition. Table II.14.17 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	73	4	2	0	1	0	0	0	5	85
Badly Worn	463	64	20	16	3	0	0	0	56	622
Average	211	115	141	158	42	18	19	1	22	727
Good	6	4	12	11	9	40	8	4	0	94
Very Good	0	1	0	0	1	2	0	0	0	4
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	4	0	0	0	0	0	0	0	2	6
Total	757	188	175	185	56	60	27	5	85	1,538

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$64,134 to \$101,247, a total increase of 57.9 percent, as shown in Table II.14.18, 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 Cedar County ranged from \$42,770 for homes built before 1930 to \$180,893 for homes built from 2001 to 2010, and \$184,610 for the newest homes built between 2011 and 2016.⁹⁷ Homes built from 2001 through 2010 were also larger, averaging 1,584 square feet per unit. Table II.14.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	42,088
2000	43,606
2001	49,927
2002	46,956
2003	49,307
2004	58,734
2005	57,368
2006	54,598
2007	60,870
2008	72,965
2009	64,855
2010	64,134
2011	75,787
2012	77,551
2013	80,421
2014	72,748
2015	86,333
2016	101,247
Average	63,628

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁹⁸ (\$)
Before 1930	42,770	1,371	31.2
1931-1960	58,432	1,264	46.3
1961-1970	78,192	1,328	58.9
1971-1980	84,790	1,362	62.3
1981-1990	101,465	1,542	65.8
1991-2000	144,715	1,633	88.6
2001-2010	180,893	1,584	114.2
2011-2016	184,610	1,522	121
Average	62,690	1,365	46

⁹⁷ 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.

⁹⁸ 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.14.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Cedar County. The number of completed surveys decreased from 9 in 2015 to 7 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 5.9 percentage points and was at 10.47 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	36	13.89	46.5
2003	2	54	22.22	56.7
2004	4	104	18.27	36.5
2005	7	103	20.39	73.0
2006	12	171	19.30	51.5
2007	13	148	20.95	83.0
2008	12	140	20.71	54.1
2009	11	104	22.12	40.9
2010	11	150	26.00	90.0
2011	9	86	25.58	80.3
2012	10	106	16.04	28.5
2013	8	85	18.82	100.0
2014	15	146	15.07	176.7
2015	9	104	16.3	78
2016	7	86	10.47	229.2

Table II.14.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 7 single family units in Cedar County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Cedar County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 79 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 11.4 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 15.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	7	0	.0%	18.7%
Apartments	79	9	11.4%	17.5%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
Total	86	9	10.47%	15.3%

Table II.14.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 6 units. The most common apartment units were one bedroom units, with 51 units. Details for additional unit types are reported on the following page.

Table II.14.22						
Rental Units by Number of Bedrooms						
Cedar County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	51	0	0	.	51
Two	6	27	0	0	.	33
Three	1	0	0	0	.	1
Four	0	1	0	0	.	1
Don't Know	0	0	0	0	0	0
Total	7	79	0	0	0	86

Table II.14.23, 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.14.23			
Single Family Units by Number of Bedrooms			
Cedar County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	6	0	.0%
Three	1	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	7	0	.0%

Table II.14.24, 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 17.6 percent.

Table II.14.24			
Apartment Units by Number of Bedrooms			
Cedar County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	51	9	17.6%
Two	27	0	.0%
Three	0	0	%
Four	1	0	.0%
Don't know	0	0	%
Total	79	9	11.4%

Average market-rate rents by unit type are shown in Table II.14.25, 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.14.25					
Average Market Rate Rents by Number of Bedrooms					
Cedar County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$399.6	\$	\$	\$399.6
Two	\$375.0	\$541.8	\$	\$	\$486.2
Three	\$400.0	\$	\$	\$	\$400.0
Four	\$	\$450.0	\$	\$	\$450.0
Don't know	\$	\$	\$	\$	\$
Total	\$375.0	\$461.5	\$	\$	\$436.8

Table II.14.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.14.26					
Average Assisted Rate Rents by Number of Bedrooms					
Cedar County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$

Table II.14.27, on the following page, shows vacancy rates for single family units by average rental rates for Cedar 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.14.27 Single Family Market Rate Rents by Vacancy Status Cedar County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	7	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	7	0	.0%

The average rent and availability of apartment units is displayed in Table II.14.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.14.28 Apartment Market Rate Rents by Vacancy Status Cedar County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	39	9	23.1%
\$500 to \$750	40	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	79	9	11.4%

Respondents were asked if utilities are included in the rent and, as shown in Table II.14.29 below, 3 respondents, or 42.9 percent, included some sort of utility in the rent.

Table II.14.29 Are there any utilities included with the rent? Cedar County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	4
% Offering Utilities	42.9%

The type of utility included in the rent is shown in Table II.14.30, below. There were 2 respondents who included electricity, 2 respondents who included natural gas, 3 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table II.14.30 Which utilities are included with the rent? Cedar County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	3
Trash Collection	3

Table II.14.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table II.14.31 Do you keep a waiting list? Cedar County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	4
Waitlist Size	3

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.14.32 below, most respondents indicated there was high need for the renovation of existing single family units and moderate need for the renovation of existing apartment units.

Table II.14.32 How would you rate the need for renovation of existing units in the city? Cedar County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	2	3	3	1
High Need	3	2	2	
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.14.33 on the following page, most respondents indicated there was extreme need for the construction of new single family units and extreme need for the construction of new apartment units.

Table II.14.33				
How would you rate the need for construction of new units in the city?				
Cedar County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	1	1	1	
Moderate Need	0	0		
High Need	1	1	1	
Extreme Need	3	3	3	1