

Colfax County

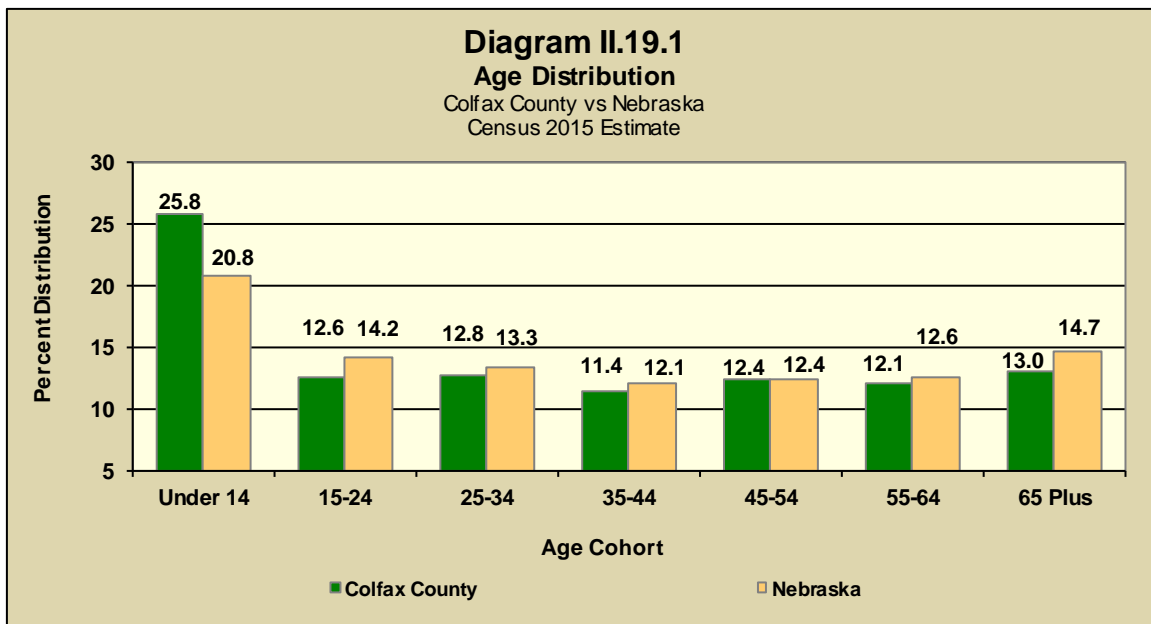
Summary

- Between 2010 and 2015, the county’s population increased by 5 persons.
- Between 2010 and 2015, the Hispanic population increased by 7.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 105.
- In 2015, average earnings in the county was \$51,241 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.6 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 7 units.
- In 2015, the average real value of new single-family construction was \$214,818.
- In fiscal year 2016, the average price of an existing home was \$99,339.
- In a November 2016 rental survey, the average vacancy rate was 1.08 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Colfax County’s population increased by 0.0 percent, or from 10,515 people to 10,520 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 1,419 in 2010 to 1,326 in 2015, a decline of 6.6 percent. The number of people from 25 to 34 years of age decreased by 0.7 percent, and those aged between 35 and 44 decreased by 3.2 percent. As shown in Diagram II.19.1, people younger than 25 represented 38.4 percent of the population in 2015, while individuals aged 55 and older represented 25.1 percent of the population in Colfax 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 3.5 percent, while the black population increased by 102.5 percent. The Hispanic population of any race changed from 4,315 to 4,620 or by 7.1 percent. Table II.19.1, below, presents the details of these population variations.

Subject	Nebraska			Colfax County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	10,515	10,520	0.04%
Age						
Under 14 years	383,542	394,263	2.8%	2,588	2,712	4.8%
15 to 24 years	258,206	268,848	4.1%	1,419	1,326	-6.6%
25 to 34 years	245,176	252,533	3.0%	1,351	1,342	-0.7%
35 to 44 years	220,838	228,643	3.5%	1,242	1,202	-3.2%
45 to 54 years	258,726	234,477	-9.4%	1,436	1,300	-9.5%
55 to 64 years	213,176	238,715	12.0%	1,051	1,268	20.6%
65 & over	246,677	278,711	13.0%	1,428	1,370	20.6%
Race						
White	1,649,264	1,689,616	2.4%	9,903	9,554	-3.5%
Black	85,971	93,900	9.2%	158	320	102.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	288	352	22.2%
Asian	33,322	44,479	33.5%	35	119	240.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	51	53	3.9%
Two or More Races	32,305	39,365	21.9%	80	122	52.5%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	4,315	4,620	7.1%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.19.2, at right, from April 2000 to July 2009, Colfax County’s natural increase was estimated to be 964 people. Colfax County has been experiencing net out-migration, with 1,073 persons left the county during the 2000-2009 year period.¹²⁷ The 2015 population estimates showed a natural increase of 517 persons and a net out-migration of 512 persons since the 2010 Census. In total, Colfax County’s population increased to 10,520 persons.

1980 Population	9,890
Natural Increase 80–90	283
Net Migration 80–90	-1,034
1990 Population	9,139
Natural Increase 90–00	280
Net Migration 90–00	1,022
2000 Population	10,441
Natural Increase 00–09	964
Net Migration 00–09	-1,073
2009 Population Estimate	10,332
2010 Population	10,515
Natural Increase 10–15	517
Net Migration 10–15	-512
2015 Population Estimate	10,520

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 Colfax County decreased from 47 persons in 2014 to 30 persons in 2015, with an additional net movement of -3 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.19.3.

¹²⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.19.3			
Driver's Licenses Exchanged and Surrendered			
Colfax County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	93	98	-5
Calendar 2002	67	61	6
Calendar 2003	76	66	10
Calendar 2004	58	68	-10
Calendar 2005	39	87	-48
Calendar 2006	51	58	-7
Calendar 2007	78	55	23
Calendar 2008	156	46	110
Calendar 2009	125	55	70
Calendar 2010	213	86	127
Calendar 2011	135	49	86
Calendar 2012	157	71	86
Calendar 2013	125	80	45
Calendar 2014	132	85	47
Calendar 2015	128	98	30
First Half of 2016	48	51	-3

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 4,823 in 2014 to 4,840 in 2015, as shown in Table II.19.4, at right

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Colfax County decreased by 3.9 percent from 2,442 in 2015 to 2,347 in 2016, as shown below in Table II.19.5. The number of school-age children 5 to 11 years of age decreased from 1,298 in 2015 to 1,224 in 2016.

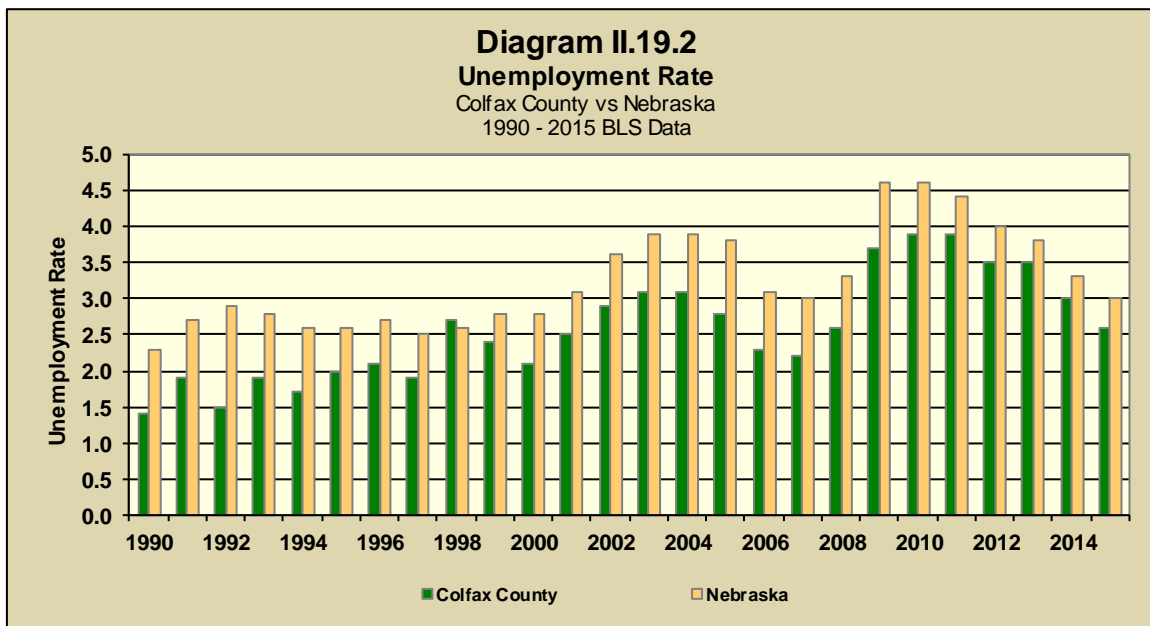
Table II.19.4	
Income Tax Returns	
Colfax County	
1991–2015 DOR Data	
Year	Returns
1991	4,427
1992	4,421
1993	4,433
1994	4,521
1995	4,561
1996	4,590
1997	4,691
1998	4,690
1999	4,624
2000	4,564
2001	4,423
2002	4,346
2003	4,293
2004	4,192
2005	3,884
2006	4,188
2007	4,265
2008	4,476
2009	4,486
2010	4,616
2011	4,714
2012	4,582
2013	4,777
2014	4,823
2015	4,840

Table II.19.5				
School-Age Children				
Colfax County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,056	310	596	1,962
1993	1,070	308	632	2,010
1994	1,116	314	652	2,082
1995	1,142	310	677	2,129
1996	1,163	326	718	2,207
1997	1,183	348	754	2,285
1998	1,185	333	790	2,308
1999	1,171	294	820	2,285
2000	1,175	320	788	2,283
2001	1,156	333	804	2,293
2002	1,150	329	809	2,288
2003	1,215	429	962	2,606
2004	1,172	388	1,011	2,571
2005	1,045	337	836	2,218
2006	1,026	311	814	2,151
2007	1,086	286	805	2,177
2008	1,119	267	775	2,161
2009	1,170	269	751	2,190
2010	1,190	287	743	2,220
2011	1,235	285	693	2,213
2012	1,290	307	736	2,333
2013	1,193	274	699	2,166
2014	1,282	313	804	2,399
2015	1,298	352	792	2,442
2016	1,224	329	794	2,347

ECONOMICS

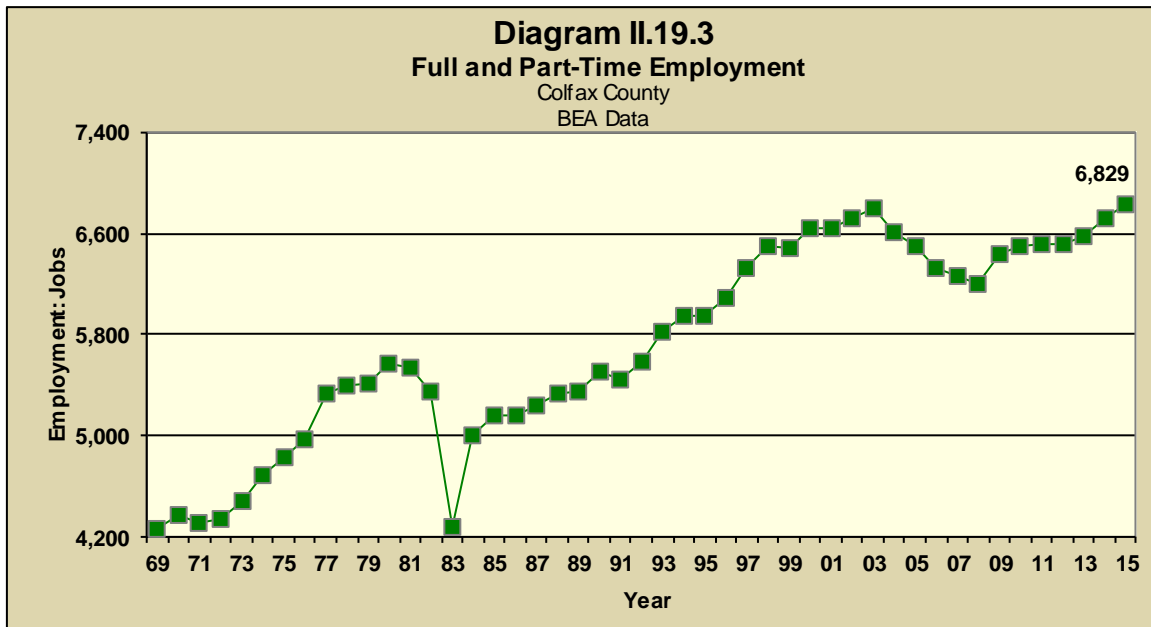
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Colfax County, defined as the number of people working or actively seeking work, decreased from 5,630 in 2014 to 5,597 in 2015. The total number of people employed changed from 5,463 in 2014 to 5,450 in 2015. The unemployment rate for the county was 2.6 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.19.2, below.

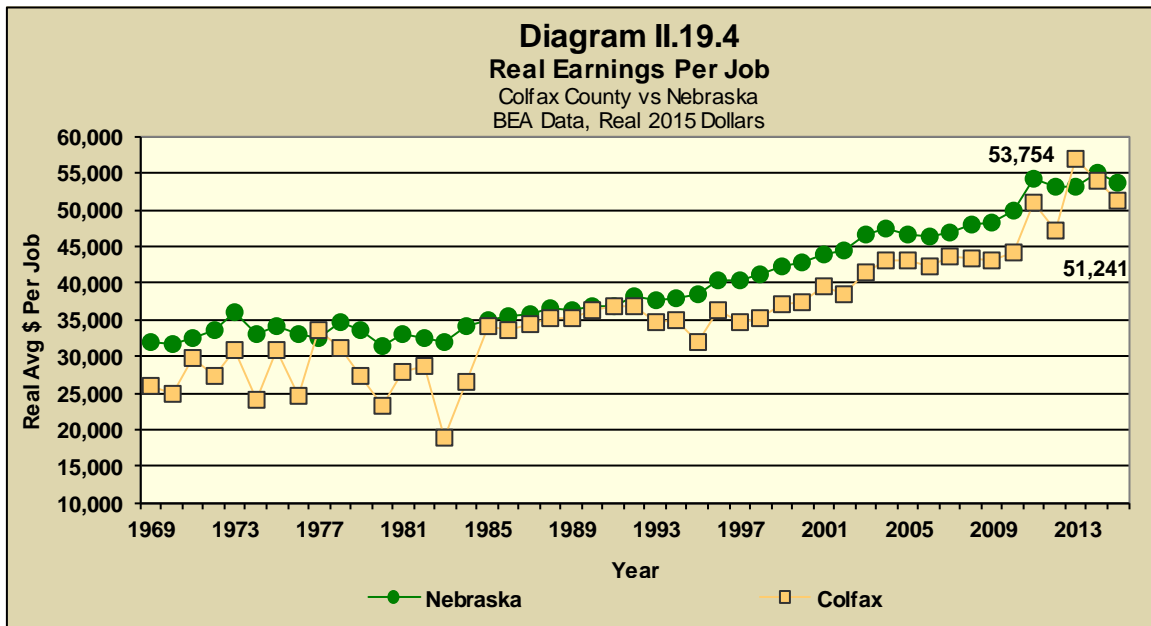


Employment and Personal Income

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 6,829 jobs in Colfax County, an increase of 105 jobs since 2014. Diagram II.19.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.19.4, below, real average earnings per job in the county was \$51,241 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 \$437,228,000, a decline of 2.7 percent between 2014 and 2015. Table II.19.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.19.6 Total BEA Employment and Real Personal Income Colfax 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	110,355	5,427	548	34,459	16,149	156,084	16,529	4,264	25,881
1970	109,073	6,066	-1,561	36,427	17,498	155,372	16,347	4,366	24,982
1971	127,804	6,139	-1,889	36,725	18,661	175,161	18,225	4,307	29,674
1972	118,077	6,412	-984	39,107	19,789	169,577	17,319	4,336	27,232
1973	137,616	7,719	-763	44,108	22,673	195,915	20,289	4,475	30,752
1974	112,941	8,673	-3,048	46,950	24,146	172,316	17,668	4,684	24,112
1975	148,510	9,069	-6,629	51,263	26,566	210,640	21,382	4,824	30,786
1976	122,913	10,558	-10,239	49,858	26,168	178,143	18,152	4,977	24,696
1977	180,088	11,766	-15,568	52,148	26,771	231,674	23,450	5,341	33,718
1978	168,664	12,409	-15,988	52,983	27,484	220,734	22,349	5,404	31,211
1979	148,231	13,264	-16,306	52,688	27,988	199,337	20,057	5,405	27,425
1980	129,654	13,926	-20,352	58,140	29,962	183,478	18,549	5,565	23,298
1981	153,819	14,614	-20,295	63,756	32,195	214,860	21,748	5,532	27,805
1982	152,790	14,393	-20,556	74,332	32,802	224,974	22,914	5,343	28,596
1983	81,131	8,168	4,846	74,057	36,878	188,744	19,498	4,272	18,991
1984	132,345	12,430	-9,305	77,872	35,428	223,910	23,360	5,009	26,422
1985	176,759	14,241	-17,054	74,424	35,256	255,145	26,778	5,162	34,242
1986	173,159	14,681	-18,239	72,558	36,264	249,061	26,452	5,154	33,597
1987	180,303	14,823	-16,607	66,346	35,941	251,160	27,077	5,241	34,402
1988	188,202	15,924	-15,326	64,652	35,502	257,106	28,022	5,341	35,237
1989	188,879	15,620	-14,580	69,830	37,179	265,688	29,020	5,356	35,265
1990	200,542	16,980	-17,562	64,215	37,801	268,017	29,256	5,513	36,376
1991	201,119	17,489	-16,110	64,151	38,804	270,475	29,338	5,438	36,984
1992	206,076	18,350	-14,517	64,225	40,417	277,851	29,530	5,587	36,885
1993	201,281	19,825	-13,507	64,458	42,551	274,958	28,803	5,817	34,602
1994	207,161	20,803	-9,606	62,108	44,881	283,741	28,780	5,947	34,835
1995	190,158	20,342	-7,565	66,364	46,398	275,014	27,210	5,943	31,997
1996	220,934	21,085	-6,048	64,683	48,573	307,057	29,610	6,093	36,260
1997	219,884	22,700	-4,608	69,199	50,005	311,780	30,005	6,322	34,781
1998	228,508	23,529	-3,019	74,523	54,222	330,704	31,383	6,493	35,193
1999	240,633	24,343	-583	74,215	54,323	344,246	32,892	6,490	37,078
2000	248,287	24,824	2,847	81,058	52,462	359,830	34,427	6,638	37,404
2001	262,942	26,564	41	82,495	53,421	372,334	35,664	6,648	39,552
2002	258,589	27,429	489	74,952	53,197	359,798	34,339	6,724	38,458
2003	282,754	27,631	950	73,241	51,325	380,640	36,484	6,801	41,575
2004	285,017	27,820	1,392	53,026	49,836	361,451	34,566	6,615	43,087
2005	280,166	28,191	1,820	45,540	50,434	349,768	34,163	6,499	43,109
2006	267,375	27,462	2,311	47,786	52,598	342,608	34,284	6,328	42,253
2007	274,292	27,596	2,853	56,346	51,243	357,137	35,739	6,269	43,754
2008	269,897	27,739	3,431	60,804	57,208	363,602	36,060	6,209	43,469
2009	278,193	29,020	1,508	56,138	56,189	363,008	34,972	6,437	43,218
2010	287,765	30,017	1,910	55,359	60,932	375,949	35,679	6,505	44,238
2011	332,622	25,657	3,128	62,417	59,914	432,424	40,888	6,513	51,071
2012	308,388	25,683	2,858	67,103	58,394	411,059	38,956	6,519	47,306
2013	375,019	29,558	-587	59,665	56,800	461,338	44,299	6,577	57,020
2014	363,902	31,352	-1,482	61,349	57,158	449,575	42,630	6,724	54,120
2015	349,925	30,525	-2,774	62,907	57,695	437,228	41,562	6,829	51,241

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 17.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 4.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 68.3 percent over the 2010 to 2015 period. Table II.19.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total ¹²⁸
1991	1,647	475	1,001	590	460	200	23	14	0	4,427
1992	1,611	430	1,027	608	468	204	25	21	0	4,421
1993	1,550	422	1,040	571	514	259	34	23	0	4,433
1994	1,588	408	1,054	594	537	258	42	24	0	4,521
1995	1,448	424	1,088	630	559	299	57	44	0	4,561
1996	1,439	405	1,109	568	601	336	69	50	0	4,590
1997	1,424	363	1,017	677	608	430	82	73	0	4,691
1998	1,333	387	1,020	690	631	450	103	51	0	4,690
1999	1,339	331	882	705	669	496	126	64	12	4,624
2000	1,253	303	871	687	666	568	124	79	13	4,564
2001	1,158	271	823	750	657	553	133	65	13	4,423
2002	1,245	262	786	710	615	535	119	63	11	4,346
2003	1,138	314	810	662	646	501	131	77	14	4,293
2004	1,048	273	713	715	637	540	173	75	18	4,192
2005	920	241	618	646	592	568	179	102	18	3,884
2006	846	338	624	745	594	654	239	130	18	4,188
2007	818	333	583	719	622	742	259	163	26	4,265
2008	803	318	636	775	662	759	294	203	26	4,476
2009	767	344	646	815	701	710	297	184	22	4,486
2010	749	318	683	812	735	767	309	211	32	4,616
2011	711	332	708	864	765	738	318	249	29	4,714
2012	659	303	632	819	757	747	342	278	45	4,582
2013	667	329	643	794	851	774	387	287	45	4,777
2014	627	325	649	849	826	755	403	342	47	4,823
2015	619	268	686	767	947	714	430	363	46	4,840

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 1,135 in 2010 to 1,128 in 2015, with the poverty rate reaching 10.9 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.19.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,112	10.4
1999	1,067	10.3
2000	911	8.8
2001	934	9.0
2002	995	9.5
2003	982	9.4
2004	983	9.5
2005	1,159	11.3
2006	1,001	10.1
2007	1,071	10.9
2008	926	9.4
2009	1,120	11.1
2010	1,135	10.9
2011	1,252	12.0
2012	1,234	11.8
2013	1,040	10.1
2014	1,072	10.3
2015	1,128	10.9

¹²⁸ 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 Colfax County increased by 5 between 1980 and 2014, at an annual rate of change of 0.1 percent, as reported by the Census Bureau and as presented in Table II.19.9, at right.¹²⁹ This compared to an average annual rate of change of 1.03 percent statewide. Colfax County lost 3 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 1.2 percent in Colfax County between 2010 and 2015, from 4,097 to 4,146. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.19.10.

Year	Nebraska	Colfax County
1980	37,727	245
1981	37,582	239
1982	37,500	235
1983	41,889	257
1984	43,151	263
1985	43,115	256
1986	42,538	251
1987	42,691	249
1988	43,134	243
1989	43,302	243
1990	43,749	251
1991	44,405	253
1992	45,269	250
1993	46,059	256
1994	46,640	262
1995	47,128	255
1996	47,607	271
1997	48,588	278
1998	48,655	277
1999	48,968	266
2000	49,623	267
2001	49,710	272
2002	50,259	271
2003	50,394	270
2004	50,928	258
2005	51,440	262
2006	51,906	263
2007	52,517	256
2008	52,152	265
2009	51,633	249
2010	51,886	251
2011	51,553	251
2012	52,294	261
2013	52,585	253
2014	52,991	250

Subject	Nebraska	% Growth Since Census	Colfax County	% Growth Since Census
2000 Census	722,668	-	4,088	-
2010 Census	796,793	10.3%	4,097	0.2%
July 2011 Estimate	801,129	0.5%	4,091	-0.1%
July 2012 Estimate	804,659	1.0%	4,104	0.2%
July 2013 Estimate	809,171	1.5%	4,121	0.6%
July 2014 Estimate	814,970	2.3%	4,140	1.0%
July 2015 Estimate	820,913	3.0%	4,146	1.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Colfax County. As shown in Table II.19.11 on the following page, 11.5 percent of housing units, or 473, were vacant in 2015. Of the 3,634 housing units that were occupied in 2015, 74.0 percent, or 2,689, were owner-occupied and the remaining 26.0 percent were renter-occupied.

¹²⁹ Totals may not add due to rounding-off of county totals.

Table II.19.11				
Housing Units by Tenure				
Colfax 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	3,618	88.3%	3,634	88.5%
Owner-Occupied	2,686	74.2%	2,689	74.0%
Renter-Occupied	932	25.8%	945	26.0%
Vacant Housing Units	479	11.7%	473	11.5%
Total Housing Units	4,097	100.0%	4,107	100.0%

As shown in Table II.19.12, below, there were 3,464 single family dwellings in 2015, which accounted for 84.3 percent of all housing units. Apartment units accounted for 3.9 percent of housing units, with 161 units. Mobile homes also accounted for an additional 8.0 percent of housing with 327 units.

Table II.19.12				
Housing Units by Type				
Colfax County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹³⁰		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,408	83%	3,464	84.3%
Duplex	61	1%	24	.6%
Tri- or Four-Plex	132	3%	131	3.2%
Apartment	221	5%	161	3.9%
Mobile Home	292	7%	327	8.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	4,114	100.0%	4,107	100.0%

Table II.19.13, below, shows the disposition of vacant housing units in Colfax County. The 2015 five-year ACS shows 2.7 percent of vacant units were for rent, 9.7 percent were for sale, and 10.6 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 206 "other vacant" units, or 43.0 percent; this compared to 49.5 percent "other vacant" units in 2015.

Table II.19.13				
Disposition of Vacant Housing Units				
Colfax County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	99	20.7%	13	2.7%
For Sale	47	9.8%	46	9.7%
Rented or Sold, Not Occupied	17	3.5%	50	10.6%
For Seasonal, Recreational, or Occasional Use	110	23.0%	130	27.5%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	206	43.0%	234	49.5%
Total	479	100.0%	473	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹³¹ In most years for which data are presented, single-

¹³⁰ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Colfax County decreased from 18 in 2014 to 11 in 2015 and the average value of construction was \$214,818 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 18 in 2014 to 11 in 2015. These changes in residential permit activity in the county compared to an increase in population of 79 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.19.14.

Table II.19.14
Building Permits and Valuation
Colfax County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	18	2	.	.	20	104.50	15.50	.	.
1981	17	.	.	16	33	103.80	.	.	25.50
1982	10	2	.	.	12	101.60	37.30	.	.
1983	11	.	.	.	11	100.70	.	.	.
1984	11	.	4	.	15	103.90	.	34.50	.
1985	3	.	.	.	3	94.60	.	.	.
1986	1	.	.	.	1	90.20	.	.	.
1987	5	.	.	.	5	82.40	.	.	.
1988	8	.	.	.	8	95.90	.	.	.
1989	8	.	.	.	8	98.00	.	.	.
1990	9	.	.	.	9	91.70	.	.	.
1991	11	.	.	.	11	101.10	.	.	.
1992	9	14	.	.	23	80.80	50.90	.	.
1993	9	.	.	24	33	104.20	.	.	38.90
1994	11	.	.	.	11	93.60	.	.	.
1995	14	.	.	.	14	148.20	.	.	.
1996	6	.	.	.	6	127.90	.	.	.
1997	7	6	.	24	37	123.80	53.90	.	31.20
1998	13	2	.	.	15	127.70	48.70	.	.
1999	10	.	.	.	10	119.00	.	.	.
2000	7	.	.	.	7	126.40	.	.	.
2001	7	.	.	.	7	131.60	.	.	.
2002	5	.	.	.	5	192.9	.	.	.
2003	18	.	.	.	18	126.3	.	.	.
2004	11	.	.	.	11	138.5	.	.	.
2005	18	.	.	.	18	159.4	.	.	.
2006	9	.	.	.	9	172.6	.	.	.
2007	14	.	.	.	14	175.3	.	.	.
2008	7	.	.	.	7	162.0	.	.	.
2009	9	.	.	.	9	141.5	.	.	.
2010	8	.	.	.	8	147.9	.	.	.
2011	23	2	.	.	25	184.6	53.1	.	.
2012	29	.	.	.	29	189.1	.	.	.
2013	32	.	.	.	32	188.8	.	.	.
2014	18	.	.	.	18	241.4	.	.	.
2015	11	.	.	.	11	214.8	.	.	.

¹³¹ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 1,563 property transactions in Colfax County. Of these, 1,530 were for single-family homes during this 18-year period, as shown in Table II.19.15.

Table II.19.15						
Residential Property Transactions						
Colfax County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	103	5	0	0	0	108
2000	126	8	0	1	0	135
2001	109	0	1	0	2	112
2002	147	1	0	0	0	148
2003	98	3	0	0	0	101
2004	76	2	0	0	2	80
2005	80	0	0	0	0	80
2006	83	2	0	0	1	86
2007	67	0	0	1	0	68
2008	71	1	0	1	0	73
2009	78	0	0	0	0	78
2010	72	1	0	0	0	73
2011	46	0	0	0	0	46
2012	71	0	0	0	0	71
2013	78	0	0	0	0	78
2014	60	0	0	0	0	60
2015	81	0	0	0	0	81
2016	84	1	0	0	0	85
Total	1,530	24	1	3	5	1,563

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 737 single-family home property transactions for units built before 1930, 1.1 percent of units were of low quality and 54.5 percent were of fair quality. Conversely, of the 22 homes built from 2001 through 2010, 4.5 percent of units were of low quality and 31.8 percent of fair quality. Table II.19.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.19.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Colfax 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	8	3	2	3	0	1	1	0	0	18
Fair	402	110	64	88	15	15	7	1	0	702
Average	318	160	86	125	40	26	10	0	1	766
Good	9	4	5	11	2	7	4	0	0	42
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	1	0	0	0	0	0	1	2
Total	737	277	158	227	57	49	22	1	2	1,530

In regard to the current condition of residential dwellings, of the same 737 single-family homes built before 1930, 37.7 percent of the homes were worn out or badly worn, and 55.8 percent

were in average condition. Table II.19.17 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	7	2	0	0	0	0	0	0	0	9
Badly Worn	271	30	13	11	0	0	0	0	0	325
Average	411	234	141	207	52	44	21	1	1	1,112
Good	46	11	4	8	5	5	1	0	0	80
Very Good	2	0	0	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	1	0	0	0	0	1	2
Total	737	277	158	227	57	49	22	1	2	1,530

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$75,083 to \$99,339, a total increase of 32.3 percent, as shown in Table II.19.18, 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 Colfax County ranged from \$51,006 for homes built before 1930 to \$188,682 for homes built from 2001 to 2010, and \$140,000 for the newest homes built between 2011 and 2016.¹³² Homes built from 2001 through 2010 were also larger, averaging 1,632 square feet per unit. Table II.19.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	49,843
2000	51,213
2001	60,295
2002	65,008
2003	58,089
2004	63,632
2005	73,628
2006	79,254
2007	71,157
2008	79,945
2009	78,225
2010	75,083
2011	82,602
2012	80,697
2013	85,894
2014	74,776
2015	98,336
2016	99,339
Average	71,692

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹³³ (\$)
Before 1930	51,006	1,289	39.6
1931-1960	67,091	1,164	57.7
1961-1970	82,438	1,299	63.5
1971-1980	94,468	1,328	71.1
1981-1990	115,181	1,424	80.9
1991-2000	130,389	1,495	87.2
2001-2010	188,682	1,632	115.6
2011-2016	140,000	1,064	132
Average	71,034	1,291	55

¹³² 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.

¹³³ 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.19.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Colfax County. The number of completed surveys increased from 10 in 2015 to 15 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 9.4 percentage points and was at 1.08 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	5	210	8.10	47.0
2003	6	215	15.35	16.1
2004	6	229	19.21	125.6
2005	10	189	8.99	60.1
2006	12	285	14.04	56.5
2007	10	223	11.21	53.3
2008	8	159	2.52	53.0
2009	12	192	17.19	29.6
2010	9	247	35.63	36.2
2011	8	108	4.63	13.6
2012	12	232	8.62	40.3
2013	9	210	7.62	18.5
2014	11	144	1.39	
2015	10	114	10.5	38
2016	15	277	1.08	12.2

Table II.19.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 23 single family units in Colfax County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Colfax County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 214 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 1.4 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 5.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	23	0	.0%	3.1%
Apartments	214	3	1.4%	10.6%
Mobile Homes	32	0	.0%	50.0%
“Other” Units	0	0	.0%	.
Don't Know	8	0	.0%	.3%
Total	277	3	1.08%	5.8%

Table II.19.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were one bedroom units, with 113 units. Details for additional unit types are reported on the following page.

Table II.19.22 Rental Units by Number of Bedrooms Colfax County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	1	113	0	0	.	114
Two	20	73	0	0	.	93
Three	2	14	0	0	.	16
Four	0	3	0	0	.	3
Don’t Know	0	11	32	0	8	51
Total	23	214	32	0	8	277

Table II.19.23, 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.19.23 Single Family Units by Number of Bedrooms Colfax County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	20	0	.0%
Three	2	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	23	0	.0%

Table II.19.24, 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 1.8 percent.

Table II.19.24 Apartment Units by Number of Bedrooms Colfax County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	113	2	1.8%
Two	73	0	.0%
Three	14	0	.0%
Four	3	0	.0%
Don’t know	11	1	9.1%
Total	214	3	1.4%

Average market-rate rents by unit type are shown in Table II.19.25, 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.19.25					
Average Market Rate Rents by Number of Bedrooms					
Colfax County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$400.0	\$410.5	\$	\$	\$409.0
Two	\$545.0	\$537.1	\$513.0	\$	\$538.3
Three	\$565.0	\$641.3	\$550.0	\$	\$620.4
Four	\$	\$810.5	\$575.0	\$	\$732.0
Don't know	\$	\$	\$	\$	
Total	\$529.0	\$598.2	\$553.3	\$	\$583.4

Table II.19.26, below, shows vacancy rates for single family units by average rental rates for Colfax County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.19.26			
Single Family Market Rate Rents by Vacancy Status			
Colfax County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$750	22	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	23	0	.0%

The average rent and availability of apartment units is displayed in Table II.19.27, on the following page. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 1.1 percent.

Table II.19.27 Apartment Market Rate Rents by Vacancy Status Colfax County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	18	0	.0%
\$500 to \$750	185	2	1.1%
\$750 to \$1,000	1	1	100.0%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	8	0	.0%
Total	214	3	1.4%

Respondents were asked if utilities are included in the rent and, as shown in Table II.19.28 below, 6 respondents, or 46.2 percent, included some sort of utility in the rent.

Table II.19.28 Are there any utilities included with the rent? Colfax County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	7
% Offering Utilities	46.2%

The type of utility included in the rent is shown in Table II.19.29, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 6 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table II.19.29 Which utilities are included with the rent? Colfax County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	6
Trash Collection	5

Table II.19.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 5 respondents said they keep a waitlist, with an estimated 30 number of persons on the wait list.

Table II.19.30 Do you keep a waiting list? Colfax County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	8
Waitlist Size	30

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.19.31 on the following page, most respondents

indicated there was low and moderate need for the renovation of existing single family units and for the renovation of existing apartment units.

Table II.19.31 How would you rate the need for renovation of existing units in the city? Colfax County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	3	3	3	
Moderate Need	3	3	3	
High Need	1	1	1	
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.19.32 below, 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.19.32 How would you rate the need for construction of new units in the city? Colfax County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	0	0		
Moderate Need	0	0		
High Need	1	1	1	
Extreme Need	5	5	5	1

