

Dawson County

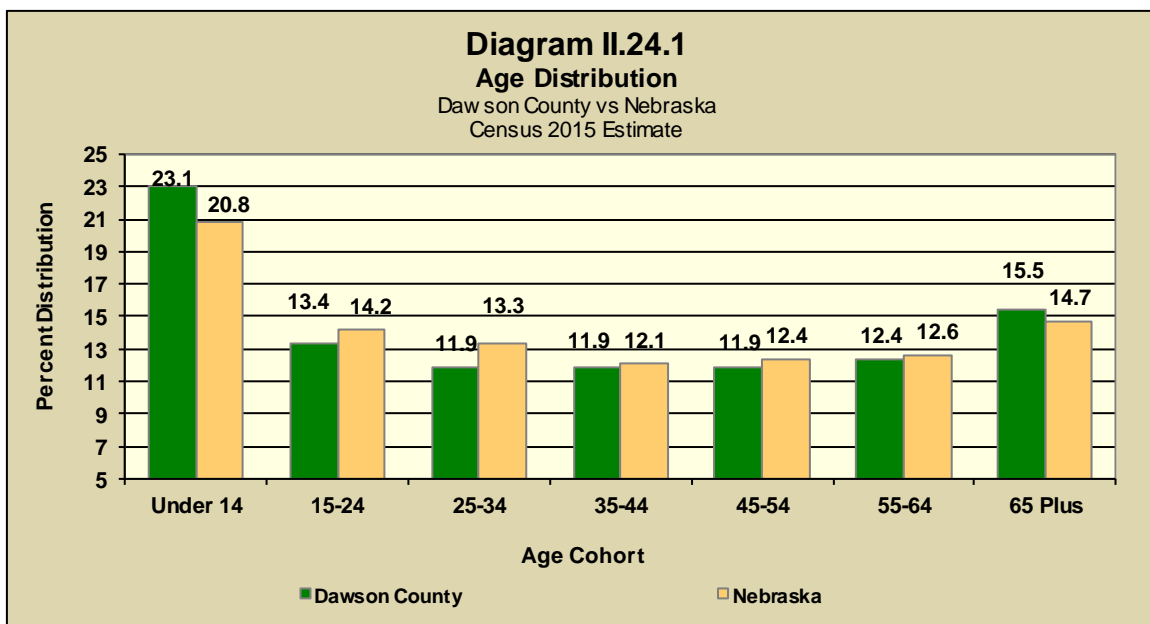
Summary

- Between 2010 and 2015, the county’s population decreased by 1.8 percent or by 440 persons.
- Between 2010 and 2015, the Hispanic population increased by 1.8 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 77.
- In 2015, average earnings in the county was \$46,711 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.4 percent to 3.2 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 13 units.
- In 2015, the average real value of new single-family construction was \$260,037.
- In fiscal year 2016, the average price of an existing home was \$110,556.
- In a November 2016 rental survey, the average vacancy rate was 5.26 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Dawson County’s population decreased by 1.8 percent, or from 24,326 people to 23,886 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 3,141 in 2010 to 3,195 in 2015, an increase of 1.7 percent. The number of people from 25 to 34 years of age decreased by 1.7 percent, and those aged between 35 and 44 decreased by 6.2 percent. As shown in Diagram II.24.1, people younger than 25 represented 36.5 percent of the population in 2015, while individuals aged 55 and older represented 27.9 percent of the population in Dawson 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 24.8 percent. The Hispanic population of any race changed from 7,746 to 7,882 or by 1.8 percent. Table II.24.1, below, presents the details of these population variations.

Subject	Nebraska			Dawson County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	24,326	23,886	-1.8%
Age						
Under 14 years	383,542	394,263	2.8%	5,797	5,516	-4.8%
15 to 24 years	258,206	268,848	4.1%	3,141	3,195	1.7%
25 to 34 years	245,176	252,533	3.0%	2,883	2,835	-1.7%
35 to 44 years	220,838	228,643	3.5%	3,026	2,838	-6.2%
45 to 54 years	258,726	234,477	-9.4%	3,260	2,846	-12.7%
55 to 64 years	213,176	238,715	12.0%	2,846	2,957	3.9%
65 & over	246,677	278,711	13.0%	3,373	3,699	3.9%
Race						
White	1,649,264	1,689,616	2.4%	22,644	21,853	-3.5%
Black	85,971	93,900	9.2%	818	1,021	24.8%
American Indian or Alaskan Native	23,418	26,492	13.1%	408	457	12.0%
Asian	33,322	44,479	33.5%	167	197	18.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	50	58	16.0%
Two or More Races	32,305	39,365	21.9%	239	300	25.5%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	7,746	7,882	1.8%

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.24.2, at right, from April 2000 to July 2009, Dawson County’s natural increase was estimated to be 1,941 people. Dawson County has been experiencing net out-migration, with 1,230 persons leaving the county during the 2000-2009 year period.¹⁶² The 2015 population estimates showed a natural increase of 905 persons and a net out-migration of 1,345 persons since the 2010 Census. In total, Dawson County’s population decreased to 23,886 persons.

1980 Population	22,304
Natural Increase 80–90	1,014
Net Migration 80–90	-3,378
1990 Population	19,940
Natural Increase 90–00	1,451
Net Migration 90–00	2,974
2000 Population	24,365
Natural Increase 00–09	1,941
Net Migration 00–09	-1,230
2009 Population Estimate	25,076
2010 Population	24,326
Natural Increase 10–15	905
Net Migration 10–15	-1,345
2015 Population Estimate	23,886

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 Dawson County decreased from 77 persons in 2014 to 55 persons in 2015, with an additional net movement of 36 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.24.3.

¹⁶² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.24.3			
Driver's Licenses Exchanged and Surrendered			
Dawson County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	390	367	23
Calendar 2002	425	265	160
Calendar 2003	411	288	123
Calendar 2004	353	332	21
Calendar 2005	419	279	140
Calendar 2006	415	305	110
Calendar 2007	357	304	53
Calendar 2008	387	310	77
Calendar 2009	387	248	139
Calendar 2010	592	400	192
Calendar 2011	352	264	88
Calendar 2012	334	279	55
Calendar 2013	364	271	93
Calendar 2014	358	281	77
Calendar 2015	412	357	55
First Half of 2016	202	166	36

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 11,218 in 2014 to 11,226 in 2015, as shown in Table II.24.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dawson County increased by 1.3 percent from 5,659 in 2015 to 5,730 in 2016, as shown below in Table II.24.5. The number of school-age children 5 to 11 years of age decreased from 2,866 in 2015 to 2,837 in 2016.

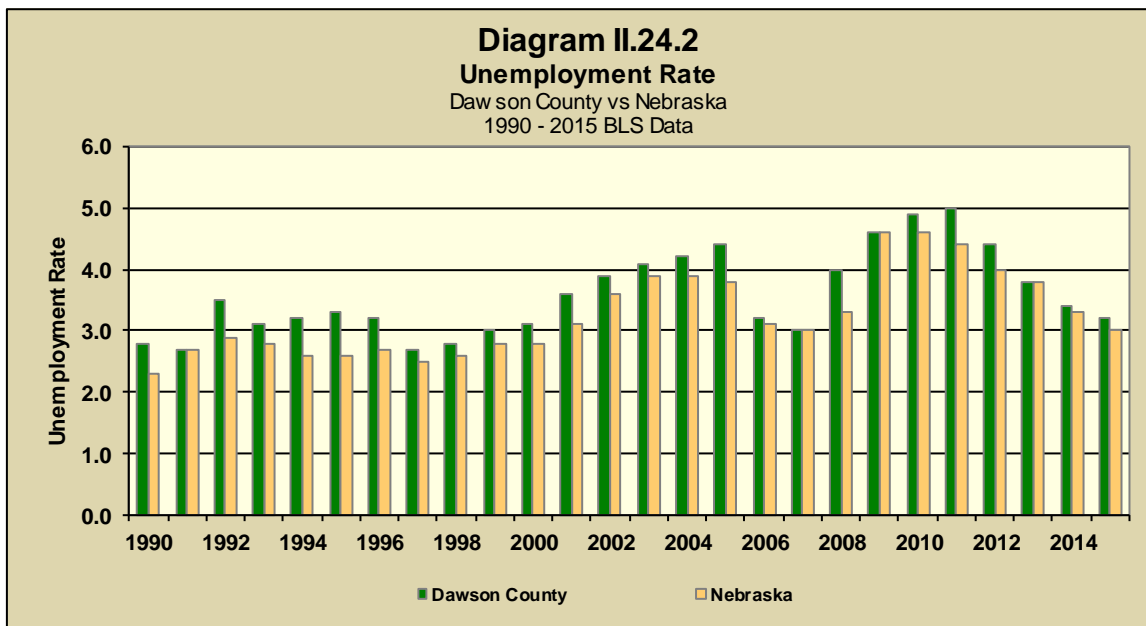
Table II.24.4	
Income Tax Returns	
Dawson County	
1991–2015 DOR Data	
Year	Returns
1991	9,697
1992	9,752
1993	9,953
1994	10,230
1995	10,297
1996	10,357
1997	10,351
1998	10,353
1999	10,388
2000	10,420
2001	10,315
2002	10,362
2003	10,258
2004	10,260
2005	9,373
2006	10,381
2007	10,453
2008	10,666
2009	10,563
2010	10,814
2011	10,890
2012	11,135
2013	11,164
2014	11,218
2015	11,226

Table II.24.5				
School-Age Children				
Dawson County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	2,511	674	1,602	4,787
1993	2,627	738	1,694	5,059
1994	2,674	741	1,698	5,113
1995	2,805	805	1,831	5,441
1996	2,871	829	1,808	5,508
1997	2,924	821	1,921	5,666
1998	2,974	783	1,866	5,623
1999	2,962	801	1,916	5,679
2000	2,920	773	1,962	5,655
2001	3,072	760	1,998	5,830
2002	3,422	880	2,140	6,442
2003	3,648	956	2,175	6,779
2004	3,595	958	2,205	6,758
2005	3,531	952	2,103	6,586
2006	3,391	938	2,175	6,504
2007	2,716	748	1,821	5,285
2008	2,640	893	1,749	5,282
2009	2,732	763	1,735	5,230
2010	2,864	744	1,836	5,444
2011	2,837	754	1,776	5,367
2012	2,911	810	1,750	5,471
2013	2,848	833	1,806	5,487
2014	2,955	812	1,996	5,763
2015	2,866	789	2,004	5,659
2016	2,837	832	2,061	5,730

ECONOMICS

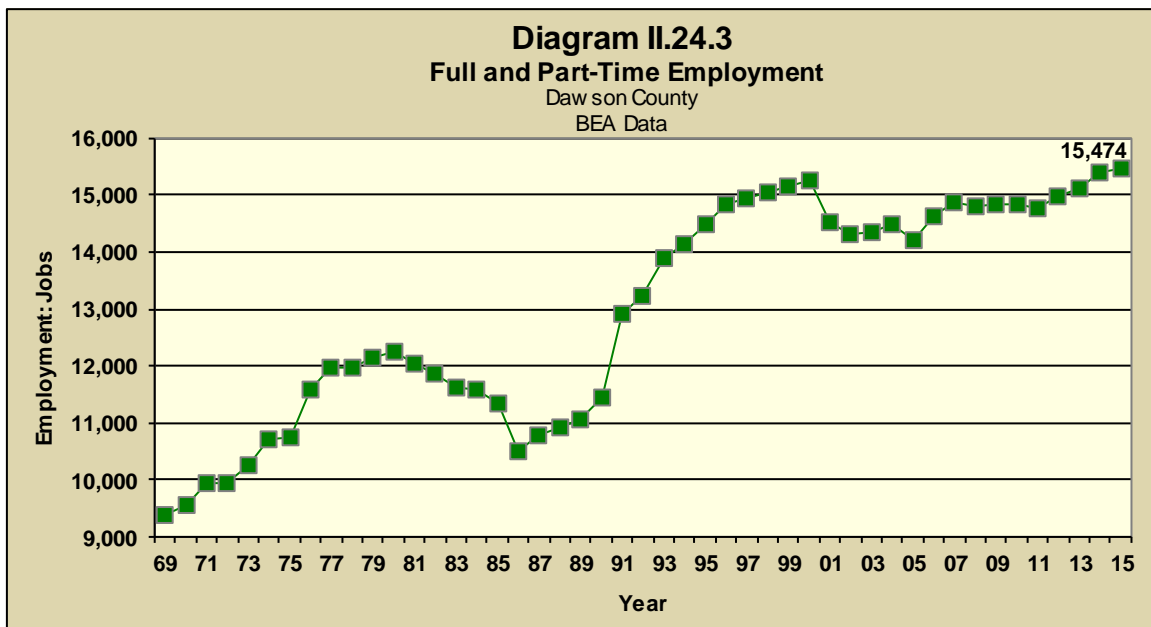
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dawson County, defined as the number of people working or actively seeking work, decreased from 13,353 in 2014 to 13,180 in 2015. The total number of people employed changed from 12,893 in 2014 to 12,763 in 2015. The unemployment rate for the county was 3.2 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.24.2, below.

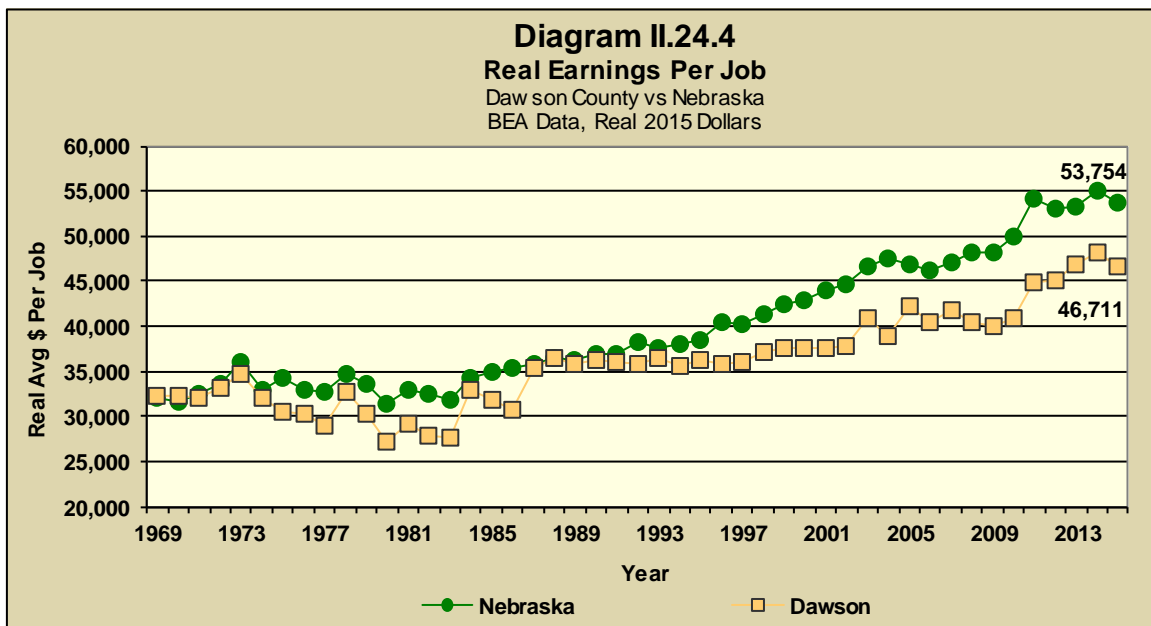


Employment and Personal Income

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 15,474 jobs in Dawson County, an increase of 77 jobs since 2014. Diagram II.24.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.24.4, below, real average earnings per job in the county was \$46,711 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 \$921,750,000, a decline of 1.0 percent between 2014 and 2015. Table II.24.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.24.6
Total BEA Employment and Real Personal Income
 Dawson 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	302,628	15,682	-3,484	62,010	30,229	375,699	19,349	9,377	32,273
1970	307,501	16,057	-3,575	67,121	32,920	387,909	19,560	9,547	32,209
1971	317,830	16,882	-4,103	69,246	34,992	401,082	19,944	9,923	32,030
1972	330,228	17,763	-4,289	76,017	36,796	420,989	20,720	9,929	33,259
1973	354,620	21,989	-4,972	83,681	41,249	452,588	22,702	10,242	34,624
1974	343,328	23,966	-5,740	87,472	43,053	444,147	22,215	10,716	32,039
1975	328,030	24,112	-7,634	88,770	46,460	431,515	20,899	10,749	30,517
1976	351,574	28,511	-9,148	89,418	46,577	449,911	21,427	11,585	30,347
1977	346,909	29,982	-10,610	95,330	47,409	449,056	20,963	11,971	28,979
1978	392,236	31,454	-10,856	96,018	50,700	496,643	23,029	11,969	32,771
1979	367,703	33,389	-12,118	98,511	53,125	473,832	21,681	12,156	30,249
1980	333,590	33,479	-13,384	113,920	56,136	456,783	20,478	12,252	27,227
1981	350,718	34,206	-12,830	128,010	59,661	491,354	22,064	12,023	29,171
1982	329,670	33,024	-11,839	140,612	64,337	489,755	22,120	11,860	27,797
1983	320,301	31,937	-11,220	144,633	68,354	490,131	22,146	11,602	27,607
1984	382,912	33,966	-11,684	145,167	67,355	549,785	24,957	11,596	33,021
1985	361,573	34,063	-11,345	142,335	68,683	527,183	24,360	11,345	31,871
1986	322,812	30,982	-8,604	130,969	71,099	485,294	23,448	10,498	30,750
1987	382,796	31,677	-8,399	125,947	70,336	539,003	26,842	10,788	35,484
1988	398,366	33,600	-8,058	122,020	70,167	548,895	27,471	10,921	36,477
1989	394,632	35,588	-7,998	130,255	70,844	552,145	27,974	11,044	35,733
1990	413,810	38,516	-9,055	123,344	75,388	564,971	28,204	11,426	36,217
1991	466,134	44,708	-13,711	126,588	78,878	613,181	29,368	12,908	36,112
1992	474,229	46,706	-13,974	123,752	84,621	621,923	28,121	13,226	35,856
1993	505,716	49,657	-15,248	130,145	90,201	661,157	28,634	13,884	36,424
1994	504,730	50,768	-14,395	132,443	90,514	662,525	28,484	14,134	35,710
1995	525,957	52,497	-16,151	143,672	95,707	696,689	29,702	14,478	36,328
1996	531,455	52,268	-15,542	146,965	99,832	710,442	29,975	14,840	35,812
1997	539,520	54,128	-15,803	150,062	101,761	721,413	30,304	14,947	36,096
1998	557,878	55,321	-15,378	150,299	106,911	744,389	31,106	15,059	37,046
1999	568,506	56,145	-14,927	142,899	109,751	750,083	31,048	15,156	37,510
2000	572,328	56,777	-14,389	152,356	111,557	765,075	31,343	15,246	37,540
2001	544,201	54,940	-9,094	150,495	119,929	750,591	30,813	14,520	37,479
2002	541,059	56,579	-13,232	139,592	126,024	736,865	30,513	14,324	37,773
2003	588,310	58,614	-18,009	145,601	126,327	783,615	32,414	14,345	41,011
2004	565,848	57,996	-21,570	120,821	127,289	734,392	30,458	14,503	39,016
2005	601,628	60,566	-25,799	106,440	128,999	750,703	31,168	14,221	42,306
2006	590,963	63,065	-29,417	108,649	135,623	742,752	30,577	14,645	40,353
2007	619,695	65,994	-35,112	122,256	140,851	781,696	32,331	14,866	41,685
2008	597,558	64,039	-38,163	127,406	152,379	775,141	32,083	14,808	40,354
2009	595,046	65,346	-38,417	118,016	153,508	762,806	31,505	14,839	40,100
2010	607,098	67,655	-36,936	113,104	165,229	780,840	32,087	14,828	40,943
2011	662,854	58,129	-33,667	134,287	165,779	871,125	35,855	14,759	44,912
2012	677,223	58,606	-37,916	148,113	160,681	889,495	36,978	14,982	45,202
2013	707,734	65,944	-35,462	132,682	159,335	898,346	37,297	15,122	46,802
2014	740,604	69,497	-34,825	132,517	162,675	931,473	38,773	15,397	48,101
2015	722,811	68,347	-35,547	136,337	166,496	921,750	38,590	15,474	46,711

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 1.1 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 11.5 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 54.0 percent over the 2010 to 2015 period. Table II.24.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.24.7										
Income Tax Returns by Adjusted Gross Income										
Dawson 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 ¹⁶³
1991	3,216	1,124	2,079	1,393	1,156	519	119	77	14	9,697
1992	3,223	1,064	2,195	1,314	1,208	536	111	87	14	9,752
1993	3,268	991	2,289	1,292	1,241	610	136	111	15	9,953
1994	3,197	992	2,485	1,326	1,264	709	131	107	19	10,230
1995	3,010	979	2,558	1,338	1,341	756	166	128	21	10,297
1996	3,089	866	2,525	1,352	1,334	850	167	146	28	10,357
1997	2,943	788	2,359	1,479	1,395	984	206	165	32	10,351
1998	2,842	756	2,158	1,575	1,518	1,064	235	166	39	10,353
1999	2,808	738	2,043	1,598	1,539	1,151	280	196	35	10,388
2000	2,681	723	2,027	1,659	1,491	1,254	337	209	39	10,420
2001	2,837	630	2,179	1,442	1,463	1,214	330	192	28	10,315
2002	2,790	709	2,102	1,565	1,467	1,187	348	167	27	10,362
2003	2,529	777	2,031	1,667	1,422	1,236	379	192	25	10,258
2004	2,570	754	2,044	1,528	1,433	1,244	402	252	33	10,260
2005	2,178	639	1,596	1,544	1,360	1,312	439	274	31	9,373
2006	2,019	847	1,862	1,749	1,528	1,465	537	336	38	10,381
2007	2,033	819	1,753	1,626	1,554	1,573	603	442	50	10,453
2008	2,016	904	1,677	1,746	1,523	1,608	659	477	56	10,666
2009	1,963	909	1,771	1,679	1,523	1,552	670	443	53	10,563
2010	1,801	937	1,864	1,758	1,557	1,577	703	557	60	10,814
2011	1,915	877	1,795	1,746	1,533	1,570	750	627	77	10,890
2012	1,894	933	1,914	1,680	1,553	1,584	744	710	123	11,135
2013	1,873	910	1,723	1,762	1,626	1,593	774	790	113	11,164
2014	1,768	860	1,706	1,769	1,650	1,640	815	872	138	11,218
2015	1,782	839	1,639	1,736	1,751	1,635	894	841	109	11,226

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 increased from 2,819 in 2010 to 2,976 in 2015, with the poverty rate reaching 12.6 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.24.8, at right, presents poverty data for the county.

Table II.24.8		
Persons in Poverty		
Dawson County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	2,688	11.4
1999	2,697	11.1
2000	2,498	10.3
2001	2,791	11.6
2002	2,778	11.4
2003	2,558	10.5
2004	2,649	10.9
2005	2,819	11.7
2006	3,351	13.7
2007	2,823	11.6
2008	2,893	12
2009	3,623	14.8
2010	2,819	11.7
2011	3,114	13.0
2012	3,117	13.1
2013	3,521	14.8
2014	3,248	13.7
2015	2,976	12.6

¹⁶³ 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 Dawson County increased by 68 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.24.9, at right.¹⁶⁴ This compared to an average annual rate of change of 1.03 percent statewide. Dawson 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 increased by 0.3 percent in Dawson County between 2010 and 2015, from 10,123 to 10,153. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.24.10.

Year	Nebraska	Dawson County
1980	37,727	620
1981	37,582	603
1982	37,500	617
1983	41,889	680
1984	43,151	707
1985	43,115	686
1986	42,538	664
1987	42,691	642
1988	43,134	647
1989	43,302	656
1990	43,749	681
1991	44,405	681
1992	45,269	691
1993	46,059	707
1994	46,640	702
1995	47,128	717
1996	47,607	719
1997	48,588	713
1998	48,655	704
1999	48,968	712
2000	49,623	686
2001	49,710	688
2002	50,259	682
2003	50,394	681
2004	50,928	688
2005	51,440	708
2006	51,906	691
2007	52,517	711
2008	52,152	722
2009	51,633	725
2010	51,886	704
2011	51,553	693
2012	52,294	690
2013	52,585	693
2014	52,991	688

Subject	Nebraska	% Growth Since Census	Dawson County	% Growth Since Census
2000 Census	722,668	-	9,805	-
2010 Census	796,793	10.3%	10,123	3.2%
July 2011 Estimate	801,129	0.5%	10,139	0.2%
July 2012 Estimate	804,659	1.0%	10,134	0.1%
July 2013 Estimate	809,171	1.5%	10,136	0.1%
July 2014 Estimate	814,970	2.3%	10,136	0.1%
July 2015 Estimate	820,913	3.0%	10,153	0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Dawson County. As shown in Table II.24.11 on the following page, 13.7 percent of housing units, or 1,384, were vacant in 2015. Of the 8,755 housing units that were occupied in 2015, 67.7 percent, or 5,928, were owner-occupied and the remaining 32.3 percent were renter-occupied.

¹⁶⁴ Totals may not add due to rounding-off of county totals.

Table II.24.11				
Housing Units by Tenure				
Dawson 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	8,899	87.9%	8,755	86.3%
Owner-Occupied	6,122	68.8%	5,928	67.7%
Renter-Occupied	2,777	31.2%	2,827	32.3%
Vacant Housing Units	1,224	12.1%	1,384	13.7%
Total Housing Units	10,123	100.0%	10,139	100.0%

As shown in Table II.24.12, below, there were 8,193 single family dwellings in 2015, which accounted for 80.8 percent of all housing units. Apartment units accounted for 7.6 percent of housing units, with 775 units. Mobile homes also accounted for an additional 8.2 percent of housing with 827 units.

Table II.24.12				
Housing Units by Type				
Dawson County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁶⁵		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,797	77%	8,193	80.8%
Duplex	73	1%	144	1.4%
Tri- or Four-Plex	283	3%	200	2.0%
Apartment	890	9%	775	7.6%
Mobile Home	1,022	10%	827	8.2%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	10,065	100.0%	10,139	100.0%

Table II.24.13, below, shows the disposition of vacant housing units in Dawson County. The 2015 five-year ACS shows 14.0 percent of vacant units were for rent, 14.7 percent were for sale, and 5.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 319 "other vacant" units, or 26.1 percent; this compared to 33.7 percent "other vacant" units in 2015.

Table II.24.13				
Disposition of Vacant Housing Units				
Dawson County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	352	28.8%	194	14.0%
For Sale	149	12.2%	204	14.7%
Rented or Sold, Not Occupied	44	3.6%	75	5.4%
For Seasonal, Recreational, or Occasional Use	357	29.2%	444	32.1%
For Migrant Workers	3	0.2%	0	.0%
Other Vacant	319	26.1%	467	33.7%
Total	1,224	100.0%	1,384	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁶⁶ In most years for which data are presented, single-

¹⁶⁵ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Dawson County increased from 18 in 2014 to 27 in 2015 and the average value of construction was \$260,037 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 44 in 2014 to 57 in 2015. These changes in residential permit activity in the county compared to a decline in population of 479 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.24.14.

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	43	4	3	.	50	111.00	77.30	8.20	.
1981	19	4	8	10	41	112.80	79.20	39.60	60.00
1982	32	2	.	.	34	101.30	95.90	.	.
1983	40	8	.	.	48	107.40	62.00	.	.
1984	17	8	.	.	25	146.20	49.50	.	.
1985	15	.	.	.	15	88.00	.	.	.
1986	5	.	.	.	5	95.10	.	.	.
1987	2	2	.	.	4	128.30	45.80	.	.
1988	5	.	.	.	5	157.60	.	.	.
1989	10	.	.	.	10	91.60	.	.	.
1990	19	.	24	28	71	79.90	.	51.40	100.60
1991	20	.	.	94	114	132.90	.	.	62.00
1992	21	.	3	.	24	110.70	.	163.30	.
1993	26	4	.	56	86	141.40	121.50	.	54.60
1994	40	12	.	.	52	104.10	66.90	.	.
1995	32	2	.	.	34	111.00	65.60	.	.
1996	48	2	12	34	96	111.40	57.20	110.40	62.20
1997	26	2	.	32	60	127.50	105.50	.	61.60
1998	15	2	.	34	51	110.10	69.60	.	64.50
1999	21	.	.	.	21	108.10	.	.	.
2000	18	4	.	.	22	103.70	55.30	.	.
2001	34	.	4	.	38	154.10	.	98.30	.
2002	36	.	.	.	36	144.8	.	.	.
2003	19	.	.	.	19	209.8	.	.	.
2004	28	.	.	.	28	216.2	.	.	.
2005	34	.	3	.	37	136.6	.	119.3	.
2006	35	.	.	.	35	142.5	.	.	.
2007	25	.	.	.	25	163.4	.	.	.
2008	22	.	.	.	22	153.5	.	.	.
2009	50	10	3	.	63	72.1	168.9	168.9	.
2010	25	10	3	.	38	141.7	107.4	107.7	.
2011	16	4	.	.	20	176.6	106.2	.	.
2012	23	4	.	.	27	185.4	104.3	.	.
2013	27	.	.	.	27	221.4	.	.	.
2014	18	26	.	.	44	259.1	88.4	.	.
2015	27	30	.	.	57	260.0	92.3	.	.

¹⁶⁶ 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 4,752 property transactions in Dawson County. Of these, 4,655 were for single-family homes during this 18-year period, as shown in Table II.24.15.

Table II.24.15						
Residential Property Transactions						
Dawson County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	375	2	1	1	1	380
2000	356	2	0	10	0	368
2001	320	1	0	2	0	323
2002	313	3	0	5	2	323
2003	308	2	1	6	2	319
2004	296	1	0	2	0	299
2005	294	1	1	3	1	300
2006	300	0	0	0	1	301
2007	231	0	0	4	0	235
2008	180	0	0	0	1	181
2009	164	2	0	0	0	166
2010	195	1	0	2	1	199
2011	151	3	0	2	0	156
2012	254	5	1	4	0	264
2013	218	3	0	2	0	223
2014	227	1	0	1	0	229
2015	216	3	3	4	0	226
2016	257	1	1	1	0	260
Total	4,655	31	8	49	9	4,752

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 1,678 single-family home property transactions for units built before 1930, 1.4 percent of units were of low quality and 44.3 percent were of fair quality. Conversely, of the 118 homes built from 2001 through 2010, 4.2 percent of units were of low quality and 11.0 percent of fair quality. Table II.24.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.24.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Dawson 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	24	12	10	41	5	13	5	0	0	110
Fair	744	428	135	263	34	35	13	1	5	1,658
Average	879	573	351	557	120	125	74	6	2	2,687
Good	28	8	12	47	26	45	26	0	0	192
Very Good	1	0	0	1	0	3	0	0	0	5
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	1	0	0	0	0	0	0	0	3
Total	1,678	1,022	508	909	185	221	118	7	7	4,655

In regard to the current condition of residential dwellings, of the same 1,678 single-family homes built before 1930, 11.3 percent of the homes were worn out or badly worn, and 73.2

percent were in average condition. Table II.24.17 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	12	0	0	3	0	0	1	0	0	16
Badly Worn	177	44	10	16	4	1	1	0	0	253
Average	1,228	788	371	683	123	96	80	5	6	3,380
Good	82	57	44	98	30	61	5	0	0	377
Very Good	134	98	58	72	17	53	25	2	1	460
Excellent	44	34	24	36	11	10	6	0	0	165
Missing	1	1	1	1	0	0	0	0	0	4
Total	1,678	1,022	508	909	185	221	118	7	7	4,655

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$94,832 to \$110,556, a total increase of 16.6 percent, as shown in Table II.24.18, 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 Dawson County ranged from \$56,019 for homes built before 1930 to \$186,946 for homes built from 2001 to 2010, and \$212,491 for the newest homes built between 2011 and 2016.¹⁶⁷ Homes built from 2001 through 2010 were also larger, averaging 1,781 square feet per unit. Table II.24.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	59,634
2000	55,864
2001	62,719
2002	66,499
2003	71,103
2004	76,529
2005	74,526
2006	85,962
2007	90,471
2008	83,360
2009	88,845
2010	94,832
2011	106,170
2012	105,669
2013	116,994
2014	108,744
2015	109,841
2016	110,556
Average	83,685

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁶⁸ (\$)
Before 1930	56,019	1,312	42.7
1931-1960	73,049	1,278	57.2
1961-1970	95,001	1,445	65.7
1971-1980	101,197	1,425	71.0
1981-1990	123,842	1,556	79.6
1991-2000	137,233	1,597	85.9
2001-2010	186,946	1,781	105.0
2011-2016	212,491	1,743	122
Average	83,374	1,378	60

¹⁶⁷ 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.

¹⁶⁸ 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.24.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Dawson County. The number of completed surveys increased from 29 in 2015 to 31 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.6 percentage points and was at 5.26 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	602	4.49	8.1
2003	6	447	6.26	82.4
2004	11	555	7.03	47.3
2005	18	792	12.12	46.0
2006	19	742	10.78	55.4
2007	23	836	9.21	78.1
2008	26	872	7.68	31.2
2009	30	895	7.26	28.7
2010	37	975	7.79	38.0
2011	42	936	7.16	48.0
2012	42	976	4.00	24.1
2013	36	920	4.78	20.3
2014	40	759	6.19	34.7
2015	29	899	3.7	29
2016	31	989	5.26	42.2

Table II.24.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 170 single family units in Dawson County, with 4 of them available. This translates into a vacancy rate of 2.4 percent in Dawson County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 779 apartment units reported in the survey, with 48 of them available, which resulted in a vacancy rate of 6.2 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 4.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	170	4	2.4%	1.6%
Apartments	779	48	6.2%	6.8%
Mobile Homes	10	0	.0%	.6%
“Other” Units	0	0	.0%	.
Don't Know	30	0	.0%	5.6%
Total	989	52	5.26%	4.8%

Table II.24.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 98 units. The most common apartment units were two bedroom units, with 276 units. Details for additional unit types are reported on the following page.

Table II.24.22						
Rental Units by Number of Bedrooms						
Dawson 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	7	254	0	0	·	261
Two	30	276	8	0	·	314
Three	98	72	2	0	·	172
Four	14	0	0	0	·	14
Don’t Know	21	177	0	0	30	228
Total	170	779	10	0	30	989

Table II.24.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 1.0 percent.

Table II.24.23			
Single Family Units by Number of Bedrooms			
Dawson County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	7	0	.0%
Two	30	1	3.3%
Three	98	1	1.0%
Four	14	0	.0%
Don’t know	21	2	9.5%
Total	170	4	2.4%

Table II.24.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 4.3 percent.

Table II.24.24			
Apartment Units by Number of Bedrooms			
Dawson County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	254	22	8.7%
Two	276	12	4.3%
Three	72	1	1.4%
Four	0	0	%
Don’t know	177	13	7.3%
Total	779	48	6.2%

Average market-rate rents by unit type are shown in Table II.24.25, 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.24.25					
Average Market Rate Rents by Number of Bedrooms					
Dawson County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$457.0	\$474.3	\$	\$	\$471.9
Two	\$470.0	\$511.7	\$	\$	\$496.3
Three	\$584.1	\$545.6	\$	\$	\$565.8
Four	\$641.0	\$	\$	\$	\$641.0
Don't know	\$500.0	\$591.7	\$300.0	\$	
Total	\$539.0	\$507.8	\$300.0	\$300.0	\$520.1

Table II.24.26, 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.24.26					
Average Assisted Rate Rents by Number of Bedrooms					
Dawson County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$405.0	\$	\$	\$405.0
Two	\$	\$324.0	\$	\$	\$324.0
Three	\$	\$460.0	\$	\$	\$460.0
Four	\$	\$	\$	\$	\$
Total	\$	\$322.5	\$	\$	\$322.5

Table II.24.27, on the following page, shows vacancy rates for single family units by average rental rates for Dawson 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 1.3 percent.

Table II.24.27 Single Family Market Rate Rents by Vacancy Status Dawson County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	10	1	10.0%
\$500 to \$750	149	2	1.3%
\$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	11	1	9.1%
Total	170	4	2.4%

The average rent and availability of apartment units is displayed in Table II.24.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 5.2 percent.

Table II.24.28 Apartment Market Rate Rents by Vacancy Status Dawson County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	283	10	3.5%
\$500 to \$750	405	21	5.2%
\$750 to \$1,000	39	7	17.9%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	52	10	19.2%
Total	779	48	6.2%

Respondents were asked if utilities are included in the rent and, as shown in Table II.24.29 below, 15 respondents, or 60.0 percent, included some sort of utility in the rent.

Table II.24.29 Are there any utilities included with the rent? Dawson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	15
No	10
% Offering Utilities	60.0%

The type of utility included in the rent is shown in Table II.24.30, below. There were 4 respondents who included electricity, 3 respondents who included natural gas, 13 respondents who included water and sewer and 13 respondents included trash collection in the rent.

Table II.24.30 Which utilities are included with the rent? Dawson County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	3
Water/Sewer	13
Trash Collection	13

Table II.24.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 16 respondents said they keep a waitlist, with an estimated 291 number of persons on the wait list.

Table II.24.31 Do you keep a waiting list? Dawson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	16
No	9
Waitlist Size	291

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.24.32 below, most respondents indicated there was moderate need for the renovation of existing single family units and moderate need for the renovation of existing apartment units.

Table II.24.32 How would you rate the need for renovation of existing units in the city? Dawson County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	1	1	
Low Need	1	1	1	
Moderate Need	10	10	10	
High Need	6	5	5	1
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.24.33 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.24.33				
How would you rate the need for construction of new units in the city?				
Dawson County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	1
Low Need	0	0		
Moderate Need	6	6	6	
High Need	4	4	4	
Extreme Need	7	7	7	