

Gosper County

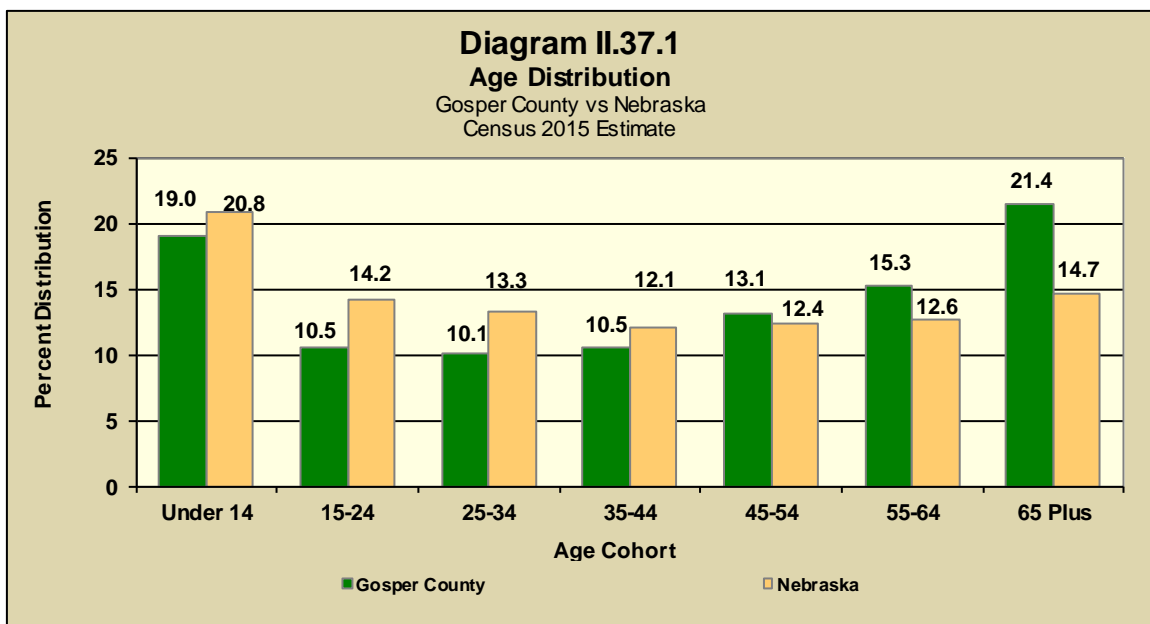
Summary

- Between 2010 and 2015, the county’s population decreased by 3.5 percent or by 71 persons.
- Between 2010 and 2015, the Hispanic population increased by 126.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 11.
- In 2015, average earnings in the county was \$42,060 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 7 units.
- In 2015, the average real value of new single-family construction was \$252,077.
- In fiscal year 2016, the average price of an existing home was \$94,938.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Gosper County’s population decreased by 3.5 percent, or from 2,044 people to 1,973 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 185 in 2010 to 208 in 2015, an increase of 12.4 percent. The number of people from 25 to 34 years of age increased by 4.2 percent, and those aged between 35 and 44 decreased by 0.5 percent. As shown in Diagram II.37.1, people younger than 25 represented 29.5 percent of the population in 2015, while individuals aged 55 and older represented 36.7 percent of the population in Gosper 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 4.3 percent, while the black population increased by 66.7 percent. The Hispanic population of any race changed from 49 to 111 or by 126.5 percent. Table II.37.1, below, presents the details of these population variations.

| Subject | Nebraska | | | Gosper County | | |
|-------------------------------------|-------------|-----------|----------|---------------|-----------|----------|
| | Census 2010 | July 2015 | % Change | Census 2010 | July 2015 | % Change |
| Population | 1,826,341 | 1,896,190 | 3.8% | 2,044 | 1,973 | -3.5% |
| Age | | | | | | |
| Under 14 years | 383,542 | 394,263 | 2.8% | 369 | 375 | 1.6% |
| 15 to 24 years | 258,206 | 268,848 | 4.1% | 185 | 208 | 12.4% |
| 25 to 34 years | 245,176 | 252,533 | 3.0% | 191 | 199 | 4.2% |
| 35 to 44 years | 220,838 | 228,643 | 3.5% | 209 | 208 | -0.5% |
| 45 to 54 years | 258,726 | 234,477 | -9.4% | 331 | 259 | -21.8% |
| 55 to 64 years | 213,176 | 238,715 | 12.0% | 328 | 301 | -8.2% |
| 65 & over | 246,677 | 278,711 | 13.0% | 431 | 423 | -8.2% |
| Race | | | | | | |
| White | 1,649,264 | 1,689,616 | 2.4% | 2,000 | 1,914 | -4.3% |
| Black | 85,971 | 93,900 | 9.2% | 9 | 15 | 66.7% |
| American Indian or Alaskan Native | 23,418 | 26,492 | 13.1% | 4 | 7 | 75.0% |
| Asian | 33,322 | 44,479 | 33.5% | 4 | 8 | 100.0% |
| Native Hawaiian or Pacific Islander | 2,061 | 2,338 | 13.4% | 0 | 0 | |
| Two or More Races | 32,305 | 39,365 | 21.9% | 27 | 29 | 7.4% |
| Hispanic (of any race) | | | | | | |
| Hispanic or Latino | 167,405 | 197,416 | 17.9% | 49 | 111 | 126.5% |

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.37.2, at right, from April 2000 to July 2009, Gosper County’s natural decrease was estimated to be 41 people. Gosper County has been experiencing net out-migration, with 258 persons leaving the county during the 2000-2009 year period.²⁵³ The 2015 population estimates showed a natural decrease of 3 persons and a net out-migration of 68 persons since the 2010 Census. In total, Gosper County’s population decreased to 1,973 persons.

| | |
|---------------------------------|--------------|
| 1980 Population | 2,140 |
| Natural Increase 80–90 | -3 |
| Net Migration 80–90 | -209 |
| 1990 Population | 1,928 |
| Natural Increase 90–00 | -39 |
| Net Migration 90–00 | 254 |
| 2000 Population | 2,143 |
| Natural Increase 00–09 | -41 |
| Net Migration 00–09 | -258 |
| 2009 Population Estimate | 1,844 |
| 2010 Population | 2,044 |
| Natural Increase 10–15 | -3 |
| Net Migration 10–15 | -68 |
| 2015 Population Estimate | 1,973 |

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 Gosper County decreased from 15 persons leaving in 2014 to 2 persons leaving in 2015. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.37.3.

²⁵³ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

| Table II.37.3 | | | |
|--|--------------------|---------------------|-------------------|
| Driver's Licenses Exchanged and Surrendered | | | |
| Gosper County | | | |
| 2001–First half of 2016 DOT Data | | | |
| Year | In-Migrants | Out-Migrants | Net Change |
| Calendar 2001 | 28 | 26 | 2 |
| Calendar 2002 | 18 | 21 | -3 |
| Calendar 2003 | 30 | 17 | 13 |
| Calendar 2004 | 19 | 12 | 7 |
| Calendar 2005 | 30 | 27 | 3 |
| Calendar 2006 | 40 | 19 | 21 |
| Calendar 2007 | 23 | 22 | 1 |
| Calendar 2008 | 14 | 21 | -7 |
| Calendar 2009 | 17 | 12 | 5 |
| Calendar 2010 | 23 | 17 | 6 |
| Calendar 2011 | 25 | 16 | 9 |
| Calendar 2012 | 27 | 12 | 15 |
| Calendar 2013 | 20 | 13 | 7 |
| Calendar 2014 | 14 | 29 | -15 |
| Calendar 2015 | 18 | 20 | -2 |
| First Half of 2016 | 11 | 11 | 0 |

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 861 in 2014 to 844 in 2015, as shown in Table II.37.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Gosper County increased by 0.3 percent from 322 in 2015 to 323 in 2016, as shown below in Table II.37.5. The number of school-age children 5 to 11 years of age increased from 143 in 2015 to 143 in 2016.

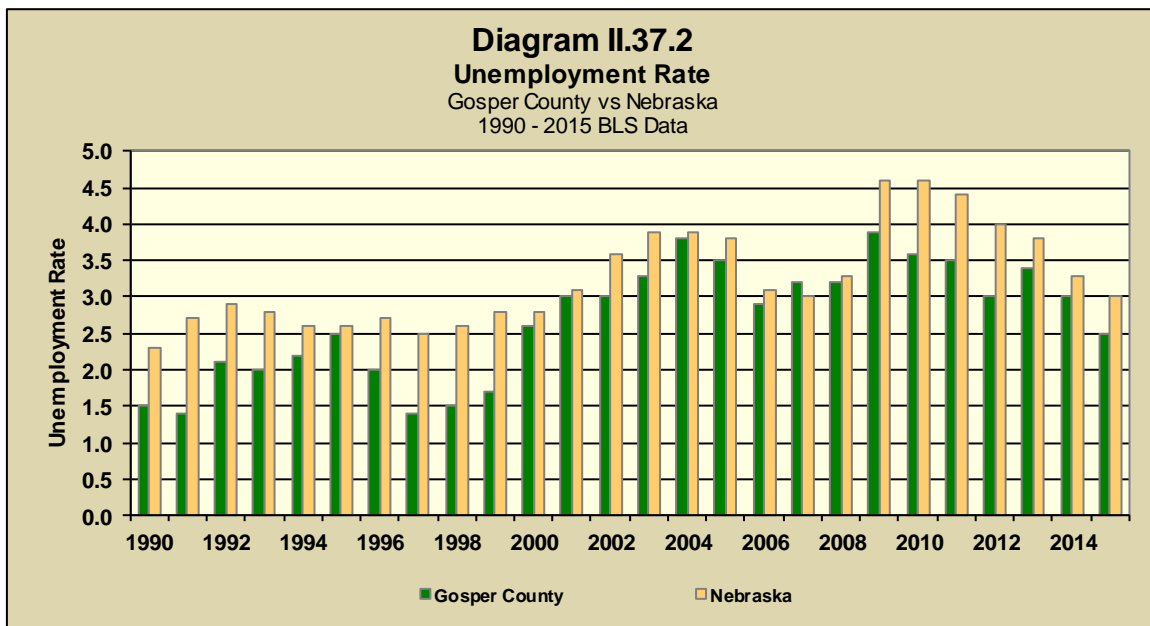
| Table II.37.4 | |
|---------------------------|----------------|
| Income Tax Returns | |
| Gosper County | |
| 1991–2015 DOR Data | |
| Year | Returns |
| 1991 | 868 |
| 1992 | 886 |
| 1993 | 895 |
| 1994 | 882 |
| 1995 | 886 |
| 1996 | 898 |
| 1997 | 899 |
| 1998 | 871 |
| 1999 | 872 |
| 2000 | 877 |
| 2001 | 876 |
| 2002 | 905 |
| 2003 | 882 |
| 2004 | 874 |
| 2005 | 798 |
| 2006 | 846 |
| 2007 | 869 |
| 2008 | 880 |
| 2009 | 873 |
| 2010 | 855 |
| 2011 | 867 |
| 2012 | 876 |
| 2013 | 861 |
| 2014 | 861 |
| 2015 | 844 |

| Table II.37.5 | | | | |
|-----------------------------------|------------------|--------------|--------------|--------------|
| School-Age Children | | | | |
| Gosper County | | | | |
| Academic Years 1992–2016 DOE Data | | | | |
| Year | Age Group | | | Total |
| | 5–11 | 11–13 | 14–18 | |
| 1992 | 202 | 57 | 145 | 404 |
| 1993 | 179 | 63 | 147 | 389 |
| 1994 | 191 | 67 | 136 | 394 |
| 1995 | 188 | 67 | 146 | 401 |
| 1996 | 189 | 65 | 154 | 408 |
| 1997 | 181 | 64 | 152 | 397 |
| 1998 | 187 | 74 | 171 | 432 |
| 1999 | 207 | 68 | 185 | 460 |
| 2000 | 193 | 60 | 176 | 429 |
| 2001 | 177 | 58 | 170 | 405 |
| 2002 | 160 | 53 | 180 | 393 |
| 2003 | 106 | 41 | 109 | 256 |
| 2004 | 111 | 35 | 109 | 255 |
| 2005 | 159 | 65 | 146 | 370 |
| 2006 | 235 | 82 | 188 | 505 |
| 2007 | 194 | 57 | 174 | 425 |
| 2008 | 183 | 47 | 161 | 391 |
| 2009 | 148 | 47 | 144 | 339 |
| 2010 | 174 | 51 | 146 | 371 |
| 2011 | 160 | 51 | 121 | 332 |
| 2012 | 150 | 45 | 116 | 311 |
| 2013 | 167 | 45 | 120 | 332 |
| 2014 | 141 | 47 | 107 | 295 |
| 2015 | 143 | 55 | 124 | 322 |
| 2016 | 143 | 50 | 130 | 323 |

ECONOMICS

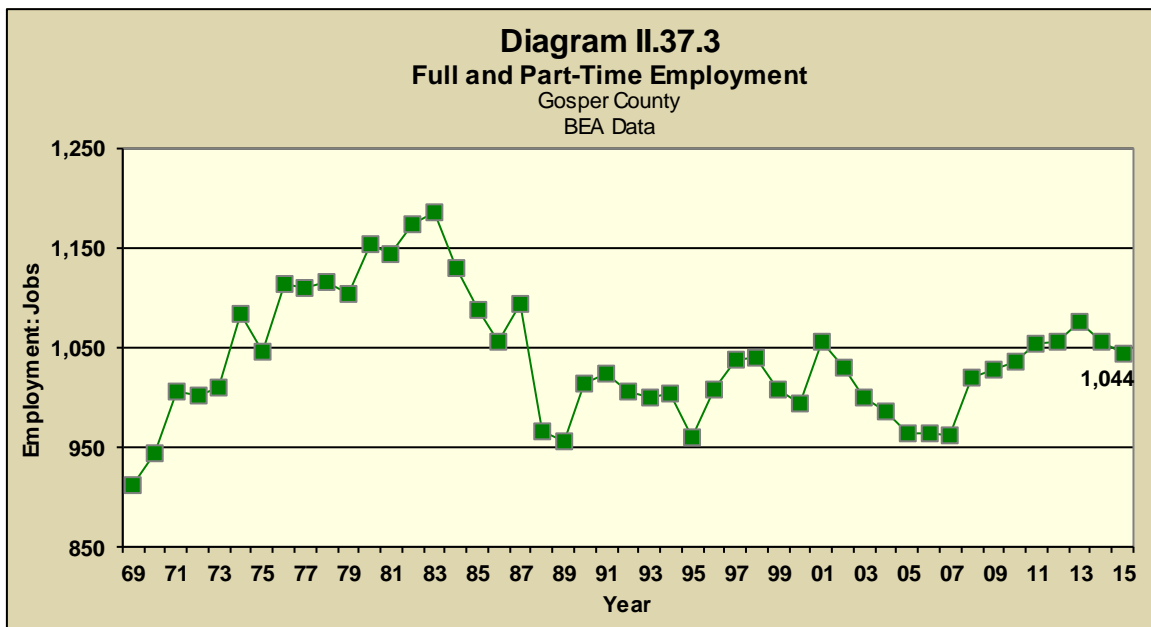
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Gosper County, defined as the number of people working or actively seeking work, decreased from 1,138 in 2014 to 1,081 in 2015. The total number of people employed changed from 1,104 in 2014 to 1,054 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.5 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.37.2, below.

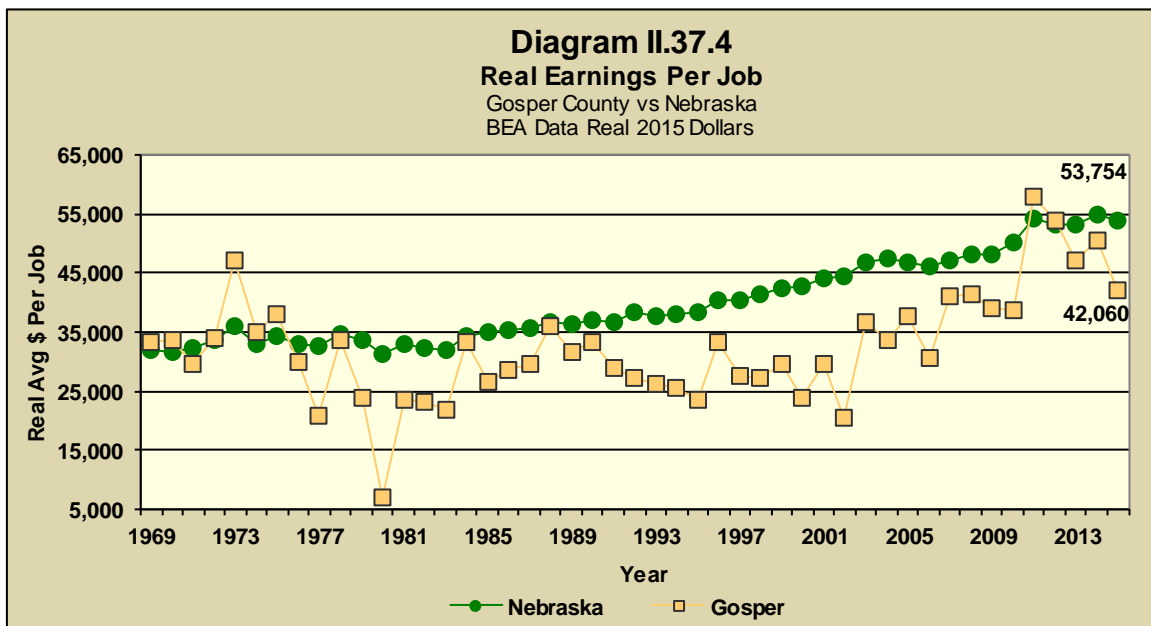


Employment and Personal Income

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 1,044 jobs in Gosper County, a decrease of 11 jobs since 2014. Diagram II.37.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.37.4, below, real average earnings per job in the county was \$42,060 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 \$96,362,000, a decline of 6.8 percent between 2014 and 2015. Table II.37.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.37.6
Total BEA Employment and Real Personal Income
 Gosper 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 | 30,295 | 796 | 1,385 | 6,375 | 2,394 | 39,652 | 18,492 | 911 | 33,254 |
| 1970 | 31,937 | 867 | 1,407 | 7,270 | 2,626 | 42,372 | 19,271 | 944 | 33,831 |
| 1971 | 29,935 | 958 | 1,536 | 7,785 | 2,705 | 41,003 | 18,413 | 1,005 | 29,786 |
| 1972 | 34,159 | 1,094 | 1,666 | 9,272 | 2,716 | 46,718 | 20,338 | 1,002 | 34,091 |
| 1973 | 47,746 | 1,300 | 1,976 | 10,836 | 3,288 | 62,546 | 28,199 | 1,009 | 47,320 |
| 1974 | 37,803 | 1,606 | 2,034 | 11,190 | 3,503 | 52,924 | 25,022 | 1,084 | 34,873 |
| 1975 | 39,642 | 1,519 | 2,485 | 11,204 | 3,514 | 55,326 | 25,964 | 1,046 | 37,899 |
| 1976 | 33,441 | 1,712 | 2,664 | 11,603 | 4,380 | 50,376 | 23,607 | 1,114 | 30,019 |
| 1977 | 23,253 | 1,481 | 3,533 | 12,759 | 4,755 | 42,820 | 19,367 | 1,110 | 20,949 |
| 1978 | 37,681 | 1,562 | 3,836 | 13,688 | 5,059 | 58,702 | 25,952 | 1,115 | 33,794 |
| 1979 | 26,526 | 1,656 | 4,174 | 14,216 | 5,272 | 48,533 | 22,479 | 1,103 | 24,049 |
| 1980 | 8,074 | 1,660 | 4,487 | 16,214 | 5,380 | 32,495 | 15,212 | 1,153 | 7,002 |
| 1981 | 26,917 | 1,715 | 4,744 | 17,872 | 5,945 | 53,764 | 25,336 | 1,144 | 23,529 |
| 1982 | 27,268 | 1,798 | 4,671 | 20,164 | 6,180 | 56,485 | 26,212 | 1,173 | 23,246 |
| 1983 | 26,087 | 1,693 | 4,846 | 20,691 | 6,496 | 56,428 | 26,343 | 1,185 | 22,014 |
| 1984 | 37,542 | 1,722 | 5,498 | 19,958 | 6,554 | 67,830 | 31,579 | 1,129 | 33,252 |
| 1985 | 29,001 | 1,630 | 5,908 | 18,082 | 6,999 | 58,360 | 27,334 | 1,087 | 26,680 |
| 1986 | 30,038 | 1,615 | 5,739 | 18,585 | 7,547 | 60,294 | 29,141 | 1,056 | 28,445 |
| 1987 | 32,412 | 1,639 | 6,239 | 16,495 | 7,607 | 61,115 | 30,774 | 1,094 | 29,627 |
| 1988 | 34,819 | 1,736 | 6,588 | 15,540 | 7,718 | 62,929 | 32,338 | 965 | 36,081 |
| 1989 | 30,195 | 1,948 | 6,829 | 16,479 | 7,506 | 59,060 | 30,648 | 956 | 31,585 |
| 1990 | 33,905 | 2,099 | 7,225 | 15,308 | 8,354 | 62,693 | 32,518 | 1,013 | 33,470 |
| 1991 | 29,755 | 2,063 | 8,616 | 15,091 | 8,527 | 59,927 | 30,342 | 1,023 | 29,086 |
| 1992 | 27,396 | 2,083 | 9,278 | 15,755 | 9,169 | 59,516 | 29,877 | 1,005 | 27,260 |
| 1993 | 26,173 | 2,083 | 10,226 | 15,464 | 9,351 | 59,131 | 29,447 | 1,000 | 26,173 |
| 1994 | 25,777 | 2,151 | 11,092 | 15,716 | 9,798 | 60,231 | 30,085 | 1,004 | 25,674 |
| 1995 | 22,429 | 2,080 | 11,948 | 18,214 | 9,936 | 60,447 | 28,580 | 959 | 23,388 |
| 1996 | 33,597 | 2,144 | 12,225 | 18,570 | 10,682 | 72,931 | 34,080 | 1,007 | 33,364 |
| 1997 | 28,740 | 2,258 | 12,730 | 19,657 | 11,128 | 69,997 | 32,361 | 1,037 | 27,715 |
| 1998 | 28,461 | 2,199 | 13,520 | 22,697 | 12,367 | 74,846 | 33,837 | 1,039 | 27,393 |
| 1999 | 29,875 | 2,205 | 14,125 | 22,410 | 13,160 | 77,365 | 36,118 | 1,007 | 29,667 |
| 2000 | 23,851 | 2,184 | 14,679 | 22,418 | 12,583 | 71,348 | 33,246 | 993 | 24,019 |
| 2001 | 31,130 | 2,411 | 15,523 | 21,706 | 12,849 | 78,796 | 37,594 | 1,055 | 29,507 |
| 2002 | 21,036 | 2,416 | 14,995 | 19,218 | 13,210 | 66,043 | 31,449 | 1,030 | 20,423 |
| 2003 | 36,567 | 2,370 | 14,830 | 19,136 | 13,054 | 81,216 | 38,022 | 999 | 36,603 |
| 2004 | 33,265 | 2,439 | 14,943 | 15,758 | 13,551 | 75,078 | 35,549 | 985 | 33,772 |
| 2005 | 36,363 | 2,432 | 14,457 | 14,554 | 13,750 | 76,692 | 36,347 | 964 | 37,721 |
| 2006 | 29,614 | 2,765 | 15,787 | 12,641 | 15,049 | 70,326 | 33,892 | 964 | 30,720 |
| 2007 | 39,621 | 2,950 | 17,168 | 14,459 | 14,961 | 83,259 | 39,629 | 961 | 41,229 |
| 2008 | 42,402 | 3,238 | 19,059 | 19,330 | 16,807 | 94,359 | 46,051 | 1,020 | 41,571 |
| 2009 | 40,078 | 3,300 | 18,297 | 21,754 | 17,917 | 94,746 | 46,905 | 1,027 | 39,024 |
| 2010 | 40,140 | 3,368 | 16,827 | 17,651 | 18,868 | 90,118 | 44,090 | 1,036 | 38,745 |
| 2011 | 61,154 | 2,954 | 16,597 | 18,948 | 17,116 | 110,861 | 56,882 | 1,054 | 58,021 |
| 2012 | 56,966 | 3,049 | 16,482 | 19,270 | 17,618 | 107,286 | 52,747 | 1,055 | 53,996 |
| 2013 | 50,715 | 3,293 | 17,867 | 20,901 | 15,708 | 101,899 | 51,857 | 1,075 | 47,177 |
| 2014 | 53,139 | 3,575 | 16,528 | 20,419 | 16,912 | 103,423 | 52,739 | 1,055 | 50,369 |
| 2015 | 43,911 | 3,415 | 17,639 | 20,734 | 17,493 | 96,362 | 48,840 | 1,044 | 42,060 |

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 9.3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 18.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 69.6 percent over the 2010 to 2015 period. Table II.37.7, on the following page, presents AGI distribution for the years 1991 through 2015.

| Table II.37.7 Income Tax Returns by Adjusted Gross Income Gosper 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 ²⁵⁴ |
| 1991 | 293 | 91 | 189 | 117 | 111 | 47 | 0 | 0 | 0 | 868 |
| 1992 | 272 | 92 | 208 | 131 | 112 | 39 | 0 | 0 | 0 | 886 |
| 1993 | 281 | 93 | 205 | 130 | 113 | 43 | 0 | 0 | 0 | 895 |
| 1994 | 301 | 88 | 192 | 112 | 101 | 55 | 0 | 0 | 0 | 882 |
| 1995 | 276 | 84 | 201 | 120 | 106 | 76 | 0 | 0 | 0 | 886 |
| 1996 | 274 | 81 | 180 | 120 | 120 | 68 | 14 | 11 | 0 | 898 |
| 1997 | 271 | 79 | 173 | 123 | 129 | 69 | 10 | 12 | 0 | 899 |
| 1998 | 247 | 61 | 171 | 110 | 147 | 53 | 0 | 18 | 0 | 871 |
| 1999 | 241 | 59 | 159 | 113 | 135 | 100 | 24 | 18 | 0 | 872 |
| 2000 | 241 | 62 | 152 | 113 | 134 | 113 | 0 | 21 | 0 | 877 |
| 2001 | 256 | 51 | 148 | 121 | 127 | 107 | 25 | 22 | 0 | 876 |
| 2002 | 256 | 64 | 154 | 108 | 127 | 126 | 34 | 24 | 0 | 905 |
| 2003 | 237 | 64 | 145 | 120 | 127 | 120 | 17 | 29 | 0 | 882 |
| 2004 | 218 | 65 | 144 | 111 | 135 | 120 | 26 | 31 | 0 | 874 |
| 2005 | 176 | 57 | 134 | 100 | 125 | | | 32 | | 798 |
| 2006 | 162 | 61 | 142 | 119 | 129 | 131 | | 39 | | 846 |
| 2007 | 167 | 77 | 128 | 109 | 111 | 154 | | 60 | | 869 |
| 2008 | 173 | 57 | 125 | 114 | 127 | 138 | 70 | 62 | 0 | 880 |
| 2009 | 167 | 69 | 132 | 97 | 124 | 142 | 59 | 65 | 0 | 873 |
| 2010 | 151 | 62 | 124 | 102 | 114 | 145 | | 69 | | 855 |
| 2011 | 153 | 59 | 112 | 99 | 116 | 151 | 80 | 78 | | 867 |
| 2012 | 164 | 61 | 105 | 96 | 116 | 144 | 74 | 86 | 0 | 876 |
| 2013 | 164 | 62 | 99 | 97 | 100 | 139 | 62 | 92 | 19 | 861 |
| 2014 | 149 | 43 | 107 | 84 | 114 | 138 | 103 | 103 | 20 | 861 |
| 2015 | 137 | 50 | 101 | 91 | 117 | 132 | 99 | 99 | 18 | 844 |

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 191 in 2010 to 175 in 2015, with the poverty rate reaching 9.1 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.37.8, at right, presents poverty data for the county.

| Table II.37.8 Persons in Poverty Gosper County 1998–2015 Intercensal Estimates | | |
|---|--------------------|--------------|
| Year | Persons in Poverty | Poverty Rate |
| 1998 | 200 | 8.8 |
| 1999 | 186 | 8.8 |
| 2000 | 163 | 8.0 |
| 2001 | 179 | 8.8 |
| 2002 | 196 | 9.6 |
| 2003 | 157 | 7.9 |
| 2004 | 136 | 6.9 |
| 2005 | 148 | 7.5 |
| 2006 | 184 | 9.6 |
| 2007 | 169 | 8.8 |
| 2008 | 173 | 9.3 |
| 2009 | 167 | 9.4 |
| 2010 | 191 | 9.5 |
| 2011 | 179 | 9.1 |
| 2012 | 178 | 9.0 |
| 2013 | 190 | 9.9 |
| 2014 | 175 | 9.1 |
| 2015 | 175 | 9.1 |

²⁵⁴ 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 Gosper County increased by 32 between 1980 and 2014, at an annual rate of change of 1.9 percent, as reported by the Census Bureau and as presented in Table II.37.9, at right.²⁵⁵ This compared to an average annual rate of change of 1.03 percent statewide. Gosper County added 6 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 1.0 percent in Gosper County between 2010 and 2015, from 1,267 to 1,280. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.37.10.

| Year | Nebraska | Gosper County |
|------|----------|---------------|
| 1980 | 37,727 | 35 |
| 1981 | 37,582 | 34 |
| 1982 | 37,500 | 37 |
| 1983 | 41,889 | 43 |
| 1984 | 43,151 | 44 |
| 1985 | 43,115 | 39 |
| 1986 | 42,538 | 39 |
| 1987 | 42,691 | 38 |
| 1988 | 43,134 | 42 |
| 1989 | 43,302 | 44 |
| 1990 | 43,749 | 50 |
| 1991 | 44,405 | 54 |
| 1992 | 45,269 | 51 |
| 1993 | 46,059 | 48 |
| 1994 | 46,640 | 53 |
| 1995 | 47,128 | 54 |
| 1996 | 47,607 | 54 |
| 1997 | 48,588 | 54 |
| 1998 | 48,655 | 54 |
| 1999 | 48,968 | 53 |
| 2000 | 49,623 | 51 |
| 2001 | 49,710 | 52 |
| 2002 | 50,259 | 51 |
| 2003 | 50,394 | 54 |
| 2004 | 50,928 | 56 |
| 2005 | 51,440 | 59 |
| 2006 | 51,906 | 59 |
| 2007 | 52,517 | 62 |
| 2008 | 52,152 | 63 |
| 2009 | 51,633 | 67 |
| 2010 | 51,886 | 66 |
| 2011 | 51,553 | 66 |
| 2012 | 52,294 | 64 |
| 2013 | 52,585 | 61 |
| 2014 | 52,991 | 67 |

| Subject | Nebraska | % Growth Since Census | Gosper County | % Growth Since Census |
|--------------------|----------|-----------------------|---------------|-----------------------|
| 2000 Census | 722,668 | - | 1,281 | - |
| 2010 Census | 796,793 | 10.3% | 1,267 | -1.1% |
| July 2011 Estimate | 801,129 | 0.5% | 1,274 | 0.6% |
| July 2012 Estimate | 804,659 | 1.0% | 1,278 | 0.9% |
| July 2013 Estimate | 809,171 | 1.5% | 1,277 | 0.8% |
| July 2014 Estimate | 814,970 | 2.3% | 1,279 | 0.9% |
| July 2015 Estimate | 820,913 | 3.0% | 1,280 | 1.0% |

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Gosper County. As shown in Table II.37.11 on the following page, 36.9 percent of housing units, or 462, were vacant in 2015. Of the 789 housing units that were occupied in 2015, 71.6 percent, or 565, were owner-occupied and the remaining 28.4 percent were renter-occupied.

²⁵⁵ Totals may not add due to rounding-off of county totals.

| Table II.37.11 | | | | |
|---|--------------------|-------------------|---------------------------|-------------------|
| Housing Units by Tenure | | | | |
| Gosper 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 | 849 | 67.0% | 789 | 63.1% |
| Owner-Occupied | 655 | 77.1% | 565 | 71.6% |
| Renter-Occupied | 194 | 22.9% | 224 | 28.4% |
| Vacant Housing Units | 418 | 33.0% | 462 | 36.9% |
| Total Housing Units | 1,267 | 100.0% | 1,251 | 100.0% |

As shown in Table II.37.12, below, there were 1,048 single family dwellings in 2015, which accounted for 83.8 percent of all housing units. Apartment units accounted for 1.0 percent of housing units, with 12 units. Mobile homes also accounted for an additional 11.6 percent of housing with 145 units.

| Table II.37.12 | | | | |
|----------------------------------|---|-------------------|---------------------------|-------------------|
| Housing Units by Type | | | | |
| Gosper County | | | | |
| 2010 and 2015 Five-Year ACS Data | | | | |
| Tenure | 2010 Five-Year ACS²⁵⁶ | | 2015 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Single-Family | 1,089 | 89% | 1,048 | 83.8% |
| Duplex | 1 | 0% | 16 | 1.3% |
| Tri- or Four-Plex | 4 | 0% | 30 | 2.4% |
| Apartment | 15 | 1% | 12 | 1.0% |
| Mobile Home | 119 | 10% | 145 | 11.6% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | .0% |
| Total | 1,228 | 100.0% | 1,251 | 100.0% |

Table II.37.13, below, shows the disposition of vacant housing units in Gosper County. The 2015 five-year ACS shows 1.1 percent of vacant units were for rent, 1.7 percent were for sale, and 1.1 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 58 "other vacant" units, or 13.9 percent; this compared to 11.9 percent "other vacant" units in 2015.

| Table II.37.13 | | | | |
|---|--------------------|-------------------|---------------------------|-------------------|
| Disposition of Vacant Housing Units | | | | |
| Gosper County | | | | |
| 2010 Census and 2015 Five-Year ACS Data | | | | |
| Disposition | 2010 Census | | 2015 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| For Rent | 27 | 6.5% | 5 | 1.1% |
| For Sale | 16 | 3.8% | 8 | 1.7% |
| Rented or Sold, Not Occupied | 6 | 1.4% | 5 | 1.1% |
| For Seasonal, Recreational, or Occasional Use | 311 | 74.4% | 389 | 84.2% |
| For Migrant Workers | 0 | 0.0% | 0 | .0% |
| Other Vacant | 58 | 13.9% | 55 | 11.9% |
| Total | 418 | 100.0% | 462 | 100.0% |

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁵⁷ In most years for which data are presented, single-

²⁵⁶ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Gosper County increased from 6 in 2014 to 13 in 2015 and the average value of construction was \$252,077 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 6 in 2014 to 13 in 2015. These changes in residential permit activity in the county compared to a decline in population of 170 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.37.14.

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2015 \$ | | | |
|------|---|--------------|--------------------------|--------------------|-------------|---|-------------------|-------------------------------|-------------------------|
| | Single-Family Units | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Single-Family Units(\$) | Duplex Units (\$) | Tri- and Four-Plex Units (\$) | Multi-Family Units (\$) |
| 1980 | . | . | . | . | . | . | . | . | . |
| 1981 | . | . | . | . | . | . | . | . | . |
| 1982 | 2 | . | . | . | 2 | 90.50 | . | . | . |
| 1983 | 2 | . | . | . | 2 | 153.70 | . | . | . |
| 1984 | 3 | . | . | . | 3 | 64.00 | . | . | . |
| 1985 | . | . | . | . | . | . | . | . | . |
| 1986 | . | . | . | . | . | . | . | . | . |
| 1987 | . | . | . | . | . | . | . | . | . |
| 1988 | . | . | . | . | . | . | . | . | . |
| 1989 | 1 | . | . | . | 1 | 102.30 | . | . | . |
| 1990 | . | . | . | . | . | . | . | . | . |
| 1991 | . | . | 8 | . | 8 | . | . | 59.70 | . |
| 1992 | 9 | . | . | . | 9 | 93.80 | . | . | . |
| 1993 | 7 | . | . | . | 7 | 103.90 | . | . | . |
| 1994 | 8 | . | . | . | 8 | 101.70 | . | . | . |
| 1995 | 8 | . | . | . | 8 | 99.60 | . | . | . |
| 1996 | 13 | . | . | . | 13 | 104.70 | . | . | . |
| 1997 | 13 | . | . | . | 13 | 102.90 | . | . | . |
| 1998 | 2 | . | . | . | 2 | 163.60 | . | . | . |
| 1999 | 7 | . | . | . | 7 | 168.80 | . | . | . |
| 2000 | 8 | . | . | . | 8 | 117.30 | . | . | . |
| 2001 | 6 | . | . | . | 6 | 134.60 | . | . | . |
| 2002 | 5 | . | . | . | 5 | 132.5 | . | . | . |
| 2003 | 5 | . | . | . | 5 | 129.9 | . | . | . |
| 2004 | 6 | . | . | . | 6 | 126.5 | . | . | . |
| 2005 | 5 | . | . | . | 5 | 164.7 | . | . | . |
| 2006 | 5 | . | . | . | 5 | 110.0 | . | . | . |
| 2007 | 7 | . | . | . | 7 | 112.8 | . | . | . |
| 2008 | 7 | . | . | . | 7 | 119.4 | . | . | . |
| 2009 | 9 | . | . | . | 9 | 221.1 | . | . | . |
| 2010 | 10 | . | . | . | 10 | 94.3 | . | . | . |
| 2011 | 8 | . | . | . | 8 | 200.5 | . | . | . |
| 2012 | 3 | . | . | . | 3 | 88.7 | . | . | . |
| 2013 | 6 | . | . | . | 6 | 145.4 | . | . | . |
| 2014 | 6 | . | . | . | 6 | 146.5 | . | . | . |
| 2015 | 13 | . | . | . | 13 | 252.1 | . | . | . |

²⁵⁷ 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 337 property transactions in Gosper County. Of these, 329 were for single-family homes during this 18-year period, as shown in Table II.37.15.

| Table II.37.15 | | | | | | |
|--|----------------------|--------------------|---------------|-----------------|----------------|--------------|
| Residential Property Transactions | | | | | | |
| Gosper County | | | | | | |
| Fiscal Years 1999–2016 PAD Data | | | | | | |
| Year | Single-Family | Mobile Home | Duplex | Townhome | Missing | Total |
| 1999 | 22 | 0 | 0 | 0 | 0 | 22 |
| 2000 | 24 | 0 | 0 | 1 | 0 | 25 |
| 2001 | 17 | 0 | 0 | 0 | 0 | 17 |
| 2002 | 21 | 0 | 0 | 0 | 0 | 21 |
| 2003 | 17 | 0 | 0 | 0 | 0 | 17 |
| 2004 | 23 | 2 | 0 | 0 | 0 | 25 |
| 2005 | 15 | 0 | 0 | 0 | 0 | 15 |
| 2006 | 19 | 0 | 0 | 0 | 0 | 19 |
| 2007 | 14 | 1 | 0 | 2 | 0 | 17 |
| 2008 | 13 | 0 | 0 | 0 | 1 | 14 |
| 2009 | 16 | 0 | 0 | 0 | 0 | 16 |
| 2010 | 14 | 0 | 0 | 1 | 0 | 15 |
| 2011 | 13 | 0 | 0 | 0 | 0 | 13 |
| 2012 | 20 | 0 | 0 | 0 | 0 | 20 |
| 2013 | 12 | 0 | 0 | 0 | 0 | 12 |
| 2014 | 22 | 0 | 0 | 0 | 0 | 22 |
| 2015 | 23 | 0 | 0 | 0 | 0 | 23 |
| 2016 | 24 | 0 | 0 | 0 | 0 | 24 |
| Total | 329 | 3 | 0 | 4 | 1 | 337 |

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 118 single-family home property transactions for units built before 1930, 14.4 percent of units were of low quality and 41.5 percent were of fair quality. Conversely, of the 6 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 33.3 percent of fair quality. Table II.37.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

| Table II.37.16 | | | | | | | | | | |
|---|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|--------------|
| Single-Family Homes by Year Built and Quality of Materials and Workmanship | | | | | | | | | | |
| Gosper 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 | 17 | 1 | 2 | 4 | 0 | 3 | 0 | 0 | 4 | 31 |
| Fair | 49 | 30 | 8 | 13 | 1 | 4 | 2 | 0 | 10 | 117 |
| Average | 52 | 24 | 16 | 22 | 6 | 20 | 4 | 0 | 5 | 149 |
| Good | 0 | 0 | 4 | 17 | 3 | 6 | 0 | 0 | 0 | 30 |
| Very Good | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Excellent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Missing | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| Total | 118 | 55 | 30 | 56 | 11 | 34 | 6 | 0 | 19 | 329 |

In regard to the current condition of residential dwellings, of the same 118 single-family homes built before 1930, 15.3 percent of the homes were worn out or badly worn, and 80.5 percent

were in average condition. Table II.37.17 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Badly Worn | 17 | 0 | 1 | 5 | 0 | 1 | 0 | 0 | 5 | 29 |
| Average | 95 | 55 | 28 | 38 | 6 | 8 | 5 | 0 | 13 | 248 |
| Good | 5 | 0 | 1 | 13 | 5 | 24 | 1 | 0 | 1 | 50 |
| Very Good | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| Excellent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Missing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 118 | 55 | 30 | 56 | 11 | 34 | 6 | 0 | 19 | 329 |

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$84,100 to \$94,938, a total increase of 12.9 percent, as shown in Table II.37.18, 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 Gosper County ranged from \$67,037 for homes built before 1930 to \$135,917 for homes built from 2001 to 2010.²⁵⁸ Homes built from 2001 through 2010 were also larger, averaging 1,538 square feet per unit. Table II.37.19, below, provides additional details about single-family homes.

| Fiscal Year | Average Sales Price (\$) |
|----------------|--------------------------|
| 1999 | 58,975 |
| 2000 | 77,350 |
| 2001 | 56,746 |
| 2002 | 85,333 |
| 2003 | 88,853 |
| 2004 | 72,777 |
| 2005 | 72,343 |
| 2006 | 107,411 |
| 2007 | 107,643 |
| 2008 | 79,803 |
| 2009 | 49,375 |
| 2010 | 84,100 |
| 2011 | 77,769 |
| 2012 | 119,009 |
| 2013 | 79,229 |
| 2014 | 119,723 |
| 2015 | 109,535 |
| 2016 | 94,938 |
| Average | 86,645 |

| Year Built | Average Sales Price (\$) | Average Floor Area (Sq. Ft.) | Price per Sq. Ft. ²⁵⁹ (\$) |
|----------------|--------------------------|------------------------------|---------------------------------------|
| Before 1930 | 67,037 | 1,444 | 46.4 |
| 1931-1960 | 72,708 | 1,317 | 55.2 |
| 1961-1970 | 82,971 | 1,546 | 53.7 |
| 1971-1980 | 110,094 | 1,469 | 74.9 |
| 1981-1990 | 127,264 | 1,581 | 80.5 |
| 1991-2000 | 119,107 | 1,498 | 79.5 |
| 2001-2010 | 135,917 | 1,538 | 88.4 |
| 2011-2016 | N/A | N/A | N/A |
| Average | 85,737 | 1,435 | 60 |

²⁵⁸ 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.

²⁵⁹ 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.37.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Gosper County. The number of completed surveys from 1 in 2015 to 0 in 2016.

Table II.37.21 below shows the amount of total and vacant units with their associated vacancy rates. The average vacancy rate for all unit types over the last five years was 1.4 percent.

| Table II.37.20 | | | | |
|---------------------------------------|--------------------------|--------------------|---------------------|------------------------|
| Survey of Rental Properties | | | | |
| Gosper County | | | | |
| 2002–2016 Survey of Rental Properties | | | | |
| Year | Completed Surveys | Total Units | Vacancy Rate | Absorption Rate |
| 2002 | 0 | 0 | .00 | |
| 2003 | 0 | 0 | .00 | |
| 2004 | 0 | 0 | .00 | .0 |
| 2005 | 0 | 0 | | |
| 2006 | | | | |
| 2007 | 1 | 8 | .00 | 75.0 |
| 2008 | 2 | 10 | 20.00 | |
| 2009 | 1 | 8 | 12.50 | |
| 2010 | 4 | 44 | .00 | 14.0 |
| 2011 | 2 | 10 | .00 | 7.0 |
| 2012 | 3 | 38 | 2.63 | 45.0 |
| 2013 | 3 | 34 | 2.94 | 60.0 |
| 2014 | 1 | 8 | .00 | |
| 2015 | 1 | 8 | .0 | |
| 2016 | | | | |

| Table II.37.21 | | | | |
|--------------------------------------|--------------------|---------------------|---------------------|------------------------------------|
| Rental Vacancy Survey by Type | | | | |
| Gosper County | | | | |
| 2016 Survey of Rental Properties | | | | |
| Place | Total Units | Vacant Units | Vacancy Rate | 5-Year Vacancy Rate Average |
| Single Family | | | % | % |
| Apartments | | | % | 3.1% |
| Mobile Homes | | | % | .0% |
| “Other” Units | 0 | | % | . |
| Don't Know | | | % | % |
| Total | | | % | 1.4% |

