

Holt County

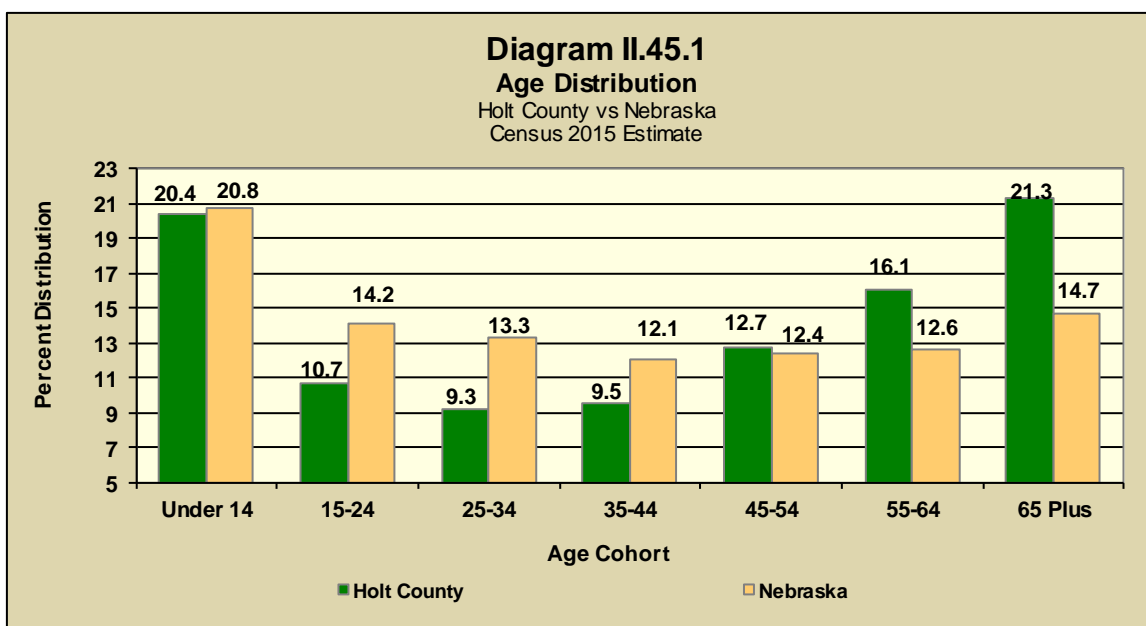
Summary

- Between 2010 and 2015, the county’s population decreased by 1.2 percent or by 122 persons.
- Between 2010 and 2015, the Hispanic population increased by 31.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 203.
- In 2015, average earnings in the county was \$44,405 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.6 percent to 2.4 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 5 units.
- In 2015, the average real value of new single-family construction was \$201,533.
- In fiscal year 2016, the average price of an existing home was \$96,168.
- In a November 2016 rental survey, the average vacancy rate was 3.43 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Holt County’s population decreased by 1.2 percent, or from 10,435 people to 10,313 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 1,055 in 2010 to 1,106 in 2015, an increase of 4.8 percent. The number of people from 25 to 34 years of age decreased by 2.1 percent, and those aged between 35 and 44 decreased by 6.2 percent. As shown in Diagram II.45.1, people younger than 25 represented 31.1 percent of the population in 2015, while individuals aged 55 and older represented 37.4 percent of the population in Holt 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 2.3 percent, while the black population increased by 94.4 percent. The Hispanic population of any race changed from 305 to 401 or by 31.5 percent. Table II.45.1, below, presents the details of these population variations.

Subject	Nebraska			Holt County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	10,435	10,313	-1.2%
Age						
Under 14 years	383,542	394,263	2.8%	1,971	2,101	6.6%
15 to 24 years	258,206	268,848	4.1%	1,055	1,106	4.8%
25 to 34 years	245,176	252,533	3.0%	978	957	-2.1%
35 to 44 years	220,838	228,643	3.5%	1,047	982	-6.2%
45 to 54 years	258,726	234,477	-9.4%	1,763	1,312	-25.6%
55 to 64 years	213,176	238,715	12.0%	1,478	1,656	12.0%
65 & over	246,677	278,711	13.0%	2,143	2,199	12.0%
Race						
White	1,649,264	1,689,616	2.4%	10,298	10,062	-2.3%
Black	85,971	93,900	9.2%	18	35	94.4%
American Indian or Alaskan Native	23,418	26,492	13.1%	47	70	48.9%
Asian	33,322	44,479	33.5%	23	58	152.2%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	10	12	20.0%
Two or More Races	32,305	39,365	21.9%	39	76	94.9%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	305	401	31.5%

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.45.2, at right, from April 2000 to July 2009, Holt County’s natural decrease was estimated to be 79 people. Holt County has been experiencing net out-migration, with 1,461 persons leaving the county during the 2000-2009 year period.³⁰⁸ The 2015 population estimates showed a natural increase of 120 persons and a net out-migration of 242 persons since the 2010 Census. In total, Holt County’s population decreased to 10,313 persons.

1980 Population	13,552
Natural Increase 80–90	997
Net Migration 80–90	-1,950
1990 Population	12,599
Natural Increase 90–00	195
Net Migration 90–00	-1,243
2000 Population	11,551
Natural Increase 00–09	-79
Net Migration 00–09	-1,461
2009 Population Estimate	10,011
2010 Population	10,435
Natural Increase 10–15	120
Net Migration 10–15	-242
2015 Population Estimate	10,313

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 Holt County increased from 8 persons in leaving 2014 to 38 persons leaving in 2015, with an additional net movement of 9 people moving in for 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.45.3.

³⁰⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.45.3			
Driver's Licenses Exchanged and Surrendered			
Holt County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	93	132	-39
Calendar 2002	106	101	5
Calendar 2003	96	92	4
Calendar 2004	80	86	-6
Calendar 2005	79	95	-16
Calendar 2006	61	85	-24
Calendar 2007	85	106	-21
Calendar 2008	100	96	4
Calendar 2009	99	79	20
Calendar 2010	179	105	74
Calendar 2011	102	91	11
Calendar 2012	97	87	10
Calendar 2013	95	65	30
Calendar 2014	76	84	-8
Calendar 2015	75	113	-38
First Half of 2016	39	30	9

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 4,882 in 2014 to 4,871 in 2015, as shown in Table II.45.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Holt County increased by 0.7 percent from 1,992 in 2015 to 2,005 in 2016, as shown below in Table II.45.5. The number of school-age children 5 to 11 years of age increased from 1,009 in 2015 to 1,053 in 2016.

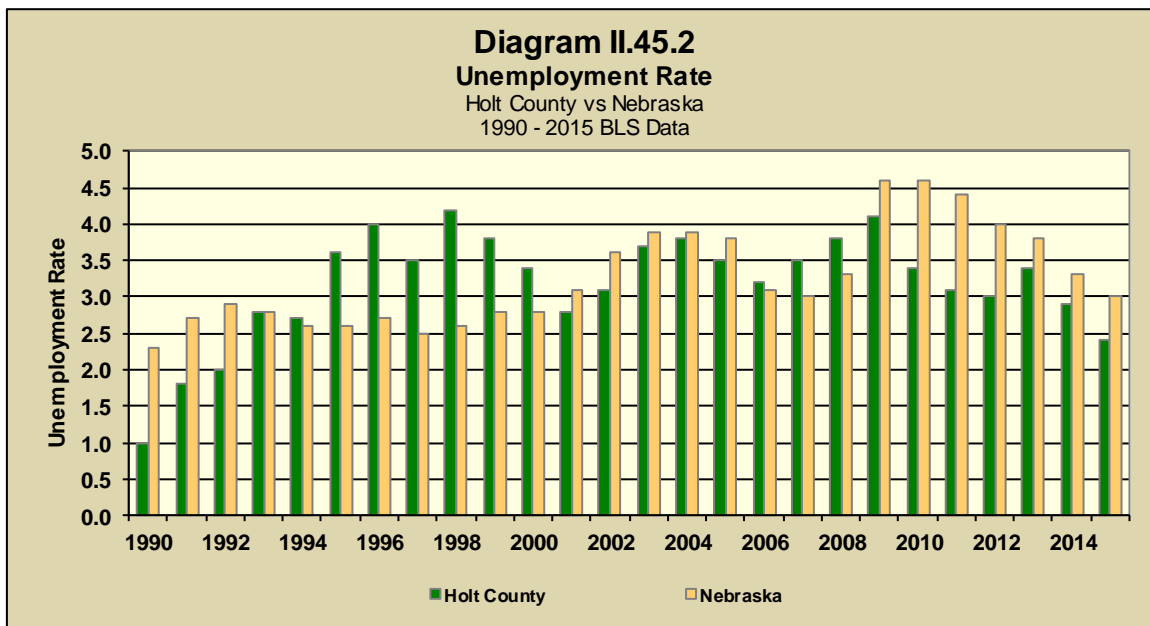
Table II.45.4	
Income Tax Returns	
Holt County	
1991–2015 DOR Data	
Year	Returns
1991	5,300
1992	5,364
1993	5,301
1994	5,269
1995	5,216
1996	5,199
1997	5,246
1998	5,172
1999	5,148
2000	5,073
2001	4,995
2002	4,913
2003	4,879
2004	4,872
2005	4,510
2006	4,789
2007	4,873
2008	4,892
2009	4,840
2010	4,875
2011	4,889
2012	4,902
2013	4,885
2014	4,882
2015	4,871

Table II.45.5				
School-Age Children				
Holt County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,600	434	947	2,981
1993	1,521	435	984	2,940
1994	1,542	487	1,038	3,067
1995	1,491	490	1,036	3,017
1996	1,448	467	1,072	2,987
1997	1,451	427	1,125	3,003
1998	1,364	431	1,107	2,902
1999	1,336	436	1,106	2,878
2000	1,252	395	1,089	2,736
2001	1,209	384	1,076	2,669
2002	1,143	389	1,019	2,551
2003	1,044	374	974	2,392
2004	1,084	326	752	2,162
2005	1,030	322	853	2,205
2006	1,013	323	895	2,231
2007	965	308	867	2,140
2008	908	299	829	2,036
2009	884	295	812	1,991
2010	920	289	779	1,988
2011	952	289	770	2,011
2012	947	269	718	1,934
2013	968	253	742	1,963
2014	992	282	709	1,983
2015	1,009	273	710	1,992
2016	1,053	261	691	2,005

ECONOMICS

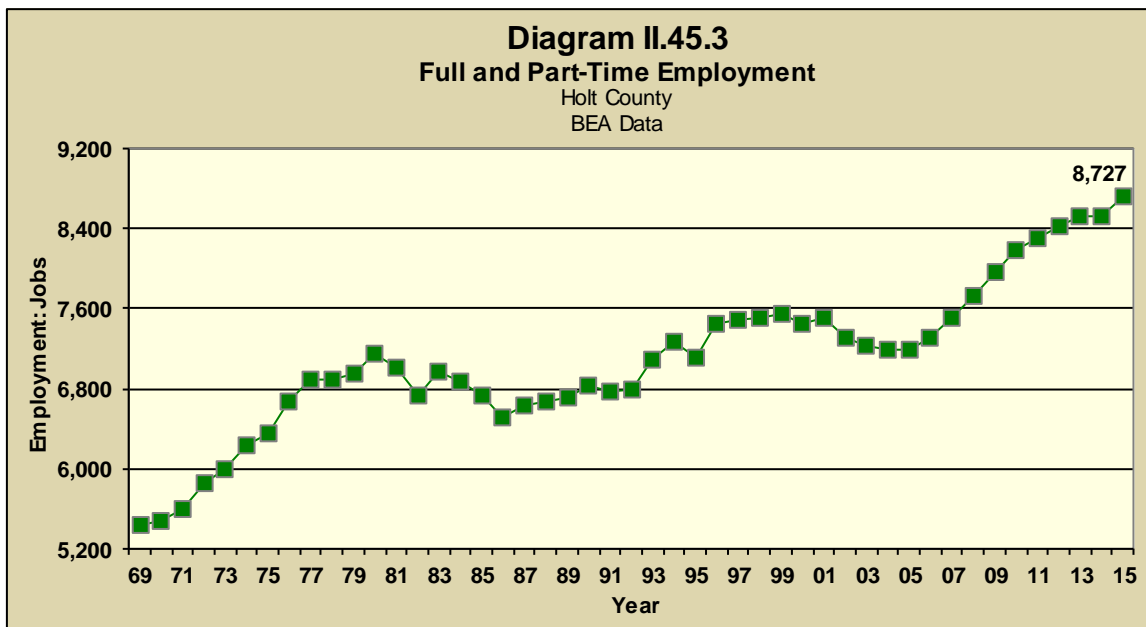
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Holt County, defined as the number of people working or actively seeking work, increased from 5,931 in 2014 to 5,943 in 2015. The total number of people employed changed from 5,774 in 2014 to 5,801 in 2015. The unemployment rate for the county was 2.4 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.45.2, below.

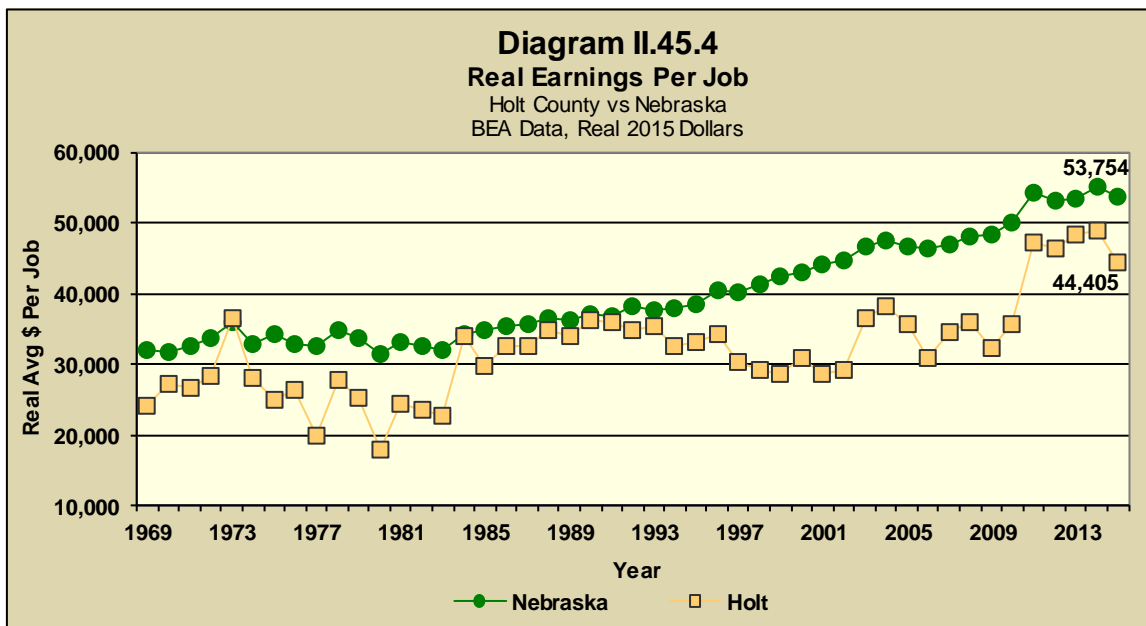


Employment and Personal Income

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 8,727 jobs in Holt County, an increase of 203 jobs since 2014. Diagram II.45.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.45.4, below, real average earnings per job in the county was \$44,405 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 \$537,730,000, a decline of 4.0 percent between 2014 and 2015. Table II.45.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.45.6
Total BEA Employment and Real Personal Income
 Holt 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	130,349	6,654	-1,217	31,071	19,106	172,654	13,385	5,427	24,019
1970	148,323	6,783	-1,445	32,939	20,398	193,432	15,007	5,468	27,126
1971	149,903	7,024	-981	33,415	21,549	196,862	15,396	5,598	26,778
1972	165,345	7,594	-778	36,914	22,236	216,124	16,963	5,849	28,269
1973	219,309	9,673	-592	42,728	24,940	276,712	21,468	5,992	36,600
1974	174,974	10,907	-543	44,124	26,238	233,886	17,664	6,237	28,054
1975	159,245	11,190	-221	45,501	29,296	222,632	16,661	6,353	25,066
1976	176,155	12,207	-53	47,380	30,120	241,396	18,215	6,669	26,414
1977	136,132	12,240	362	52,042	30,842	207,137	15,493	6,888	19,764
1978	190,798	12,666	1,463	56,282	31,002	266,877	20,113	6,895	27,672
1979	175,831	13,593	1,923	57,513	31,909	253,581	18,976	6,959	25,267
1980	127,035	13,246	3,050	66,495	33,660	216,994	15,974	7,141	17,789
1981	171,032	13,596	1,862	74,661	35,584	269,542	19,702	7,001	24,430
1982	159,468	12,913	2,352	83,204	37,408	269,518	19,676	6,736	23,674
1983	158,274	13,209	1,904	84,117	39,210	270,295	19,806	6,968	22,714
1984	233,324	14,617	1,736	85,370	40,939	346,752	25,367	6,867	33,978
1985	199,962	15,274	1,657	86,682	42,167	315,195	23,267	6,735	29,690
1986	212,447	15,545	1,555	83,105	43,106	324,667	24,812	6,514	32,614
1987	216,994	15,708	1,785	76,721	42,655	322,446	24,941	6,641	32,675
1988	232,733	16,527	1,612	76,248	42,260	336,326	26,315	6,664	34,924
1989	229,063	17,180	1,498	80,875	43,517	337,773	26,566	6,721	34,082
1990	247,924	17,300	1,599	74,114	44,809	351,147	27,920	6,839	36,251
1991	244,408	18,386	1,651	79,417	47,522	354,613	28,296	6,775	36,075
1992	236,562	18,025	1,727	79,557	50,303	350,124	28,213	6,796	34,809
1993	251,584	19,046	1,533	80,689	52,896	367,656	29,595	7,090	35,484
1994	237,359	19,839	1,699	79,645	54,655	353,519	28,684	7,274	32,631
1995	236,189	19,011	1,517	85,667	58,318	362,680	29,699	7,110	33,219
1996	255,292	18,830	1,504	87,589	60,064	385,619	31,758	7,448	34,277
1997	227,250	18,902	1,854	89,017	60,937	360,156	29,891	7,494	30,324
1998	218,476	20,272	1,719	88,707	62,491	351,121	29,488	7,507	29,103
1999	217,261	20,360	1,593	84,448	62,985	345,927	29,464	7,554	28,761
2000	229,819	20,485	1,590	87,809	65,033	363,766	31,667	7,455	30,828
2001	214,771	20,249	1,666	84,201	69,124	349,514	30,805	7,511	28,594
2002	214,222	20,906	1,429	78,786	73,950	347,482	30,997	7,307	29,317
2003	264,256	21,004	1,201	80,654	72,521	397,628	36,011	7,238	36,510
2004	273,946	21,616	979	72,414	75,719	401,442	36,938	7,184	38,133
2005	256,119	21,861	708	67,899	78,804	381,668	35,212	7,190	35,622
2006	226,183	23,547	458	72,385	81,892	357,371	33,673	7,315	30,920
2007	259,520	24,674	200	82,875	86,276	404,196	38,345	7,512	34,547
2008	276,857	26,424	-102	92,417	91,052	433,801	41,715	7,723	35,848
2009	258,129	27,358	-79	88,492	91,199	410,383	39,437	7,964	32,412
2010	292,772	28,389	-525	77,869	93,964	435,690	41,696	8,196	35,721
2011	391,568	25,569	-1,224	80,030	95,327	540,132	51,642	8,314	47,097
2012	390,902	27,127	-1,506	91,683	95,491	549,442	52,816	8,424	46,403
2013	412,112	31,399	-1,823	81,097	94,646	554,633	53,192	8,523	48,353
2014	415,695	33,024	-1,428	83,404	95,360	560,007	53,899	8,524	48,768
2015	387,524	32,732	-1,093	85,706	98,325	537,730	52,141	8,727	44,405

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 22.3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 20.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 78.0 percent over the 2010 to 2015 period. Table II.45.7, 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 ³⁰⁹
1991	2,126	631	1,084	645	489	209	62	45	0	5,300
1992	2,220	555	1,061	668	503	239	48	50	0	5,364
1993	2,197	541	975	672	522	281	47	49	0	5,301
1994	2,280	527	940	686	457	260	61	52	0	5,269
1995	2,241	476	941	652	504	283	48	53	0	5,216
1996	2,170	449	938	633	538	319	71	65	0	5,199
1997	2,049	428	970	610	579	426	92	77	0	5,246
1998	1,970	436	915	639	604	410	92	86	0	5,172
1999	1,896	423	874	625	628	449	119	112	0	5,148
2000	1,836	395	811	626	657	472	153	113	10	5,073
2001	1,786	360	827	627	654	485	138	107	11	4,995
2002	1,765	385	807	602	625	488	109	108	0	4,913
2003	1,626	416	843	636	592	493	145	104	0	4,879
2004	1,542	398	800	617	650	515	174	161	15	4,872
2005	1,410	339	713	564	574	510	223	159	18	4,510
2006	1,288	453	759	645	617	587	223	188	29	4,789
2007	1,341	431	716	603	644	624	257	222	35	4,873
2008	1,279	412	799	574	631	647	261	232	57	4,892
2009	1,266	453	749	569	631	620	274	243	35	4,840
2010	1,192	447	749	564	665	676	286	251	45	4,875
2011	1,135	386	709	617	673	672	324	327	46	4,889
2012	1,035	385	698	541	701	715	369	374	84	4,902
2013	1,033	392	682	553	685	693	395	384	68	4,885
2014	970	356	611	549	695	724	428	472	77	4,882
2015	926	334	613	555	715	740	461	450	77	4,871

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 1,408 in 2010 to 1,207 in 2015, with the poverty rate reaching 11.9 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.45.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,753	14.7
1999	1,507	13.2
2000	1,427	12.8
2001	1,435	13.0
2002	1,502	13.7
2003	1,297	12.1
2004	1,233	11.6
2005	1,487	14.1
2006	1,216	11.7
2007	1,374	13.6
2008	1,211	12.1
2009	1,351	13.8
2010	1,408	13.7
2011	1,388	13.6
2012	1,362	13.3
2013	1,330	13.0
2014	1,281	12.5
2015	1,207	11.9

³⁰⁹ 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 Holt County increased by 27 between 1980 and 2014, at an annual rate of change of 0.2 percent, as reported by the Census Bureau and as presented in Table II.45.9, at right.³¹⁰ This compared to an average annual rate of change of 1.03 percent statewide. Holt County lost 7 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 0.2 percent in Holt County between 2010 and 2015, from 5,215 to 5,223. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.45.10.

Year	Nebraska	Holt County
1980	37,727	385
1981	37,582	371
1982	37,500	371
1983	41,889	428
1984	43,151	432
1985	43,115	421
1986	42,538	408
1987	42,691	405
1988	43,134	399
1989	43,302	402
1990	43,749	402
1991	44,405	398
1992	45,269	429
1993	46,059	433
1994	46,640	428
1995	47,128	414
1996	47,607	409
1997	48,588	406
1998	48,655	424
1999	48,968	424
2000	49,623	426
2001	49,710	438
2002	50,259	420
2003	50,394	428
2004	50,928	426
2005	51,440	412
2006	51,906	422
2007	52,517	426
2008	52,152	428
2009	51,633	424
2010	51,886	421
2011	51,553	419
2012	52,294	430
2013	52,585	419
2014	52,991	412

Subject	Nebraska	% Growth Since Census	Holt County	% Growth Since Census
2000 Census	722,668	-	5,281	-
2010 Census	796,793	10.3%	5,215	-1.2%
July 2011 Estimate	801,129	0.5%	5,213	0.0%
July 2012 Estimate	804,659	1.0%	5,213	0.0%
July 2013 Estimate	809,171	1.5%	5,210	-0.1%
July 2014 Estimate	814,970	2.3%	5,222	0.1%
July 2015 Estimate	820,913	3.0%	5,223	0.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Holt County. As shown in Table II.45.11 on the following page, 13.2 percent of housing units, or 690, were vacant in 2015. Of the 4,520 housing units that were occupied in 2015, 72.4 percent, or 3,271, were owner-occupied and the remaining 27.6 percent were renter-occupied.

³¹⁰ Totals may not add due to rounding-off of county totals.

Table II.45.11				
Housing Units by Tenure				
Holt 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	4,447	85.3%	4,520	86.8%
Owner-Occupied	3,246	73.0%	3,271	72.4%
Renter-Occupied	1,201	27.0%	1,249	27.6%
Vacant Housing Units	768	14.7%	690	13.2%
Total Housing Units	5,215	100.0%	5,210	100.0%

As shown in Table II.45.12, below, there were 4,441 single family dwellings in 2015, which accounted for 85.2 percent of all housing units. Apartment units accounted for 5.4 percent of housing units, with 280 units. Mobile homes also accounted for an additional 6.6 percent of housing with 343 units.

Table II.45.12				
Housing Units by Type				
Holt County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS³¹¹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,535	86%	4,441	85.2%
Duplex	40	1%	65	1.2%
Tri- or Four-Plex	134	3%	78	1.5%
Apartment	111	2%	280	5.4%
Mobile Home	425	8%	343	6.6%
Boat, RV, Van, Etc.	0	0%	3	.1%
Total	5,245	100.0%	5,210	100.0%

Table II.45.13, below, shows the disposition of vacant housing units in Holt County. The 2015 five-year ACS shows 10.6 percent of vacant units were for rent, 9.7 percent were for sale, and 6.1 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 473 “other vacant” units, or 61.6 percent; this compared to 45.9 percent “other vacant” units in 2015.

Table II.45.13				
Disposition of Vacant Housing Units				
Holt County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	107	13.9%	73	10.6%
For Sale	44	5.7%	67	9.7%
Rented or Sold, Not Occupied	27	3.5%	42	6.1%
For Seasonal, Recreational, or Occasional Use	113	14.7%	191	27.7%
For Migrant Workers	4	0.5%	0	.0%
Other Vacant	473	61.6%	317	45.9%
Total	768	100.0%	690	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.³¹² In most years for which data are presented, single-

³¹¹ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Holt County increased from 8 in 2014 to 15 in 2015 and the average value of construction was \$201,533 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 10 in 2014 to 15 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,238 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.45.14.

Table II.45.14
Building Permits and Valuation
Holt 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	41	.	.	5	46	117.40	.	.	61.80
1981	29	.	.	16	45	131.10	.	.	49.50
1982	13	.	.	.	13	110.20	.	.	.
1983	22	.	.	.	22	103.40	.	.	.
1984	8	.	11	.	19	99.90	.	65.60	.
1985	4	2	.	.	6	63.60	57.50	.	.
1986	4	.	.	.	4	57.10	.	.	.
1987	7	.	.	.	7	60.20	.	.	.
1988	7	.	.	.	7	102.50	.	.	.
1989	6	.	.	.	6	98.20	.	.	.
1990	5	2	.	.	7	83.30	55.90	.	.
1991	7	2	.	16	25	103.40	23.90	.	51.00
1992	10	.	.	.	10	106.30	.	.	.
1993	11	.	.	.	11	128.60	.	.	.
1994	11	2	.	.	13	109.50	186.00	.	.
1995	12	.	4	.	16	125.30	.	67.30	.
1996	15	.	.	.	15	110.10	.	.	.
1997	14	6	.	.	20	124.60	60.70	.	.
1998	25	4	3	.	32	134.20	80.00	69.60	.
1999	11	.	.	.	11	174.20	.	.	.
2000	36	.	.	8	44	107.40	.	.	83.80
2001	10	.	.	.	10	123.90	.	.	.
2002	15	.	.	.	15	198.7	.	.	.
2003	17	.	.	.	17	173.0	.	.	.
2004	12	.	.	.	12	130.3	.	.	.
2005	16	.	.	.	16	138.7	.	.	.
2006	8	.	.	.	8	186.2	.	.	.
2007	11	.	.	.	11	148.9	.	.	.
2008	21	.	.	.	21	155.0	.	.	.
2009	6	.	.	.	6	160.6	.	.	.
2010	9	.	.	.	9	132.1	.	.	.
2011	9	.	.	.	9	213.2	.	.	.
2012	6	.	.	.	6	273.5	.	.	.
2013	13	8	.	.	21	204.8	120.2	.	.
2014	8	2	.	.	10	238.5	151.5	.	.
2015	15	.	.	.	15	201.5	.	.	.

³¹² 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 1,884 property transactions in Holt County. Of these, 1,821 were for single-family homes during this 18-year period, as shown in Table II.45.15.

Table II.45.15						
Residential Property Transactions						
Holt County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	143	5	1	0	2	151
2000	121	4	0	1	3	129
2001	95	2	2	1	0	100
2002	89	5	0	0	1	95
2003	78	5	0	0	0	83
2004	103	5	0	1	0	109
2005	113	2	0	0	0	115
2006	112	3	0	0	0	115
2007	38	3	0	0	0	41
2008	38	2	0	0	1	41
2009	96	7	0	0	0	103
2010	107	1	0	0	0	108
2011	100	0	0	0	0	100
2012	102	0	0	0	0	102
2013	138	0	0	0	0	138
2014	123	0	0	0	0	123
2015	105	2	0	0	0	107
2016	120	2	0	2	0	124
Total	1,821	48	3	5	7	1,884

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 706 single-family home property transactions for units built before 1930, 7.6 percent of units were of low quality and 59.3 percent were of fair quality. Conversely, of the 37 homes built from 2001 through 2010, 2.7 percent of units were of low quality and 13.5 percent of fair quality. Table II.45.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.45.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Holt 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	54	20	0	22	9	24	1	0	0	130
Fair	419	170	22	84	18	13	5	2	1	734
Average	226	204	126	199	50	61	21	3	0	890
Good	6	12	6	13	1	11	10	1	0	60
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	1	0	0	0	0	1
Missing	1	0	0	2	1	0	0	0	2	6
Total	706	406	154	320	80	109	37	6	3	1,821

In regard to the current condition of residential dwellings, of the same 706 single-family homes built before 1930, 29.5 percent of the homes were worn out or badly worn, and 50.7 percent

were in average condition. Table II.45.17 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	29	14	0	3	1	0	0	0	0	47
Badly Worn	179	45	10	21	4	1	2	0	0	262
Average	358	249	112	213	58	91	22	5	2	1,110
Good	128	82	17	34	7	0	13	1	0	282
Very Good	10	16	11	15	1	0	0	0	0	53
Excellent	2	0	4	32	9	17	0	0	0	64
Missing	0	0	0	2	0	0	0	0	1	3
Total	706	406	154	320	80	109	37	6	3	1,821

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$73,089 to \$96,168, a total increase of 31.6 percent, as shown in Table II.45.18, 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 Holt County ranged from \$36,672 for homes built before 1930 to \$177,234 for homes built from 2001 to 2010, and \$197,750 for the newest homes built between 2011 and 2016.³¹³ Homes built from 2001 through 2010 were also larger, averaging 1,697 square feet per unit. Table II.45.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	48,881
2000	50,403
2001	60,107
2002	54,475
2003	51,669
2004	63,038
2005	58,880
2006	54,948
2007	67,927
2008	71,678
2009	69,542
2010	73,089
2011	64,251
2012	85,652
2013	83,007
2014	79,639
2015	80,939
2016	96,168
Average	67,672

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ³¹⁴ (\$)
Before 1930	36,672	1,155	31.8
1931-1960	56,489	1,202	47.0
1961-1970	80,879	1,404	57.6
1971-1980	92,233	1,510	61.1
1981-1990	98,548	1,518	64.9
1991-2000	125,155	1,603	78.1
2001-2010	177,234	1,697	104.4
2011-2016	197,750	1,511	131
Average	66,636	1,308	51

³¹³ 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.

³¹⁴ 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.45.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Holt County. The number of completed surveys decreased from 13 in 2015 to 12 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .9 percentage points and was at 3.43 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	52	9.62	14.0
2003	4	78	2.56	24.0
2004	4	60	.00	20.8
2005	11	145	13.79	24.4
2006	11	118	17.80	59.7
2007	12	276	3.99	84.3
2008	16	305	5.25	28.3
2009	17	190	7.37	24.8
2010	16	282	2.13	11.2
2011	16	325	.92	32.3
2012	17	358	.28	15.9
2013	14	219	3.20	10.5
2014	15	303	1.98	62.3
2015	13	118	2.5	45
2016	12	204	3.43	23.3

Table II.45.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 57 single family units in Holt County, with 1 of them available. This translates into a vacancy rate of 1.8 percent in Holt County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 147 apartment units reported in the survey, with 6 of them available, which resulted in a vacancy rate of 4.1 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 2.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	57	1	1.8%	.7%
Apartments	147	6	4.1%	3.9%
Mobile Homes	0	0	%	.7%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
Total	204	7	3.43%	2.3%

Table II.45.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 5 units. The most common apartment units were one bedroom units, with 51 units. Details for additional unit types are reported on the following page.

Table II.45.22 Rental Units by Number of Bedrooms Holt County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	51	0	0	.	51
Two	5	28	0	0	.	33
Three	5	3	0	0	.	8
Four	0	4	0	0	.	4
Don’t Know	47	61	0	0	0	108
Total	57	147	0	0	0	204

Table II.45.23, 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 0.0 percent.

Table II.45.23 Single Family Units by Number of Bedrooms Holt County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	5	1	20.0%
Three	5	0	.0%
Four	0	0	%
Don’t know	47	0	.0%
Total	57	1	1.8%

Table II.45.24, 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 0.0 percent.

Table II.45.24 Apartment Units by Number of Bedrooms Holt County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	51	0	.0%
Two	28	5	17.9%
Three	3	1	33.3%
Four	4	0	.0%
Don’t know	61	0	.0%
Total	147	6	4.1%

Average market-rate rents by unit type are shown in Table II.45.25, 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.45.25					
Average Market Rate Rents by Number of Bedrooms					
Holt County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$499.2	\$	\$	\$499.2
Two	\$387.5	\$513.0	\$	\$	\$462.8
Three	\$400.0	\$681.0	\$	\$	\$540.5
Four	\$	\$600.0	\$	\$	\$600.0
Don't know	\$537.5	\$450.0	\$	\$	
Total	\$459.4	\$513.4	\$	\$	\$496.4

Table II.45.26, 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.45.26					
Average Assisted Rate Rents by Number of Bedrooms					
Holt County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$325.0	\$	\$	\$325.0
Two	\$107.0	\$	\$	\$	\$107.0
Three	\$92.0	\$	\$	\$	\$92.0
Four	\$	\$	\$	\$	\$
Total	\$99.5	\$325.0	\$	\$	\$174.7

Table II.45.27, on the following page, shows vacancy rates for single family units by average rental rates for Holt 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.45.27 Single Family Market Rate Rents by Vacancy Status Holt County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	7	1	14.3%
\$500 to \$750	46	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	4	0	.0%
Total	57	1	1.8%

The average rent and availability of apartment units is displayed in Table II.45.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 1.3 percent.

Table II.45.28 Apartment Market Rate Rents by Vacancy Status Holt County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	75	1	1.3%
\$500 to \$750	36	5	13.9%
\$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	36	0	.0%
Total	147	6	4.1%

Respondents were asked if utilities are included in the rent and, as shown in Table II.45.29 below, 8 respondents, or 72.7 percent, included some sort of utility in the rent.

Table II.45.29 Are there any utilities included with the rent? Holt County 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	3
% Offering Utilities	72.7%

The type of utility included in the rent is shown in Table II.45.30, below. There were 4 respondents who included electricity, 2 respondents who included natural gas, 7 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table II.45.30 Which utilities are included with the rent? Holt County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	2
Water/Sewer	7
Trash Collection	8

Table II.45.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 8 respondents said they keep a waitlist, with an estimated 33 number of persons on the wait list.

Table II.45.31 Do you keep a waiting list? Holt County 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	3
Waitlist Size	33

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.45.32 below, most respondents indicated there was extreme need for the renovation of existing single family units and extreme need for the renovation of existing apartment units.

Table II.45.32 How would you rate the need for renovation of existing units in the city? Holt County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	2	1	
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	4	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.45.33 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.45.33 How would you rate the need for construction of new units in the city? Holt County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	1		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	7	6	6	