

Madison County

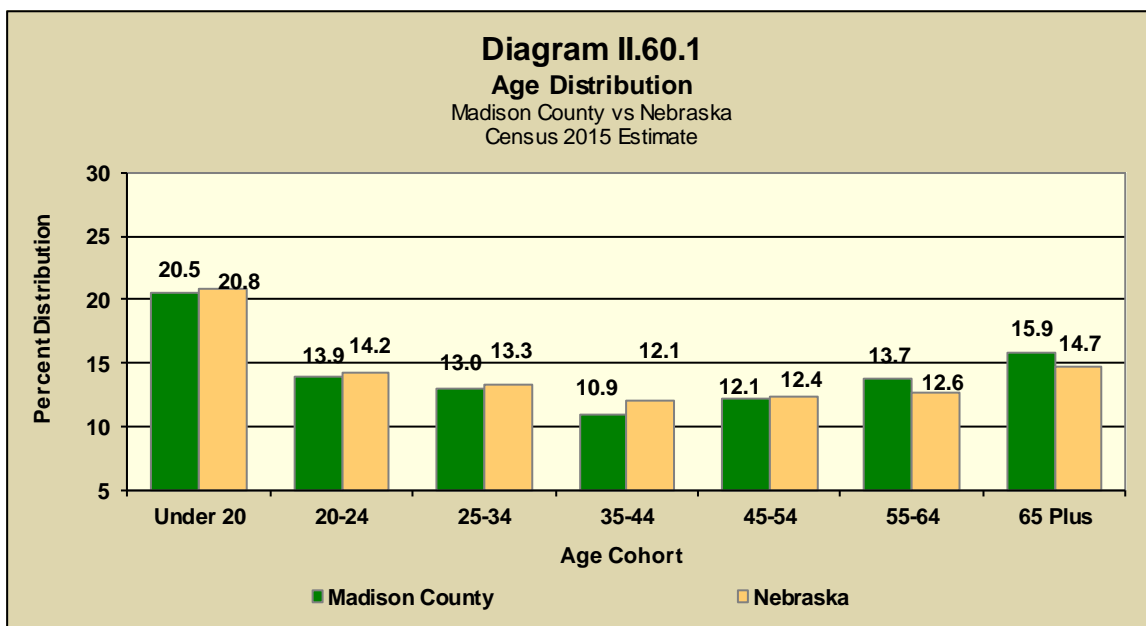
Summary

- Between 2010 and 2015, the county’s population increased by 0.5 percent or by 163 persons.
- Between 2010 and 2015, the Hispanic population increased by 10.8 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 180.
- In 2015, average earnings in the county was \$45,516 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.9 percent to 2.7 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 1 unit.
- In 2015, the average real value of new single-family construction was \$217,544.
- In fiscal year 2016, the average price of an existing home was \$137,687.
- In a November 2016 rental survey, the average vacancy rate was 3.03 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Madison County’s population increased by 0.5 percent, or from 34,876 people to 35,039 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 5,117 in 2010 to 4,862 in 2015, a decline of 5.0 percent. The number of people from 25 to 34 years of age increased by 6.3 percent, and those aged between 35 and 44 increased by 2.0 percent. As shown in Diagram II.60.1, people younger than 25 represented 34.3 percent of the population in 2015, while individuals aged 55 and older represented 29.6 percent of the population in Madison 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 1.0 percent, while the black population increased by 17.4 percent. The Hispanic population of any race changed from 4,504 to 4,989 or by 10.8 percent. Table II.60.1, below, presents the details of these population variations.

Subject	Nebraska			Madison County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	34,876	35,039	0.5%
Age						
Under 14 years	383,542	394,263	2.8%	7,252	7,169	-1.1%
15 to 24 years	258,206	268,848	4.1%	5,117	4,862	-5.0%
25 to 34 years	245,176	252,533	3.0%	4,276	4,545	6.3%
35 to 44 years	220,838	228,643	3.5%	3,761	3,836	2.0%
45 to 54 years	258,726	234,477	-9.4%	5,293	4,249	-19.7%
55 to 64 years	213,176	238,715	12.0%	4,053	4,815	18.8%
65 & over	246,677	278,711	13.0%	5,124	5,563	18.8%
Race						
White	1,649,264	1,689,616	2.4%	33,126	32,782	-1.0%
Black	85,971	93,900	9.2%	524	615	17.4%
American Indian or Alaskan Native	23,418	26,492	13.1%	544	665	22.2%
Asian	33,322	44,479	33.5%	186	365	96.2%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	29	29	0.0%
Two or More Races	32,305	39,365	21.9%	467	583	24.8%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	4,504	4,989	10.8%

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.60.2, at right, from April 2000 to July 2009, Madison County’s natural increase was estimated to be 1,939 people. Madison County experienced net out-migration from 2000–2009, with 2,660 persons having left the county during that period.⁹⁰ The 2015 population estimates showed a natural increase of 885 persons and a net out-migration of 722 persons since the 2010 Census. In total, Madison County’s population increased to 35,039 persons.

1980 Population	31,382
Natural Increase 80–90	2,422
Net Migration 80–90	-1,149
1990 Population	32,655
Natural Increase 90–00	1,960
Net Migration 90–00	611
2000 Population	35,226
Natural Increase 00–09	1,939
Net Migration 00–09	-2,660
2009 Population Estimate	34,505
2010 Population	34,876
Natural Increase 10–15	885
Net Migration 10–15	-722
2015 Population Estimate	35,039

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 Madison County decreased from 47 persons in 2014 to 9 persons in 2015, with an additional net movement of -33 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.60.3.

⁹⁰ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.60.3			
Driver's Licenses Exchanged and Surrendered			
Madison County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	517	531	-14
Calendar 2002	621	491	130
Calendar 2003	628	447	181
Calendar 2004	532	521	11
Calendar 2005	431	472	-41
Calendar 2006	424	639	-215
Calendar 2007	386	471	-85
Calendar 2008	443	351	92
Calendar 2009	418	281	137
Calendar 2010	638	383	255
Calendar 2011	443	320	123
Calendar 2012	523	405	118
Calendar 2013	407	330	77
Calendar 2014	394	347	47
Calendar 2015	418	409	9
First Half of 2016	181	214	-33

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 16,743 in 2014 to 16,891 in 2015, as shown in Table II.60.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Madison County increased by 0.5 percent from 6,522 in 2015 to 6,556 in 2016, as shown below in Table II.59.5. The number of school-age children 5 to 11 years of age increased from 3,325 in 2015 to 3,380 in 2016.

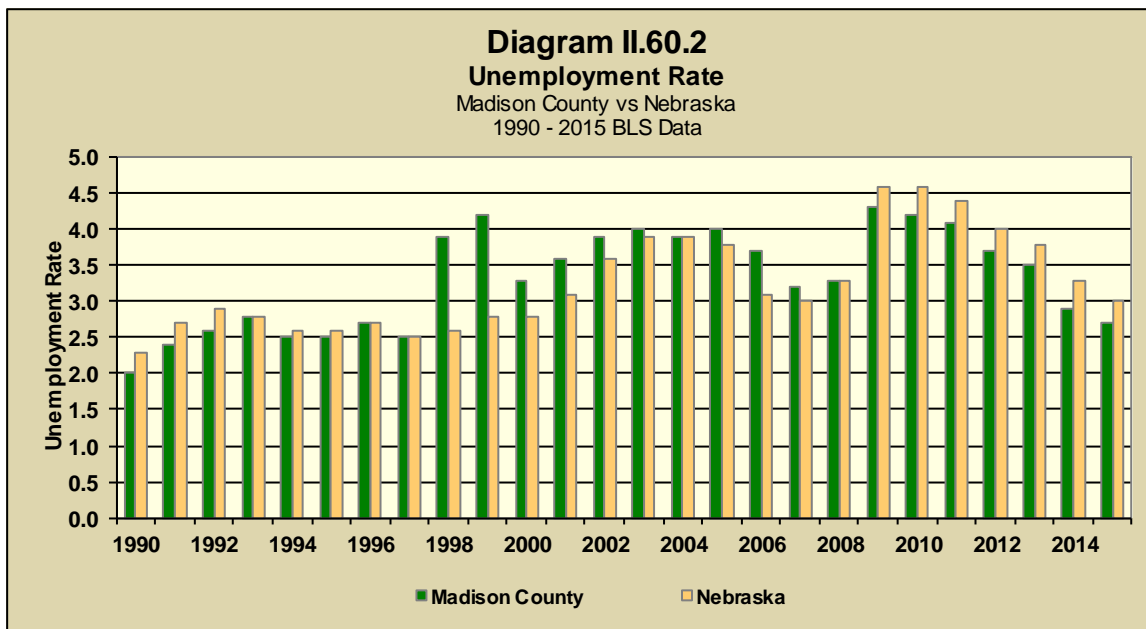
Table II.60.4	
Income Tax Returns	
Madison County	
1991–2015 DOR Data	
Year	Returns
1991	15,028
1992	15,194
1993	15,194
1994	15,739
1995	15,866
1996	16,059
1997	16,475
1998	16,286
1999	16,236
2000	16,452
2001	16,608
2002	16,587
2003	16,367
2004	16,535
2005	15,023
2006	16,326
2007	16,355
2008	16,780
2009	16,261
2010	16,435
2011	16,578
2012	16,773
2013	16,701
2014	16,743
2015	16,891

Table II.60.5				
School-Age Children				
Madison County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	4,148	1,023	2,365	7,536
1993	4,284	1,081	2,471	7,836
1994	4,395	1,189	2,601	8,185
1995	4,278	1,278	2,577	8,133
1996	4,162	1,269	2,714	8,145
1997	3,700	987	2,772	7,459
1998	3,992	1,187	2,830	8,009
1999	3,805	1,149	2,874	7,828
2000	3,840	1,147	2,931	7,918
2001	3,450	1,070	2,752	7,272
2002	3,677	1,083	2,814	7,574
2003	4,241	1,283	3,479	9,003
2004	4,286	1,253	3,259	8,798
2005	3,809	997	2,619	7,425
2006	3,668	952	3,185	7,805
2007	3,352	911	3,203	7,466
2008	3,469	892	2,401	6,762
2009	3,338	912	2,347	6,597
2010	3,202	900	2,280	6,382
2011	3,299	886	2,323	6,508
2012	3,259	899	2,338	6,496
2013	3,347	897	2,332	6,576
2014	3,380	894	2,318	6,592
2015	3,325	932	2,265	6,522
2016	3,380	928	2,248	6,556

ECONOMICS

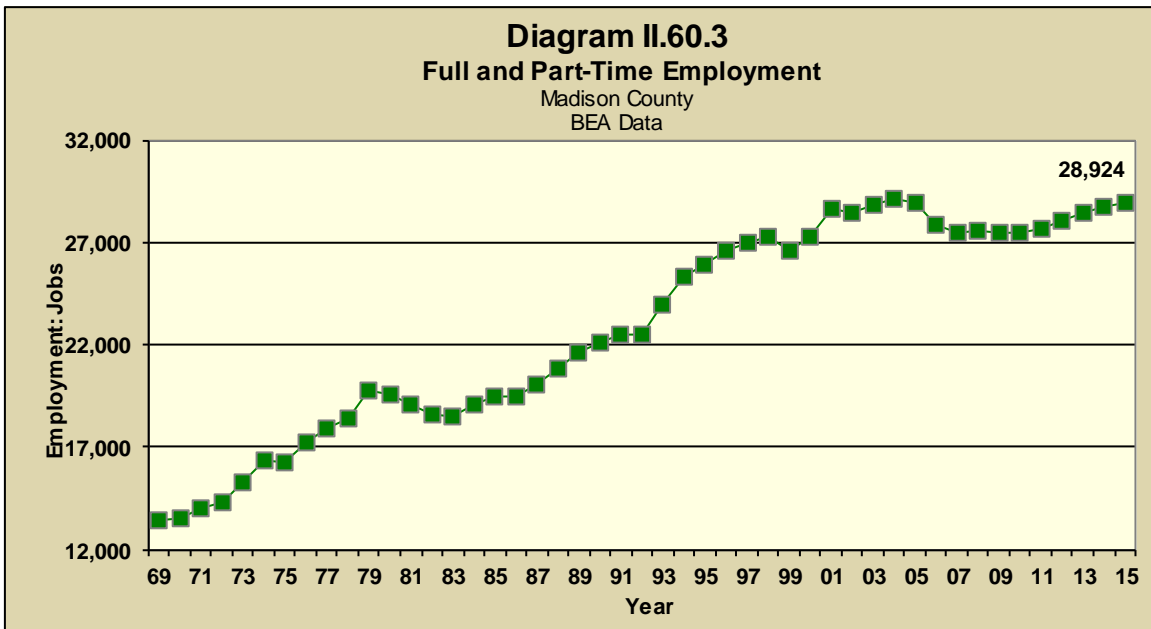
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Madison County, defined as the number of people working or actively seeking work, decreased from 19,515 in 2014 to 19,359 in 2015. The total number of people employed changed from 18,943 in 2014 to 18,829 in 2015. The unemployment rate for the county was 2.7 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.60.2, below.

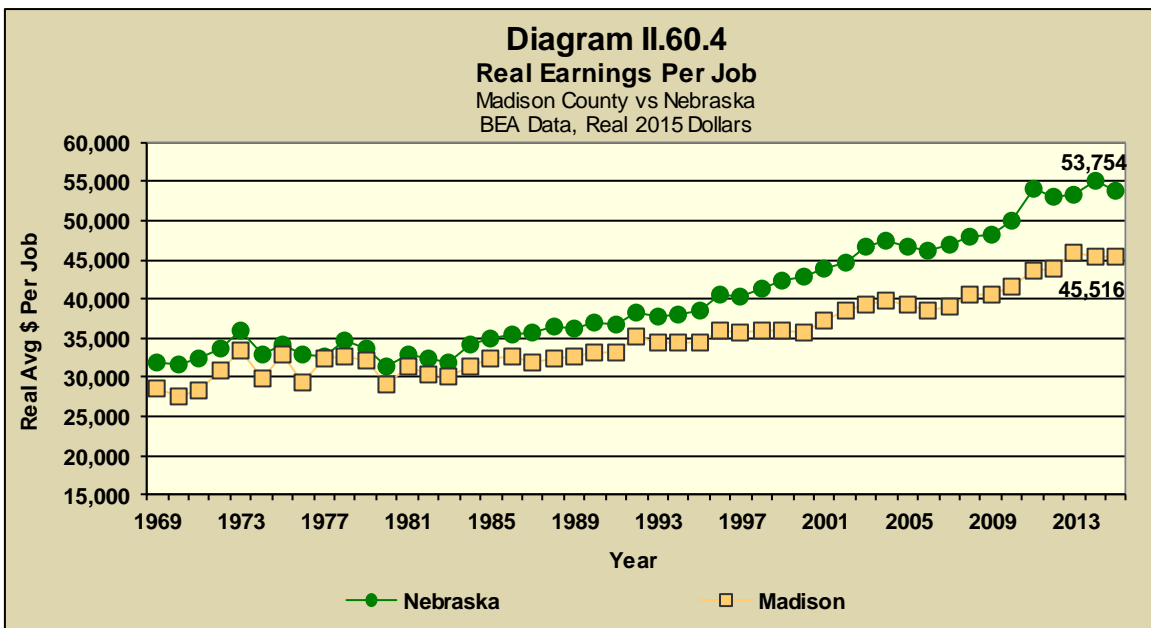


Employment and Personal Income

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 28,924 jobs in Madison County, an increase of 180 jobs since 2014. Diagram II.60.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.60.4, below, real average earnings per job in the county was \$45,516 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 \$1,573,766,000, an increase of 1.6 percent between 2014 and 2015. Table II.60.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.60.6
Total BEA Employment and Real Personal Income

Madison 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	382,409	23,194	-19,953	73,868	41,838	454,969	16,616	13,408	28,521
1970	374,183	23,491	-18,360	78,987	45,870	457,187	16,684	13,561	27,593
1971	397,579	24,616	-19,445	81,432	48,870	483,821	17,523	14,039	28,320
1972	440,751	26,851	-20,694	86,595	51,298	531,099	19,437	14,279	30,867
1973	512,713	34,409	-24,815	96,218	57,253	606,959	21,585	15,315	33,478
1974	488,141	39,072	-29,810	104,279	58,920	582,458	20,528	16,371	29,817
1975	533,655	38,197	-29,618	108,388	67,272	641,500	22,082	16,239	32,863
1976	506,293	42,406	-37,410	110,082	67,901	604,460	20,588	17,190	29,453
1977	579,105	44,841	-44,763	117,265	69,415	676,182	22,734	17,909	32,336
1978	599,924	49,328	-51,894	120,194	73,301	692,196	22,986	18,428	32,555
1979	636,895	56,946	-65,074	126,052	75,601	716,527	23,320	19,803	32,162
1980	571,957	55,676	-65,417	143,115	80,755	674,734	21,487	19,616	29,158
1981	599,535	57,060	-59,895	161,725	87,022	731,328	23,281	19,056	31,462
1982	562,408	55,337	-60,002	187,234	91,991	726,294	23,168	18,545	30,327
1983	556,854	56,024	-57,946	186,009	95,476	724,368	22,976	18,453	30,177
1984	600,449	59,785	-57,407	192,823	98,307	774,387	24,264	19,061	31,501
1985	634,071	64,129	-62,314	191,505	103,069	802,202	24,983	19,513	32,495
1986	635,838	65,796	-59,612	196,028	106,622	813,080	25,279	19,489	32,626
1987	639,305	66,047	-52,800	182,154	106,152	808,764	25,335	20,029	31,919
1988	675,015	72,017	-54,852	184,864	106,108	839,118	26,107	20,831	32,404
1989	706,588	76,166	-58,775	202,001	107,802	881,450	26,939	21,612	32,694
1990	734,364	81,578	-62,310	187,920	113,553	891,950	27,269	22,141	33,168
1991	745,999	84,855	-67,985	188,533	118,539	900,232	27,338	22,468	33,203
1992	791,012	86,247	-68,848	185,353	127,776	949,046	28,382	22,497	35,161
1993	828,102	92,938	-79,762	188,294	132,996	976,692	28,803	23,963	34,558
1994	877,362	98,229	-90,067	190,605	133,534	1,013,205	29,441	25,370	34,583
1995	892,098	100,075	-97,184	211,385	138,104	1,044,328	29,760	25,866	34,489
1996	953,810	101,870	-102,677	215,341	147,141	1,111,745	31,335	26,581	35,883
1997	965,137	108,086	-111,433	232,299	153,844	1,131,761	31,590	26,937	35,829
1998	977,232	107,828	-120,172	240,019	168,323	1,157,575	32,389	27,238	35,878
1999	956,471	106,404	-127,466	237,429	171,650	1,131,680	32,016	26,565	36,005
2000	976,660	107,747	-130,713	252,699	175,052	1,165,951	33,095	27,319	35,750
2001	1,066,154	116,890	-152,144	245,765	192,037	1,234,923	34,687	28,605	37,272
2002	1,092,395	120,792	-155,778	241,965	198,961	1,256,751	35,044	28,420	38,438
2003	1,134,578	123,150	-157,395	252,856	202,244	1,309,134	36,508	28,881	39,285
2004	1,162,393	125,507	-156,138	222,229	202,554	1,305,531	36,548	29,130	39,904
2005	1,139,401	125,795	-149,911	222,558	205,613	1,291,866	36,256	28,900	39,426
2006	1,073,952	124,784	-138,658	239,984	215,604	1,266,098	35,750	27,837	38,580
2007	1,076,474	122,898	-132,342	262,236	222,464	1,305,933	38,076	27,486	39,164
2008	1,120,637	126,453	-131,900	290,434	245,117	1,397,834	40,731	27,590	40,618
2009	1,117,989	125,437	-130,458	235,567	246,482	1,344,142	38,838	27,483	40,679
2010	1,140,828	127,722	-126,277	238,298	262,942	1,388,068	39,732	27,432	41,587
2011	1,205,786	113,708	-133,859	260,596	262,360	1,481,175	42,322	27,657	43,598
2012	1,230,985	115,219	-138,350	283,437	261,322	1,522,175	43,348	28,064	43,863
2013	1,311,310	132,073	-142,338	247,890	258,554	1,543,343	43,806	28,475	46,051
2014	1,303,417	137,166	-144,629	263,767	263,750	1,549,139	44,049	28,744	45,346
2015	1,316,492	139,093	-148,743	270,467	274,643	1,573,766	44,915	28,924	45,516

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 7.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 11.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 48.0 percent over the 2010 to 2015 period. Table II.60.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.60.7										
Income Tax Returns by Adjusted Gross Income										
Madison 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 ⁹¹
1991	4,865	1,624	2,900	2,054	2,049	1,111	220	161	44	15,028
1992	4,718	1,639	2,957	1,993	2,138	1,245	264	187	53	15,194
1993	4,694	1,532	2,907	1,893	2,151	1,451	303	210	53	15,194
1994	4,859	1,480	3,003	1,946	2,179	1,624	366	233	49	15,739
1995	4,684	1,497	3,018	1,890	2,229	1,767	453	267	61	15,866
1996	4,691	1,389	3,010	1,888	2,207	1,956	527	322	69	16,059
1997	4,745	1,395	2,932	1,943	2,200	2,099	671	404	86	16,475
1998	4,468	1,387	2,836	1,974	2,215	2,192	690	431	93	16,286
1999	4,565	1,217	2,796	1,903	2,094	2,319	755	471	116	16,236
2000	4,454	1,300	2,715	1,986	2,123	2,395	846	528	105	16,452
2001	4,476	1,238	2,843	1,939	2,158	2,434	914	511	95	16,608
2002	4,312	1,304	2,860	1,986	2,188	2,374	929	528	106	16,587
2003	3,979	1,427	2,836	1,952	2,121	2,375	990	580	107	16,367
2004	3,899	1,457	2,865	1,929	2,062	2,386	1,127	683	127	16,535
2005	3,491	1,168	2,399	1,728	1,902	2,281	1,159	755	140	15,023
2006	3,433	1,434	2,663	1,995	1,997	2,426	1,281	925	172	16,326
2007	3,425	1,362	2,442	2,003	2,048	2,411	1,401	1,090	173	16,355
2008	3,289	1,442	2,523	2,131	2,068	2,511	1,404	1,207	205	16,780
2009	3,111	1,407	2,519	2,064	2,022	2,448	1,414	1,097	179	16,261
2010	2,903	1,480	2,481	2,164	2,014	2,452	1,492	1,249	200	16,435
2011	2,984	1,360	2,420	2,240	2,048	2,440	1,473	1,385	228	16,578
2012	2,911	1,370	2,335	2,202	2,135	2,424	1,533	1,565	298	16,773
2013	2,810	1,334	2,346	2,171	2,098	2,399	1,631	1,650	262	16,701
2014	2,762	1,261	2,237	2,166	2,131	2,424	1,644	1,810	308	16,743
2015	2,687	1,289	2,209	2,093	2,296	2,501	1,672	1,843	301	16,891

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 4,444 in 2010 to 4,675 in 2015, with the poverty rate reaching 13.8 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.60.8, at right, presents poverty data for the county.

Table II.60.8		
Persons in Poverty		
Madison County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	3,426	10.2
1999	3,605	10.5
2000	3,282	9.5
2001	3,466	9.9
2002	3,774	10.8
2003	3,874	11.1
2004	4,057	11.7
2005	4,046	11.9
2006	4,477	13.1
2007	3,817	11.6
2008	3,986	12.1
2009	3,948	11.9
2010	4,444	13.1
2011	5,312	15.7
2012	4,250	12.5
2013	4,278	12.5
2014	4,662	13.7
2015	4,675	13.8

⁹¹ 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 Madison County increased by 351 between 1980 and 2014, at an annual rate of change of 0.9 percent, as reported by the Census Bureau and as presented in Table II.60.9, at right.⁹² This compared to an average annual rate of change of 1.03 percent statewide. Madison County added 17 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 0.9 percent in Madison County between 2010 and 2015, from 15,014 to 15,147. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.60.10.

Year	Nebraska	Madison County
1980	37,727	986
1981	37,582	964
1982	37,500	932
1983	41,889	1,035
1984	43,151	1,079
1985	43,115	1,076
1986	42,538	1,084
1987	42,691	1,112
1988	43,134	1,127
1989	43,302	1,131
1990	43,749	1,154
1991	44,405	1,149
1992	45,269	1,137
1993	46,059	1,178
1994	46,640	1,203
1995	47,128	1,226
1996	47,607	1,241
1997	48,588	1,284
1998	48,655	1,319
1999	48,968	1,298
2000	49,623	1,320
2001	49,710	1,333
2002	50,259	1,330
2003	50,394	1,351
2004	50,928	1,362
2005	51,440	1,371
2006	51,906	1,367
2007	52,517	1,332
2008	52,152	1,291
2009	51,633	1,283
2010	51,886	1,288
2011	51,553	1,289
2012	52,294	1,318
2013	52,585	1,320
2014	52,991	1,337

Subject	Nebraska	% Growth Since Census	Madison County	% Growth Since Census
2000 Census	722,668	-	14,432	-
2010 Census	796,793	10.3%	15,014	4.0%
July 2011 Estimate	801,129	0.5%	15,052	0.3%
July 2012 Estimate	804,659	1.0%	15,058	0.3%
July 2013 Estimate	809,171	1.5%	15,089	0.5%
July 2014 Estimate	814,970	2.3%	15,118	0.7%
July 2015 Estimate	820,913	3.0%	15,147	0.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Madison County. As shown in Table II.60.11 on the following page, 7.1 percent of housing units, or 1,063, were vacant in 2015. Of the 14,007 housing units that were occupied in 2015, 64.9 percent, or 9,093, were owner-occupied and the remaining 35.1 percent were renter-occupied.

⁹² Totals may not add due to rounding-off of county totals.

Table II.60.11				
Housing Units by Tenure				
Madison 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	13,939	92.8%	14,007	92.9%
Owner-Occupied	9,168	65.8%	9,093	64.9%
Renter-Occupied	4,771	34.2%	4,914	35.1%
Vacant Housing Units	1,075	7.2%	1,063	7.1%
Total Housing Units	15,014	100.0%	15,070	100.0%

As shown in Table II.60.12, below, there were 11,527 single family dwellings in 2015, which accounted for 76.5 percent of all housing units. Apartment units accounted for 14.3 percent of housing units, with 2,150 units. Mobile homes also accounted for an additional 2.8 percent of housing with 419 units.

Table II.60.12				
Housing Units by Type				
Madison County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁹³		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	11,439	76%	11,527	76.5%
Duplex	329	2%	357	2.4%
Tri- or Four-Plex	550	4%	610	4.0%
Apartment	2,200	15%	2,150	14.3%
Mobile Home	466	3%	419	2.8%
Boat, RV, Van, Etc.	3	0%	7	.0%
Total	14,987	100.0%	15,070	100.0%

Table II.60.13, below, shows the disposition of vacant housing units in Madison County. The 2015 five-year ACS shows 30.4 percent of vacant units were for rent, 6.7 percent were for sale, and 19.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 354 "other vacant" units, or 32.9 percent; this compared to 37.8 percent "other vacant" units in 2015.

Table II.60.13				
Disposition of Vacant Housing Units				
Madison County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	435	40.5%	323	30.4%
For Sale	165	15.3%	71	6.7%
Rented or Sold, Not Occupied	55	5.1%	210	19.8%
For Seasonal, Recreational, or Occasional Use	66	6.1%	57	5.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	354	32.9%	402	37.8%
Total	1,075	100.0%	1,063	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁹⁴ In most years for which data are presented, single-

⁹³ Data unavailable in 2010 Census

⁹⁴ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Madison County decreased from 54 in 2014 to 52 in 2015 and the average value of construction was \$217,544 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 61 in 2014 to 62 in 2015. These changes in residential permit activity in the county compared to a decline in population of 187 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.60.14.

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	106	2	6	52	166	111.60	50.70	61.80	58.00
1981	63	6	36	11	116	128.70	60.30	42.40	45.40
1982	58	.	.	.	58	100.00	.	.	.
1983	78	2	4	24	108	99.60	86.10	51.20	40.50
1984	81	.	15	11	107	98.60	.	33.60	45.80
1985	53	2	4	107	166	94.10	111.20	47.90	35.30
1986	69	4	7	26	106	114.50	110.90	94.30	34.40
1987	64	6	.	18	88	102.40	76.80	.	22.40
1988	73	4	4	171	252	103.30	115.60	43.40	32.30
1989	85	6	20	62	173	112.00	97.60	26.60	17.00
1990	73	6	.	70	149	121.50	112.30	.	41.90
1991	58	10	3	13	84	118.80	78.90	48.60	44.70
1992	99	8	.	12	119	127.60	55.10	.	32.80
1993	98	2	.	80	180	153.70	31.10	.	33.00
1994	99	8	.	45	152	148.10	45.00	.	46.40
1995	101	4	.	180	285	141.10	69.60	.	41.60
1996	131	2	3	.	136	138.50	68.00	64.40	.
1997	117	2	4	68	191	149.30	81.60	84.40	48.00
1998	111	6	7	24	148	147.60	55.70	81.50	37.70
1999	101	12	.	28	141	148.80	114.20	.	50.00
2000	75	8	12	.	95	162.80	134.00	78.80	.
2001	79	18	3	32	132	163.60	77.80	65.50	31.90
2002	95	4	4	.	103	166.1	87.1	48.4	.
2003	98	10	4	24	136	165.6	61.0	71.2	88.6
2004	132	6	6	10	154	175.8	55.1	68.4	90.6
2005	124	4	9	.	137	179.9	95.5	77.5	.
2006	87	2	9	.	98	188.5	63.7	77.2	.
2007	66	2	6	.	74	190.0	53.3	75.2	.
2008	84	2	.	.	86	171.6	49.8	.	.
2009	56	2	.	.	58	179.0	120.7	.	.
2010	53	.	3	12	68	204.8	.	48.8	148.3
2011	39	.	.	.	39	215.6	.	.	.
2012	60	2	.	.	62	201.7	54.5	.	.
2013	53	8	.	.	61	207.9	70.8	.	.
2014	54	4	3	.	61	181.4	89.1	114.1	.
2015	52	10	.	.	62	217.5	124.6	.	.

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 9,797 property transactions in Madison County. Of these, 9,542 were for single-family homes during this 18-year period, as shown in Table II.60.15.

Table II.60.15						
Residential Property Transactions						
Madison County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	550	9	2	13	4	578
2000	510	8	4	26	2	550
2001	466	7	9	12	1	495
2002	557	7	6	19	1	590
2003	542	5	0	20	2	569
2004	547	8	1	16	3	575
2005	593	7	0	13	1	614
2006	559	3	1	19	1	583
2007	519	1	0	0	0	520
2008	543	0	0	2	8	553
2009	510	1	0	0	0	511
2010	468	0	0	2	0	470
2011	399	0	0	4	3	406
2012	509	0	0	0	0	509
2013	577	0	0	1	0	578
2014	586	0	0	3	0	589
2015	566	0	0	0	0	566
2016	541	0	0	0	0	541
Total	9,542	56	23	150	26	9,797

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 3,211 single-family home property transactions for units built before 1930, .8 percent of units were of low quality and 33.9 percent were of fair quality. Conversely, of the 652 homes built from 2001 through 2010, 0.0 percent of units were of low quality and .8 percent of fair quality. Table II.60.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.60.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Madison 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	26	8	4	4	1	0	0	0	1	44
Fair	1,090	621	182	151	35	30	5	1	2	2,117
Average	2,060	1,054	822	1,221	461	710	493	57	5	6,883
Good	32	8	17	40	55	114	140	51	0	457
Very Good	0	0	1	0	0	10	12	4	1	28
Excellent	0	0	1	0	0	0	0	0	0	1
Missing	3	1	2	2	0	1	2	0	1	12
Total	3,211	1,692	1,029	1,418	552	865	652	113	10	9,542

In regard to the current condition of residential dwellings, of the same 3,211 single-family homes built before 1930, 4.1 percent of the homes were worn out or badly worn, and 91.5

percent were in average condition. Table II.60.17 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	20	4	1	5	1	1	0	0	0	32
Badly Worn	112	30	24	28	4	1	0	0	0	199
Average	2,939	1,621	975	1,300	480	631	111	48	9	8,114
Good	140	37	28	84	66	225	534	65	0	1,179
Very Good	0	0	1	0	1	3	5	0	0	10
Excellent	0	0	0	0	0	3	0	0	0	3
Missing	0	0	0	1	0	1	2	0	1	5
Total	3,211	1,692	1,029	1,418	552	865	652	113	10	9,542

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$101,997 to \$137,687, a total increase of 35.0 percent, as shown in Table II.60.18, 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 Madison County ranged from \$55,559 for homes built before 1930 to \$192,012 for homes built from 2001 to 2010, and \$227,737 for the newest homes built between 2011 and 2016.⁹⁵ Homes built from 2011 through 2016 were also larger, averaging 1,660 square feet per unit. Table II.60.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	76,535
2000	75,087
2001	77,647
2002	84,134
2003	86,539
2004	91,058
2005	97,675
2006	103,346
2007	101,393
2008	106,571
2009	107,415
2010	101,997
2011	106,241
2012	118,026
2013	116,980
2014	123,371
2015	128,382
2016	137,687
Average	102,521

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁹⁶ (\$)
Before 1930	55,559	1,307	42.5
1931-1960	72,817	1,106	65.8
1961-1970	102,188	1,312	77.9
1971-1980	119,102	1,389	85.8
1981-1990	151,885	1,603	94.8
1991-2000	175,922	1,704	103.2
2001-2010	192,012	1,581	121.4
2011-2016	227,737	1,660	137
Average	102,130	1,364	75

⁹⁵ 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.

⁹⁶ 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.60.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Madison County. The number of completed surveys increased from 66 in 2015 to 68 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .6 percentage points and was at 3.03 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	747	4.8	67.2
2003	14	1,390	5.0	
2004	19	1,193	5.0	31.2
2005	15	1,595	8.5	26.7
2006	40	1,266	9.9	.0
2007	65	2,158	10.9	42.0
2008	58	1,920	4.0	20.4
2009	53	1,696	5.4	28.2
2010	73	1,976	5.5	31.1
2011	73	1,858	2.7	26.7
2012	63	1,287	2.1	18.0
2013	63	2,197	4.1	24.3
2014	73	1,787	1.9	18.3
2015	66	1,676	2.4	16
2016	68	1,652	3.0	43.6

Table II.60.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 217 single family units in Madison County, with 3 of them available. This translates into a vacancy rate of 1.4 percent in Madison County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,330 apartment units reported in the survey, with 47 of them available, which resulted in a vacancy rate of 3.5 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 2.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	217	3	1.4%	2.4%
Apartments	1,330	47	3.5%	2.8%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	105	0	.0%	4.5%
Total	1,652	50	3.03%	2.7%

Table II.60.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 59 units. The most common apartment units were two bedroom units, with 634 units. Details for additional unit types are reported on the following page.

Table II.60.22 Rental Units by Number of Bedrooms Madison County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	24	0	0	·	24
One	15	470	0	0	·	485
Two	59	634	0	0	·	693
Three	52	48	0	0	·	100
Four	18	0	0	0	·	18
Don’t Know	73	154	0	0	105	332
Total	217	1,330	0	0	105	1,652

Table II.60.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.60.23 Single Family Units by Number of Bedrooms Madison County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	0	.0%
Two	59	0	.0%
Three	52	2	3.8%
Four	18	1	5.6%
Don’t know	73	0	.0%
Total	217	3	1.4%

Table II.60.24, 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 4.1 percent.

Table II.60.24 Apartment Units by Number of Bedrooms Madison County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	24	0	.0%
One	470	13	2.8%
Two	634	26	4.1%
Three	48	0	.0%
Four	0	0	%
Don’t know	154	8	5.2%
Total	1,330	47	3.5%

Average market-rate rents by unit type are shown in Table II.60.25, 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.60.25					
Average Market Rate Rents by Number of Bedrooms					
Madison County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$444	\$	\$	\$444
One	\$464	\$506	\$	\$	\$497
Two	\$627	\$603	\$	\$	\$612
Three	\$797	\$724	\$	\$	\$770
Four	\$930	\$1,000	\$	\$	\$937
Don't know	\$600	\$	\$	\$	
Total	\$708	\$586	\$	\$	\$645

Table II.60.26, 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.60.26					
Average Assisted Rate Rents by Number of Bedrooms					
Madison County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$282	\$	\$	\$282
Two	\$450	\$255	\$	\$	\$294
Three	\$612	\$300	\$	\$	\$508
Four	\$	\$	\$	\$	\$
Total	\$568	\$251	\$	\$	\$322

Table II.60.27, on the following page, shows vacancy rates for single family units by average rental rates for Madison 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 1.1 percent.

Table II.60.27 Single Family Market Rate Rents by Vacancy Status Madison County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	24	0	.0%
\$500 to \$750	89	1	1.1%
\$750 to \$1,000	46	0	.0%
\$1,000 to \$1,250	30	2	6.7%
\$1,250 to \$1,500	6	0	.0%
Above \$1,500	0	0	%
Missing	22	0	.0%
Total	217	3	1.4%

The average rent and availability of apartment units is displayed in Table II.60.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 3.6 percent.

Table II.60.28 Apartment Market Rate Rents by Vacancy Status Madison County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	121	7	5.8%
\$500 to \$750	945	34	3.6%
\$750 to \$1,000	58	1	1.7%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	76	0	.0%
Missing	130	5	3.8%
Total	1,330	47	3.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.60.29 below, 38 respondents, or 59.4 percent, included some sort of utility in the rent.

Table II.60.29 Are there any utilities included with the rent? Madison County 2016 Survey of Rental Properties	
Period	Respondent
Yes	38
No	26
% Offering Utilities	59.4%

The type of utility included in the rent is shown in Table II.60.30, below. There were 14 respondents who included electricity, 10 respondents who included natural gas, 38 respondents who included water and sewer and 37 respondents included trash collection in the rent.

Table II.60.30 Which utilities are included with the rent? Madison County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	14
Natural Gas	10
Water/Sewer	38
Trash Collection	37

Table II.60.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 21 respondents said they keep a waitlist, with an estimated 134 number of persons on the wait list.

Table II.60.31 Do you keep a waiting list? Madison County 2016 Survey of Rental Properties	
Period	Respondent
Yes	21
No	43
Waitlist Size	134

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.60.32 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.60.32 How would you rate the need for renovation of existing units in the city? Madison County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	11	12	11	1
Low Need	6	6	6	2
Moderate Need	16	16	16	1
High Need	7	7	7	
Extreme Need	9	9	9	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.60.33 below, most respondents indicated there was either no need or extreme need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.60.33 How would you rate the need for construction of new units in the city? Madison County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	14	15	14	
Low Need	5	5	5	1
Moderate Need	10	10	10	2
High Need	7	7	7	1
Extreme Need	14	14	14	3

