

Saline County

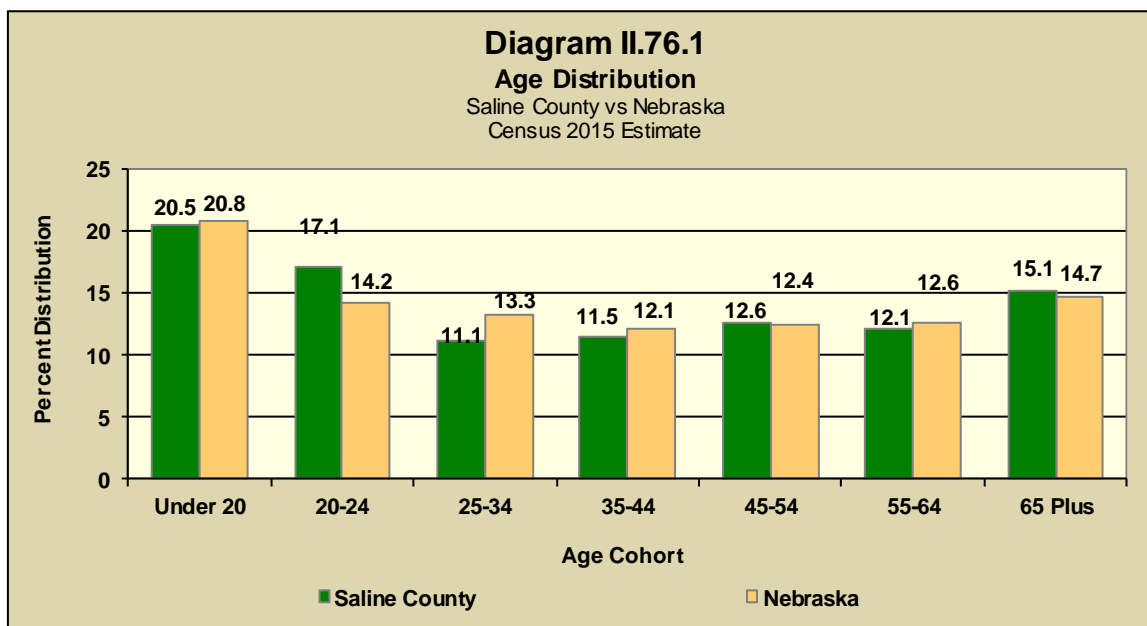
Summary

- Between 2010 and 2015, the county’s population increased by 0.6 percent or by 82 persons.
- Between 2010 and 2015, the Hispanic population increased by 18.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 271.
- In 2015, average earnings in the county was \$43,218 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.4 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 9 units.
- In 2015, the average real value of new single-family construction was \$184,600.
- In fiscal year 2016, the average price of an existing home was \$104,480.
- In a November 2016 rental survey, the average vacancy rate was 8.32 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Saline County’s population increased by 0.6 percent, or from 14,200 people to 14,282 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 2,406 in 2010 to 2,440 in 2015, an increase of 1.4 percent. The number of people from 25 to 34 years of age decreased by 2.5 percent, and those aged between 35 and 44 decreased by 2.4 percent. As shown in Diagram II.76.1, people younger than 25 represented 37.6 percent of the population in 2015, while individuals aged 55 and older represented 27.3 percent of the population in Saline 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 1.6 percent, while the black population increased by 38.9 percent. The Hispanic population of any race changed from 2,870 to 3,403 or by 18.6 percent. Table II.76.1, below, presents the details of these population variations.

Subject	Nebraska			Saline County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	14,200	14,282	0.6%
Age						
Under 14 years	383,542	394,263	2.8%	2,855	2,926	2.5%
15 to 24 years	258,206	268,848	4.1%	2,406	2,440	1.4%
25 to 34 years	245,176	252,533	3.0%	1,625	1,585	-2.5%
35 to 44 years	220,838	228,643	3.5%	1,683	1,642	-2.4%
45 to 54 years	258,726	234,477	-9.4%	1,996	1,795	-10.1%
55 to 64 years	213,176	238,715	12.0%	1,560	1,733	11.1%
65 & over	246,677	278,711	13.0%	2,075	2,161	11.1%
Race						
White	1,649,264	1,689,616	2.4%	13,461	13,245	-1.6%
Black	85,971	93,900	9.2%	162	225	38.9%
American Indian or Alaskan Native	23,418	26,492	13.1%	136	207	52.2%
Asian	33,322	44,479	33.5%	232	375	61.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	64	68	6.3%
Two or More Races	32,305	39,365	21.9%	145	162	11.7%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	2,870	3,403	18.6%

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.76.2, at right, from April 2000 to July 2009, Saline County’s natural increase was estimated to be 359 people. Saline County experienced net out-migration from 2000–2009, with 330 persons having left the county during that period.²⁰² The 2015 population estimates showed a natural increase of 277 persons and a net out-migration of 195 persons since the 2010 Census. In total, Saline County’s population increased to 14,282 persons.

1980 Population	13,131
Natural Increase 80–90	72
Net Migration 80–90	-488
1990 Population	12,715
Natural Increase 90–00	-236
Net Migration 90–00	1,364
2000 Population	13,843
Natural Increase 00–09	359
Net Migration 00–09	-330
2009 Population Estimate	13,872
2010 Population	14,200
Natural Increase 10–15	277
Net Migration 10–15	-195
2015 Population Estimate	14,282

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 Saline County increased from 15 persons in 2014 to 23 persons in 2015, with an additional net movement of 43 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.76.3.

²⁰² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.76.3			
Driver's Licenses Exchanged and Surrendered			
Saline County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	173	150	23
Calendar 2002	166	127	39
Calendar 2003	129	115	14
Calendar 2004	126	137	-11
Calendar 2005	129	144	-15
Calendar 2006	130	131	-1
Calendar 2007	135	131	4
Calendar 2008	148	109	39
Calendar 2009	148	85	63
Calendar 2010	204	95	109
Calendar 2011	119	68	51
Calendar 2012	151	92	59
Calendar 2013	97	111	-14
Calendar 2014	118	103	15
Calendar 2015	129	106	23
First Half of 2016	95	52	43

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 6,151 in 2014 to 6,250 in 2015, as shown in Table II.76.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Saline County increased by 0.2 percent from 2,941 in 2015 to 2,947 in 2016, as shown below in Table II.76.5. The number of school-age children 5 to 11 years of age increased from 1,478 in 2015 to 1,533 in 2016.

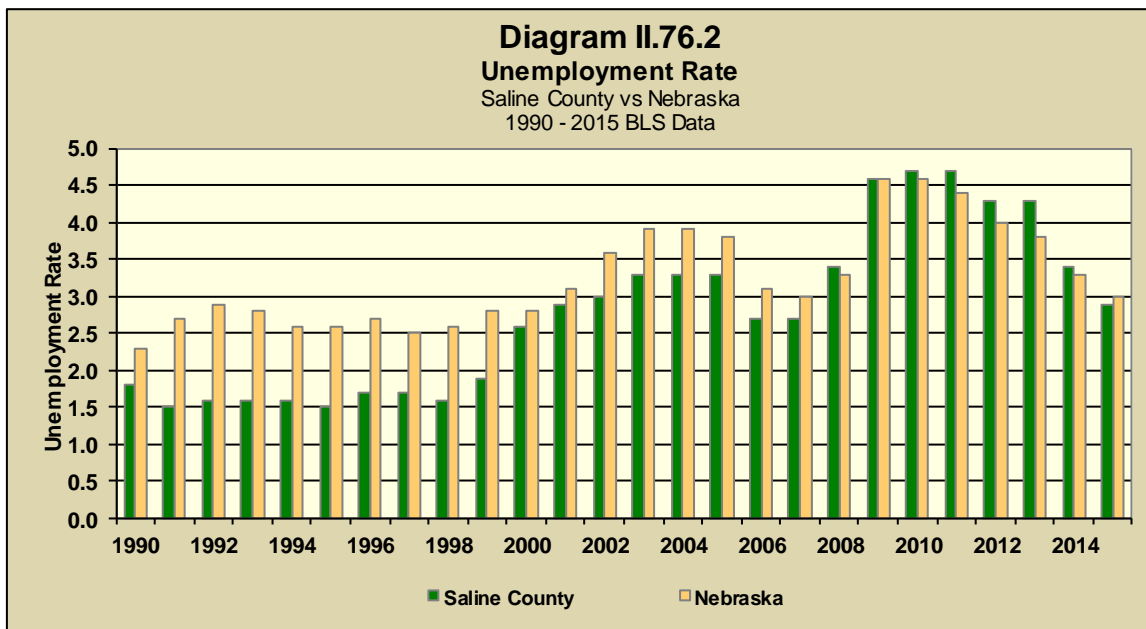
Table II.76.4	
Income Tax Returns	
Saline County	
1991–2015 DOR Data	
Year	Returns
1991	5,664
1992	5,694
1993	5,647
1994	5,716
1995	5,745
1996	5,854
1997	5,920
1998	5,990
1999	5,969
2000	6,029
2001	5,931
2002	6,003
2003	5,937
2004	5,936
2005	5,468
2006	5,925
2007	6,003
2008	6,001
2009	5,897
2010	5,908
2011	6,057
2012	6,136
2013	6,094
2014	6,151
2015	6,250

Table II.76.5				
School-Age Children				
Saline County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,334	382	833	2,549
1993	1,368	424	836	2,628
1994	1,333	399	874	2,606
1995	1,333	424	910	2,667
1996	1,365	452	927	2,744
1997	1,372	419	973	2,764
1998	1,345	460	986	2,791
1999	1,339	442	1,014	2,795
2000	1,317	465	1,048	2,830
2001	1,302	439	1,067	2,808
2002	1,465	391	1,052	2,908
2003	1,578	477	1,153	3,208
2004	1,686	506	1,159	3,351
2005	1,702	507	1,134	3,343
2006	1,409	432	1,051	2,892
2007	1,463	412	1,093	2,968
2008	1,395	381	1,019	2,795
2009	1,396	385	1,036	2,817
2010	1,339	405	963	2,707
2011	1,412	409	955	2,776
2012	1,431	388	943	2,762
2013	1,393	426	976	2,795
2014	1,396	407	976	2,779
2015	1,478	398	1,065	2,941
2016	1,533	400	1,014	2,947

ECONOMICS

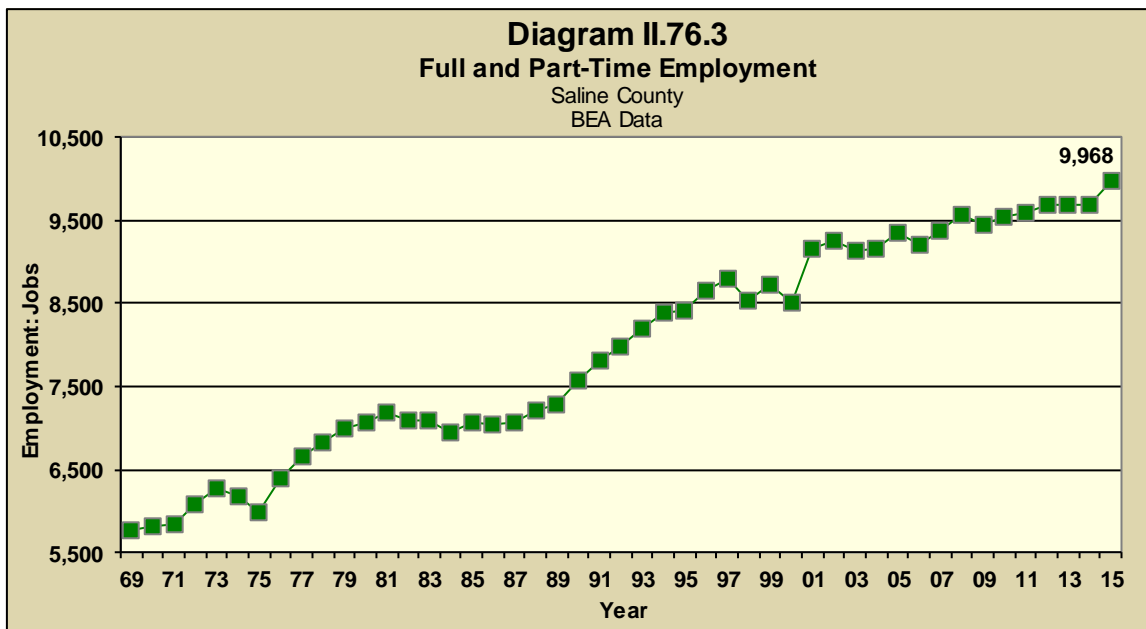
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Saline County, defined as the number of people working or actively seeking work, increased from 7,246 in 2014 to 7,326 in 2015. The total number of people employed changed from 6,998 in 2014 to 7,112 in 2015. The unemployment rate for the county was 2.9 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.76.2, below.

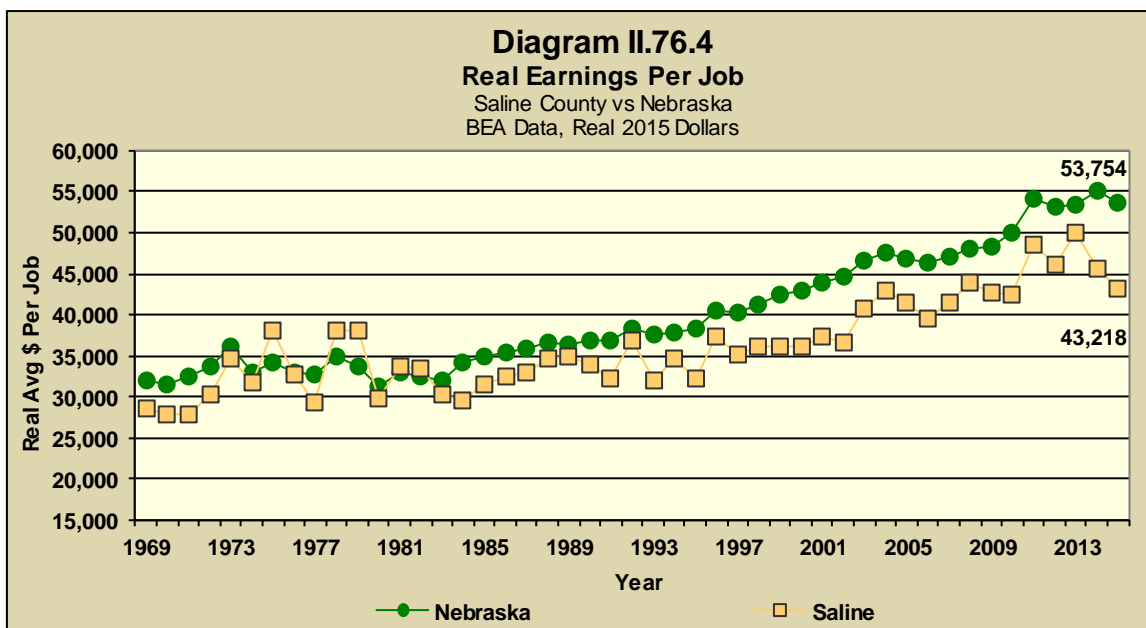


Employment and Personal Income

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 9,968 jobs in Saline County, an increase of 271 jobs since 2014. Diagram II.76.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.76.4, below, real average earnings per job in the county was \$43,218 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 \$543,549,000, a decline of 1.9 percent between 2014 and 2015. Table II.76.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.76.6
Total BEA Employment and Real Personal Income
 Saline 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	164,569	9,282	-2,323	49,426	22,631	225,022	17,620	5,769	28,526
1970	162,285	9,650	-3,088	51,049	23,824	224,419	17,570	5,820	27,884
1971	163,658	10,023	-3,191	50,718	25,565	226,728	17,968	5,850	27,976
1972	183,380	10,960	-5,616	53,407	26,794	247,004	19,455	6,073	30,196
1973	217,242	13,258	-7,135	58,103	29,762	284,714	22,898	6,263	34,687
1974	196,501	14,211	-8,551	60,626	30,900	265,264	21,358	6,173	31,832
1975	227,528	13,811	-10,199	64,945	34,490	302,952	24,133	5,974	38,086
1976	209,829	15,272	-11,629	66,501	33,919	283,348	22,124	6,391	32,832
1977	194,978	16,496	-16,336	72,258	34,478	268,883	20,919	6,651	29,316
1978	260,008	18,008	-20,933	71,470	35,637	328,174	25,639	6,829	38,074
1979	265,859	19,674	-24,280	72,101	36,566	330,571	25,685	6,994	38,012
1980	210,414	20,013	-27,110	82,299	39,077	284,666	21,643	7,063	29,791
1981	241,797	21,175	-27,320	90,578	40,169	324,050	24,539	7,195	33,606
1982	238,420	19,966	-23,632	100,635	43,144	338,601	25,400	7,097	33,594
1983	215,235	20,117	-22,767	104,998	43,673	321,022	24,220	7,088	30,366
1984	205,877	20,259	-20,156	106,031	43,811	315,304	24,114	6,943	29,652
1985	221,620	21,113	-20,596	104,528	44,478	328,917	25,305	7,056	31,409
1986	228,215	21,946	-20,100	104,910	46,388	337,467	26,128	7,044	32,398
1987	233,333	22,459	-20,025	94,707	45,890	331,446	25,797	7,066	33,022
1988	250,081	23,864	-19,819	89,527	46,054	341,979	26,633	7,201	34,729
1989	253,600	25,238	-20,952	94,698	46,514	348,622	27,152	7,279	34,840
1990	258,022	26,835	-21,923	85,793	47,784	342,842	26,973	7,583	34,026
1991	251,585	28,224	-22,316	85,393	49,108	335,545	26,419	7,822	32,164
1992	294,334	30,335	-24,435	85,951	50,492	376,008	29,207	7,985	36,861
1993	261,807	29,660	-20,281	84,136	53,083	349,085	26,709	8,194	31,951
1994	289,991	30,888	-20,284	81,997	54,292	375,108	28,474	8,387	34,576
1995	271,401	31,133	-18,826	86,659	55,939	364,039	27,265	8,414	32,256
1996	323,279	31,199	-15,974	88,907	57,208	422,221	31,343	8,654	37,356
1997	308,721	32,623	-14,667	92,853	58,197	412,482	30,366	8,791	35,118
1998	309,644	32,591	-11,433	92,153	64,056	421,829	31,010	8,539	36,262
1999	314,965	33,247	-9,380	87,108	65,805	425,250	30,769	8,736	36,054
2000	307,647	33,555	-6,403	89,045	67,804	424,537	30,587	8,520	36,109
2001	341,707	37,582	-5,110	90,471	71,510	460,995	32,919	9,171	37,260
2002	338,710	39,649	-8,727	83,897	77,603	451,834	32,022	9,269	36,542
2003	373,566	40,252	-12,399	81,091	79,109	481,116	33,805	9,145	40,849
2004	394,437	41,538	-16,314	74,434	80,435	491,454	34,595	9,172	43,004
2005	388,027	43,399	-20,299	67,387	83,447	475,162	33,613	9,342	41,536
2006	363,610	43,223	-22,756	62,984	86,572	447,187	31,971	9,208	39,488
2007	388,305	43,554	-26,553	73,255	86,966	478,419	34,005	9,379	41,401
2008	421,350	45,092	-31,577	81,241	93,205	519,126	36,954	9,578	43,991
2009	404,544	46,317	-27,174	76,811	98,808	506,671	35,766	9,446	42,827
2010	405,743	47,319	-26,856	73,324	102,422	507,314	35,664	9,536	42,549
2011	464,982	40,221	-24,413	77,562	102,114	580,024	40,405	9,602	48,426
2012	448,003	39,967	-24,858	83,524	102,294	568,996	39,306	9,702	46,176
2013	484,011	45,413	-24,974	84,040	99,570	597,234	41,616	9,698	49,908
2014	442,292	47,531	-23,874	83,615	99,426	553,928	38,633	9,697	45,611
2015	430,802	48,040	-26,721	85,843	101,665	543,549	38,058	9,968	43,218

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 1.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 5.4 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 52.3 percent over the 2010 to 2015 period. Table II.76.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.76.7										
Income Tax Returns by Adjusted Gross Income										
Saline 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 ²⁰³
1991	1,756	635	1,186	855	750	375	60	37	0	5,664
1992	1,687	617	1,161	835	830	436	71	48	0	5,694
1993	1,664	544	1,203	824	786	488	75	46	0	5,647
1994	1,705	542	1,145	828	792	556	81	54	0	5,716
1995	1,573	506	1,139	832	887	628	101	62	0	5,745
1996	1,602	488	1,173	800	881	690	127	77	0	5,854
1997	1,546	484	1,056	820	940	776	160	105	0	5,920
1998	1,537	445	1,048	837	963	795	206	128	0	5,990
1999	1,465	409	1,004	850	956	894	237	144	10	5,969
2000	1,491	368	970	925	965	886	251	160	13	6,029
2001	1,527	328	908	904	909	934	242	143	0	5,931
2002	1,509	374	886	919	936	932	269	138	0	6,003
2003	1,360	436	868	869	930	990	286	158	0	5,937
2004	1,321	386	801	909	927	1,005	377	197	13	5,936
2005	1,196	367	666	761	918	927	395	218	20	5,468
2006	1,042	457	816	877	977	1,040	456	241	19	5,925
2007	1,071	461	767	807	949	1,058	546	311	33	6,003
2008	1,027	424	807	773	954	1,024	582	381	29	6,001
2009	990	442	775	773	937	1,007	574	375	24	5,897
2010	879	408	823	778	935	1,051	577	421	36	5,908
2011	941	414	797	830	936	997	632	465	45	6,057
2012	921	443	744	776	1,023	984	628	558	59	6,136
2013	888	460	755	763	991	975	625	580	57	6,094
2014	851	419	765	803	998	1,002	669	580	64	6,151
2015	891	421	743	778	1,049	1,002	670	634	62	6,250

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 1,387 in 2010 to 1,328 in 2015, with the poverty rate reaching 10.0 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.76.8, at right, presents poverty data for the county.

Table II.76.8		
Persons in Poverty		
Saline County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,137	9.1
1999	1,085	8.3
2000	1,029	7.8
2001	1,123	8.5
2002	1,185	8.8
2003	1,125	8.3
2004	1,128	8.4
2005	1,198	9
2006	1,201	9
2007	1,216	9.4
2008	1,263	9.8
2009	1,338	10.3
2010	1,387	10.6
2011	1,469	11.1
2012	1,450	10.8
2013	1,594	12.0
2014	1,328	10.1
2015	1,328	10.0

²⁰³ 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 Saline County increased by 22 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.76.9, at right.²⁰⁴ This compared to an average annual rate of change of 1.03 percent statewide. Saline County added 2 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 0.4 percent in Saline County between 2010 and 2015, from 5,762 to 5,786. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.76.10.

Year	Nebraska	Saline County
1980	37,727	279
1981	37,582	262
1982	37,500	266
1983	41,889	289
1984	43,151	320
1985	43,115	305
1986	42,538	307
1987	42,691	306
1988	43,134	310
1989	43,302	303
1990	43,749	300
1991	44,405	300
1992	45,269	321
1993	46,059	309
1994	46,640	321
1995	47,128	315
1996	47,607	323
1997	48,588	323
1998	48,655	311
1999	48,968	319
2000	49,623	313
2001	49,710	303
2002	50,259	315
2003	50,394	305
2004	50,928	297
2005	51,440	303
2006	51,906	306
2007	52,517	295
2008	52,152	305
2009	51,633	302
2010	51,886	301
2011	51,553	292
2012	52,294	299
2013	52,585	299
2014	52,991	301

Subject	Nebraska	% Growth Since Census	Saline County	% Growth Since Census
2000 Census	722,668	-	5,611	-
2010 Census	796,793	10.3%	5,762	2.7%
July 2011 Estimate	801,129	0.5%	5,778	0.3%
July 2012 Estimate	804,659	1.0%	5,779	0.3%
July 2013 Estimate	809,171	1.5%	5,797	0.6%
July 2014 Estimate	814,970	2.3%	5,790	0.5%
July 2015 Estimate	820,913	3.0%	5,786	0.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Saline County. As shown in Table II.76.11 on the following page, 11.8 percent of housing units, or 680, were vacant in 2015. Of the 5,104 housing units that were occupied in 2015, 63.9 percent, or 3,263, were owner-occupied and the remaining 36.1 percent were renter-occupied.

²⁰⁴ Totals may not add due to rounding-off of county totals.

Table II.76.11 Housing Units by Tenure Saline 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	5,131	89.0%	5,104	88.2%
Owner-Occupied	3,575	69.7%	3,263	63.9%
Renter-Occupied	1,556	30.3%	1,841	36.1%
Vacant Housing Units	631	11.0%	680	11.8%
Total Housing Units	5,762	100.0%	5,784	100.0%

As shown in Table II.76.12, below, there were 4,717 single family dwellings in 2015, which accounted for 81.6 percent of all housing units. Apartment units accounted for 8.4 percent of housing units, with 484 units. Mobile homes also accounted for an additional 4.6 percent of housing with 265 units.

Table II.76.12 Housing Units by Type Saline County 2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁰⁵		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,692	82%	4,717	81.6%
Duplex	65	1%	49	.8%
Tri- or Four-Plex	206	4%	269	4.7%
Apartment	556	10%	484	8.4%
Mobile Home	225	4%	265	4.6%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	5,744	100.0%	5,784	100.0%

Table II.76.13, below, shows the disposition of vacant housing units in Saline County. The 2015 five-year ACS shows 13.7 percent of vacant units were for rent, 3.2 percent were for sale, and 4.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 322 “other vacant” units, or 51.0 percent; this compared to 68.4 percent “other vacant” units in 2015.

Table II.76.13 Disposition of Vacant Housing Units Saline County 2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	151	23.9%	93	13.7%
For Sale	69	10.9%	22	3.2%
Rented or Sold, Not Occupied	43	6.8%	29	4.3%
For Seasonal, Recreational, or Occasional Use	46	7.3%	71	10.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	322	51.0%	465	68.4%
Total	631	100.0%	680	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁰⁶ In most years for which data are presented, single-

²⁰⁵ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Saline County increased from 11 in 2014 to 20 in 2015 and the average value of construction was \$184,600 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 11 in 2014 to 20 in 2015. These changes in residential permit activity in the county compared to an increase in population of 439 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.76.14.

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	51	.	.	48	99	92.20	.	.	32.10
1981	29	.	.	6	35	85.80	.	.	15.10
1982	13	.	.	.	13	97.20	.	.	.
1983	18	2	8	.	28	94.50	38.90	38.40	.
1984	18	.	.	.	18	98.50	.	.	.
1985	3	.	.	20	23	100.70	.	.	40.80
1986	10	.	.	.	10	98.50	.	.	.
1987	12	.	.	.	12	97.30	.	.	.
1988	15	.	4	8	27	104.30	.	58.20	37.60
1989	16	.	3	52	71	112.20	.	54.10	46.90
1990	13	2	.	.	15	98.60	80.60	.	.
1991	18	8	.	51	77	96.80	72.70	.	40.90
1992	32	.	.	.	32	117.70	.	.	.
1993	35	4	.	12	51	106.60	97.70	.	48.60
1994	33	2	4	.	39	119.50	133.90	40.90	.
1995	26	4	.	.	30	114.70	71.00	.	.
1996	21	16	.	15	52	135.80	66.50	.	28.10
1997	23	6	.	.	29	135.40	116.10	.	.
1998	26	4	.	.	30	154.40	52.20	.	.
1999	27	.	4	.	31	167.80	.	109.70	.
2000	23	2	.	16	41	157.80	80.40	.	26.80
2001	26	.	.	5	31	184.00	.	.	28.80
2002	41	2	.	.	43	147.8	109.7	.	.
2003	29	2	.	.	31	173.5	229.4	.	.
2004	26	.	.	.	26	192.0	.	.	.
2005	47	.	.	.	47	116.0	.	.	.
2006	28	26	.	8	62	190.5	55.6	.	52.1
2007	22	2	4	.	28	186.6	109.5	70.5	.
2008	18	2	.	.	20	163.1	71.9	.	.
2009	25	.	.	44	69	104.7	.	.	28.9
2010	16	.	4	.	20	204.5	.	54.2	.
2011	15	2	.	.	17	184.5	74.4	.	.
2012	14	.	20	.	34	206.3	.	52.2	.
2013	8	.	.	.	8	164.1	.	.	.
2014	11	.	.	.	11	158.0	.	.	.
2015	20	.	.	.	20	184.6	.	.	.

²⁰⁶ 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 2,402 property transactions in Saline County. Of these, 2,366 were for single-family homes during this 18-year period, as shown in Table II.76.15.

Table II.76.15						
Residential Property Transactions						
Saline County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	165	1	1	4	1	172
2000	180	0	1	0	0	181
2001	164	1	1	1	1	168
2002	169	3	1	1	0	174
2003	162	2	1	0	0	165
2004	182	1	0	2	0	185
2005	153	1	1	0	0	155
2006	128	3	2	0	0	133
2007	120	1	3	1	0	125
2008	92	0	1	0	0	93
2009	68	0	0	0	0	68
2010	80	0	0	0	0	80
2011	70	0	0	0	0	70
2012	120	0	0	0	0	120
2013	104	0	0	0	0	104
2014	129	0	0	0	0	129
2015	133	0	0	0	0	133
2016	147	0	0	0	0	147
Total	2,366	13	12	9	2	2,402

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 1,076 single-family home property transactions for units built before 1930, .2 percent of units were of low quality and 12.5 percent were of fair quality. Conversely, of the 92 homes built from 2001 through 2010, 2.2 percent of units were of low quality and 4.3 percent of fair quality. Table II.76.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.76.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Saline 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	2	0	0	1	0	1	2	0	0	6
Fair	135	33	16	50	1	4	4	0	0	243
Average	832	347	218	262	52	101	54	2	1	1,869
Good	97	15	15	17	10	41	27	3	0	225
Very Good	3	0	0	0	1	4	5	0	0	13
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	7	2	1	0	0	0	0	0	0	10
Total	1,076	397	250	330	64	151	92	5	1	2,366

In regard to the current condition of residential dwellings, of the same 1,076 single-family homes built before 1930, 7.8 percent of the homes were worn out or badly worn, and 44.5

percent were in average condition. Table II.76.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	12	0	0	1	0	0	0	0	0	13
Badly Worn	72	18	9	13	0	1	0	0	0	113
Average	479	229	176	248	51	138	85	5	1	1,412
Good	448	137	65	64	11	10	4	0	0	739
Very Good	62	13	0	4	2	1	3	0	0	85
Excellent	3	0	0	0	0	1	0	0	0	4
Missing	0	0	0	0	0	0	0	0	0	0
Total	1,076	397	250	330	64	151	92	5	1	2,366

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$103,097 to \$104,480, a total increase of 1.3 percent, as shown in Table II.76.18, 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 Saline County ranged from \$63,913 for homes built before 1930 to \$182,793 for homes built from 2001 to 2010, and \$295,431 for the newest homes built between 2011 and 2016.²⁰⁷ Homes built from 2011 through 2016 were also larger, averaging 2,188 square feet per unit. Table II.76.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	61,660
2000	68,536
2001	66,596
2002	71,134
2003	78,393
2004	85,504
2005	95,192
2006	95,408
2007	99,894
2008	104,142
2009	107,588
2010	103,097
2011	93,473
2012	92,671
2013	103,862
2014	99,957
2015	104,027
2016	104,480
Average	87,987

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁰⁸ (\$)
Before 1930	63,913	1,419	45.1
1931-1960	79,803	1,225	65.2
1961-1970	97,249	1,294	75.2
1971-1980	101,855	1,277	79.7
1981-1990	136,553	1,501	91.0
1991-2000	141,342	1,558	90.7
2001-2010	182,793	1,616	113.1
2011-2016	295,431	2,188	135
Average	87,937	1,375	64

²⁰⁷ 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.

²⁰⁸ 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.76.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Saline County. The number of completed surveys decreased from 27 in 2015 to 26 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.7 percentage points and was at 8.32 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	6	271	1.9	22.5
2003	7	333	4.2	30.4
2004	7	363	4.4	14.5
2005	12	412	6.6	43.9
2006	13	294	3.7	37.2
2007	13	482	3.3	20.3
2008	19	758	3.7	30.1
2009	22	654	6.0	31.3
2010	20	544	4.4	27.5
2011	26	723	3.5	26.6
2012	22	586	9.0	20.1
2013	27	715	7.4	46.3
2014	24	685	6.6	30.0
2015	27	793	4.7	55
2016	26	769	8.3	37.0

Table II.76.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 82 single family units in Saline County, with 3 of them available. This translates into a vacancy rate of 3.7 percent in Saline County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 299 apartment units reported in the survey, with 61 of them available, which resulted in a vacancy rate of 20.4 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 7.2 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	82	3	3.7%	3.0%
Apartments	299	61	20.4%	8.3%
Mobile Homes	1	0	.0%	.0%
“Other” Units	0	0	.0%	.
Don't Know	387	0	.0%	3.0%
Total	769	64	8.32%	7.2%

Table II.76.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 32 units. The most common apartment units were two bedroom units, with 141 units. Details for additional unit types are reported on the following page.

Table II.76.22						
Rental Units by Number of Bedrooms						
Saline 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	13	98	0	0	.	111
Two	32	141	1	0	.	174
Three	24	30	0	0	.	54
Four	13	0	0	0	.	13
Don’t Know	0	30	0	0	387	417
Total	82	299	1	0	387	769

Table II.76.23, 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 9.4 percent.

Table II.76.23			
Single Family Units by Number of Bedrooms			
Saline County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	13	0	.0%
Two	32	3	9.4%
Three	24	0	.0%
Four	13	0	.0%
Don’t know	0	0	%
Total	82	3	3.7%

Table II.76.24, 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 38.3 percent.

Table II.76.24			
Apartment Units by Number of Bedrooms			
Saline County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	98	2	2.0%
Two	141	54	38.3%
Three	30	4	13.3%
Four	0	0	%
Don’t know	30	1	3.3%
Total	299	61	20.4%

Average market-rate rents by unit type are shown in Table II.76.25, 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.76.25					
Average Market Rate Rents by Number of Bedrooms					
Saline County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$400	\$	\$	\$400
One	\$483	\$464	\$	\$	\$469
Two	\$563	\$507	\$440	\$	\$517
Three	\$625	\$614	\$	\$	\$619
Four	\$725	\$	\$	\$	\$725
Don't know	\$710	\$550	\$	\$	
Total	\$608	\$500	\$440	\$	\$528

Table II.76.26, 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.76.26					
Average Assisted Rate Rents by Number of Bedrooms					
Saline County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$250	\$	\$	\$250
Two	\$	\$285	\$	\$	\$285
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$272	\$	\$	\$272

Table II.76.27, on the following page, shows vacancy rates for single family units by average rental rates for Saline 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 3.7 percent.

Table II.76.27 Single Family Market Rate Rents by Vacancy Status Saline County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	81	3	3.7%
\$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	1	0	.0%
Total	82	3	3.7%

The average rent and availability of apartment units is displayed in Table II.76.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 45.0 percent.

Table II.76.28 Apartment Market Rate Rents by Vacancy Status Saline County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	93	6	6.5%
\$500 to \$750	120	54	45.0%
\$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	86	1	1.2%
Total	299	61	20.4%

Respondents were asked if utilities are included in the rent and, as shown in Table II.76.29 below, 13 respondents, or 56.5 percent, included some sort of utility in the rent.

Table II.76.29 Are there any utilities included with the rent? Saline County 2016 Survey of Rental Properties	
Period	Respondent
Yes	13
No	10
% Offering Utilities	56.5%

The type of utility included in the rent is shown in Table II.76.30, below. There were 5 respondents who included electricity, 4 respondents who included natural gas, 11 respondents who included water and sewer and 12 respondents included trash collection in the rent.

Table II.76.30 Which utilities are included with the rent? Saline County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	4
Water/Sewer	11
Trash Collection	12

Table II.76.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 15 respondents said they keep a waitlist, with an estimated 151 number of persons on the wait list.

Table II.76.31 Do you keep a waiting list? Saline County 2016 Survey of Rental Properties	
Period	Respondent
Yes	15
No	8
Waitlist Size	151

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.76.32 below, most respondents indicated there was low need for the renovation of existing single-family units and no to low need for the renovation of existing apartment units.

Table II.76.32 How would you rate the need for renovation of existing units in the city? Saline County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	5	5	
Low Need	5	5	5	
Moderate Need	3	2	3	
High Need	4	4	4	
Extreme Need	2	2	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.76.33 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.76.33 How would you rate the need for construction of new units in the city? Saline County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	7	7	
Low Need	1	0		
Moderate Need	4	4	4	
High Need	2	2	2	
Extreme Need	5	5	4	