

Sarpy County

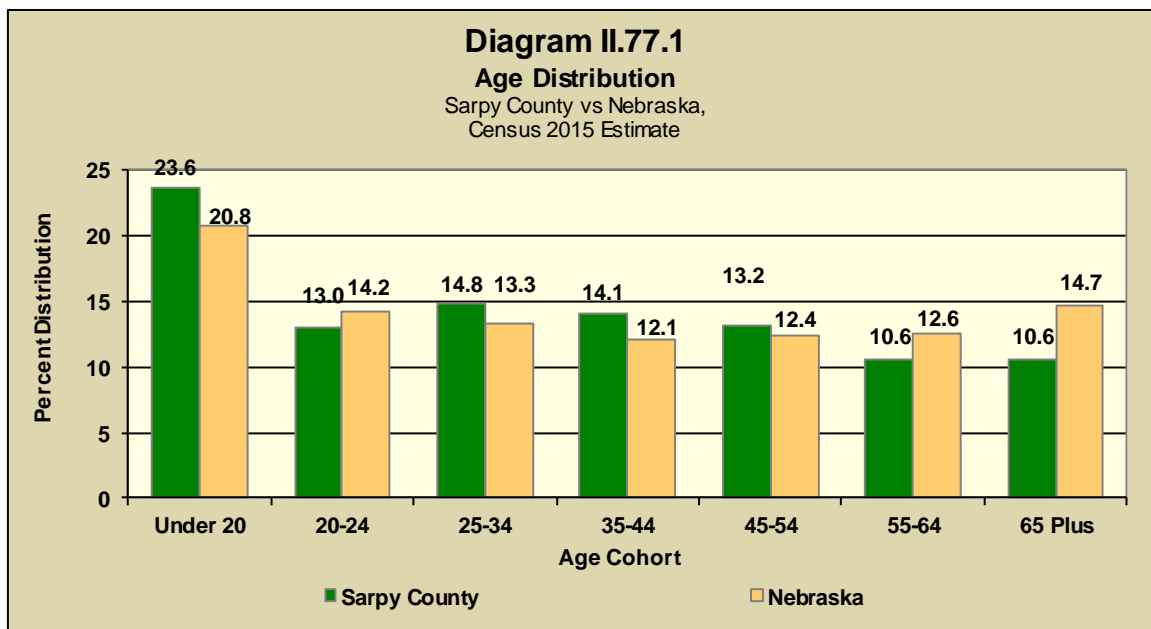
Summary

- Between 2010 and 2015, the county’s population increased by 10.6 percent or by 16,852 persons.
- Between 2010 and 2015, the Hispanic population increased by 31.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 3,757.
- In 2015, average earnings in the county was \$50,798 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.1 percent to 2.8 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 379 units.
- In 2015, the average real value of new single-family construction was \$263,423.
- In fiscal year 2016, the average price of an existing home was \$216,203.
- In a November 2016 rental survey, the average vacancy rate was 3.65 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Sarpy County’s population increased by 10.6 percent, or from 158,840 people to 175,692 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 21,139 in 2010 to 22,835 in 2015, an increase of 8.0 percent. The number of people from 25 to 34 years of age increased by 6.1 percent, and those aged between 35 and 44 increased by 9.0 percent. As shown in Diagram II.77.1, people younger than 25 represented 36.6 percent of the population in 2015, while individuals aged 55 and older represented 21.2 percent of the population in Sarpy 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 increased by 9.5 percent, while the black population increased by 17.5 percent. The Hispanic population of any race changed from 11,569 to 15,201 or by 31.4 percent. Table II.77.1, below, presents the details of these population variations.

Subject	Nebraska			Sarpy County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	158,840	175,692	10.6%
Age						
Under 14 years	383,542	394,263	2.8%	38,625	41,522	7.5%
15 to 24 years	258,206	268,848	4.1%	21,139	22,835	8.0%
25 to 34 years	245,176	252,533	3.0%	24,504	26,006	6.1%
35 to 44 years	220,838	228,643	3.5%	22,796	24,843	9.0%
45 to 54 years	258,726	234,477	-9.4%	22,670	23,185	2.3%
55 to 64 years	213,176	238,715	12.0%	15,562	18,656	19.9%
65 & over	246,677	278,711	13.0%	13,544	18,645	19.9%
Race						
White	1,649,264	1,689,616	2.4%	143,422	156,976	9.5%
Black	85,971	93,900	9.2%	6,634	7,798	17.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	953	1,149	20.6%
Asian	33,322	44,479	33.5%	3,463	4,285	23.7%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	195	270	38.5%
Two or More Races	32,305	39,365	21.9%	4,173	5,214	24.9%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	11,569	15,201	31.4%

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.77.2, at right, from April 2000 to July 2009, Sarpy County’s natural increase was estimated to be 16,513 people. Sarpy County experienced net in-migration from 2000-2009, with 14,396 persons having arrived during that period.²⁰⁹ The 2015 population estimates showed a natural increase of 9,085 persons and a net in-migration of 7,767 persons since the 2010 Census. In total, Sarpy County’s population increased to 175,692 persons.

1980 Population	86,015
Natural Increase 80–90	14,538
Net Migration 80–90	2,030
1990 Population	102,583
Natural Increase 90–00	13,818
Net Migration 90–00	6,194
2000 Population	122,595
Natural Increase 00–09	16,513
Net Migration 00–09	14,396
2009 Population Estimate	153,504
2010 Population	158,840
Natural Increase 10–15	9,085
Net Migration 10–15	7,767
2015 Population Estimate	175,692

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 Sarpy County increased from 499 persons in 2014 to 562 persons in 2015, with an additional net movement of 375 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.77.3.

²⁰⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.77.3			
Driver's Licenses Exchanged and Surrendered			
Sarpy County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	3084	2731	353
Calendar 2002	3182	2343	839
Calendar 2003	3320	2249	1071
Calendar 2004	3519	2594	925
Calendar 2005	3456	2465	991
Calendar 2006	3693	2611	1082
Calendar 2007	3445	2522	923
Calendar 2008	3832	2450	1382
Calendar 2009	3167	1992	1175
Calendar 2010	4447	2978	1469
Calendar 2011	3228	2060	1168
Calendar 2012	3346	2277	1069
Calendar 2013	3129	2362	767
Calendar 2014	3235	2736	499
Calendar 2015	3208	2646	562
First Half of 2016	1712	1337	375

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 72,284 in 2014 to 74,296 in 2015, as shown in Table II.77.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Sarpy County increased by 2.1 percent from 38,049 in 2015 to 38,851 in 2016, as shown below in Table II.77.5. The number of school-age children 5 to 11 years of age increased from 19,384 in 2015 to 19,566 in 2016.

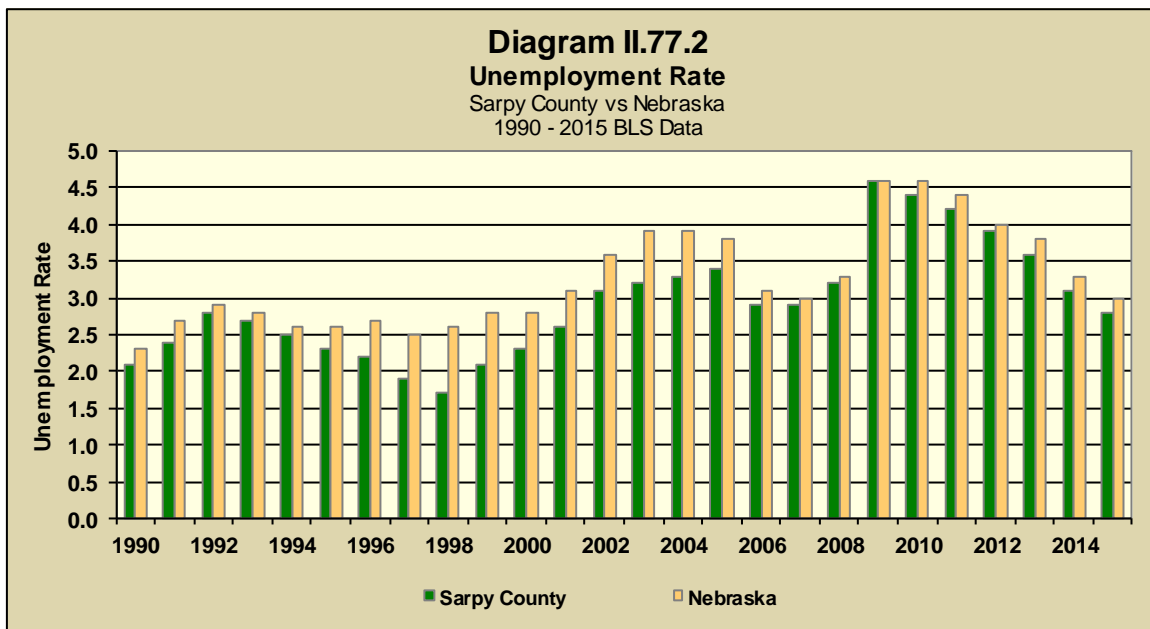
Table II.77.4	
Income Tax Returns	
Sarpy County	
1991–2015 DOR Data	
Year	Returns
1991	39,032
1992	41,508
1993	41,172
1994	41,489
1995	42,001
1996	43,967
1997	45,373
1998	47,281
1999	48,774
2000	50,097
2001	50,493
2002	52,033
2003	53,292
2004	55,278
2005	51,438
2006	59,373
2007	62,165
2008	65,439
2009	65,376
2010	66,557
2011	68,182
2012	69,465
2013	70,324
2014	72,284
2015	74,296

Table II.77.5				
School-Age Children				
Sarpy County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	14,450	3,875	8,769	27,094
1993	14,166	3,938	8,573	26,677
1994	13,908	3,977	8,866	26,751
1995	14,204	4,079	9,172	27,455
1996	14,510	4,161	9,528	28,199
1997	14,522	4,080	9,648	28,250
1998	14,473	4,196	10,105	28,774
1999	14,445	4,358	10,153	28,956
2000	14,224	4,326	10,279	28,829
2001	14,526	4,328	10,462	29,316
2002	13,812	4,092	9,522	27,426
2003	10,624	3,392	8,218	22,234
2004	10,566	3,378	8,345	22,289
2005	14,294	4,355	10,856	29,505
2006	15,003	4,507	11,090	30,600
2007	15,459	4,495	11,406	31,360
2008	16,075	4,623	11,472	32,170
2009	16,377	4,622	11,760	32,759
2010	16,637	4,626	11,709	32,972
2011	17,193	4,867	12,254	34,314
2012	17,497	5,107	11,829	34,433
2013	17,686	5,262	12,334	35,282
2014	18,323	5,493	12,593	36,409
2015	19,384	5,686	12,979	38,049
2016	19,566	5,779	13,506	38,851

ECONOMICS

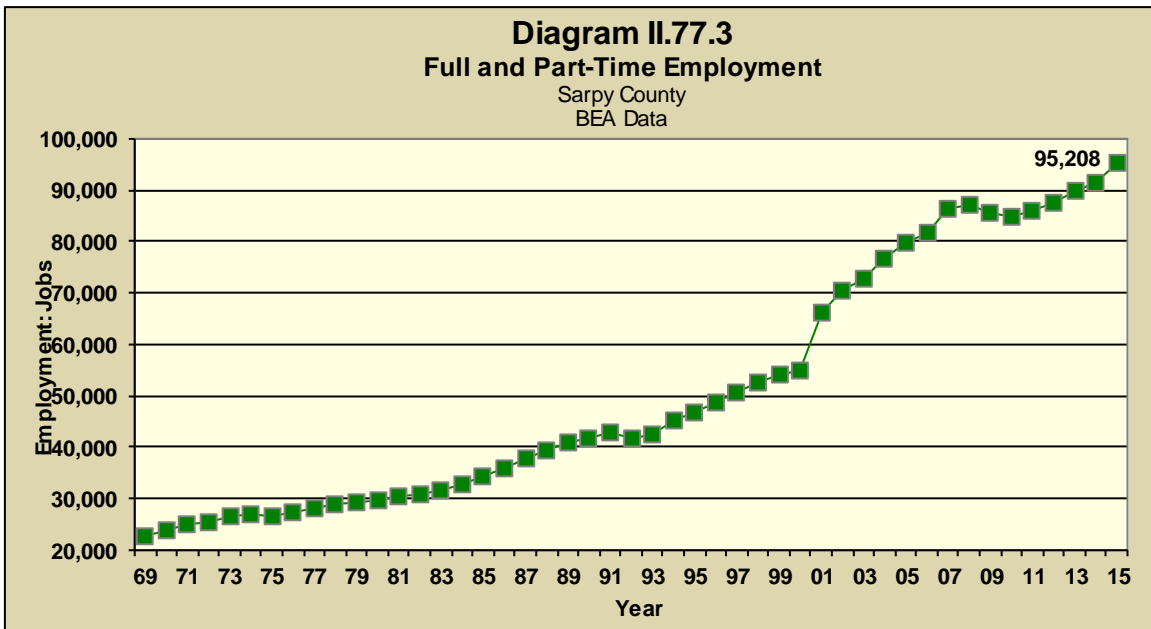
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Sarpy County, defined as the number of people working or actively seeking work, increased from 89,956 in 2014 to 90,294 in 2015. The total number of people employed changed from 87,186 in 2014 to 87,771 in 2015. The unemployment rate for the county was 2.8 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.77.2, below.

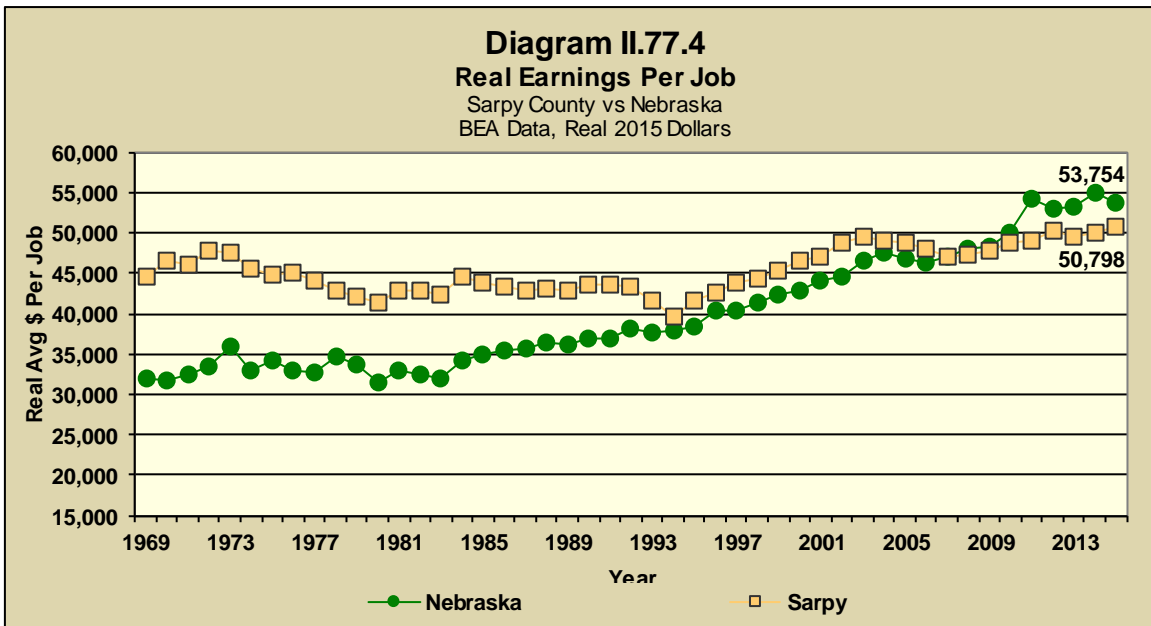


Employment and Personal Income

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 95,208 jobs in Sarpy County, an increase of 3,757 jobs since 2014. Diagram II.77.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.77.4, below, real average earnings per job in the county was \$50,798 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 \$7,874,348,000, an increase of 4.2 percent between 2014 and 2015. Table II.77.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.77.6
Total BEA Employment and Real Personal Income
 Sarpy 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	1,016,073	53,976	4,017	241,146	32,699	1,239,958	19,907	22,720	44,722
1970	1,109,965	64,066	-40,854	320,032	36,465	1,361,542	20,374	23,847	46,545
1971	1,146,788	72,368	-36,899	319,879	40,191	1,397,591	20,114	24,889	46,076
1972	1,213,704	76,593	-11,189	332,549	43,453	1,501,924	21,147	25,401	47,782
1973	1,256,104	83,493	22,939	351,365	49,584	1,596,500	22,398	26,447	47,495
1974	1,221,009	85,758	78,458	351,160	53,432	1,618,301	22,211	26,705	45,722
1975	1,200,157	91,087	121,464	365,037	68,217	1,663,789	21,795	26,691	44,965
1976	1,236,077	96,495	181,958	378,234	71,657	1,771,432	21,965	27,464	45,007
1977	1,232,015	94,309	252,563	390,994	69,084	1,850,346	22,744	27,939	44,097
1978	1,336,659	92,836	322,890	435,302	75,172	1,982,187	23,266	29,021	42,785
1979	1,226,734	94,863	406,917	446,734	78,781	2,064,302	23,935	29,075	42,192
1980	1,228,850	95,257	454,320	464,318	87,787	2,140,017	24,733	29,736	41,325
1981	1,298,913	104,229	427,254	482,323	95,245	2,199,507	24,888	30,260	42,925
1982	1,315,694	103,080	431,823	505,772	102,663	2,252,871	24,831	30,754	42,781
1983	1,336,860	112,197	455,698	522,259	108,154	2,310,773	25,179	31,443	42,517
1984	1,460,210	122,338	493,223	557,685	110,891	2,499,672	26,657	32,780	44,546
1985	1,504,182	130,303	521,550	572,967	118,682	2,587,078	27,285	34,352	43,787
1986	1,559,018	141,360	534,130	597,043	122,470	2,671,302	27,929	35,871	43,462
1987	1,621,615	150,517	561,888	612,807	119,977	2,765,769	28,684	37,858	42,834
1988	1,694,530	169,108	553,792	621,375	126,386	2,826,974	28,658	39,272	43,149
1989	1,755,346	178,213	558,812	670,813	138,049	2,944,808	29,203	40,817	43,005
1990	1,813,719	193,040	736,151	666,909	156,965	3,180,703	30,874	41,681	43,514
1991	1,874,636	203,461	710,805	681,363	169,576	3,232,919	30,628	42,906	43,692
1992	1,813,541	201,083	816,192	668,199	184,785	3,281,633	30,750	41,805	43,381
1993	1,771,808	200,880	881,653	670,965	201,602	3,325,148	31,345	42,567	41,624
1994	1,795,796	202,493	959,364	687,475	211,535	3,451,676	31,715	45,276	39,663
1995	1,937,401	216,378	937,416	736,172	230,471	3,625,083	32,485	46,549	41,621
1996	2,068,920	230,522	952,385	767,918	251,444	3,810,145	33,102	48,480	42,676
1997	2,221,479	250,346	986,298	793,527	268,277	4,019,235	34,141	50,628	43,878
1998	2,334,379	264,140	1,027,885	838,100	294,299	4,230,523	35,440	52,530	44,439
1999	2,463,422	282,172	1,072,537	844,662	327,077	4,425,526	36,567	54,159	45,485
2000	2,562,190	289,671	1,194,713	887,769	351,223	4,706,224	38,166	55,036	46,555
2001	3,109,127	348,059	874,515	802,169	393,925	4,831,676	38,213	66,092	47,042
2002	3,436,456	382,862	978,932	831,841	430,904	5,295,271	40,891	70,259	48,911
2003	3,607,247	400,325	1,050,248	807,369	452,808	5,517,347	41,792	72,932	49,460
2004	3,758,347	418,398	1,128,062	868,854	500,702	5,837,567	42,817	76,474	49,145
2005	3,882,933	437,184	1,197,849	883,213	541,595	6,068,407	43,272	79,689	48,726
2006	3,936,754	460,007	1,250,503	934,807	581,166	6,243,222	43,334	81,861	48,091
2007	4,070,139	469,335	1,340,689	963,438	609,423	6,514,353	43,952	86,322	47,151
2008	4,115,357	471,530	1,387,158	1,074,445	737,907	6,843,336	44,798	87,068	47,266
2009	4,092,723	469,526	1,361,005	999,526	781,472	6,765,200	43,326	85,435	47,905
2010	4,149,213	489,484	1,316,479	1,015,398	872,881	6,864,486	42,968	84,895	48,875
2011	4,204,875	439,761	1,346,826	1,078,725	895,308	7,085,973	43,561	85,842	48,984
2012	4,408,864	449,901	1,273,486	1,131,924	899,522	7,263,894	43,791	87,632	50,311
2013	4,453,954	513,581	1,346,807	1,144,527	921,135	7,352,843	43,396	89,775	49,612
2014	4,588,306	534,519	1,354,745	1,192,290	953,789	7,554,611	43,848	91,451	50,172
2015	4,836,381	568,206	1,367,765	1,227,579	1,010,829	7,874,348	44,819	95,208	50,798

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 5.8 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 increased by 1.1 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 44.1 percent over the 2010 to 2015 period. Table II.77.7, 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 ²¹⁰
1991	11,363	4,229	6,255	4,666	5,883	4,841	1,233	511	51	39,032
1992	11,176	4,170	6,900	4,864	6,340	5,680	1,571	728	79	41,508
1993	10,965	3,993	6,771	4,799	6,306	5,745	1,702	820	71	41,172
1994	10,827	3,854	6,869	4,695	6,209	6,095	1,894	957	89	41,489
1995	10,652	3,723	6,847	4,677	6,139	6,510	2,185	1,159	109	42,001
1996	10,781	3,611	7,045	4,823	6,167	7,223	2,640	1,542	135	43,967
1997	10,583	3,408	7,017	5,038	6,106	7,787	3,283	1,968	183	45,373
1998	10,294	3,395	7,019	5,221	6,259	8,264	4,001	2,590	238	47,281
1999	10,113	3,195	7,102	5,320	6,406	8,675	4,463	3,188	312	48,774
2000	9,973	3,091	6,987	5,619	6,393	8,839	5,071	3,796	328	50,097
2001	9,663	3,120	6,836	5,869	6,518	8,995	5,382	3,821	289	50,493
2002	9,678	3,395	7,016	5,919	6,683	9,253	5,667	4,126	296	52,033
2003	9,236	3,526	6,762	5,998	6,941	9,641	6,075	4,774	339	53,292
2004	9,089	3,357	6,860	6,102	7,062	9,807	6,766	5,819	416	55,278
2005	8,189	3,002	5,784	5,271	6,333	9,333	6,783	6,251	492	51,438
2006	8,913	3,606	7,133	6,347	7,418	10,045	7,597	7,712	602	59,373
2007	9,433	3,699	7,197	6,240	7,576	10,260	8,017	9,031	712	62,165
2008	9,528	3,867	7,578	6,899	7,868	10,649	8,389	9,973	688	65,439
2009	9,104	4,055	7,465	6,743	8,190	10,488	8,318	10,366	647	65,376
2010	8,905	4,255	7,675	6,818	8,196	10,529	8,394	11,006	779	66,557
2011	9,335	4,303	7,951	6,944	8,088	10,406	8,466	11,817	872	68,182
2012	9,237	4,284	8,042	6,871	8,215	10,532	8,486	12,745	1,053	69,465
2013	9,283	4,213	7,825	7,074	8,263	10,548	8,565	13,411	1,142	70,324
2014	9,402	4,200	7,865	7,287	8,485	10,775	8,451	14,515	1,304	72,284
2015	9,422	4,142	7,925	7,455	8,726	10,941	8,697	15,541	1,447	74,296

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 9,188 in 2010 to 10,095 in 2015, with the poverty rate reaching 5.8 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.77.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	5,703	4.6
1999	5,682	4.6
2000	5,340	4.3
2001	5,914	4.6
2002	6,644	5.0
2003	7,369	5.4
2004	7,462	5.4
2005	6,973	5.1
2006	7,339	5.2
2007	8,999	6.2
2008	7,971	5.4
2009	7,996	5.3
2010	9,188	5.8
2011	10,632	6.6
2012	12,597	7.7
2013	10,560	6.3
2014	8,991	5.3
2015	10,095	5.8

²¹⁰ 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 Sarpy County increased by 2561 between 1980 and 2014, at an annual rate of change of 4.1 percent, as reported by the Census Bureau and as presented in Table II.77.9, at right.²¹¹ This compared to an average annual rate of change of 1.03 percent statewide. Sarpy County added 105 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 8.4 percent in Sarpy County between 2010 and 2015, from 61,938 to 67,144. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.77.10.

Year	Nebraska	Sarpy County
1980	37,727	881
1981	37,582	890
1982	37,500	920
1983	41,889	1,109
1984	43,151	1,202
1985	43,115	1,260
1986	42,538	1,302
1987	42,691	1,354
1988	43,134	1,381
1989	43,302	1,393
1990	43,749	1,429
1991	44,405	1,476
1992	45,269	1,613
1993	46,059	1,702
1994	46,640	1,779
1995	47,128	1,819
1996	47,607	1,859
1997	48,588	1,997
1998	48,655	2,010
1999	48,968	2,129
2000	49,623	2,296
2001	49,710	2,325
2002	50,259	2,558
2003	50,394	2,597
2004	50,928	2,672
2005	51,440	2,702
2006	51,906	2,823
2007	52,517	3,076
2008	52,152	3,067
2009	51,633	3,075
2010	51,886	3,125
2011	51,553	3,098
2012	52,294	3,222
2013	52,585	3,337
2014	52,991	3,442

Subject	Nebraska	% Growth Since Census	Sarpy County	% Growth Since Census
2000 Census	722,668	-	44,981	-
2010 Census	796,793	10.3%	61,938	37.7%
July 2011 Estimate	801,129	0.5%	63,028	1.8%
July 2012 Estimate	804,659	1.0%	63,611	2.7%
July 2013 Estimate	809,171	1.5%	64,616	4.3%
July 2014 Estimate	814,970	2.3%	65,903	6.4%
July 2015 Estimate	820,913	3.0%	67,144	8.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Sarpy County. As shown in Table II.77.11 on the following page, 4.5 percent of housing units, or 2,903, were vacant in 2015. Of the 61,983 housing units that were occupied in 2015, 69.8 percent, or 43,241, were owner-occupied and the remaining 30.2 percent were renter-occupied.

²¹¹ Totals may not add due to rounding-off of county totals.

Table II.77.11				
Housing Units by Tenure				
Sarpy 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	58,102	93.8%	61,983	95.5%
Owner-Occupied	41,350	71.2%	43,241	69.8%
Renter-Occupied	16,752	28.8%	18,742	30.2%
Vacant Housing Units	3,836	6.2%	2,903	4.5%
Total Housing Units	61,938	100.0%	64,886	100.0%

As shown in Table II.77.12, below, there were 51,279 single family dwellings in 2015, which accounted for 79.0 percent of all housing units. Apartment units accounted for 18.0 percent of housing units, with 11,656 units. Mobile homes also accounted for an additional 1.0 percent of housing with 680 units.

Table II.77.12				
Housing Units by Type				
Sarpy County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²¹²		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	48,121	81%	51,279	79.0%
Duplex	544	1%	199	.3%
Tri- or Four-Plex	703	1%	1,042	1.6%
Apartment	9,705	16%	11,656	18.0%
Mobile Home	605	1%	680	1.0%
Boat, RV, Van, Etc.	9	0%	30	.0%
Total	59,687	100.0%	64,886	100.0%

Table II.77.13, below, shows the disposition of vacant housing units in Sarpy County. The 2015 five-year ACS shows 35.4 percent of vacant units were for rent, 11.7 percent were for sale, and 10.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 533 “other vacant” units, or 13.9 percent; this compared to 30.7 percent “other vacant” units in 2015.

Table II.77.13				
Disposition of Vacant Housing Units				
Sarpy County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	2,006	52.3%	1,027	35.4%
For Sale	665	17.3%	341	11.7%
Rented or Sold, Not Occupied	237	6.2%	313	10.8%
For Seasonal, Recreational, or Occasional Use	395	10.3%	332	11.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	533	13.9%	890	30.7%
Total	3,836	100.0%	2,903	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²¹³ In most years for which data are presented, single-

²¹² Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Sarpy County decreased from 886 in 2014 to 857 in 2015 and the average value of construction was \$263,423 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 decreased from 1,276 in 2014 to 897 in 2015. These changes in residential permit activity in the county compared to an increase in population of 53,097 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.77.14.

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	993	4	17	50	1,064	51.90	75.20	42.70	24.30
1981	311	.	.	.	311	85.90	.	.	.
1982	659	2	11	16	688	81.80	83.10	30.20	58.20
1983	855	18	23	60	956	78.70	33.20	27.20	20.30
1984	730	4	.	96	830	81.60	38.70	.	41.30
1985	642	4	11	100	757	99.60	45.80	45.70	41.80
1986	713	20	24	360	1,117	98.60	64.60	49.60	48.30
1987	529	8	4	121	662	99.20	71.30	52.80	45.50
1988	512	2	24	402	940	87.80	46.80	46.40	43.90
1989	591	6	20	217	834	83.20	71.90	45.60	33.80
1990	509	4	4	168	685	81.70	50.50	45.20	34.30
1991	676	.	8	52	736	88.60	.	39.40	44.10
1992	546	6	4	217	773	114.30	64.60	28.00	31.70
1993	713	6	12	188	919	124.60	90.10	49.10	60.40
1994	715	6	8	222	951	123.50	74.90	64.30	52.60
1995	763	6	.	249	1,018	127.10	103.00	.	48.00
1996	919	12	.	336	1,267	125.50	105.30	.	60.80
1997	940	6	4	398	1,348	126.70	86.90	35.20	60.30
1998	1,085	6	4	198	1,293	122.00	96.80	34.80	57.10
1999	1,272	26	4	334	1,636	149.80	124.50	92.40	76.80
2000	1,127	2	3	761	1,893	148.50	169.80	61.40	62.20
2001	1,007	.	.	333	1,340	152.60	.	.	63.30
2002	1,426	18	.	394	1,838	162.9	104.7	.	79.9
2003	1,839	52	.	345	2,236	180.1	112.7	.	93.6
2004	1,870	18	11	408	2,307	183.2	112.6	176.5	73.8
2005	1,868	22	.	103	1,993	180.5	144.5	.	90.7
2006	1,482	4	.	90	1,576	186.7	195.8	.	66.4
2007	1,305	6	8	264	1,583	187.6	102.1	102.7	96.8
2008	1,103	2	.	144	1,249	229.7	145.6	.	212.3
2009	1,116	.	.	39	1,155	206.6	.	.	115.4
2010	691	.	4	244	939	239.9	.	57.9	59.6
2011	623	.	.	48	671	241.4	.	.	70.2
2012	764	.	.	332	1,096	250.2	.	.	102.2
2013	978	8	.	396	1,382	251.8	153.6	.	76.6
2014	886	4	.	386	1,276	265.4	199.8	.	136.1
2015	857	6	4	30	897	263.4	167.3	133.5	68.5

²¹³ 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 45,624 property transactions in Sarpy County. Of these, 45,493 were for single-family homes during this 18-year period, as shown in Table II.77.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	2,001	0	0	0	0	2,001
2000	1,926	0	0	0	0	1,926
2001	1,969	0	0	0	1	1,970
2002	2,199	0	0	0	0	2,199
2003	2,716	0	0	0	0	2,716
2004	2,128	0	0	0	0	2,128
2005	3,299	0	0	0	0	3,299
2006	3,172	0	0	0	0	3,172
2007	2,808	0	0	0	11	2,819
2008	2,534	0	110	0	3	2,647
2009	2,231	0	0	0	1	2,232
2010	2,669	0	0	0	0	2,669
2011	1,771	0	0	0	0	1,771
2012	2,079	0	0	0	0	2,079
2013	2,471	0	1	0	0	2,472
2014	2,921	0	0	0	1	2,922
2015	3,107	0	1	0	2	3,110
2016	3,492	0	0	0	0	3,492
Total	45,493	0	112	0	19	45,624

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 551 single-family home property transactions for units built before 1930, 0.0 percent of units were of low quality and 21.2 percent were of fair quality. Conversely, of the 14,371 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 1.1 percent of fair quality. Table II.77.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	0	1	2	0	0	0	0	0	0	3
Fair	117	531	67	59	3	7	161	51	0	996
Average	424	2,899	3,387	5,551	5,729	6,587	9,581	2,000	89	36,247
Good	10	9	35	129	167	1,533	4,443	1,473	39	7,838
Very Good	0	0	0	5	5	140	186	70	0	406
Excellent	0	0	0	0	1	1	0	1	0	3
Missing	0	0	0	0	0	0	0	0	0	0
Total	551	3,440	3,491	5,744	5,905	8,268	14,371	3,595	128	45,493

In regard to the current condition of residential dwellings, of the same 551 single-family homes built before 1930, 20.1 percent of the homes were worn out or badly worn, and 59.2 percent

were in average condition. Table II.77.17 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	5	8	6	6	0	0	0	0	0	25
Badly Worn	106	208	97	156	45	18	6	0	0	636
Average	326	2,800	2,963	4,960	5,308	7,941	14,247	3,591	128	42,264
Good	100	417	385	617	551	306	118	4	0	2,498
Very Good	14	7	40	5	1	3	0	0	0	70
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	551	3,440	3,491	5,744	5,905	8,268	14,371	3,595	128	45,493

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$178,965 to \$216,203, a total increase of 20.8 percent, as shown in Table II.77.18, 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 Sarpy County ranged from \$113,186 for homes built before 1930 to \$209,212 for homes built from 2001 to 2010, and \$267,844 for the newest homes built between 2011 and 2016.²¹⁴ Homes built from 2011 through 2016 were also larger, averaging 1,985 square feet per unit. Table II.77.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	114,874
2000	123,051
2001	130,746
2002	137,389
2003	150,509
2004	160,126
2005	169,138
2006	178,132
2007	180,373
2008	184,175
2009	178,366
2010	178,965
2011	190,474
2012	189,101
2013	193,405
2014	200,661
2015	208,942
2016	216,203
Average	174,673

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²¹⁵ (\$)
Before 1930	113,186	1,327	85.3
1931-1960	99,224	1,018	97.5
1961-1970	118,548	1,211	97.9
1971-1980	134,298	1,388	96.7
1981-1990	145,455	1,453	100.1
1991-2000	180,714	1,634	110.6
2001-2010	209,212	1,791	116.8
2011-2016	267,844	1,985	135
Average	174,582	1,575	111

²¹⁴ 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.

²¹⁵ 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.77.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Sarpy County. The number of completed surveys increased from 112 in 2015 to 114 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .1 percentage points and was at 3.65 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	34	5,405	7.8	17.9
2003	39	6,849	7.0	15.5
2004	43	7,334	3.7	22.4
2005	61	8,835	8.1	21.6
2006	57	8,084	4.9	28.5
2007	75	9,260	5.4	22.7
2008	89	9,834	4.6	24.3
2009	93	9,085	5.2	29.5
2010	87	9,268	5.5	30.3
2011	82	9,637	5.4	23.9
2012	109	9,126	3.1	21.3
2013	116	9,642	3.5	27.7
2014	125	11,461	3.2	28.4
2015	112	12,636	3.5	17
2016	114	11,619	3.7	19.2

Table II.77.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1,139 single family units in Sarpy County, with 32 of them available. This translates into a vacancy rate of 2.8 percent in Sarpy County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 9,934 apartment units reported in the survey, with 374 of them available, which resulted in a vacancy rate of 3.8 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 3.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1,139	32	2.8%	3.8%
Apartments	9,934	374	3.8%	3.7%
Mobile Homes	2	0	.0%	10.2%
“Other” Units	190	1	.5%	.
Don't Know	354	17	4.8%	5.9%
Total	11,619	424	3.65%	3.4%

Table II.77.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 432 units. The most common apartment units were two bedroom units, with 2,334 units. Details for additional unit types are reported on the following page.

Table II.77.22 Rental Units by Number of Bedrooms Sarpy County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	50	0	0	·	50
One	89	2,033	0	0	·	2,122
Two	123	2,334	2	0	·	2,459
Three	432	454	0	0	·	886
Four	135	31	0	0	·	166
Don’t Know	360	5,032	0	190	354	5,936
Total	1,139	9,934	2	190	354	11,619

Table II.77.23, 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 3.9 percent.

Table II.77.23 Single Family Units by Number of Bedrooms Sarpy County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	89	3	3.4%
Two	123	4	3.3%
Three	432	17	3.9%
Four	135	2	1.5%
Don’t know	360	6	1.7%
Total	1,139	32	2.8%

Table II.77.24, 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 4.5 percent.

Table II.77.24 Apartment Units by Number of Bedrooms Sarpy County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	50	0	.0%
One	2,033	77	3.8%
Two	2,334	104	4.5%
Three	454	13	2.9%
Four	31	0	.0%
Don’t know	5,032	180	3.6%
Total	9,934	374	3.8%

Average market-rate rents by unit type are shown in Table II.77.25, 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.77.25					
Average Market Rate Rents by Number of Bedrooms					
Sarpy County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$597	\$	\$	\$597
One	\$828	\$694	\$	\$	\$702
Two	\$787	\$830	\$	\$	\$822
Three	\$1,022	\$1,029	\$	\$	\$1,025
Four	\$1,325	\$1,278	\$	\$	\$1,309
Don't know	\$1,245	\$767	\$	\$	
Total	\$1,083	\$805	\$	\$	\$926

Table II.77.26, 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.77.26					
Average Assisted Rate Rents by Number of Bedrooms					
Sarpy County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$726	\$529	\$	\$	\$578
Two	\$966	\$700	\$	\$	\$833
Three	\$250	\$890	\$	\$	\$570
Four	\$500	\$	\$	\$	\$500
Total	\$524	\$576	\$	\$	\$546

Table II.77.27, on the following page, shows vacancy rates for single family units by average rental rates for Sarpy County. The most common rent for single family units was \$1,250 to \$1,500 dollars and units in this price range had a vacancy rate of 1.0 percent.

Table II.77.27 Single Family Market Rate Rents by Vacancy Status Sarpy 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	8	2	25.0%
\$750 to \$1,000	27	1	3.7%
\$1,000 to \$1,250	422	16	3.8%
\$1,250 to \$1,500	484	5	1.0%
Above \$1,500	19	0	.0%
Missing	179	8	4.5%
Total	1,139	32	2.8%

The average rent and availability of apartment units is displayed in Table II.77.28, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 3.6 percent.

Table II.77.28 Apartment Market Rate Rents by Vacancy Status Sarpy County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	2,556	61	2.4%
\$750 to \$1,000	4,021	146	3.6%
\$1,000 to \$1,250	1,909	101	5.3%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	1,448	66	4.6%
Total	9,934	374	3.8%

Respondents were asked if utilities are included in the rent and, as shown in Table II.77.29 below, 44 respondents, or 45.4 percent, included some sort of utility in the rent.

Table II.77.29 Are there any utilities included with the rent? Sarpy County 2016 Survey of Rental Properties	
Period	Respondent
Yes	44
No	53
% Offering Utilities	45.4%

The type of utility included in the rent is shown in Table II.77.30, below. There were 6 respondents who included electricity, 10 respondents who included natural gas, 37 respondents who included water and sewer and 42 respondents included trash collection in the rent.

Table II.77.30 Which utilities are included with the rent? Sarpy County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	6
Natural Gas	10
Water/Sewer	37
Trash Collection	42

Table II.77.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 41 respondents said they keep a waitlist, with an estimated 488 number of persons on the wait list.

Table II.77.31 Do you keep a waiting list? Sarpy County 2016 Survey of Rental Properties	
Period	Respondent
Yes	41
No	55
Waitlist Size	488

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.77.32 below, most respondents indicated there was no need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table II.77.32 How would you rate the need for renovation of existing units in the city? Sarpy County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	24	24	24	2
Low Need	13	13	13	2
Moderate Need	22	22	22	1
High Need	11	11	11	2
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.77.33 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.77.33 How would you rate the need for construction of new units in the city? Sarpy County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	32	32	33	3
Low Need	15	16	15	3
Moderate Need	18	18	18	1
High Need	10	9	9	
Extreme Need	3	3	3	