

# Sioux County

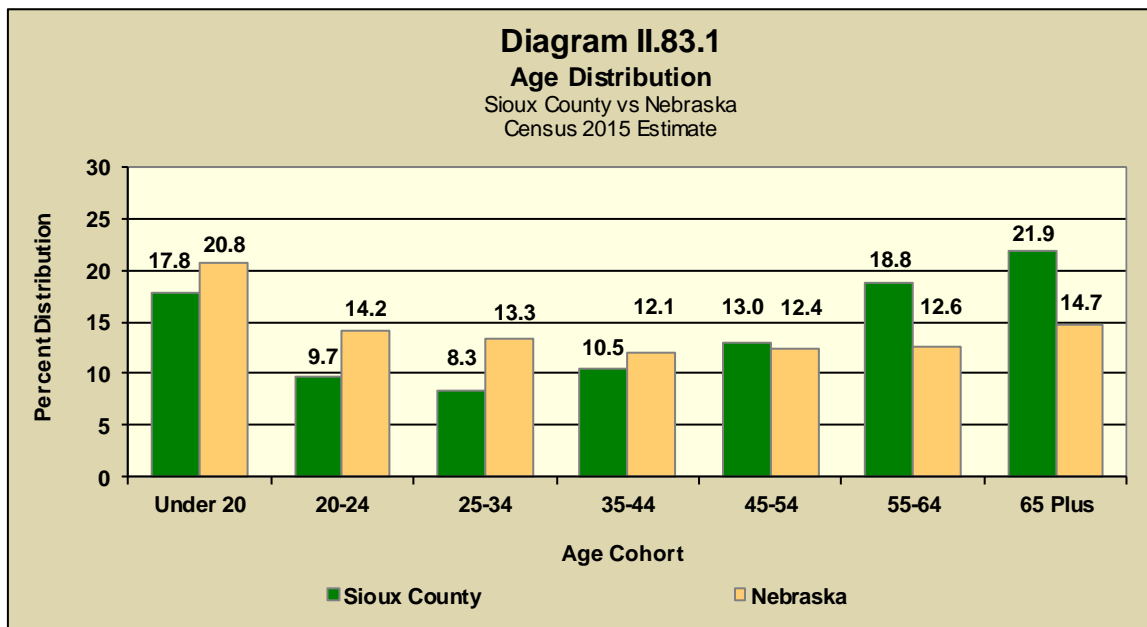
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.9 percent or by 51 persons.
- Between 2010 and 2015, the Hispanic population increased by 7.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 23.
- In 2015, average earnings in the county was \$79,146 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate remained at 2.5 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 1 unit.
- In 2015, the average real value of new single-family construction was \$284,000.
- In fiscal year 2016, the average price of an existing home was \$34,687.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Sioux County’s population decreased by 3.9 percent, or from 1,311 people to 1,260 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 122 in 2010 to 122 in 2015, a decline of 0.0 percent. The number of people from 25 to 34 years of age decreased by 16.0 percent, and those aged between 35 and 44 increased by 5.6 percent. As shown in Diagram II.83.1, people younger than 25 represented 27.5 percent of the population in 2015, while individuals aged 55 and older represented 40.7 percent of the population in Sioux 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 5.0 percent, while the black population increased by 100.0 percent. The Hispanic population of any race changed from 52 to 56 or by 7.7 percent. Table II.83.1, below, presents the details of these population variations.

Subject	Nebraska			Sioux County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	1,311	1,260	-3.9%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	241	224	-7.1%
15 to 24 years	258,206	268,848	4.1%	122	122	0.0%
25 to 34 years	245,176	252,533	3.0%	125	105	-16.0%
35 to 44 years	220,838	228,643	3.5%	125	132	5.6%
45 to 54 years	258,726	234,477	-9.4%	209	164	-21.5%
55 to 64 years	213,176	238,715	12.0%	209	237	13.4%
65 & over	246,677	278,711	13.0%	280	276	13.4%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	1,284	1,220	-5.0%
Black	85,971	93,900	9.2%	1	2	100.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	8	18	125.0%
Asian	33,322	44,479	33.5%	1	3	200.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	17	17	0.0%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	52	56	7.7%

## 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.83.2, at right, from April 2000 to July 2009, Sioux County’s natural increase was estimated to be 30 people. Sioux County experienced net out-migration from 2000–2009, with 224 persons having left the county during that period.<sup>251</sup> The 2015 population estimates showed a natural increase of 14 persons and a net out-migration of 65 persons since the 2010 Census. In total, Sioux County’s population decreased to 1,260 persons.

<b>1980 Population</b>	<b>1,845</b>
Natural Increase 80–90	57
Net Migration 80–90	-353
<b>1990 Population</b>	<b>1,549</b>
Natural Increase 90–00	34
Net Migration 90–00	-108
<b>2000 Population</b>	<b>1,475</b>
Natural Increase 00–09	30
Net Migration 00–09	-224
2009 Population Estimate	1,281
<b>2010 Population</b>	<b>1,311</b>
Natural Increase 10–15	14
Net Migration 10–15	-65
<b>2015 Population Estimate</b>	<b>1,260</b>

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 Sioux County changed from -1 persons in 2014 to 9 persons in 2015, with an additional net movement of 1 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.83.3.

<sup>251</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.83.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Sioux County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	29	27	2
Calendar 2002	25	24	1
Calendar 2003	27	26	1
Calendar 2004	40	30	10
Calendar 2005	31	17	14
Calendar 2006	24	20	4
Calendar 2007	30	31	-1
Calendar 2008	21	22	-1
Calendar 2009	17	22	-5
Calendar 2010	42	33	9
Calendar 2011	23	20	3
Calendar 2012	23	20	3
Calendar 2013	24	16	8
Calendar 2014	30	31	-1
Calendar 2015	28	19	9
First Half of 2016	9	8	1

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 494 in 2014 to 483 in 2015, as shown in Table II.83.4, at right.

<b>Table II.83.4</b>	
<b>Income Tax Returns</b>	
Sioux County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	573
1992	566
1993	569
1994	537
1995	514
1996	539
1997	539
1998	534
1999	526
2000	503
2001	492
2002	486
2003	466
2004	481
2005	475
2006	491
2007	516
2008	521
2009	587
2010	507
2011	505
2012	519
2013	505
2014	494
2015	483

**School-Age Children**

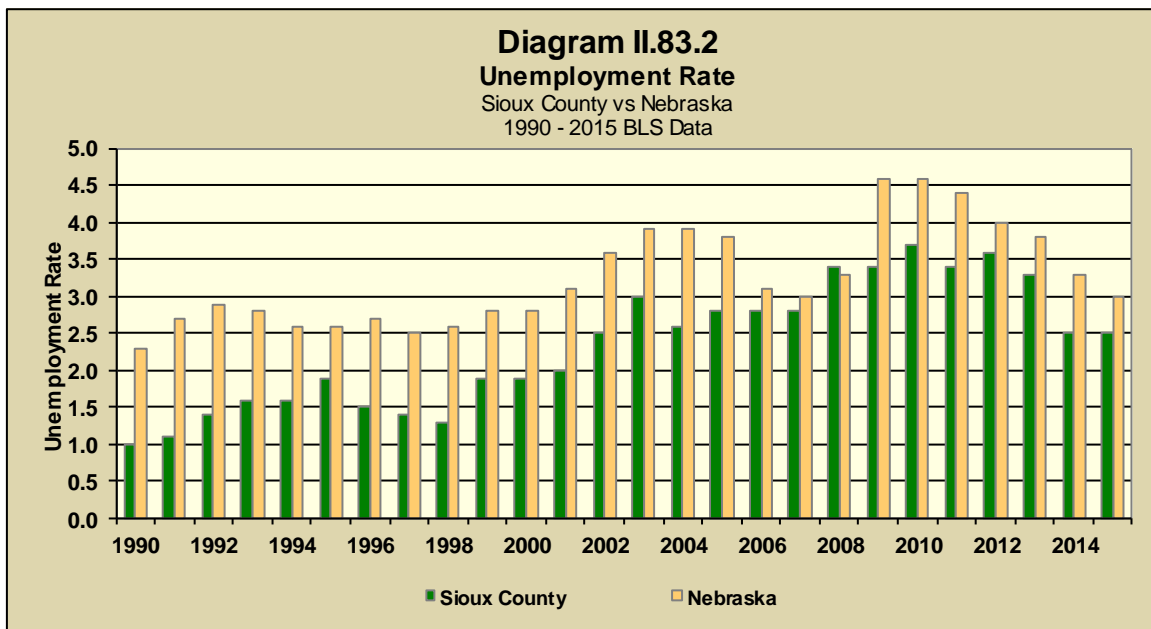
According to the Nebraska Department of Education (DOE), the total number of school-age children in Sioux County decreased by 0.6 percent from 172 in 2015 to 171 in 2016, as shown below in Table II.83.5. The number of school-age children 5 to 11 years of age increased from 89 in 2015 to 89 in 2016.

<b>Table II.83.5</b>				
<b>School-Age Children</b>				
Sioux County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	166	57	102	325
1993	161	51	105	317
1994	157	53	115	325
1995	145	56	129	330
1996	143	55	133	331
1997	135	48	136	319
1998	129	48	128	305
1999	123	44	125	292
2000	136	40	112	288
2001	120	34	85	239
2002	104	35	79	218
2003	70	24	55	149
2004	59	27	59	145
2005	117	36	59	212
2006	98	28	67	193
2007	111	33	70	214
2008	85	26	53	164
2009	88	30	66	184
2010	89	28	67	184
2011	96	32	73	201
2012	79	20	63	162
2013	95	21	59	175
2014	99	26	59	184
2015	89	25	58	172
2016	89	30	52	171

## ECONOMICS

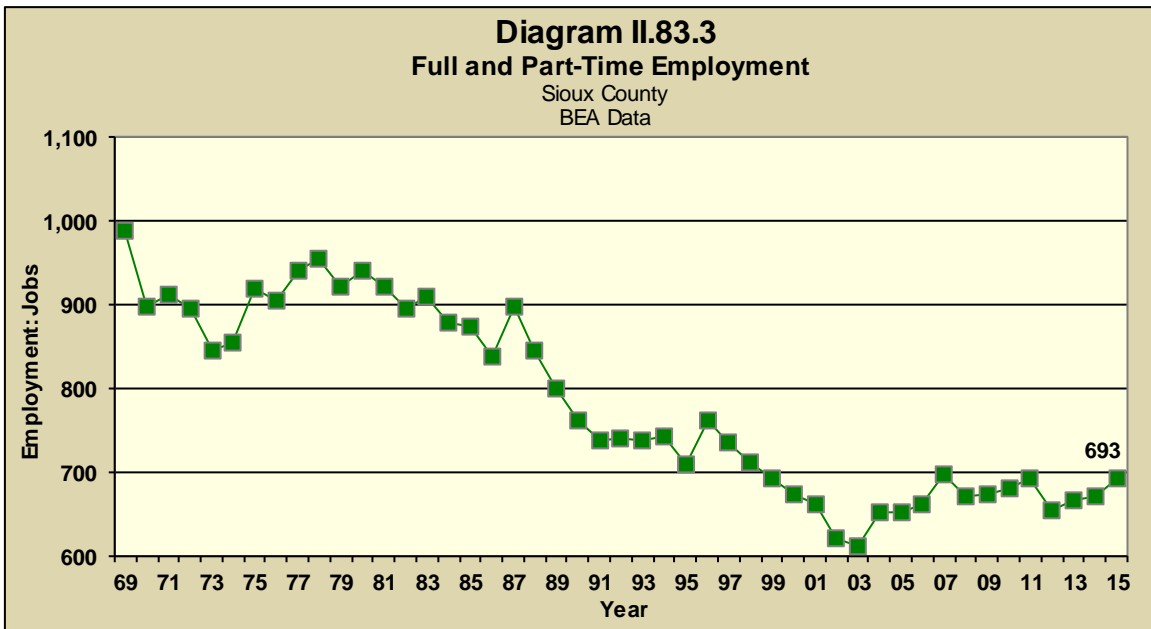
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Sioux County, defined as the number of people working or actively seeking work, decreased from 808 in 2014 to 805 in 2015. The total number of people employed changed from 788 in 2014 to 785 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a change of 0.0 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.83.2, below.

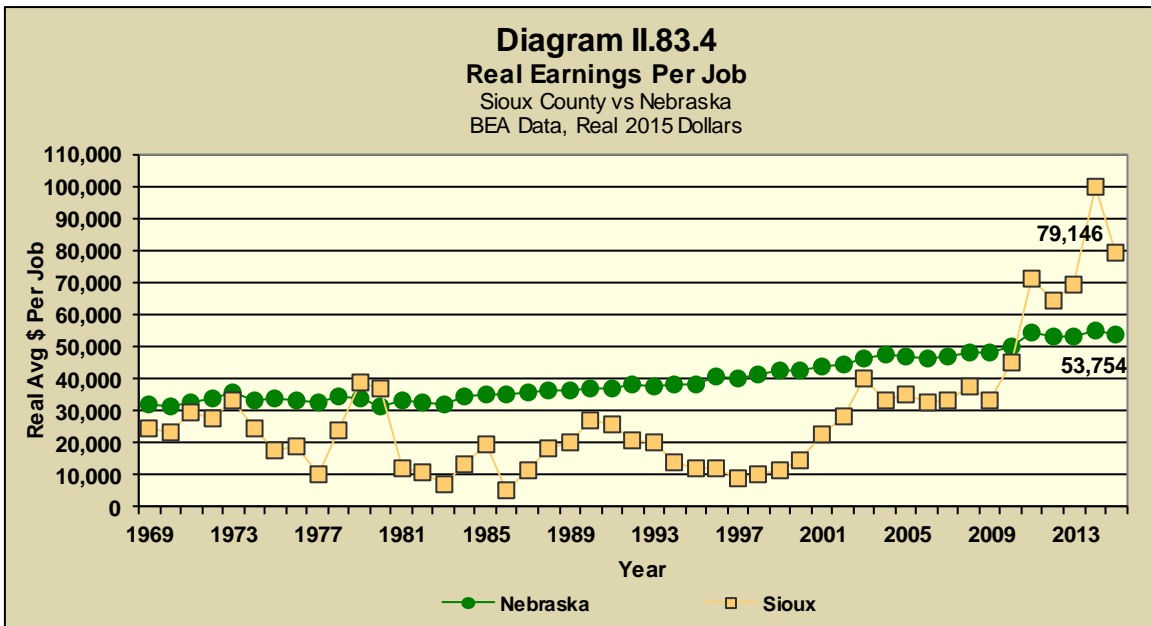


### Employment and Personal Income

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 693 jobs in Sioux County, an increase of 23 jobs since 2014. Diagram II.83.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.83.4, below, real average earnings per job in the county was \$79,146 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 \$78,875,000, a decline of 14.4 percent between 2014 and 2015. Table II.83.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.83.6**  
**Total BEA Employment and Real Personal Income**

Sioux 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	24,051	741	913	4,565	1,856	30,645	14,688	988	24,343
1970	20,678	621	1,518	4,957	1,985	28,516	13,952	897	23,052
1971	27,133	628	2,155	5,231	2,215	36,106	17,097	913	29,719
1972	25,049	650	2,773	6,372	2,338	35,881	17,227	896	27,956
1973	28,345	842	3,338	7,656	2,613	41,111	18,997	845	33,545
1974	20,831	815	3,725	7,526	2,998	34,265	17,339	854	24,392
1975	16,542	991	3,948	8,012	3,273	30,783	14,515	919	17,999
1976	17,150	889	4,479	8,082	3,626	32,449	15,690	906	18,930
1977	9,647	903	4,692	8,223	3,474	25,134	12,137	942	10,241
1978	22,597	905	5,076	8,831	3,389	38,989	18,435	956	23,637
1979	35,959	890	5,436	8,330	3,257	52,093	24,631	921	39,043
1980	34,567	809	5,518	9,756	3,319	52,352	28,391	940	36,774
1981	11,368	848	5,846	10,615	3,477	30,457	16,544	921	12,343
1982	9,741	852	5,551	12,302	3,476	30,218	16,091	896	10,872
1983	6,447	754	5,252	11,947	3,398	26,290	14,013	910	7,084
1984	11,512	823	5,268	14,180	3,438	33,574	18,715	878	13,111
1985	17,326	828	5,320	13,581	3,398	38,796	22,465	875	19,801
1986	4,508	829	5,192	11,983	3,541	24,395	14,574	837	5,385
1987	10,384	1,107	5,061	12,112	3,019	29,469	18,046	897	11,576
1988	15,707	1,103	4,994	9,301	2,910	31,808	19,514	846	18,566
1989	15,974	1,038	5,097	10,030	2,893	32,956	20,792	799	19,993
1990	20,624	929	5,200	9,148	3,215	37,259	24,209	762	27,066
1991	19,104	893	5,645	8,690	3,045	35,590	23,156	738	25,886
1992	15,279	927	6,228	8,665	3,179	32,425	20,879	739	20,676
1993	14,743	980	6,667	9,047	3,417	32,895	20,819	738	19,977
1994	10,241	1,019	7,084	9,769	3,204	29,280	18,626	743	13,783
1995	8,644	930	7,502	9,628	4,035	28,880	17,849	710	12,175
1996	9,237	955	7,924	9,766	4,150	30,123	19,637	762	12,121
1997	6,385	817	8,497	10,193	4,187	28,445	18,234	736	8,676
1998	7,077	855	9,337	10,547	4,226	30,332	19,747	712	9,939
1999	7,731	828	10,204	9,541	4,554	31,202	21,154	693	11,156
2000	9,617	847	10,772	9,592	4,633	33,766	22,954	673	14,289
2001	15,060	1,092	11,936	9,976	4,830	40,709	28,954	662	22,749
2002	17,530	1,064	10,249	9,082	5,434	41,232	28,574	621	28,229
2003	24,671	1,047	10,194	9,657	5,394	48,869	32,821	611	40,377
2004	21,703	1,067	9,295	8,887	6,246	45,065	31,339	652	33,287
2005	22,914	1,020	7,789	7,839	6,237	43,759	30,451	652	35,145
2006	21,685	1,339	7,195	7,174	6,204	40,919	29,041	661	32,806
2007	23,331	1,485	6,686	8,339	6,373	43,244	30,801	696	33,522
2008	25,319	1,537	5,334	9,951	7,338	46,405	34,121	670	37,789
2009	22,439	1,421	5,472	8,708	6,875	42,071	31,776	673	33,341
2010	30,659	1,354	5,984	8,002	7,002	50,293	38,303	681	45,021
2011	49,350	1,187	8,118	9,901	6,781	72,963	54,984	692	71,314
2012	42,272	1,260	9,994	9,495	7,042	67,543	51,091	655	64,538
2013	46,071	1,325	9,656	10,553	6,547	71,502	54,004	665	69,280
2014	66,860	1,477	9,103	10,881	6,772	92,139	70,389	670	99,792
2015	54,848	1,542	7,789	11,134	6,646	78,875	62,599	693	79,146

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 25.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 22.5 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 37.5 percent over the 2010 to 2015 period. Table II.83.7, 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 <sup>252</sup>
1991	238	81	111	63	30	0	0	0	0	573
1992	217	69	114	60	62	10	0	0	0	566
1993	239	51	116	73	50	10	0	0	0	569
1994	246	52	98	58	47	0	0	0	0	537
1995	232	49	90	59	32	10	0	0	0	514
1996	256	55	89	51	49	0	0	0	0	539
1997	224	45	106	66	48	10	0	0	0	539
1998	218	52	99	67	40	10	0	0	0	534
1999	202	47	97	64	58	12	0	0	0	526
2000	173	40	100	65	65	23	0	0	0	503
2001	180	42	74	59	60	37	0	13	0	492
2002	170	41	79	75	53	25	0	11	0	486
2003	162	33	80	49	50	36	0	14	0	466
2004	160	34	76	55	61	56	0	20	0	481
2005	149	33	81	56	60			14		475
2006	129	43	81	67	73			17		491
2007	140	37	83	63	75	67		21		516
2008	142	46	89	63	67	59	0	20	0	521
2009	143	51	123	89	71	51	22	17	0	587
2010	124	51	87	62	59	68		32		507
2011	115	35	86	53	65	74	10	41		505
2012	100	45	81	59	69	63	20	50	0	519
2013	112	55	59	67	53	78	10	38		505
2014	97	43	55	66	59	55	14	63		494
2015	93	36	71	79	56	66		44		483

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 219 in 2010 to 176 in 2015, with the poverty rate reaching 14.0 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.83.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	169	11.8
1999	169	11.4
2000	181	12.7
2001	222	15.2
2002	215	14.3
2003	141	9.8
2004	133	9.1
2005	172	11.9
2006	205	14.7
2007	188	14
2008	167	13.1
2009	205	16.1
2010	219	16.8
2011	229	17.2
2012	173	13.2
2013	217	16.5
2014	208	16.0
2015	176	14.0

<sup>252</sup> 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 Sioux County decreased by 4 between 1980 and 2014, at an annual rate of change of -0.8 percent, as reported by the Census Bureau and as presented in Table II.83.9, at right.<sup>253</sup> This compared to an average annual rate of change of 1.03 percent statewide. Sioux County remained the same 0 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 Sioux County between 2010 and 2015, from 815 to 822. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.83.10.

Year	Nebraska	Sioux County
1980	37,727	17
1981	37,582	18
1982	37,500	35
1983	41,889	34
1984	43,151	32
1985	43,115	29
1986	42,538	28
1987	42,691	34
1988	43,134	30
1989	43,302	28
1990	43,749	27
1991	44,405	27
1992	45,269	23
1993	46,059	17
1994	46,640	19
1995	47,128	22
1996	47,607	19
1997	48,588	18
1998	48,655	16
1999	48,968	16
2000	49,623	16
2001	49,710	14
2002	50,259	16
2003	50,394	16
2004	50,928	14
2005	51,440	16
2006	51,906	17
2007	52,517	23
2008	52,152	19
2009	51,633	20
2010	51,886	19
2011	51,553	15
2012	52,294	16
2013	52,585	13
2014	52,991	13

Subject	Nebraska	% Growth Since Census	Sioux County	% Growth Since Census
2000 Census	722,668	-	780	-
2010 Census	796,793	10.3%	815	4.5%
July 2011 Estimate	801,129	0.5%	814	-0.1%
July 2012 Estimate	804,659	1.0%	820	0.6%
July 2013 Estimate	809,171	1.5%	822	0.9%
July 2014 Estimate	814,970	2.3%	821	0.7%
July 2015 Estimate	820,913	3.0%	822	0.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Sioux County. As shown in Table II.83.11 on the following page, 31.4 percent of housing units, or 251, were vacant in 2015. Of the 549 housing units that were occupied in 2015, 77.0 percent, or 423, were owner-occupied and the remaining 23.0 percent were renter-occupied.

<sup>253</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.83.11</b>				
<b>Housing Units by Tenure</b>				
Sioux County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	577	70.8%	549	68.6%
Owner-Occupied	409	70.9%	423	77.0%
Renter-Occupied	168	29.1%	126	23.0%
Vacant Housing Units	238	29.2%	251	31.4%
<b>Total Housing Units</b>	<b>815</b>	<b>100.0%</b>	<b>800</b>	<b>100.0%</b>

As shown in Table II.83.12, below, there were 703 single family dwellings in 2015, which accounted for 87.9 percent of all housing units. Apartment units accounted for 1.3 percent of housing units, with 10 units. Mobile homes also accounted for an additional 10.5 percent of housing with 84 units.

<b>Table II.83.12</b>				
<b>Housing Units by Type</b>				
Sioux County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>254</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	749	93%	703	87.9%
Duplex	0	0%	0	.0%
Tri- or Four-Plex	0	0%	3	.4%
Apartment	0	0%	10	1.3%
Mobile Home	59	7%	84	10.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>808</b>	<b>100.0%</b>	<b>800</b>	<b>100.0%</b>

Table II.83.13, below, shows the disposition of vacant housing units in Sioux County. The 2015 five-year ACS shows 3.6 percent of vacant units were for rent, 0.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 90 "other vacant" units, or 37.8 percent; this compared to 69.3 percent "other vacant" units in 2015.

<b>Table II.83.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Sioux County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	61	25.6%	9	3.6%
For Sale	9	3.8%	0	.0%
Rented or Sold, Not Occupied	3	1.3%	0	.0%
For Seasonal, Recreational, or Occasional Use	74	31.1%	68	27.1%
For Migrant Workers	1	0.4%	0	.0%
Other Vacant	90	37.8%	174	69.3%
<b>Total</b>	<b>238</b>	<b>100.0%</b>	<b>251</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>255</sup> In most years for which data are presented, single-

<sup>254</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Sioux County decreased from 3 in 2014 to 2 in 2015 and the average value of construction was \$284,000 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 3 in 2014 to 2 in 2015. These changes in residential permit activity in the county compared to a decline in population of 215 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.83.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	.	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	.	.	.	.	.	.	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	.	.	.	.	.	.	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	.	.	.	.	.	.	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	4	.	.	.	4	132.9	.	.	.
2004	4	.	.	.	4	159.6	.	.	.
2005	8	.	.	.	8	77.0	.	.	.
2006	7	.	.	.	7	74.7	.	.	.
2007	5	.	.	.	5	72.8	.	.	.
2008	4	.	.	.	4	43.0	.	.	.
2009	2	.	.	.	2	153.7	.	.	.
2010	2	.	.	.	2	151.8	.	.	.
2011	8	.	.	.	8	135.6	.	.	.
2012	4	.	.	.	4	121.2	.	.	.
2013	2	.	.	.	2	174.6	.	.	.
2014	3	.	.	.	3	117.8	.	.	.
2015	2	.	.	.	2	284.0	.	.	.

<sup>255</sup> 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 125 property transactions in Sioux County. Of these, 110 were for single-family homes during this 18-year period, as shown in Table II.83.15.

<b>Table II.83.15</b>						
<b>Residential Property Transactions</b>						
Sioux County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	5	1	0	0	0	6
2000	11	1	0	0	1	13
2001	3	0	0	0	0	3
2002	10	0	0	0	0	10
2003	3	0	0	0	0	3
2004	3	1	0	0	0	4
2005	7	0	0	0	1	8
2006	2	2	0	0	0	4
2007	9	1	0	1	0	11
2008	6	0	0	0	0	6
2009	2	0	0	0	0	2
2010	6	0	0	0	0	6
2011	8	2	0	0	0	10
2012	9	0	0	0	0	9
2013	11	1	0	0	0	12
2014	5	2	0	0	0	7
2015	3	1	0	0	0	4
2016	7	0	0	0	0	7
<b>Total</b>	<b>110</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>125</b>

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 69 single-family home property transactions for units built before 1930, 15.9 percent of units were of low quality and 47.8 percent were of fair quality. Conversely, of the 1 home built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.83.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.83.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Sioux County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	11	6	0	0	0	0	0	0	0	17
Fair	33	10	3	4	2	0	0	0	4	56
Average	24	5	2	1	2	0	1	0	0	35
Good	0	0	0	1	0	0	0	0	0	1
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
<b>Total</b>	<b>69</b>	<b>21</b>	<b>5</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>110</b>

In regard to the current condition of residential dwellings, of the same 69 single-family homes built before 1930, 49.3 percent of the homes were worn out or badly worn, and 49.3 percent

were in average condition. Table II.83.17 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	14	7	1	1	0	0	0	0	0	23
Badly Worn	20	5	2	0	1	0	0	0	2	30
Average	34	8	2	5	3	0	1	0	2	55
Good	1	1	0	0	0	0	0	0	0	2
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>69</b>	<b>21</b>	<b>5</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>110</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$30,742 to \$34,687, a total increase of 12.8 percent, as shown in Table II.83.18, 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 Sioux County ranged from \$33,992 for homes built before 1930 to \$181,500 for homes built from 2001 to 2010.<sup>256</sup> Homes built from 2001 through 2010 were also larger, averaging 2,464 square feet per unit. Table II.83.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	39,000
2000	35,909
2001	23,000
2002	38,700
2003	27,933
2004	38,500
2005	19,357
2006	30,500
2007	64,222
2008	30,167
2009	13,500
2010	30,742
2011	87,625
2012	50,331
2013	58,989
2014	61,700
2015	32,633
2016	34,687
<b>Average</b>	<b>44,221</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>257</sup> (\$)
Before 1930	33,992	1,261	27.0
1931-1960	43,560	1,246	35.0
1961-1970	61,333	1,384	44.3
1971-1980	60,292	1,217	49.5
1981-1990	62,500	1,421	44.0
1991-2000	60,000	1,280	46.9
2001-2010	181,500	2,464	73.7
2011-2016	.	.	.
<b>Average</b>	<b>42,905</b>	<b>1,274</b>	<b>34</b>

<sup>256</sup> 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.

<sup>257</sup> 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.83.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Sioux County. Unfortunately, no respondents were willing to participate in the survey since 2004.

<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2002	0	0	.0	
2003	0	0	.0	
2004	1	44	6.8	17.0

