

Stanton County

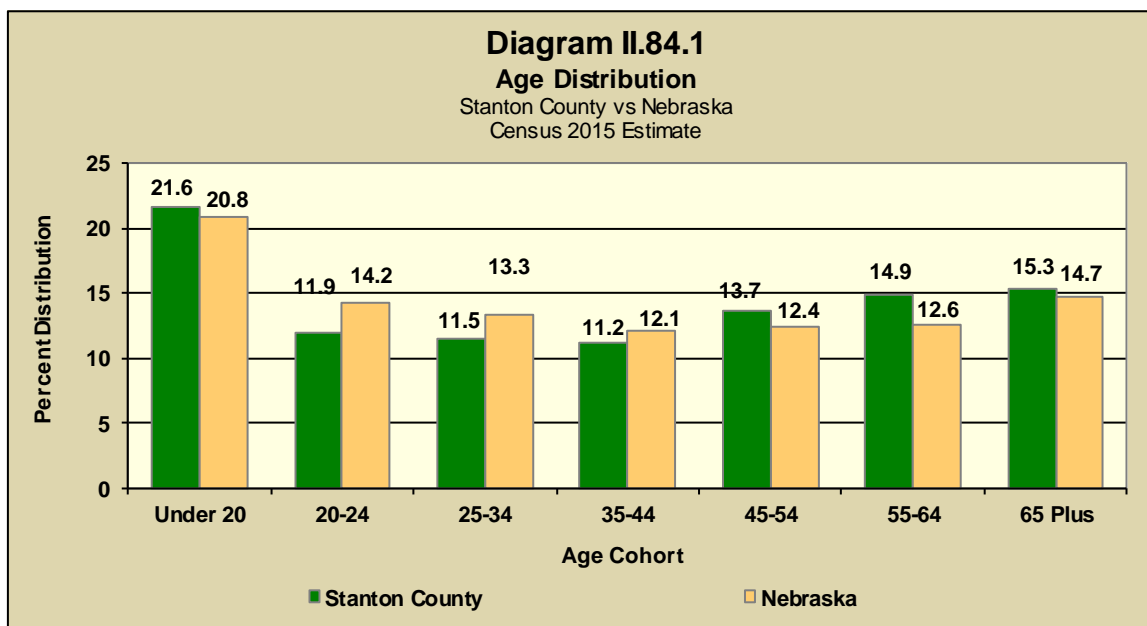
Summary

- Between 2010 and 2015, the county’s population decreased by 3.1 percent or by 192 persons.
- Between 2010 and 2015, the Hispanic population increased by 7.8 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 22.
- In 2015, average earnings in the county was \$67,869 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.8 percent to 2.6 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 4 units.
- In 2015, the average real value of new single-family construction was \$235,652.
- In fiscal year 2016, the average price of an existing home was \$124,122.
- In a November 2016 rental survey, the average vacancy rate was 0.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Stanton County’s population decreased by 3.1 percent, or from 6,129 people to 5,937 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 692 in 2010 to 709 in 2015, an increase of 2.5 percent. The number of people from 25 to 34 years of age decreased by 9.8 percent, and those aged between 35 and 44 decreased by 5.5 percent. As shown in Diagram II.84.1, people younger than 25 represented 33.6 percent of the population in 2015, while individuals aged 55 and older represented 30.1 percent of the population in Stanton 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 4.2 percent, while the black population increased by 17.8 percent. The Hispanic population of any race changed from 281 to 303 or by 7.8 percent. Table II.84.1, below, presents the details of these population variations.

Subject	Nebraska			Stanton County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	6,129	5,937	-3.1%
Age						
Under 14 years	383,542	394,263	2.8%	1,392	1,283	-7.8%
15 to 24 years	258,206	268,848	4.1%	692	709	2.5%
25 to 34 years	245,176	252,533	3.0%	754	680	-9.8%
35 to 44 years	220,838	228,643	3.5%	703	664	-5.5%
45 to 54 years	258,726	234,477	-9.4%	964	812	-15.8%
55 to 64 years	213,176	238,715	12.0%	759	883	16.3%
65 & over	246,677	278,711	13.0%	865	906	16.3%
Race						
White	1,649,264	1,689,616	2.4%	5,990	5,738	-4.2%
Black	85,971	93,900	9.2%	45	53	17.8%
American Indian or Alaskan Native	23,418	26,492	13.1%	35	48	37.1%
Asian	33,322	44,479	33.5%	6	16	166.7%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	1	0.0%
Two or More Races	32,305	39,365	21.9%	52	81	55.8%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	281	303	7.8%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.84.2, at right, from April 2000 to July 2009, Stanton County’s natural increase was estimated to be 294 people. Stanton County experienced net out-migration from 2000-2009, with 438 persons having left the county during that period.²⁵⁸ The 2015 population estimates showed a natural increase of 189 persons and a net out-migration of 381 persons since the 2010 Census. In total, Stanton County’s population decreased to 5,937 persons.

1980 Population	6,549
Natural Increase 80–90	568
Net Migration 80–90	-873
1990 Population	6,244
Natural Increase 90–00	305
Net Migration 90–00	-94
2000 Population	6,455
Natural Increase 00–09	294
Net Migration 00–09	-438
2009 Population Estimate	6,311
2010 Population	6,129
Natural Increase 10–15	189
Net Migration 10–15	-381
2015 Population Estimate	5,937

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 Stanton County changed from -1 persons in 2014 to 0 persons in 2015, with an additional net movement of 6 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.84.3.

²⁵⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.84.3			
Driver's Licenses Exchanged and Surrendered			
Stanton County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	57	50	7
Calendar 2002	38	49	-11
Calendar 2003	32	41	-9
Calendar 2004	36	50	-14
Calendar 2005	40	50	-10
Calendar 2006	32	73	-41
Calendar 2007	64	69	-5
Calendar 2008	57	49	8
Calendar 2009	46	49	-3
Calendar 2010	80	63	17
Calendar 2011	52	47	5
Calendar 2012	49	47	2
Calendar 2013	45	31	14
Calendar 2014	40	41	-1
Calendar 2015	36	36	0
First Half of 2016	25	19	6

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 2,247 in 2014 to 2,302 in 2015, as shown in Table II.84.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Stanton County increased by 4.6 percent from 1,187 in 2015 to 1,242 in 2016, as shown below in Table II.84.5. The number of school-age children 5 to 11 years of age increased from 581 in 2015 to 604 in 2016.

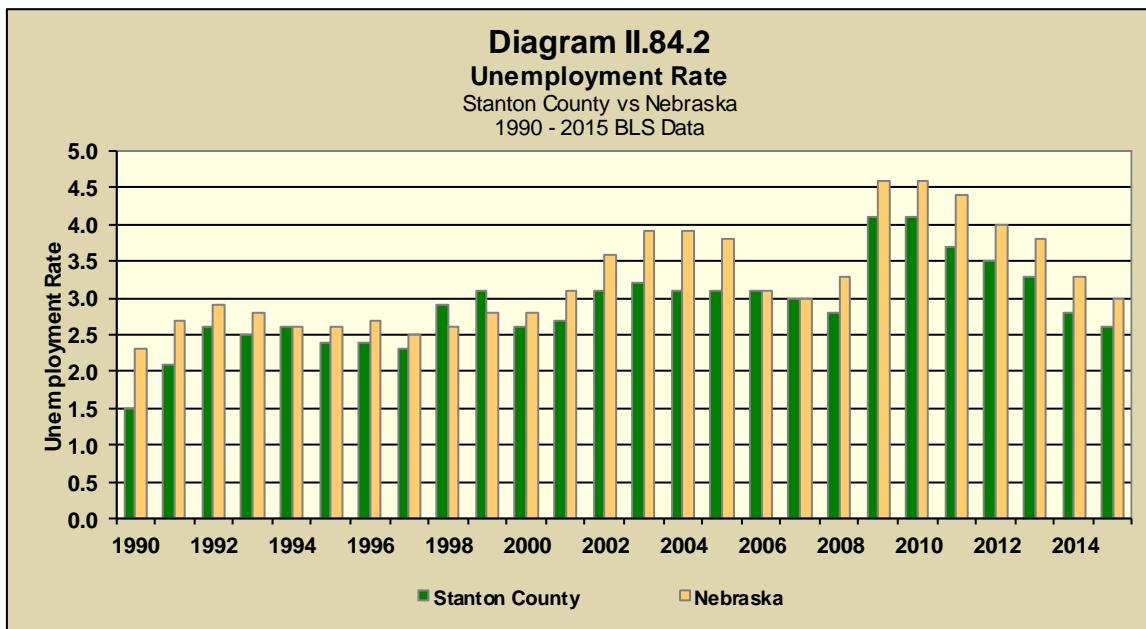
Table II.84.4	
Income Tax Returns	
Stanton County	
1991–2015 DOR Data	
Year	Returns
1991	2,290
1992	2,280
1993	2,267
1994	2,114
1995	2,119
1996	2,184
1997	2,156
1998	2,165
1999	2,235
2000	2,266
2001	2,225
2002	2,231
2003	2,191
2004	2,191
2005	2,034
2006	2,153
2007	2,181
2008	2,230
2009	2,214
2010	2,181
2011	2,221
2012	2,252
2013	2,281
2014	2,247
2015	2,302

Table II.84.5				
School-Age Children				
Stanton County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	854	250	511	1,615
1993	828	224	537	1,589
1994	842	245	513	1,600
1995	813	246	493	1,552
1996	791	223	527	1,541
1997	797	211	589	1,597
1998	828	250	598	1,676
1999	787	252	615	1,654
2000	737	242	508	1,487
2001	693	240	562	1,495
2002	615	213	577	1,405
2003	272	84	228	584
2004	269	76	208	553
2005	651	170	528	1,349
2006	650	180	517	1,347
2007	644	197	517	1,358
2008	627	175	441	1,243
2009	642	181	426	1,249
2010	585	191	407	1,183
2011	604	176	421	1,201
2012	561	157	458	1,176
2013	569	172	435	1,176
2014	578	183	416	1,177
2015	581	188	418	1,187
2016	604	186	452	1,242

ECONOMICS

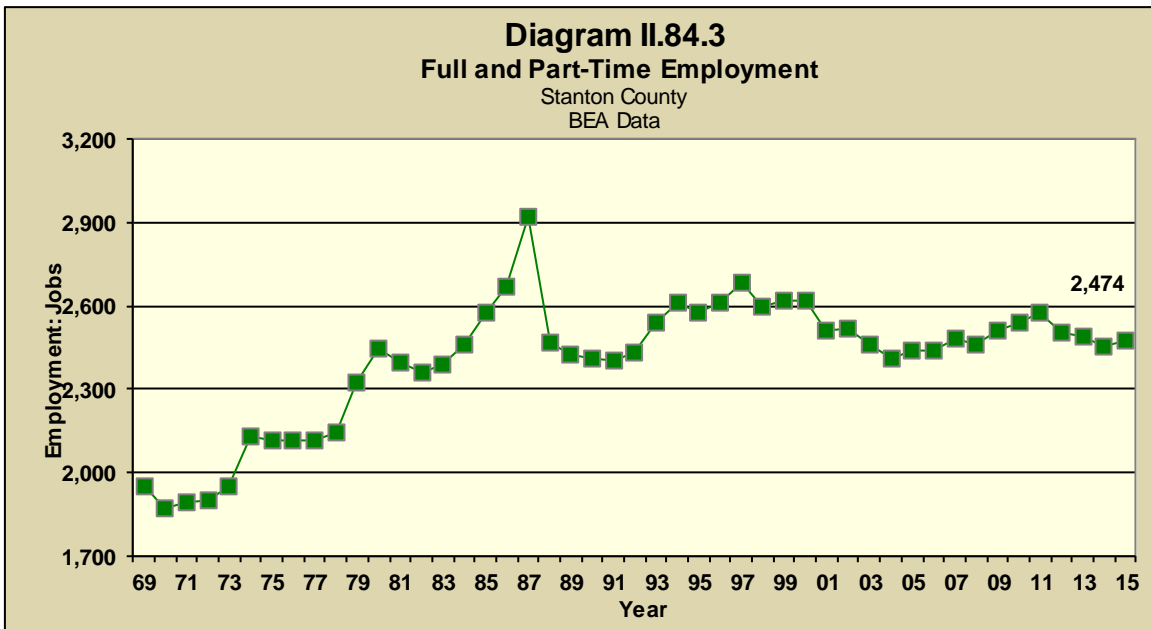
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Stanton County, defined as the number of people working or actively seeking work, decreased from 3,582 in 2014 to 3,553 in 2015. The total number of people employed changed from 3,482 in 2014 to 3,462 in 2015. The unemployment rate for the county was 2.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.84.2, below.

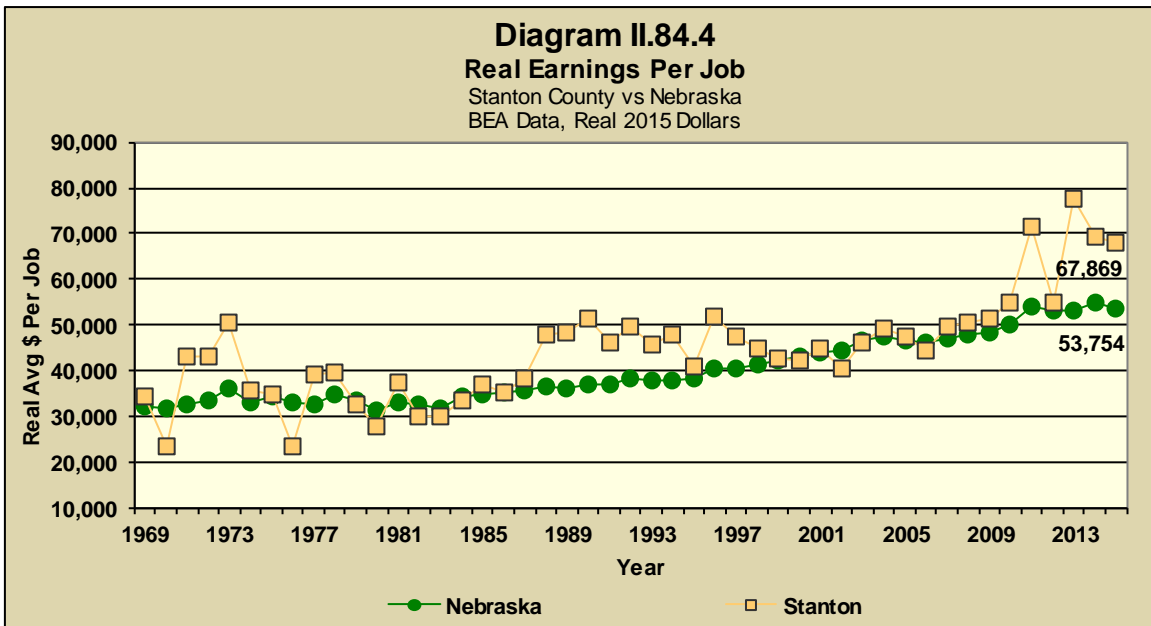


Employment and Personal Income

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 2,474 jobs in Stanton County, an increase of 22 jobs since 2014. Diagram II.84.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.84.4, below, real average earnings per job in the county was \$67,869 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 \$268,607,000, an increase of 1.5 percent between 2014 and 2015. Table II.84.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.84.6
Total BEA Employment and Real Personal Income
 Stanton 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	67,092	1,618	13,344	11,853	6,122	96,793	15,256	1,947	34,459
1970	43,543	1,633	11,832	12,916	6,523	73,181	12,709	1,874	23,235
1971	81,538	1,673	11,765	13,590	7,024	112,243	19,522	1,894	43,051
1972	81,945	1,780	11,650	15,306	7,238	114,359	19,775	1,901	43,106
1973	98,201	2,346	12,307	17,363	8,273	133,798	22,614	1,947	50,437
1974	75,808	3,289	11,610	18,115	8,670	110,914	17,744	2,128	35,624
1975	73,418	3,665	10,311	18,925	9,429	108,419	16,703	2,118	34,664
1976	49,951	4,061	11,971	19,280	10,169	87,311	13,905	2,116	23,607
1977	82,927	3,980	14,477	20,791	9,941	124,157	19,738	2,118	39,154
1978	85,088	4,618	15,247	20,770	10,483	126,970	20,496	2,146	39,650
1979	75,564	5,968	16,220	22,436	9,964	118,215	18,283	2,324	32,514
1980	67,992	6,807	10,844	25,250	10,404	107,682	16,436	2,447	27,786
1981	89,479	7,248	8,029	27,756	11,542	129,558	19,793	2,399	37,298
1982	70,459	5,634	15,974	32,119	11,844	124,761	19,223	2,358	29,881
1983	71,348	6,269	13,375	34,003	12,740	125,198	19,326	2,386	29,903
1984	82,756	7,188	11,536	37,268	12,840	137,212	21,500	2,464	33,586
1985	95,526	7,584	12,419	36,165	12,580	149,106	23,382	2,579	37,040
1986	94,716	7,929	11,275	35,813	12,543	146,418	23,359	2,673	35,434
1987	112,364	8,538	5,970	31,184	11,934	152,915	24,652	2,921	38,468
1988	117,991	9,244	6,027	28,002	12,342	155,117	24,947	2,467	47,828
1989	117,629	9,219	9,720	29,182	13,209	160,522	26,085	2,428	48,447
1990	123,480	9,211	12,957	27,621	13,322	168,169	26,771	2,411	51,215
1991	111,598	9,102	15,841	28,915	14,342	161,594	25,658	2,407	46,364
1992	120,649	9,176	13,674	27,286	15,068	167,501	26,769	2,429	49,670
1993	116,277	10,226	16,770	26,998	14,639	164,458	26,360	2,540	45,778
1994	124,815	10,436	21,220	26,742	15,003	177,344	28,163	2,615	47,730
1995	105,378	10,003	24,472	24,014	16,476	160,337	25,068	2,575	40,923
1996	135,025	10,080	26,649	25,300	17,232	194,127	30,352	2,615	51,635
1997	127,562	10,716	27,938	25,637	17,737	188,158	29,262	2,686	47,491
1998	116,480	10,137	37,321	25,893	19,727	189,283	28,955	2,596	44,869
1999	111,507	9,693	45,658	25,098	21,870	194,440	29,993	2,622	42,527
2000	110,439	9,730	44,823	24,824	22,355	192,710	30,036	2,616	42,217
2001	112,682	10,027	52,190	22,374	24,402	201,621	31,632	2,510	44,893
2002	101,940	9,868	49,330	20,869	26,218	188,489	29,209	2,520	40,452
2003	113,888	9,842	46,230	21,352	25,530	197,158	30,629	2,460	46,296
2004	118,757	9,633	43,167	22,393	26,636	201,320	31,329	2,408	49,318
2005	115,572	9,975	41,614	24,179	26,553	197,944	31,045	2,438	47,405
2006	107,976	11,435	42,231	27,220	29,475	195,468	30,720	2,440	44,252
2007	122,986	12,167	40,218	30,987	28,982	211,006	33,772	2,482	49,551
2008	124,279	12,289	37,761	34,127	32,701	216,580	35,245	2,460	50,520
2009	128,727	11,691	42,247	32,022	32,695	224,000	36,381	2,509	51,306
2010	139,955	12,039	37,636	30,270	34,634	230,456	37,570	2,541	55,079
2011	184,522	11,114	39,055	33,998	34,550	281,011	45,404	2,573	71,715
2012	137,783	11,291	38,301	38,780	33,297	236,869	38,818	2,505	55,003
2013	193,303	11,767	38,674	36,046	32,949	289,204	47,457	2,493	77,538
2014	169,801	12,294	37,296	37,225	32,497	264,525	43,500	2,452	69,250
2015	167,909	11,937	40,896	38,211	33,528	268,607	45,243	2,474	67,869

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 1.3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 10.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 58.2 percent over the 2010 to 2015 period. Table II.84.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.84.7										
Income Tax Returns by Adjusted Gross Income										
Stanton 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 ²⁵⁹
1991	832	249	466	332	275	107	0	12	0	2,290
1992	789	241	504	311	290	101	0	16	0	2,280
1993	769	207	473	343	286	131	10	24	0	2,267
1994	769	197	371	322	263	150	10	15	0	2,114
1995	711	206	413	290	269	178	11	16	0	2,119
1996	745	176	390	318	302	195	25	17	0	2,184
1997	680	180	372	310	328	209	27	27	0	2,156
1998	685	153	358	307	330	249	31	35	0	2,165
1999	661	155	375	308	347	287	61	33	0	2,235
2000	657	151	388	319	340	287	68	41	0	2,266
2001	616	140	367	315	350	311	76	35	0	2,225
2002	648	160	353	281	344	310	78	39	0	2,231
2003	587	165	311	306	335	336	86	49	0	2,191
2004	560	143	379	245	315	366	108	57	0	2,191
2005	475	143	298	270	305	336	139	56	12	2,034
2006	413	189	334	288	318	369	151	78	13	2,153
2007	447	174	319	252	314	383	169	107	16	2,181
2008	451	192	300	256	329	389	175	123	15	2,230
2009	456	163	274	283	320	409	165	116	0	2,214
2010	373	155	313	267	319	402	199	140	13	2,181
2011	387	153	305	247	328	410	230	148	13	2,221
2012	396	156	271	255	314	414	239	181	26	2,252
2013	400	159	285	246	325	400	273	175	18	2,281
2014	360	152	241	251	339	395	272	214	23	2,247
2015	368	152	265	247	342	413	273	214	28	2,302

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 540 in 2010 to 504 in 2015, with the poverty rate reaching 8.5 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.84.8, at right, presents poverty data for the county.

Table II.84.8		
Persons in Poverty		
Stanton County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	617	10.0
1999	508	8.0
2000	527	8.4
2001	568	8.9
2002	620	9.5
2003	499	7.8
2004	476	7.4
2005	521	8.1
2006	563	8.8
2007	554	8.9
2008	533	8.7
2009	579	9.4
2010	540	8.9
2011	574	9.4
2012	539	8.9
2013	505	8.3
2014	557	9.2
2015	504	8.5

²⁵⁹ 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 Stanton County increased by 41 between 1980 and 2014, at an annual rate of change of 1.4 percent, as reported by the Census Bureau and as presented in Table II.84.9, at right.²⁶⁰ This compared to an average annual rate of change of 1.03 percent statewide. Stanton 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 0.7 percent in Stanton County between 2010 and 2015, from 2,633 to 2,652. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.84.10.

Year	Nebraska	Stanton County
1980	37,727	69
1981	37,582	61
1982	37,500	69
1983	41,889	77
1984	43,151	73
1985	43,115	72
1986	42,538	77
1987	42,691	83
1988	43,134	83
1989	43,302	77
1990	43,749	76
1991	44,405	81
1992	45,269	84
1993	46,059	83
1994	46,640	81
1995	47,128	79
1996	47,607	90
1997	48,588	95
1998	48,655	87
1999	48,968	79
2000	49,623	84
2001	49,710	87
2002	50,259	90
2003	50,394	90
2004	50,928	99
2005	51,440	101
2006	51,906	98
2007	52,517	114
2008	52,152	117
2009	51,633	119
2010	51,886	115
2011	51,553	110
2012	52,294	106
2013	52,585	108
2014	52,991	110

Subject	Nebraska	% Growth Since Census	Stanton County	% Growth Since Census
2000 Census	722,668	-	2,452	-
2010 Census	796,793	10.3%	2,633	7.4%
July 2011 Estimate	801,129	0.5%	2,634	0.0%
July 2012 Estimate	804,659	1.0%	2,636	0.1%
July 2013 Estimate	809,171	1.5%	2,638	0.2%
July 2014 Estimate	814,970	2.3%	2,638	0.2%
July 2015 Estimate	820,913	3.0%	2,652	0.7%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Stanton County. As shown in Table II.84.11 on the following page, 11.9 percent of housing units, or 314, were vacant in 2015. Of the 2,323 housing units that were occupied in 2015, 84.3 percent, or 1,959, were owner-occupied and the remaining 15.7 percent were renter-occupied.

²⁶⁰ Totals may not add due to rounding-off of county totals.

Table II.84.11				
Housing Units by Tenure				
Stanton 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	2,387	90.7%	2,323	88.1%
Owner-Occupied	1,888	79.1%	1,959	84.3%
Renter-Occupied	499	20.9%	364	15.7%
Vacant Housing Units	246	9.3%	314	11.9%
Total Housing Units	2,633	100.0%	2,637	100.0%

As shown in Table II.84.12, below, there were 2,376 single family dwellings in 2015, which accounted for 90.1 percent of all housing units. Apartment units accounted for 1.7 percent of housing units, with 45 units. Mobile homes also accounted for an additional 5.8 percent of housing with 152 units.

Table II.84.12				
Housing Units by Type				
Stanton County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS ²⁶¹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,303	88%	2,376	90.1%
Duplex	27	1%	15	.6%
Tri- or Four-Plex	59	2%	49	1.9%
Apartment	39	1%	45	1.7%
Mobile Home	175	7%	152	5.8%
Boat, RV, Van, Etc.	3	0%	0	.0%
Total	2,606	100.0%	2,637	100.0%

Table II.84.13, below, shows the disposition of vacant housing units in Stanton County. The 2015 five-year ACS shows 5.7 percent of vacant units were for rent, 15.9 percent were for sale, and 33.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 155 “other vacant” units, or 63.0 percent; this compared to 36.9 percent “other vacant” units in 2015.

Table II.84.13				
Disposition of Vacant Housing Units				
Stanton County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	29	11.8%	18	5.7%
For Sale	24	9.8%	50	15.9%
Rented or Sold, Not Occupied	14	5.7%	105	33.4%
For Seasonal, Recreational, or Occasional Use	23	9.3%	25	8.0%
For Migrant Workers	1	0.4%	0	.0%
Other Vacant	155	63.0%	116	36.9%
Total	246	100.0%	314	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁶² In most years for which data are presented, single-

²⁶¹ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Stanton County increased from 22 in 2014 to 23 in 2015 and the average value of construction was \$235,652 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 22 in 2014 to 26 in 2015. These changes in residential permit activity in the county compared to a decline in population of 518 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.84.14.

Table II.84.14
Building Permits and Valuation
Stanton County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	.	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	13	.	.	.	13	69.60	.	.	.
1983	15	2	.	.	17	69.30	87.10	.	.
1984	14	.	.	.	14	71.50	.	.	.
1985	13	.	.	.	13	70.80	.	.	.
1986	5	.	.	.	5	103.40	.	.	.
1987	5	.	.	.	5	100.80	.	.	.
1988	7	.	.	.	7	113.10	.	.	.
1989	30	.	.	.	30	67.90	.	.	.
1990	32	.	.	.	32	69.30	.	.	.
1991	10	.	.	.	10	134.40	.	.	.
1992	12	.	.	.	12	130.70	.	.	.
1993	8	2	.	.	10	113.80	53.10	.	.
1994	17	.	.	.	17	88.60	.	.	.
1995	12	.	8	.	20	109.80	.	62.10	.
1996	18	.	.	.	18	124.60	.	.	.
1997	13	.	.	.	13	122.30	.	.	.
1998	14	.	.	.	14	140.90	.	.	.
1999	11	.	.	.	11	130.70	.	.	.
2000	15	.	.	.	15	152.60	.	.	.
2001	20	.	.	.	20	145.00	.	.	.
2002	10	.	.	.	10	242.3	.	.	.
2003	13	.	.	.	13	172.4	.	.	.
2004	14	.	.	.	14	172.4	.	.	.
2005	22	.	.	.	22	201.6	.	.	.
2006	19	.	.	.	19	184.8	.	.	.
2007	12	.	.	.	12	216.4	.	.	.
2008	15	.	.	.	15	164.3	.	.	.
2009	5	.	.	.	5	217.6	.	.	.
2010	10	.	.	.	10	185.9	.	.	.
2011	9	.	.	.	9	199.5	.	.	.
2012	9	.	.	.	9	247.5	.	.	.
2013	4	.	4	.	8	238.7	.	77.0	.
2014	22	.	.	.	22	225.3	.	.	.
2015	23	.	3	.	26	235.7	.	100.0	.

²⁶² Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 1,061 property transactions in Stanton County. Of these, 1,036 were for single-family homes during this 18-year period, as shown in Table II.84.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	84	1	0	0	1	86
2000	87	1	0	1	0	89
2001	55	3	0	0	0	58
2002	77	4	0	0	0	81
2003	77	1	0	0	0	78
2004	77	0	0	0	0	77
2005	69	2	1	0	0	72
2006	55	1	0	1	0	57
2007	60	2	0	0	0	62
2008	45	3	0	0	0	48
2009	40	0	0	0	0	40
2010	44	0	0	0	0	44
2011	43	1	0	0	0	44
2012	2	1	0	0	0	3
2013	66	0	0	0	0	66
2014	64	0	0	0	0	64
2015	40	0	0	0	0	40
2016	51	1	0	0	0	52
Total	1,036	21	1	2	1	1,061

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 297 single-family home property transactions for units built before 1930, 1.0 percent of units were of low quality and 49.8 percent were of fair quality. Conversely, of the 41 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 7.3 percent of fair quality. Table II.84.16 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	3	0	1	0	0	0	0	0	0	4
Fair	148	35	99	111	75	20	3	0	5	496
Average	139	27	84	74	39	90	28	0	3	484
Good	6	1	3	8	4	18	10	0	0	50
Very Good	0	0	0	0	0	1	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
Total	297	63	187	193	118	129	41	0	8	1,036

In regard to the current condition of residential dwellings, of the same 297 single-family homes built before 1930, 15.5 percent of the homes were worn out or badly worn, and 56.2 percent

were in average condition. Table II.84.17 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	4	0	1	0	0	0	0	0	0	5
Badly Worn	42	11	20	27	15	3	0	0	0	118
Average	167	35	128	124	76	55	18	0	2	605
Good	77	14	36	35	23	61	20	0	4	270
Very Good	7	3	2	5	3	10	2	0	0	32
Excellent	0	0	0	0	0	0	1	0	0	1
Missing	0	0	0	2	1	0	0	0	2	5
Total	297	63	187	193	118	129	41	0	8	1,036

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$82,683 to \$124,122, a total increase of 50.1 percent, as shown in Table II.84.18, 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 Stanton County ranged from \$59,532 for homes built before 1930 to \$192,959 for homes built from 2001 to 2010.²⁶³ Homes built from 2001 through 2010 were also larger, averaging 1,675 square feet per unit. Table II.84.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	58,226
2000	62,190
2001	70,466
2002	76,732
2003	75,971
2004	80,827
2005	89,801
2006	76,842
2007	98,847
2008	101,827
2009	99,800
2010	82,683
2011	90,823
2012	289,950
2013	98,400
2014	122,210
2015	93,681
2016	124,122
Average	86,490

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁶⁴ (\$)
Before 1930	59,532	1,421	41.9
1931-1960	60,841	1,162	52.4
1961-1970	82,881	1,109	74.8
1971-1980	86,455	1,108	78.0
1981-1990	88,339	1,011	87.4
1991-2000	124,466	1,324	94.0
2001-2010	192,959	1,675	115.2
2011-2016	-	-	-
Average	85,506	1,239	69

²⁶³ 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.

²⁶⁴ 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.84.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Stanton County. The number of completed surveys decreased from 8 in 2015 to 3 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 9.4 percentage points and was at 0.0 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	30	.0	14.0
2003	1	39	.0	30.0
2004	3	53	1.9	38.7
2005	4	9	33.3	107.5
2006	5	84	3.6	40.1
2007	9	77	5.2	49.7
2008	5	45	4.4	28.3
2009	6	48	8.3	37.3
2010	5	87	.0	19.3
2011	10	63	9.5	31.7
2012	10	51	5.9	36.4
2013	7	44	4.6	105.0
2014	8	55	1.8	14.0
2015	8	53	9.4	30
2016	3	34	.0	

Table II.84.21 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 single family units in Stanton County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Stanton County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 33 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0.0 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 4.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1	0	.0%	6.7%
Apartments	33	0	.0%	6.9%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	25.0%
Total	34	0	.00%	4.3%

Table II.84.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were one bedroom units, with 27 units. Details for additional unit types are reported on the following page.

Table II.84.22 Rental Units by Number of Bedrooms Stanton County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	27	0	0	.	27
Two	0	6	0	0	.	6
Three	1	0	0	0	.	1
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0
Total	1	33	0	0	0	34

Table II.84.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.84.23 Single Family Units by Number of Bedrooms Stanton County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	1	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	1	0	.0%

Table II.84.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0.0 percent.

Table II.84.24 Apartment Units by Number of Bedrooms Stanton County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	27	0	.0%
Two	6	0	.0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	33	0	.0%

Average market-rate rents by unit type are shown in Table II.84.25, 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.84.25					
Average Market Rate Rents by Number of Bedrooms					
Stanton County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$400	\$	\$	\$400
Two	\$	\$450	\$	\$	\$450
Three	\$1,000	\$	\$	\$	\$1,000
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$1,000	\$431	\$	\$	\$621

Table II.84.26, below, shows vacancy rates for single family units by average rental rates for Stanton County. The most common rent for single family units was \$1,000 to \$1,250 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.84.26			
Single Family Market Rate Rents by Vacancy Status			
Stanton 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	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	1	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	1	0	.0%

The average rent and availability of apartment units is displayed in Table II.84.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.84.27 Apartment Market Rate Rents by Vacancy Status Stanton County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	33	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	33	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.84.28 below, 2 respondents, or 66.7 percent, included some sort of utility in the rent.

Table II.84.28 Are there any utilities included with the rent? Stanton County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	1
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table II.84.29, below. There were 2 respondents who included electricity, 2 respondents who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.84.29 Which utilities are included with the rent? Stanton County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	2
Trash Collection	2

Table II.84.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 8 number of persons on the wait list.

Table II.84.30 Do you keep a waiting list? Stanton County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	1
Waitlist Size	8

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.84.31 below, most respondents indicated there was moderate to high need for the renovation of existing single-family units and moderate to high need for the renovation of existing apartment units.

Table II.84.31 How would you rate the need for renovation of existing units in the city? Stanton County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.84.32 below, most respondents indicated there was no need, moderate, or high for the construction of new single-family units and no need, moderate or high need for the construction of new apartment units.

Table II.84.32 How would you rate the need for construction of new units in the city? Stanton County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	0		
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	0	0		

