

# Thurston County

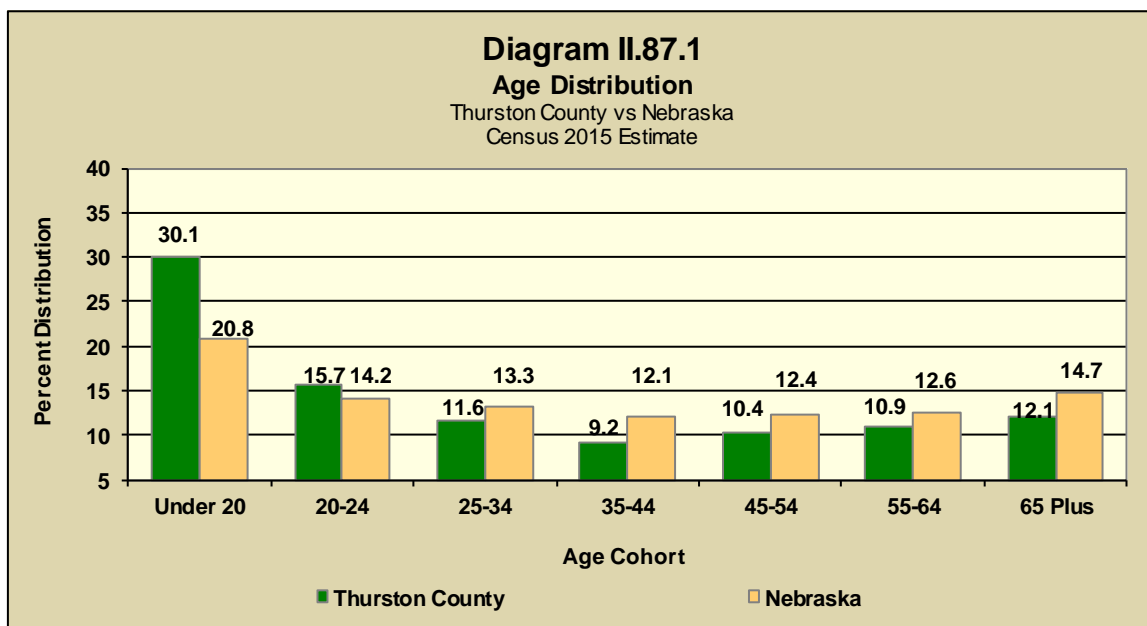
## Summary

- Between 2010 and 2015, the county’s population increased by 1.8 percent or by 124 persons.
- Between 2010 and 2015, the Hispanic population increased by 73.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 18.
- In 2015, average earnings in the county was \$68,879 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 6.0 percent to 5.3 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 6 units.
- In 2015, the average real value of new single-family construction was \$191,552.
- In fiscal year 2016, the average price of an existing home was \$74,956.
- In a November 2016 rental survey, the average vacancy rate was .26 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Thurston County’s population increased by 1.8 percent, or from 6,940 people to 7,064 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 1,034 in 2010 to 1,112 in 2015, an increase of 7.5 percent. The number of people from 25 to 34 years of age increased by 8.8 percent, and those aged between 35 and 44 decreased by 7.2 percent. As shown in Diagram II.87.1, people younger than 25 represented 45.8 percent of the population in 2015, while individuals aged 55 and older represented 23.1 percent of the population in Thurston 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 0.9 percent, while the black population increased by 164.7 percent. The Hispanic population of any race changed from 190 to 330 or by 73.7 percent. Table II.87.1, below, presents the details of these population variations.

Subject	Nebraska			Thurston County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	6,940	7,064	1.8%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	2,105	2,125	1.0%
15 to 24 years	258,206	268,848	4.1%	1,034	1,112	7.5%
25 to 34 years	245,176	252,533	3.0%	750	816	8.8%
35 to 44 years	220,838	228,643	3.5%	698	648	-7.2%
45 to 54 years	258,726	234,477	-9.4%	862	732	-15.1%
55 to 64 years	213,176	238,715	12.0%	666	773	16.1%
65 & over	246,677	278,711	13.0%	825	858	16.1%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	2,833	2,858	0.9%
Black	85,971	93,900	9.2%	17	45	164.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	3,978	3,964	-0.4%
Asian	33,322	44,479	33.5%	6	31	416.7%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	1	-50.0%
Two or More Races	32,305	39,365	21.9%	104	165	58.7%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	190	330	73.7%

## 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.87.2, at right, from April 2000 to July 2009, Thurston County’s natural increase was estimated to be 819 people. Thurston County experienced net out-migration from 2000–2009, with 684 persons having left the county during that period.<sup>279</sup> The 2015 population estimates showed a natural increase of 350 persons and a net out-migration of 226 persons since the 2010 Census. In total, Thurston County’s population increased to 7,064 persons.

<b>1980 Population</b>	<b>7,186</b>
Natural Increase 80–90	933
Net Migration 80–90	-1,183
<b>1990 Population</b>	<b>6,936</b>
Natural Increase 90–00	649
Net Migration 90–00	-414
<b>2000 Population</b>	<b>7,171</b>
Natural Increase 00–09	819
Net Migration 00–09	-684
2009 Population Estimate	7,306
<b>2010 Population</b>	<b>6,940</b>
Natural Increase 10–15	350
Net Migration 10–15	-226
<b>2015 Population Estimate</b>	<b>7,064</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 Thurston County decreased from 12 persons in 2014 to -5 persons in 2015, with an additional net movement of -4 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.87.3.

<sup>279</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.87.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Thurston 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	66	83	-17
Calendar 2002	72	74	-2
Calendar 2003	60	49	11
Calendar 2004	67	59	8
Calendar 2005	49	65	-16
Calendar 2006	56	66	-10
Calendar 2007	63	74	-11
Calendar 2008	55	59	-4
Calendar 2009	58	32	26
Calendar 2010	116	99	17
Calendar 2011	58	63	-5
Calendar 2012	64	73	-9
Calendar 2013	67	51	16
Calendar 2014	66	54	12
Calendar 2015	62	67	-5
First Half of 2016	24	28	-4

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 2,288 in 2014 to 2,447 in 2015, as shown in Table II.87.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Thurston County increased by 1.5 percent from 2,018 in 2015 to 2,048 in 2016, as shown below in Table II.87.5. The number of school-age children 5 to 11 years of age increased from 1,037 in 2015 to 1,055 in 2016.

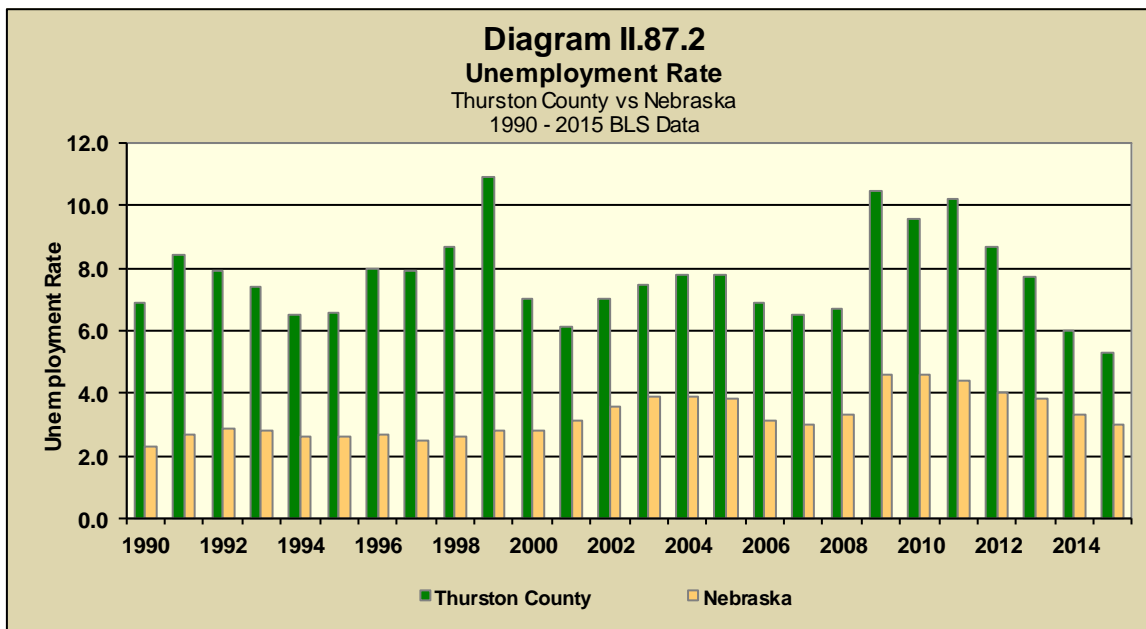
<b>Table II.87.4</b>	
<b>Income Tax Returns</b>	
Thurston County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	2,053
1992	2,057
1993	2,045
1994	2,076
1995	2,016
1996	1,962
1997	2,067
1998	2,119
1999	2,125
2000	2,125
2001	1,947
2002	1,925
2003	1,823
2004	1,750
2005	1,667
2006	2,220
2007	2,170
2008	2,208
2009	2,193
2010	2,158
2011	2,252
2012	2,206
2013	2,226
2014	2,288
2015	2,447

<b>Table II.87.5</b>				
<b>School-Age Children</b>				
Thurston 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	1,103	246	509	1,858
1993	1,121	285	533	1,939
1994	1,087	302	567	1,956
1995	1,079	297	618	1,994
1996	1,140	297	630	2,067
1997	1,207	307	688	2,202
1998	1,139	342	703	2,184
1999	1,132	346	722	2,200
2000	1,068	325	707	2,100
2001	1,032	318	726	2,076
2002	1,038	304	752	2,094
2003	1,140	361	888	2,389
2004	896	266	650	1,812
2005	941	289	737	1,967
2006	989	273	725	1,987
2007	964	277	702	1,943
2008	959	280	665	1,904
2009	1,051	270	693	2,014
2010	1,033	301	686	2,020
2011	1,013	284	651	1,948
2012	1,071	274	681	2,026
2013	1,061	301	644	2,006
2014	1,060	278	688	2,026
2015	1,037	273	708	2,018
2016	1,055	291	702	2,048

## ECONOMICS

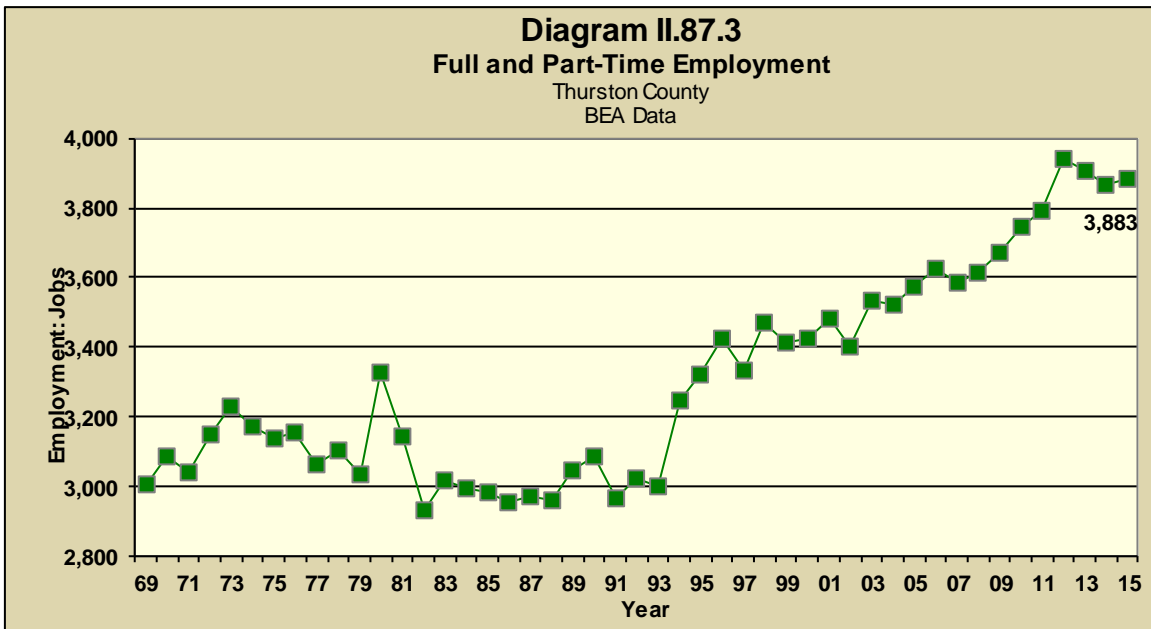
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Thurston County, defined as the number of people working or actively seeking work, decreased from 3,025 in 2014 to 2,989 in 2015. The total number of people employed changed from 2,842 in 2014 to 2,831 in 2015. The unemployment rate for the county was 5.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.7 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.87.2, below.

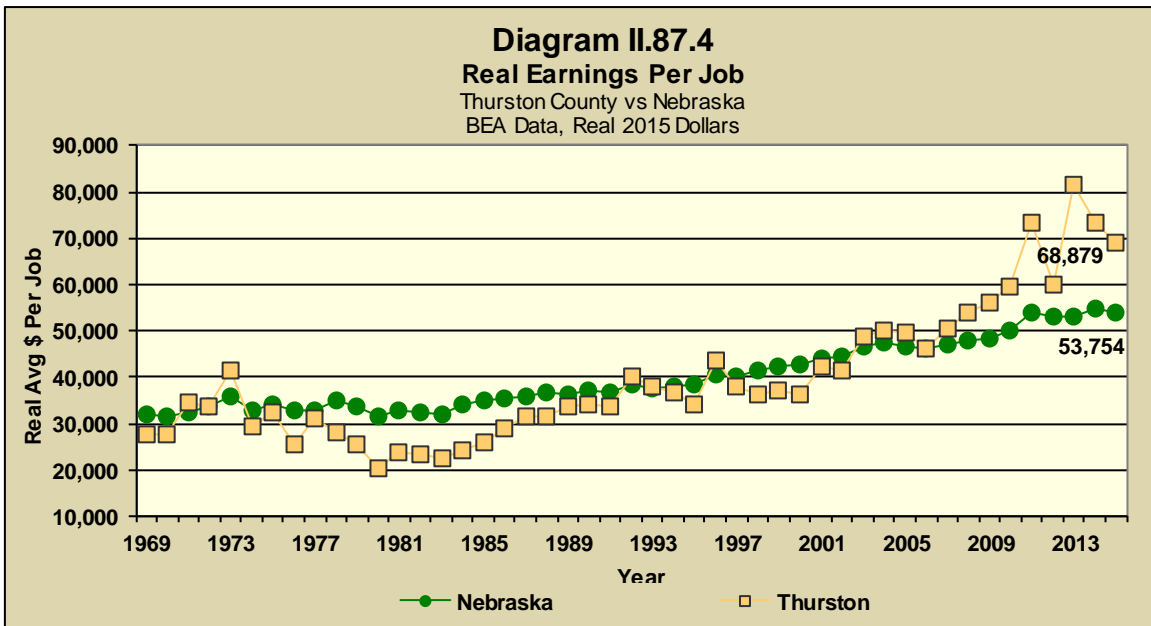


### Employment and Personal Income

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 3,883 jobs in Thurston County, an increase of 18 jobs since 2014. Diagram II.87.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.87.4, below, real average earnings per job in the county was \$68,879 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 \$331,940,000, a decline of 2.9 percent between 2014 and 2015. Table II.87.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.87.6**  
**Total BEA Employment and Real Personal Income**  
 Thurston 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	83,804	3,713	375	14,724	10,950	106,141	15,140	3,008	27,860
1970	85,717	3,787	-58	15,677	11,866	109,415	15,759	3,087	27,767
1971	105,086	3,893	-440	15,855	11,985	128,593	18,376	3,043	34,534
1972	106,141	4,395	-1,419	17,605	12,626	130,558	18,967	3,148	33,717
1973	134,344	5,622	-3,226	18,513	14,450	158,459	22,181	3,230	41,593
1974	93,831	5,805	-2,983	18,402	15,691	119,136	16,203	3,172	29,581
1975	101,195	5,429	-2,811	19,086	17,917	129,959	17,420	3,136	32,269
1976	79,942	5,650	-3,361	19,045	18,176	108,151	14,479	3,153	25,354
1977	94,996	5,480	-5,102	20,288	17,973	122,676	16,430	3,061	31,034
1978	86,682	5,803	-4,461	21,325	18,315	116,058	15,653	3,105	27,917
1979	76,807	6,054	-5,191	20,694	18,809	105,064	14,513	3,033	25,324
1980	68,027	6,740	-9,112	24,832	21,084	98,090	13,602	3,327	20,447
1981	75,106	6,323	-4,660	27,711	23,410	115,244	15,798	3,141	23,912
1982	68,067	6,152	-4,697	30,691	23,811	111,720	15,539	2,933	23,207
1983	67,766	6,404	-4,537	31,113	24,191	112,130	15,783	3,016	22,469
1984	72,894	6,703	-4,409	31,741	25,013	118,536	16,764	2,997	24,322
1985	77,389	6,936	-4,133	30,466	25,800	122,587	17,568	2,984	25,935
1986	85,654	7,472	-4,588	28,658	26,709	128,961	18,591	2,953	29,006
1987	93,364	7,702	-5,002	26,367	26,730	133,757	19,547	2,974	31,393
1988	93,519	8,364	-3,928	25,714	26,787	133,728	19,256	2,960	31,594
1989	102,198	8,578	-3,534	28,093	33,139	151,318	21,741	3,048	33,530
1990	104,936	8,818	-3,130	25,906	33,356	152,250	21,957	3,084	34,026
1991	99,771	8,978	-2,991	26,786	33,769	148,358	21,242	2,964	33,661
1992	121,478	9,563	-3,629	25,198	34,909	168,394	24,170	3,021	40,211
1993	113,884	9,900	-3,795	24,388	35,411	159,988	22,477	3,002	37,936
1994	119,563	10,876	-5,603	25,305	36,104	164,494	22,717	3,247	36,823
1995	113,517	11,550	-5,691	27,953	37,025	161,254	22,386	3,323	34,161
1996	149,218	12,538	-6,552	29,082	38,692	197,902	27,087	3,425	43,567
1997	126,042	12,464	-5,314	29,987	40,116	178,368	24,559	3,333	37,816
1998	126,120	12,534	-4,847	30,365	40,884	179,988	24,877	3,468	36,367
1999	126,238	12,503	-3,984	28,482	43,982	182,215	25,528	3,415	36,966
2000	123,654	12,489	-3,626	29,686	43,402	180,627	25,301	3,423	36,125
2001	147,390	13,401	-2,349	29,428	47,878	208,947	29,491	3,484	42,305
2002	141,338	13,722	-3,261	28,009	48,087	200,451	28,681	3,400	41,570
2003	171,575	14,398	-4,332	29,758	48,348	230,950	33,055	3,531	48,591
2004	176,156	14,684	-5,294	26,487	49,426	232,091	33,428	3,524	49,987
2005	177,637	15,116	-6,243	24,054	47,707	228,038	32,535	3,573	49,716
2006	167,383	16,490	-7,466	21,775	49,961	215,162	30,972	3,625	46,175
2007	180,702	16,630	-8,470	24,355	53,311	233,267	33,684	3,587	50,377
2008	195,340	17,134	-9,715	30,196	55,051	253,737	37,200	3,612	54,081
2009	205,825	17,838	-13,162	35,972	56,543	267,340	38,937	3,672	56,053
2010	222,772	18,709	-14,171	33,669	58,650	282,212	40,489	3,744	59,501
2011	277,740	16,775	-16,829	39,215	59,628	342,981	49,643	3,794	73,205
2012	237,098	17,235	-20,023	43,920	57,000	300,760	43,457	3,941	60,162
2013	318,640	19,273	-17,376	41,980	57,186	381,157	55,441	3,907	81,556
2014	282,724	19,831	-17,083	39,451	56,428	341,688	49,086	3,865	73,150
2015	267,456	19,519	-14,565	40,644	57,924	331,940	46,990	3,883	68,879

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 25.8 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 increased by 6.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 49.0 percent over the 2010 to 2015 period. Table II.87.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.87.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Thurston 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 <sup>280</sup>
1991	745	235	439	256	237	76	0	31	0	2,053
1992	712	235	424	281	242	103	12	29	0	2,057
1993	644	228	435	277	267	112	0	40	0	2,045
1994	703	189	427	316	242	132	11	33	0	2,076
1995	590	176	432	300	265	178	11	33	0	2,016
1996	603	157	380	287	272	185	10	32	0	1,962
1997	637	158	408	272	269	229	34	38	12	2,067
1998	659	162	440	298	260	218	10	38	0	2,119
1999	682	160	379	303	271	224	38	52	0	2,125
2000	648	142	429	280	266	241	51	39	11	2,125
2001	577	130	378	267	234	249	47	42	0	1,947
2002	576	144	359	258	234	230	61	42	0	1,925
2003	492	159	338	225	248	224	77	42	0	1,823
2004	438	160	301	244	224	229	85	49	0	1,750
2005	402	144	289	211	226	227		58		1,667
2006	541	237	462	307	229	243	124	65	12	2,220
2007	563	233	382	287	211	255	134	91	14	2,170
2008	475	247	398	322	221	277	107	113	20	2,208
2009	469	223	389	318	253	265	148	106	22	2,193
2010	391	206	381	332	291	258	146	131	22	2,158
2011	435	231	397	289	294	266	168	144	28	2,252
2012	430	196	377	282	302	244	173	154	48	2,206
2013	415	199	379	297	301	265	160	174	36	2,226
2014	403	200	410	337	298	276	162	162	40	2,288
2015	492	213	414	339	330	260	171	190	38	2,447

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,797 in 2010 to 1,785 in 2015, with the poverty rate reaching 25.6 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.87.8, at right, presents poverty data for the county.

<b>Table II.87.8</b>		
<b>Persons in Poverty</b>		
Thurston County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,796	25.3
1999	1,676	23.5
2000	1,579	22.2
2001	1,578	22.4
2002	1,587	22.3
2003	1,440	20.3
2004	1,502	20.5
2005	1,720	23.7
2006	1,727	24.1
2007	1,817	25.6
2008	1,969	28.2
2009	1,871	26.1
2010	1,797	26.1
2011	1,605	23.2
2012	1,675	24.2
2013	2,073	30.5
2014	2,338	34.0
2015	1,785	25.6

<sup>280</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 Thurston County increased by 8 between 1980 and 2014, at an annual rate of change of 0.2 percent, as reported by the Census Bureau and as presented in Table II.87.9, at right.<sup>281</sup> This compared to an average annual rate of change of 1.03 percent statewide. Thurston 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 0.3 percent in Thurston County between 2010 and 2015, from 2,408 to 2,415. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.87.10.

Year	Nebraska	Thurston County
1980	37,727	116
1981	37,582	118
1982	37,500	110
1983	41,889	121
1984	43,151	120
1985	43,115	126
1986	42,538	124
1987	42,691	120
1988	43,134	114
1989	43,302	115
1990	43,749	119
1991	44,405	125
1992	45,269	117
1993	46,059	117
1994	46,640	115
1995	47,128	120
1996	47,607	127
1997	48,588	130
1998	48,655	135
1999	48,968	131
2000	49,623	128
2001	49,710	126
2002	50,259	124
2003	50,394	120
2004	50,928	117
2005	51,440	108
2006	51,906	115
2007	52,517	111
2008	52,152	111
2009	51,633	107
2010	51,886	111
2011	51,553	112
2012	52,294	120
2013	52,585	122
2014	52,991	124

Subject	Nebraska	% Growth Since Census	Thurston County	% Growth Since Census
2000 Census	722,668	-	2,467	-
2010 Census	796,793	10.3%	2,408	-2.4%
July 2011 Estimate	801,129	0.5%	2,407	0.0%
July 2012 Estimate	804,659	1.0%	2,406	-0.1%
July 2013 Estimate	809,171	1.5%	2,406	-0.1%
July 2014 Estimate	814,970	2.3%	2,417	0.4%
July 2015 Estimate	820,913	3.0%	2,415	0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Thurston County. As shown in Table II.87.11 on the following page, 13.0 percent of housing units, or 312, were vacant in 2015. Of the 2,084 housing units that were occupied in 2015, 61.8 percent, or 1,288, were owner-occupied and the remaining 38.2 percent were renter-occupied.

<sup>281</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.87.11</b>				
<b>Housing Units by Tenure</b>				
Thurston 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	2,158	89.6%	2,084	87.0%
Owner-Occupied	1,374	63.7%	1,288	61.8%
Renter-Occupied	784	36.3%	796	38.2%
Vacant Housing Units	250	10.4%	312	13.0%
<b>Total Housing Units</b>	<b>2,408</b>	<b>100.0%</b>	<b>2,396</b>	<b>100.0%</b>

As shown in Table II.87.12, below, there were 1,918 single family dwellings in 2015, which accounted for 80.1 percent of all housing units. Apartment units accounted for 6.4 percent of housing units, with 154 units. Mobile homes also accounted for an additional 6.8 percent of housing with 164 units.

<b>Table II.87.12</b>				
<b>Housing Units by Type</b>				
Thurston County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>282</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	2,040	84%	1,918	80.1%
Duplex	52	2%	81	3.4%
Tri- or Four-Plex	61	3%	79	3.3%
Apartment	79	3%	154	6.4%
Mobile Home	196	8%	164	6.8%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>2,428</b>	<b>100.0%</b>	<b>2,396</b>	<b>100.0%</b>

Table II.87.13, below, shows the disposition of vacant housing units in Thurston County. The 2015 five-year ACS shows 22.4 percent of vacant units were for rent, 7.1 percent were for sale, and 23.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 133 “other vacant” units, or 53.2 percent; this compared to 41.0 percent “other vacant” units in 2015.

<b>Table II.87.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Thurston 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	71	28.4%	70	22.4%
For Sale	24	9.6%	22	7.1%
Rented or Sold, Not Occupied	5	2.0%	73	23.4%
For Seasonal, Recreational, or Occasional Use	17	6.8%	19	6.1%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	133	53.2%	128	41.0%
<b>Total</b>	<b>250</b>	<b>100.0%</b>	<b>312</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>283</sup> In most years for which data are presented, single-

<sup>282</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Thurston County increased from 2 in 2014 to 8 in 2015 and the average value of construction was \$191,552 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 2 in 2014 to 8 in 2015. These changes in residential permit activity in the county compared to a decline in population of 107 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.87.14.

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	3	.	.	.	3	118.40	.	.	.
1982	3	.	.	.	3	78.80	.	.	.
1983	2	.	.	16	18	89.10	.	.	50.60
1984	5	8	.	.	13	95.80	74.20	.	.
1985	.	4	8	.	12	.	44.70	44.70	.
1986	.	.	.	.	.	.	.	.	.
1987	4	.	.	.	4	167.30	.	.	.
1988	3	.	.	.	3	119.20	.	.	.
1989	2	.	.	.	2	140.60	.	.	.
1990	1	.	.	.	1	772.60	.	.	.
1991	10	.	.	.	10	108.50	.	.	.
1992	12	.	.	.	12	91.60	.	.	.
1993	8	.	.	.	8	76.30	.	.	.
1994	5	.	.	.	5	71.00	.	.	.
1995	14	.	.	.	14	81.60	.	.	.
1996	20	.	.	.	20	192.80	.	.	.
1997	13	.	.	.	13	180.80	.	.	.
1998	12	.	.	.	12	188.50	.	.	.
1999	12	.	.	.	12	187.00	.	.	.
2000	12	.	.	.	12	188.10	.	.	.
2001	11	.	.	.	11	179.70	.	.	.
2002	6	.	.	.	6	172.5	.	.	.
2003	5	.	.	.	5	168.4	.	.	.
2004	5	.	.	.	5	158.9	.	.	.
2005	34	.	.	.	34	171.5	.	.	.
2006	32	.	.	.	32	173.2	.	.	.
2007	4	.	.	.	4	203.9	.	.	.
2008	4	.	.	14	18	195.8	.	.	152.7
2009	2	.	.	.	2	227.2	.	.	.
2010	1	.	4	.	5	276.0	.	56.2	.
2011	1	.	4	.	5	318.7	.	55.0	.
2012	2	.	3	.	5	273.9	.	80.6	.
2013	14	.	4	.	18	213.8	.	79.3	.
2014	2	.	.	.	2	343.4	.	.	.
2015	8	.	.	.	8	191.6	.	.	.

<sup>283</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 560 property transactions in Thurston County. Of these, 527 were for single-family homes during this 18-year period, as shown in Table II.87.15.

<b>Table II.87.15</b>						
<b>Residential Property Transactions</b>						
Thurston 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	27	2	0	0	3	32
2000	30	2	0	0	3	35
2001	34	2	0	0	0	36
2002	33	3	0	2	0	38
2003	26	0	0	0	0	26
2004	23	3	0	0	0	26
2005	44	4	0	0	0	48
2006	31	2	0	0	0	33
2007	25	0	0	0	0	25
2008	27	0	0	0	0	27
2009	22	2	0	0	0	24
2010	31	0	0	1	2	34
2011	27	0	0	0	0	27
2012	33	0	0	0	0	33
2013	30	1	0	0	0	31
2014	18	1	0	0	0	19
2015	31	0	0	0	0	31
2016	35	0	0	0	0	35
<b>Total</b>	<b>527</b>	<b>22</b>	<b>0</b>	<b>3</b>	<b>8</b>	<b>560</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 281 single-family home property transactions for units built before 1930, 2.1 percent of units were of low quality and 29.5 percent were of fair quality. Conversely, of the 8 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 37.5 percent of fair quality. Table II.87.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.87.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Thurston 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	6	0	0	0	0	0	0	0	0	6
Fair	83	21	13	10	2	5	3	0	0	137
Average	189	82	40	38	8	6	5	2	2	372
Good	3	3	4	1	0	1	0	0	0	12
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>281</b>	<b>106</b>	<b>57</b>	<b>49</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>527</b>

In regard to the current condition of residential dwellings, of the same 281 single-family homes built before 1930, 53.7 percent of the homes were worn out or badly worn, and 45.6 percent

were in average condition. Table II.87.17 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	9	2	1	3	0	0	0	0	0	15
Badly Worn	142	34	19	11	1	3	0	0	0	210
Average	128	68	37	35	9	8	8	2	2	297
Good	1	1	0	0	0	1	0	0	0	3
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	1	0	0	0	0	0	0	0	2
<b>Total</b>	<b>281</b>	<b>106</b>	<b>57</b>	<b>49</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>527</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$57,721 to \$74,956, a total increase of 29.9 percent, as shown in Table II.87.18, 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 Thurston County ranged from \$35,163 for homes built before 1930 to \$144,936 for homes built from 2001 to 2010, and \$144,330 for the newest homes built between 2011 and 2016.<sup>284</sup> Homes built from 2011 through 2016 were also larger, averaging 1,696 square feet per unit. Table II.87.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	36,965
2000	45,662
2001	46,670
2002	34,126
2003	35,440
2004	38,941
2005	48,099
2006	41,886
2007	55,312
2008	70,731
2009	48,935
2010	57,721
2011	52,366
2012	67,315
2013	56,748
2014	97,314
2015	63,642
2016	74,956
<b>Average</b>	<b>53,429</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>285</sup> (\$)
Before 1930	35,163	1,286	27.3
1931-1960	54,990	1,180	46.6
1961-1970	76,144	1,315	57.9
1971-1980	71,589	1,445	49.5
1981-1990	79,453	1,284	61.9
1991-2000	93,838	1,659	56.6
2001-2010	144,936	1,774	81.7
2011-2016	144,330	1,696	85
<b>Average</b>	<b>52,184</b>	<b>1,306</b>	<b>40</b>

<sup>284</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>285</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.87.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Thurston County. The number of completed surveys decreased from 6 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 3.5 percentage points and was at .26 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	4	401	2.0	36.1
2004	5	426	.7	37.0
2005	6	279	4.7	110.5
2006	5	476	4.0	48.4
2007	7	496	1.8	75.0
2008	9	472	7.4	29.8
2009	5	308	10.7	20.5
2010	9	441	12.0	136.3
2011	7	261	1.2	65.0
2012	8	236	5.9	64.3
2013	5	228	7.5	
2014	7	487	4.1	
2015	6	454	3.7	15
2016	4	391	.3	7.4

Table II.87.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 346 single family units in Thurston County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Thurston County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 45 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 2.2 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	346	0	.0%	2.1%
Apartments	45	1	2.2%	2.6%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	10.6%
<b>Total</b>	<b>391</b>	<b>1</b>	<b>.26%</b>	<b>4.3%</b>

Table II.87.22, reports units by number of bedrooms. One 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 2 units. Details for additional unit types are reported on the following page.

<b>Table II.87.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Thurston County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	.	0
One	1	2	0	0	.	3
Two	0	1	0	0	.	1
Three	0	1	0	0	.	1
Four	0	1	0	0	.	1
Don’t Know	345	40	0	0	0	385
<b>Total</b>	<b>346</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>391</b>

Table II.87.23, at right, displays the vacancy rate of single family units by the number of bedrooms. One bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.87.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Thurston County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	1	0	.0%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don’t know	345	0	.0%
<b>Total</b>	<b>346</b>	<b>0</b>	<b>.0%</b>

Table II.87.24, 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.

<b>Table II.87.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Thurston County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	2	0	.0%
Two	1	0	.0%
Three	1	0	.0%
Four	1	1	100.0%
Don’t know	40	0	.0%
<b>Total</b>	<b>45</b>	<b>1</b>	<b>2.2%</b>

Average market-rate rents by unit type are shown in Table II.87.25, 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.

<b>Table II.87.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Thurston County 2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$223	\$314	\$	\$	\$259
Two	\$224	\$317	\$	\$	\$270
Three	\$249	\$450	\$	\$	\$349
Four	\$290	\$491	\$	\$	\$391
Don't know	\$	\$	\$	\$	
<b>Total</b>	<b>\$270</b>	<b>\$393</b>	<b>\$</b>	<b>\$</b>	<b>\$341</b>

Table II.87.26, below, shows vacancy rates for single family units by average rental rates for Thurston County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.87.26</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Thurston County 2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	346	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	%
<b>Total</b>	<b>346</b>	<b>0</b>	<b>.0%</b>

The average rent and availability of apartment units is displayed in Table II.87.27, 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.

<b>Table II.87.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Thurston County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	40	0	.0%
\$500 to \$750	5	1	20.0%
\$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	%
<b>Total</b>	<b>45</b>	<b>1</b>	<b>2.2%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.87.28 below, 2 respondents, or 50.0 percent, included some sort of utility in the rent.

<b>Table II.87.28</b> <b>Are there any utilities included with the rent?</b> Thurston County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
<b>% Offering Utilities</b>	<b>50.0%</b>

The type of utility included in the rent is shown in Table II.87.29, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

<b>Table II.87.29</b> <b>Which utilities are included with the rent?</b> Thurston County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	2
Trash Collection	2



Table II.87.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 110 number of persons on the wait list.

<b>Table II.87.30</b> <b>Do you keep a waiting list?</b> Thurston County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
<b>Waitlist Size</b>	<b>110</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.87.31 below, most respondents indicated there was high need for the renovation of existing single-family units and high need for the renovation of existing apartment units.

<b>Table II.87.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Thurston 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	2	2	2	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.87.32 below, most respondents indicated there was either no need or extreme need for the construction of new single-family units and no need or extreme need for the construction of new apartment units.

<b>Table II.87.32</b> <b>How would you rate the need for construction of new units in the city?</b> Thurston County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	2	2	2	

