

# Valley County

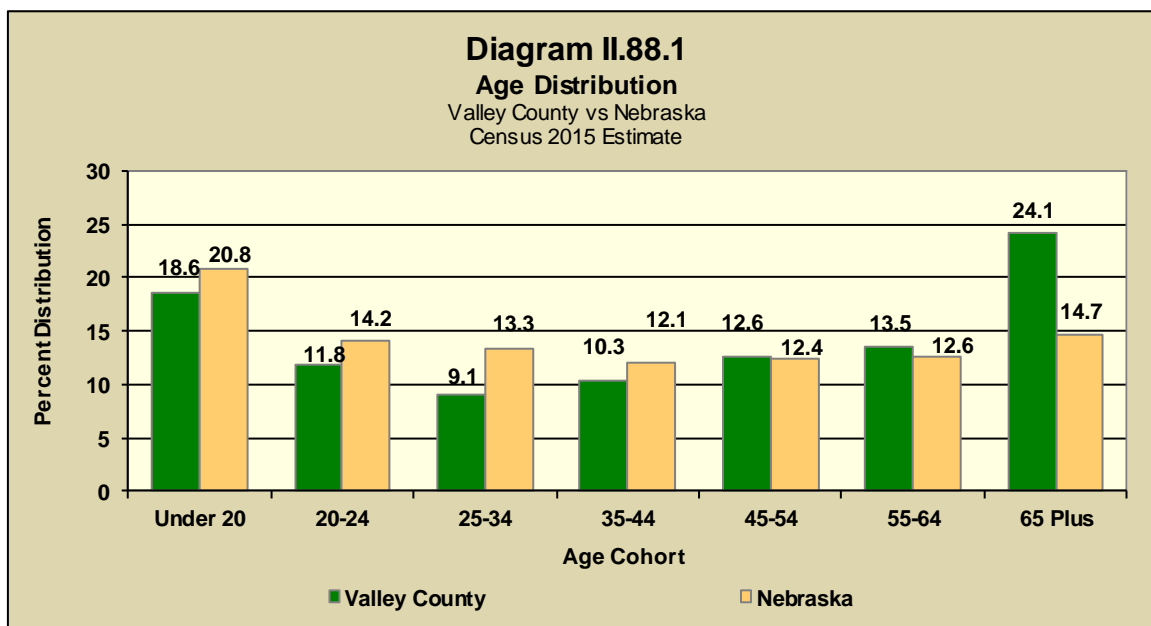
## Summary

- Between 2010 and 2015, the county’s population decreased by 2.5 percent or by 106 persons.
- Between 2010 and 2015, the Hispanic population increased by 20.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 21.
- In 2015, average earnings in the county was \$40,683 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.8 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 6 units.
- In 2015, the average real value of new single-family construction was \$238,000.
- In fiscal year 2016, the average price of an existing home was \$99,638.
- In a November 2016 rental survey, the average vacancy rate was 7.31 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Valley County’s population decreased by 2.5 percent, or from 4,260 people to 4,154 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 392 in 2010 to 489 in 2015, an increase of 24.7 percent. The number of people from 25 to 34 years of age decreased by 7.8 percent, and those aged between 35 and 44 decreased by 3.2 percent. As shown in Diagram II.88.1, people younger than 25 represented 30.4 percent of the population in 2015, while individuals aged 55 and older represented 37.7 percent of the population in Valley 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 2.7 percent, while the black population increased by 66.7 percent. The Hispanic population of any race changed from 79 to 95 or by 20.3 percent. Table II.88.1, below, presents the details of these population variations.

<b>Table II.88.1</b>						
<b>Population Characteristics</b>						
State of Nebraska vs. Valley County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Valley County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	4,260	4,154	-2.5%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	777	772	-0.6%
15 to 24 years	258,206	268,848	4.1%	392	489	24.7%
25 to 34 years	245,176	252,533	3.0%	408	376	-7.8%
35 to 44 years	220,838	228,643	3.5%	443	429	-3.2%
45 to 54 years	258,726	234,477	-9.4%	616	523	-15.1%
55 to 64 years	213,176	238,715	12.0%	618	562	-9.1%
65 & over	246,677	278,711	13.0%	1,006	1,003	-9.1%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	4,203	4,088	-2.7%
Black	85,971	93,900	9.2%	6	10	66.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	6	7	16.7%
Asian	33,322	44,479	33.5%	13	12	-7.7%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	2	0.0%
Two or More Races	32,305	39,365	21.9%	30	35	16.7%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	79	95	20.3%

### 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.88.2, at right, from April 2000 to July 2009, Valley County’s natural decrease was estimated to be 115 people. Valley County experienced net out-migration from 2000-2009, with 424 persons having left the county during that period.<sup>286</sup> The 2015 population estimates showed a natural decrease of 15 persons and a net out-migration of 91 persons since the 2010 Census. In total, Valley County’s population decreased to 4,154 persons.

<b>Table II.88.2</b>	
<b>Population Change</b>	
Valley County	
1980–2010 Census and Intercensal Data	
<b>1980 Population</b>	<b>5,633</b>
Natural Increase 80–90	73
Net Migration 80–90	-537
<b>1990 Population</b>	<b>5,169</b>
Natural Increase 90–00	-166
Net Migration 90–00	-356
<b>2000 Population</b>	<b>4,647</b>
Natural Increase 00–09	-115
Net Migration 00–09	-424
2009 Population Estimate	4,108
<b>2010 Population</b>	<b>4,260</b>
Natural Increase 10–15	-15
Net Migration 10–15	-91
<b>2015 Population Estimate</b>	<b>4,154</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 Valley County decreased from 2 persons in 2014 to -2 persons in 2015, with an additional net movement of 11 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.88.3.

<sup>286</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.88.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Valley 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	41	37	4
Calendar 2002	42	33	9
Calendar 2003	36	21	15
Calendar 2004	30	36	-6
Calendar 2005	34	33	1
Calendar 2006	39	40	-1
Calendar 2007	43	39	4
Calendar 2008	46	29	17
Calendar 2009	42	41	1
Calendar 2010	53	42	11
Calendar 2011	44	26	18
Calendar 2012	43	36	7
Calendar 2013	41	26	15
Calendar 2014	30	28	2
Calendar 2015	31	33	-2
First Half of 2016	24	13	11

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 1,909 in 2014 to 1,941 in 2015, as shown in Table II.88.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Valley County increased by 1.3 percent from 782 in 2015 to 792 in 2016, as shown below in Table II.88.5. The number of school-age children 5 to 11 years of age decreased from 400 in 2015 to 381 in 2016.

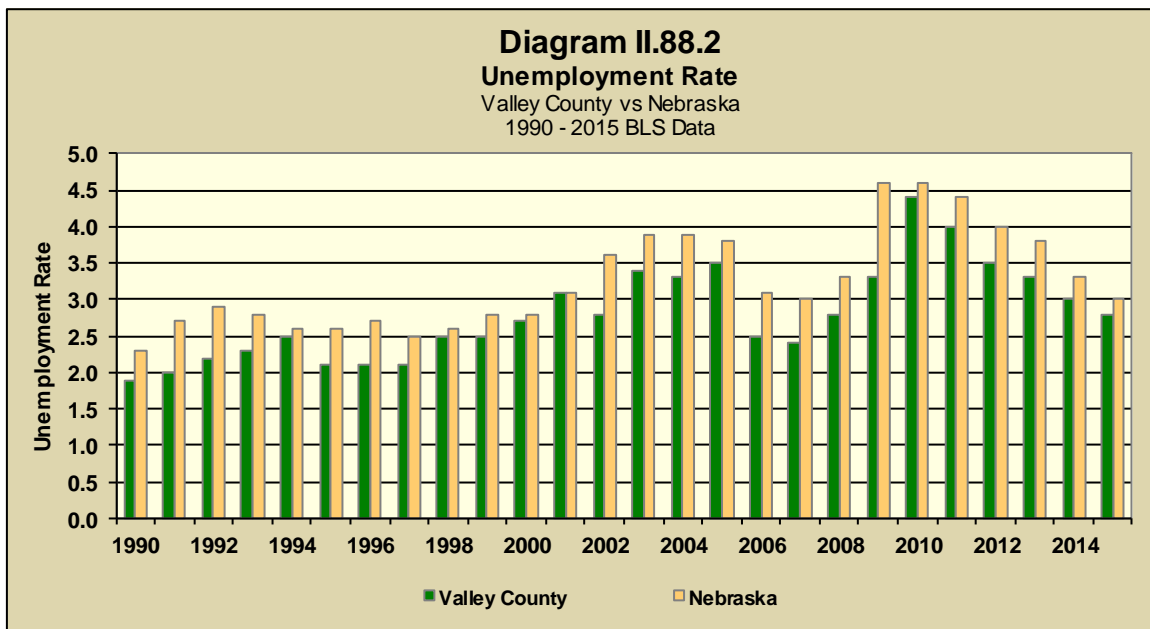
<b>Table II.88.4</b>	
<b>Income Tax Returns</b>	
Valley County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	2,168
1992	2,149
1993	2,143
1994	2,079
1995	2,100
1996	2,099
1997	2,068
1998	2,051
1999	2,016
2000	2,033
2001	1,979
2002	2,012
2003	1,948
2004	1,869
2005	1,712
2006	1,864
2007	1,901
2008	1,926
2009	1,901
2010	1,879
2011	1,895
2012	1,917
2013	1,885
2014	1,909
2015	1,941

<b>Table II.88.5</b>				
<b>School-Age Children</b>				
Valley 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	554	133	393	1,080
1993	509	181	370	1,060
1994	479	186	392	1,057
1995	465	163	364	992
1996	469	155	442	1,066
1997	474	158	376	1,008
1998	450	156	451	1,057
1999	435	153	388	976
2000	425	143	372	940
2001	448	123	351	922
2002	432	120	340	892
2003	401	135	310	846
2004	386	118	316	820
2005	403	133	328	864
2006	398	116	333	847
2007	366	113	338	817
2008	331	105	295	731
2009	386	109	295	790
2010	382	115	300	797
2011	390	116	275	781
2012	371	111	281	763
2013	380	108	285	773
2014	397	104	283	784
2015	400	115	267	782
2016	381	122	289	792

## ECONOMICS

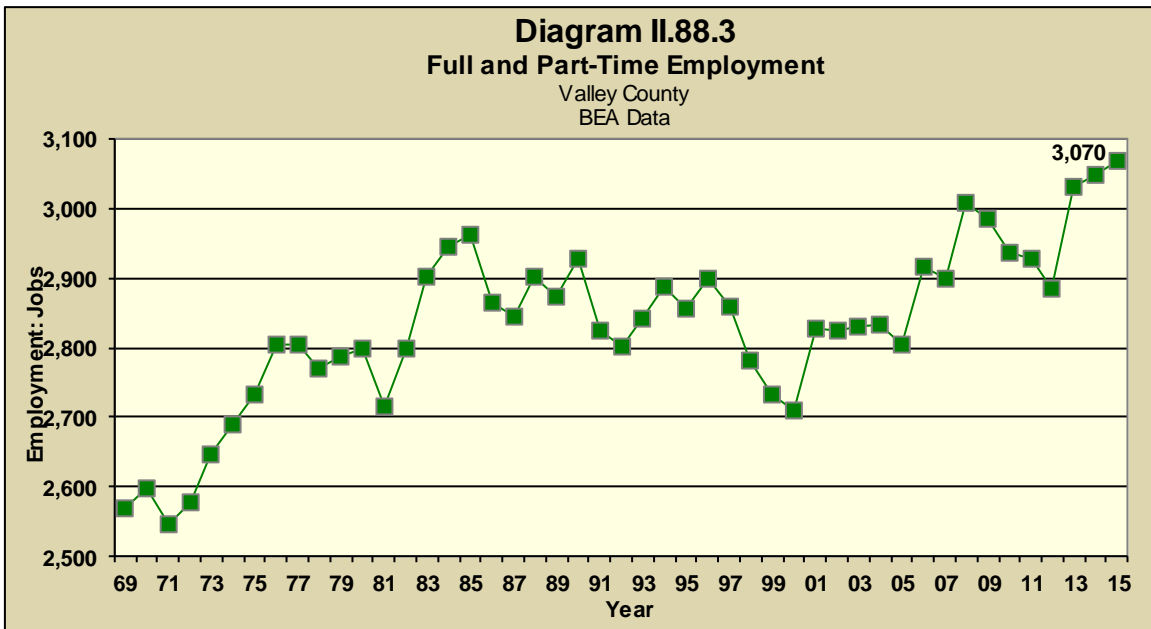
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Valley County, defined as the number of people working or actively seeking work, decreased from 2,122 in 2014 to 2,093 in 2015. The total number of people employed changed from 2,058 in 2014 to 2,034 in 2015. The unemployment rate for the county was 2.8 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.88.2, below.

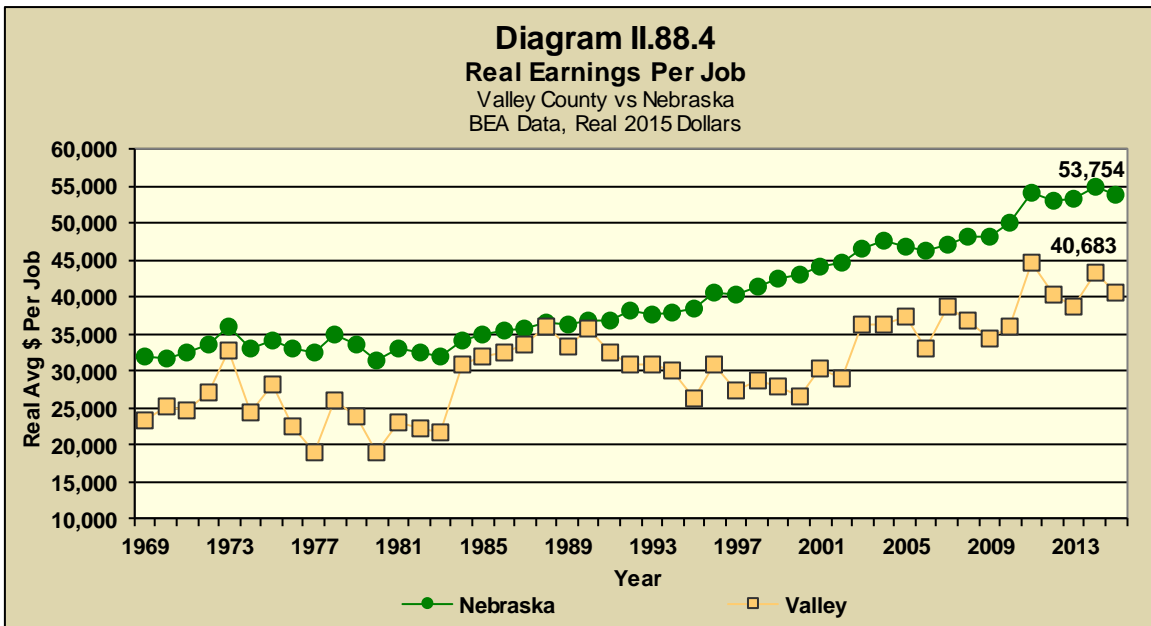


### Employment and Personal Income

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 3,070 jobs in Valley County, an increase of 21 jobs since 2014. Diagram II.88.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.88.4, below, real average earnings per job in the county was \$40,683 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 \$181,367,000, a decline of 3.0 percent between 2014 and 2015. Table II.88.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.88.6**  
**Total BEA Employment and Real Personal Income**  
 Valley 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	59,717	2,774	213	17,234	10,210	84,600	14,343	2,570	23,236
1970	65,266	2,857	67	18,842	10,960	92,279	16,082	2,598	25,122
1971	62,914	3,017	133	19,422	11,646	91,097	16,409	2,545	24,721
1972	70,141	3,081	374	21,081	11,953	100,468	17,952	2,579	27,197
1973	86,998	3,880	608	22,948	13,095	119,770	22,152	2,648	32,854
1974	65,926	4,230	761	23,550	13,308	99,315	18,754	2,689	24,517
1975	76,684	4,379	858	25,642	14,805	113,610	21,512	2,732	28,069
1976	62,798	4,609	942	25,880	15,030	100,042	19,214	2,805	22,388
1977	53,576	4,489	1,390	28,092	14,999	93,568	17,826	2,804	19,107
1978	71,999	4,647	1,845	29,995	15,425	114,616	21,692	2,769	26,002
1979	66,662	5,064	2,430	31,194	15,824	111,045	20,729	2,787	23,919
1980	53,104	4,996	3,040	35,205	17,203	103,556	18,371	2,800	18,966
1981	62,983	5,029	2,520	38,437	17,537	116,448	20,632	2,717	23,181
1982	62,196	5,449	1,235	42,925	18,253	119,161	20,956	2,800	22,213
1983	63,170	5,639	633	43,364	18,845	120,372	20,927	2,902	21,768
1984	90,628	6,521	-1,550	45,723	19,254	147,534	25,521	2,946	30,763
1985	94,617	7,285	-3,726	43,661	19,568	146,835	25,643	2,962	31,944
1986	93,113	7,008	-2,692	41,072	20,183	144,668	25,623	2,864	32,511
1987	95,886	7,319	-1,367	37,396	20,043	144,639	26,607	2,845	33,703
1988	104,196	8,083	-1,107	35,240	19,496	149,743	28,089	2,901	35,917
1989	95,431	8,022	-159	39,231	21,402	147,883	28,379	2,873	33,216
1990	104,640	8,528	-1,207	35,671	22,403	152,978	29,595	2,929	35,725
1991	91,893	7,907	-1,500	34,006	21,971	138,462	27,305	2,825	32,529
1992	86,214	7,787	-708	34,274	21,825	133,819	26,521	2,801	30,780
1993	87,451	7,837	-240	31,445	23,838	134,658	27,121	2,842	30,771
1994	87,102	7,953	323	31,794	26,083	137,350	27,614	2,888	30,160
1995	75,412	7,550	506	34,756	27,053	130,176	26,046	2,857	26,396
1996	89,179	7,446	872	35,421	28,216	146,241	29,802	2,899	30,762
1997	78,550	7,749	1,138	38,282	27,709	137,931	28,369	2,860	27,465
1998	79,640	7,603	1,663	40,068	28,146	141,915	29,796	2,781	28,637
1999	76,027	7,473	2,044	38,202	29,066	137,866	29,617	2,733	27,818
2000	72,312	7,507	2,485	40,414	29,874	137,578	29,594	2,710	26,683
2001	85,961	7,831	2,138	40,720	30,909	151,897	32,856	2,829	30,386
2002	81,611	8,054	1,178	39,169	32,718	146,621	32,289	2,825	28,889
2003	102,595	8,265	216	38,981	32,683	166,210	36,283	2,830	36,253
2004	102,386	8,340	-840	30,958	32,735	156,900	35,007	2,832	36,153
2005	104,959	8,544	-1,914	26,468	33,099	154,069	35,055	2,805	37,419
2006	96,287	9,344	-3,113	27,349	35,885	147,064	33,677	2,918	32,997
2007	112,555	9,985	-4,555	30,849	35,682	164,546	38,028	2,898	38,839
2008	110,792	10,335	-6,007	33,535	37,708	165,695	39,190	3,008	36,833
2009	102,390	10,214	-5,458	31,152	38,349	156,219	36,949	2,985	34,301
2010	105,446	10,158	-5,424	29,168	37,964	156,995	36,827	2,937	35,902
2011	130,792	9,119	-5,890	31,209	38,899	185,889	43,769	2,927	44,685
2012	116,339	9,391	-6,277	35,730	41,301	177,702	41,980	2,885	40,325
2013	117,729	10,528	-6,063	34,006	37,704	172,848	41,174	3,032	38,829
2014	131,730	10,859	-6,526	33,698	39,004	187,047	44,418	3,049	43,204
2015	124,898	10,973	-6,647	34,541	39,548	181,367	43,661	3,070	40,683

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 4.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 8.1 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 38.0 percent over the 2010 to 2015 period. Table II.88.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.88.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Valley 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>287</sup>
1991	814	268	428	288	222	110	0	20	0	2,168
1992	825	233	428	295	211	120	0	15	0	2,149
1993	830	235	413	285	222	108	0	16	0	2,143
1994	779	224	408	267	231	115	11	22	0	2,079
1995	796	210	401	269	241	119	0	30	0	2,100
1996	781	180	413	254	264	143	0	29	0	2,099
1997	755	175	386	265	246	157	17	38	0	2,068
1998	771	143	384	245	246	184	27	35	0	2,051
1999	701	167	339	247	267	204	40	34	0	2,016
2000	713	126	345	264	268	214	43	41	10	2,033
2001	649	138	306	275	269	225	53	45	0	1,979
2002	679	165	342	258	236	225	52	46	0	2,012
2003	604	165	333	236	260	222	64	48	0	1,948
2004	521	164	290	248	279	228	58	61	0	1,869
2005	418	147	263	240	257	240		62		1,712
2006	460	151	307	240	261	270	88	74	13	1,864
2007	495	155	295	230	226	272	129	89	10	1,901
2008	457	180	293	227	249	268	130	103	19	1,926
2009	453	168	300	237	226	263	130	113	11	1,901
2010	403	162	282	221	250	289	130	124	18	1,879
2011	393	163	285	213	246	269	162	141	23	1,895
2012	373	166	262	208	255	298	163	155	37	1,917
2013	368	162	243	203	251	292	166	165	35	1,885
2014	374	154	231	222	257	300	174	160	37	1,909
2015	386	149	259	231	241	299	180	166	30	1,941

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 598 in 2010 to 501 in 2015, with the poverty rate reaching 12.2 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.88.8, at right, presents poverty data for the county.

<b>Table II.88.8</b>		
<b>Persons in Poverty</b>		
Valley County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	629	14.0
1999	584	12.6
2000	563	12.4
2001	551	12.2
2002	608	13.4
2003	524	11.7
2004	491	11.2
2005	623	14.4
2006	622	14.5
2007	577	13.8
2008	516	12.6
2009	559	13.9
2010	598	14.2
2011	525	12.6
2012	584	14.0
2013	510	12.3
2014	511	12.3
2015	501	12.2

<sup>287</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 Valley County increased by 12 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.88.9, at right.<sup>288</sup> This compared to an average annual rate of change of 1.03 percent statewide. Valley 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 0.4 percent in Valley County between 2010 and 2015, from 2,273 to 2,281. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.88.10.

Year	Nebraska	Valley County
1980	37,727	170
1981	37,582	170
1982	37,500	167
1983	41,889	184
1984	43,151	179
1985	43,115	182
1986	42,538	172
1987	42,691	168
1988	43,134	178
1989	43,302	172
1990	43,749	178
1991	44,405	181
1992	45,269	181
1993	46,059	178
1994	46,640	176
1995	47,128	181
1996	47,607	188
1997	48,588	183
1998	48,655	175
1999	48,968	176
2000	49,623	171
2001	49,710	172
2002	50,259	173
2003	50,394	173
2004	50,928	169
2005	51,440	180
2006	51,906	194
2007	52,517	191
2008	52,152	182
2009	51,633	179
2010	51,886	181
2011	51,553	175
2012	52,294	180
2013	52,585	182
2014	52,991	182

Subject	Nebraska	% Growth Since Census	Valley County	% Growth Since Census
2000 Census	722,668	-	2,273	-
2010 Census	796,793	10.3%	2,273	0.0%
July 2011 Estimate	801,129	0.5%	2,282	0.4%
July 2012 Estimate	804,659	1.0%	2,281	0.4%
July 2013 Estimate	809,171	1.5%	2,280	0.3%
July 2014 Estimate	814,970	2.3%	2,277	0.2%
July 2015 Estimate	820,913	3.0%	2,281	0.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Valley County. As shown in Table II.88.11 on the following page, 16.6 percent of housing units, or 378, were vacant in 2015. Of the 1,897 housing units that were occupied in 2015, 71.5 percent, or 1,357, were owner-occupied and the remaining 28.5 percent were renter-occupied.

<sup>288</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.88.11</b>				
<b>Housing Units by Tenure</b>				
Valley 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	1,922	84.6%	1,897	83.4%
Owner-Occupied	1,404	73.0%	1,357	71.5%
Renter-Occupied	518	27.0%	540	28.5%
Vacant Housing Units	351	15.4%	378	16.6%
<b>Total Housing Units</b>	<b>2,273</b>	<b>100.0%</b>	<b>2,275</b>	<b>100.0%</b>

As shown in Table II.88.12, below, there were 1,979 single family dwellings in 2015, which accounted for 87.0 percent of all housing units. Apartment units accounted for 6.5 percent of housing units, with 149 units. Mobile homes also accounted for an additional 4.1 percent of housing with 93 units.

<b>Table II.88.12</b>				
<b>Housing Units by Type</b>				
Valley County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>289</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	2,002	86%	1,979	87.0%
Duplex	21	1%	13	.6%
Tri- or Four-Plex	86	4%	41	1.8%
Apartment	144	6%	149	6.5%
Mobile Home	83	4%	93	4.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>2,336</b>	<b>100.0%</b>	<b>2,275</b>	<b>100.0%</b>

Table II.88.13, below, shows the disposition of vacant housing units in Valley County. The 2015 five-year ACS shows 12.4 percent of vacant units were for rent, 1.9 percent were for sale, and 5.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 195 "other vacant" units, or 55.6 percent; this compared to 52.4 percent "other vacant" units in 2015.

<b>Table II.88.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Valley 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	62	17.7%	47	12.4%
For Sale	19	5.4%	7	1.9%
Rented or Sold, Not Occupied	37	10.5%	19	5.0%
For Seasonal, Recreational, or Occasional Use	38	10.8%	107	28.3%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	195	55.6%	198	52.4%
<b>Total</b>	<b>351</b>	<b>100.0%</b>	<b>378</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>290</sup> In most years for which data are presented, single-

<sup>289</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Valley County decreased from 11 in 2014 to 5 in 2015 and the average value of construction was \$238,000 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 11 in 2014 to 5 in 2015. These changes in residential permit activity in the county compared to a decline in population of 493 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.88.14.

**Table II.88.14**  
**Building Permits and Valuation**  
Valley 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	15	.	.	.	15	137.00	.	.	.
1981	6	.	.	.	6	188.00	.	.	.
1982	7	.	.	12	19	174.10	.	.	44.40
1983	8	.	.	.	8	78.10	.	.	.
1984	6	.	.	.	6	109.50	.	.	.
1985	5	.	.	.	5	86.60	.	.	.
1986	1	.	.	.	1	150.40	.	.	.
1987	2	.	.	.	2	92.60	.	.	.
1988	1	.	.	.	1	97.40	.	.	.
1989	1	.	.	.	1	110.80	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	2	.	.	.	2	23.30	.	.	.
1993	4	.	.	.	4	97.00	.	.	.
1994	4	.	.	.	4	97.80	.	.	.
1995	5	.	.	.	5	127.30	.	.	.
1996	10	.	.	.	10	119.20	.	.	.
1997	4	2	.	.	6	128.40	56.30	.	.
1998	2	.	.	.	2	69.60	.	.	.
1999	3	.	.	.	3	124.30	.	.	.
2000	1	2	.	.	3	85.80	46.90	.	.
2001	1	.	.	.	1	235.90	.	.	.
2002	1	.	.	.	1	167.8	.	.	.
2003	3	.	.	.	3	126.6	.	.	.
2004	7	.	.	.	7	132.5	.	.	.
2005	9	.	.	.	9	153.8	.	.	.
2006	4	.	.	.	4	234.4	.	.	.
2007	6	.	.	.	6	163.5	.	.	.
2008	7	.	.	.	7	173.8	.	.	.
2009	5	.	.	.	5	174.7	.	.	.
2010	18	.	.	.	18	121.7	.	.	.
2011	8	.	.	.	8	169.3	.	.	.
2012	6	.	.	.	6	243.4	.	.	.
2013	4	.	.	.	4	259.2	.	.	.
2014	11	.	.	.	11	213.5	.	.	.
2015	5	.	.	.	5	238.0	.	.	.

<sup>290</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 922 property transactions in Valley County. Of these, 901 were for single-family homes during this 18-year period, as shown in Table II.88.15.

<b>Table II.88.15</b>						
<b>Residential Property Transactions</b>						
Valley 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	47	0	0	0	0	47
2000	56	4	0	0	0	60
2001	49	1	0	0	0	50
2002	58	0	0	0	0	58
2003	51	0	0	0	0	51
2004	40	2	0	0	0	42
2005	46	4	0	0	0	50
2006	40	1	0	0	0	41
2007	49	2	0	0	0	51
2008	53	0	2	0	0	55
2009	46	1	0	0	0	47
2010	51	2	0	0	0	53
2011	47	2	0	0	0	49
2012	58	0	0	0	0	58
2013	46	0	0	0	0	46
2014	61	0	0	0	0	61
2015	41	0	0	0	0	41
2016	62	0	0	0	0	62
<b>Total</b>	<b>901</b>	<b>19</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>922</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 467 single-family home property transactions for units built before 1930, 3.4 percent of units were of low quality and 40.0 percent were of fair quality. Conversely, of the 7 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.88.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.88.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Valley 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	16	4	0	0	2	0	0	0	1	23
Fair	187	53	8	16	4	5	0	0	0	273
Average	237	57	77	114	33	27	4	4	1	554
Good	27	1	3	10	3	4	3	0	0	51
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>467</b>	<b>115</b>	<b>88</b>	<b>140</b>	<b>42</b>	<b>36</b>	<b>7</b>	<b>4</b>	<b>2</b>	<b>901</b>

In regard to the current condition of residential dwellings, of the same 467 single-family homes built before 1930, 16.3 percent of the homes were worn out or badly worn, and 41.3 percent

were in average condition. Table II.88.17 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	3	1	0	0	0	0	0	0	1	5
Badly Worn	73	22	3	5	3	1	0	0	0	107
Average	193	58	47	79	24	23	4	3	1	432
Good	140	29	28	40	9	11	2	0	0	259
Very Good	34	5	4	14	4	1	1	1	0	64
Excellent	24	0	6	2	2	0	0	0	0	34
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>467</b>	<b>115</b>	<b>88</b>	<b>140</b>	<b>42</b>	<b>36</b>	<b>7</b>	<b>4</b>	<b>2</b>	<b>901</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$82,121 to \$99,638, a total increase of 21.3 percent, as shown in Table II.88.18, 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 Valley County ranged from \$44,467 for homes built before 1930 to \$224,500 for homes built from 2001 to 2010, and \$172,675 for the newest homes built between 2011 and 2016.<sup>291</sup> Homes built from 2011 through 2016 were actually smaller, averaging 1,250 square feet per unit. Table II.88.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	44,818
2000	45,650
2001	45,751
2002	57,161
2003	46,410
2004	60,252
2005	61,612
2006	75,738
2007	58,954
2008	75,047
2009	66,663
2010	82,121
2011	89,909
2012	71,232
2013	80,351
2014	89,841
2015	76,180
2016	99,638
<b>Average</b>	<b>68,608</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>292</sup> (\$)
Before 1930	44,467	1,314	33.9
1931-1960	56,798	1,183	48.0
1961-1970	84,875	1,351	62.8
1971-1980	101,463	1,487	68.2
1981-1990	104,140	1,494	69.7
1991-2000	138,545	1,599	86.7
2001-2010	224,500	2,317	96.9
2011-2016	172,675	1,250	138
<b>Average</b>	<b>68,021</b>	<b>1,356</b>	<b>50</b>

<sup>291</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>292</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.88.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Valley County. The number of completed surveys increased from 9 in 2015 to 12 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.9 percentage points and was at 7.31 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	15	6.7	.0
2003	3	166	12.7	18.2
2004	8	175	8.0	46.8
2005	10	182	12.1	83.2
2006	9	187	8.6	77.0
2007	7	176	17.6	98.0
2008	7	44	11.4	86.8
2009	12	68	13.2	46.9
2010	11	192	9.4	29.2
2011	8	184	1.6	42.5
2012	9	177	2.3	24.7
2013	11	190	5.8	30.0
2014	8	203	3.5	212.5
2015	9	224	5.4	60
2016	12	219	7.3	32.0

Table II.88.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 46 single family units in Valley County, with 2 of them available. This translates into a vacancy rate of 4.3 percent in Valley County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 149 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 4.7 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 4.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	46	2	4.3%	.9%
Apartments	149	7	4.7%	4.4%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	24	7	29.2%	24.0%
<b>Total</b>	<b>219</b>	<b>16</b>	<b>7.31%</b>	<b>4.8%</b>

Table II.88.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 30 units. The most common apartment units were one bedroom units, with 108 units. Details for additional unit types are reported on the following page.

<b>Table II.88.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Valley 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	108	0	0	.	109
Two	10	26	0	0	.	36
Three	30	0	0	0	.	30
Four	5	0	0	0	.	5
Don’t Know	0	15	0	0	24	39
<b>Total</b>	<b>46</b>	<b>149</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>219</b>

Table II.88.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.3 percent.

<b>Table II.88.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Valley 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	10	1	10.0%
Three	30	1	3.3%
Four	5	0	.0%
Don’t know	0	0	%
<b>Total</b>	<b>46</b>	<b>2</b>	<b>4.3%</b>

Table II.88.24, 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 3.7 percent.

<b>Table II.88.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Valley 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	108	4	3.7%
Two	26	3	11.5%
Three	0	0	%
Four	0	0	%
Don’t know	15	0	.0%
<b>Total</b>	<b>149</b>	<b>7</b>	<b>4.7%</b>

Average market-rate rents by unit type are shown in Table II.88.25, 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.88.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Valley 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	\$240	\$384	\$	\$	\$336
Two	\$387	\$498	\$	\$	\$424
Three	\$546	\$	\$	\$	\$546
Four	\$525	\$	\$	\$	\$525
Don't know	\$	\$362	\$	\$	
<b>Total</b>	<b>\$461</b>	<b>\$386</b>	<b>\$</b>	<b>\$</b>	<b>\$412</b>

Table II.88.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.88.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Valley 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	\$	\$554	\$	\$	\$554
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$554</b>	<b>\$</b>	<b>\$</b>	<b>\$554</b>

Table II.88.27, on the following page, shows vacancy rates for single family units by average rental rates for Valley 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 5.0 percent.

<b>Table II.88.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Valley County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	40	2	5.0%
\$500 to \$750	2	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	4	0	.0%
<b>Total</b>	<b>46</b>	<b>2</b>	<b>4.3%</b>

The average rent and availability of apartment units is displayed in Table II.88.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 5.6 percent.

<b>Table II.88.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Valley County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	126	7	5.6%
\$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	23	0	.0%
<b>Total</b>	<b>149</b>	<b>7</b>	<b>4.7%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.88.29 below, 5 respondents, or 71.4 percent, included some sort of utility in the rent.

<b>Table II.88.29</b> <b>Are there any utilities included with the rent?</b> Valley County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	2
<b>% Offering Utilities</b>	<b>71.4%</b>



The type of utility included in the rent is shown in Table II.88.30, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 4 respondents who included water and sewer and 5 respondents included trash collection in the rent.

<b>Table II.88.30</b> <b>Which utilities are included with the rent?</b> Valley County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	4
Trash Collection	5

Table II.88.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 9 number of persons on the wait list.

<b>Table II.88.31</b> <b>Do you keep a waiting list?</b> Valley County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	3
<b>Waitlist Size</b>	<b>9</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.88.32 below, most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

<b>Table II.88.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Valley 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	4	4	4	
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.88.33 below, most respondents indicated there was either moderate or extreme need for the construction of new single-family units and moderate or extreme need for the construction of new apartment units.

<b>Table II.88.33</b> <b>How would you rate the need for construction of new units in the city?</b> Valley County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	
Moderate Need	2	2	2	
High Need	0	0		
Extreme Need	2	2	2	

