

York County

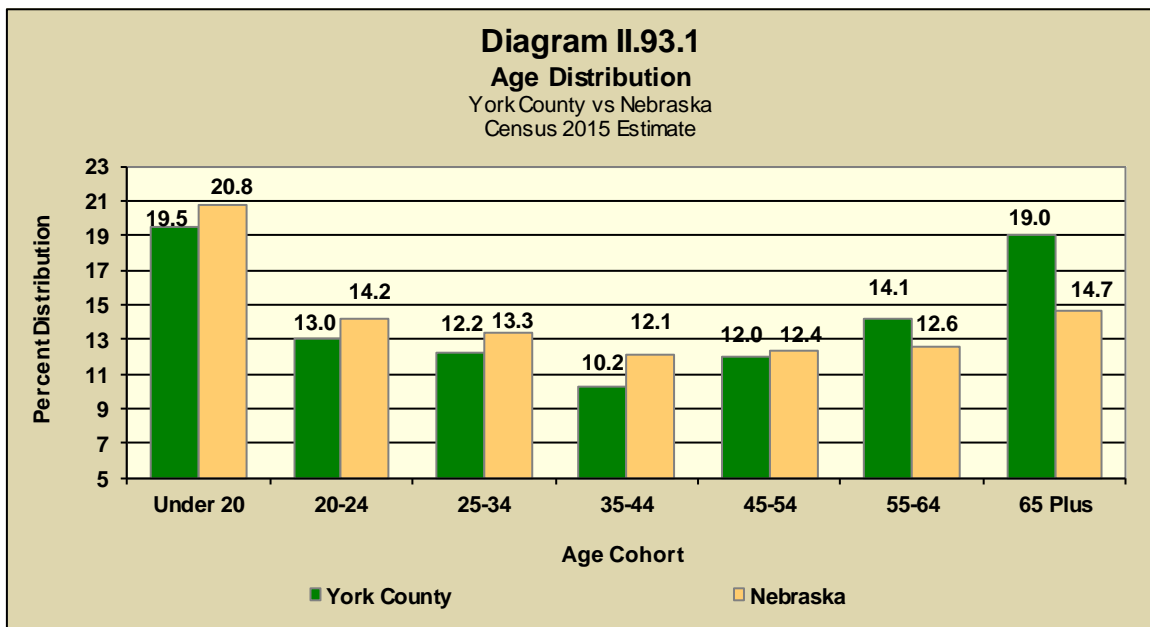
Summary

- Between 2010 and 2015, the county’s population increased by 1.0 percent or by 141 persons.
- Between 2010 and 2015, the Hispanic population increased by 22.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 38.
- In 2015, average earnings in the county was \$45,028 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.2 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 5 units.
- In 2015, the average real value of new single-family construction was \$262,586.
- In fiscal year 2016, the average price of an existing home was \$117,990.
- In a November 2016 rental survey, the average vacancy rate was 6.23 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, York County’s population increased by 1.0 percent, or from 13,665 people to 13,806 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 1,807 in 2010 to 1,793 in 2015, a decline of 0.8 percent. The number of people from 25 to 34 years of age increased by 12.6 percent, and those aged between 35 and 44 decreased by 4.6 percent. As shown in Diagram II.93.1, people younger than 25 represented 32.4 percent of the population in 2015, while individuals aged 55 and older represented 33.1 percent of the population in York 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 0.6 percent, while the black population increased by 37.3 percent. The Hispanic population of any race changed from 555 to 680 or by 22.5 percent. Table II.93.1, below, presents the details of these population variations.

Subject	Nebraska			York County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	13,665	13,806	1.0%
Age						
Under 14 years	383,542	394,263	2.8%	2,486	2,686	8.0%
15 to 24 years	258,206	268,848	4.1%	1,807	1,793	-0.8%
25 to 34 years	245,176	252,533	3.0%	1,500	1,689	12.6%
35 to 44 years	220,838	228,643	3.5%	1,477	1,409	-4.6%
45 to 54 years	258,726	234,477	-9.4%	2,083	1,653	-20.6%
55 to 64 years	213,176	238,715	12.0%	1,823	1,951	7.0%
65 & over	246,677	278,711	13.0%	2,489	2,625	7.0%
Race						
White	1,649,264	1,689,616	2.4%	13,257	13,175	-0.6%
Black	85,971	93,900	9.2%	161	221	37.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	59	107	81.4%
Asian	33,322	44,479	33.5%	64	100	56.3%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	8	10	25.0%
Two or More Races	32,305	39,365	21.9%	116	193	66.4%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	555	680	22.5%

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.93.2, at right, from April 2000 to July 2009, York County’s natural increase was estimated to be 323 people. York County experienced net out-migration from 2000–2009, with 1,084 persons having left the county during that period.³²¹ The 2015 population estimates showed a natural increase of 175 persons and a net out-migration of 34 persons since the 2010 Census. In total, York County’s population increased to 13,806 persons.

1980 Population	14,798
Natural Increase 80–90	985
Net Migration 80–90	-1,355
1990 Population	14,428
Natural Increase 90–00	264
Net Migration 90–00	-94
2000 Population	14,598
Natural Increase 00–09	323
Net Migration 00–09	-1,084
2009 Population Estimate	13,837
2010 Population	13,665
Natural Increase 10–15	175
Net Migration 10–15	-34
2015 Population Estimate	13,806

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 York County decreased from 39 persons in 2014 to 22 persons in 2015, with an additional net movement of 23 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.93.3.

³²¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.93.3			
Driver's Licenses Exchanged and Surrendered			
York County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	207	218	-11
Calendar 2002	183	198	-15
Calendar 2003	176	177	-1
Calendar 2004	172	217	-45
Calendar 2005	189	150	39
Calendar 2006	213	168	45
Calendar 2007	185	133	52
Calendar 2008	193	180	13
Calendar 2009	164	141	23
Calendar 2010	268	172	96
Calendar 2011	168	129	39
Calendar 2012	188	109	79
Calendar 2013	209	130	79
Calendar 2014	188	149	39
Calendar 2015	185	163	22
First Half of 2016	78	55	23

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 6,560 in 2014 to 6,536 in 2015, as shown in Table II.93.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in York County decreased by 0.3 percent from 1,888 in 2015 to 1,883 in 2016, as shown below in Table II.93.5. The number of school-age children 5 to 11 years of age decreased from 962 in 2015 to 959 in 2016.

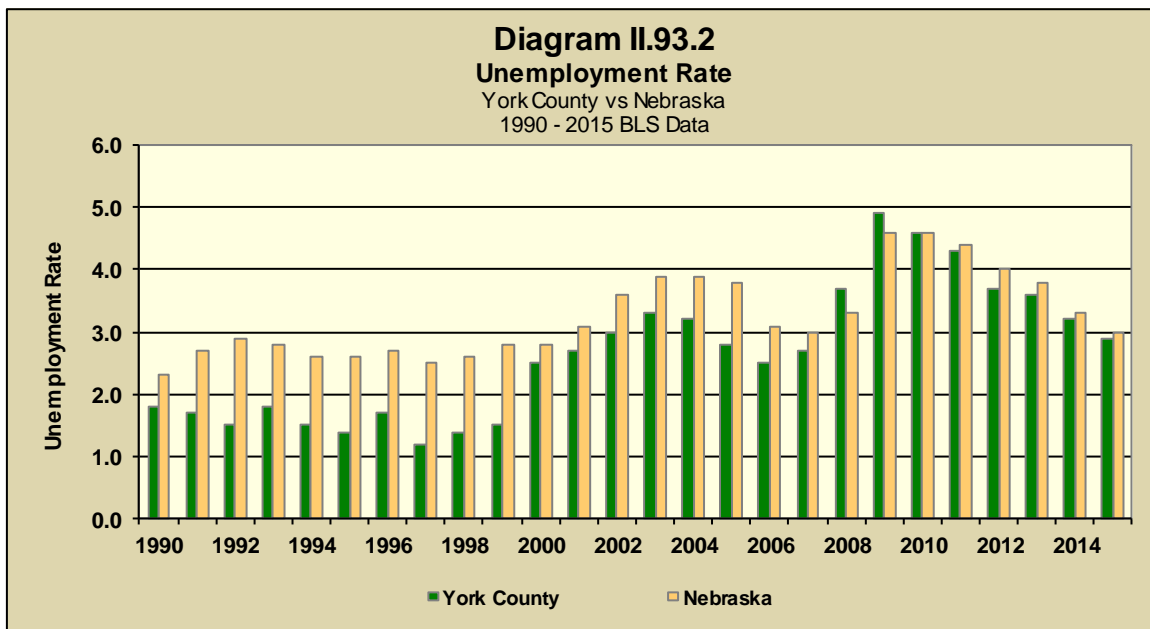
Table II.93.4	
Income Tax Returns	
York County	
1991–2015 DOR Data	
Year	Returns
1991	6,388
1992	6,416
1993	6,406
1994	6,399
1995	6,392
1996	6,534
1997	6,674
1998	6,646
1999	6,617
2000	6,616
2001	6,477
2002	6,399
2003	6,299
2004	6,302
2005	5,831
2006	6,389
2007	6,437
2008	6,426
2009	6,285
2010	6,332
2011	6,457
2012	6,477
2013	6,583
2014	6,560
2015	6,536

Table II.93.5				
School-Age Children				
York County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,600	433	1,059	3,092
1993	1,632	425	1,055	3,112
1994	1,616	463	1,105	3,184
1995	1,598	483	1,105	3,186
1996	1,537	452	1,151	3,140
1997	1,550	487	1,130	3,167
1998	1,522	512	1,183	3,217
1999	1,477	500	1,216	3,193
2000	1,417	479	1,225	3,121
2001	1,405	442	1,220	3,067
2002	1,354	445	1,222	3,021
2003	1,021	378	1,021	2,420
2004	940	342	938	2,220
2005	1,156	377	1,102	2,635
2006	1,170	353	1,109	2,632
2007	1,193	408	1,089	2,690
2008	1,211	379	1,039	2,629
2009	1,159	351	992	2,502
2010	1,130	353	940	2,423
2011	1,185	333	935	2,453
2012	1,159	337	870	2,366
2013	1,283	343	914	2,540
2014	1,195	307	792	2,294
2015	962	255	671	1,888
2016	959	264	660	1,883

ECONOMICS

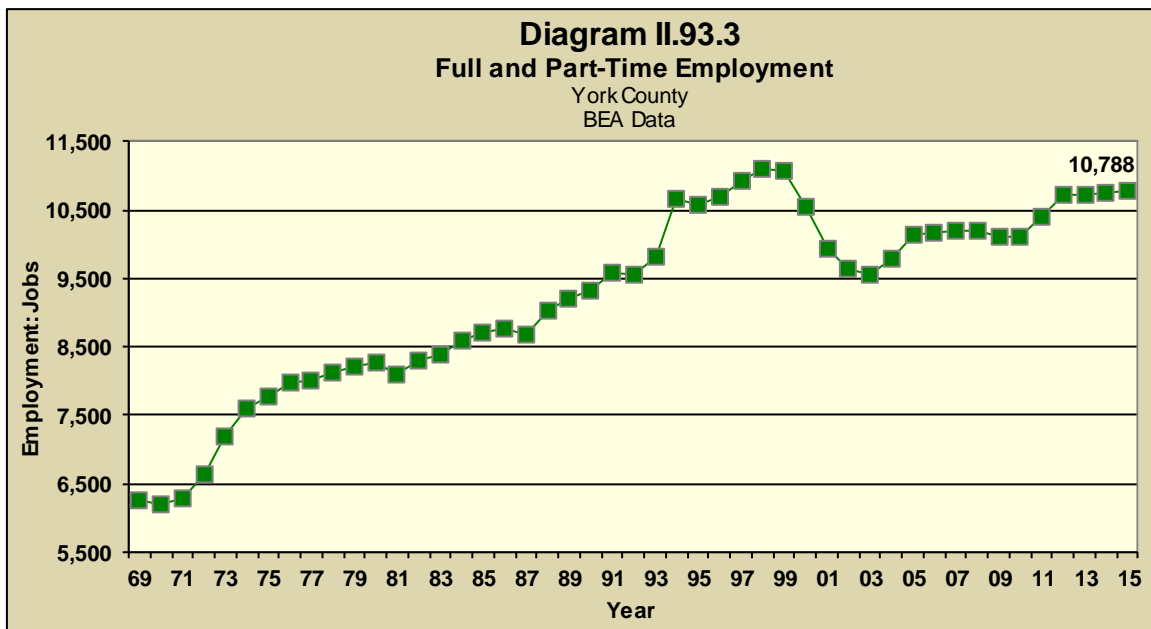
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in York County, defined as the number of people working or actively seeking work, decreased from 7,408 in 2014 to 7,397 in 2015. The total number of people employed changed from 7,174 in 2014 to 7,181 in 2015. The unemployment rate for the county was 2.9 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.93.2, below.

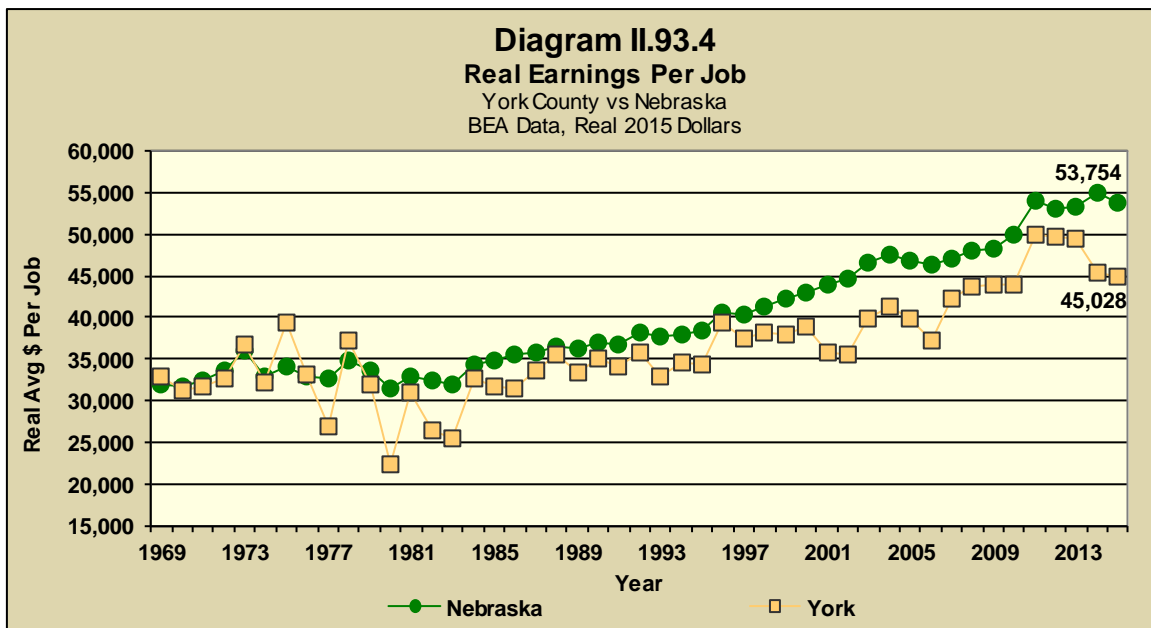


Employment and Personal Income

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 10,788 jobs in York County, an increase of 38 jobs since 2014. Diagram II.93.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.93.4, below, real average earnings per job in the county was \$45,028 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 \$669,739,000, an increase of 0.5 percent between 2014 and 2015. Table II.93.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.93.6
Total BEA Employment and Real Personal Income
 York 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	205,191	10,027	-1,963	49,325	19,050	261,575	19,517	6,251	32,825
1970	194,352	9,978	-1,677	51,964	20,292	254,954	18,707	6,204	31,327
1971	199,924	10,472	-1,518	52,768	21,746	262,449	19,555	6,285	31,810
1972	216,616	11,672	-1,705	57,705	22,935	283,879	21,234	6,621	32,717
1973	265,121	14,825	-1,200	64,209	26,749	340,054	24,773	7,194	36,853
1974	244,931	16,329	-1,675	67,459	28,644	323,029	23,435	7,598	32,236
1975	305,206	16,437	-1,288	70,877	31,098	389,457	27,392	7,769	39,285
1976	265,063	17,933	-1,652	70,861	31,434	347,772	24,145	7,983	33,203
1977	214,951	17,858	-728	74,805	33,025	304,195	21,266	8,017	26,812
1978	301,738	18,983	-236	79,367	34,540	396,425	27,405	8,107	37,219
1979	261,622	20,154	437	85,077	35,500	362,482	24,757	8,213	31,855
1980	183,554	20,132	322	93,269	37,615	294,627	19,875	8,264	22,211
1981	250,580	20,542	-405	103,412	40,651	373,696	25,084	8,106	30,913
1982	219,523	20,824	-1,672	123,841	43,191	364,059	24,350	8,303	26,439
1983	213,073	20,503	-2,367	119,446	44,964	354,613	23,621	8,373	25,448
1984	281,053	22,434	-4,447	119,064	44,638	417,875	27,920	8,580	32,757
1985	274,857	23,443	-5,933	113,269	45,236	403,984	27,114	8,702	31,585
1986	275,484	24,587	-7,276	109,493	46,394	399,507	27,288	8,763	31,437
1987	291,465	25,025	-8,201	100,908	46,400	405,547	28,054	8,683	33,567
1988	321,388	27,818	-10,479	100,202	46,672	429,965	29,384	9,015	35,650
1989	307,989	28,137	-11,674	110,125	49,548	427,851	29,431	9,201	33,473
1990	326,543	29,366	-13,692	99,914	50,867	434,265	30,113	9,317	35,048
1991	326,679	30,560	-15,572	104,738	52,664	437,950	30,318	9,581	34,097
1992	342,152	32,279	-18,897	103,460	56,350	450,785	30,859	9,552	35,820
1993	323,906	34,614	-21,823	109,627	59,008	436,104	29,731	9,811	33,015
1994	368,578	37,419	-24,610	107,683	61,536	475,767	32,336	10,653	34,599
1995	363,108	38,759	-27,197	106,787	63,183	467,122	31,643	10,571	34,349
1996	419,871	40,262	-29,252	110,075	65,682	526,113	35,419	10,691	39,273
1997	409,078	42,615	-32,599	106,377	65,583	505,824	34,051	10,925	37,444
1998	422,901	45,553	-37,247	113,964	68,522	522,587	35,325	11,095	38,116
1999	420,127	46,251	-39,152	116,453	70,704	521,880	35,551	11,076	37,931
2000	411,083	44,136	-35,816	119,303	74,688	525,122	36,084	10,543	38,991
2001	355,791	37,440	-24,416	115,190	83,756	492,881	34,138	9,944	35,779
2002	343,390	37,026	-22,652	106,944	86,179	476,835	33,509	9,633	35,647
2003	379,623	38,132	-21,591	99,035	89,056	507,991	35,838	9,543	39,780
2004	405,172	40,103	-20,830	100,257	91,124	535,620	38,390	9,789	41,391
2005	402,886	41,335	-19,113	90,712	95,350	528,499	37,693	10,125	39,791
2006	378,813	42,633	-16,680	87,086	100,902	507,489	35,916	10,160	37,285
2007	429,479	43,944	-15,196	96,953	100,931	568,224	40,363	10,181	42,184
2008	445,201	44,929	-13,460	113,386	107,241	607,438	43,760	10,201	43,643
2009	443,433	44,893	-16,281	110,772	112,609	605,642	44,243	10,105	43,883
2010	442,663	46,031	-15,953	115,981	116,367	613,027	44,898	10,094	43,854
2011	519,229	42,848	-18,051	121,802	114,235	694,367	50,489	10,392	49,964
2012	532,182	44,056	-19,528	148,402	114,643	731,643	52,945	10,717	49,658
2013	531,021	49,659	-19,559	131,325	113,008	706,137	51,037	10,721	49,531
2014	488,658	50,473	-18,564	131,830	114,705	666,156	47,894	10,750	45,457
2015	485,757	50,122	-17,482	133,866	117,720	669,739	48,511	10,788	45,028

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 7.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 41.0 percent over the 2010 to 2015 period. Table II.93.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.93.7										
Income Tax Returns by Adjusted Gross Income										
York 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 ³²²
1991	2,080	666	1,235	927	862	421	106	81	10	6,388
1992	2,073	593	1,205	933	896	510	103	92	11	6,416
1993	2,064	583	1,122	945	929	528	119	104	12	6,406
1994	2,144	562	1,130	885	899	558	114	96	11	6,399
1995	2,039	546	1,113	846	924	633	142	135	14	6,392
1996	2,015	511	1,125	812	998	699	206	153	15	6,534
1997	2,019	511	1,099	827	983	801	228	187	19	6,674
1998	1,919	526	1,044	821	955	889	272	194	26	6,646
1999	1,799	465	1,053	812	970	962	285	235	36	6,617
2000	1,759	452	1,071	770	973	1,009	316	232	34	6,616
2001	1,788	433	985	805	945	970	306	218	27	6,477
2002	1,784	460	996	782	899	943	307	204	24	6,399
2003	1,669	446	989	780	898	889	355	247	26	6,299
2004	1,547	511	996	726	889	955	384	260	34	6,302
2005	1,382	409	845	674	822	945	428	284	42	5,831
2006	1,359	510	948	794	883	1,000	509	342	44	6,389
2007	1,295	557	882	752	829	1,045	598	419	60	6,437
2008	1,218	447	938	725	855	1,005	635	522	81	6,426
2009	1,170	483	920	750	760	989	607	527	79	6,285
2010	1,085	493	895	738	820	995	625	595	86	6,332
2011	1,131	478	886	719	816	1,003	646	679	99	6,457
2012	1,049	433	868	736	820	986	673	740	172	6,477
2013	1,074	488	854	695	857	981	696	779	159	6,583
2014	995	493	879	692	862	965	687	825	162	6,560
2015	1,029	449	842	695	860	1,014	687	817	143	6,536

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increased from 1,265 in 2010 to 1,316 in 2015, with the poverty rate reaching 10.1 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.93.8, at right, presents poverty data for the county.

Table II.93.8		
Persons in Poverty		
York County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,166	8.4
1999	1,164	8.3
2000	1,082	7.8
2001	1,141	8.3
2002	1,232	9.0
2003	1,208	8.9
2004	1,180	8.6
2005	1,297	9.5
2006	1,225	9
2007	1,220	9.1
2008	1,297	9.7
2009	1,260	9.7
2010	1,265	9.8
2011	1,433	11.1
2012	1,316	10.1
2013	1,283	9.8
2014	1,388	10.6
2015	1,316	10.1

³²² 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 York County increased by 73 between 1980 and 2014, at an annual rate of change of 0.5 percent, as reported by the Census Bureau and as presented in Table II.93.9, at right.³²³ This compared to an average annual rate of change of 1.03 percent statewide. York County lost 4 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 0.9 percent in York County between 2010 and 2015, from 6,231 to 6,285. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.93.10.

Year	Nebraska	York County
1980	37,727	438
1981	37,582	428
1982	37,500	431
1983	41,889	467
1984	43,151	509
1985	43,115	493
1986	42,538	494
1987	42,691	490
1988	43,134	498
1989	43,302	493
1990	43,749	499
1991	44,405	509
1992	45,269	518
1993	46,059	509
1994	46,640	520
1995	47,128	509
1996	47,607	517
1997	48,588	524
1998	48,655	518
1999	48,968	501
2000	49,623	502
2001	49,710	514
2002	50,259	515
2003	50,394	514
2004	50,928	510
2005	51,440	504
2006	51,906	512
2007	52,517	513
2008	52,152	514
2009	51,633	511
2010	51,886	508
2011	51,553	501
2012	52,294	506
2013	52,585	515
2014	52,991	511

Subject	Nebraska	% Growth Since Census	York County	% Growth Since Census
2000 Census	722,668	-	6,172	-
2010 Census	796,793	10.3%	6,231	1.0%
July 2011 Estimate	801,129	0.5%	6,235	0.1%
July 2012 Estimate	804,659	1.0%	6,244	0.2%
July 2013 Estimate	809,171	1.5%	6,267	0.6%
July 2014 Estimate	814,970	2.3%	6,284	0.9%
July 2015 Estimate	820,913	3.0%	6,285	0.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in York County. As shown in Table II.93.11 on the following page, 10.7 percent of housing units, or 672, were vacant in 2015. Of the 5,604 housing units that were occupied in 2015, 68.7 percent, or 3,850, were owner-occupied and the remaining 31.3 percent were renter-occupied.

³²³ Totals may not add due to rounding-off of county totals.

Table II.93.11				
Housing Units by Tenure				
York 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	5,564	89.3%	5,604	89.3%
Owner-Occupied	3,927	70.6%	3,850	68.7%
Renter-Occupied	1,637	29.4%	1,754	31.3%
Vacant Housing Units	667	10.7%	672	10.7%
Total Housing Units	6,231	100.0%	6,276	100.0%

As shown in Table II.93.12, below, there were 4,960 single family dwellings in 2015, which accounted for 79.0 percent of all housing units. Apartment units accounted for 11.9 percent of housing units, with 744 units. Mobile homes also accounted for an additional 3.0 percent of housing with 191 units.

Table II.93.12				
Housing Units by Type				
York County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS³²⁴		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,074	82%	4,960	79.0%
Duplex	69	1%	225	3.6%
Tri- or Four-Plex	148	2%	156	2.5%
Apartment	592	10%	744	11.9%
Mobile Home	331	5%	191	3.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	6,214	100.0%	6,276	100.0%

Table II.93.13, below, shows the disposition of vacant housing units in York County. The 2015 five-year ACS shows 22.9 percent of vacant units were for rent, 8.0 percent were for sale, and 17.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 195 "other vacant" units, or 29.2 percent; this compared to 44.6 percent "other vacant" units in 2015.

Table II.93.13				
Disposition of Vacant Housing Units				
York County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	261	39.1%	154	22.9%
For Sale	94	14.1%	54	8.0%
Rented or Sold, Not Occupied	43	6.4%	114	17.0%
For Seasonal, Recreational, or Occasional Use	74	11.1%	50	7.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	195	29.2%	300	44.6%
Total	667	100.0%	672	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.³²⁵ In most years for which data are presented, single-

³²⁴ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in York County increased from 14 in 2014 to 21 in 2015 and the average value of construction was \$262,586 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 16 in 2014 to 21 in 2015. These changes in residential permit activity in the county compared to a decline in population of 792 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.93.14.

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	22	.	.	7	29	82.90	.	.	76.40
1981	19	.	.	.	19	74.30	.	.	.
1982	3	.	.	.	3	93.10	.	.	.
1983	3	.	.	.	3	63.10	.	.	.
1984	4	.	.	.	4	80.70	.	.	.
1985	3	.	.	.	3	65.40	.	.	.
1986	4	.	.	.	4	67.30	.	.	.
1987	4	.	.	.	4	64.80	.	.	.
1988	5	.	.	.	5	62.90	.	.	.
1989	7	.	.	.	7	60.60	.	.	.
1990	7	.	.	.	7	58.40	.	.	.
1991	20	4	.	.	24	116.90	55.70	.	.
1992	23	.	.	20	43	133.20	.	.	55.80
1993	31	6	.	.	37	153.20	92.20	.	.
1994	35	2	8	64	109	135.00	95.80	127.00	85.40
1995	27	.	8	.	35	141.50	.	124.40	.
1996	46	.	.	.	46	142.20	.	.	.
1997	38	4	.	.	42	132.40	204.40	.	.
1998	37	2	.	6	45	155.80	108.40	.	100.40
1999	24	2	.	.	26	124.10	116.50	.	.
2000	21	.	.	.	21	152.10	.	.	.
2001	33	.	.	.	33	138.80	.	.	.
2002	18	.	.	.	18	146.6	.	.	.
2003	18	.	.	5	23	169.5	.	.	98.0
2004	32	.	.	.	32	160.6	.	.	.
2005	23	8	3	.	34	167.3	212.3	110.1	.
2006	22	.	.	.	22	184.6	.	.	.
2007	20	18	.	.	38	190.6	94.8	.	.
2008	15	.	.	.	15	191.4	.	.	.
2009	17	24	.	.	41	221.8	96.8	.	.
2010	14	.	.	.	14	199.2	.	.	.
2011	23	.	.	.	23	260.4	.	.	.
2012	37	.	.	.	37	239.2	.	.	.
2013	32	.	.	.	32	217.8	.	.	.
2014	14	2	.	.	16	220.4	90.4	.	.
2015	21	.	.	.	21	262.6	.	.	.

³²⁵ 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 3,071 property transactions in York County. Of these, 2,965 were for single-family homes during this 18-year period, as shown in Table II.93.15.

Table II.93.15						
Residential Property Transactions						
York County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	177	2	3	0	1	183
2000	157	5	4	3	0	169
2001	179	4	0	4	2	189
2002	140	1	1	0	1	143
2003	161	2	2	6	0	171
2004	149	4	3	1	0	157
2005	165	4	4	2	0	175
2006	186	7	5	2	1	201
2007	166	4	1	1	0	172
2008	177	3	0	0	1	181
2009	138	0	0	1	0	139
2010	155	0	0	0	0	155
2011	156	0	0	0	0	156
2012	174	0	0	0	0	174
2013	173	0	0	0	0	173
2014	158	0	0	0	0	158
2015	140	2	0	5	0	147
2016	214	3	0	11	0	228
Total	2,965	41	23	36	6	3,071

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 1,190 single-family home property transactions for units built before 1930, 4.3 percent of units were of low quality and 35.6 percent were of fair quality. Conversely, of the 69 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 13.0 percent of fair quality. Table II.93.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.93.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
York County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	51	15	6	9	3	2	0	0	0	86
Fair	424	119	51	64	17	24	9	3	1	712
Average	700	339	295	411	110	71	28	17	2	1,973
Good	13	17	12	45	19	47	31	3	0	187
Very Good	0	1	0	0	1	2	1	0	0	5
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	0	0	0	0	0	0	0	0	2
Total	1,190	491	364	529	150	146	69	23	3	2,965

In regard to the current condition of residential dwellings, of the same 1,190 single-family homes built before 1930, 17.1 percent of the homes were worn out or badly worn, and 80.8

percent were in average condition. Table II.93.17 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	3	0	0	0	0	0	0	0	12
Badly Worn	195	15	6	2	1	1	1	0	1	222
Average	961	443	329	437	107	86	43	22	2	2,430
Good	20	28	29	88	39	56	23	1	0	284
Very Good	4	2	0	2	3	2	1	0	0	14
Excellent	0	0	0	0	0	1	1	0	0	2
Missing	1	0	0	0	0	0	0	0	0	1
Total	1,190	491	364	529	150	146	69	23	3	2,965

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$102,537 to \$117,990, a total increase of 15.1 percent, as shown in Table II.93.18, 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 York County ranged from \$59,311 for homes built before 1930 to \$205,533 for homes built from 2001 to 2010, and \$234,375 for the newest homes built between 2011 and 2016.³²⁶ Homes built from 2011 through 2016 were also larger, averaging 1,572 square feet per unit. Table II.93.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	68,456
2000	75,709
2001	74,758
2002	77,876
2003	83,595
2004	91,217
2005	88,138
2006	83,293
2007	89,542
2008	93,878
2009	106,326
2010	102,537
2011	96,851
2012	104,292
2013	104,783
2014	107,305
2015	119,638
2016	117,990
Average	93,678

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ³²⁷ (\$)
Before 1930	59,311	1,383	42.9
1931-1960	80,212	1,316	61.0
1961-1970	100,832	1,401	72.0
1971-1980	121,976	1,492	81.8
1981-1990	138,806	1,685	82.4
1991-2000	151,091	1,552	97.4
2001-2010	205,533	1,663	123.6
2011-2016	234,375	1,572	149
Average	93,610	1,428	66

³²⁶ 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.

³²⁷ 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.93.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in York County. The number of completed surveys increased from 21 in 2015 to 24 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.0 percentage points and was at 6.23 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	261	10.0	30.5
2003	3	200	16.0	35.9
2004	6	248	10.1	23.1
2005	9	439	12.8	38.5
2006	18	615	7.6	32.8
2007	14	533	11.4	35.5
2008	21	587	12.3	46.3
2009	25	444	11.7	35.7
2010	23	516	15.5	40.9
2011	30	613	5.7	28.9
2012	26	493	3.9	17.8
2013	39	558	5.9	43.2
2014	31	503	6.4	97.5
2015	21	458	3.3	25
2016	24	658	6.2	21.2

Table II.93.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in York County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in York County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 616 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 6.5 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 5.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	16	0	.0%	.0%
Apartments	616	40	6.5%	6.0%
Mobile Homes	8	1	12.5%	10.8%
“Other” Units	0	0	.0%	.
Don't Know	18	0	.0%	2.9%
Total	658	41	6.23%	5.1%

Table II.93.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 2 units. The most common apartment units were one bedroom units, with 331 units. Details for additional unit types are reported on the following page.

Table II.93.22						
Rental Units by Number of Bedrooms						
York County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	13	0	0	.	13
One	0	331	0	0	.	331
Two	2	121	4	0	.	127
Three	2	39	4	0	.	45
Four	0	3	0	0	.	3
Don’t Know	12	109	0	0	18	139
Total	16	616	8	0	18	658

Table II.93.23, 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.93.23			
Single Family Units by Number of Bedrooms			
York County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	2	0	.0%
Three	2	0	.0%
Four	0	0	%
Don’t know	12	0	.0%
Total	16	0	.0%

Table II.93.24, 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 5.4 percent.

Table II.93.24			
Apartment Units by Number of Bedrooms			
York County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	13	6	46.2%
One	331	18	5.4%
Two	121	13	10.7%
Three	39	0	.0%
Four	3	0	.0%
Don’t know	109	3	2.8%
Total	616	40	6.5%

Average market-rate rents by unit type are shown in Table II.93.25, 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.93.25					
Average Market Rate Rents by Number of Bedrooms					
York County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$506	\$	\$	\$506
One	\$650	\$497	\$	\$	\$507
Two	\$575	\$584	\$425	\$	\$575
Three	\$700	\$723	\$550	\$	\$691
Four	\$	\$1,100	\$	\$	\$1,100
Don't know	\$	\$465	\$	\$	
Total	\$605	\$561	\$487	\$	\$555

Table II.93.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.93.26					
Average Assisted Rate Rents by Number of Bedrooms					
York County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$291	\$	\$	\$291
Two	\$	\$349	\$	\$	\$349
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$320	\$	\$	\$320

Table II.93.27, on the following page, shows vacancy rates for single family units by average rental rates for York County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.93.27 Single Family Market Rate Rents by Vacancy Status York County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$750	1	0	.0%
\$750 to \$1,000	6	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	6	0	.0%
Total	16	0	.0%

The average rent and availability of apartment units is displayed in Table II.93.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 5.8 percent.

Table II.93.28 Apartment Market Rate Rents by Vacancy Status York County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	270	21	7.8%
\$500 to \$750	328	19	5.8%
\$750 to \$1,000	3	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	15	0	.0%
Total	616	40	6.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.93.29 below, 19 respondents, or 86.4 percent, included some sort of utility in the rent.

Table II.93.29 Are there any utilities included with the rent? York County 2016 Survey of Rental Properties	
Period	Respondent
Yes	19
No	3
% Offering Utilities	86.4%

The type of utility included in the rent is shown in Table II.93.30, below. There were 9 respondents who included electricity, 5 respondents who included natural gas, 18 respondents who included water and sewer and 18 respondents included trash collection in the rent.

Table II.93.30 Which utilities are included with the rent? York County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	9
Natural Gas	5
Water/Sewer	18
Trash Collection	18

Table II.93.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 16 respondents said they keep a waitlist, with an estimated 92 number of persons on the wait list.

Table II.93.31 Do you keep a waiting list? York County 2016 Survey of Rental Properties	
Period	Respondent
Yes	16
No	6
Waitlist Size	92

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.93.32 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.

Table II.93.32 How would you rate the need for renovation of existing units in the city? York County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	4	1
Low Need	1	2	1	1
Moderate Need	5	6	6	
High Need	3	2	2	1
Extreme Need	3	2	2	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.93.33 below, most respondents indicated there was moderate need for the construction of new single-family units and either moderate or extreme need for the construction of new apartment units.

Table II.93.33 How would you rate the need for construction of new units in the city? York County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	4	1
Low Need	3	2	2	2
Moderate Need	4	5	4	
High Need	3	3	3	
Extreme Need	4	4	4	

