

Dawson County

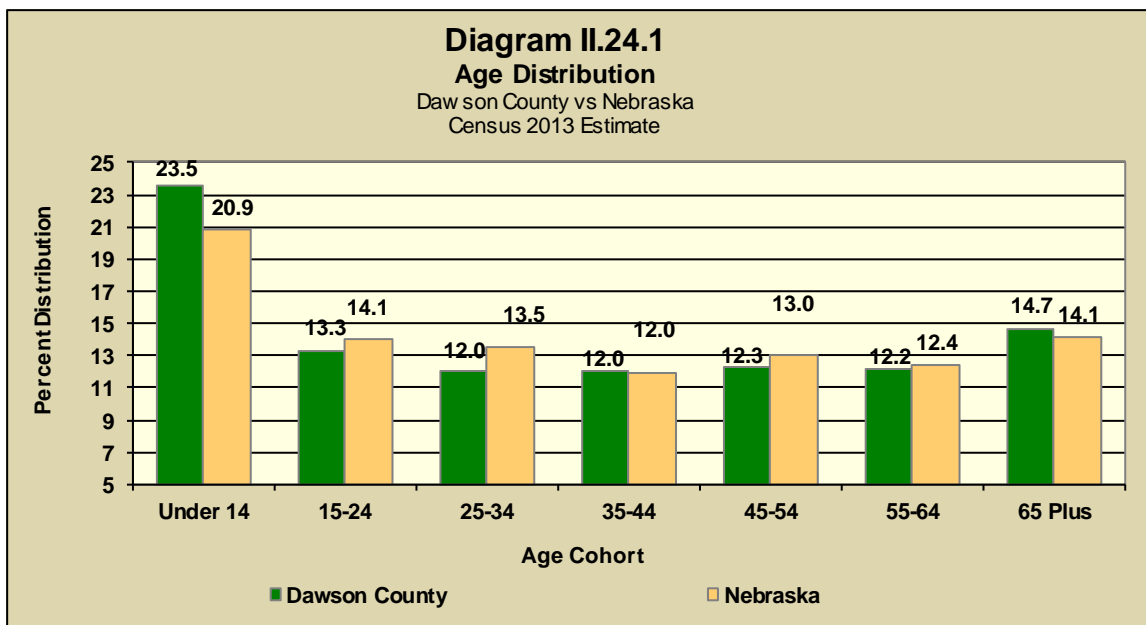
Summary

- Between 2010 and 2013, the county’s population decreased by 0.5 percent or by 119 persons.
- Between 2010 and 2013, the Hispanic population increased by 2.9 percent.
- Between 2012 and 2013, the total number of full- and part-time jobs increased by 264.
- In 2013, average earnings in the county was \$46,669 compared to \$53,194 statewide.
- Between 2012 and 2013, the unemployment rate decreased from 4.5 percent to 4.1 percent.
- In 2013, the average real value of new single-family construction was \$215,648.
- In fiscal 2014, the average price of an existing home was \$111,483.
- In a November 2014 rental survey, the average vacancy rate was 6.2 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2013, Dawson County’s population decreased by 0.5 percent, or from 24,326 people to 24,207 people. This figure compared to a statewide population growth rate of 2.3 percent. The number of persons from 15 to 24 years of age changed from 3,141 in 2010 to 3,229 in 2013, an increase of 2.8 percent, and the number of people from 25 to 34 years of age decreased by 0.7 percent, and those aged between 35 and 44 decreased by 3.9 percent. As shown in Diagram II.24.1, people younger than 25 represented 36.9 percent of the population in 2013, while individuals aged 55 and over represented 26.9 percent of the population in Dawson County. This figure compared to statewide numbers of 34.9 percent of the population below the age of 25 and 26.5 percent aged 55 and older.



Between 2010 and 2013, the white population decreased by 2.1 percent, while the black population increased by 25.3 percent. The Hispanic population of any race changed from 7,746 to 7,973 or by 2.9 percent. Table II.24.1, below, presents the details of these population variations.

Subject	Nebraska			Dawson County		
	Census 2010	July 2013	% Change	Census 2010	July 2013	% Change
Population	1,826,341	1,868,516	2.3%	24,326	24,207	-0.5%
Age						
Under 14 years	383,542	390,469	1.8%	5,797	5,693	-1.8%
15 to 24 years	258,206	262,565	1.7%	3,141	3,229	2.8%
25 to 34 years	245,176	253,050	3.2%	2,883	2,902	0.7%
35 to 44 years	220,838	223,477	1.2%	3,026	2,909	-3.9%
45 to 54 years	258,726	243,643	-5.8%	3,260	2,967	-9.0%
55 to 64 years	213,176	231,304	8.5%	2,846	2,949	3.6%
65 & over	246,677	264,008	7.0%	3,373	3,558	5.5%
Race						
White	1,649,264	1,675,733	1.6%	22,644	22,176	-2.1%
Black	85,971	90,431	5.2%	818	1,025	25.3%
American Indian or Alaskan Native	23,418	25,092	7.1%	408	455	11.5%
Asian	33,322	38,627	15.9%	167	201	20.4%
Native Hawaiian or Pacific Islander	2,061	2,175	5.5%	50	63	26.0%
Two or More Races	32,305	36,458	12.9%	239	287	20.1%
Hispanic (of any race)						
Hispanic or Latino	167,405	185,419	10.8%	7,746	7,973	2.9%

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.24.2, at right, from April 2000 to July 2009, Dawson County’s natural increase was estimated to be 1,941 people. Dawson County experienced net out-migration, with 1,230 persons leaving the county over the nine year period.¹⁸⁵ The 2013 population estimates showed a natural increase of 530 persons and a net out-migration of 649 persons since the 2010 Census. In total, Dawson County’s population decreased to 24,207 persons.

1980 Population	22,304
Natural Increase 80–90	1,014
Net Migration 80–90	-3,378
1990 Population	19,940
Natural Increase 90–00	1,451
Net Migration 90–00	2,974
2000 Population	24,365
Natural Increase 00–09	1,941
Net Migration 00–09	-1,230
2009 Population Estimate	25,037
2010 Population	24,326
Natural Increase 10–13	530
Net Migration 10–13	-649
2013 Population Estimate	24,207

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 Dawson County increased from 55 persons in 2012 to 93 persons in calendar 2013, with an additional net movement of 40 in the first six months of 2014. The driver’s license total exchanges for the last 13 years are presented on the following page in Table II.24.3.

¹⁸⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.24.3			
Driver's Licenses Exchanged and Surrendered			
Dawson County			
2001–First half of 2014 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	390	367	23
Calendar 2002	425	265	160
Calendar 2003	411	288	123
Calendar 2004	353	332	21
Calendar 2005	419	279	140
Calendar 2006	415	305	110
Calendar 2007	357	304	53
Calendar 2008	387	310	77
Calendar 2009	387	248	139
Calendar 2010	592	400	192
Calendar 2011	352	264	88
Calendar 2012	334	279	55
Calendar 2013	364	271	93
First Half of 2014	168	128	40

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 11,135 in 2012 to 11,164 in 2013, as shown in Table II.24.4, at right.

Table II.24.4	
Income Tax Returns	
Dawson County	
1991–2013 DOR Data	
Year	Returns
1991	9,697
1992	9,752
1993	9,953
1994	10,230
1995	10,297
1996	10,357
1997	10,351
1998	10,353
1999	10,388
2000	10,420
2001	10,315
2002	10,362
2003	10,258
2004	10,260
2005	9,373
2006	10,381
2007	10,453
2008	10,666
2009	10,563
2010	10,814
2011	10,890
2012	11,135
2013	11,164

School-Age Children

According to the Nebraska Department of Education (DOE), the number of school-age children in Dawson County increased by 5.0 percent from 5,487 in 2013 to 5,763 in 2014, as shown below in Table II.24.5.¹⁸⁶ The number of school-age children 5 to 11 years of age increased from 2,848 in 2013 to 2,955 in 2014.

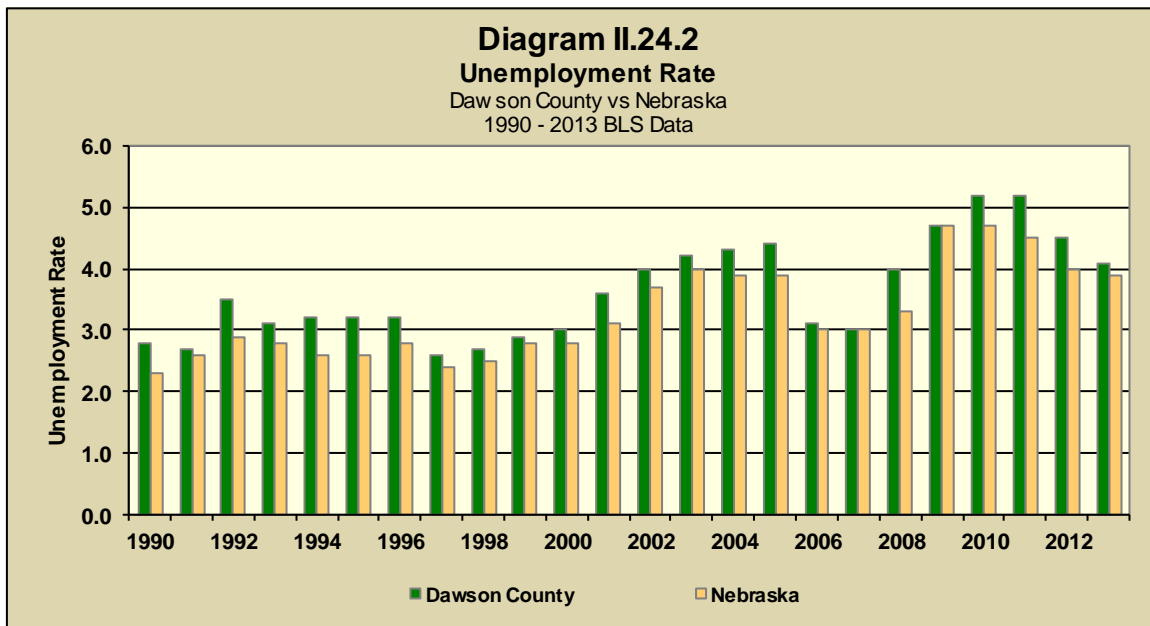
Table II.24.5				
School-Age Children				
Dawson County				
Academic Years 1992–2014 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	2,511	674	1,602	4,787
1993	2,627	738	1,694	5,059
1994	2,674	741	1,698	5,113
1995	2,805	805	1,831	5,441
1996	2,871	829	1,808	5,508
1997	2,924	821	1,921	5,666
1998	2,974	783	1,866	5,623
1999	2,962	801	1,916	5,679
2000	2,920	773	1,962	5,655
2001	3,072	760	1,998	5,830
2002	3,422	880	2,140	6,442
2003	3,648	956	2,175	6,779
2004	3,595	958	2,205	6,758
2005	3,531	952	2,103	6,586
2006	3,391	938	2,175	6,504
2007	2,716	748	1,821	5,285
2008	2,640	893	1,749	5,282
2009	2,732	763	1,735	5,230
2010	2,864	744	1,836	5,444
2011	2,837	754	1,776	5,367
2012	2,911	810	1,750	5,471
2013	2,848	833	1,806	5,487
2014	2,955	812	1,996	5,763

¹⁸⁶ The Department of Education provided the 1992 through 2002 data on October 4, 2002. The 2003 through 2010 counts of school-age children do not appear to have the same methodology that was used to count school age children between 1992 and 2002.

ECONOMICS

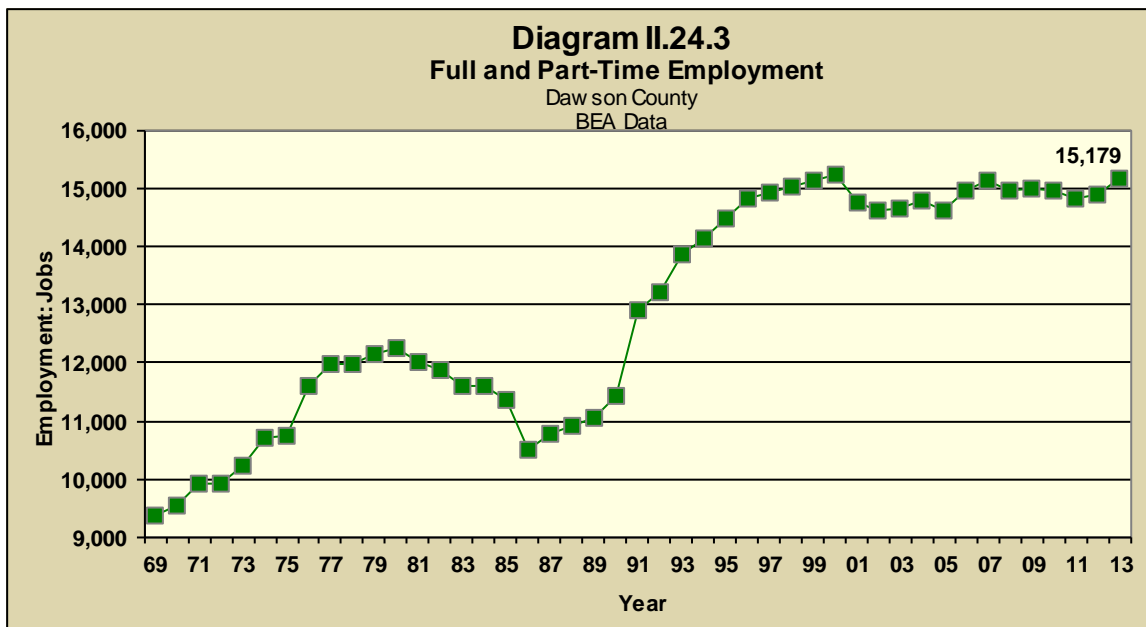
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dawson County, defined as the number of people working or actively seeking work, decreased from 12,775 in 2012 to 12,760 in 2013. The total number of people employed changed from 12,201 in 2012 to 12,242 in 2013. The unemployment rate for the county was 4.1 percent, compared to the state unemployment rate of 3.9 percent for 2013. Unemployment in the county experienced a change of -0.4 percentage points between 2012 and 2013. These unemployment rate data are presented in Diagram II.24.2, below.

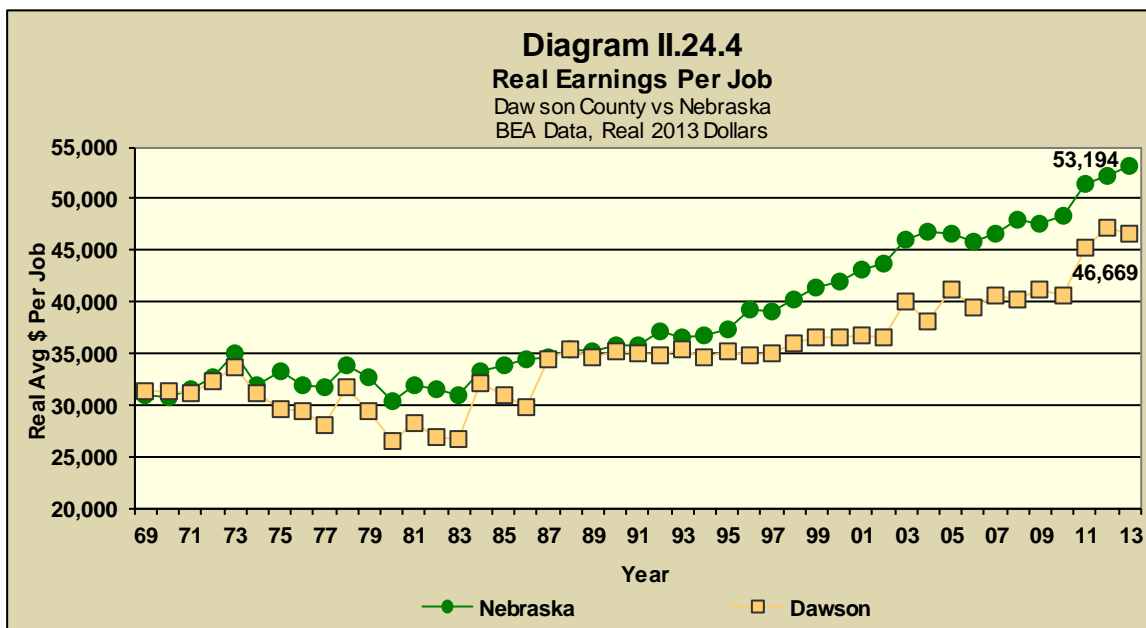


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs. In 2013, the most recent year for which these data are available, there were 15,179 jobs in Dawson County, an increase of 264 jobs since 2012. Diagram II.24.3 presents total employment for the county from 1969 through 2013.



As shown in Diagram II.24.4, below, real average earning per job in the county was \$46,669 in 2013, while average earnings per job in Nebraska and the U.S. were \$53,194 and \$55,768, respectively.



Total real personal income in 2013, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$944,927,000, a decline of 0.4 percent between 2012 and 2013. Table II.24.6, on the following page, shows further annual data for the years 1969 through 2013.

Table II.24.6 Total BEA Employment and Real Personal Income Dawson County 1969–2013 BEA Data, 1,000s of Real 2013 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	293,529	15,211	-3,380	60,145	29,320	364,403	18,768	9,377	31,303
1970	298,270	15,575	-3,467	65,106	31,931	376,264	18,973	9,547	31,242
1971	308,277	16,374	-3,980	67,164	33,940	389,027	19,345	9,923	31,067
1972	320,264	17,227	-4,160	73,723	35,685	408,286	20,095	9,929	32,255
1973	343,913	21,325	-4,822	81,154	40,003	438,923	22,016	10,242	33,579
1974	332,969	23,243	-5,567	84,832	41,754	430,745	21,545	10,716	31,072
1975	318,132	23,385	-7,403	86,091	45,058	418,493	20,268	10,749	29,596
1976	340,964	27,650	-8,871	86,719	45,078	436,239	20,774	11,585	29,431
1977	336,441	29,078	-10,289	92,454	45,891	435,418	20,327	11,971	28,105
1978	380,397	30,505	-10,529	93,120	49,113	481,596	22,331	11,969	31,782
1979	356,608	32,382	-11,753	95,539	51,473	459,485	21,026	12,156	29,336
1980	323,524	32,469	-12,980	110,483	54,332	442,890	19,855	12,252	26,406
1981	340,139	33,174	-12,443	124,149	57,765	476,436	21,394	12,023	28,291
1982	319,720	32,027	-11,482	136,368	62,303	474,882	21,448	11,860	26,958
1983	310,636	30,974	-10,881	140,268	66,212	475,261	21,474	11,602	26,774
1984	371,365	32,941	-11,332	140,789	65,253	533,134	24,201	11,596	32,025
1985	350,663	33,036	-11,003	138,040	66,542	511,206	23,621	11,345	30,909
1986	313,072	30,047	-8,344	127,017	68,868	470,567	22,737	10,498	29,822
1987	371,250	30,722	-8,145	122,148	68,131	522,662	26,027	10,788	34,413
1988	386,352	32,587	-7,815	118,340	67,984	532,275	26,639	10,921	35,377
1989	382,734	34,515	-7,757	126,328	68,323	535,113	27,110	11,044	34,655
1990	401,325	37,354	-8,781	119,850	72,695	547,734	27,344	11,426	35,124
1991	452,080	43,360	-13,297	123,184	76,168	594,775	28,487	12,908	35,023
1992	459,928	45,297	-13,553	120,509	81,696	603,283	27,278	13,226	34,775
1993	490,464	48,159	-14,788	127,082	87,104	641,702	27,791	13,884	35,326
1994	489,499	49,236	-13,960	129,503	87,354	643,160	27,652	14,134	34,633
1995	510,083	50,912	-15,663	140,689	92,090	676,287	28,832	14,478	35,232
1996	515,412	50,690	-15,073	144,144	96,012	689,805	29,105	14,840	34,731
1997	523,243	52,495	-15,326	147,666	97,753	700,842	29,440	14,947	35,007
1998	541,789	53,652	-14,914	148,267	102,756	724,246	30,264	15,035	36,035
1999	553,259	54,507	-14,491	141,308	105,895	731,463	30,278	15,142	36,538
2000	556,979	55,122	-13,969	151,014	107,684	746,586	30,585	15,236	36,557
2001	541,201	53,944	-8,828	150,124	115,810	744,363	30,558	14,760	36,667
2002	534,445	55,290	-9,445	137,829	121,582	729,121	30,193	14,612	36,576
2003	586,212	57,549	-11,058	145,726	121,820	785,151	32,478	14,651	40,012
2004	564,982	56,942	-9,478	118,806	122,739	740,106	30,695	14,811	38,146
2005	601,519	59,471	-9,027	104,757	124,355	762,133	31,644	14,620	41,144
2006	590,042	61,861	-8,005	109,901	130,676	760,754	31,319	14,952	39,462
2007	615,485	64,618	-9,648	124,623	135,884	801,727	33,159	15,125	40,693
2008	603,266	62,386	-7,879	130,102	141,077	804,180	33,286	14,972	40,293
2009	617,728	63,840	-8,971	120,255	148,386	813,558	33,602	15,019	41,130
2010	609,361	66,132	-8,815	119,025	157,220	810,660	33,283	14,970	40,706
2011	672,519	57,430	-8,555	131,559	158,481	896,575	36,832	14,839	45,321
2012	703,779	57,610	-8,637	155,116	155,600	948,249	39,247	14,915	47,186
2013	708,388	64,781	-8,926	156,653	153,593	944,927	39,035	15,179	46,669

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 30.1 percent between 2000 and 2013. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 4.3 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 264.1 percent over the 2000 to 2013 period. Table II.24.7, on the following page, presents AGI distribution for the years 1991 through 2013.

Table II.24.7										
Income Tax Returns by Adjusted Gross Income										
Dawson County										
1991–2013 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 ¹⁸⁷
1991	3,216	1,124	2,079	1,393	1,156	519	119	77	14	9,697
1992	3,223	1,064	2,195	1,314	1,208	536	111	87	14	9,752
1993	3,268	991	2,289	1,292	1,241	610	136	111	15	9,953
1994	3,197	992	2,485	1,326	1,264	709	131	107	19	10,230
1995	3,010	979	2,558	1,338	1,341	756	166	128	21	10,297
1996	3,089	866	2,525	1,352	1,334	850	167	146	28	10,357
1997	2,943	788	2,359	1,479	1,395	984	206	165	32	10,351
1998	2,842	756	2,158	1,575	1,518	1,064	235	166	39	10,353
1999	2,808	738	2,043	1,598	1,539	1,151	280	196	35	10,388
2000	2,681	723	2,027	1,659	1,491	1,254	337	209	39	10,420
2001	2,837	630	2,179	1,442	1,463	1,214	330	192	28	10,315
2002	2,790	709	2,102	1,565	1,467	1,187	348	167	27	10,362
2003	2,529	777	2,031	1,667	1,422	1,236	379	192	25	10,258
2004	2,570	754	2,044	1,528	1,433	1,244	402	252	33	10,260
2005	2,178	639	1,596	1,544	1,360	1,312	439	274	31	9,373
2006	2,019	847	1,862	1,749	1,528	1,465	537	336	38	10,381
2007	2,033	819	1,753	1,626	1,554	1,573	603	442	50	10,453
2008	2,016	904	1,677	1,746	1,523	1,608	659	477	56	10,666
2009	1,963	909	1,771	1,679	1,523	1,552	670	443	53	10,563
2010	1,801	937	1,864	1,758	1,557	1,577	703	557	60	10,814
2011	1,915	877	1,795	1,746	1,533	1,570	750	627	77	10,890
2012	1,894	933	1,914	1,680	1,553	1,584	744	710	123	11,135
2013	1,873	910	1,723	1,762	1,626	1,593	774	790	113	11,164

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 2,819 in 2010 to 3,521 in 2013, with the poverty rate reaching 14.8 percent in 2013. This compared to a state poverty rate of 12.9 percent and a national rate of 15.8 percent in 2013. Table II.24.8, at right, presents poverty data for the county.

Table II.24.8		
Persons in Poverty		
Dawson County		
1998–2013 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	2,688	11.4
1999	2,697	11.1
2000	2,498	10.3
2001	2,791	11.6
2002	2,778	11.4
2003	2,558	10.5
2004	2,649	10.9
2005	2,819	11.7
2006	3,351	13.7
2007	2,823	11.6
2008	2,893	12
2009	3,623	14.8
2010	2,819	11.7
2011	3,114	13.0
2012	3,117	13.1
2013	3,521	14.8

¹⁸⁷ 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 Dawson County increased by 70 between 1980 and 2012, at an annual rate of change of 0.3 percent, as reported by the Census Bureau and as presented in Table II.24.9, at right.¹⁸⁸ This compared to an average annual rate of change of 1.03 percent statewide. Dawson County lost 3 business establishments between 2011 and 2012, while statewide there was an increase of 741.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.2 percent in Dawson County between 2010 and 2013, from 10,123 to 10,102. This compared to an estimated 1.3 percent increase statewide, as shown below in Table II.24.10.

Year	Nebraska	Dawson County
1980	37,727	620
1981	37,582	603
1982	37,500	617
1983	41,889	680
1984	43,151	707
1985	43,115	686
1986	42,538	664
1987	42,691	642
1988	43,134	647
1989	43,302	656
1990	43,749	681
1991	44,405	681
1992	45,269	691
1993	46,059	707
1994	46,640	702
1995	47,128	717
1996	47,607	719
1997	48,588	713
1998	48,655	704
1999	48,968	712
2000	49,623	686
2001	49,710	688
2002	50,259	682
2003	50,394	681
2004	50,928	688
2005	51,440	708
2006	51,906	691
2007	52,517	711
2008	52,152	722
2009	51,633	725
2010	51,886	704
2011	51,553	693
2012	52,294	690

Subject	Nebraska	% Growth Since Census	Dawson County	% Growth since Census
2000 Census	722,668	-	9,805	-
2010 Census	796,793	10.3	10,123	3.2
July 2011 Estimate	800,342	0.4	10,128	0.0
July 2012 Estimate	803,226	0.8	10,112	-0.1
July 2013 Estimate	807,034	1.3	10,102	-0.2

The 2013 five-year ACS released data on the vacancy and tenure of housing units in Dawson County. As shown in Table II.24.11, below, 13.3 percent of housing units, or 1,349, were vacant in 2013. Of the 8,774 housing units that were occupied in 2013, 68.3 percent or 5,996, were owner-occupied and the remaining 31.7 percent were renter-occupied.

Tenure	2010 Census		2013 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,899	87.9%	8,774	86.7%
Owner-Occupied	6,122	68.8%	5,996	68.3%
Renter-Occupied	2,777	31.2%	2,778	31.7%
Vacant Housing Units	1,224	12.1%	1,349	13.3%
Total Housing Units	10,123	100.0%	10,123	100.0%

¹⁸⁸ Totals may not add due to rounding-off of county totals.

As shown in Table II.24.12, below there were 8,033 single family dwellings in 2013, which accounted for 79.4 percent of all housing units. Apartment units accounted for 7.3 percent of housing units, with 739 units. Mobile homes also accounted for an additional 9.2 percent of housing with 929 units.

Table II.24.12				
Housing Units by Type				
Dawson County				
2010 and 2013 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁸⁹		2013 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,797	77.47%	8,033	79.4%
Duplex	73	.73%	175	1.7%
Tri- or Four-Plex	283	2.81%	247	2.4%
Apartment	890	8.84%	739	7.3%
Mobile Home	1,022	10.15%	929	9.2%
Boat, RV, Van, Etc.	0	.00%	0	.0%
Total	10,065	100.0%	10,123	100.0%

Table II.24.13, below, shows the disposition of vacant housing units in Dawson County. The 2013 five-year ACS shows, 17.0 percent of vacant units were for rent, 9.1 percent were for sale, and 9.3 percent were rented or sold but not yet occupied. The number of housing units that were for sale but vacant made up 9.1 percent of all vacant housing. At the time of the 2010 Census there were 319 “other vacant” units, or 26.1 percent; this compared to 28.3 percent “other vacant” units in 2013.

Table II.24.13				
Disposition of Vacant Housing Units				
Dawson County				
2010 Census and 2013 Five-Year ACS Data				
Disposition	2010 Census		2013 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	352	28.8%	230	17.0%
For Sale	149	12.2%	123	9.1%
Rented or Sold, Not Occupied	44	3.6%	125	9.3%
For Seasonal, Recreational, or Occasional Use	357	29.2%	489	36.2%
For Migrant Workers	3	0.2%	0	.0%
Other Vacant	319	26.1%	382	28.3%
Total	1,224	100.0%	1,349	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁹⁰ In most years for which data are presented, single-family unit construction represented the majority of residential development in the county, with single-family building permit authorizations in Dawson County increased from 23 in 2012 to 27 in 2013, with the average value of construction reaching \$215,648. The statewide average in 2013 was about \$193,010. This value excluded the cost of the lot and infrastructure improvements. Total permitted units remained at 27 in 2012 to 27 in 2013. These changes in residential permit activity in the county compared to a decline in population of 119 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.24.14.

¹⁸⁹ Data unavailable in 2010 Census

¹⁹⁰ 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.

Table II.24.14									
Building Permits and Valuation									
Dawson County									
1980–2013 Census Bureau Data									
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2013 \$			
	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	43	4	3	.	50	107.70	75.00	8.00	.
1981	19	4	8	10	41	109.40	76.80	38.40	58.10
1982	32	2	.	.	34	98.20	93.00	.	.
1983	40	8	.	.	48	104.10	60.10	.	.
1984	17	8	.	.	25	141.70	48.00	.	.
1985	15	.	.	.	15	85.40	.	.	.
1986	5	.	.	.	5	92.20	.	.	.
1987	2	2	.	.	4	124.40	44.40	.	.
1988	5	.	.	.	5	152.90	.	.	.
1989	10	.	.	.	10	88.90	.	.	.
1990	19	.	24	28	71	77.50	.	49.90	97.50
1991	20	.	.	94	114	128.90	.	.	60.20
1992	21	.	3	.	24	107.40	.	158.40	.
1993	26	4	.	56	86	137.10	117.90	.	52.90
1994	40	12	.	.	52	101.00	64.90	.	.
1995	32	2	.	.	34	107.60	63.60	.	.
1996	48	2	12	34	96	108.00	55.50	107.00	60.40
1997	26	2	.	32	60	123.60	102.30	.	59.70
1998	15	2	.	34	51	106.70	67.50	.	62.50
1999	21	.	.	.	21	104.90	.	.	.
2000	18	4	.	.	22	100.70	53.70	.	.
2001	34	.	4	.	38	149.60	.	95.40	.
2002	36	.	.	.	36	140.6	.	.	.
2003	19	.	.	.	19	203.7	.	.	.
2004	28	.	.	.	28	209.9	.	.	.
2005	34	.	3	.	37	132.6	.	115.8	.
2006	35	.	.	.	35	138.3	.	.	.
2007	25	.	.	.	25	158.6	.	.	.
2008	22	.	.	.	22	149.0	.	.	.
2009	50	10	3	.	63	70.0	164.0	164.0	.
2010	25	10	3	.	38	137.6	104.2	104.6	.
2011	16	4	.	.	20	171.7	103.3	.	.
2012	23	4	.	.	27	180.3	101.5	.	.
2013	27	.	.	.	27	215.6	.	.	.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 16 years. Property transactions are primarily related to existing buildings, with very few for new construction. Nevertheless, during fiscal years 1999 through 2014, there were 4,255 property transactions in Dawson County. Of these, 4,171 were for single-family homes during this 16-year period, as shown in Table II.24.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	375	2	1	1	1	380
2000	356	2	0	10	0	368
2001	320	1	0	2	0	323
2002	313	3	0	5	2	323
2003	308	2	1	6	2	319
2004	296	1	0	2	0	299
2005	294	1	1	3	1	300
2006	300	0	0	0	1	301
2007	231	0	0	4	0	235
2008	180	0	0	0	1	181
2009	164	2	0	0	0	166
2010	195	1	0	2	1	199
2011	151	3	0	2	0	156
2012	254	5	1	4	0	264
2013	218	3	0	2	0	223
2014	216	1	0	1	0	218
Total	4,171	27	4	44	9	4,255

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 1,529 single-family home property transactions for units built before 1930, 1.4 percent of units were of low quality and 44.1 percent were of fair quality. Conversely, of the 96 homes built from 2001 through 2014, 5.2 percent of units were of low quality and 9.4 percent of fair quality. Table II.24.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2014	Missing	Total
Low	22	8	10	40	5	11	5	0	101
Fair	675	374	124	242	32	29	9	6	1,491
Average	803	514	309	490	101	117	63	2	2,399
Good	26	8	10	44	23	43	19	0	173
Very Good	1	0	0	1	0	2	0	0	4
Excellent	0	0	0	0	0	0	0	0	0
Missing	2	1	0	0	0	0	0	0	3
Total	1,529	905	453	817	161	202	96	8	4,171

In regard to the current condition of residential dwellings, of the same 1,529 single-family homes built before 1930, 10.7 percent of the homes were worn out or badly worn, and 75.5 percent were in average condition. Table II.24.17 provides details about the condition of single-family residential dwellings by year built.

Table II.24.17									
Single-Family Homes by Year Built and Condition									
Dawson County									
Fiscal Years 1999–2014 PAD Data									
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2014	Missing	Total
Worn Out	7	0	0	2	0	0	1	0	10
Badly Worn	156	31	8	10	3	0	0	0	208
Average	1,155	723	338	632	112	88	66	7	3,121
Good	68	43	43	88	26	60	3	0	331
Very Good	104	77	46	58	13	45	20	1	364
Excellent	38	30	17	26	7	9	6	0	133
Missing	1	1	1	1	0	0	0	0	4
Total	1,529	905	453	817	161	202	96	8	4,171

Housing Costs

Between 1999 and 2014, the average price of an existing single-family home changed from \$59,634 to \$111,483, a total increase of 86.9 percent, as shown in Table II.24.18, 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 Dawson County ranged from \$54,613 for homes built before 1930 to \$181,527 for homes built from 2001 to 2014.¹⁹¹ However, homes built from 2001 through 2014 were also larger, averaging 1,829 square feet per unit. Table II.24.19, below, provides additional details about single-family homes.

Table II.24.18	
Average Sales Price of Single-Family Homes	
Dawson County	
Fiscal Years 1999–2014 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	59,634
2000	55,864
2001	62,719
2002	66,499
2003	71,103
2004	76,529
2005	74,526
2006	85,962
2007	90,471
2008	83,360
2009	88,845
2010	94,832
2011	106,170
2012	105,669
2013	116,994
2014	111,483
Average	80,750

Table II.24.19			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Dawson County			
Fiscal Years 1999–2014 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft.¹⁹² (\$)
Before 1930	54,613	1,308	41.7
1931-1960	71,448	1,272	56.2
1961-1970	94,237	1,451	64.9
1971-1980	99,206	1,426	69.6
1981-1990	118,461	1,577	75.1
1991-2000	136,756	1,598	85.6
2001-2014	181,527	1,829	99.2
Average	80,750	1,375	58.7

¹⁹¹ 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.

¹⁹² 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 2014, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.24.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2014 in Dawson County. The number of completed surveys increased from 36 in 2013 to 40 in 2014. The vacancy rate for all units changed by 1.4 percentage points between 2013 and 2014 and was at 6.2 percent in 2014.

Table II.24.20				
Survey of Rental Properties				
Dawson County				
2002–2014 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	602	4.5	8.1
2003	6	447	6.3	82.4
2004	11	555	7.0	47.3
2005	18	792	12.1	46.0
2006	19	742	10.8	55.4
2007	23	836	9.2	78.1
2008	26	872	7.7	31.2
2009	30	895	7.3	28.7
2010	37	975	7.8	38.0
2011	42	936	7.2	48.0
2012	42	976	4.0	24.1
2013	36	920	4.8	20.3
2014	40	759	6.2	34.7

Table II.24.21, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 99 single family units in Dawson County, with 1 of them available. This translates into a vacancy rate of 1.0 percent in Dawson County, which compares to a single family vacancy rate of 4.09 percent for the State of Nebraska. There were 582 apartment units reported in the survey, with 41 of them available, which resulted in a vacancy rate of 7.0 percent. This compares to a statewide vacancy rate of 3.73 percent for apartment units across the state.

Table II.24.21			
Rental Vacancy Survey by Type			
Dawson County			
2014 Survey of Rental Properties			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	99	1	1.0%
Apartments	582	41	7.0%
Mobile Homes	34	0	.0%
“Other” Units	8		%
Don't Know	36	5	13.9%
Total	759	47	6.2%

Table II.24.22, on the following page, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 69 units. The most common apartment units were one bedroom units, with 284 units. Additional details for additional unit types are reported on the following page.

Table II.24.22 Rental Units by Bedroom Size Dawson County 2014 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	·	0
One	1	284	0	5	·	290
Two	21	212	5	3	·	241
Three	69	44	3	0	·	116
Four	8	0	0	0	·	8
Don’t Know	0	42	26	0	36	104
Total	99	582	34	8	36	759

Table II.24.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Single family units with four bedrooms had the lowest vacancy rate indicating there may be more of a demand for units within this rental range.

Table II.24.23 Single Family Units by Bedroom Size Dawson County 2014 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	21	0	.0%
Three	69	0	.0%
Four	8	0	.0%
Don’t know	0	1	%
Total	99	1	1.0%

Table II.24.24, below, displays the vacancy rate of apartment units by the number of bedrooms. Apartment units with one bedroom had the lowest vacancy rate indicating there may be more of a demand for units within this rental range.

Table II.24.24 Apartment Units by Bedroom Size Dawson County 2014 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	284	3	1.1%
Two	212	9	4.2%
Three	44	4	9.1%
Four	0	0	%
Don’t know	42	25	59.5%
Total	582	41	7.0%

Average market-rate rents by unit type are shown in Table II.24.25, on the following page. 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. Single family units also normally command higher rents than apartment units.

Table II.24.25 Average Market Rate Rents by Bedroom Size Dawson County 2014 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$450.0	\$383.9	\$	\$400.0	\$393.0
Two	\$475.5	\$501.4	\$300.0	\$550.0	\$476.8
Three	\$578.5	\$605.0	\$375.0	\$	\$564.2
Four	\$575.0	\$	\$	\$	\$575.0
Average	\$533.4	\$495.6	\$337.5	\$475.0	\$504.1

Table II.24.26, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.24.26 Average Assisted Rate Rents by Bedroom Size Dawson County 2014 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$425.0	\$	\$	\$425.0
Two	\$450.0	\$456.0	\$	\$	\$454.5
Three	\$503.3	\$325.0	\$400.0	\$	\$447.0
Four	\$	\$	\$	\$	\$
Total	\$490.0	\$417.0	\$400.0	\$	\$447.6

Table II.24.27, below, shows vacancy rates for single family units by average rental rates for Dawson County. Single family units with the lowest vacancy rate had an average rent of \$500 to \$750 dollars, indicating there may be more of a demand for units within this rental range.

Table II.24.27 Single Family Market Rate Rents by Vacancy Status Dawson County 2014 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	15	0	.0%
\$500 to \$750	64	0	.0%
\$750 to \$1,000			%
\$1,000 to \$1,250			%
\$1,250 to \$1,500			%
Above \$1,500			%
Missing	20	1	5.0%
Total	99	1	1.0%

The average rent and availability of apartment units is displayed in Table II.24.28, below. The lowest vacancy rate was seen in apartment units renting for \$750 to \$1,000 dollars, with a vacancy rate of 0.0 percent.

Table II.24.28 Apartment Market Rate Rents by Vacancy Status Dawson County 2014 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	239	17	7.1%
\$500 to \$750	197	16	8.1%
\$750 to \$1,000	4	0	.0%
\$1,000 to \$1,250			%
\$1,250 to \$1,500			%
Above \$1,500			%
Missing	142	8	5.6%
Total	582	41	7.0%

Respondents were asked if utilities are included in the rent and as shown in Table II.24.29, below, 20 respondents, or 57.1 percent, included some sort of utility in the rent.

Table II.24.29 Are there any utilities included with the rent? Dawson County 2014 Survey of Rental Properties	
Period	Respondent
Yes	20
No	15
% Offering Utilities	57.1%

The type of utility included in the rent is shown in Table II.24.30, below. There were 5 respondents who included electricity, 3 respondents who included natural gas, 19 respondents who included water and sewer and 17 respondents included trash collection in the rent.

Table II.24.30 Which utilities are included with the rent? Dawson County 2014 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	3
Water/Sewer	19
Trash Collection	17

Table II.24.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen 19 respondents said they keep a waitlist, with an estimated 148 number of persons on the wait list.

Table II.24.31 Do you keep a waiting list? Dawson County 2014 Survey of Rental Properties	
Period	Respondent
Yes	19
No	14
Waitlist Size	148

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.24.32 below, 1 respondent said there was no need for renovating single family units, with 5 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 3 respondents saying there was extreme need for renovating existing apartment units.

Table II.24.32 How would you rate the need for renovation of existing units in the city? Dawson County 2014 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1			
Low Need	1	1		1
Moderate Need	12	9	5	3
High Need	3	3		
Extreme Need	5	3		

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.24.33, below, 5 respondents said there was no need for new single family units, with 8 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for constructing new apartment units, with 7 respondents saying there was extreme need for constructing new apartment units.

Table II.24.33 How would you rate the need for construction of new units in the city? Dawson County 2014 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	2		
Low Need	3	2		
Moderate Need	6	5	4	4
High Need	2	1		
Extreme Need	8	7	1	1

