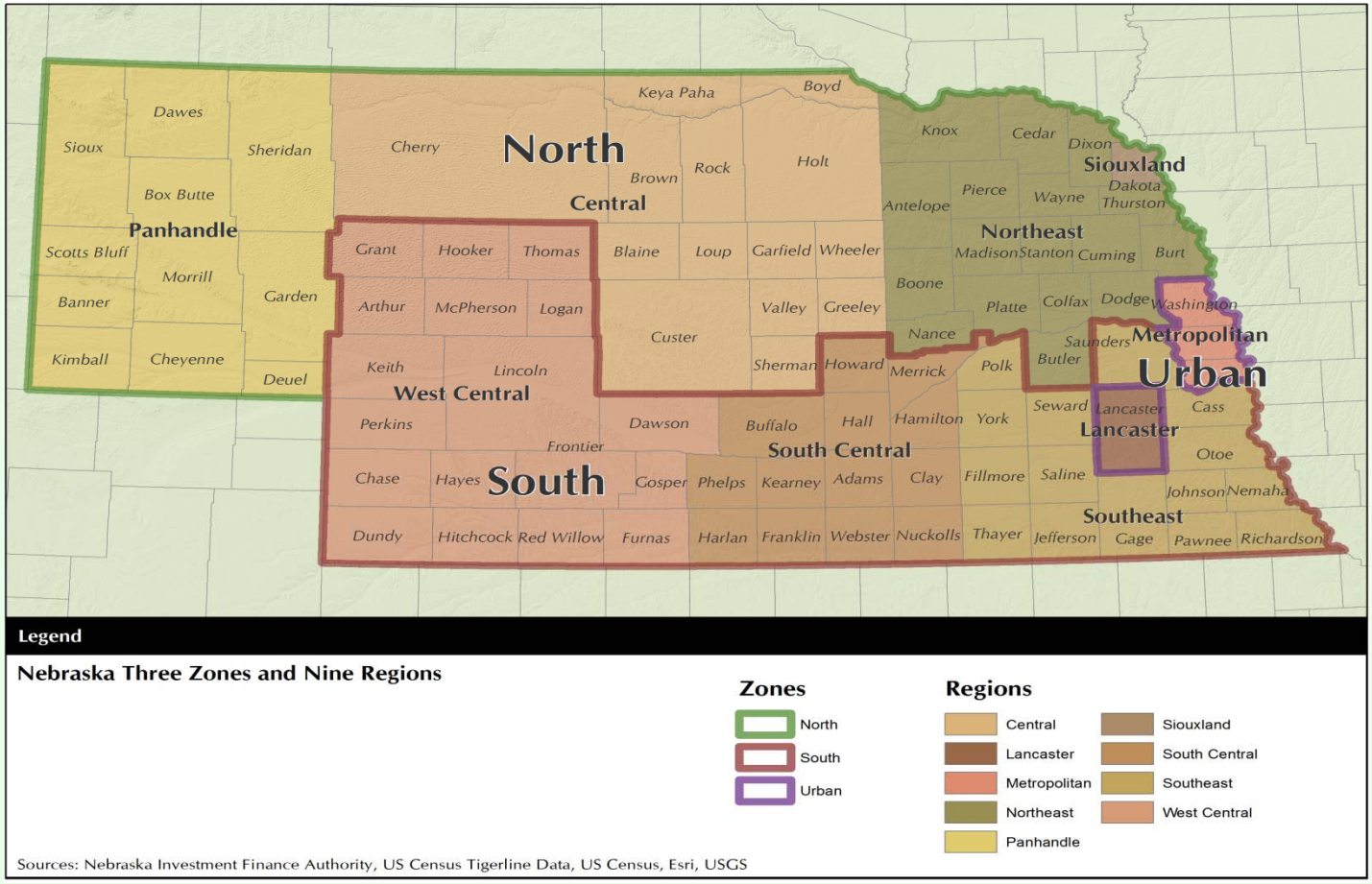
2017 Nebraska Profile

- State, 9 NEW Regions, 93 Counties, plus 31 Cities – Three Volumes
- Demographic Change in the State
- Economic Influences at Work
- Housing Statistics and Trends
- Summary of Findings
- Discuss Dashboard

Nine Regions and 93 Counties



Nebraska Dashboard New Features

- **Enhanced Look and Feel of Dashboard.**
- **Added “Interactive Long Read” function.**

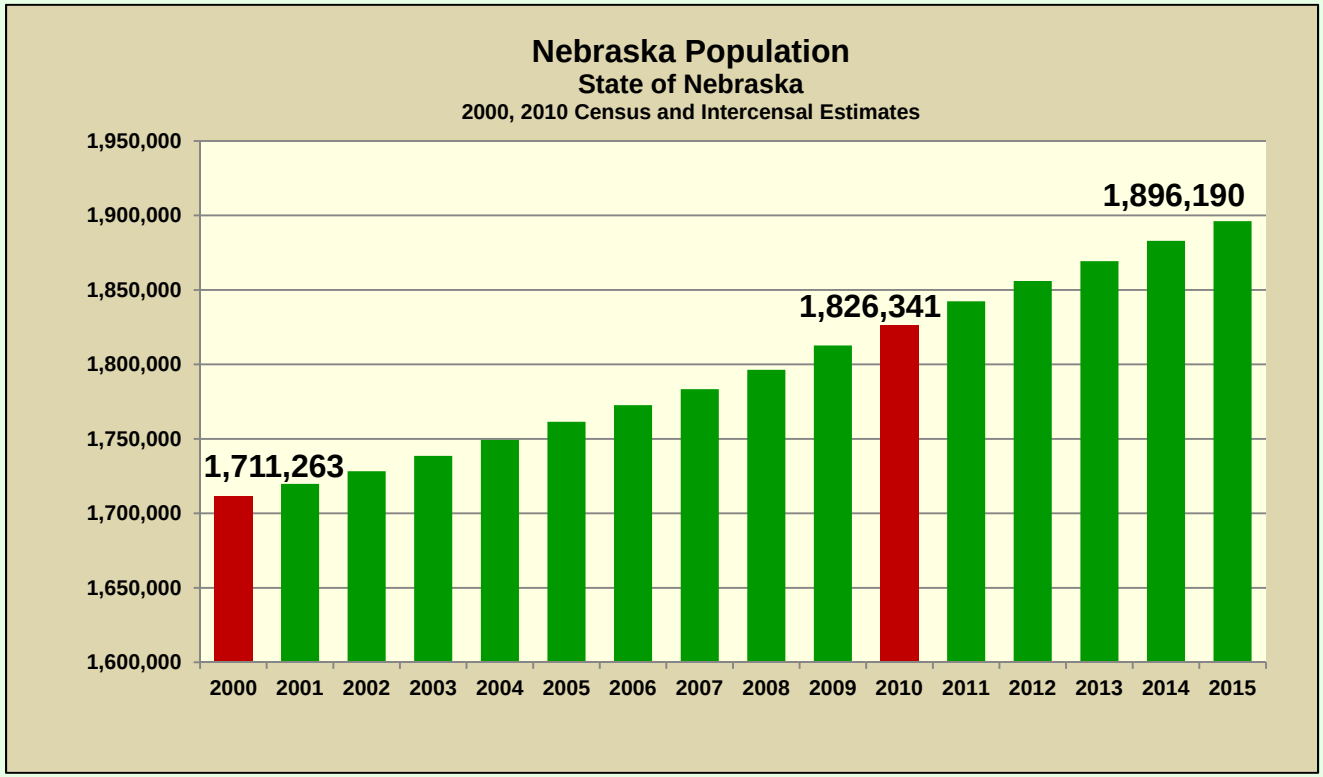
Demographics

➢People Coming To Nebraska

Population Estimates: Births, Deaths, and Migration	
2000 Census	1,711,263
Natural Increase 00-09	102,206
Net Migration 00-09	-16,850
2009 Population Estimates	1,796,619
2010 Census	1,826,341
Natural Increase 10-15	56,402
Net Migration 10-15	13,447
2015 Population Estimate	1,896,190

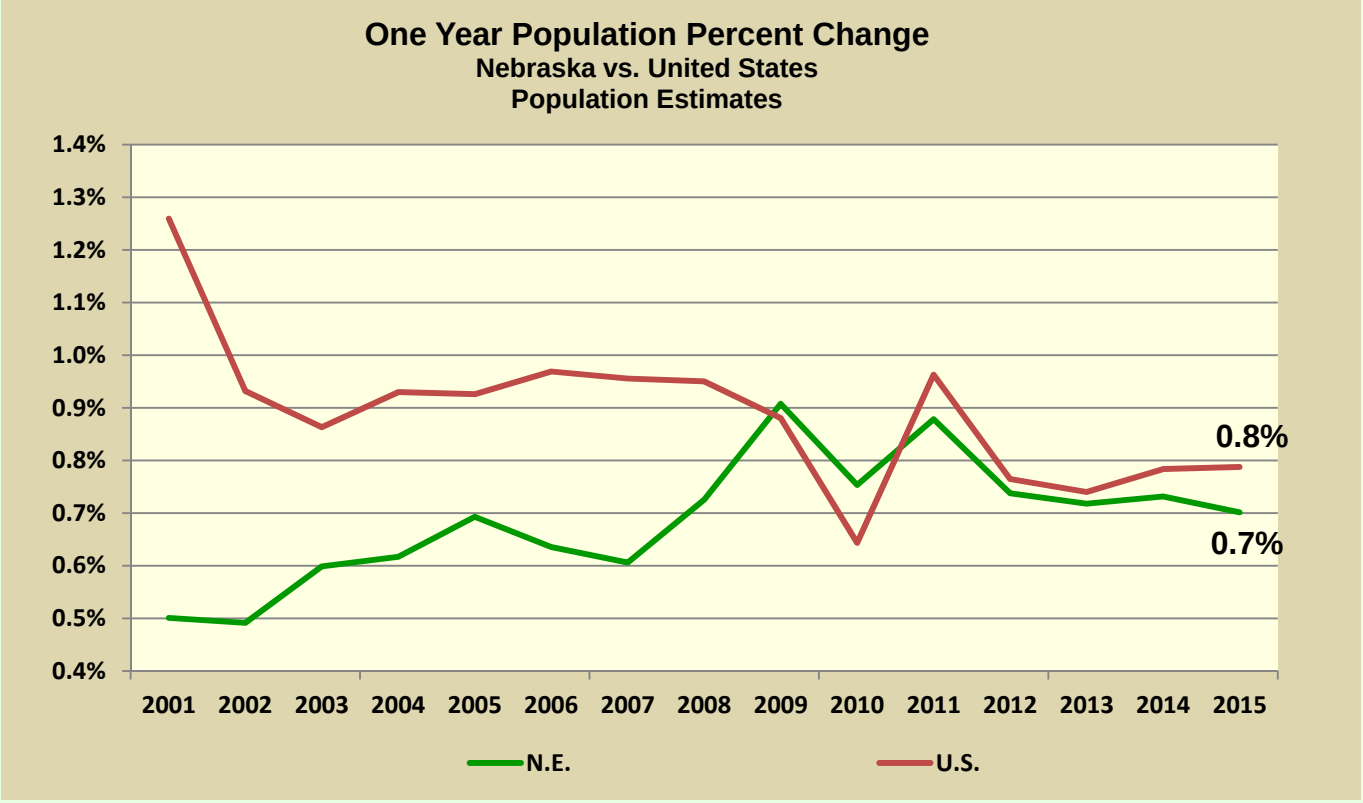
Demographics

➢Nebraska Population Increasing



Demographics

➢Nebraska Population Increasing



Demographics

- **Population falling: 45-54 years old**
- **Population increasing: 25-34 and 55-64**

Population Change by Age				
Age	Census 2000	Census 2010	July 2015 Est.	% Change 10 - 15
Under 14	369,427	383,542	394,263	2.8%
15 to 24	255,240	258,206	268,848	4.1%
25 to 34	223,273	245,176	252,533	3.0%
35 to 44	263,834	220,838	228,643	3.5%
45 to 54	225,754	258,726	234,477	-9.4%
55 to 64	141,540	213,176	238,715	12.0%
65 and Older	232,195	246,677	278,711	13.0%
Total	1,711,263	1,826,341	1,896,190	3.8%

Demographics

- North declining
- South increasing slowly
- Urbanized counties growing faster

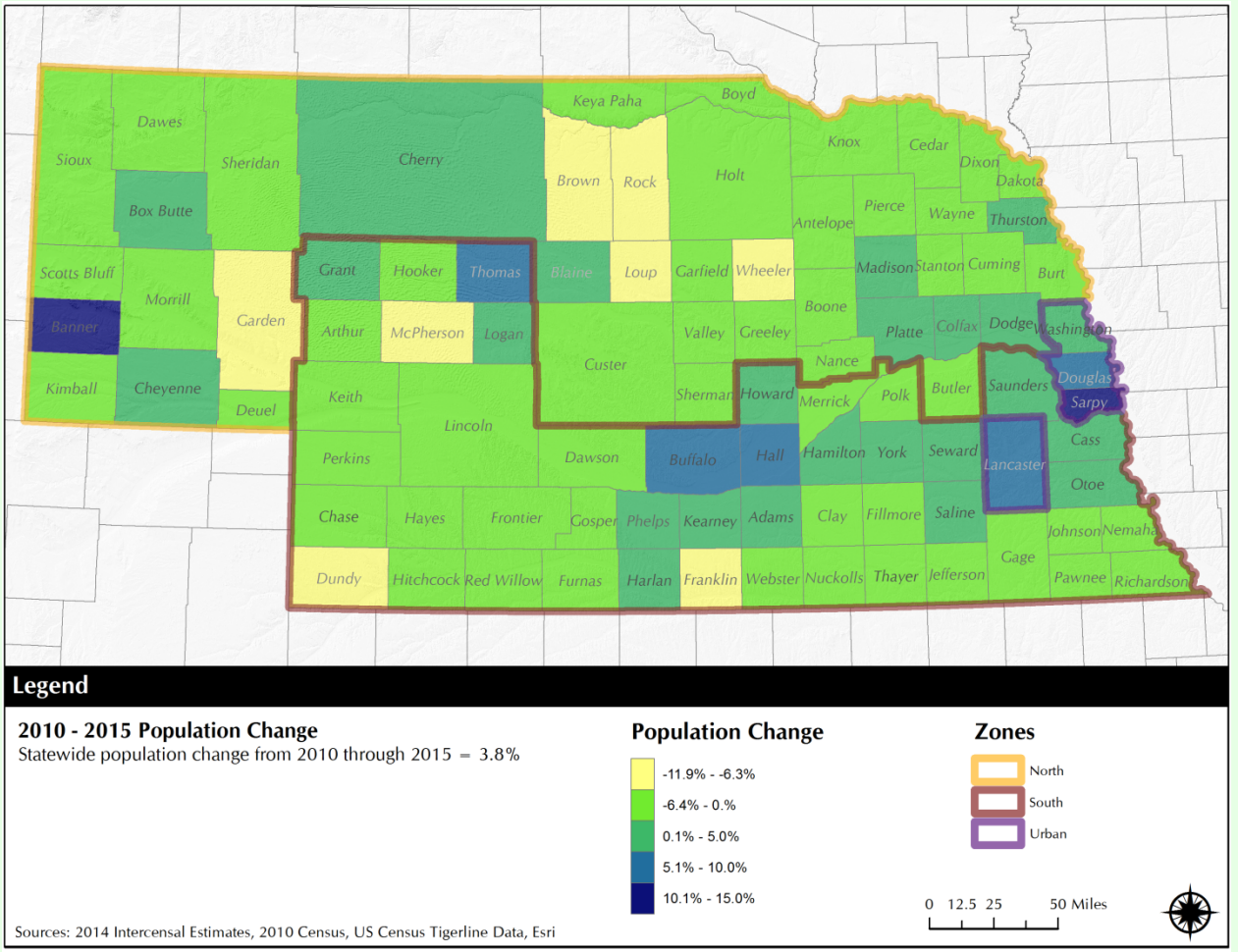
Regional Population Change

2000, 2010 Census and Population Estimates

Zone	2000	2010	2012	2013	2014	2015	2010-15 % Change
North	378,249	365,522	363,752	362,422	361,976	361,620	-1.1%
South	477,687	479,228	480,874	481,653	481,721	482,098	0.6%
Urban	855,294	981,591	1,011,347	1,025,225	1,039,283	1,052,472	7.2%
Nebraska	1,711,230	1,826,341	1,855,973	1,869,300	1,882,980	1,896,190	3.8%

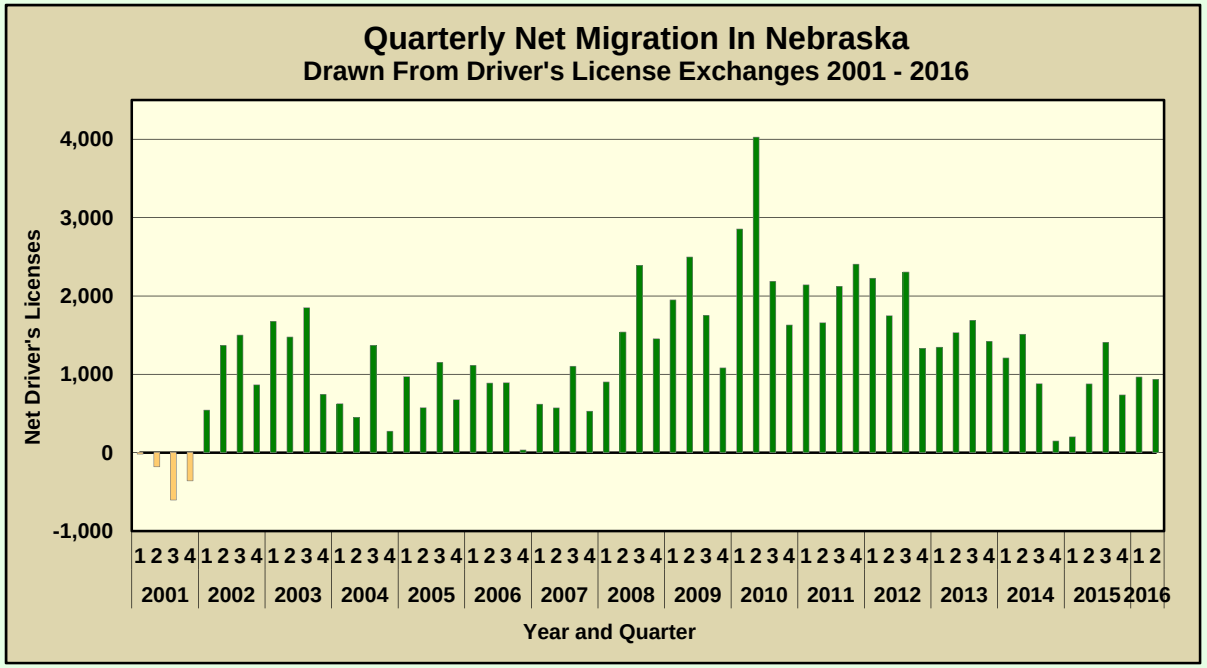
Demographics

Census Bureau 5-year growth by County



Demographics

- **DMV data indicate modest growth**



-First-half of 2016 was 1,901 larger than First-half 2015

Demographics

- **Positive change in 2015**

Indicators of Migration Nebraska Department of Motor Vehicles - Net Exchanged								
Age	2009	2010	2011	2012	2013	2014	2015	2016*
14-24	1,781	2,569	2,139	1,815	1,427	1,243	996	525
25-34	2,084	2,712	2,502	1,942	1,695	1,090	1,052	425
35-44	1,524	2,475	1,745	1,732	1,493	900	627	343
45-54	1,159	1,544	1,187	1,150	784	384	241	218
55-64	385	694	408	472	192	-22	102	142
65+	347	696	346	496	385	151	207	245
Missing	0	9	2	3	8	4	2	3
Total	7,280	10,699	8,329	7,610	5,984	3,750	3,227	1,901

***First-half of 2016**

Demographics

- Positive net exchanges in all regions
- Urban had largest increase

Net of Exchanged & Surrendered Licenses
Nebraska Department of Motor Vehicles

Region	2010	2011	2012	2013	2014	2015	2016*
North	1,936	1,297	1,010	752	396	139	97
South	2,665	2,161	2,046	1,471	952	886	430
Urban	6,106	4,881	4,556	3,781	2,411	2,225	1,391
Out of State	-8	-10	-2	-20	-9	-23	-17
Total	10,699	8,329	7,610	5,984	3,750	3,227	1,901

*First-half of 2016

Demographics

- **DMV data indicate people moved to Nebraska from Iowa, Colorado, California and other states**

Domestic In Migration	
State	2016*
Iowa	1,818
Colorado	1,296
California	906
Kansas	839
Texas	943
Missouri	676
South Dakota	523
All Other	6,594
Total	13,595

***First-half of 2016**

Demographics

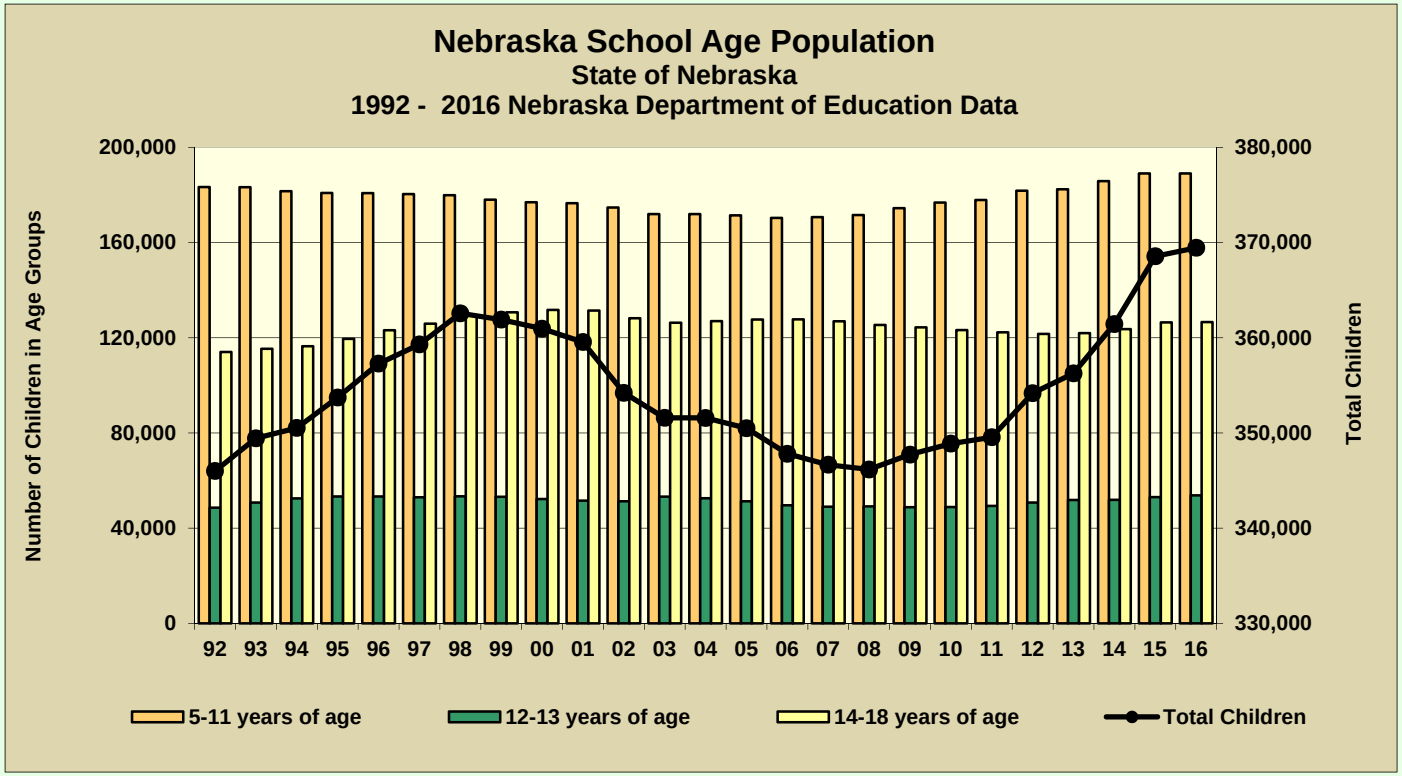
- **DMV data indicate people moved out of Nebraska to Iowa, Colorado, Texas and other states**

Domestic Out Migration	
State	2016*
Iowa	1,991
Colorado	1,299
Texas	1,006
Kansas	783
Florida	765
Missouri	650
South Dakota	540
All Other	4,660
Total	11,694

***First-half of 2016**

Demographics

- **Nebraska School Age Population rose above previous peak**



Demographics

- PUMS data shows migration increased in 2014
- 2015 data will be available early January

Population Migration
(Place of Residence One Year Ago)
PUMS 2010 – 2015

Migration from	2010	2013	2014	2015
Nebraska Intrastate	253,807	255,308	251,270	250,775
Domestic Interstate	54,013	48,700	48,971	53,511
Total U.S.	307,820	304,008	300,241	304,286
International	6,860	5,829	9,812	9,780
Total Migration	314,680	309,837	310,053	314,066

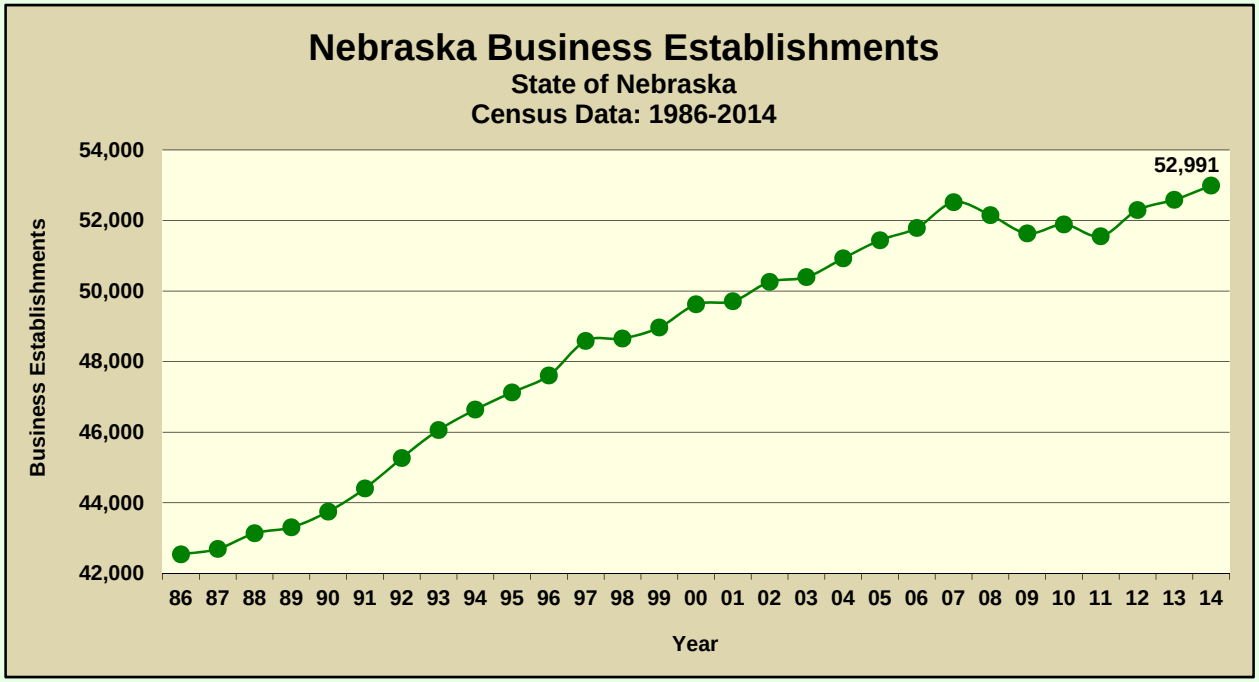
Demographics

- **PUMS Data show people moved to Nebraska from Iowa, Kansas, Colorado, Texas and other states**

Domestic Migration	
State	2015
Iowa	6,905
Illinois	5,643
Texas	4,731
Colorado	3,931
California	3,719
Kansas	3,192
All other	25,390
Nebraska	250,775
Total	304,286

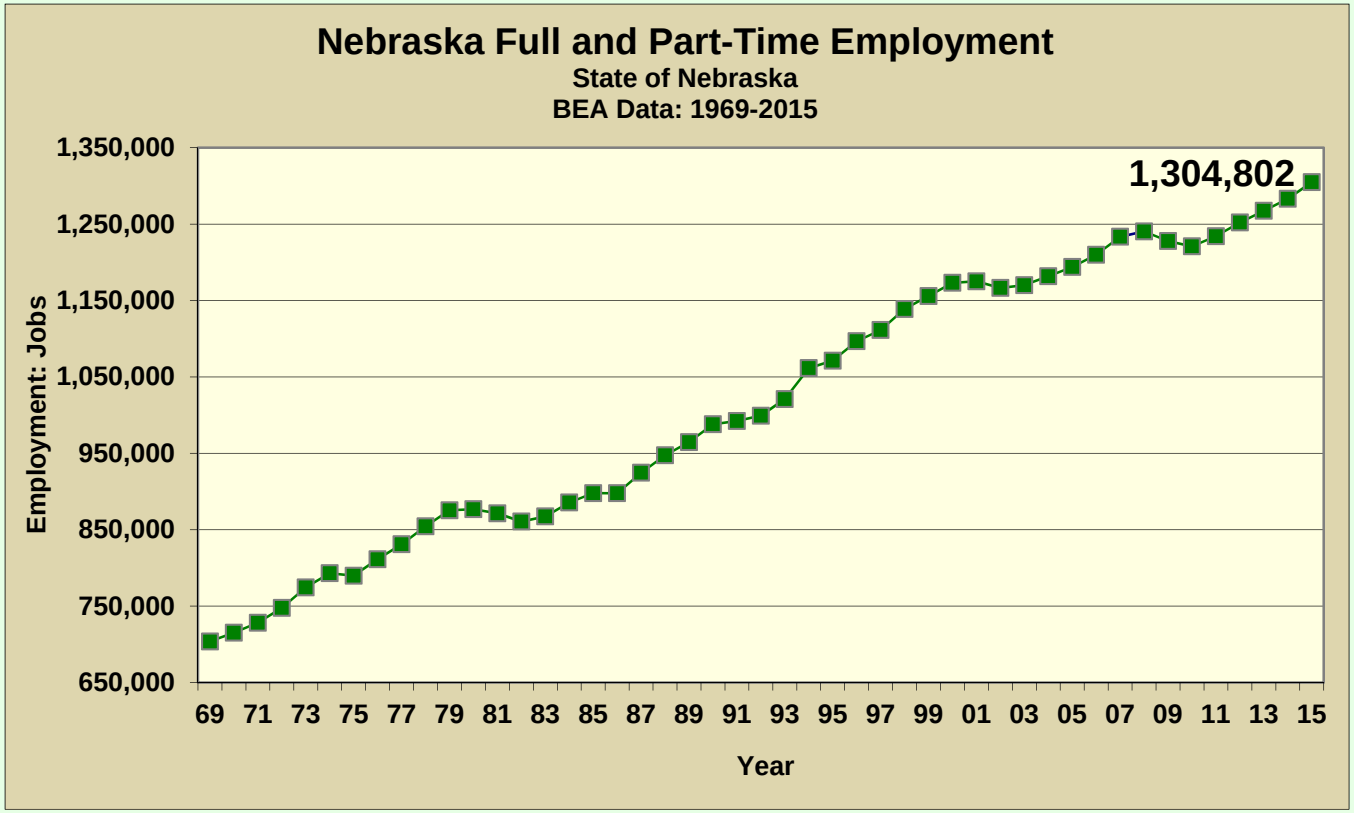
Economics

- **Business establishments decreased from 2007 through 2011, but increased to 52,991 in 2014**



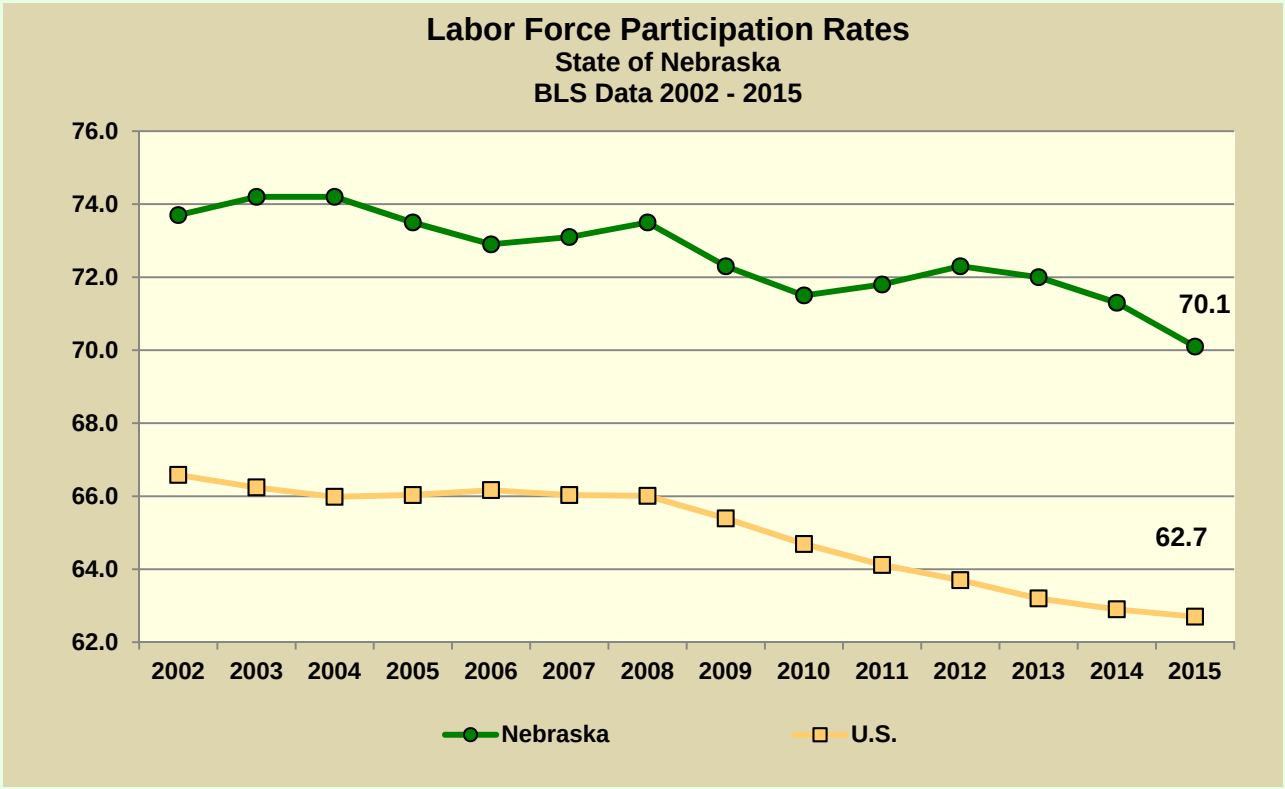
Economics

- **Employment increased from 2014 to 2015**



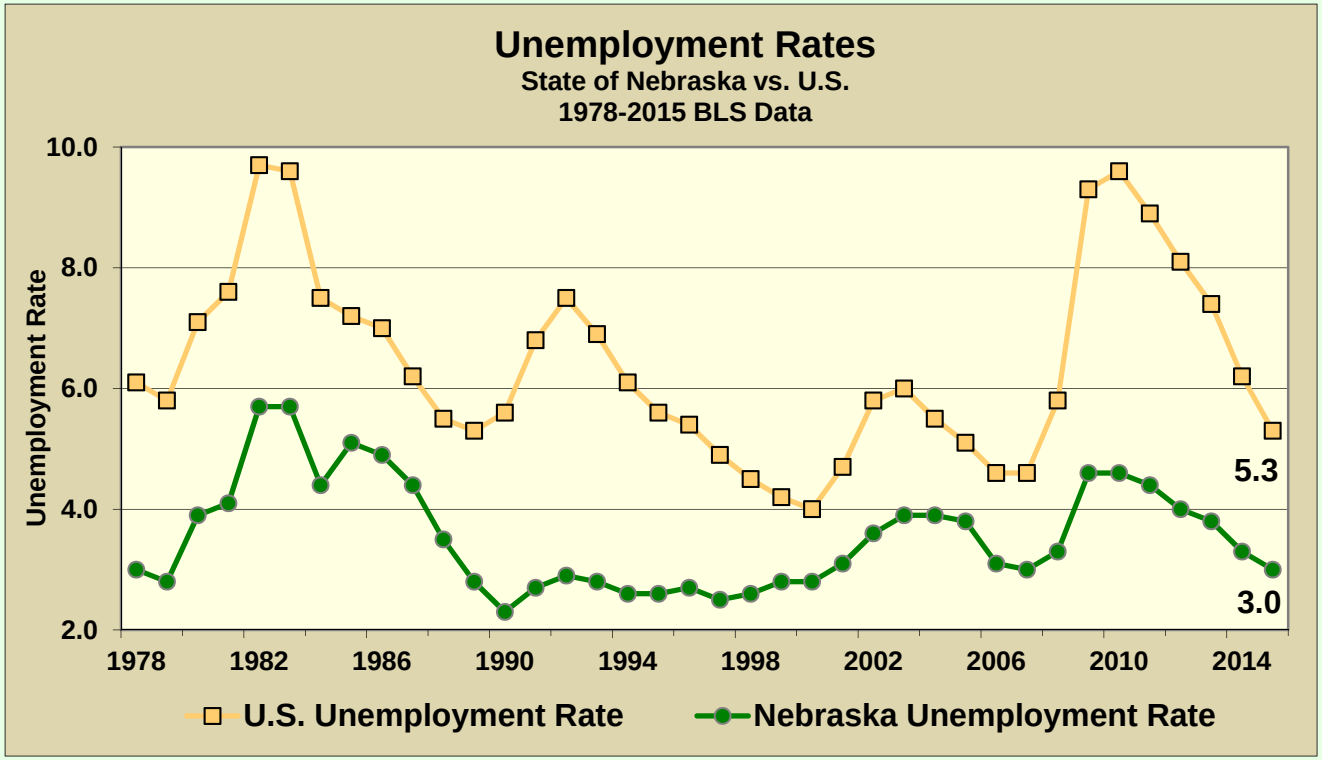
Economics

- **Decreasing labor force participation rate, but still much higher than U.S.**



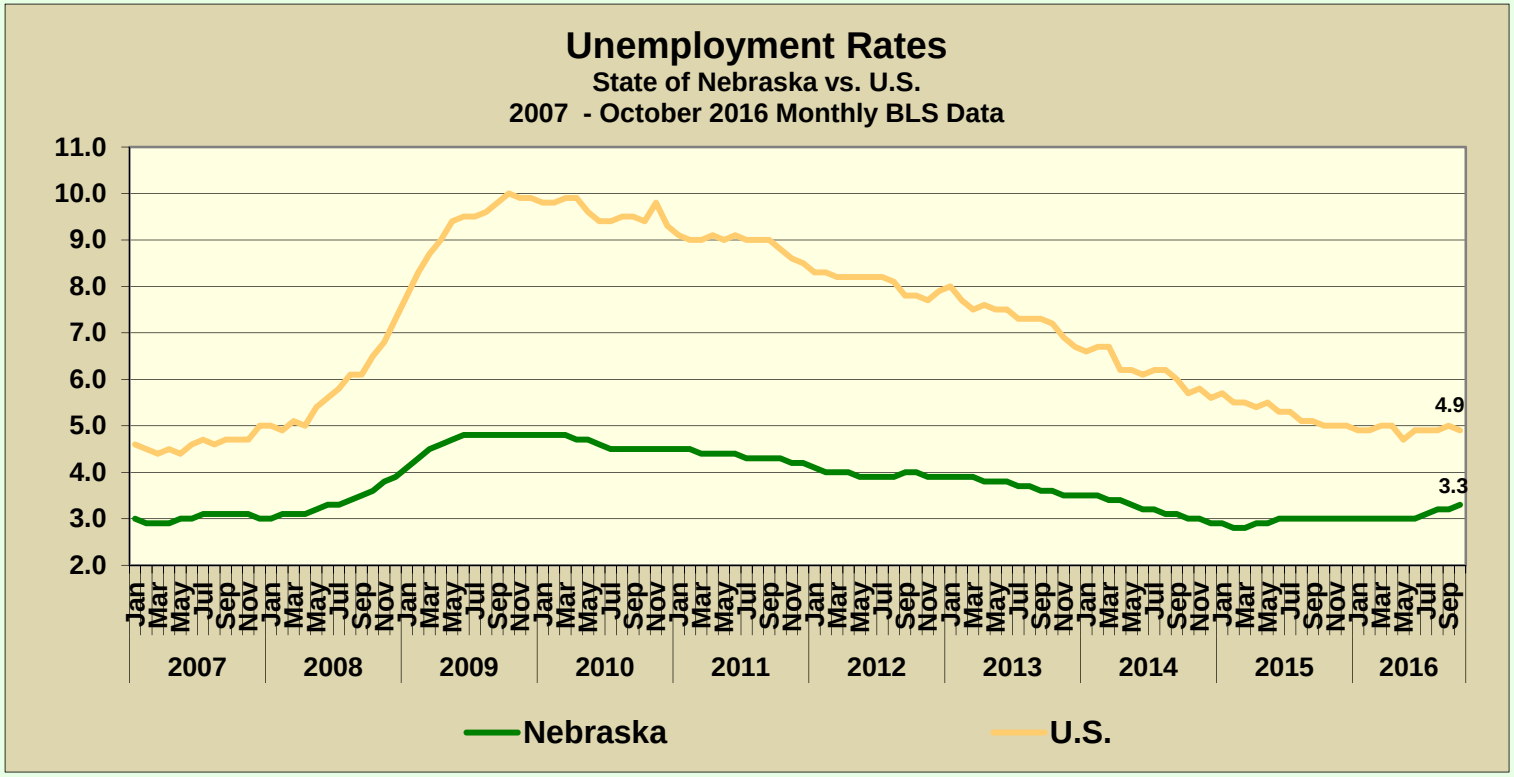
Economics

- **State unemployment rates still below national rates**



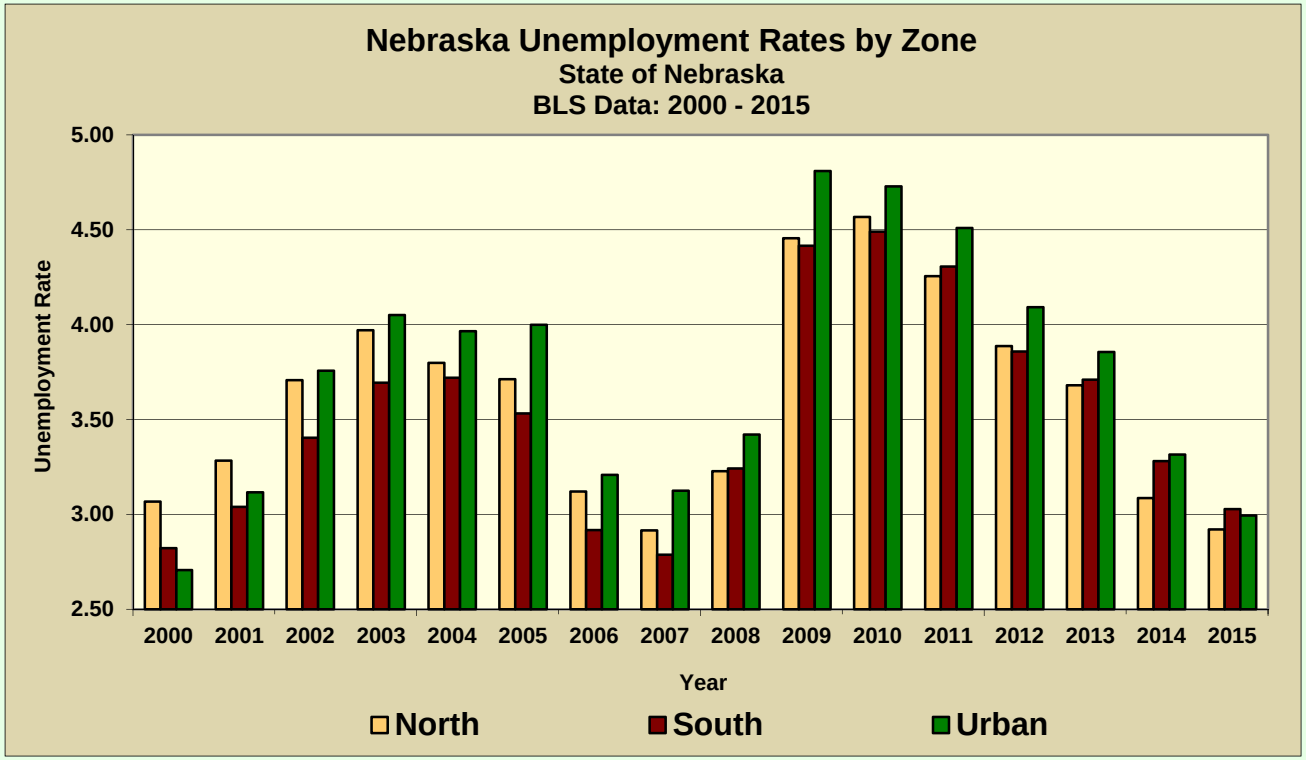
Economics

- **Nebraska 2016 unemployment higher than 2015**



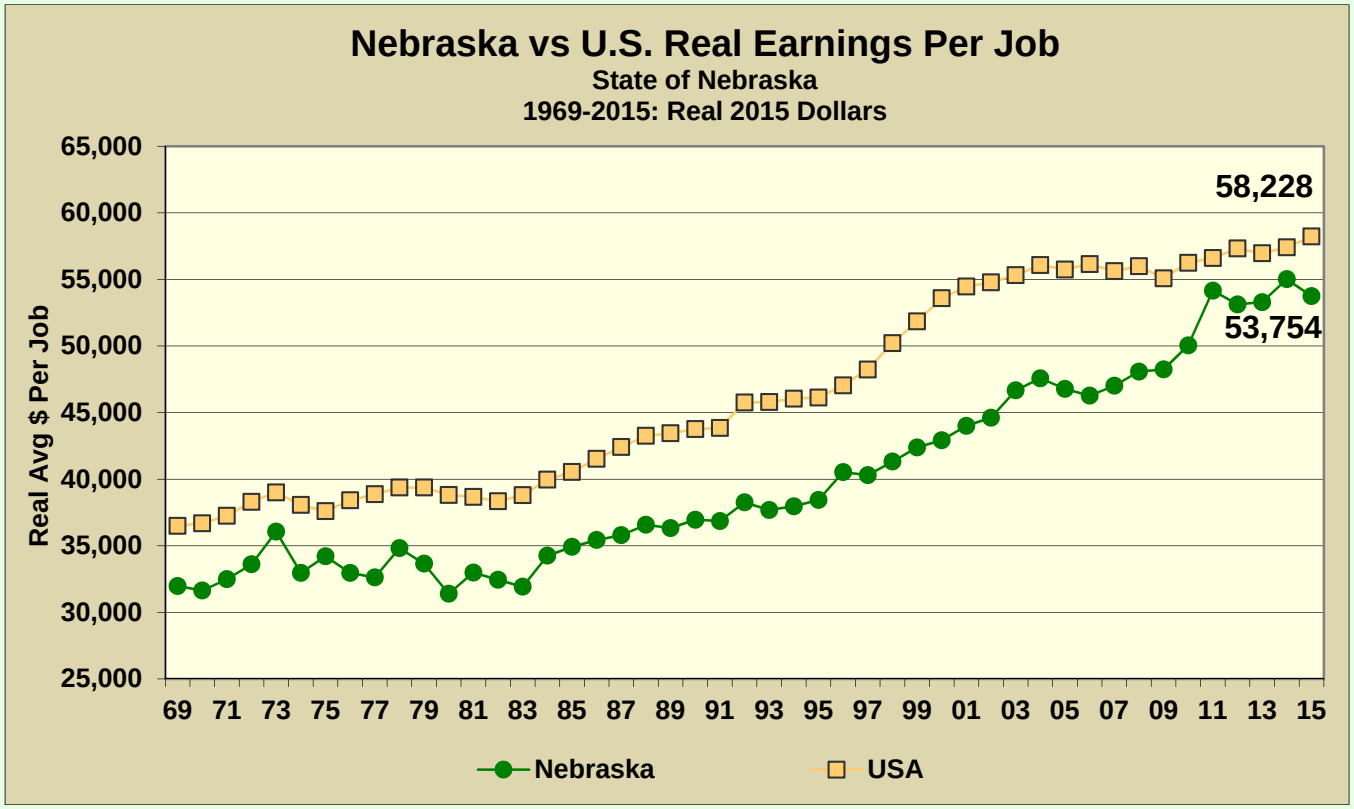
Economics

- **Unemployment higher in south zone, but is falling throughout the State**



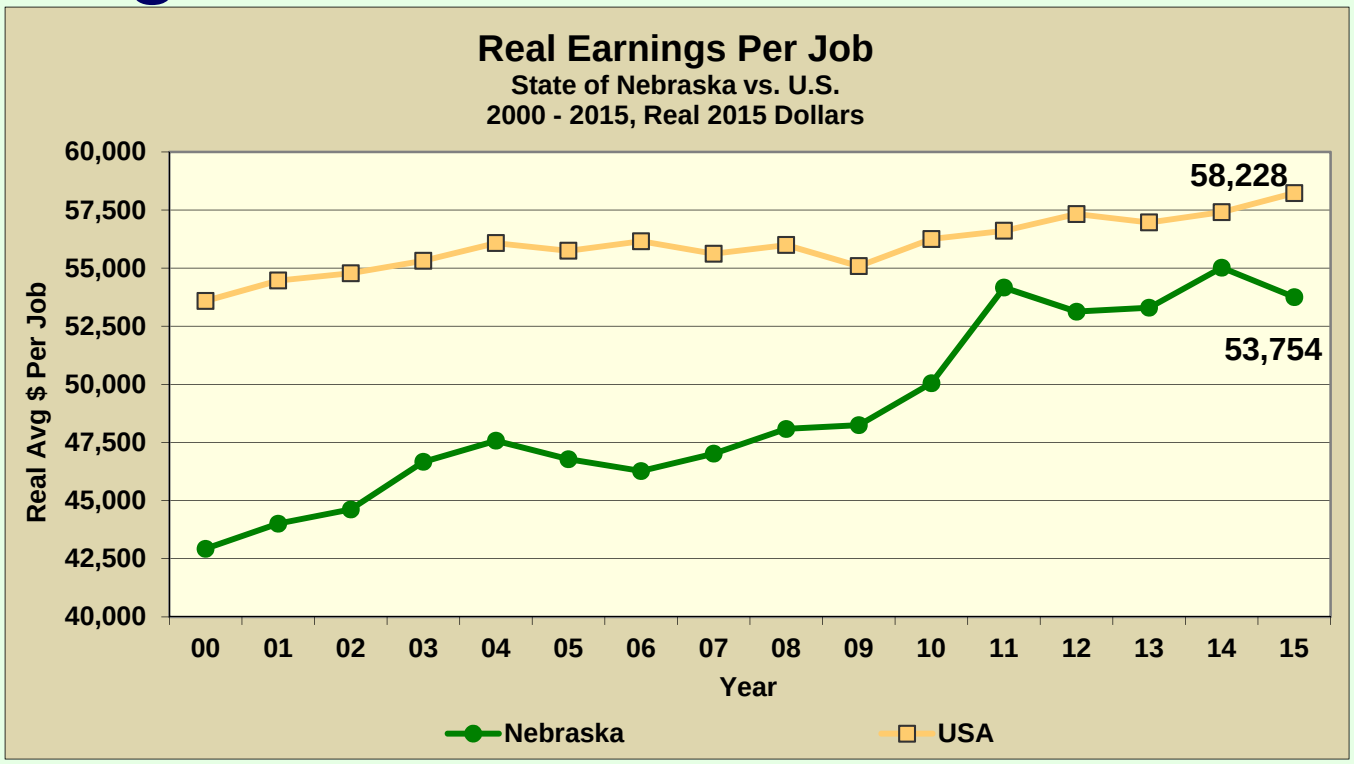
Economics

- **Earned income per job increased**



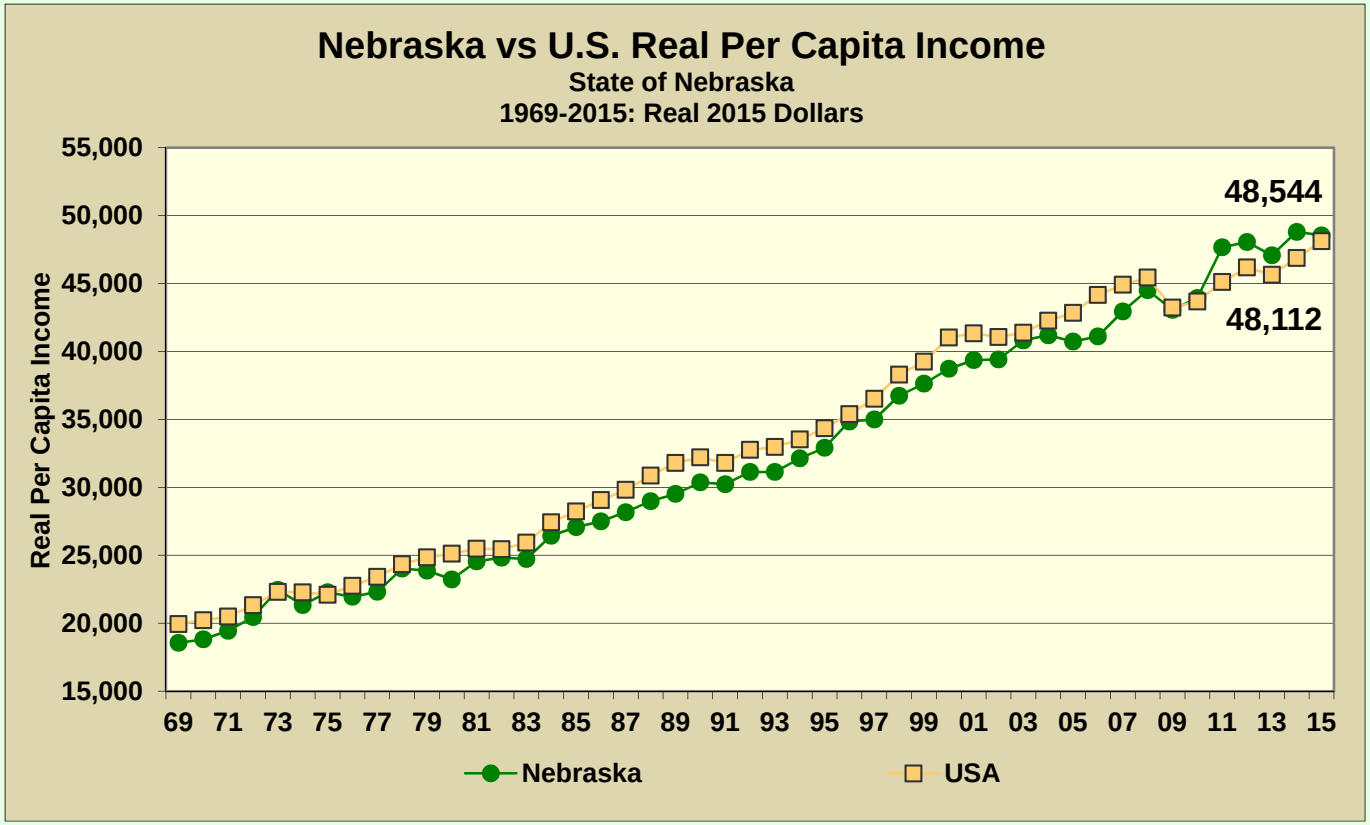
Economics

- **Earned income per job increased, 2000-2015, slight decrease 14-15.**



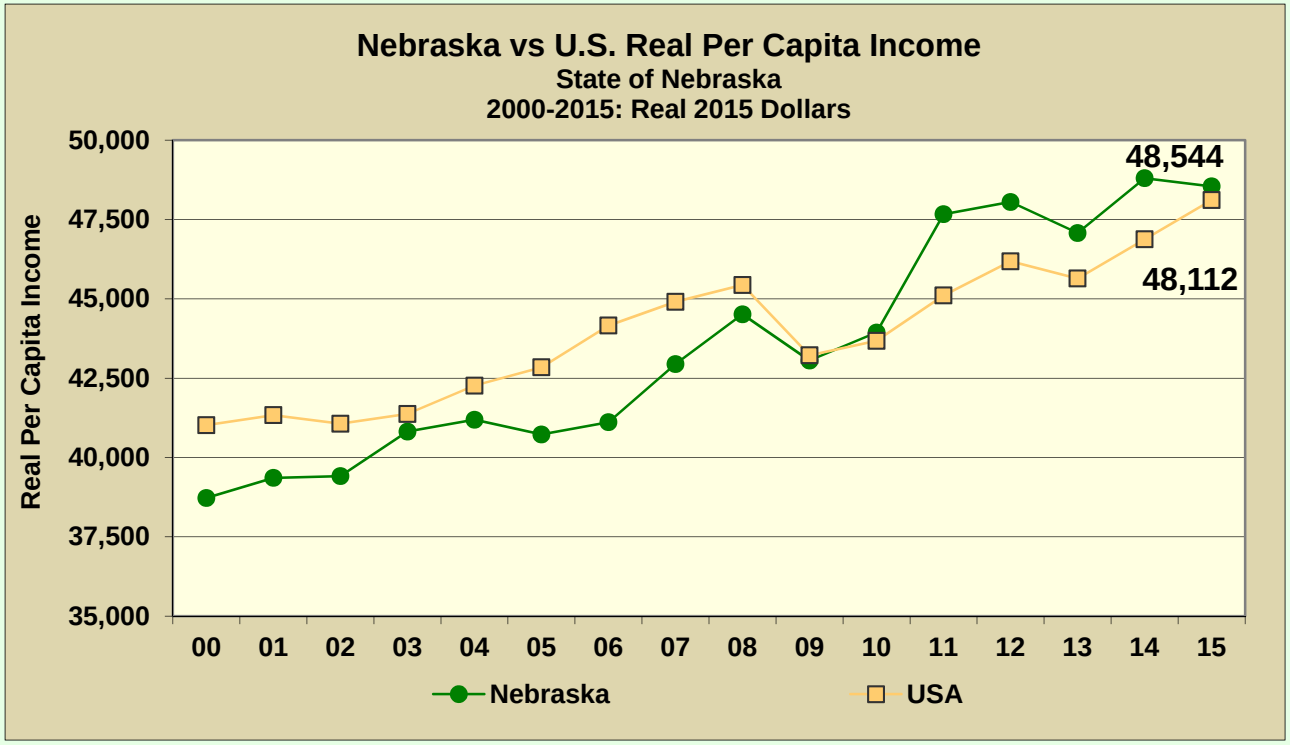
Economics

- **Nebraska per capita income decreased**



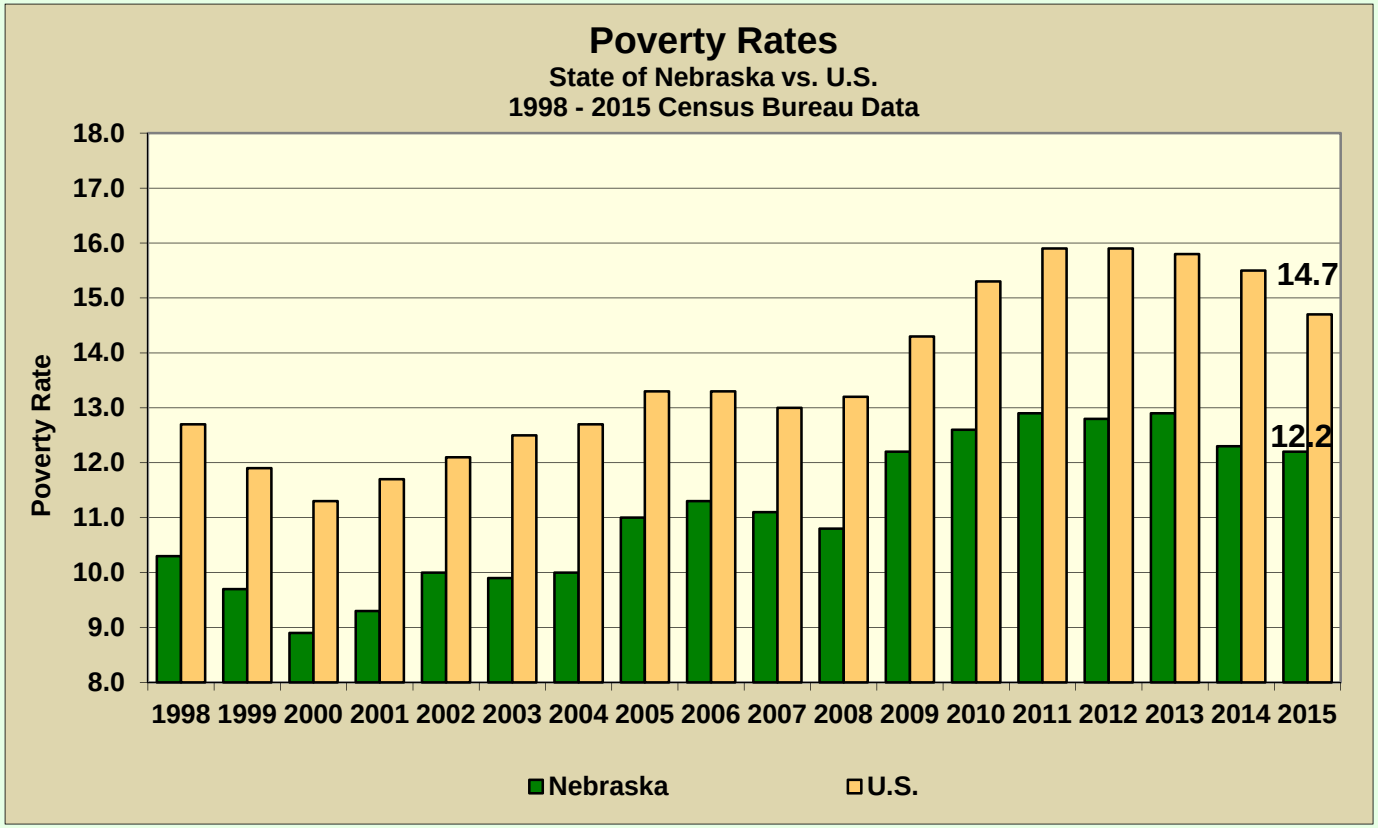
Economics

- **Nebraska per capita income increased, 2000-2015, but small decrease 14-15.**



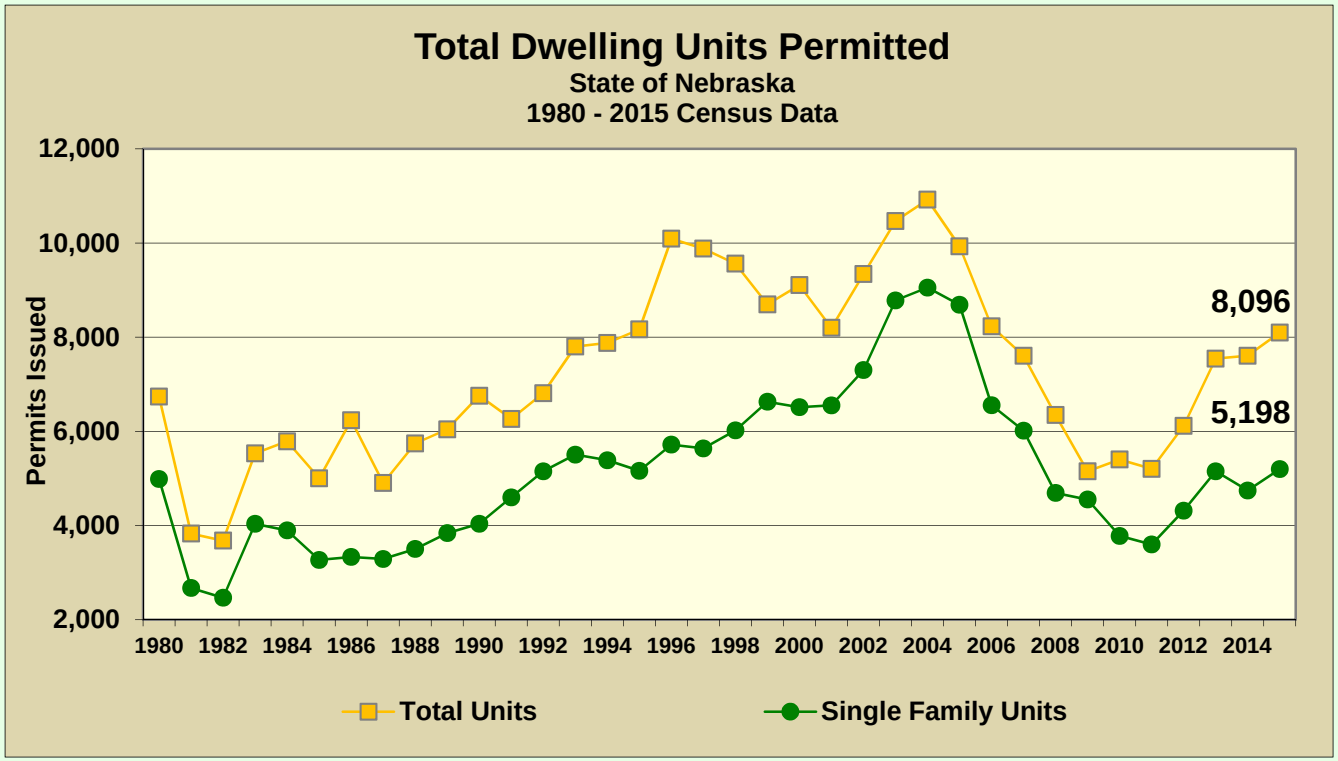
Economics

- **Nebraska and national poverty rates rose**



Housing

- **Housing production level in 2015, SF units up slightly**



Housing

- **Housing increased in South and Urban, small decrease in North**

Housing Unit Change by Zone 2010 Census and 2015 Intercensal Estimates			
Region	2010 Census	2015 Est	Change
North	168,421	169,091	0.4%
South	217,678	220,629	1.4%
Urban	410,694	431,193	5.0%
Nebraska	796,793	820,913	3.0%

Housing

➢Occupied and vacant units: 2010 and 2015

Housing Units by Tenure 2010 Census and 2015 5-year ACS Data				
Tenure	2010 Census		2015 ACS	
	Units	%	Units	%
Occupied Housing Units	721,130	90.5%	736,613	91.0%
Owner-Occupied	484,730	67.2%	487,948	66.2%
Renter-Occupied	236,400	32.8%	248,665	33.8%
Vacant Housing Units	75,663	9.5%	73,198	9.0%
Total Housing Units	796,793	100.0%	809,811	100.0%

Housing

➢Disposition of vacant housing units

Disposition of Vacant Housing Units 2010 Census and 2015 5-year ACS Data				
Disposition	2010 Census		2015 ACS	
	Units	%	Unit	%
For Rent	24,404	32.3%	15,105	20.6%
For Sale	9,167	12.1%	7,073	9.7%
Rented or Sold, Not Occupied	4,083	5.4%	5,633	7.7%
For Seasonal, Recreational, or Occa	13,881	18.3%	14,763	20.2%
For Migrant Workers	60	0.1%	89	0.1%
Other Vacant	24,068	31.8%	30,535	41.7%
Total	75,663	100.0%	73,198	100.0%

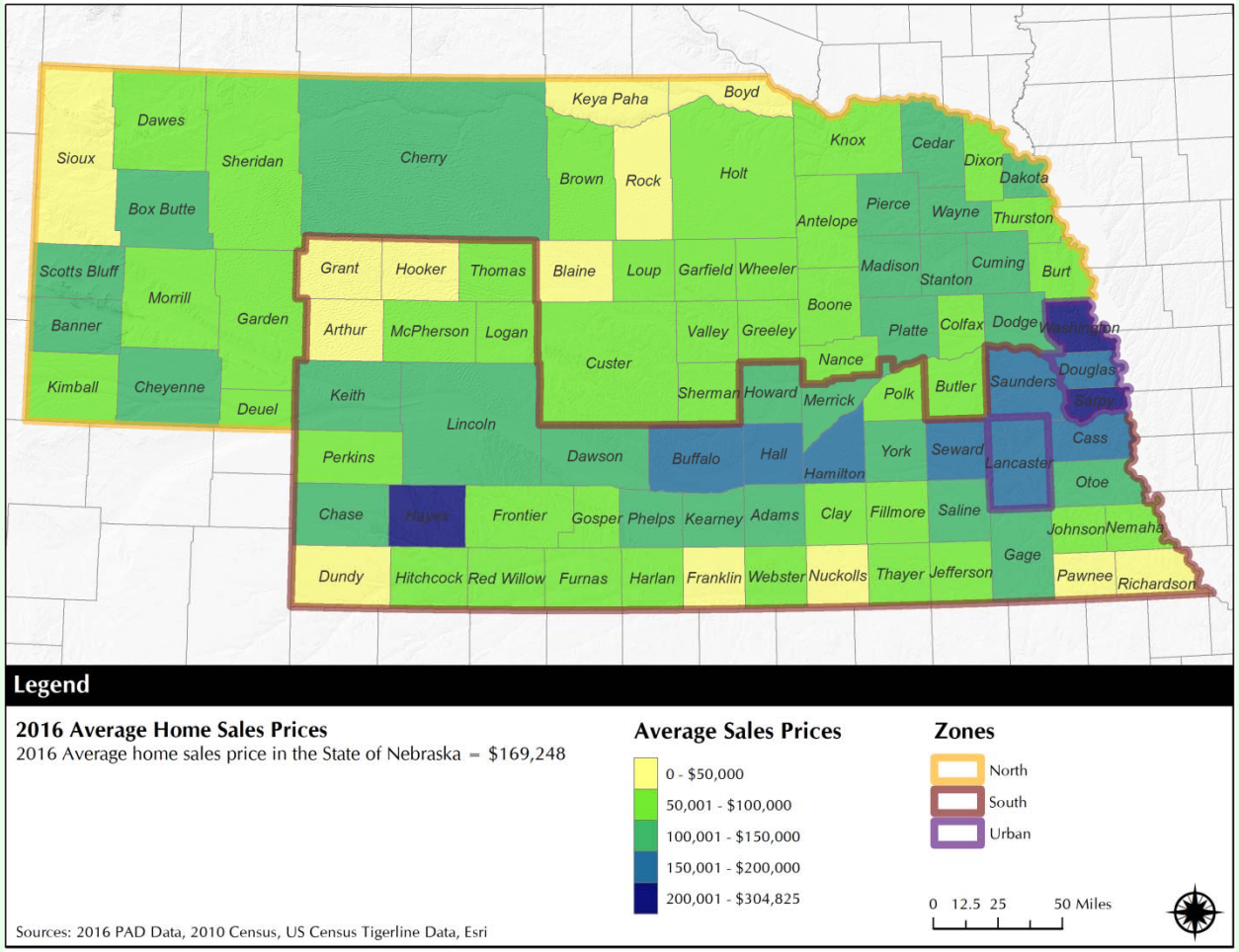
Housing

- **Average prices for single-family homes increased in all areas**

Average Sales Prices in PAD Data Single-Family Homes by Zone and Fiscal Year							
Zone	2010	2011	2012	2013	2014	2015	2016
North	94,645	93,743	99,340	102,598	108,331	111,684	114,808
South	104,983	107,154	113,955	118,334	123,065	125,812	128,191
Urban	161,893	173,075	172,441	179,020	185,471	190,615	199,097
Nebraska	138,539	140,613	146,398	150,743	152,105	163,002	169,248

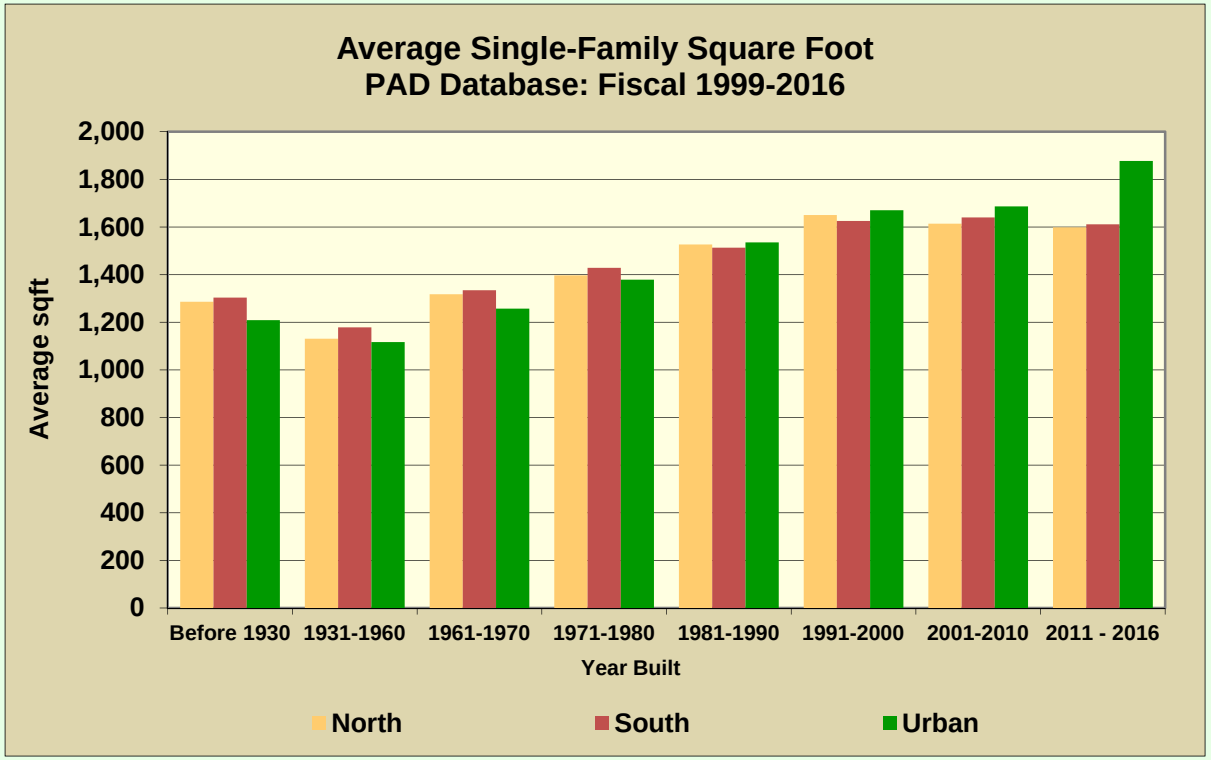
Housing

Prices by County from PAD



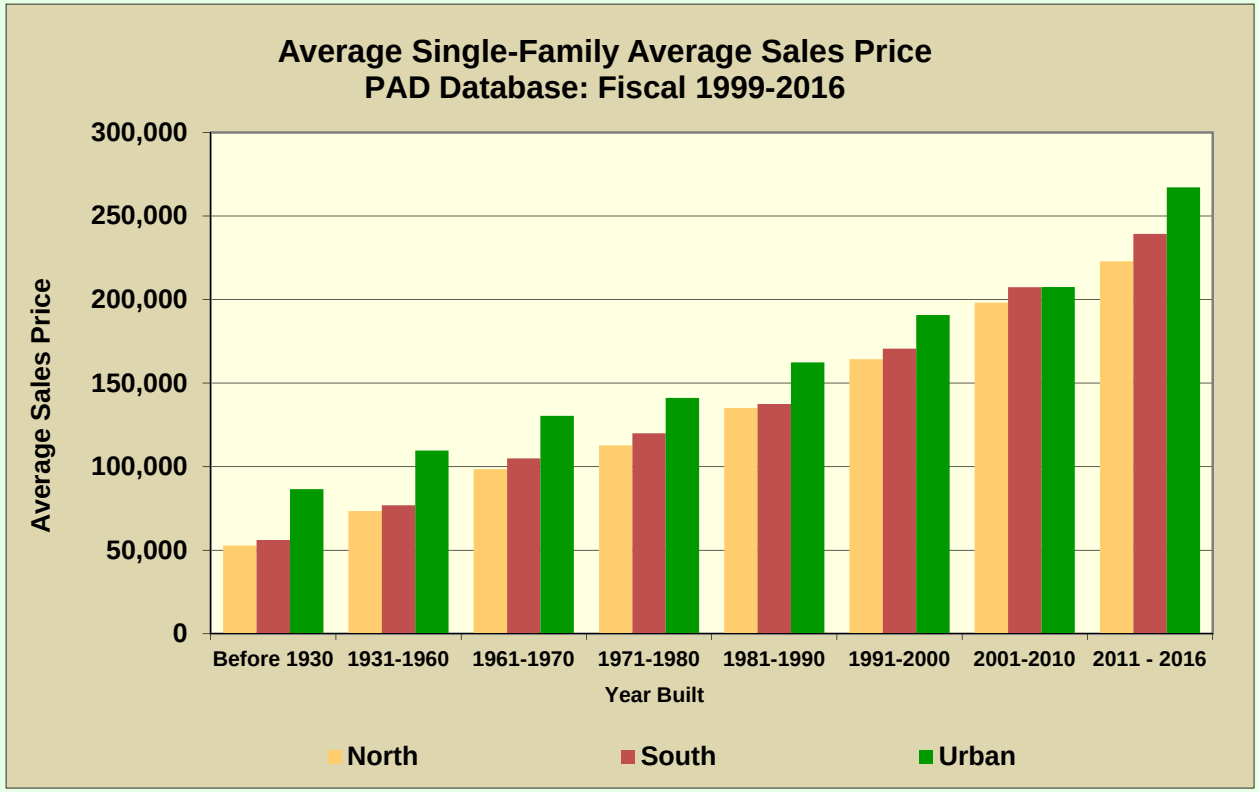
Housing

- **Size of single-family homes sold mixed**



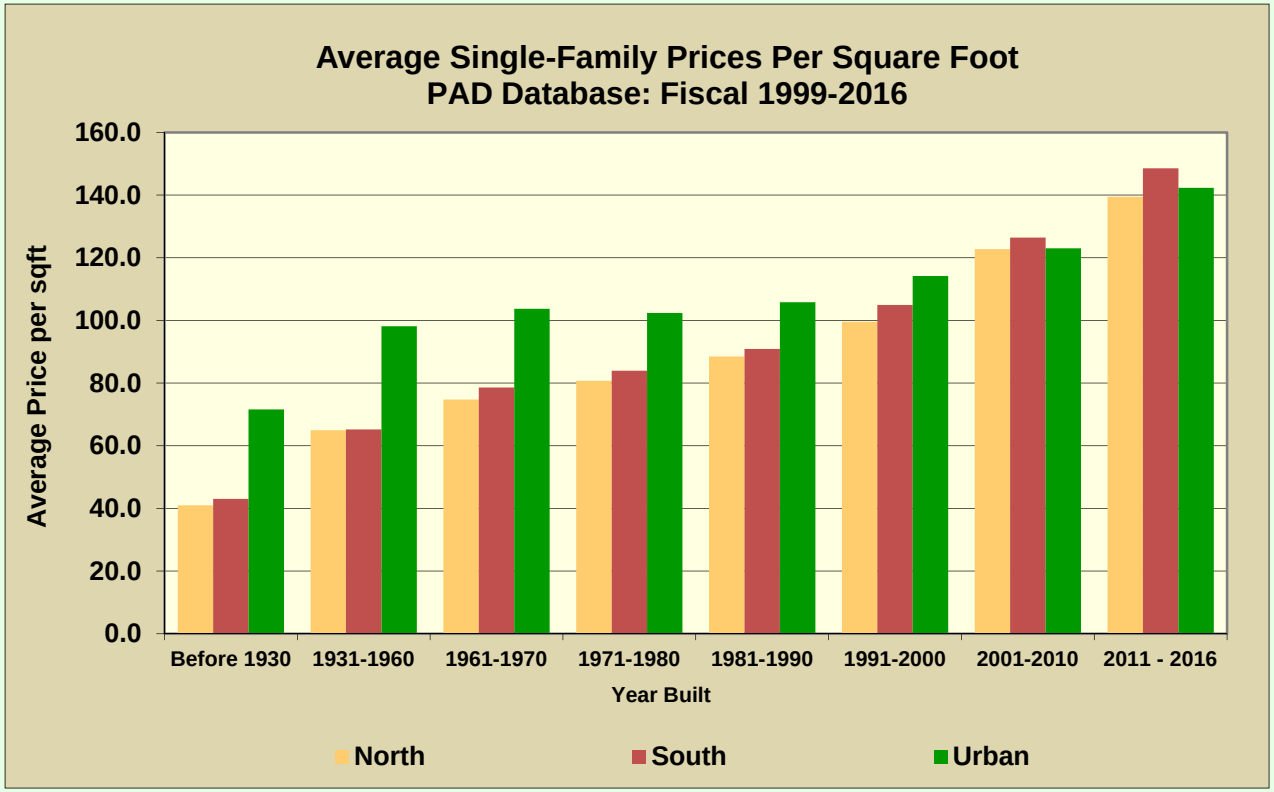
Housing

- **Increased prices for newer homes**



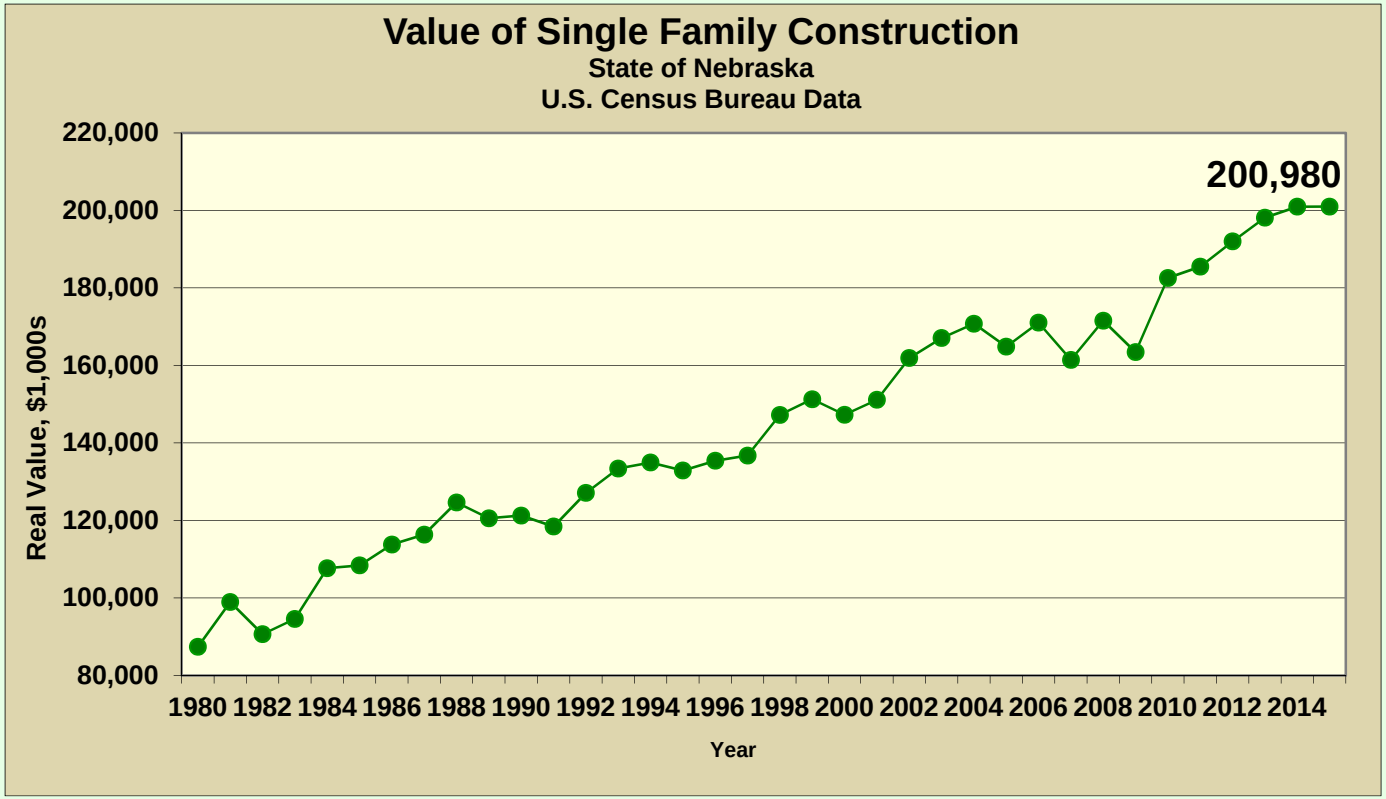
Housing

- **Single-family market value per square foot increased**



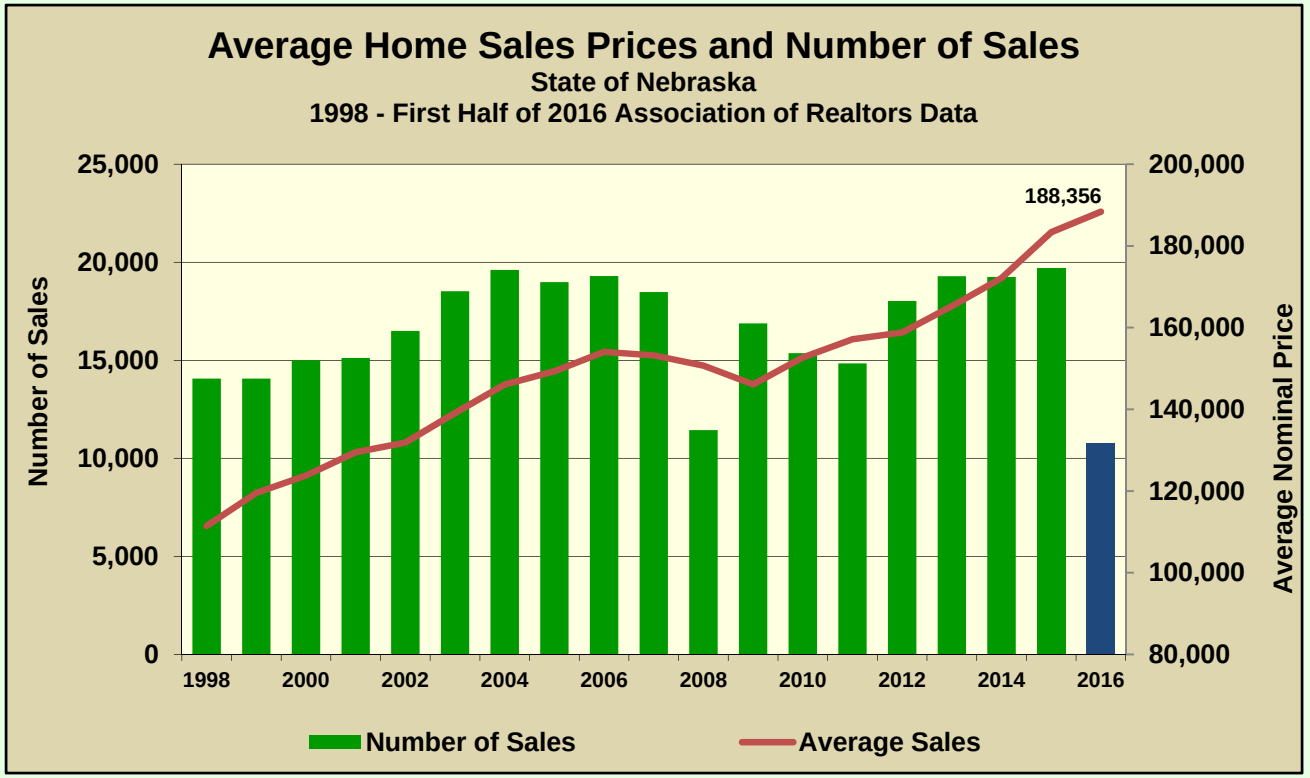
Housing

- **Value of single-family construction remains level**



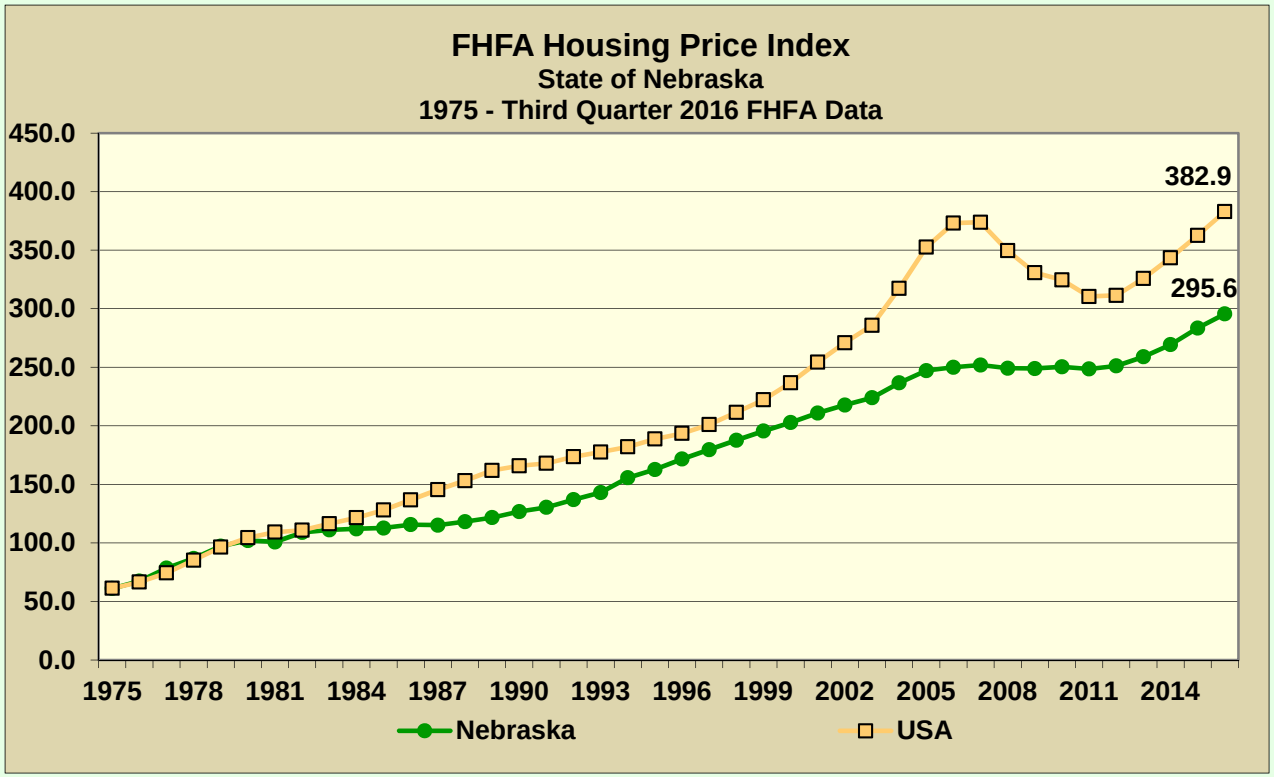
Housing

- **Average prices of MLS homes sold rises**



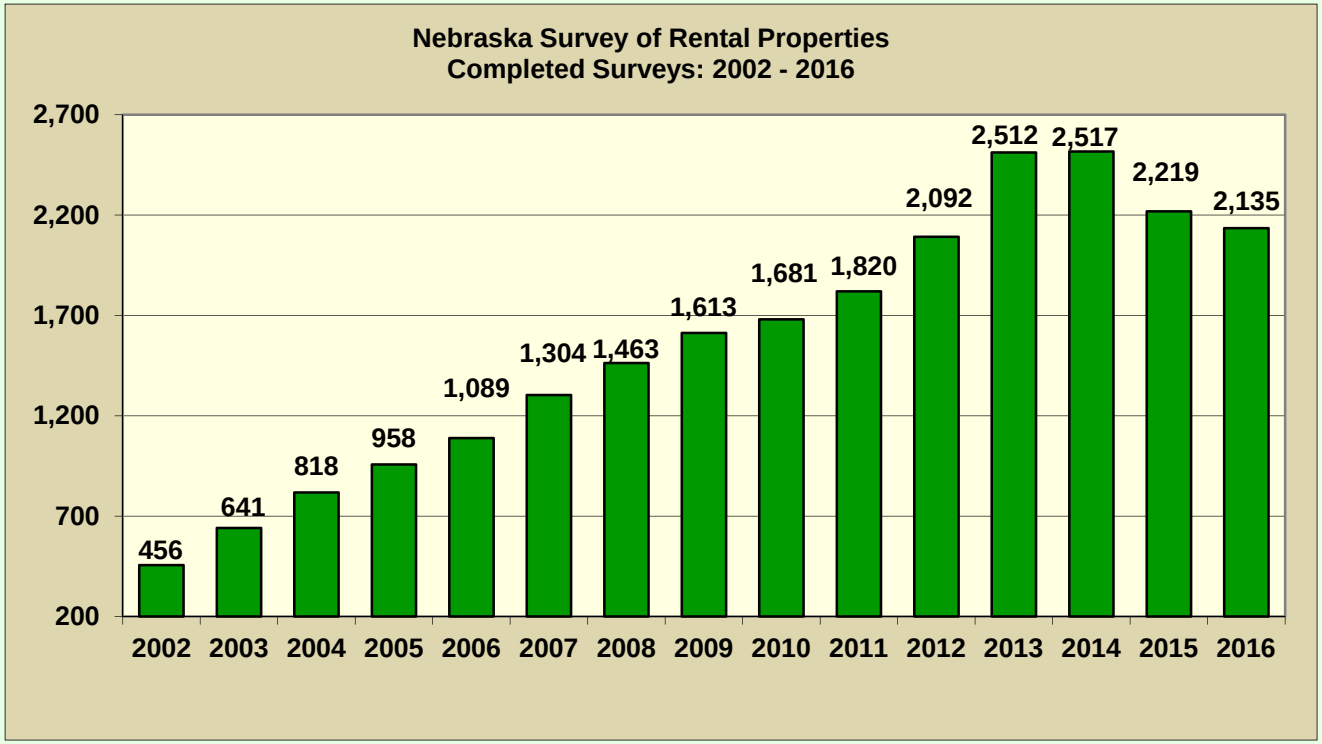
Housing

- **Housing price index rose slightly**



Housing

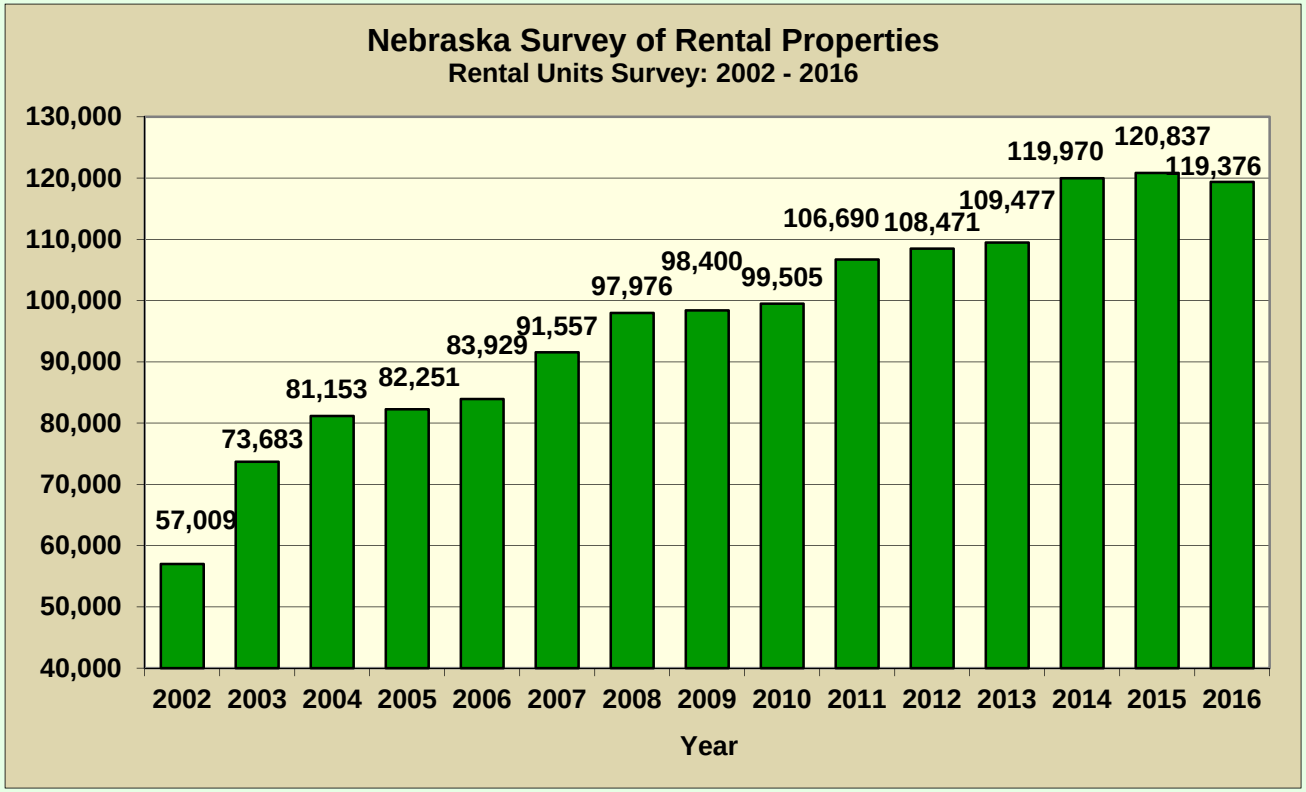
- **Yearly survey of Nebraska rental properties**



Saw continued consolidation in rental market

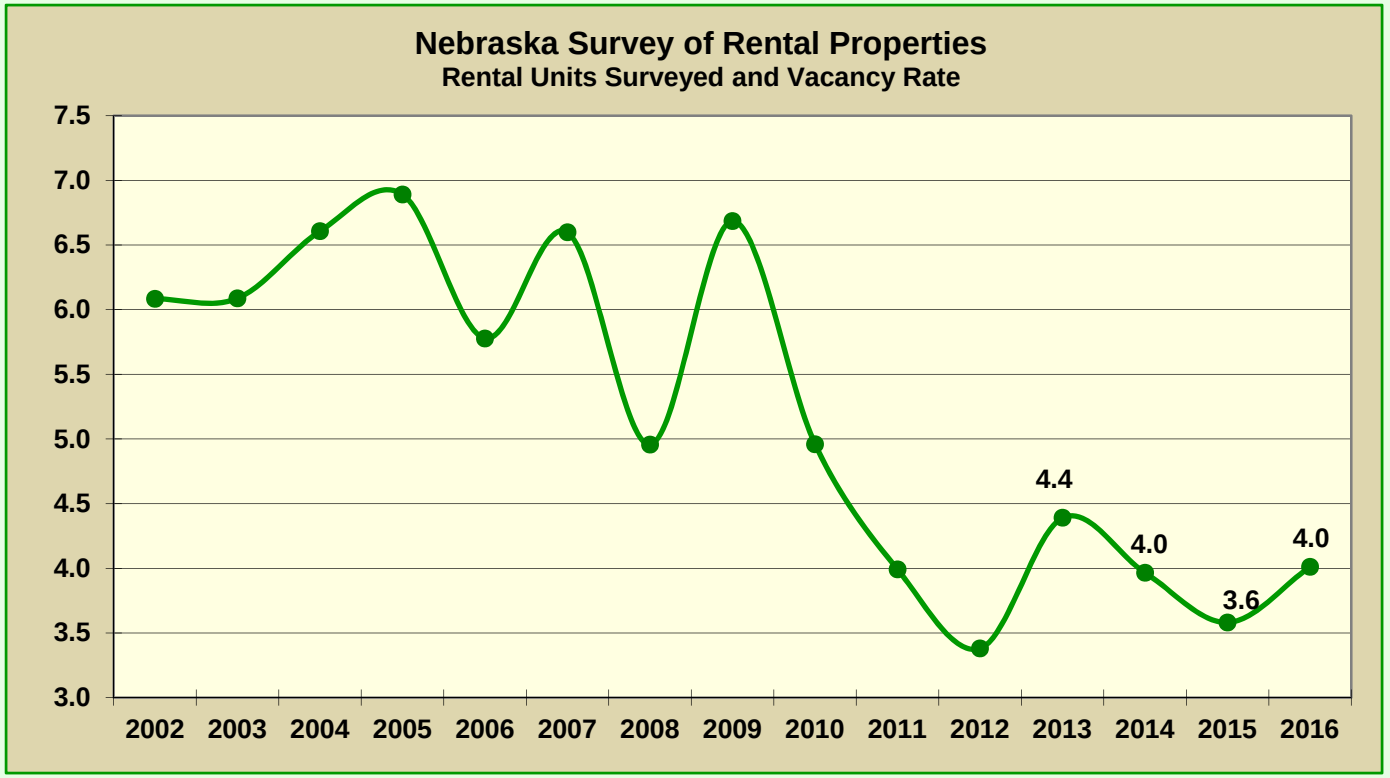
Housing

➢ Number of units captured each year



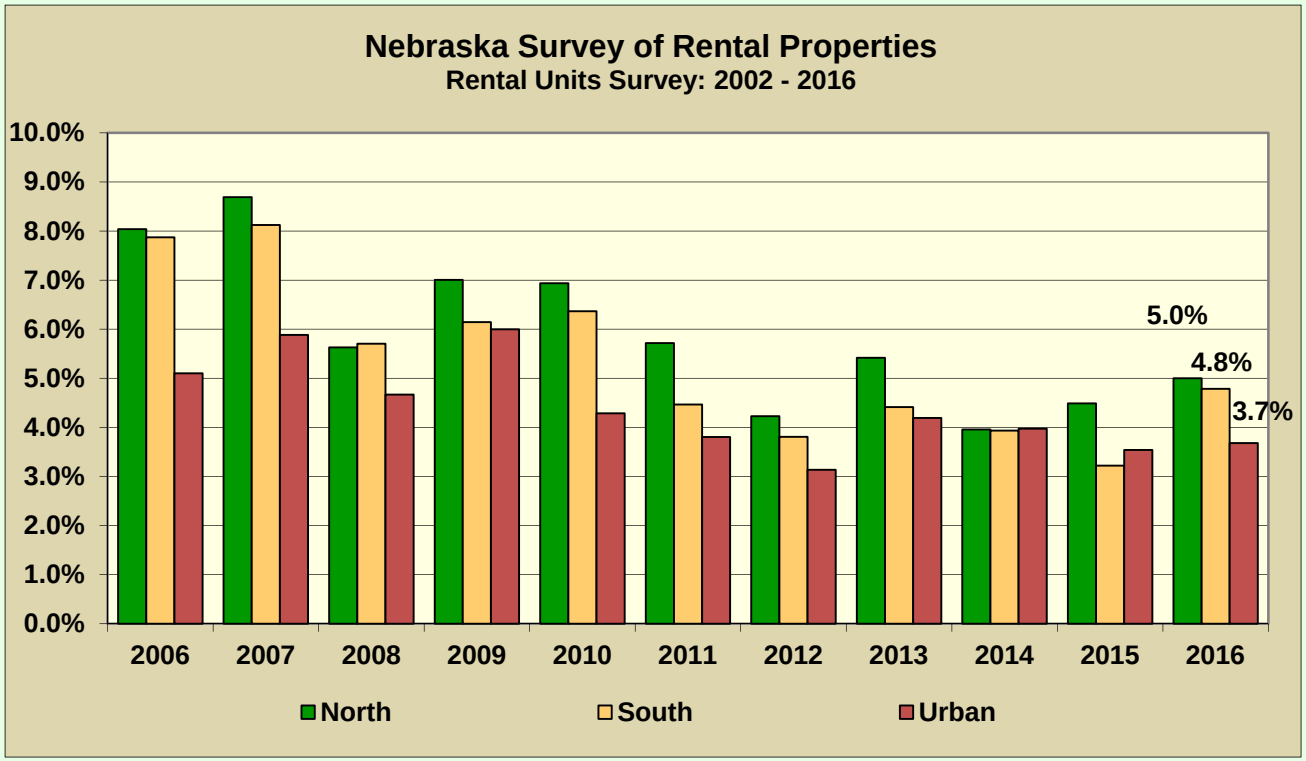
Housing

- **Observed vacancy rates each year**



Housing

➢ Observed vacancy rates each year



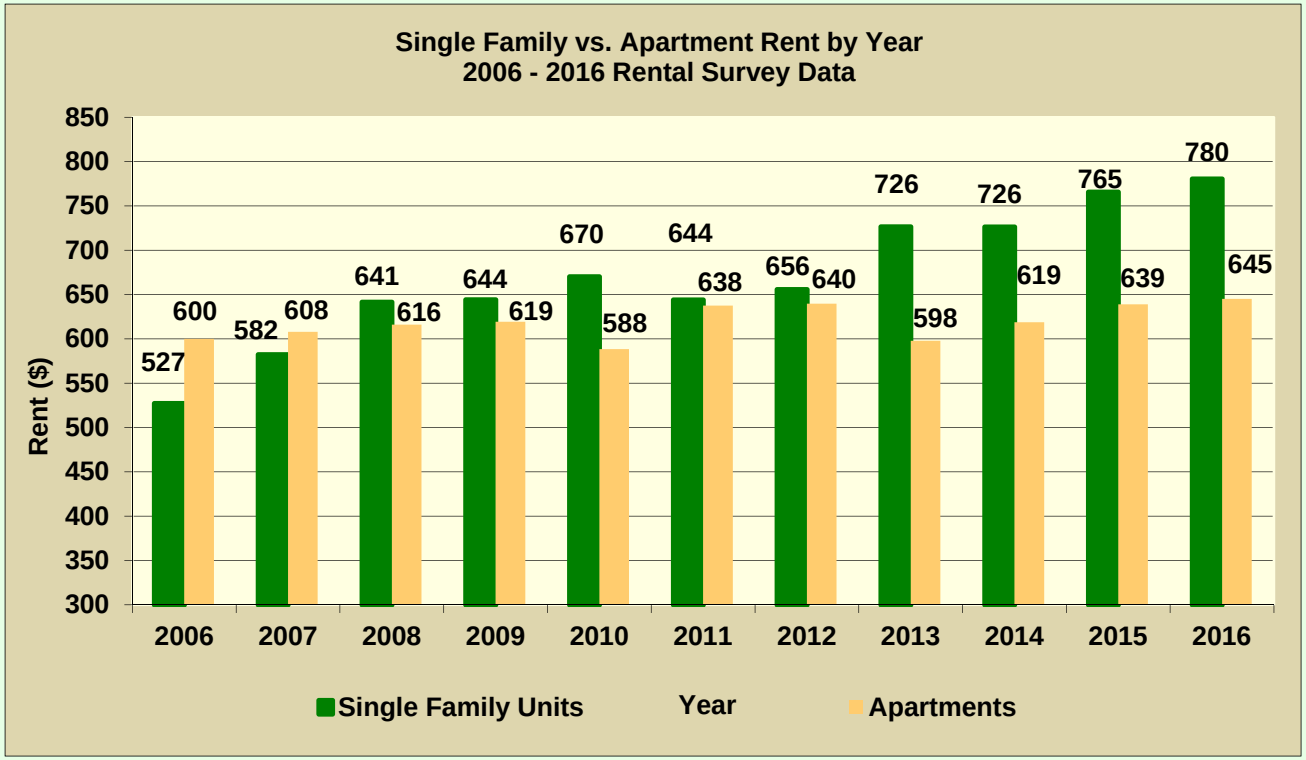
Housing

- **Results from fall 2016 survey indicate Statewide vacancy rates increased**

Nebraska Rental Vacancy Surveys								
Zone	2016 Survey		Vacancy Rates					
	Srvys.	Units	2011	2012	2013	2014	2015	2016
North	518	12,643	5.7%	4.2%	5.4%	4.0%	4.5%	5.0%
South	668	20,652	4.5%	3.8%	4.4%	3.9%	3.2%	4.8%
Urban	949	86,081	3.8%	3.1%	4.2%	4.0%	3.5%	3.7%
Nebraska	2,135	119,376	4.1%	3.4%	4.4%	4.0%	3.6%	4.0%

Housing

➢ Single-Family and Apartment Rents



Housing

➢ Single-Family and Apartment Rents by bedroom size

Average Market Rate Rents by Bedroom Size 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	.	$532.20	.	$395.00	$531.00
One	$471.40	$564.10	$425.00	.	$553.40
Two	$620.80	$676.80	$456.90	$792.00	$657.60
Three	$831.90	$856.10	$567.90	$923.50	$837.10
Four	$1,037.70	$1,073.60	$575.00	.	$1,044.80
Don't know	$836.80	$661.50	$505.40	$800.00	.
Total	$780.10	$645.10	$506.50	$537.80	$699.10

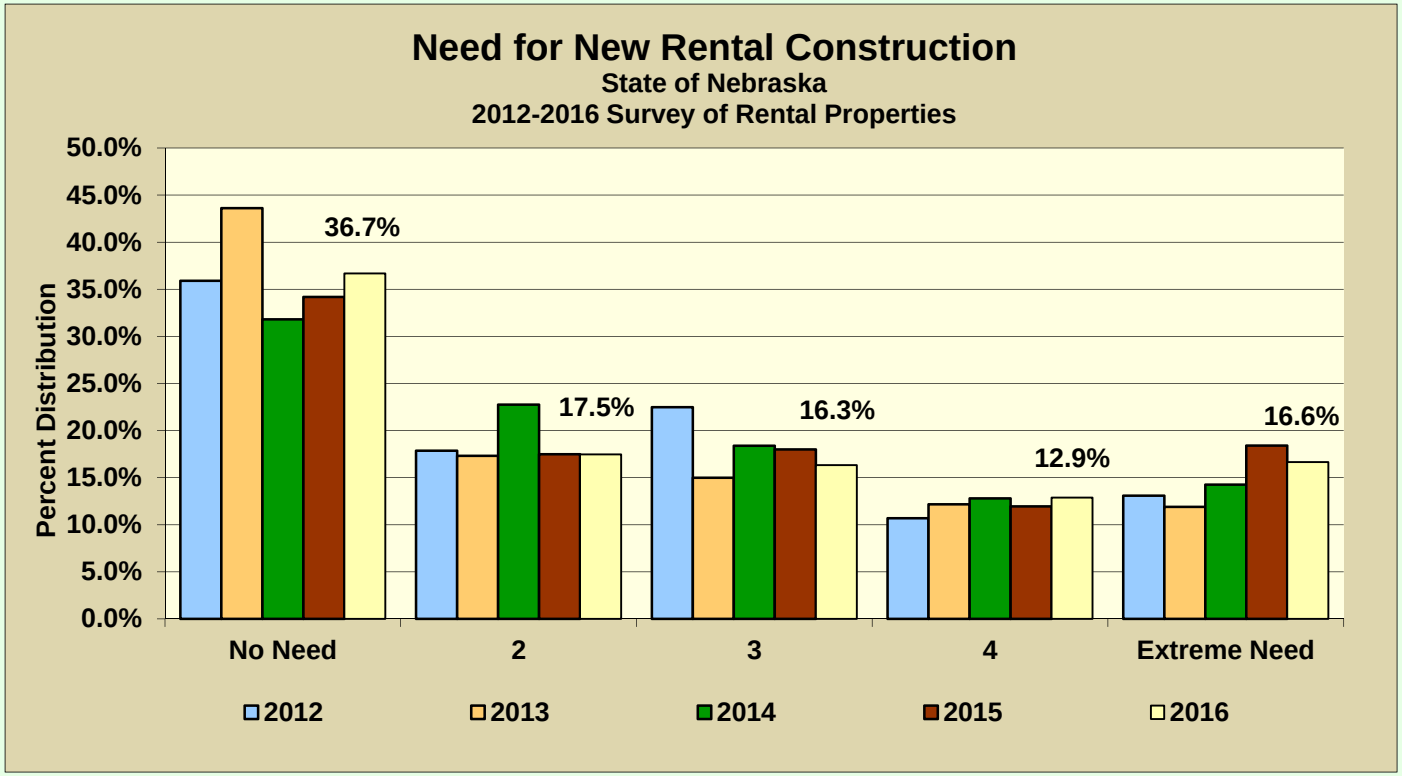
Housing

- Degree of need for new construction 2016
- 1 = no need; 5 = extreme need

Nebraska Rental Vacancy Surveys					
Zone	Degree of Need for New Units				
	1	2	3	4	5
North	346	151	156	180	327
South	452	207	251	223	288
Urban	797	402	303	157	109
Nebraska	1595	760	710	560	724

Housing

➢ Degree of need for new construction



Summary of Findings

- Population declining in rural areas
- Population growing in cities and south east/central
- Nebraska unemployment rates falling
- Residential construction up 6.5%, with single-family production up 9.6 %,

Summary of Findings

- Rental vacancy rates are up slightly
- Apartment rents rising
- Housing market remains active.
- Draft For Public Review to be released on Jan 27th, Final Report released on Feb 24th.
- Presentation(s) at the NIFA housing conference in March.