

# Colfax County

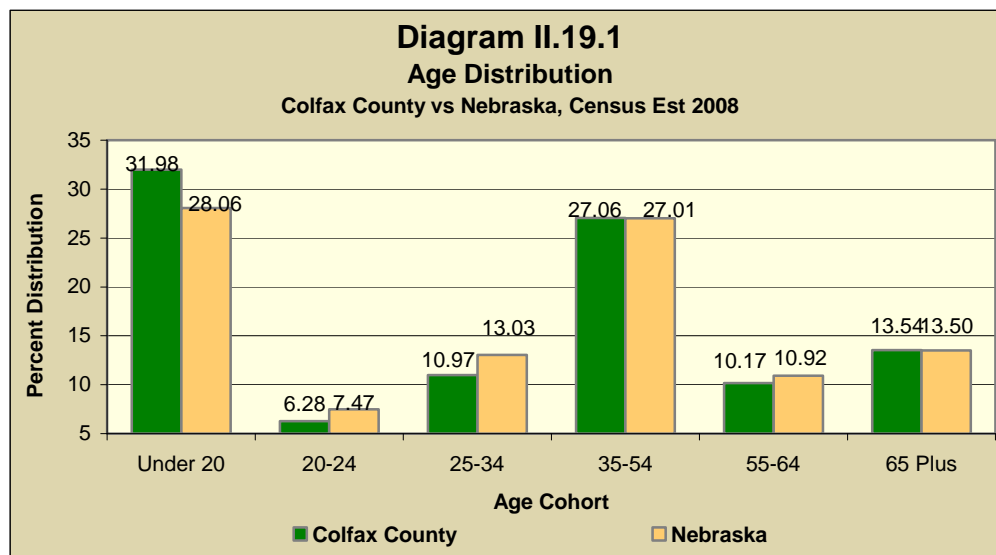
## Summary

- Between 2000 and 2008, county population figures decreased by 4.33 percent or by 452 people.
- Between 2000 and 2008, the Hispanic population increased by 41.62 percent.
- Between 2006 and 2007, the total number of full- and part-time jobs decreased by 74 jobs.
- In 2007, average earnings per job in the county were \$34,338 compared to \$43,191 statewide.
- Between 2007 and 2008, the unemployment rate increased from 2.2 percent to 2.6 percent.
- Between 2007 and 2008, total new housing units permitted decreased by 7 units.
- In 2008, the average real value of new single-family construction was \$146,429.
- In 2008, the average price of an existing home was \$80,437.
- In a fall 2009 rental survey, the vacancy rate was 17.19 percent.

## Demographics

### Population Characteristics

The Census Bureau’s most recent intercensal population estimates indicate that between 2000 and 2008, Colfax County’s population decreased by 4.33 percent or from 10,441 people to 9,989 people. This figure compared to a statewide population growth rate of 4.22 percent. The number of people from 20 to 24 years of age changed from 590 in 2000 to 627 in 2008, an increase of 6.27 percent, and the number of people from 25 to 34 years of age decreased by 16.72 percent. As seen in Diagram II.19.1, people younger than 25 comprised 38.25 percent of the population in 2008, while individuals aged 55 and over comprised 23.72 percent of the population in Colfax County. This figure compared to statewide numbers of 35.5 percent of the population below the age of 25 and 24.4 percent aged 55 and over.



Between 2000 and 2008, the white population decreased by 5.98 percent, while the black population increased by 358.33 percent. The Hispanic population changed from 2,732 to 3,869 or by 41.62 percent. Table II.19.1 presents the details of these population characteristics.

Subject	Nebraska			Colfax County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
<b>Population</b>	1,711,263	1,783,432	4.22	10,441	9,989	-4.33
<b>Age</b>						
Under 20 years	504,336	500,347	-0.79	3,318	3,194	-3.74
20 to 24 years	120,331	133,305	10.78	590	627	6.27
25 to 34 years	223,273	232,435	4.10	1,316	1,096	-16.72
35 to 54 years	489,588	481,660	-1.62	2,738	2,703	-1.28
55 to 64 years	141,540	194,838	37.66	807	1,016	25.90
65 & over	232,195	240,847	3.73	1,672	1,353	-19.08
<b>Race</b>						
White	1,585,617	1,629,566	2.77	10,286	9,671	-5.98
Black	70,043	80,174	14.46	12	55	358.33
American Indian & Alaskan Native	15,634	18,949	21.20	35	89	154.29
Asian	22,528	30,409	34.98	39	83	112.82
Native Hawaiian & Pacific Islander	993	1,377	38.67	21	28	33.33
Two or more races	16,448	22,957	39.57	48	63	31.25
<b>Hispanic (of any race)</b>						
Hispanic or Latino	94,425	140,498	48.79	2,732	3,869	41.62

## 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 seen in Table II.19.2, at right, from April 2000 to July 2008, Colfax County's natural increase was estimated to be 810 people. Colfax County has been experiencing net out-migration, with 1,262 persons leaving the county in the last eight years.<sup>128</sup>

<b>1980 Population</b>	<b>9,890</b>
Natural Increase 80-90	283
Net Migration 80-90	-1,034
<b>1990 Population</b>	<b>9,139</b>
Natural Increase 90-00	280
Net Migration 90-00	1,022
<b>2000 Population</b>	<b>10,441</b>
Natural Increase 00-08	810
Net Migration 00-08	-1,262
<b>2008 Population Estimate</b>	<b>9,989</b>

The Nebraska Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's licenses: those licenses surrendered to other states when Nebraska residents move outside of the state and those licenses issued to new residents of Nebraska. Known as the driver's license exchange data, it shows that net change in Colfax County increased from 23 persons in 2007 to 110 persons in calendar 2008, with an additional net movement of 56 in the first six months of 2009. The driver's license total exchanges for the last eight and one-half years are presented in Table II.19.3.

<sup>128</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	93	98	-5
Calendar 2002	67	61	6
Calendar 2003	76	66	10
Calendar 2004	58	68	-10
Calendar 2005	39	87	-48
Calendar 2006	51	58	-7
Calendar 2007	78	55	23
Calendar 2008	156	46	110
First Half 2009	78	22	56

Another source of data describing population and migration is from the Nebraska Department of Revenue (DOR). Returns from the DOR indicate that total returns increased from 4,188 in 2006 to 4,265 in 2007, as seen in Table II.19.4.

Year	Total Returns
1991	4,427
1992	4,421
1993	4,433
1994	4,521
1995	4,561
1996	4,590
1997	4,691
1998	4,690
1999	4,624
2000	4,564
2001	4,423
2002	4,346
2003	4,293
2004	4,192
2005	3,884
2006	4,188
2007	4,265

### School Age Children

According to the Nebraska Department of Education, the number of school age children in Colfax County increased by 1.34 percent from 2,161 in 2008 to 2,190 in 2009, as seen in Table II.19.5.<sup>129</sup> School age children 5 to 10 years of age increased from 987 in 2008 to 1,020 in 2009.

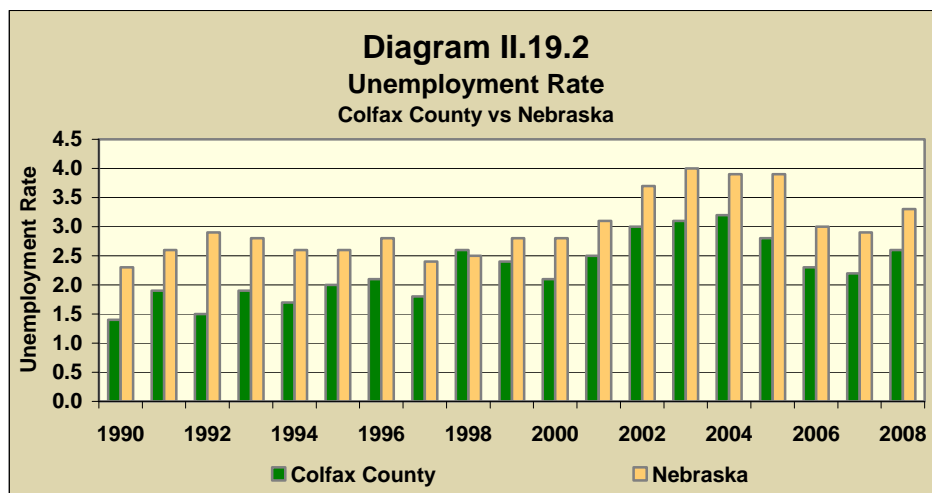
Year	Ages			Total
	5-10	11-14	15-18	
1992	899	613	450	1,962
1993	918	612	480	2,010
1994	965	615	502	2,082
1995	973	636	520	2,129
1996	983	659	565	2,207
1997	1,027	669	589	2,285
1998	1,032	668	608	2,308
1999	1,001	642	642	2,285
2000	1,017	625	641	2,283
2001	982	655	656	2,293
2002	968	685	635	2,288
2003	1,030	817	759	2,606
2004	992	789	790	2,571
2005	891	677	650	2,218
2006	906	616	650	2,172
2007	945	594	638	2,177
2008	987	536	638	2,161
2009	1,020	562	608	2,190

<sup>129</sup> The Department of Education provided the 1992 through 2002 data on October 4, 2002. The 2003 through 2009 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

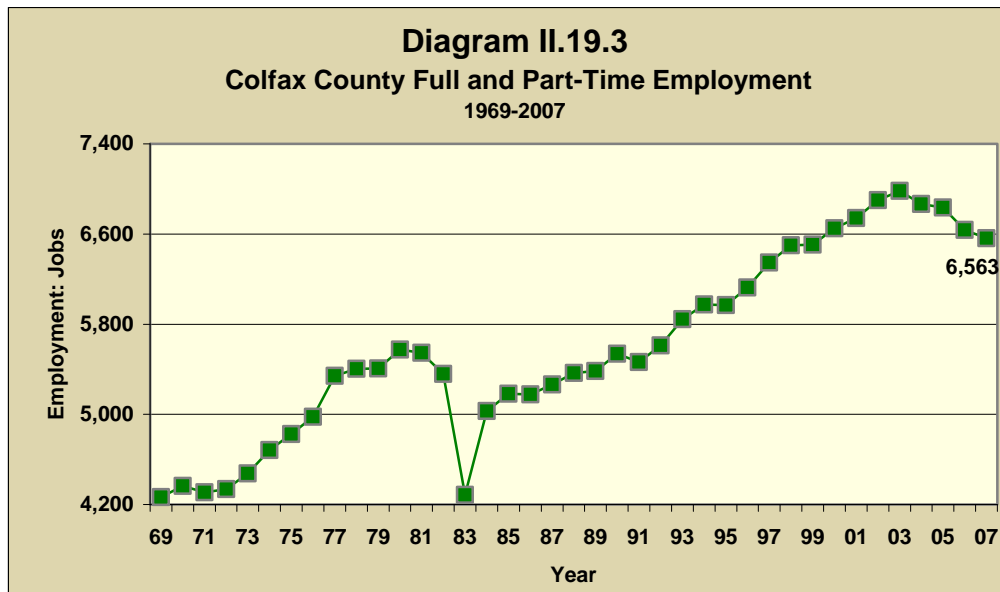
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Colfax County, defined as the number of people working or actively seeking work, increased from 5,680 in 2007 to 5,694 in 2008. The total number of people employed changed from 5,557 in 2007 to 5,545 in 2008. The unemployment rate for the county, at 2.6 percent, compared to the state unemployment rate of 3.3 percent for 2008. Unemployment in the county experienced a change of 0.4 percentage points between 2007 and 2008. These unemployment rate data are presented in Diagram II.19.2.

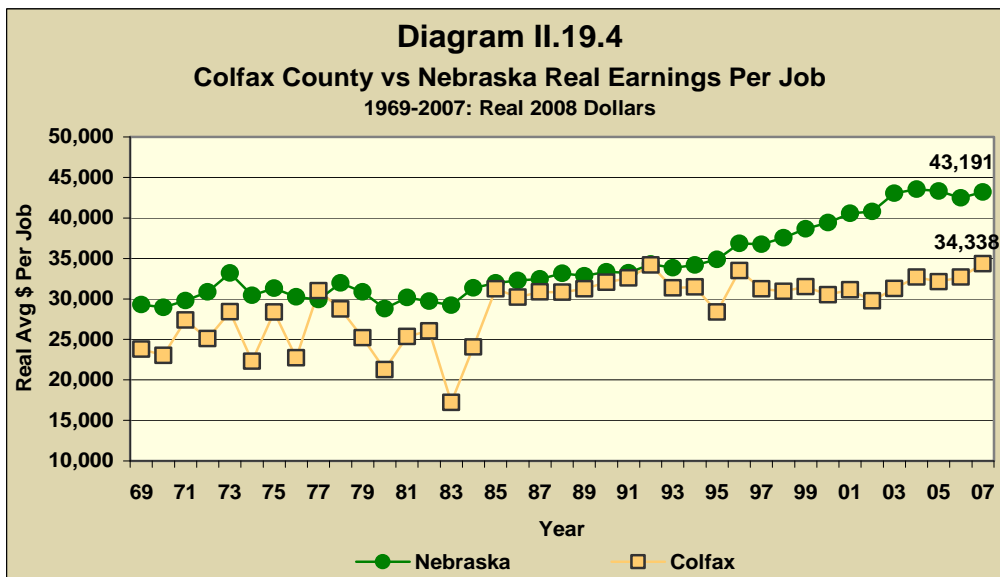


### Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs. In 2007, the most recent year for which data are available, Colfax County recorded 6,563 jobs, a decrease of 74 jobs since 2006. Diagram II.19.3 presents total employment for the county from 1969 through 2007.



As seen in Diagram II.19.4, average earnings per job in the county were \$34,338 in 2007, while Nebraska and U.S. average earnings per job were \$43,191 and \$50,782, respectively.



Total real personal income in 2007, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, was \$308,551,000, an increase of 5.16 percent between 2006 and 2007. Real per capita income was \$31,160 that same year; this compared with a statewide average real per capita income of \$38,712. Table II.19.6 provides further annual data for the years 1969 through 2007.

**Table II.19.6**  
**Colfax County Total BEA Employment and Real Personal Income**  
 BEA Data 1969 through 2007: 1,000s of Real 2008 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	101,394	5,011	505	31,192	14,908	142,988	15,142	4,264	23,779
1970	100,475	5,608	-1,435	32,569	16,140	142,141	14,954	4,366	23,013
1971	117,892	5,671	-1,739	32,677	17,204	160,362	16,683	4,307	27,372
1972	108,737	5,914	-909	35,098	18,244	155,256	15,855	4,336	25,078
1973	127,082	7,127	-672	39,282	20,907	179,473	18,587	4,475	28,398
1974	104,492	8,013	-2,798	41,677	22,237	157,597	16,156	4,684	22,308
1975	136,801	8,371	-6,101	45,002	24,428	191,759	19,463	4,824	28,358
1976	113,146	9,707	-9,537	43,481	23,944	161,326	16,438	4,977	22,734
1977	165,725	10,833	-14,430	45,658	24,465	210,584	21,316	5,341	31,029
1978	155,344	11,461	-14,825	46,382	25,142	200,581	20,309	5,404	28,746
1979	136,235	12,251	-15,091	46,389	25,594	180,876	18,200	5,406	25,201
1980	118,558	12,801	-18,882	51,003	27,348	165,225	16,702	5,574	21,270
1981	140,554	13,457	-18,844	56,328	29,385	193,966	19,633	5,546	25,343
1982	139,636	13,235	-19,193	65,932	29,952	203,093	20,687	5,359	26,056
1983	73,725	7,496	4,417	65,542	33,680	169,868	17,548	4,285	17,205
1984	120,937	11,390	-8,571	68,370	32,293	201,640	21,037	5,029	24,048
1985	161,920	13,039	-15,695	64,811	32,181	230,178	24,158	5,183	31,241
1986	156,354	13,187	-16,484	63,286	33,029	222,997	23,683	5,177	30,202
1987	162,418	13,360	-14,894	58,196	32,685	225,046	24,260	5,265	30,849
1988	165,370	13,957	-13,784	56,736	32,333	226,698	24,708	5,366	30,818
1989	168,178	13,956	-12,869	61,865	33,704	236,923	25,879	5,383	31,242
1990	177,393	14,680	-15,391	57,977	34,218	239,516	26,145	5,536	32,044
1991	178,113	15,174	-14,262	58,844	34,903	242,425	26,296	5,464	32,598
1992	191,768	15,799	-12,742	58,131	36,453	257,812	27,401	5,612	34,171
1993	183,347	17,249	-11,967	56,584	38,333	249,049	26,090	5,845	31,368
1994	188,056	18,072	-8,488	55,411	40,416	257,324	26,100	5,976	31,469
1995	169,429	17,923	-6,565	58,345	41,798	245,083	24,249	5,969	28,385
1996	205,197	18,551	-5,377	57,172	43,975	282,416	27,233	6,125	33,502
1997	198,319	19,933	-3,850	61,227	45,055	280,818	27,025	6,348	31,241
1998	200,979	20,790	-2,004	66,635	47,228	292,048	27,714	6,500	30,920
1999	205,078	21,440	65	66,134	50,138	299,975	28,661	6,506	31,521
2000	202,944	21,722	2,929	72,875	48,831	305,857	29,274	6,649	30,522
2001	209,900	22,708	272	74,836	52,376	314,677	30,194	6,742	31,133
2002	205,278	23,359	-1,132	68,208	54,627	303,622	29,075	6,900	29,750
2003	218,446	23,707	683	64,227	56,176	315,826	30,441	6,984	31,278
2004	224,347	23,726	1,546	45,738	56,640	304,544	29,322	6,866	32,675
2005	219,473	24,118	2,156	37,665	56,449	291,625	28,738	6,835	32,110
2006	216,920	22,826	2,184	40,286	57,738	294,302	29,632	6,637	32,683
2007	225,363	22,586	6,649	41,547	57,578	308,551	31,160	6,563	34,338

According to the Nebraska Department of Revenue, returns with an adjusted gross income (AGI) of less than \$10,000 decreased by 50.33 percent between 1991 and 2007. Returns with an AGI from \$10,001 to \$25,000 decreased by 37.94 percent over the period. On the other hand, returns with an AGI from \$100,000 or more increased by 1250.0 percent over the period. Table II.19.7 presents AGI distribution for the years 1991 through 2007.

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	Other <sup>130</sup>
1991	1,647	475	1,001	590	460	200	23	14	.	4,427	61,471
1992	1,611	430	1,027	608	468	204	25	21	.	4,421	54,302
1993	1,550	422	1,040	571	514	259	34	23	.	4,433	62,195
1994	1,588	408	1,054	594	537	258	42	24	.	4,521	66,366
1995	1,448	424	1,088	630	559	299	57	44	.	4,561	77,832
1996	1,439	405	1,109	568	601	336	69	50	.	4,590	79,346
1997	1,424	363	1,017	677	608	430	82	73	.	4,691	82,700
1998	1,333	387	1,020	690	631	450	103	51	.	4,690	84,597
1999	1,339	331	882	705	669	496	126	64	12	4,624	86,137
2000	1,253	303	871	687	666	568	124	79	13	4,564	88,142
2001	1,158	271	823	750	657	553	133	65	13	4,423	87,433
2002	1,245	262	786	710	615	535	119	63	11	4,346	79,865
2003	1,138	314	810	662	646	501	131	77	14	4,293	81,195
2004	1,048	273	713	715	637	540	173	75	18	4,192	82,016
2005	920	241	618	646	592	568	179	102	18	3,884	155,967
2006	846	338	624	745	594	654	239	130	18	4,188	89,829
2007	818	333	583	719	622	742	259	163	26	4,265	116,987

The U.S. Census Bureau defines poverty as a situation in which total family income is less than a threshold amount based on the Consumer Price Index (CPI), family size, number of children, and the age of the householder. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,112 in 1998 to 926 in 2008, with the poverty rate reaching 9.4 percent in 2008. This compared to a state poverty rate of 10.6 percent and a national rate of 13.2 percent in 2008. Table II.19.8 presents poverty data for the county.

Year	Number of Individuals in Poverty	Poverty Rate
1998	1,112	10.40
1999	1,067	10.30
2000	911	8.80
2001	934	9.00
2002	995	9.50
2003	982	9.40
2004	983	9.50
2005	1,159	11.30
2006	1,001	10.10
2007	1,071	10.90
2008	926	9.40

<sup>130</sup> This includes non-resident returns and all returns statewide which were not allocated to a specific county.

## Business Establishments

The total number of business establishments<sup>131</sup> in Colfax County increased by 11 between 1980 and 2007, at an annual rate of change of 0.18 percent, as presented in Table II.19.9.<sup>132</sup> This compares to an average annual rate of change of 1.18 percent statewide. Colfax County lost 7 business establishments between 2006 and 2007, while statewide there was an increase of 611.

## Housing

### Housing Development

The Census Bureau estimates that total housing units increased by 0.64 percent in Colfax County between 2000 and 2008, from 4,088 to 4,114. This compared to a 8.81 percent estimated increase statewide, as seen in Table II.19.10.

Year	Nebraska	Colfax County
1980	37,727	245
1981	37,582	239
1982	37,500	235
1983	41,889	257
1984	43,151	263
1985	43,115	256
1986	42,538	251
1987	42,691	249
1988	43,134	243
1989	43,302	243
1990	43,749	251
1991	44,405	253
1992	45,269	250
1993	46,059	256
1994	46,640	262
1995	47,128	255
1996	47,607	271
1997	48,588	278
1998	48,655	277
1999	48,968	266
2000	49,623	267
2001	49,710	272
2002	50,259	271
2003	50,394	270
2004	50,928	258
2005	51,440	262
2006	51,906	263
2007	52,517	256

Subject	Nebraska	% Growth since 2000	Colfax County	% Growth since 2000
2000 Census	722,668		4,088	
July 2001 Estimate	733,340	1.48	4,103	0.37
July 2002 Estimate	740,581	2.48	4,112	0.59
July 2003 Estimate	748,839	3.62	4,120	0.78
July 2004 Estimate	757,780	4.86	4,125	0.91
July 2005 Estimate	766,995	6.13	4,123	0.86
July 2006 Estimate	774,767	7.21	4,123	0.86
July 2007 Estimate	780,805	8.04	4,115	0.66
July 2008 Estimate	786,334	8.81	4,114	0.64

The U.S. Census Bureau reports building permits issued by permit issuing agencies, as well as valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Colfax County decreased from 14 in 2007 to 7 in 2008, with the average value of construction reaching \$146,429. The statewide average in 2008 was about \$155,100. This value excluded the cost of the lot and infrastructure improvements. These changes in residential permit activity compared with a decline in population of 452 people

<sup>131</sup> Source: The Census Bureau, <<http://www.census.gov/prod/www/abs/cbpttotal.html>>.

<sup>132</sup> Totals may not add due to rounding off of county totals.

since 2000. Additional details of permit activity and per unit valuations are given in Table II.19.11.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2008 \$			
	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	18	2	.	.	20	95.61	14.15	.	.
1981	17	.	.	16	33	94.96	.	.	23.28
1982	10	2	.	.	12	93.05	34.14	.	.
1983	11	.	.	.	11	92.25	.	.	.
1984	11	.	4	.	15	94.93	.	31.57	.
1985	3	.	.	.	3	86.59	.	.	.
1986	1	.	.	.	1	82.43	.	.	.
1987	5	.	.	.	5	75.13	.	.	.
1988	8	.	.	.	8	87.49	.	.	.
1989	8	.	.	.	8	89.56	.	.	.
1990	9	.	.	.	9	83.65	.	.	.
1991	11	.	.	.	11	92.08	.	.	.
1992	9	14	.	.	23	73.57	46.34	.	.
1993	9	.	.	24	33	94.91	.	.	35.47
1994	11	.	.	.	11	85.28	.	.	.
1995	14	.	.	.	14	135.12	.	.	.
1996	6	.	.	.	6	116.51	.	.	.
1997	7	6	.	24	37	112.85	49.16	.	28.43
1998	13	2	.	.	15	116.39	44.39	.	.
1999	10	.	.	.	10	108.52	.	.	.
2000	7	.	.	.	7	115.37	.	.	.
2001	7	.	.	.	7	120.00	.	.	.
2002	5	.	.	.	5	175.48	.	.	.
2003	18	.	.	.	18	114.74	.	.	.
2004	11	.	.	.	11	125.69	.	.	.
2005	18	.	.	.	18	144.63	.	.	.
2006	9	.	.	.	9	156.37	.	.	.
2007	14	.	.	.	14	158.76	.	.	.
2008	7	.	.	.	7	146.43	.	.	.

## Housing Characteristics

The Nebraska Department of Revenue, Property Assessment Division (PAD) provided a database of residential property transactions over the last ten years. The property transactions are primarily related to existing buildings, with very little new construction data. Nevertheless, during fiscal years 1999 through 2008, there were a total of 991 property transactions in Colfax County. Of these, there were 960 single-family transactions during this ten-year period, as seen in Table II.19.12.

<sup>133</sup> Data Source: U.S. Bureau of Census. Note: 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.

<b>Table II.19.12</b>											
<b>Total Residential Property Transactions</b>											
<b>Colfax County, Fiscal Years 1999-2008</b>											
<b>Housing Type</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>Total</b>
Single-Family	103	126	109	147	98	76	80	83	67	71	960
Mobile Home	5	8	0	1	3	2	0	2	0	0	21
Duplex	0	0	1	0	0	0	0	0	0	0	1
Townhome	0	1	0	0	0	0	0	0	1	2	4
Missing	0	0	2	0	0	2	0	1	0	0	5
<b>Total</b>	<b>108</b>	<b>135</b>	<b>112</b>	<b>148</b>	<b>101</b>	<b>80</b>	<b>80</b>	<b>86</b>	<b>68</b>	<b>73</b>	<b>991</b>

The PAD data also has descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction of the dwelling. Of the 491 single-family home property transactions concerning units built before 1930, 1.4 percent were of low quality and 54.4 percent were of fair quality. Conversely, of the 6 homes built from 2001 through 2008, 0.0 percent were of low quality and 16.7 percent were of fair quality. Table II.19.13 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.19.13</b>									
<b>Quality of Materials and Workmanship</b>									
<b>Colfax County, Single-Family Homes by Vintage</b>									
<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>2001-2008</b>	<b>Missing</b>	<b>Total</b>
Low	7	3	1	1	0	0	0	0	12
Fair	267	67	30	56	7	6	1	0	434
Average	214	108	56	73	18	19	4	1	493
Good	3	4	4	5	0	3	1	0	20
Very Good	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0
Missing	0	0	1	0	0	0	0	0	1
<b>Total</b>	<b>491</b>	<b>182</b>	<b>92</b>	<b>135</b>	<b>25</b>	<b>28</b>	<b>6</b>	<b>1</b>	<b>960</b>

In regard to the condition of residential dwellings, of the same 491 single-family homes built before 1930, 37.7 percent of the homes were worn out or badly worn, and 55.4 percent were in average condition. Table II.19.14 provides details of the condition of single-family residential dwellings by year built.

<b>Table II.19.14</b>									
<b>Condition of Residential Dwellings</b>									
<b>Colfax County, Single-Family Homes by Vintage</b>									
<b>Condition</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>2001-2008</b>	<b>Missing</b>	<b>Total</b>
Worn Out	4	2	0	0	0	0	0	0	6
Badly Worn	181	19	5	3	0	0	0	0	208
Average	272	155	84	127	24	27	5	1	695
Good	33	6	3	4	1	1	1	0	49
Very Good	1	0	0	0	0	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0
Missing	0	0	0	1	0	0	0	0	1
<b>Total</b>	<b>491</b>	<b>182</b>	<b>92</b>	<b>135</b>	<b>25</b>	<b>28</b>	<b>6</b>	<b>1</b>	<b>960</b>

### Housing Costs

Between 1999 and 2008, the average price of an existing single-family home changed from \$49,843 to \$80,437, a total increase of 61.4 percent, as seen in Table II.19.15.

Fiscal Year	Average Sales Price (\$)
1999	49,843
2000	51,213
2001	60,295
2002	65,008
2003	58,089
2004	63,632
2005	73,628
2006	79,254
2007	71,157
2008	80,437
Average	63,740

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. Single-family home prices in Colfax County increased from \$46,869 for homes built before 1930 to \$184,125 for homes built from 2001 to 2008.<sup>134</sup> However, homes built from 2001 through 2008 are also larger and average 1,869 square feet per unit. Table II.19.16 provides additional details, by year of construction, for single-family homes.

Vintage	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft.* (\$)
Before 1930	46,869	1,242	37.74
1931-1960	62,618	1,145	54.71
1961-1970	81,564	1,367	59.66
1971-1980	88,141	1,332	66.18
1981-1990	99,416	1,435	69.26
1991-2000	129,996	1,479	87.87
2001-2008	184,125	1,869	98.52
Average	63,740	1,265	50.38

\* Price per sq. ft. may not compute precisely due to rounding off of sales price and floor area.

<sup>134</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.

### Survey of Rental Properties

During fall 2009, a telephone survey of rental property managers throughout Nebraska was conducted. Table II.19.17 presents some basic statistics about the completed surveys from 2002 through 2009 in Colfax County. Completed surveys increased from 8 in 2008 to 12 in 2009. The vacancy rate for all units changed by 9.09 percentage points between 2002 and 2009. While the vacancy rate for all units was at 17.19 percent in 2009, respondents indicated that their units are filled up in an average of 29.63 days, a change of 17.37 days since 2002.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	5	210	8.10	46.99
2003	6	215	15.35	16.00
2004	6	229	19.21	125.6
2005	10	189	8.99	60.10
2006	12	285	14.04	56.47
2007	10	223	11.21	53.33
2008	8	159	2.52	53.00
2009	12	192	17.19	29.63

Of the 192 units managed in Colfax County during 2009, 163 were apartments.

Of these, 33 were vacant, which equated to a vacancy rate of 20.25 percent. Table II.19.18 provides the breakdown of units by type and availability.

Type of Units	Units Managed	Available Units	Vacancy Rate
Single-family Units	29	0	0.00
Apartments	163	33	20.25
Mobile Homes	0	0	.
Not Sure of Type	0	0	.
Total Units	192	33	17.19

Of the 12 completed surveys, 3 had a waiting list at their facilities, with the total waiting list size at 14 people. Units with rental assistance comprised 52.08 percent of the total number of units managed in the county. These data are presented in Table II.19.19.

Attributes of Completed Surveys	Number of Responses
Units with Rental Assistance	100
Have Wait List	3
Waitlist Size	14

The survey respondents were asked to rate the need for new rental units and the need for rehabilitation of existing units on a scale from 1 to 5, with 1 indicating no need and 5 indicating extreme need. While some respondents said that they did not know, 36.36 percent indicated that there was no need for new construction. The ranking of need for rental rehabilitation was more moderate, as seen in Table II.19.20.

Degree of Need	Need for New Construction	Need for Rehabilitation of Existing Units
1 = no need	4	2
2	2	.
3	2	1
4	2	2
5 = extreme need	1	5