

Prepared by the Bureau of Business Research
College of Business Administration

GENERAL POPULATION AND HOUSING CHARACTERISTICS FOR NEBRASKA COUNTIES: 1980

The first in a series of five summary tape files from the 1980 census recently has been released for Nebraska. Summary Tape File 1 (STF 1) contains complete-count data, that is, all the information contained on the short form and obtained from 100 percent of the population. Population items tabulated include age, race, sex, marital status, Spanish origin, household type, and household relationship. Housing items tabulated include occupancy/vacancy status, tenure, contract rent, value, condominium status, number of rooms, and plumbing facilities. In addition, selected aggregates, means, and medians are contained on STF 1. This file, however, does not contain any sample data such as income, employment, or education.

Selected population and housing statistics derived from STF 1 are presented in Table 1 on pages 2 and 3. These data, along with sample data, will be published toward the end of 1982 by the Census Bureau in a publication entitled *Summary Characteristics for Governmental Units*.

The data in Table 1 indicate that most of the state's population was aged 18 to 64 years in 1980. In fact, 58.4 percent of the population was in this primary working age group. This was a substantial increase from the 53.4 percent reported in 1970. An additional 13.1 percent of the population was 65 years old and older in 1980, an increase from the 12.4 percent in 1970.

Despite the relative increases in the two older age groups, the percent of persons under 5 changed very little. In 1980, this group accounted for 7.8 percent of the population, while it accounted

for 8.1 percent in 1970. This means that the largest drop occurred in the percent of school-aged children. The segment of the population 5 to 17 years old declined from 26.1 percent in 1970 to 20.7 percent in 1980.

The net result of the increases in older age groups and declines in the younger age groups is that the median age in Nebraska rose to 29.7 years in 1980. This compares to the median age for 1970 of 28.6 years.

Table 1 also shows that there was considerable variation in age among Nebraska's counties. Figures 1 and 2 focus on two aspects of these differences: the percent of the population aged 18 to 64 years and median ages.

Median ages were used because an analysis of the data showed that counties with low median ages also were likely to have a smaller proportion of their populations 65 years and over, as well as a larger proportion of their populations under 18 years. Differences in median ages, therefore, can be used to explain variations in several of the other age measures. In addition, counties with low median ages tended to have more persons per household (an indication of young families), higher median housing values and rents, and were among the fastest growing in the state.

Given the previous description, it is not surprising that Sarpy County, with a median age of 25.3 years, had the lowest median age in the state. In all, there were 15 counties with median ages lower than the state average of 29.7 years. As Figure 1 indicates, these counties were spread throughout (continued on page 3)

Figure 1
MEDIAN AGE

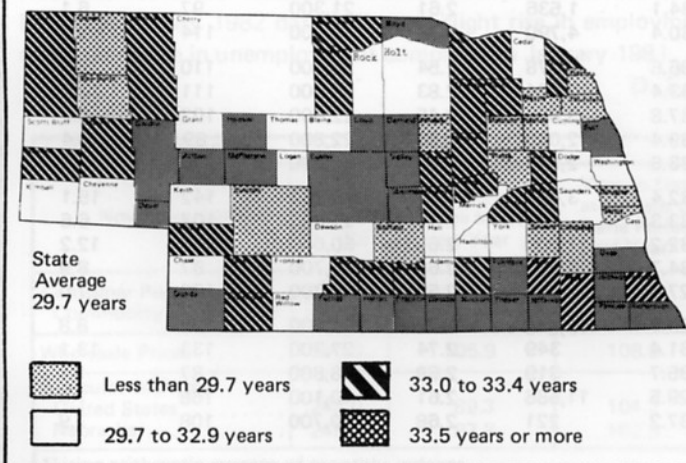


Figure 2
PERCENT OF POPULATION 18 TO 64 YEARS OLD

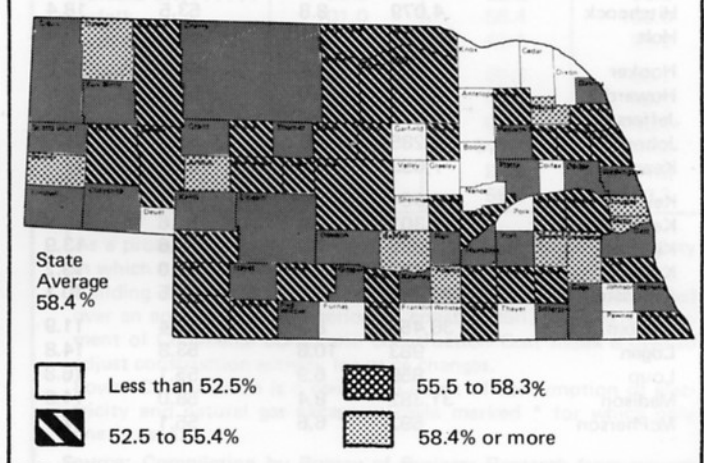


Table 1
SUMMARY OF GENERAL POPULATION AND HOUSING CHARACTERISTICS
FROM THE 1980 CENSUS

County	Total Population	Percent under 5 Years	Percent 18-64 Years	Percent 65 Years and Over	Median Age	Number of Households	Persons per Household	Median Value of Owner-Occupied Housing Units—\$	Median Rent of Renter-Occupied Housing Units—\$	Rental Vacancy Rates
Adams	30,656	7.1	58.4	13.1	31.0	11,740	2.48	41,400	158	6.3
Antelope	8,675	8.4	51.9	18.3	33.2	3,202	2.68	25,600	89	10.4
Arthur	513	6.0	58.7	14.8	36.3	198	2.59	14,100	90	1.3
Banner	918	8.3	59.7	11.0	33.5	315	2.91	23,200	100	4.0
Blaine	867	6.8	52.8	16.1	32.1	307	2.82	11,100	75	8.2
Boone	7,391	8.1	52.3	18.2	33.6	2,681	2.71	22,600	94	8.9
Box Butte	13,696	9.9	57.8	12.5	27.8	5,038	2.68	43,400	191	10.5
Boyd	3,331	7.1	53.7	22.1	41.3	1,267	2.58	16,300	80	11.4
Brown	4,377	7.9	53.3	18.2	33.9	1,698	2.56	28,700	112	13.8
Buffalo	34,797	7.9	61.8	12.0	26.3	12,284	2.63	44,500	166	8.7
Burt	8,813	6.9	52.8	21.0	38.3	3,371	2.56	26,100	93	6.5
Butler	9,330	7.6	52.6	19.2	35.2	3,379	2.70	22,900	111	8.3
Cass	20,297	7.8	56.9	12.8	30.9	7,150	2.80	34,900	137	8.5
Cedar	11,375	8.7	50.0	17.4	30.4	3,819	2.92	25,700	97	6.6
Chase	4,758	8.8	53.3	16.0	32.3	1,722	2.69	31,100	115	16.5
Cherry	6,758	8.1	57.0	14.8	32.5	2,502	2.67	27,100	129	6.7
Cheyenne	10,057	7.6	56.9	15.6	32.9	3,935	2.53	28,200	118	8.5
Clay	8,106	7.7	53.5	17.7	33.3	3,012	2.64	23,600	109	13.3
Colfax	9,890	7.7	51.2	20.5	34.1	3,684	2.64	27,700	121	6.4
Cuming	11,664	7.6	52.7	17.0	32.6	4,052	2.82	33,600	111	4.5
Custer	13,877	7.9	53.1	19.6	35.9	5,271	2.58	25,000	105	11.4
Dakota	16,573	9.3	57.0	10.3	27.5	5,716	2.86	37,600	185	10.4
Dawes	9,609	7.2	60.4	14.6	27.9	3,498	2.47	31,800	137	10.1
Dawson	22,304	8.9	55.9	14.0	30.7	8,179	2.69	35,900	150	9.1
Deuel	2,462	6.5	51.4	21.5	39.1	963	2.53	26,700	81	8.8
Dixon	7,137	7.8	51.7	18.6	33.0	2,551	2.76	24,800	114	7.5
Dodge	35,847	7.5	56.9	15.1	31.7	13,292	2.62	34,300	153	7.0
Douglas	397,038	7.8	60.5	10.4	28.7	146,129	2.66	39,100	185	7.7
Dundy	2,861	7.0	54.9	20.7	39.0	1,148	2.43	21,300	84	15.5
Fillmore	7,920	7.1	53.0	19.9	36.3	3,009	2.55	27,900	105	5.9
Franklin	4,377	6.4	51.5	24.1	42.3	1,743	2.45	18,800	86	10.4
Frontier	3,647	8.1	55.3	17.0	32.2	1,344	2.67	27,400	111	8.2
Furnas	6,486	6.7	50.7	25.1	41.3	2,613	2.39	20,000	84	11.9
Gage	24,456	6.6	56.8	18.1	34.9	9,245	2.51	30,200	129	8.1
Garden	2,802	5.4	54.4	22.1	41.9	1,130	2.41	24,000	90	12.3
Garfield	2,363	6.6	50.3	22.6	38.5	914	2.52	23,100	79	9.1
Gosper	2,140	7.4	56.2	16.2	35.5	774	2.70	35,400	130	10.9
Grant	877	7.8	56.0	13.6	30.5	322	2.72	16,300	108	9.3
Greeley	3,462	8.9	49.5	19.4	33.7	1,213	2.77	18,600	88	7.9
Hall	47,690	8.5	57.4	12.5	29.7	17,463	2.67	43,600	174	8.7
Hamilton	9,301	7.9	55.7	14.0	31.3	3,271	2.77	35,800	131	6.6
Harlan	4,292	6.2	53.3	21.4	39.0	1,688	2.51	22,300	89	9.1
Hayes	1,356	8.0	57.9	13.1	33.0	480	2.83	21,800	92	35.2
Hitchcock	4,079	8.8	53.5	18.4	34.1	1,536	2.61	21,300	97	6.1
Holt	13,552	9.1	53.6	15.4	30.4	4,790	2.78	28,900	114	9.3
Hooker	990	7.6	54.4	19.2	36.6	378	2.54	28,100	110	5.5
Howard	6,773	8.0	52.7	16.6	33.4	2,364	2.83	29,600	111	13.6
Jefferson	9,817	6.4	55.5	20.6	37.8	3,936	2.45	22,400	102	8.2
Johnson	5,285	7.0	52.3	21.8	39.4	2,040	2.55	22,800	89	10.4
Kearney	7,053	7.2	55.9	16.7	33.6	2,543	2.63	36,900	139	7.7
Keith	9,364	7.9	57.3	13.6	32.4	3,491	2.65	38,000	142	15.1
Keya Paha	1,301	8.2	54.6	15.8	33.3	479	2.72	27,800	107	6.6
Kimball	4,882	7.8	56.6	13.9	32.2	1,800	2.67	30,600	117	12.2
Knox	11,457	7.8	52.0	19.2	34.7	4,176	2.68	24,700	87	8.9
Lancaster	192,884	6.9	65.5	10.1	27.6	71,769	2.52	47,300	192	7.0
Lincoln	36,455	8.7	57.4	11.9	29.3	13,245	2.72	44,000	182	8.8
Logan	983	10.6	53.8	14.8	31.4	349	2.74	27,300	133	13.1
Loup	859	6.9	55.1	16.8	35.7	319	2.69	18,800	87	1.1
Madison	31,382	8.4	58.0	14.6	29.5	11,586	2.61	40,100	168	7.6
McPherson	593	6.6	55.1	17.7	37.2	221	2.68	20,700	108	7.9

Table 1 (continued)

County	Total Population	Percent under 5 Years	Percent 18-64 Years	Percent 65 Years and Over	Median Age	Number of Households	Persons per Household	Median Value of Owner-Occupied Housing Units—\$	Median Rent of Renter-Occupied Housing Units—\$	Rental Vacancy Rates
Merrick	8,945	8.3	53.6	15.7	31.9	3,129	2.80	29,300	117	8.6
Morrill	6,058	8.3	54.1	17.0	33.1	2,230	2.67	27,800	114	11.6
Nance	4,740	8.4	51.9	18.7	34.0	1,712	2.69	21,400	93	12.7
Nemaha	8,367	7.2	56.8	18.4	33.1	3,200	2.49	27,500	118	6.9
Nuckolls	6,726	7.0	53.2	19.8	37.3	2,590	2.53	21,200	85	8.1
Otoe	15,183	6.8	53.6	19.4	36.0	5,801	2.55	31,200	127	8.1
Pawnee	3,937	5.6	52.1	24.8	45.0	1,578	2.45	13,300	83	9.9
Perkins	3,637	9.1	54.2	17.5	34.0	1,361	2.63	32,900	112	6.5
Phelps	9,769	7.7	55.1	17.9	34.1	3,699	2.56	35,800	129	10.4
Pierce	8,481	8.3	53.6	17.1	33.3	3,046	2.74	31,200	104	8.3
Platte	28,852	9.1	56.6	12.2	28.8	10,084	2.84	42,400	158	11.2
Polk	6,320	7.5	51.2	20.0	35.4	2,322	2.66	25,200	94	12.4
Red Willow	12,615	7.9	56.8	15.5	31.7	4,795	2.59	34,600	137	10.2
Richardson	11,315	6.5	52.8	22.4	39.3	4,479	2.46	22,600	96	9.5
Rock	2,383	8.1	53.4	16.6	31.6	883	2.67	28,600	97	10.0
Saline	13,131	6.6	55.4	19.9	34.3	4,925	2.50	31,200	135	5.5
Sarpy	86,015	9.3	61.0	3.4	25.3	26,303	3.19	48,000	229	3.4
Saunders	18,716	7.7	54.5	15.8	32.5	6,603	2.80	33,600	129	7.4
Scotts Bluff	38,344	8.4	56.8	13.0	30.1	13,813	2.73	37,300	154	9.2
Seward	15,789	7.8	59.4	14.0	28.6	5,258	2.73	38,600	139	7.2
Sheridan	7,544	8.4	54.1	17.1	33.9	2,813	2.62	27,800	111	9.8
Sherman	4,226	7.0	49.7	20.7	36.7	1,530	2.71	20,500	81	9.8
Sioux	1,845	7.3	58.1	13.8	34.2	663	2.78	21,700	91	3.9
Stanton	6,549	9.8	53.8	12.2	27.9	2,152	3.01	37,200	119	2.4
Thayer	7,582	6.5	52.4	22.0	39.0	2,922	2.52	21,800	101	8.8
Thomas	973	9.1	57.3	12.2	29.9	358	2.72	21,400	100	10.2
Thurston	7,186	9.5	52.5	13.4	28.9	2,347	3.01	24,200	101	10.6
Valley	5,633	7.4	52.1	20.6	36.3	2,170	2.55	26,500	92	9.0
Washington	15,508	7.3	57.6	12.4	30.6	5,257	2.84	41,700	139	8.3
Wayne	9,858	6.7	62.6	13.9	27.2	3,332	2.60	39,800	133	6.1
Webster	4,858	6.7	50.8	23.3	41.7	1,915	2.47	20,900	87	11.3
Wheeler	1,060	9.5	54.0	12.8	29.0	368	2.88	19,800	88	1.7
York	14,798	7.5	57.1	15.1	31.3	5,428	2.63	37,100	141	6.8
Nebraska	1,569,825	7.8	58.4	13.1	29.7	571,400	2.66	38,000	170	7.9

Source: U.S. Bureau of the Census, unpublished data from STF 1A.

(continued from page 1) the state and showed little geographic concentration, with the possible exception of the cluster of counties in the northeast. Some of the counties with low median ages (less than 28 years) were Buffalo, Wayne, Dakota, Lancaster, Box Butte, Stanton, and Dawes.

Pawnee County population was the oldest in the state, with a median age of 45.0 years. Five other counties had median ages greater than 40: Franklin, Garden, Webster, Boyd, and Furnas. More than one-fifth of the population in these counties was 65 and over.

Many of the counties with the highest median ages were located in the extreme southern portion of the state. Most of these counties have experienced decades of outmigration and population losses. In fact, many are now experiencing natural declines in population, that is, more deaths than births. Another group of counties with relatively high median ages can be found in central and west-central Nebraska.

Ten counties in the state had a larger or the same share of their population in the 18 to 64 category as the state total. These counties were headed by Lancaster County with 65.5 percent. The remainder of these counties were Wayne, Buffalo, Sarpy, Douglas, Dawes, Banner, Seward, Arthur, and Adams. Most of

these counties contained a college or other institution which would attract a large number of persons in this category. Counties with relatively large percentages of their populations aged 18 to 64 years generally were among the largest and fastest growing in the state.

Figure 2 shows the geographic distribution of this age group. Counties with the lowest percentages primarily were located in the northeast and central part of the state, but some also are scattered along the Kansas border. Sherman and Greeley counties in central Nebraska were the only counties with less than 50 percent of their populations between 18 and 64.

As the median age of the state has increased and more of the population has become 65 years and over and less is under 18 years of age, the average household size has declined. In 1970, Nebraska had 3.02 persons per household. Ten years later, however, this number dropped to 2.66 persons per household.

Counties in the state exhibited a similar pattern between age and household size. By comparing Figure 3 with Figure 1, it can be seen that the southern Nebraska counties with the highest median ages also reported the smallest household sizes. Eleven counties had fewer than 2.5 persons per household. Among the lowest were Furnas, Garden, Dundy, (continued on page 6)

Review and Outlook

Nebraska's real output increased in November compared to October. The physical volume index of the Nebraska economy increased 0.8 percent. This index is compiled by the College of Business Administration's Bureau of Business Research. Nebraska's physical volume index was 2.2 percent above the year's previous level.

The month-to-month increase was attributable entirely to agriculture. The index for this component of the Nebraska economy was up 10.8 percent, October-November. Cash farm marketings were estimated at \$840 million for November 1981. On a seasonally adjusted basis, receipts were estimated at \$650 million, up 7.9 percent from October. The November 1981 marketing of

agriculture products was 37 percent ahead of the November 1980 level.

Prices, of course, remain depressed compared to one year ago. Nebraska agriculture prices received by farmers in November 1981 were 12.4 percent below year-earlier levels. A slight improvement was recorded October-November when prices received increased 4.2 percent. For comparison, agriculture prices nationally were down 10.7 percent November 1980-November 1981 and were unchanged over the interval October-November 1981. Prices paid increased 4.9 percent November 1980-November 1981.

Nebraska's nonagriculture sector declined 0.7 percent October-November 1981. Sectors declining include construction, manufacturing, and distribution. The government (continued on page 5)

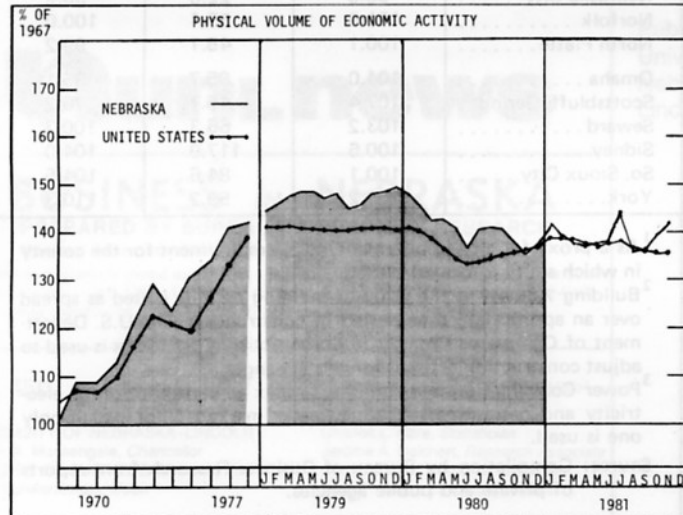
Notes for Tables 1 and 2: (1) The "distributive" indicator represents a composite of wholesale and retail trade; transportation, communication and utilities; finance, insurance, and real estate; and selected services. (2) The "physical volume" indicator and its components represent the dollar volume indicator and its components adjusted for price changes using appropriate price indexes—see Table 5, page 5.

ECONOMIC INDICATORS: NEBRASKA AND UNITED STATES				
1. CHANGE FROM PREVIOUS YEAR				
November 1981	Current Month as Percent of Same Month Previous Year		1981 Year to Date as Percent of 1980 Year to Date	
	Nebraska	U.S.	Nebraska	U.S.
Indicator	Nebraska	U.S.	Nebraska	U.S.
Dollar Volume	107.3	107.5	107.0	110.2
Agricultural	133.5	107.5	98.1	104.4
Nonagricultural	104.1	107.5	108.2	110.3
Construction	89.6	98.3	121.1	103.8
Manufacturing	103.8	105.4	108.2	110.1
Distributive	104.4	109.2	107.8	111.4
Government	107.0	107.7	106.8	108.5
Physical Volume	102.2	99.4	98.5	100.3
Agricultural	152.4	120.3	95.6	99.9
Nonagricultural	96.8	98.8	98.9	100.4
Construction	84.2	92.4	113.6	97.3
Manufacturing	99.7	98.5	99.8	100.5
Distributive	95.3	99.7	97.6	100.8
Government	101.2	98.1	100.0	99.1

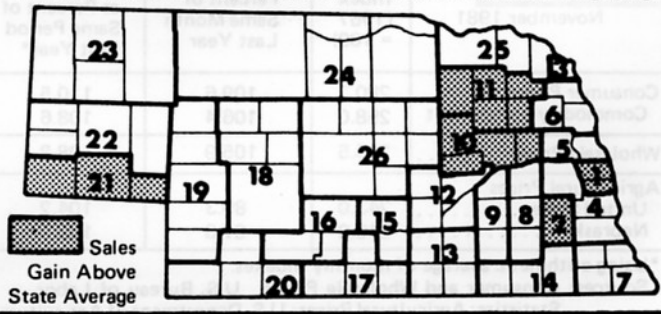
2. CHANGE FROM 1967			
Indicator	Percent of 1967 Average		
	Nebraska	U.S.	
Dollar Volume	372.3	358.4	
Agricultural	384.5	344.3	
Nonagricultural	370.2	358.9	
Construction	223.7	306.6	
Manufacturing	381.2	310.9	
Distributive	382.3	393.2	
Government	378.9	347.4	
Physical Volume	140.2	135.5	
Agricultural	155.1	141.7	
Nonagricultural	137.9	135.3	
Construction	67.6	92.6	
Manufacturing	161.4	128.1	
Distributive	136.2	140.1	
Government	147.2	148.2	

3. NET TAXABLE RETAIL SALES OF NEBRASKA REGIONS AND CITIES (Adjusted for Price Changes)			
Region Number and City	City Sales*	Sales in Region*	
	Nov. 1981 as percent of Nov. 1980	Nov. 1981 as percent of Nov. 1980	Year to date '81 as percent of Year to date '80
<i>The State</i>	95.9	94.9	98.3
1 Omaha	99.3	99.3	101.2
Bellevue	98.8		
2 Lincoln	89.2	89.3	99.1
3 So. Sioux City	95.7	91.6	97.1
4 Nebraska City	95.8	90.9	95.2
5 Fremont	96.9	92.7	95.7
Blair	93.4		
6 West Point	86.9	81.8	91.5
7 Falls City	97.6	94.0	95.4
8 Seward	101.4	90.4	92.9
9 York	111.4	103.2	92.2
10 Columbus	121.0	105.0	99.6
11 Norfolk	95.5	92.0	98.5
Wayne	81.4		
12 Grand Island	88.7	88.7	93.6
13 Hastings	88.1	89.9	96.1
14 Beatrice	101.2	94.5	96.7
Fairbury	103.6		
15 Kearney	90.5	86.0	96.8
16 Lexington	101.2	94.7	94.6
17 Holdrege	108.5	100.6	96.2
18 North Platte	89.0	89.3	94.0
19 Ogallala	97.7	87.2	96.0
20 McCook	85.8	87.8	97.7
21 Sidney	94.4	95.8	100.1
Kimball	97.3		
22 Scottsbluff/Gering	93.7	88.3	96.1
23 Alliance	94.4	87.2	96.9
Chadron	91.1		
24 O'Neill	93.3	84.9	95.2
25 Hartington	90.2	80.6	93.8
26 Broken Bow	80.7	79.4	92.4

*State totals include sales not allocated to cities or regions. The year-to-year ratios for city and region sales may be misleading because of changes in the portion of unallocated sales. Region totals include, and city totals exclude, motor vehicle sales. Sales are those on which sales taxes are collected by retailers located in the state. Compiled from data provided by Nebraska Department of Revenue.



1981 YEAR TO DATE AS PERCENT OF 1980 YEAR TO DATE IN NEBRASKA'S PLANNING AND DEVELOPMENT REGIONS



(continued from page 4) sector was unchanged. Output from Nebraska's nonagriculture sector has declined over the past two years. Over the past year, November 1980-November 1981, the index is down 3.2 percent, while over the past two years, November 1979-November 1981, the index is down 7.5 percent.

Output in Nebraska's construction industry slipped slightly in November when compared to October. The index was down 1.7 percent.

The manufacturing component of the index declined 2 percent October-November. The index in November 1981 stood at 161.4 (1967=100). This index had a double peak in April and July, declined sharply in August, recovered somewhat in September, then declined during the months of October and November.

The distributive trade index declined 0.3 percent. The November 1981 level is below the year-earlier level and that for 1979.

The government component of the index was unchanged at 147.2 percent. This sector is approximately 1 percent above 1980 and 1979 comparable levels.

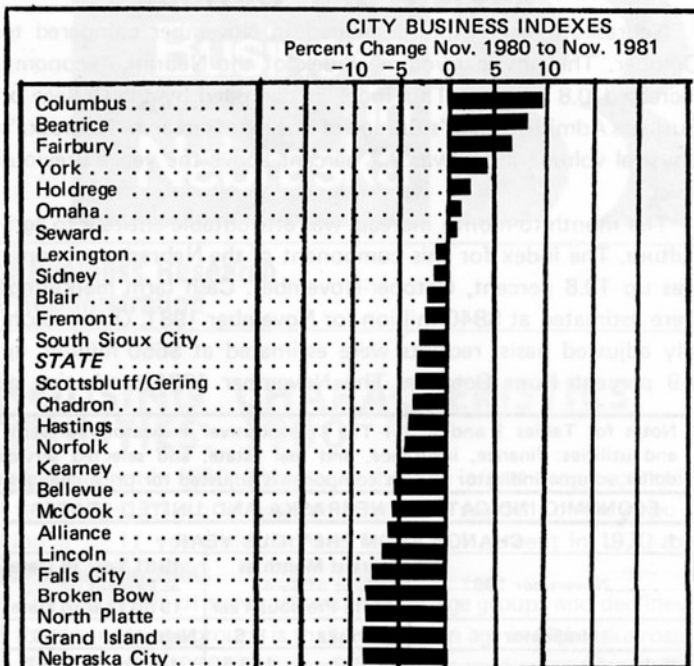
Nebraska retail sales were up 0.9 percent on a dollar volume basis. When adjustments are made for price changes, real retail sales were down 5.1 percent November 1980-November 1981. The commodity component of the consumer price index increased 6.4 percent over the interval November 1980-November 1981.

Nonmotor vehicle sales were down 4.1 percent on a price-adjusted basis, while motor vehicle sales were down 16.9 percent on a price-adjusted basis. Total retail sales in November 1981 were approximately \$751 million dollars, with \$697 million representing nonmotor vehicle sales.

Cities with gains in real retail sales include Columbus, up 21 percent; Holdrege, up 8.5 percent; York, up 11.4 percent; Seward, up 1.4 percent; and Beatrice and Lexington, up 1.2 percent. Other major Nebraska trading points recorded decreases in real retail sales. Real retail sales were down 0.7 percent in Omaha and down more than 10 percent in Lincoln when November 1981 is compared with year-previous levels.

Nebraska employment in November 1981 was estimated at 755,000, up more than 2,000 from November 1980. Since the labor force expanded by more than 7,000 persons during the same interval, unemployment increased to more than 33,000. Nebraska's unemployment rate for November 1981 was estimated at 4.3 percent, less than half the national rate of 8.4 percent. Nebraska November data are, of course, subject to revision. Preliminary January 1982 data indicate a slight rise in employment and a sharp rise in unemployment compared to January 1981.

D. E. P.



Source: Table 3 (page 4) and Table 4 below.

The State and Its Trading Centers	Percent of Same Month a Year Ago		
	Employment ¹	Building Activity ²	Power Consumption ³
<i>The State</i>	102.5	62.6	96.4
Alliance	97.5	60.9	95.4
Beatrice	101.9	341.0	93.7
Bellevue	104.0	23.2	96.4
Blair	102.7	93.2	91.7
Broken Bow	102.5	83.0	103.5
Chadron	102.2	84.8	83.0
Columbus	102.2	73.6	96.1
Fairbury	101.5	217.2	100.3
Falls City	102.1	20.8	96.3
Fremont	101.8	70.0	101.1*
Grand Island	102.0	35.3	96.4
Hastings	101.2	114.9	109.7
Holdrege	101.9	51.8	129.0
Kearney	101.5	73.9	113.3
Lexington	102.6	56.5	165.2
Lincoln	102.6	47.4	92.2
McCook	102.0	89.9	98.1
Nebraska City	99.5	22.8	95.2
Norfolk	101.0	56.4	100.0
North Platte	100.1	45.1	99.2
Omaha	104.0	85.7	95.1
Scottsbluff/Gering ..	107.4	45.1	76.2
Seward	103.2	66.3	100.3
Sidney	100.5	117.9	104.0
So. Sioux City	100.1	84.6	104.5
York	103.2	59.2	110.3

¹ As a proxy for city employment, total employment for the county in which a city is located is used.

² Building Activity is the value of building permits issued as spread over an appropriate time period of construction. The U.S. Department of Commerce Composite Construction Cost Index is used to adjust construction activity for price changes.

³ Power Consumption is a combined index of consumption of electricity and natural gas except in cases marked * for which only one is used.

Source: Compilation by Bureau of Business Research from reports of private and public agencies.

November 1981	Index (1967 = 100)	Percent of Same Month Last Year	Year to Date as Percent of Same Period Last Year*
Consumer Prices	280.7	109.6	110.5
Commodity component	258.0	106.4	108.6
Wholesale Prices	295.5	105.9	108.8
Agricultural Prices			
United States	243.0	89.3	104.2
Nebraska	248.0	87.6	102.8

*Using arithmetic average of monthly indexes.
Sources: Consumer and Wholesale Prices: U.S. Bureau of Labor Statistics; Agricultural Prices: U.S. Department of Agriculture.

(continued from page 3)
and Richardson.

Only three counties averaged more than 3.0 persons per household: Sarpy, Stanton, and Thurston. Most of the other counties with relatively large household sizes also were located in the eastern one-third of the state.

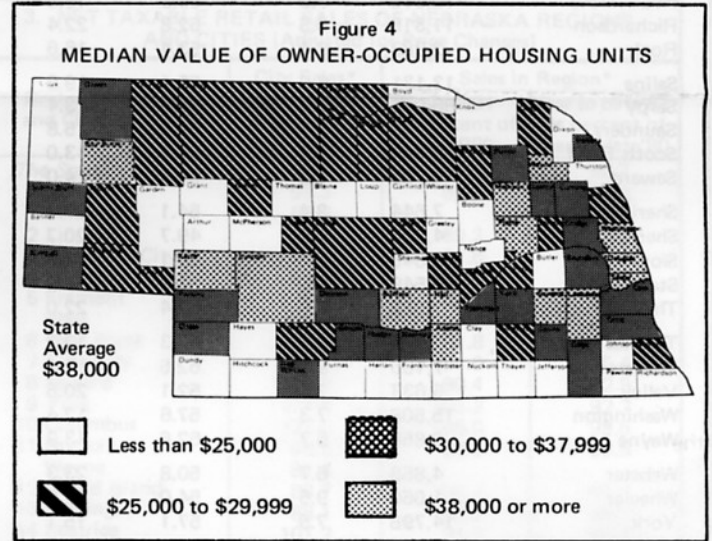
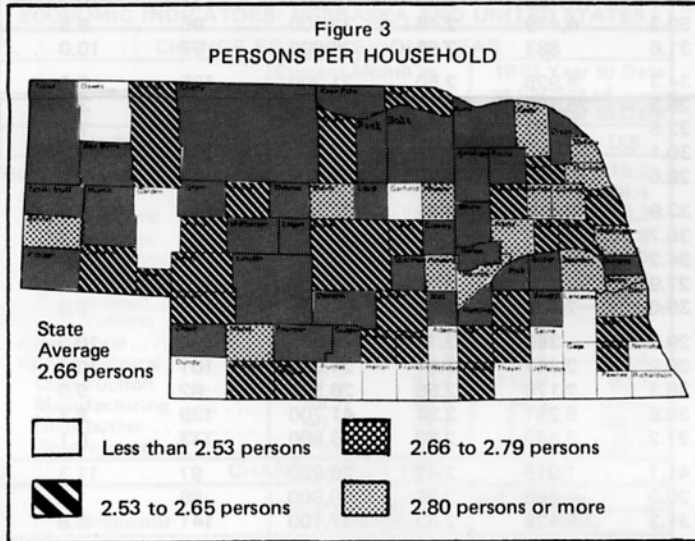
Another characteristic obtained from the 1980 census and presented in Table 1 is the median value of owner-occupied housing units. Statewide the median value was \$38,000, with a low of \$11,100 in Blaine County and a high of \$48,000 in Sarpy County. Caution should be used in interpreting these values, however, because the values were not market prices but were listed by the owners. The possibility of underestimation exists if a house was purchased several years ago.

In general, counties with relatively high housing values were more populous and had younger population and larger household

sizes than the counties with low housing values. They also were growing in population and were experiencing net immigration. Fourteen counties recorded median housing values which were higher than the state average. Among the highest in this group were Lancaster, Buffalo, Lincoln, Hall, and Box Butte.

Figure 4 presents a geographic comparison of housing values. Looking at this map, a pattern like the three previous figures emerges—the clustering of similar values in Nebraska's southern counties. Housing values in this group of counties were among the lowest in the state. Other counties with low housing values were located in the sparsely populated counties in the central and western portion of Nebraska and along the Missouri River in the northeast. Nine counties had median housing values less than \$20,000: Blaine, Pawnee, Arthur, Grant, Boyd, Greeley, Loup, Franklin, and Wheeler.

J. A. D.



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