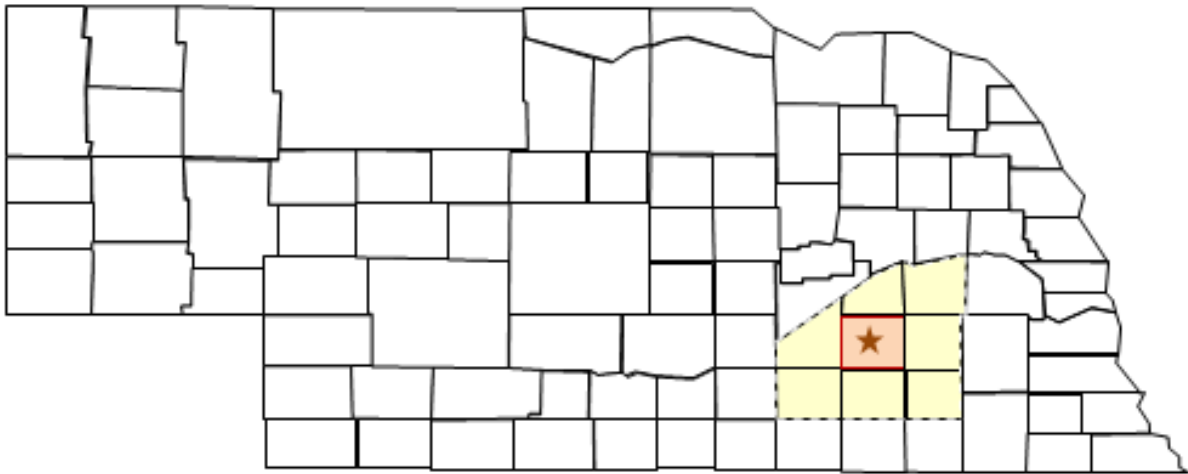


# Economic and Demographic Trends

## York, York County, and the Surrounding Area



*February 2014*

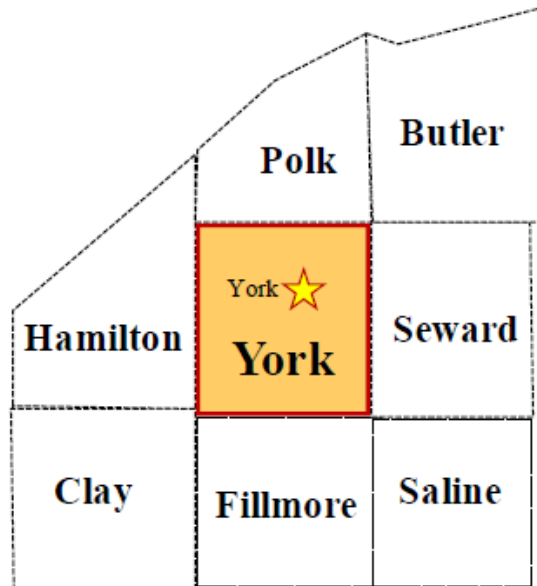
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## Economic and Demographic Trends in York County, and the Surrounding Area



This study provides data on labor force, employment, commuting patterns, population, migration, retail sales, and income for York County. For select measures, comparable data are provided for the surrounding area (selected counties and communities). The map featured above shows the general area for which selected comparable data are shown. In addition to York County, other counties included in this area are Butler, Clay, Fillmore, Hamilton, Polk, Saline, and Seward. The retail sales section also compares retail growth between York and eight other similarly sized Nebraska communities.

### **Labor Force and Employment**

Table 1 and Charts 1–5 (next pages) present nonfarm wage and salary data for York County for the period 2003–2012. Nonfarm employment is broken down into 11 sectors as defined by the Bureau of Labor Statistics and which are compliant with the North American Industrial Classification System (NAICS).

Nonfarm wage and salary employment consists of the following 11 sectors:

- Natural Resources & Mining
- Construction
- Manufacturing
- Trade, Transportation & Utilities
- Information
- Financial Activities
- Professional & Business Services
- Education & Health Services
- Leisure & Hospitality
- Other Services (except Public)
- Government

The measure of employment reported in Table 1 (below) is data on the number of people employed in the non-agriculture wage and salary sector in York County (regardless of their county of residence). These data indicate total nonfarm wage and salary employment in York County decreased 4.8 percent (396 jobs) between 2003 and 2012.

Table 1 also provides employment data for York County by major economic sector for years 2003–2012. Of the sectors reporting complete data, the Natural Resources & Mining sector recorded the largest percentage increase in employment between 2003 and 2012 (227.5 percent or 314 jobs) and also recorded the largest actual employment increase between 2003 and 2012.

Table 1

**Non-Farm Wage & Salary Employment Trends, York County, Nebraska  
 Selected Years: 2003-2012**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	% Change 2003-12	# Change 2003-12
<b>Non-farm Employment (W&amp;S)</b>	<b>8,180</b>	<b>8,396</b>	<b>8,930</b>	<b>9,140</b>	<b>8,125</b>	<b>7,296</b>	<b>7,206</b>	<b>7,251</b>	<b>7,449</b>	<b>7,784</b>	<b>-4.8</b>	<b>-396</b>
<b>Total Private Industries</b>	<b>7,136</b>	<b>7,353</b>	<b>7,814</b>	<b>8,017</b>	<b>6,977</b>	<b>6,138</b>	<b>6,049</b>	<b>6,009</b>	<b>6,220</b>	<b>6,556</b>	<b>-8.1</b>	<b>-580</b>
<b>Goods Producing</b>	<b>1,375</b>	<b>1,373</b>	<b>1,413</b>	<b>1,549</b>	<b>1,481</b>	<b>1,405</b>	<b>1,272</b>	<b>1,224</b>	<b>1,370</b>	<b>1,540</b>	<b>12.0</b>	<b>165</b>
Natural Resources & Mining	138	140	121	125	141	143	153	158	304	452	227.5	314
Construction	243	249	278	285	271	264	278	294	254	220	-9.5	-23
Manufacturing	994	985	1,014	1,138	1,069	997	841	772	811	869	-12.6	-125
<b>Service Providing</b>	<b>5,761</b>	<b>5,980</b>	<b>6,401</b>	<b>6,468</b>	<b>5,496</b>	<b>4,733</b>	<b>4,777</b>	<b>4,785</b>	<b>4,850</b>	<b>5,016</b>	<b>-12.9</b>	<b>-745</b>
Trade, Transportation & Utilities	2,479	2,512	2,838	2,834	2,296	1,522	1,516	1,499	1,611	1,606	-35.2	-873
Information	141	99	99	97	100	93	88	86	65	75	-46.8	-66
Financial Activities	344	350	360	394	390	383	395	390	380	379	10.2	35
Professional & Business Services	344	398	405	380	380	416	406	444	500	600	74.4	256
Education & Health Services	1,065	1,151	1,155	1,186	1,217	1,238	1,278	1,299	1,236	1,216	14.2	151
Leisure & Hospitality	803	859	864	889	839	831	846	827	796	823	2.5	20
Other Services, except Public	585	610	681	689	275	251	248	240	263	318	-45.6	-267
<b>Government</b>	<b>1,044</b>	<b>1,042</b>	<b>1,116</b>	<b>1,122</b>	<b>1,149</b>	<b>1,158</b>	<b>1,157</b>	<b>1,243</b>	<b>1,229</b>	<b>1,227</b>	<b>17.5</b>	<b>183</b>
Federal	63	59	60	57	57	57	56	63	55	49	-22.2	-14
State	154	162	181	183	182	182	187	186	178	180	16.9	26
Local	827	821	875	882	910	919	914	994	996	998	20.7	171

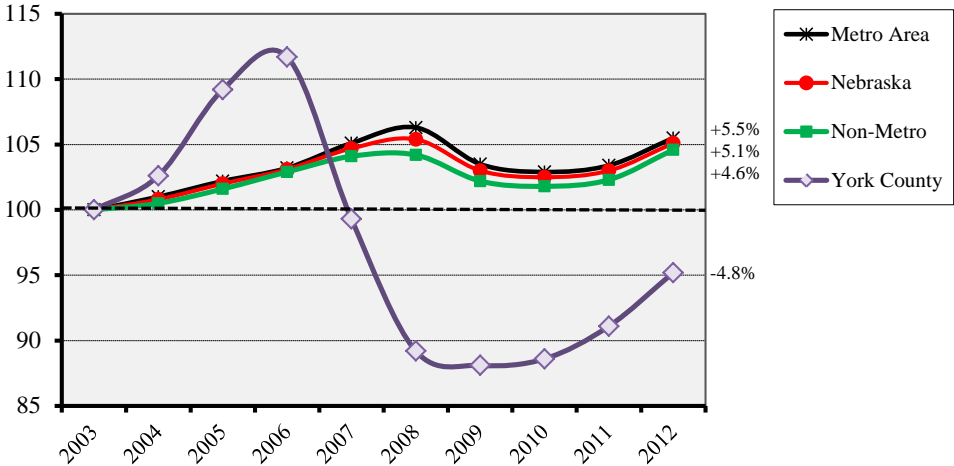
Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Annual Data, released June 2013  
 Labor Force & Work Force Summary, 2003-2012, Annually, York County, Nebraska (June 2013 data)

Chart 1 (next page) compares total nonfarm wage and salary employment growth in York County with metropolitan, non-metropolitan, and Nebraska as a whole for the review period 2003–2012. Non-metropolitan Nebraska is defined as Nebraska minus the seven Lincoln and Omaha metropolitan counties of Cass, Douglas, Lancaster, Sarpy, Saunders, Seward, and Washington.

As this chart indicates, total non-farm wage and salary employment in York County decreased 4.8 percent (396 jobs) from 2003 to 2012, compared to a 5.1 percent increase for Nebraska as a whole, a 5.5 percent increase in metropolitan Nebraska, and a 4.6 percent increase in non-metropolitan Nebraska.

Chart 1

**Nonfarm (W&S) Employment, York County, Nebraska, Metro, and Non-Metro Nebraska, 2003-2012 (Index, 2003=100)**

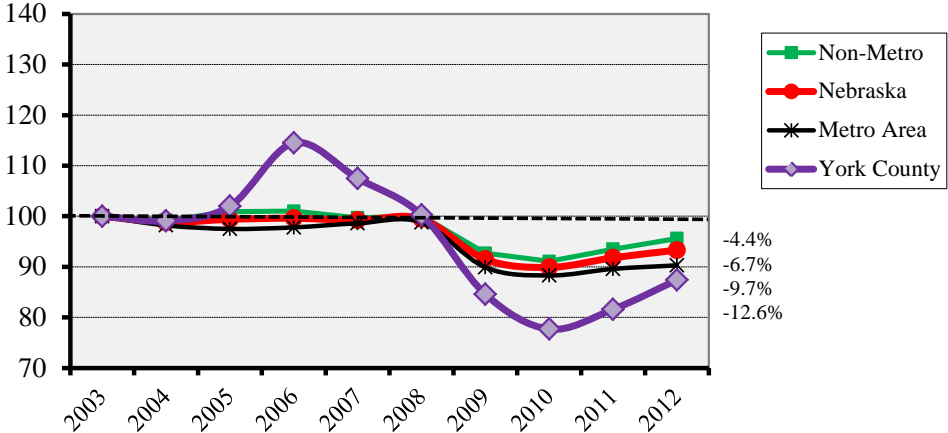


Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW), Released June 2013

Chart 2 presents data on manufacturing wage and salary employment growth for York County, Nebraska, metropolitan, and non-metropolitan areas. The Manufacturing sector for York County recorded a 12.6 percent decrease in employment (125 jobs) between 2003 and 2012. This compares to a 4.4 percent decrease in employment for non-metropolitan Nebraska; a 6.7 percent decrease for Nebraska as a whole; and a 9.7 percent decrease for metropolitan Nebraska over the same period.

Chart 2

**Manufacturing (W&S) Employment, York County, Nebraska, Metro, and Non-Metro Nebraska, 2003-2012 (Index, 2003=100)**



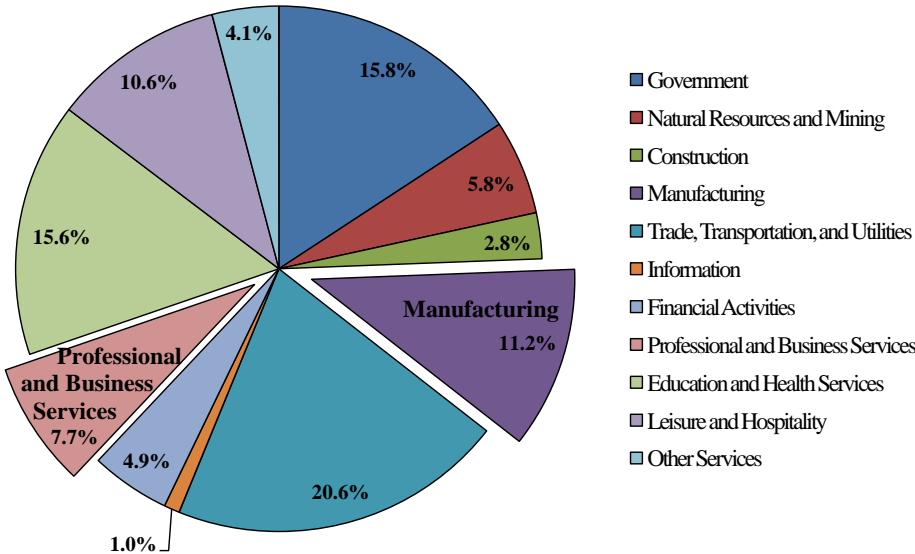
Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW), Released June 2013

The next series of pie charts (Charts 3, 4 & 5) display the distribution of non-farm wage and salary (W&S) employment by major economic sector in York County compared to the non-metropolitan and metropolitan distributions.

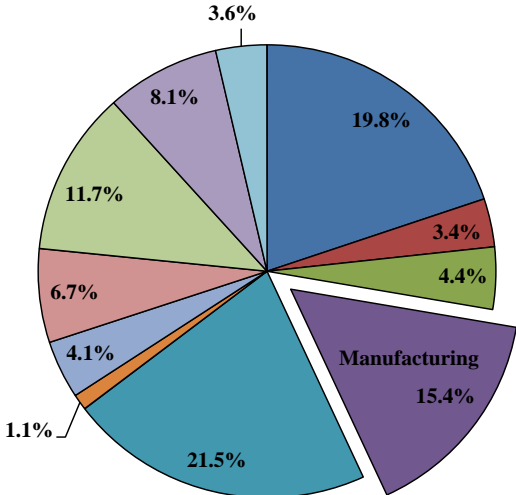
When comparing the York employment sectors to non-metropolitan Nebraska, the largest deviation occurs in the Manufacturing sector which makes up 11.2 percent of the county workforce (869 employees) compared to 15.4 percent for non-metropolitan Nebraska; a difference of 4.2 percent. Comparing York County to the overall metropolitan distribution, the largest deviation is found in the Professional and Business Services sector (7.7 percent York County vs. 14.7 percent metropolitan Nebraska; a difference of 7.0 percent).

Charts 3, 4, 5

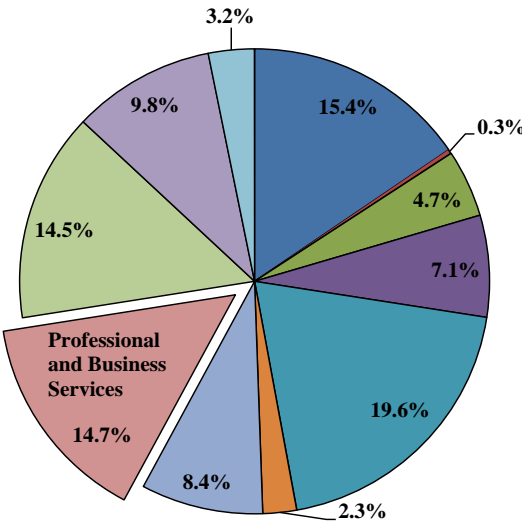
### Nonfarm Wage & Salary Employment by Major Economic Sector York County, 2012



Non-Metro Area W&S Employment, 2012



Metro Area W&S Employment, 2012



Source: U.S. Department of Labor, Bureau of Labor Statistics.

The next table (Table 2) shows labor force information for York County for the time period 2003–2012. In the case of the labor force information (labor force, unemployment, and total employment), these data are measured based on the county of residence of the labor force participants (regardless of where they work). As the labor force and total employment data indicate, there was an decrease in the number of York County residents participating in the labor force between 2003 and 2012 (6.6 percent or 526 people).

The number of those unemployed in York County increased by 2.6 percent (7 people) between 2003 and 2012. Persons are classified as unemployed if they do not have a job, have actively looked for work in the prior four weeks, and are currently available for work. The York County unemployment rate was 3.7 percent in 2012; below that for metropolitan Nebraska (4.2 percent), below Nebraska as a whole (3.9 percent), and above non-metropolitan Nebraska (3.7 percent).

Table 2

**Labor Force & Employment Trends, York County, Nebraska**  
 Selected Years: 2003-2012

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	% Change 2003-12	# Change 2003-12
<b>Labor Force</b>	<b>7,933</b>	<b>8,107</b>	<b>8,438</b>	<b>8,513</b>	<b>7,671</b>	<b>7,083</b>	<b>7,032</b>	<b>7,132</b>	<b>7,238</b>	<b>7,407</b>	<b>-6.6</b>	<b>-526</b>
Unemployment	267	259	242	203	206	258	345	344	325	274	2.6	7
Unemployment Rate	3.4	3.2	2.9	2.4	2.7	3.6	4.9	4.8	4.5	3.7	(N/A)	(N/A)
Employment	7,666	7,848	8,196	8,310	7,465	6,825	6,687	6,788	6,913	7,133	-7.0	-533

(N/A) Data not available

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, Annual Data, released March 2013

**Residence and Work Flow Patterns**

The next series of tables show residence (Work Destination) and workflow (Home Destination) patterns for the city of York. A Work Destination report looks at where residents in a selected area are working (where they are commuting to work). A Home Destination report looks at the area from which a city is pulling employees to fill positions. These data are from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program. This program uses a variety of statistical and computing techniques to combine federal and state administrative data on employers and employees with core Census Bureau censuses and surveys while protecting the confidentiality of people and firms that provide the data. The most current data available for the city of York are from 2011.

Table 3 (pages 6–7) examines the Work Destination area for the city of York from three perspectives: by state, by county, and by place (city). In Table 3, the Census identified 3,567 county labor force participants holding primary jobs. As Table 3 shows, 99.0 percent of the city of York’s labor force participants are employed within the state of Nebraska. Approximately 61.6 percent of the city of York workers remain within the city of York for employment with 38.4 percent leaving the city for work (next page). Looking deeper to the locality level, the table also shows the top locations where the city of York labor force participants are employed (next page).

Table 3

**Work Destination Report**

*Where Workers are Employed Who Live in the Selection Area - by States*

**2011**

**Count Share**

<b>Total Primary Jobs</b>	<b>3,567</b>	<b>100.0%</b>
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**By States**

**Jobs Counts by States Where Workers are Employed**

**2011**

**Count Share**

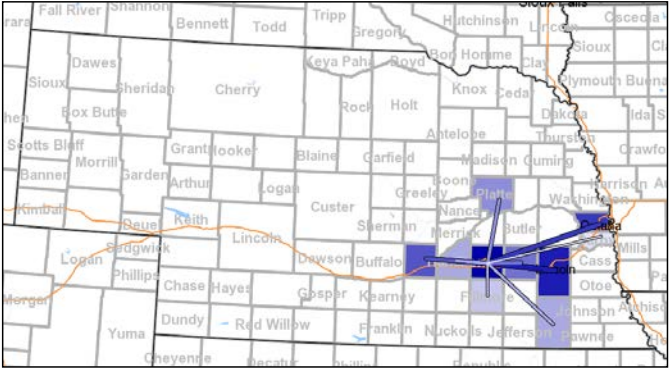
<b>Nebraska</b>	<b>3,532</b>	<b>99.0%</b>
Iowa	16	0.4%
Kansas	16	0.4%
Missouri	2	0.1%
South Dakota	1	0.0%
All Other Locations	0	0.0%



Table 3 (continued)

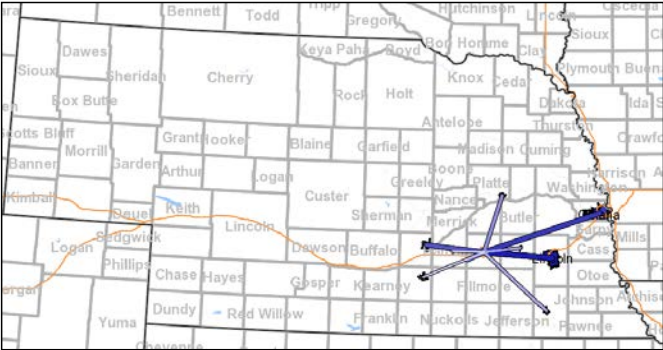
**By Counties**  
**Jobs Counts by Counties Where Workers are Employed**  
**2011**

	Count	Share
<b>York County, NE</b>	<b>2,196</b>	<b>61.6%</b>
Lancaster County, NE	440	12.3%
Douglas County, NE	191	5.4%
Hall County, NE	135	3.8%
Seward County, NE	72	2.0%
Platte County, NE	58	1.6%
Gage County, NE	44	1.2%
Hamilton County, NE	44	1.2%
Fillmore County, NE	42	1.2%
Sarpy County, NE	38	1.1%
All Other Locations	307	8.6%



**By Places (top 10)**  
**Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed**  
**2011**

	Count	Share
<b>York city, NE</b>	<b>1,820</b>	<b>51.0%</b>
Lincoln city, NE	426	11.9%
Omaha city, NE	171	4.8%
Grand Island city, NE	121	3.4%
Henderson city, NE	72	2.0%
Columbus city, NE	52	1.5%
Beatrice city, NE	36	1.0%
Seward city, NE	36	1.0%
Hastings city, NE	34	1.0%
Aurora city, NE	22	0.6%
All Other Locations	777	21.8%



Source: U.S. Census Bureau, LED Origin-Destination Data Base, June 2013



People also travel from other locations to work in the city of York—this is the Home Destination report or the labor shed area. Table 4 (pages 8–9) depicts the home locations of those employed within the city of York. The Census identified 4,851 primary jobs within the city of York. As Table 4 indicates, 98.5 percent of these jobs are held by Nebraska residents. Approximately 52.9 percent of the city of York workers live within the city and the top localities show the distribution of employee residents around the area (next page).

Table 4

### Home Destination Report

*Where Workers Live Who are Employed in the Selection Area - by States*

2011

	Count	Share
<b>Total Primary Jobs</b>	<b>4,851</b>	<b>100.0%</b>

#### By States

#### Jobs Counts by States Where Workers Live

2011

	Count	Share
<b>Nebraska</b>	<b>4,777</b>	<b>98.5%</b>
Iowa	30	0.6%
Kansas	7	0.1%
California	5	0.1%
Florida	5	0.1%
Oklahoma	5	0.1%
Wisconsin	4	0.1%
Illinois	3	0.1%
Minnesota	3	0.1%
Missouri	3	0.1%
All Other Locations	9	0.2%



#### By Counties

#### Jobs Counts by Counties Where Workers Live

2011

	Count	Share
<b>York County, NE</b>	<b>2,565</b>	<b>52.9%</b>
Lancaster County, NE	244	5.0%
Seward County, NE	186	3.8%
Fillmore County, NE	166	3.4%
Hall County, NE	164	3.4%
Polk County, NE	146	3.0%
Hamilton County, NE	132	2.7%
Platte County, NE	102	2.1%
Gage County, NE	82	1.7%
Douglas County, NE	69	1.4%
All Other Locations	995	20.5%

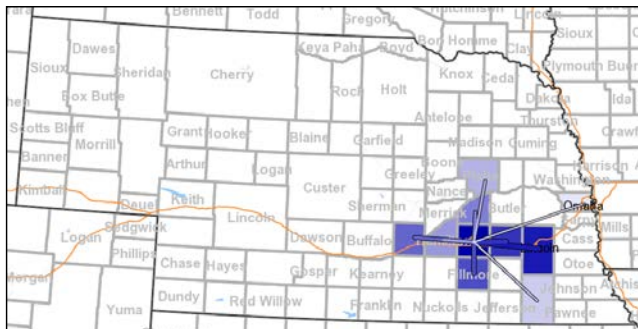


Table 4 (continued)

**By Places (top 10)**  
**Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live**  
**2011**

	Count	Share
<b>York city, NE</b>	<b>1,820</b>	<b>37.5%</b>
Lincoln city, NE	221	4.6%
Grand Island city, NE	127	2.6%
Henderson city, NE	93	1.9%
Geneva city, NE	67	1.4%
Columbus city, NE	64	1.3%
Stromsburg city, NE	54	1.1%
Aurora city, NE	50	1.0%
Beatrice city, NE	50	1.0%
Seward city, NE	50	1.0%
All Other Locations	2,255	46.5%



Source: U.S. Census Bureau, LED Origin-Destination Data Base, June 2013

The next table (Table 5, pages 9–10) shows an inflow/outflow report for the city of York labor force. The data show labor force and employment size, efficiency, and other characteristics. These data were also obtained from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) section and help identify characteristics of labor force movement for the city of York.

Table 5

**Inflow/Outflow Report**

**Selection Area Labor Market Size (Primary Jobs)**

	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	4,851	100.0%	4,662	100.0%	4,970	100.0%
Living in the Selection Area	3,567	73.5%	3,876	83.1%	4,470	89.9%
Net Job Inflow (+) or Outflow (-)	1,284	-	786	-	500	-

**In-Area Labor Force Efficiency (Primary Jobs)**

	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
Living in the Selection Area	3,567	100.0%	3,876	100.0%	4,470	100.0%
Living and Employed in the Selection Area	1,820	51.0%	1,894	48.9%	2,294	51.3%
Living in the Selection Area but Employed Outside	1,747	49.0%	1,982	51.1%	2,176	48.7%

**In-Area Employment Efficiency (Primary Jobs)**

	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	4,851	100.0%	4,662	100.0%	4,970	100.0%
Employed and Living in the Selection Area	1,820	37.5%	1,894	40.6%	2,294	46.2%
Employed in the Selection Area but Living Outside	3,031	62.5%	2,768	59.4%	2,676	53.8%

Table 5 (continued)

Outflow Job Characteristics (Primary Jobs)	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
External Jobs Filled by Residents	1,747	100.0%	1,982	100.0%	2,176	100.0%
Workers Aged 29 or younger	534	30.6%	588	29.7%	626	28.8%
Workers Aged 30 to 54	809	46.3%	956	48.2%	1,092	50.2%
Workers Aged 55 or older	404	23.1%	438	22.1%	458	21.0%
Workers Earning \$1,250 per month or less	465	26.6%	511	25.8%	622	28.6%
Workers Earning \$1,251 to \$3,333 per month	736	42.1%	861	43.4%	1,001	46.0%
Workers Earning More than \$3,333 per month	546	31.3%	610	30.8%	553	25.4%
Workers in the "Goods Producing" Industry Class	267	15.3%	272	13.7%	390	17.9%
Workers in the "Trade, Transportation, and Utilities" Industry Class	523	29.9%	573	28.9%	651	29.9%
Workers in the "All Other Services" Industry Class	957	54.8%	1,137	57.4%	1,135	52.2%

Inflow Job Characteristics (Primary Jobs)	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
Internal Jobs Filled by Outside Workers	3,031	100.0%	2,768	100.0%	2,676	100.0%
Workers Aged 29 or younger	805	26.6%	796	28.8%	837	31.3%
Workers Aged 30 to 54	1,563	51.6%	1,435	51.8%	1,374	51.3%
Workers Aged 55 or older	663	21.9%	537	19.4%	465	17.4%
Workers Earning \$1,250 per month or less	857	28.3%	834	30.1%	846	31.6%
Workers Earning \$1,251 to \$3,333 per month	1,417	46.8%	1,352	48.8%	1,290	48.2%
Workers Earning More than \$3,333 per month	757	25.0%	582	21.0%	540	20.2%
Workers in the "Goods Producing" Industry Class	438	14.5%	334	12.1%	383	14.3%
Workers in the "Trade, Transportation, and Utilities" Industry Class	814	26.9%	767	27.7%	724	27.1%
Workers in the "All Other Services" Industry Class	1,779	58.7%	1,667	60.2%	1,569	58.6%

Interior Flow Job Characteristics (Primary Jobs)	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
Internal Jobs Filled by Residents	1,820	100.0%	1,894	100.0%	2,294	100.0%
Workers Aged 29 or younger	437	24.0%	474	25.0%	575	25.1%
Workers Aged 30 to 54	877	48.2%	944	49.8%	1,181	51.5%
Workers Aged 55 or older	506	27.8%	476	25.1%	538	23.5%
Workers Earning \$1,250 per month or less	517	28.4%	587	31.0%	754	32.9%
Workers Earning \$1,251 to \$3,333 per month	886	48.7%	881	46.5%	1,044	45.5%
Workers Earning More than \$3,333 per month	417	22.9%	426	22.5%	496	21.6%
Workers in the "Goods Producing" Industry Class	335	18.4%	312	16.5%	424	18.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class	295	16.2%	327	17.3%	389	17.0%
Workers in the "All Other Services" Industry Class	1,190	65.4%	1,255	66.3%	1,481	64.6%

Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap 1/23/14.

The Distance/Direction Report depicted in Table 6 and Figure 1 shows the number (count) and percentage (share) of primary job holders living in the city of York and the distance they travel to work. Looking at Table 6, the count of primary job holders living within the city of York has decreased in 2011 compared to 2009. The distribution of miles traveled to work has shifted slightly since 2009. Figure 1 shows the location and concentration of these workplaces.

Table 6

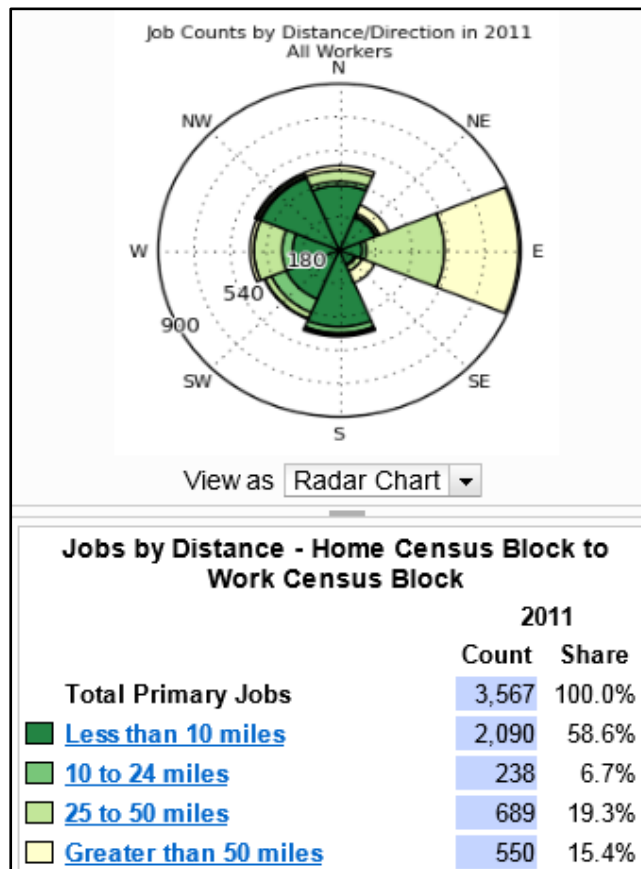
**Distance/Direction Report - Home Census Block to Work Census Block**

*Live within study area - distance to work*

**Job Counts in Work Blocks by Distance Only**

	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
<b>Total Primary Jobs</b>	<b>3,567</b>	<b>100.0%</b>	<b>3,876</b>	<b>100.0%</b>	<b>4,470</b>	<b>100.0%</b>
Less than 10 miles	2,090	58.6%	2,267	58.5%	2,642	59.1%
10 to 24 miles	238	6.7%	285	7.4%	345	7.7%
25 to 50 miles	689	19.3%	699	18.0%	807	18.1%
Greater than 50 miles	550	15.4%	625	16.1%	676	15.1%

Figure 1



Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap, 1/23/2014.

Table 7 and Figure 2 show the number (count) and percentage (share) of people employed within the city of York and the distance to their homes. Looking at Table 7, the number of primary jobs held within the city of York has decreased since 2009. The data also show the majority of the city of York employees continue to travel further than 10 miles from work to home. Figure 2 shows the concentration of job counts by distance and direction.

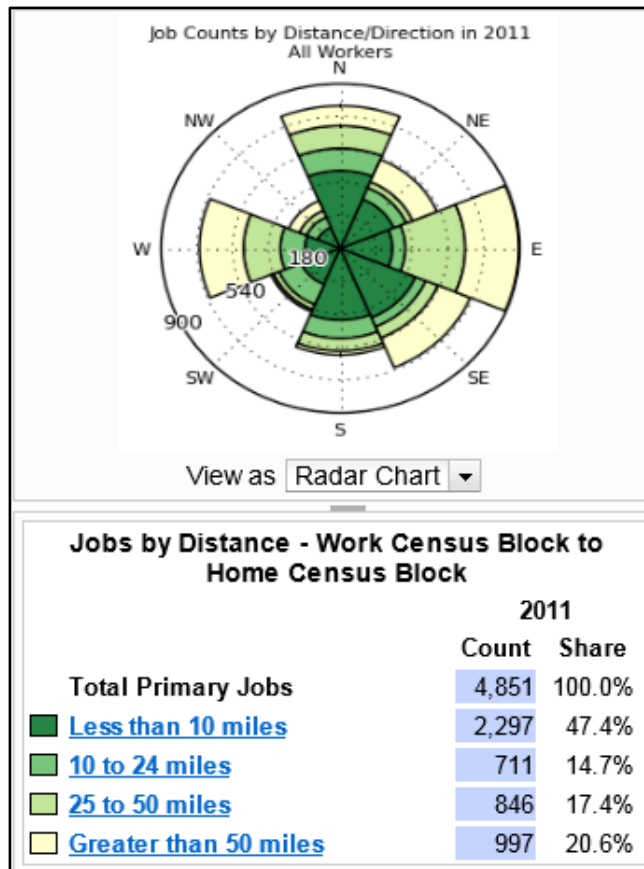
Table 7

**Distance/Direction Report - Work Census Block to Home Census Block**  
*Live within study area - distance to home*

**Job Counts in Home Blocks by Distance Only**

	2011		2010		2009	
	Count	Share	Count	Share	Count	Share
<b>Total Primary Jobs</b>	<b>4,851</b>	<b>100.0%</b>	<b>4,662</b>	<b>100.0%</b>	<b>4,970</b>	<b>100.0%</b>
Less than 10 miles	2,297	47.4%	2,397	51.4%	2,717	54.7%
10 to 24 miles	711	14.7%	754	16.2%	658	13.2%
25 to 50 miles	846	17.4%	737	15.8%	811	16.3%
Greater than 50 miles	997	20.6%	774	16.6%	784	15.8%

Figure 2



Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap, 1/23/2014.

## Population and Migration Trends

The following tables (Tables 8 and 9) present population trend data for York County and the surrounding area. As Table 8 indicates, York County's population decreased 0.1 percent (20 people) between 1970 and 2010 or an average of slightly more than 0.0 percent per year. This population decrease compares to a 23.0 percent increase, average of 0.4 percent per year, for Nebraska as a whole. York County reported a 0.6 percent increase in population from 2010 to 2012 (81 people).

Table 8

**County Population 1970-2012**  
 York County and the Surrounding Area

Location	1970	1980	1990	2000	2010	2012	Avg. Annual % Change 1970-2010	Avg. Annual % Change 2010-2012
<b>Nebraska</b>	<b>1,485,333</b>	<b>1,569,825</b>	<b>1,578,417</b>	<b>1,711,265</b>	<b>1,826,341</b>	<b>1,855,525</b>	<b>0.4</b>	<b>0.8</b>
<b>York County</b>	<b>13,685</b>	<b>14,798</b>	<b>14,428</b>	<b>14,598</b>	<b>13,665</b>	<b>13,746</b>	<b>0.0</b>	<b>0.3</b>
Butler County	9,461	9,330	8,601	8,861	8,395	8,295	-0.2	-0.6
Clay County	8,266	8,106	7,123	7,039	6,542	6,411	-0.5	-1.0
Fillmore County	8,137	7,920	7,103	6,634	5,890	5,771	-0.6	-1.0
Hamilton County	8,867	9,301	8,862	9,403	9,124	9,011	0.1	-0.6
Polk County	6,468	6,320	5,668	5,639	5,406	5,320	-0.4	-0.8
Saline County	12,809	13,131	12,715	13,843	14,200	14,557	0.2	1.2
Seward County	14,460	15,789	15,450	16,496	16,750	16,935	0.3	0.6

Source: U.S. Bureau of the Census, Census of Population, April 2013

Table 9 data reveal a population increase of 1,220 people for York County's incorporated places as a whole during the 1970–2012 time period. This was an increase of 13.4 percent or 0.2 percent per year. York, the county's largest city, reported a 15.7 percent increase in population (1,067 people) between 1970 and 2012. The unincorporated areas outside of the selected communities experienced a 25.3 percent decrease (1,159 people) during the same, 1970–2012 time period.

Table 9

**County Population 1970-2012**  
 York County Communities and Unincorporated Areas

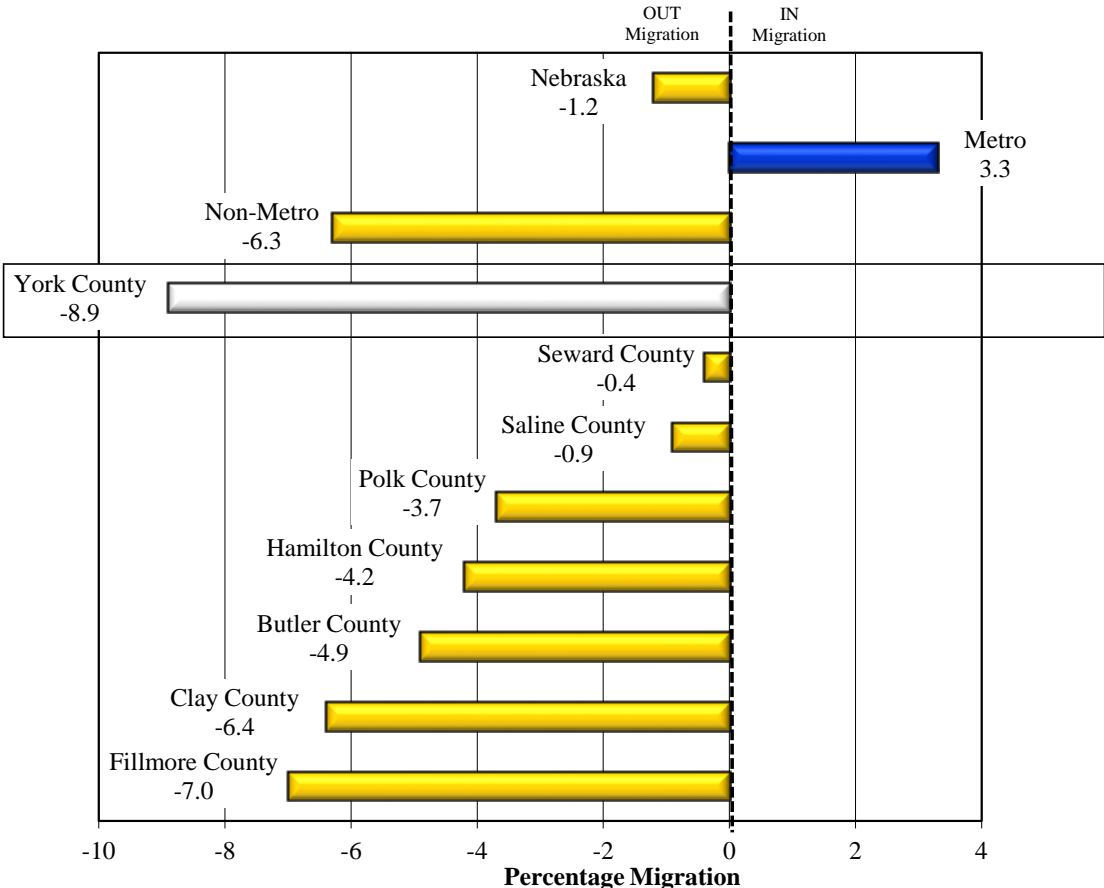
Location	1970	1980	1990	2000	2010	2012	Avg. Annual % Change 1970-2010	Avg. Annual % Change 2010-2012
<b>Nebraska</b>	<b>1,485,333</b>	<b>1,569,825</b>	<b>1,578,417</b>	<b>1,711,265</b>	<b>1,826,341</b>	<b>1,855,525</b>	<b>0.4</b>	<b>0.8</b>
<b>York County</b>	<b>13,685</b>	<b>14,798</b>	<b>14,428</b>	<b>14,598</b>	<b>13,665</b>	<b>13,746</b>	<b>0.0</b>	<b>0.3</b>
Benedict	209	228	230	278	234	236	0.2	0.4
Bradshaw	347	373	331	336	273	273	-0.5	0.0
Gresham	248	320	253	270	223	225	-0.2	0.4
Henderson	901	1,072	999	986	991	993	0.2	0.1
Lushton	34	33	28	33	30	30	-0.3	0.0
McCool Junction	289	404	385	385	409	412	0.7	0.4
Thayer	78	70	64	71	62	62	-0.5	0.0
Waco	214	225	217	256	236	242	0.2	1.3
York	6,778	7,723	7,993	8,081	7,766	7,845	0.3	0.5
<b>Total Incorporated</b>	<b>9,098</b>	<b>10,448</b>	<b>10,500</b>	<b>10,696</b>	<b>10,224</b>	<b>10,318</b>	<b>0.2</b>	<b>0.5</b>
<b>Unincorporated</b>	<b>4,587</b>	<b>4,350</b>	<b>3,928</b>	<b>3,902</b>	<b>3,441</b>	<b>3,428</b>	<b>-0.6</b>	<b>-0.2</b>

Source: U.S. Bureau of the Census, Census of Population, April 2013

The next two charts (Chart 6 & 7) graphically depict the migration patterns for Nebraska, York County, and the surrounding area as a percentage of the previous decade. Net migration is the change in population after factoring the natural increase for an area (births minus deaths). For the 2000–2010 decade, York County experienced a net out-migration of 1,296 people or 8.9 percent of its 2000 population.

Chart 6

**2000-2010 Net Migration as Percent of 2000 Population  
 York County and the Surrounding Area**

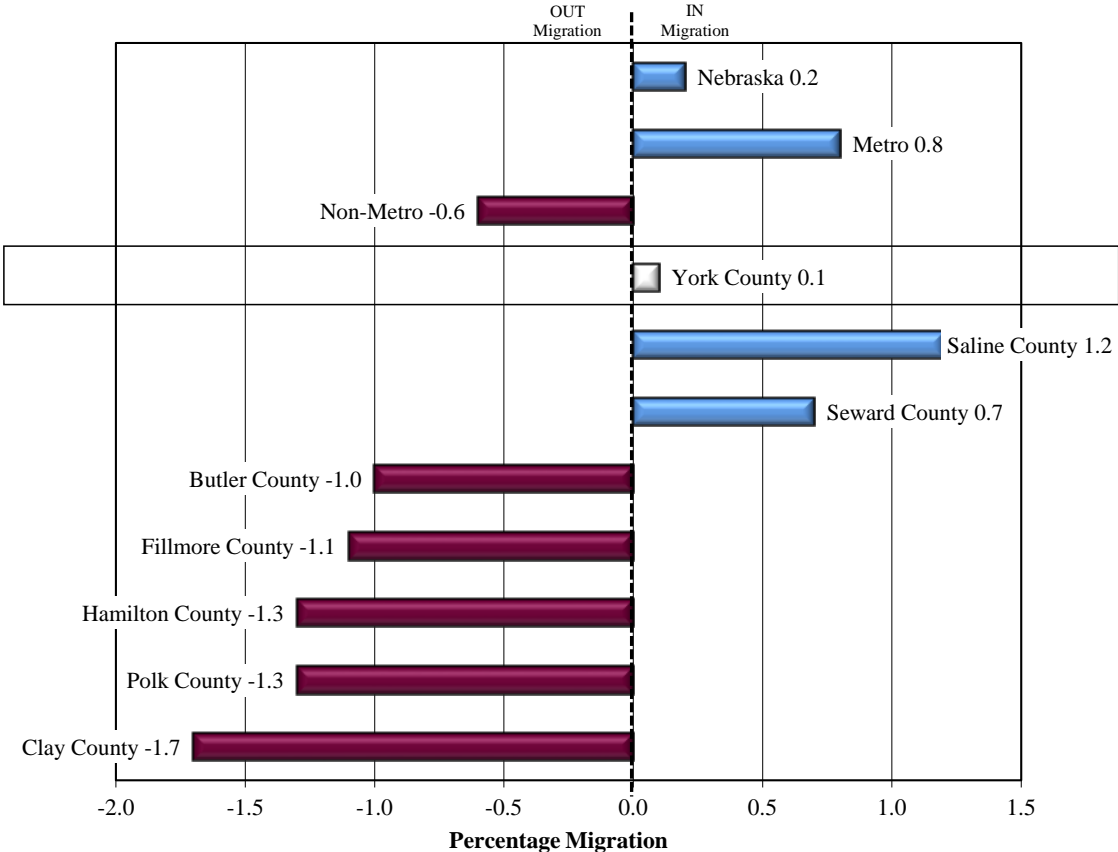


Source: U.S. Census Bureau, County population and estimated components of population change, June 2013

Looking at the years 2010–2012 (Chart 7), York County experienced a net in-migration of 17 people or 0.1 percent of its 2010 population.

Chart 7

### 2010-2012 Net Migration as Percent of 2000 Population York County and the Surrounding Area



Source: U.S. Census Bureau, County population and estimated components of population change, June 2013



The next two tables (Tables 10 and 11) provide detail on migration between 2009 and 2010, the latest data available. Migration patterns are influenced by employment opportunities, cost-of-living, and quality-of-life factors.

Table 10 data show 69.5 percent of those moving into York County between 2009 and 2010 moved from other Nebraska locations (889 people). Data also reveal 372 people (29.1 percent) migrated into the county from other states.

Table 10

**York County, Nebraska, 2010  
 Inflow Into County (1 year estimate)**

	Number	Percent
Movers within the United States	2,341	99.2
Within Same County	1,080	45.8
Different County, Same State	889	37.7
Different State	372	15.8
Movers from Abroad	18	0.8
<b>Total Movement</b>	<b>2,359</b>	

Source: American Community Survey, County-to-County Migration Flows, 2006-2010 data, March 2013

**Reported Counties  
 (where people moved from)**

State	County	Number
Nebraska	Lancaster County	251
Nebraska	Polk County	123
Nebraska	Seward County	114
Nebraska	Douglas County	84
Nebraska	Saline County	55
Nebraska	Fillmore County	53
Texas	Fannin County	45
Texas	Coryell County	43
New York	Essex County	38
Minnesota	Beltrami County	28
Nebraska	Buffalo County	27
Nebraska	Madison County	24
California	San Diego County	23
Nebraska	Hamilton County	23
Nebraska	Thayer County	21
Illinois	Cook County	20
Iowa	Woodbury County	19
Nebraska	Cuming County	19
Nebraska	Dakota County	17
Nebraska	Sarpy County	16
Delaware	New Castle County	14
Minnesota	Carlton County	14
Asia	-	14
Iowa	Scott County	13
Illinois	DuPage County	12

Source: American Community Survey, County-to-County Migration Flows, 2006-2010 data, March 2013

Table 11 data reveal 68.1 percent of people migrating out of York County between 2009 and 2010 remained in the state of Nebraska (803 people). Data show 377 York County residents (31.9 percent) also moved to other states during this time period. Employment, housing, and educational opportunities located in these counties play a major role in this migration pattern.

Table 11

**York County, Nebraska, 2010  
 Outflow Into County (1 year estimate)**

	Number	Percent
Movers within the United States	2,260	100
Within Same County	1,080	47.8
Different County, Same State	803	35.5
Different State	377	16.7
Movers to Puerto Rico	0	0
<b>Total Movement</b>	<b>2,260</b>	

Source: American Community Survey, County-to-County Migration Flows, 2006-2010 data, March 2013

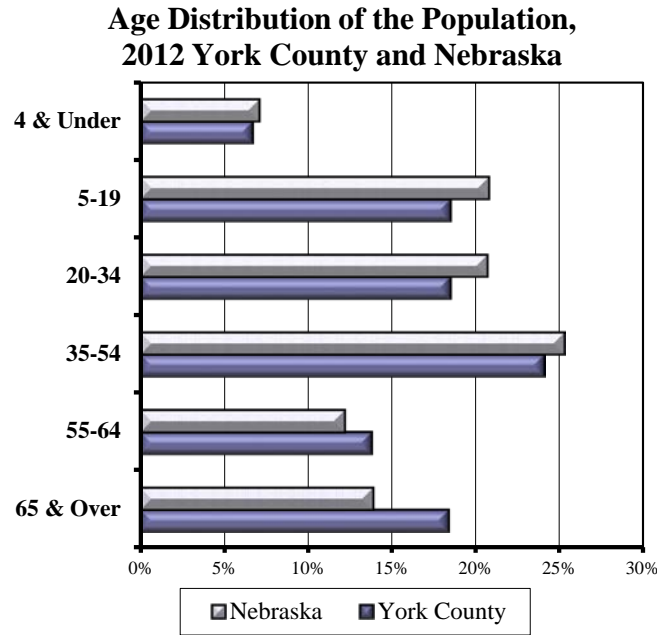
**Reported Counties  
 (where people moved to)**

State	County	Number
Nebraska	Lancaster County	452
Minnesota	Dakota County	95
Nebraska	Douglas County	62
Alabama	Dale County	59
Nebraska	Buffalo County	48
Illinois	Will County	45
Kentucky	Hardin County	36
Nebraska	Seward County	33
Nebraska	Fillmore County	29
South Dakota	Lawrence County	27
Iowa	Dallas County	24
Nebraska	Polk County	23
Nebraska	Gage County	20
Nebraska	Dakota County	18
Nebraska	Platte County	18
Nebraska	Saline County	17
South Dakota	Yankton County	16
Arkansas	White County	13
Nebraska	Adams County	13
Connecticut	New London County	12
Nebraska	Hall County	12
Nebraska	Nemaha County	12
North Carolina	Henderson County	11
Oklahoma	Osage County	11
Arkansas	Independence County	10

Source: American Community Survey, County-to-County Migration Flows, 2006-2010 data, March 2013

The following chart and table (Chart 8; Table 12) compare the U.S. Census Bureau’s age distribution of population for Nebraska as a whole and York County. The population of York County is significantly older in age than Nebraska as a whole. The median age for York County residents in 2012 was 41.3 years of age compared to 36.2 years of age for residents of Nebraska as a whole.

Chart 8



Source: U.S. Census Bureau, "Annual Estimates of the Resident Population for Selected Age Groups by Sex," June 2013

Table 12

**Age Distribution of the Population, 2012  
York County and Nebraska**

	2011 Population		Percent	
	Nebraska	York County	Nebraska	York County
4 & Under	132,268	925	7.1%	6.7%
5-19	385,109	2,544	20.8%	18.5%
20-34	383,722	2,546	20.7%	18.5%
35-54	470,026	3,309	25.3%	24.1%
55-64	227,046	1,895	12.2%	13.8%
65 & Over	257,354	2,527	13.9%	18.4%
<b>Total</b>	<b>1,855,525</b>	<b>13,746</b>	<b>100%</b>	<b>100%</b>
<b>Median Age</b>	<b>36.2</b>	<b>41.3</b>		

Source: U.S. Census Bureau, "Annual Estimates of the Resident Population for Selected Age Groups by Sex," June 2013

Table 13 shows additional median ages as estimated by the American Community Survey for communities within York County and the surrounding counties both as a total and by gender. These are 5-year estimates and differ from the U.S. Census Bureau’s single year distributions. Chart 9 graphically depicts the median age distribution for the study area.

Table 13

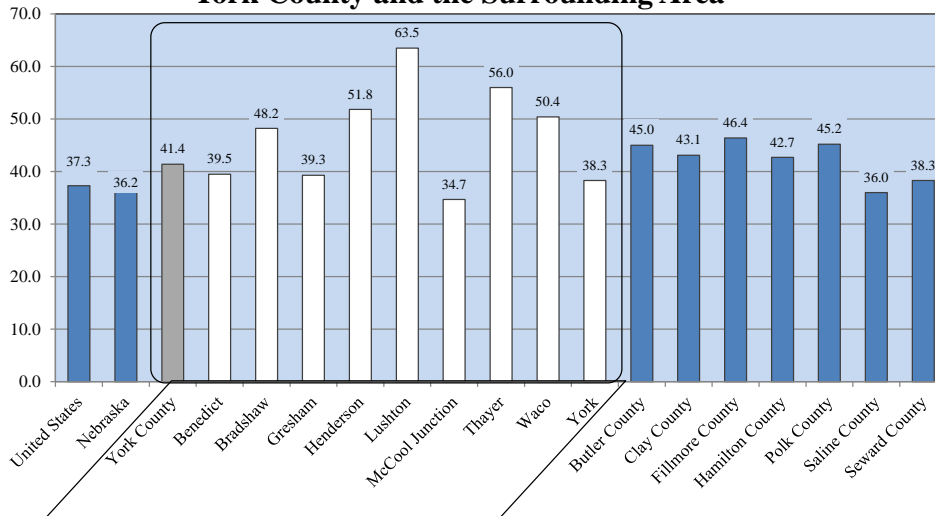
**Median Age by Location and Gender  
 5-Year Estimate, 2008–2012  
 York County and the Surrounding Area**

	Median Age		
	Total	Male	Female
<b>United States</b>	<b>37.3</b>	36.0	38.7
<b>Nebraska</b>	<b>36.2</b>	35.0	37.4
<b>York County</b>	<b>41.4</b>	39.2	43.3
Benedict	39.5	30.3	44.0
Bradshaw	48.2	48.8	47.4
Gresham	39.3	50.3	32.0
Henderson	51.8	52.3	50.6
Lushton	63.5	63.0	63.5
McCool Junction	34.7	37.0	30.9
Thayer	56.0	57.5	54.5
Waco	50.4	48.9	52.5
York	38.3	35.1	42.3
<b>Butler County</b>	<b>45.0</b>	43.5	46.3
<b>Clay County</b>	<b>43.1</b>	42.3	43.9
<b>Fillmore County</b>	<b>46.4</b>	45.3	47.7
<b>Hamilton County</b>	<b>42.7</b>	41.3	44.4
<b>Polk County</b>	<b>45.2</b>	44.5	46.2
<b>Saline County</b>	<b>36.0</b>	34.9	37.3
<b>Seward County</b>	<b>38.3</b>	36.3	40.4

Data Set: 2008-2012 American Community Survey 5-Year Estimate  
 Source: U.S. Census Bureau, 2008-2012 American Community Survey, March 2013

Chart 9

**Median Age by Location, 5-Year Estimate, 2008–2012  
 York County and the Surrounding Area**



Data Set: 2008-2012 American Community Survey 5-Year Estimates  
 Source: U.S. Census Bureau, 2008-2012 American Community Survey, March 2013

**Retail Sales**

Table 14 and Chart 10 show the retail sales (non-motor vehicle) pull factors for York County and the surrounding area for 2012. The pull factor is computed by dividing the per capita taxable, non-motor vehicle (NMV) retail sales by the state average per capita NMV retail sales. A pull factor of one indicates an area has per capita NMV retail sales equal to the state. A value greater than one indicates an area is drawing retail sales from other areas. Conversely, a pull factor with a value less than one indicates the subject area is losing potential retail activity to other places or, in other words, is experiencing retail sales leakage. This simple calculation does not factor in income levels or purchasing power within an area.

Table 14

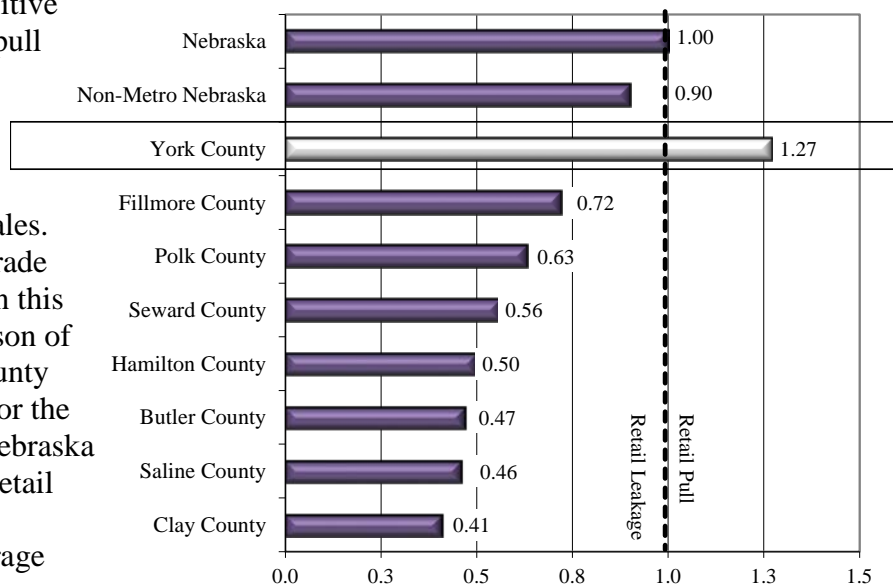
**2012 Retail Sales (Non-Motor Vehicle) Pull Factors  
 Nebraska, York County, and Surrounding Counties**

	2012 Population	2012 Retail Sales (x \$1,000)	2012 Per Cap Sales (\$)	2012 Pull Factor
<b>Nebraska</b>	<b>1,855,525</b>	<b>21,467,686</b>	<b>11,570</b>	<b>1.00</b>
<b>Non-Metro Nebraska</b>	<b>781,857</b>	<b>8,144,602</b>	<b>10,417</b>	<b>0.90</b>
<b>York County</b>	<b>13,746</b>	<b>202,764</b>	<b>14,751</b>	<b>1.27</b>
Butler County	8,295	45,365	5,469	0.47
Clay County	6,411	30,201	4,711	0.41
Fillmore County	5,771	48,320	8,373	0.72
Hamilton County	9,011	51,923	5,762	0.50
Polk County	5,320	38,526	7,242	0.63
Saline County	14,557	77,487	5,323	0.46
Seward County	16,935	110,114	6,502	0.56

Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2013

Chart 10

**2012 Retail Sales (NMV) Pull Factors, Nebraska, York County  
 & Surrounding Counties**



Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2013.

Reviewing the pull factors at the county level indicates York County experiences net positive retail injections. The 2012 pull factor of 1.27 indicates, on a per capita basis, retail sales in York County are similar to the state's average per capita sales. Distance from other large trade centers plays a major role in this phenomenon. The comparison of the pull factor for York County (1.27) with the pull factor for the non-metropolitan area of Nebraska (0.90) indicates per capita retail sales in York County are 41.6 percent above the average per capita retail sales in the non-metropolitan area of Nebraska.

Table 15 and Chart 11 compare the 2012 pull factors for selected area communities. The community of York’s pull factor of 1.98 indicates that, on a per capita basis, non-motor vehicle retail sales in York are approximately 0.98 percent greater than the state’s average per capita sales.

Table 15

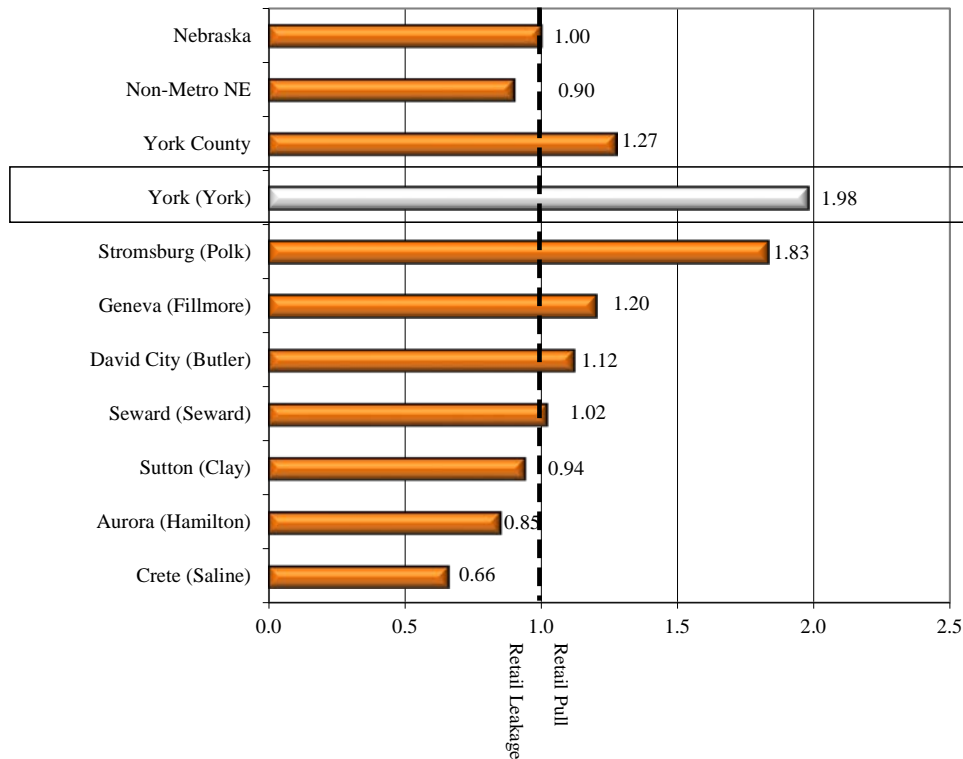
### 2012 Retail Sales (NMV) Pull Factors Nebraska, York County, and Selected Study Area Cities

	2012 Population	2012 Retail Sales (x \$1,000)	2012 Per Cap Sales (\$)	2012 Pull Factor
<b>Nebraska</b>	<b>1,855,525</b>	<b>21,467,686</b>	<b>11,570</b>	<b>1.00</b>
<b>Non-Metro Nebraska</b>	<b>781,857</b>	<b>8,144,602</b>	<b>10,417</b>	<b>0.90</b>
<b>York County</b>	<b>13,746</b>	<b>202,764</b>	<b>14,751</b>	<b>1.27</b>
York (York)	7,845	179,754	22,913	1.98
David City (Butler)	2,877	37,203	12,931	1.12
Sutton (Clay)	1,471	16,043	10,906	0.94
Geneva (Fillmore)	2,172	30,257	13,930	1.20
Aurora (Hamilton)	4,417	43,488	9,846	0.85
Stromsburg (Polk)	1,150	24,384	21,203	1.83
Crete (Saline)	7,174	54,381	7,580	0.66
Seward (Seward)	7,043	83,129	11,803	1.02

Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2013

Chart 11

### 2012 Retail Sales (NMV) Pull Factors, Nebraska, York County & Selected Study Area Cities



Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2013.

Table 16 (sorted by population) and Chart 12 (sorted by pull factor) further breakdown the 2012 pull factors into the communities reporting retail sales figures within York County. As this table indicates, the community of York had the strongest pull factor (1.98) compared to the other communities reporting in the county. Together, these communities contributed to an overall pull factor of 1.28 for York County in 2012.

Table 16

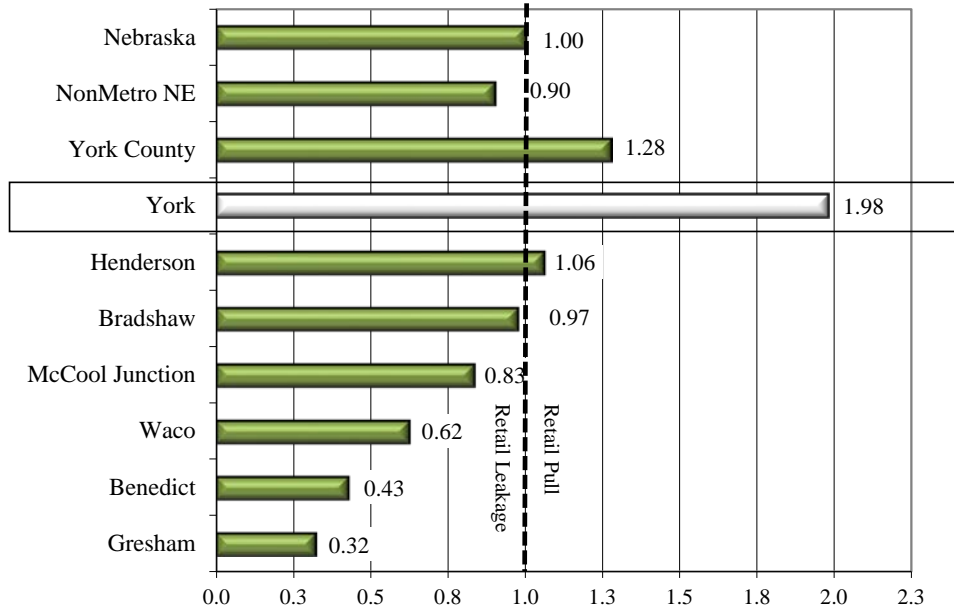
### 2012 Retail Sales (NMV) Pull Factors Nebraska, and Available York County Area Communities

	2012 Population	2012 Retail Sales (x \$1,000)	2012 Per Cap Sales (\$)	2012 Pull Factor
Nebraska	1,855,525	21,467,686	11,570	1.00
Non-Metro Nebraska	781,857	8,144,602	10,417	0.90
<b>York County</b>	<b>13,746</b>	<b>202,764</b>	<b>14,751</b>	<b>1.28</b>
York	7,845	179,754	22,913	1.98
Henderson	993	12,161	12,247	1.06
McCool Junction	412	3,971	9,638	0.83
Bradshaw	273	3,075	11,264	0.97
Waco	242	1,747	7,219	0.62
Benedict	236	1,165	4,937	0.43
Gresham	225	838	3,723	0.32

Source: U.S. Census Bureau and the Nebraska Department of Revenue, June 2013.

Chart 12

### 2012 Retail Sales (NMV) Pull Factors, Nebraska and Available York County Communities



Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2013.

Table 17 (sorted by population) and Chart 13 (sorted by pull factor) show the 2012 pull factors for Nebraska, York, and eight other similarly sized communities selected from around the state. York's pull factor of 1.98 leads the group for 2012 thus indicating York has greater retail pull.

Table 17

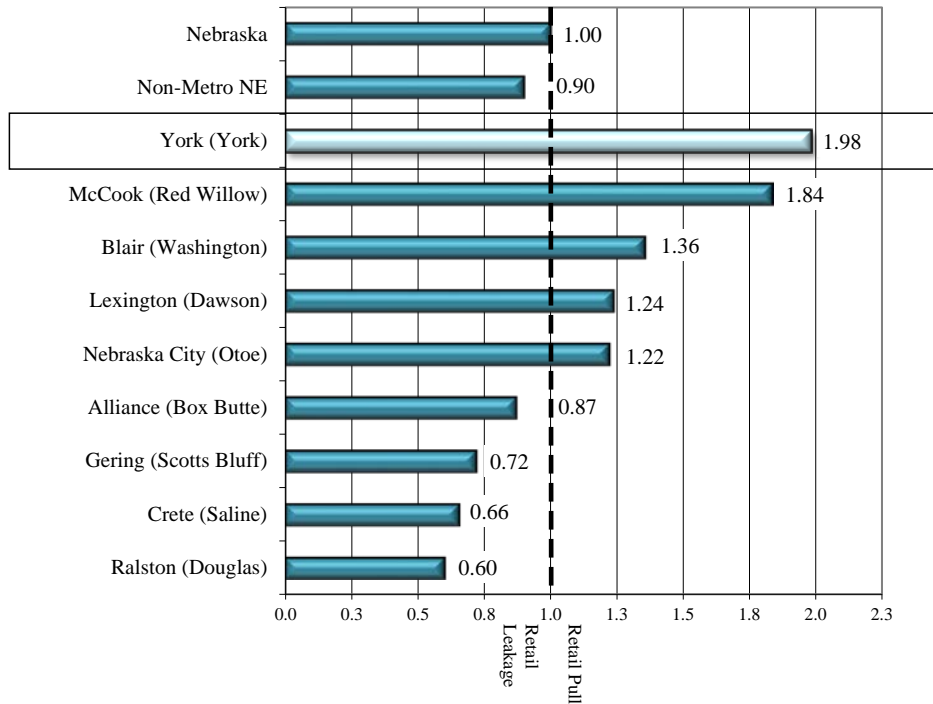
**2012 Retail Sales (NMV) Pull Factors  
 York & Other Similarly Sized Nebraska Communities**

	2012 Population	2012 Retail Sales (x \$1,000)	2012 Per Cap Sales (\$)	2012 Pull Factor
<b>Nebraska</b>	<b>1,855,525</b>	<b>21,467,686</b>	<b>11,570</b>	<b>1.00</b>
<b>Non-Metro Nebraska</b>	<b>781,857</b>	<b>8,144,602</b>	<b>10,417</b>	<b>0.90</b>
<b>York (York)</b>	<b>7,845</b>	<b>179,754</b>	<b>22,913</b>	<b>1.98</b>
Crete (Saline)	7,174	54,381	7,580	0.66
Ralston (Douglas)	7,187	49,883	6,941	0.60
Nebraska City (Otoe)	7,277	102,771	14,123	1.22
McCook (Red Willow)	7,652	162,415	21,225	1.84
Blair (Washington)	7,984	125,169	15,677	1.36
Gering (Scotts Bluff)	8,491	70,740	8,331	0.72
Alliance (Box Butte)	8,499	85,547	10,066	0.87
Lexington (Dawson)	10,213	146,155	14,311	1.24

Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2013.

Chart 13

**2012 Retail Sales (NMV) Pull Factors,  
 York & Other Similarly Sized Nebraska Communities**

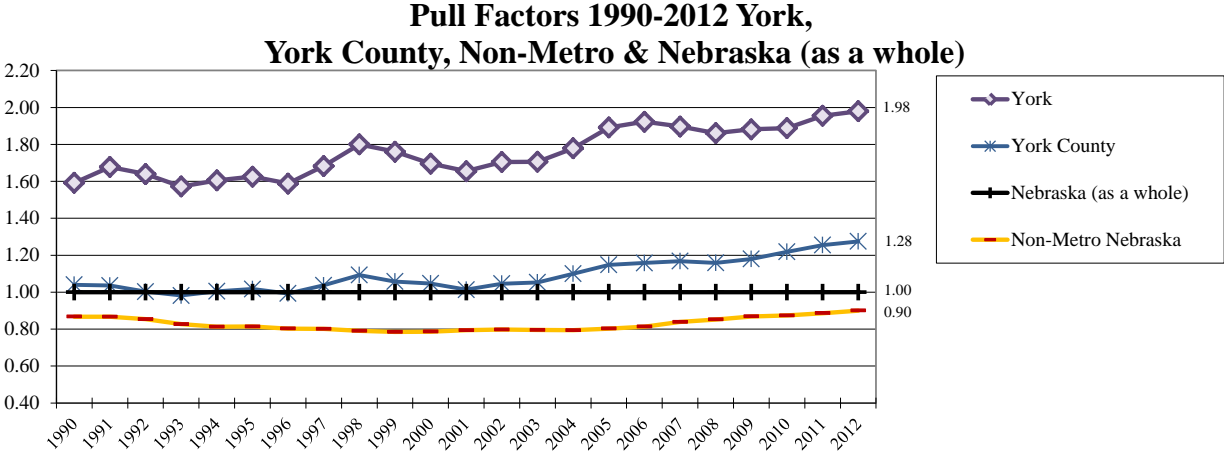


Source: U.S. Census Bureau and Nebraska Department of Revenue, June 2013.



Chart 14 illustrates the pull factor trend for York, York County, non-metropolitan Nebraska, and Nebraska as a whole from 1990 to 2012. In examining the time line, the city of York shows retail pull fluctuating well above the state average throughout the entire study period. Data within York County (as a whole) also shows the pull factor similar to the non-metropolitan county average and the Nebraska (as a whole) average throughout the time period.

Chart 14



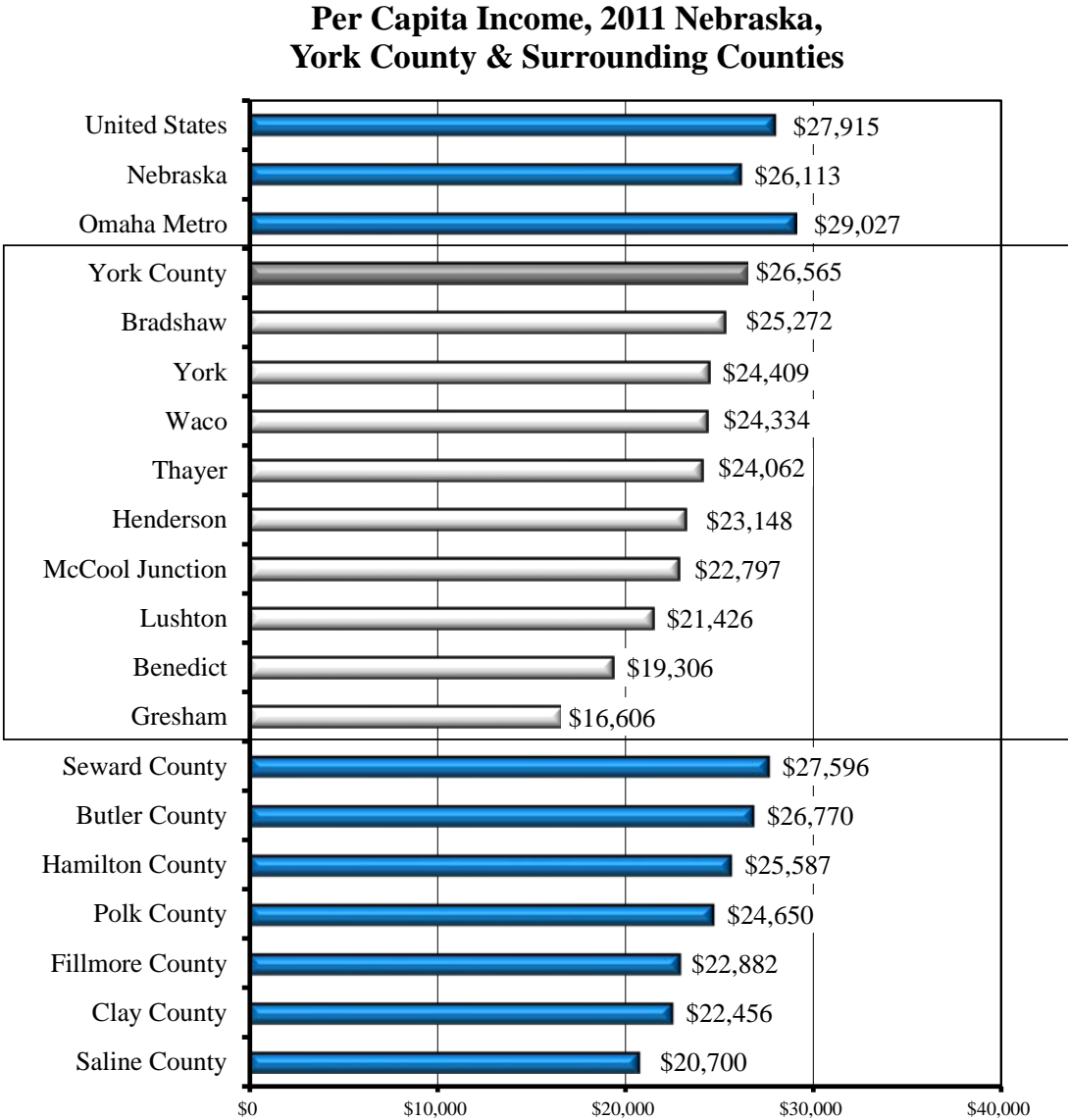
Source: U.S. Census Bureau and Nebraska Department of Revenue, 2013.

**Per Capita Personal Income**

Chart 15 examines the per capita personal income levels within the study area. The American Community Survey data allows us to look more closely at non-metropolitan areas in Nebraska. Information on income distribution comes from various sources including earnings, retirement income, and public assistance.

Data show per capita personal income in 2011 for York County is estimated to be \$26,565 compared to \$26,113 for Nebraska as a whole.

Chart15



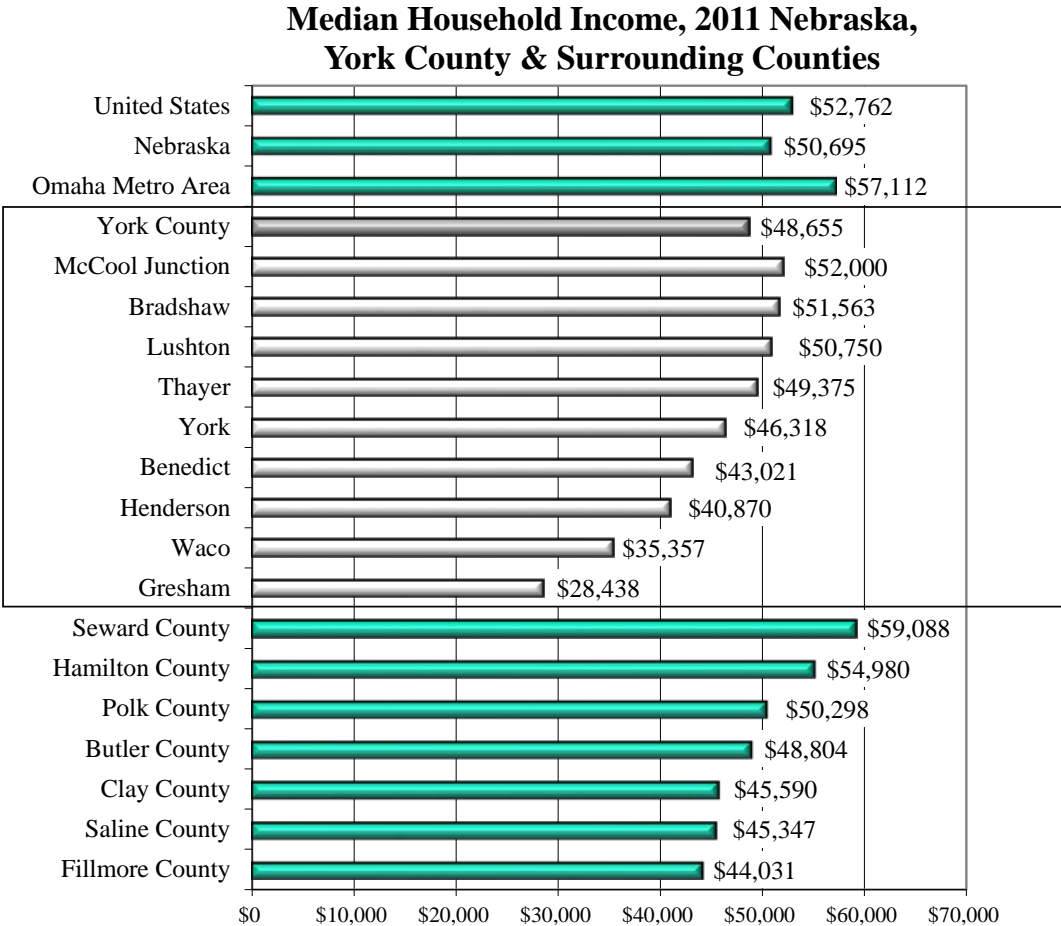
Source: U.S. Census Bureau, 2011 inflation adjusted past 12-months, 2007-2011 American Community Survey, released December 2012

**Household Income**

Median household income provides a different perspective of income levels than median family or per capita income. Family income is defined as having two or more related people in a household. Household income (used in this study) can consist of multiple family members or can be represented by a single person.

Median household income for York County is estimated to be \$48,655 in 2011 compared to \$50,695 for Nebraska as a whole.

Chart 16



Source: U.S. Census Bureau, 2007-2011 American Community Survey, released December 2012.