

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

B19122, DP03, DP04, DP05, S1101, S1501, S1701, S1901, S2101

Lightcast; 2023.4 Dataset:

QCEW Employees, Non-QCEW Employees, and Self-Employed

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Additional infographics for this county and others across the state are available.

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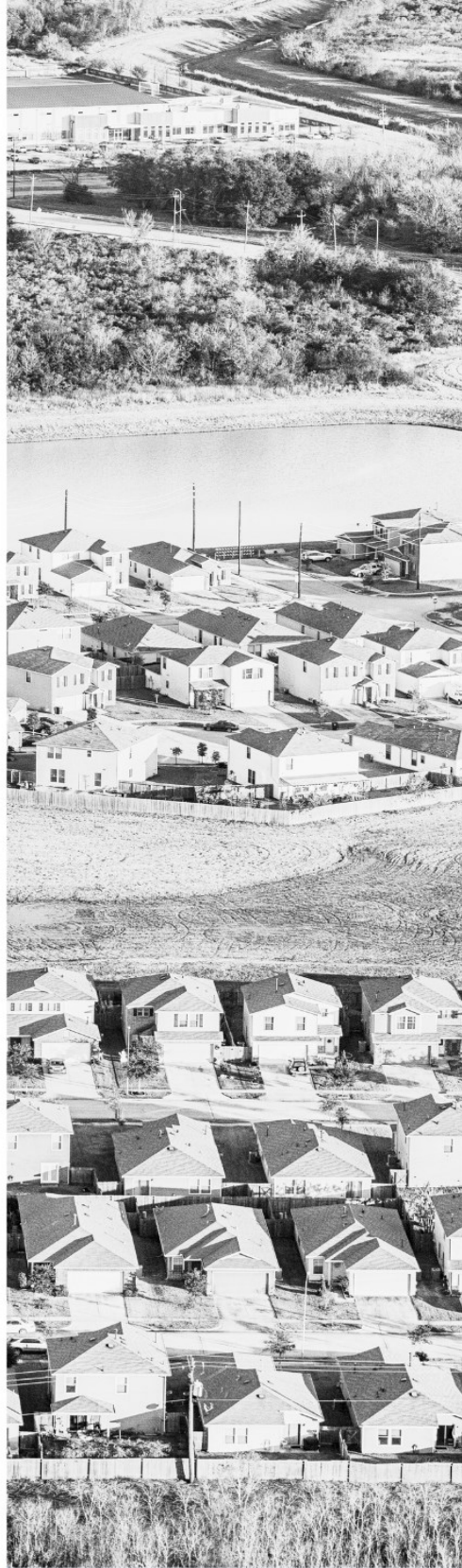
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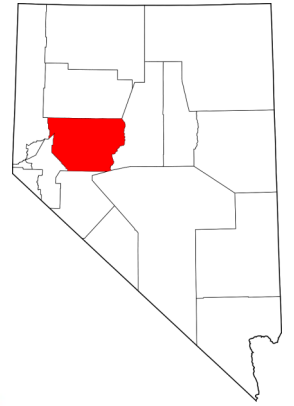


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CHURCHILL COUNTY 2025



HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC CHARACTERISTICS

University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline demographic and economic data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations provide an understanding of the community's capacity and resources. Learning about these traits facilitate the analysis of housing availability and affordability in the communities.



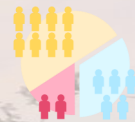
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Demographics & Economics

Region	Population	Age	Household	Home Ownership	Labor	Employment	Income
Churchill County	25,409 (Increasing)	Approximately 33.0% of the population are 55 years or older, 22.8% is 35 and 54, and 19.6% is between 20 and 34 years.	# of Households: 9,595 # of Families: 5,770 Avg. Household Size: 2.59	Home Ownership Rate: 66.9% Owners w/o Mortgage: 2,920	Labor Force Participation Rate: 62.5% Unemployment Rate: 3.6%	Total Employment: 11,195	Median HH Income: \$69,922 Average Hourly Rate: \$33.75
Fallon	9,243 (36.4% of county total)	Approximately 29.0% of the population are 55 years or older, 23.3% is 35 and 54, and 24.3% is between 20 and 34 years.	# of Households: 4,029 # of Families: 1,991 Avg. Household Size: 2.24	Home Ownership Rate: 45.2% Owners w/o Mortgage: 868	Labor Force Participation Rate: 67.8% Unemployment Rate: 2.5%	Total Employment: 11,195	Median HH Income: \$63,490 Average Hourly Rate: \$33.75
Rest of County	16,166 (63.6% of county total)	Approximately 35.3% of the population are 55 years or older, 22.6% is 35 and 54, and 16.8% is between 20 and 34 years.	# of Households: 5,566 # of Families: 3,779 Avg. Household Size: N/A	Home Ownership Rate: N/A Owners w/o Mortgage: 2,052	Labor Force Participation Rate: 59.4% Unemployment Rate: 4.2%	Total Employment: 0	Median HH Income: N/A Average Hourly Rate: N/A

Data details and citations can be found on the back page.

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

B25004, B25007, B25027 DP04, S2503

SOCDS Building Permits Database; Accessed December 2023

Nevada Division of Housing; Accessed January 2024

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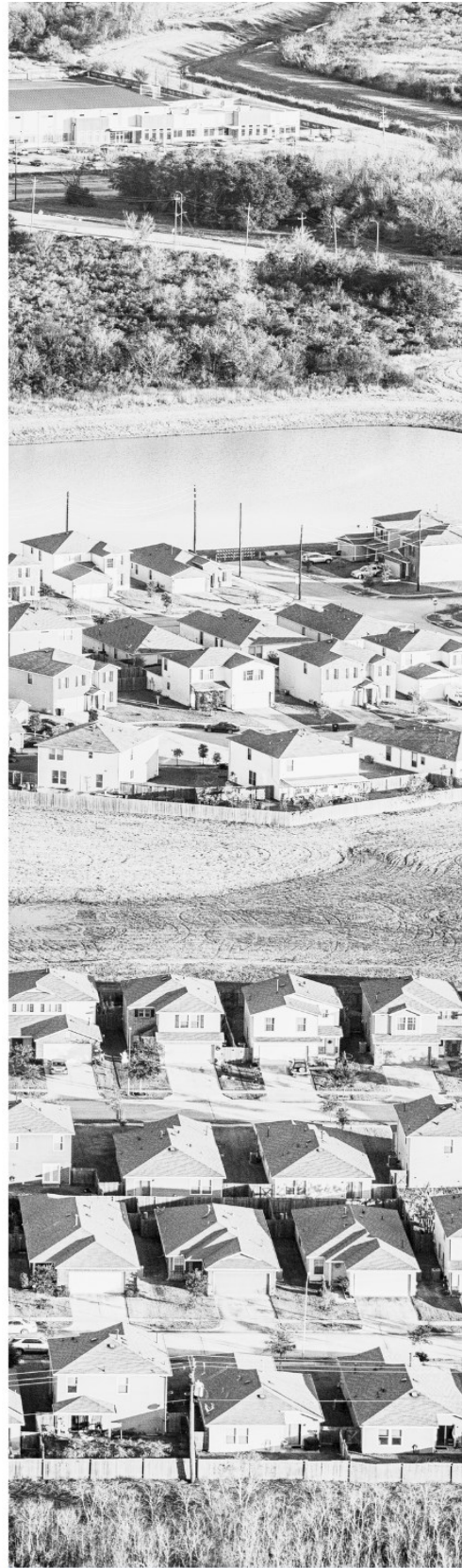
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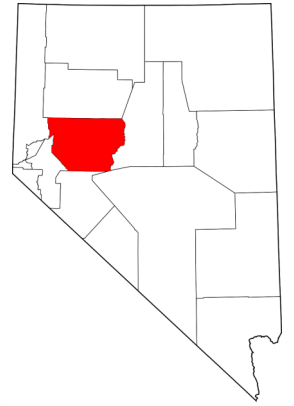
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CHURCHILL COUNTY 2025



HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

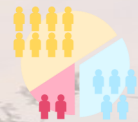
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.







Before any analysis can be completed, an understanding of the current housing supply must be achieved. Here, common housing data, such as total housing units, structure type, age of housing, vacancy, and tenure are shown. This baseline data illustrates the current state of housing in the county and selected communities. Learning about these traits facilitate the analysis of housing availability and affordability in the region.



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Housing Supply

Region	 Housing Units	 Subsidized Housing	 Age of Housing	 Housing Structures	 Housing Value	 Vacancy Status
Churchill County	Total Housing Units: 10,829	Units administered through housing programs: 336	Built 2010 or Later: 4.3% Built 1970 to 2009: 78.2% Built 1969 or Earlier: 17.4%	Single Family: 71.2% Mobile Home, RV: 12.9% Multi-Family: 15.9%	Less than \$150,000: 19.9% \$150,000-\$299,999: 39.4% Greater than \$300,000: 40.7%	Total Units: 1,234 For Rent: 14.4% For Sale: 11.6% For Seasonal or Occasional Use: 7% For Migrant Workers: 0% Other Vacant: 61.3%
Fallon	Total Housing Units: 4,513 41.7% of the County's total units.	Units administered through housing programs: 336	Built 2010 or Later: 4.4% Built 1970 to 2009: 75.4% Built 1969 or Earlier: 20.2%	Single Family: 66.3% Mobile Home, RV: 5.7% Multi-Family: 28.0%	Less than \$150,000: 22.4% \$150,000-\$299,999: 49.8% Greater than \$200,000: 27.7%	Total Units: 484 For Rent: 23.3% For Sale: 6.4% For Seasonal or Occasional Use: 13.2% For Migrant Workers: 0% Other Vacant: 43.6%
Rest of County	Total Housing Units: 6,316 58.3% of the County's total units.	Units administered through housing programs: 0	Built 2010 or Later: 4.3% Built 1970 to 2009: 80.3% Built 1969 or Earlier: 15.5%	Single Family: 74.7% Mobile Home, RV: 23.3% Multi-Family: 2.1%	Less than \$150,000: 18.9% \$150,000-\$299,999: 35.3% Greater than \$300,000: 45.8%	Total Units: 750 For Rent: 8.7% For Sale: 14.9% For Seasonal or Occasional Use: 2.8% For Migrant Workers: 0% Other Vacant: 72.7%

Terminology

Tenure— The classification of a housing unit between owner-occupied and renter-occupied.

Vacancy— Vacant housing units are those units that are unoccupied for a majority of the year. Only some of these units are available to be moved in to, those labeled 'For Rent' or 'For Sale'.

Other labels suggest that these may not be available. For instance, 'Seasonal or Occasional' suggests that the units are second homes used for vacation. 'Other' often suggests the units are condemned or otherwise unlivable. 'Other' also includes units that are rented, or sold, but not currently occupied.

Building Permits

In 2022, 26 single family building permits were issued throughout Churchill County.

Since 2005, no multi-family unit permits have been issued.

Data details and citations can be found on the back page.

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2017 to 2021 5-Year Estimates:

B25011, DP04

U.S. Department of Housing and Urban Development;

CHAS, 5-Year Estimates, 2015 to 2019

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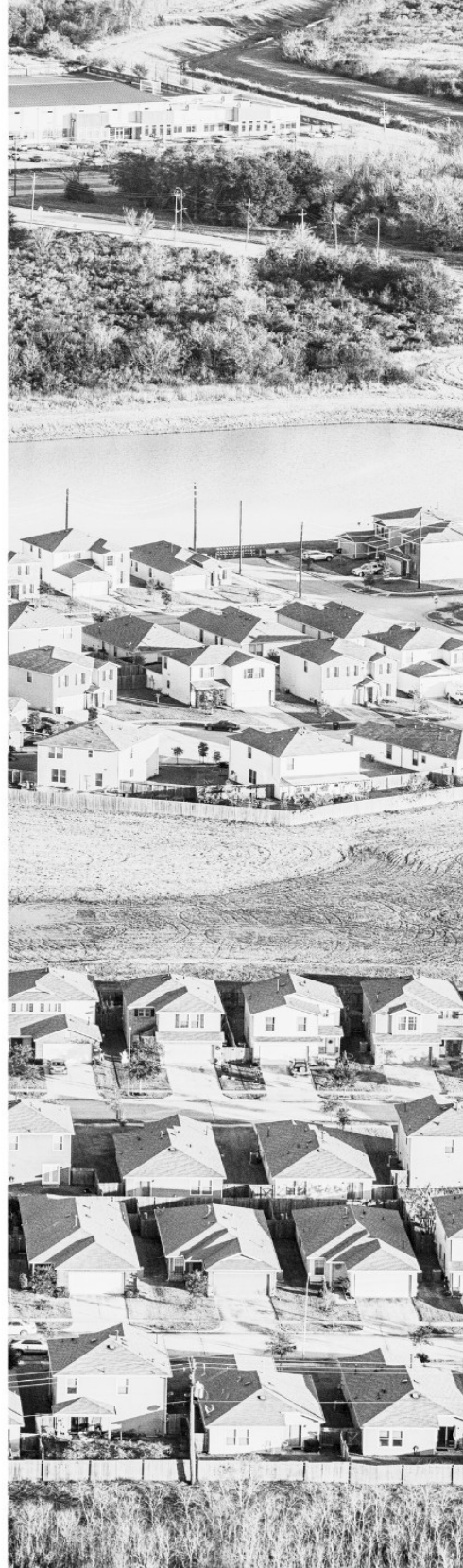
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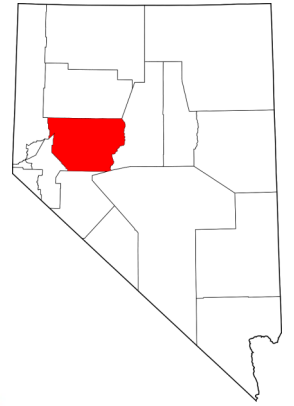
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CHURCHILL COUNTY 2025



HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS

University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing demand data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.







'More housing' does not always fix a housing problem. Housing solutions must match the needs of a community. Households of different sizes and different income levels require varied housing units. Looking at household size, home values, median income, and cost burden can help facilitate the analysis of housing demand in the region.



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Housing Demand

Region	 Owner Occupied Bedrooms	 Renter Occupied Bedrooms	 Average Household Size	 Income & Tenure	 Gross Rent	 Cost Burden
Churchill County	1 or fewer bedrooms: 1.0% 2 bedrooms: 13.4% 3 or more bedrooms: 85.6%	1 or fewer bedrooms: 8.9% 2 bedrooms: 42.1% 3 or more bedrooms: 48.9%	Owner Occupied: 2.62 Renter Occupied: 2.53	30.8% of owners and 43.4% of renters earn less than \$50,000	Less than \$500: 7.6% \$500-\$999: 23.7% \$1,000-\$1,499: 39.4% Greater than \$1,500: 25.9% No Rent: 3.5%	Owner Occupied: 17.2% overburdened Renter Occupied: 38.8% overburdened
Fallon	1 or fewer bedrooms: 1.0% 2 bedrooms: 15.8% 3 or more bedrooms: 83.2%	1 or fewer bedrooms: 10.4% 2 bedrooms: 45.1% 3 or more bedrooms: 44.5%	Owner Occupied: 2.46 Renter Occupied: 2.07	27.5% of owners and 44.8% of renters earn less than \$50,000	Less than \$500: 7.3% \$500-\$999: 19.5% \$1,000-\$1,499: 44.6% Greater than \$1,500: 27.7% No Rent: 0.9%	Owner Occupied: 21.8% overburdened Renter Occupied: 43.8% overburdened
Rest of County	1 or fewer bedrooms: 1.0% 2 bedrooms: 12.4% 3 or more bedrooms: 86.6%	1 or fewer bedrooms: 5.7% 2 bedrooms: 35.4% 3 or more bedrooms: 58.9%	Owner Occupied: N/A Renter Occupied: N/A	32.1% of owners and 40.0% of renters earn less than \$50,000	Less than \$500: 8.2% \$500-\$999: 33.4% \$1,000-\$1,499: 27.4% Greater than \$1,500: 21.6% No Rent: 9.4%	Owner Occupied: 15.6% overburdened Renter Occupied: 27.1% overburdened

Terminology

Gross Rent— This includes contract rent as well as basic utility costs for the housing unit (such as electricity, water, sewer, and natural gas.)

Cost Burden— Per the definition from HUD, a household is 'overburdened' if it spends more than 30% of monthly gross income on housing costs.

Housing costs include both the rent or mortgage on the unit, as well as additional costs including utilities, property taxes, and insurance.

All data in this table refers to total households in the region, not total housing units.

Data in this infographic are sourced from the following:

American Community Survey (ACS): 2018-2022 5-Year Estimates:

S2503, S2506

County Assessor's Office

Zillow Housing Research: <https://www.zillow.com/research/>

Housing Affordability Calculator: <https://www.calculator.net/>

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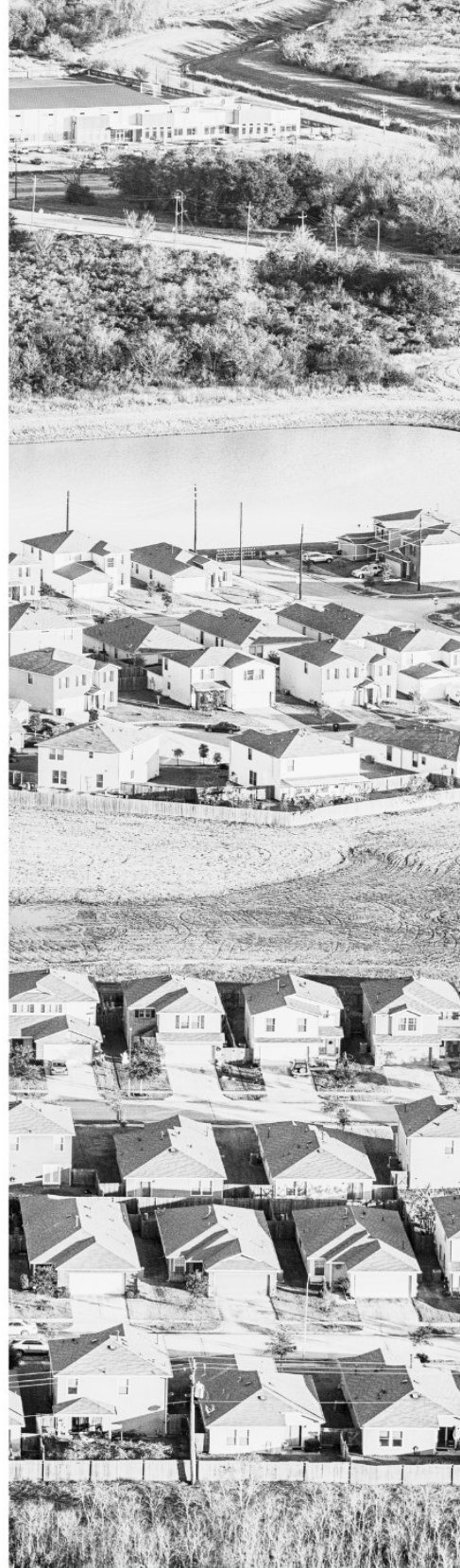
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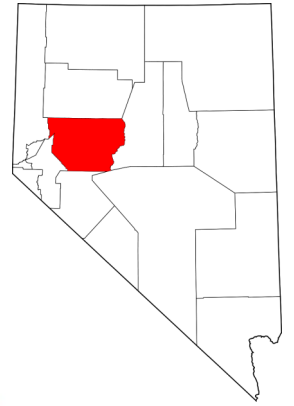


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CHURCHILL COUNTY 2025



HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS

University of Nevada, Reno Extension
Publication Date: February 2025
For Informational Purposes

This fact sheet contains baseline housing analysis to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

This is an analysis showing the current affordability of housing in the county and selected communities. Here, the data from the previous fact sheets, demographic and economic characteristics, housing supply, and housing demand data, are used to view the affordability (or lack thereof) of the current housing market. This analysis can be used to inform decision makers, home producers, and land managers in their region.



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Housing Affordability

BACKGROUND INFO

OWNERS

RENTERS

City/Region	Annual Median Household Income	Monthly Estimated Housing Expense	Monthly Affordable Housing Expense	Affordability Gap	Monthly Affordable Housing Expense	1-Bedroom Affordability Gap	2-Bedroom Affordability Gap	3-Bedroom Affordability Gap
Churchill County	Annual Median: \$69,922	Owner-Occupied: \$3,025	50%: \$948	50%: -\$2,077	30%: \$524	30%: -\$609	30%: -\$889	30%: -\$1,686
	30% HH Income: \$20,977	Renter Occupied:	80%: \$1,516	80%: -\$1,509	50%: \$874	50%: -\$259	50%: -\$539	50%: -\$1,336
	50% HH Income: \$34,961	1-Bedroom: \$1,133	100%: \$1,895	100%: -\$1,130	80%: \$1,398	80%: \$265	80%: -\$15	80%: -\$812
	80% HH Income: \$55,938	2-Bedroom: \$1,413	120%: \$2,275	120%: -\$750	100%: \$1,748	100%: \$615	100%: \$335	100%: -\$462
	120% HH Income: \$83,906	3-Bedroom: \$2,210			120%: \$2,098	120%: \$965	120%: \$685	120%: -\$112
Fallon	Annual Median: \$63,490	Owner-Occupied: \$2,977	50%: \$861	50%: -\$2,116	30%: \$476	30%: -\$657	30%: -\$937	30%: -\$1,734
	30% HH Income: \$19,047	Renter Occupied:	80%: \$1,377	80%: -\$1,600	50%: \$794	50%: -\$339	50%: -\$619	50%: -\$1,416
	50% HH Income: \$31,745	1-Bedroom: \$1,133	100%: \$1,721	100%: -\$1,256	80%: \$1,270	80%: \$137	80%: -\$143	80%: -\$940
	80% HH Income: \$50,792	2-Bedroom: \$1,413	120%: \$2,065	120%: -\$912	100%: \$1,587	100%: \$454	100%: \$174	100%: -\$623
	120% HH Income: \$76,188	3-Bedroom: \$2,210			120%: \$1,905	120%: \$772	120%: \$492	120%: -\$305

Affordability: The U.S. Department of Housing and Urban Development characterizes "**affordable housing**" as housing for which the occupant spends no more than 30 percent of their gross income on housing expenses, including utilities. This threshold is designed to allow households sufficient funds for other essential expenses.

Data details and citations can be found on the back page.

This table shows the **gap in affordability** for households at various income levels versus the average housing cost, for both owners and renters.

As an example, the annual median income for a household in Churchill County is **\$69,922**. A family at **80%** of that makes **\$55,938** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$3,025**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,516** at 80% median income. This difference gives a gap of **-\$1,509**, making it unaffordable at the 80% income level.