

Data in this infographic are sourced from the following:

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

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

Lightcast; 2023.4 Dataset:

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

This fact sheet was created by the **Nevada Economic Assessment Project (NEAP)**, a program under the University of Nevada, Reno Extension.

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

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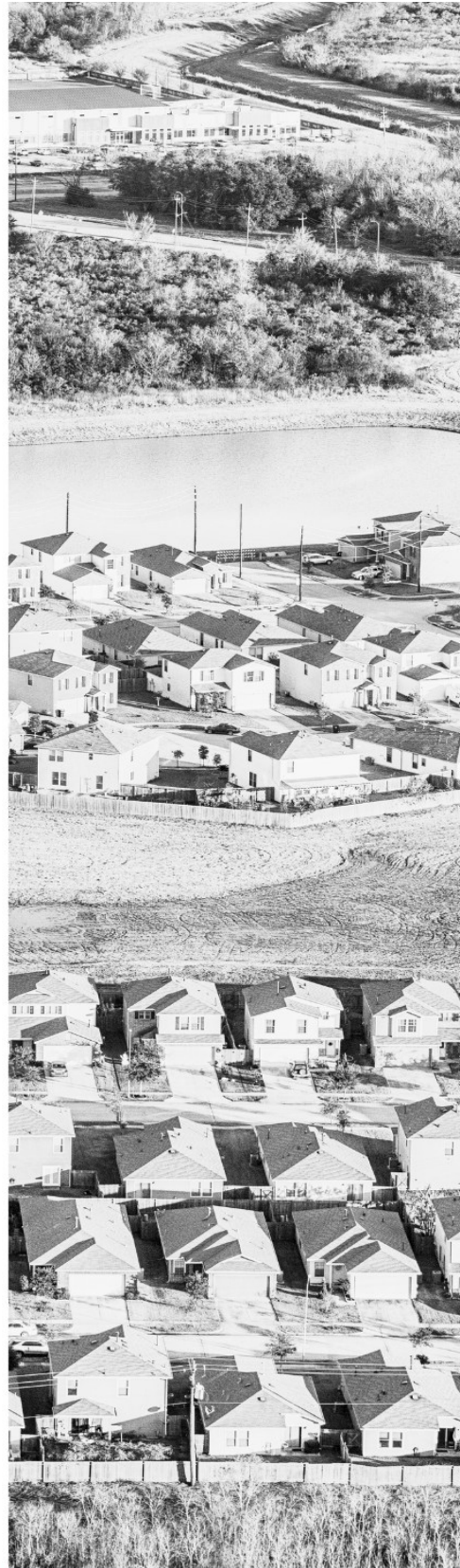
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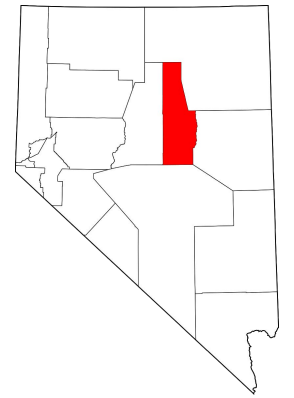
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EUREKA COUNTY 2025



HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC 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.

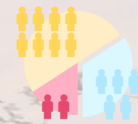
Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations 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

City/Region	Population	Age	Household	Home Ownership	Labor	Employment	Income
Eureka County	1,622 (2.8% decrease from 2015)	Approximately 46.4% of the population are 55 years or older, 15.8% is 35 and 54, and 8.4% is between 20 and 34 years.	# of Households: 570 # of Families: 476 Avg. Household Size: 2.84	Home Ownership Rate: 76.0% Owners w/o Mortgage: 363	Labor Force Participation Rate: 46.1% Unemployment Rate: 0.0%	Total Employment: 4,441	2022 Median HH Income: \$73,929 Average Hourly Wage Rate: \$62.24
Crescent Valley	456 (28.1% of county total)	Approximately 60.1% of the population are 55 years or older, 25.4% is 35 and 54, and 3.1% is between 20 and 34 years.	# of Households: 189 # of Families: 149 Avg. Household Size: 2.41	Home Ownership Rate: 87.8% Owners w/o Mortgage: 143	Labor Force Participation Rate: 36.1% Unemployment Rate: 0.0%	Total Employment: 1,553	2022 Median HH Income: \$73,393 Average Hourly Wage Rate: \$60.25
Eureka	315 (19.4% of county total)	Approximately 65.7% of the population are 55 years or older, 4.1% is 35 and 54, and 18.4% is between 20 and 34 years.	# of Households: 151 # of Families: 127 Avg. Household Size: 2.05	Home Ownership Rate: 64.2% Owners w/o Mortgage: 81	Labor Force Participation Rate: 58.6% Unemployment Rate: 0.0%	Total Employment: 2,889	2022 Median HH Income: \$72,113 Average Hourly Wage Rate: \$63.31
Rest of County	851 (52.5% of county total)	Approximately 32.0% of the population are 55 years or older, 15.0% is 35 and 54, and 7.6% is between 20 and 34 years.	# of Households: 230 # of Families: 200 Avg. Household Size: N/A	Home Ownership Rate: N/A Owners w/o Mortgage: 139	Labor Force Participation Rate: 47.6% Unemployment Rate: 0.0%	Total Employment: 0	2022 Median HH Income: N/A Average Hourly Wage 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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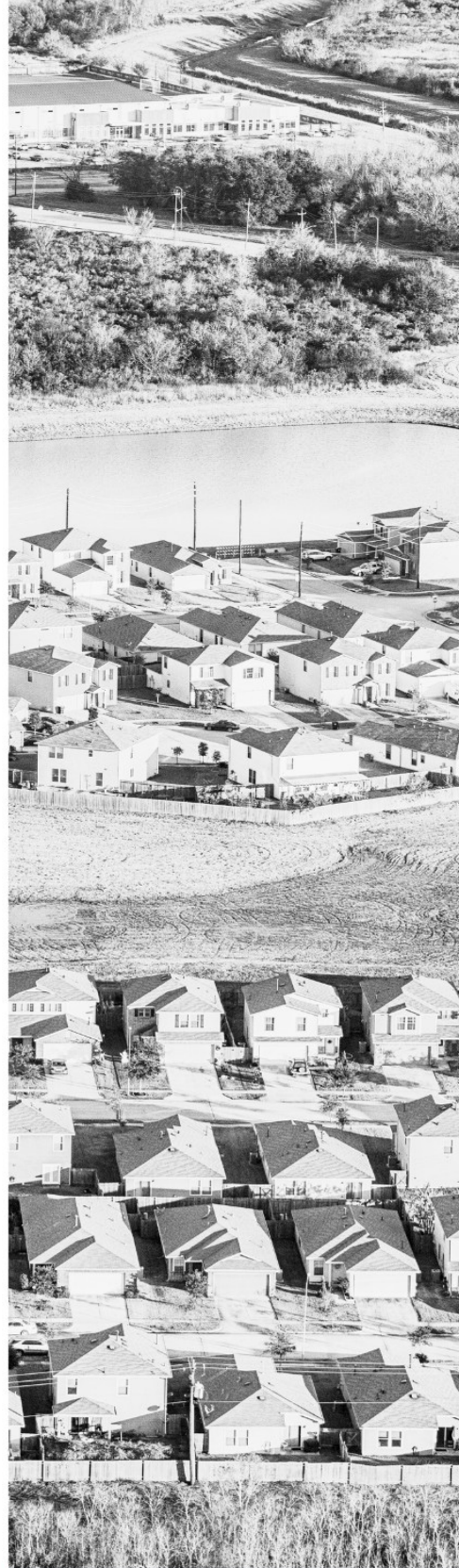
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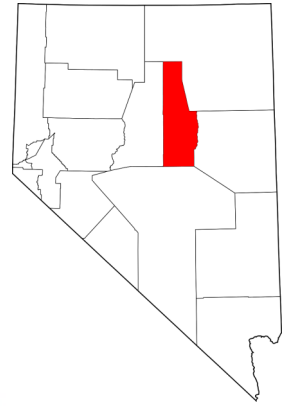
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HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

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.

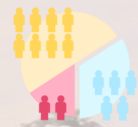
Before any analysis can be completed, an understanding of the current housing supply must be achieved. Here, common housing data, such as total housing units, structure type, age of housing, vacancy, and tenure are shown. This baseline data illustrates the current state of housing in the county and selected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



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Housing Supply

City/Region	Housing Units	Subsidized	Age of Housing	Housing Structures	Income & Tenure	Vacancy Status
Eureka County	Total Housing Units: 997	Units administered through housing programs:12	Built 2010 or later: 9.5% Built 1970 to 2009: 60.1% Build 1969 or Earlier: 30.4%	Single Family: 43.6% Mobile Home, RV: 51.6% Multi-Family: 4.8%	Less than \$150,000: 44.1% \$150,000-\$299,999: 32.3% \$300,000 or more : 23.6%	Total Units: 427 For Rent 0.0% For Sale 10.8% For Seasonal or Occasional Use 24.8% For Migrant Workers 0.0% Other Vacant 64.4%
Crescent Valley	Total Housing Units: 326 32.7% of the County's total units.	Units administered through housing programs: 0	Built 2010 or later: 8.0% Built 1970 to 2009: 68.7% Build 1969 or Earlier: 23.3%	Single Family: 23.0% Mobile Home, RV: 75.2% Multi-Family: 1.8%	Less than \$150,000: 70.4% \$150,000-\$299,999: 15.7% \$300,000 or more : 13.9%	Total Units: 137 For Rent 0.0% For Sale 19.7% For Seasonal or Occasional Use 11.7% For Migrant Workers 0.0% Other Vacant 68.6%
Eureka	Total Housing Units: 246 24.7% of the County's total units.	Units administered through housing programs: 12	Built 2010 or later: 11.8% Built 1970 to 2009: 45.1% Build 1969 or Earlier: 43.1%	Single Family: 51.6% Mobile Home, RV: 41.5% Multi-Family: 6.9%	Less than \$150,000: 0.0% \$150,000-\$299,999: 68.0% \$300,000 or more : 32.0%	Total Units: 95 For Rent 0.0% For Sale 0.0% For Seasonal or Occasional Use 53.7% For Migrant Workers 0.0% Other Vacant 46.3%
Rest of County	Total Housing Units: 425 42.6% of the County's total units.4,466	Units administered through housing programs: 0	Built 2010 or later: 9.4% Built 1970 to 2009: 62.1% Build 1969 or Earlier: 28.5%	Single Family: 54.8% Mobile Home, RV: 39.3% Multi-Family: 5.9%	Less than \$150,000: 43.6% \$150,000-\$299,999: 28.2% \$300,000 or more : 28.2%	Total Units: 195 For Rent 0.0% For Sale 9.7% For Seasonal or Occasional Use 20.0% For Migrant Workers 0.0% Other Vacant 70.3%

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

Eureka County does not have any zoning ordinances and more importantly, the county does not require building permits for construction of single family or multi-family residential units

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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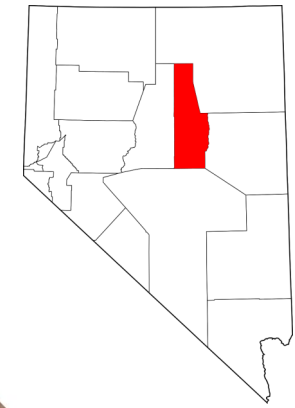
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EUREKA COUNTY 2025



HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS

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

This fact sheet contains baseline housing supply 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
Eureka County	1 or fewer bedrooms: 14.8% 2 bedrooms: 12.2% 3 or more bedrooms: 73.0%	1 or fewer bedrooms: 22.6% 2 bedrooms: 28.5% 3 or more bedrooms: 48.9%	Owner Occupied: 2.78 Renter Occupied: 3.02	29.6% of owners and 35.0% of renters earn less than \$50,000	Less than \$500: 23.4% \$500-\$999: 21.2% \$1,000-\$1,499: 35.0% Greater than \$1,500: 2.2% No Rent: 18.2%	Owner Occupied: 5.1% overburdened Renter Occupied: 48.0% overburdened
Crescent Valley	1 or fewer bedrooms: 38.6% 2 bedrooms: 13.3% 3 or more bedrooms: 48.2%	1 or fewer bedrooms: 0.0% 2 bedrooms: 60.9% 3 or more bedrooms: 39.1%	Owner Occupied: 2.55 Renter Occupied: 1.39	34.9% of owners and 60.9% of renters earn less than \$50,000	Less than \$500: 0.0% \$500-\$999: 0.0% \$1,000-\$1,499: 100.0% Greater than \$1,500: 0.0% No Rent: 0.0%	Owner Occupied: 2.0% overburdened Renter Occupied: 50.0% overburdened
Eureka	1 or fewer bedrooms: 0.0% 2 bedrooms: 32.0% 3 or more bedrooms: 68.0%	1 or fewer bedrooms: 57.4% 2 bedrooms: 0.0% 3 or more bedrooms: 42.6%	Owner Occupied: 2.13 Renter Occupied: 1.89	32.0% of owners and 16.7% of renters earn less than \$50,000	Less than \$500: 40.7% \$500-\$999: 53.7% \$1,000-\$1,499: 0.0% Greater than \$1,500: 5.6% No Rent: 0.0%	Owner Occupied: 11.1% overburdened Renter Occupied: 48.0% overburdened
Rest of County	1 or fewer bedrooms: 0.0% 2 bedrooms: 0.0% 3 or more bedrooms: 100.0%	1 or fewer bedrooms: 0.0% 2 bedrooms: 41.7% 3 or more bedrooms: 58.3%	Owner Occupied: N/A Renter Occupied: N/A	22.9% of owners and 41.7% of renters earn less than \$50,000	Less than \$500: 16.7% \$500-\$999: 0.0% \$1,000-\$1,499: 41.7% Greater than \$1,500: 0.0% No Rent: 41.7%	Owner Occupied: 5.9% overburdened Renter Occupied: 47.3% 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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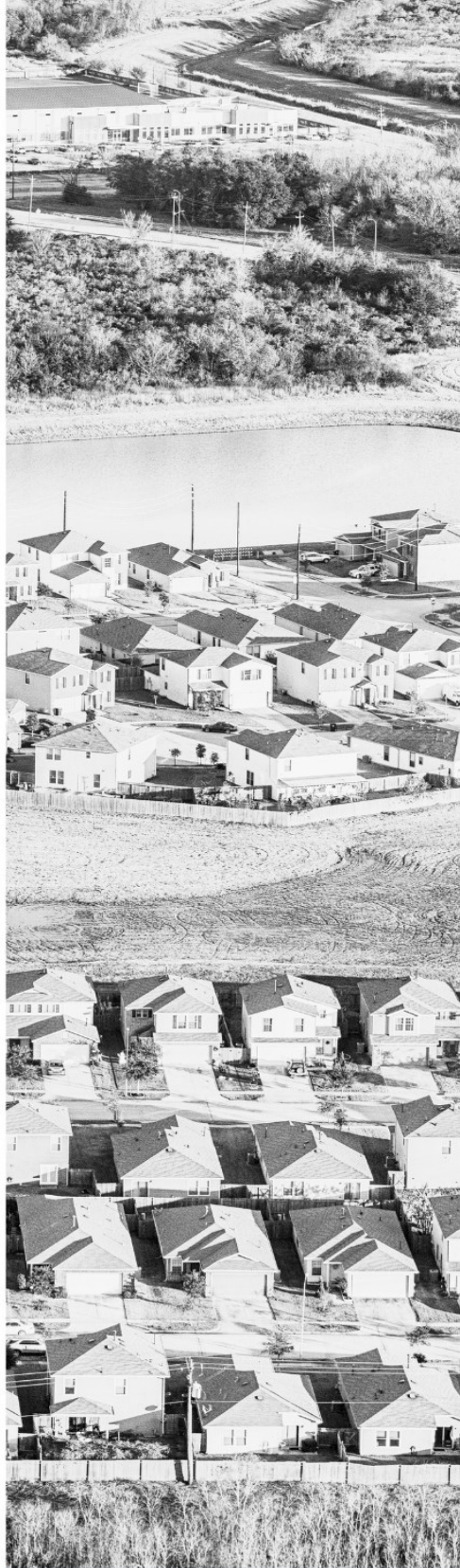
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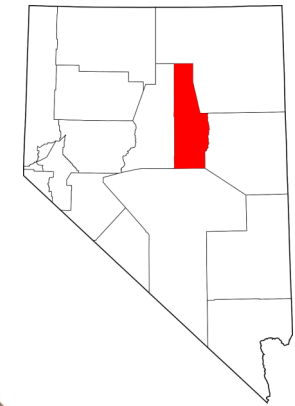
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HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS

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.



Extension.unr.edu/NEAP



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
Eureka County	Annual Median: \$73,929 30% HH Income: \$22,179 50% HH Income: \$36,965 80% HH Income: \$59,143 120% HH Income: \$88,715	Owner-Occupied: \$2,070 Renter Occupied: 1-Bedroom: \$1,118 2-Bedroom: \$1,413 3-Bedroom: \$1,860	50%: \$1,002 80%: \$1,604 100%: \$2,005 120%: \$2,406	50%: -\$1,068 80%: -\$466 100%: -\$65 120%: \$336	30%: \$554 50%: \$924 80%: \$1,479 100%: \$1,848 120%: \$2,218	30%: -\$564 50%: -\$194 80%: \$361 100%: \$730 120%: \$1,100	30%: -\$859 50%: -\$489 80%: \$66 100%: \$435 120%: \$805	30%: -\$1,306 50%: -\$936 80%: -\$381 100%: -\$12 120%: \$358
Crescent Valley	Annual Median: \$73,393 30% HH Income: \$22,018 50% HH Income: \$36,697 80% HH Income: \$58,714 120% HH Income: \$88,072	Owner-Occupied: \$2,055 Renter Occupied: 1-Bedroom: \$1,118 2-Bedroom: \$1,413 3-Bedroom: \$1,860	50%: \$995 80%: \$1,592 100%: \$1,990 120%: \$2,387	50%: -\$1,060 80%: -\$463 100%: -\$65 120%: \$332	30%: \$550 50%: \$917 80%: \$1,468 100%: \$1,835 120%: \$2,202	30%: -\$568 50%: -\$201 80%: \$350 100%: \$717 120%: \$1,084	30%: -\$863 50%: -\$496 80%: \$55 100%: \$422 120%: \$789	30%: -\$1,310 50%: -\$943 80%: -\$392 100%: -\$25 120%: \$342
Eureka	Annual Median: \$72,113 30% HH Income: \$21,634 50% HH Income: \$36,057 80% HH Income: \$57,690 120% HH Income: \$86,536	Owner-Occupied: \$2,086 Renter Occupied: 1-Bedroom: \$1,118 2-Bedroom: \$1,413 3-Bedroom: \$1,860	50%: \$978 80%: \$1,564 100%: \$1,955 120%: \$2,347	50%: -\$1,108 80%: -\$522 100%: -\$131 120%: \$261	30%: \$541 50%: \$901 80%: \$1,442 100%: \$1,803 120%: \$2,163	30%: -\$577 50%: -\$217 80%: \$324 100%: \$685 120%: \$1,045	30%: -\$872 50%: -\$512 80%: \$29 100%: \$390 120%: \$750	30%: -\$1,319 50%: -\$959 80%: -\$418 100%: -\$57 120%: \$303

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.

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 Eureka County is **\$73,929**. A family at **80%** of that makes **\$59,143** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$2,070**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,604** at 80% median income. This difference gives a gap of **-\$466**, making it unaffordable at the 80% income level.

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