

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

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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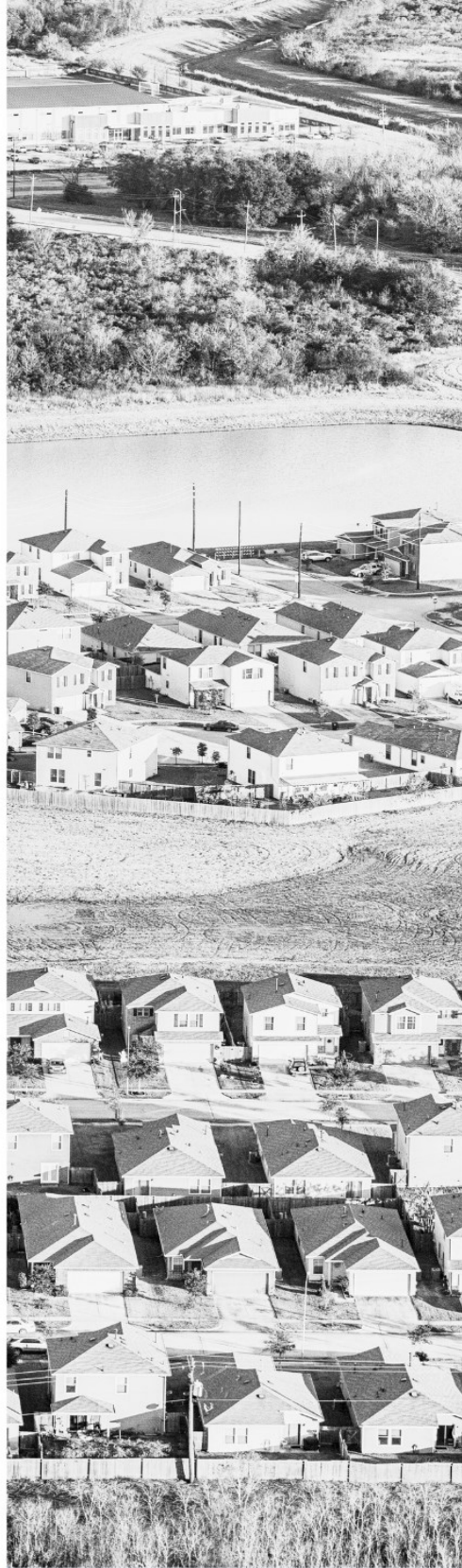
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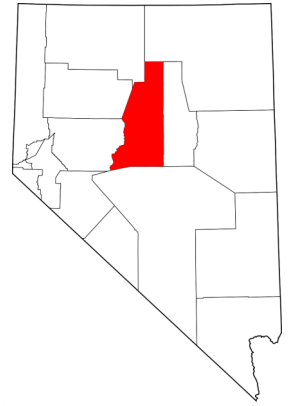
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LANDER COUNTY 2025



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
Lander County	5,728 (Increasing)	Approximately 28.8% of the population are 55 years or older, 22.826.2% is 35 and 54, and 16.2% is between 20 and 34 years.	# of Households: 2,256 # of Families: 1,637 Avg. Household Size: 2.51	Home Ownership Rate: 75.6% Owners w/o Mortgage: 628	Labor Force Participation Rate: 60.1% Unemployment Rate: 11.7%	Total Employment: 3,713	Median HH Income: \$92,388 Average Hourly Rate: \$49.87
Battle Mountain	4,187 (36.4% of county total)	Approximately 29.0% of the population are 55 years or older, 25.7% is 35 and 54, and 15.0% is between 20 and 34 years.	# of Households: 1,697 # of Families: 1,200 Avg. Household Size: 2.44	Home Ownership Rate: 73.5% Owners w/o Mortgage: 441	Labor Force Participation Rate: 60.7% Unemployment Rate: 15.2%	Total Employment: 3,592	Median HH Income: \$99,962 Average Hourly Rate: \$49.93
Rest of County	1,541 (63.6% of county total)	Approximately 28.3% of the population are 55 years or older, 27.6% is 35 and 54, and 19.5% is between 20 and 34 years.	# of Households: 559 # of Families: 437 Avg. Household Size: N/A	Home Ownership Rate: N/A Owners w/o Mortgage: 187	Labor Force Participation Rate: 58.4% Unemployment Rate: 1.6%	Total Employment: 121	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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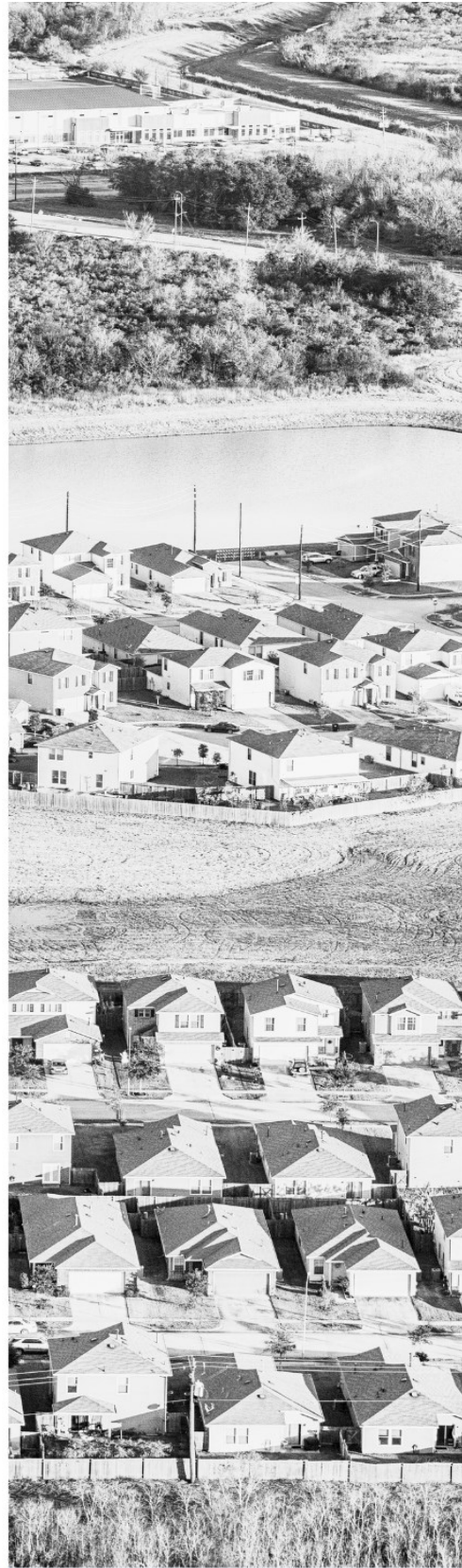
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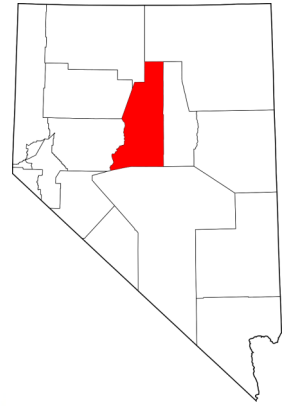
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HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

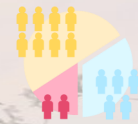
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

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	Age of Housing	Housing Structures	Housing Value	Vacancy Status
Lander County	Total Housing Units: 2,802	Units administered through housing programs: 68	Built 2010 or Later: 16.2% Built 1970 to 2009: 63.8% Built 1969 or Earlier: 20.0%	Single Family: 34.5% Mobile Home, RV: 54.1% Multi-Family: 10.5%	Less than \$150,000: 28.8% \$150,000-\$299,999: 55.0% Greater than \$300,000: 16.2%	Total Units: 546 For Rent: 22.9% For Sale: 0.0% For Seasonal or Occasional Use: 24.6% For Migrant Workers: 8.2% Other Vacant: 44.3%
Battle Mountain	Total Housing Units: 1,997 71.3% of the County's total units.	Units administered through housing programs: 68	Built 2010 or Later: 15.4% Built 1970 to 2009: 63.9% Built 1969 or Earlier: 20.7%	Single Family: 33.4% Mobile Home, RV: 52.1% Multi-Family: 14.5%	Less than \$150,000: 28.8% \$150,000-\$299,999: 61.5% Greater than \$200,000: 9.7%	Total Units: 300 For Rent: 39.3% For Sale: 0.0% For Seasonal or Occasional Use: 28.0% For Migrant Workers: 0.0% Other Vacant: 32.7%
Rest of County	Total Housing Units: 805 28.7% of the County's total units.	Units administered through housing programs: 0	Built 2010 or Later: 18.1% Built 1970 to 2009: 63.6% Built 1969 or Earlier: 18.3%	Single Family: 40.5% Mobile Home, RV: 58.9% Multi-Family: 0.6%	Less than \$150,000: 29.0% \$150,000-\$299,999: 37.2% Greater than \$300,000: 33.8%	Total Units: 246 For Rent: 2.8% For Sale: 0.0% For Seasonal or Occasional Use: 20.4% For Migrant Workers: 18.3% Other Vacant: 58.5%

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, 5 single family building permits were issued throughout Lander County.

Since 2005, 65 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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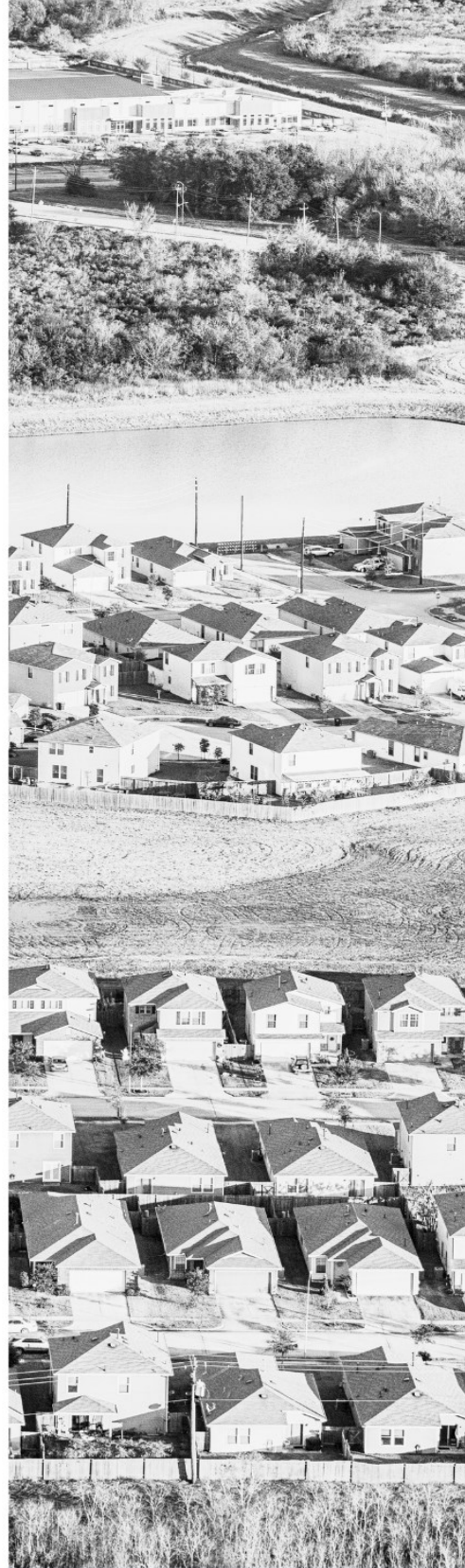
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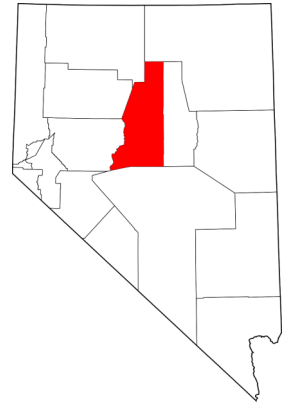
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HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS

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
Lander County	1 or fewer bedrooms: 3.3% 2 bedrooms: 21.2% 3 or more bedrooms: 75.5%	1 or fewer bedrooms: 4.4% 2 bedrooms: 61.7% 3 or more bedrooms: 33.9%	Owner Occupied: 2.65 Renter Occupied: 2.10	20.2% of owners and 71.7% of renters earn less than \$50,000	Less than \$500: 13.1% \$500-\$999: 56.3% Greater than \$1,500: 6.7% No Rent: 12.3%	Owner Occupied: 13.0% overburdened Renter Occupied: 38.7% overburdened
Battle Mountain	1 or fewer bedrooms: 1.9% 2 bedrooms: 20.9% 3 or more bedrooms: 77.1%	1 or fewer bedrooms: 5.3% 2 bedrooms: 70.7% 3 or more bedrooms: 24.0%	Owner Occupied: 2.56 Renter Occupied: 2.11	18.8% of owners and 73.8% of renters earn less than \$50,000	Less than \$500: 14.7% \$500-\$999: 65.1% \$1,000-\$1,499: 9.6% Greater than \$1,500: 7.1% No Rent: 3.6%	Owner Occupied: 12.7% overburdened Renter Occupied: 50.6% overburdened
Rest of County	1 or fewer bedrooms: 7.0% 2 bedrooms: 22.1% 3 or more bedrooms: 71.0%	1 or fewer bedrooms: 0.0% 2 bedrooms: 21.8% 3 or more bedrooms: 78.2%	Owner Occupied: N/A Renter Occupied: N/A	24.0% of owners and 62.4% of renters earn less than \$50,000	Less than \$500: 5.9% \$500-\$999: 16.8% \$1,000-\$1,499: 20.8% Greater than \$1,500: 5.0% No Rent: 51.5%	Owner Occupied: 13.9% overburdened Renter Occupied: 0.0% 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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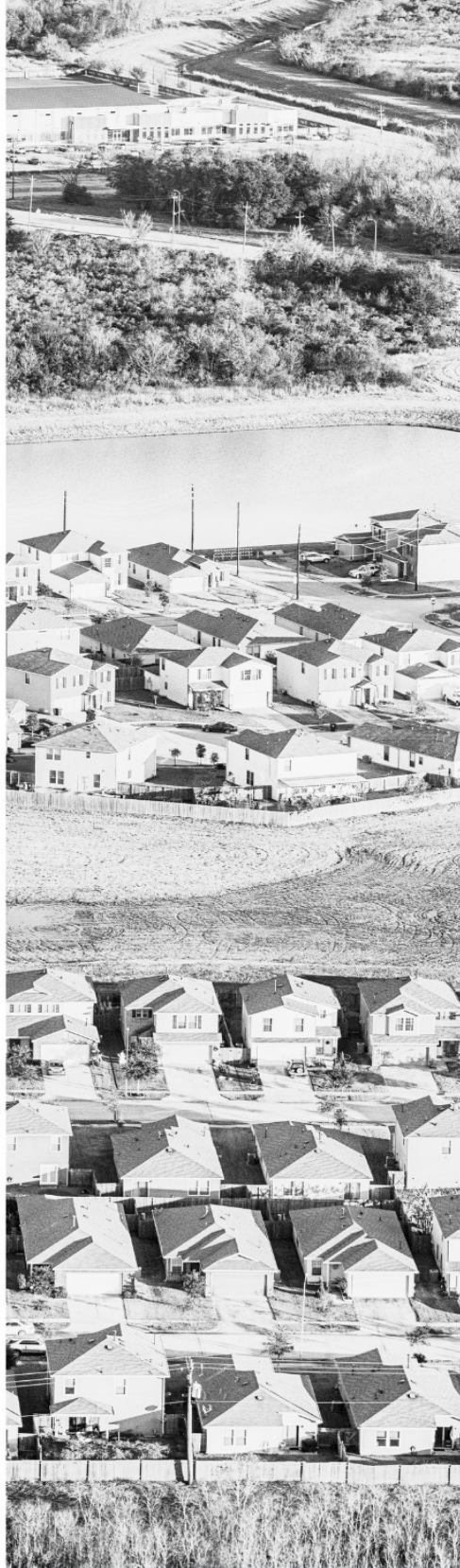
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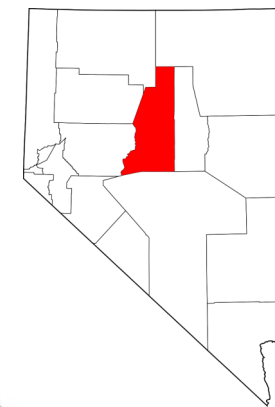
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HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS

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.



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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
Lander County	Annual Median: \$92,388	Owner-Occupied: \$2,412	50%: \$1,251	50%: -\$1,161	30%: \$693	30%: -\$399	30%: -\$649	30%: -\$867
	30% HH Income: \$27,716	Renter Occupied:	80%: \$2,001	80%: -\$411	50%: \$1,155	50%: \$63	50%: -\$187	50%: -\$405
	50% HH Income: \$46,194	1-Bedroom: \$1,092	100%: \$2,501	100%: \$89	80%: \$1,848	80%: \$756	80%: \$506	80%: \$288
	80% HH Income: \$73,910	2-Bedroom: \$1,342	120%: \$3,002	120%: \$590	100%: \$2,310	100%: \$1,218	100%: \$968	100%: \$750
	120% HH Income: \$110,866	3-Bedroom: \$1,560			120%: \$2,772	120%: \$1,680	120%: \$1,430	120%: \$1,212
Battle Mountain	Annual Median: \$99,962	Owner-Occupied: \$2,412	50%: \$1,353	50%: -\$1,059	30%: \$750	30%: -\$342	30%: -\$592	30%: -\$810
	30% HH Income: \$29,989	Renter Occupied:	80%: \$2,165	80%: -\$247	50%: \$1,250	50%: \$158	50%: -\$92	50%: -\$310
	50% HH Income: \$49,981	1-Bedroom: \$1,092	100%: \$2,707	100%: \$295	80%: \$1,999	80%: \$907	80%: \$657	80%: \$439
	80% HH Income: \$79,970	2-Bedroom: \$1,342	120%: \$3,248	120%: \$836	100%: \$2,499	100%: \$1,407	100%: \$1,157	100%: \$939
	120% HH Income: \$119,954	3-Bedroom: \$1,560			120%: \$2,999	120%: \$1,907	120%: \$1,657	120%: \$1,439

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 Lander County is **\$92,388**. A family at **80%** of that makes **\$73,910** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$2,412**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$2,001** at 80% median income. This difference gives a gap of **-\$411**, making it unaffordable at the 80% income level.