

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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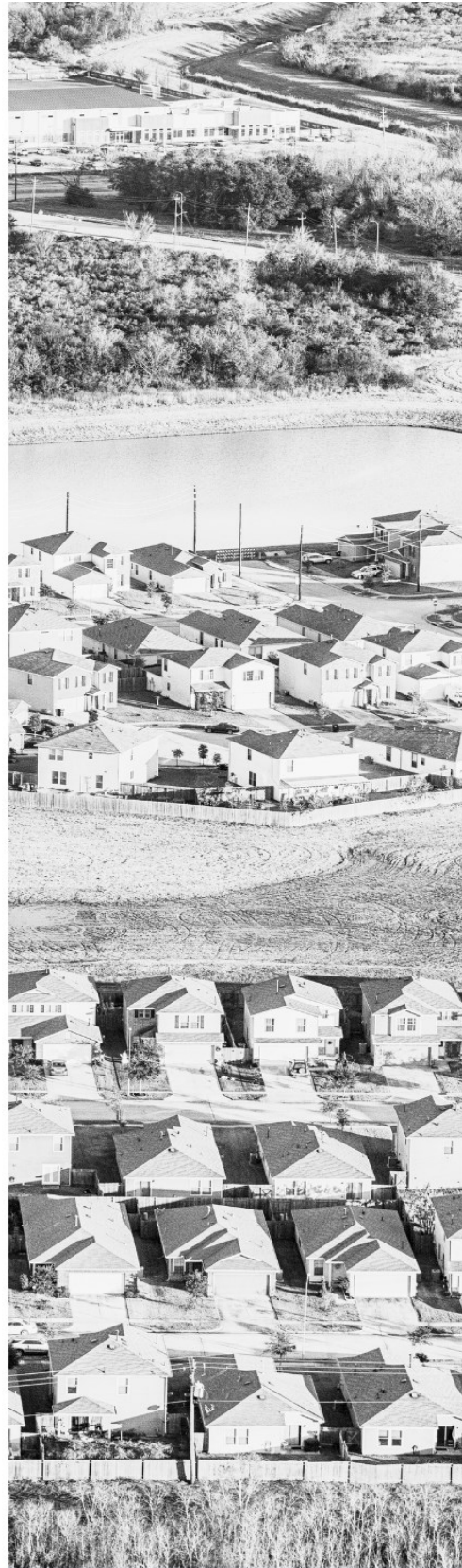
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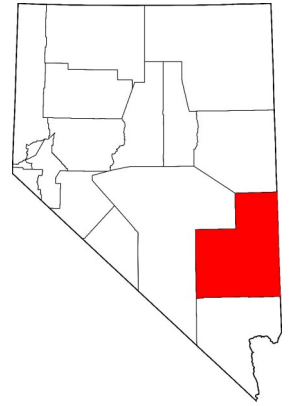
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Lincoln County 2025



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.

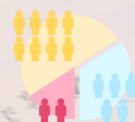
Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations 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
Lincoln County	4,507 (13% decrease since 2015)	Approximately 32.5% of the population are 55 years or older, 26.6% is 35 and 54, and 16.2% is between 20 and 34 years.	# of Households: 1,645 # of Families: 1,009 Avg. Household Size: 2.43	Home Ownership Rate: 73.7% Owners w/o Mortgage: 560	Labor Force Participation Rate: 47.0% Unemployment Rate: 4.1%	Total Employment: 1,651	2022 Median HH Income: \$67,412 Average Hourly Wage Rate: \$28.50
Alamo	1,019 (25.1% of county total)	Approximately 21.9% of the population are 55 years or older, 23.3% is 35 and 54, and 21.6% is between 20 and 34 years.	# of Households: 378 # of Families: 260 Avg. Household Size: 2.70	Home Ownership Rate: 68.5% Owners w/o Mortgage: 174	Labor Force Participation Rate: 61.1% Unemployment Rate: 0.0%	Total Employment: 433	2022 Median HH Income: \$65,083 Average Hourly Wage Rate: \$27.99
Caliente	840 (14.9% of county total)	Approximately 37.1% of the population are 55 years or older, 29.5% is 35 and 54, and 5.5% is between 20 and 34 years.	# of Households: 348 # of Families: 134 Avg. Household Size: 2.21	Home Ownership Rate: 60.3% Owners w/o Mortgage: 103	Labor Force Participation Rate: 49.3% Unemployment Rate: 4.2%	Total Employment: 346	2022 Median HH Income: \$36,400 Average Hourly Wage Rate: \$28.44
Panaca	1,039 (22.6% of county total)	Approximately 23.5% of the population are 55 years or older, 24.5% is 35 and 54, and 15.8% is between 20 and 34 years.	# of Households: 349 # of Families: 258 Avg. Household Size: 2.98	Home Ownership Rate: 72.2% Owners w/o Mortgage: 117	Labor Force Participation Rate: 48.2% Unemployment Rate: 0.0%	Total Employment: 343	2022 Median HH Income: \$68,073 Average Hourly Wage Rate: \$30.93
Pioche	1,111 (25.2% of county total)	Approximately 41.2% of the population are 55 years or older, 23.8% is 35 and 54, and 24.9% is between 20 and 34 years.	# of Households: 317 # of Families: 239 Avg. Household Size: 2.16	Home Ownership Rate: 90.5% Owners w/o Mortgage: 124	Labor Force Participation Rate: 35.6% Unemployment Rate: 15.0%	Total Employment: 312	2022 Median HH Income: \$73,849 Average Hourly Wage Rate: \$28.23
Rest of County	498 (12.3% of county total)	Approximately 45.4% of the population are 55 years or older, 39.4% is 35 and 54, and 4.6% is between 20 and 34 years.	# of Households: 253 # of Families: 118 Avg. Household Size: N/A	Home Ownership Rate: N/A Owners w/o Mortgage: 42	Labor Force Participation Rate: 45.8% Unemployment Rate: 0.0%	Total Employment: 217	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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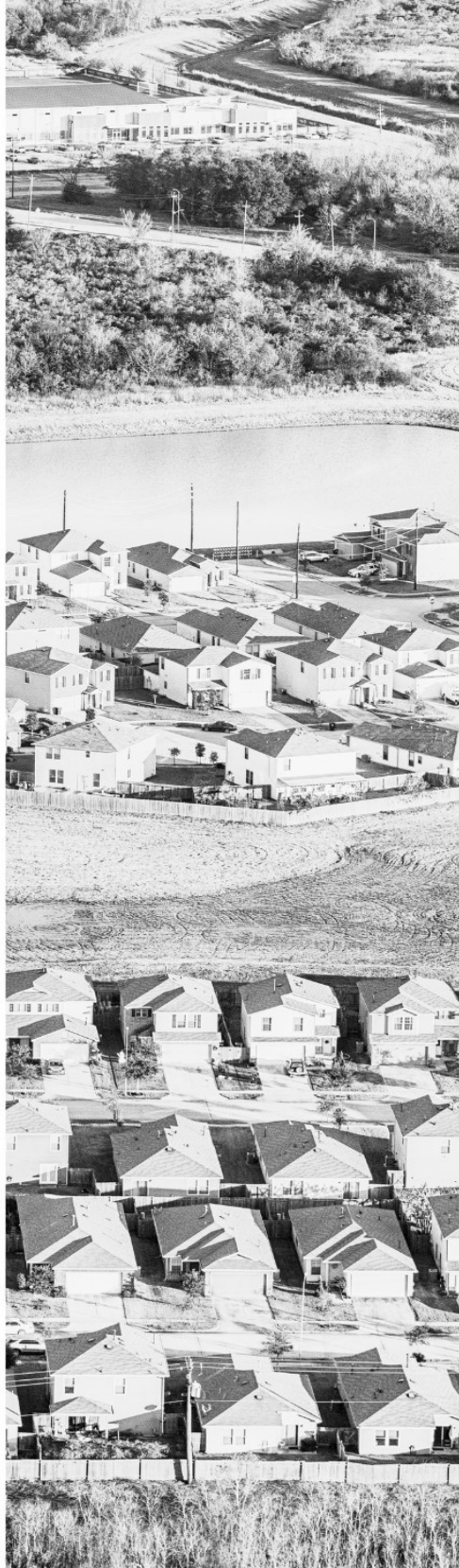
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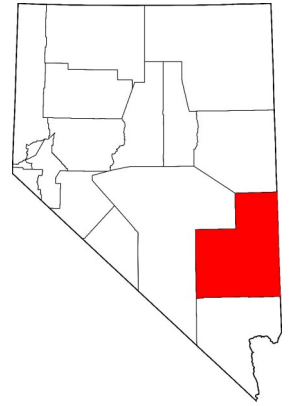
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LINCOLN COUNTY 2025



HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

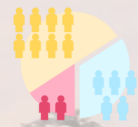
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

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

City/Region	Housing Units	Subsidized	Age of Housing	Housing Structures	Housing Value	Vacancy Status
Lincoln County	Total Housing Units: 2,292	Units administered through housing programs: 82	Built 2010 or later: 9.2% Built 1970 to 2009: 51.7% Build 1969 or Earlier: 39.0%	Single Family: 77.8% Mobile Home, RV: 16.3% Multi-Family: 5.9%	Less than \$150,000: 31.8% \$150,000-\$299,999: 50.6% \$300,000 or more : 17.6%	Total Units: 647 For Rent 2.0% For Sale 9.1% For Seasonal or Occasional Use 61.1% For Migrant Workers 1.1% Other Vacant 25.5%
Alamo	Total Housing Units: 472 20.6% of the County's total units.	Units administered through housing programs: 0	Built 2010 or later: 18.6% Built 1970 to 2009: 40.5% Build 1969 or Earlier: 40.9%	Single Family: 66.3% Mobile Home, RV: 30.9% Multi-Family: 2.8%	Less than \$150,000: 52.5% \$150,000-\$299,999: 40.9% \$300,000 or more : 6.6%	Total Units: 94 For Rent 0.0% For Sale 0.0% For Seasonal or Occasional Use 24.5% For Migrant Workers 0.0% Other Vacant 75.5%
Caliente	Total Housing Units: 466 20.3% of the County's total units.	Units administered through housing programs: 50	Built 2010 or later: 7.9% Built 1970 to 2009: 40.6% Build 1969 or Earlier: 51.5%	Single Family: 77.5% Mobile Home, RV: 4.5% Multi-Family: 18.0%	Less than \$150,000: 48.6% \$150,000-\$299,999: 51.4% \$300,000 or more : 0.0%	Total Units: 118 For Rent 0.0% For Sale 12.7% For Seasonal or Occasional Use 62.8% For Migrant Workers 5.9% Other Vacant 18.6%
Panaca	Total Housing Units: 413 18.0% of the County's total units.	Units administered through housing programs: 20	Built 2010 or later: 10.4% Built 1970 to 2009: 37.5% Build 1969 or Earlier: 52.1%	Single Family: 83.1% Mobile Home, RV: 11.4% Multi-Family: 5.6%	Less than \$150,000: 17.5% \$150,000-\$299,999: 48.0% \$300,000 or more : 34.5%	Total Units: 64 For Rent 0.0% For Sale 40.6% For Seasonal or Occasional Use 40.6% For Migrant Workers 0.0% Other Vacant 18.8%
Pioche	Total Housing Units: 472 20.6% of the County's total units.	Units administered through housing programs: 12	Built 2010 or later: 5.3% Built 1970 to 2009: 57.0% Build 1969 or Earlier: 37.7%	Single Family: 75.6% Mobile Home, RV: 24.4% Multi-Family: N/A	Less than \$150,000: 28.9% \$150,000-\$299,999: 53.0% \$300,000 or more : 18.1%	Total Units: 155 For Rent 0.0% For Sale 0.0% For Seasonal or Occasional Use 66.5% For Migrant Workers 0.0% Other Vacant 33.5%
Rest of County	Total Housing Units: 469 20.5% of the County's total units.4,466	Units administered through housing programs: 0	Built 2010 or later: 4.1% Built 1970 to 2009: 81.2% Build 1969 or Earlier: 14.7%	Single Family: 87.4% Mobile Home, RV: 9.4% Multi-Family: 3.2%	Less than \$150,000: 10.3% \$150,000-\$299,999: 61.8% \$300,000 or more : 27.9%	Total Units: 216 For Rent 6.0% For Sale 8.4% For Seasonal or Occasional Use 78.2% For Migrant Workers 0.0% Other Vacant 7.4%

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, 'Season or Occasional' suggest that the units are second homes used for vacation. 'Other' often suggest the units are condemned or otherwise unlivable. 'Other' also includes units that are rented, or sold, but not currently occupied.

Building Permits

In 2022, 24 single family building permits were issued throughout Lincoln County.

Since 2005, 3 multi-family unit permits have been issued.

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B25004, B25007, B25027 DP04, S2503

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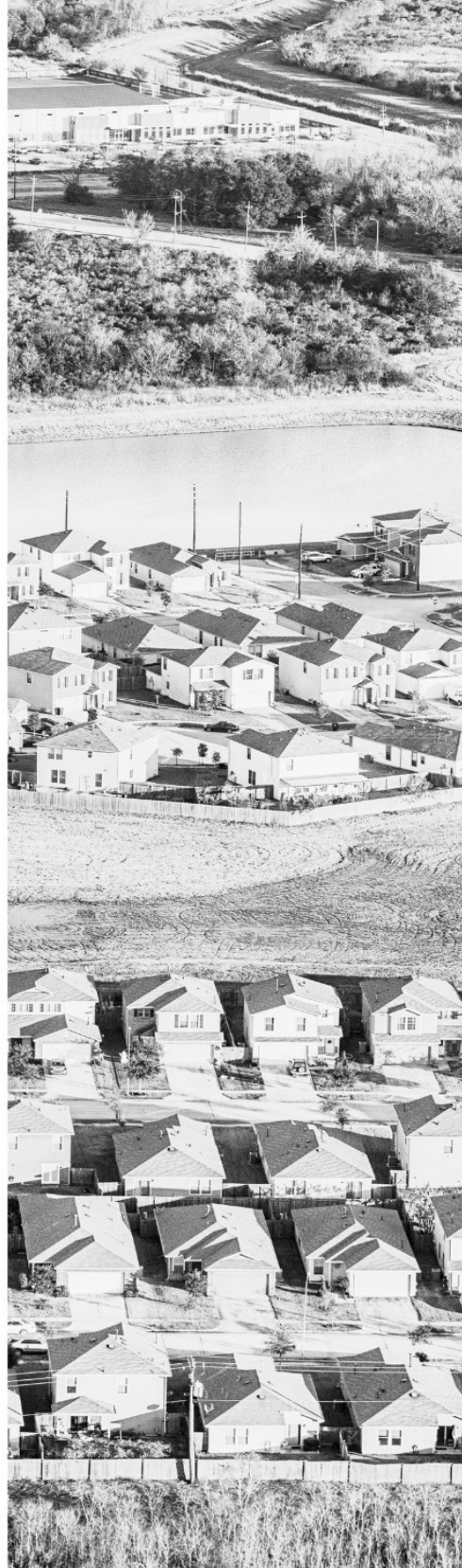
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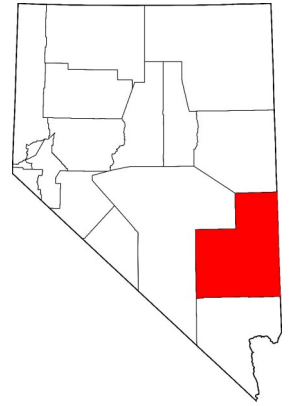
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LINCOLN COUNTY 2025



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
Lincoln County	1 or fewer bedrooms: 1.4% 2 bedrooms: 34.7% 3 or more bedrooms: 63.9%	1 or fewer bedrooms: 37.6% 2 bedrooms: 31.4% 3 or more bedrooms: 30.9%	Owner Occupied: 2.62 Renter Occupied: 1.90	25.3% of owners and 57.1% of renters earn less than \$50,000	Less than \$500: 13.4% \$500-\$999: 62.8% \$1,000-\$1,499: 16.9% Greater than \$1,500: 0.0% No Rent: 6.9%	Owner Occupied: 18.2% overburdened Renter Occupied: 39.8% overburdened
Alamo	1 or fewer bedrooms: 0.0% 2 bedrooms: 56.0% 3 or more bedrooms: 44.0%	1 or fewer bedrooms: 56.3% 2 bedrooms: 0.0% 3 or more bedrooms: 43.7%	Owner Occupied: 2.83 Renter Occupied: 2.40	37.1% of owners and 54.6% of renters earn less than \$50,000	Less than \$500: 10.9% \$500-\$999: 45.4% \$1,000-\$1,499: 43.7% Greater than \$1,500: 0.0% No Rent: 0.0%	Owner Occupied: 11.1% overburdened Renter Occupied: 45.5% overburdened
Caliente	1 or fewer bedrooms: 0.0% 2 bedrooms: 29.0% 3 or more bedrooms: 71.0%	1 or fewer bedrooms: 52.2% 2 bedrooms: 31.2% 3 or more bedrooms: 16.7%	Owner Occupied: 2.94 Renter Occupied: 1.09	38.2% of owners and 79.7% of renters earn less than \$50,000	Less than \$500: 32.6% \$500-\$999: 39.9% \$1,000-\$1,499: 8.7% Greater than \$1,500: 0.0% No Rent: 18.8%	Owner Occupied: 15.1% overburdened Renter Occupied: 51.7% overburdened
Panaca	1 or fewer bedrooms: 0.0% 2 bedrooms: 21.4% 3 or more bedrooms: 78.6%	1 or fewer bedrooms: 24.7% 2 bedrooms: 64.9% 3 or more bedrooms: 10.3%	Owner Occupied: 3.10 Renter Occupied: 2.65	23.4% of owners and 64.9% of renters earn less than \$50,000	Less than \$500: 0.0% \$500-\$999: 100.0% \$1,000-\$1,499: 0.0% Greater than \$1,500: 0.0% No Rent: 0.0%	Owner Occupied: 9.7% overburdened Renter Occupied: 33.3% overburdened
Pioche	1 or fewer bedrooms: 0.0% 2 bedrooms: 38.3% 3 or more bedrooms: 61.7%	1 or fewer bedrooms: N/A 2 bedrooms: N/A 3 or more bedrooms: N/A	Owner Occupied: 2.29 Renter Occupied: N/A	13.6% of owners and N/A of renters earn less than \$50,000	Less than \$500: N/A \$500-\$999: N/A \$1,000-\$1,499: N/A Greater than \$1,500: N/A No Rent: N/A	Owner Occupied: 14.5% overburdened Renter Occupied: N/A
Rest of County	1 or fewer bedrooms: 8.3% 2 bedrooms: 25.0% 3 or more bedrooms: 66.7%	1 or fewer bedrooms: N/A 2 bedrooms: N/A 3 or more bedrooms: N/A	Owner Occupied: N/A Renter Occupied: N/A	15.2% of owners and 46.0% of renters earn less than \$50,000	Less than \$500: 0.0% \$500-\$999: 73.5% \$1,000-\$1,499: 18.4% Greater than \$1,500: 0.0% No Rent: 8.2%	Owner Occupied: 52.5% overburdened Renter Occupied: N/A 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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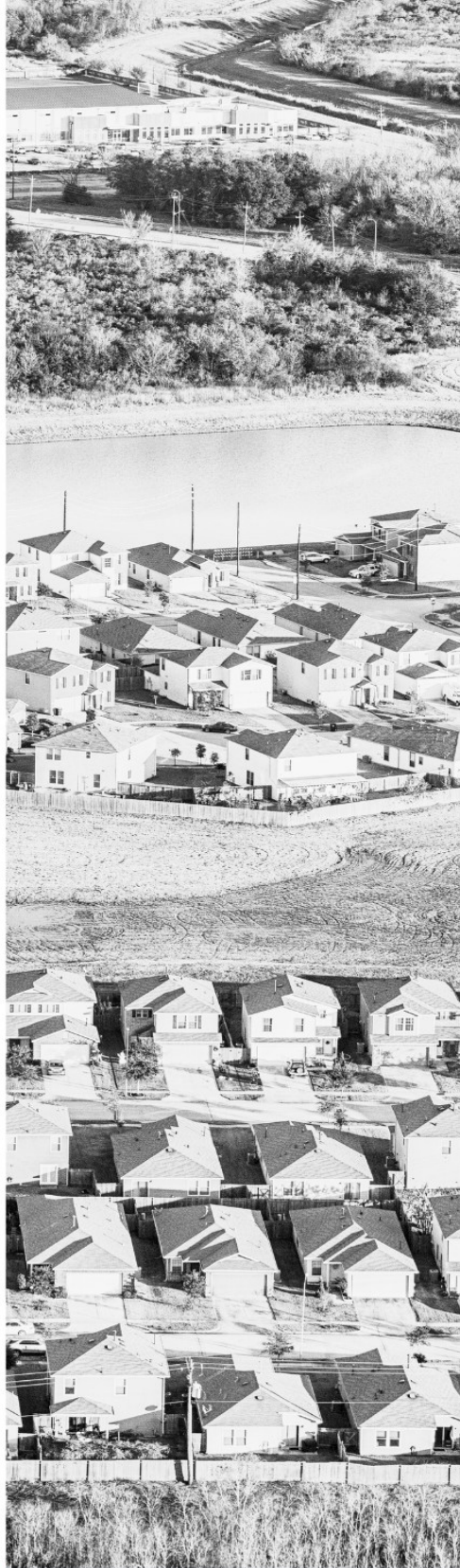
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Lincoln County 2025



HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS

University of Nevada, Reno Extension
Publication Date: January 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.





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
Lincoln County	Annual Median: \$67,412	Owner-Occupied: \$1,835	50%: \$843	50%: -\$992	30%: \$506	30%: -\$464	30%: -\$684	30%: -\$914
	30% HH Income: \$20,224	Renter Occupied:	80%: \$1,348	80%: -\$487	50%: \$843	50%: -\$127	50%: -\$347	50%: -\$577
	50% HH Income: \$33,706	1-Bedroom: \$970	100%: \$1,685	100%: -\$150	80%: \$1,348	80%: \$378	80%: \$158	80%: -\$72
	80% HH Income: \$53,930	2-Bedroom: \$1,190	120%: \$1,835	120%: \$187	100%: \$1,685	100%: \$715	100%: \$495	100%: \$265
	120% HH Income: \$80,894	3-Bedroom: \$1,420			120%: \$2,022	120%: \$1,052	120%: \$832	120%: \$602
Alamo	Annual Median: \$65,083	Owner-Occupied: \$1,866	50%: \$758	50%: -\$1,052	30%: \$488	30%: -\$482	30%: -\$702	30%: -\$932
	30% HH Income: \$19,525	Renter Occupied:	80%: \$814	80%: -\$564	50%: \$814	50%: -\$156	50%: -\$376	50%: -\$606
	50% HH Income: \$32,542	1-Bedroom: \$970	100%: \$1,302	100%: -\$239	80%: \$1,302	80%: \$332	80%: \$112	80%: -\$118
	80% HH Income: \$52,066	2-Bedroom: \$1,190	120%: \$1,627	120%: \$87	100%: \$1,627	100%: \$657	100%: \$437	100%: \$207
	120% HH Income: \$78,100	3-Bedroom: \$1,420			120%: \$1,952	120%: \$982	120%: \$762	120%: \$532
Caliente	Annual Median: \$36,400	Owner-Occupied: \$1,693	50%: \$455	50%: -\$1,238	30%: \$273	30%: -\$697	30%: -\$917	30%: -\$1,147
	30% HH Income: \$10,920	Renter Occupied:	80%: \$728	80%: -\$965	50%: \$455	50%: -\$366	50%: -\$474	50%: -\$711
	50% HH Income: \$18,200	1-Bedroom: \$970	100%: \$910	100%: -\$783	80%: \$728	80%: -\$93	80%: -\$201	80%: -\$438
	80% HH Income: \$29,120	2-Bedroom: \$1,190	120%: \$1,092	120%: -601	100%: \$910	100%: \$89	100%: -\$19	100%: -\$256
	120% HH Income: \$43,680	3-Bedroom: \$1,420			120%: \$1,092	120%: \$271	120%: \$163	120%: \$74
Panaca	Annual Median: \$68,073	Owner-Occupied: \$1,890	50%: \$851	50%: -\$1,039	30%: \$511	30%: -\$459	30%: -\$679	30%: -\$909
	30% HH Income: \$20,422	Renter Occupied:	80%: \$1,361	80%: -\$529	50%: \$851	50%: \$30	50%: -\$78	50%: -\$315
	50% HH Income: \$34,037	1-Bedroom: \$970	100%: \$1,702	100%: -\$188	80%: \$1,361	80%: \$540	80%: \$432	80%: \$195
	80% HH Income: \$54,458	2-Bedroom: \$1,190	120%: \$2,042	120%: \$152	100%: \$1,702	100%: \$881	100%: \$773	100%: \$536
	120% HH Income: \$81,688	3-Bedroom: \$1,420			120%: \$2,042	120%: \$1,221	120%: \$1,113	120%: \$876
Pioche	Annual Median: \$73,849	Owner-Occupied: \$1,968	50%: \$923	50%: -\$1,044	30%: \$554	30%: -\$416	30%: -\$636	30%: -\$866
	30% HH Income: \$22,155	Renter Occupied:	80%: \$1,476	80%: -\$492	50%: \$923	50%: \$102	50%: -\$6	50%: -\$243
	50% HH Income: \$36,925	1-Bedroom: \$970	100%: \$1,846	100%: -\$122	80%: \$1,477	80%: \$656	80%: \$548	80%: \$311
	80% HH Income: \$59,079	2-Bedroom: \$1,190	120%: \$2,215	120%: \$247	100%: \$1,846	100%: \$1,025	100%: \$917	100%: \$680
	120% HH Income: \$88,619	3-Bedroom: \$1,420			120%: \$2,215	120%: \$1,394	120%: \$1,286	120%: \$1,049

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 Lincoln County is **\$67,412**. A family at **80%** of that makes **\$53,930** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$1,835**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,348** at 80% median income. This difference gives a gap of **-\$487**, making it unaffordable at the 80% income level.

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