

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.

For more information please contact the Nevada Economic Assessment Project at: **EconDev@unr.edu** or visit our website at: [Extension.unr.edu/NEAP](https://extension.unr.edu/NEAP)

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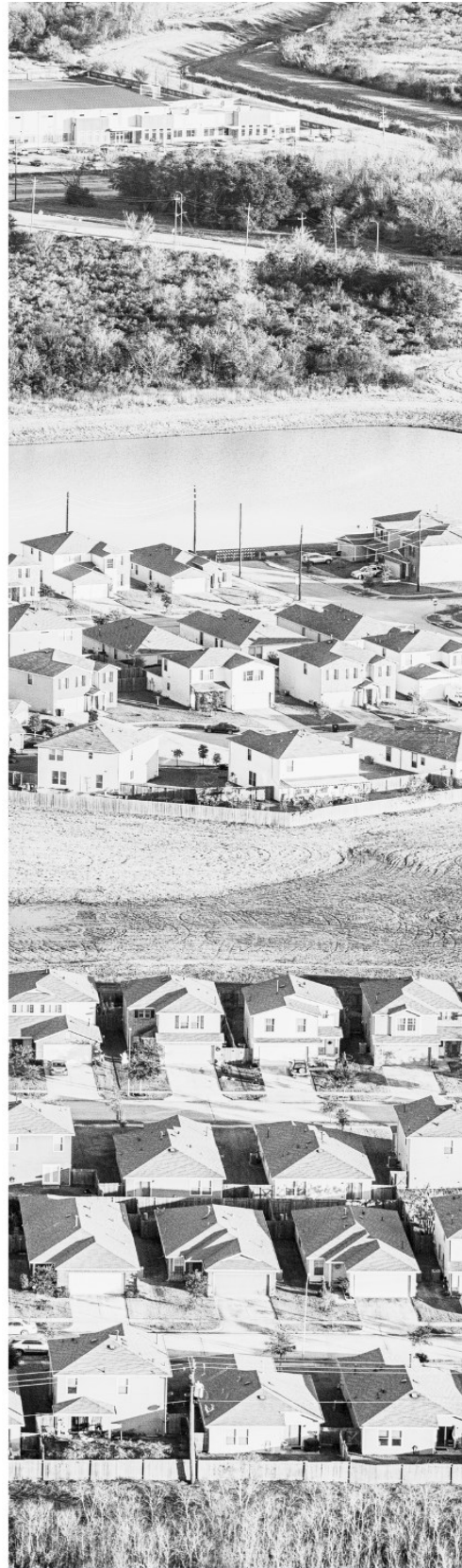
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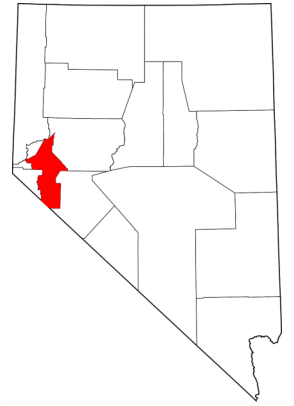
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LYON COUNTY 2025



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.

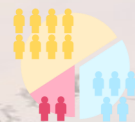
Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations 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 |
|---------------------------------|--|--|---|--|--|---------------------------------|---|
| Lyon County | 59,435 (15.1% growth since 2015) | Approximately 35.8% of the population are 55 years or older, 23.8% is 35 and 54, and 17.5% is between 20 and 34 years. | # of Households: 23,290 # of Families: 15,503 Avg. Household Size: 2.54 | Home Ownership Rate: 76.4% Owners w/o Mortgage: 6,121 | Labor Force Participation Rate: 58.9% Unemployment Rate: 7.1% | Total Employment: 15,886 | 2022 Median HH Income: \$70,026 Average Hourly Wage Rate: \$30,.98 |
| Dayton / Dayton Valley | 15,415 (25.9% of county total) | Approximately 35.5% of the population are 55 years or older, 24.3% is 35 and 54, and 16.8% is between 20 and 34 years. | # of Households: 5,642 # of Families: 4,123 Avg. Household Size: 2.73 | Home Ownership Rate: 79.0% Owners w/o Mortgage: 1,157 | Labor Force Participation Rate: 67.8% Unemployment Rate: 8.3% | Total Employment: 4,029 | 2022 Median HH Income: \$85,375 Average Hourly Wage Rate: \$29.39 |
| Fernley | 23,025 (37.1% of county total) | Approximately 25.6% of the population are 55 years or older, 25.7% is 35 and 54, and 21.3% is between 20 and 34 years. | # of Households: 8,391 # of Families: 5,951 Avg. Household Size: 2.75 | Home Ownership Rate: 73.1% Owners w/o Mortgage: 1,551 | Labor Force Participation Rate: 65.1% Unemployment Rate: 4.6% | Total Employment: 6,481 | 2022 Median HH Income: \$84,025 Average Hourly Wage Rate: \$29.12 |
| Silver Springs | 5,117 (8.6% of county total) | Approximately 46.6% of the population are 55 years or older, 25.6% is 35 and 54, and 13.2% is between 20 and 34 years. | # of Households: 2,324 # of Families: 1,238 Avg. Household Size: 2.20 | Home Ownership Rate: 80.3% Owners w/o Mortgage: 838 | Labor Force Participation Rate: 43.0% Unemployment Rate: 9.0% | Total Employment: 1,080 | 2022 Median HH Income: \$47,584 Average Hourly Wage Rate: \$34.63 |
| Yerington / Mason Valley | 3,108 (5.2% of county total) | Approximately 50.9% of the population are 55 years or older, 15.3% is 35 and 54, and 14.4% is between 20 and 34 years. | # of Households: 1,487 # of Families: 762 Avg. Household Size: 2.02 | Home Ownership Rate: 71.5% Owners w/o Mortgage: 654 | Labor Force Participation Rate: 41.9% Unemployment Rate: 5.1% | Total Employment: 3,412 | 2022 Median HH Income: \$41,600 Average Hourly Wage Rate: \$34.26 |
| Rest of County | 12,760 (21.5% of county total) | Approximately 46.7% of the population are 55 years or older, 21.2% is 35 and 54, and 13.8% is between 20 and 34 years. | # of Households: 5,446 # of Families: 3,429 Avg. Household Size: N/A | Home Ownership Rate: N.A Owners w/o Mortgage: 1,921 | Labor Force Participation Rate: 49.4% Unemployment Rate: 10.5% | Total Employment: 884 | 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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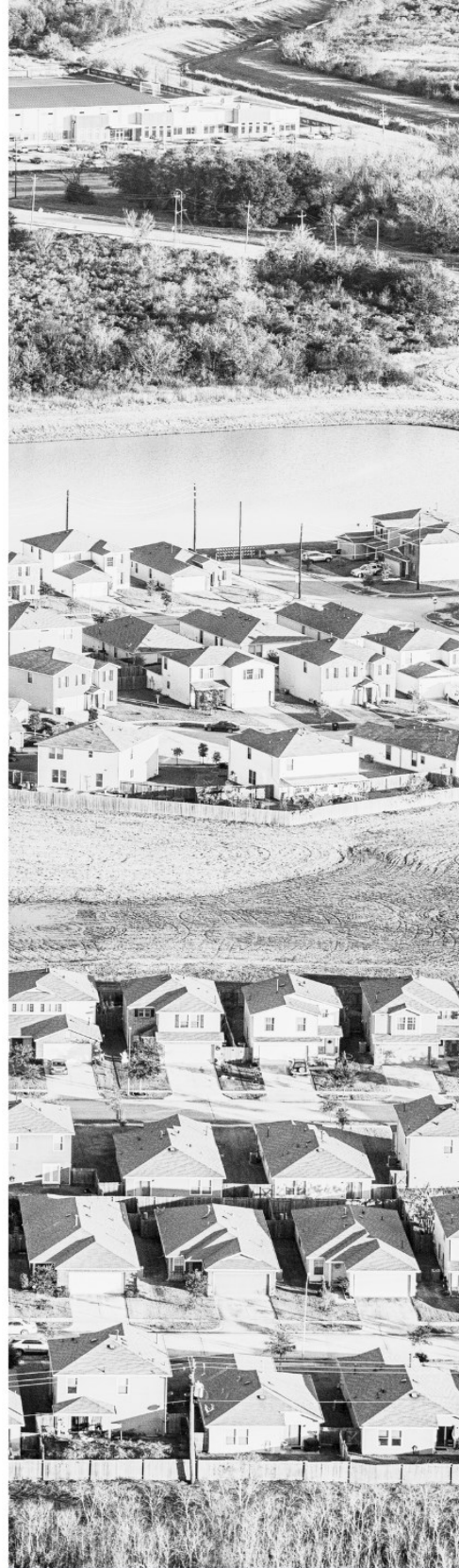
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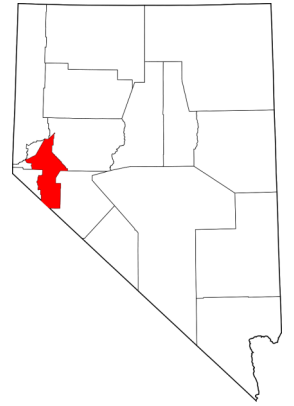
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HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

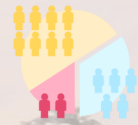
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

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 |  Housing Value |  Vacancy Status |
|---------------------------------|---|---|---|--|--|--|
| Lyon County | Total Housing Units: 24,582 | Units administered through housing programs: 109 | Built 2010 or later: 8.7% Built 1970 to 2009: 79.7% Build 1969 or Earlier: 11.6% | Single Family: 74.4% Mobile Home, RV: 18.9% Multi-Family: 6.7% | Less than \$150,000: 14.5% \$150,000-\$299,999: 31.7% \$300,000 or more : 53.8% | Total Units: 1,292 For Rent 18.5% For Sale 13.5% For Seasonal or Occasional Use 15.9% For Migrant Workers 0.0% Other Vacant 52.1% |
| Dayton / Dayton Valley | Total Housing Units: 5,851 23.8% of the County's total units. | Units administered through housing programs: 106 | Built 2010 or later: 12.9% Built 1970 to 2009: 82.5% Build 1969 or Earlier: 4.6% | Single Family: 87.3% Mobile Home, RV: 6.4% Multi-Family: 6.2% | Less than \$150,000: 5.6% \$150,000-\$299,999: 25.3% \$300,000 or more : 69.1% | Total Units: 209 For Rent 0.0% For Sale 18.2% For Seasonal or Occasional Use 27.3% For Migrant Workers 0.0% Other Vacant 54.5% |
| Fernley | Total Housing Units: 8,635 35.1% of the County's total units. | Units administered through housing programs: 178 | Built 2010 or later: 6.8% Built 1970 to 2009: 86.2% Build 1969 or Earlier: 7.0% | Single Family: 77.8% Mobile Home, RV: 11.6% Multi-Family: 10.6% | Less than \$150,000: 11.1% \$150,000-\$299,999: 27.8% \$300,000 or more : 61.1% | Total Units: 244 For Rent 38.5% For Sale 29.5% For Seasonal or Occasional Use 25.0% For Migrant Workers 5.9% Other Vacant 7.0% |
| Silver Springs | Total Housing Units: 2,637 10.7% of the County's total units. | Units administered through housing programs: 22 | Built 2010 or later: 6.8% Built 1970 to 2009: 81.6% Build 1969 or Earlier: 11.6% | Single Family: 43.9% Mobile Home, RV: 54.0% Multi-Family: 2.1% | Less than \$150,000: 29.2% \$150,000-\$299,999: 38.7% \$300,000 or more : 32.0% | Total Units: 313 For Rent 17.6% For Sale 20.4% For Seasonal or Occasional Use 8.9% For Migrant Workers 0.0% Other Vacant 53.0% |
| Yerington / Mason Valley | Total Housing Units: 1,507 6.1% of the County's total units. | Units administered through housing programs: 110 | Built 2010 or later: 3.5% Built 1970 to 2009: 60.5% Build 1969 or Earlier: 36.0% | Single Family: 77.8% Mobile Home, RV: 10.3% Multi-Family: 11.9% | Less than \$150,000: 36.7% \$150,000-\$299,999: 45.3% \$300,000 or more : 18.0% | Total Units: 20 For Rent 0.0% For Sale 0.0% For Seasonal or Occasional Use 0.0% For Migrant Workers 0.0% Other Vacant 100.0% |
| Rest of County | Total Housing Units: 5,952 24.2% of the County's total units. 4,466 | Units administered through housing programs: 0 | Built 2010 or later: 9.6% Built 1970 to 2009: 71.6% Build 1969 or Earlier: 18.8% | Single Family: 69.2% Mobile Home, RV: 28.5% Multi-Family: 2.3% | Less than \$150,000: 16.6% \$150,000-\$299,999: 37.4% \$300,000 or more : 46.0% | Total Units: 506 For Rent 17.8% For Sale 0.0% For Seasonal or Occasional Use 11.9% For Migrant Workers 0.0% Other Vacant 70.4% |

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, '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, 233 single family building permits were issued throughout Lyon County.

Since 2005, 385 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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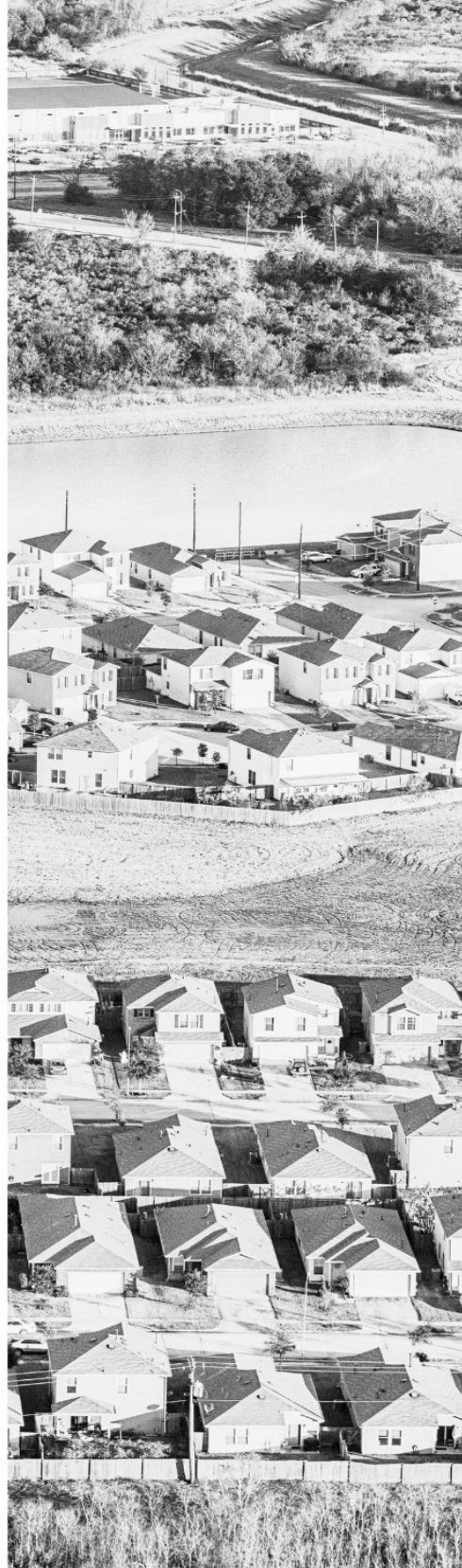
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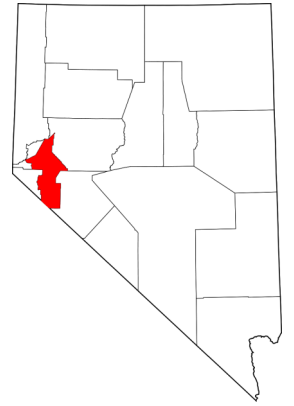
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LYON COUNTY 2025



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 |
|---------------------------------|---|--|--|---|---|---|
| Lyon County | 1 or fewer bedrooms: 2.8% 2 bedrooms: 10.8% 3 or more bedrooms: 86.4% | 1 or fewer bedrooms: 10.2% 2 bedrooms: 38.2% 3 or more bedrooms: 51.7% | Owner Occupied: 2.55 Renter Occupied: 2.52 | 29.0% of owners and 49.1% of renters earn less than \$50,000 | Less than \$500: 6.7% \$500-\$999: 25.7% \$1,000-\$1,499: 30.3% Greater than \$1,500: 28.2% No Rent: 9.1% | Owner Occupied: 22.5% overburdened Renter Occupied: 41.8% overburdened |
| Dayton / Dayton Valley | 1 or fewer bedrooms: 1.0% 2 bedrooms: 8.6% 3 or more bedrooms: 90.4% | 1 or fewer bedrooms: 7.8% 2 bedrooms: 27.1% 3 or more bedrooms: 65.1% | Owner Occupied: 2.76 Renter Occupied: 2.64 | 19.0% of owners and 32.5% of renters earn less than \$50,000 | Less than \$500: 1.6% \$500-\$999: 20.2% \$1,000-\$1,499: 37.5% Greater than \$1,500: 31.4% No Rent: 9.3% | Owner Occupied: 24.7% overburdened Renter Occupied: 30.7% overburdened |
| Fernley | 1 or fewer bedrooms: 1.5% 2 bedrooms: 8.2% 3 or more bedrooms: 90.3% | 1 or fewer bedrooms: 10.0% 2 bedrooms: 44.5% 3 or more bedrooms: 45.5% | Owner Occupied: 2.82 Renter Occupied: 2.54 | 20.2% of owners and 41.5% of renters earn less than \$50,000 | Less than \$500: 7.4% \$500-\$999: 23.3% \$1,000-\$1,499: 27.3% Greater than \$1,500: 41.4% No Rent: 0.5% | Owner Occupied: 20.2% overburdened Renter Occupied: N/A |
| Silver Springs | 1 or fewer bedrooms: 6.3% 2 bedrooms: 14.2% 3 or more bedrooms: 79.5% | 1 or fewer bedrooms: 11.4% 2 bedrooms: 23.9% 3 or more bedrooms: 64.8% | Owner Occupied: 2.13 Renter Occupied: 2.46 | 52.1% of owners and 60.2% of renters earn less than \$50,000 | Less than \$500: 9.4% \$500-\$999: 12.5% \$1,000-\$1,499: 47.0% Greater than \$1,500: 10.7% No Rent: 20.4% | Owner Occupied: 29.8% overburdened Renter Occupied: 57.1% overburdened |
| Yerington / Mason Valley | 1 or fewer bedrooms: 4.2% 2 bedrooms: 27.0% 3 or more bedrooms: 68.8% | 1 or fewer bedrooms: 20.3% 2 bedrooms: 51.2% 3 or more bedrooms: 28.5% | Owner Occupied: 1.91 Renter Occupied: 2.30 | 48.6% of owners and 69.8% of renters earn less than \$50,000 | Less than \$500: 26.4% \$500-\$999: 53.1% \$1,000-\$1,499: 13.4% Greater than \$1,500: 0.2% No Rent: 6.8% | Owner Occupied: 20.1% overburdened Renter Occupied: 34.5% overburdened |
| Rest of County | 1 or fewer bedrooms: 4.5% 2 bedrooms: 11.3% 3 or more bedrooms: 84.2% | 1 or fewer bedrooms: 8.8% 2 bedrooms: 38.1% 3 or more bedrooms: 53.2% | Owner Occupied: N/A Renter Occupied: N/A | 37.0% of owners and 68.6% of renters earn less than \$50,000 | Less than \$500: 2.5% \$500-\$999: 31.1% \$1,000-\$1,499: 28.1% Greater than \$1,500: 16.5% No Rent: 21.8% | Owner Occupied: 21.1% overburdened Renter Occupied: 48.7% 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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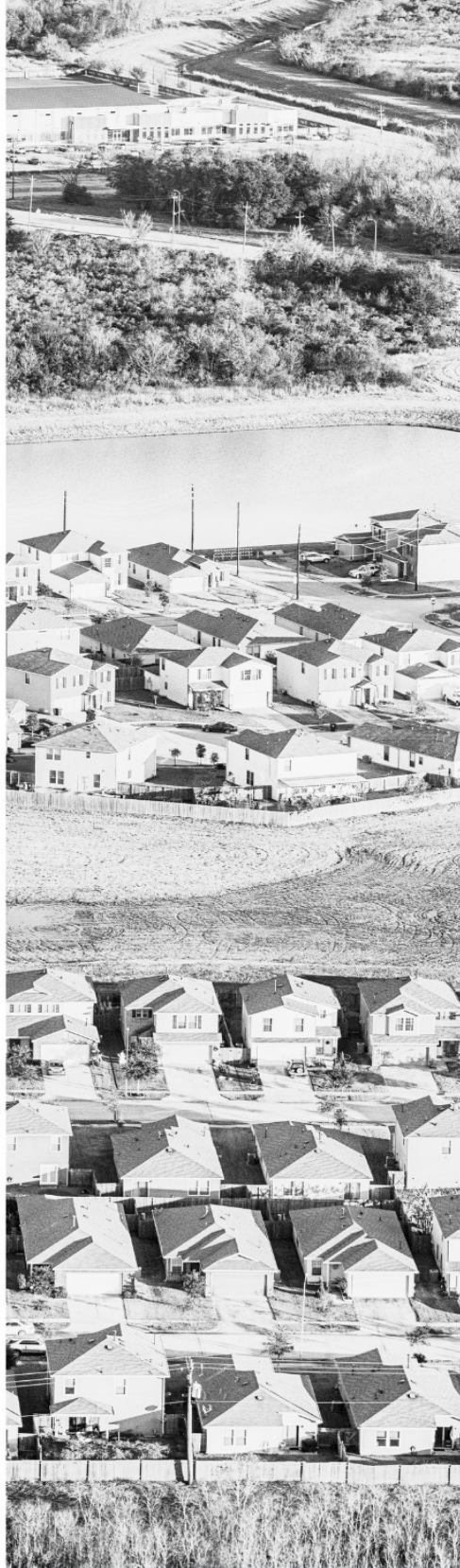
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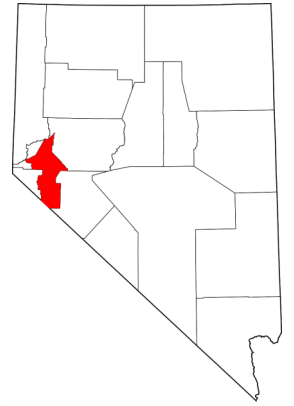
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HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS

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 |
|---------------------------------|---|--|--|--|--|---|---|---|
| Lyon County | Annual Median: \$70,026 30% HH Income: \$21,008 50% HH Income: \$35,013 80% HH Income: \$56,021 120% HH Income: \$84,031 | Owner-Occupied: \$3,353 Renter Occupied: 1-Bedroom: \$1,416 2-Bedroom: \$1,838 3-Bedroom: \$2,410 | 50%: \$945 80%: \$1,512 100%: \$1,889 120%: \$2,267 | 50%: -\$2,408 80%: -\$1,841 100%: -\$1,464 120%: -\$1,086 | 30%: \$525 50%: \$875 80%: \$1,401 100%: \$1,751 120%: \$2,101 | 30%: -\$891 50%: -\$541 80%: -\$15 100%: \$335 120%: \$685 | 30%: -\$1,313 50%: -\$963 80%: -\$437 100%: -\$87 120%: \$263 | 30%: -\$1,885 50%: -\$1,535 80%: -\$1,009 100%: -\$659 120%: -\$309 |
| Dayton / Dayton Valley | Annual Median: \$85,375 30% HH Income: \$25,613 50% HH Income: \$42,688 80% HH Income: \$68,300 120% HH Income: \$102,450 | Owner-Occupied: \$3,673 Renter Occupied: 1-Bedroom: \$1,468 2-Bedroom: \$1,876 3-Bedroom: \$2,733 | 50%: \$1,152 80%: \$1,843 100%: \$2,304 120%: \$2,764 | 50%: -\$2,521 80%: -\$1,830 100%: -\$1,369 120%: -\$909 | 30%: \$640 50%: \$1,067 80%: \$1,708 100%: \$2,134 120%: \$2,561 | 30%: -\$828 50%: -\$401 80%: \$240 100%: \$666 120%: \$1,093 | 30%: -\$1,236 50%: -\$809 80%: -\$169 100%: \$258 120%: \$685 | 30%: -\$2,093 50%: -\$1,666 80%: -\$1,026 100%: -\$599 120%: -\$172 |
| Fernley | Annual Median: \$84,025 30% HH Income: \$25,208 50% HH Income: \$42,013 80% HH Income: \$67,220 120% HH Income: \$100,830 | Owner-Occupied: \$3,153 Renter Occupied: 1-Bedroom: \$1,540 2-Bedroom: \$1,905 3-Bedroom: \$2,360 | 50%: \$1,134 80%: \$1,814 100%: \$2,267 120%: \$2,721 | 50%: -\$2,019 80%: -\$1,339 100%: -\$886 120%: -\$432 | 30%: \$630 50%: \$1,050 80%: \$1,681 100%: \$2,101 120%: \$2,521 | 30%: -\$910 50%: -\$490 80%: \$141 100%: \$561 120%: \$981 | 30%: -\$1,275 50%: -\$855 80%: -\$225 100%: \$196 120%: \$616 | 30%: -\$1,730 50%: -\$1,310 80%: -\$680 100%: -\$259 120%: \$161 |
| Silver Springs | Annual Median: \$47,584 30% HH Income: \$14,275 50% HH Income: \$23,792 80% HH Income: \$38,067 120% HH Income: \$57,101 | Owner-Occupied: \$3,105 Renter Occupied: 1-Bedroom: \$1,416* 2-Bedroom: \$2,063 3-Bedroom: \$2,260 | 50%: \$642 80%: \$1,027 100%: \$1,284 120%: \$1,541 | 50%: -\$2,463 80%: -\$2,078 100%: -\$1,821 120%: -\$1,564 | 30%: \$357 50%: \$595 80%: \$952 100%: \$1,190 120%: \$1,428 | 30%: -\$1,059 50%: -\$821 80%: -\$464 100%: -\$226 120%: \$12 | 30%: -\$1,706 50%: -\$1,468 80%: -\$1,111 100%: -\$873 120%: -\$635 | 30%: -\$1,903 50%: -\$1,665 80%: -\$1,308 100%: -\$1,070 120%: -\$832 |
| Yerington / Mason Valley | Annual Median: \$41,600 30% HH Income: \$12,480 50% HH Income: \$20,800 80% HH Income: \$33,280 120% HH Income: \$49,920 | Owner-Occupied: \$2,525 Renter Occupied: 1-Bedroom: \$1,168 2-Bedroom: \$1,413 3-Bedroom: \$2,410* | 50%: \$561 80%: \$898 100%: \$1,122 120%: \$1,347 | 50%: -\$1,964 80%: -\$1,627 100%: -\$1,403 120%: -\$1,178 | 30%: \$312 50%: \$520 80%: \$832 100%: \$1,040 120%: \$1,248 | 30%: -\$856 50%: -\$648 80%: -\$336 100%: -\$128 120%: \$80 | 30%: -\$1,101 50%: -\$893 80%: -\$581 100%: -\$373 120%: -\$165 | 30%: -\$2,098 50%: -\$1,890 80%: -\$1,578 100%: -\$1,370 120%: -\$1,162 |

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 Lyon County is **\$70,026**. A family at **80%** of that makes **\$56,021** annually. As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$3,353**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,512** at 80% median income. This difference gives a gap of **-\$1,841**, making it unaffordable at the 80% income level.

***Note:** There was low availability for the category of unit, so the county average was utilized.

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