

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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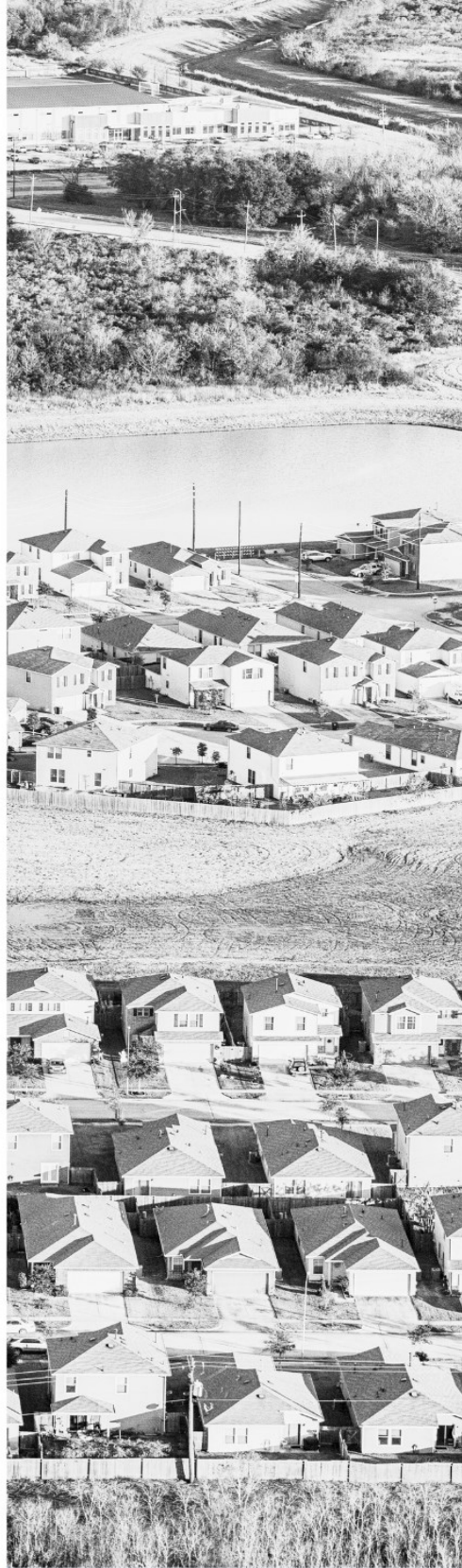
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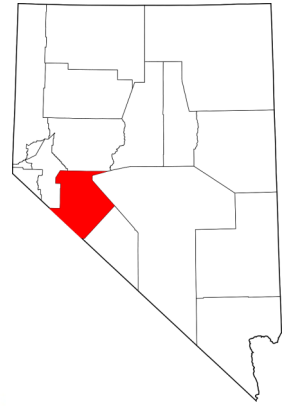
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MINERAL COUNTY 2025



HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC CHARACTERISTICS

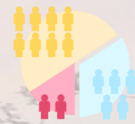
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

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
Mineral County	4,568	Approximately 39.2% of the population are 55 years or older, 20.1% is 35 and 54, and 16.2% is between 20 and 34 years.	# of Households: 1,881 # of Families: 1,055 Avg. Household Size: 2.38	Home Ownership Rate: 73.9% Owners w/o Mortgage: 735	Labor Force Participation Rate: 47.5% Unemployment Rate: 5.8%	Total Employment: 1,720	Median HH Income: \$46,625 Average Hourly Rate: \$35,38
Hawthorne	2,739 (60.0% of county total)	Approximately 35.8% of the population are 55 years or older, 24.3% is 35 and 54, and 15.5% is between 20 and 34 years.	# of Households: 1,120 # of Families: 679 Avg. Household Size: 2.37	Home Ownership Rate: 73.1% Owners w/o Mortgage: 334	Labor Force Participation Rate: 50.9% Unemployment Rate: 2.3%	Total Employment: 1,545	Median HH Income: \$55,847 Average Hourly Rate: \$35.02
Rest of County	1,829 (40.0% of county total)	Approximately 44.4% of the population are 55 years or older, 13.8% is 35 and 54, and 17.2% is between 20 and 34 years.	# of Households: 761 # of Families: 376 Avg. Household Size: N/A	Home Ownership Rate: N/A Owners w/o Mortgage: 401	Labor Force Participation Rate: 42.3% Unemployment Rate: 12.2%	Total Employment: 174	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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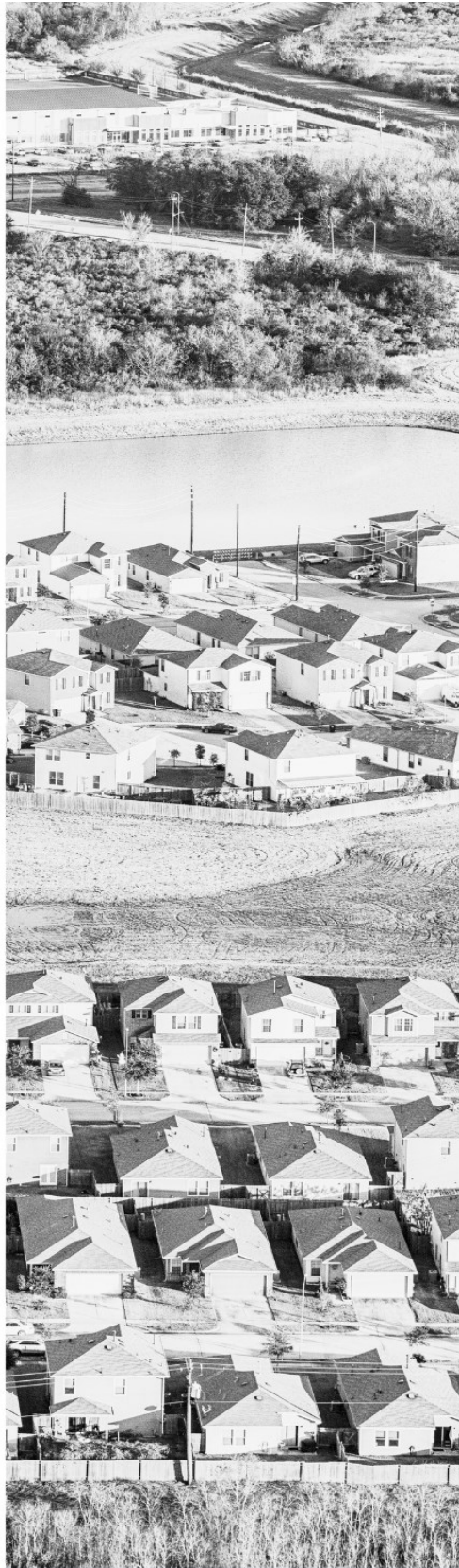
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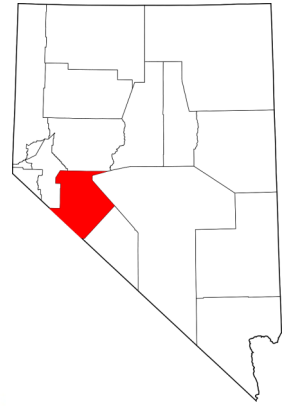
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HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

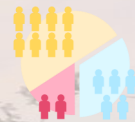
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

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 Housing	 Age of Housing	 Housing Structures	 Housing Value	 Vacancy Status
Mineral County	Total Housing Units: 2,403	Units administered through housing programs: 8	Built 2010 or Later: 1.2% Built 1970 to 2009: 55.7% Built 1969 or Earlier: 43.0%	Single Family: 77.5% Mobile Home, RV: 17.9% Multi-Family: 4.5%	Less than \$150,000: 47.8% \$150,000-\$299,999: 43.5% Greater than \$300,000: 8.6%	Total Units: 522 For Rent: 0.6% For Sale: 10.3% For Seasonal or Occasional Use: 12.5% For Migrant Workers: 0% Other Vacant: 76.6%
Hawthorne	Total Housing Units: 1,507 62.7% of the County's total units.	Units administered through housing programs: 8	Built 2010 or Later: 1.6% Built 1970 to 2009: 43.7% Built 1969 or Earlier: 54.7%	Single Family: 78.6% Mobile Home, RV: 16.1% Multi-Family: 5.3%	Less than \$150,000: 33.9% \$150,000-\$299,999: 53.1% Greater than \$200,000: 13.1%	Total Units: 387 For Rent: 0.0% For Sale: 14.0% For Seasonal or Occasional Use: 9.8% For Migrant Workers: 0% Other Vacant: 76.2%
Rest of County	Total Housing Units: 896 37.3% of the County's total units.	Units administered through housing programs: 0	Built 2010 or Later: 0.7% Built 1970 to 2009: 76.0% Built 1969 or Earlier: 23.3%	Single Family: 75.7% Mobile Home, RV: 3.2% Multi-Family: 21.1%	Less than \$150,000: 68.0% \$150,000-\$299,999: 29.7% Greater than \$300,000: 2.3%	Total Units: 135 For Rent: 2.2 For Sale: 0.0% For Seasonal or Occasional Use: 20.0% For Migrant Workers: 0% Other Vacant: 77.8%

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, 0 single family building permits were issued throughout Mineral County.

Since 2005, 2 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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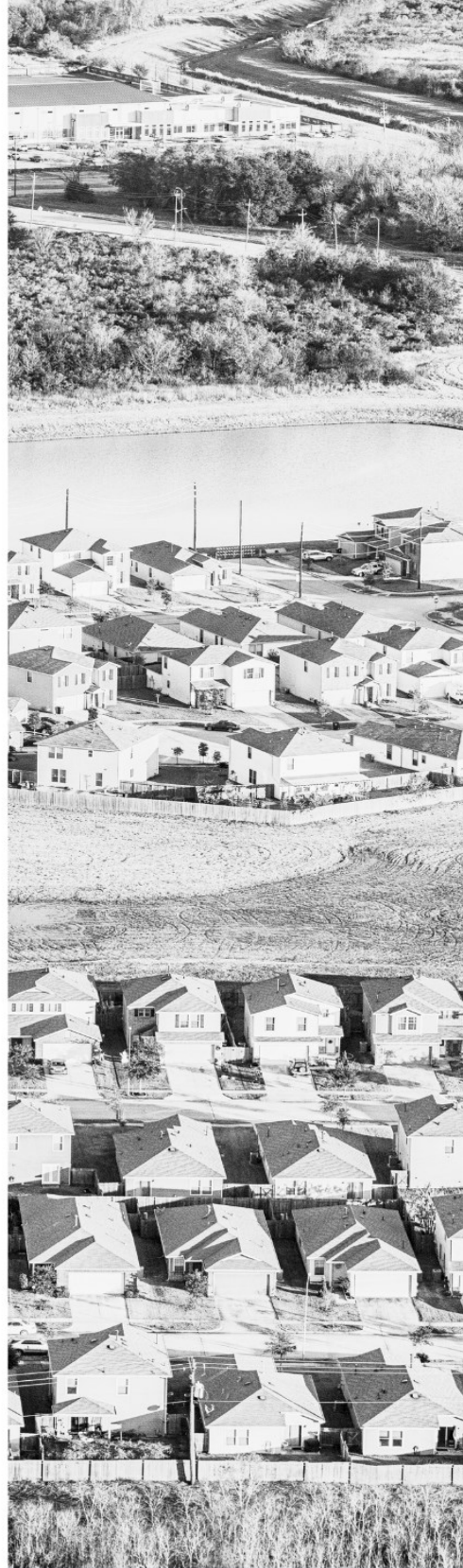
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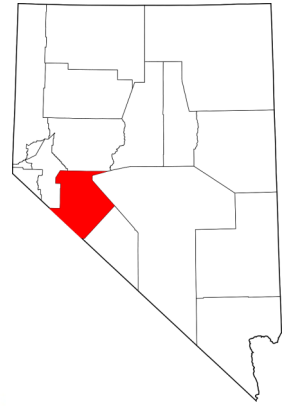
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HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS

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
Mineral County	1 or fewer bedrooms: 1.4% 2 bedrooms: 31.9% 3 or more bedrooms: 66.6%	1 or fewer bedrooms: 7.3% 2 bedrooms: 22.8% 3 or more bedrooms: 69.9%	Owner Occupied: 2.16 Renter Occupied: 3.01	50.8% of owners and 60.5% of renters earn less than \$50,000	Less than \$500: 11.6% \$500-\$999: 40.7% \$1,000-\$1,499: 22.8% Greater than \$1,500: 10.0% No Rent: 14.9%	Owner Occupied: 17.2% overburdened Renter Occupied: 28.4% overburdened
Hawthorne	1 or fewer bedrooms: 1.3% 2 bedrooms: 32.7% 3 or more bedrooms: 65.9%	1 or fewer bedrooms: 0.0% 2 bedrooms: 23.3% 3 or more bedrooms: 76.7%	Owner Occupied: 2.15 Renter Occupied: 2.97	37.0% of owners and 51.8% of renters earn less than \$50,000	Less than \$500: 6.0% \$500-\$999: 36.9% \$1,000-\$1,499: 34.2% Greater than \$1,500: 15.0% No Rent: 8.0%	Owner Occupied: 23.5% overburdened Renter Occupied: 31.0% overburdened
Rest of County	1 or fewer bedrooms: 1.6% 2 bedrooms: 30.8% 3 or more bedrooms: 67.6%	1 or fewer bedrooms: 18.9% 2 bedrooms: 22.1% 3 or more bedrooms: 58.9%	Owner Occupied: N/A Renter Occupied: N/A	70.6% of owners and 74.2% of renters earn less than \$50,000	Less than \$500: 20.5% \$500-\$999: 46.8% \$1,000-\$1,499: 4.7% Greater than \$1,500: 2.1% No Rent: 25.8%	Owner Occupied: 6.4% overburdened Renter Occupied: 25.0% 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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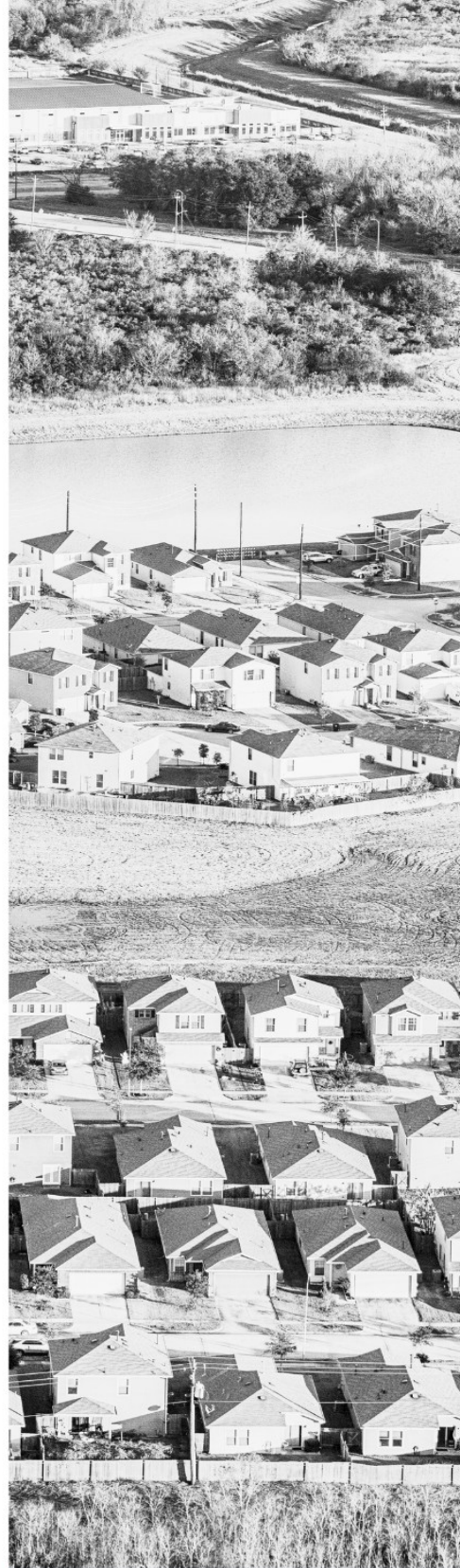
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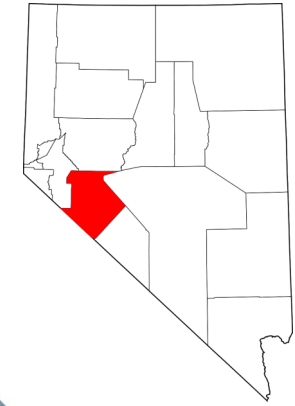


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MINERAL COUNTY 2025



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
Mineral County	Annual Median: \$46,625	Owner-Occupied: \$1,790	50%: \$632	50%: -\$1,158	30%: \$350	30%: -\$467	30%: -\$667	30%: -\$810
	30% HH Income: \$13,988	Renter Occupied:	80%: \$1,011	80%: -\$779	50%: \$583	50%: -\$234	50%: -\$434	50%: -\$577
	50% HH Income: \$23,313	1-Bedroom: \$817	100%: \$1,264	100%: -\$526	80%: \$933	80%: \$116	80%: -\$85	80%: -\$228
	80% HH Income: \$37,300	2-Bedroom: \$1,017	120%: \$1,517	120%: -\$273	100%: \$1,166	100%: \$349	100%: \$149	100%: \$6
	120% HH Income: \$55,950	3-Bedroom: \$1,160			120%: \$1,399	120%: \$582	120%: \$382	120%: \$239
Hawthorne	Annual Median: \$55,847	Owner-Occupied: \$1,848	50%: \$757	50%: -\$1,091	30%: \$419	30%: -\$398	30%: -\$598	30%: -\$741
	30% HH Income: \$16,754	Renter Occupied:	80%: \$1,211	80%: -\$637	50%: \$698	50%: -\$119	50%: -\$319	50%: -\$462
	50% HH Income: \$27,924	1-Bedroom: \$817	100%: \$1,514	100%: -\$334	80%: \$1,117	80%: \$300	80%: \$100	80%: -\$43
	80% HH Income: \$44,678	2-Bedroom: \$1,017	120%: \$1,817	120%: -\$31	100%: \$1,396	100%: \$579	100%: \$379	100%: \$236
	120% HH Income: \$67,016	3-Bedroom: \$1,160			120%: \$1,675	120%: \$858	120%: \$658	120%: \$515

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 Mineral County is **\$46,625**. A family at **80%** of that makes **\$37,300** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$1,790**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,011** at 80% median income. This difference gives a gap of **-\$779**, making it unaffordable at the 80% income level.