

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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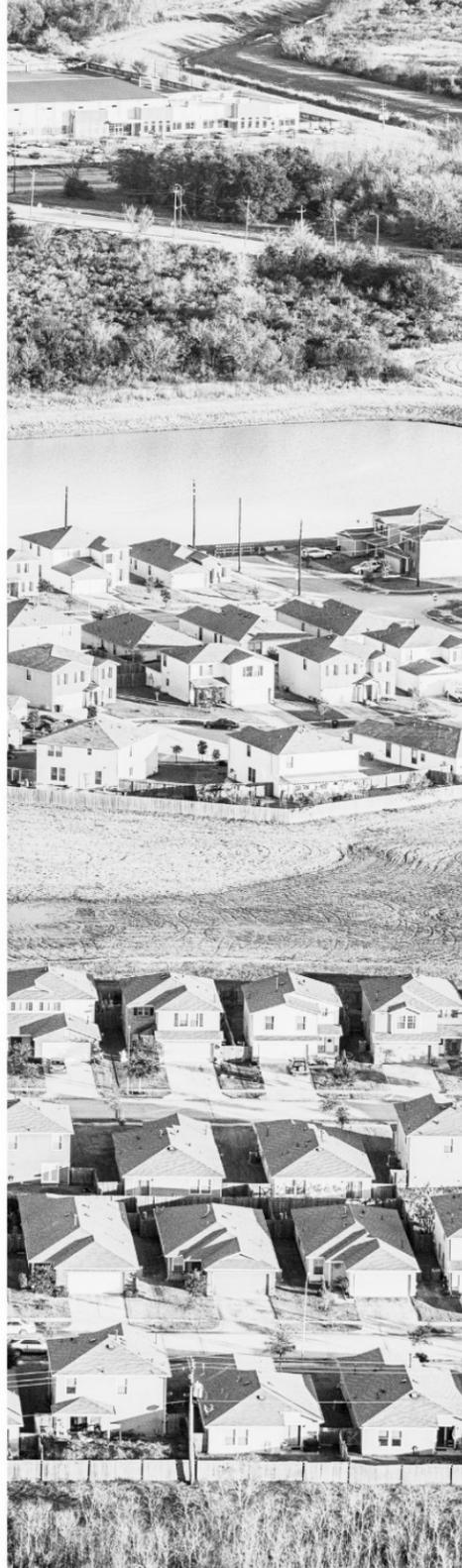
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# NYE COUNTY 2025



## 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
<b>Nye County</b>	<b>51,698</b> (3.1% increase from 2015)	Approximately 47.5% of the population are 55 years or older, 20.5% is 35 and 54, and 14.1% is between 20 and 34 years.	<b># of Households:</b> 21,847 <b># of Families:</b> 13,325 <b>Avg. Household Size:</b> 2.33	<b>Home Ownership Rate:</b> 75.1% <b>Owners w/o Mortgage:</b> 8,122	<b>Labor Force Participation Rate:</b> 41.8% <b>Unemployment Rate:</b> 9.3%	<b>Total Employment:</b> 14,693	<b>2022 Median HH Income:</b> \$53,602 <b>Average Hourly Rate:</b> \$34.11
<b>Beatty</b>	<b>596</b> (1.2% of county total)	Approximately 76.1% of the population are 55 years or older, 16.8% is 35 and 54, and 7.0% is between 20 and 34 years.	<b># of Households:</b> 378 <b># of Families:</b> 181 <b>Avg. Household Size:</b> 1.58	<b>Home Ownership Rate:</b> 44.2% <b>Owners w/o Mortgage:</b> 127	<b>Labor Force Participation Rate:</b> 44.0% <b>Unemployment Rate:</b> 0.0%	<b>Total Employment:</b> 558	<b>2022 Median HH Income:</b> N/A <b>Average Hourly Rate:</b> \$28.20
<b>Pahrump</b>	<b>44,711</b> (86.5% of county total)	Approximately 48.7% of the population are 55 years or older, 19.9% is 35 and 54, and 13.6% is between 20 and 34 years.	<b># of Households:</b> 18,598 <b># of Families:</b> 11,851 <b>Avg. Household Size:</b> 2.38	<b>Home Ownership Rate:</b> 78.2% <b>Owners w/o Mortgage:</b> 6,776	<b>Labor Force Participation Rate:</b> 40.2% <b>Unemployment Rate:</b> 10.2%	<b>Total Employment:</b> 9,684	<b>2022 Median HH Income:</b> \$54,988 <b>Average Hourly Rate:</b> \$31.72
<b>Tonopah</b>	<b>1,777</b> (3.4% of county total)	Approximately 52.6% of the population are 55 years or older, 29.2% is 35 and 54, and 14.1% is between 20 and 34 years.	<b># of Households:</b> 1,777 <b># of Families:</b> 1,006 <b>Avg. Household Size:</b> 1.64	<b>Home Ownership Rate:</b> 60.2% <b>Owners w/o Mortgage:</b> 414	<b>Labor Force Participation Rate:</b> 44.7% <b>Unemployment Rate:</b> 3.0%	<b>Total Employment:</b> 1,961	<b>2022 Median HH Income:</b> \$35,931 <b>Average Hourly Rate:</b> \$37.08
<b>Rest of County</b>	<b>4,614</b> (8.9% of county total)	Approximately 31.4% of the population are 55 years or older, 24.0% is 35 and 54, and 19.9% is between 20 and 34 years.	<b># of Households:</b> 1,865 <b># of Families:</b> 967 <b>Avg. Household Size:</b> N/A	<b>Home Ownership Rate:</b> N/A <b>Owners w/o Mortgage:</b> 805	<b>Labor Force Participation Rate:</b> 56.0% <b>Unemployment Rate:</b> 6.2%	<b>Total Employment:</b> 2,489	<b>2022 Median HH Income:</b> N/A <b>Average Hourly Rate:</b> 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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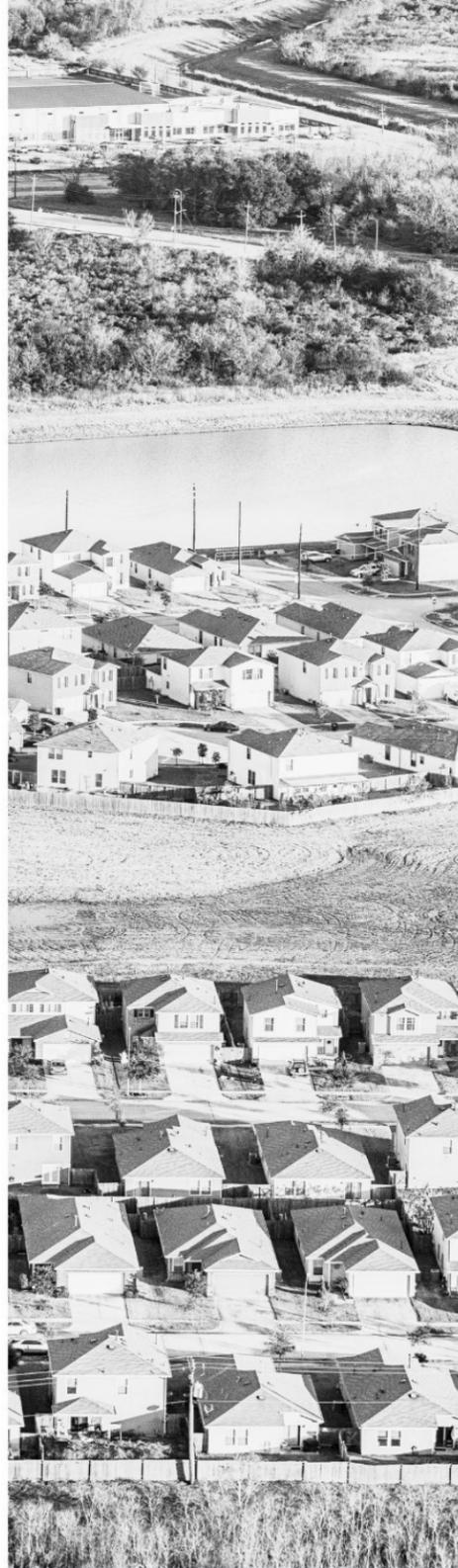
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# NYE COUNTY 2025



## 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
<b>Nye County</b>	<b>Total Housing Units:</b> 25,017	<b>Units administered through housing programs:</b> 307	<b>Built 2010 or later:</b> 6.9% <b>Built 1970 to 2009:</b> 58.6% <b>Build 1969 or Earlier:</b> 7.6%	<b>Single Family:</b> 58.9% <b>Mobile Home, RV:</b> 33.6% <b>Multi-Family:</b> 7.5%	<b>Less than \$150,000:</b> 25.5% <b>\$150,000-\$299,999:</b> 42.4% <b>\$300,000 or more :</b> 32.2%	<b>Total Units:</b> 3,170 <b>For Rent</b> 9.7% <b>For Sale</b> 1.8% <b>For Seasonal or Occasional Use</b> 48.6% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 39.9%
<b>Beatty</b>	<b>Total Housing Units:</b> 516 2.1% of the County's total units.	<b>Units administered through housing programs:</b> 20	<b>Built 2010 or later:</b> 0.0% <b>Built 1970 to 2009:</b> 74.2% <b>Build 1969 or Earlier:</b> 25.8%	<b>Single Family:</b> 24.6% <b>Mobile Home, RV:</b> 45.5% <b>Multi-Family:</b> 29.8%	<b>Less than \$150,000:</b> 65.3% <b>\$150,000-\$299,999:</b> 34.7% <b>\$300,000 or more :</b> 0.0%	<b>Total Units:</b> 138 <b>For Rent</b> 24.6% <b>For Sale</b> 0.0% <b>For Seasonal or Occasional Use</b> 23.9% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 51.4%
<b>Pahrump</b>	<b>Total Housing Units:</b> 20,697 82.7% of the County's total units.	<b>Units administered through housing programs:</b> 207	<b>Built 2010 or later:</b> 7.6% <b>Built 1970 to 2009:</b> 89.1% <b>Build 1969 or Earlier:</b> 3.3%	<b>Single Family:</b> 63.8% <b>Mobile Home, RV:</b> 30.0% <b>Multi-Family:</b> 6.2%	<b>Less than \$150,000:</b> 20.4% <b>\$150,000-\$299,999:</b> 44.1% <b>\$300,000 or more :</b> 35.5%	<b>Total Units:</b> 2,099 <b>For Rent</b> 9.4% <b>For Sale</b> 2.7% <b>For Seasonal or Occasional Use</b> 52.5% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 35.4%
<b>Tonopah</b>	<b>Total Housing Units:</b> 1,342 5.4% of the County's total units.	<b>Units administered through housing programs:</b> 80	<b>Built 2010 or later:</b> 2.2% <b>Built 1970 to 2009:</b> 59.5% <b>Build 1969 or Earlier:</b> 38.2%	<b>Single Family:</b> 53.7% <b>Mobile Home, RV:</b> 31.2% <b>Multi-Family:</b> 15.1%	<b>Less than \$150,000:</b> 46.2% <b>\$150,000-\$299,999:</b> 49.7% <b>\$300,000 or more :</b> 4.1%	<b>Total Units:</b> 336 <b>For Rent</b> 15.2% <b>For Sale</b> 0.0% <b>For Seasonal or Occasional Use</b> 3.9% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 81.0%
<b>Rest of County</b>	<b>Total Housing Units:</b> 2,462 9.8% of the County's total units.4,466	<b>Units administered through housing programs:</b> 0	<b>Built 2010 or later:</b> 4.7% <b>Built 1970 to 2009:</b> 72.1% <b>Build 1969 or Earlier:</b> 23.2%	<b>Single Family:</b> 27.3% <b>Mobile Home, RV:</b> 71.5% <b>Multi-Family:</b> 1.2%	<b>Less than \$150,000:</b> 75.9% <b>\$150,000-\$299,999:</b> 16.1% <b>\$300,000 or more :</b> 8.0%	<b>Total Units:</b> 597 <b>For Rent</b> 4.2% <b>For Sale</b> 0.0% <b>For Seasonal or Occasional Use</b> 65.8% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 30.0%

### 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, 492 single family building permits were issued throughout Nye County.

Since 2005, 140 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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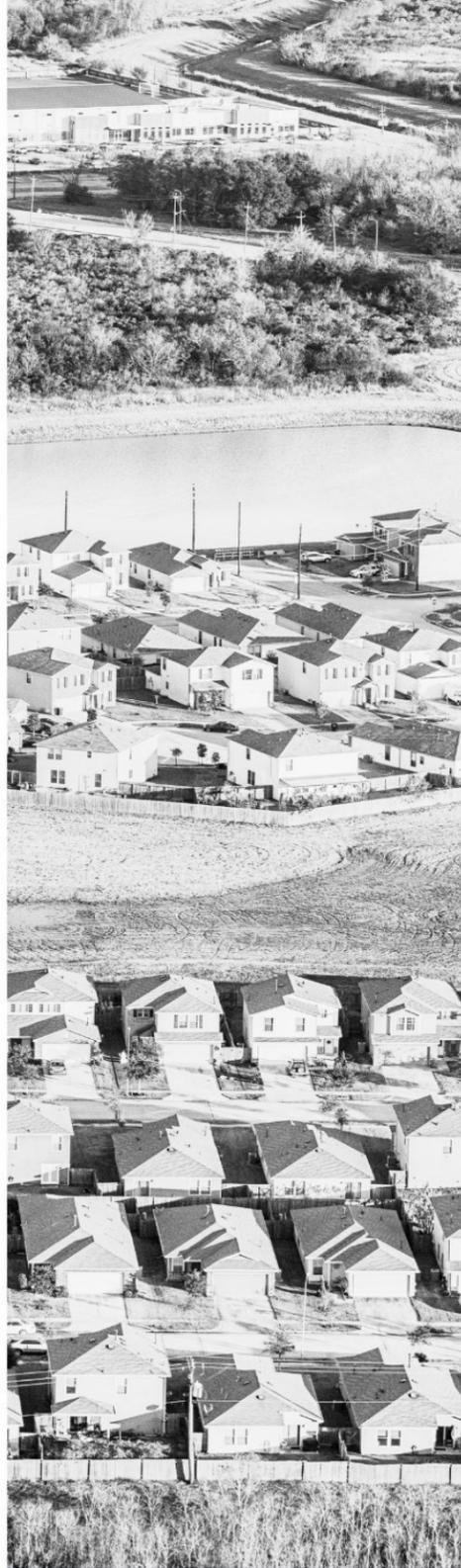
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# NYE COUNTY 2025



## 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
<b>Nye County</b>	<b>1 or fewer bedrooms:</b> 4.4% <b>2 bedrooms:</b> 16.8% <b>3 or more bedrooms:</b> 78.8%	<b>1 or fewer bedrooms:</b> 16.7% <b>2 bedrooms:</b> 41.6% <b>3 or more bedrooms:</b> 41.7%	<b>Owner Occupied:</b> 2.39 <b>Renter Occupied:</b> 2.16	40.7% of owners and 67.2% of renters earn less than \$50,000	<b>Less than \$500:</b> 4.7% <b>\$500-\$999:</b> 38.2% <b>\$1,000-\$1,499:</b> 33.0% <b>Greater than \$1,500:</b> 10.5% <b>No Rent:</b> 13.6%	<b>Owner Occupied:</b> 21.1% overburdened <b>Renter Occupied:</b> 37.3% overburdened
<b>Beatty</b>	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 55.1% <b>3 or more bedrooms:</b> 44.9%	<b>1 or fewer bedrooms:</b> 66.4% <b>2 bedrooms:</b> 16.1% <b>3 or more bedrooms:</b> 17.5%	<b>Owner Occupied:</b> 2.01 <b>Renter Occupied:</b> 1.23	62.3% of owners and 74.9% of renters earn less than \$50,000	<b>Less than \$500:</b> 9.5% <b>\$500-\$999:</b> 70.6% <b>\$1,000-\$1,499:</b> 19.9% <b>Greater than \$1,500:</b> 0.0% <b>No Rent:</b> 0.0%	<b>Owner Occupied:</b> 35.0% overburdened <b>Renter Occupied:</b> 46.0% overburdened
<b>Pahrump</b>	<b>1 or fewer bedrooms:</b> 4.3% <b>2 bedrooms:</b> 16.2% <b>3 or more bedrooms:</b> 79.6%	<b>1 or fewer bedrooms:</b> 12.5% <b>2 bedrooms:</b> 44.0% <b>3 or more bedrooms:</b> 43.5%	<b>Owner Occupied:</b> 2.40 <b>Renter Occupied:</b> 2.30	40.4% of owners and 67.3% of renters earn less than \$50,000	<b>Less than \$500:</b> 4.0% <b>\$500-\$999:</b> 27.9% <b>\$1,000-\$1,499:</b> 38.4% <b>Greater than \$1,500:</b> 14.1% <b>No Rent:</b> 15.5%	<b>Owner Occupied:</b> 21.7% overburdened <b>Renter Occupied:</b> 41.3% overburdened
<b>Tonopah</b>	<b>1 or fewer bedrooms:</b> 4.5% <b>2 bedrooms:</b> 25.2% <b>3 or more bedrooms:</b> 70.3%	<b>1 or fewer bedrooms:</b> 57.3% <b>2 bedrooms:</b> 36.8% <b>3 or more bedrooms:</b> 6.0%	<b>Owner Occupied:</b> 1.73 <b>Renter Occupied:</b> 1.49	66.5% of owners and 86.5% of renters earn less than \$50,000	<b>Less than \$500:</b> 14.5% <b>\$500-\$999:</b> 72.0% <b>\$1,000-\$1,499:</b> 13.5% <b>Greater than \$1,500:</b> 0.0% <b>No Rent:</b> 0.0%	<b>Owner Occupied:</b> 19.8% overburdened <b>Renter Occupied:</b> 24.5% overburdened
<b>Rest of County</b>	<b>1 or fewer bedrooms:</b> 6.4% <b>2 bedrooms:</b> 15.2% <b>3 or more bedrooms:</b> 78.4%	<b>1 or fewer bedrooms:</b> 4.4% <b>2 bedrooms:</b> 38.3% <b>3 or more bedrooms:</b> 57.3%	<b>Owner Occupied:</b> N/A <b>Renter Occupied:</b> N/A	27.0% of owners and 54.5% of renters earn less than \$50,000	<b>Less than \$500:</b> 1.9% <b>\$500-\$999:</b> 65.3% <b>\$1,000-\$1,499:</b> 18.1% <b>Greater than \$1,500:</b> 0.0% <b>No Rent:</b> 14.7%	<b>Owner Occupied:</b> 13.2% overburdened <b>Renter Occupied:</b> 19.3% 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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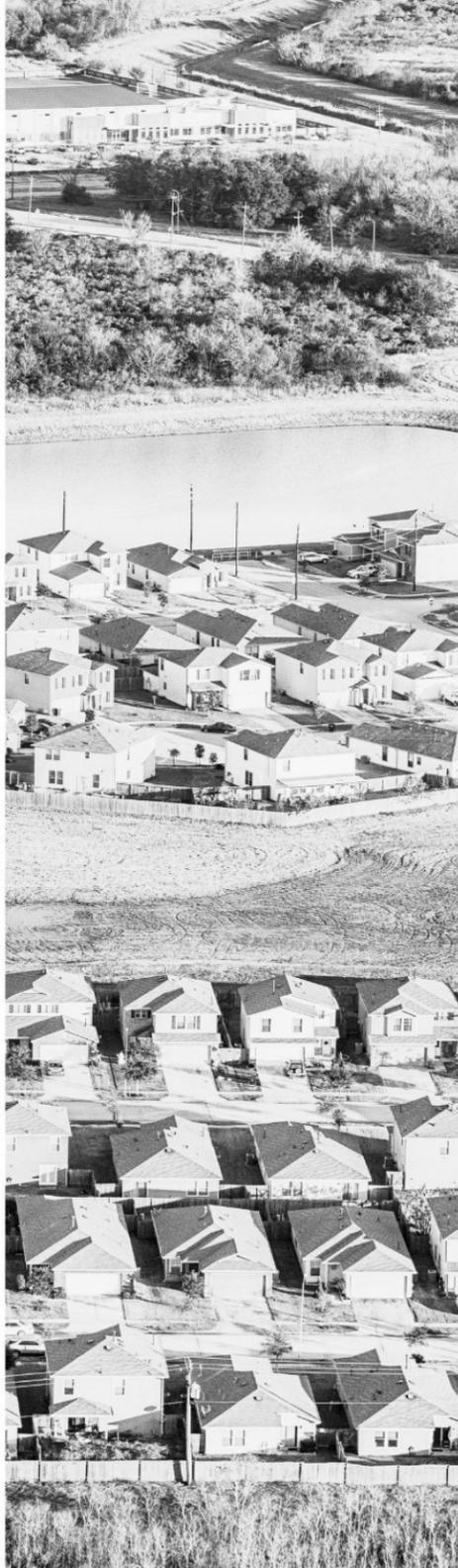
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# NYE COUNTY 2025



## 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.





# 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
<b>Nye County</b>	Annual Median: \$53,602 30% HH Income: \$16,081 50% HH Income: \$26,801 80% HH Income: \$42,882 120% HH Income: \$64,322	Owner-Occupied: \$3,048 Renter Occupied: 1-Bedroom: \$1,168 2-Bedroom: \$1,553 3-Bedroom: \$2,042	50%: \$724 80%: \$1,159 100%: \$1,449 120%: \$1,739	50%: -\$2,324 80%: -\$1,889 100%: -\$1,599 120%: -\$1,309	30%: \$402 50%: \$670 80%: \$1,072 100%: \$1,340 120%: \$1,608	30%: -\$766 50%: -\$498 80%: -\$96 100%: \$172 120%: \$440	30%: -\$1,151 50%: -\$883 80%: -\$481 100%: -\$213 120%: \$55	30%: -\$1,640 50%: -\$1,372 80%: -\$970 100%: -\$702 120%: -\$434
<b>Beatty</b>	Annual Median: \$48,493 30% HH Income: \$14,548 50% HH Income: \$24,247 80% HH Income: \$38,794 120% HH Income: \$58,192	Owner-Occupied: \$4,039 Renter Occupied: 1-Bedroom: \$1,168 2-Bedroom: \$1,563 3-Bedroom: \$2,042*	50%: \$655 80%: \$1,049 100%: \$1,311 120%: \$1,573	50%: -\$804 80%: -\$410 100%: -\$148 120%: \$114	30%: \$364 50%: \$606 80%: \$970 100%: \$1,212 120%: \$1,455	30%: -\$804 50%: -\$562 80%: -\$198 100%: \$44 120%: \$287	30%: -\$1,199 50%: -\$957 80%: -\$593 100%: -\$351 120%: -\$108	30%: -\$1,678 50%: -\$1,436 80%: -\$1,072 100%: -\$830 120%: -\$587
<b>Pahrump</b>	Annual Median: \$54,988 30% HH Income: \$16,496 50% HH Income: \$27,494 80% HH Income: \$43,990 120% HH Income: \$65,986	Owner-Occupied: \$6,076 Renter Occupied: 1-Bedroom: \$1,293 2-Bedroom: \$1,644 3-Bedroom: \$2,100	50%: \$743 80%: \$1,189 100%: \$1,486 120%: \$1,783	50%: -\$2,334 80%: -\$1,888 100%: -\$1,591 120%: -\$1,294	30%: \$412 50%: \$687 80%: \$1,100 100%: \$1,375 120%: \$1,650	30%: -\$881 50%: -\$606 80%: -\$193 100%: \$82 120%: \$357	30%: -\$1,232 50%: -\$957 80%: -\$544 100%: -\$269 120%: \$6	30%: -\$1,688 50%: -\$1,413 80%: -\$1,000 100%: -\$725 120%: -\$450
<b>Tonopah</b>	Annual Median: \$35,931 30% HH Income: \$10,779 50% HH Income: \$17,966 80% HH Income: \$28,745 120% HH Income: \$43,117	Owner-Occupied: \$4,671 Renter Occupied: 1-Bedroom: \$1,118 2-Bedroom: \$1,313 3-Bedroom: \$2,042*	50%: \$486 80%: \$777 100%: \$971 120%: \$1,165	50%: -\$876 80%: -\$585 100%: -\$391 120%: -\$197	30%: \$269 50%: \$449 80%: \$719 100%: \$898 120%: \$1,078	30%: -\$849 50%: -\$669 80%: -\$399 100%: -\$220 120%: -\$40	30%: -\$1,044 50%: -\$864 80%: -\$594 100%: -\$415 120%: -\$235	30%: -\$1,773 50%: -\$1,593 80%: -\$1,323 100%: -\$1,144 120%: -\$964

**\*Note:** There was no availability for the category of units, so the county average was utilized.

**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 Nye County is **\$53,602**. A family at **80%** of that makes **\$42,882** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$3,048**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,159** at 80% median income. This difference gives a gap of **-\$1,889**, making it unaffordable at the 80% income level.