

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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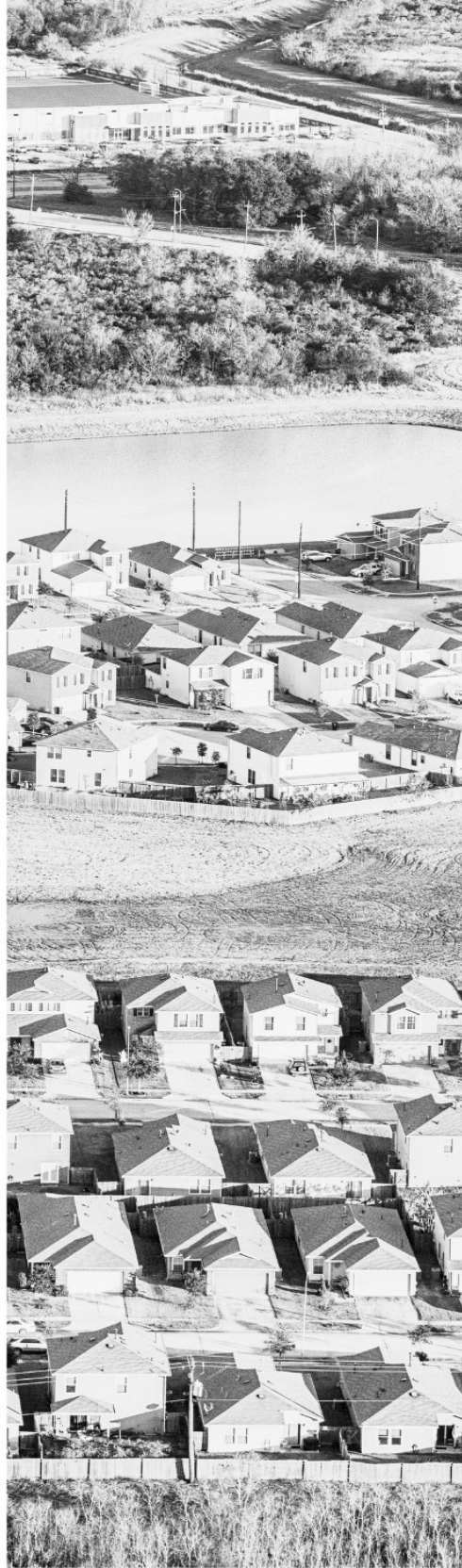
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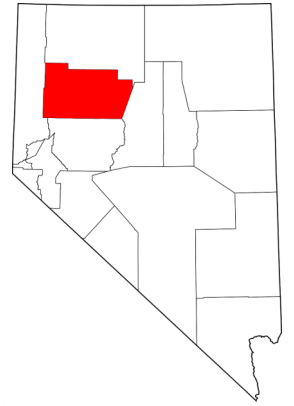
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# PERSHING COUNTY 2025



## 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>Pershing County</b>	<b>6,587</b> (2.0% decrease from 2015)	Approximately 30.5% of the population are 55 years or older, 29.9% is 35 and 54, and 21.6% is between 20 and 34 years.	<b># of Households:</b> 1,886 <b># of Families:</b> 1,289 <b>Avg. Household Size:</b> 2.54	<b>Home Ownership Rate:</b> 73.0% <b>Owners w/o Mortgage:</b> 678	<b>Labor Force Participation Rate:</b> 40.0% <b>Unemployment Rate:</b> 8.5%	<b>Total Employment:</b> 2,184	<b>Median HH Income:</b> \$66,304 <b>Average Hourly Rate:</b> \$41.77
<b>Lovelock</b>	<b>1,675</b> (25.4% of county total)	Approximately 30.6% of the population are 55 years or older, 26.4% is 35 and 54, and 15.8% is between 20 and 34 years.	<b># of Households:</b> 674 <b># of Families:</b> 382 <b>Avg. Household Size:</b> 2.32	<b>Home Ownership Rate:</b> 48.8% <b>Owners w/o Mortgage:</b> 168	<b>Labor Force Participation Rate:</b> 52.3% <b>Unemployment Rate:</b> 14.2%	<b>Total Employment:</b> 2,070	<b>Median HH Income:</b> \$42,955 <b>Average Hourly Rate:</b> \$42.13
<b>Rest of County</b>	<b>4,912</b> (74.6% of county total)	Approximately 30.4% of the population are 55 years or older, 31.0% is 35 and 54, and 23.5% is between 20 and 34 years.	<b># of Households:</b> 1,212 <b># of Families:</b> 907 <b>Avg. Household Size:</b> N/A	<b>Home Ownership Rate:</b> N/A <b>Owners w/o Mortgage:</b> 510	<b>Labor Force Participation Rate:</b> 36.2% <b>Unemployment Rate:</b> 6.0%	<b>Total Employment:</b> 114	<b>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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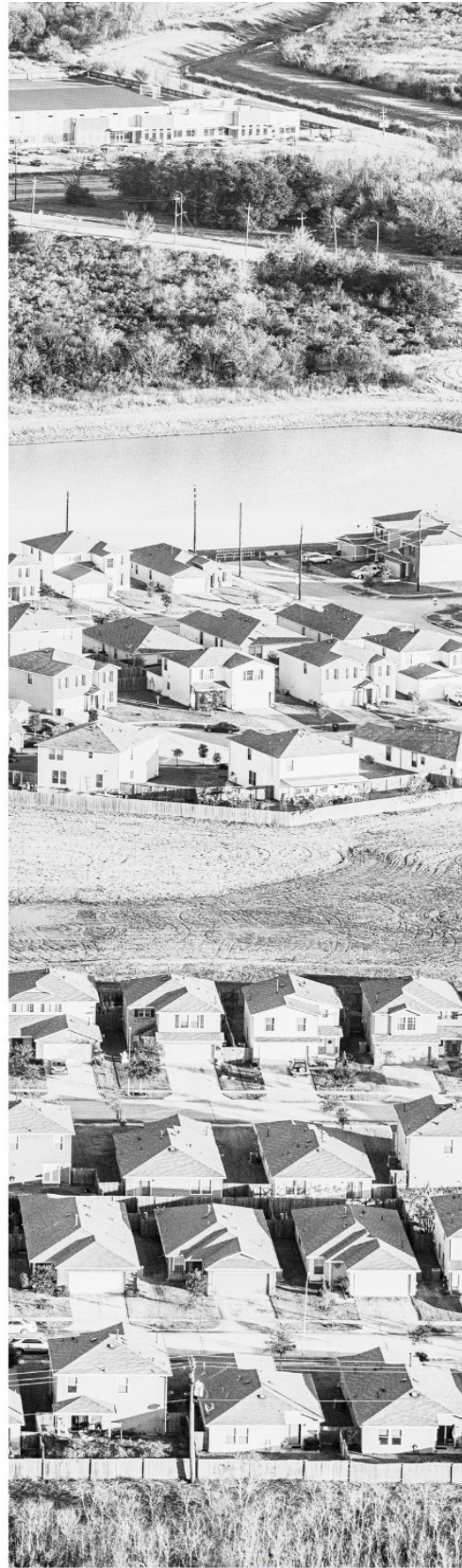
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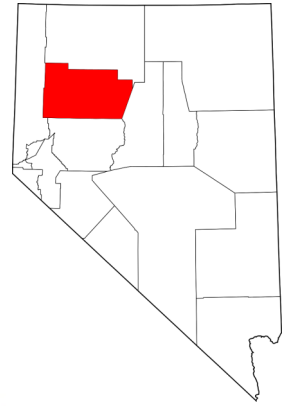
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# PERSHING COUNTY 2025



## HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

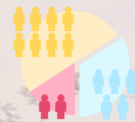
University of Nevada, Reno Extension  
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This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.







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
<b>Pershing County</b>	<b>Total Housing Units:</b> 2,297	Units administered through housing programs: <b>112</b>	<b>Built 2010 or Later:</b> 2.3% <b>Built 1970 to 2009:</b> 76.8% <b>Built 1969 or Earlier:</b> 20.9%	<b>Single Family:</b> 39.3% <b>Mobile Home, RV:</b> 49.3% <b>Multi-Family:</b> 11.4%	<b>Less than \$150,000:</b> 44.7% <b>\$150,000-\$299,999:</b> 39.5% <b>Greater than \$300,000:</b> 15.9%	<b>Total Units:</b> 411 <b>For Rent:</b> 0.0% <b>For Sale:</b> 4.1% <b>For Seasonal or Occasional Use:</b> 20.0% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 75.9%
<b>Lovelock</b>	<b>Total Housing Units:</b> 839 36.5% of the County's total units.	Units administered through housing programs: <b>112</b>	<b>Built 2010 or Later:</b> 1.8% <b>Built 1970 to 2009:</b> 56.1% <b>Built 1969 or Earlier:</b> 42.1%	<b>Single Family:</b> 54.9% <b>Mobile Home, RV:</b> 13.7% <b>Multi-Family:</b> 31.3%	<b>Less than \$150,000:</b> 44.1% <b>\$150,000-\$299,999:</b> 44.6% <b>Greater than \$200,000:</b> 11.2%	<b>Total Units:</b> 165 <b>For Rent:</b> 0.0% <b>For Sale:</b> 10.3% <b>For Seasonal or Occasional Use:</b> 13.3% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 76.4%
<b>Rest of County</b>	<b>Total Housing Units:</b> 1,458 63.5% of the County's total units.	Units administered through housing programs: <b>0</b>	<b>Built 2010 or Later:</b> 2.6% <b>Built 1970 to 2009:</b> 88.7% <b>Built 1969 or Earlier:</b> 8.7%	<b>Single Family:</b> 30.2% <b>Mobile Home, RV:</b> 69.8% <b>Multi-Family:</b> 0.0%	<b>Less than \$150,000:</b> 44.8% <b>\$150,000-\$299,999:</b> 37.8% <b>Greater than \$300,000:</b> 17.4%	<b>Total Units:</b> 246 <b>For Rent:</b> 0.0% <b>For Sale:</b> 0.0% <b>For Seasonal or Occasional Use:</b> 24.4% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 75.6%

### 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 Pershing County.

Since 2005, 4 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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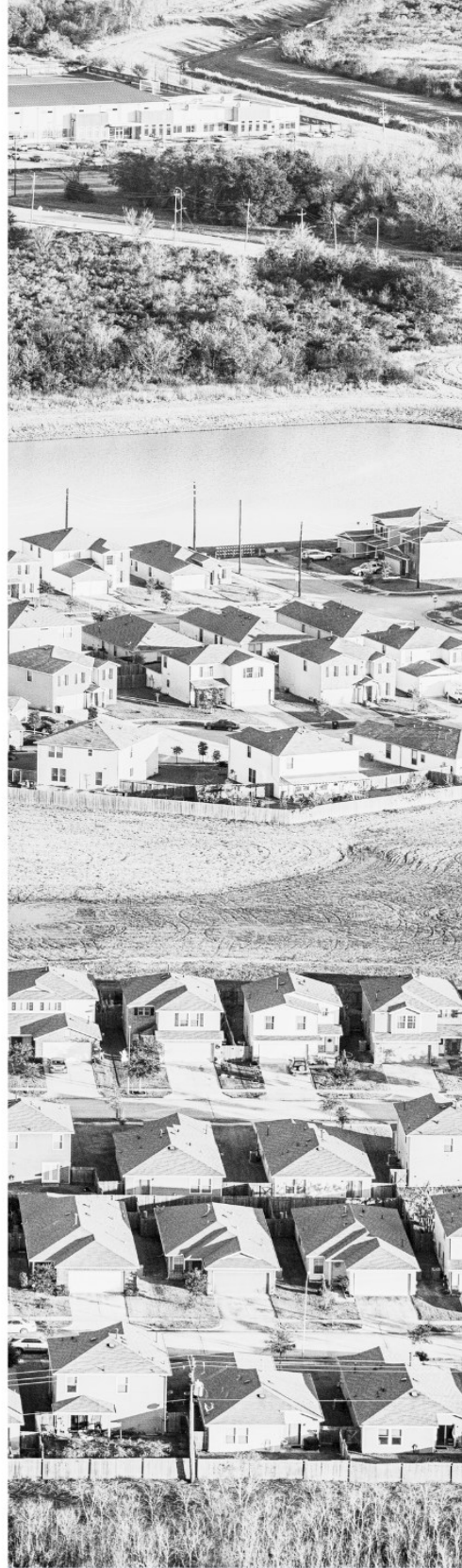
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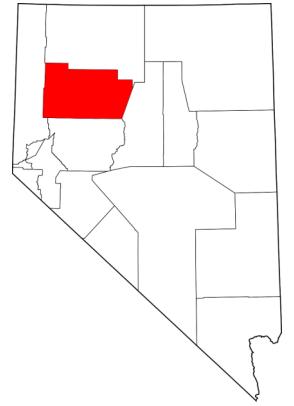
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# PERSHING COUNTY 2025



## HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS

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

This fact sheet contains baseline housing 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
<b>Pershing County</b>	<b>1 or fewer bedrooms:</b> 8.8% <b>2 bedrooms:</b> 18.2% <b>3 or more bedrooms:</b> 73.0%	<b>1 or fewer bedrooms:</b> 22.6% <b>2 bedrooms:</b> 44.8% <b>3 or more bedrooms:</b> 32.6%	<b>Owner Occupied:</b> 2.47 <b>Renter Occupied:</b> 2.73	33.8% of owners and 56.8% of renters earn less than \$50,000	<b>Less than \$500:</b> 23.8% <b>\$500-\$999:</b> 40.7% <b>\$1,000-\$1,499:</b> 8.6% <b>Greater than \$1,500:</b> 1.8% <b>No Rent:</b> 25.1%	<b>Owner Occupied:</b> 12.6% overburdened <b>Renter Occupied:</b> 18.9% overburdened
<b>Lovelock</b>	<b>1 or fewer bedrooms:</b> 4.3% <b>2 bedrooms:</b> 19.8% <b>3 or more bedrooms:</b> 76.0%	<b>1 or fewer bedrooms:</b> 33.3% <b>2 bedrooms:</b> 41.7% <b>3 or more bedrooms:</b> 24.9%	<b>Owner Occupied:</b> 2.43 <b>Renter Occupied:</b> 2.22	43.2% of owners and 70.1% of renters earn less than \$50,000	<b>Less than \$500:</b> 15.1% <b>\$500-\$999:</b> 51.6% <b>\$1,000-\$1,499:</b> 12.8% <b>Greater than \$1,500:</b> 2.6% <b>No Rent:</b> 18.0%	<b>Owner Occupied:</b> 15.6% overburdened <b>Renter Occupied:</b> 23.9% overburdened
<b>Rest of County</b>	<b>1 or fewer bedrooms:</b> 10.2% <b>2 bedrooms:</b> 17.7% <b>3 or more bedrooms:</b> 72.0%	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 51.2% <b>3 or more bedrooms:</b> 48.8%	<b>Owner Occupied:</b> N/A <b>Renter Occupied:</b> N/A	30.8% of owners and 28.7% of renters earn less than \$50,000	<b>Less than \$500:</b> 42.1% <b>\$500-\$999:</b> 17.7% <b>\$1,000-\$1,499:</b> 0.0% <b>Greater than \$1,500:</b> 0.0% <b>No Rent:</b> 40.2%	<b>Owner Occupied:</b> 11.7% overburdened <b>Renter Occupied:</b> 10.0% 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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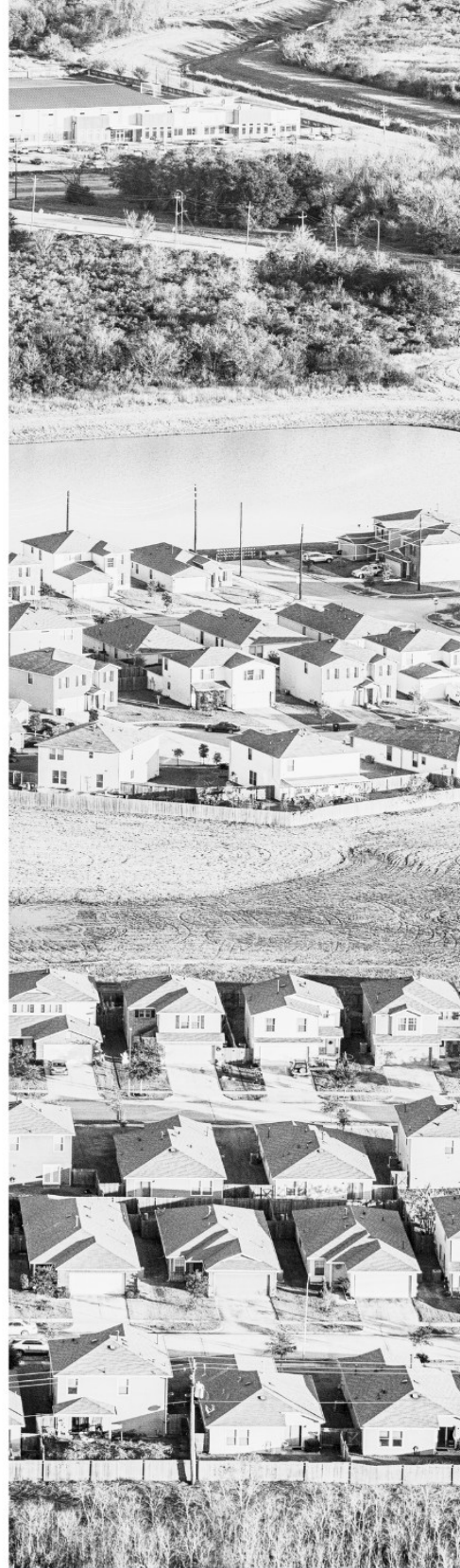
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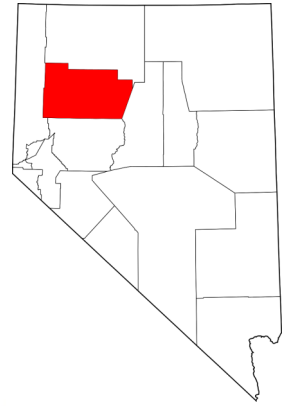
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# PERSHING COUNTY 2025



## 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
<b>Pershing County</b>	Annual Median: \$66,304	<b>Owner-Occupied:</b> \$2,027	50%: \$900	50%: -\$1,127	30%: \$497	30%: -\$556	30%: -\$681	30%: -\$954
	30% HH Income: \$19,891	<b>Renter Occupied:</b>	80%: \$1,440	80%: -\$587	50%: \$829	50%: -\$224	50%: -\$349	50%: -\$622
	50% HH Income: \$33,152	1-Bedroom: \$1,053	100%: \$1,800	100%: -\$227	80%: \$1,326	80%: \$273	80%: \$148	80%: -\$125
	80% HH Income: \$53,043	2-Bedroom: \$1,178	120%: \$2,159	120%: \$132	100%: \$1,658	100%: \$605	100%: \$480	100%: \$207
	120% HH Income: \$79,565	3-Bedroom: \$1,451			120%: \$1,989	120%: \$936	120%: \$811	120%: \$538
<b>Lovelock</b>	Annual Median: \$42,955	<b>Owner-Occupied:</b> \$1,797	50%: \$583	50%: -\$1,214	30%: \$322	30%: -\$731	30%: -\$856	30%: -\$1,129
	30% HH Income: \$12,887	<b>Renter Occupied:</b>	80%: \$933	80%: -\$864	50%: \$537	50%: -\$516	50%: -\$641	50%: -\$914
	50% HH Income: \$21,478	1-Bedroom: \$1,053*	100%: \$1,166	100%: -\$631	80%: \$859	80%: -\$194	80%: -\$319	80%: -\$592
	80% HH Income: \$34,364	2-Bedroom: \$1,178*	120%: \$1,399	120%: -\$398	100%: \$1,074	100%: \$21	100%: -\$104	100%: -\$377
	120% HH Income: \$51,546	3-Bedroom: \$1,451*			120%: \$1,289	120%: \$236	120%: \$111	120%: -\$162

**\*Note:** There was low availability for the category of unit, 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 Pershing County is **\$66,304**. A family at **80%** of that makes **\$53,043** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$2,027**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,440** at 80% median income. This difference gives a gap of **-\$587**, making it unaffordable at the 80% income level.