

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.

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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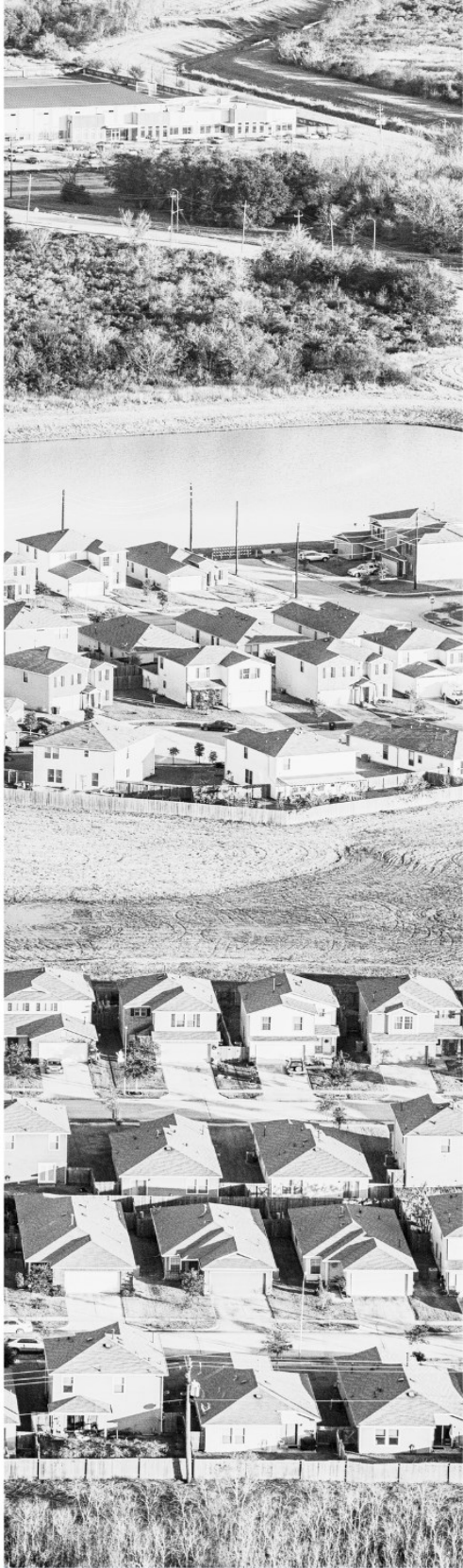
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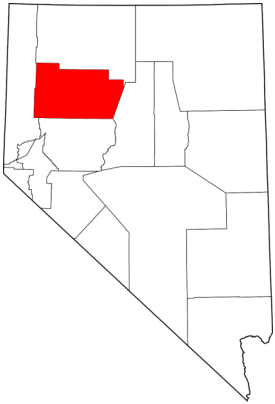
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PERSHING COUNTY 2025



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.

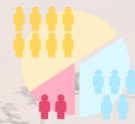
Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations 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
Pershing County	6,587 (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.	# of Households: 1,886 # of Families: 1,289 Avg. Household Size: 2.54	Home Ownership Rate: 73.0% Owners w/o Mortgage: 678	Labor Force Participation Rate: 40.0% Unemployment Rate: 8.5%	Total Employment: 2,184	Median HH Income: \$66,304 Average Hourly Rate: \$41.77
Lovelock	1,675 (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.	# of Households: 674 # of Families: 382 Avg. Household Size: 2.32	Home Ownership Rate: 48.8% Owners w/o Mortgage: 168	Labor Force Participation Rate: 52.3% Unemployment Rate: 14.2%	Total Employment: 2,070	Median HH Income: \$42,955 Average Hourly Rate: \$42.13
Rest of County	4,912 (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.	# of Households: 1,212 # of Families: 907 Avg. Household Size: N/A	Home Ownership Rate: N/A Owners w/o Mortgage: 510	Labor Force Participation Rate: 36.2% Unemployment Rate: 6.0%	Total Employment: 114	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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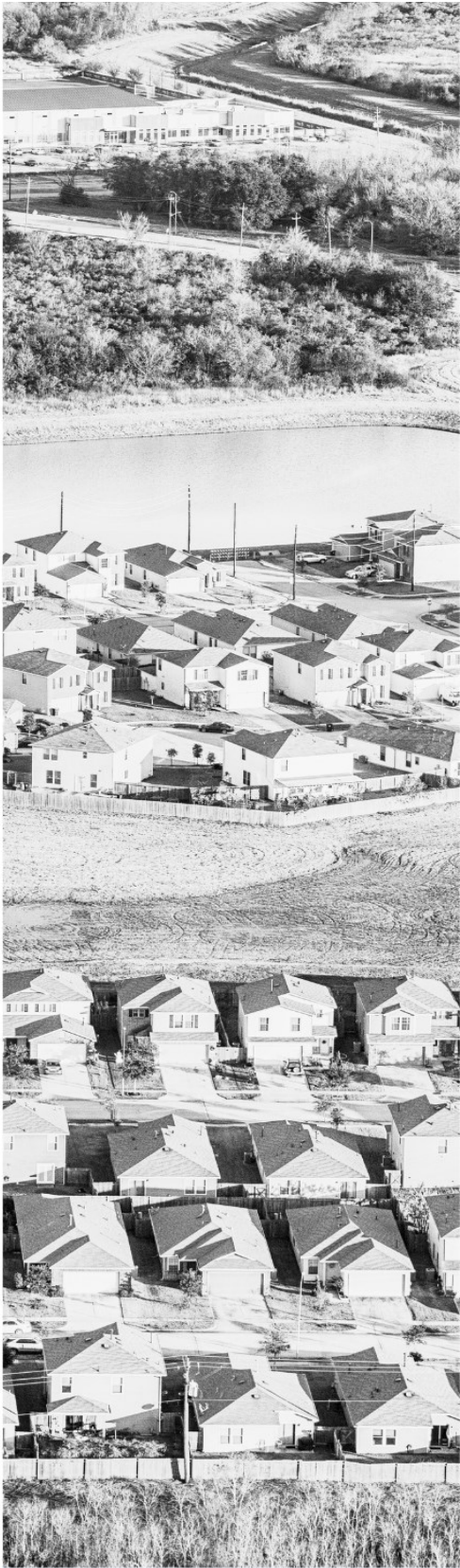
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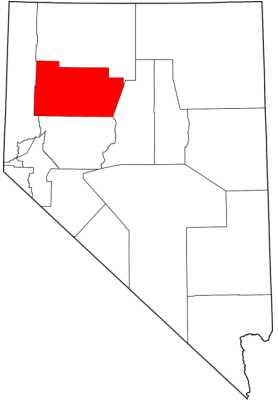
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HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

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.

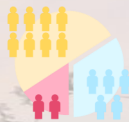
Before any analysis can be completed, an understanding of the current housing supply must be achieved. Here, common housing data, such as total housing units, structure type, age of housing, vacancy, and tenure are shown. This baseline data illustrates the current state of housing in the county and selected 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	 Age of Housing	 Housing Structures	 Housing Value	 Vacancy Status
Pershing County	Total Housing Units: 2,297	Units administered through housing programs: 112	Built 2010 or Later: 2.3% Built 1970 to 2009: 76.8% Built 1969 or Earlier: 20.9%	Single Family: 39.3% Mobile Home, RV: 49.3% Multi-Family: 11.4%	Less than \$150,000: 44.7% \$150,000-\$299,999: 39.5% Greater than \$300,000: 15.9%	Total Units: 411 For Rent: 0.0% For Sale: 4.1% For Seasonal or Occasional Use: 20.0% For Migrant Workers: 0.0% Other Vacant: 75.9%
Lovelock	Total Housing Units: 839 36.5% of the County's total units.	Units administered through housing programs: 112	Built 2010 or Later: 1.8% Built 1970 to 2009: 56.1% Built 1969 or Earlier: 42.1%	Single Family: 54.9% Mobile Home, RV: 13.7% Multi-Family: 31.3%	Less than \$150,000: 44.1% \$150,000-\$299,999: 44.6% Greater than \$200,000: 11.2%	Total Units: 165 For Rent: 0.0% For Sale: 10.3% For Seasonal or Occasional Use: 13.3% For Migrant Workers: 0.0% Other Vacant: 76.4%
Rest of County	Total Housing Units: 1,458 63.5% of the County's total units.	Units administered through housing programs: 0	Built 2010 or Later: 2.6% Built 1970 to 2009: 88.7% Built 1969 or Earlier: 8.7%	Single Family: 30.2% Mobile Home, RV: 69.8% Multi-Family: 0.0%	Less than \$150,000: 44.8% \$150,000-\$299,999: 37.8% Greater than \$300,000: 17.4%	Total Units: 246 For Rent: 0.0% For Sale: 0.0% For Seasonal or Occasional Use: 24.4% For Migrant Workers: 0.0% Other Vacant: 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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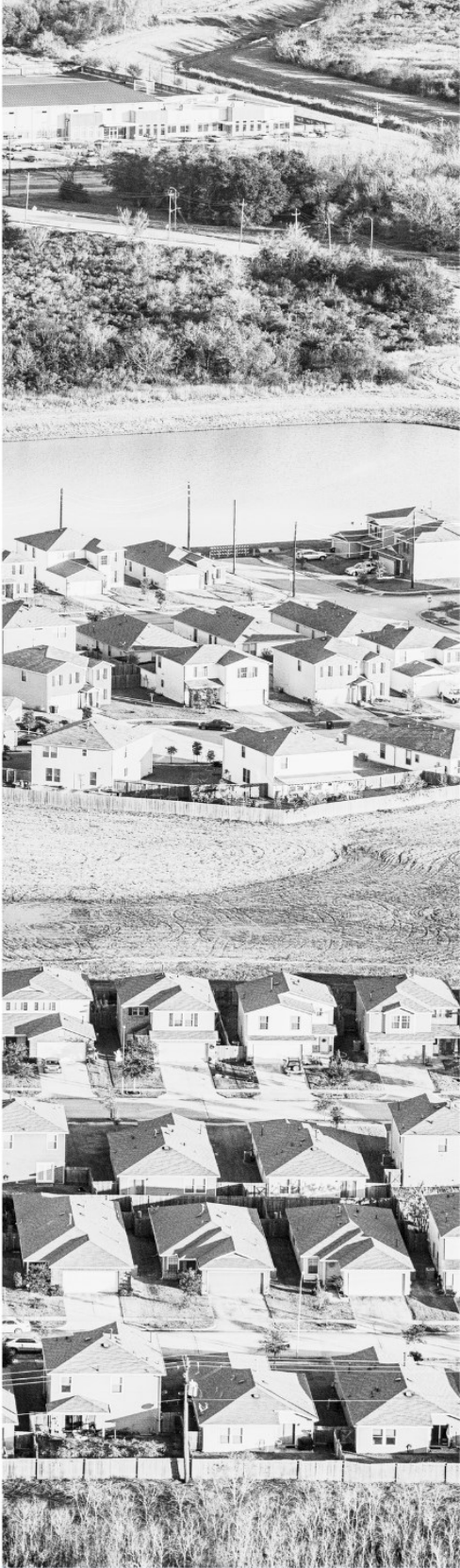
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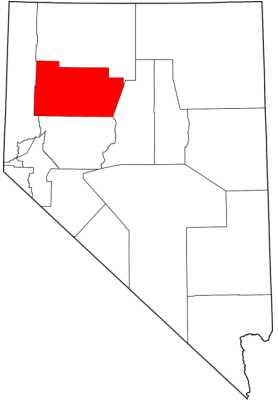
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PERSHING COUNTY 2025



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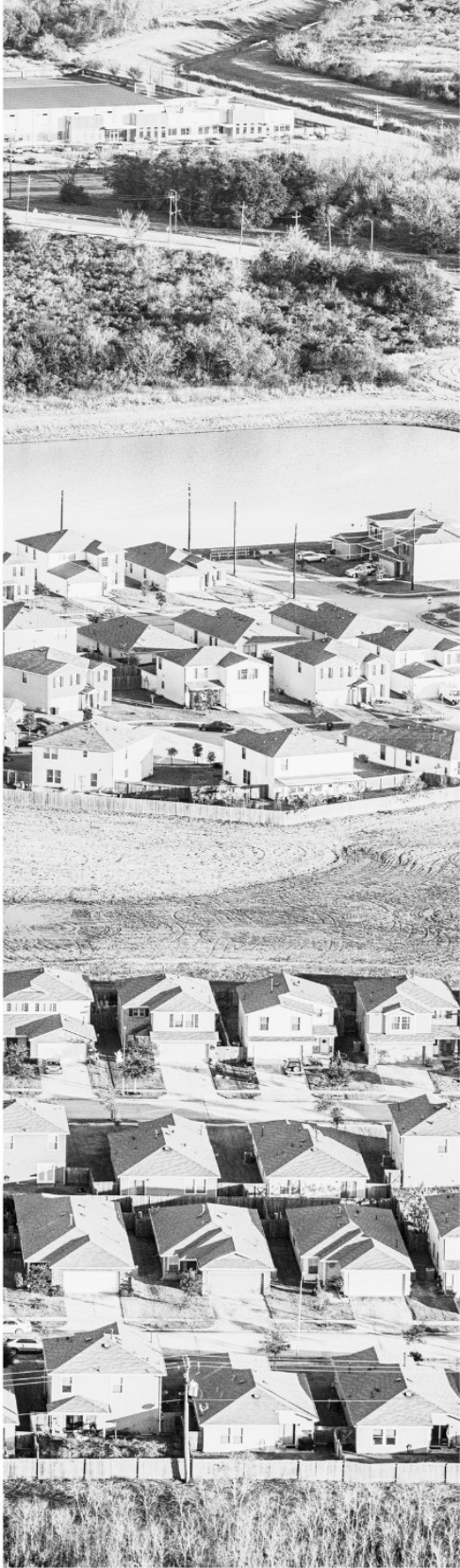
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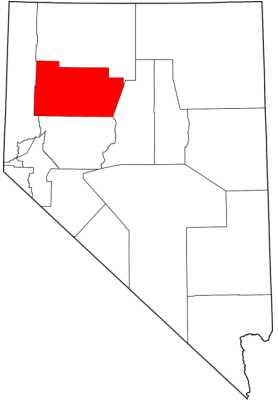
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HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS

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