

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.

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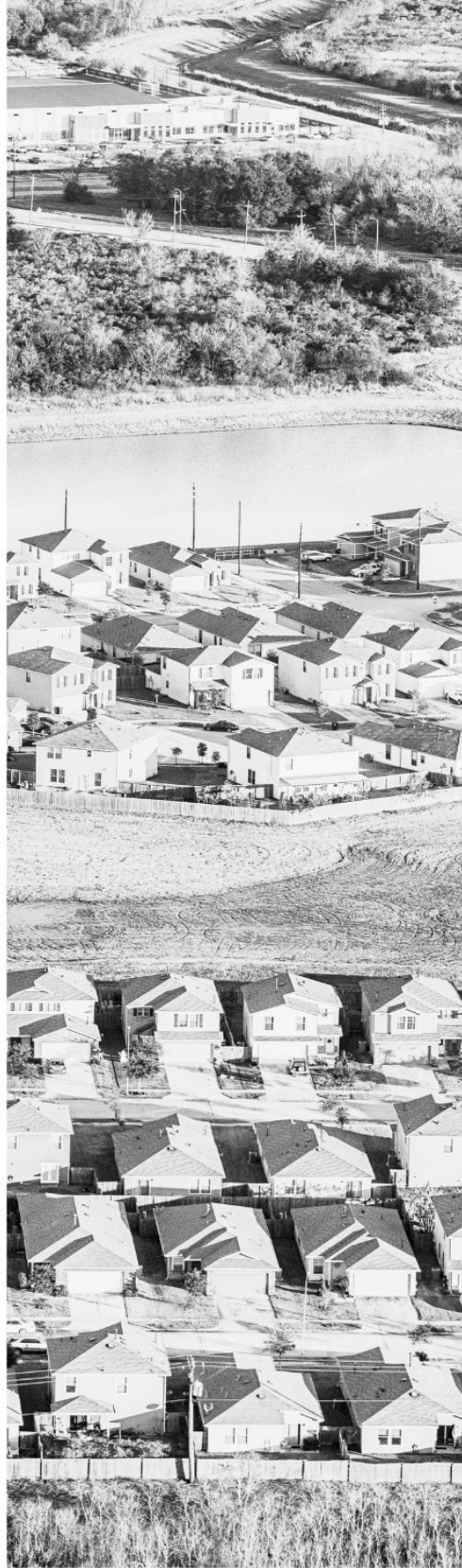
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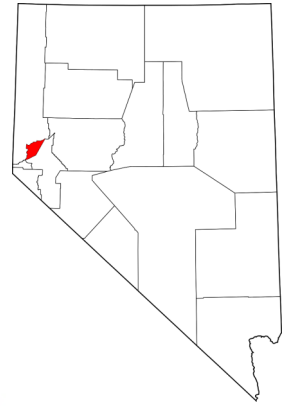
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# STOREY COUNTY 2025



## 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.

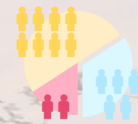


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## Demographics & Economics

Region	 Population	 Age	 Household	 Home Ownership	 Labor	 Employment	 Income
<b>Storey County</b>	<b>4,095</b> (steady increase from 2015)	Approximately 50.6% of the population are 55 years or older, 16.8% is 35 and 54, and 12.8% is between 20 and 34 years.	<b># of Households:</b> 1,692 <b># of Families:</b> 907 <b>Avg. Household Size:</b> 2.41	<b>Home Ownership Rate:</b> 97.0% <b>Owners w/o Mortgage:</b> 512	<b>Labor Force Participation Rate:</b> 41.9% <b>Unemployment Rate:</b> 6.9%	<b>Total Employment:</b> 20,090	<b>Median HH Income:</b> \$86,932 <b>Average Hourly Rate:</b> \$50.00
<b>Virginia City</b>	<b>904</b> (22.1% of county total)	Approximately 47.3% of the population are 55 years or older, 18.5% is 35 and 54, and 17.7% is between 20 and 34 years.	<b># of Households:</b> 647 <b># of Families:</b> 166 <b>Avg. Household Size:</b> 2.59	<b>Home Ownership Rate:</b> 100.0% <b>Owners w/o Mortgage:</b> 84	<b>Labor Force Participation Rate:</b> 41.0% <b>Unemployment Rate:</b> 0.0%	<b>Total Employment:</b> 1,247	<b>Median HH Income:</b> \$106,815 <b>Average Hourly Rate:</b> \$41.05
<b>Rest of County</b>	<b>3,191</b> (77.9% of county total)	Approximately 51.5% of the population are 55 years or older, 16.3% is 35 and 54, and 11.4% is between 20 and 34 years.	<b># of Households:</b> 1,345 <b># of Families:</b> 741 <b>Avg. Household Size:</b> N/A	<b>Home Ownership Rate:</b> N/A <b>Owners w/o Mortgage:</b> 448	<b>Labor Force Participation Rate:</b> 41.2% <b>Unemployment Rate:</b> 8.7%	<b>Total Employment:</b> 18,843	<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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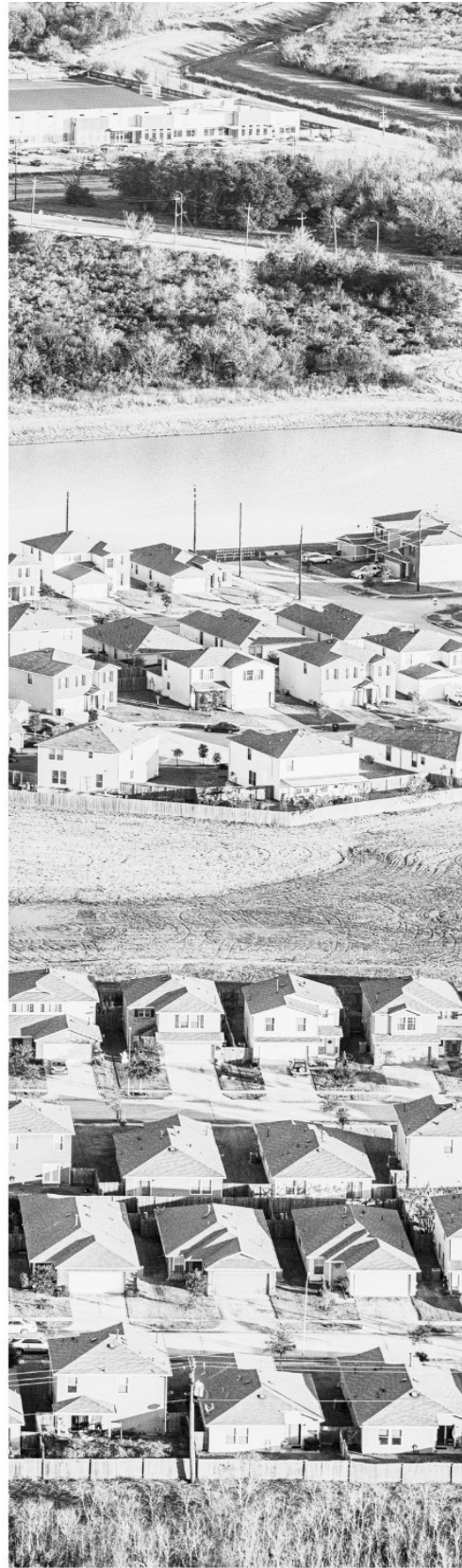
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# STOREY COUNTY 2025



## HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

University of Nevada, Reno Extension  
Publication Date: January 2025  
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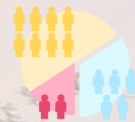
This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

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 Housing	Age of Housing	Housing Structures	Housing Value	Vacancy Status
<b>Storey County</b>	<b>Total Housing Units:</b> 1,934	Units administered through housing programs: N/A	<b>Built 2010 or Later:</b> 5.9% <b>Built 1970 to 2009:</b> 70.7% <b>Built 1969 or Earlier:</b> 23.4%	<b>Single Family:</b> 78.3% <b>Mobile Home, RV:</b> 17.8% <b>Multi-Family:</b> 3.9%	<b>Less than \$150,000:</b> 12.0% <b>\$150,000-\$299,999:</b> 38.7% <b>Greater than \$300,000:</b> 49.4%	<b>Total Units:</b> 242 <b>For Rent:</b> 4.5% <b>For Sale:</b> 8.7% <b>For Seasonal or Occasional Use:</b> 21.9% <b>For Migrant Workers:</b> 19.8% <b>Other Vacant:</b> 45.0%
<b>Virginia City</b>	<b>Total Housing Units:</b> 467 24.1% of the County's total units.	Units administered through housing programs: N/A	<b>Built 2010 or Later:</b> 0.0% <b>Built 1970 to 2009:</b> 27.2% <b>Built 1969 or Earlier:</b> 72.8%	<b>Single Family:</b> 88.4% <b>Mobile Home, RV:</b> 5.6% <b>Multi-Family:</b> 6.0%	<b>Less than \$150,000:</b> 17.3% <b>\$150,000-\$299,999:</b> 82.7% <b>Greater than \$300,000:</b> 0.0%	<b>Total Units:</b> 120 <b>For Rent:</b> 0.0% <b>For Sale:</b> 0.0% <b>For Seasonal or Occasional Use:</b> 21.7% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 78.3%
<b>Rest of County</b>	<b>Total Housing Units:</b> 1,467 75.9% of the County's total units.	Units administered through housing programs: N/A	<b>Built 2010 or Later:</b> 7.8% <b>Built 1970 to 2009:</b> 84.6% <b>Built 1969 or Earlier:</b> 7.6%	<b>Single Family:</b> 75.1% <b>Mobile Home, RV:</b> 3.3% <b>Multi-Family:</b> 21.7%	<b>Less than \$150,000:</b> 10.5% <b>\$150,000-\$299,999:</b> 40.5% <b>Greater than \$300,000:</b> 49.0%	<b>Total Units:</b> 122 <b>For Rent:</b> 9.0% <b>For Sale:</b> 17.2% <b>For Seasonal or Occasional Use:</b> 22.1% <b>For Migrant Workers:</b> 39.3% <b>Other Vacant:</b> 12.3%

### 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, 26 single family building permits were issued throughout Churchill County.

Since 2005, no 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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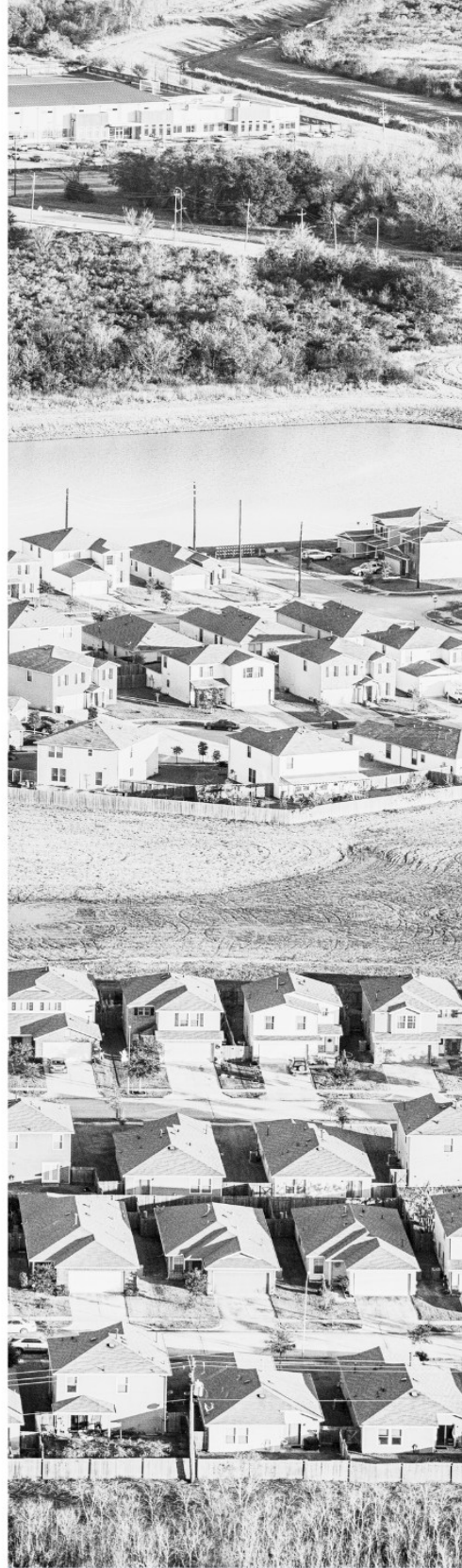
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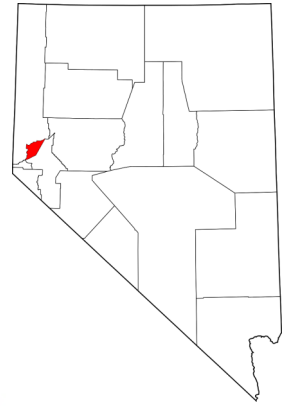
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## HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS

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
<b>Storey County</b>	<b>1 or fewer bedrooms:</b> 0.6% <b>2 bedrooms:</b> 27.5% <b>3 or more bedrooms:</b> 71.9%	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 66.7% <b>3 or more bedrooms:</b> 33.3%	<b>Owner Occupied:</b> 2.42 <b>Renter Occupied:</b> 2.12	31.7% of owners and 80.4% of renters earn less than \$50,000	<b>Less than \$500:</b> 0.0% <b>\$500-\$999:</b> 60.8% <b>\$1,000-\$1,499:</b> 13.7% <b>Greater than \$1,500:</b> 5.9% <b>No Rent:</b> 19.6%	<b>Owner Occupied:</b> 29.6% overburdened <b>Renter Occupied:</b> 36.4% overburdened
<b>Virginia</b>	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 17.3% <b>3 or more bedrooms:</b> 82.7%	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 0.0% <b>3 or more bedrooms:</b> 0.0%	<b>Owner Occupied:</b> 2.59 <b>Renter Occupied:</b> 0.0	34.6% of owners and 0.0% of renters earn less than \$50,000	<b>Less than \$500:</b> 0.0% <b>\$500-\$999:</b> 0.0% <b>\$1,000-\$1,499:</b> 0.0% <b>Greater than \$1,500:</b> 0.0% <b>No Rent:</b> 0.0%	<b>Owner Occupied:</b> 24.0% overburdened <b>Renter Occupied:</b> N/A overburdened
<b>Rest of County</b>	<b>1 or fewer bedrooms:</b> 0.8% <b>2 bedrooms:</b> 30.2% <b>3 or more bedrooms:</b> 69.0%	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 66.7% <b>3 or more bedrooms:</b> 33.3%	<b>Owner Occupied:</b> N/A <b>Renter Occupied:</b> N/A	30.9% of owners and 80.4% of renters earn less than \$50,000	<b>Less than \$500:</b> 0.0% <b>\$500-\$999:</b> 60.8% <b>\$1,000-\$1,499:</b> 13.7% <b>Greater than \$1,500:</b> 5.9% <b>No Rent:</b> 19.6%	<b>Owner Occupied:</b> 30.7% overburdened <b>Renter Occupied:</b> 36.4% 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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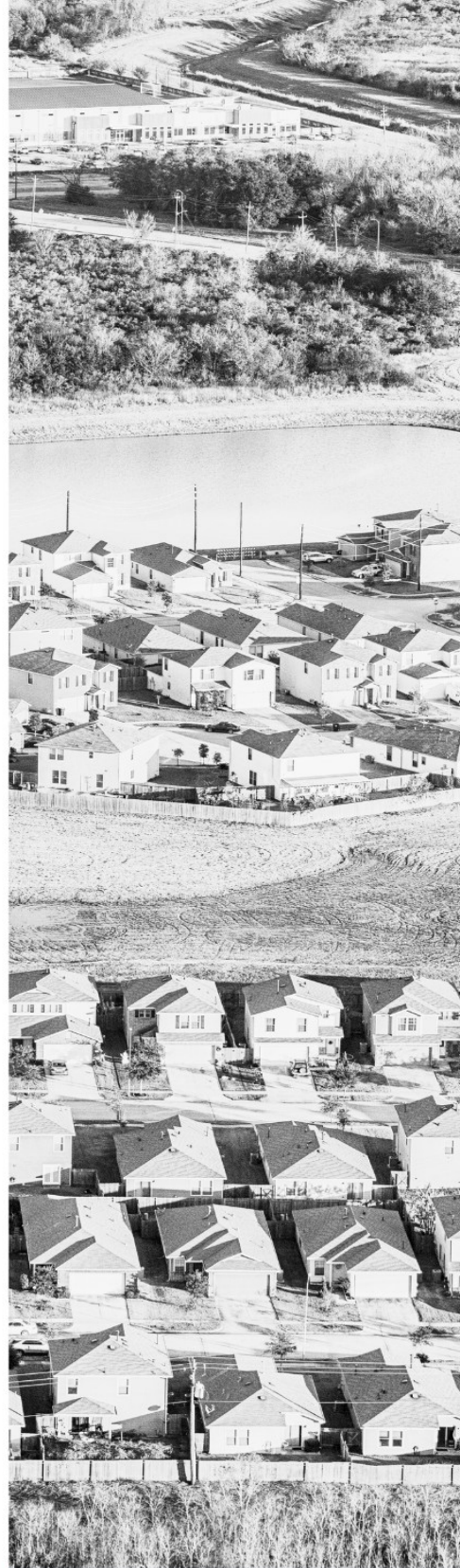
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# STOREY COUNTY 2025



## 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>Storey County</b>	Annual Median: \$86,932	<b>Owner-Occupied:</b> \$3,100	50%: \$1,180	50%: -\$1,920	30%: \$652	30%: -\$190	30%: -\$1,140	30%: -\$1,463
	30% HH Income: \$26,080	<b>Renter Occupied:</b>	80%: \$1,888	80%: -\$1,212	50%: \$1,087	50%: \$245	50%: -\$705	50%: -\$1,028
	50% HH Income: \$43,466	<b>1-Bedroom:</b> \$842	100%: \$2,359	100%: -\$741	80%: \$1,739	80%: \$897	80%: -\$53	80%: -\$376
	80% HH Income: \$69,546	<b>2-Bedroom:</b> \$1,792	120%: \$2,831	120%: -\$269	100%: \$2,173	100%: \$1,331	100%: \$381	100%: \$58
	120% HH Income: \$104,318	<b>3-Bedroom:</b> \$2,115			120%: \$2,608	120%: \$1,766	120%: \$816	120%: \$493
<b>Virginia City</b>	Annual Median: \$106,815	<b>Owner-Occupied:</b> \$3,905	50%: \$1,450	50%: -\$2,455	30%: \$801	30%: -\$41	30%: -\$991	30%: -\$1,314
	30% HH Income: \$32,045	<b>Renter Occupied:</b>	80%: \$2,319	80%: -\$1,586	50%: \$1,335	50%: \$493	50%: -\$457	50%: -\$780
	50% HH Income: \$53,408	<b>1-Bedroom:</b> \$842*	100%: \$2,899	100%: -\$1,006	80%: \$2,136	80%: \$1,294	80%: \$344	80%: \$21
	80% HH Income: \$85,452	<b>2-Bedroom:</b> \$1,792*	120%: \$3,479	120%: -\$426	100%: \$2,670	100%: \$1,828	100%: \$878	100%: \$555
	120% HH Income: \$128,178	<b>3-Bedroom:</b> \$2,115*			120%: \$3,204	120%: \$2,362	120%: \$1,412	120%: \$1,089

*\*Note: there was low availability for the category of units, so Storey County prices were utilized for the city.*

**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 Storey County is **\$86,932**. A family at **80%** of that makes **\$69,546** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$3,100**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,888** at 80% median income. This difference gives a gap of **-\$1,212**, making it unaffordable at the 80% income level.