

Data in this infographic are sourced from the following:

**American Community Survey, U.S. Census Bureau;** 2018 to 2022 5-Year Estimates:

DP04, DP05, S1101, S2101, S1701, S1501, DP03, B19122, S1901

**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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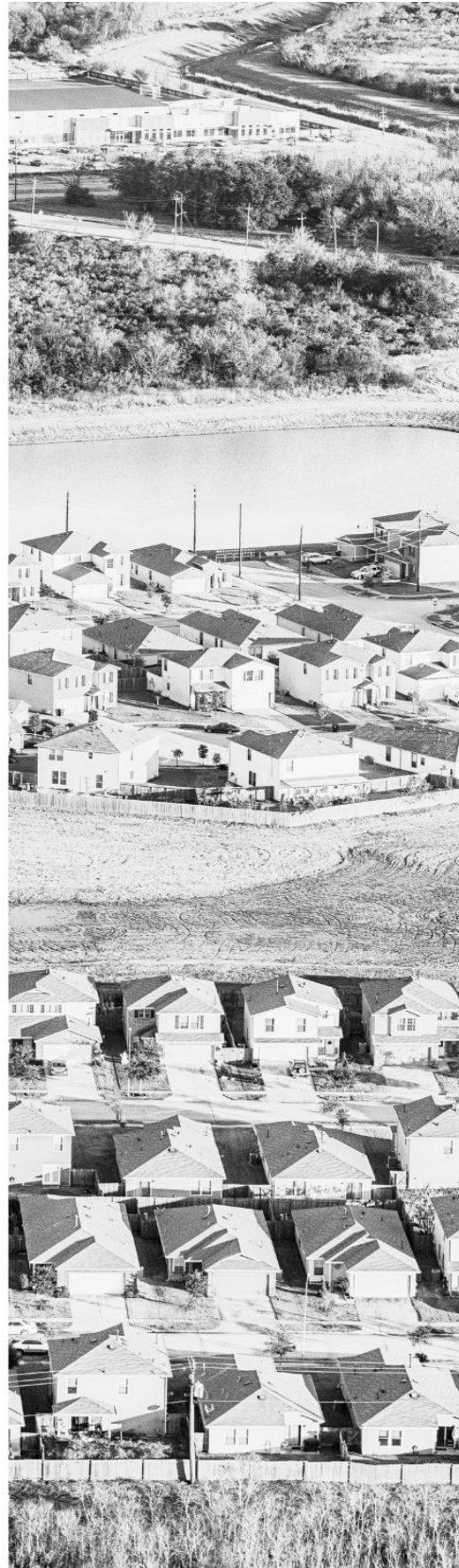
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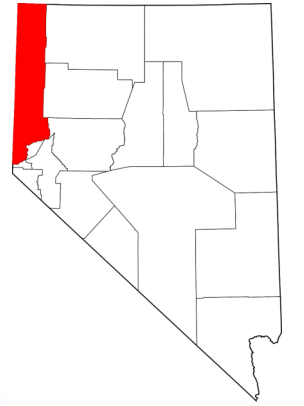
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# WASHOE COUNTY 2025



## HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC 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.

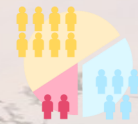
Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations 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

City/Region	Population	Age	Household	Home Ownership	Labor	Employment	Income
<b>Washoe County</b>	<b>486,674</b> (Steady increase from 2015)	Approximately 29.8% of the population are 55 years or older, 24.9% is 35 and 54, and 21.7% is between 20 and 34 years.	<b># of Households:</b> 192,420 <b># of Families:</b> 119,417 <b>Avg. Household Size:</b> 2.49	<b>Home Ownership Rate:</b> 58.6% <b>Owners w/o Mortgage:</b> 37,472	<b>Labor Force Participation Rate:</b> 66.2% <b>Unemployment Rate:</b> 5.0%	<b>Total Employment:</b> 257,082	<b>2022 Median HH Income:</b> \$81,531 <b>Average Hourly Wage Rate:</b> \$36.52
<b>Sparks</b>	<b>108,025</b> (22.2% of county total)	Approximately 26.1% of the population are 55 years or older, 26.3% is 35 and 54, and 21.8% is between 20 and 34 years.	<b># of Households:</b> 40,325 <b># of Families:</b> 11,838 <b>Avg. Household Size:</b> 2.67	<b>Home Ownership Rate:</b> 40.6% <b>Owners w/o Mortgage:</b> 6,735	<b>Labor Force Participation Rate:</b> 68.2% <b>Unemployment Rate:</b> 6.1%	<b>Total Employment:</b> 61,722	<b>2022 Median HH Income:</b> \$82,938 <b>Average Hourly Wage Rate:</b> \$39.11
<b>Washoe Valley</b>	<b>3,235</b> (0.7% of county total)	Approximately 56.0% of the population are 55 years or older, 20.1% is 35 and 54, and 13.3% is between 20 and 34 years.	<b># of Households:</b> 1,297 <b># of Families:</b> 155 <b>Avg. Household Size:</b> 2.49	<b>Home Ownership Rate:</b> 3.5% <b>Owners w/o Mortgage:</b> 408	<b>Labor Force Participation Rate:</b> 52.7% <b>Unemployment Rate:</b> 4.8%	<b>Total Employment:</b> 1,499	<b>2022 Median HH Income:</b> \$99,018 <b>Average Hourly Wage Rate:</b> \$31.39
<b>Rest of County</b>	<b>375,414</b> (77.1% of county total)	Approximately 30.8% of the population are 55 years or older, 24.5% is 35 and 54, and 21.7% is between 20 and 34 years.	<b># of Households:</b> 150,798 <b># of Families:</b> 107,424 <b>Avg. Household Size:</b> N/A	<b>Home Ownership Rate:</b> N/A <b>Owners w/o Mortgage:</b> 30,329	<b>Labor Force Participation Rate:</b> 65.8% <b>Unemployment Rate:</b> 4.7%	<b>Total Employment:</b> 193,861	<b>2022 Median HH Income:</b> N/A <b>Average Hourly Wage 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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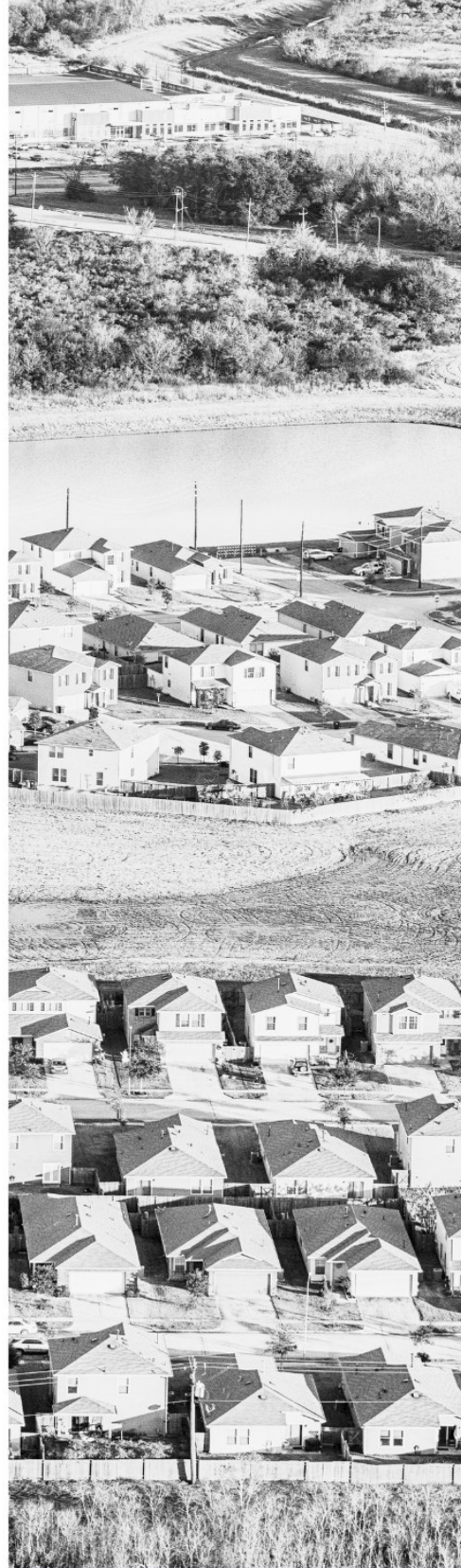
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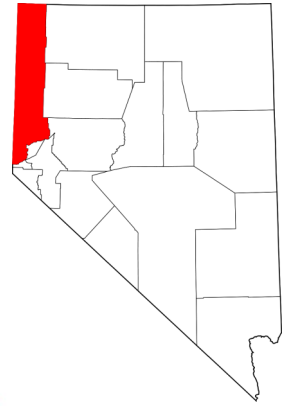
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# WASHOE COUNTY 2025



## HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

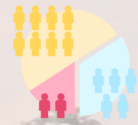
University of Nevada, Reno Extension  
Publication Date: January 2025  
*For Informational Purposes*

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	Income & Tenure	Vacancy Status
<b>Washoe County</b>	<b>Total Housing Units:</b> 208,480	<b>Units administered through housing programs:</b> 1,811	<b>Built 2010 or later:</b> 11.6% <b>Built 1970 to 2009:</b> 70.9% <b>Build 1969 or Earlier:</b> 17.5%	<b>Single Family:</b> 63.2% <b>Mobile Home, RV:</b> 5.5% <b>Multi-Family:</b> 31.3%	<b>Less than \$150,000:</b> 6.9% <b>\$150,000-\$299,999:</b> 11.6% <b>\$300,000 or more :</b> 81.5%	<b>Total Units:</b> 16,060 <b>For Rent</b> 25.8% <b>For Sale</b> 8.0% <b>For Seasonal or Occasional Use</b> 31.1% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 35.1%
<b>Sparks</b>	<b>Total Housing Units:</b> 43,421 20.8% of the County's total units.	<b>Units administered through housing programs:</b> 1,359	<b>Built 2010 or later:</b> 13.9% <b>Built 1970 to 2009:</b> 68.6% <b>Build 1969 or Earlier:</b> 17.5%	<b>Single Family:</b> 66.9% <b>Mobile Home, RV:</b> 2.0% <b>Multi-Family:</b> 31.1%	<b>Less than \$150,000:</b> 5.0% <b>\$150,000-\$299,999:</b> 16.1% <b>\$300,000 or more :</b> 78.9%	<b>Total Units:</b> 3,096 <b>For Rent</b> 42.8% <b>For Sale</b> 6.8% <b>For Seasonal or Occasional Use</b> 15.1% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 27.8%
<b>Washoe Valley</b>	<b>Total Housing Units:</b> 1,338 0.7% of the County's total units.	<b>Units administered through housing programs:</b> 0	<b>Built 2010 or later:</b> 0.7% <b>Built 1970 to 2009:</b> 91.9% <b>Build 1969 or Earlier:</b> 7.4%	<b>Single Family:</b> 91.0% <b>Mobile Home, RV:</b> 6.9% <b>Multi-Family:</b> 2.1%	<b>Less than \$150,000:</b> 1.4% <b>\$150,000-\$299,999:</b> 3.5% <b>\$300,000 or more :</b> 95.0%	<b>Total Units:</b> 41 <b>For Rent</b> 0.0% <b>For Sale</b> 0.0% <b>For Seasonal or Occasional Use</b> 70.7% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 29.3%
<b>Rest of County</b>	<b>Total Housing Units:</b> 163,721 78.5% of the County's total units.4,466	<b>Units administered through housing programs:</b> 452	<b>Built 2010 or later:</b> 11.1% <b>Built 1970 to 2009:</b> 71.4% <b>Build 1969 or Earlier:</b> 17.5%	<b>Single Family:</b> 48.7% <b>Mobile Home, RV:</b> 5.1% <b>Multi-Family:</b> 24.8%	<b>Less than \$150,000:</b> 7.5% <b>\$150,000-\$299,999:</b> 10.5% <b>\$300,000 or more :</b> 82.0%	<b>Total Units:</b> 12,923 <b>For Rent</b> 21.8% <b>For Sale</b> 8.3% <b>For Seasonal or Occasional Use</b> 34.8% <b>For Migrant Workers</b> 0.0% <b>Other Vacant</b> 35.1%

## 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, 61 single family building permits were issued through-out Churchill County.

Since 2005, 17 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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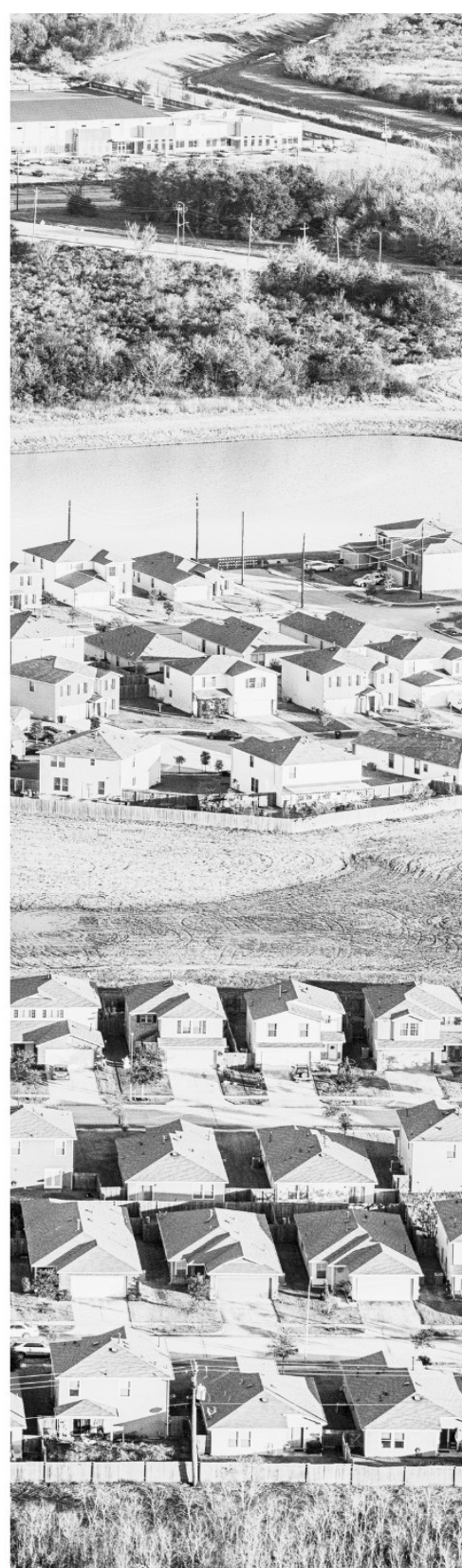
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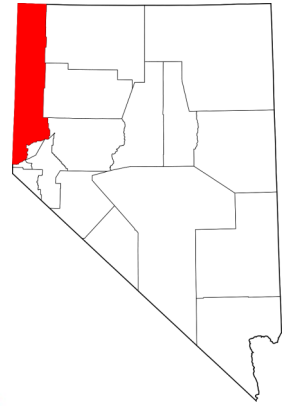
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# WASHOE COUNTY 2025



## 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>Washoe County</b>	<b>1 or fewer bedrooms:</b> 3.0% <b>2 bedrooms:</b> 13.6% <b>3 or more bedrooms:</b> 83.4%	<b>1 or fewer bedrooms:</b> 33.2% <b>2 bedrooms:</b> 36.2% <b>3 or more bedrooms:</b> 30.6%	<b>Owner Occupied:</b> 2.59  <b>Renter Occupied:</b> 2.36	19.2% of owners and 43.8% of renters earn less than \$50,000	<b>Less than \$500:</b> 4.4% <b>\$500-\$999:</b> 17.6% <b>\$1,000-\$1,499:</b> 33.8% <b>Greater than \$1,500:</b> 41.9% <b>No Rent:</b> 2.2%	<b>Owner Occupied:</b> 20.6% overburdened <b>Renter Occupied:</b> 43.8% overburdened
<b>Sparks</b>	<b>1 or fewer bedrooms:</b> 3.4% <b>2 bedrooms:</b> 15.5% <b>3 or more bedrooms:</b> 81.1%	<b>1 or fewer bedrooms:</b> 30.3% <b>2 bedrooms:</b> 35.8% <b>3 or more bedrooms:</b> 33.9%	<b>Owner Occupied:</b> 2.73  <b>Renter Occupied:</b> 2.58	18.7% of owners and 39.8% of renters earn less than \$50,000	<b>Less than \$500:</b> 2.0% <b>\$500-\$999:</b> 14.2% <b>\$1,000-\$1,499:</b> 31.2% <b>Greater than \$1,500:</b> 50.6% <b>No Rent:</b> 2.0%	<b>Owner Occupied:</b> 21.2% overburdened <b>Renter Occupied:</b> 43.7% overburdened
<b>Washoe Valley</b>	<b>1 or fewer bedrooms:</b> 2.6% <b>2 bedrooms:</b> 4.8% <b>3 or more bedrooms:</b> 92.6%	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 0.0% <b>3 or more bedrooms:</b> 100.0%	<b>Owner Occupied:</b> 2.50  <b>Renter Occupied:</b> 2.42	19.2% of owners and 48.9% of renters earn less than \$50,000	<b>Less than \$500:</b> 0.0% <b>\$500-\$999:</b> 20.0% <b>\$1,000-\$1,499:</b> 51.1% <b>Greater than \$1,500:</b> 28.9% <b>No Rent:</b> 0.0%	<b>Owner Occupied:</b> 31.1% overburdened <b>Renter Occupied:</b> 41.7% overburdened
<b>Rest of County</b>	<b>1 or fewer bedrooms:</b> 2.8% <b>2 bedrooms:</b> 13.2% <b>3 or more bedrooms:</b> 83.9%	<b>1 or fewer bedrooms:</b> 34.0% <b>2 bedrooms:</b> 36.3% <b>3 or more bedrooms:</b> 29.7%	<b>Owner Occupied:</b> N/A  <b>Renter Occupied:</b> N/A	19.3% of owners and 44.9% of renters earn less than \$50,000	<b>Less than \$500:</b> 5.0% <b>\$500-\$999:</b> 18.5% <b>\$1,000-\$1,499:</b> 34.5% <b>Greater than \$1,500:</b> 39.7% <b>No Rent:</b> 2.3%	<b>Owner Occupied:</b> 20.3% overburdened <b>Renter Occupied:</b> 43.9% 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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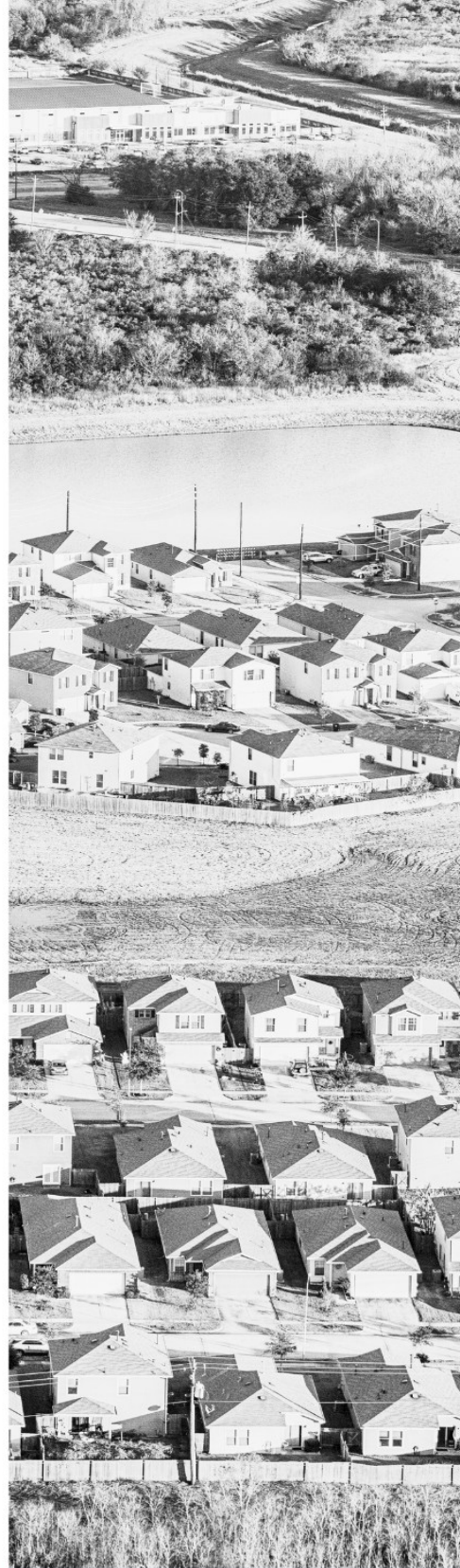
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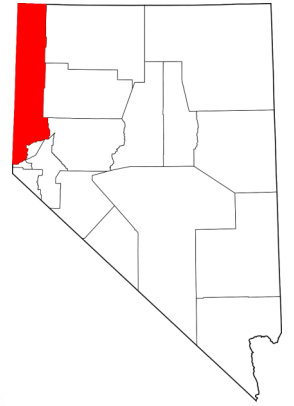
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# WASHOE COUNTY 2025



## 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>Washoe County</b>	<b>Annual Median:</b> \$81,531 <b>30% HH Income:</b> \$24,459 <b>50% HH Income:</b> \$40,766 <b>80% HH Income:</b> \$65,225 <b>120% HH Income:</b> \$97,837	<b>Owner-Occupied:</b> \$4,293 <b>Renter Occupied:</b> <b>1-Bedroom:</b> \$1,253 <b>2-Bedroom:</b> \$1,770 <b>3-Bedroom:</b> \$2,496	<b>50%:</b> \$1,106 <b>80%:</b> \$1,769 <b>100%:</b> \$2,212 <b>120%:</b> \$2,654	<b>50%:</b> -\$3,187 <b>80%:</b> -\$2,524 <b>100%:</b> -\$2,081 <b>120%:</b> -\$1,639	<b>30%:</b> \$611 <b>50%:</b> \$1,019 <b>80%:</b> \$1,631 <b>100%:</b> \$2,038 <b>120%:</b> \$2,446	<b>30%:</b> -\$624 <b>50%:</b> -\$216 <b>80%:</b> \$396 <b>100%:</b> \$803 <b>120%:</b> \$1,211	<b>30%:</b> -\$1,159 <b>50%:</b> -\$751 <b>80%:</b> -\$139 <b>100%:</b> \$268 <b>120%:</b> \$676	<b>30%:</b> -\$1,885 <b>50%:</b> -\$1,477 <b>80%:</b> -\$865 <b>100%:</b> -\$458 <b>120%:</b> -\$50
<b>Sparks</b>	<b>Annual Median:</b> \$82,938 <b>30% HH Income:</b> \$24,881 <b>50% HH Income:</b> \$41,469 <b>80% HH Income:</b> \$66,350 <b>120% HH Income:</b> \$99,526	<b>Owner-Occupied:</b> \$4,212 <b>Renter Occupied:</b> <b>1-Bedroom:</b> \$1,253 <b>2-Bedroom:</b> \$1,770 <b>3-Bedroom:</b> \$2,496	<b>50%:</b> \$1,125 <b>80%:</b> \$1,800 <b>100%:</b> \$2,250 <b>120%:</b> \$2,700	<b>50%:</b> -\$3,087 <b>80%:</b> -\$2,412 <b>100%:</b> -\$1,962 <b>120%:</b> -\$1,512	<b>30%:</b> \$622 <b>50%:</b> \$1,037 <b>80%:</b> \$1,659 <b>100%:</b> \$2,073 <b>120%:</b> \$2,488	<b>30%:</b> -\$631 <b>50%:</b> -\$216 <b>80%:</b> \$406 <b>100%:</b> \$820 <b>120%:</b> \$1,235	<b>30%:</b> -\$1,148 <b>50%:</b> -\$733 <b>80%:</b> -\$111 <b>100%:</b> \$303 <b>120%:</b> \$718	<b>30%:</b> -\$1,874 <b>50%:</b> -\$1,459 <b>80%:</b> -\$837 <b>100%:</b> -\$423 <b>120%:</b> -\$8
<b>Washoe Valley</b>	<b>Annual Median:</b> \$99,018 <b>30% HH Income:</b> \$29,705 <b>50% HH Income:</b> \$49,509 <b>80% HH Income:</b> \$79,214 <b>120% HH Income:</b> \$118,822	<b>Owner-Occupied:</b> \$5,099 <b>Renter Occupied:</b> <b>1-Bedroom:</b> \$1,253 <b>2-Bedroom:</b> \$1,770 <b>3-Bedroom:</b> \$2,496	<b>50%:</b> \$1,343 <b>80%:</b> \$2,149 <b>100%:</b> \$2,686 <b>120%:</b> \$3,223	<b>50%:</b> -\$3,756 <b>80%:</b> -\$2,950 <b>100%:</b> -\$2,413 <b>120%:</b> -\$1,876	<b>30%:</b> \$743 <b>50%:</b> \$1,238 <b>80%:</b> \$1,980 <b>100%:</b> \$2,475 <b>120%:</b> \$2,971	<b>30%:</b> -\$510 <b>50%:</b> -\$15 <b>80%:</b> \$727 <b>100%:</b> \$1,222 <b>120%:</b> \$1,718	<b>30%:</b> -\$1,027 <b>50%:</b> -\$532 <b>80%:</b> \$210 <b>100%:</b> \$705 <b>120%:</b> \$1,201	<b>30%:</b> -\$1,753 <b>50%:</b> -\$1,258 <b>80%:</b> -\$516 <b>100%:</b> -\$21 <b>120%:</b> \$475

**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 Washoe County is **\$81,531**. A family at **80%** of that makes **\$65,225** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$4,293**. This includes mortgage, taxes, insurance, and utilities.

The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,769** at 80% median income. This difference gives a gap of **-\$2,524**, making it unaffordable at the 80% income level.