

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.

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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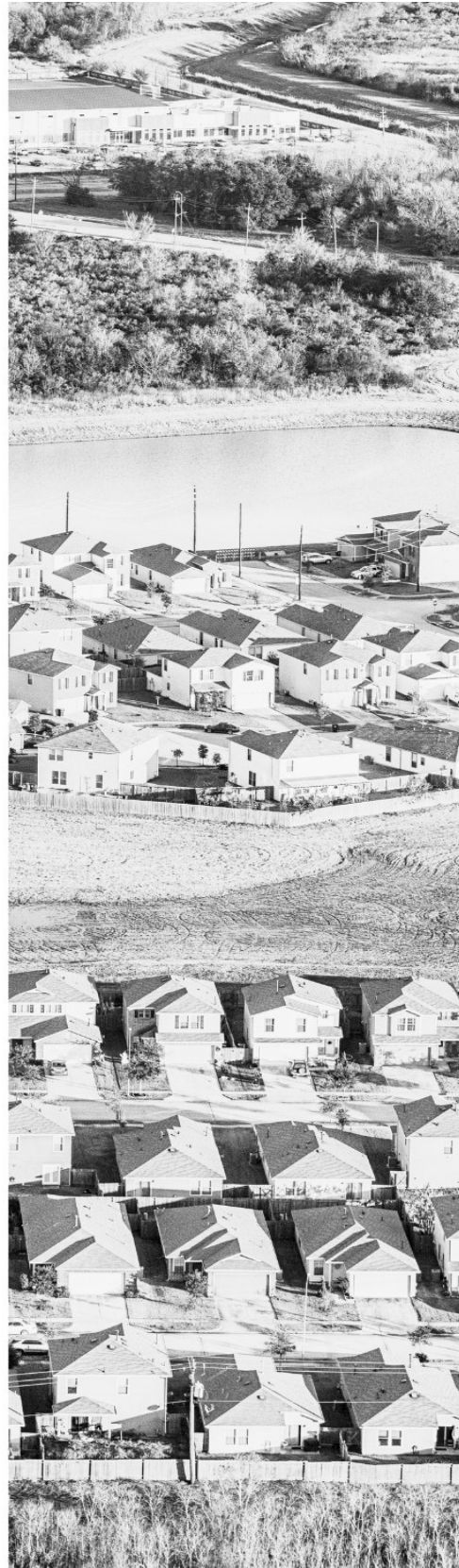
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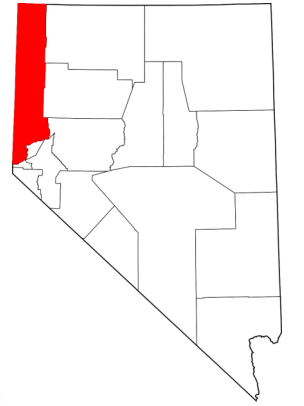
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WASHOE COUNTY 2025



HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC CHARACTERISTICS

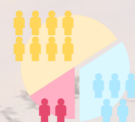
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

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
Washoe County	486,674 (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.	# of Households: 192,420 # of Families: 119,417 Avg. Household Size: 2.49	Home Ownership Rate: 58.6% Owners w/o Mortgage: 37,472	Labor Force Participation Rate: 66.2% Unemployment Rate: 5.0%	Total Employment: 257,082	2022 Median HH Income: \$81,531 Average Hourly Wage Rate: \$36.52
Sparks	108,025 (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.	# of Households: 40,325 # of Families: 11,838 Avg. Household Size: 2.67	Home Ownership Rate: 40.6% Owners w/o Mortgage: 6,735	Labor Force Participation Rate: 68.2% Unemployment Rate: 6.1%	Total Employment: 61,722	2022 Median HH Income: \$82,938 Average Hourly Wage Rate: \$39.11
Washoe Valley	3,235 (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.	# of Households: 1,297 # of Families: 155 Avg. Household Size: 2.49	Home Ownership Rate: 3.5% Owners w/o Mortgage: 408	Labor Force Participation Rate: 52.7% Unemployment Rate: 4.8%	Total Employment: 1,499	2022 Median HH Income: \$99,018 Average Hourly Wage Rate: \$31.39
Rest of County	375,414 (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.	# of Households: 150,798 # of Families: 107,424 Avg. Household Size: N/A	Home Ownership Rate: N/A Owners w/o Mortgage: 30,329	Labor Force Participation Rate: 65.8% Unemployment Rate: 4.7%	Total Employment: 193,861	2022 Median HH Income: N/A Average Hourly Wage 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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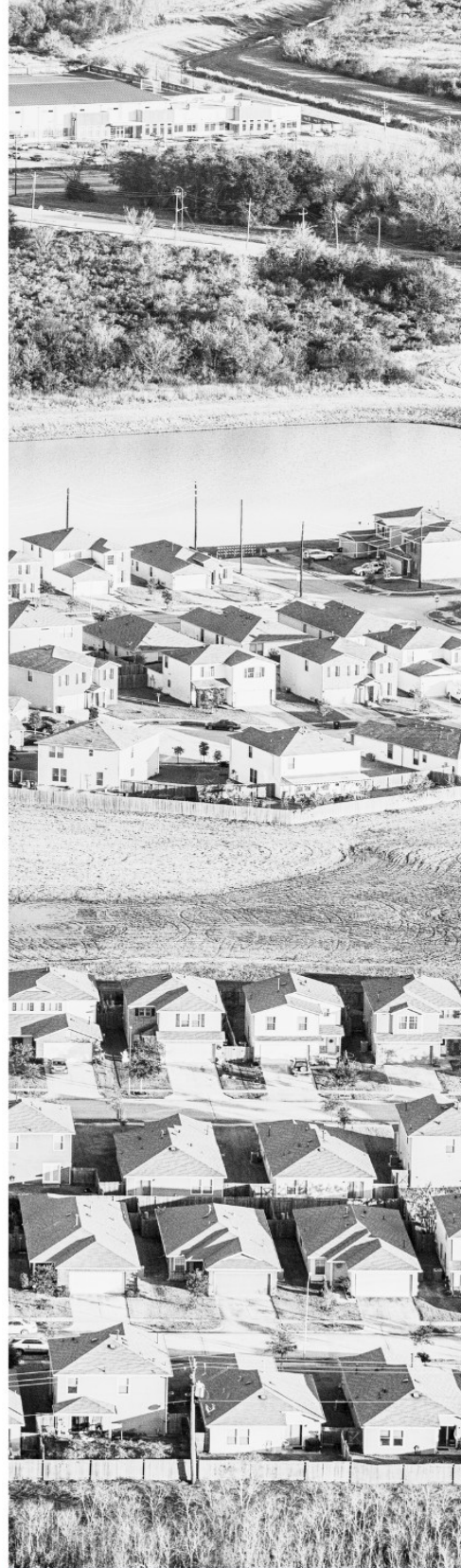
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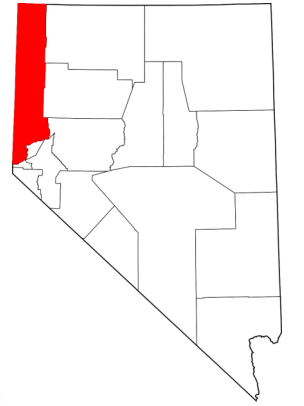
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HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

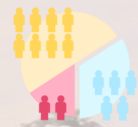
University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

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

City/Region	Housing Units	Subsidized	Age of Housing	Housing Structures	Income & Tenure	Vacancy Status
Washoe County	Total Housing Units: 208,480	Units administered through housing programs: 1,811	Built 2010 or later: 11.6% Built 1970 to 2009: 70.9% Build 1969 or Earlier: 17.5%	Single Family: 63.2% Mobile Home, RV: 5.5% Multi-Family: 31.3%	Less than \$150,000: 6.9% \$150,000-\$299,999: 11.6% \$300,000 or more : 81.5%	Total Units: 16,060 For Rent 25.8% For Sale 8.0% For Seasonal or Occasional Use 31.1% For Migrant Workers 0.0% Other Vacant 35.1%
Sparks	Total Housing Units: 43,421 20.8% of the County's total units.	Units administered through housing programs: 1,359	Built 2010 or later: 13.9% Built 1970 to 2009: 68.6% Build 1969 or Earlier: 17.5%	Single Family: 66.9% Mobile Home, RV: 2.0% Multi-Family: 31.1%	Less than \$150,000: 5.0% \$150,000-\$299,999: 16.1% \$300,000 or more : 78.9%	Total Units: 3,096 For Rent 42.8% For Sale 6.8% For Seasonal or Occasional Use 15.1% For Migrant Workers 0.0% Other Vacant 27.8%
Washoe Valley	Total Housing Units: 1,338 0.7% of the County's total units.	Units administered through housing programs: 0	Built 2010 or later: 0.7% Built 1970 to 2009: 91.9% Build 1969 or Earlier: 7.4%	Single Family: 91.0% Mobile Home, RV: 6.9% Multi-Family: 2.1%	Less than \$150,000: 1.4% \$150,000-\$299,999: 3.5% \$300,000 or more : 95.0%	Total Units: 41 For Rent 0.0% For Sale 0.0% For Seasonal or Occasional Use 70.7% For Migrant Workers 0.0% Other Vacant 29.3%
Rest of County	Total Housing Units: 163,721 78.5% of the County's total units.4,466	Units administered through housing programs: 452	Built 2010 or later: 11.1% Built 1970 to 2009: 71.4% Build 1969 or Earlier: 17.5%	Single Family: 48.7% Mobile Home, RV: 5.1% Multi-Family: 24.8%	Less than \$150,000: 7.5% \$150,000-\$299,999: 10.5% \$300,000 or more : 82.0%	Total Units: 12,923 For Rent 21.8% For Sale 8.3% For Seasonal or Occasional Use 34.8% For Migrant Workers 0.0% Other Vacant 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, 448 single family building permits were issued throughout Churchill County.

Since 2005, 4,820 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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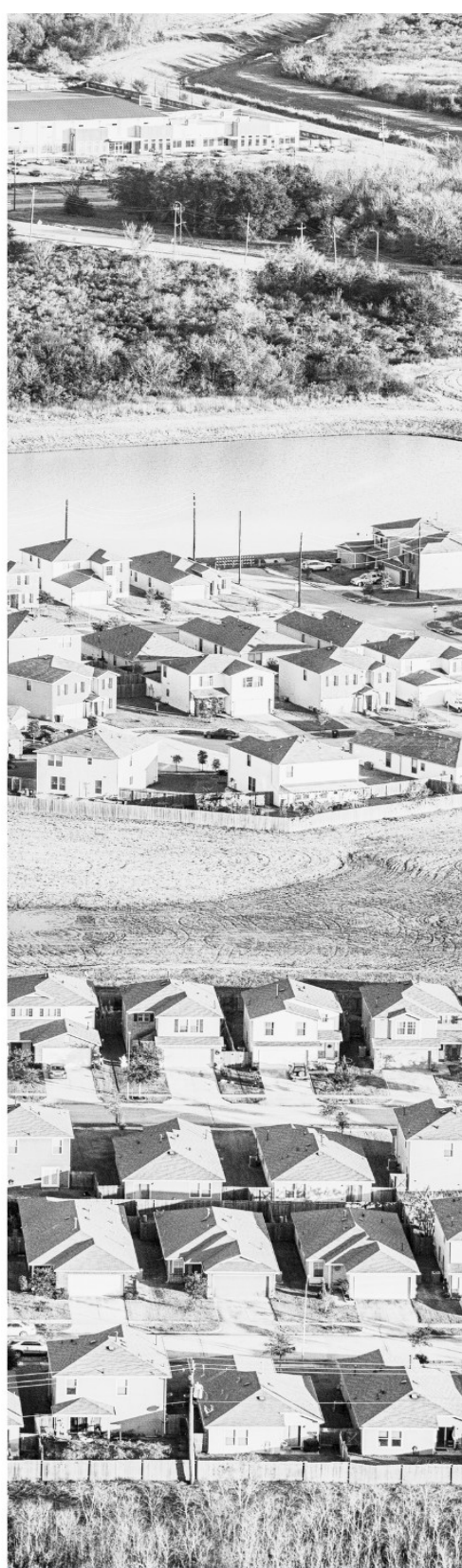
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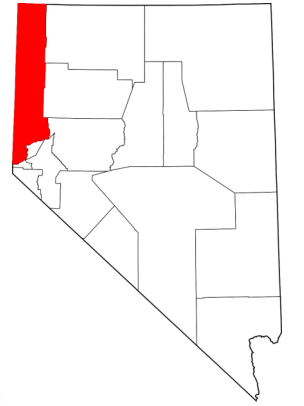
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WASHOE COUNTY 2025



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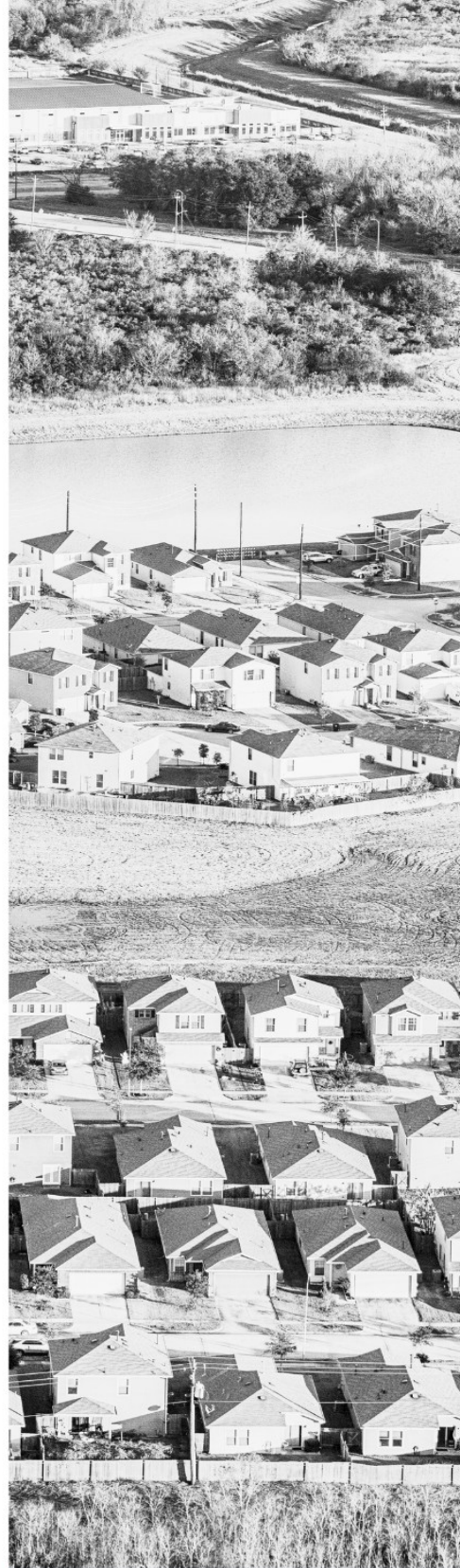
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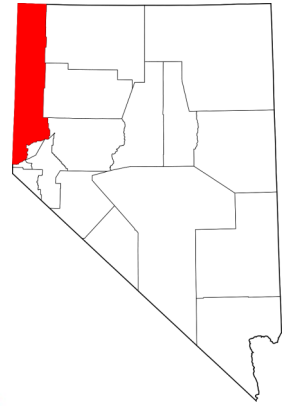
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WASHOE COUNTY 2025



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