Carson City Housing Baseline

A comparison of Carson City's housing baseline to the State of Nevada.

University of Nevada, Reno Extension
College of Agriculture, Biotechnology & Natural Resources

Demographics

Metric	Carson City	State of Nevada	Key Takeaway
Population	58,364	3,141,000	Carson City has an older population, smaller house sizes, lower median income, but stronger wages compared to the state.
Population 55+	35.1%	29.0%	
Owner: Avg. HH Size	2.46	2.69	
Renter: Avg. HH Size	2.18	2.53	
Total Jobs	34,142	1,743,240	
Unemployment Rate	4.1%	4.3%	
Median Household Income	$71,809	$75,561	
Average Hourly Wage Rate	$38.74	$29.59	

Supply

Metric	Carson City	State of Nevada	Key Takeaway
Total Housing Units	25,617	1,337,583	Carson City's housing unit structure is similar to the state with a slightly higher percentage of mobile home/RV and older homes. The county also has a lower percentage of available vacancies and a higher percentage of vacancies that are off the market.
Single Family	65.7%	66.1%	
Multi-family	25.0%	27.8%	
Mobile Homes/RV	9.3%	6.1%	
Available Vacant Units	27.3%	34.9%	
Off Market Vacant Units	72.7%	65.1%	
Housing Built			
2010 and Later	5.0%	13.4%	
1970 to 2009	76.8%	76.3%	
1969 or earlier	18.2%	10.3%	

Nevada Rural Housing

This publication was funded and created in partnership with Nevada Rural Housing (NRH). NRH's mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans. NRH does this through homeownership programs, rental services, community development initiatives and home repair, serving all rural communities throughout the State.

For more information, visit https://nvrural.org

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Nevada Economic Assessment Project

This publication was produced by the Nevada Economic Assessment Project (NEAP), which aims to develop and maintain an extensive data archive with timely, meaningful, and consistent characteristics and a set of analytical tools used to provide Nevada's communities with research and analysis of emerging issues through outreach and engagement.

Full housing baseline and analysis reports are available.

For more information, visit extension.unr.edu/neap

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Demand

Metric	Carson City	State of Nevada	Key Takeaway
Owner Vacancy Rate	0.2%	1.2%	Carson City follows a similar trend to the state in regard to bedroom unit as well as types of households with a slightly higher non-family make-up for both owner and renter markets. In addition, Carson City has a lower vacancy rate compared to the state and a higher ownership without a mortgage.
Renter Vacancy Rate	3.4%	6.7%	
Owners with Mortgage	59.9%	66.4%	
Owners without Mortgage	40.1%	33.6%	
Owner			
0-1 bedroom	2.0%	2.3%	
2 bedrooms	15.7%	15.3%	
3+ bedrooms	82.3%	82.4%	
Family Households	69.3%	71.1%	
Non-family Households	30.7%	28.9%	
Renter			
0-1 bedroom	32.1%	26.1%	
2 bedrooms	34.7%	36.7%	
3+ bedrooms	33.2%	37.1%	
Family Households	50.6%	53.5%	
Non-family Households	49.4%	46.5%	

Affordability

Metric	Carson City	State of Nevada	Key Takeaway
Median Housing Value	$484,995	$435,400	Even though median income levels are on par with the state some folks in Carson City may face affordability gaps. In Carson City the Median Housing Value is higher than the state and although Cost Burden is lower in Carson, they face a larger gap in owner affordability.
Median Rent			
Studio and 1-Bedroom	$1,661	$1,293	
2-Bedroom	$2,185	$1,541	
3-Bedroom	$2,873	$1,597	
Owner Cost Burden	20.9%	22.7%	
Renter Cost Burden	42.4%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$2,451	-$1,946	

* "80% Area Median Income Ownership Affordability Gap refers to the difference between the amount someone can afford at 80% of the area income compared to the median market price."

Sources include: Lightcast; U.S. Census Bureau American Community Survey, County Assessor's Offices

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