Humboldt Housing Baseline

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

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

Demographics

Metric	Humboldt	State of Nevada	Key Takeaway
Population	17,299	3,141,000	Humboldt has a slightly lower population, smaller house sizes, higher median income, and stronger wages compared to the state.
Population 55+	27.9%	29.0%	
Owner: Avg. HH Size	2.60	2.69	
Renter: Avg. HH Size	2.00	2.53	
Total Jobs	8,680	1,743,240	
Unemployment Rate	5.4%	4.3%	
Median Household Income	$79,946	$75,561	
Average Hourly Wage Rate	$30.09	$29.59	

Supply

Metric	Humboldt	State of Nevada	Key Takeaway
Total Housing Units	7,885	1,337,583	Humboldt's housing unit structure differs from the state with mobile home/RV being the largest share followed by single family. The county also has a lower percentage of available vacancies and a higher percentage of vacancies that are off the market.
Single Family	42.9%	66.1%	
Multi-family	9.2%	27.8%	
Mobile Homes/RV	47.7%	6.1%	
Available Vacant Units	8.5%	34.9%	
Off Market Vacant Units	91.5%	65.1%	
Housing Built			
2010 and Later	10.7%	13.4%	
1970 to 2009	71.3%	76.3%	
1969 or earlier	17.9%	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	Humboldt	State of Nevada	Key Takeaway
Owner Vacancy Rate	0.8%	1.2%	Humboldt follows a similar trend to the state in regard to bedroom unit as well as types of households with a slightly higher family make-up for owner market and a higher non-family make-up for renter markets. In addition, Humboldt has a lower vacancy rate compared to the state and a slightly higher ownership without a mortgage.
Renter Vacancy Rate	1.0%	6.7%	
Owners with Mortgage	62.6%	66.4%	
Owners without Mortgage	37.4%	33.6%	
Owner			
0-1 bedroom	2.4%	2.3%	
2 bedrooms	14.8%	15.3%	
3+ bedrooms	82.8%	82.4%	
Family Households	75.5%	71.1%	
Non-family Households	24.5%	28.9%	
Renter			
0-1 bedroom	21.1%	26.1%	
2 bedrooms	37.0%	36.7%	
3+ bedrooms	41.9%	37.1%	
Family Households	36.8%	53.5%	
Non-family Households	63.2%	46.5%	

Affordability

Metric	Humboldt	State of Nevada	Key Takeaway
Median Housing Value	$275,000	$435,400	Even though median income levels are higher than the state some folks in Humboldt may face affordability gaps. In Humboldt the Median Housing Value is lower than the state and although Cost Burden is lower in Humboldt, they face a gap in owner affordability.
Median Rent			
Studio and 1-Bedroom	$947	$1,293	
2-Bedroom	$1,442	$1,541	
3-Bedroom	$1,690	$1,597	
Owner Cost Burden	15.9%	22.7%	
Renter Cost Burden	31.7%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$676	-$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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