Nye Housing Baseline

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

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

Demographics

Metric	Nye	State of Nevada	Key Takeaway
Population	53,207	3,141,000	Nye seems to have an older population, smaller house sizes, lower median income, but competitive wages with the state.
Population 55+	47.4%	29.0%	
Owner: Avg. HH Size	2.40	2.69	
Renter: Avg. HH Size	2.34	2.53	
Total Jobs	15,433	1,743,240	
Unemployment Rate	9.5%	4.3%	
Median Household Income	$55,975	$75,561	
Average Hourly Wage Rate	$29.83	$29.59	

Supply

Metric	Nye	State of Nevada	Key Takeaway
Total Housing Units	24,813	1,337,583	Nye's housing unit structure distribution differs from the state with Mobile homes/RVs making up the majority and single-family homes being the second largest with the majority of the homes being built between 1970-2009.The county also has a lower percentage of available vacancies and a higher percentage of vacancies that are off the market.
Single Family	48.2%	66.1%	
Multi-family	2.7%	27.8%	
Mobile Homes/RV	49.1%	6.1%	
Available Vacant Units	20.5%	34.9%	
Off Market Vacant Units	79.5%	65.1%	
Housing Built			
2010 and Later	9.1%	13.4%	
1970 to 2009	84.3%	76.3%	
1969 or earlier	6.6%	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

NRH NEVADA RURAL HOUSING

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	Nye	State of Nevada	Key Takeaway
Owner Vacancy Rate	1.3%	1.2%	Nye follows a similar trend to the state in regard to bedroom units with a slightly higher 2-bedroom percentage as well as types of households with a higher non-family make-up for the owner market and lower percentage in the renter markets. In addition, Nye has a higher vacancy rate compared to the state and a higher ownership without a mortgage.
Renter Vacancy Rate	7.6%	6.7%	
Owners with Mortgage	52.9%	66.4%	
Owners without Mortgage	47.1%	33.6%	
Owner			
0-1 bedroom	4.2%	2.3%	
2 bedrooms	17.3%	15.3%	
3+ bedrooms	78.4%	82.4%	
Family Households	63.7%	71.1%	
Non-family Households	36.3%	28.9%	
Renter			
0-1 bedroom	14.4%	26.1%	
2 bedrooms	43.0%	36.7%	
3+ bedrooms	42.6%	37.1%	
Family Households	53.8%	53.5%	
Non-family Households	46.2%	46.5%	

Affordability

Metric	Nye	State of Nevada	Key Takeaway
Median Housing Value	$356,310	$435,400	Nye has median income levels lower than the state and a lower Median Housing Value when compared to the state. Even though prices and Cost Burden are lower than the state's, some folks in Nye may face affordability gaps on par with the state.
Median Rent			
Studio and 1-Bedroom	$1,168	$1,293	
2-Bedroom	$1,553	$1,541	
3-Bedroom	$2,042	$1,597	
Owner Cost Burden	21.3%	22.7%	
Renter Cost Burden	38.5%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$1,838	-$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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