Churchill Housing Baseline

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

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

Demographics

Metric	Churchill	State of Nevada	Key Takeaway
Population	25,614	3,141,000	Churchill has an older population, smaller house sizes in owner households and larger sizes in renter households. Churchill's median income is lower, but stronger wages compared to the state.
Population 55+	32.7%	29.0%	
Owner: Avg. HH Size	2.53	2.69	
Renter: Avg. HH Size	2.70	2.53	
Total Jobs	11,110	1,743,240	
Unemployment Rate	5.9%	4.3%	
Median Household Income	$73,268	$75,561	
Average Hourly Wage Rate	$30.33	$29.59	

Supply

Metric	Churchill	State of Nevada	Key Takeaway
Total Housing Units	11,116	1,337,583	Churchill's housing unit structure has some similarities with single family home but differ between multi-family and mobile/RV homes and have a larger percentage of 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	66.0%	66.1%	
Multi-family	8.1%	27.8%	
Mobile Homes/RV	25.9%	6.1%	
Available Vacant Units	16.9%	34.9%	
Off Market Vacant Units	83.1%	65.1%	
Housing Built			
2010 and Later	5.9%	13.4%	
1970 to 2009	73.5%	76.3%	
1969 or earlier	20.6%	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

Main Contact
Roy Visuett, rvisuett@unr.edu

Demand

Metric	Churchill	State of Nevada	Key Takeaway
Owner Vacancy Rate	1.9%	1.2%	Churchill 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, Churchill has a lower vacancy rate compared to the state and a slightly higher ownership without a mortgage.
Renter Vacancy Rate	2.2%	6.7%	
Owners with Mortgage	53.8%	66.4%	
Owners without Mortgage	46.2%	33.6%	
Owner			
0-1 bedroom	1.8%	2.3%	
2 bedrooms	14.5%	15.3%	
3+ bedrooms	83.7%	82.4%	
Family Households	65.8%	71.1%	
Non-family Households	34.2%	28.9%	
Renter			
0-1 bedroom	10.8%	26.1%	
2 bedrooms	37.7%	36.7%	
3+ bedrooms	51.5%	37.1%	
Family Households	44.4%	53.5%	
Non-family Households	55.6%	46.5%	

Affordability

Metric	Churchill	State of Nevada	Key Takeaway
Median Housing Value	$361,000	$435,400	Even though median income levels are on par with the state some folks in Churchill may face affordability gaps. In Churchill the Median Housing Value is lower than the state and although Cost Burden is lower in Churchill, they still face a gap in owner affordability.
Median Rent			
Studio and 1-Bedroom	$1,133	$1,293	
2-Bedroom	$1,413	$1,541	
3-Bedroom	$2,210	$1,597	
Owner Cost Burden	15.30%	22.7%	
Renter Cost Burden	40.20%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$1,498	-$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

Authors: Sierra Frykberg, Joseph Lednicky, and Roy Visuett

~~~~~~

An EEO/AA Institution

A partnership of Nevada counties; University of Nevada, Reno; and the U.S. Department of Agriculture

Copyright © 2026, University of Nevada, Reno Extension
~~~~~~