Douglas Housing Baseline

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

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

Demographics

Metric	Douglas	State of Nevada	Key Takeaway
Population	49,624	3,141,000	Douglas has an older population, with similar owner household sizes and a smaller house size for renters. Douglas has a higher median income, with stronger wages compared to the state.
Population 55+	49.2%	29.0%	
Owner: Avg. HH Size	2.64	2.69	
Renter: Avg. HH Size	1.98	2.53	
Total Jobs	24,369	1,743,240	
Unemployment Rate	3.2%	4.3%	
Median Household Income	$88,018	$75,561	
Average Hourly Wage Rate	$30.62	$29.59	

Supply

Metric	Douglas	State of Nevada	Key Takeaway
Total Housing Units	26,389	1,337,583	Douglas's housing unit structure that is primarily single family homes with less multi-family homes and 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	87.4%	66.1%	
Multi-family	6.1%	27.8%	
Mobile Homes/RV	6.4%	6.1%	
Available Vacant Units	15.4%	34.9%	
Off Market Vacant Units	84.6%	65.1%	
Housing Built			
2010 and Later	6.8%	13.4%	
1970 to 2009	83.5%	76.3%	
1969 or earlier	9.7%	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	Douglas	State of Nevada	Key Takeaway
Owner Vacancy Rate	1.5%	1.2%	Douglas 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 both owner and renter markets. In addition, Douglas has a lower renter vacancy rate compared to the state and a higher ownership without a mortgage.
Renter Vacancy Rate	5.9%	6.7%	
Owners with Mortgage	59.8%	66.4%	
Owners without Mortgage	40.2%	33.6%	
Owner			
0-1 bedroom	1.7%	2.3%	
2 bedrooms	11.5%	15.3%	
3+ bedrooms	86.9%	82.4%	
Family Households	76.7%	71.1%	
Non-family Households	23.3%	28.9%	
Renter			
0-1 bedroom	13.1%	26.1%	
2 bedrooms	32.8%	36.7%	
3+ bedrooms	54.1%	37.1%	
Family Households	54.7%	53.5%	
Non-family Households	45.3%	46.5%	

Affordability

Metric	Douglas	State of Nevada	Key Takeaway
Median Housing Value	$650,000	$435,400	Even though median income levels are on higher than the state some folks in Douglas may face affordability gaps. In Douglas the Median Housing Value is higher than the state and although Cost Burden is on par with the state, they face a larger gap in owner affordability.
Median Rent			
Studio and 1-Bedroom	$1,617	$1,293	
2-Bedroom	$1,942	$1,541	
3-Bedroom	$2,115	$1,597	
Owner Cost Burden	22.8%	22.7%	
Renter Cost Burden	44.6%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$3,334	-$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

~~~
~~~