Lander Housing Baseline

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

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

Demographics

Metric	Lander	State of Nevada	Key Takeaway
Population	5,745	3,141,000	Lander has a younger population, smaller house sizes, higher median income, and stronger wages compared to the state.
Population 55+	26.8%	29.0%	
Owner: Avg. HH Size	2.60	2.69	
Renter: Avg. HH Size	2.20	2.53	
Total Jobs	4,072	1,743,240	
Unemployment Rate	9.2%	4.3%	
Median Household Income	$84,474	$75,561	
Average Hourly Wage Rate	$34.22	$29.59	

Supply

Metric	Lander	State of Nevada	Key Takeaway
Total Housing Units	2,922	1,337,583	Lander'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	34.9%	66.1%	
Multi-family	4.7%	27.8%	
Mobile Homes/RV	60.3%	6.1%	
Available Vacant Units	13.2%	34.9%	
Off Market Vacant Units	86.8%	65.1%	
Housing Built			
2010 and Later	14.7%	13.4%	
1970 to 2009	66.4%	76.3%	
1969 or earlier	18.9%	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

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	Lander	State of Nevada	Key Takeaway
Owner Vacancy Rate	0.0%	1.2%	Lander 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, Lander has a lower owner vacancy rate and higher renter vacancy rate compared to the state and a higher ownership without a mortgage.
Renter Vacancy Rate	8.0%	6.7%	
Owners with Mortgage	63.1%	66.4%	
Owners without Mortgage	36.9%	33.6%	
Owner			
0-1 bedroom	4.9%	2.3%	
2 bedrooms	16.3%	15.3%	
3+ bedrooms	78.8%	82.4%	
Family Households	76.5%	71.1%	
Non-family Households	23.5%	28.9%	
Renter			
0-1 bedroom	2.2%	26.1%	
2 bedrooms	42.8%	36.7%	
3+ bedrooms	54.9%	37.1%	
Family Households	65.9%	53.5%	
Non-family Households	34.1%	46.5%	

Affordability

Metric	Lander	State of Nevada	Key Takeaway
Median Housing Value	$280,000	$435,400	Even though median income levels are higher than the state some folks in Lander may face affordability gaps. In Lander the Median Housing Value is lower than the state and although Cost Burden is lower in Lander, they still face a gap in owner affordability.
Median Rent			
Studio and 1-Bedroom	$1,092	$1,293	
2-Bedroom	$1,342	$1,541	
3-Bedroom	$1,560	$1,597	
Owner Cost Burden	9.0%	22.7%	
Renter Cost Burden	38.2%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$582	-$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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