Lincoln Housing Baseline

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

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

Demographics

Metric	Lincoln	State of Nevada	Key Takeaway
Population	4,452	3,141,000	Lincoln has an older population, smaller house sizes, lower median income, and a weaker wage compared to the state.
Population 55+	33.2%	29.0%	
Owner: Avg. HH Size	2.64	2.69	
Renter: Avg. HH Size	1.98	2.53	
Total Jobs	1,599	1,743,240	
Unemployment Rate	1.7%	4.3%	
Median Household Income	$69,496	$75,561	
Average Hourly Wage Rate	$27.65	$29.59	

Supply

Metric	Lincoln	State of Nevada	Key Takeaway
Total Housing Units	2,335	1,337,583	Lincoln's housing unit structure differs from the state with a higher percentage of mobile home/RV with the majority of homes being built between 1970 to 2009. The county also has a lower percentage of available vacancies and a higher percentage of vacancies that are off the market.
Single Family	61.4%	66.1%	
Multi-family	3.0%	27.8%	
Mobile Homes/RV	35.6%	6.1%	
Available Vacant Units	7.6%	34.9%	
Off Market Vacant Units	92.4%	65.1%	
Housing Built			
2010 and Later	10.3%	13.4%	
1970 to 2009	54.7%	76.3%	
1969 or earlier	35.0%	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

Main Contact
Roy Visuett, rvisuett@unr.edu

Demand

Metric	Lincoln	State of Nevada	Key Takeaway
Owner Vacancy Rate	3.2%	1.2%	Lincoln has a different distribution of bedroom units compared to the state with 2-bedroom units having a larger percentage. The owner market has a similar family make up as the state although there is a difference in renter market with non-family household making up a larger percentage. In addition, Lincoln has a lower renter vacancy rate and higher owner vacancy rate compared to the state and a higher ownership without a mortgage.
Renter Vacancy Rate	3.1%	6.7%	
Owners with Mortgage	51.4%	66.4%	
Owners without Mortgage	48.6%	33.6%	
Owner			
0-1 bedroom	4.8%	2.3%	
2 bedrooms	38.4%	15.3%	
3+ bedrooms	56.8%	82.4%	
Family Households	71.5%	71.1%	
Non-family Households	28.5%	28.9%	
Renter			
0-1 bedroom	37.2%	26.1%	
2 bedrooms	28.6%	36.7%	
3+ bedrooms	34.2%	37.1%	
Family Households	31.9%	53.5%	
Non-family Households	68.1%	46.5%	

Affordability

Metric	Lincoln	State of Nevada	Key Takeaway
Median Housing Value	$203,000	$435,400	With Lincoln having a lower income level compared to the state, community members can face affordability gaps. Even though Lincoln has Median Housing Value lower than the state and although Cost Burden and is lower in Lincoln, they face a gap in owner affordability.
Median Rent			
Studio and 1-Bedroom	$970	$1,293	
2-Bedroom	$1,190	$1,541	
3-Bedroom	$1,420	$1,597	
Owner Cost Burden	16.9%	22.7%	
Renter Cost Burden	37.9%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$322	-$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

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