White Pine Housing Baseline

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

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

Demographics

Metric	White Pine	State of Nevada	Key Takeaway
Population	8,856	3,141,000	White Pine seems to have an older population, smaller house sizes, a slightly lower median income, but stronger wages compared to the state.
Population 55+	34.2%	29.0%	
Owner: Avg. HH Size	2.19	2.69	
Renter: Avg. HH Size	2.13	2.53	
Total Jobs	4,910	1,743,240	
Unemployment Rate	4.9%	4.3%	
Median Household Income	$72,294	$75,561	
Average Hourly Wage Rate	$31.78	$29.59	

Supply

Metric	White Pine	State of Nevada	Key Takeaway
Total Housing Units	4,629	1,337,583	White Pine's housing unit structure differs from the state with a 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	73.1%	66.1%	
Multi-family	2.1%	27.8%	
Mobile Homes/RV	24.7%	6.1%	
Available Vacant Units	15.5%	34.9%	
Off Market Vacant Units	84.5%	65.1%	
Housing Built			
2010 and Later	4.7%	13.4%	
1970 to 2009	46.1%	76.3%	
1969 or earlier	49.2%	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	White Pine	State of Nevada	Key Takeaway
Owner Vacancy Rate	1.5%	1.2%	White Pine 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 family make-up for the owner market and lower percentage in the renter markets. In addition, White Pine has a higher vacancy rate compared to the state and a higher ownership without a mortgage.
Renter Vacancy Rate	8.8%	6.7%	
Owners with Mortgage	43.1%	66.4%	
Owners without Mortgage	56.9%	33.6%	
Owner			
0-1 bedroom	7.2%	2.3%	
2 bedrooms	21.8%	15.3%	
3+ bedrooms	71.1%	82.4%	
Family Households	67.0%	71.1%	
Non-family Households	33.0%	28.9%	
Renter			
0-1 bedroom	27.2%	26.1%	
2 bedrooms	35.0%	36.7%	
3+ bedrooms	37.9%	37.1%	
Family Households	43.7%	53.5%	
Non-family Households	56.3%	46.5%	

Affordability

Metric	White Pine	State of Nevada	Key Takeaway
Median Housing Value	$215,000	$435,400	White Pine 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 White Pine may face affordability gaps.
Median Rent			
Studio and 1-Bedroom	$842	$1,293	
2-Bedroom	$1.792	$1,541	
3-Bedroom	$2,115	$1,597	
Owner Cost Burden	12.5%	22.7%	
Renter Cost Burden	18.1%	48.0%	
80% Area Median Income Ownership Affordability Gap*	-$307	-$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

~~~
~~~