

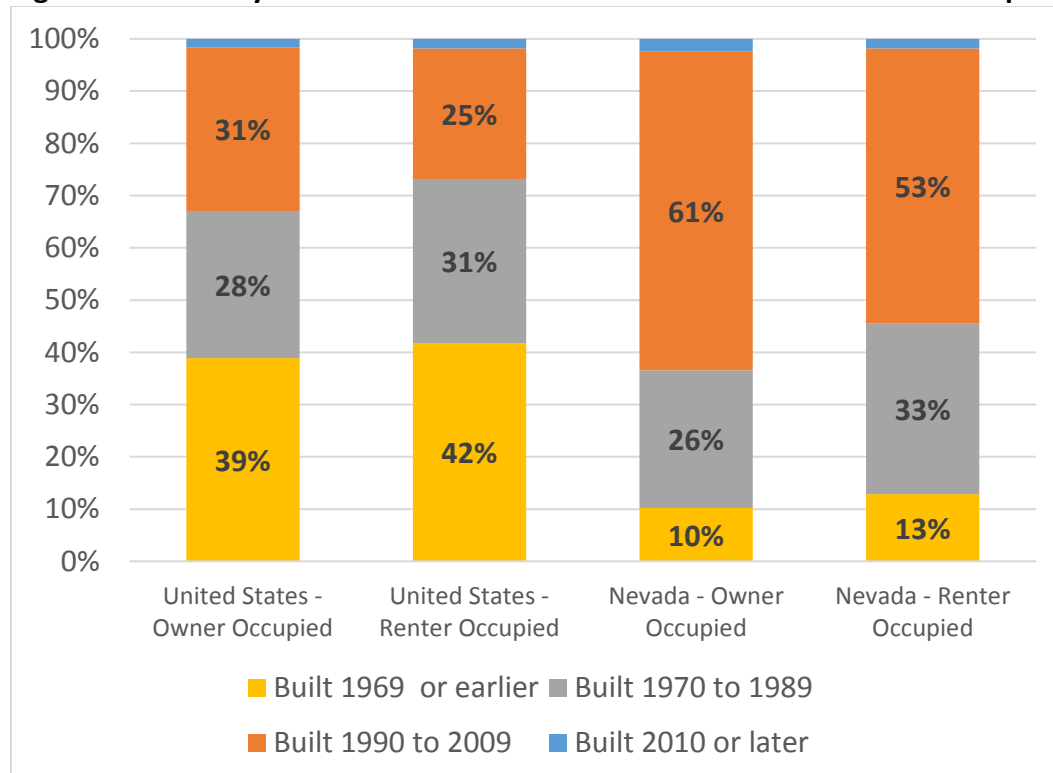
### Comparing the Age of Rental and Owner-Occupied Housing Units

As one of the nation’s fastest growing states, Nevada is fortunate in having relatively new rental housing stock. For example, for the state of Nevada, 53% of occupied rental housing was built between 1990 and 2009 whereas only 25% of rental housing nationwide had been built between those years. For both the U.S. and Nevada only two percent of rental housing stock was built since 2009. For most of the period from 2009 to 2015 the great recession dampened housing construction of all types.

For both the United States and Nevada, rental housing is older on average than owner occupied housing. For example, 55% of renter occupied housing in Nevada was built after 1990 as compared to 63% of owner occupied housing. For the U.S. 27% of renter occupied housing was built after 1990 as compared to 33% of owner-occupied housing.

When comparing Nevada counties, renters enjoyed the largest percentage of newer rental stock in Clark, Nye and Lyon counties with 60%, 59% and 54% of rental stock built in 1990 or later. Renters in Mineral, Esmeralda, White Pine and Humboldt counties lived in the oldest rental units on average with only 15%, 18%, 20% and 23% of occupied rental stock built in 1990 or later. This compares to 27% of occupied rental housing built in 1990 or later nationwide.

**Figure 1. Tenure by Year Structure Built for Nevada and United States Occupied Housing Units**



Source: U.S. Census Bureau American Community Survey 2015 5 Year Estimates, Table B25036 Tenure by Year Structure Built and author calculations.

**Table 1. Occupied Housing Units by Year Built**

	Built 2010 or later	Built 1990 to 2009	Built 1970 to 1989	Built 1969 or earlier
Mineral	0%	14%	46%	39%
White Pine	1%	23%	26%	50%
Esmeralda	0%	24%	48%	28%
<b>United States</b>	<b>2%</b>	<b>29%</b>	<b>29%</b>	<b>40%</b>
Carson City	1%	32%	49%	19%
Pershing	1%	34%	40%	26%
Lincoln	1%	36%	31%	32%
Humboldt	2%	37%	37%	24%
Elko	3%	38%	42%	18%
Eureka	0%	40%	44%	16%
Churchill	0%	44%	37%	19%
Washoe	2%	44%	34%	20%
Douglas	1%	49%	40%	10%
<b>Nevada</b>	<b>2%</b>	<b>57%</b>	<b>29%</b>	<b>11%</b>
Storey	0%	58%	30%	12%
Clark	2%	62%	27%	9%
White Pine	1%	23%	26%	50%
Carson City	1%	32%	49%	19%

Source: U.S. Census Bureau American Community Survey 2015 5 Year Estimates, Table B25036 Tenure by Year Structure Built and author calculations.

**Table 2. Renter and Owner Occupied Housing Units by Year Built**

	Total occupied units	Owner occupied:	Built 2010 or later	Built 1990 to 2009	Built 1970 to 1989	Built 1969 or earlier	Renter occupied:	Built 2010 or later	Built 1990 to 2009	Built 1970 to 1989	Built 1969 or earlier
United States	116,926,305	74,712,091	2%	31%	28%	39%	42,214,214	2%	25%	31%	42%
Nevada	1,016,709	559,793	2%	61%	26%	10%	456,916	2%	53%	33%	13%
Churchill	9,475	5,818	0%	49%	35%	16%	3,657	1%	35%	39%	25%
Clark	724,446	380,425	3%	66%	23%	8%	344,021	2%	58%	30%	10%
Douglas	19,779	13,735	1%	51%	39%	9%	6,044	2%	45%	42%	12%
Elko	17,696	12,438	3%	43%	39%	15%	5,258	3%	26%	48%	23%
Esmeralda	483	289	0%	29%	47%	24%	194	0%	18%	48%	34%
Eureka	767	545	0%	44%	39%	17%	222	0%	30%	58%	12%
Humboldt	6,149	4,515	2%	42%	38%	17%	1,634	2%	21%	32%	45%
Lincoln	1,883	1,277	0%	41%	28%	31%	606	2%	25%	37%	36%
Lyon	19,524	13,702	2%	68%	23%	7%	5,822	0%	59%	26%	15%
Mineral	1,990	1,272	0%	14%	48%	39%	718	0%	15%	44%	41%
Nye	17,427	12,287	1%	69%	25%	6%	5,140	1%	53%	33%	14%
Pershing	2,083	1,320	0%	36%	40%	24%	763	1%	29%	41%	29%
Storey	1,767	1,546	0%	61%	29%	11%	221	0%	39%	37%	24%
Washoe	166,345	94,470	2%	50%	31%	17%	71,875	2%	36%	39%	23%
White Pine	3,187	2,386	1%	24%	25%	49%	801	0%	20%	28%	53%
Carson City	21,594	12,104	0%	37%	45%	18%	9,490	1%	27%	53%	20%

Source: U.S. Census Bureau American Community Survey 2015 5 Year Estimates, Table B25036 Tenure by Year Structure Built and author calculations.