

Nevada migration by tenure

Nevada’s growth slowed during the recession years but has recently regained its growth momentum. Last year the Census Bureau found Nevada to be the second fastest growing state after Utah.ⁱ This report examines American Community Survey data on mobility of Nevadans over the period from 2011 to 2015.ⁱⁱ

How many people moved in the previous year?

What proportion of Nevadans moved in the previous year and how do Nevada counties compare in household mobility? The Census Bureau’s American Community Survey asks for the household’s residence one year ago.

Figure 1 and Table 1 compare the estimated share of the population that lived in a different housing unit one year earlier. In Nevada 21% of the population reported living in a different housing unit a year earlier as compared to only 14% of the U.S. population on average. Washoe County residents were slightly less mobile (19%) than Clark County residents (21%). Many of the rural counties appeared to have less mobile populations with a smaller share of residents reporting having moved to a different housing unit. However, all survey estimates are subject to sampling error. Because of the estimation process, counties with smaller populations generally have a greater degree of sampling error than counties such as Clark and Washoe County. In many cases it is not possible to tell if a small county’s share is actually different than another county’s share because of the wide confidence interval created by large margins of error.

Figure 1. Percentage of population in a different housing unit one year ago

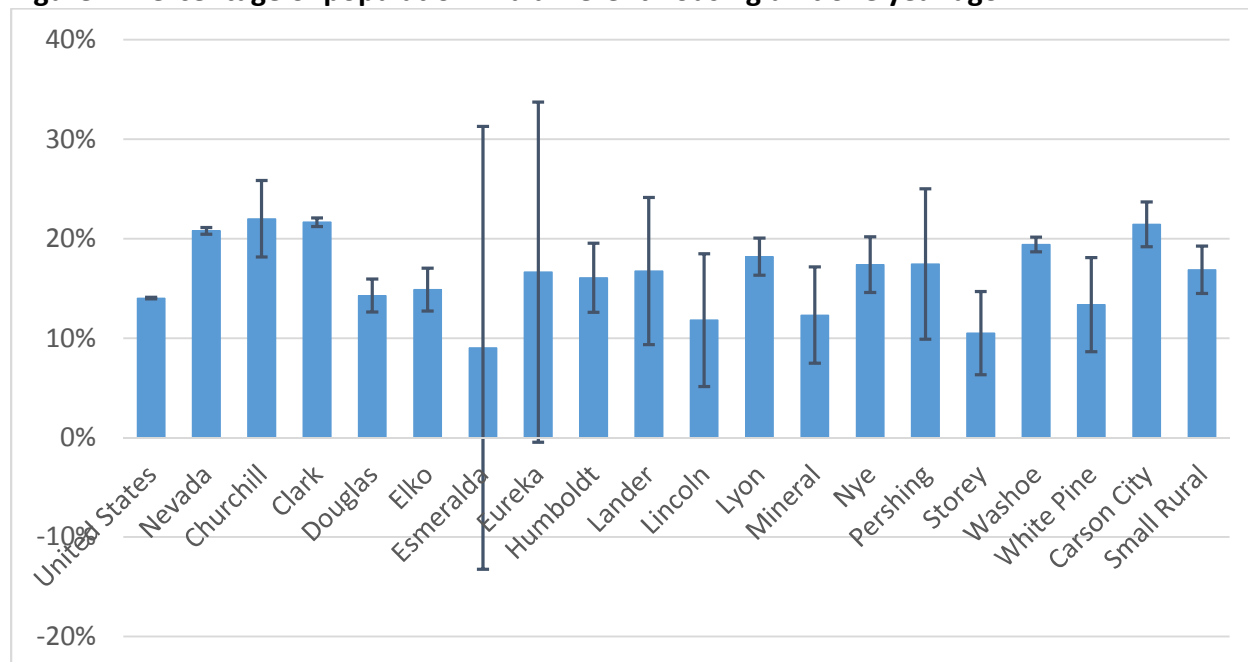


Figure 1 illustrates the confidence intervals for county estimates of the share of the population in a different housing unit one year earlier. For example, for Clark County, there is a 90% probability that the real share of people who moved to a new housing unit since the previous year is between 21.2% and 22.1%. For Pershing County, there is a 90% probability that the true share of people who moved is between 9.9% and 25.0%. Despite Pershing County’s point estimate of a 17% share of the population

having moved in the previous year, we cannot conclude definitely that there is any difference between Clark County's share and Pershing County's share of movers.

For this reason, in the following sections, all counties with less than 25,000 population have been aggregated into a "Small Rural" category. These counties are Churchill, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Mineral, Pershing Storey and White Pine. It is difficult to carry along full detail on confidence intervals for each set of estimates. This initial graph hopefully helps the reader become aware of how each of the point estimates presented always represents a range with a confidence interval, and the confidence interval tends to grow larger for regions or characteristics with a smaller proportion of the population.

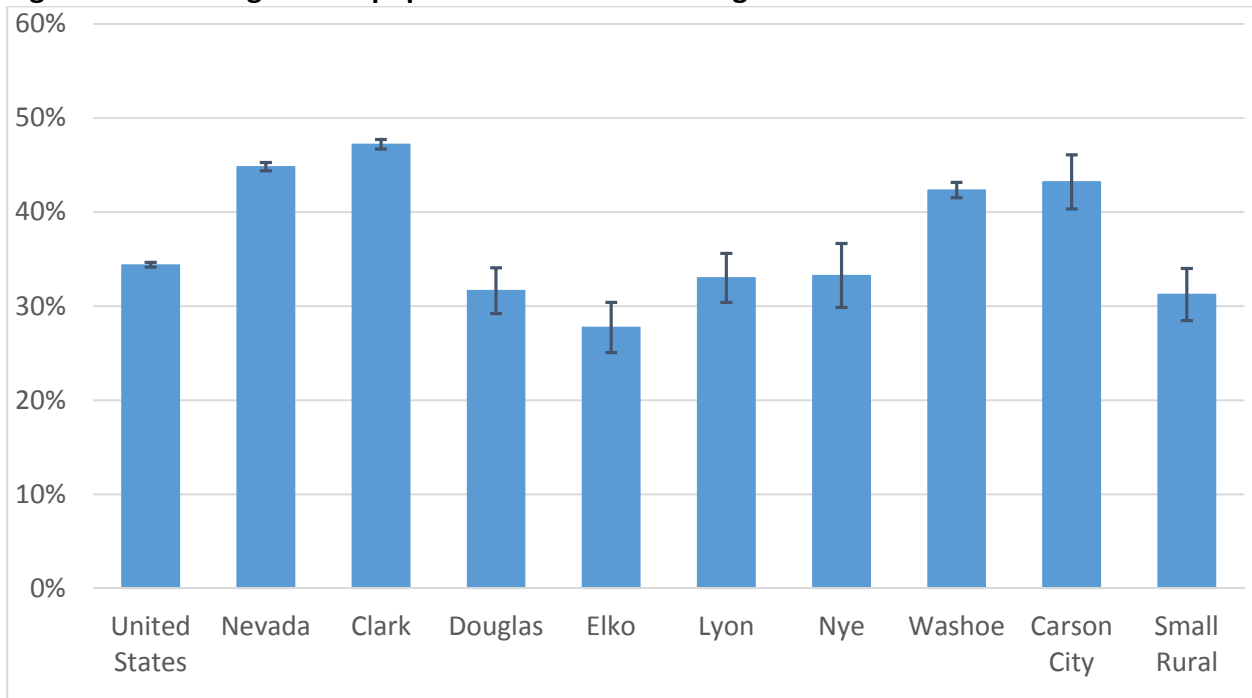
Table 1. Number and percentage of population in a different housing unit one year ago

	Number moved since 1 yr ago	% moved since 1 yr ago	Margin of error (MOE) for number	MOE for proportion	90% confidence interval lower bound	90% confidence interval upper bound
United States	42,735,812	14%	+/- 248,742	+/- 0.1%	13.9%	14.1%
Nevada	567,797	21%	+/- 9,206	+/- 0.3%	20.5%	21.1%
Churchill	5,136	22%	+/- 899	+/- 3.8%	18.2%	25.8%
Clark	431,232	22%	+/- 8568	+/- 0.4%	21.2%	22.1%
Douglas	6,662	14%	+/- 775	+/- 1.7%	12.6%	15.9%
Elko	7,437	15%	+/- 1,078	+/- 2.2%	12.7%	17.0%
Esmeralda	102	9%	+/- 252	+/- 22.3%	-13.2%	31.3%
Eureka	276	17%	+/- 285	+/- 17.1%	-0.5%	33.7%
Humboldt	2,673	16%	+/- 579	+/- 3.5%	12.6%	19.6%
Lander	967	17%	+/- 427	+/- 7.4%	9.4%	24.1%
Lincoln	564	12%	+/- 319	+/- 6.7%	5.1%	18.5%
Lyon	9,271	18%	+/- 947	+/- 1.9%	16.3%	20.1%
Mineral	542	12%	+/- 213	+/- 4.8%	7.5%	17.2%
Nye	7,263	17%	+/- 1,176	+/- 2.8%	14.6%	20.2%
Pershing	822	17%	+/- 357	+/- 7.6%	9.9%	25.0%
Storey	407	11%	+/- 162	+/- 4.2%	6.3%	14.7%
Washoe	82,151	19%	+/- 3,145	+/- 0.7%	18.7%	20.2%
White Pine	1,138	13%	+/- 402	+/- 4.7%	8.7%	18.1%
Carson City	11,154	21%	+/- 1,175	+/- 2.3%	19.2%	23.7%
Rural	54,414	17%	+/- 2,712	+/- 0.9%	16.4%	18.1%
Small Rural	12,627	17%	+/- 1,775	+/- 2.4%	14.5%	19.3%

Comparing renters and owners migration

Nevada counties vary in the share of the population that is renting a housing unit rather than owning their housing unit. In Clark County about 47% of the population was living in rental housing. Nationwide, only 34% of people lived in rental housing. In Washoe County the share was 42%. With the exception of Carson City, counties with smaller populations tended to have much lower shares of renters. On average, for smaller counties, about 31% of the population lived in rental housing.

Figure 2. Percentage of the population in rental housing



For every region households that had moved in the past year were more likely to be renters. Renters are generally more mobile because they do not incur potential extra financial costs and additional transaction cost burdens homeowners have when they sell their house. In the U.S. on average about 32% of movers were from owner households while in Nevada only about 25% of movers were from owner households (see Figure 3 and Table 2).

Figure 3. Proportion of Recent Movers Renting or Owning

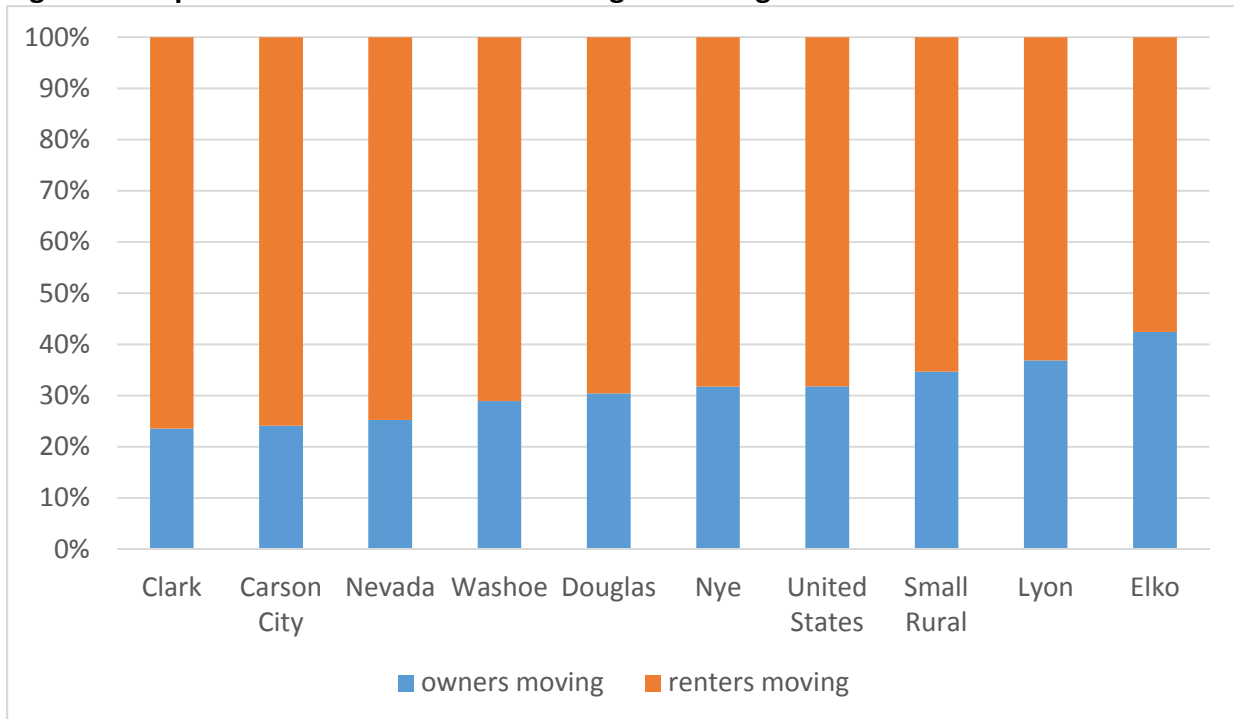


Table 2. Proportion of Recent Movers Renting or Owning

	Owners moving	Renters moving	% owners moving
Clark	101,627	329,605	24%
Carson City	2,692	8,462	24%
Nevada	143,393	424,404	25%
Washoe	23,781	58,370	29%
Douglas	2,029	4,633	30%
Nye	2,307	4,956	32%
United States	13,600,514	29,135,298	32%
Small Rural	4,382	8,245	35%
Lyon	3,418	5,853	37%
Elko	3,157	4,280	42%

Table 3 presents the proportion of people who moved in the past year and currently live in a home they own and compares it to the proportion of people living in a rental home who moved in the past year. In the U.S. as a whole renters were about four times more likely to have moved in the past year. In Nevada, in both Washoe and Clark County about 10% of people living in homes they owned moved in the past year as compared to over 30% of people living in rental homes.

Table 3. Proportion of recent movers in owner occupied and renter populations

Region	% owners moved	% renters moved
United States	6.8%	27.8%
Nevada	9.5%	34.7%
Clark	9.7%	35.1%
Douglas	6.4%	31.4%
Elko	8.7%	30.9%
Lyon	10.0%	34.8%
Nye	8.3%	35.7%
Washoe	9.7%	32.6%
Carson City	9.1%	37.6%
Small rural	8.5%	35.3%

Where did movers come from?

For both renters and owners, movers typically reported moving from within the same county that they currently reside in. This was particularly true for Clark County where 78% of renters and 70% the owner occupied population that had moved in the last year reported their previous residence as Clark County. The size of Clark County and its isolation from other large cities nearby may be one reason these shares are so high in Clark County. Douglas, Lyon and Nye County were unusual in having nearly as many or more movers who now owned a home said they had moved from a different state as had moved within the county.

In general, people who currently own a home were more likely to have moved from out of state than were renters. Some regional exceptions occurred in Elko, Carson City and the aggregated group of small counties for which renters were slightly more or equally likely to have moved from out of state.

All regions of Nevada had a higher share of both owners and renters who reported moving from other states into Nevada than was true for the United States as a whole.

Figure 4. Region of previous residence for movers currently in rental housing

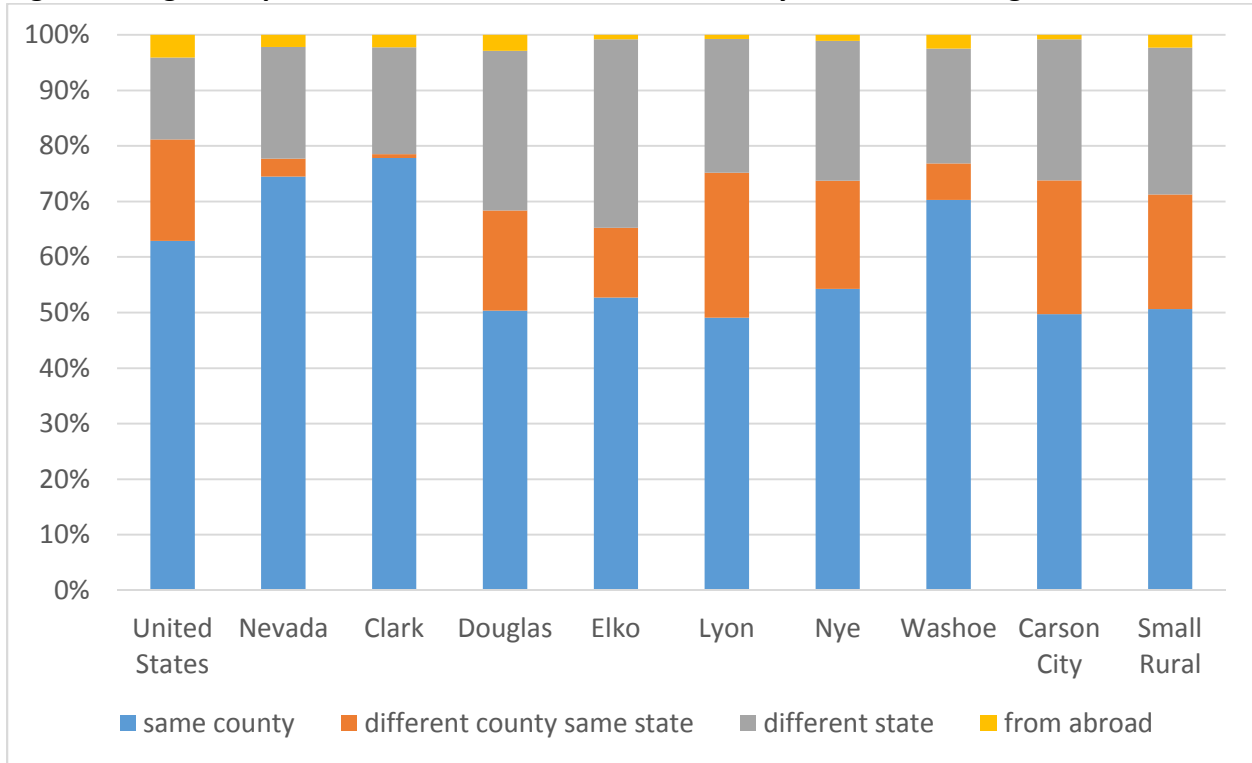


Figure 5. Region of previous residence for movers currently in owner occupied housing

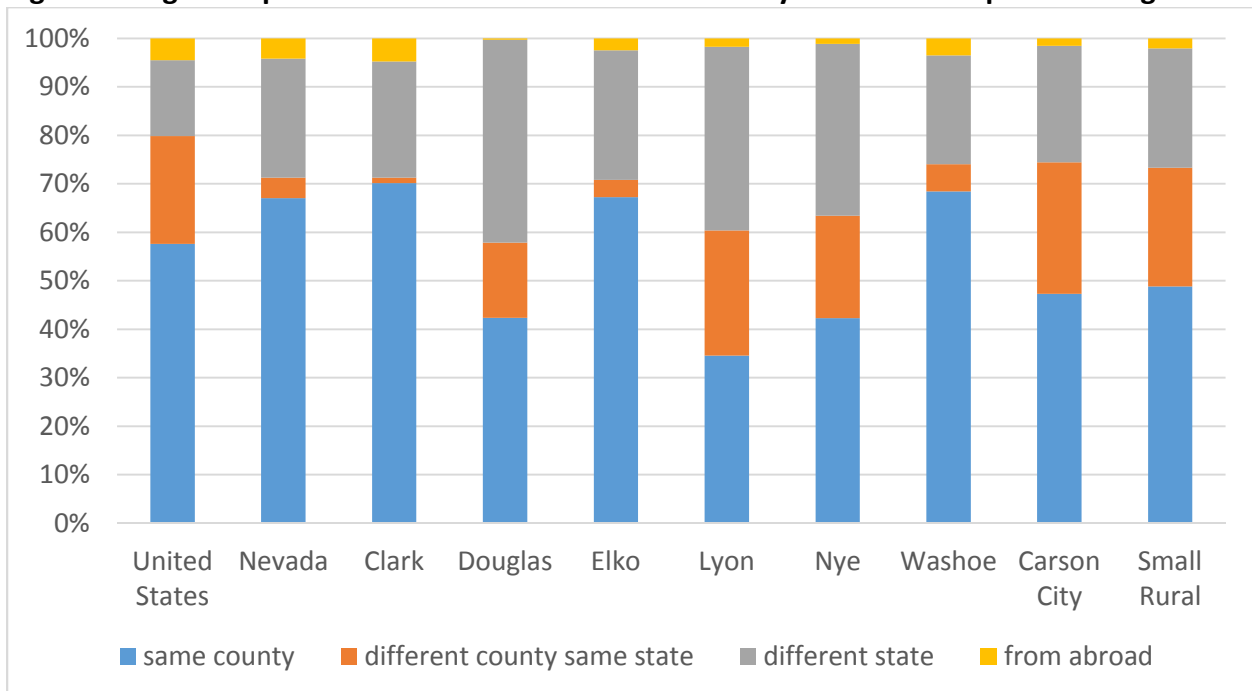


Table 4. Region of previous residence for movers currently in rental housing

	Same county	Different Nevada county	Different state	From abroad
United States	18,326,607	5,317,483	4,305,146	1,186,062
Nevada	316,070	13,766	85,339	9,229
Clark	256,529	2,307	63,489	7,280
Douglas	2,332	835	1,332	134
Elko	2,255	539	1,451	35
Lyon	2,874	1,526	1,409	44
Nye	2,688	966	1,250	52
Washoe	41,008	3,854	12,080	1,428
Carson City	4,207	2,039	2,150	66
Small Rural	4,177	1,700	2,178	190

Table 5. Region of previous residence for movers currently in owner occupied housing

	Same county	Different Nevada county	Different state	From abroad
United States	7,837,115	3,020,501	2,124,819	618,079
Nevada	96,112	6,057	35,250	5,974
Clark	71,292	1,115	24,389	4,831
Douglas	860	314	849	6
Elko	2,122	113	843	79
Lyon	1,181	883	1,295	59
Nye	975	488	818	26
Washoe	16,269	1,341	5,332	839
Carson City	1,274	730	646	42
Small Rural	2,139	1,073	1,078	92

Table 6. Region of previous residence for movers currently in rental housing (proportions)

	Same county	Different Nevada county	Different state	From abroad	Total
United States	63%	18%	15%	4%	100%
Nevada	74%	3%	20%	2%	100%
Clark	78%	1%	19%	2%	100%
Douglas	50%	18%	29%	3%	100%
Elko	53%	13%	34%	1%	100%
Lyon	49%	26%	24%	1%	100%
Nye	54%	19%	25%	1%	100%
Washoe	70%	7%	21%	2%	100%
Carson City	50%	24%	25%	1%	100%
Small Rural	51%	21%	26%	2%	100%

Table 7. Region of previous residence for movers currently in owner occupied housing (proportions)

	Same county	Different Nevada county	Different state	From abroad	Total
United States	58%	22%	16%	5%	100%
Nevada	67%	4%	25%	4%	100%
Clark	70%	1%	24%	5%	100%
Douglas	42%	15%	42%	0%	100%
Elko	67%	4%	27%	3%	100%
Lyon	35%	26%	38%	2%	100%
Nye	42%	21%	35%	1%	100%
Washoe	68%	6%	22%	4%	100%
Carson City	47%	27%	24%	2%	100%
Small Rural	49%	24%	25%	2%	100%

ⁱ United States Census Bureau. "Utah is Nation's Fastest-Growing State, Census Bureau Reports." Release Number CB16-214. December 20, 2016. <https://www.census.gov/newsroom/press-releases/2016/cb16-214.html> accessed 6-8-2017

ⁱⁱ The source of statistics presented in this report unless stated otherwise is United States Census Bureau / American FactFinder. "B07013: GEOGRAPHICAL MOBILITY IN THE PAST YEAR BY TENURE FOR CURRENT RESIDENCE IN THE UNITED STATES." 2011 – 2015 American Community Survey 5-year estimates. <http://factfinder2.census.gov> accessed 6-7-2017 and calculations by the author.