

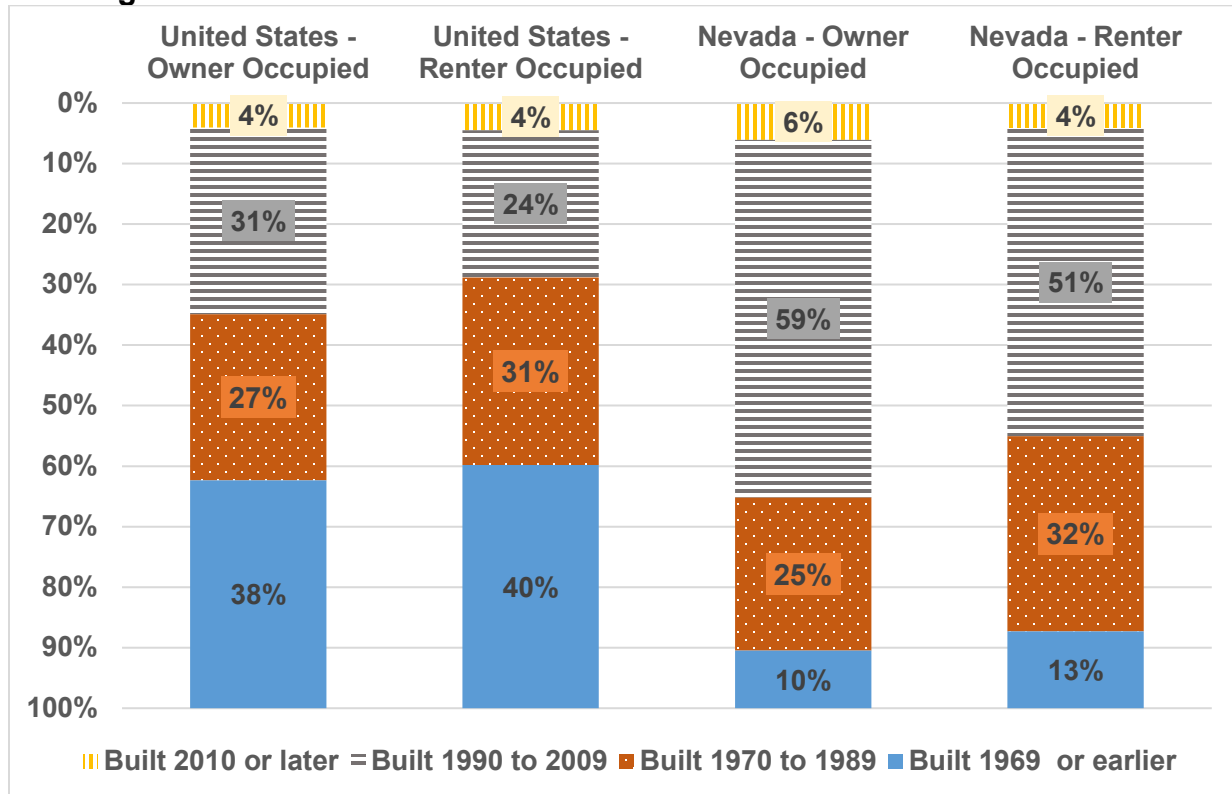
Comparing the Age of Rental and Owner-Occupied Housing Units

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, 51% of occupied rental housing was built between 1990 and 2009 whereas only 24% of rental housing nationwide had been built between those years. For both the U.S. and Nevada only four percent of rental housing stock was built since 2009. For the United States, 40% of occupied rental housing was built in 1969 or earlier compared to 13% of Nevada’s.

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 65% of owner-occupied housing. For the U.S. 28% of renter occupied housing was built after 1990 as compared to 35% of owner-occupied housing.

When comparing Nevada counties, renters enjoyed the largest percentage of newer rental stock in Clark and Lyon counties with about 60% and 55% of occupied rental stock built in 1990 or later, respectively. Renters in Mineral, Esmeralda and Lincoln counties lived in the oldest rental units on average with only 14%, 17%, 27% and 20% of occupied rental stock built in 1990 or later. This compares to 29% 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 2018 5 Year Estimates, Table B25036 Tenure by Year Structure Built and author tabulations.

Table 1. Occupied Rental Housing Units by Year Built

	Renter occupied:	Built 2010 or later	Built 1990 to 2009	Built 1970 to 1989	Built 1969 or earlier	Built 1990 or later
Mineral	616	0%	14%	35%	51%	14%
Esmeralda	190	0%	17%	51%	32%	17%
Lincoln	539	3%	18%	33%	47%	20%
Humboldt	1,548	12%	12%	42%	34%	24%
Lander	407	0%	25%	54%	22%	25%
United States	43,285,318	4%	24%	31%	40%	29%
Carson City	9,950	3%	26%	54%	17%	29%
Eureka	201	4%	29%	44%	22%	34%
White Pine	921	1%	33%	26%	40%	34%
Storey	200	0%	37%	39%	25%	37%
Elko	4,895	6%	32%	37%	25%	38%
Churchill	3,363	1%	38%	47%	14%	39%
Washoe	74,540	4%	36%	38%	23%	40%
Pershing	510	2%	38%	36%	24%	40%
Douglas	6,203	2%	43%	45%	10%	45%
Nye	5,416	3%	45%	39%	13%	48%
Nevada	475,410	4%	51%	32%	13%	55%
Lyon	6,004	3%	52%	33%	12%	55%
Clark	359,907	4%	56%	30%	10%	60%

Source: U.S. Census Bureau American Community Survey 2018 5 Year Estimates, Table B25036 Tenure by Year Structure Built and author tabulations.



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	119,730,128	76,444,810	4%	31%	27%	38%	43,285,318	4%	24%	31%	40%
Nevada	1,075,930	600,520	6%	59%	25%	10%	475,410	4%	51%	32%	13%
Churchill	9,819	6,456	1%	48%	35%	16%	3,363	1%	38%	47%	14%
Clark	767,954	408,047	7%	64%	22%	7%	359,907	4%	56%	30%	10%
Douglas	20,579	14,376	3%	50%	39%	9%	6,203	2%	43%	45%	10%
Elko	17,688	12,793	7%	43%	37%	12%	4,895	6%	32%	37%	25%
Esmeralda	454	264	1%	30%	47%	22%	190	0%	17%	51%	32%
Eureka	750	549	4%	25%	44%	27%	201	4%	29%	44%	22%
Humboldt	6,271	4,723	7%	39%	39%	15%	1,548	12%	12%	42%	34%
Lander	2,087	1,680	12%	32%	35%	22%	407	0%	25%	54%	22%
Lincoln	2,041	1,502	1%	41%	26%	32%	539	3%	18%	33%	47%
Lyon	20,528	14,524	4%	63%	25%	8%	6,004	3%	52%	33%	12%
Mineral	1,938	1,322	0%	18%	46%	36%	616	0%	14%	35%	51%
Nye	18,668	13,252	2%	71%	22%	6%	5,416	3%	45%	39%	13%
Pershing	1,933	1,423	0%	40%	37%	23%	510	2%	38%	36%	24%
Storey	1,598	1,398	4%	56%	34%	7%	200	0%	37%	39%	25%
Washoe	177,632	103,092	5%	50%	30%	16%	74,540	4%	36%	38%	23%
White Pine	3,529	2,608	1%	30%	25%	44%	921	1%	33%	26%	40%

Source: U.S. Census Bureau American Community Survey 2018 5 Year Estimates, Table B25036 Tenure by Year Structure Built and author tabulations.