

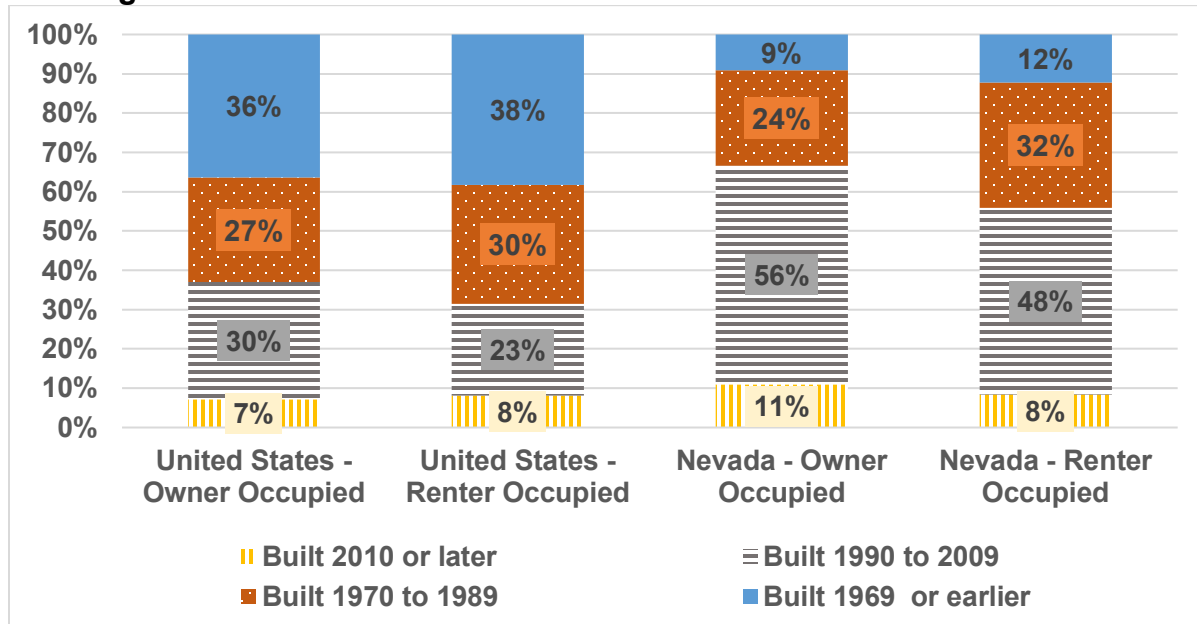
### Comparing the Age of Rental and Owner-Occupied Housing Units

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, 56% of occupied rental housing was built between 1990 and 2009 whereas only 30% of rental housing nationwide had been built between those years. For both the U.S. and Nevada only eight percent of rental housing stock was built since 2009. For the United States, 38% of occupied rental housing was built in 1969 or earlier compared to 12% of Nevada’s. Newer housing stock likely has fewer problems with inadequate facilities. However, a disadvantage of newer age rental housing stock may be that a smaller proportion of it is considered “Class C” or “Class D”, the older housing units that tend to make up naturally occurring affordable housing.

For both the United States and Nevada, rental housing is older on average than owner occupied housing. For example, 56% of renter occupied housing in Nevada was built after 1990 as compared to 67% of owner-occupied housing. For the U.S. 31% of renter occupied housing was built after 1990 as compared to 37% of owner-occupied housing.

When comparing Nevada counties, renters enjoyed the largest percentage of newer rental stock in Clark and Nye counties with about 67% and 70% of occupied rental stock built in 1990 or later, respectively. Renters in Mineral, White Pine and Lincoln counties lived in the oldest rental units on average with only 19%, 26% and 21% of occupied rental stock built in 1990 or later. This compares to 35% 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 2021 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	456	1%	17%	41%	40%	19%
White Pine	958	2%	24%	30%	44%	26%
Lincoln	470	4%	27%	29%	40%	31%
Carson City	9,320	4%	31%	49%	16%	35%
<b>United States</b>	<b>43,858,831</b>	<b>8%</b>	<b>28%</b>	<b>28%</b>	<b>37%</b>	<b>35%</b>
Eureka	125	7%	30%	44%	19%	37%
Esmeralda	251	1%	43%	34%	22%	44%
Churchill	3,169	4%	40%	39%	17%	44%
Humboldt	2,049	11%	35%	37%	18%	46%
Pershing	555	2%	43%	33%	21%	46%
Elko	5,955	11%	37%	38%	14%	48%
Washoe	78,521	9%	40%	33%	18%	49%
Storey	56	5%	45%	38%	13%	50%
Douglas	4,973	5%	48%	39%	8%	53%
Lander	531	14%	40%	29%	17%	54%
Lyon	5,350	6%	55%	27%	11%	62%
<b>Nevada</b>	<b>482,281</b>	<b>10%</b>	<b>52%</b>	<b>27%</b>	<b>10%</b>	<b>62%</b>
Clark	363,672	11%	56%	25%	8%	67%
Nye	5,870	6%	64%	23%	7%	70%

Source: U.S. Census Bureau American Community Survey 2021 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	124,010,992	80,152,161	7%	30%	27%	36%	43,858,831	8%	23%	30%	38%
Nevada	1,141,952	659,671	11%	56%	24%	9%	482,281	8%	48%	32%	12%
Churchill	9,753	6,584	4%	49%	32%	15%	3,169	5%	21%	52%	22%
Clark	816,296	452,624	12%	60%	21%	7%	363,672	9%	52%	30%	10%
Douglas	20,911	15,938	5%	50%	37%	8%	4,973	6%	40%	46%	8%
Elko	18,614	12,659	11%	41%	36%	13%	5,955	12%	28%	42%	18%
Esmeralda	484	233	2%	31%	47%	20%	251	0%	53%	23%	24%
Eureka	555	430	7%	27%	47%	19%	125	6%	40%	33%	22%
Humboldt	6,804	4,755	11%	42%	35%	12%	2,049	10%	19%	41%	30%
Lander	2,298	1,767	16%	38%	30%	16%	531	4%	48%	26%	22%
Lincoln	1,728	1,258	5%	30%	33%	32%	470	1%	17%	21%	60%
Lyon	22,342	16,992	7%	59%	25%	9%	5,350	3%	45%	35%	18%
Mineral	1,737	1,281	2%	16%	39%	43%	456	0%	19%	47%	34%
Nye	21,411	15,541	6%	69%	20%	5%	5,870	4%	52%	32%	12%
Pershing	1,857	1,302	2%	47%	36%	15%	555	2%	35%	28%	35%
Storey	1,611	1,555	5%	47%	35%	13%	56	0%	0%	100%	0%
Washoe	188,878	110,357	10%	45%	30%	16%	78,521	9%	33%	37%	21%
White Pine	3,482	2,524	2%	21%	32%	44%	958	1%	31%	24%	44%

Source: U.S. Census Bureau American Community Survey 2021 5 Year Estimates, Table B25036 Tenure by Year Structure Built and author tabulations.