**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% |
| **United States** | **2%** | **29%** | **29%** | **40%** |
| 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% |
| **Nevada** | **2%** | **57%** | **29%** | **11%** |
| 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.