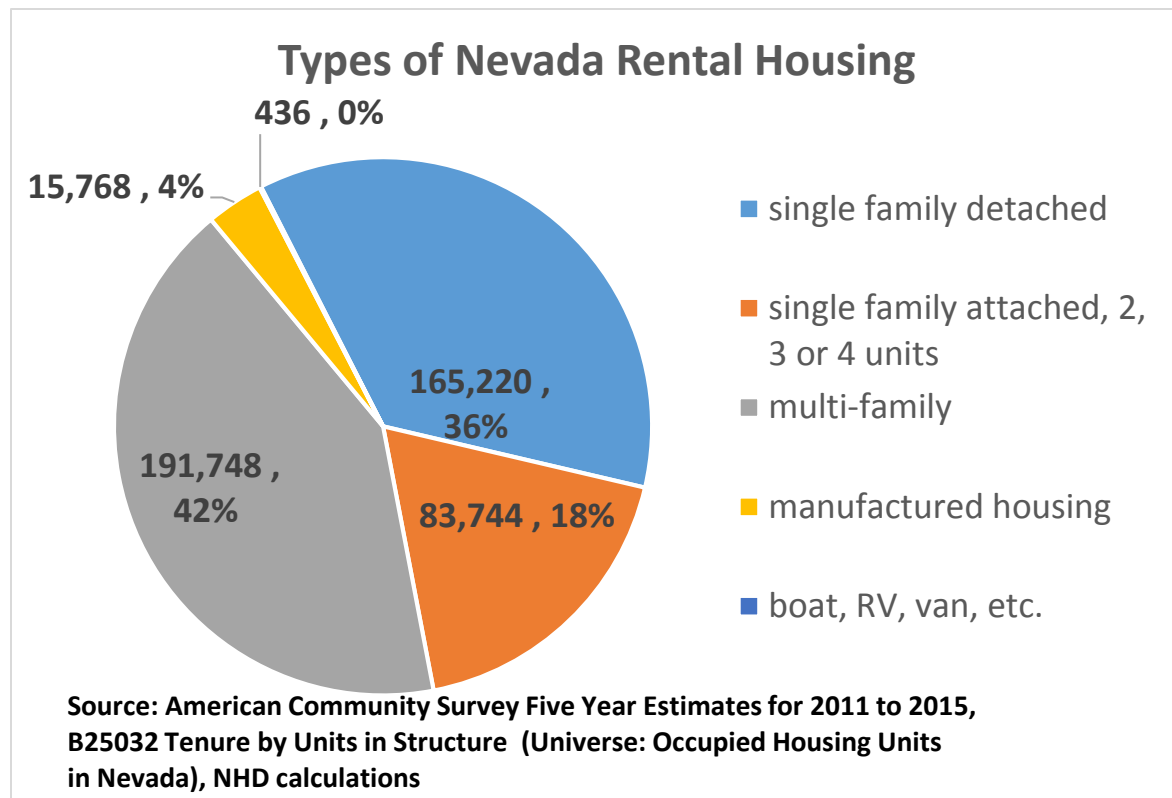


### Changes in Nevada Renter Households

About 469,000 of a total estimated 1,017,000 Nevada households are renters, according to 2011-2015 five-year estimates from the American Community Survey. This means about 45% of Nevada households rented their home. The estimated number and proportion of Nevada households renting has increased as compared to the 2005-2009 time-period when about 371,000 of 944,000 households rented their home (39%). While total households increased by about 8% over the period, owner-occupied households decreased slightly and renter households increased by 23%.

The pie chart illustrates the type of structure households rented. About 36% of Nevada renter households lived in single family detached homes, while about 42% were in a multi-family apartment property of five or more units. Eighteen percent of renter households lived in a single-family attached home, a duplex, triplex or quad. Four percent of renter occupied housing units were manufactured housing and several hundred households lived in a boat, RV, van or other non-traditional housing.<sup>1</sup>

When comparing the two time-periods one of the most striking changes was an increase of over 49% in the number of households renting single family homes. The number of households renting a multi-family apartment increased 12%.



<sup>1</sup> In this report the term “manufactured housing” is used instead of “mobile home.” The Census Bureau uses the term “mobile home.”

Table 1 shows the total occupied housing unit estimate by county for Nevada along with the number and percentage of units that are renter occupied. Urban counties of Clark, Carson City and Washoe have the highest percentage of renter occupied units.

**Table 1. Renter occupied housing units by county, 5 year ACS estimates**

County	Total occupied housing units:	Renter-occupied housing units:	Percent renter occupied
Churchill	9,475	3,657	39%
Clark	724,446	344,021	47%
Douglas	19,779	6,044	31%
Elko	17,696	5,258	30%
Esmeralda	483	194	40%
Eureka	767	222	29%
Humboldt	6,149	1,634	27%
Lander	2,114	450	21%
Lincoln	1,883	606	32%
Lyon	19,524	5,822	30%
Mineral	1,990	718	36%
Nye	17,427	5,140	29%
Pershing	2,083	763	37%
Storey	1,767	221	13%
Washoe	166,345	71,875	43%
White Pine	3,187	801	25%
Carson City	21,594	9,490	44%

ACS 5 year estimates for 2011-2015 and NHD calculations

**Table 2. Types of renter occupied housing units by county**

County	Renter-occupied housing units:	Single Family detached	Single family attached, 2, 3, or 4 units	Multi-family	Manufactured Housing	Other
Churchill	3,657	2,054	690	469	444	0
Clark	344,021	124,599	61,652	150,940	6,628	202
Douglas	6,044	3,028	1,528	1,020	468	0
Elko	5,258	1,818	1,391	1,066	980	3
Esmeralda	194	37	9	35	113	0
Eureka	222	128	34	0	60	0
Humboldt	1,634	755	338	212	321	8
Lander	450	190	117	27	116	0
Lincoln	606	445	38	44	68	11
Lyon	5,822	3,398	835	619	957	13
Mineral	718	385	148	56	129	0
Nye	5,140	1,793	1,133	308	1,827	79
Pershing	763	357	86	164	156	0
Storey	221	116	43	0	62	0
Washoe	71,875	23,034	13,479	32,275	2,989	98
White Pine	801	498	157	124	22	0
Carson City	9,490	2,585	2,066	4,389	428	22

ACS 5 year estimates for 2011-2015 and NHD calculations

Table 3 gives the percentage of rental housing by type for Nevada counties. From the table we can see that single family detached homes make up 30% or more of occupied rental housing in all counties except Esmeralda and Carson City. In some rural counties such as Churchill, Douglas, Eureka, Lincoln, Lyon, Mineral, Storey and White Pine, single family detached housing may be up to or over half of the occupied rental housing units. Large multi-family units are most important in the urban counties of Washoe and Clark and in Carson City. Manufactured housing is a very important rental housing option in many rural counties. Keep in mind that these are estimates. For the smaller counties there is a sizable margin of error.

**Table 3. Percentage of rental housing by type by county.**

County	Renter Occupied Housing Units	Single Family detached	Single family attached, 2, 3, or 4 units	Multi-family	Manufactured Housing	Other
Churchill	100%	56%	19%	13%	12%	0%
Clark	100%	36%	18%	44%	2%	0%
Douglas	100%	50%	25%	17%	8%	0%
Elko	100%	35%	26%	20%	19%	0%
Esmeralda	100%	19%	5%	18%	58%	0%
Eureka	100%	58%	15%	0%	27%	0%
Humboldt	100%	46%	21%	13%	20%	0%
Lander	100%	42%	26%	6%	26%	0%
Lincoln	100%	73%	6%	7%	11%	2%
Lyon	100%	58%	14%	11%	16%	0%
Mineral	100%	54%	21%	8%	18%	0%
Nye	100%	35%	22%	6%	36%	2%
Pershing	100%	47%	11%	21%	20%	0%
Storey	100%	52%	19%	0%	28%	0%
Washoe	100%	32%	19%	45%	4%	0%
White Pine	100%	62%	20%	15%	3%	0%
Carson City	100%	27%	22%	46%	5%	0%

ACS 5 Year estimates for 2011-2015 and NHD calculations