

## Housing Market Report Summer 2020

Welcome to the 2020 summer housing market update for Humboldt and Pershing Counties. This update has been spurred by our rapid growth of existing and new businesses that directly impact the need for housing. We share the same challenges as our larger urban neighbors: lack of a construction workforce, residential construction financing, local resources and the rapid shrinking of resale homes for sale.

However, we are solving these issues! Rural communities have tools in our toolkit that work exceedingly well here. Because of these, new residential projects can take a few months to be approved versus years in an urban area.

- City and County governments work well together, recognize and endorse the need for growth.
- Streamlined plan check and permitting processes.
- Planning departments understand and encourage subsequent parcel mapping over the costly and time-wasting use of subdivision mapping.
- High quality factory-built houses are common, requiring a smaller workforce, shorter building times, and customizable floor plans.

Traditionally-sourced statistics for rural areas don't provide a true picture as they don't conform to the broad strokes that data sets often use. 'Boots on the ground' data can be timelier and more useful. Here is some locally gathered information:

### Humboldt County

In 2018, the average number of resale homes on the market at any given time was around 120. That dropped to 85, trending down to 60 in 2019. This strong market continued into 2020, with the 60 trending down to **25 at the present**. Recorded sales per month stayed constant around 30/month so less than a one-month supply of homes exists. As inventory has shrunk, an extremely tight market emerged with multiple bids on homes. There is a dire lack of inventory. Apartments followed the same trend, with long waiting lists.

Anecdotally, many want-to-be-homeowners are simply hunkering down in apartments, hoping for an uptick in available homes.

### Pershing County

Recorded sales averaged around 5 to 6 per month since 2018. With 9 homes currently on the market, there is no depth of inventory. Although the market is smaller, it mirrors Humboldt County in the need for housing. As in Humboldt, apartments have long waiting lists and are typically Section 8, which can hinder the workforce from qualifying for them. Local small motels and RV parks fill the gap for the shortage of housing.

Fortunately, both counties have a large inventory of motel and RV sites for workforce housing. However, both want workers and their families in temporary housing to be able to move into permanent housing, becoming long-term members of our communities.

### Current New Job Growth – Humboldt and Pershing

We survey our large employers twice a year. Our latest survey shows substantial job growth for the next 5 years:

- 1,115 Permanent corporate & contract employees
- 1,890 Temporary Construction Jobs

### Where will they live?

When we first started tracking new jobs, it became clear an aggressive effort to encourage new housing was needed. We initiated meetings with the City and County, reviewing the new home governmental process. Developer/builder meetings were held to attract and help get new residential projects started. The hard work is paying off as the following new home developments are starting. The numbers are small to start, but our next update should tell a different story. That said, we need much more than these starts.

### Winnemucca

- Western States LLC. New homes off Grass Valley Road next to the Grass Valley Elementary School. 24 homes generally 1700 – 1900 sf, 3 car garages, front landscaping. \$260,000-\$310,000 [www.nv-remax.com/](http://www.nv-remax.com/)
- Willow Bend Estates, Schade Construction. Semi-custom homes, 2,000+ sf, 3 car garage, Mesa Way behind Humboldt Museum. [www.century21sonomarealty.com/](http://www.century21sonomarealty.com/)
- Carriage Court Manufactured Home Community. Twelve 2/3-bedroom homes for sale, rented space. Starting at \$64,600 [www.carriagecourtmhc.com/](http://www.carriagecourtmhc.com/)
- New Frontier, New Western Village. New homes to be announced fall/2020. Projected to start at \$225,000
- Off U.S. 95 - 6 new homes to be announced fall/2020
- Braemar Homes. Executive style homes, to be announced fall/2020.

Each of these developments plan to ramp up production in 2021. They represent an initial build-out of hundreds of homes ranging from entry level to executive level homes, single family to townhomes to apartments.

### Lovelock

Several new home developments are in the early stages, including 9 land/home lots on Ash Drive [www.ucdesertroserealty.com/](http://www.ucdesertroserealty.com/) Please check on realtor.com for other current listings in Lovelock.

Two manufactured home dealers also supply homes for privately owned lots in Humboldt & Pershing Counties:

- Solid Gold Homes <https://solidgoldhomes.com/>
- Craftsman Homes <https://www.forahouse.com/>