

## 2.0 POPULATION AND HOUSING

### Eureka County Population Growth and Decline

Eureka County population was estimated to be 2,011 persons in 2012 (Table 2-1). This is an increase of 551 persons, or 37.7 percent, since 2006. However, the largest increase in population occurred during 2010 with the release of the official Census population which was substantially higher than the Nevada State Demographer's annual estimates. The County's average annual population growth over the years 2000-2010 was 2.1 percent. Since 1990 the County population has increased 457 persons. Over the last 20 years, the population for Eureka County has fluctuated primarily due to activity in the mining industry. Population fell sharply in 1994, increased to a high of an estimated 1,895 persons in 1998, and declined again reaching a low of 1,384 persons in 2003, before climbing again through 2012 (Figure 2-1).

As a comparison, the average annual population growth rate of the state of Nevada over the period 1990-2010 was 6.2 percent. From 2000 to 2010 the average annual growth rate for the State of Nevada was 3.5 percent as compared to a 2.1 percent growth rate during the same period in Eureka County.

In Eureka County the greatest part of population change is due to migration as opposed to natural births and deaths (Table 2-2). More people moved out of Eureka County than stayed in the years 2000-2002, while more people moved into the County in the years 2003-2005 and 2008-2011. The rate of natural population change (births minus deaths in the county) was positive over all years in the eighteen-year period except 2006. This "natural" increase is small, however: the year with the highest rate of natural increase was 2007, with an excess of births over deaths of 21 persons. Net migration continued to improve even further from 2008 to 2010. The spike in net migration in 2010 is largely due to

**Table 2-1. Annual Population Estimates, 1993 to 2012  
Eureka County**

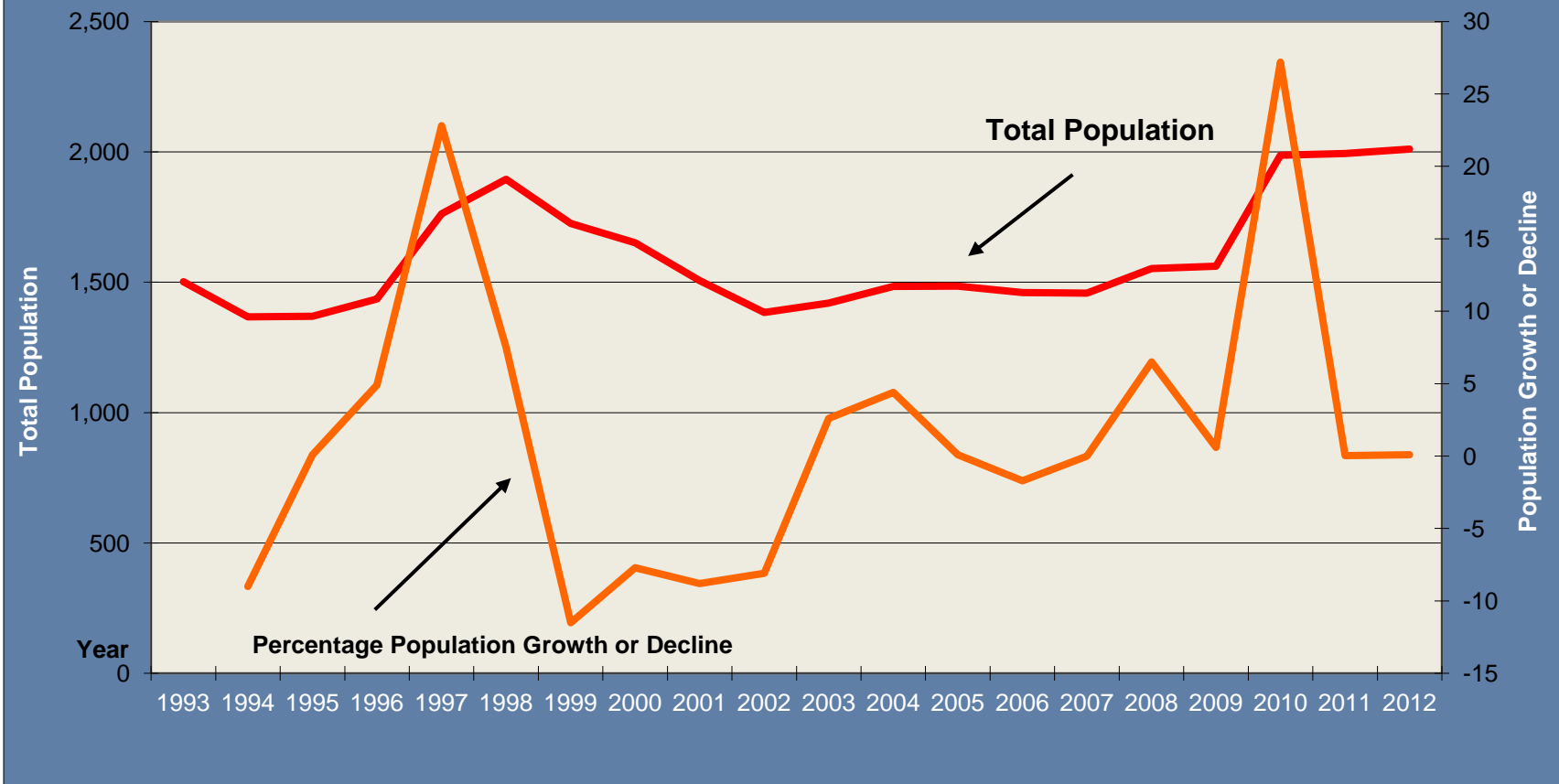
Year	Total Population	Period	% Change
1993	1,502	93-94	-9.0
1994	1,367	94-95	0.1
1995	1,369	95-96	4.9
1996	1,436	96-97	22.8
1997	1,763	97-98	7.5
1998	1,895	98-99	-11.5
1999	1,726	99-00	-7.7
2000	1,651	00-01	-8.8
2001	1,506	01-02	-8.1
2002	1,384	02-03	2.6
2003	1,420	03-04	4.4
2004	1,484	04-05	0.1
2005	1,485	05-06	-1.7
2006	1,460	06-07	-0.01
2007	1,458	07-08	6.5
2008	1,553	08-09	0.6
2009	1,562	09-10	27.2
2010	1,987	10-11	0.04
2011	1,994	11-12	0.8
2012	2,011		

Source: NV Dept. of Taxation and NV State Demographer, NSBDC-UNR, "Certified Population of Nevada Counties, Cities and Towns"



adjustments made as the result of the Census (Figure 2-2). Prior population estimates are made annually by the Nevada State Demographer. Under certain conditions, annual estimates can be above or below the actual Census figures.

Figure 2-1 Eureka County Population Growth and Decline, 1993-2012



**Table 2-2 Population and Population Component Growth/Decline in Eureka County and Nevada, 2000-2011**

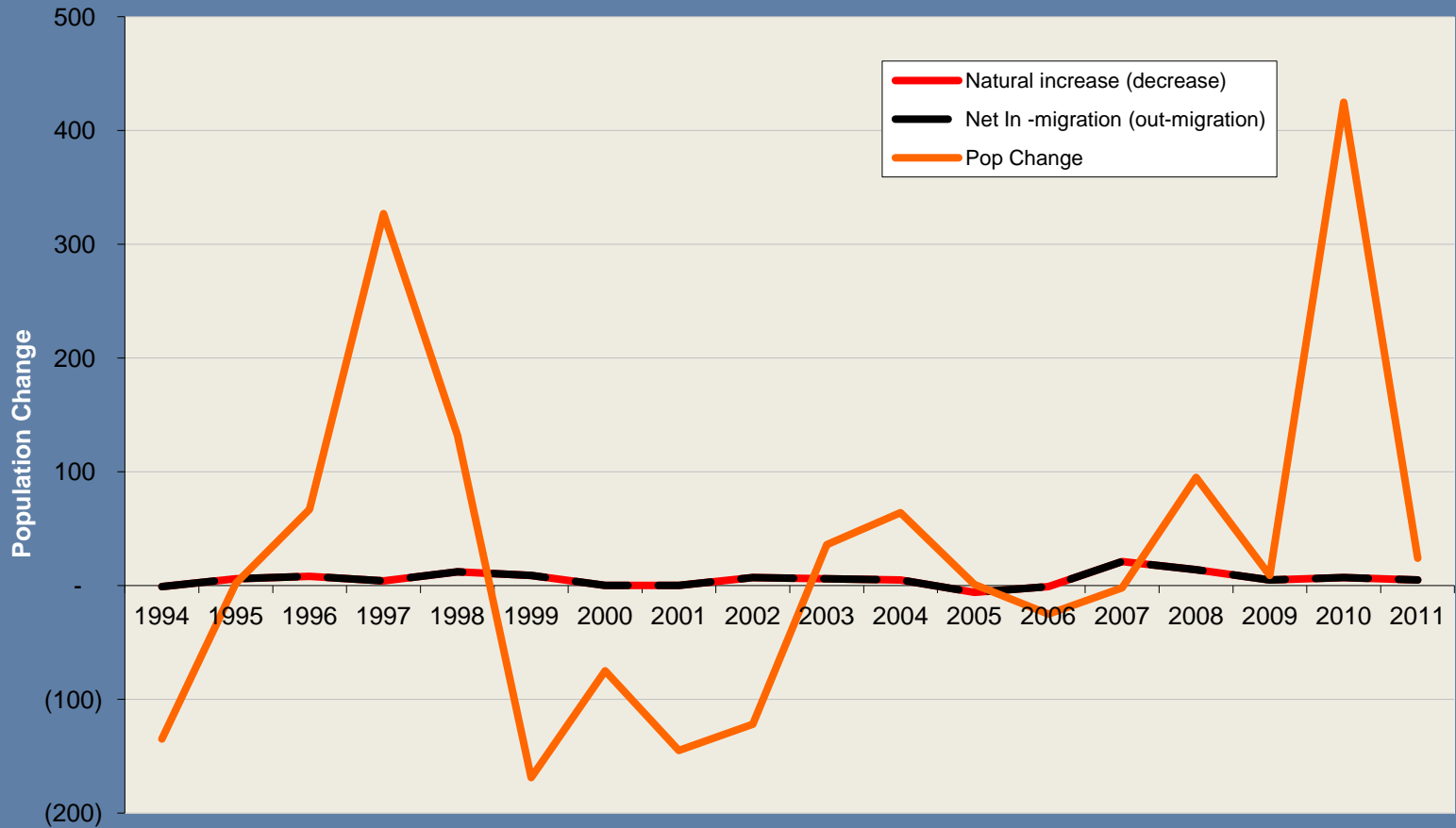
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>EUREKA COUNTY</b>												
Population	1,651	1,506	1,384	1,420	1,484	1,485	1,460	1,458	1,553	1,562	1,987	2011
% Growth rate	(7.7)	(8.8)	(8.1)	2.6	3.6	0.1	(1.7)	(0.0)	6.5	0.6	27.2	1.2
Pop Change	-	(145)	(122)	36	64	1	(25)	(2)	95	9	425	24
Natural increase (decrease)	0	-	7	6	5	-6	(1)	21	14	5	7	5
Net In-migration (out-migration)	(75)	(145)	(115)	30	59	7	(24)	(23)	81	4	418	19
<b>NEVADA</b>												
Population	2,023,378	2,132,498	2,206,022	2,296,566	2,410,768	2,518,869	2,623,050	2,718,337	2,738,733	2,711,206	2,724,634	2,721,794
% Growth rate	4.0	5.4	3.4	4.1	4.5	4.10	3.6	0.8	-1.0	0.5	2.94	-1
Pop Change	77,012	109,120	73,524	90,544	114,202	108,101	104,181	95,287	20,396	(27,527)	13,428	(2,840)
Natural increase	15,266	15,063	15,759	15,939	17,489	17,594	18,718	21,351	22,926	20,519	18,536	15,027
Net In-migration	61,746	94,057	57,765	74,605	96,713	90,507	85,463	73,936	(2,530)	(48,046)	(5,108)	(17,867)

SOURCES: Nevada State Demographer, *Certified Populations of Nevada Counties, Cities and Towns*, and Nevada State Health Division, Nevada Interactive Health Database, *Birth and Mortality Modules*, 1990-2004, 2005-2011 Nevada State Demographer.

Prior to the 2010 Census, the annual state estimates were below the actual. However, not all the population gains in Eureka County are due to adjustments being made between state estimates and the Census. Substantial and new economic activity in Eureka County primarily related to mining is driving population gains. The level of activity in the mining sector is likely to bolster further population gains.



Figure 2-2 Eureka County Natural Increase and Migration Contributions to Population Change



## Other Population Statistics for Eureka County

The graphs on the previous and following pages show other characteristics of the population of Eureka County as reported in U.S. Census and subsequent population estimates by the Nevada State Demographer.

### Persons per Square Mile

Eureka County has an extremely low population density - only 0.48 persons per square mile, as compared to 24.6 persons per square mile for Nevada as a whole, and 87.4 persons per square mile nationwide (Figure 2-3). About 51 percent of the estimated 2011 county population of 1,994 resided in the town of Eureka or Crescent Valley, so the actual population density of areas outside of these towns is considerably lower than 0.48 persons per square mile. This is typical of and consistent with the rest of rural northern Nevada, where population tends to be clustered around small towns and cities which grew up as mining towns, local commerce centers serving the surrounding rural areas, or railroad camps. In addition, approximately 81 percent of Eureka County land is managed by the Bureau of Land Management and the U.S. Forest Service, making these areas presently unavailable for settlement.

### Population Age Distribution

Eureka County has a relatively young population. 26 percent of the county population, or 520 people, are under the age of 20 (Figure 2-4). Approximately 54 percent of the population, or 1,077 people, are between age 20 and 60, while only 20 percent (248 people) are age 60 or older. Since 2000, the younger population age group (under the age of 20) has declined in Eureka County. This is consistent with State and National trends. As more working age people move into Eureka County for employment, there will likely be an increase in persons age 55 and younger.

### Population by Race

Approximately 90 percent of the 2010 population of Eureka County was white (Figure 2-5). This is higher than in Nevada as a whole, where the percentage of white persons in the population in 2010 was 62 percent. People of Hispanic origin comprised 9.4 percent of the 2010 Eureka County population, in comparison to 20.7 percent statewide. American Indians made up 1.9 percent of Eureka County population, a lower percentage than in the state as a whole, which had an estimated 2.0 percent American Indian population. All other races accounted for 5.7 percent of the 2010 Eureka County population.

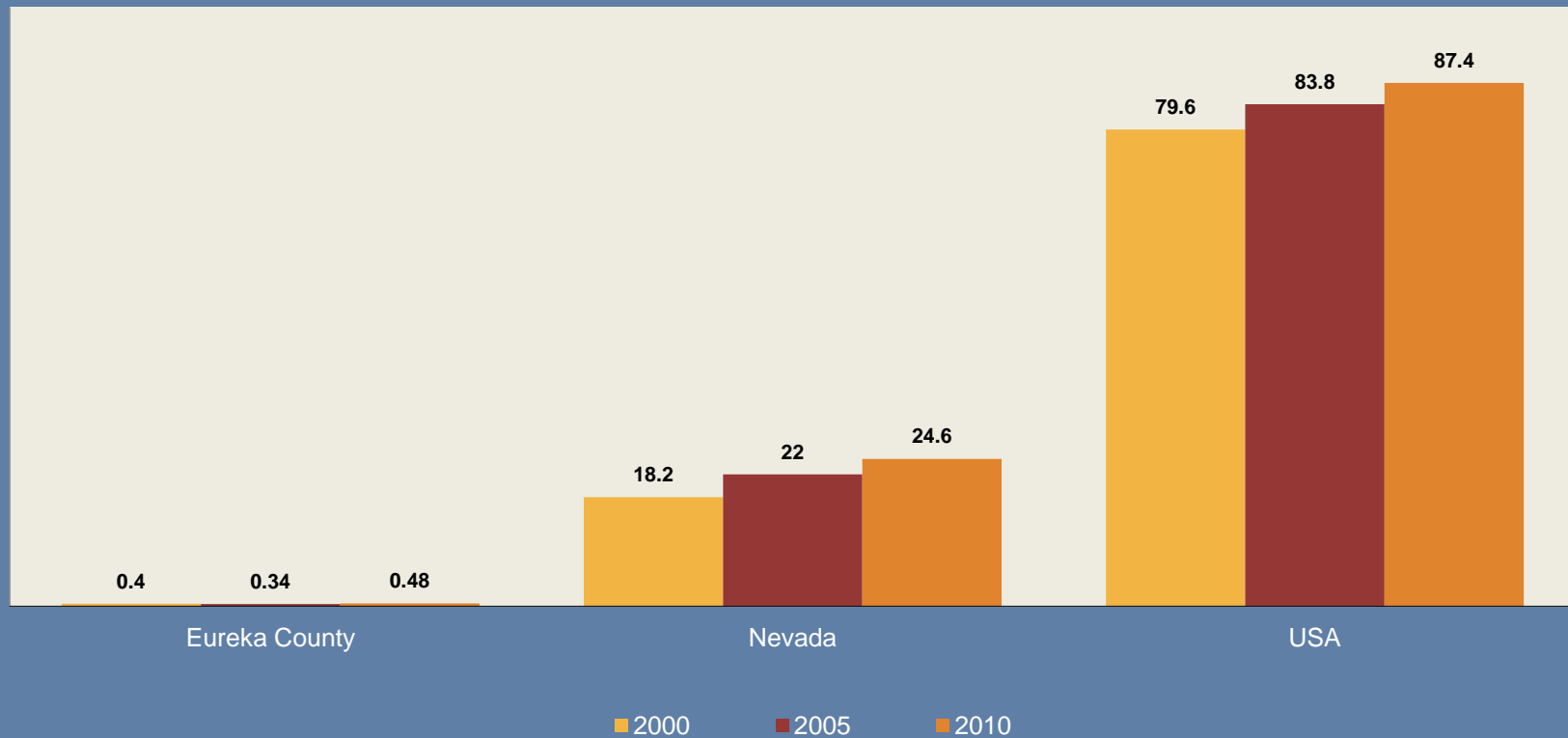


## **Population Growth in Eureka Town and Crescent Valley**

Countywide population trends are mirrored in Eureka town and Crescent Valley (Figure2-6). Both town populations increased until 1998, decreased to 2002, then rose again subsequent years. The overall average annual rate of growth between 1996 and 2011 in Eureka town was 2.5 percent; in Crescent Valley 2.7 percent. In 2012 the population of Eureka increased to 710 and Crescent Valley Town declined to 370 from 390.



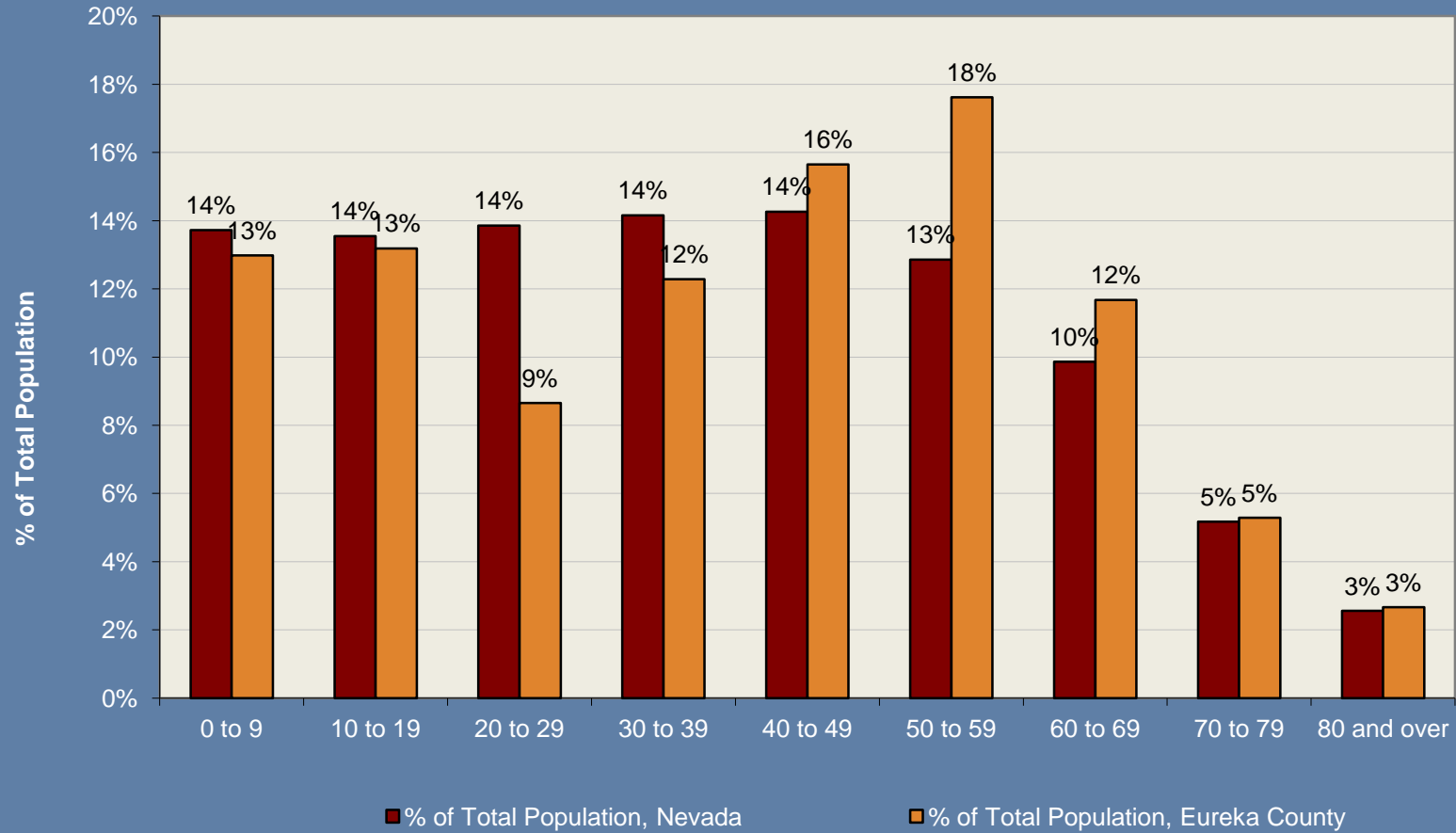
**Figure 2-3 Persons per Square Mile  
Eureka County, Nevada and the United States**



*SOURCE: U.S. Census Bureau, Census 2000 & 2010 Profile of General Demographic Characteristics, Eureka County, Nevada, Nevada Quik Facts and 2005 Population Estimates*



**Figure 2-4 Age Distribution of Nevada and Eureka Populations, 2010**

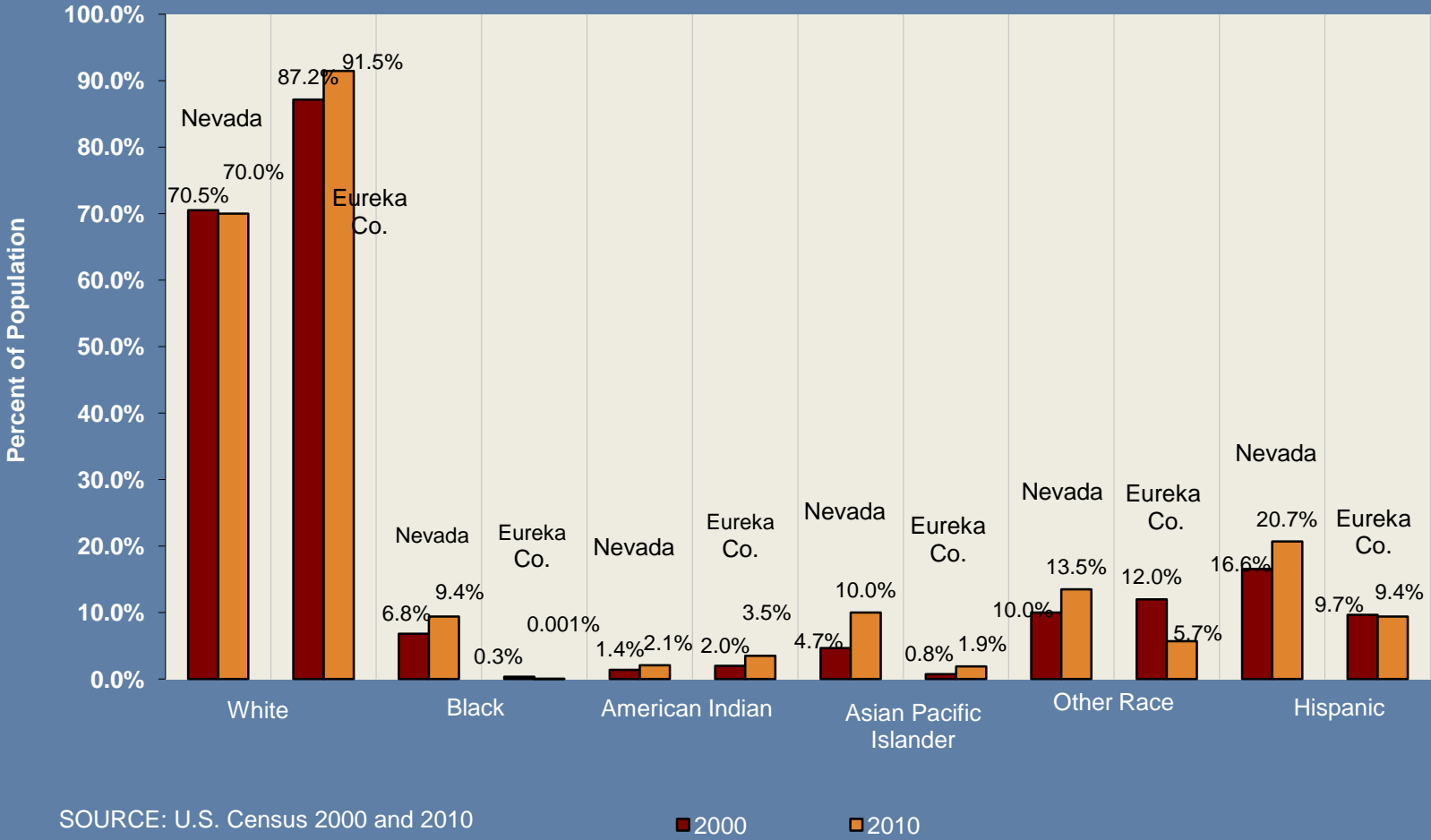


SOURCE: U.S. Census, 2010





Figure 2-5 Nevada And Eureka County Population by Race/Hispanic Origin 2000 and 2010

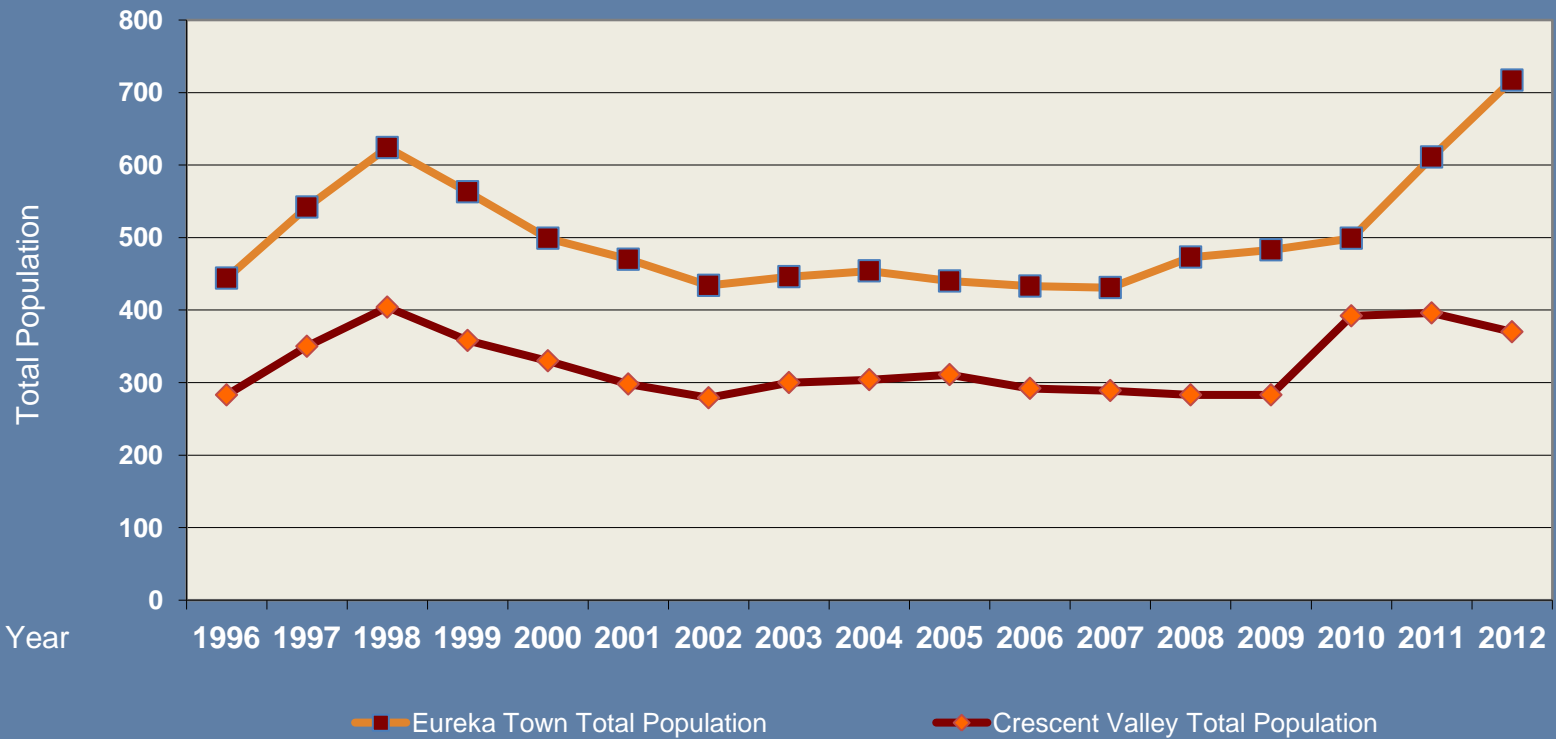


SOURCE: U.S. Census 2000 and 2010

■ 2000 ■ 2010



Figure 2-6 Population Trends, 1996-2012, Eureka Town and Crescent Valley



SOURCE: Nevada State Demographer, *Nevada County Population Estimates July 1, 1996 to July 1, 2011 Includes Cities and Towns, 2010 Census.*



## Eureka County Housing

Overall housing units in Eureka County increased from 801 units in 1993 to 1,075 in 2012 (Table 2-3). The increase in housing units validates population growth over the last 5 years. Mobile homes remained the dominant housing type, accounting for 66 percent of county housing in 2012. Mobile homes account for 95 percent of the housing units in Crescent Valley, and 44 percent of Eureka town's housing stock. Single-family detached and multi-family units remain a small portion of the overall housing stock although more than 100 multi-family units are planned for the Eureka Canyon subdivision to accommodate the influx of mining related population. A total of 50 multi-family units were completed in 2012. Additional housing structures are anticipated in the subdivision as individual residential lots are now available for development.

Eureka County average home sales prices peaked in 2009 and have seen moderate declines through 2011 similar to the national and regional housing market conditions (Table 2-4), a rebound in prices appears to be occurring in 2012. Housing sales prices in Eureka County are generally affordable based upon the income available to local households. The average peak price of a single-family home in Eureka County reached \$169,145 in 2009. Trends in housing sales activity are shown in Figure 2-7.

Table 2-3. Housing Units by Type of Structure, Eureka County, Nevada					
	Mobile Homes	Single family Detached	Single family Attached	Multifamily	Total County Housing Counts
1993	522	273	6	0	801
2002	614	251	20	16	901
2003	609	235	20	16	880
2006	613	239	20	16	888
2007	693	228	20	16	957
2008	670	264	33	16	983
2009	660	268	28	25	981
2010	716	225	28	25	994
2011	722	247	31	24	1,024
2012	710	259	32	74	1,075

Sources: 1993 data - Planning Information Corp, *Eureka County, Nevada Socioeconomic Conditions and Trends, 2002, 2003, 2006-2011 Eureka Co. Assessor.*



In 2010 the median gross rent in Eureka County was \$588 per month up from \$469 per month in 2000. Renters in Eureka County accounted for 33.5 percent of the occupied housing units in 2010 (American Community Survey, 2010). With few traditional rental-housing units in Eureka County (multi-family and single-family attached), most renters occupy mobile homes and single-family detached housing. More recently, the Nevada Rural Housing Authority built 50 rental townhouse units at the Eureka Canyon Subdivision.

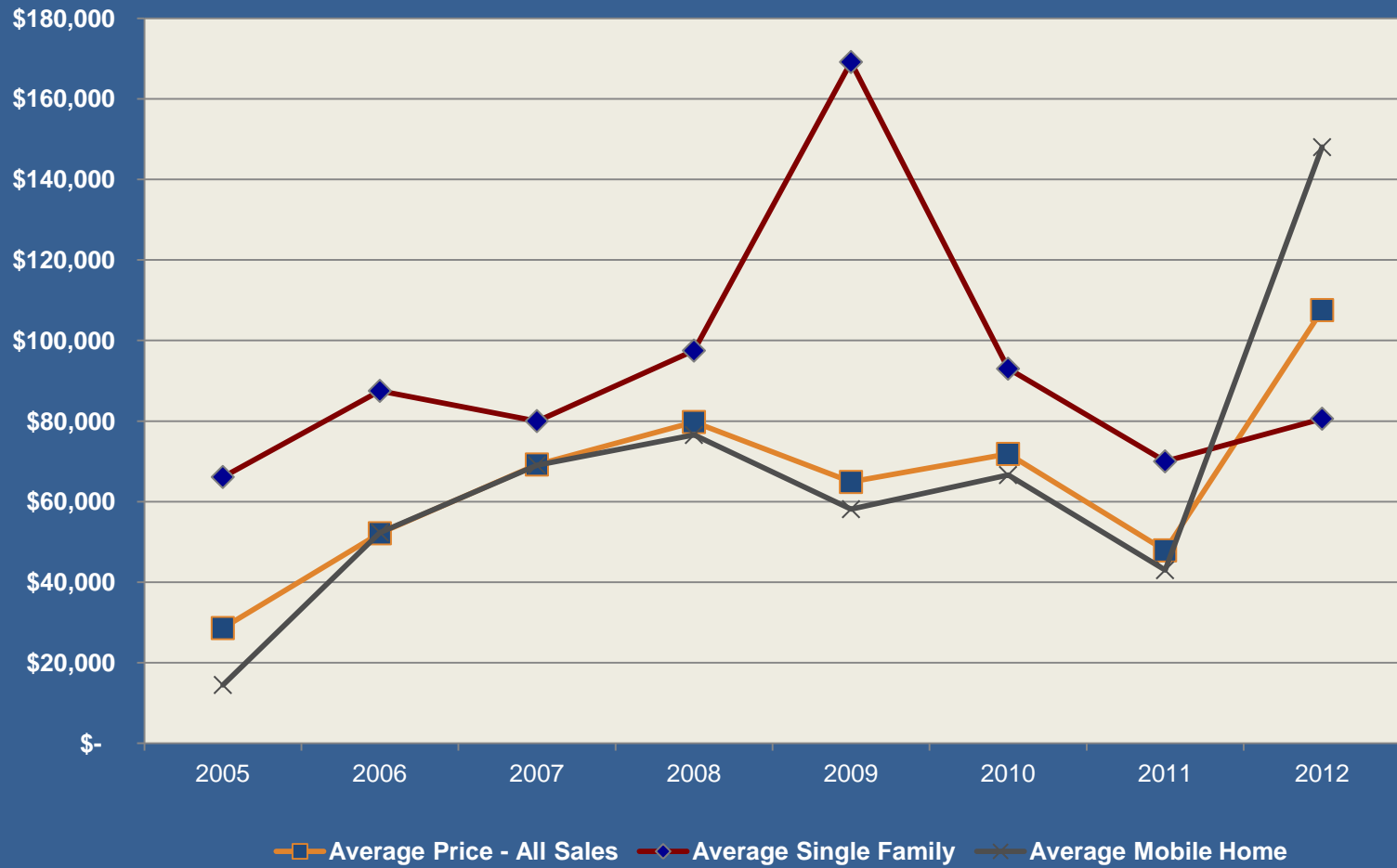
**Table 2-4 Eureka County Housing Sales: 2005-2012**

<b>Sales Price</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Average Price - All Sales	\$28,609	\$52,140	\$69,216	\$ 79,764	\$64,884	\$ 71,843	\$47,897	\$107,550
High Price-All Sales	\$138,500	\$185,000	\$218,900	\$180,000	\$199,000	\$170,000	\$169,000	\$177,000
Low Price - All Sales	\$4,000	\$2,000	\$2,000	\$ 53,000	\$ 4,950	\$ 4,100	\$4,400	\$18,000
Average Single Family	\$66,125	\$87,500	\$80,000	\$97,500	\$169,145	\$ 93,000	\$70,000	\$80,583
Average Mobile Home	\$14,491	\$52,339	\$69,030	\$ 76,540	\$58,130	\$66,604	\$42,986	\$148,000

Source: Eureka County Assessor Sales Database, 2005-2012



Figure 2-7 Average Home Sale Price Eureka County: 2005-2012



SOURCE: Eureka County Assessor, Sales Database, 2005-2012



## References: Housing and Population

### 1. Annual Population Estimates

Nevada County Population Estimates July 1, 1990 to July 1, 2005 Includes Cities and Towns. [Nevada Small Business Development Center, Nevada State Demographer, Data and Publications.](#)  
*Annual estimates by Nevada State Demographer each July*

<http://nvdemography.org/data-and-publications/estimates/estimates-by-county-city-and-unincorporated-towns/>

### 2. Births and Deaths Population Component

[Fertility Module \(1990-2004\). Nevada State Health Division, Nevada Interactive Health Database System](#)  
[Mortality Module \(1990-2004\). Nevada State Health Division, Nevada Interactive Health Database.](#)  
Nevada State Demographer, 2005-1010.

### 3. Other Population Statistics for Eureka County

Age, Sex, Race and Hispanic Origin Estimates from 1990 to 2003 and Projections from 2004 to 2024 for Nevada and Its Counties.  
[June 2004 Nevada Small Business Development Center, Nevada State Demographer, Data and Publications.](#)

*Annual estimates by Nevada State Demographer each July*

<http://nvdemography.org/wp-content/uploads/2011/10/Nevada-Summary-Workbook-2010-to-2030-attachment-Revised-PDF-1>  
*U.S. Census Taken Every 10 Years*

### 4. Annual Population Estimates, Eureka Town and Crescent Valley

Nevada County Population Estimates July 1, 1990 to July 1, 2005 Includes Cities and Towns. [Nevada Small Business Development Center, Nevada State Demographer, Data and Publications.](#)  
*Annual estimates by Nevada State Demographer each July*

<http://nvdemography.org/data-and-publications/estimates/estimates-by-county-city-and-unincorporated-towns/>

### 5. Housing Units by Type of Structure

Housing Unit Count for July 1, 2006, Final Certification for 2002-2011 Michael Mears, Eureka County Assessor.  
*Annual housing count by Eureka County Assessor completed each July*



## **6. Eureka County Housing Sales**

Sales 2009, 2010, 2011 Eureka County Assessor Database Michael Mears, Eureka County Assessor.

<http://eurekacounty.net:1401/cgi-bin/asw300>

## **7. Housing Tenure and Median Gross Rent 2010**

Source: U.S. Census Bureau, 2010 Census. Summary File 1, Tables H4, H16, and H17.

<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

*American Community Survey, American Fact Finder provides annual estimates.*

