



Fernley, Nevada.

Current market data.

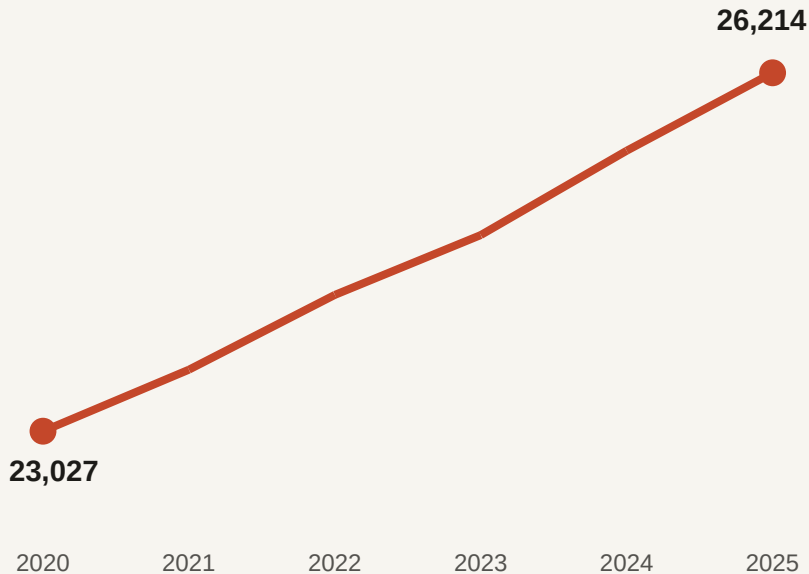
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.8% since 2020.

26,214

people, the 7th-largest of Nevada's cities and towns.

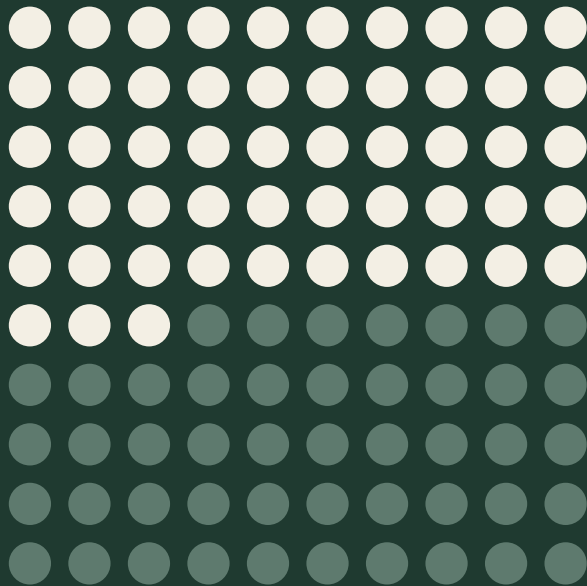


THE WORKDAY

5 in 10 jobs here go to
people who live somewhere
else.

52.5%

of 4,963 jobs located in Fernley are filled by in-commuters.



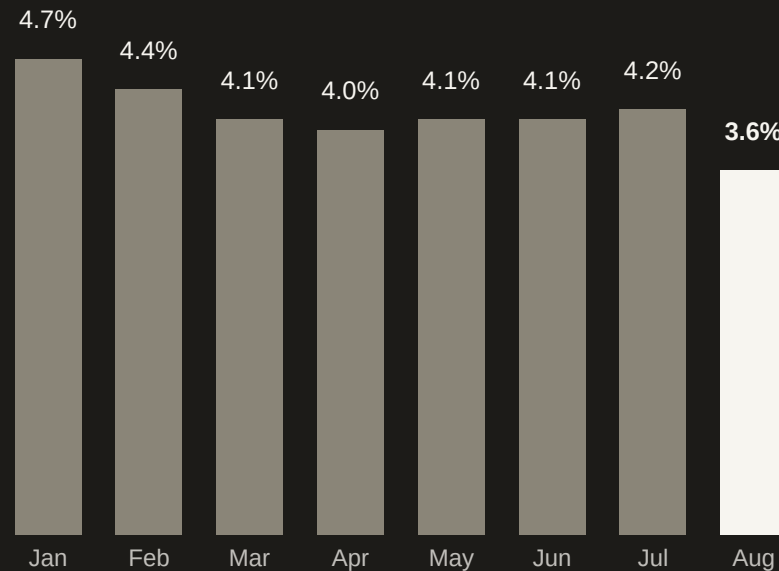
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August: 3.6%.

3.6%

in August 2026, the latest month released. A year earlier it was 4.2%.

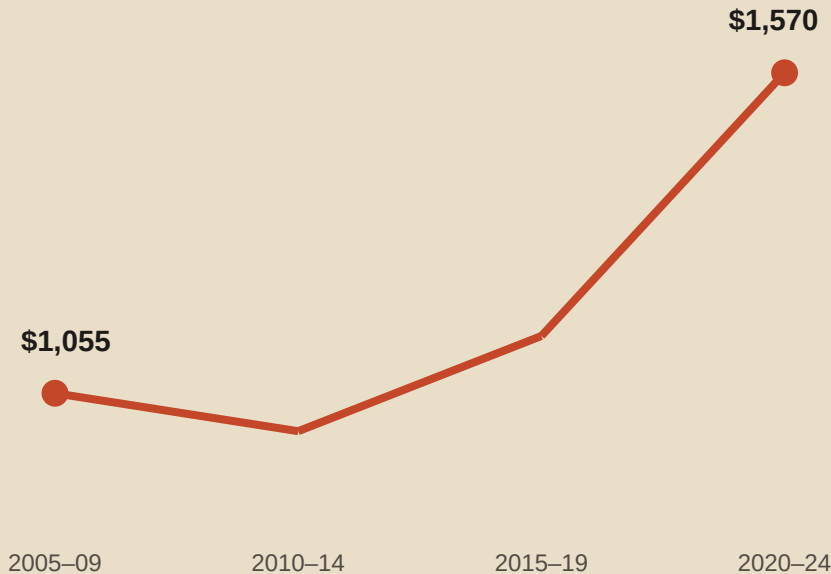


RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,570

a month. Nevada's median is \$1,597.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,062 gap between neighbors, the sharpest rent edge between adjacent tracts in Lyon County.

TRACT 9601.06

\$1,087

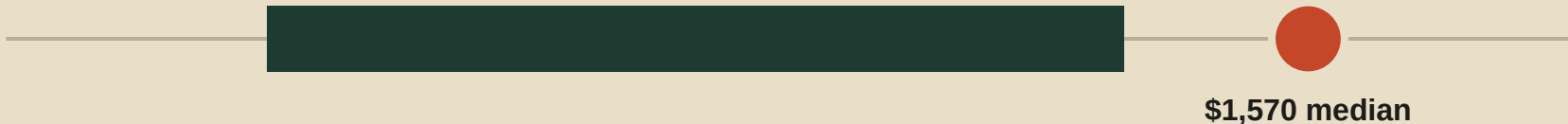
TRACT 9601.07

\$2,149

ROOM TO BUILD

The median rent is above what local wages can carry.

\$977–\$1,465



is the monthly rent range local workforce wages support.

BUILDING

45% of the housing here was built before 2000.

2,191

homes permitted in ten years,
2016–2025

26%

of those were in multifamily
buildings

45%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 9,141 homes here.

30–50

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 16% less than Nevada's.

\$366,700

median home value in Fernley.

Fernley



\$366,700

Nevada



\$435,400

U.S.



\$332,700

THAT WAS FERNLEY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nv/fernley/

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