ZIP 89408, Fernley, Nevada.

Current market data.

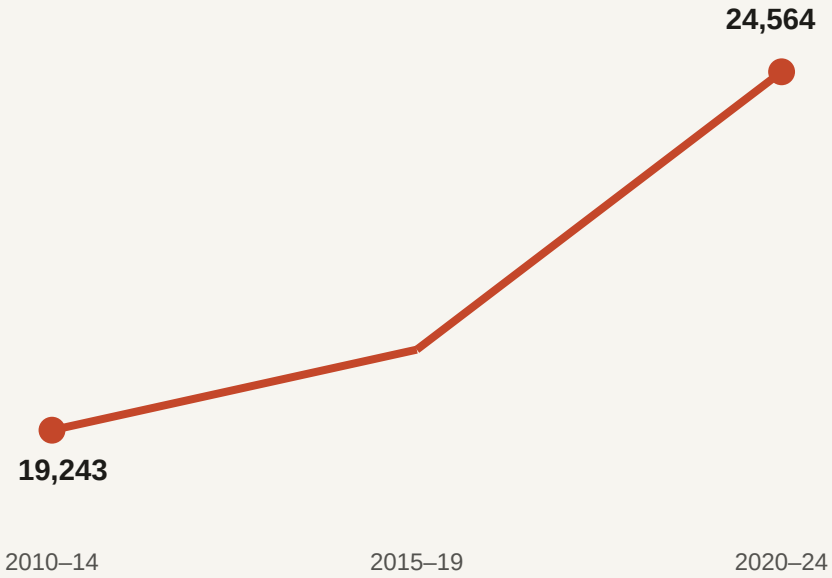
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

24,564 people call ZIP 89408 home.

24,564

people.



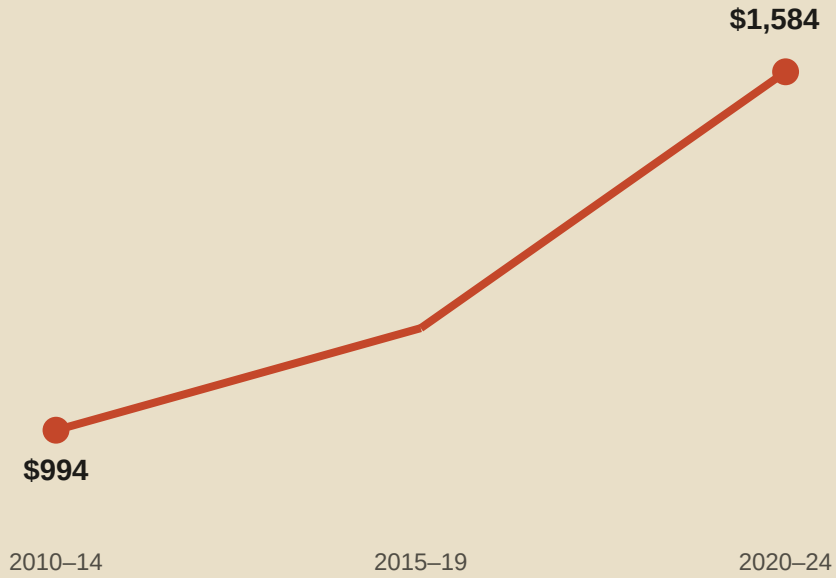
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 59% since the 2010–2014 survey, before inflation.

$1,584

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

45% of the housing here was built before 2000.

45%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 9,276 homes here.

29–51

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

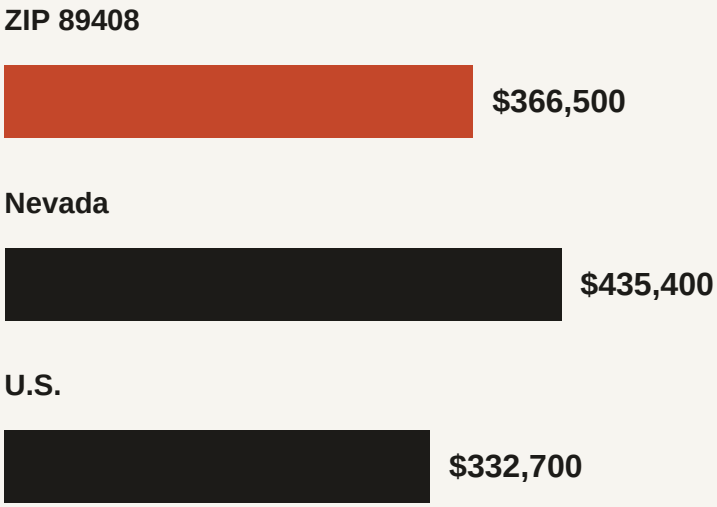
Source: Computed by the Almanac, 2023

HOME VALUE

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

$366,500

median home value in ZIP 89408.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 89408'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/zip/89408/**