

New Residential Construction Activity

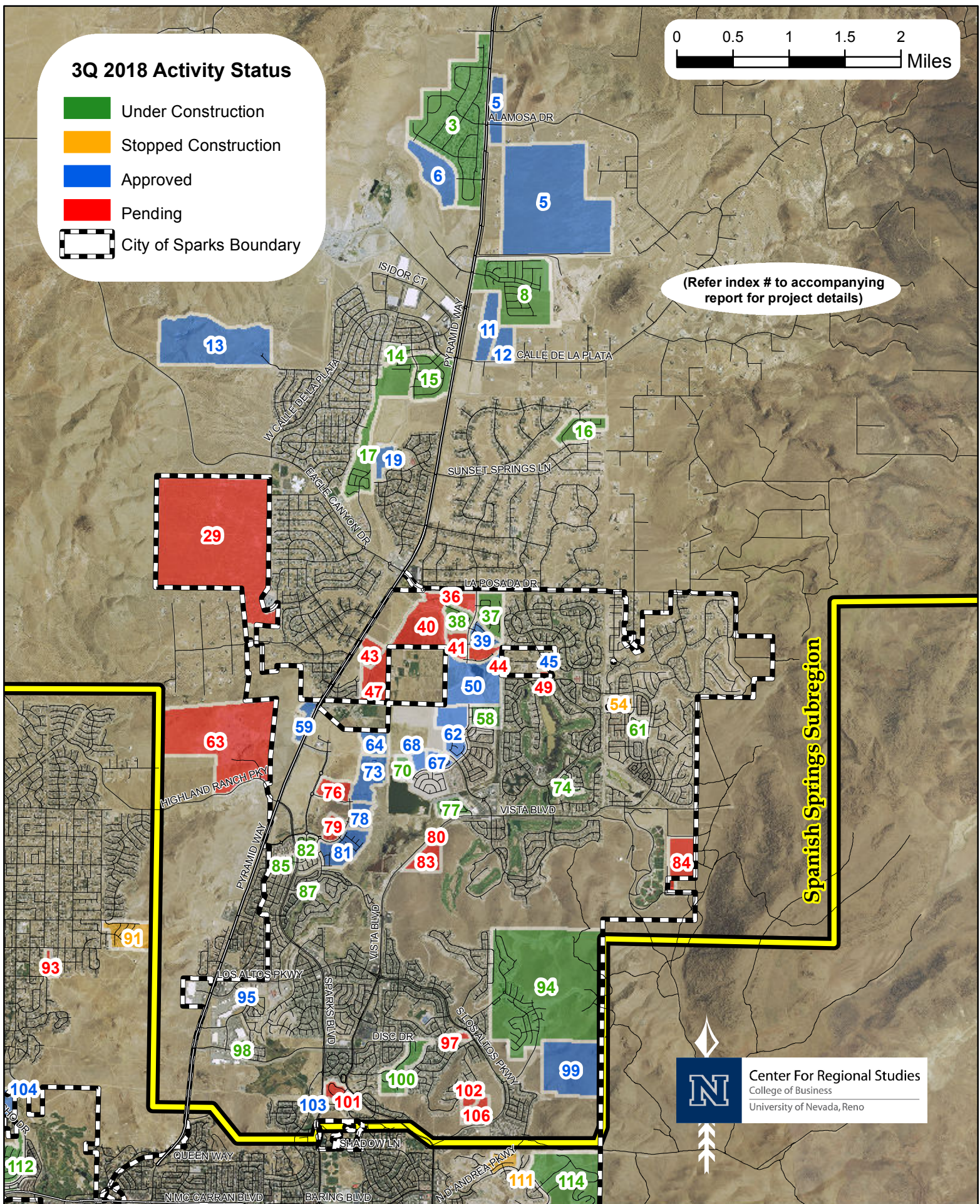
Spanish Springs Subregion - Sparks, Washoe County, Nevada

3Q 2018 Activity Status

- Under Construction
- Stopped Construction
- Approved
- Pending
- City of Sparks Boundary

0 0.5 1 1.5 2 Miles

(Refer index # to accompanying report for project details)



Center For Regional Studies
College of Business
University of Nevada, Reno

Index to New Residential Construction Activity Map

Spanish Springs Subregion - Washoe County, Nevada

Map Index	Project Name	Developer/Owner	Location	Project Status	# of Units	# of Tentative	# of Completed	Total Remaining	Constructed Units	Avg Sale Price	No. of	# of
					Approved on Tentative Maps	Units Recorded on Final Maps	Units Sold & Recorded, or Leased		"Approved/Unsold" Units	Ready for Sale (Standing Inventory)	of New Homes (3Q-18)	New Sales (3Q-18)
59	Kiley Ranch North MF - West	Rising Tides LLC	Pyramid Hwy, Highland Rch	Approved	737	-	-	737	-			
64	Kiley Ranch North MF - East	Rising Tides LLC	North of Existing Kiley Projec	Approved	577	-	-	577				
68	Lumina II	Sunroad Nevada Properties, Inc	Between Wingfield/Kiley Ranch	Approved	220	-	-	220				
70	Lumina I	Sunroad Nevada Properties, Inc	6400 Rolling Meadows Dr	Under Construction	330	-	-	330				
98	Vineyard @ Galleria	Tanamera Construction	Disc Dr & Galleria Pkwy	Under Construction	210	-	199	11	-			
MULTI-FAMILY					Approved Multi Family Subtotal:			2,074	-	199	1,875	-
95	Galleria Station Townhomes	Southpaw Ventures LLC	Los Altos & Galleria Pkwy	Approved	32	-	-	32	-	\$ -	-	-
99	Miramonte Townhomes	Fort Apache Homes	E of Los Altos & Belmar	Approved	448	-	-	448	-	\$ -	-	-
SINGLE-FAMILY ATTACHED					Approved Single-Family, Attached Subtotal:			480	-	-	480	-
3	Pebble Creek	Pebble Creek II INC	1.4 miles N of Calle de Plata	Under Construction	344	343	327	17	12	\$ 618,428	5	4
5	Harris Ranch	Spanish Springs Associates	Pyramid Hwy/Alamosa Dr	Approved	610	-	-	610	-	\$ -	-	-
6	Pebble Creek Estates	Mystic Mountain LLC	End of Pebble Creek Dr	Approved	83	-	-	83	-	\$ -	-	-
8	Shadow Ridge	Ryder Homes	1/2 Mi N of Calle dela Plata	Under Construction	390	329	221	169	20	\$ 515,146	14	88
11	Blackstone Estates	SP58, LLC	Pyramid Hwy/Calle de la Plata	Approved	161	-	-	161	-	\$ -	-	-
12	Sugarloaf Ranch Estates	Sugarloaf Peak, LLC	Pyramid Hwy/Calle de la Plata	Approved	119	-	-	119	-	\$ -	-	-
13	Broken Hill Subdivision	Barker Coleman Communities	NE of Eagle Canyon and Airport	Approved	170	5	-	170	-	\$ -	-	5
14	Silent Sparrow	Spanish Springs Associates	Silent Sparrow Dr & Lanstar Dr	Under Construction	24	24	20	4	4	\$ 354,525	13	-
15	Eagle Canyon 4 Unit 3	Lennar Homes	Pyramid Hwy/Calle de la Plata	Under Construction	194	194	43	151	12	\$ 452,665	8	139
16	Autumn Trails	PHD Construction	Terminus of Hayfield Dr	Under Construction	43	43	33	10	6	\$ 667,343	4	4
17	Eagle Canyon Ranch	Silverado Eagle Canyon LLC	Ruddy Way (Eagle Canyon)	Under Construction	452	133	62	390	14	\$ 421,689	19	57
19	Pyramid Ranch Annex	Spanish Springs Associates	Sand Dune Dr & Dromedary Rd	Approved	61	-	-	61	-	\$ -	-	-
37	Alicante at Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	105	105	-	105	-	\$ -	-	105
38	Catalina at Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	113	113	-	113	-	\$ -	-	113
39	Stonebrook Village C1	RRW Stonebrook LLC	SEC La Posada/SR445	Approved	126	-	-	126	-	\$ -	-	-
45	Sierra Shadows	MTA Investments, LLC	Wingfield Springs/Baldwin Wy	Approved	17	-	-	17	-	\$ -	-	-
50	Stonebrook Villages E/F/G	RRW Stonebrook LLC	SEC La Posada/SR445	Approved	459	-	-	459	-	\$ -	-	-
54	Meadow Springs	CEB Holdings	Near The Foothills	Stopped Construction	81	81	18	63	-	\$ -	-	63
58	Candelara	Lennar Homes	Rolling Meadows/Fen Way	Under Construction	129	129	103	26	6	\$ 410,009	8	20
61	The Foothills Village 11	Silverado Homes	Vista Blvd & Passage Dr	Under Construction	109	109	79	30	2	\$ 348,880	13	28
62	Pioneer Meadows V6	Lennar Homes	NEC Rolling Meadows/WF Hills	Approved	222	52	-	222	-	\$ -	-	52
67	Pioneer Meadows Village 10	Lennar Homes	Wingfield Hills/Rolling Meadws	Approved	140	88	-	140	-	\$ -	-	88
73	Kiley Ranch North Ph7 V9	DR Horton	NEC Kiley & Henry Orr Pkwy	Approved	310	-	-	310	-	\$ -	-	-
74	Wingfield Cove Village 30	West Coast Homebuilders Inc	Wingfield Springs & Poco Rey	Under Construction	123	123	59	64	10	\$ 405,492	9	54
77	Riata Collection	DR Horton	Peppergrass Dr/Vista	Under Construction	238	237	216	22	8	\$ 321,967	18	13
78	Kiley Ranch North Ph6 V37c	Rising Tides/KM2 Devel.	NEC Kiley & Henry Orr Pkwy	Approved	146	-	-	146	-	\$ -	-	-
81	Kiley Ranch North V37A&B, V43	Lennar Homes	Kiley Pkwy & Windmill Farms Rd	Approved	394	186	-	394	-	\$ -	-	186
82	Kiley Ranch V38	Jenuane Communities	SEC Kiley Pky/Sparks Blvd	Under Construction	110	110	81	29	-	\$ 374,154	12	29
85	Kiley Ranch V40	Desert Wind Homes	Sparks Blvd/Nite Latch	Under Construction	72	72	67	5	2	\$ 423,635	16	3
87	The Cottages	First Tee Development	NEC Sparks Bl/First Tee	Under Construction	80	80	78	2	2	\$ 279,900	1	-
94	Ventana/Miramonte	Corona Lasenda 2 LLC/Ryder Homes	Vista Heights Dr	Under Construction	986	589	574	412	15	\$ 451,841	18	-
100	Sky View Estates	Silverado Sky Ridge LLC	West of Sunset Pointe	Under Construction	194	113	67	127	-	\$ -	-	46
103	Liam Court	Seraliam, LLC	Spanish Springs/Bria Cir (SEC)	Approved	7	-	-	7	-	\$ -	-	-
SINGLE-FAMILY DETACHED					Approved Single-Family, Detached Subtotal:			6,812	3,258	2,048	4,764	113
					Grand Total of Approved Units:			8,886	3,258	2,247	6,639	113
											158	1,097

Index to New Residential Construction Activity Map

Spanish Springs Subregion - Washoe County, Nevada

Map Index	Project Name	Developer/Owner	Location	Project Status	# of Units Approved on Tentative Maps	# of Tentative Units Recorded on Final Maps	# of Completed Units Sold & Recorded, or Leased	Total Remaining "Approved/ Unsold" Units	Constructed Units Ready for Sale (Standing Inventory)	Avg Sale Price of New Homes (3Q-18)	No. of New Sales (3Q-18)	# of Finished/Pa rtially Finished Lots
					Proposed Units:	Type						
29	Sonoma Highlands	Sonoma Highlands LLC	West of Eagle Canyon	Pending	2,583	SF						
36	Stonebrook Village B2	RRW Stonebrook LLC	SEC La Posada/SR445	Pending	60	SF						
40	Stonebrook PD Balance	RRW Stonebrook LLC	SEC La Posada/SR445	Pending	446	SF						
41	Stonebrook Village D2	RRW Stonebrook LLC	SEC La Posada/SR445	Pending	85	SF						
43	Stonebrook West MF	Mountain States Property Management	SEC La Posada/SR445	Pending	300	MF						
44	Stonebrook Village C2	RRW Stonebrook LLC	SEC La Posada/SR445	Pending	111	SF						
47	Stonebrook West SF	Mountain States Property Management	SEC La Posada/SR445	Pending	440	SF						
49	7434 Baldwin Circle	Armstrong Family Trust	7434 Baldwin Circle	Pending	28	SF						
63	The Quarry	QK, LLC	Highland Ranch Pkwy	Pending	1,223	SF						
76	Kiley Ranch North Ph.8	Rising Tides/KM2 Devel.	NEC Kiley & Henry Orr Pkwys	Pending	343	SF						
79	Kiley Ranch North Ph.6 V36	Christy Corporation	NEC Kiley & Henry Orr Pkwys	Pending	169	SF						
80	Golden Triangle Village MF	Golden Triangle, LLC	Vista Blvd	Pending	625	MF						
83	Golden Triangle Village SF	Golden Triangle, LLC	Vista Blvd	Pending	361	SF						
84	Wingfield Commons	Seeno Construction Co.	E of Golden Eagle Park	Pending	434	SF						
97	The Vistas	Landstar Companies, LLC	Los Altos Pky & Vista Heights	Pending	69	SF-ATT						
101	Eagle Peak	Discovery Builders	NEC Sparks Blvd/Satellite Dr	Pending	40	SF						
102	Sierra View Estates	Delmont Associates	apn 514-010-85	Pending	8	SF						
106	Sierra View Townhomes	Olsen Investments	N of Los Altos/Tecumseh	Pending	45	SF-ATT						
PENDING PROJECTS		Total Units Pending Approval:			7,370							

NOTES: *Green = Under Construction; Orange = Stopped Construction; Blue = Approved; Red = Pending Approval*

The total number of **approved units on tentative maps** represents the total approved units at build out. The actual number of units upon completion of the development may change due to lot size changes at the final map stage.

The total number of **recorded units on final maps** represents the number of units in approved subdivision "phases" and have obtained the necessary permits to begin construction. *The final map units are a subset of the tentative map units.* The difference between "approved" and "recorded" units is the number of units remaining to be released in future phases of the development.

Sold single-family units have transferred from the original builder to a private owner, according to the county assessor records. Number of **leased multifamily units** are sourced from the quarterly John-Perkins Apartment Survey.

The **remaining "approved-unsold" units** in each subdivision are the difference between the total number of tentative map units and the number of units that have closed escrow.

Standing inventory units are fully constructed and ready for sale, but are still owned by the original builder. This number may include model homes for each subdivision.

The **average sale price** of new homes lists the average transaction price during the reported quarter for homes within that particular subdivision, according to county assessor records.

Finished/partially finished lots are vacant parcel lots owned by the developer that are part of the final map inventory. These vacant parcel lots may or may not include utilities.

Unit Absorption Projections by Subdivision

Spanish Springs Subregion - Washoe County, Nevada

Index	Project Name	Unit Type	Unabsorbed Units 9/30/18	Estimated Annual Absorption	Occ- Rate	Household Size	Balance of										Balance																								
							Year 1: 2018	Year 2: 2019	Year 3: 2020	Year 4: 2021	Year 5: 2022	Year 6: 2023	Year 7: 2024	Year 8: 2025	Year 9: 2026	Year 10: 2027	Year 1: 2018	Year 2: 2019	Year 3: 2020	Year 4: 2021	Year 5: 2022	Year 6: 2023	Year 7: 2024	Year 8: 2025	Year 9: 2026	Year 10: 2027															
Green = Under Constr.; Brown = Stopped Constr.; Blue = Approved; Red = Pending Approval																						Estimated Annual Number of Units Absorbed by Project:										Estimated Annual Population Increase by Project:									
3	Pebble Creek	SF	17	22.00	0.90	3.12	6	12	-	-	-	-	-	-	-	-	15	32	-	-	-	-	-	-	-	-	-														
5	Harris Ranch	SF	610	10.00	0.94	3.12		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29	29														
6	Pebble Creek Estates	SF	83	10.00	0.90	3.12		10	10	10	10	10	10	10	10	10	3	-	28	28	28	28	28	28	28	28	8														
8	Shadow Ridge	SF	169	52.00	0.94	3.12	13	52	52	52	-	-	-	-	-	-	38	153	153	153	-	-	-	-	-	-															
11	Blackstone Estates	SF	161	10.00	0.94	3.12		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29	29														
12	Sugarloaf Ranch Estates	SF	119	10.00	0.94	3.12		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29	29														
13	Broken Hill Subdivision	SF	170	10.00	0.90	3.12		10	10	10	10	10	10	10	10	10	-	28	28	28	28	28	28	28	28	28	28														
14	Silent Sparrow	SF	4	20.00	0.90	3.12	4	-	-	-	-	-	-	-	-	-	11	-	-	-	-	-	-	-	-	-															
15	Eagle Canyon 4 Unit 3	SF	151	38.00	0.90	3.12	10	38	38	38	28	-	-	-	-	-	27	107	107	107	77	-	-	-	-	-															
16	Autumn Trails	SF	10	13.00	1.00	2.57	3	7	-	-	-	-	-	-	-	-	8	17	-	-	-	-	-	-	-	-															
17	Eagle Canyon Ranch	SF	390	43.00	0.90	3.12	11	43	43	43	43	43	43	43	43	35	30	121	121	121	121	121	121	121	121	99															
19	Pyramid Ranch Annex	SF	61	10.00	0.90	3.12		10	10	10	10	10	10	1	-	-	-	28	28	28	28	28	28	3	-	-															
29	Sonoma Highlands	SF	2,583	10.00	0.96	2.81			10	10	10	10	10	10	10	10	-	-	-	27	27	27	27	27	27	27															
36	Stonebrook Village B2	SF	60	8.00	1.00	2.87			8	8	8	8	8	8	8	8	-	-	-	23	23	23	23	23	23	23															
37	Alicante at Stonebrook	SF	105	20.00	1.00	2.87		20	20	20	20	20	5	-	-	-	-	57	57	57	57	57	14	-	-	-															
38	Catalina at Stonebrook	SF	113	20.00	1.00	2.87		20	20	20	20	20	13	-	-	-	-	57	57	57	57	57	37	-	-	-															
39	Stonebrook Village C1	SF	126	10.00	1.00	2.87		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29															
40	Stonebrook PD Balance	SF	446	10.00	1.00	2.87			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
41	Stonebrook Village D2	SF	85	10.00	1.00	2.87			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
43	Stonebrook West MF	MF	300	40.00	0.86	2.48		40	40	40	40	40	40	40	40	40	-	-	-	85	85	85	85	85	85	85															
44	Stonebrook Village C2	SF	111	10.00	1.00	2.87			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
45	Sierra Shadows	SF	17	8.00	0.96	2.68		8	8	1	-	-	-	-	-	-	-	21	21	3	-	-	-	-	-	-															
47	Stonebrook West SF	SF	440	10.00	1.00	2.87			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
49	7434 Baldwin Circle	SF	28	8.00	0.96	2.68			8	8	8	4	-	-	-	-	-	-	21	21	21	10	-	-	-	-															
50	Stonebrook Villages E/F/G	SF	459	10.00	1.00	2.87		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29															
54	Meadow Springs	SF	63	8.00	0.94	3.12		8	8	8	8	8	8	8	8	7	-	24	24	24	24	24	24	24	21	-															
58	Candelara	SF	26	34.00	1.00	2.87	9	18	-	-	-	-	-	-	-	-	24	50	-	-	-	-	-	-	-	-															
59	Kiley Ranch North MF - West	MF	737	40.00	0.86	2.48		40	40	40	40	40	40	40	40	40	-	85	85	85	85	85	85	85	85	85															
61	The Foothills Village 11	SF	30	50.00	0.94	3.12	13	18	-	-	-	-	-	-	-	-	37	52	-	-	-	-	-	-	-	-															
62	Pioneer Meadows V6	SF	222	10.00	1.00	2.87		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29															
63	The Quarry	SF	1,223	10.00	0.96	2.81			10	10	10	10	10	10	10	10	-	-	-	27	27	27	27	27	27	27															
64	Kiley Ranch North MF - East	MF	577	40.00	0.86	2.48		40	40	40	40	40	40	40	40	40	-	85	85	85	85	85	85	85	85	85															
67	Pioneer Meadows Village 10	SF	140	10.00	1.00	2.87		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29															
68	Lumina II	MF	220	40.00	0.86	2.48		40	40	40	40	40	20	-	-	-	-	85	85	85	85	85	42	-	-	-															
70	Lumina @ Spanish Springs Ph I	MF	330	100.00	0.86	2.48	25	100	100	100	5	-	-	-	-	-	53	212	212	11	-	-	-	-	-	-															
73	Kiley Ranch North Ph7 V9	SF	310	10.00	1.00	2.87			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
74	Wingfield Cove Village 30	SF	64	38.00	0.96	2.68	10	38	17	-	-	-	-	-	-	-	24	98	42	-	-	-	-	-	-	-															
76	Kiley Ranch North Ph.8	SF	343	10.00	1.00	2.87			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
77	Riata Collection	SF	22	53.00	1.00	2.87	13	9	-	-	-	-	-	-	-	-	38	25	-	-	-	-	-	-	-	-															
78	Kiley Ranch North Ph6 V37c	SF	146	10.00	1.00	2.87		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29															
79	Kiley Ranch North Ph.6 V36	SF	169	10.00	1.00	2.87			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
80	Golden Triangle Village MF	MF	625	40.00	0.76	1.35			40	40	40	40	40	40	40	40	-	-	-	41	41	41	41	41	41	41															
81	Kiley Ranch North V37A&B, V43	SF	394	10.00	1.00	2.87		10	10	10	10	10	10	10	10	10	-	29	29	29	29	29	29	29	29	29															
82	Kiley Ranch V38	SF	29	49.00	1.00	2.87	12	17	-	-	-	-	-	-	-	-	35	48	-	-	-	-	-	-	-	-															
83	Golden Triangle Village SF	SF	361	10.00	0.93	2.90			10	10	10	10	10	10	10	10	-	-	-	27	27	27	27	27	27	27															
84	Wingfield Commons	SF	434	10.00	0.94	3.12			10	10	10	10	10	10	10	10	-	-	-	29	29	29	29	29	29	29															
85	Kiley Ranch V40	SF	5	62.00	0.90	2.74	5	-	-	-	-	-	-	-	-	-	12	-	-	-	-	-	-	-	-	-															
87	The Cottages	SF	2	11.00	1.00	2.87	2	-	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-															
94	Ventana/Miramonte	SF	412	55.00	0.93	2.90	14	55	55	55	55	55	55	55	13	-	37	148	148	148	148	148	148	148	36	-															
95	Galleria Station Townhomes	SF-ATT	32	12.00	1.00	2.85		12	12	8	-	-	-	-	-	-	-	34	34	23	-	-	-	-	-	-															
97	The Vistas	SF-ATT	69	12.00	0.98	2.63		12	12	12	12	12	9	-	-	-	-	31	31	31	31	31	23	-	-	-															
98	Vineyard @ Galleria	MF	11	100.00	1.00	3.81	11	-	-	-	-	-	-	-	-	-	42	-	-	-	-	-	-	-	-	-															
99	Miramonte Townhomes	SF-ATT	448	12.00	1.00	2.20		12	12	12	12	12	12	12	12	12	-	26	26	26	26	26	26	26	26	26															
100	Sky View Estates	SF	127	4.00	0.98	2.63	1	4	4	4	4	4	4	4	4	4	3	10	10	10	10	10	10	10	10	10															
101	Eagle Peak	SF	40	10.00	0.99	2.85			10	10	10	10	10	-	-	-	-	-	-	28	28	28	28	-	-	-															
102	Sierra View Estates	SF	8	10.00	0.98	2.63			8	-	-	-	-	-	-	-	-	-	-	21	-	-	-	-</																	

2017 Housing Units Estimate (ESRI): 20,945

Projected Housing Units (Accumulative):



Demographic and Income Profile

Spanish Springs
Area: 289.4 square miles

Provided by Center for Regional Studies

Summary	Census 2010	2018	2023				
Population	49,183	58,407	65,075				
Households	17,273	20,224	22,404				
Families	13,540	15,680	17,297				
Average Household Size	2.84	2.88	2.90				
Owner Occupied Housing Units	13,947	16,354	18,041				
Renter Occupied Housing Units	3,326	3,870	4,364				
Median Age	37.3	38.1	37.8				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	2.19%	1.59%	0.83%				
Households	2.07%	1.48%	0.79%				
Families	1.98%	1.44%	0.71%				
Owner HHs	1.98%	2.06%	1.16%				
Median Household Income	1.77%	2.45%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	778	3.8%	669	3.0%		
	\$15,000 - \$24,999	823	4.1%	740	3.3%		
	\$25,000 - \$34,999	1,260	6.2%	1,224	5.5%		
	\$35,000 - \$49,999	2,008	9.9%	1,950	8.7%		
	\$50,000 - \$74,999	3,870	19.1%	3,819	17.0%		
	\$75,000 - \$99,999	3,644	18.0%	4,134	18.5%		
	\$100,000 - \$149,999	5,138	25.4%	6,636	29.6%		
	\$150,000 - \$199,999	1,428	7.1%	1,629	7.3%		
\$200,000+	1,273	6.3%	1,603	7.2%			
Median Household Income	\$82,548		\$90,100				
Average Household Income	\$96,848		\$108,191				
Per Capita Income	\$33,870		\$37,560				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,299	6.7%	3,693	6.3%	4,196	6.4%
	5 - 9	3,665	7.5%	3,959	6.8%	4,368	6.7%
	10 - 14	4,025	8.2%	4,237	7.3%	4,631	7.1%
	15 - 19	3,477	7.1%	3,852	6.6%	4,185	6.4%
	20 - 24	2,487	5.1%	3,307	5.7%	3,228	5.0%
	25 - 34	5,910	12.0%	7,600	13.0%	9,190	14.1%
	35 - 44	7,771	15.8%	8,048	13.8%	9,462	14.5%
	45 - 54	7,734	15.7%	8,419	14.4%	8,208	12.6%
	55 - 64	6,094	12.4%	7,587	13.0%	7,965	12.2%
	65 - 74	3,213	6.5%	5,240	9.0%	6,147	9.4%
	75 - 84	1,142	2.3%	1,963	3.4%	2,867	4.4%
	85+	367	0.7%	501	0.9%	629	1.0%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	41,444	84.3%	47,593	81.5%	51,683	79.4%
	Black Alone	887	1.8%	1,178	2.0%	1,413	2.2%
	American Indian Alone	702	1.4%	842	1.4%	945	1.5%
	Asian Alone	2,358	4.8%	3,218	5.5%	3,933	6.0%
	Pacific Islander Alone	153	0.3%	215	0.4%	274	0.4%
	Some Other Race Alone	1,885	3.8%	2,817	4.8%	3,625	5.6%
	Two or More Races	1,753	3.6%	2,544	4.4%	3,202	4.9%
	Hispanic Origin (Any Race)	6,295	12.8%	9,150	15.7%	11,736	18.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

August 03, 2018

Employment & Wages by Industry

4th Quarter 2017 Averages

Spanish Springs Subregion - Sparks, Washoe County, Nevada

Summary	Spanish Springs Subregion	Greater Reno-Sparks
Total Firms	726	12,434
Total Employment	6,225	214,389
Average Wage*		\$23.23
Total Annual Payroll		\$2,616,532,206

Firms by Industry

Agriculture & Forestry	6	0.8%	40	0.3%
Construction	115	15.8%	1,109	8.9%
Educational, Health, & Social Services	67	9.2%	1,480	11.9%
Entertainment, Accommodation, & Food Services	78	10.7%	1,264	10.2%
Finance, Insur., & Real Estate	96	13.2%	1,450	11.7%
Government	2	0.3%	121	1.0%
Information	10	1.4%	165	1.3%
Management & Admin. Services	68	9.4%	1,080	8.7%
Manufacturing	13	1.8%	511	4.1%
Mining	3	0.4%	24	0.2%
Other Services	31	4.3%	903	7.3%
Professional Services	78	10.7%	1,628	13.1%
Retail Trade	74	10.2%	1,409	11.3%
Transportation, Warehousing, & Utilities	34	4.7%	509	4.1%
Wholesale Trade	34	4.7%	616	5.0%
Undefined	17	2.3%	125	1.0%

Employment by Industry

Agriculture & Forestry	84	1.3%	446	0.2%
Construction	545	8.8%	15,074	7.0%
Educational, Health, & Social Services	919	14.8%	43,425	20.3%
Entertainment, Accommodation, & Food Services	1,319	21.2%	35,859	16.7%
Finance, Insur., & Real Estate	356	5.7%	9,699	4.5%
Government	5-9	d	8,691	4.1%
Information	30	0.5%	1,921	0.9%
Management & Admin. Services	270	4.3%	19,844	9.3%
Manufacturing	52	0.8%	13,702	6.4%
Mining	23	0.4%	96	0.0%
Other Services	123	2.0%	5,690	2.7%
Professional Services	203	3.3%	10,175	4.7%
Retail Trade	1,671	26.8%	24,587	11.5%
Transportation, Warehousing, & Utilities	326	5.2%	15,575	7.3%
Wholesale Trade	263	4.2%	9,409	4.4%
Undefined	32	0.5%	196	0.1%

2017 Annual Average Wage by Industry - Countywide

Agriculture & Forestry			\$16.30
Construction			\$27.25
Educational, Health, & Social Services			\$25.38
Entertainment, Accommodation, & Food Services**			\$11.63
Finance, Insur., & Real Estate			\$35.11
Government			\$32.20
Information			\$32.90
Management & Admin. Services			\$22.36
Manufacturing			\$27.48
Mining			\$45.70
Other Services			\$18.38
Professional Services			\$36.65
Retail Trade			\$16.18
Transportation, Warehousing, & Utilities			\$23.74
Wholesale Trade			\$31.63

d- Disclosure limitations.

*Wage estimates are calculated by dividing the average weekly wage by 40 hours. The resulting estimates do not account for employees that work less than or more than 40 hours per week.

**Wages for food service workers may include tips.

Data does not include most sole-proprietors.

Totals and averages for city and county governments and school districts are assigned to parent locations. Individual totals and averages for each school and government satellite locations are not provided.

Source: Department of Employment, Training, & Rehabilitation (DETR)