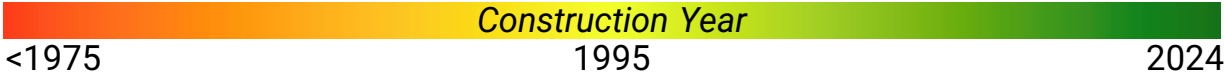
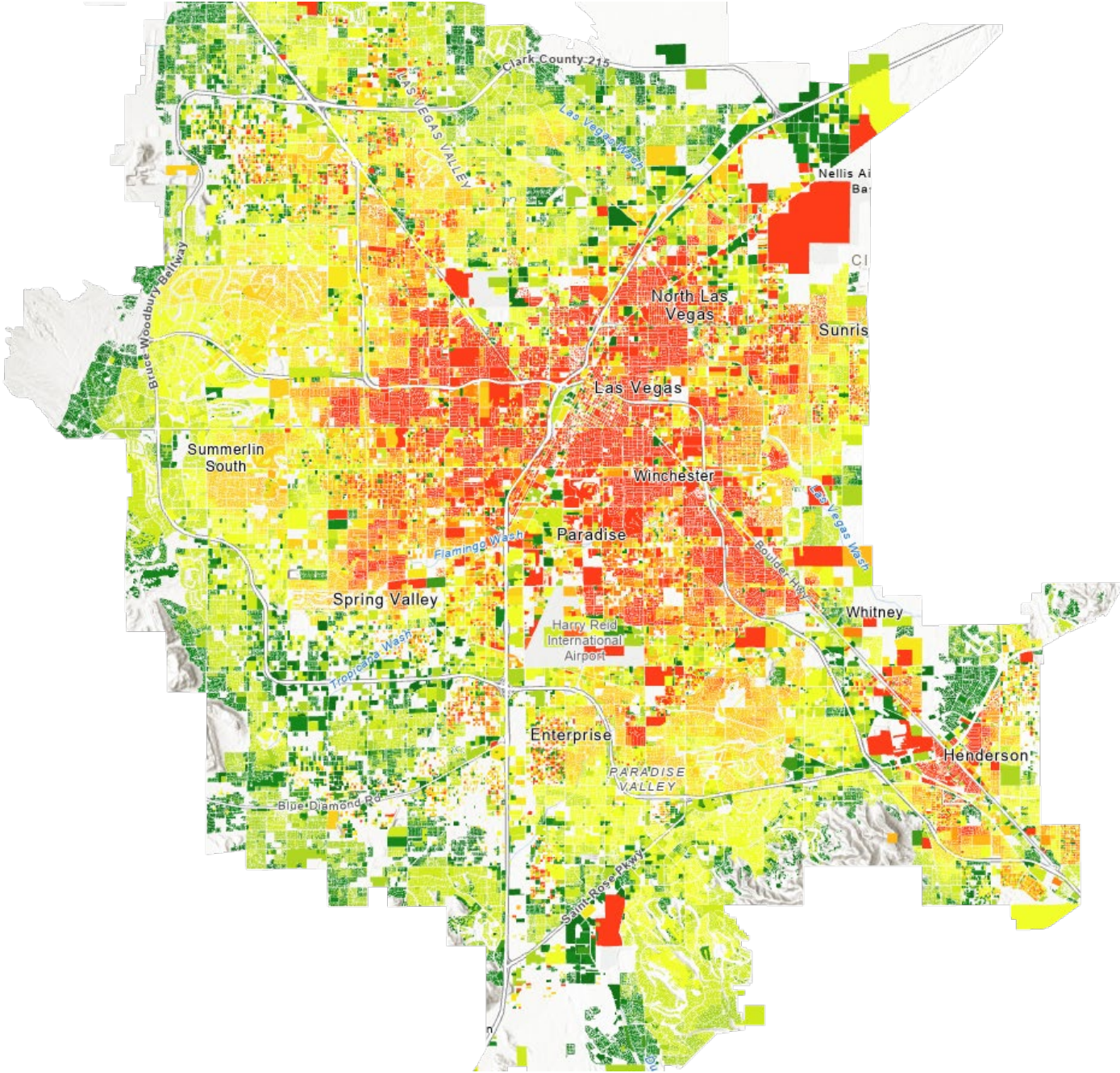


# Building Age in Clark County, NV

## Construction Year of Developed Parcels

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Source: Map produced by Lied Center for Real Estate, UNLV using parcel-level data obtained from the Clark County, Assessor. This map illustrates the construction year of each parcel for the universe of parcels developed by 2024 for all land use codes.

# Data Access, Methods and Replication

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## Data and Methods

This visual draws on data obtained from the Clark County, Assessor's office current as of December 31, 2024 which tracks information about real property parcels such as property ownership, location, land use and the construction year of developed property indicating the initial year each building was constructed. Using assessor parcel numbers, each property record was matched to a corresponding geo-spatial parcel dataset that represents the spatial bounds of the parcel each building is situated within using a geographic information system (ArcGIS Pro). The parcels were then color coded based on initial construction year using a graduated color primary symbology with manual intervals ranging from <1975 to 2024 in 5 year increments via a multi-part color scheme ranging from red (properties built before 1975) to green (properties built in 2024). All developed parcels regardless of land use code were retained in the analysis.

## The Numbers Behind the Map

- The data indicates the existence of 73,649 properties built in 1975 or earlier. This stock of property (which represents properties 50 years of age or older) constitutes 10.74% of all developed properties identified in the data.
- An additional 80,608 buildings were identified with a construction year between 1976 and 1988 which represents the additional stock of buildings that will turn 50 years of age or older within the next 13 years equating to a 109.44% increase in the total stock of +50 year old buildings.
- In terms of potential policy implications, on one margin, at 10.74%, Clark County's stock of 50+ year old buildings appears relatively *low* when contrasted with more established metros. On another margin, at +109.44%, the rate at which Clark County's stock of 50+ year old buildings is expected to grow appears relatively *high*.

## Suggestions for Future Research and Limitations

Given that the uptick in the stock of 50+ year old buildings is expected to more than double over the next 13 years, avenues for future research include policy work exploring the potential implications for how the market (and policy landscape) for "adaptive reuse" (the process of repurposing existing buildings for a new function or use) may change or may be required to adapt. One limitation of this analysis is that the study does not account for anticipated demolition which may *reduce* the stock of 50+ year old buildings in the years to come. Additionally, this study does not partition the stock of buildings by land use category. Such analysis would be both policy relevant and practically useful for understanding what the findings reported in this brief may imply for the stock of residential assets and associated implications for housing supply and affordability.