

Dayton

Community · NV · Nevada > Lyon County

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

435

SALES (12 MO)

\$457K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



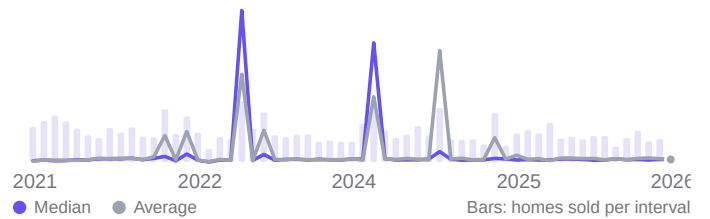
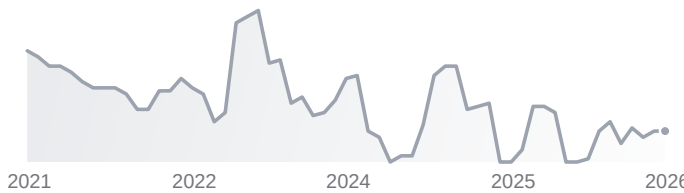
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$440K · Average \$440K

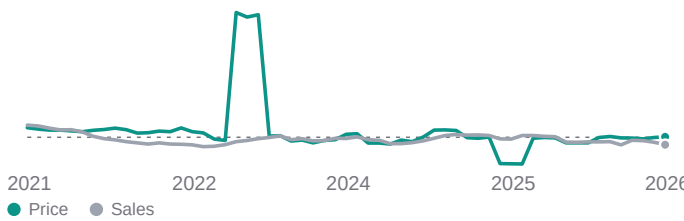


Growth (year over year)

Price +1.6% · Sales -20.5%

Price per square foot

\$254/ft²

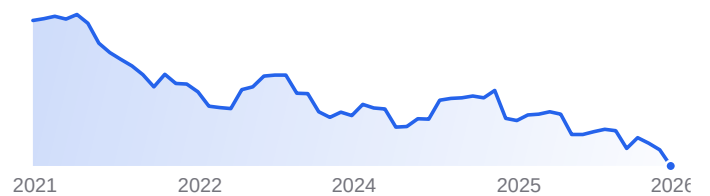
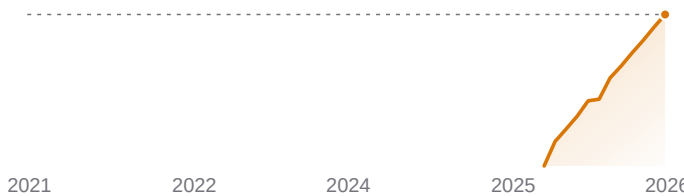


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

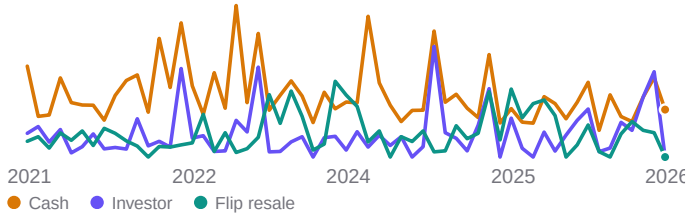
5.8%



BUYERS & OUTCOMES

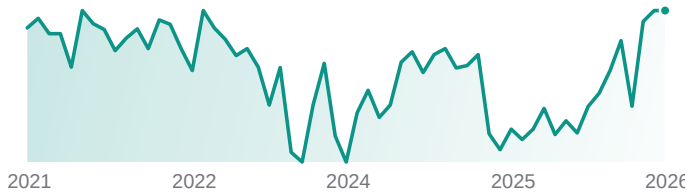
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



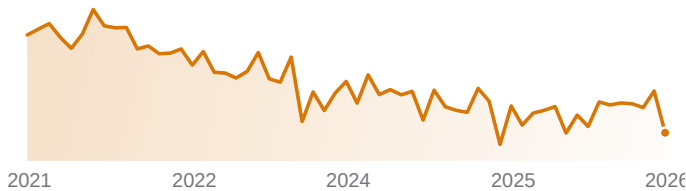
Sellers who sold at a gain

100%

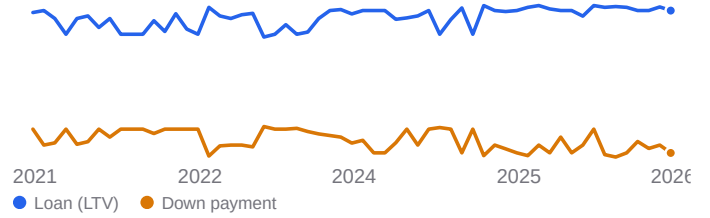


Median annualized return at resale

+2.6%

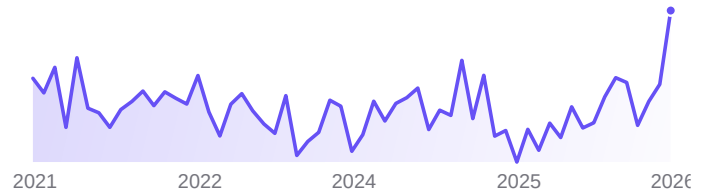


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



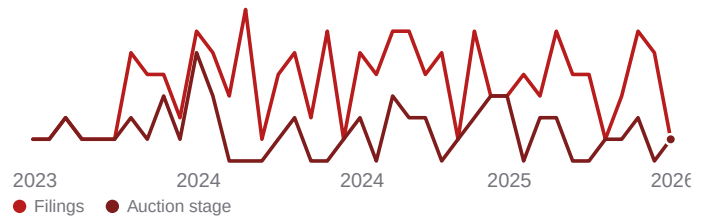
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,500
Median value (AVM)	\$457K
Median size	1,718 ft²
Median bedrooms	3
Median year built	2003
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	24%
Median loan-to-value	50%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	16,394
Density	470 / mi²
Median household income	\$84K
Average household income	\$102K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	282
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	5.0%
Unemployment	1.9%
Average temp	51°F
Annual precip	11 in
Sunshine	79%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.