

Douglas County, NV

County · NV · Nevada

BALANCED MARKET

\$612K

MEDIAN SALE PRICE

-15.5%

1-YR CHANGE

1,188

SALES (12 MO)

\$694K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



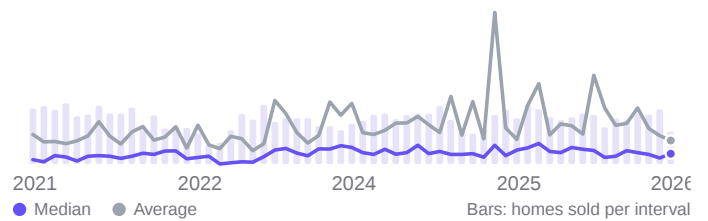
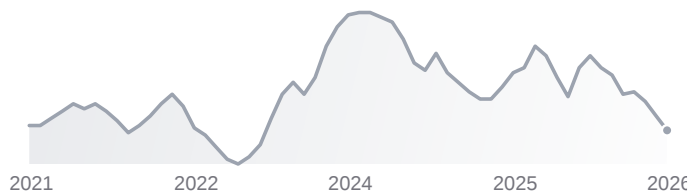
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$635K · Average \$814K

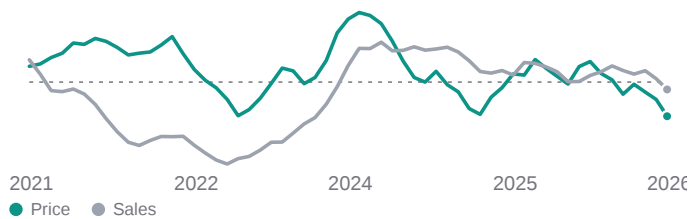


Growth (year over year)

Price -15.5% · Sales -3.3%

Price per square foot

\$357/ft²

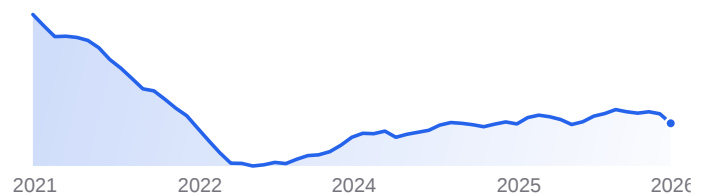
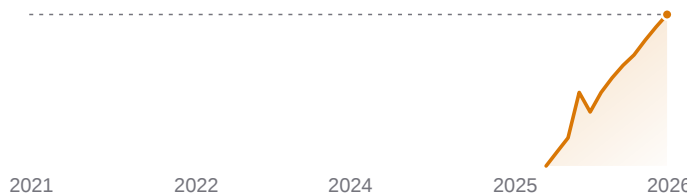


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

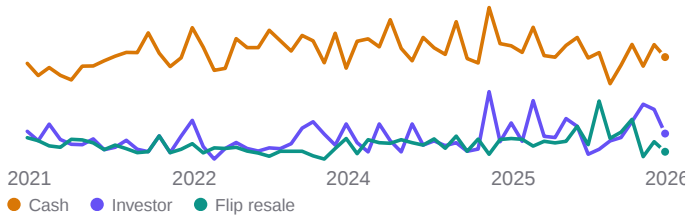
4.9%



BUYERS & OUTCOMES

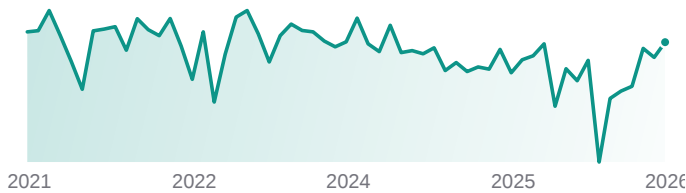
Buyer mix

Cash 40% · Investor 10% · Flip resale 2.9%



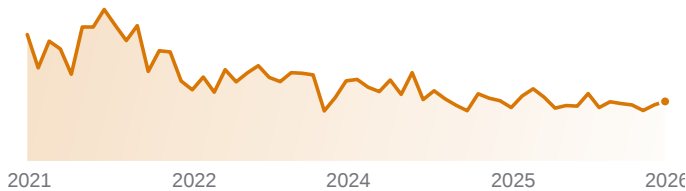
Sellers who sold at a gain

93%

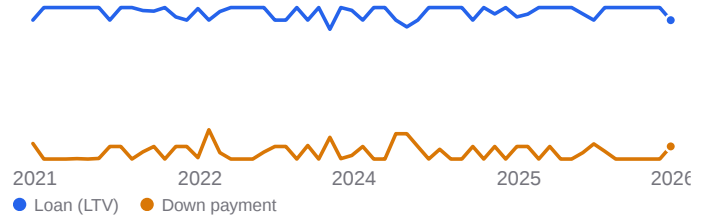


Median annualized return at resale

+5.6%

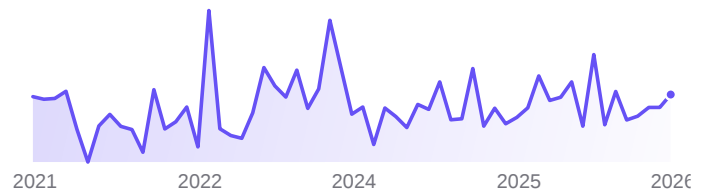


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



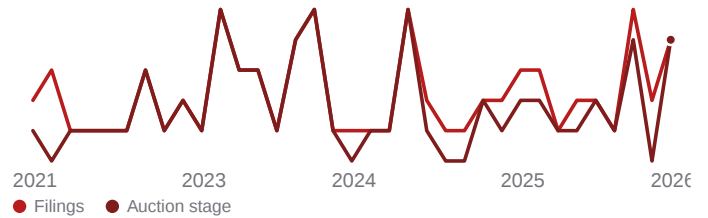
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	24,285
Median value (AVM)	\$694K
Median size	1,848 ft²
Median year built	1991
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.1%
Owner occupied	66%
Company owned	44%
Median loan-to-value	31%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	49,952
Density	70 / mi²
Median household income	\$86K
Average household income	\$113K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	351
Homes occupied	87%
Bachelor's or higher	22%
Poverty rate	8.5%
Unemployment	1.2%
Average temp	48°F
Annual precip	15 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.