

Humboldt County, NV

County · NV · Nevada

SELLER'S MARKET

\$349K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

386

SALES (12 MO)

\$341K

MEDIAN VALUE (AVM)

Market temperature

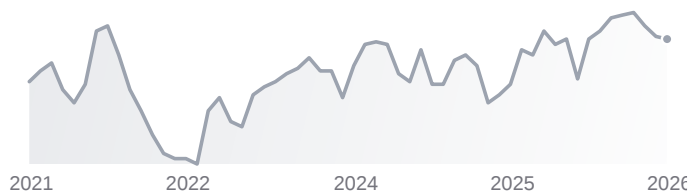
Seller's market · 74 / 100



MARKET TRENDS (5 YEARS)

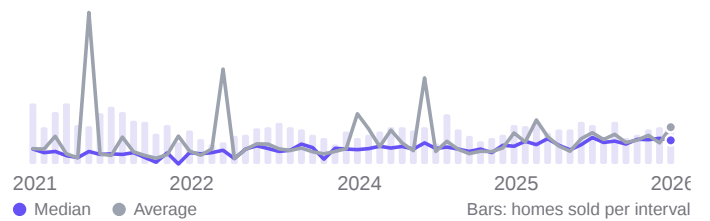
Market temperature (0–100)

74 / 100



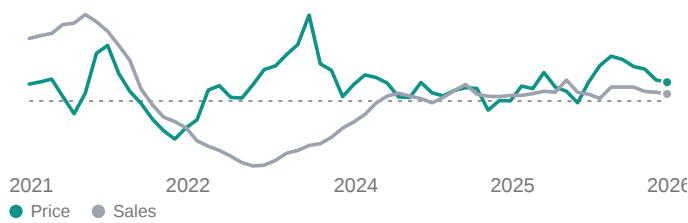
Sale prices

Median \$342K · Average \$451K



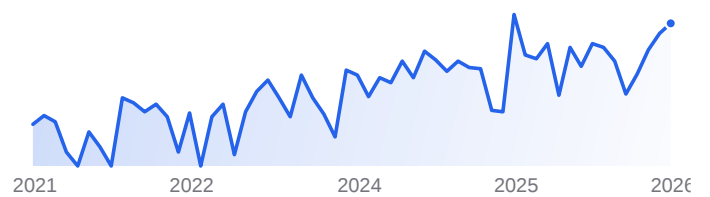
Growth (year over year)

Price +12.4% · Sales +4.6%



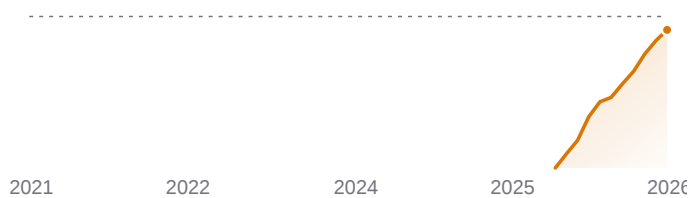
Price per square foot

\$253/ft²



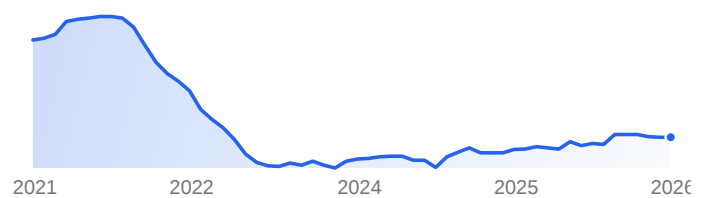
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

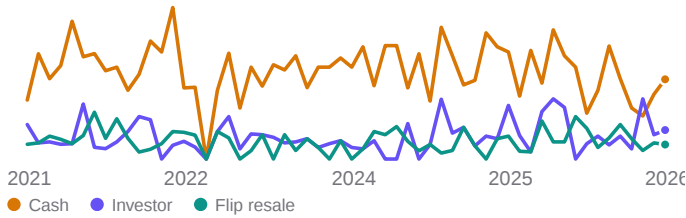
5.6%



BUYERS & OUTCOMES

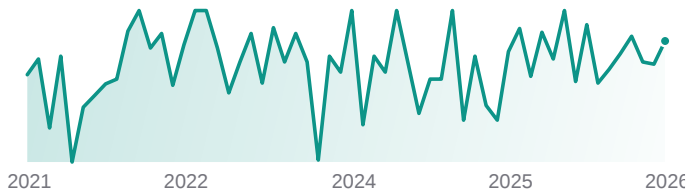
Buyer mix

Cash 29% · Investor 11% · Flip resale 5.3%



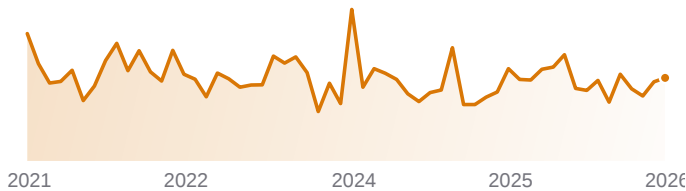
Sellers who sold at a gain

93%

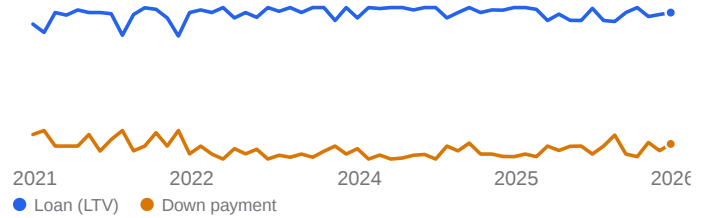


Median annualized return at resale

+8.0%

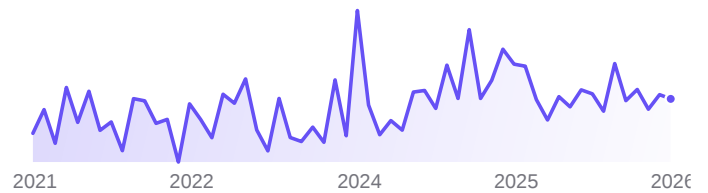


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,840
Median value (AVM)	\$341K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1991
Single family	48%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	68%
Company owned	21%
Median loan-to-value	35%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	17,130
Density	2 / mi²
Median household income	\$75K
Average household income	\$92K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	166
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	16.3%
Unemployment	1.6%
Average temp	49°F
Annual precip	11 in
Sunshine	68%

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