

Lander County, NV

County · NV · Nevada

BALANCED MARKET

\$207K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

105

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

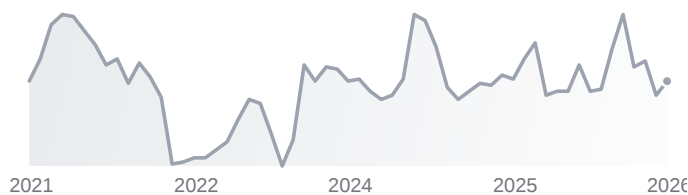
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

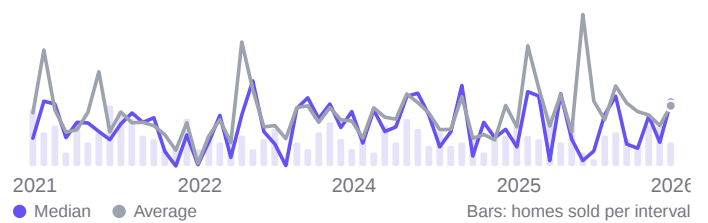
Market temperature (0–100)

56 / 100



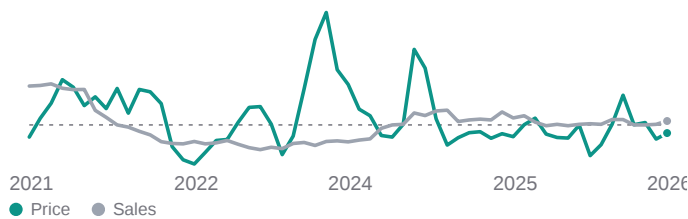
Sale prices

Median \$265K · Average \$254K



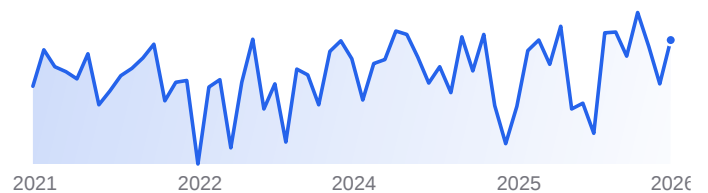
Growth (year over year)

Price -12.2% · Sales +6.1%



Price per square foot

\$189/ft²



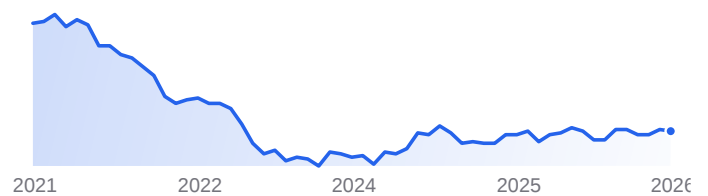
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

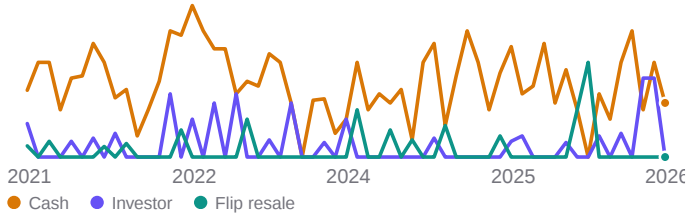
4.2%



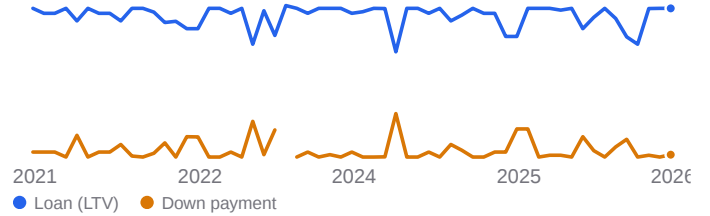
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 0%

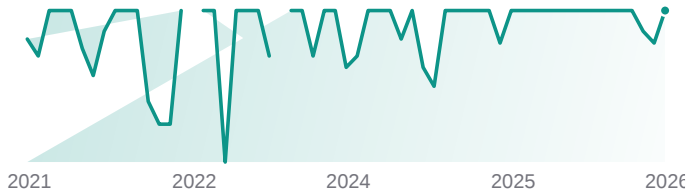


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



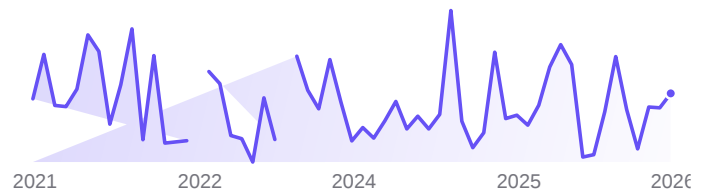
Sellers who sold at a gain

100%



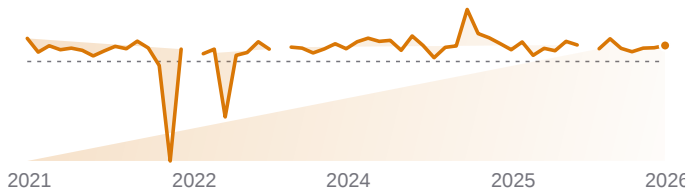
Typical hold before selling

5.1 yrs



Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,502
Median value (AVM)	\$221K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1987
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.1%
Owner occupied	60%
Company owned	22%
Median loan-to-value	5%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	5,799
Density	1 / mi²
Median household income	\$92K
Average household income	\$117K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	180
Homes occupied	83%
Bachelor's or higher	8%
Poverty rate	7.9%
Unemployment	1.5%
Average temp	49°F
Annual precip	11 in
Sunshine	68%

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.