

Washoe County, NV

County · NV · Nevada

SELLER'S MARKET

\$578K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

8,140

SALES (12 MO)

\$578K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



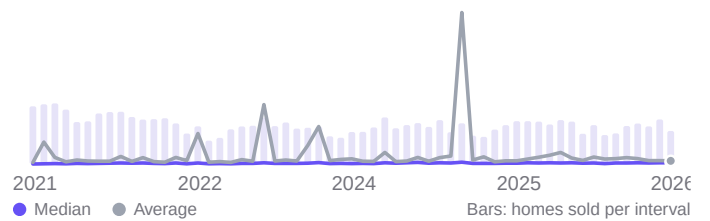
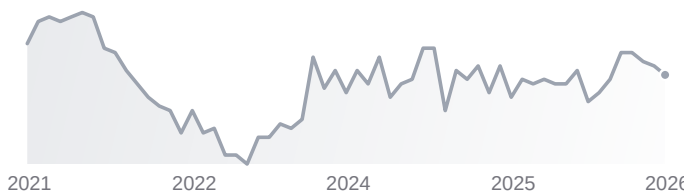
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$590K · Average \$734K

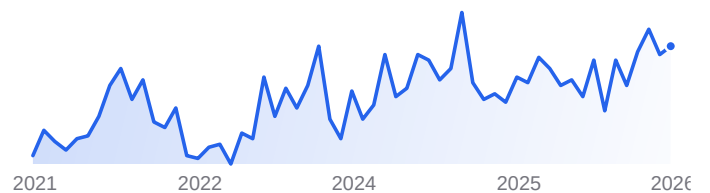
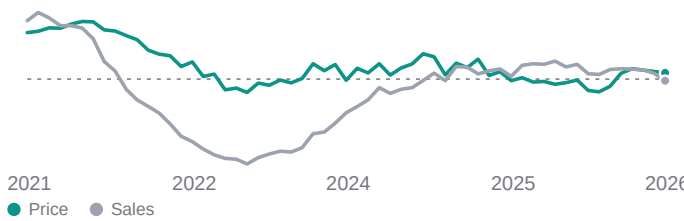


Growth (year over year)

Price +2.4% · Sales -0.7%

Price per square foot

\$330/ft²

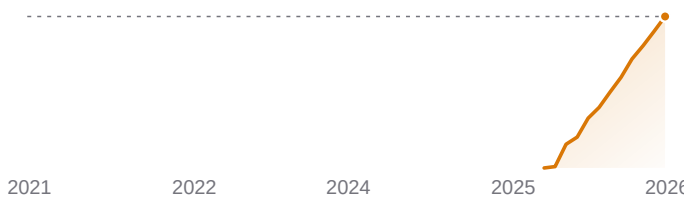


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

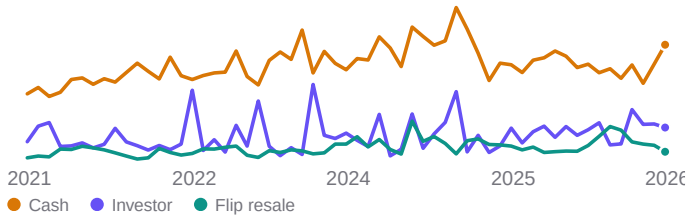
5.0%



BUYERS & OUTCOMES

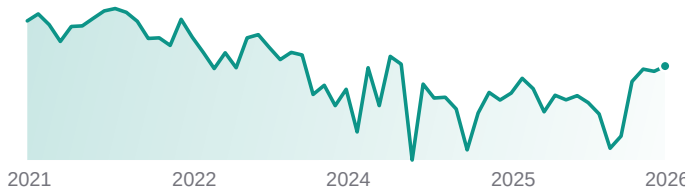
Buyer mix

Cash 37% · Investor 13% · Flip resale 5.5%



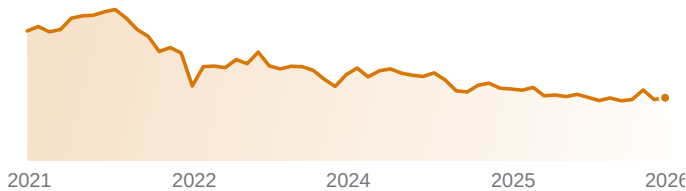
Sellers who sold at a gain

91%

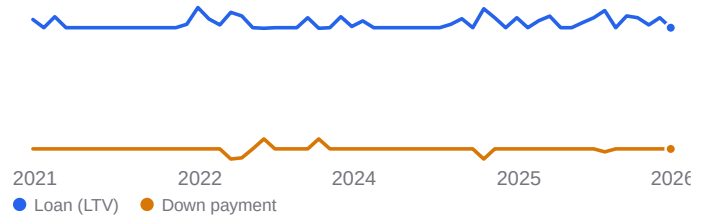


Median annualized return at resale

+5.0%

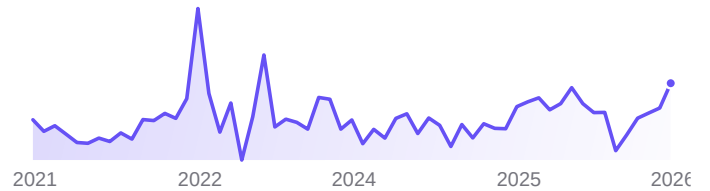


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



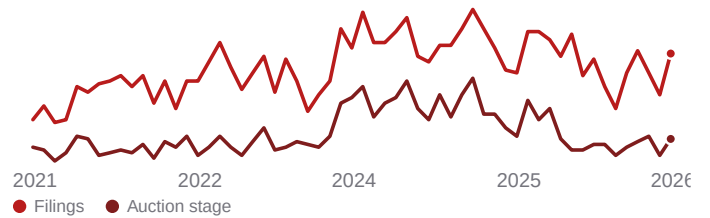
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 39 · Auction stage 8



HOUSING STOCK

Homes	161,430
Median value (AVM)	\$578K
Median size	1,727 ft²
Median bedrooms	3
Median year built	1994
Single family	76%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	34%
Median loan-to-value	39%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	509,540
Density	81 / mi²
Median household income	\$79K
Average household income	\$110K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	287
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	9.9%
Unemployment	1.6%
Average temp	50°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.