

ZIP 89402

ZIP code · NV · Nevada

STRONG SELLER'S MARKET

\$6.5M

MEDIAN SALE PRICE

+27.3%

1-YR CHANGE

20

SALES (12 MO)

\$3M

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100

Buyer's market

Balanced

Seller's market

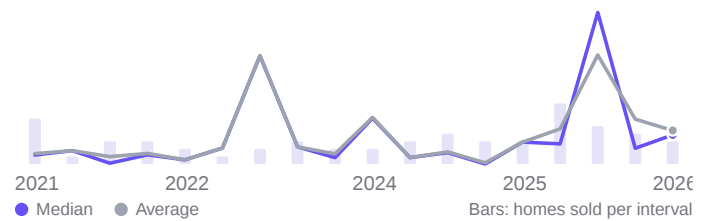
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

91 / 100

Sale prices

Median \$6.5M · Average \$7.4M

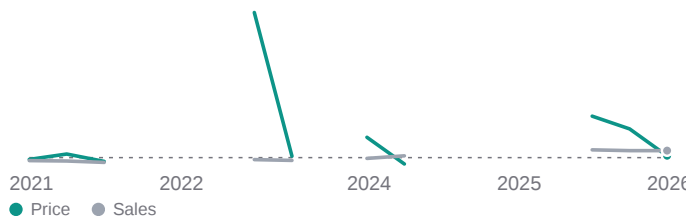


Growth (year over year)

Price +27.3% · Sales +100.0%

Price per square foot

\$2016/ft²

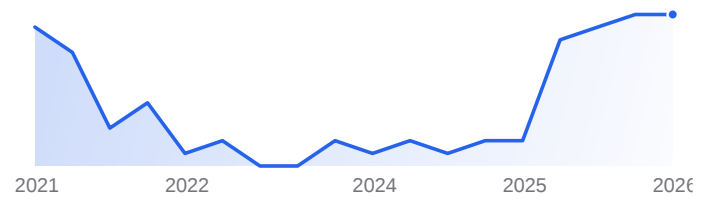


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

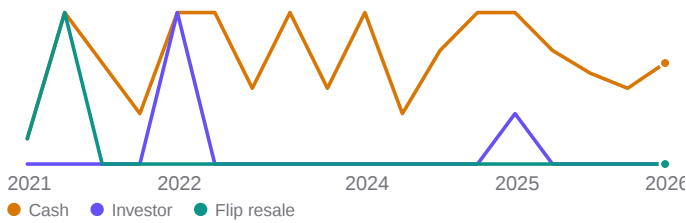
7.3%



BUYERS & OUTCOMES

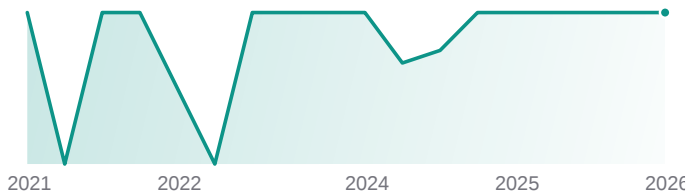
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



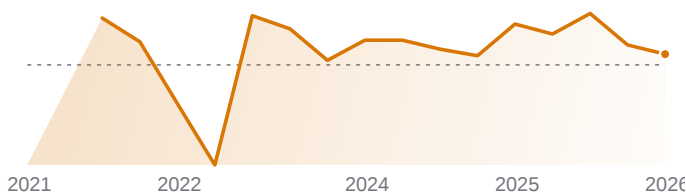
Sellers who sold at a gain

100%

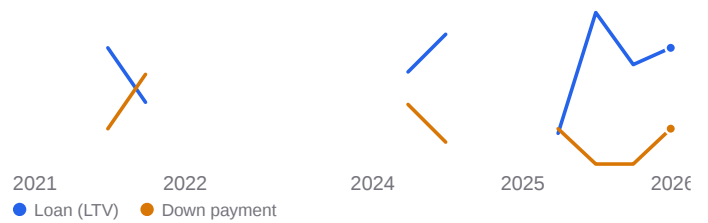


Median annualized return at resale

+3.0%

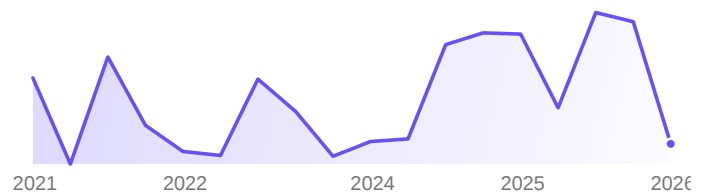


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



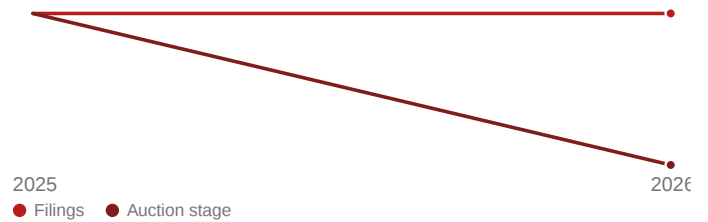
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	275
Median value (AVM)	\$3M
Median size	2,185 ft²
Median bedrooms	3
Median year built	1980
Single family	68%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0.9%
Owner occupied	11%
Company owned	61%
Median loan-to-value	17%

Typical ownership tenure

8.9 yrs

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