

Dayton 89403

ZIP code · NV · Nevada > Lyon County > Dayton

BALANCED MARKET

\$421K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

430

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



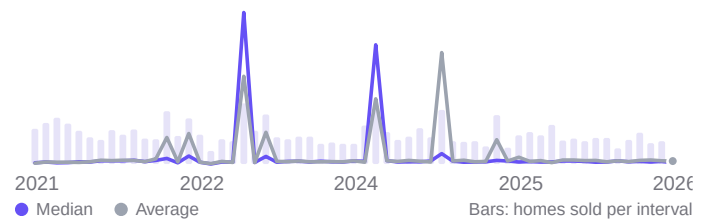
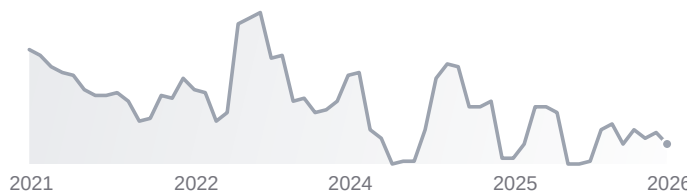
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$397K · Average \$452K

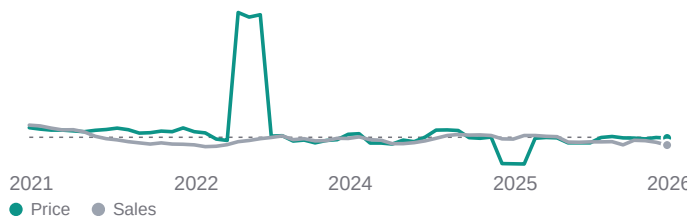


Growth (year over year)

Price -1.8% · Sales -21.4%

Price per square foot

\$223/ft²

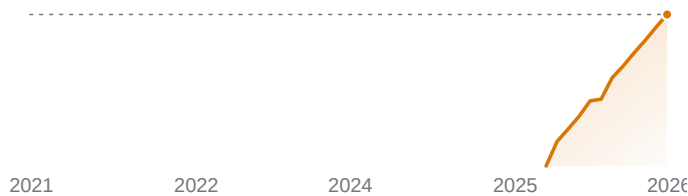


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

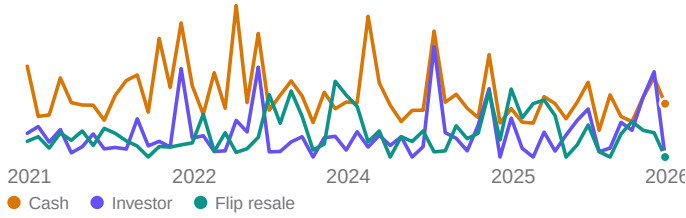
5.7%



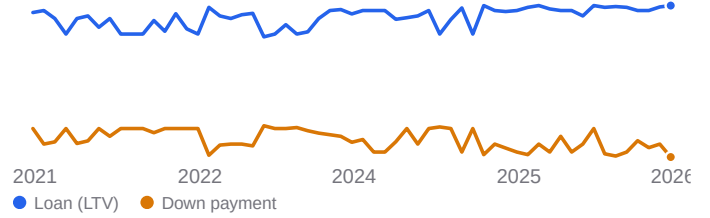
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

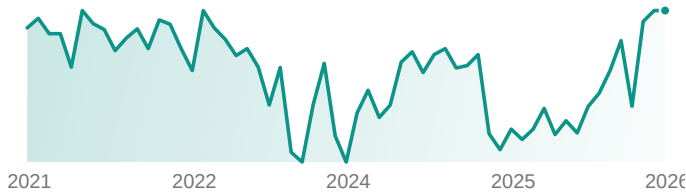


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



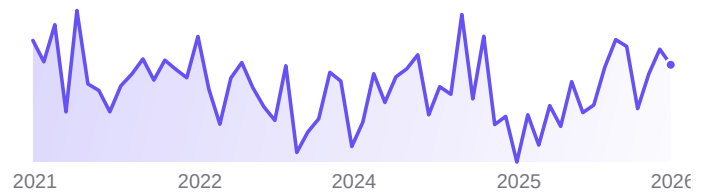
Sellers who sold at a gain

100%



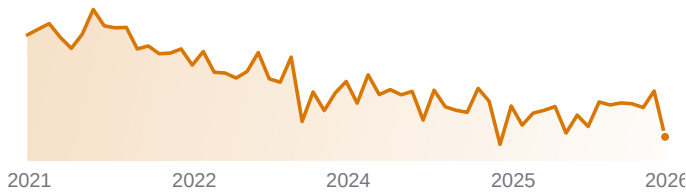
Typical hold before selling

4.8 yrs



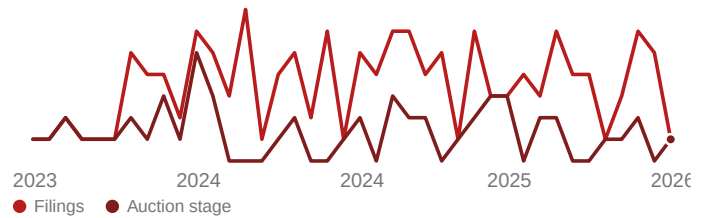
Median annualized return at resale

+2.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,500
Median value (AVM)	\$458K
Median size	1,725 ft²
Median bedrooms	3
Median year built	2003
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	82%
Company owned	24%
Median loan-to-value	50%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	19,350
Density	64 / mi²
Median household income	\$83K
Average household income	\$102K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	269
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	5.4%
Unemployment	1.8%
Average temp	49°F
Annual precip	16 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.