

# Gerlach 89412

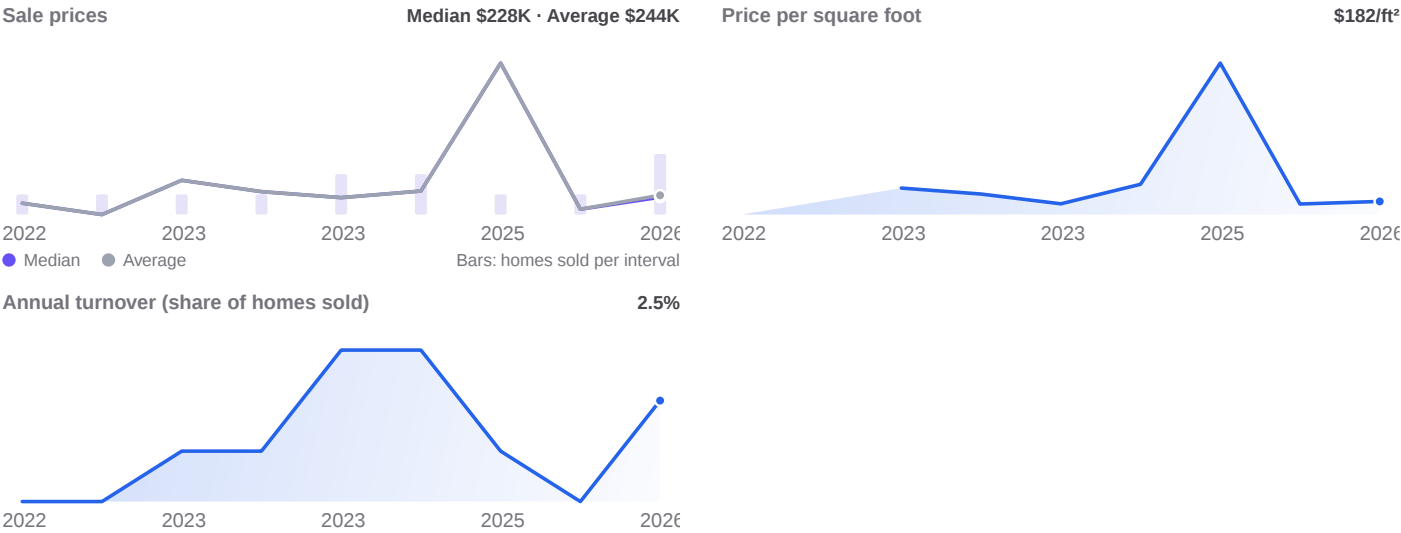
ZIP code · NV · Nevada > Washoe County > Gerlach

**\$249K**  
MEDIAN SALE PRICE

**4**  
SALES (12 MO)

**\$281K**  
MEDIAN VALUE (AVM)

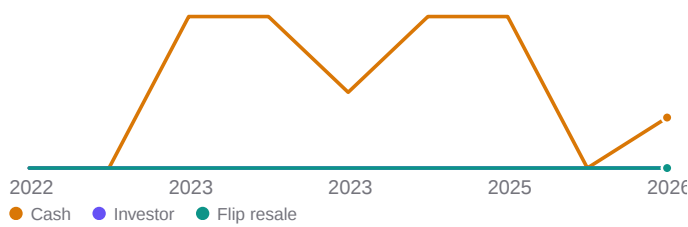
## MARKET TRENDS (5 YEARS)



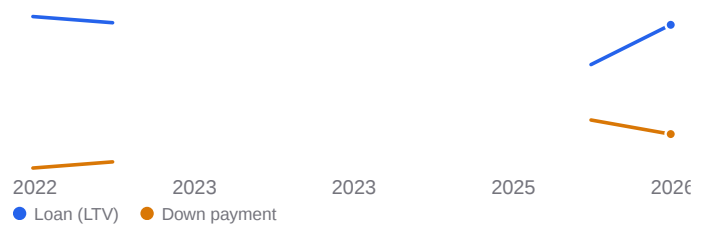
## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

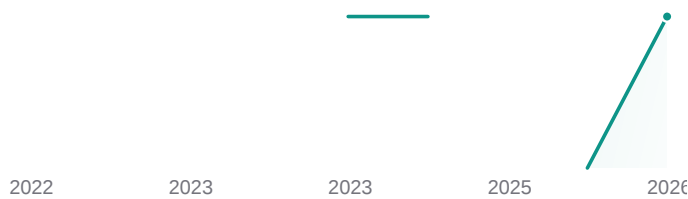


Financing (share of purchase price) Loan (LTV) 92% · Down payment 24%



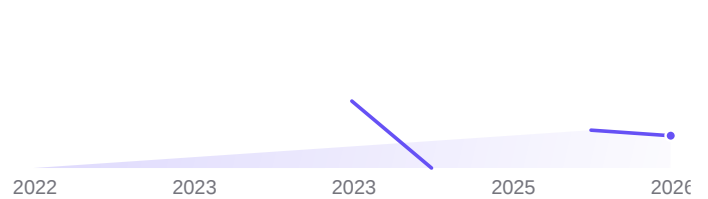
### Sellers who sold at a gain

100%



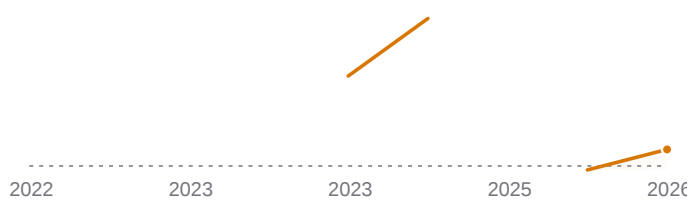
### Typical hold before selling

5.7 yrs



### Median annualized return at resale

+5.4%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 162       |
| Median value (AVM) | \$281K    |
| Median size        | 1,171 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1982      |
| Single family      | 41%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 91%      |
| Underwater (LTV 125% or more) | 3.8%     |
| Owner occupied                | 16%      |
| Company owned                 | 46%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 15.0 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 255     |
| Density                          | 0 / mi² |
| Median household income          | \$44K   |
| Average household income         | \$57K   |
| Crime index (US avg 100)         | 183     |
| Air pollution index (US avg 100) | 97      |
| Earthquake index (US avg 100)    | 135     |
| Homes occupied                   | 51%     |
| Bachelor's or higher             | 0%      |
| Poverty rate                     | 8.4%    |
| Unemployment                     | 1.4%    |
| Average temp                     | 45°F    |
| Annual precip                    | 15 in   |
| Sunshine                         | 79%     |

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