

Glenbrook 89413

ZIP code · NV · Nevada > Douglas County > Glenbrook

BUYER'S MARKET

\$4.2M

MEDIAN SALE PRICE

-79.5%

1-YR CHANGE

22

SALES (12 MO)

\$3.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



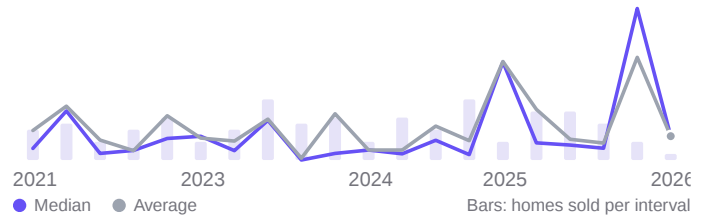
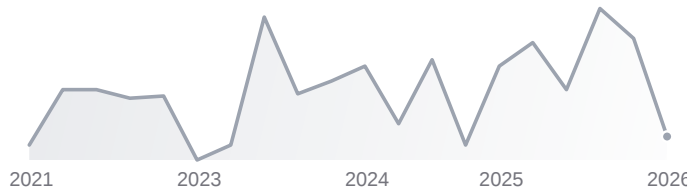
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$4.2M · Average \$4.2M

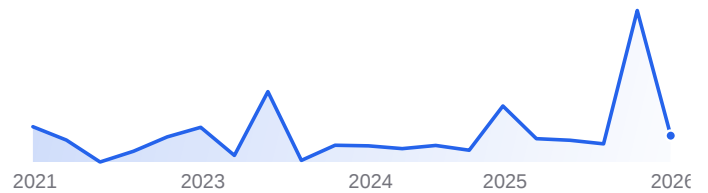
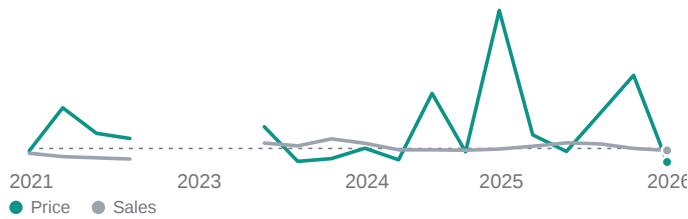


Growth (year over year)

Price -79.5% · Sales -12.0%

Price per square foot

\$1138/ft²



Sale premium vs estimated value

+0.4%

Annual turnover (share of homes sold)

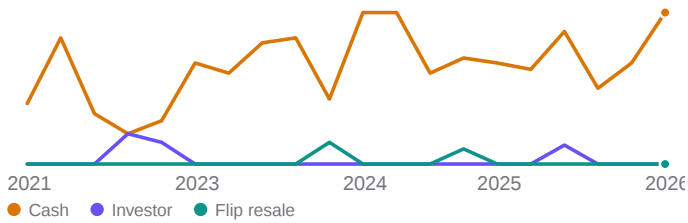
3.1%



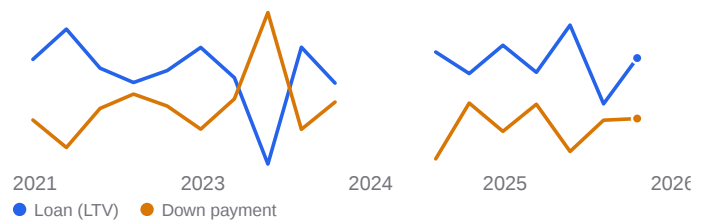
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

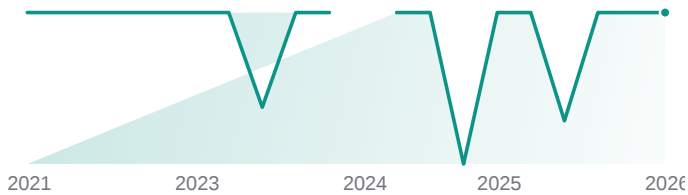


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



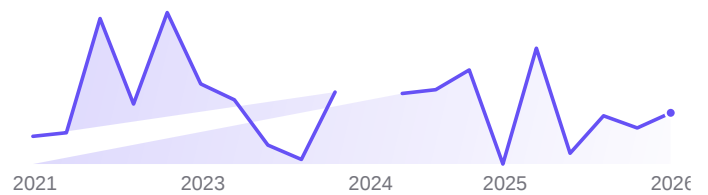
Sellers who sold at a gain

100%



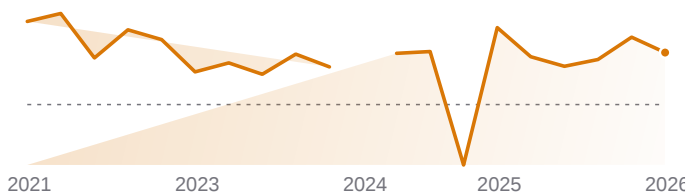
Typical hold before selling

7.0 yrs



Median annualized return at resale

+9.5%



HOUSING STOCK

Homes	708
Median value (AVM)	\$3.2M
Median size	2,968 ft²
Median year built	1981
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0.4%
Owner occupied	6.5%
Company owned	67%
Median loan-to-value	18%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	1,419
Density	45 / mi²
Median household income	\$100K
Average household income	\$188K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	353
Homes occupied	59%
Bachelor's or higher	29%
Poverty rate	3.0%
Unemployment	1.0%
Average temp	43°F
Annual precip	29 in
Sunshine	79%

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