

Minden 89423

ZIP code · NV · Nevada · Douglas County · Minden

BALANCED MARKET

\$683K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

305

SALES (12 MO)

\$715K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



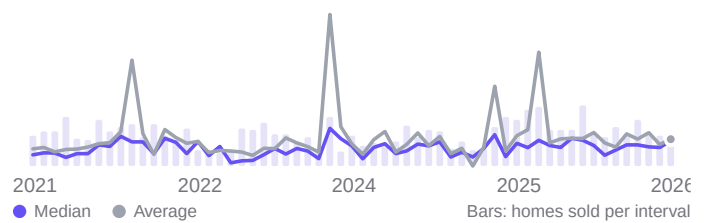
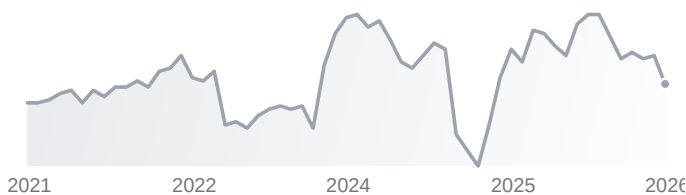
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$725K · Average \$741K

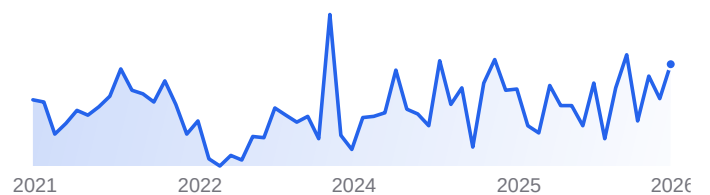
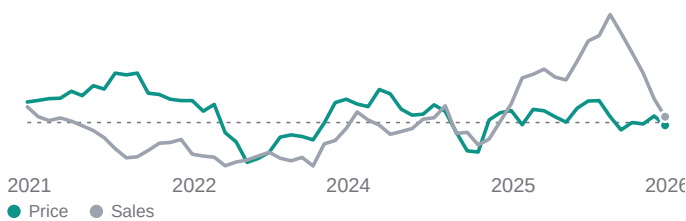


Growth (year over year)

Price -1.9% · Sales +3.7%

Price per square foot

\$365/ft²

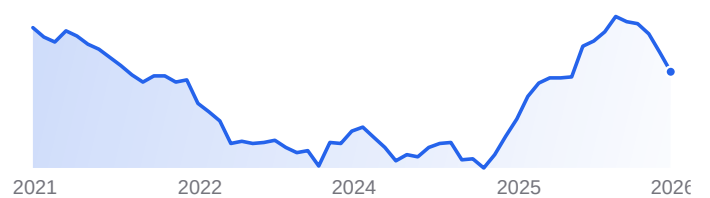
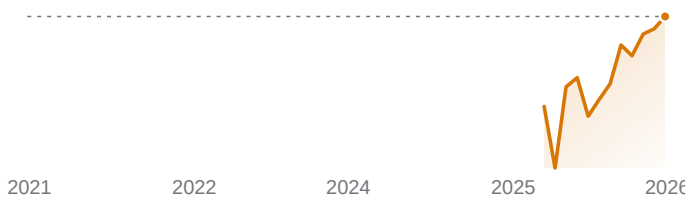


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

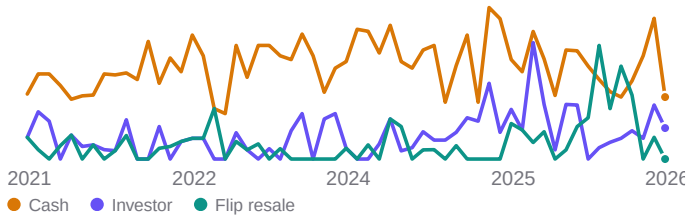
5.9%



BUYERS & OUTCOMES

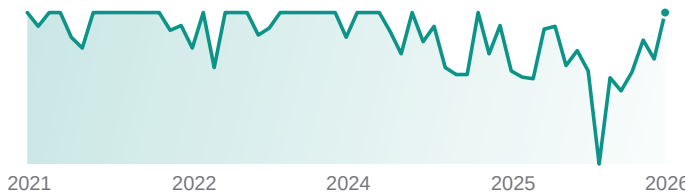
Buyer mix

Cash 27% · Investor 14% · Flip resale 0%



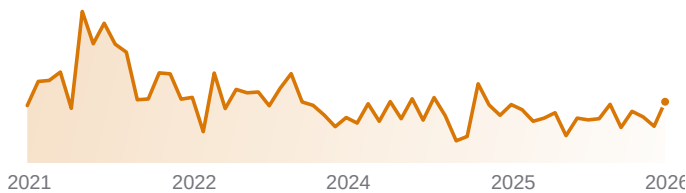
Sellers who sold at a gain

100%

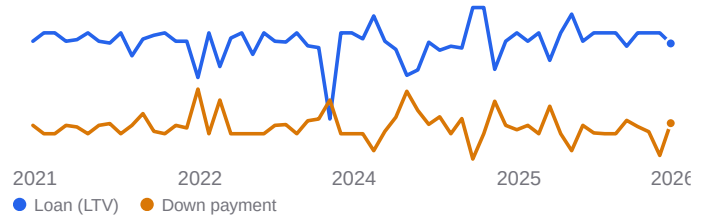


Median annualized return at resale

+6.3%

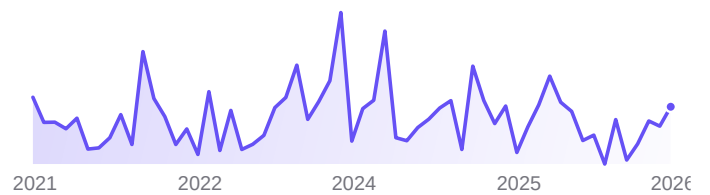


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



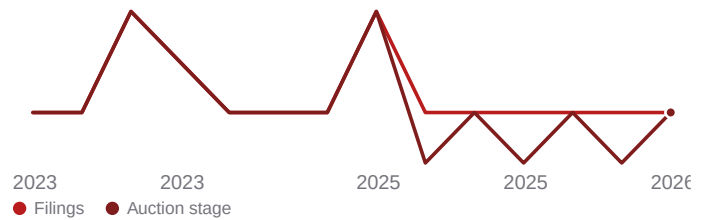
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,178
Median value (AVM)	\$715K
Median size	2,017 ft²
Median bedrooms	4
Median year built	1996
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	45%
Median loan-to-value	32%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	12,296
Density	140 / mi²
Median household income	\$102K
Average household income	\$119K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	339
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	49°F
Annual precip	14 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.