Smith 89430

ZIP code · NV · Nevada › Lyon County

BALANCED MARKET

$623K	+14.4%	11	$578K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

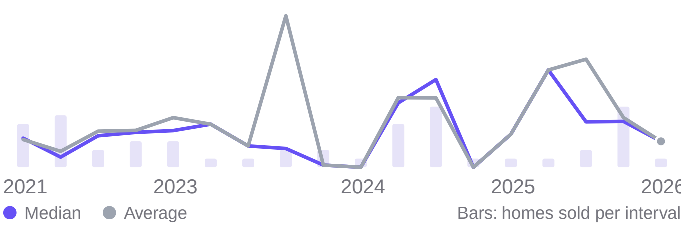
Market temperature

Balanced market · 55 / 100

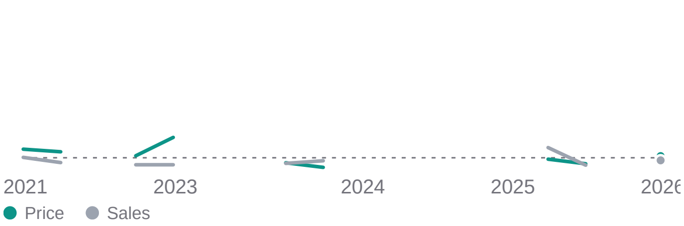
MARKET TRENDS (5 YEARS)

Market temperature (0–100) 55 / 100

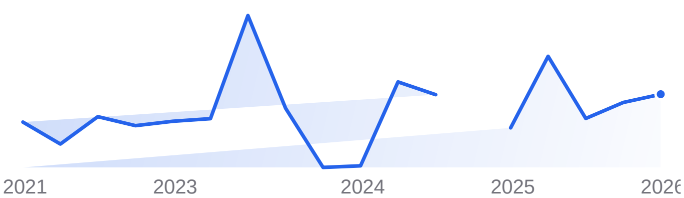
Sale prices Median $445K · Average $445K



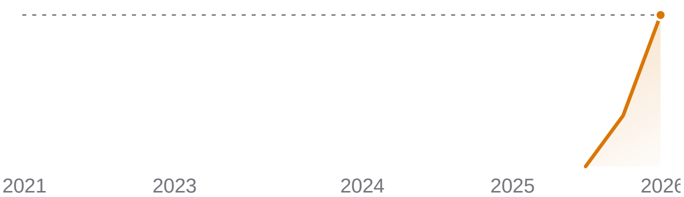
Growth (year over year) Price +14.4% · Sales -21.4%



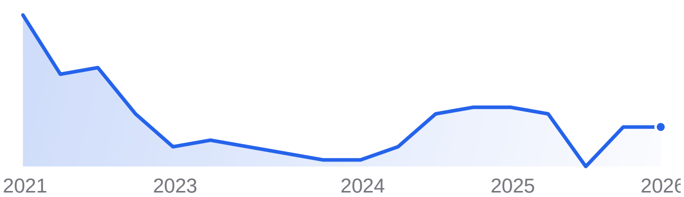
Price per square foot $377/ft²



Sale premium vs estimated value +0.0%

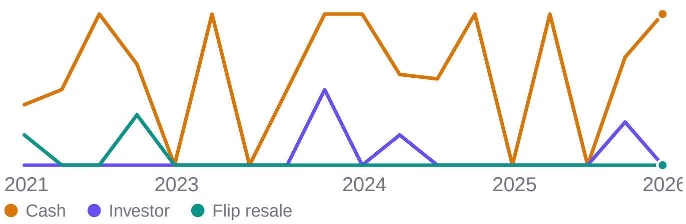


Annual turnover (share of homes sold) 4.4%

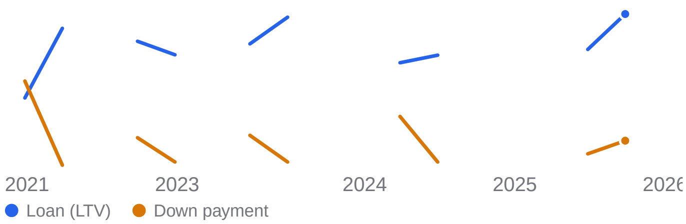


BUYERS & OUTCOMES

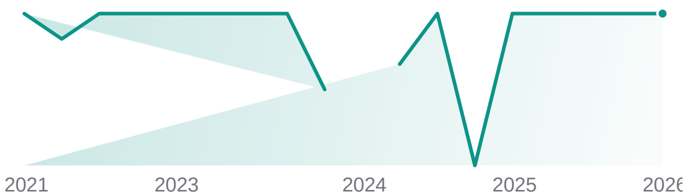
Buyer mix — Cash 100% · Investor 0% · Flip resale 0%



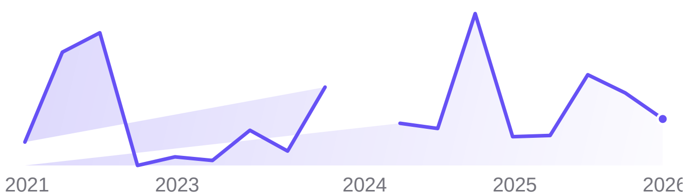
Financing (share of purchase price) — Loan (LTV) 97% · Down payment 18%



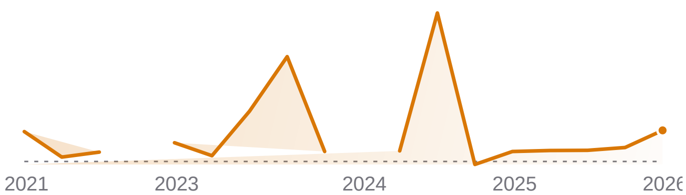
Sellers who sold at a gain — 100%



Typical hold before selling — 6.9 yrs



Median annualized return at resale — +14.0%



HOUSING STOCK

Homes	251
Median value (AVM)	$578K
Median size	2,018 ft²
Median bedrooms	3
Median year built	1998
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.9%
Owner occupied	68%
Company owned	39%
Median loan-to-value	38%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	353
Density	8 / mi²
Median household income	$50K
Average household income	$75K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	281
Homes occupied	91%
Bachelor's or higher	32%
Poverty rate	17.4%
Unemployment	1.2%
Average temp	48°F
Annual precip	10 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.