

Sparks 89431

ZIP code · NV · Nevada > Washoe County > Sparks

SELLER'S MARKET

\$419K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

377

SALES (12 MO)

\$408K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



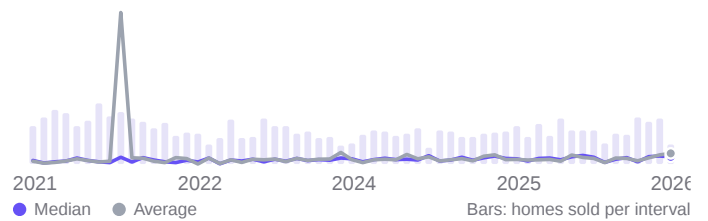
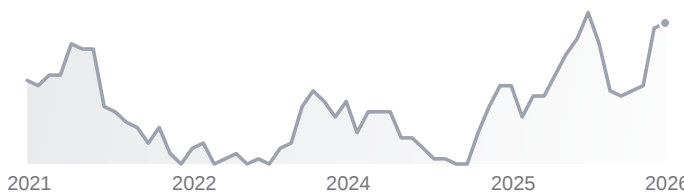
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$415K · Average \$461K

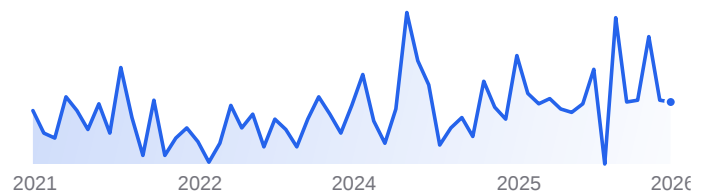
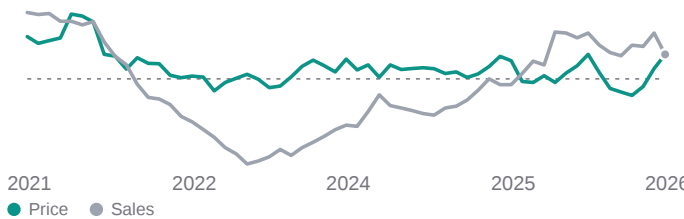


Growth (year over year)

Price +9.8% · Sales +9.9%

Price per square foot

\$292/ft²

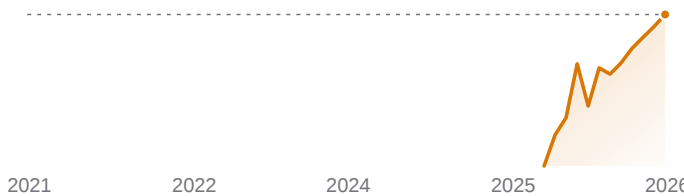


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

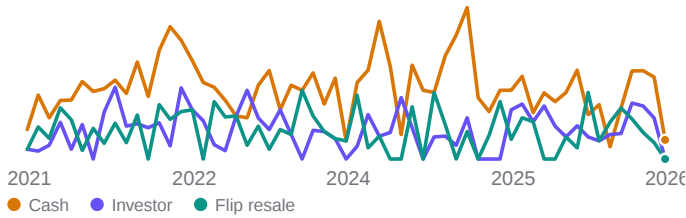
4.0%



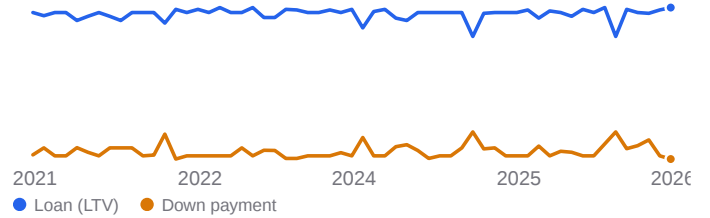
BUYERS & OUTCOMES

Buyer mix

Cash 5.6% · Investor 0% · Flip resale 0%

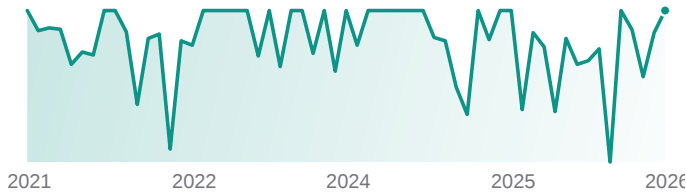


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



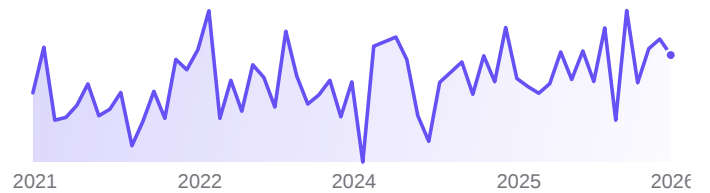
Sellers who sold at a gain

100%



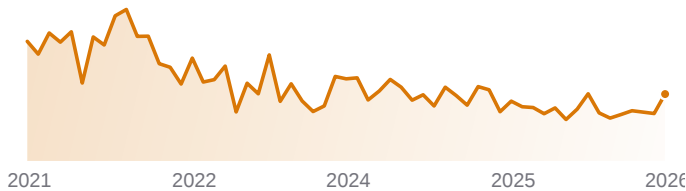
Typical hold before selling

9.4 yrs



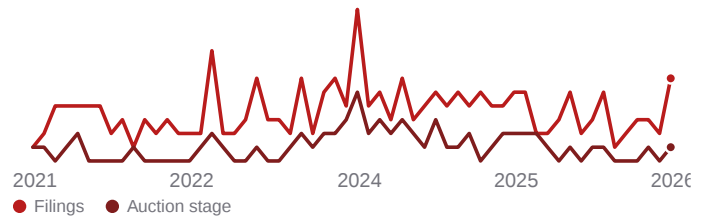
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	9,465
Median value (AVM)	\$408K
Median size	1,225 ft²
Median bedrooms	3
Median year built	1965
Single family	70%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	64%
Company owned	24%
Median loan-to-value	39%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	44,169
Density	4,309 / mi²
Median household income	\$62K
Average household income	\$75K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	292
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	13.3%
Unemployment	1.7%
Average temp	51°F
Annual precip	8 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.