

Sun Valley 89433

ZIP code · NV · Nevada > Washoe County > Sun Valley

BUYER'S MARKET

\$345K

MEDIAN SALE PRICE

-72.9%

1-YR CHANGE

244

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



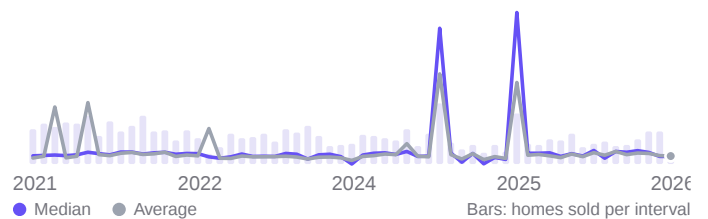
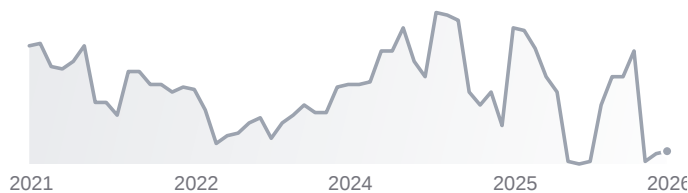
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$320K · Average \$326K

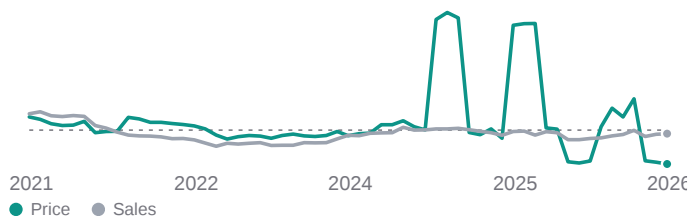


Growth (year over year)

Price -72.9% · Sales -7.6%

Price per square foot

\$189/ft²



Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

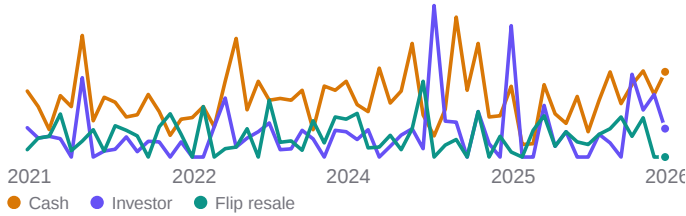
3.6%



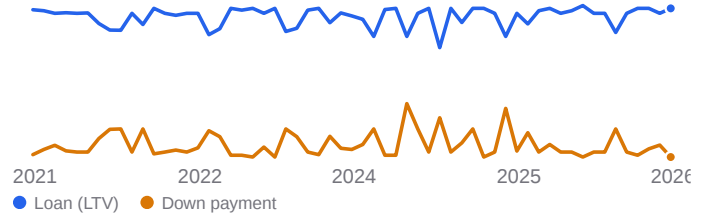
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 13% · Flip resale 0%

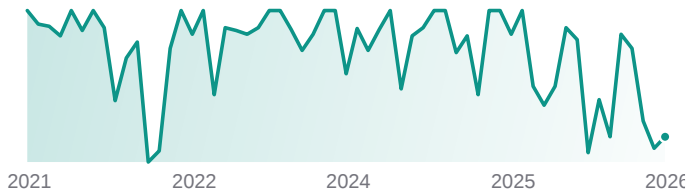


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



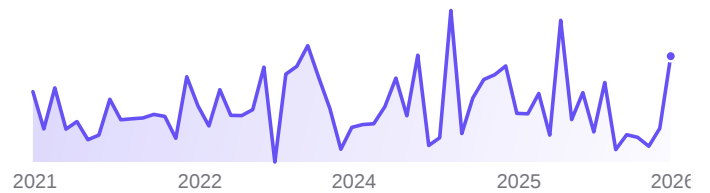
Sellers who sold at a gain

67%



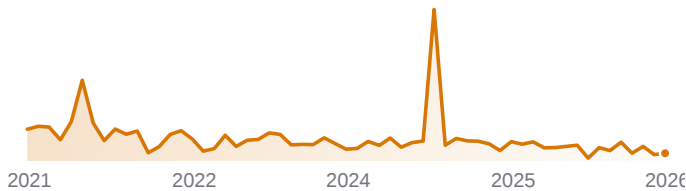
Typical hold before selling

11.9 yrs



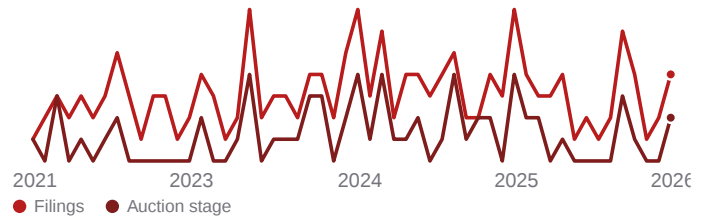
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	6,840
Median value (AVM)	\$458K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1991
Single family	33%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	19%
Median loan-to-value	47%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	20,782
Density	1,726 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	292
Homes occupied	95%
Bachelor's or higher	6%
Poverty rate	14.1%
Unemployment	1.5%
Average temp	51°F
Annual precip	10 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.