

Sparks 89436

ZIP code · NV · Nevada · Washoe County · Sparks

BALANCED MARKET

\$570K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

1,346

SALES (12 MO)

\$583K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



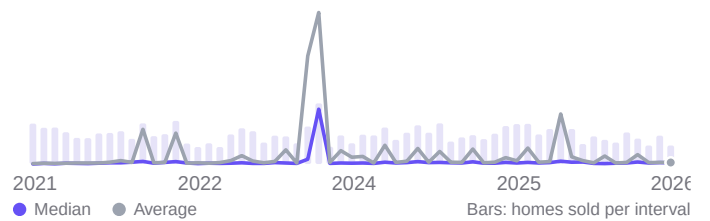
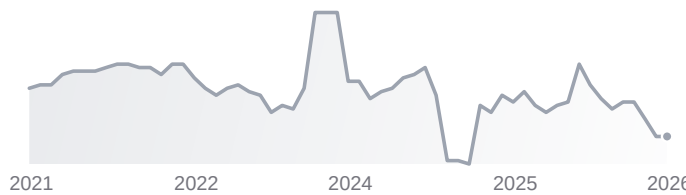
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$570K · Average \$585K

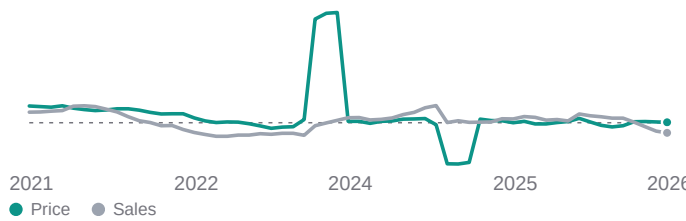


Growth (year over year)

Price +0.5% · Sales -15.2%

Price per square foot

\$301/ft²

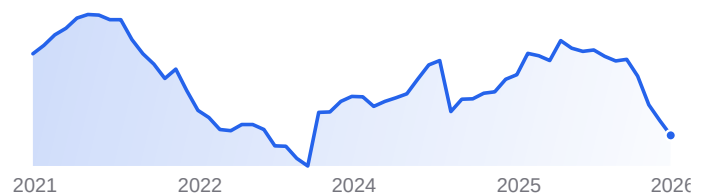
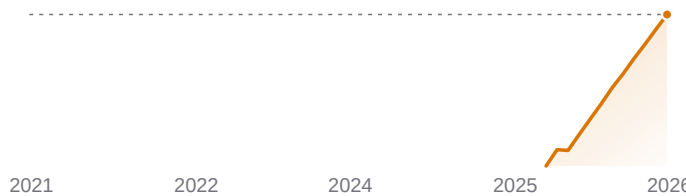


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

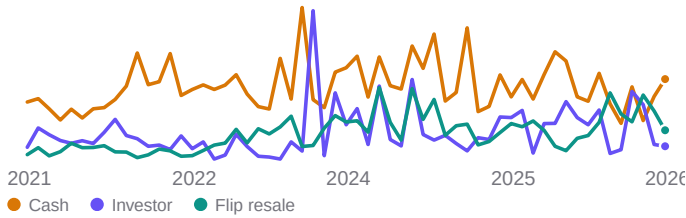
6.8%



BUYERS & OUTCOMES

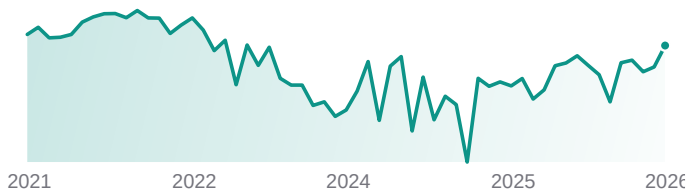
Buyer mix

Cash 33% · Investor 5.3% · Flip resale 12%



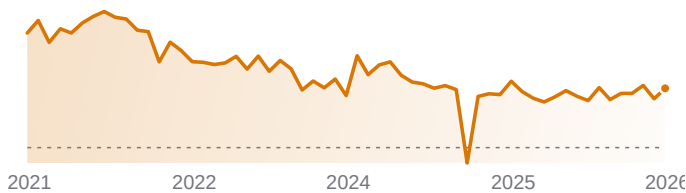
Sellers who sold at a gain

86%

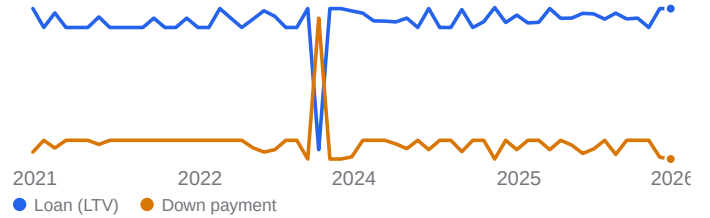


Median annualized return at resale

+5.0%

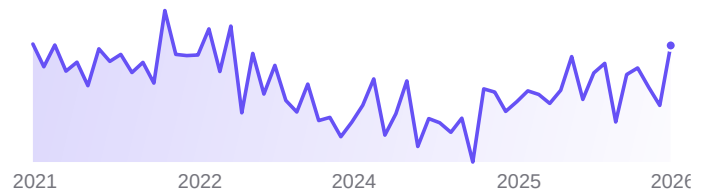


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



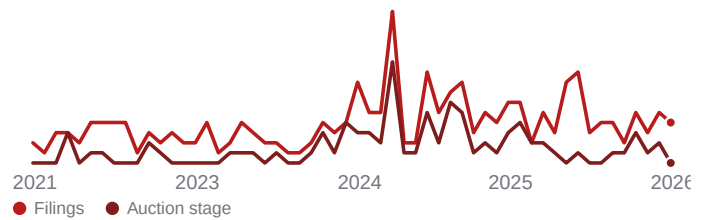
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	19,819
Median value (AVM)	\$583K
Median size	1,971 ft²
Median bedrooms	3
Median year built	2005
Single family	93%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	32%
Median loan-to-value	47%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	49,450
Density	790 / mi²
Median household income	\$105K
Average household income	\$126K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	268
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	5.4%
Unemployment	1.6%
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.