

Verdi 89439

ZIP code · NV · Nevada > Washoe County > Verdi

BALANCED MARKET

\$812K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

68

SALES (12 MO)

\$894K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



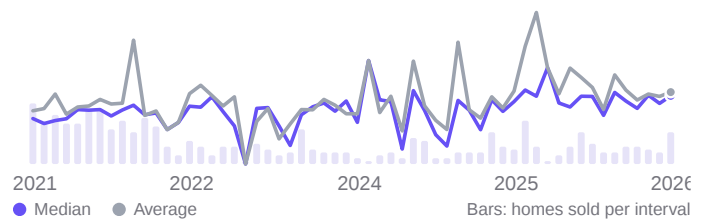
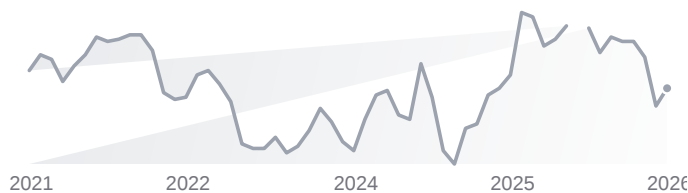
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$830K · Average \$859K

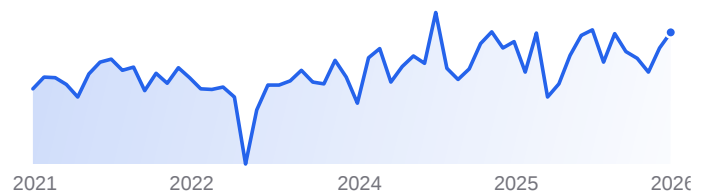
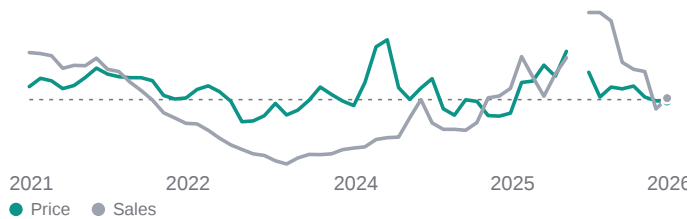


Growth (year over year)

Price -2.0% · Sales +1.5%

Price per square foot

\$381/ft²

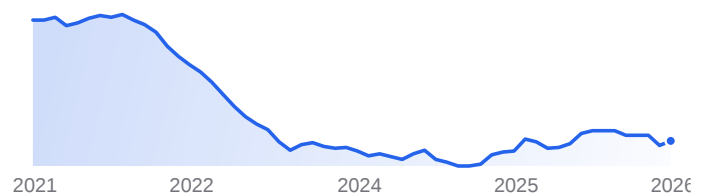
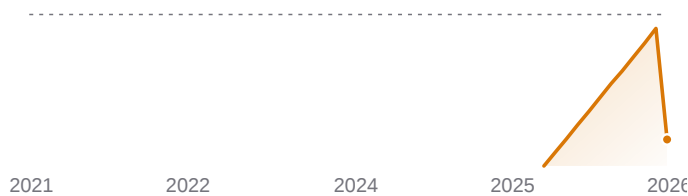


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

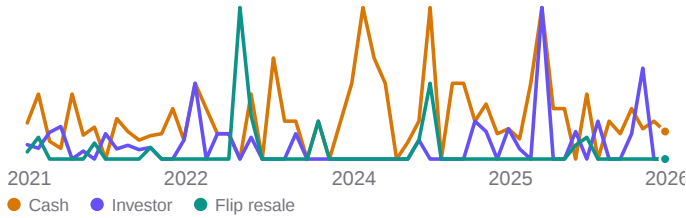
5.7%



BUYERS & OUTCOMES

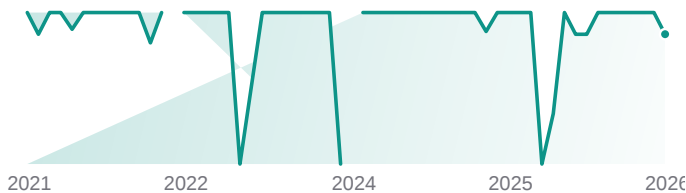
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



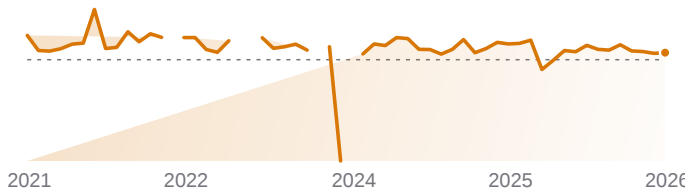
Sellers who sold at a gain

86%

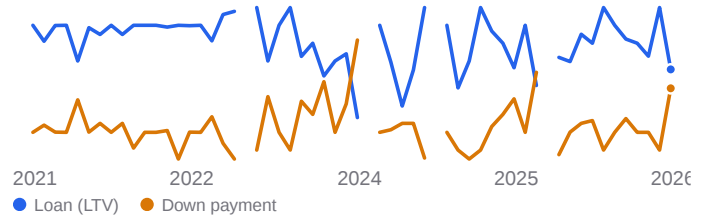


Median annualized return at resale

+3.8%

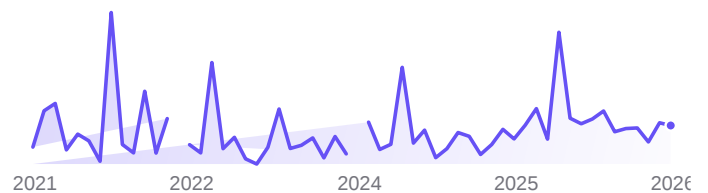


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



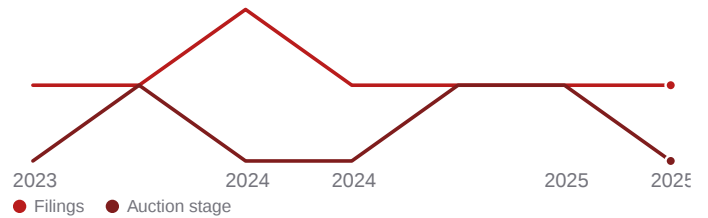
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,190
Median value (AVM)	\$894K
Median size	2,486 ft²
Median bedrooms	3
Median year built	2019
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.7%
Owner occupied	69%
Company owned	38%
Median loan-to-value	44%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	355
Density	172 / mi²
Median household income	\$105K
Average household income	\$114K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	283
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	4.6%
Unemployment	1.4%
Average temp	48°F
Annual precip	18 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.