

Sparks 89441

ZIP code · NV · Nevada > Washoe County > Sparks

BALANCED MARKET

\$698K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

386

SALES (12 MO)

\$710K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

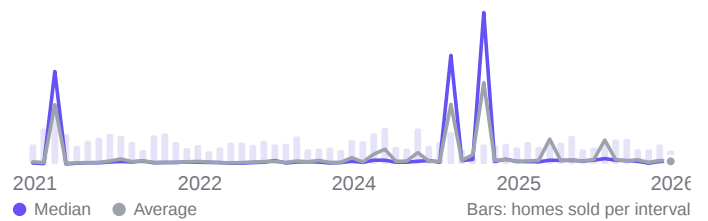
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$739K · Average \$733K

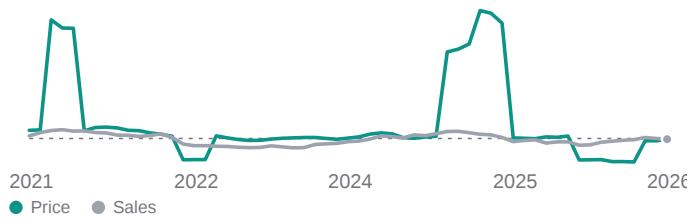


Growth (year over year)

Price -2.3% · Sales -2.5%

Price per square foot

\$303/ft²

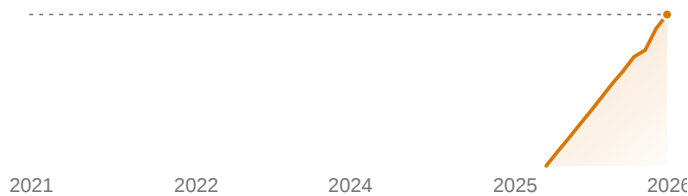


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

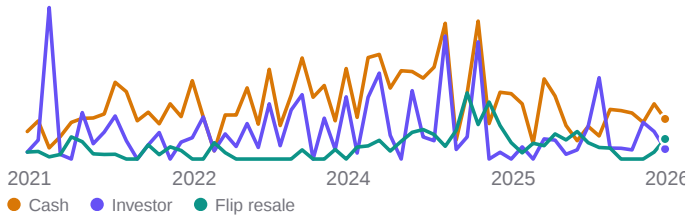
6.3%



BUYERS & OUTCOMES

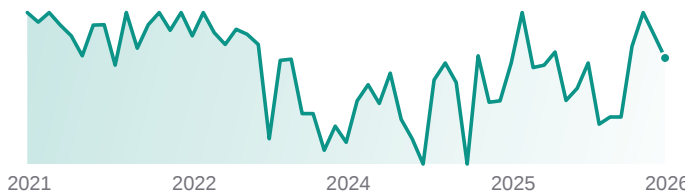
Buyer mix

Cash 18% · Investor 4.5% · Flip resale 9.1%



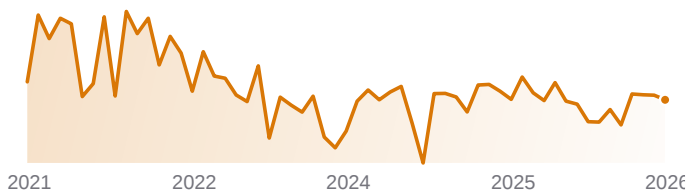
Sellers who sold at a gain

85%

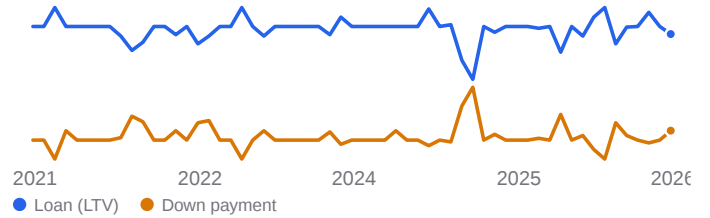


Median annualized return at resale

+5.3%

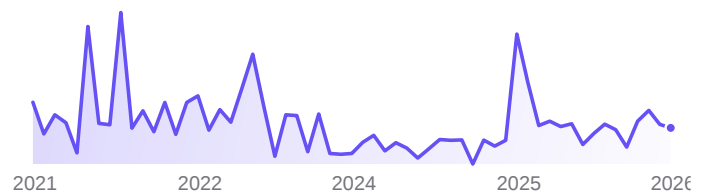


Financing (share of purchase price) Loan (LTV) 76% · Down payment 25%



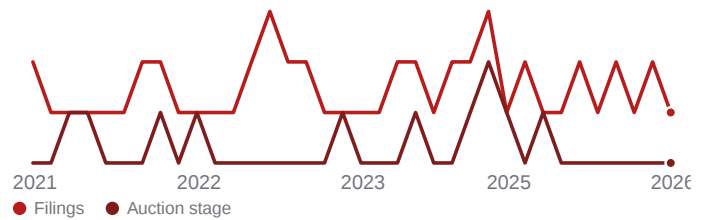
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,083
Median value (AVM)	\$710K
Median size	2,253 ft²
Median bedrooms	3
Median year built	2004
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	88%
Company owned	32%
Median loan-to-value	50%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	13,976
Density	274 / mi²
Median household income	\$124K
Average household income	\$140K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	279
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	3.6%
Unemployment	1.4%
Average temp	51°F
Annual precip	11 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.