

Wadsworth 89442

ZIP code · NV · Nevada › Washoe County › Wadsworth

\$320K

MEDIAN SALE PRICE

+56.1%

1-YR CHANGE

5

SALES (12 MO)

\$406K

MEDIAN VALUE (AVM)

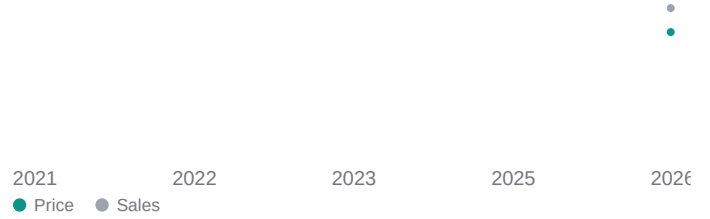
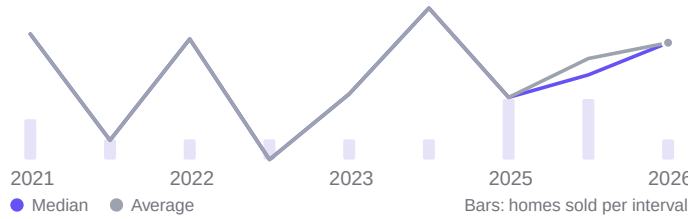
MARKET TRENDS (5 YEARS)

Sale prices

Median \$320K · Average \$320K

Growth (year over year)

Price +56.1% · Sales +66.7%

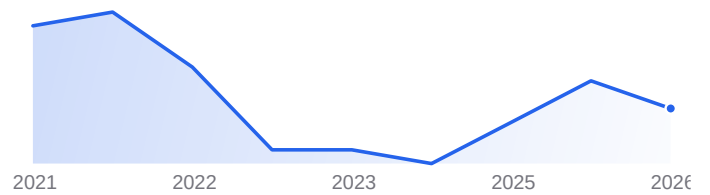
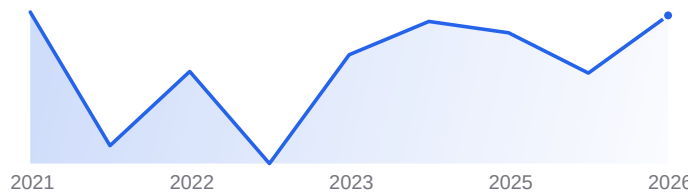


Price per square foot

\$257/ft²

Annual turnover (share of homes sold)

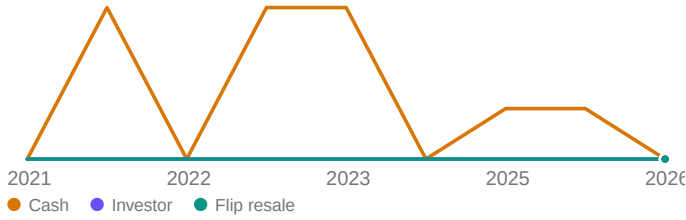
4.3%



BUYERS & OUTCOMES

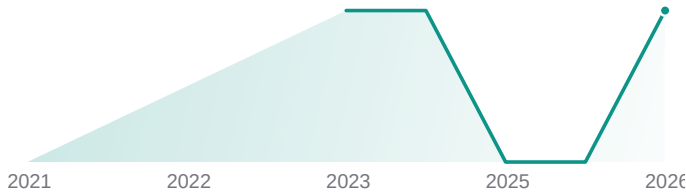
Buyer mix

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



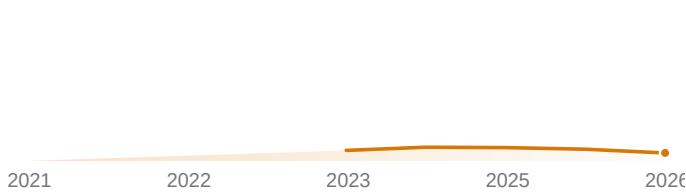
Sellers who sold at a gain

100%

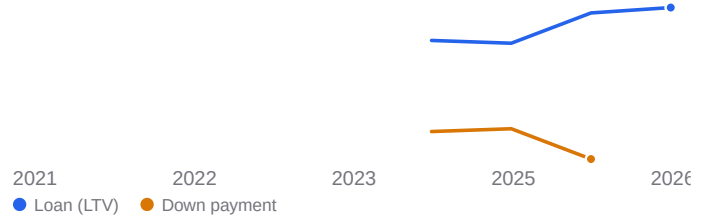


Median annualized return at resale

+5.1%

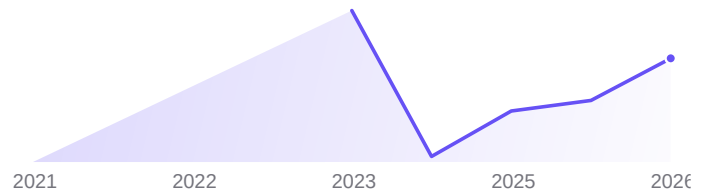


Financing (share of purchase price) Loan (LTV) 102% · Down payment 1.8%



Typical hold before selling

24.9 yrs



HOUSING STOCK

Homes	116
Median value (AVM)	\$406K
Median size	1,267 ft²
Median bedrooms	3
Median year built	1979
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0%
Owner occupied	44%
Company owned	19%
Median loan-to-value	24%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	117
Density	4 / mi ²
Median household income	\$49K
Average household income	\$62K
Crime index (US avg 100)	182
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	220
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	24.4%
Unemployment	1.3%
Average temp	51°F
Annual precip	11 in
Sunshine	79%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.