

Winnemucca 89445

ZIP code · NV · Nevada > Pershing County > Winnemucca

SELLER'S MARKET

\$360K

MEDIAN SALE PRICE

+13.6%

1-YR CHANGE

407

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

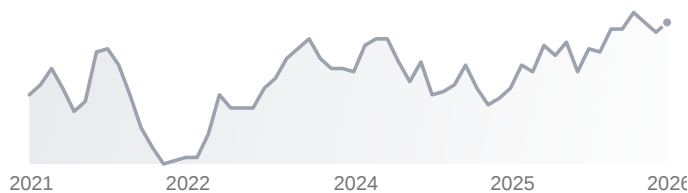
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

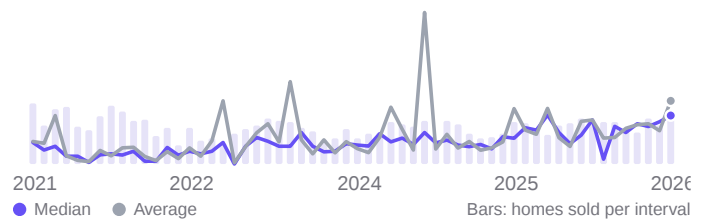
Market temperature (0–100)

75 / 100



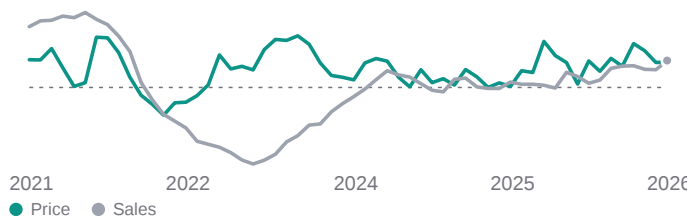
Sale prices

Median \$383K · Average \$442K



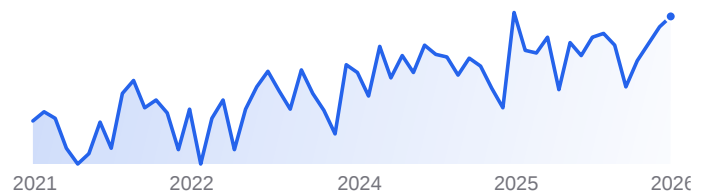
Growth (year over year)

Price +13.6% · Sales +14.3%



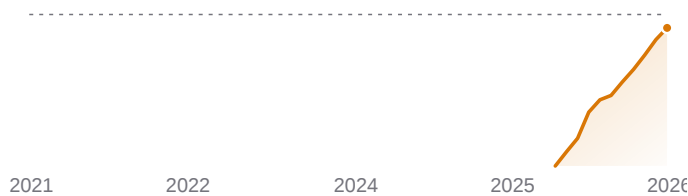
Price per square foot

\$253/ft²



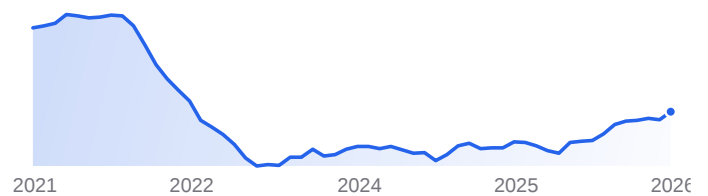
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

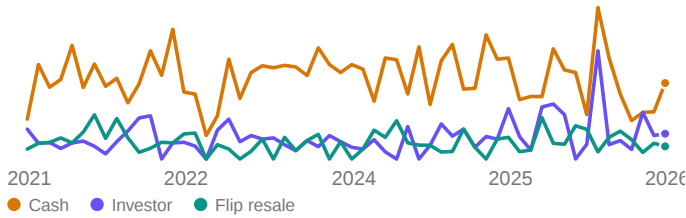
6.2%



BUYERS & OUTCOMES

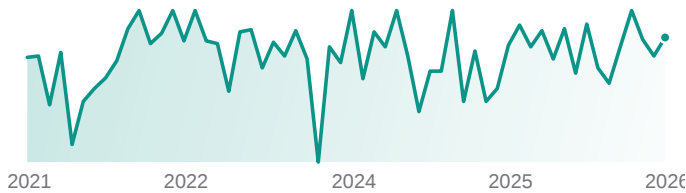
Buyer mix

Cash 29% · Investor 9.8% · Flip resale 4.9%



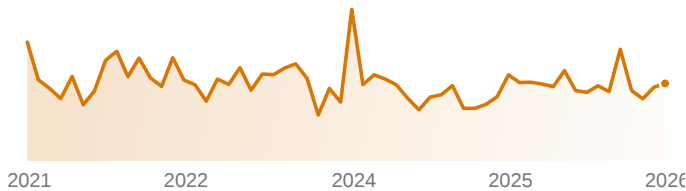
Sellers who sold at a gain

93%

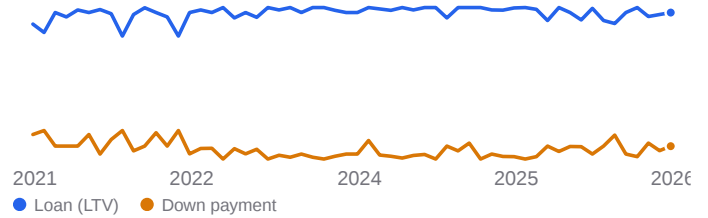


Median annualized return at resale

+8.0%

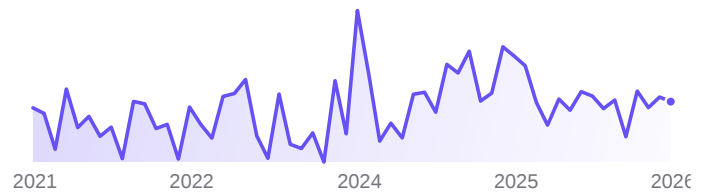


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,600
Median value (AVM)	\$352K
Median size	1,483 ft²
Median bedrooms	3
Median year built	1993
Single family	46%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	18%
Median loan-to-value	39%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	19,621
Density	2 / mi²
Median household income	\$75K
Average household income	\$91K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	167
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	13.8%
Unemployment	1.5%
Average temp	49°F
Annual precip	9 in
Sunshine	69%

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