# Zephyr Cove 89448

ZIP code · NV · Nevada › Douglas County › Zephyr Cove

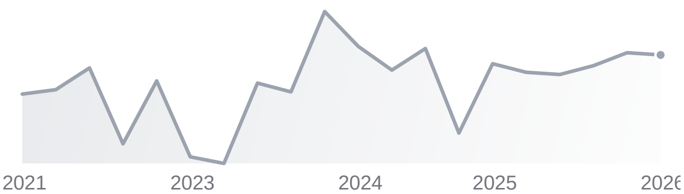
BALANCED MARKET

| $1.6M | +9.4% | 41 | $1.6M |
|---|---|---|---|
| MEDIAN SALE PRICE | 1-YR CHANGE | SALES (12 MO) | MEDIAN VALUE (AVM) |

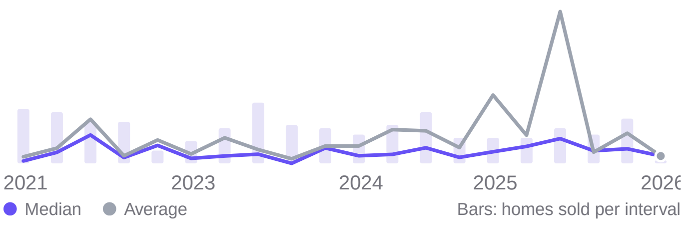
**Market temperature** Balanced market · 56 / 100


## MARKET TRENDS (5 YEARS)

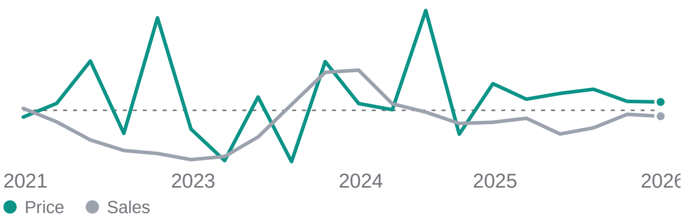
**Market temperature (0–100)** 56 / 100



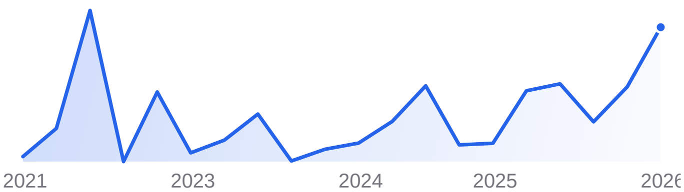

**Sale prices** Median $1.2M · Average $1.2M



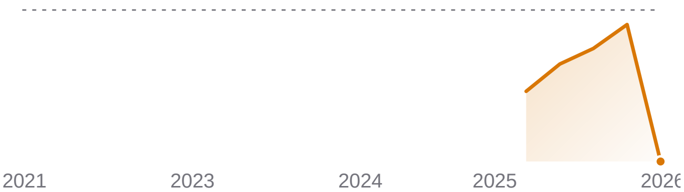

**Growth (year over year)** Price +9.4% · Sales -6.8%



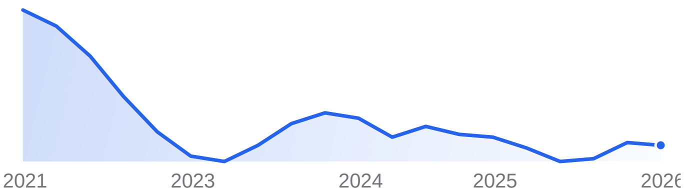

**Price per square foot** $1201/ft²




**Sale premium vs estimated value** -12.2%

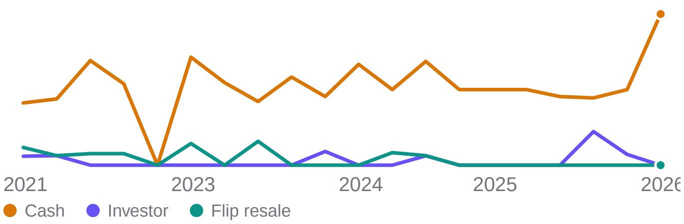



**Annual turnover (share of homes sold)** 3.0%

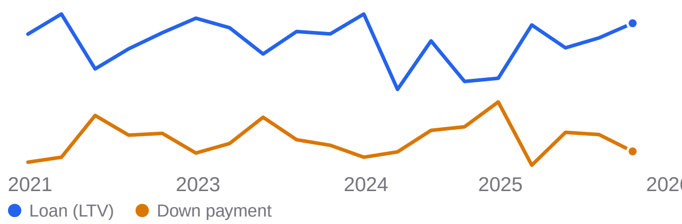


## BUYERS & OUTCOMES

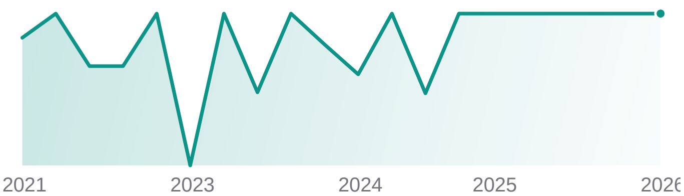
**Buyer mix** Cash 100% · Investor 0% · Flip resale 0%



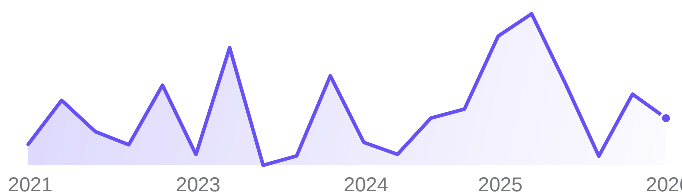

**Financing (share of purchase price)** Loan (LTV) 76% · Down payment 22%



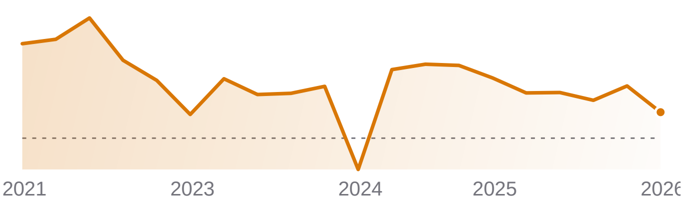

**Sellers who sold at a gain** 100%




**Typical hold before selling** 7.1 yrs




**Median annualized return at resale** +3.7%




## HOUSING STOCK

| | |
|---|---|
| Homes | 1,387 |
| Median value (AVM) | $1.6M |
| Median size | 2,041 ft² |
| Median year built | 1975 |
| Single family | 72% |

## EQUITY & OWNERSHIP

| | |
|---|---|
| Equity rich (LTV 50% or less) | 80% |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied | 3.7% |
| Company owned | 61% |
| Median loan-to-value | 19% |
| Typical ownership tenure | 9.6 yrs |

## COMMUNITY

| | |
|---|---|
| Population | **1,638** |
| Density | **198 / mi²** |
| Median household income | **$137K** |
| Average household income | **$189K** |
| Crime index (US avg 100) | **177** |
| Air pollution index (US avg 100) | **89** |
| Earthquake index (US avg 100) | **359** |
| Homes occupied | **52%** |
| Bachelor's or higher | **33%** |
| Poverty rate | **7.3%** |
| Unemployment | **1.3%** |
| Average temp | **43°F** |
| Annual precip | **27 in** |
| Sunshine | **79%** |

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