

Stateline 89449

ZIP code · NV · Nevada › Douglas County › Stateline

BUYER'S MARKET

\$619K

MEDIAN SALE PRICE

-39.1%

1-YR CHANGE

125

SALES (12 MO)

\$803K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



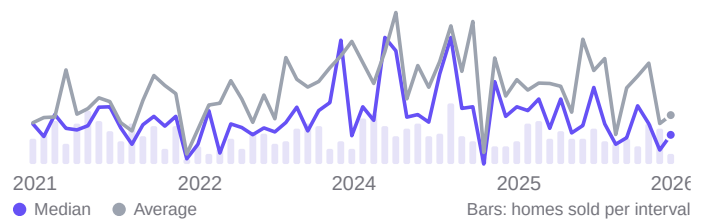
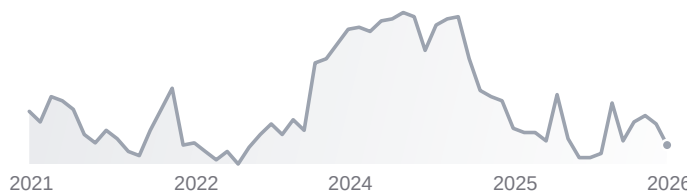
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$636K · Average \$892K

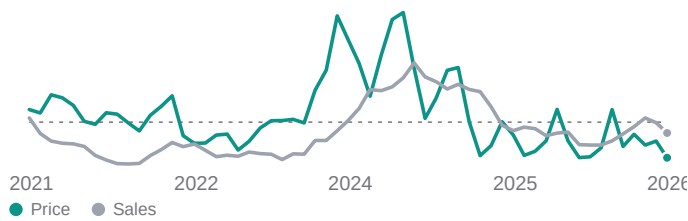


Growth (year over year)

Price -39.1% · Sales -12.0%

Price per square foot

\$467/ft²

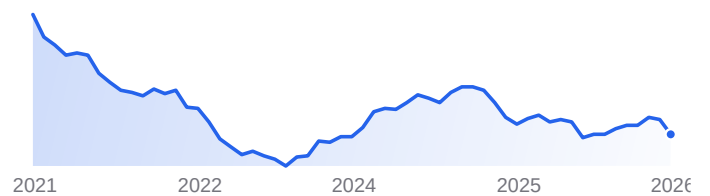


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

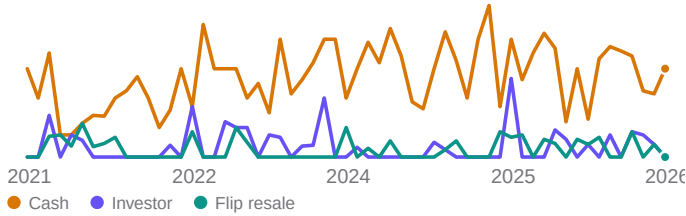
4.4%



BUYERS & OUTCOMES

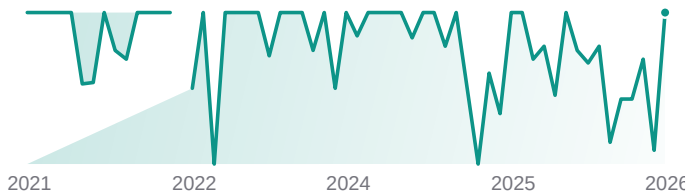
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



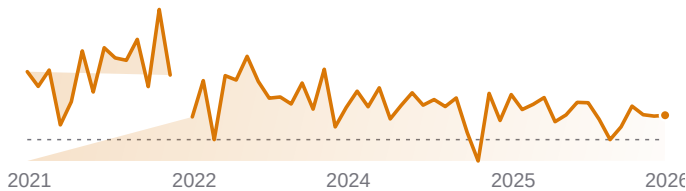
Sellers who sold at a gain

100%

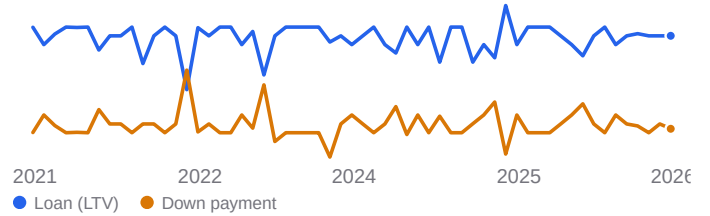


Median annualized return at resale

+4.4%

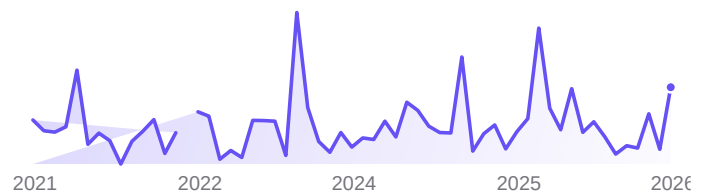


Financing (share of purchase price) Loan (LTV) 75% · Down payment 22%



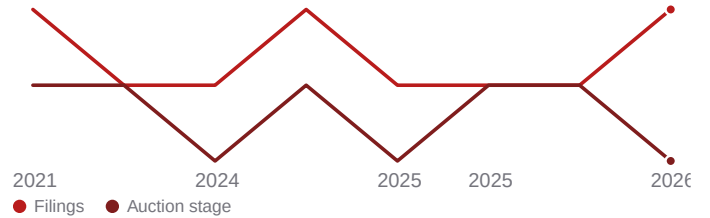
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,835
Median value (AVM)	\$803K
Median size	1,525 ft²
Median year built	1979
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.7%
Owner occupied	3.1%
Company owned	49%
Median loan-to-value	27%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	2,689
Density	268 / mi²
Median household income	\$82K
Average household income	\$124K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	339
Homes occupied	64%
Bachelor's or higher	32%
Poverty rate	3.9%
Unemployment	1.6%
Average temp	42°F
Annual precip	28 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.