

Incline Village 89451

ZIP code · NV · Nevada › Washoe County › Incline Village

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

337

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

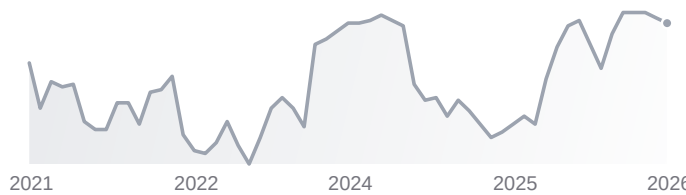
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

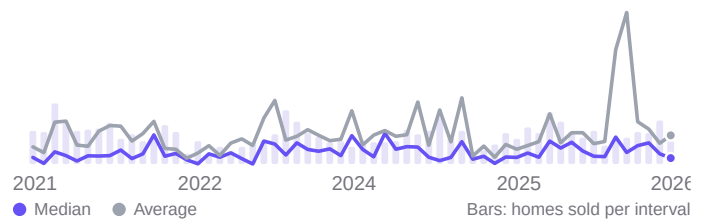
Market temperature (0–100)

77 / 100



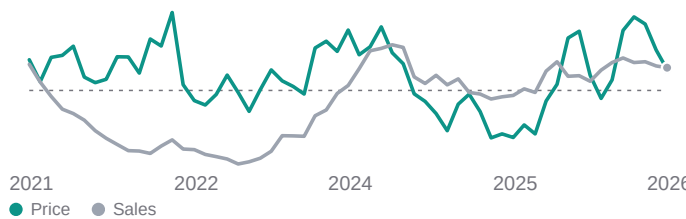
Sale prices

Median \$1.2M · Average \$2.1M



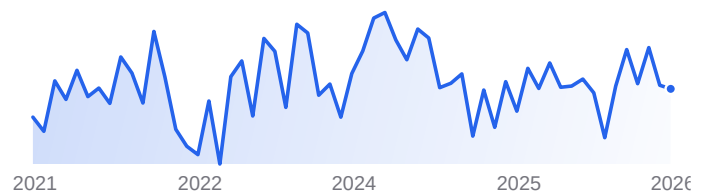
Growth (year over year)

Price +14.1% · Sales +15.4%



Price per square foot

\$761/ft²



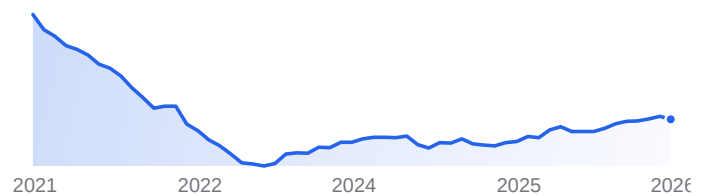
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

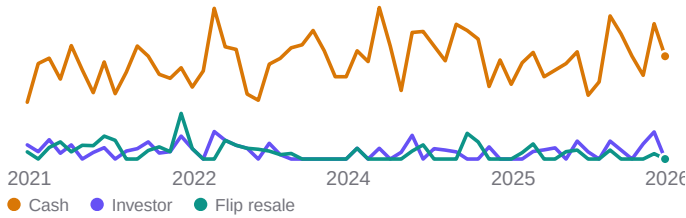
4.7%



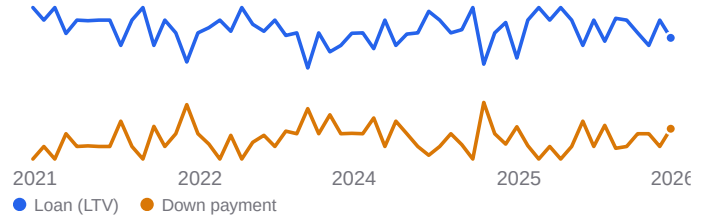
BUYERS & OUTCOMES

Buyer mix

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

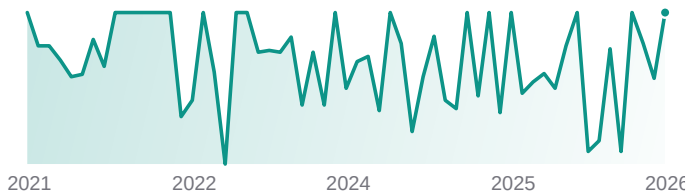


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



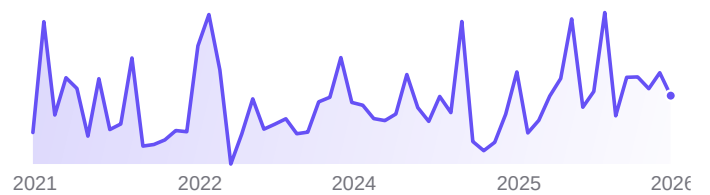
Sellers who sold at a gain

100%



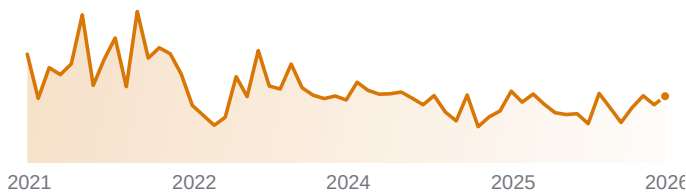
Typical hold before selling

8.0 yrs



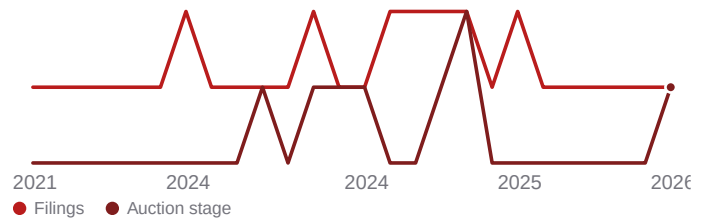
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,213
Median value (AVM)	\$1.5M
Median size	1,750 ft²
Median bedrooms	3
Median year built	1979
Single family	42%
Condos	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.6%
Owner occupied	21%
Company owned	52%
Median loan-to-value	19%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	9,476
Density	422 / mi²
Median household income	\$148K
Average household income	\$206K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	313
Homes occupied	53%
Bachelor's or higher	33%
Poverty rate	6.5%
Unemployment	1.6%
Average temp	42°F
Annual precip	33 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.