

Gardnerville 89460

ZIP code · NV · Nevada > Douglas County > Gardnerville

BALANCED MARKET

\$530K

MEDIAN SALE PRICE

-9.7%

1-YR CHANGE

198

SALES (12 MO)

\$601K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



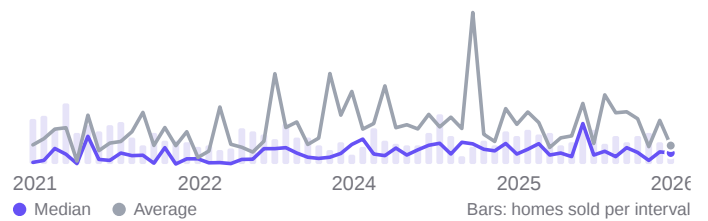
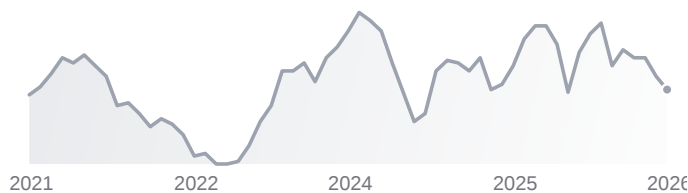
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$550K · Average \$619K

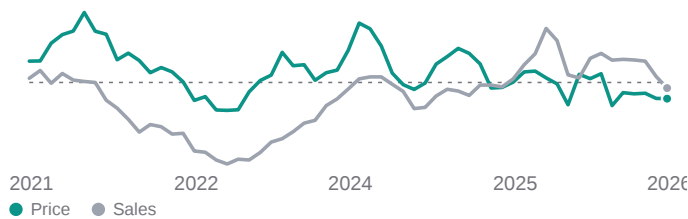


Growth (year over year)

Price -9.7% · Sales -3.4%

Price per square foot

\$343/ft²

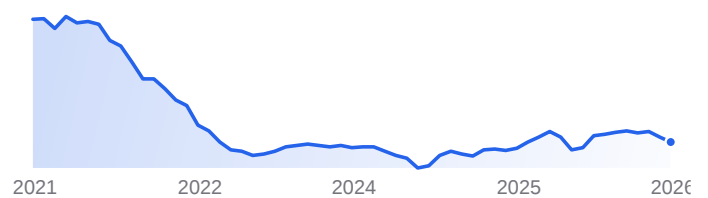
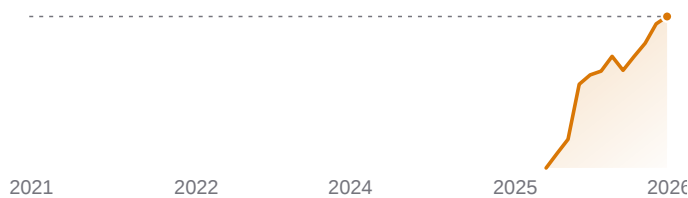


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

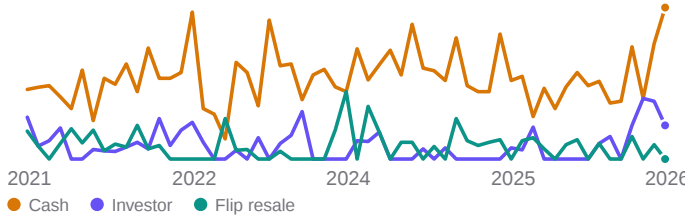
3.7%



BUYERS & OUTCOMES

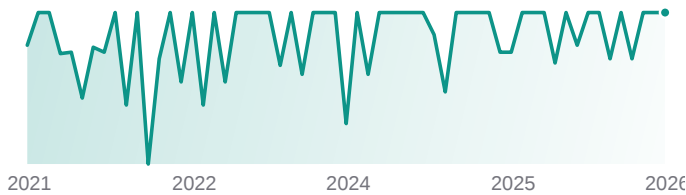
Buyer mix

Cash 75% · Investor 17% · Flip resale 0%



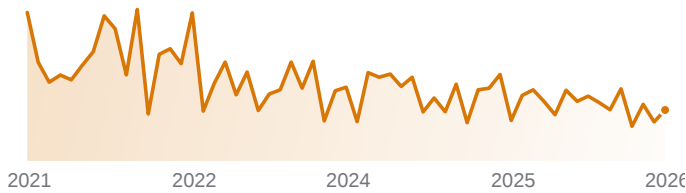
Sellers who sold at a gain

100%

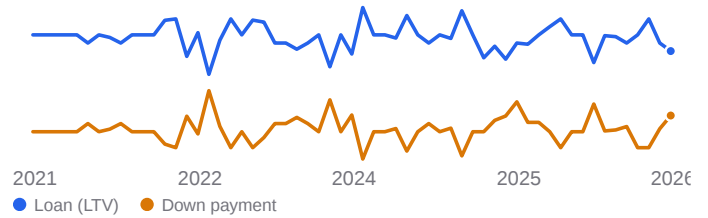


Median annualized return at resale

+5.2%

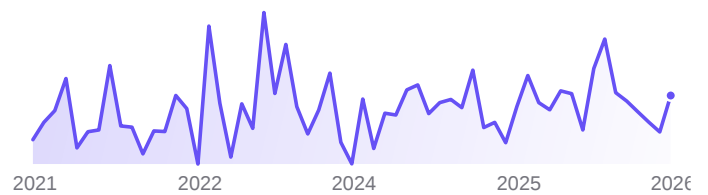


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



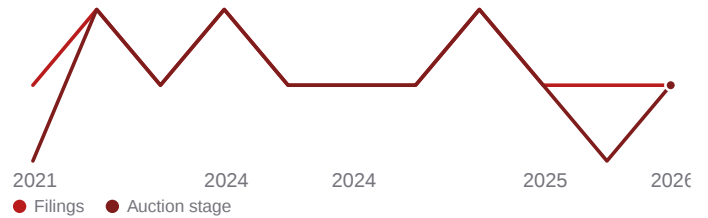
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,390
Median value (AVM)	\$601K
Median size	1,797 ft²
Median year built	1989
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	39%
Median loan-to-value	32%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	13,821
Density	229 / mi²
Median household income	\$85K
Average household income	\$105K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	367
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	7.8%
Unemployment	1.3%
Average temp	48°F
Annual precip	15 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.