

Reno 89501

ZIP code · NV · Nevada > Washoe County > Reno

BALANCED MARKET

\$309K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

60

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



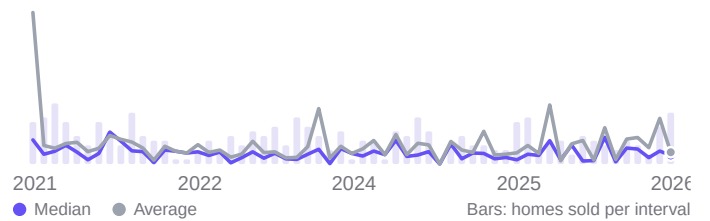
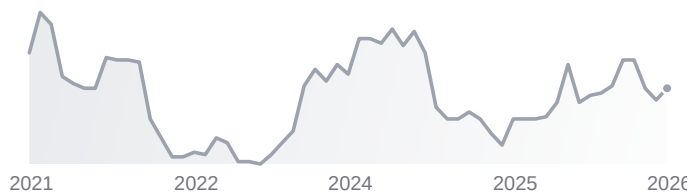
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$300K · Average \$339K

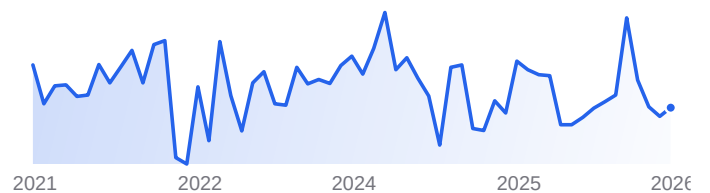
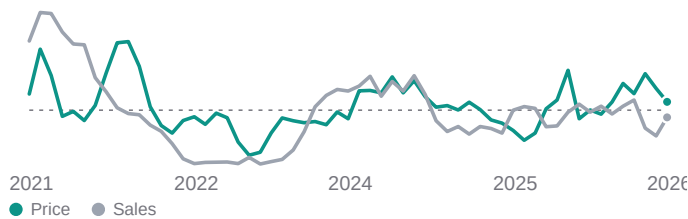


Growth (year over year)

Price +7.3% · Sales -6.3%

Price per square foot

\$327/ft²

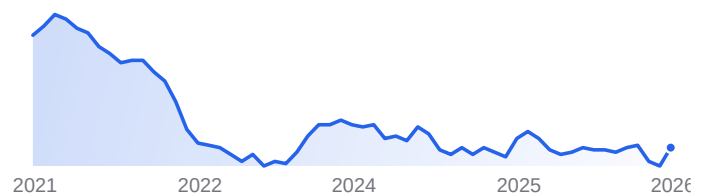
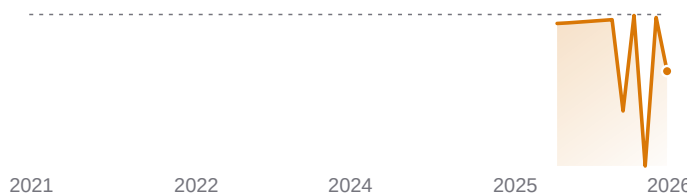


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

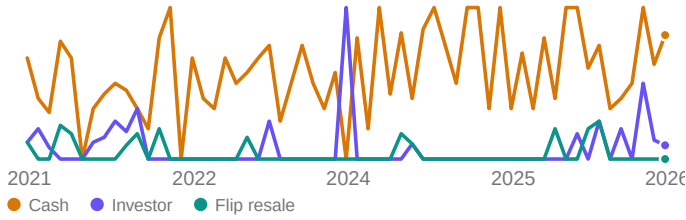
6.1%



BUYERS & OUTCOMES

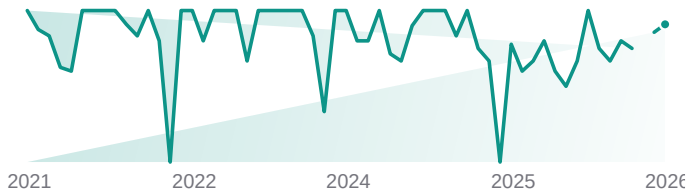
Buyer mix

Cash 82% · Investor 9.1% · Flip resale 0%



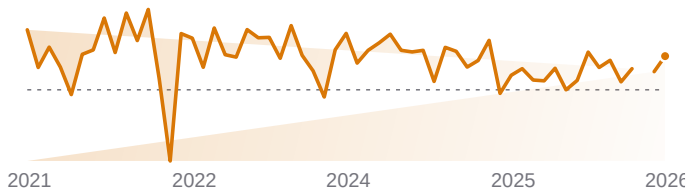
Sellers who sold at a gain

91%

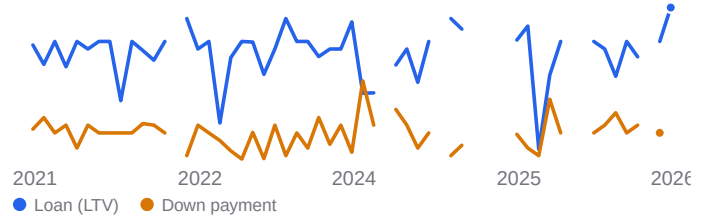


Median annualized return at resale

+4.9%

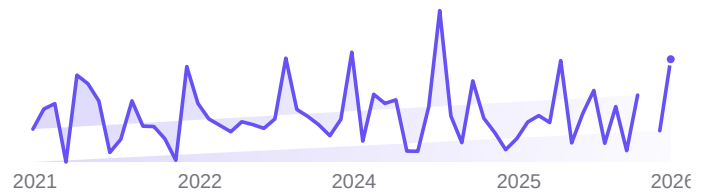


Financing (share of purchase price) Loan (LTV) 102% · Down payment 20%



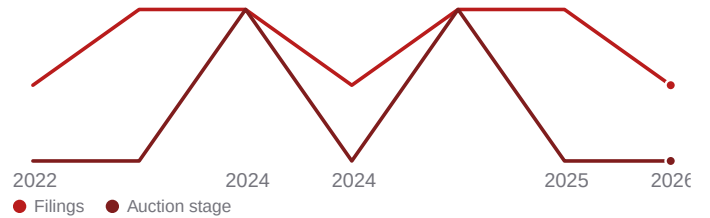
Typical hold before selling

14.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	989
Median value (AVM)	\$372K
Median size	974 ft²
Median bedrooms	1
Median year built	1978
Single family	7.6%
Condos	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.7%
Owner occupied	49%
Company owned	42%
Median loan-to-value	0%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	5,057
Density	7,735 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	287
Homes occupied	83%
Bachelor's or higher	22%
Poverty rate	21.7%
Unemployment	1.5%
Average temp	51°F
Annual precip	9 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.