

Reno 89502

ZIP code · NV · Nevada > Washoe County > Reno

SELLER'S MARKET

\$458K

MEDIAN SALE PRICE

+17.7%

1-YR CHANGE

399

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

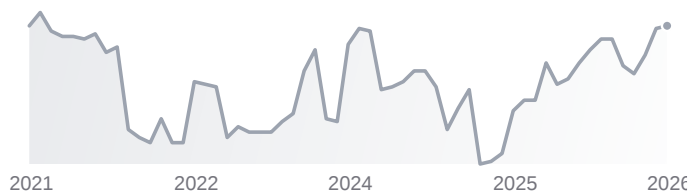
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

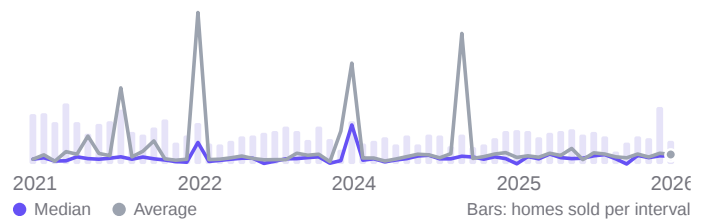
Market temperature (0–100)

76 / 100



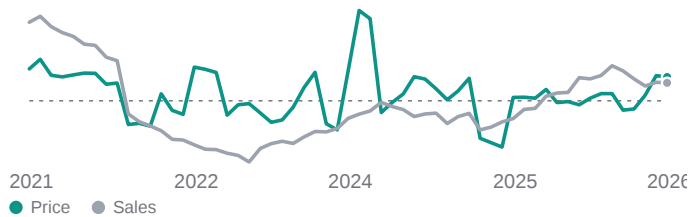
Sale prices

Median \$464K · Average \$502K



Growth (year over year)

Price +17.7% · Sales +13.4%



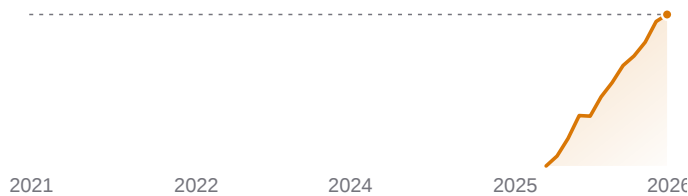
Price per square foot

\$308/ft²



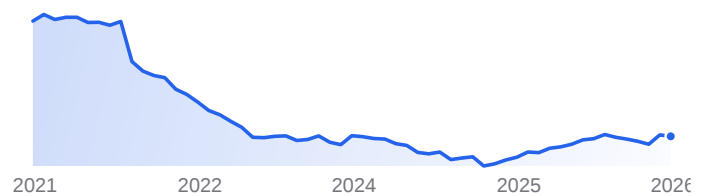
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

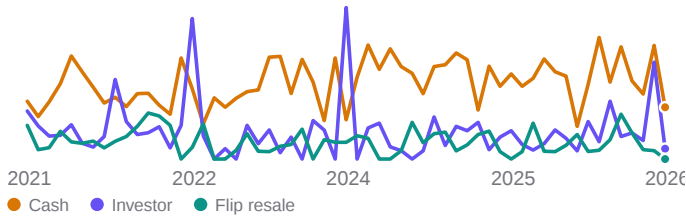
4.1%



BUYERS & OUTCOMES

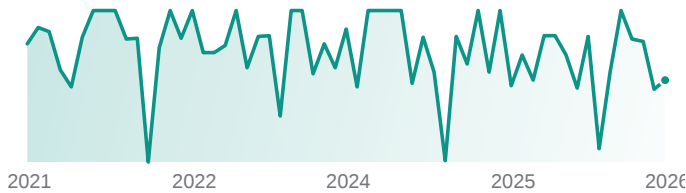
Buyer mix

Cash 19% · Investor 3.8% · Flip resale 0%



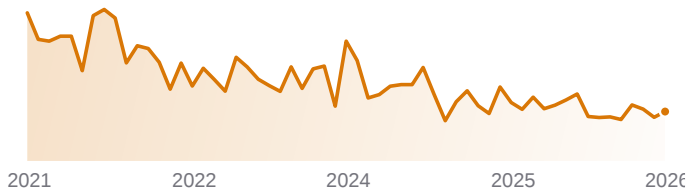
Sellers who sold at a gain

91%

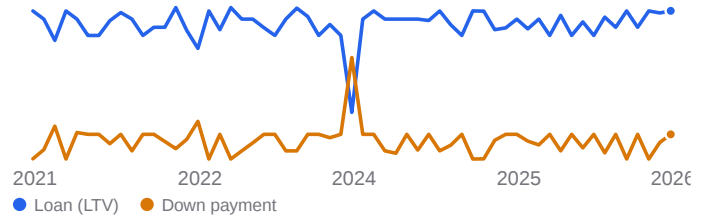


Median annualized return at resale

+4.7%

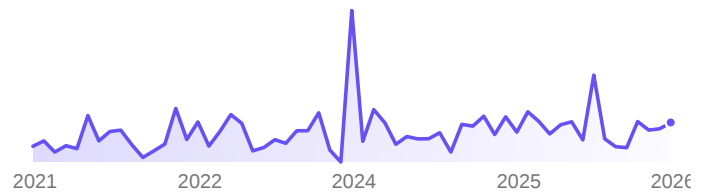


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



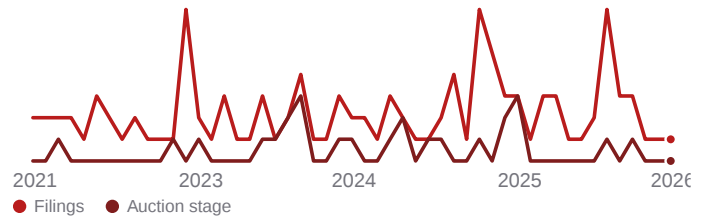
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,666
Median value (AVM)	\$454K
Median size	1,262 ft²
Median bedrooms	3
Median year built	1977
Single family	60%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.1%
Owner occupied	61%
Company owned	34%
Median loan-to-value	34%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	46,975
Density	1,681 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	284
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	14.5%
Unemployment	1.6%
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.