

Reno 89503

ZIP code · NV · Nevada > Washoe County > Reno

STRONG SELLER'S MARKET

\$626K

MEDIAN SALE PRICE

+37.2%

1-YR CHANGE

447

SALES (12 MO)

\$489K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

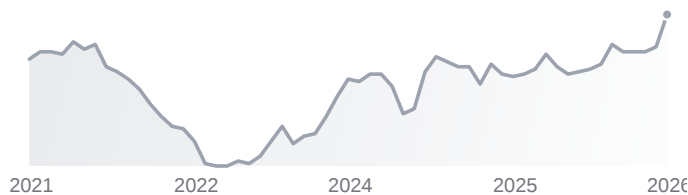
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

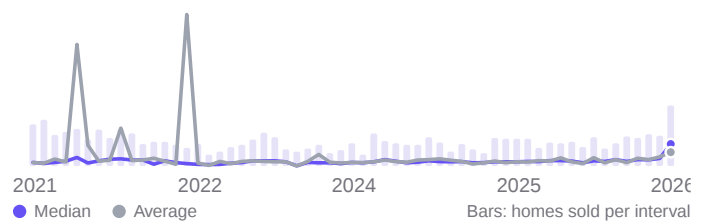
Market temperature (0–100)

84 / 100



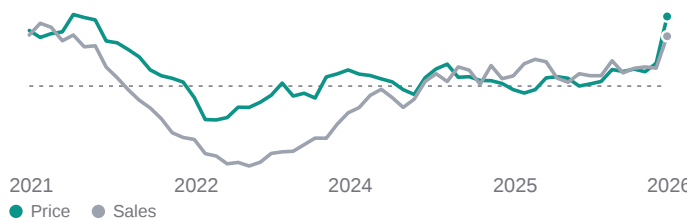
Sale prices

Median \$850K · Average \$668K



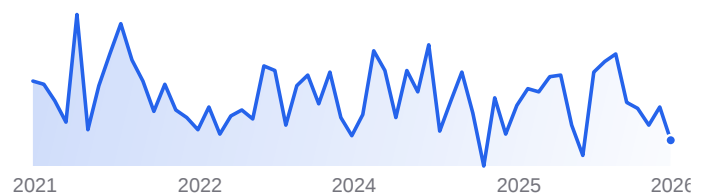
Growth (year over year)

Price +37.2% · Sales +26.6%



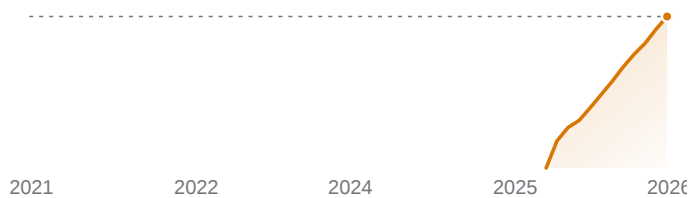
Price per square foot

\$287/ft²



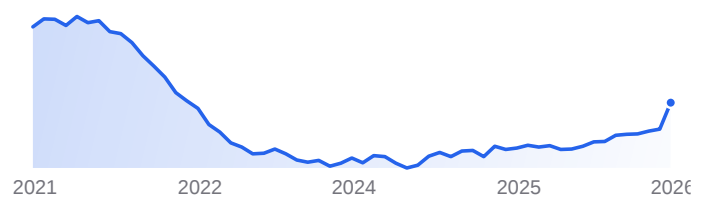
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

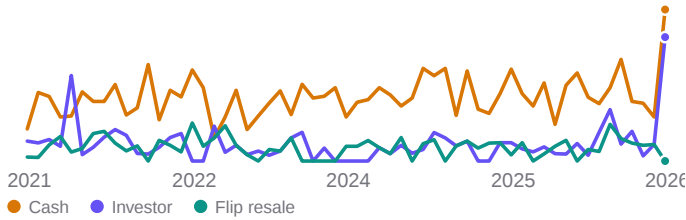
5.0%



BUYERS & OUTCOMES

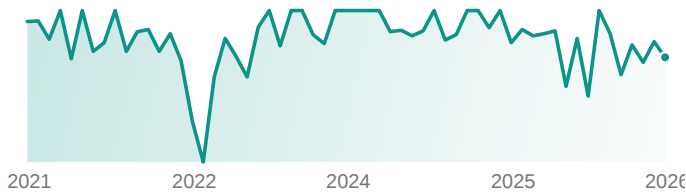
Buyer mix

Cash 69% · Investor 56% · Flip resale 0%



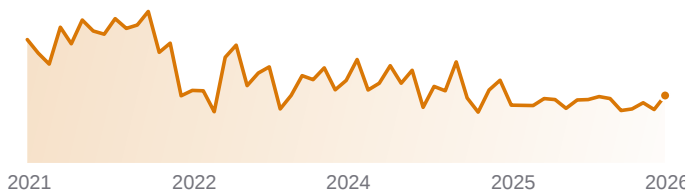
Sellers who sold at a gain

91%

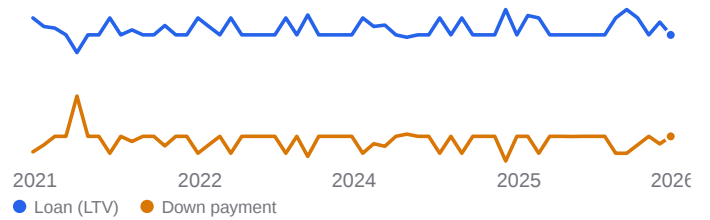


Median annualized return at resale

+5.7%

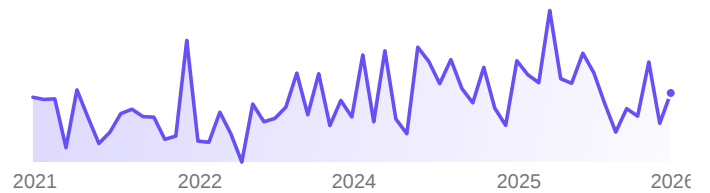


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



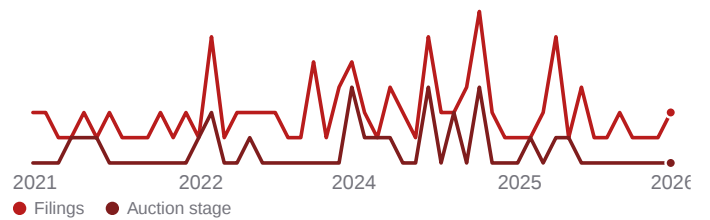
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,867
Median value (AVM)	\$489K
Median size	1,354 ft²
Median bedrooms	3
Median year built	1972
Single family	71%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	60%
Company owned	34%
Median loan-to-value	37%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	28,352
Density	4,321 / mi²
Median household income	\$65K
Average household income	\$88K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	292
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	17.7%
Unemployment	1.8%
Average temp	51°F
Annual precip	10 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.