

Reno 89506

ZIP code · NV · Nevada > Washoe County > Reno

SELLER'S MARKET

\$447K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

874

SALES (12 MO)

\$464K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



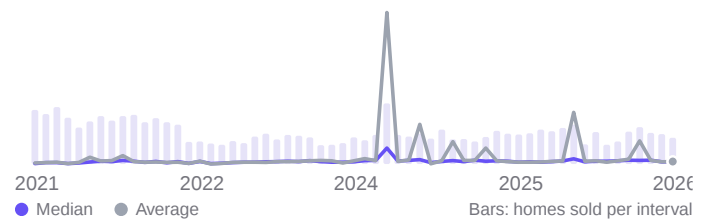
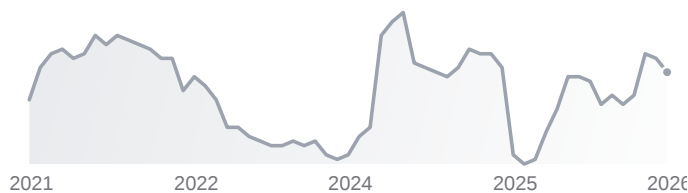
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$435K · Average \$443K

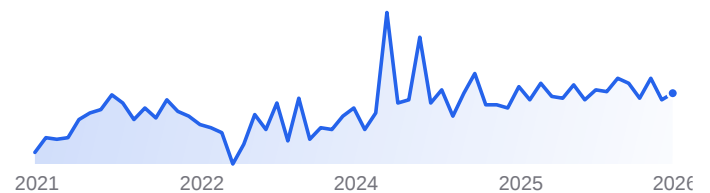
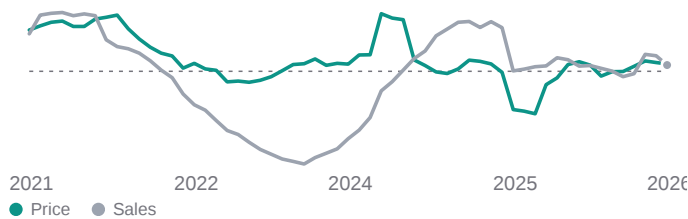


Growth (year over year)

Price +3.6% · Sales +3.1%

Price per square foot

\$281/ft²

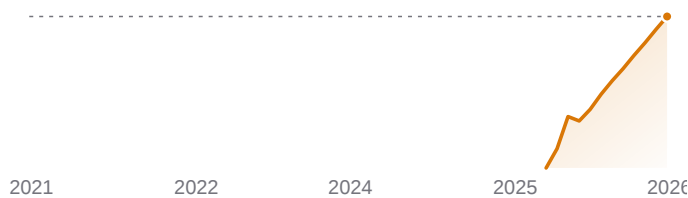


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

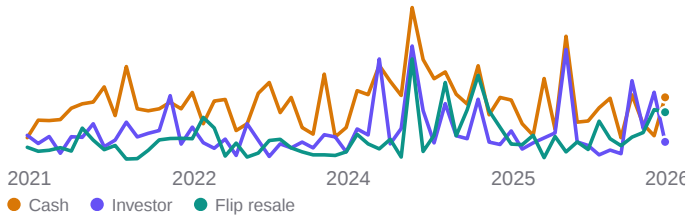
5.7%



BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 6.3% · Flip resale 16%



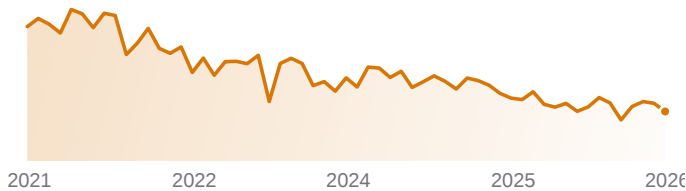
Sellers who sold at a gain

80%

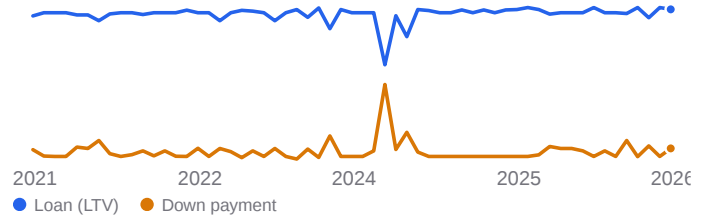


Median annualized return at resale

+4.2%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



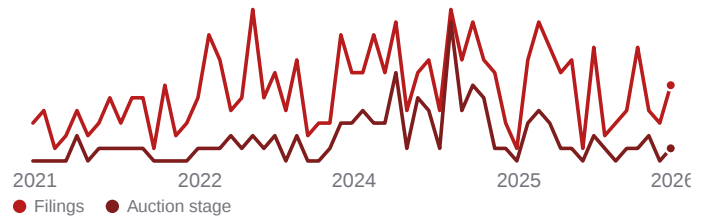
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	15,341
Median value (AVM)	\$464K
Median size	1,557 ft²
Median bedrooms	3
Median year built	2001
Single family	74%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.8%
Owner occupied	75%
Company owned	22%
Median loan-to-value	50%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	46,491
Density	471 / mi²
Median household income	\$79K
Average household income	\$101K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	297
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	10.2%
Unemployment	1.6%
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.