

Reno 89508

ZIP code · NV · Nevada > Washoe County > Reno

SELLER'S MARKET

\$463K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

282

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

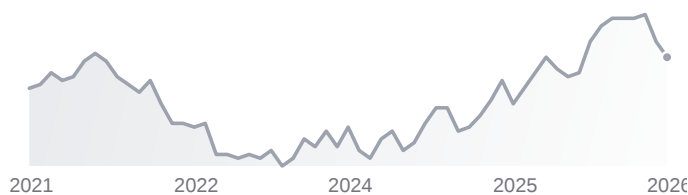
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

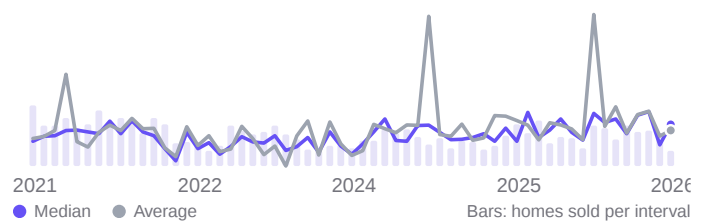
Market temperature (0–100)

69 / 100



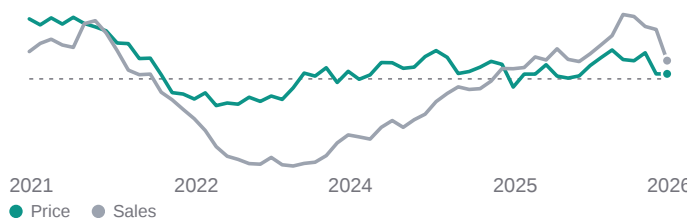
Sale prices

Median \$470K · Average \$454K



Growth (year over year)

Price +2.0% · Sales +7.2%



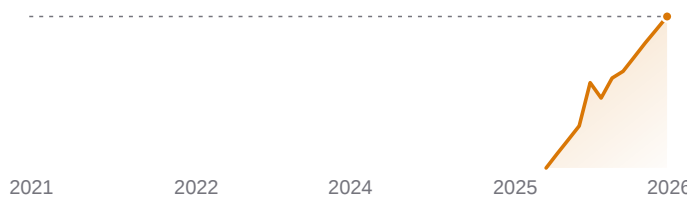
Price per square foot

\$251/ft²



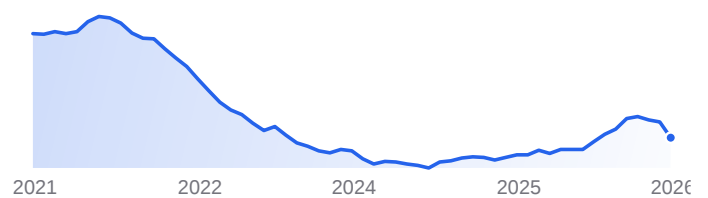
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

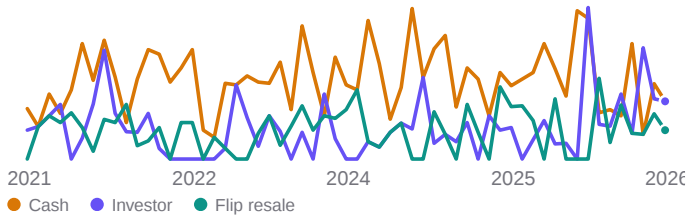
5.3%



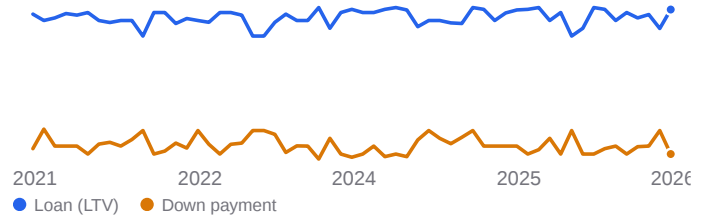
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 17% · Flip resale 8.3%

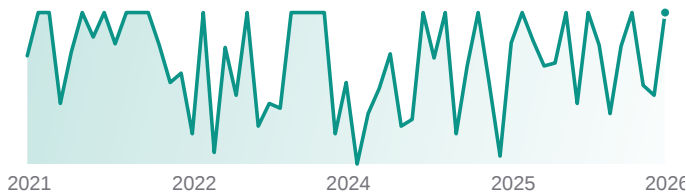


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



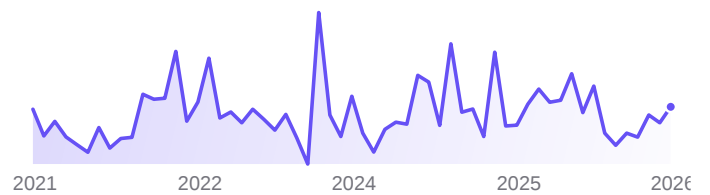
Sellers who sold at a gain

100%



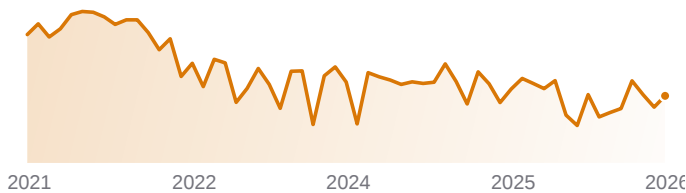
Typical hold before selling

6.7 yrs



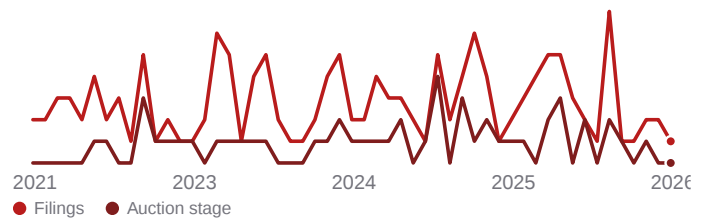
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,273
Median value (AVM)	\$492K
Median size	1,696 ft²
Median bedrooms	3
Median year built	2001
Single family	82%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.5%
Owner occupied	86%
Company owned	19%
Median loan-to-value	53%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	14,337
Density	76 / mi²
Median household income	\$91K
Average household income	\$107K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	301
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	5.2%
Unemployment	1.5%
Average temp	47°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.