

Reno 89511

ZIP code · NV · Nevada > Washoe County > Reno

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

-9.4%

1-YR CHANGE

560

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



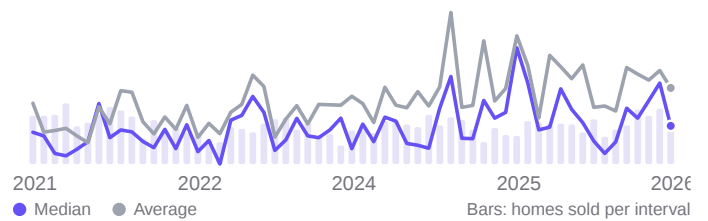
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$1.1M · Average \$1.5M

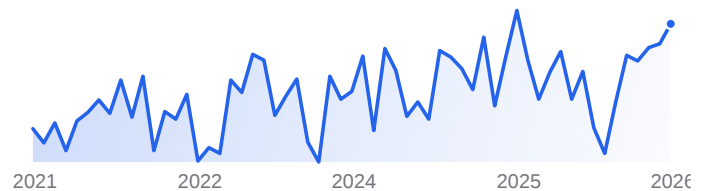
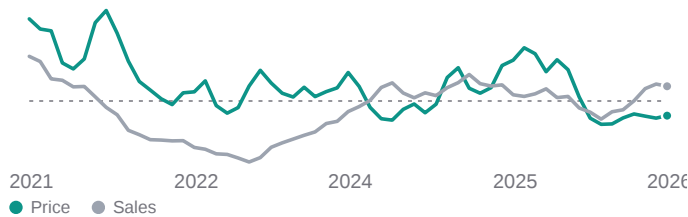


Growth (year over year)

Price -9.4% · Sales +9.6%

Price per square foot

\$490/ft²

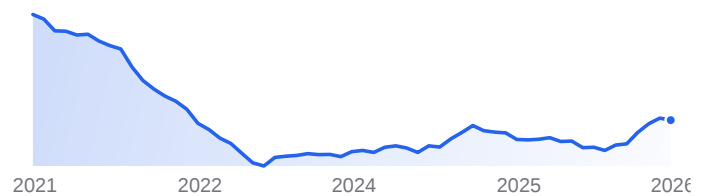
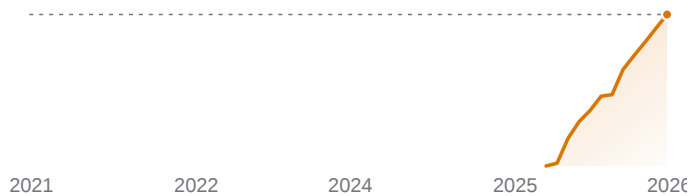


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

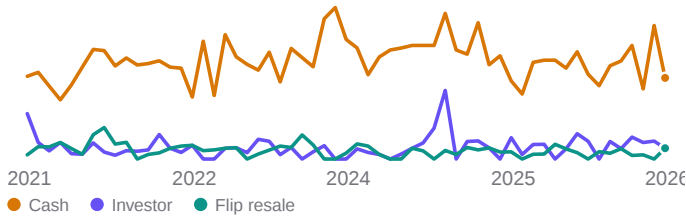
5.3%



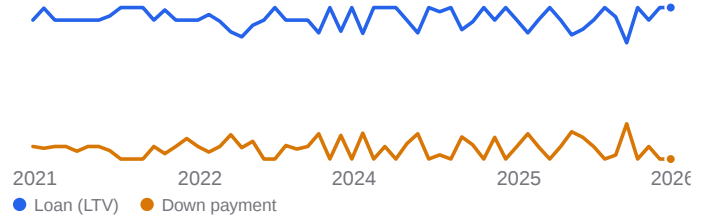
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 4.8% · Flip resale 4.8%

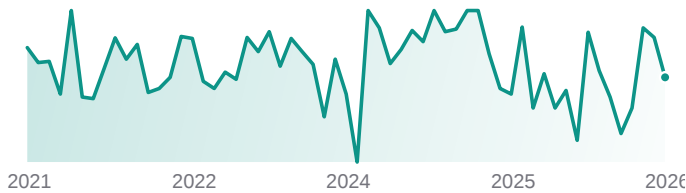


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

91%



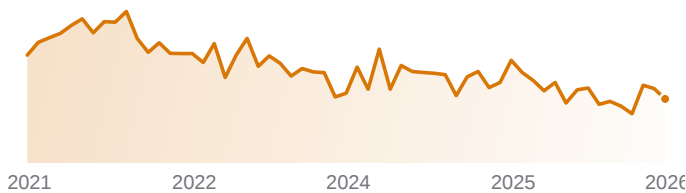
Typical hold before selling

9.4 yrs



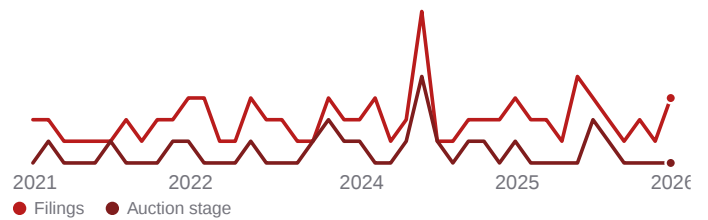
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	10,482
Median value (AVM)	\$1.2M
Median size	2,621 ft²
Median bedrooms	3
Median year built	1997
Single family	88%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	46%
Median loan-to-value	33%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	30,600
Density	217 / mi²
Median household income	\$126K
Average household income	\$164K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	292
Homes occupied	91%
Bachelor's or higher	28%
Poverty rate	5.4%
Unemployment	1.4%
Average temp	42°F
Annual precip	38 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.