

Carson City 89703

ZIP code · NV · Nevada > Carson City > Carson City

BALANCED MARKET

\$607K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

260

SALES (12 MO)

\$647K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



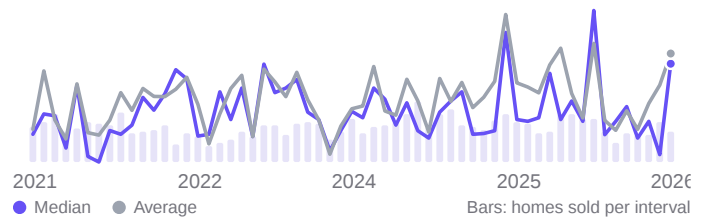
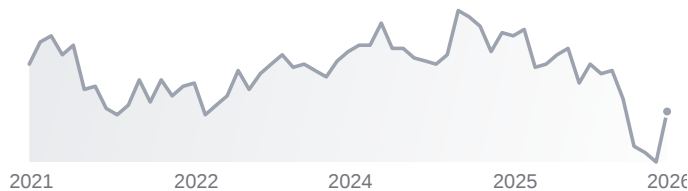
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$741K · Average \$769K

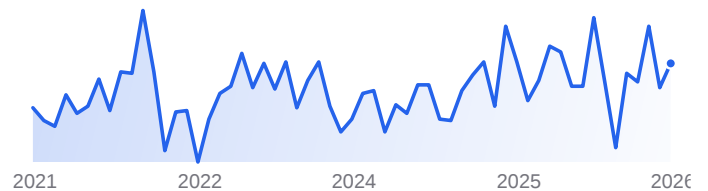
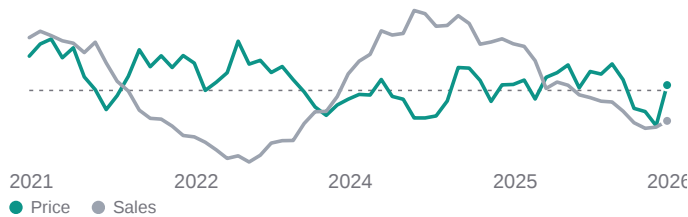


Growth (year over year)

Price +2.9% · Sales -16.4%

Price per square foot

\$326/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

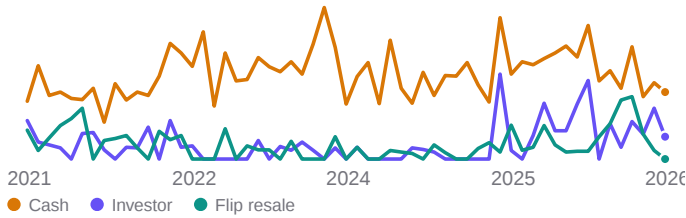
5.9%



BUYERS & OUTCOMES

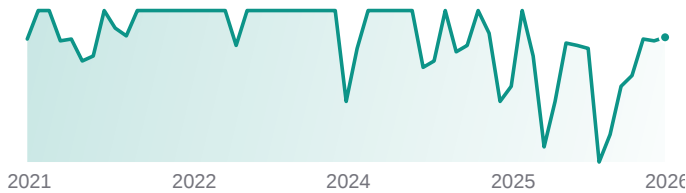
Buyer mix

Cash 32% · Investor 11% · Flip resale 0%



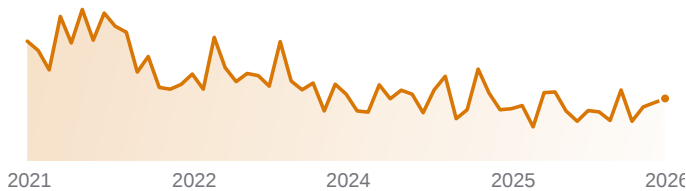
Sellers who sold at a gain

94%

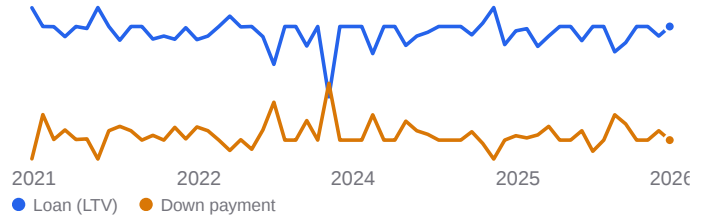


Median annualized return at resale

+5.5%

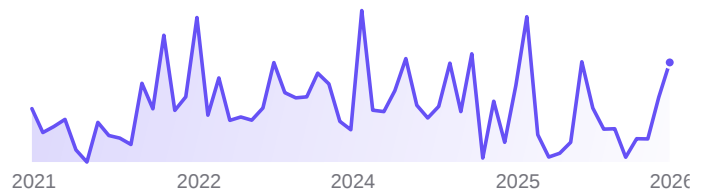


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



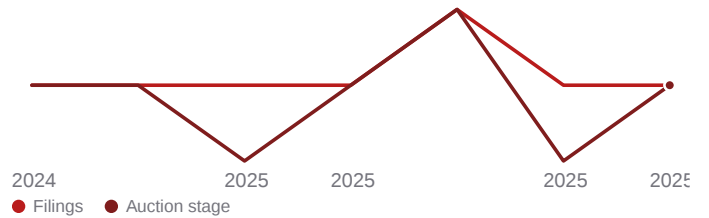
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,428
Median value (AVM)	\$647K
Median size	2,060 ft²
Median bedrooms	3
Median year built	1983
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.2%
Owner occupied	59%
Company owned	49%
Median loan-to-value	36%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	10,631
Density	223 / mi²
Median household income	\$82K
Average household income	\$112K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	349
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	44°F
Annual precip	27 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.