

Carson City 89705

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

BALANCED MARKET

\$599K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

204

SALES (12 MO)

\$544K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

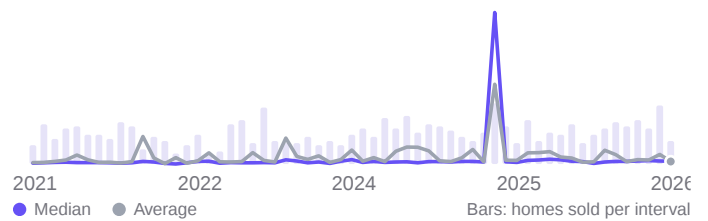
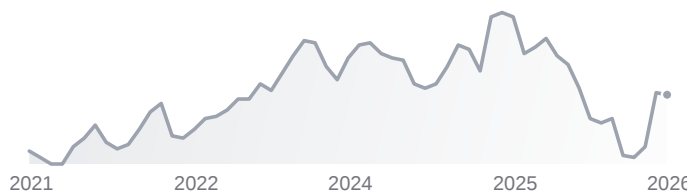
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$580K · Average \$557K

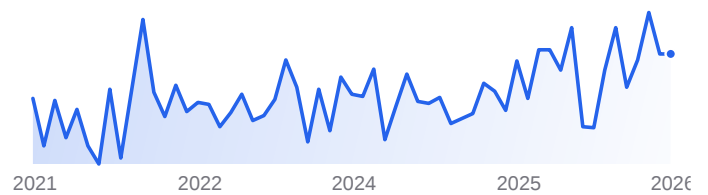
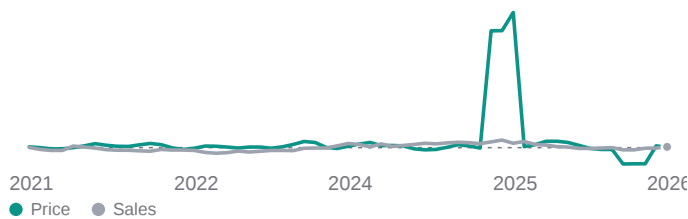


Growth (year over year)

Price +0.7% · Sales +4.1%

Price per square foot

\$354/ft²

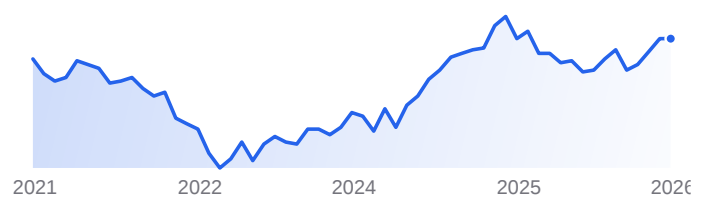
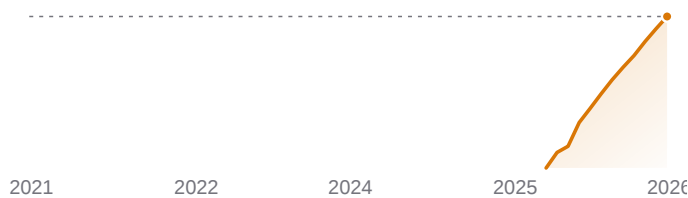


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

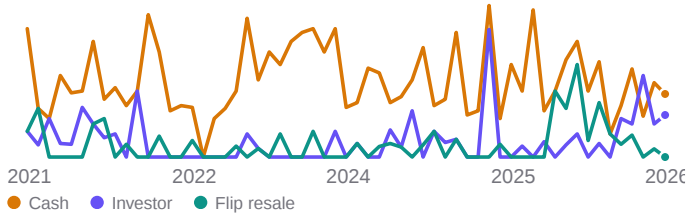
7.8%



BUYERS & OUTCOMES

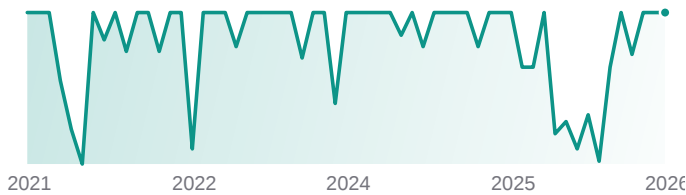
Buyer mix

Cash 27% · Investor 18% · Flip resale 0%



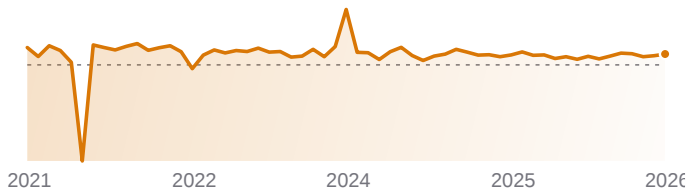
Sellers who sold at a gain

100%

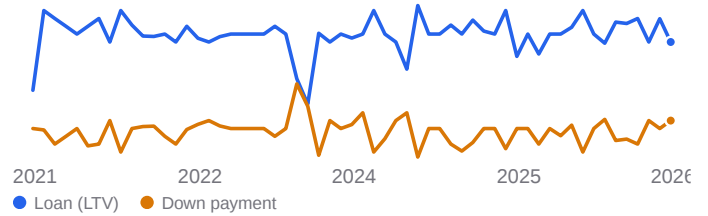


Median annualized return at resale

+6.3%

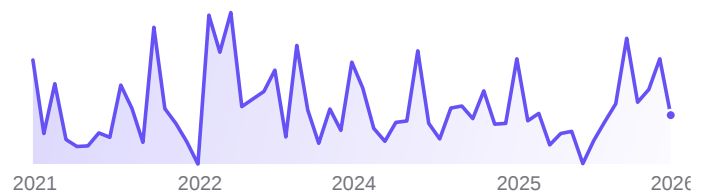


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,617
Median value (AVM)	\$544K
Median size	1,575 ft²
Median bedrooms	3
Median year built	1995
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	35%
Median loan-to-value	35%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	4,456
Density	297 / mi²
Median household income	\$83K
Average household income	\$107K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	399
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	14.9%
Unemployment	1.3%
Average temp	48°F
Annual precip	16 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.