

Carson City 89706

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

SELLER'S MARKET

\$389K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

212

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



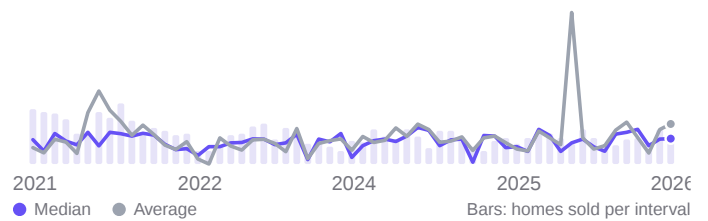
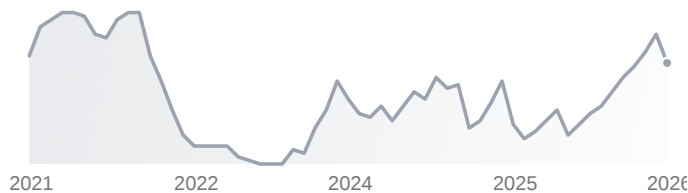
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$402K · Average \$478K

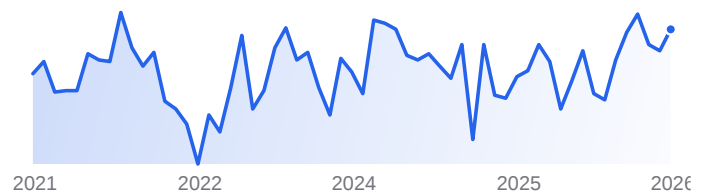
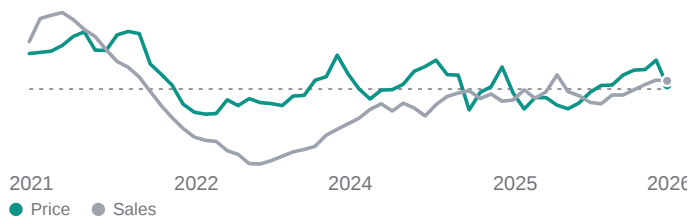


Growth (year over year)

Price +1.9% · Sales +4.4%

Price per square foot

\$312/ft²

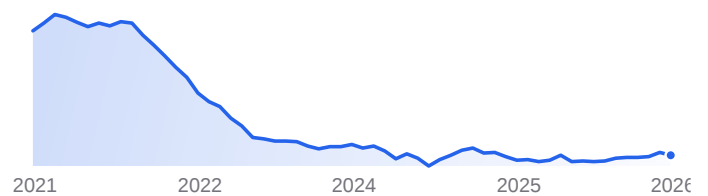
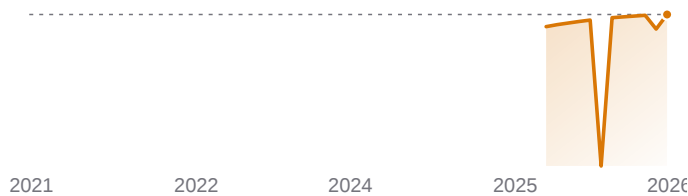


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

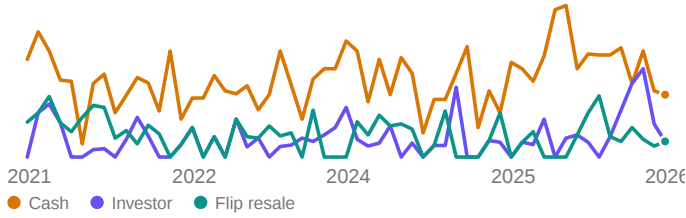
3.9%



BUYERS & OUTCOMES

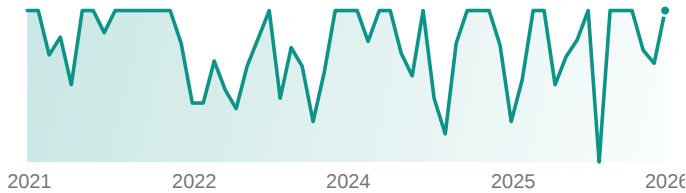
Buyer mix

Cash 24% · Investor 5.9% · Flip resale 5.9%



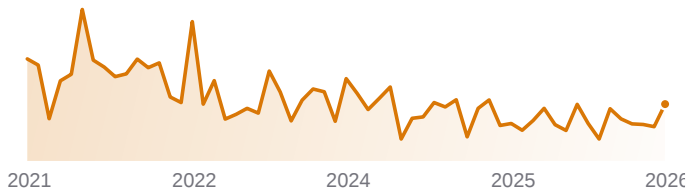
Sellers who sold at a gain

100%

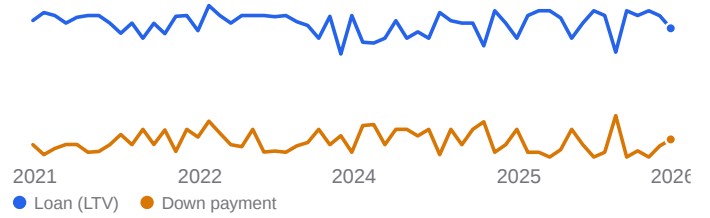


Median annualized return at resale

+7.0%

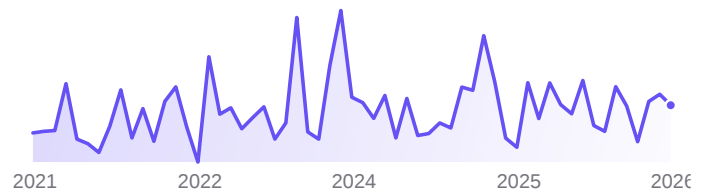


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



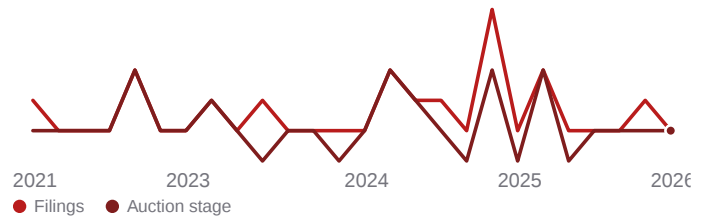
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,459
Median value (AVM)	\$458K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1986
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	64%
Company owned	30%
Median loan-to-value	39%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	21,044
Density	591 / mi²
Median household income	\$60K
Average household income	\$71K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	341
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	13.7%
Unemployment	1.4%
Average temp	50°F
Annual precip	12 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.