West Wendover 89883

BUYER'S MARKET

ZIP code · NV · Nevada › Elko County › West Wendover

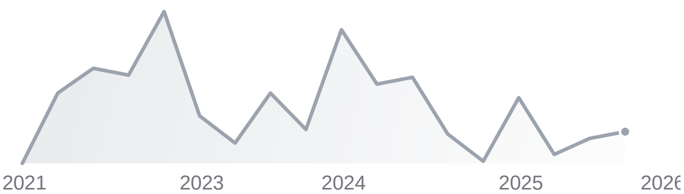
$246K	14	$250K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Buyer's market · 32 / 100

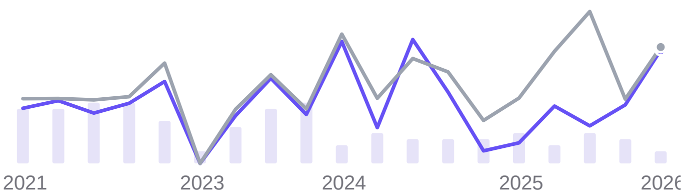
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 32 / 100

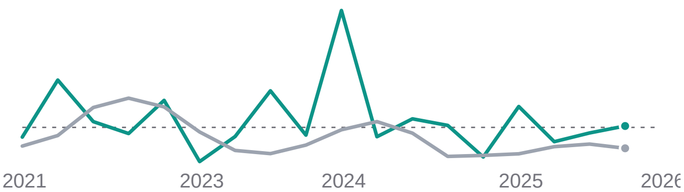


Sale prices — Median $300K · Average $305K



Median · Average — Bars: homes sold per interval

Growth (year over year) — Price +1.8% · Sales -29.4%

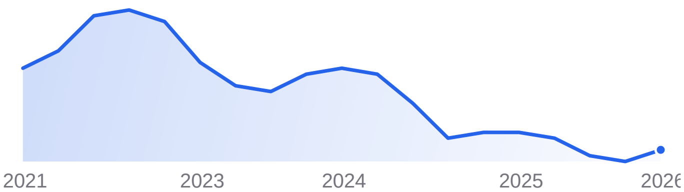


Price · Sales

Price per square foot — $152/ft²

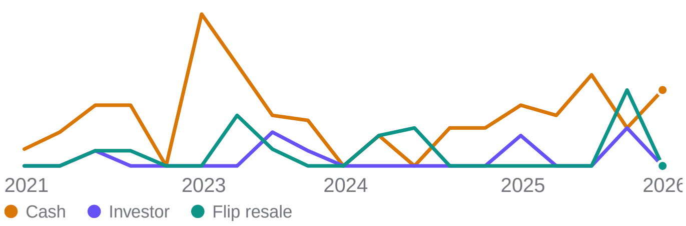
Sale premium vs estimated value — +61.4%

Annual turnover (share of homes sold) — 2.1%

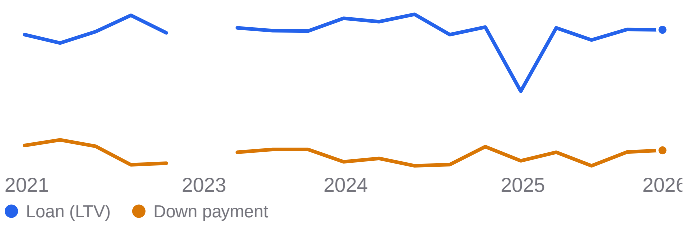


BUYERS & OUTCOMES

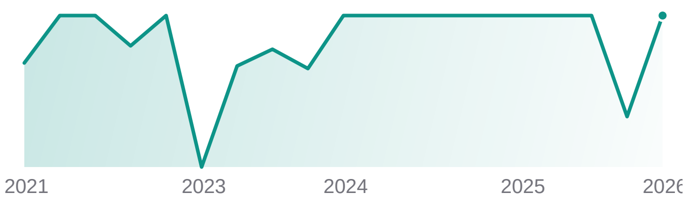
Buyer mix — Cash 50% · Investor 0% · Flip resale 0%



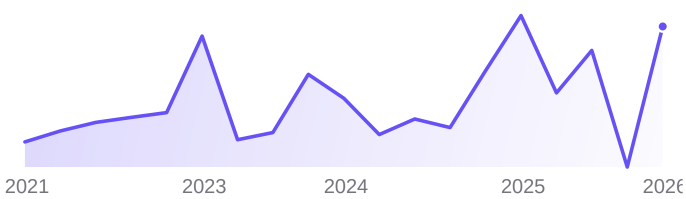
Financing (share of purchase price) — Loan (LTV) 88% · Down payment 12%



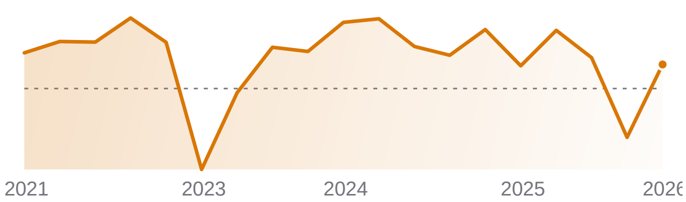
Sellers who sold at a gain — 100%



Typical hold before selling — 11.2 yrs



Median annualized return at resale — +4.4%



HOUSING STOCK

Homes	675
Median value (AVM)	$250K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1995
Single family	54%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	22%
Company owned	12%
Median loan-to-value	50%

Typical ownership tenure	**12.2 yrs**

COMMUNITY

Population	**2,731**
Density	**10 / mi²**
Median household income	**$72K**
Average household income	**$93K**
Crime index (US avg 100)	**92**
Air pollution index (US avg 100)	**106**
Earthquake index (US avg 100)	**143**
Homes occupied	**96%**
Bachelor's or higher	**4%**
Poverty rate	**5.6%**
Unemployment	**1.6%**
Average temp	**47°F**
Annual precip	**10 in**
Sunshine	**70%**

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.