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Sierra Nevada REALTORS® April 2023 Existing Home Sales Report

Top Market insights for Northern Nevada

RENO, Nev. (May 15, 2023) – Sierra Nevada REALTORS® (SNR) today released its April 2023 report on existing home sales in Washoe, Storey, Lyon, Douglas, Churchill counties, along with Carson City. This report includes median sales price and the number of home sales in the region. SNR obtains its information from the Northern Nevada Regional Multiple Listing Service.

During the month of April, SNR saw:

- The median price of an existing single-family home stood at \$495,000 (all six counties combined). That is down 8.8% from the previous year.
- The median sales price for a single-family home increased by 2.8% from March 2023 to April 2023 in the Reno-Sparks and Greater Carson area.
- 582 homes were sold across the Sierra Nevada in April; that is down 23.5% from the previous year with 761 home closings in April 2022.

“As we move toward the summer season, we will continue to see home prices inch slightly higher, however it is still a great time to enter the housing market,” said Sara Sharkey, Co-President of Sierra Nevada REALTORS®. “Buyers and sellers will experience a more competitive and healthier marketplace, providing more opportunities to buy and sell.”

“With the Northern Nevada housing market heating up, it’s more important than ever to consult with a local Realtor on how you can navigate the spring selling landscape as a seller or buyer,” said Christie Fernquest, Co-President of Sierra Nevada REALTORS®. “If you are selling, you may want to consider sprucing up a few visual aspects of your home. Meanwhile, buyers may want to learn more about all the loan options available to them.”

Click here for [Market Insights](#).

For 2023, it's important to know that members of the Sierra Nevada REALTORS® can help buyers and sellers learn what programs might be right for them. More information, divided by county, is provided below. All sales numbers are for existing “stick built, single-family dwellings” only and do not include condominiums, townhomes, manufactured, modular or newly constructed homes unless otherwise stated.

Washoe County (Excluding Incline Village)

- In April 2023, Washoe County, excluding the area of Incline Village, saw 454 new listings and 367 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$540,000, an increase of 2.3 percent from the previous month and down 9 percent from last year.
- The median sales price of an existing condominium/townhome in Washoe County in April 2023 was \$315,000, a decrease of 6 percent from last year.

Carson City

- In April 2023, Carson City had 46 sales of existing single-family homes, a decrease of 32.4 percent from last year and a 15 percent increase from the previous month.
- The median sales price for an existing single-family residence was \$477,000, a decrease of 1.6 percent from the previous year and a 6 percent increase from the previous month.
- The existing condominium/townhome median sales price in April 2023 was \$320,000, a decrease of 4.5 percent from last year.

Lyon County

- In April 2023, Lyon County had 74 sales of existing single-family homes, a decrease of 23.7 percent from the previous month and a decrease of 33.3 percent from last year.
- The median sales price for an existing single-family residence was \$380,000, an increase of 1.6 percent from the previous month and a decrease of 33.3 percent from last year.

Churchill County

- In April 2023, Churchill County had 26 sales of existing single-family homes, a decrease of 16.1 percent from the previous month and an increase of 4 percent from last year.
- The median sales price for an existing single-family residence was \$336,450, a decrease of 1 percent from the previous month and a decrease of 6.5 percent from last year.

Storey County

- In April 2023, Storey County had three sales of existing single-family homes, an increase of 50 percent from the previous month and a decrease of 50 percent from last year.
- The median sales price for an existing single-family residence was \$419,000, a decrease of 34 percent from the previous month and an increase of 44.1 percent from last year.

Douglas County

- In April 2023, Douglas County had 66 sales of existing single-family homes, an increase of 88.6 percent from the previous month and a decrease of 6.5 percent from last year.
- The median sales price for an existing single-family residence was \$520,000, an increase of 4.5 percent from the previous month and a decrease of 18.4 percent from last year.

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About Sierra Nevada REALTORS®

Sierra Nevada Realtors® is a REALTOR® association serving six northern Nevada counties including Washoe, Lyon, Storey, Churchill, Carson, and Douglas Counties. The unified Sierra Nevada Realtors® is a leading voice on the residential housing market in northern Nevada and nationally, representing more than 3,700 members.