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Sierra Nevada REALTORS® August 2023 Existing Home Sales Report

Top Market insights for Northern Nevada

RENO, Nev. (September 13, 2023) – Sierra Nevada REALTORS® (SNR) today released its August 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 August, SNR saw:

- The median number of closed sales has dropped 1.2% from the previous month across all regions combined
- There were 531 new listings in Washoe County, which is 3.1% more than July
- Active inventory is up across the rural counties by 10.4% (Storey, Lyon, Douglas, and Churchill counties)
- The median sales price in Washoe County is \$575,000, 2.3% higher than in August 2022

“As we head into the fall, it’s a good time to reach out to a REALTOR® to plan your buying and selling ahead before the cold seasons begin,” said Christie Fernquest, Co-President of Sierra Nevada REALTORS®. “As the market naturally slows down during the colder months, we recommend that sellers use this time to prepare their homes for the market.”

“With the season shifting and the housing market following suit, we recommend contacting a local realtor to help navigate it, especially if you are interested in buying or selling at this time,” said Sara Sharkey, Co-President of Sierra Nevada REALTORS®. “There are ways for you to buy or sell, even during these slower months, and a REALTOR® is there to help.”

For more market insights, [click here](#).

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. Sales numbers in Washoe, Storey, Douglas, Churchill counties, along with Carson City, are for existing "stick built, single-family dwellings" only and do not include condominiums, townhomes, manufactured, modular or newly constructed homes unless otherwise stated. Sales numbers for Lyon County include existing "stick built, single-family dwellings" only and do not include condominiums, townhomes, however, it does include manufactured homes.

Washoe County (Excluding Incline Village)

- In August 2023, Washoe County, excluding the area of Incline Village, saw 531 new listings and 426 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$575,000, an increase of .5% from the previous month and an increase of 2.3% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in August 2023 was \$339,000, an increase of 3% from last year.

Carson City

- In August 2023, Carson City had 53 sales of existing single-family homes, a decrease of 3.6% from the previous month and a decrease of 5.4% from last year.
- The median sales price for an existing single-family residence was \$465,000, a decrease of 8.8% from the previous month and a decrease of 9.2% from the previous year.
- The existing condominium/townhome median sales price in August 2023 was \$345,000 an increase of 3% from last year.

Lyon County

- In August 2023, Lyon County had 88 sales of existing single-family homes, a decrease of 2.3% from the previous month and an increase of 32.3% from last year.
- The median sales price for an existing single-family residence was \$380,000, a decrease of .2% from last month and a decrease of 10.6% from the previous year

Churchill County

- In August 2023, Churchill County had 26 sales of existing single-family homes, an increase of 62.5% from the previous month and an increase of 13% from last year.
- The median sales price for an existing single-family residence was \$385,000, an increase of 18.5% from the previous month and an increase of 5.5% from last year.

Storey County

- In August 2023, Storey County had 5 sales of existing single-family homes, a decrease of 50% from the previous month and a decrease of 16.7% from last year.
- The median sales price for an existing single-family residence was \$503,000, an increase of 3.2% from the previous month and a decrease of 9% from last year.

Douglas County

- In August 2023, Douglas County had 58 sales of existing single-family homes, a decrease of 3.3% from the previous month and a decrease of 7.9% from last year.
- The median sales price for an existing single-family residence was \$700,000, a decrease of 4.3% from the previous month and an increase of 13.8% from last year.

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About Sierra Nevada REALTORS®

Sierra Nevada REALTORS® is a REALTOR® association serving six northern Nevada counties including Carson, Churchill, Douglas, Lyon, and Washoe 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.