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**Sierra Nevada REALTORS® June 2024
Existing Home Sales Report**

Top Market insights for Northern Nevada

RENO, Nev. (July 10, 2024)– [Sierra Nevada REALTORS®](#) (SNR) today released its June 2024 report on existing home sales in Washoe, Storey, Lyon, Douglas, and Churchill counties, along with Carson City. This report includes the median sales price and number of home sales in the region. SNR obtains its information from the Northern Nevada Regional Multiple Listing Service.

June housing market highlights include:

- The median sales price for a single-family home has increased since last month and last year in Washoe and Churchill County, as well as Carson City, but decreased in Lyon, Storey, and Douglas Counties.
- The housing market currently has 10.3% more active single-family home inventory available across all six regions compared to last month.
- The median sales price for a single-family residence is \$564,000 across all six regions combined, which is 1.3% more than the month prior.

“As summer continues, inventory is expanding, with more options available to prospective home buyers,” said SNR president Robert Bartshe. “With home prices differentiating across multiple counties, it’s important to consult with a local REALTOR®. This will ensure you are equipped with the expertise and resources to guide you through the complexities of the market, providing you with invaluable insights and support.”

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

For 2024, 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, and 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 or townhomes, however, it does include manufactured homes.

*****These numbers reflect the statistics from July 7, 2024 and are most accurate due to the portal numbers not locking. For the most updated statistics, please contact SNR.***

Washoe County *(Excluding Incline Village)*

- In June 2024, Washoe County, excluding the area of Incline Village, saw 562 new listings and 405 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$600,000, an increase of 1.7% from the previous month and an increase of 4.3% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in June 2024 was \$335,000, down 10.7% from last month and 0% from last year.

Carson City

- In June 2024, Carson City had 51 sales of existing single-family homes, a 15% decrease from the previous month and 22.7% decrease from last year.
- The median sales price for an existing single-family residence was \$560,000, an increase of 2.9% from the previous month and an increase of 13.9% from the previous year.
- The existing condominium/townhome median sales price in June 2024 was \$307,750, a decrease of 23.1% from last month and an increase of 8% from last year.

Lyon County *(Includes stick-built, manufactured and single-family residences)*

- In June 2024, Lyon County had 103 sales of existing single-family homes and manufactured properties, a decrease of 17.6% from the previous month and a decrease of 20.2% from last year.
- The median sales price for existing manufactured and single-family residences were \$389,000, a decrease of 2.7% from last month and a decrease of 0.3% from the previous year.

Churchill County

- In June 2024, Churchill County had 20 sales of existing single-family homes, a decrease of 23.1% from the previous month and a decrease of 4.8% from last year.
- The median sales price for an existing single-family residence was \$421,250 an increase of 15% from the previous month and up 9.3% from last year.

Storey County

- In June 2024, Storey County had one sale of an existing single-family home, with no change from the previous month and last year.
- The median sales price for an existing single-family residence was \$475,000, a decrease of 14.4% from the previous month.

Douglas County

- In June 2024, Douglas County had 47 sales of existing single-family homes, with a change of 0% from the previous month and a decrease of 29.9% from last year.
- The median sales price for an existing single-family residence was \$720,000, a decrease of 1.4% from the previous month and a decrease of 2.7% 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.



June 2024 Market Reports Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured

June 2024 Market Review

Single Family Residence ▾


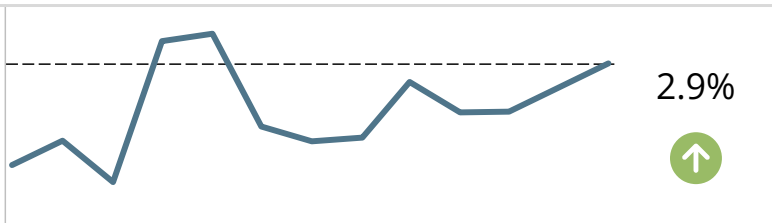

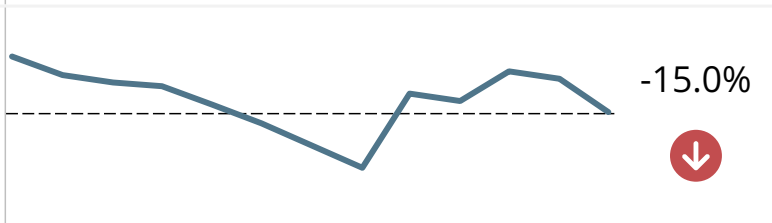

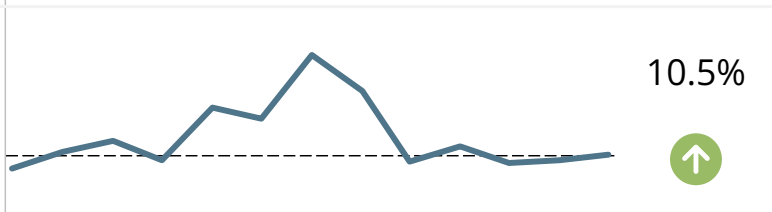

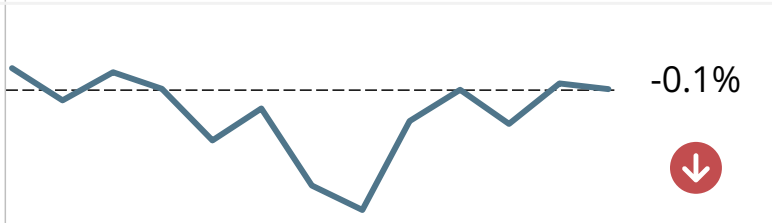

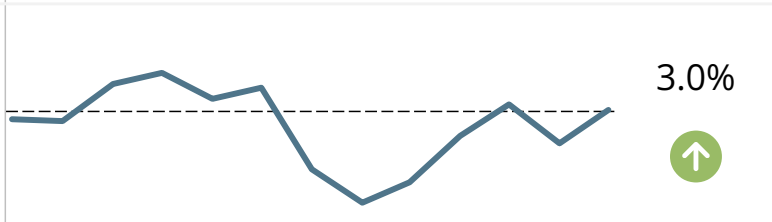

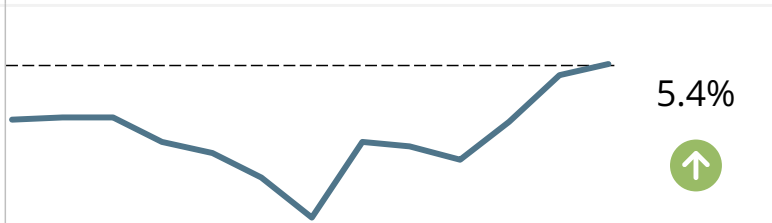

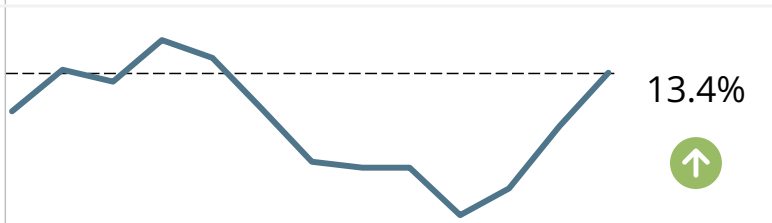

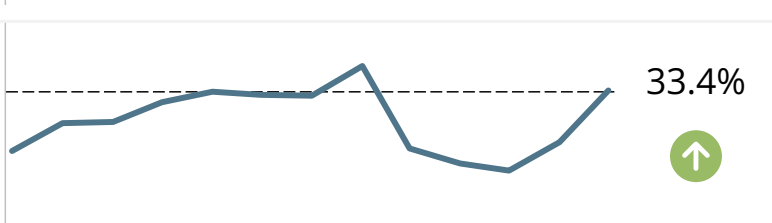
Carson City ▾

Carson City ▾

Compared to June 2023

Compared to May 2024

June 2024 ▾



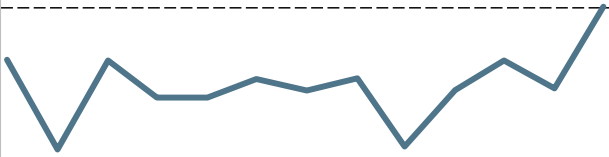



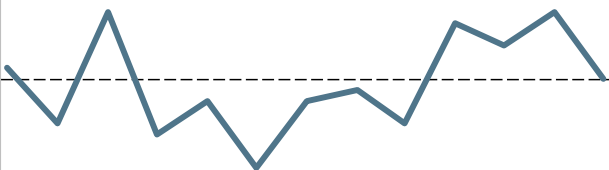



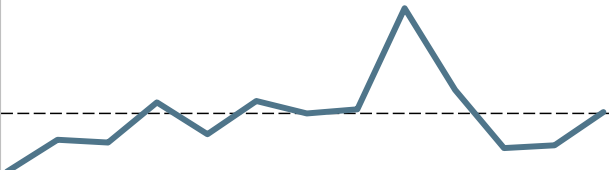



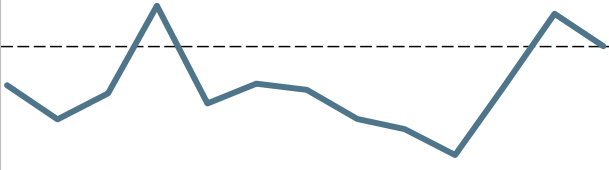



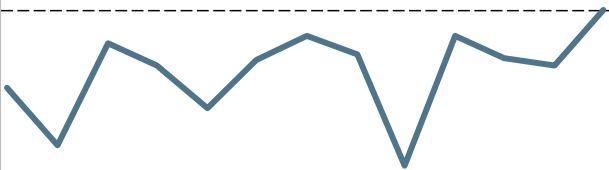



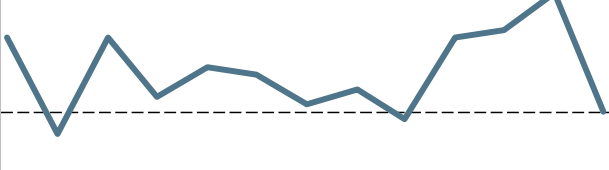



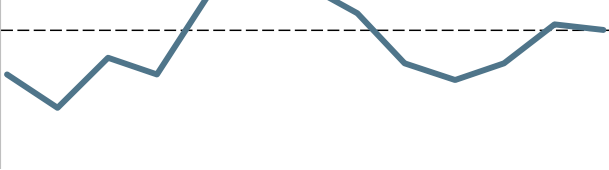



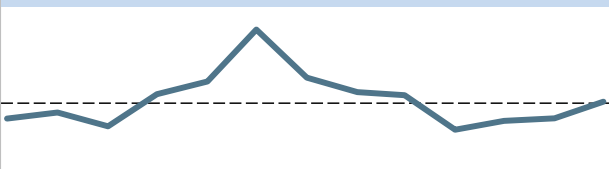

 <p>13.9% ↑</p>		<p>Median Sales Price</p> <p>\$560,000</p>
 <p>-22.7% ↓</p>		<p>Closed Sales</p> <p>51</p>
 <p>31.3% ↑</p>		<p>Median Days to Contract</p> <p>21</p>
 <p>-0.3% ↓</p>		<p>List Price Received</p> <p>98.8%</p>
 <p>0.8% ↑</p>		<p>Median Sold \$/SqFt</p> <p>\$311</p>
 <p>34.2% ↑</p>		<p>New Listings</p> <p>98</p>
 <p>9.4% ↑</p>		<p>Active Inventory</p> <p>152</p>
 <p>41.5% ↑</p>		<p>Months Supply of Inventory</p> <p>3.0</p>

June 2024 Market Review

Single Family Residence ▾

Churchill ▾

Fallon, Other ▾

Compared to June 2023		Compared to May 2024		June 2024 ▾
	9.3% 		15.0% 	Median Sales Price \$421,250
	-4.8% 		-23.1% 	Closed Sales 20
	390.9% 		80.0% 	Median Days to Contract 27
	1.8% 		-1.4% 	List Price Received 100.9%
	9.3% 		6.4% 	Median Sold \$/SqFt \$248
	-34.5% 		-45.7% 	New Listings 19
	21.6% 		-2.2% 	Active Inventory 45
	27.7% 		27.2% 	Months Supply of Inventory 2.2



June 2024 Market Review

Single Family Residence

Douglas

12 Cities selected

Compared to June 2023		Compared to May 2024		June 2024
	-2.7% 		-1.4% 	Median Sales Price \$720,000
	-29.9% 		0.0% 	Closed Sales 47
	70.8% 		-2.4% 	Median Days to Contract 21
	-0.1% 		0.8% 	List Price Received 98.0%
	13.0% 		4.0% 	Median Sold \$/SqFt \$391
	-25.2% 		0.0% 	New Listings 77
	7.2% 		9.8% 	Active Inventory 179
	52.8% 		9.8% 	Months Supply of Inventory 3.8

June 2024 Market Review

Single Family Residenc... ▾


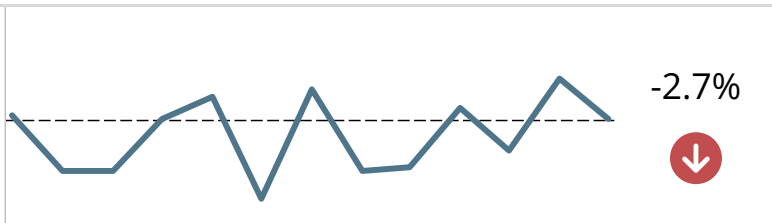

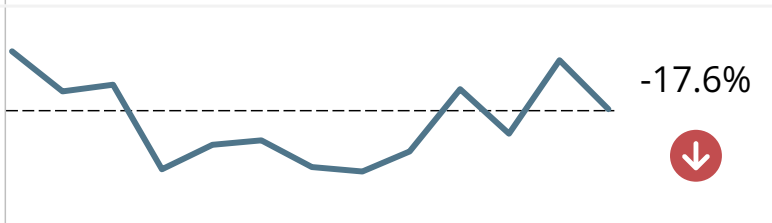

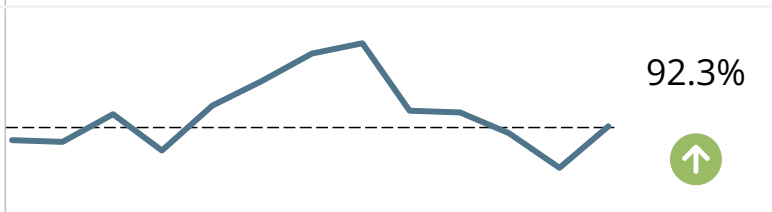

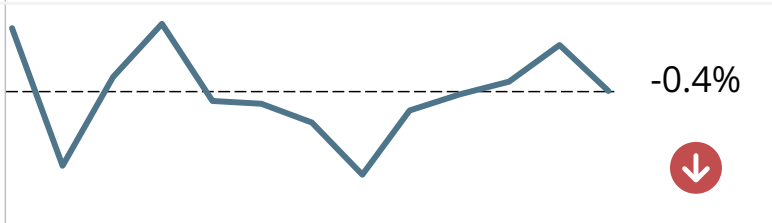

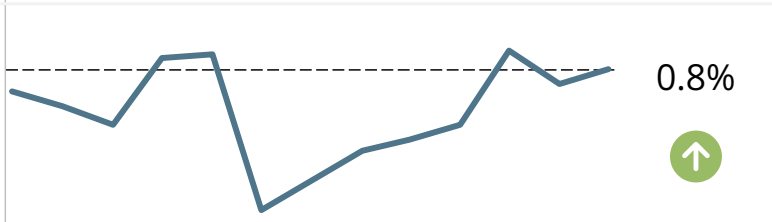

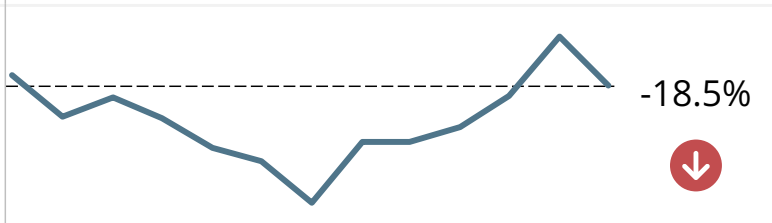

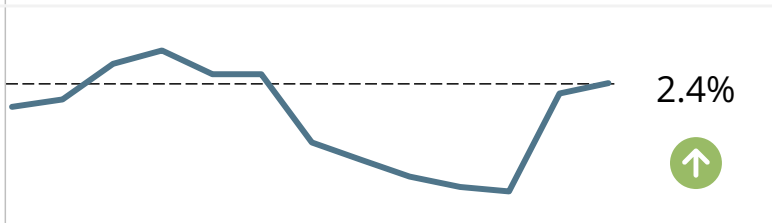

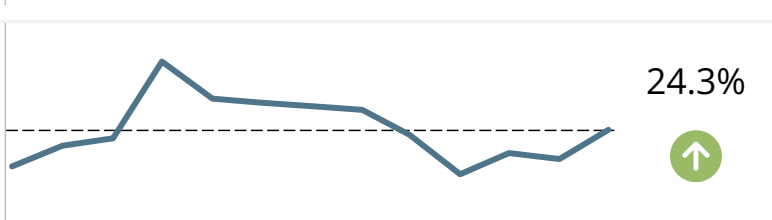
Lyon ▾

10 Cities selected ▾

Compared to June 2023

Compared to May 2024

June 2024 ▾

 <p>-0.3% ↓</p>	 <p>-2.7% ↓</p>	<p>Median Sales Price</p> <p>\$389,000</p>
 <p>-20.2% ↓</p>	 <p>-17.6% ↓</p>	<p>Closed Sales</p> <p>103</p>
 <p>19.0% ↑</p>	 <p>92.3% ↑</p>	<p>Median Days to Contract</p> <p>25</p>
 <p>-0.6% ↓</p>	 <p>-0.4% ↓</p>	<p>List Price Received</p> <p>98.7%</p>
 <p>1.3% ↑</p>	 <p>0.8% ↑</p>	<p>Median Sold \$/SqFt</p> <p>\$241</p>
 <p>-4.6% ↓</p>	 <p>-18.5% ↓</p>	<p>New Listings</p> <p>145</p>
 <p>5.7% ↑</p>	 <p>2.4% ↑</p>	<p>Active Inventory</p> <p>297</p>
 <p>32.4% ↑</p>	 <p>24.3% ↑</p>	<p>Months Supply of Inventory</p> <p>2.9</p>

June 2024 Market Review

Single Family Residence ▾


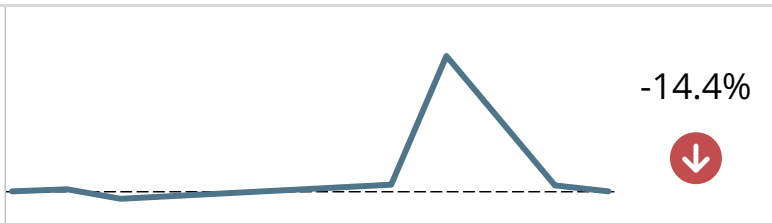

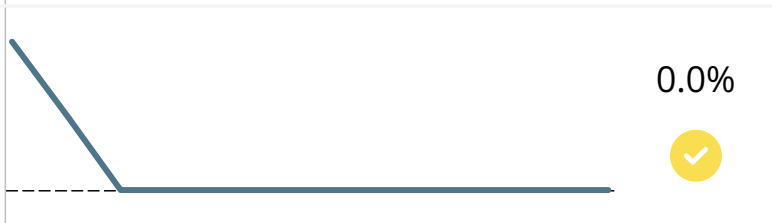

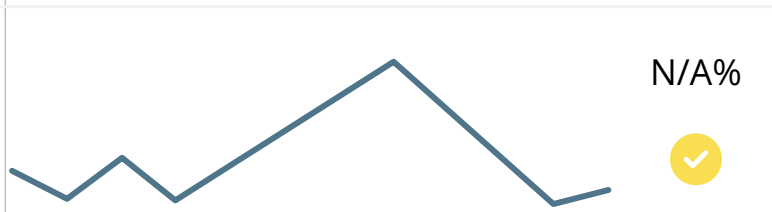

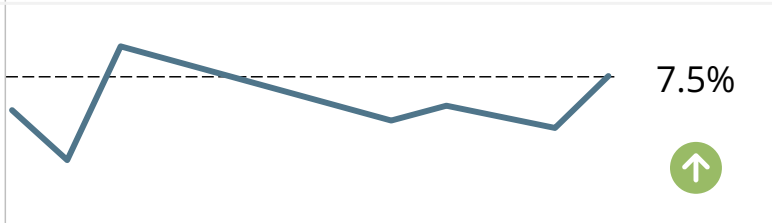

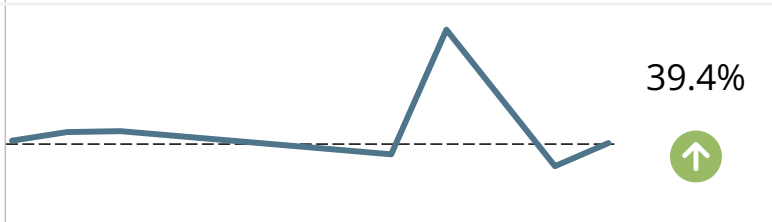

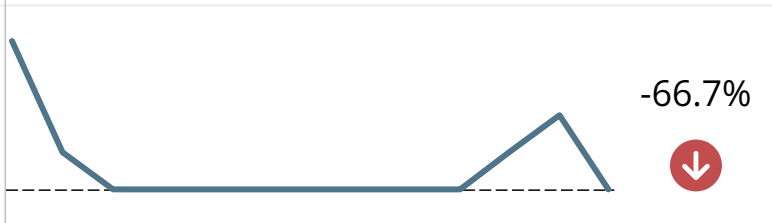

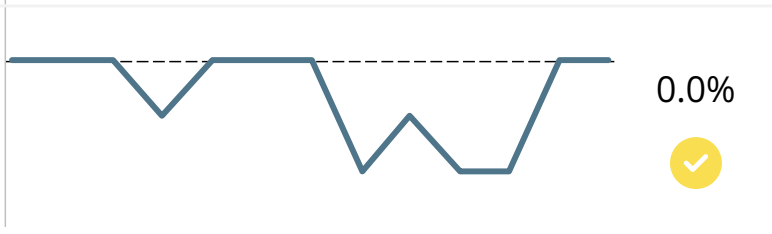

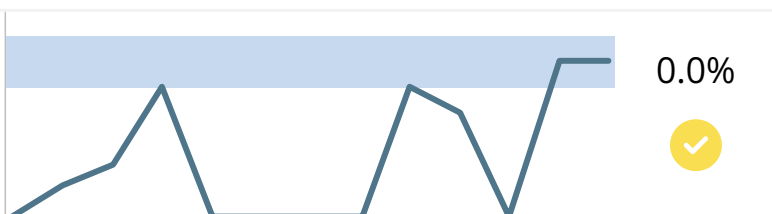
Storey ▾

Other, Reno, Virginia City ▾

Compared to June 2023

Compared to May 2024

June 2024 ▾



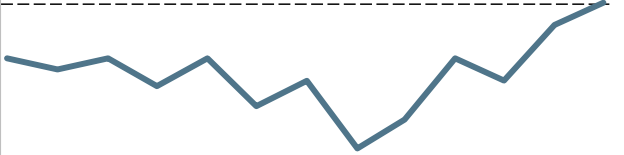



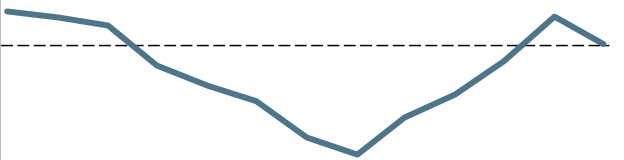



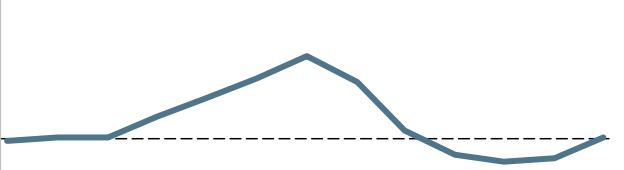



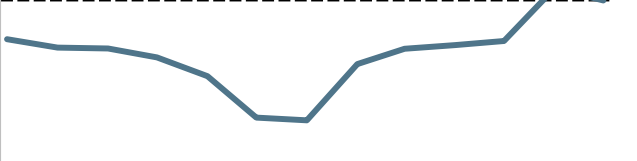



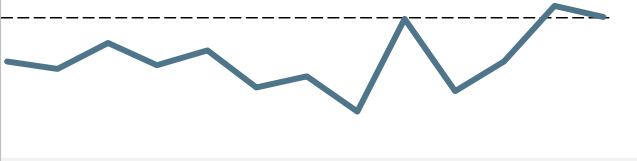



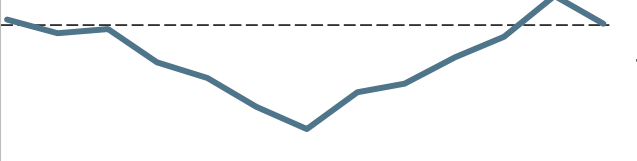



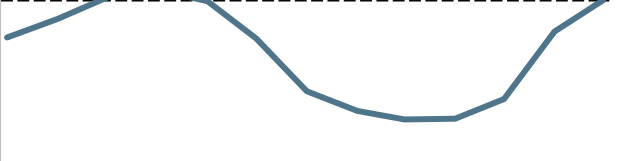



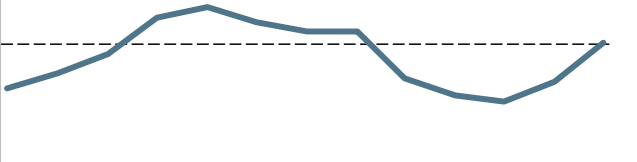

 <p>N/A% ✓</p>	 <p>-14.4% ↓</p>	<p>Median Sales Price</p> <p>\$475,000</p>
 <p>N/A% ✓</p>	 <p>0.0% ✓</p>	<p>Closed Sales</p> <p>1</p>
 <p>N/A% ✓</p>	 <p>N/A% ✓</p>	<p>Median Days to Contract</p>
 <p>N/A% ✓</p>	 <p>7.5% ↑</p>	<p>List Price Received</p> <p>100.0%</p>
 <p>N/A% ✓</p>	 <p>39.4% ↑</p>	<p>Median Sold \$/SqFt</p> <p>\$276</p>
 <p>-80.0% ↓</p>	 <p>-66.7% ↓</p>	<p>New Listings</p> <p>1</p>
 <p>0.0% ✓</p>	 <p>0.0% ✓</p>	<p>Active Inventory</p> <p>6</p>
 <p>-99.0% ↓</p>	 <p>0.0% ✓</p>	<p>Months Supply of Inventory</p> <p>5.9</p>

June 2024 Market Review

Single Family Residence ▾

Washoe ▾

11 Cities selected ▾

Compared to June 2023		Compared to May 2024		June 2024 ▾
	4.3% 		1.7% 	Median Sales Price \$600,000
	-9.8% 		-8.4% 	Closed Sales 405
	6.7% 		60.0% 	Median Days to Contract 16
	0.5% 		-0.2% 	List Price Received 99.5%
	3.9% 		-0.9% 	Median Sold \$/SqFt \$318
	-2.4% 		-14.3% 	New Listings 562
	12.8% 		10.6% 	Active Inventory 888
	25.1% 		20.7% 	Months Supply of Inventory 2.2