



Sierra Nevada REALTORS® January 2024 Existing Home Sales Report

Top Market insights for Northern Nevada

RENO, Nev. (February 6, 2024) – Sierra Nevada REALTORS® (SNR) today released its January 2024 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 January, SNR saw:

- The median sales price for an existing single-family residence in Washoe County was \$535,000, an increase of 4.9% from the previous year.
- In January 2024, Lyon County had an increase of 2.4% from the year with the median sales price of \$367,500 for existing single-family stick-built homes and manufactured properties.
- In January 2024, Churchill County median sales prices was \$382,500, an increase of 13% from the previous year, an increase of 4.9% from the previous month.

“The start of 2024 showed us some gains in the market compared to January 2023,” said Robert Bartshe, 2024 President of Sierra Nevada REALTORS®. “Median sales price for our area was \$501,495, an increase of 4.5%. We also saw new listings up 14.5% and closings up 14.3% compared to January 2023.”

President Bartshe continued; “Median days to contract is at 41 so it’s important to have a REALTOR® there during the process to help with scheduling showing, inspections, repairs, and just keeping the real estate transaction on track.”

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, 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 and manufactured single-family dwellings” only and do not include condominiums and townhomes.

*****These numbers reflect the statistics from February 5 and are most accurate due to the portal numbers not locking***

Washoe County *(Excluding Incline Village)*

- In January 2024, Washoe County, excluding the area of Incline Village, saw 317 new listings and 245 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$535,000, a decrease of 5.4% from the previous month and an increase of 4.9% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in January 2024 was \$345,000, up 7% from last year.

Carson City

- In January 2024, Carson City had 31 sales of existing single-family homes, a decrease of 13.9% from the previous month and an increase of 47.6% from last year.
- The median sales price for an existing single-family residence was \$500,000, a decrease of 1.5% from the previous month and a decrease of 9.1% from the previous year.
- The existing condominium/townhome median sales price in January 2024 was \$295,000 a decrease of 2.2% from last year.

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

- In January 2024, Lyon County had 68 sales of existing single-family homes and manufactured properties, a decrease of 10.5% from the previous month and an increase of 38.8% from last year.
- The median sales price for existing manufactured and single-family residences was \$367,500, a decrease of 7.2% from last month and an increase of 2.4% from the previous year.

Churchill County

- In January 2024, Churchill County had 22 new listings, 15.8 percent increase from the previous month and a decrease of 4.3% from the previous year.
- The median sales price for an existing single-family residence was \$382,500, an increase of 4.9% from the previous month and an increase of 13% from last year.

Storey County

- In January 2024, Storey County had 4 sales of existing single-family homes, a decrease of 100% from the previous month.
- The median sales price for an existing single-family residence was \$520,000, an increase of 13.2% from the previous month and a decrease of 23.8% from last year.

Douglas County

- In January 2024, Douglas County had 47 sales of existing single-family homes, an increase of 11.9% from the previous month and an increase of 62.1% from last year.
- The median sales price for an existing single-family residence was \$773,817, an increase of 12.3% from the previous month and an increase of 14.6% 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.



January 2024 Market Reports Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured



January 2024 Market Review



Single Family Residence

Greater Carson

12 Areas selected

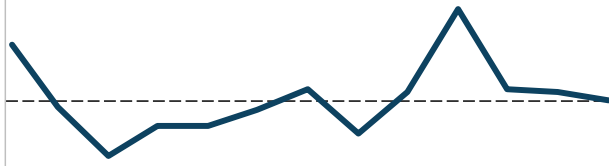
Compared to January 2023

Compared to December 2023

January 2024



-9.1%



-1.5%

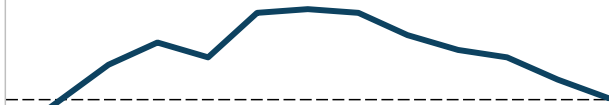


Median Sales Price

\$500,000



47.6%



-13.9%

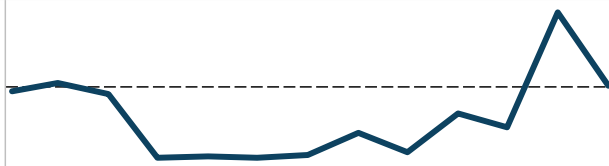


Closed Sales

31



4.9%



-38.1%

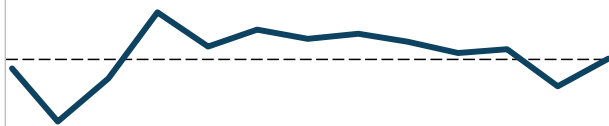


Median Days to Contract

43



0.4%



1.0%

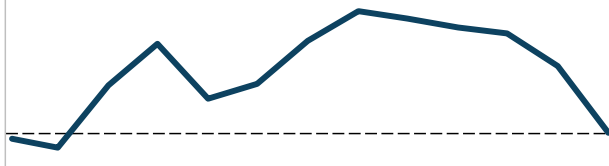


List Price Received

98.2%



0.7%



-7.5%

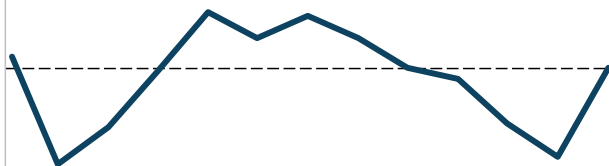


Median Sold \$/SqFt

\$277



-5.5%



85.7%

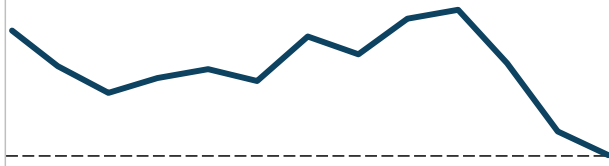


New Listings

52



-34.4%



-9.1%

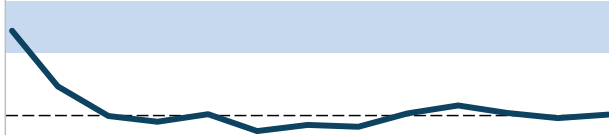


Active Inventory

80



-55.6%



5.6%



Months Supply of Inventory

2.6



January 2024 Market Review



Single Family Residence

Fallon

8 Areas selected

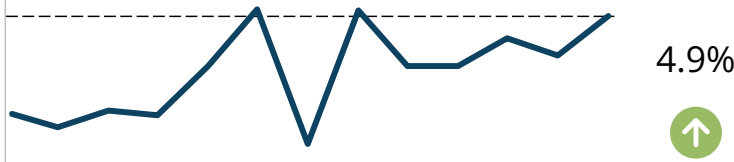
Compared to January 2023

Compared to December 2023

January 2024



13.0%



4.9%

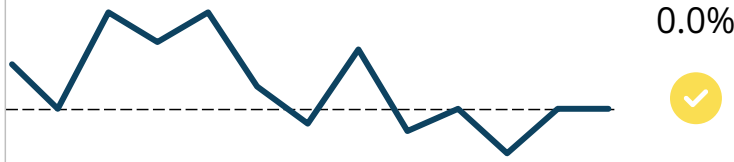


Median Sales Price

\$382,500



-25.0%



0.0%

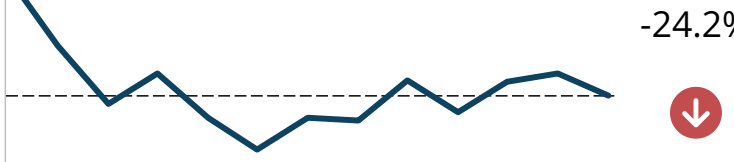


Closed Sales

18



-62.1%



-24.2%

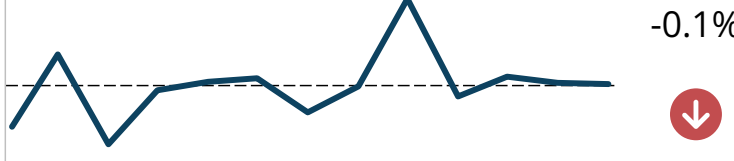


Median Days to Contract

25



2.0%



-0.1%

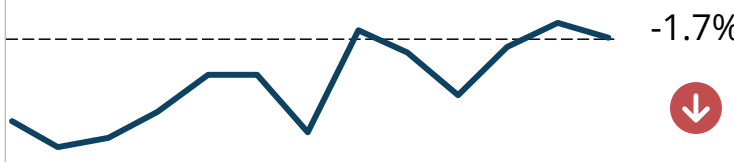


List Price Received

98.8%



10.5%



-1.7%

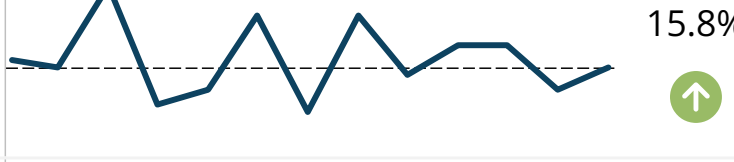


Median Sold \$/SqFt

\$237



-4.3%



15.8%

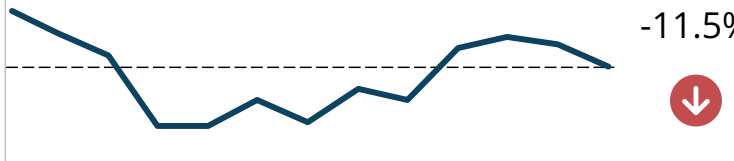


New Listings

22



-24.6%



-11.5%

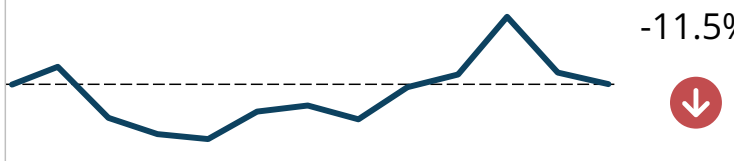


Active Inventory

46



0.5%



-11.5%



Months Supply of Inventory

2.6



January 2024 Market Review



Single Family Residence

Douglas County, Lak...

37 Areas selected

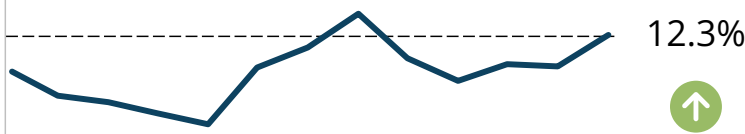
Compared to January 2023

Compared to December 2023

January 2024



14.6%



12.3%

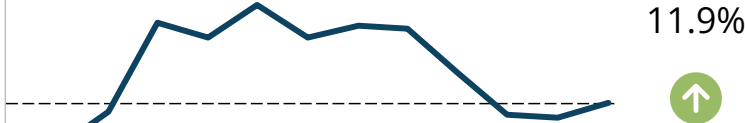


Median Sales Price

\$773,817



62.1%



11.9%

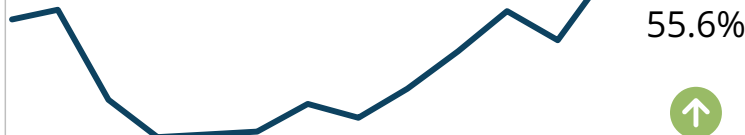


Closed Sales

47



33.3%



55.6%



Median Days to Contract

70



-0.7%



-1.6%



List Price Received

95.6%



16.3%



-0.1%

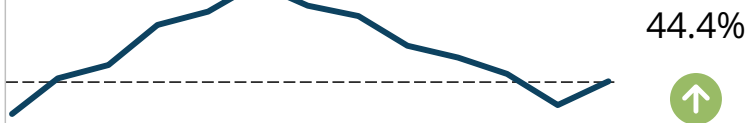


Median Sold \$/SqFt

\$349



73.3%



44.4%

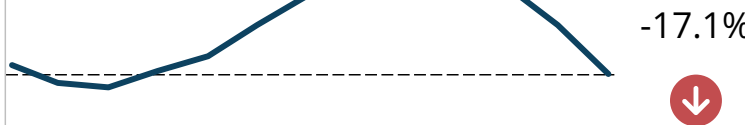


New Listings

52



-3.6%



-17.1%

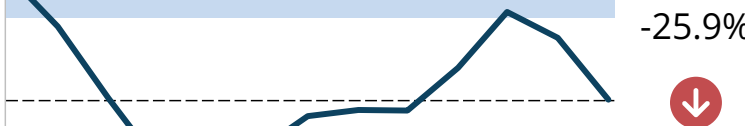


Active Inventory

160



-40.5%



-25.9%



Months Supply of Inventory

3.4



January 2024 Market Review



Single Family Residenc... ▾

Fernley, Lyon County ▾

13 Areas selected ▾

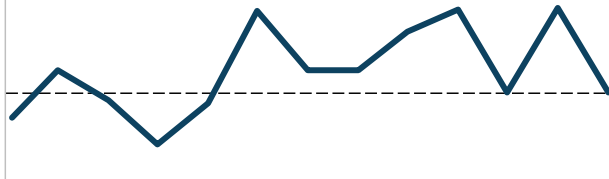
Compared to January 2023

Compared to December 2023

January 2024 ▾



2.4%



-7.2%

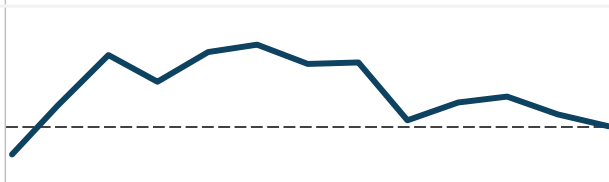


Median Sales Price

\$367,500



38.8%



-10.5%

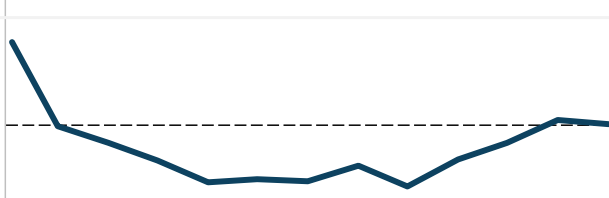


Closed Sales

68



-45.1%



-4.0%

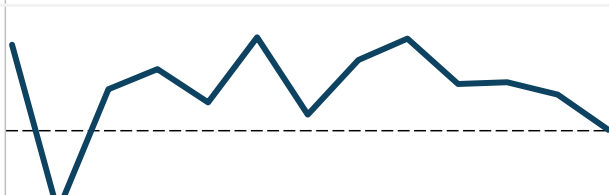


Median Days to Contract

48



-1.5%



-0.6%

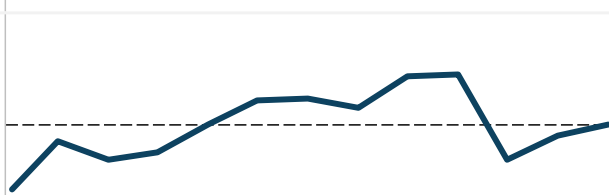


List Price Received

97.7%



8.3%



1.3%

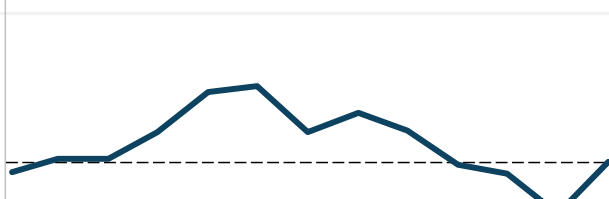


Median Sold \$/SqFt

\$230



7.6%



54.7%

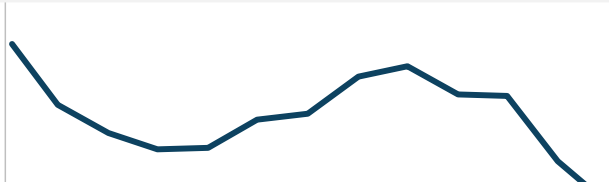


New Listings

99



-33.8%



-12.0%

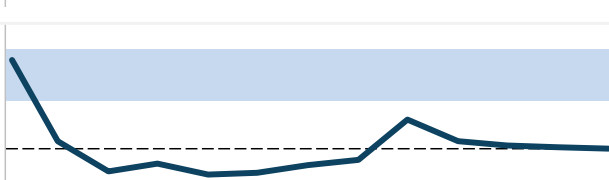


Active Inventory

212



-52.3%



-1.7%



Months Supply of Inventory

3.1



January 2024 Market Review



Single Family Residence

Reno, Sparks

39 Areas selected

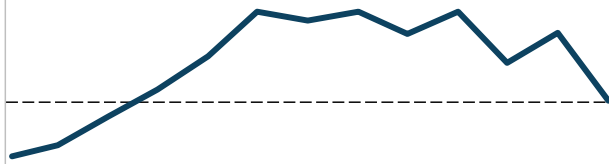
Compared to January 2023

Compared to December 2023

January 2024



4.9%



-5.4%

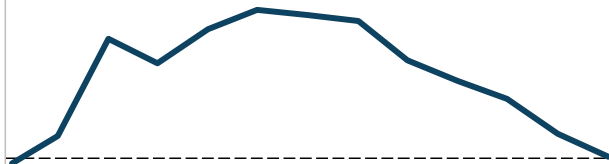


Median Sales Price

\$535,000



3.8%



-11.2%

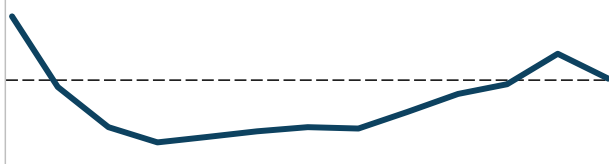


Closed Sales

245



-39.8%



-20.9%

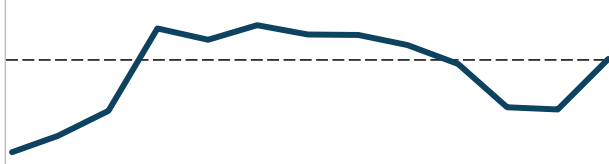


Median Days to Contract

34



1.3%



0.7%

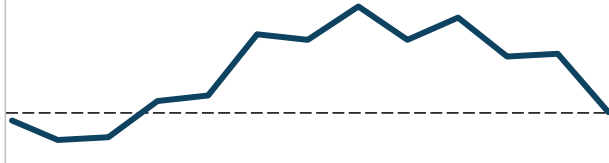


List Price Received

98.6%



0.5%



-3.5%

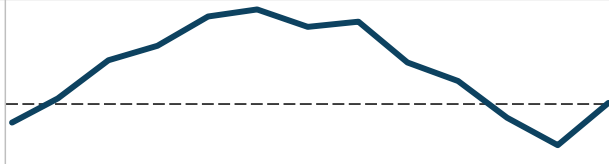


Median Sold \$/SqFt

\$292



20.1%



56.2%

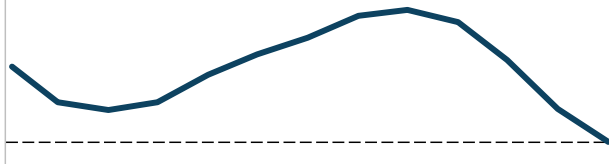


New Listings

317



-27.8%



-14.4%

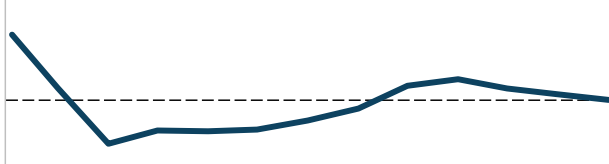


Active Inventory

527



-30.5%



-3.6%



Months Supply of Inventory

2.2



January 2024 Market Review



Single Family Residence

Reno, Sparks

39 Areas selected

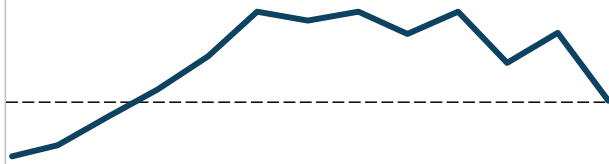
Compared to January 2023

Compared to December 2023

January 2024



4.9%



-5.4%

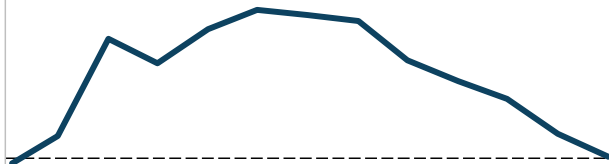


Median Sales Price

\$535,000



3.8%



-11.2%

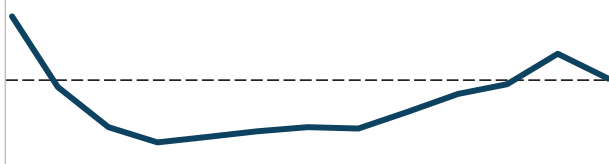


Closed Sales

245



-39.8%



-20.9%

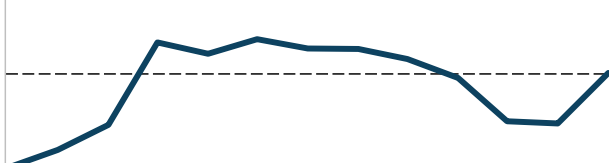


Median Days to Contract

34



1.3%



0.7%

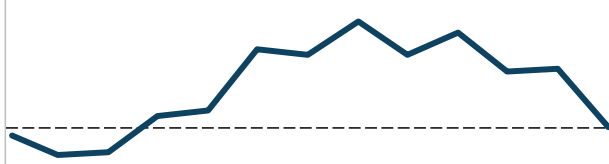


List Price Received

98.6%



0.5%



-3.5%

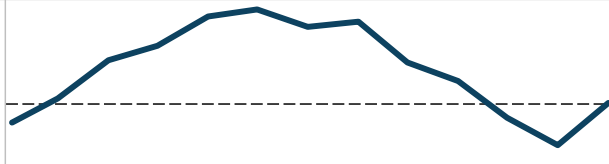


Median Sold \$/SqFt

\$292



20.1%



56.2%

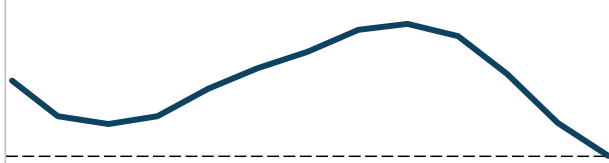


New Listings

317



-27.8%



-14.4%

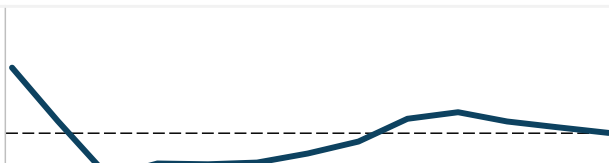


Active Inventory

527



-30.5%



-3.6%



Months Supply of Inventory

2.2