



FOR IMMEDIATE RELEASE

Media Contact:

Kathryn Stratz, The Abbi Agency
kathryn@theabbiagency.com
650-868-3991

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

Top Market insights for Northern Nevada

RENO, Nev. (May 14, 2024)– Sierra Nevada REALTORS® (SNR) today released its April 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.

April Market Highlights:

- The median home price across the six counties (Washoe, Storey, Lyon, Douglas, and Churchill counties, along with Carson City) for April was \$535,000, an increase of 1% from the previous month.
- Single-family home prices are up in all six regions compared to this time last year.
- The number of listings has increased from last month in all regions except Storey County.

“As we transition from Spring to Summer months, it is evident that the local housing market is heating up,” said SNR president Robert Bartshe. “Home prices have increased from this time last year, however it is a great time to enter the market. We encourage individuals considering real estate transactions to seek guidance from a local agent for informed decision-making in this dynamic market environment.”

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 May 6, 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 April 2024, Washoe County, excluding the area of Incline Village, saw 499 new listings and 373 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$565,000, a decrease of 1.7% from the previous month and an increase of 4.6% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in April 2024 was \$365,820, 16.1% up from last year.

Carson City

- In April 2024, Carson City had 51 sales of existing single-family homes, a 10.9% increase from the previous month and from last year.
- The median sales price for an existing single-family residence was \$495,000, a decrease of 12.8% from the previous month and an increase of 3.8% from the previous year.
- The existing condominium/townhome median sales price in April 2024 was \$424,000, an increase of 32.5% from last year.

Lyon County (Includes manufactured and single-family residences)

- In April 2024, Lyon County had 90 sales of existing single-family homes and manufactured properties, a decrease of 17.4% from the previous month and a decrease of 8.2% from last year.
- The median sales price for existing manufactured and single-family residences were \$380,500, a decrease of 3.5% from last month and an increase of 8.7% from the previous year.

Churchill County

- In April 2024, Churchill County had 23 sales of existing single-family homes, a decrease of 8% from the previous month and a decrease of 14.8% from last year.
- The median sales price for an existing single-family residence was \$385,000, an increase of 5.5% from the previous month and up 13.9% from last year.

Storey County

- In April 2024, Storey County had 4 sales of existing single-family homes, down 20% from the previous month and up 33.3% from last year.
- The median sales price for an existing single-family residence was \$595,000, an increase of 8.2% from the previous month and an increase of 42% from last year.

Douglas County

- In April 2024, Douglas County had 61 sales of existing single-family homes, an increase of 35.6% from the previous month and a decrease of 7.6% from last year.
- The median sales price for an existing single-family residence was \$661,000, an increase of 12% from the previous month and an increase of 27.1% 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.

Hi XX,

Sierra Nevada REALTORS® has released its monthly housing market report for the month of April. Here's what SNR president Robert Bartshe has to say about it:

“As we transition from Spring to Summer months, it is evident that the local housing market is heating up,” said SNR president Robert Bartshe. “Home prices have increased from this time last year, however it is a great time to enter the market. We encourage individuals considering real estate transactions to seek guidance from a local agent for informed decision-making in this dynamic market environment.”

See the official press release below for more information.

If you are interested in learning more about northern Nevada's housing market, I can connect you with an SNR representative.

Thank you,



April 2024 Market Reports

Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured



April 2024 Market Review



Single Family Residence

Greater Carson

12 Areas selected

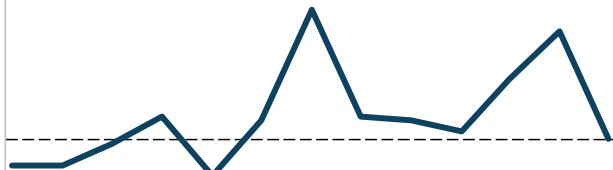
Compared to April 2023

Compared to March 2024

April 2024



3.8%



-12.8%

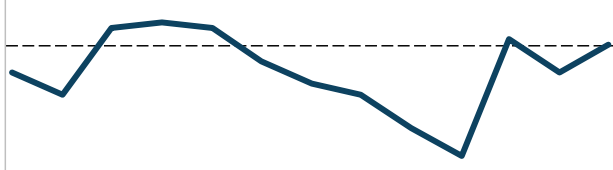


Median Sales Price

\$495,000



10.9%



10.9%

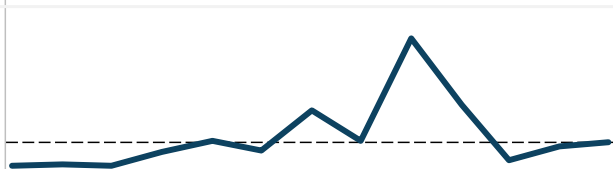


Closed Sales

51



50.0%



6.3%

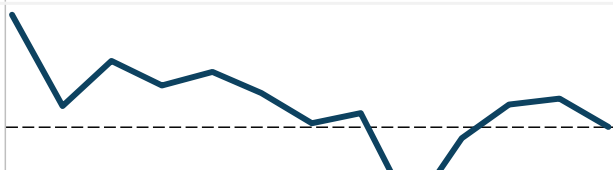


Median Days to Contract

26



-1.5%



-0.4%

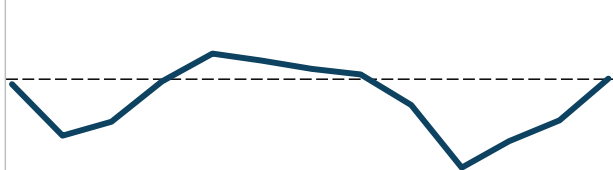


List Price Received

98.3%



0.7%



5.1%

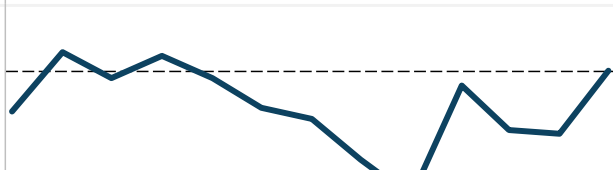


Median Sold \$/SqFt

\$309



21.6%



37.8%

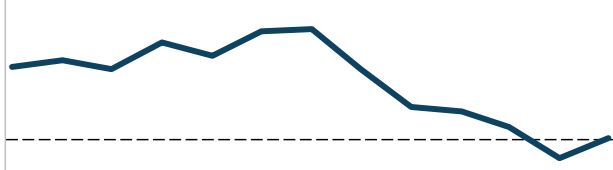


New Listings

62



-27.4%



11.8%

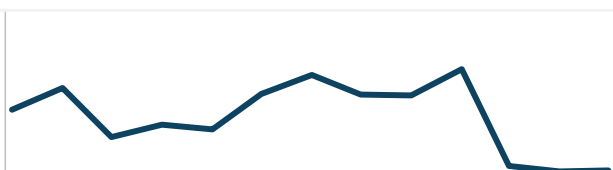


Active Inventory

85



-34.5%



0.9%



Months Supply of Inventory

1.7



April 2024 Market Review



Single Family Residence

Fallon

8 Areas selected

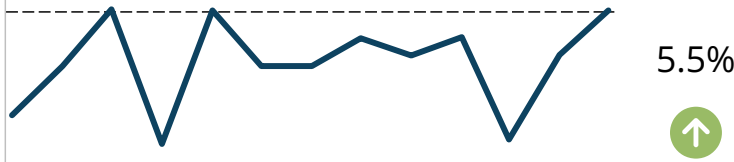
Compared to April 2023

Compared to March 2024

April 2024



13.9%

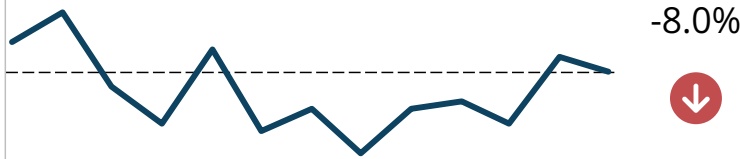


Median Sales Price

\$385,000



-14.8%

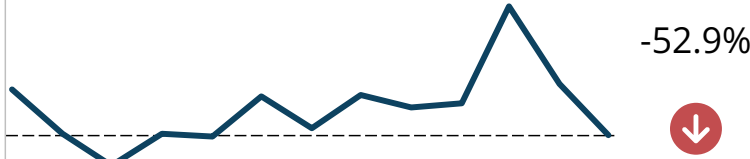


Closed Sales

23



-50.0%

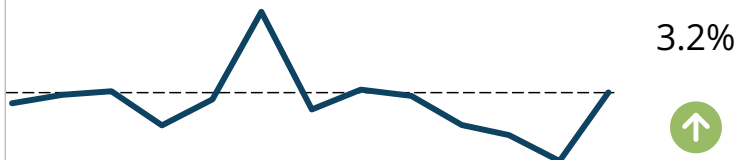


Median Days to Contract

17



0.5%

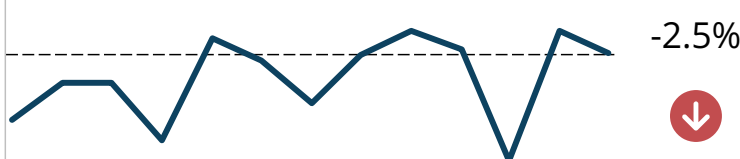


List Price Received

99.0%



8.3%

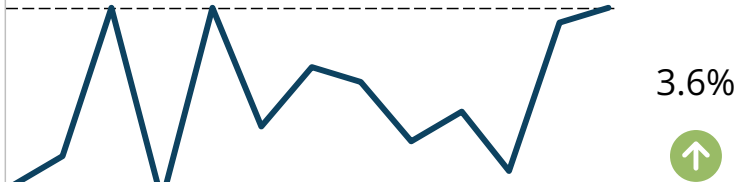


Median Sold \$/SqFt

\$235



70.6%

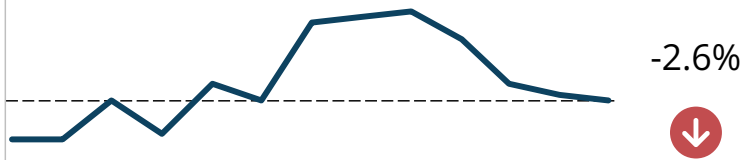


New Listings

29



23.3%

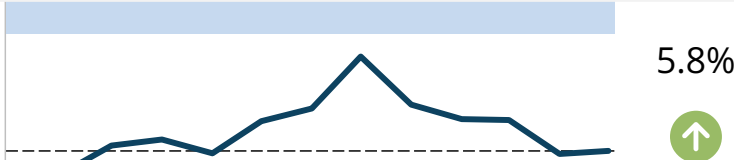


Active Inventory

37



44.8%



Months Supply of Inventory

1.6



April 2024 Market Review



Single Family Residence

Douglas County, Lak...

37 Areas selected

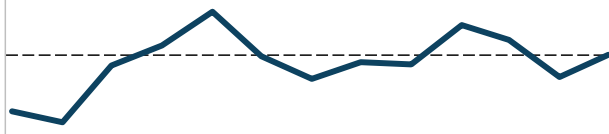
Compared to April 2023

Compared to March 2024

April 2024



27.1%



9.2%

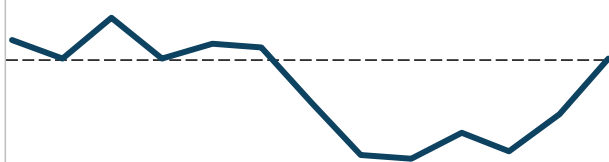


Median Sales Price

\$715,000



-6.8%



27.8%

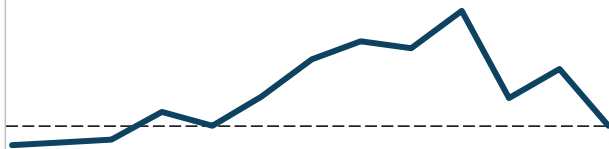


Closed Sales

69



70.0%



-54.7%



Median Days to Contract

17



1.5%



-0.2%

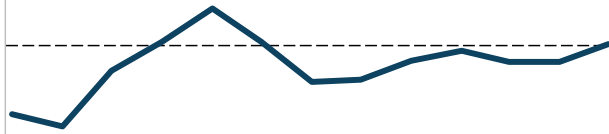


List Price Received

98.1%



9.7%



2.3%

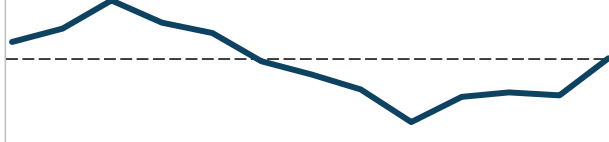


Median Sold \$/SqFt

\$357



-12.2%



46.3%



New Listings

79



-1.2%



0.0%

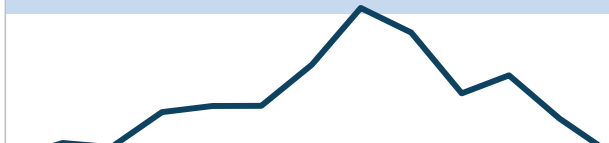


Active Inventory

160



5.9%



-21.7%



Months Supply of Inventory

2.3



April 2024 Market Review



Single Family Residenc... ▾

Fernley, Lyon County ▾

13 Areas selected ▾

Compared to April 2023		Compared to March 2024		April 2024 ▾
	8.7% 		-3.5% 	Median Sales Price \$380,500
	-8.2% 		-17.4% 	Closed Sales 90
	-15.0% 		-3.8% 	Median Days to Contract 26
	0.1% 		0.2% 	List Price Received 98.9%
	10.1% 		4.5% 	Median Sold \$/SqFt \$245
	10.9% 		12.8% 	New Listings 132
	-19.3% 		-7.2% 	Active Inventory 205
	-12.1% 		12.3% 	Months Supply of Inventory 2.3



April 2024 Market Review



Single Family Residence

Storey County

176, Virginia City Highl...

Compared to April 2023		Compared to March 2024		April 2024
	42.0% 		8.2% 	Median Sales Price \$595,000
	33.3% 		-20.0% 	Closed Sales 4
	-67.4% 		-76.6% 	Median Days to Contract 29
	-1.2% 		-2.7% 	List Price Received 95.5%
	-25.5% 		-31.2% 	Median Sold \$/SqFt \$209
	-40.0% 		-14.3% 	New Listings 6
	-29.4% 		-25.0% 	Active Inventory 12
	-47.0% 		-6.3% 	Months Supply of Inventory 3.0



April 2024 Market Review



Single Family Residence

Reno, Sparks

39 Areas selected

Compared to April 2023		Compared to March 2024		April 2024
	4.6% ↑		-1.7% ↓	Median Sales Price \$565,000
	0.5% ↑		12.0% ↑	Closed Sales 373
	0.0% ✓		0.0% ✓	Median Days to Contract 11
	0.0% ↑		0.1% ↑	List Price Received 99.0%
	4.1% ↑		2.7% ↑	Median Sold \$/SqFt \$306
	5.9% ↑		14.4% ↑	New Listings 499
	-10.8% ↓		4.2% ↑	Active Inventory 569
	-11.3% ↓		-7.0% ↓	Months Supply of Inventory 1.5