



Sierra Nevada REALTORS® July 2024 Existing Home Sales Report

Top Market insights for Northern Nevada

RENO, Nev. [Sierra Nevada REALTORS®](#) (SNR) today released its July 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.

July housing market highlights include:

- The median sales price for a single-family home has increased since last month, but decreased since last year in Lyon and Douglas County, and decreased since last month, but increased since last year in Carson City and Churchill County.
- The housing market currently has 5.2% 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 \$575,000 across all six regions combined, which is 1.8% more than the month prior.

“July’s housing market results reflect a mixed trend across our regions, but indicate a growing supply amidst price fluctuations” said SNR president Robert Bartshe. “As home prices are continuing to fluctuate across all counties, it’s important to consult with a local agent. 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 August 5, 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 July 2024, Washoe County, excluding the area of Incline Village, saw 549 new listings and 434 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$607,500, an increase of 1.3% from the previous month and an increase of 6.6% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in July 2024 was \$362,500, up 8.2% from last month and 9.8% from last year.

Carson City

- In July 2024, Carson City had 75 sales of existing single-family homes, a 47.1% increase from the previous month and 23% from last year.
- The median sales price for an existing single-family residence was \$527,405, an decrease of 5.8% from the previous month and an increase of 3.8% from the previous year.
- The existing condominium/townhome median sales price in July 2024 was \$300,000, a decrease of 2.5% from last month and of 6.3% from last year.

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

- In July 2024, Lyon County had 106 sales of existing single-family homes and manufactured properties, a decrease of 4.5% from the previous month and an increase of 2.9% from last year.
- The median sales price for existing manufactured and single-family residences were \$386,845, an increase of 3.2% from last month and a decrease of 0.6% from the previous year.

Churchill County

- In July 2024, Churchill County had 19 sales of existing single-family homes, a decrease of 9.5% from the previous month and an increase of 18.8% from last year.
- The median sales price for an existing single-family residence was \$395,000 a decrease of 6% from the previous month and up 21.5% from last year.

Storey County

- In July 2024, Storey County had one sale of an existing single-family home, with no change from the previous month and down 80% last year.
- The median sales price for an existing single-family residence was \$377,450, a decrease of 20.5% from the previous month.

Douglas County

- In July 2024, Douglas County had 56 sales of existing single-family homes, an increase of 19.1% from the previous month and a decrease of 11.1% from last year.
- The median sales price for an existing single-family residence was \$760,325, an increase of 5.6% from the previous month and a decrease of 1.3% 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.



July 2024 Market Reports Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured

July 2024 Market Review

Single Family Residence ▾


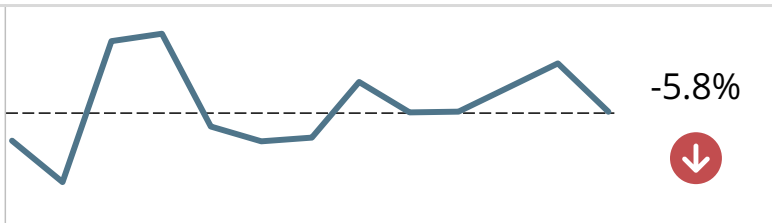

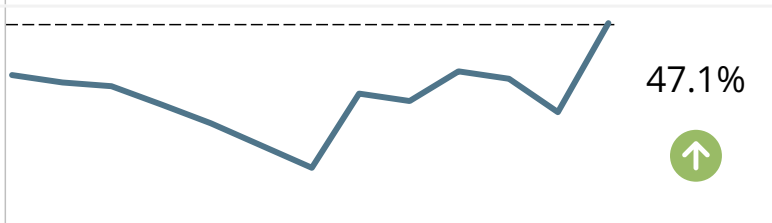

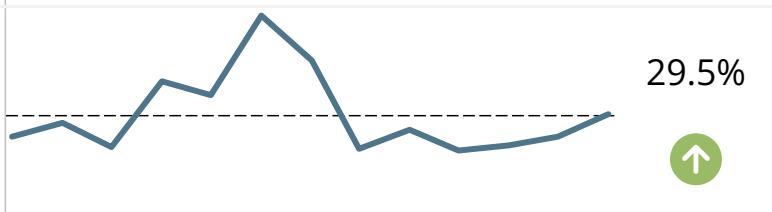

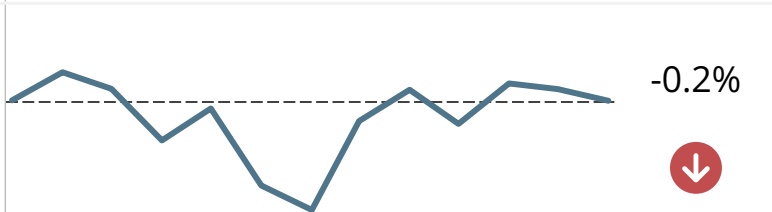

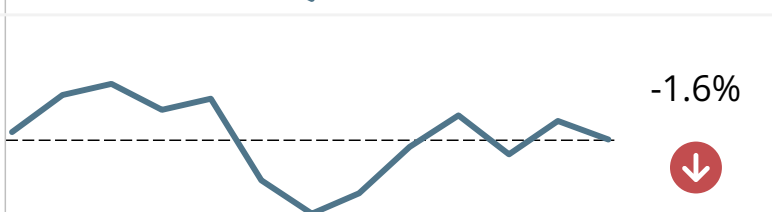





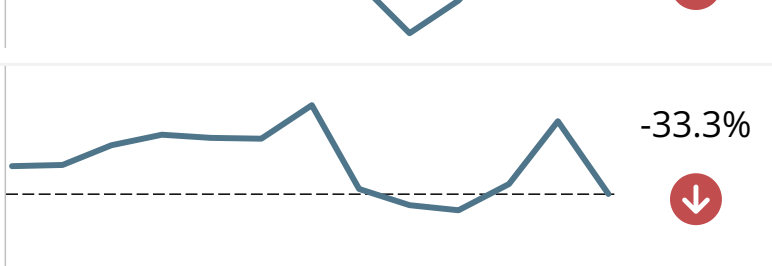
Carson City ▾

Carson City ▾

Compared to July 2023

Compared to June 2024

July 2024 ▾



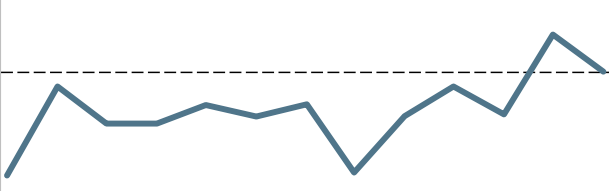



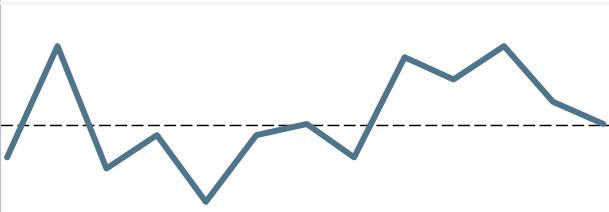



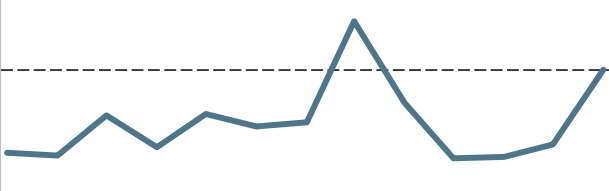



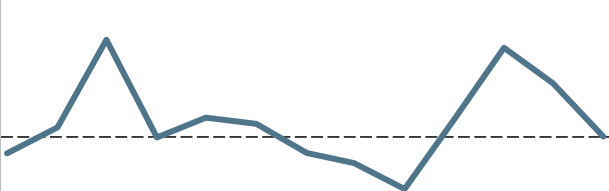



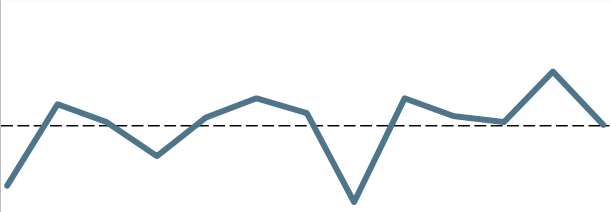



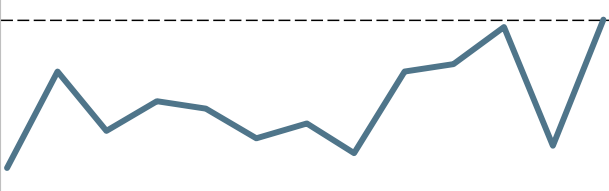



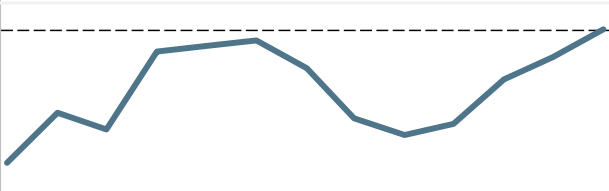



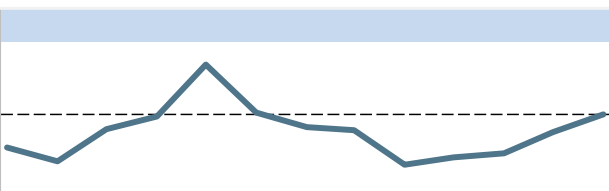

 <p>3.8% ↑</p>	 <p>-5.8% ↓</p>	<p>Median Sales Price</p> <p>\$527,405</p>
 <p>23.0% ↑</p>	 <p>47.1% ↑</p>	<p>Closed Sales</p> <p>75</p>
 <p>29.5% ↑</p>	 <p>29.5% ↑</p>	<p>Median Days to Contract</p> <p>29</p>
 <p>-0.0% ↓</p>	 <p>-0.2% ↓</p>	<p>List Price Received</p> <p>98.7%</p>
 <p>-0.6% ↓</p>	 <p>-1.6% ↓</p>	<p>Median Sold \$/SqFt</p> <p>\$306</p>
 <p>0.0% ✓</p>	 <p>-26.0% ↓</p>	<p>New Listings</p> <p>74</p>
 <p>3.3% ↑</p>	 <p>-1.9% ↓</p>	<p>Active Inventory</p> <p>158</p>
 <p>-16.0% ↓</p>	 <p>-33.3% ↓</p>	<p>Months Supply of Inventory</p> <p>2.1</p>

July 2024 Market Review

Single Family Residence ▾

Churchill ▾

Fallon, Other ▾



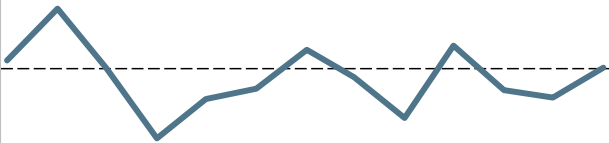



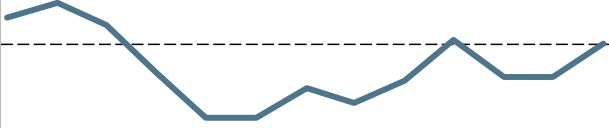



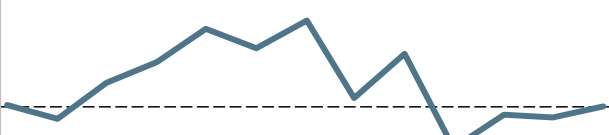







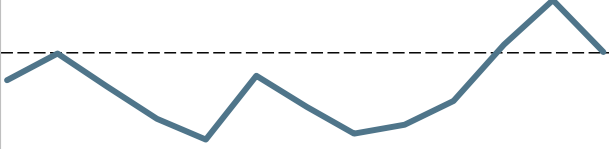



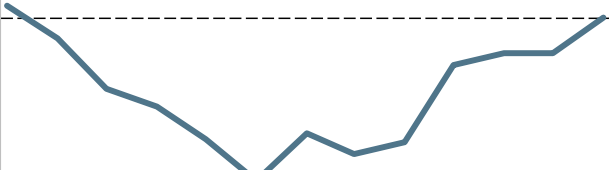



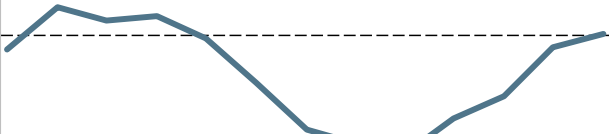



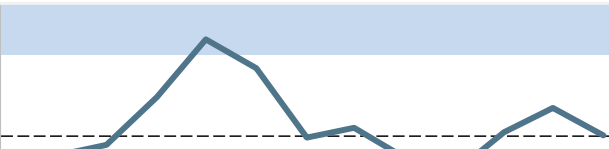

Compared to July 2023		Compared to June 2024		July 2024 ▾
	21.5% 		-6.0% 	Median Sales Price \$395,000
	18.8% 		-9.5% 	Closed Sales 19
	176.5% 		135.0% 	Median Days to Contract 47
	0.8% 		-2.4% 	List Price Received 98.3%
	9.7% 		-7.2% 	Median Sold \$/SqFt \$232
	125.0% 		89.5% 	New Listings 36
	77.4% 		10.0% 	Active Inventory 55
	49.4% 		21.6% 	Months Supply of Inventory 2.9

July 2024 Market Review

Single Family Residence ▾

Douglas ▾

12 Cities selected ▾

Compared to July 2023		Compared to June 2024		July 2024 ▾
	-1.3% 		5.6% 	Median Sales Price \$760,325
	-11.1% 		19.1% 	Closed Sales 56
	-2.0% 		20.0% 	Median Days to Contract 24
	0.0% 		0.2% 	List Price Received 98.2%
	2.6% 		-4.5% 	Median Sold \$/SqFt \$374
	-4.3% 		15.6% 	New Listings 89
	3.8% 		3.2% 	Active Inventory 192
	16.8% 		-13.4% 	Months Supply of Inventory 3.4

July 2024 Market Review

Single Family Residenc... ▾


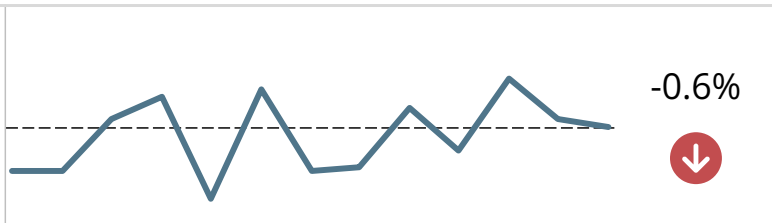

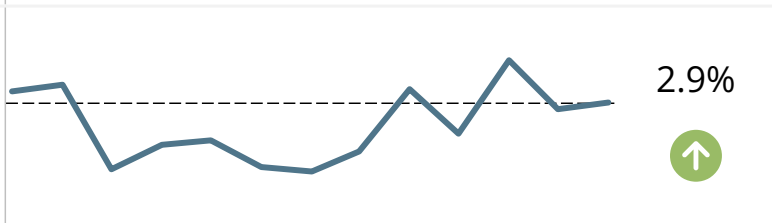

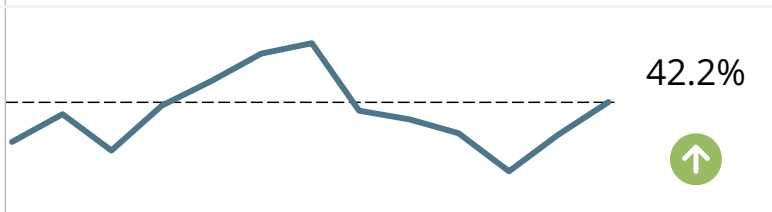

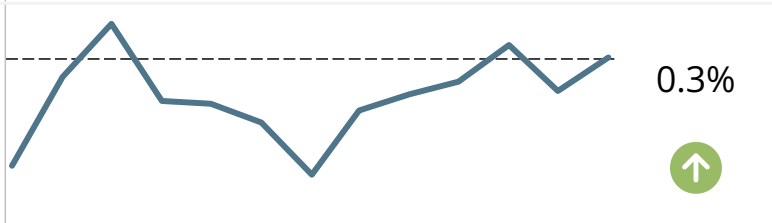

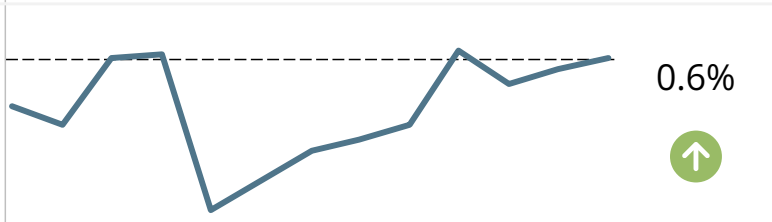

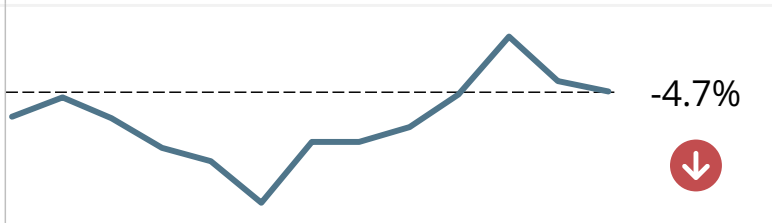

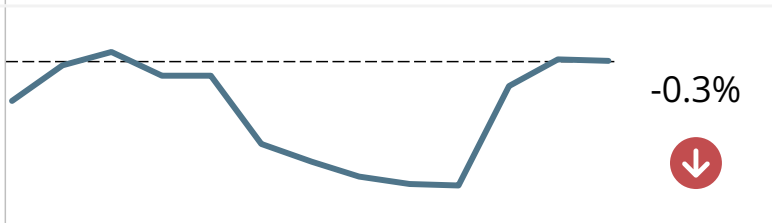

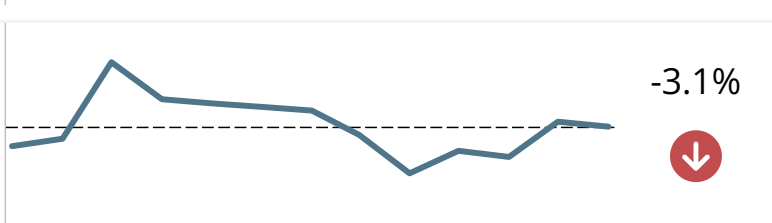
Lyon ▾

10 Cities selected ▾

Compared to July 2023

Compared to June 2024

July 2024 ▾



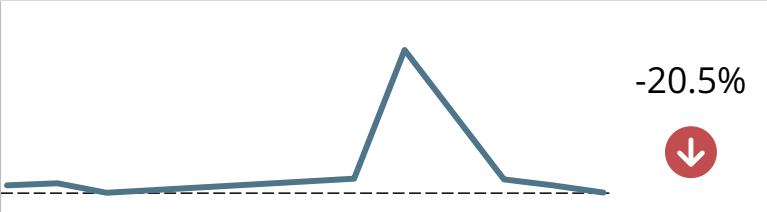







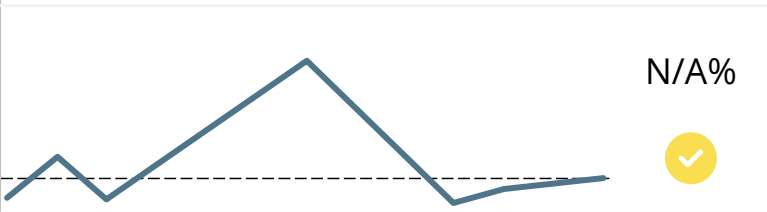



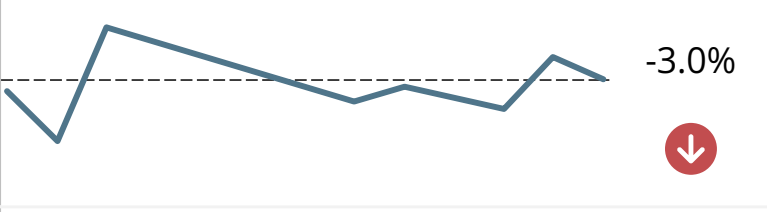



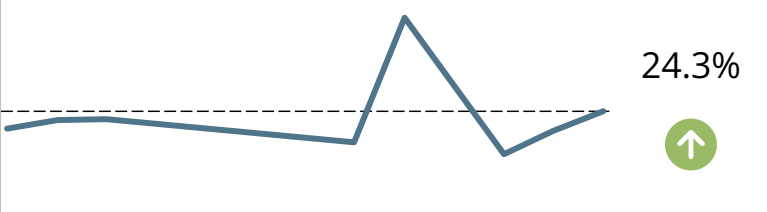



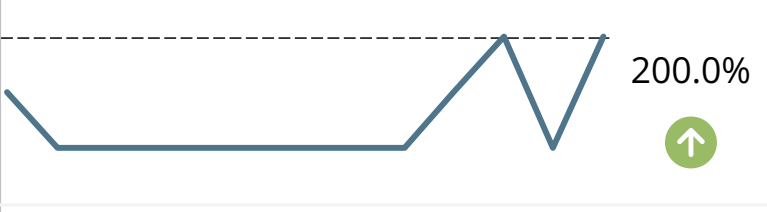



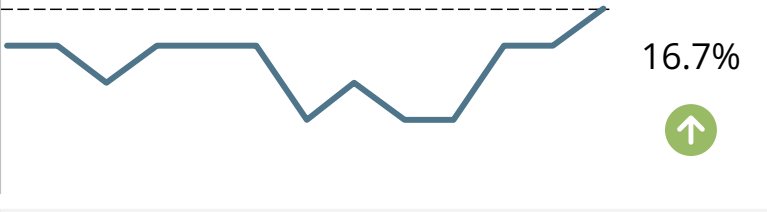



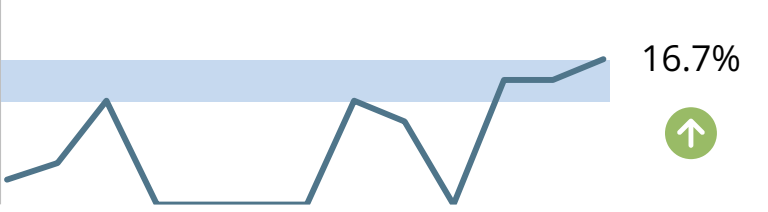

 <p>3.2% ↑</p>	 <p>-0.6% ↓</p>	<p>Median Sales Price</p> <p>\$386,845</p>
 <p>-4.5% ↓</p>	 <p>2.9% ↑</p>	<p>Closed Sales</p> <p>106</p>
 <p>56.1% ↑</p>	 <p>42.2% ↑</p>	<p>Median Days to Contract</p> <p>32</p>
 <p>1.0% ↑</p>	 <p>0.3% ↑</p>	<p>List Price Received</p> <p>99.0%</p>
 <p>2.8% ↑</p>	 <p>0.6% ↑</p>	<p>Median Sold \$/SqFt</p> <p>\$243</p>
 <p>13.7% ↑</p>	 <p>-4.7% ↓</p>	<p>New Listings</p> <p>141</p>
 <p>9.5% ↑</p>	 <p>-0.3% ↓</p>	<p>Active Inventory</p> <p>312</p>
 <p>14.6% ↑</p>	 <p>-3.1% ↓</p>	<p>Months Supply of Inventory</p> <p>2.9</p>

July 2024 Market Review

Single Family Residence ▾

Storey ▾

Other, Reno, Virginia City ▾

Compared to July 2023		Compared to June 2024		July 2024 ▾
	-20.5% 		-20.5% 	Median Sales Price \$377,450
	-80.0% 		0.0% 	Closed Sales 1
	140.7% 		N/A% 	Median Days to Contract 33
	1.7% 		-3.0% 	List Price Received 97.0%
	20.8% 		24.3% 	Median Sold \$/SqFt \$343
	50.0% 		200.0% 	New Listings 3
	16.7% 		16.7% 	Active Inventory 7
	478.7% 		16.7% 	Months Supply of Inventory 6.9



July 2024 Market Review

Single Family Residence | Washoe | 11 Cities selected

Compared to July 2023		Compared to June 2024		July 2024
	6.6% 		1.3% 	Median Sales Price \$607,500
	-1.6% 		6.4% 	Closed Sales 434
	43.8% 		64.3% 	Median Days to Contract 23
	0.1% 		-0.5% 	List Price Received 99.0%
	4.3% 		-0.3% 	Median Sold \$/SqFt \$317
	3.6% 		-3.0% 	New Listings 549
	16.4% 		4.7% 	Active Inventory 974
	18.2% 		-1.5% 	Months Supply of Inventory 2.2



July 2024 Market Reports Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured

July 2024 Market Review

Single Family Residence ▾


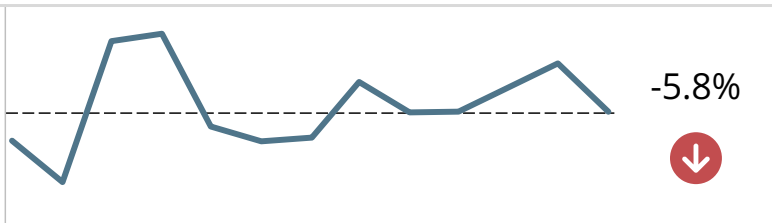

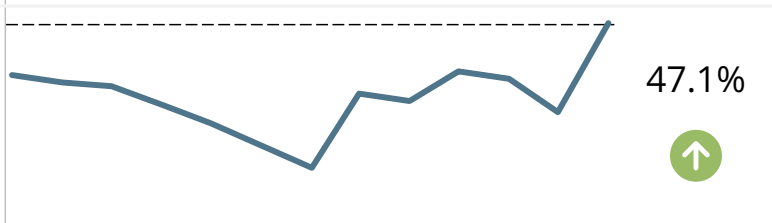

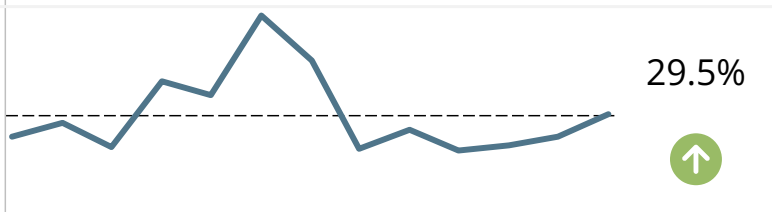

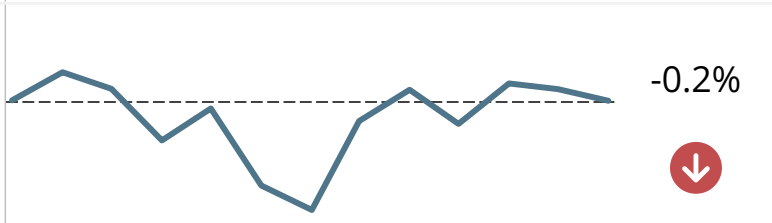

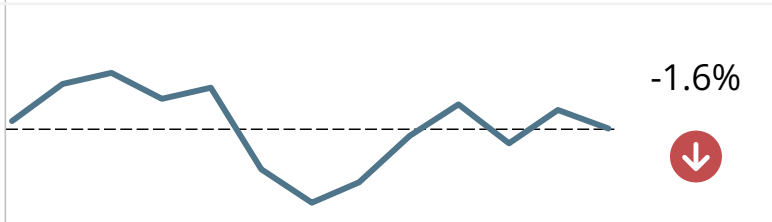

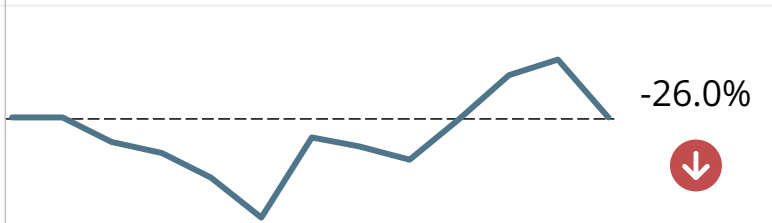

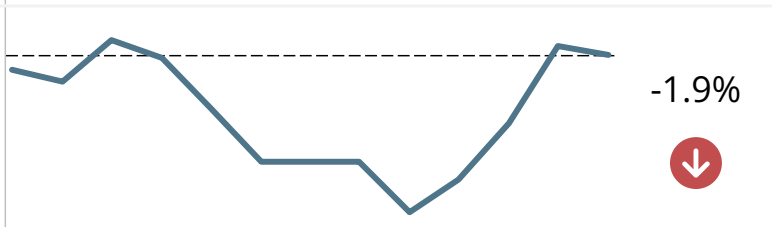

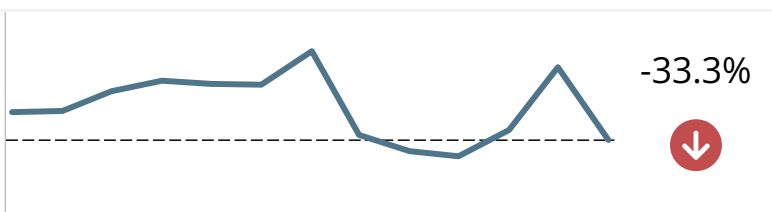
Carson City ▾

Carson City ▾

Compared to July 2023

Compared to June 2024

July 2024 ▾



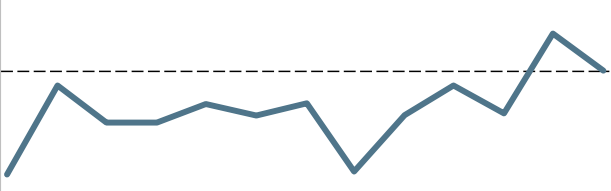



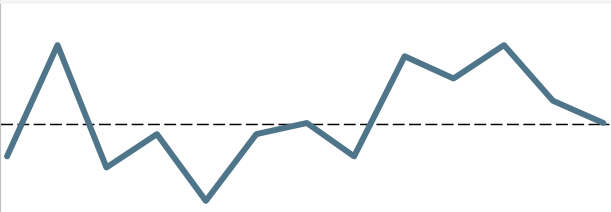



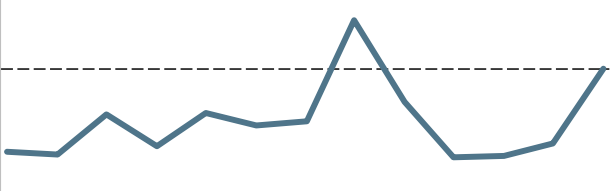



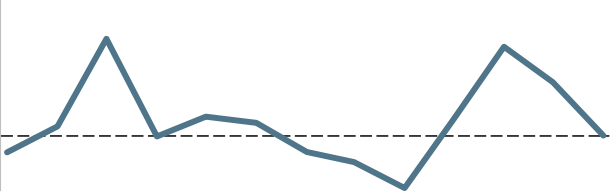



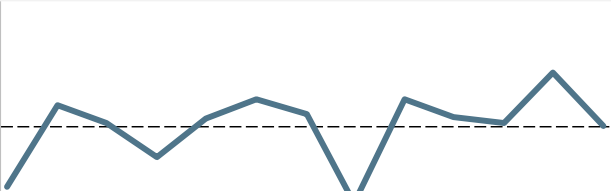



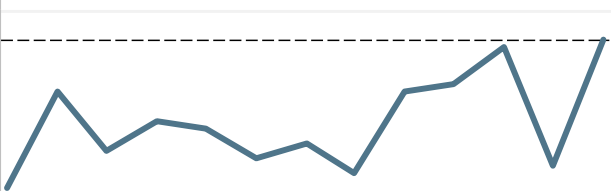



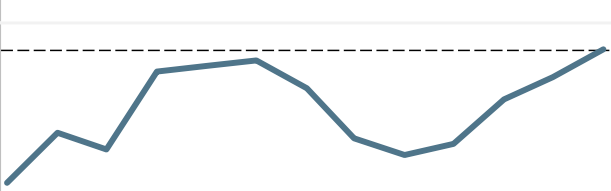



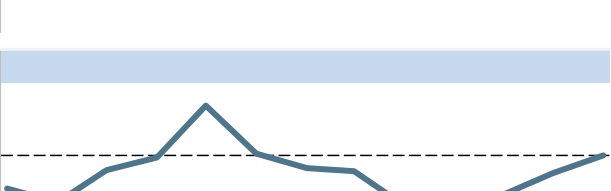

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 <p>-0.6% ↓</p>	 <p>-1.6% ↓</p>	<p>Median Sold \$/SqFt</p> <p>\$306</p>
 <p>0.0% ✓</p>	 <p>-26.0% ↓</p>	<p>New Listings</p> <p>74</p>
 <p>3.3% ↑</p>	 <p>-1.9% ↓</p>	<p>Active Inventory</p> <p>158</p>
 <p>-16.0% ↓</p>	 <p>-33.3% ↓</p>	<p>Months Supply of Inventory</p> <p>2.1</p>

July 2024 Market Review

Single Family Residence ▾

Churchill ▾

Fallon, Other ▾



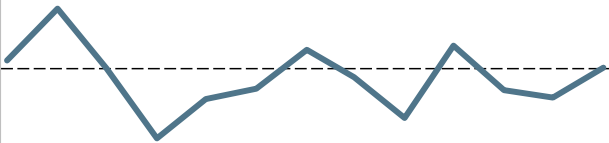



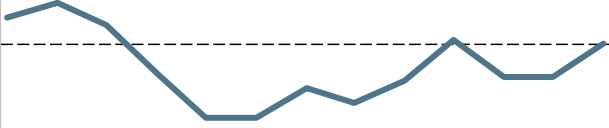



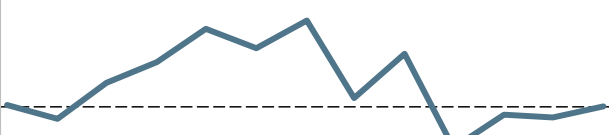







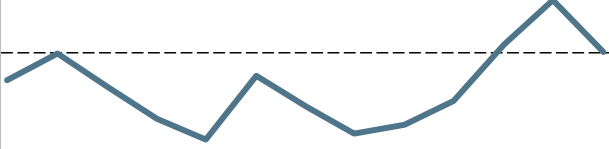



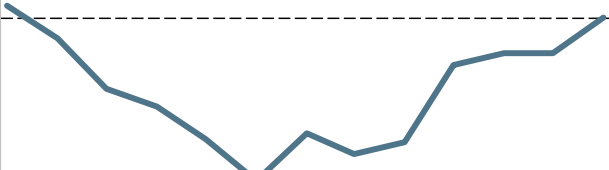



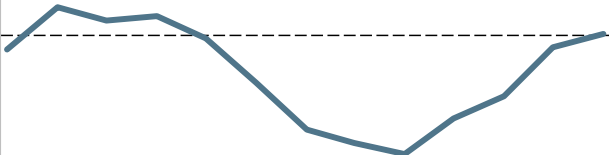



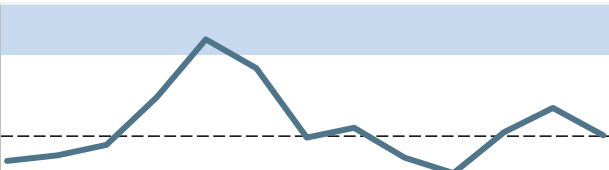

Compared to July 2023		Compared to June 2024		July 2024 ▾
	21.5% 		-6.0% 	Median Sales Price \$395,000
	18.8% 		-9.5% 	Closed Sales 19
	176.5% 		135.0% 	Median Days to Contract 47
	0.8% 		-2.4% 	List Price Received 98.3%
	9.7% 		-7.2% 	Median Sold \$/SqFt \$232
	125.0% 		89.5% 	New Listings 36
	77.4% 		10.0% 	Active Inventory 55
	49.4% 		21.6% 	Months Supply of Inventory 2.9

July 2024 Market Review

Single Family Residence ▾

Douglas ▾

12 Cities selected ▾

Compared to July 2023		Compared to June 2024		July 2024 ▾
	-1.3% 		5.6% 	Median Sales Price \$760,325
	-11.1% 		19.1% 	Closed Sales 56
	-2.0% 		20.0% 	Median Days to Contract 24
	0.0% 		0.2% 	List Price Received 98.2%
	2.6% 		-4.5% 	Median Sold \$/SqFt \$374
	-4.3% 		15.6% 	New Listings 89
	3.8% 		3.2% 	Active Inventory 192
	16.8% 		-13.4% 	Months Supply of Inventory 3.4

July 2024 Market Review

Single Family Residenc... ▾


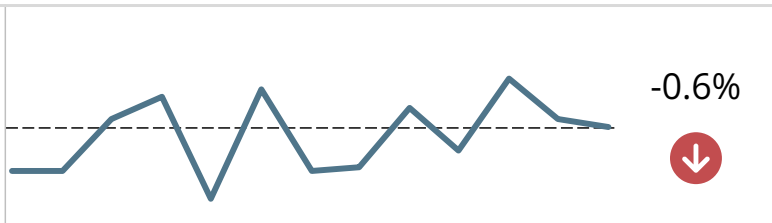

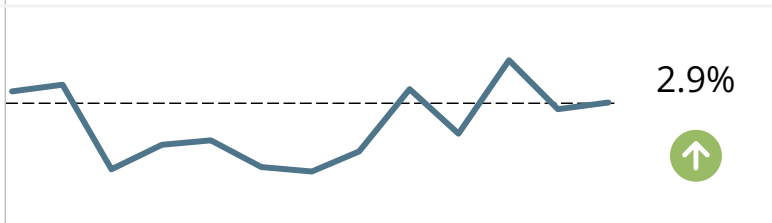

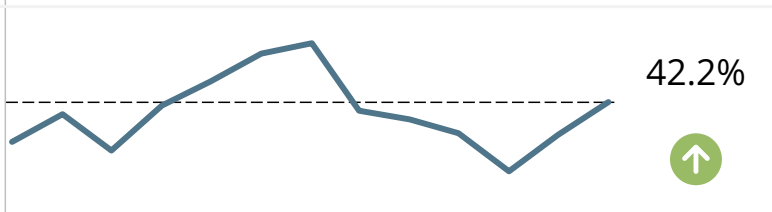

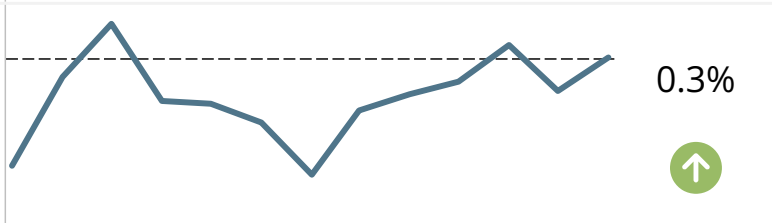

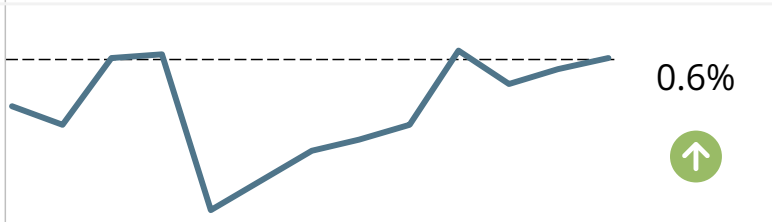

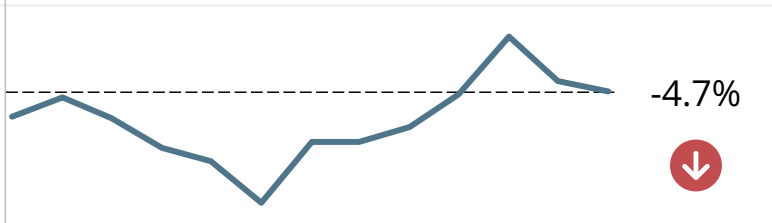

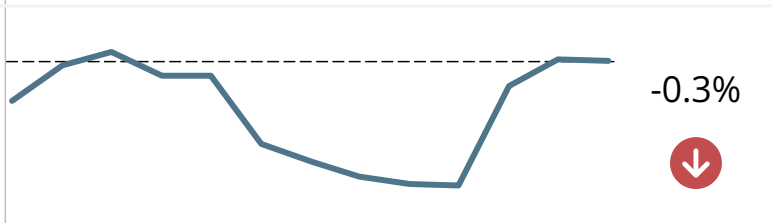

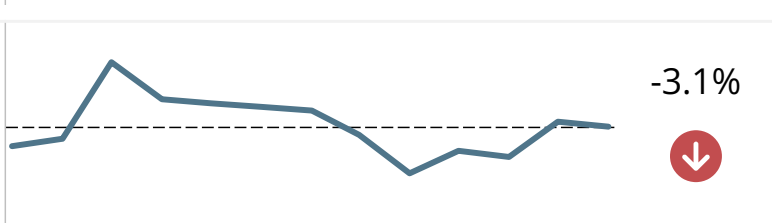
Lyon ▾

10 Cities selected ▾

Compared to July 2023

Compared to June 2024

July 2024 ▾



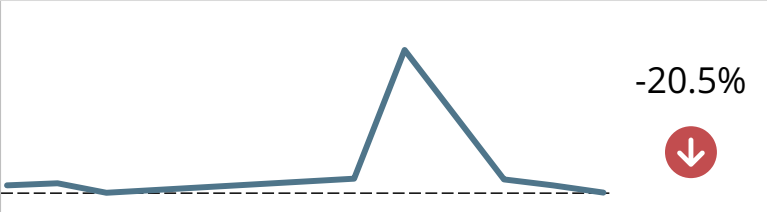







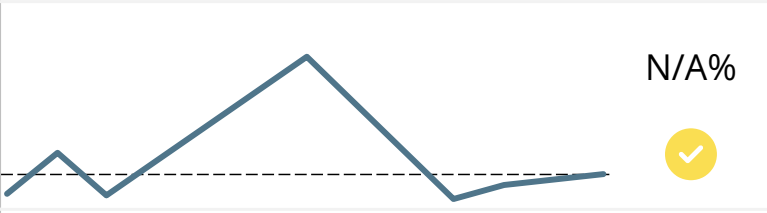



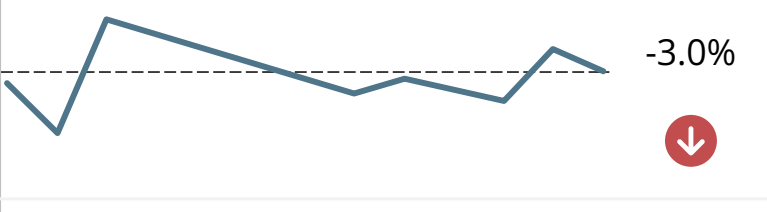



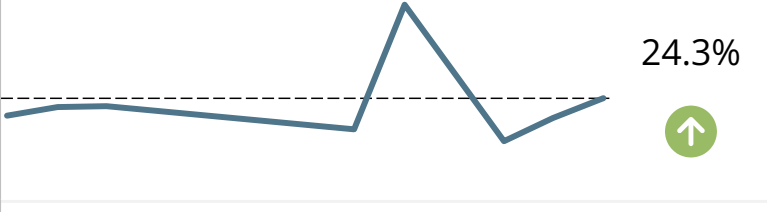



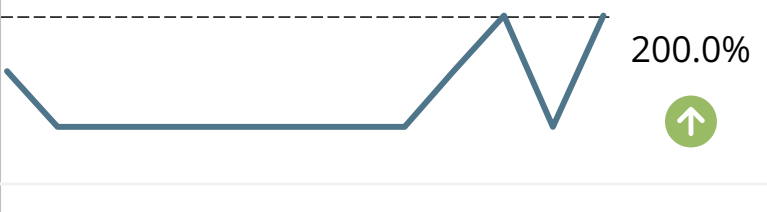







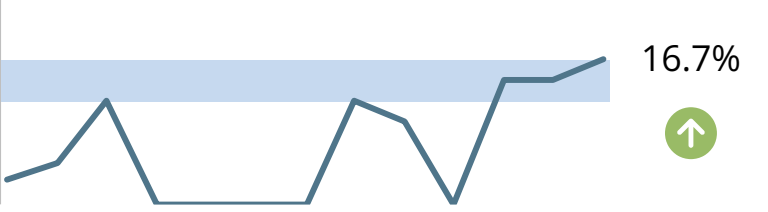

 <p>3.2% ↑</p>	 <p>-0.6% ↓</p>	<p>Median Sales Price</p> <p>\$386,845</p>
 <p>-4.5% ↓</p>	 <p>2.9% ↑</p>	<p>Closed Sales</p> <p>106</p>
 <p>56.1% ↑</p>	 <p>42.2% ↑</p>	<p>Median Days to Contract</p> <p>32</p>
 <p>1.0% ↑</p>	 <p>0.3% ↑</p>	<p>List Price Received</p> <p>99.0%</p>
 <p>2.8% ↑</p>	 <p>0.6% ↑</p>	<p>Median Sold \$/SqFt</p> <p>\$243</p>
 <p>13.7% ↑</p>	 <p>-4.7% ↓</p>	<p>New Listings</p> <p>141</p>
 <p>9.5% ↑</p>	 <p>-0.3% ↓</p>	<p>Active Inventory</p> <p>312</p>
 <p>14.6% ↑</p>	 <p>-3.1% ↓</p>	<p>Months Supply of Inventory</p> <p>2.9</p>

July 2024 Market Review

Single Family Residence ▾



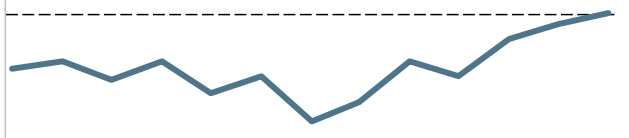



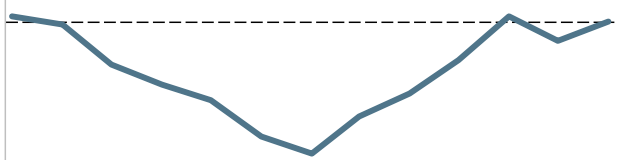



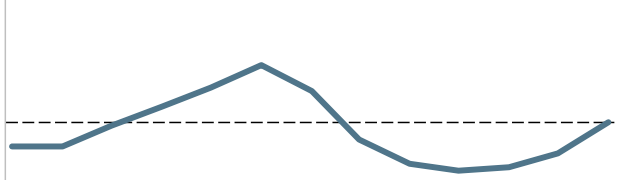



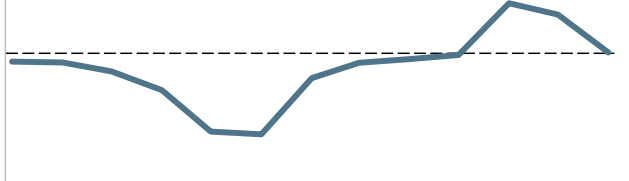



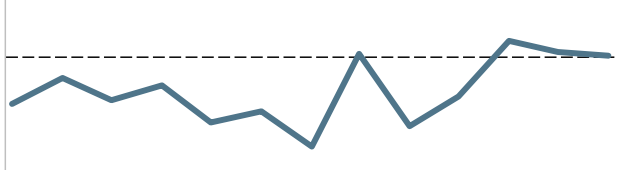



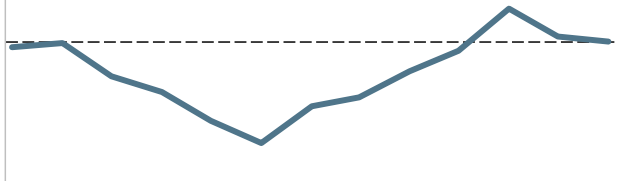



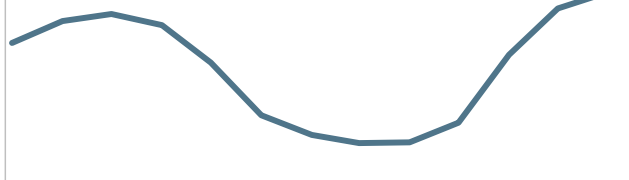



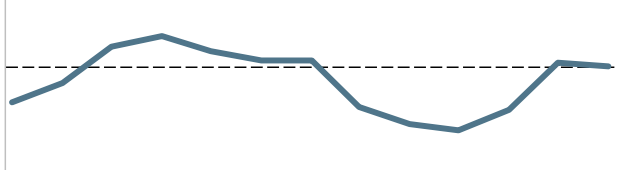

Storey ▾

Other, Reno, Virginia City ▾

Compared to July 2023		Compared to June 2024		July 2024 ▾
	-20.5% 		-20.5% 	Median Sales Price \$377,450
	-80.0% 		0.0% 	Closed Sales 1
	140.7% 		N/A% 	Median Days to Contract 33
	1.7% 		-3.0% 	List Price Received 97.0%
	20.8% 		24.3% 	Median Sold \$/SqFt \$343
	50.0% 		200.0% 	New Listings 3
	16.7% 		16.7% 	Active Inventory 7
	478.7% 		16.7% 	Months Supply of Inventory 6.9

July 2024 Market Review

Single Family Residence ▾ Washoe ▾ 11 Cities selected ▾

Compared to July 2023		Compared to June 2024		July 2024 ▾
	6.6% 		1.3% 	Median Sales Price \$607,500
	-1.6% 		6.4% 	Closed Sales 434
	43.8% 		64.3% 	Median Days to Contract 23
	0.1% 		-0.5% 	List Price Received 99.0%
	4.3% 		-0.3% 	Median Sold \$/SqFt \$317
	3.6% 		-3.0% 	New Listings 549
	16.4% 		4.7% 	Active Inventory 974
	18.2% 		-1.5% 	Months Supply of Inventory 2.2