



FOR IMMEDIATE RELEASE

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

Top Market insights for Northern Nevada

RENO, Nev. (June 10, 2024)– [Sierra Nevada REALTORS®](#) (SNR) today released its May 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.

May housing market highlights include:

- The median sales price for a single-family home has increased since last month in Washoe and Lyon County, as well as Carson City, but decreased in Churchill, Storey, and Douglas Counties.
- The housing market currently has 9.7% more active inventory available across all six regions compared to last month.
- There have been 632 closed sales across all six regions combined, which is 8.6% more to the month prior

“Understanding the dynamics of our local housing market is crucial for buyers and sellers,” said SNR president Robert Bartshe. “With the summer months beginning and the market heating up, 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 June 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 May 2024, Washoe County, excluding the area of Incline Village, saw 562 new listings and 418 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$587,000, a decrease of 3.9% from the previous month and an increase of 5.8% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in May 2024 was \$363,000, down 0.8% from last month and 5.6% up from last year.

Carson City

- In May 2024, Carson City had 46 sales of existing single-family homes, a 9.8% decrease from the previous month and 9.8% increase from last year.
- The median sales price for an existing single-family residence was \$543,975, an increase of 9.9% from the previous month and an increase of 14% from the previous year.
- The existing condominium/townhome median sales price in May 2024 was \$305,000, a decrease of 28.1% from last month and a decrease of 3.2% from last year.

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

- In May 2024, Lyon County had 116 sales of existing single-family homes and manufactured properties, an increase of 28.9% from the previous month and a decrease of 1.7% from last year.
- The median sales price for existing manufactured and single-family residences were \$399,9950, an increase of 5.1% from last month and an increase of 9.9% from the previous year.

Churchill County

- In May 2024, Churchill County had 24 sales of existing single-family homes, an increase of 4.3% from the previous month and a decrease of 22.6% from last year.
- The median sales price for an existing single-family residence was \$351,000, a decrease of 8.8% from the previous month and down 2.5% from last year.

Storey County

- In May 2024, Storey County had 5 sales of existing single-family homes, up 25% from the previous month and from last year.
- The median sales price for an existing single-family residence was \$555,000, a decrease of 6.7% from the previous month and a decrease of 10.2% from last year.

Douglas County

- In May 2024, Douglas County had 45 sales of existing single-family homes, an decrease of 26.2% from the previous month and a decrease of 29.7% from last year.
- The median sales price for an existing single-family residence was \$615,000, a decrease of 7% from the previous month and an increase of 16.6% 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.

Hi X,

[Sierra Nevada REALTORS®](#) (SNR) today released its May 2024 report on existing home sales in Washoe, Storey, Lyon, Douglas, and Churchill counties, along with Carson City..

Please see the official press release below for May housing market highlights.

Thank you,



May 2024 Market Reports Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured



May 2024 Market Review



Single Family Residence

Greater Carson

12 Areas selected

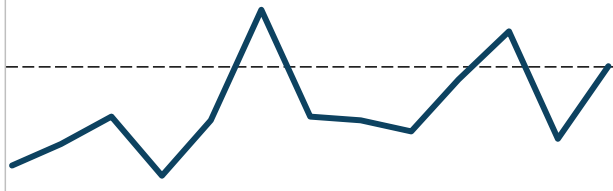
Compared to May 2023

Compared to April 2024

May 2024



14.0%



9.9%

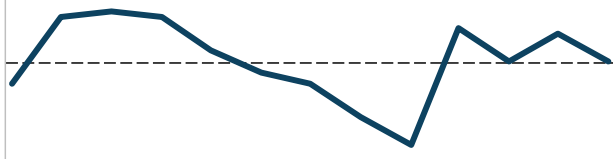


Median Sales Price

\$543,975



9.5%



-9.8%

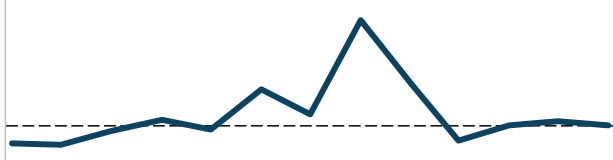


Closed Sales

46



37.1%



-5.9%

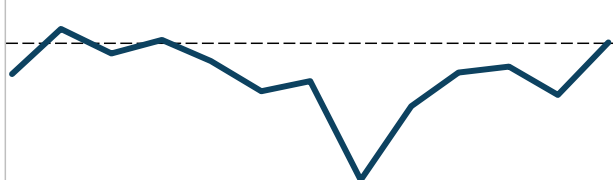


Median Days to Contract

24



0.4%



0.7%

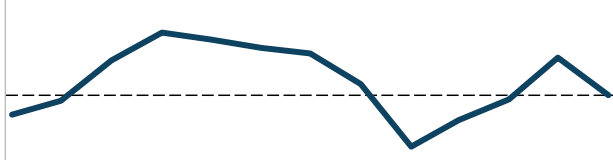


List Price Received

99.0%



2.4%



-4.4%

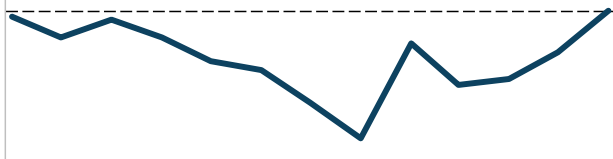


Median Sold \$/SqFt

\$296



3.0%



25.5%

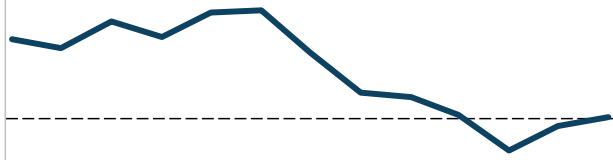


New Listings

69



-29.2%



4.9%

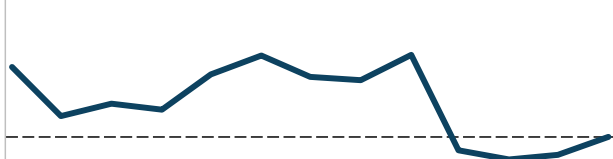


Active Inventory

85



-35.3%



16.3%



Months Supply of Inventory

1.8



May 2024 Market Review



Single Family Residence

Fallon

8 Areas selected

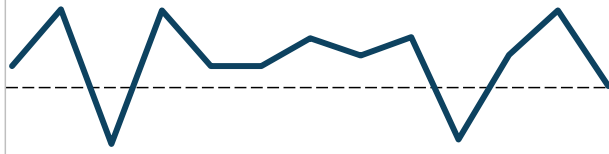
Compared to May 2023

Compared to April 2024

May 2024



-2.5%



-8.8%

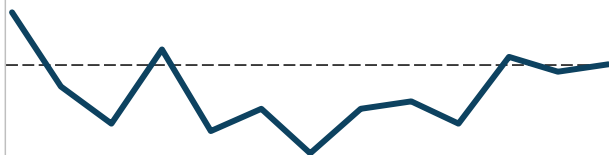


Median Sales Price

\$351,000



-22.6%



4.3%

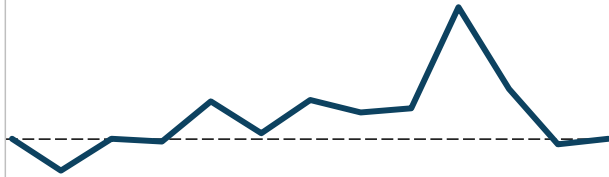


Closed Sales

24



0.0%



13.3%

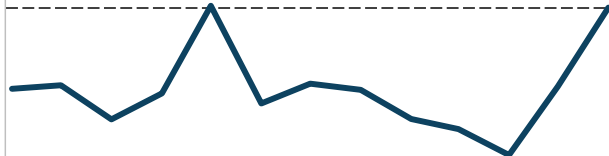


Median Days to Contract

17



3.7%



3.6%

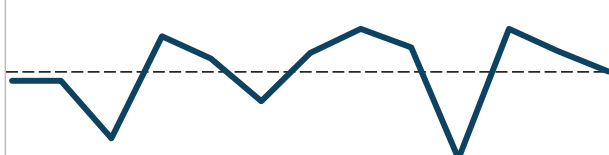


List Price Received

102.6%



1.1%



-2.3%

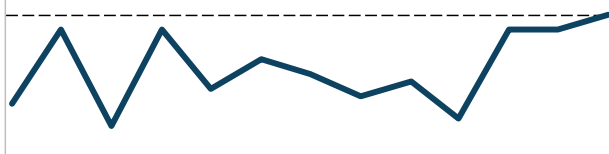


Median Sold \$/SqFt

\$230



63.2%



6.9%

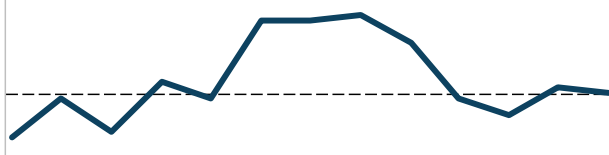


New Listings

31



26.7%



-2.6%

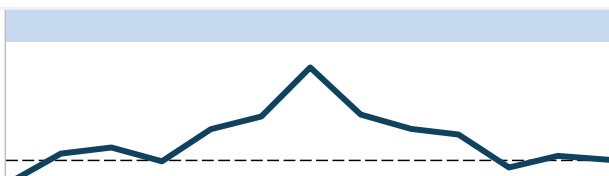


Active Inventory

38



63.6%



-6.6%



Months Supply of Inventory

1.6



May 2024 Market Review



Single Family Residence

Douglas County, Lak...

37 Areas selected

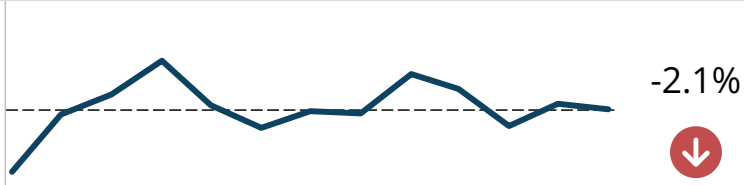
Compared to May 2023

Compared to April 2024

May 2024



31.7%



-2.1%

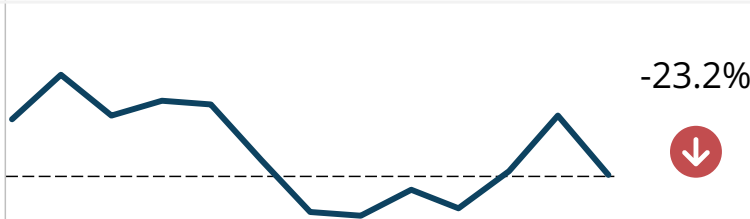


Median Sales Price

\$700,000



-22.1%



-23.2%

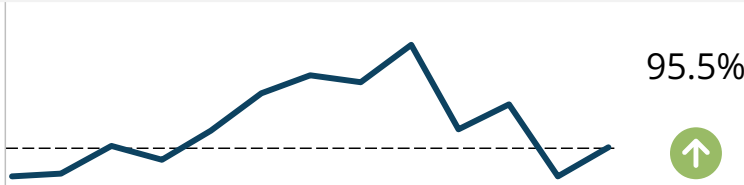


Closed Sales

53



95.5%



95.5%

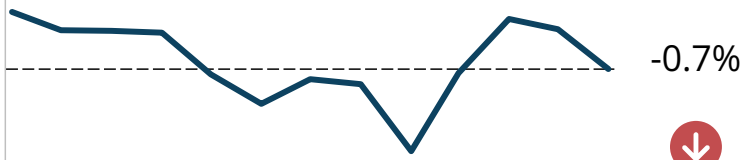


Median Days to Contract

22



-1.0%



-0.7%

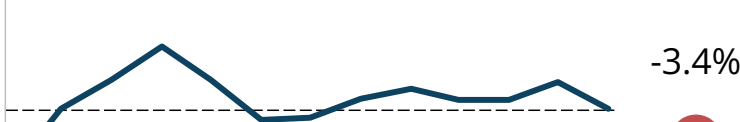


List Price Received

97.4%



8.7%



-3.4%

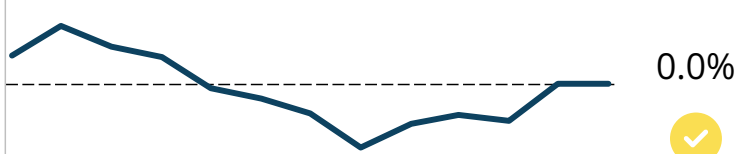


Median Sold \$/SqFt

\$345



-19.6%



0.0%

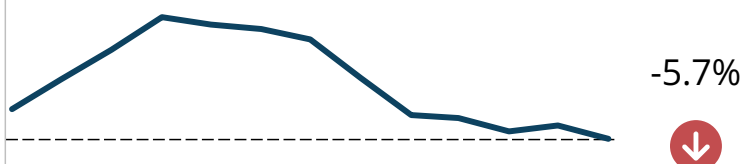


New Listings

78



-11.9%



-5.7%

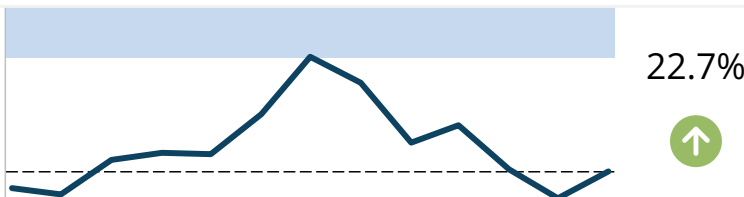


Active Inventory

148



13.0%



22.7%



Months Supply of Inventory

2.8



May 2024 Market Review



Single Family Residenc... ▾

Fernley, Lyon County ▾

13 Areas selected ▾

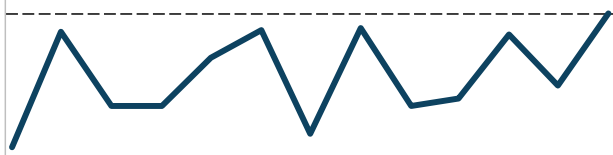
Compared to May 2023

Compared to April 2024

May 2024 ▾



9.9%



5.1%

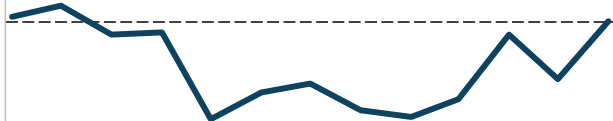


Median Sales Price

\$399,950



-1.7%



28.9%

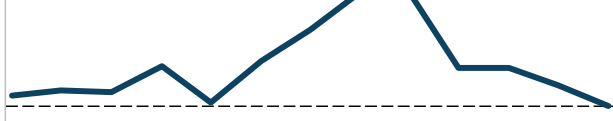


Closed Sales

116



-15.0%



-26.1%

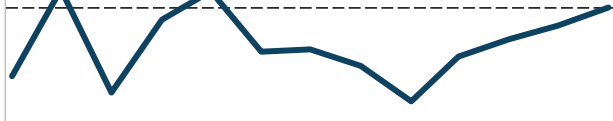


Median Days to Contract

17



0.9%



0.2%

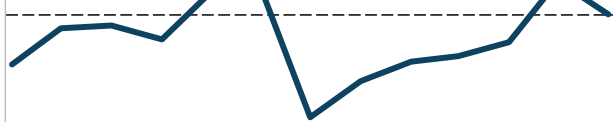


List Price Received

99.2%



3.9%



-2.5%

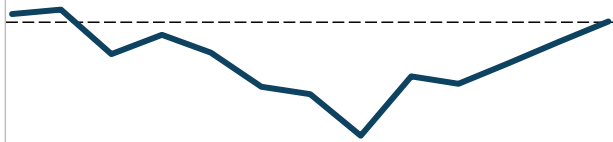


Median Sold \$/SqFt

\$239



-3.4%



11.0%

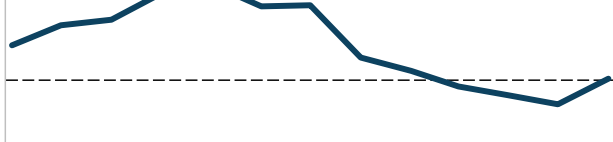


New Listings

141



-11.8%



11.4%

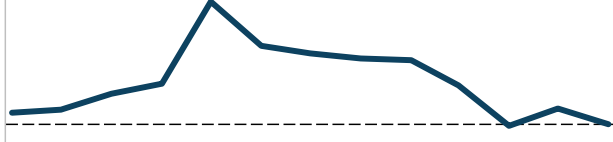


Active Inventory

224



-10.3%



-13.5%



Months Supply of Inventory

1.9



May 2024 Market Review



Single Family Residence

Storey County

176, Virginia City Highl...

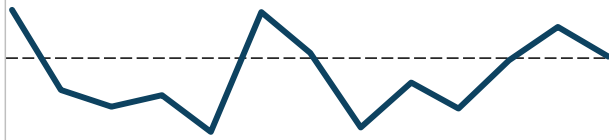
Compared to May 2023

Compared to April 2024

May 2024



-10.2%



-6.7%

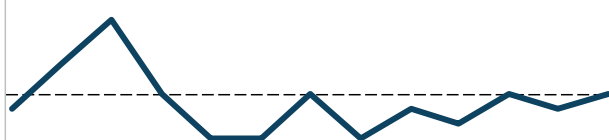


Median Sales Price

\$555,000



25.0%



25.0%

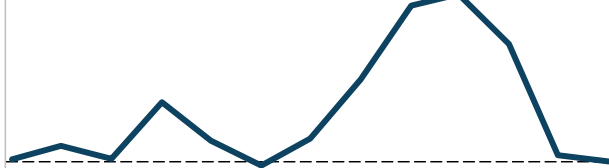


Closed Sales

5



-15.4%



-35.3%

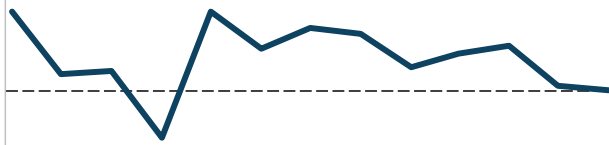


Median Days to Contract

11



-5.3%



-0.3%

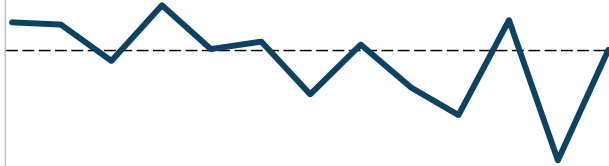


List Price Received

95.2%



-6.1%



35.7%

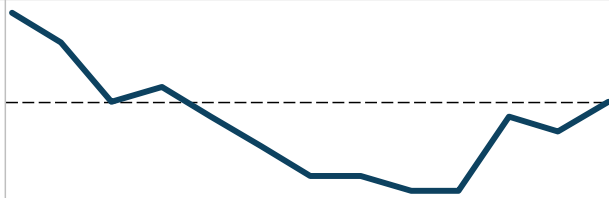


Median Sold \$/SqFt

\$283



-42.9%



33.3%

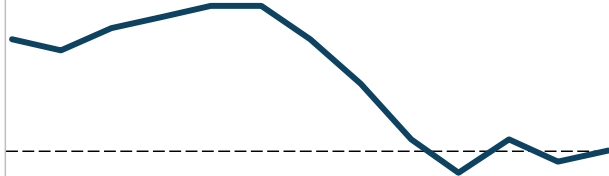


New Listings

8



-41.7%



7.7%

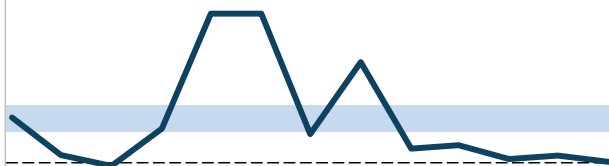


Active Inventory

14



-53.3%



-13.8%



Months Supply of Inventory

2.8



May 2024 Market Review



Single Family Residence

Reno, Sparks

39 Areas selected

Compared to May 2023		Compared to April 2024		May 2024
	5.8% ↑		3.9% ↑	Median Sales Price \$587,000
	0.2% ↑		11.2% ↑	Closed Sales 418
	-15.4% ↓		22.2% ↑	Median Days to Contract 11
	0.9% ↑		0.7% ↑	List Price Received 99.7%
	10.0% ↑		5.7% ↑	Median Sold \$/SqFt \$325
	2.4% ↑		15.4% ↑	New Listings 562
	-13.3% ↓		10.4% ↑	Active Inventory 617
	-13.6% ↓		-0.7% ↓	Months Supply of Inventory 1.5