



Sierra Nevada REALTORS® October 2024 Existing Home Sales Report

Top Market Insights for Northern Nevada

RENO, Nev. (November 8, 2024)– [Sierra Nevada REALTORS®](#) (SNR) today released its October 2024 report on existing home sales in Carson City along with Churchill, Douglas, Lyon, Storey and Washoe, excluding Incline Village, counties. 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.

October housing market highlights include:

- Since September and compared to last year, the median sales price for a single-family home has decreased in Carson and Lyon County but increased in Douglas and Washoe County.
- The sales of existing single-family homes have increased since September and last year in Carson, Churchill and Douglas County, but have decreased in Lyon County.
- The median sales price for a single-family residence is \$555,000 across all six regions combined, which is 2% higher than the previous year.

"In October, the housing market in Northern Nevada showed a range of trends," said Robert Bartshe, president of SNR. "While some counties saw declines in median home prices and existing home sales, others experienced increases. These fluctuations are influenced by broader national economic factors. As the market continues to evolve, it's important to stay informed and work with a knowledgeable local agent to successfully navigate these changes."

Whether you are working with a REALTOR® or just starting the process, gather as much information on the process and a great place to start is with these informational resource guides. [Homebuyers](#) and [Home sellers](#) are available to the public in both English and Spanish. These guides are for informational purposes only and do not intend to alter any existing NAR policy.

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 Churchill, Douglas, Storey and Washoe 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 October 5, 2024, and are most accurate due to the portal numbers not locking. For the most updated statistics, please contact SNR.***

Carson City

- In October 2024, Carson City had 68 sales of existing single-family homes, a 15.3% increase from the previous month and a 28.3% increase from last year.
- The median sales price for an existing single-family residence was \$527,500, a decrease of 1.4% from the previous month and a decrease of 9.1% from the previous year.
- The active inventory in October 2024 was 147, a decrease of 7.5% from last month and a decrease of 6.4% from last year.

Churchill County

- In October 2024, Churchill County had 28 sales of existing single-family homes, an increase of 115.4% from the previous month and an increase of 55.6% from last year.
- The median sales price for an existing single-family residence was \$378,950, a decrease of 2.7% from the previous month and up 5.3% from last year.

Douglas County

- In October 2024, Douglas County had 73 sales of existing single-family homes, an increase of 23.7% from the previous month and an increase of 52.1% from last year.
- The median sales price for an existing single-family residence was \$775,000, an increase of 7.6% from the previous month and an increase of 16.5% from last year.

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

- In October 2024, Lyon County had 86 sales of existing single-family homes and manufactured properties, a decrease of 25.2% from the previous month and a decrease of 1.1% from last year.
- The median sales price for existing manufactured and single-family residences was \$379,990, a decrease of 5.2% from last month and a decrease of 3.8% from the previous year.

Storey County

- In October 2024, Storey County had three sales of an existing single-family home, with an increase of 50% from the previous month.
- The median sales price for an existing single-family residence was \$480,000, an increase of 33.3% from the previous month.

Washoe County *(Excluding Incline Village)*

- In October 2024, Washoe County, excluding the area of Incline Village, saw 488 new listings and 423 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$589,000, an increase of 0.3% from the previous month and an increase of 2.4% from last year.
- The active inventory in October 2024 was 1,014, a decrease of 6.5% from last 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.



October 2024 Market Reports Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured



October 2024 Market Review

Single Family Residence



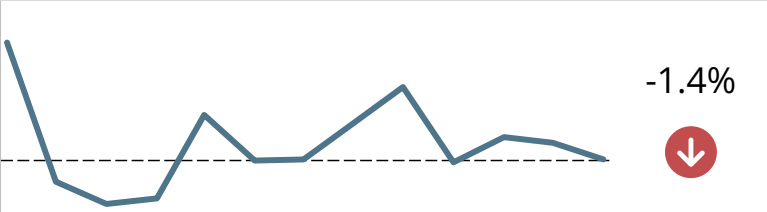



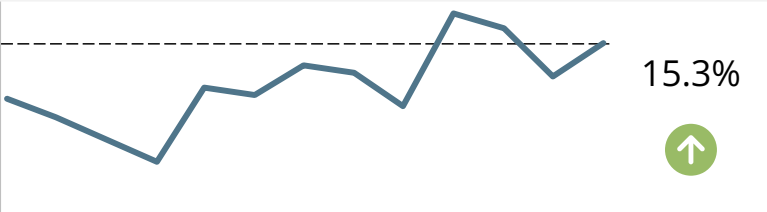



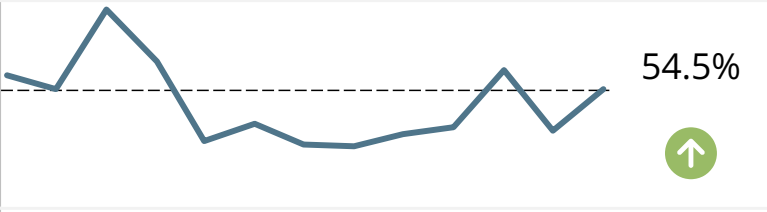



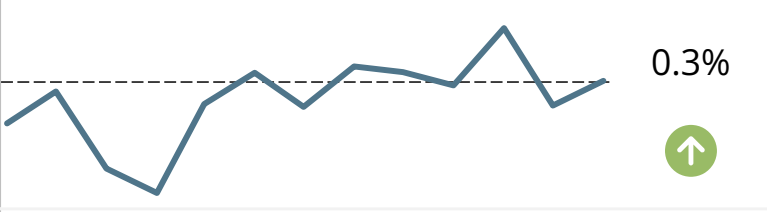



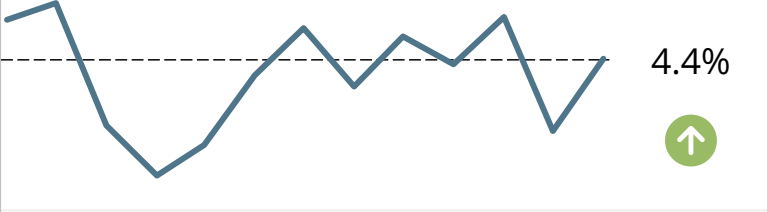



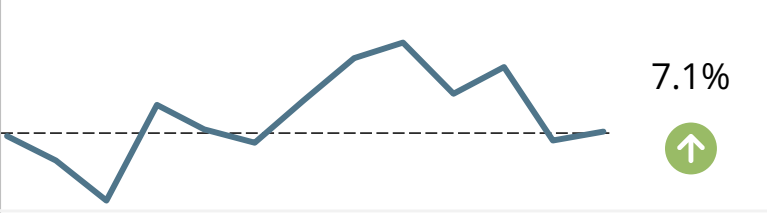



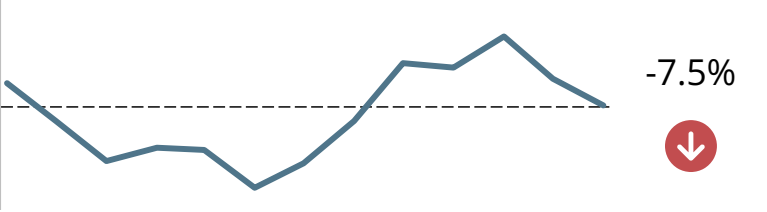



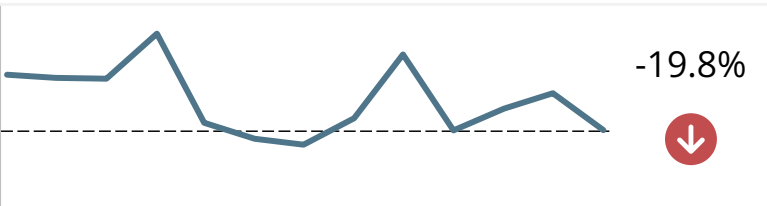

Carson City

Carson City

Compared to October 2023

Compared to September 2024

October 2024

	-9.1% 		-1.4% 	Median Sales Price \$527,500
	28.3% 		15.3% 	Closed Sales 68
	-10.5% 		54.5% 	Median Days to Contract 34
	0.6% 		0.3% 	List Price Received 98.7%
	-2.2% 		4.4% 	Median Sold \$/SqFt \$307
	3.4% 		7.1% 	New Listings 60
	-6.4% 		-7.5% 	Active Inventory 147
	-27.0% 		-19.8% 	Months Supply of Inventory 2.2

October 2024 Market Review

Single Family Residence ▾


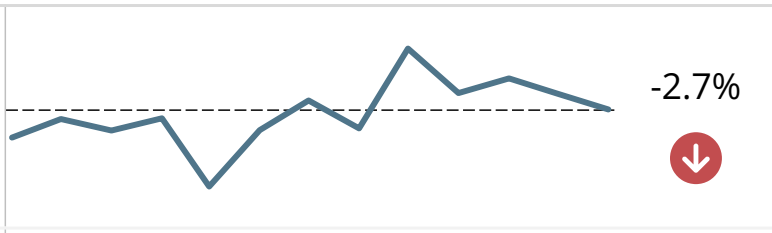

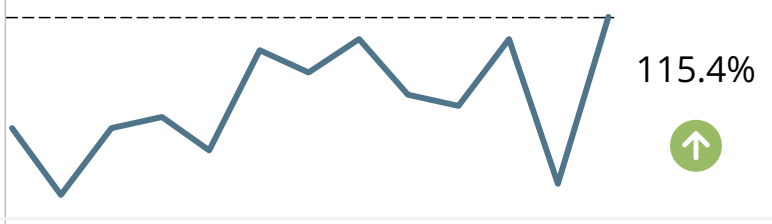

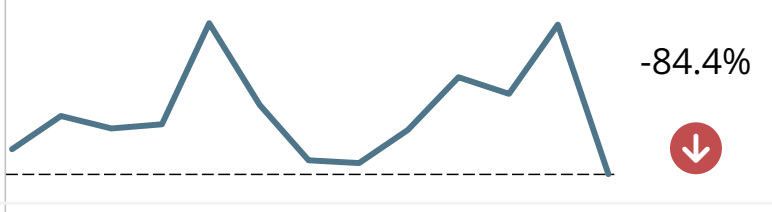

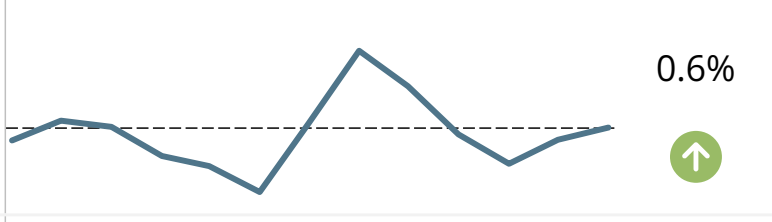

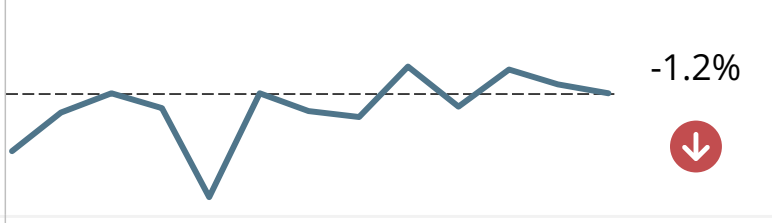

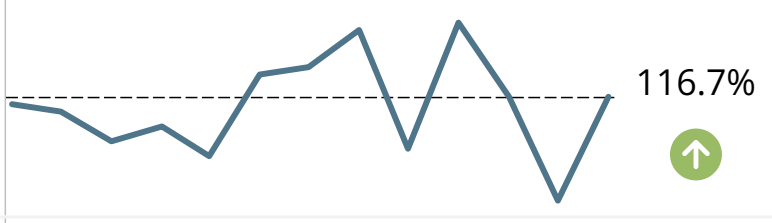

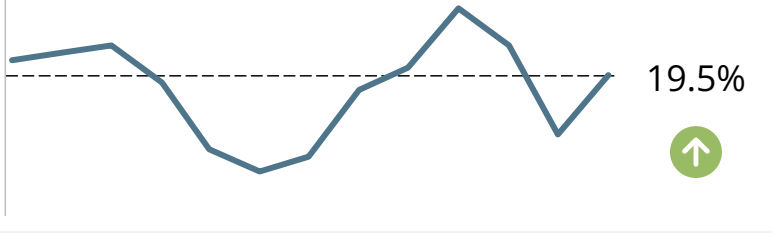

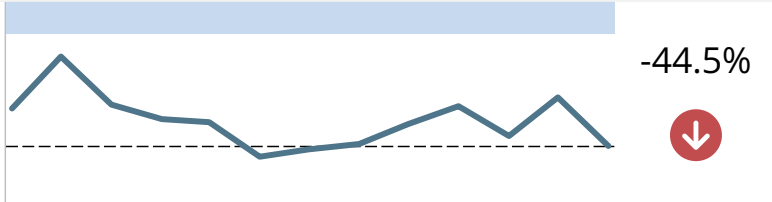
Churchill ▾

Fallon, Other ▾

Compared to October 2023

Compared to September 2024

October 2024 ▾

 <p>5.3% ↑</p>	 <p>-2.7% ↓</p>	<p>Median Sales Price</p> <p>\$378,950</p>
 <p>55.6% ↑</p>	 <p>115.4% ↑</p>	<p>Closed Sales</p> <p>28</p>
 <p>-47.4% ↓</p>	 <p>-84.4% ↓</p>	<p>Median Days to Contract</p> <p>10</p>
 <p>0.6% ↑</p>	 <p>0.6% ↑</p>	<p>List Price Received</p> <p>98.9%</p>
 <p>8.8% ↑</p>	 <p>-1.2% ↓</p>	<p>Median Sold \$/SqFt</p> <p>\$241</p>
 <p>4.0% ↑</p>	 <p>116.7% ↑</p>	<p>New Listings</p> <p>26</p>
 <p>-3.9% ↓</p>	 <p>19.5% ↑</p>	<p>Active Inventory</p> <p>49</p>
 <p>-38.2% ↓</p>	 <p>-44.5% ↓</p>	<p>Months Supply of Inventory</p> <p>1.7</p>



October 2024 Market Review

Single Family Residence

Douglas

12 Cities selected

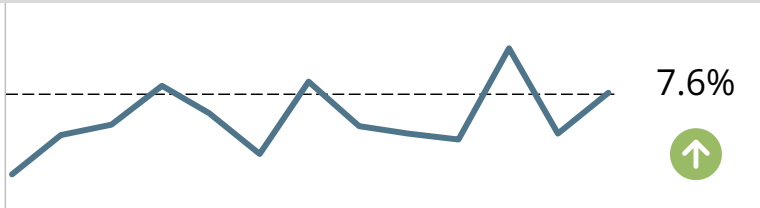
Compared to October 2023

Compared to September 2024

October 2024



16.5%



7.6%

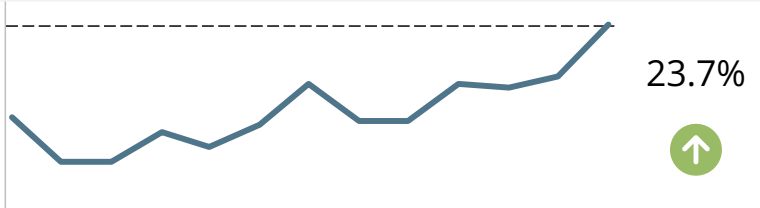


Median Sales Price

\$775,000



52.1%



23.7%

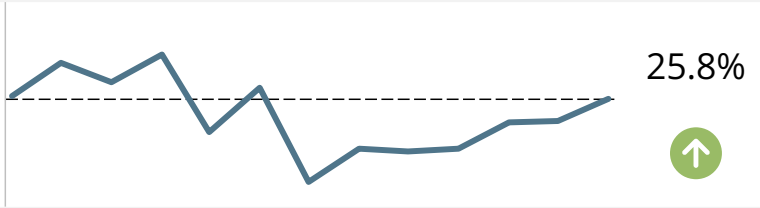


Closed Sales

73



-2.5%



25.8%

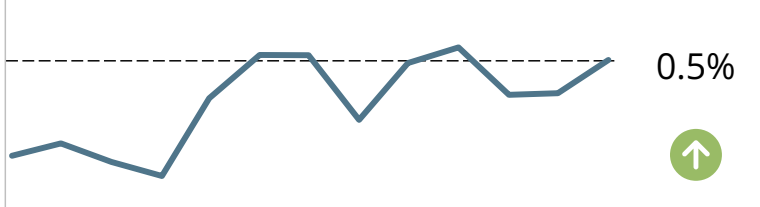


Median Days to Contract

39



1.3%



0.5%

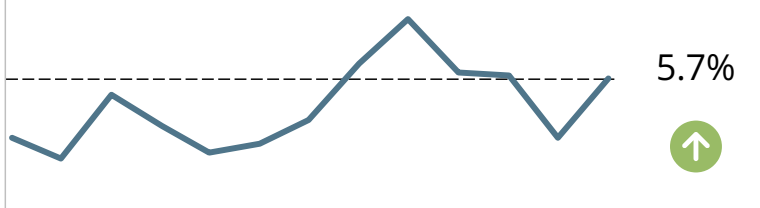


List Price Received

98.0%



5.7%



5.7%

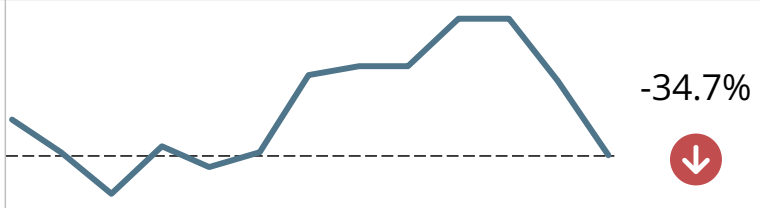


Median Sold \$/SqFt

\$371



-20.3%



-34.7%

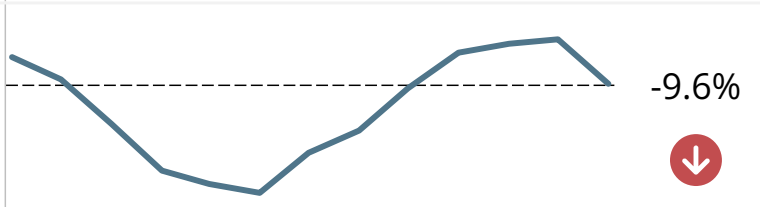


New Listings

47



-6.0%



-9.6%

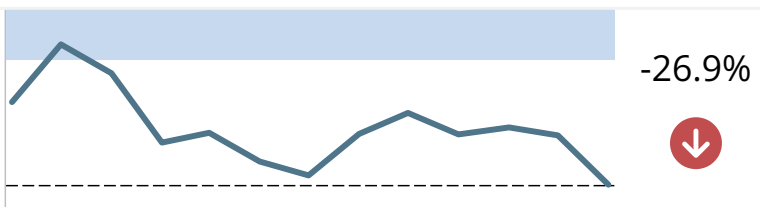


Active Inventory

188



-38.2%



-26.9%



Months Supply of Inventory



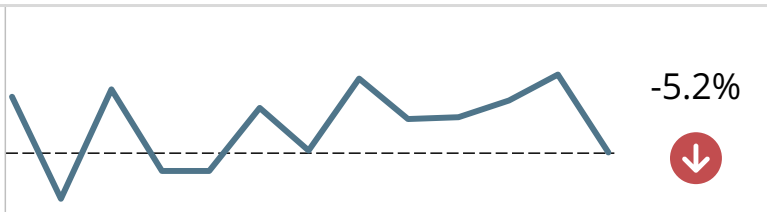



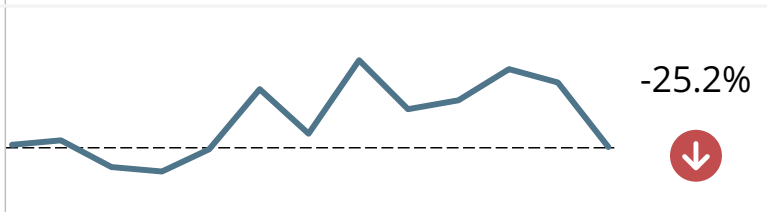



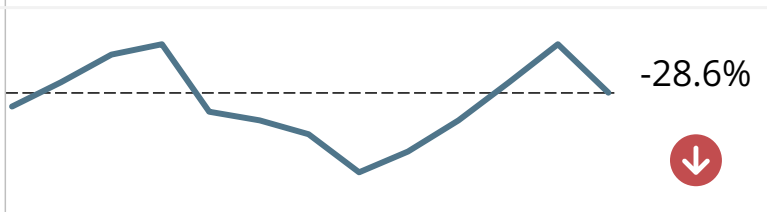



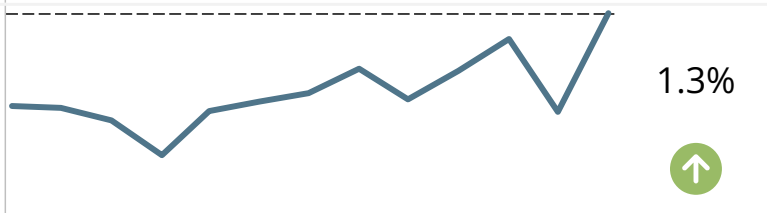



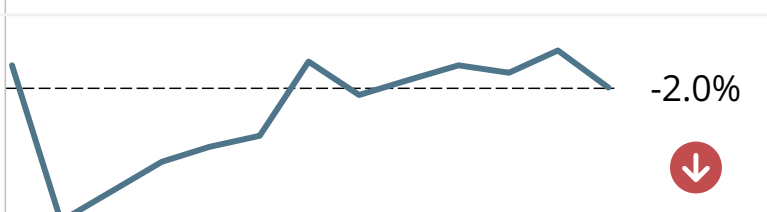



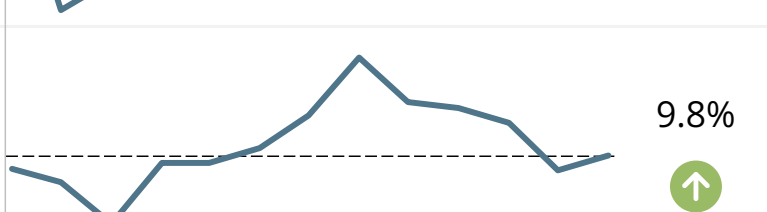



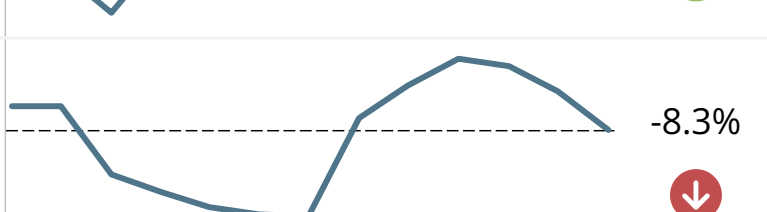



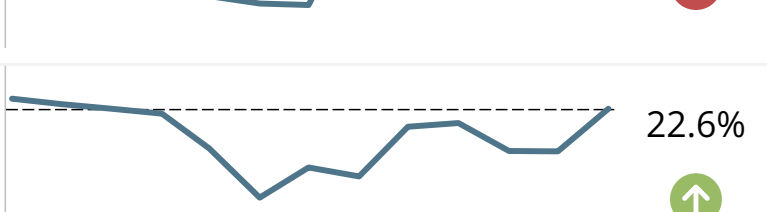

2.6

October 2024 Market Review

Single Family Residenc... ▾

Lyon ▾

10 Cities selected ▾

Compared to October 2023		Compared to September 2024		October 2024 ▾
	-3.8% 		-5.2% 	Median Sales Price \$379,990
	-1.1% 		-25.2% 	Closed Sales 86
	12.9% 		-28.6% 	Median Days to Contract 35
	1.3% 		1.3% 	List Price Received 99.9%
	-1.2% 		-2.0% 	Median Sold \$/SqFt \$240
	8.7% 		9.8% 	New Listings 112
	-5.3% 		-8.3% 	Active Inventory 287
	-4.2% 		22.6% 	Months Supply of Inventory 3.3

October 2024 Market Review

Single Family Residence ▾


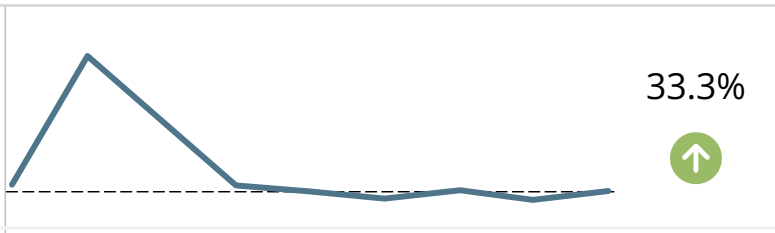

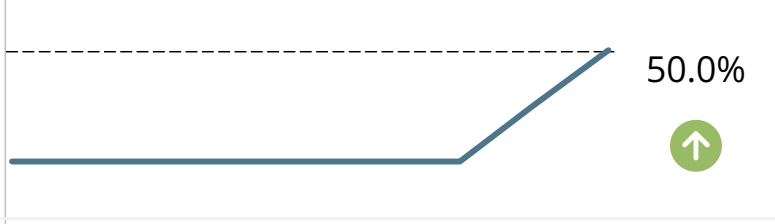

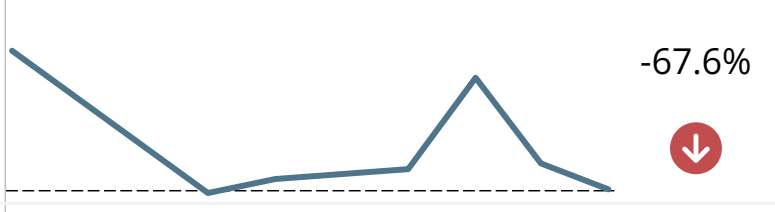

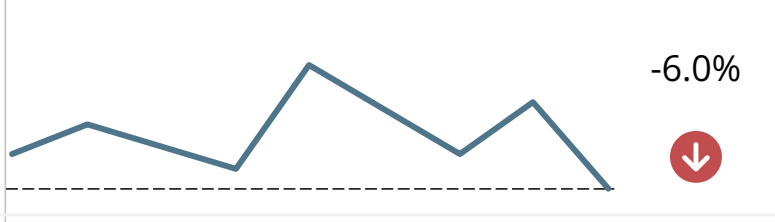

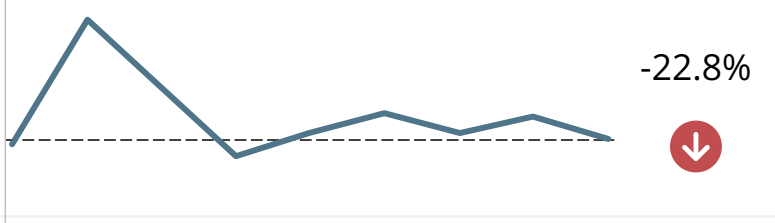

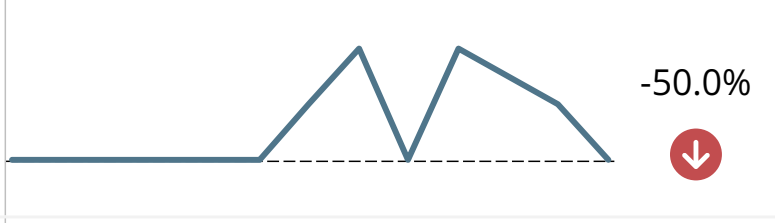

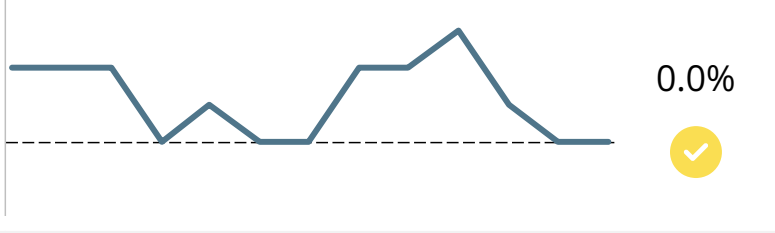

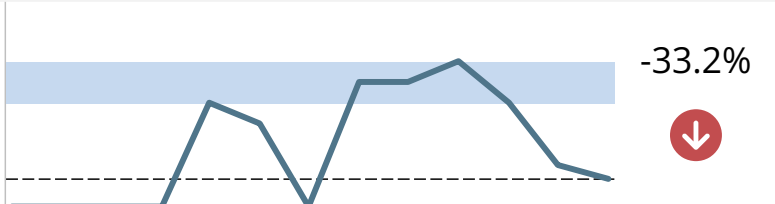
Storey ▾

Other, Reno, Virginia City ▾

Compared to October 2023

Compared to September 2024

October 2024 ▾

 <p>N/A% ✓</p>	 <p>33.3% ↑</p>	<p>Median Sales Price</p> <p>\$480,000</p>
 <p>N/A% ✓</p>	 <p>50.0% ↑</p>	<p>Closed Sales</p> <p>3</p>
 <p>N/A% ✓</p>	 <p>-67.6% ↓</p>	<p>Median Days to Contract</p> <p>12</p>
 <p>N/A% ✓</p>	 <p>-6.0% ↓</p>	<p>List Price Received</p> <p>91.7%</p>
 <p>N/A% ✓</p>	 <p>-22.8% ↓</p>	<p>Median Sold \$/SqFt</p> <p>\$256</p>
 <p>0.0% ✓</p>	 <p>-50.0% ↓</p>	<p>New Listings</p> <p>1</p>
 <p>-33.3% ↓</p>	 <p>0.0% ✓</p>	<p>Active Inventory</p> <p>4</p>
 <p>-99.8% ↓</p>	 <p>-33.2% ↓</p>	<p>Months Supply of Inventory</p> <p>1.3</p>



October 2024 Market Review

Single Family Residence


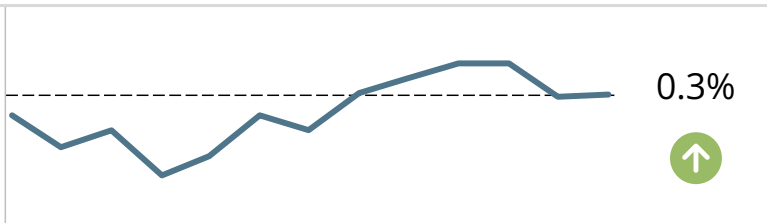

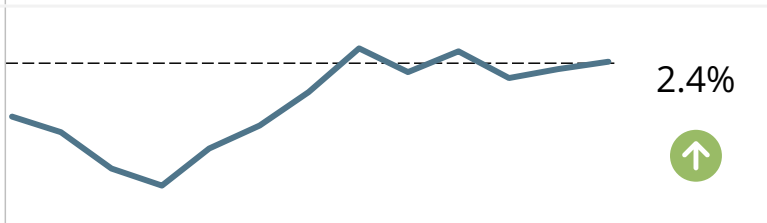

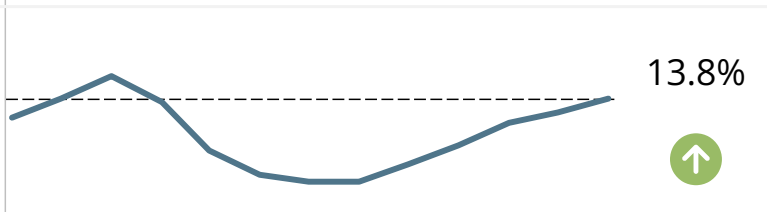

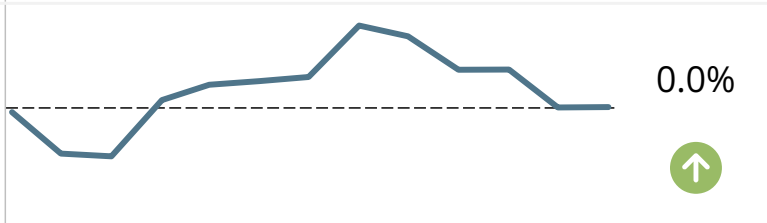

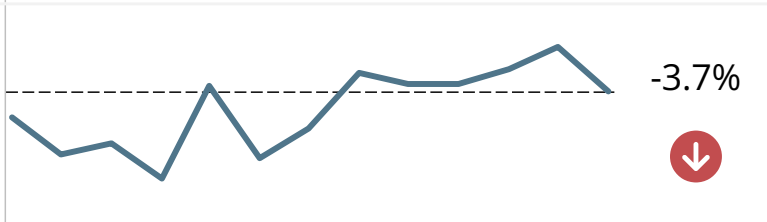

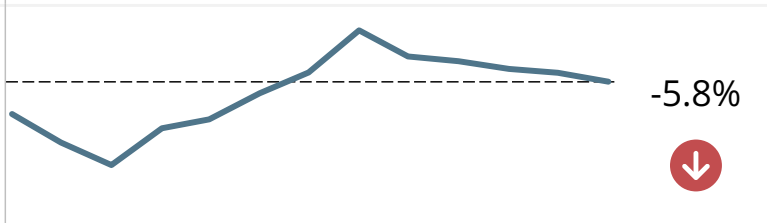

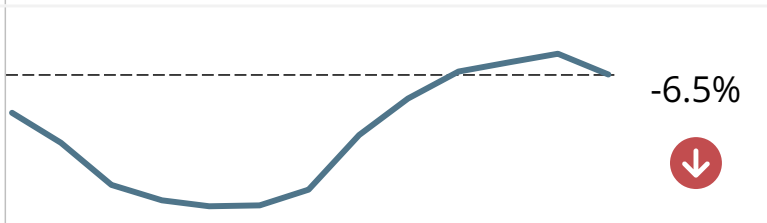

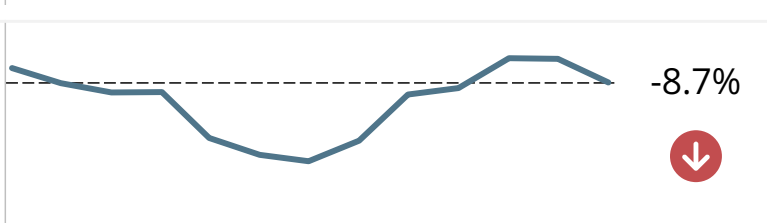
Washoe

11 Cities selected

Compared to October 2023

Compared to September 2024

October 2024

 <p>2.4% ↑</p>		<p>Median Sales Price</p> <p>\$589,000</p>
 <p>21.2% ↑</p>		<p>Closed Sales</p> <p>423</p>
 <p>20.0% ↑</p>		<p>Median Days to Contract</p> <p>33</p>
 <p>0.1% ↑</p>		<p>List Price Received</p> <p>98.6%</p>
 <p>2.3% ↑</p>		<p>Median Sold \$/SqFt</p> <p>\$316</p>
 <p>28.8% ↑</p>		<p>New Listings</p> <p>488</p>
 <p>14.6% ↑</p>		<p>Active Inventory</p> <p>1,014</p>
 <p>-5.5% ↓</p>		<p>Months Supply of Inventory</p> <p>2.4</p>



October 2024 Market Reports Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured

October 2024 Market Review

Single Family Residence ▾


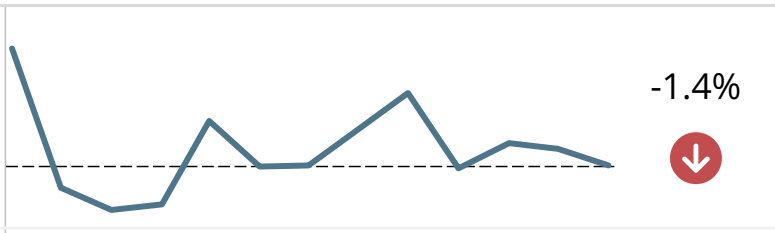

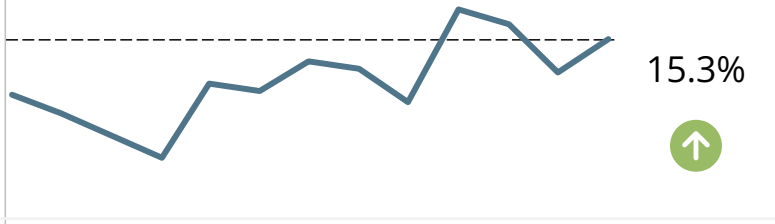

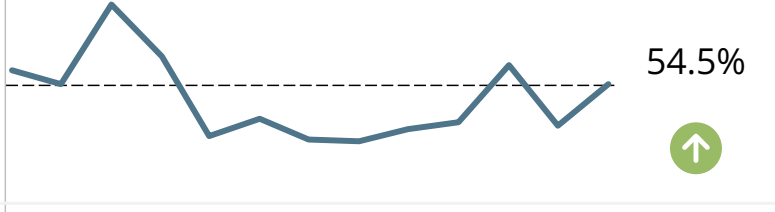

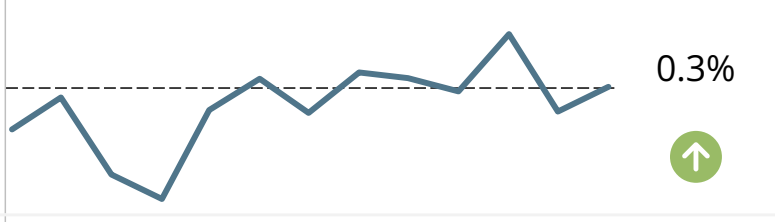

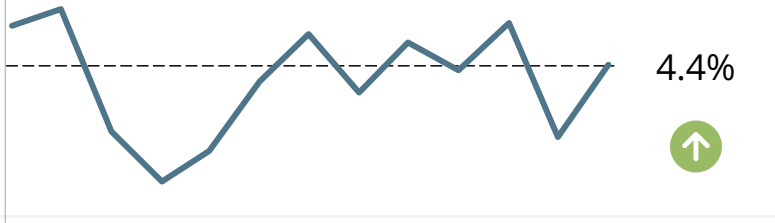

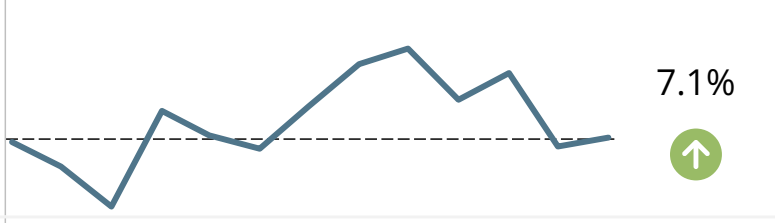

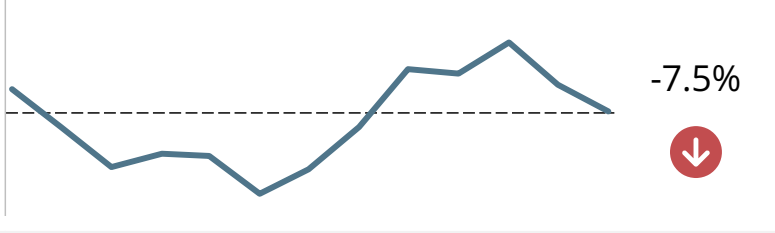

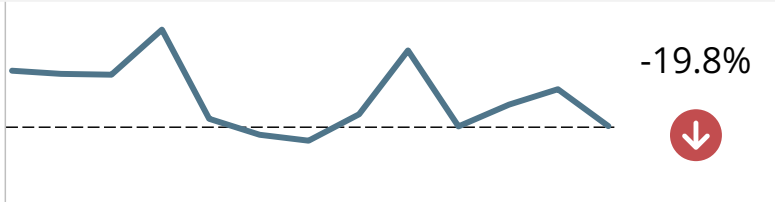
Carson City ▾

Carson City ▾

Compared to October 2023

Compared to September 2024

October 2024 ▾

 <p>-9.1% ↓</p>	 <p>-1.4% ↓</p>	<p>Median Sales Price</p> <p>\$527,500</p>
 <p>28.3% ↑</p>	 <p>15.3% ↑</p>	<p>Closed Sales</p> <p>68</p>
 <p>-10.5% ↓</p>	 <p>54.5% ↑</p>	<p>Median Days to Contract</p> <p>34</p>
 <p>0.6% ↑</p>	 <p>0.3% ↑</p>	<p>List Price Received</p> <p>98.7%</p>
 <p>-2.2% ↓</p>	 <p>4.4% ↑</p>	<p>Median Sold \$/SqFt</p> <p>\$307</p>
 <p>3.4% ↑</p>	 <p>7.1% ↑</p>	<p>New Listings</p> <p>60</p>
 <p>-6.4% ↓</p>	 <p>-7.5% ↓</p>	<p>Active Inventory</p> <p>147</p>
 <p>-27.0% ↓</p>	 <p>-19.8% ↓</p>	<p>Months Supply of Inventory</p> <p>2.2</p>



October 2024 Market Review

Single Family Residence

Churchill

Fallon, Other

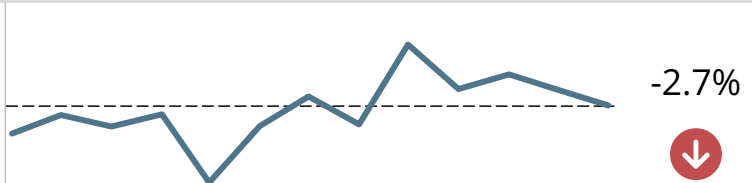
Compared to October 2023

Compared to September 2024

October 2024



5.3%



-2.7%

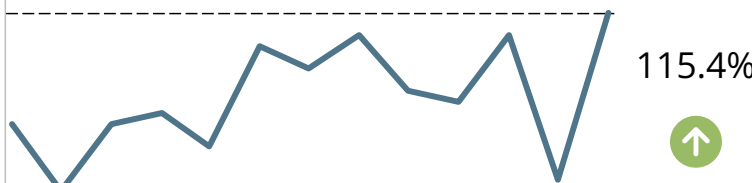


Median Sales Price

\$378,950



55.6%



115.4%

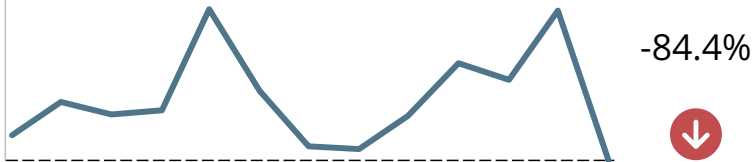


Closed Sales

28



-47.4%



-84.4%

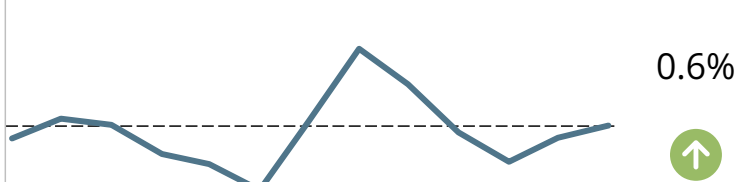


Median Days to Contract

10



0.6%



0.6%

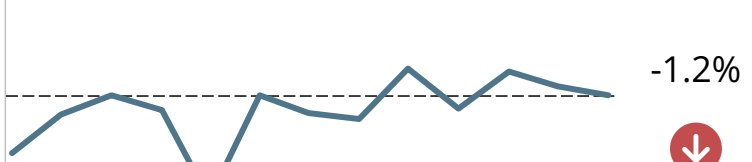


List Price Received

98.9%



8.8%



-1.2%

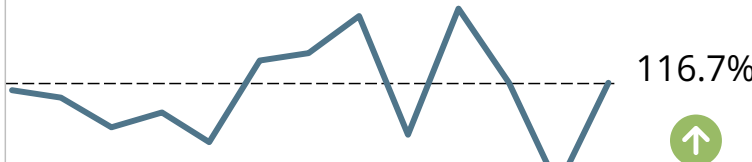


Median Sold \$/SqFt

\$241



4.0%



116.7%

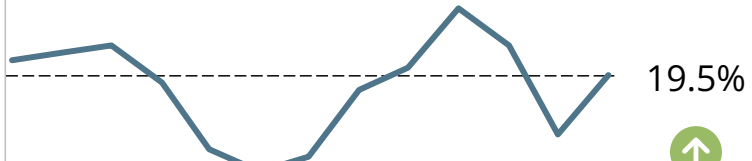


New Listings

26



-3.9%



19.5%

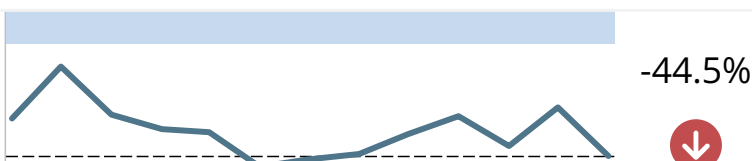


Active Inventory

49



-38.2%



-44.5%



Months Supply of Inventory

1.7



October 2024 Market Review

Single Family Residence

Douglas

12 Cities selected

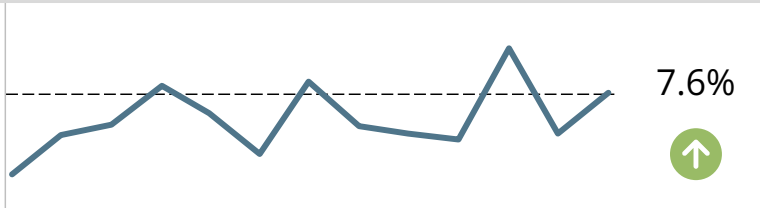
Compared to October 2023

Compared to September 2024

October 2024



16.5%



7.6%

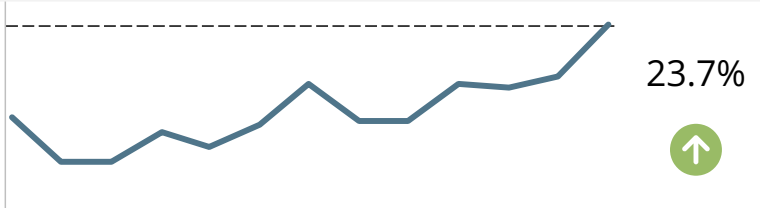


Median Sales Price

\$775,000



52.1%



23.7%

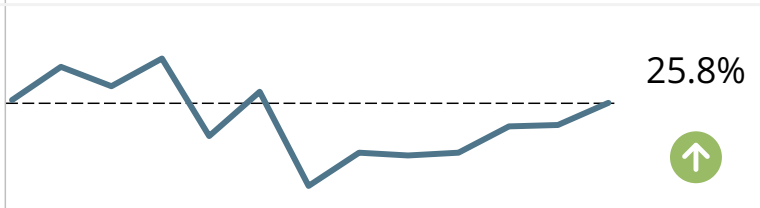


Closed Sales

73



-2.5%



25.8%

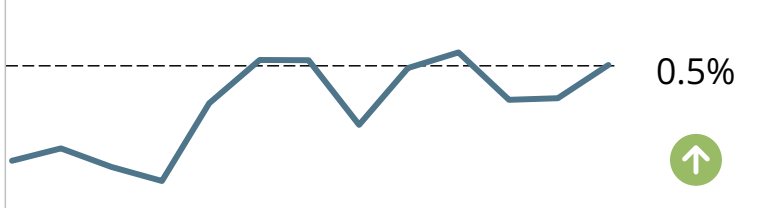


Median Days to Contract

39



1.3%



0.5%

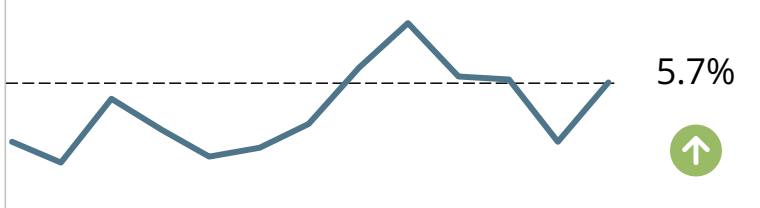


List Price Received

98.0%



5.7%



5.7%

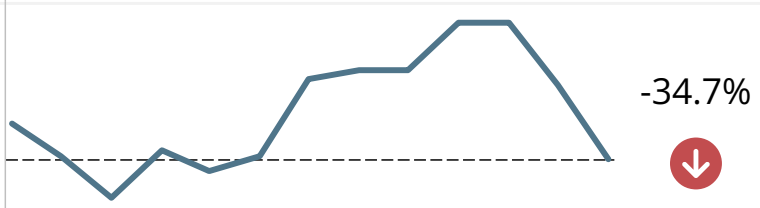


Median Sold \$/SqFt

\$371



-20.3%



-34.7%

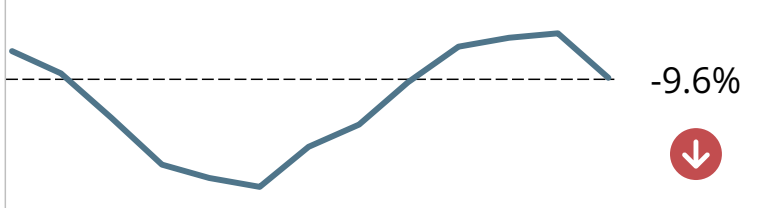


New Listings

47



-6.0%



-9.6%

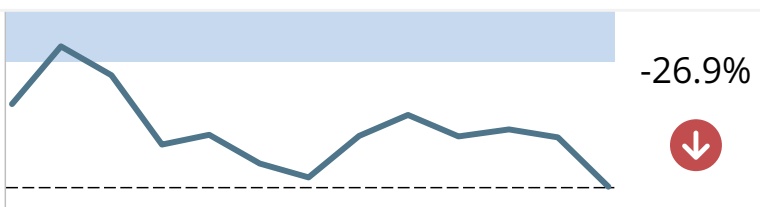


Active Inventory

188



-38.2%



-26.9%



Months Supply of Inventory

2.6

October 2024 Market Review

Single Family Residenc... ▾


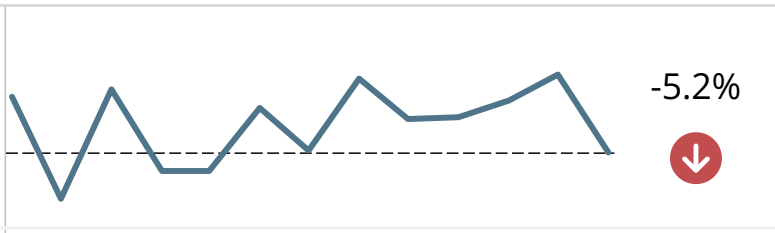

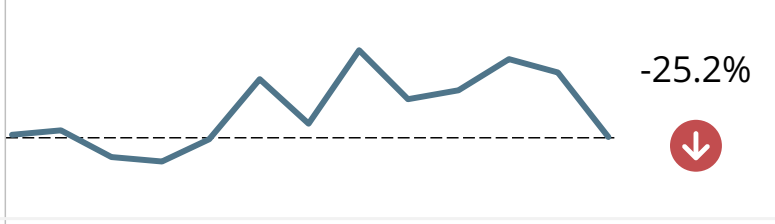

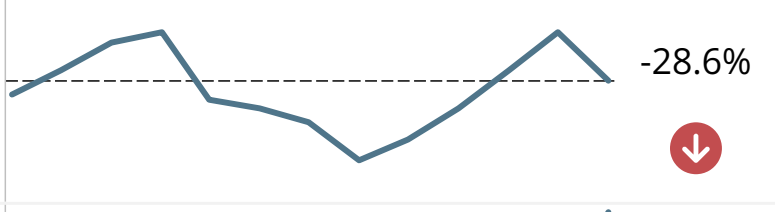

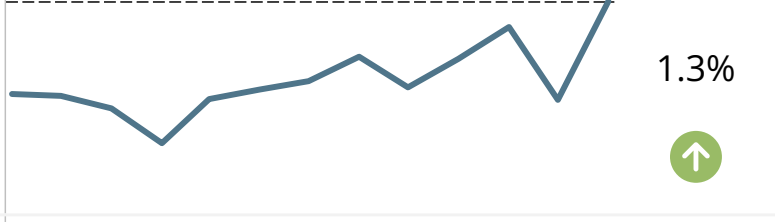

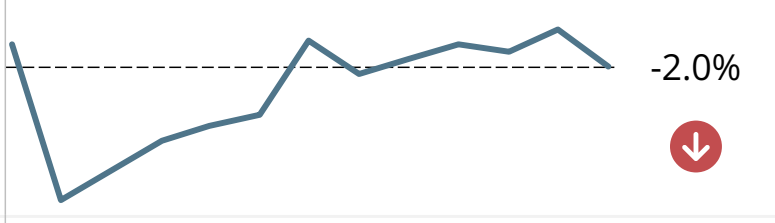

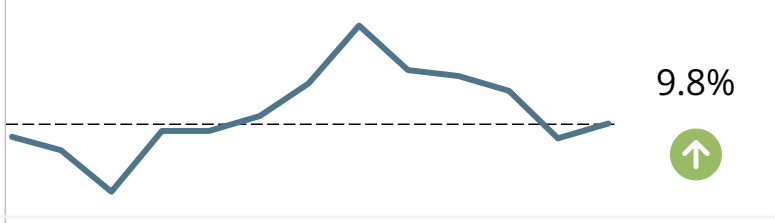

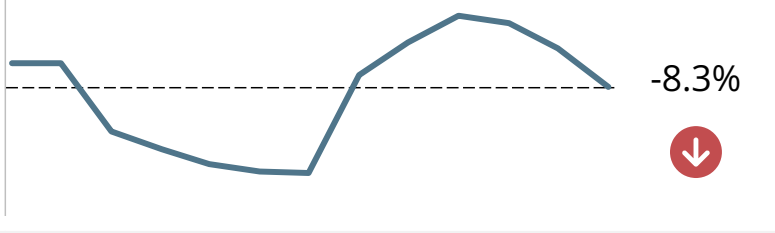

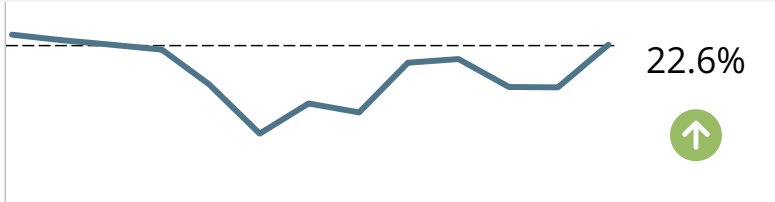
Lyon ▾

10 Cities selected ▾

Compared to October 2023

Compared to September 2024

October 2024 ▾

 <p>-3.8% ↓</p>		<p>Median Sales Price</p> <p>\$379,990</p>
 <p>-1.1% ↓</p>		<p>Closed Sales</p> <p>86</p>
 <p>12.9% ↑</p>		<p>Median Days to Contract</p> <p>35</p>
 <p>1.3% ↑</p>		<p>List Price Received</p> <p>99.9%</p>
 <p>-1.2% ↓</p>		<p>Median Sold \$/SqFt</p> <p>\$240</p>
 <p>8.7% ↑</p>		<p>New Listings</p> <p>112</p>
 <p>-5.3% ↓</p>		<p>Active Inventory</p> <p>287</p>
 <p>-4.2% ↓</p>		<p>Months Supply of Inventory</p> <p>3.3</p>

October 2024 Market Review

Single Family Residence ▾


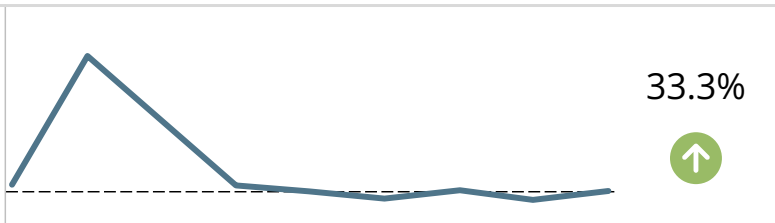

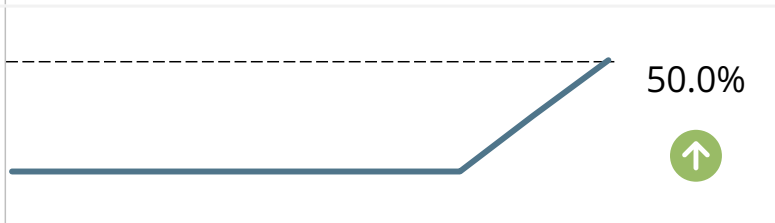

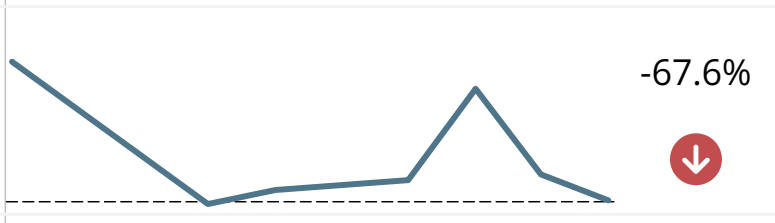

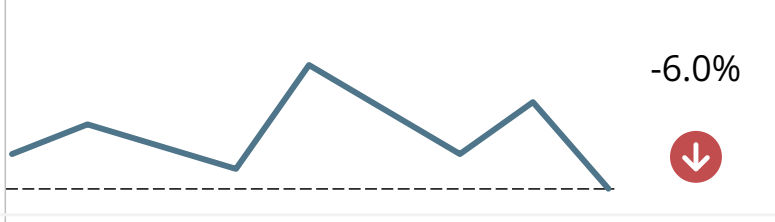

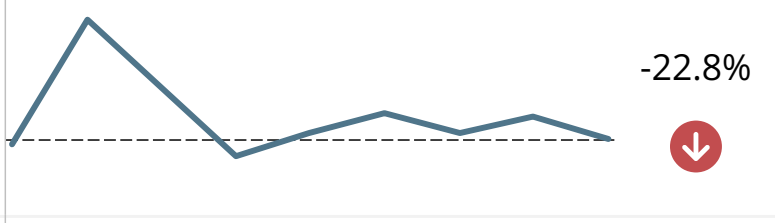

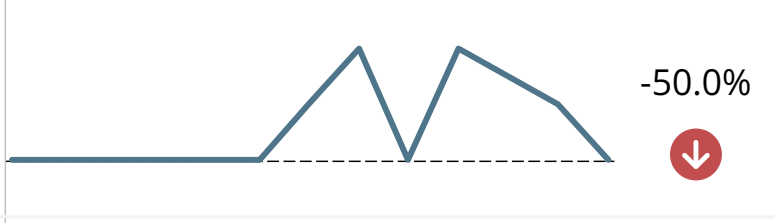

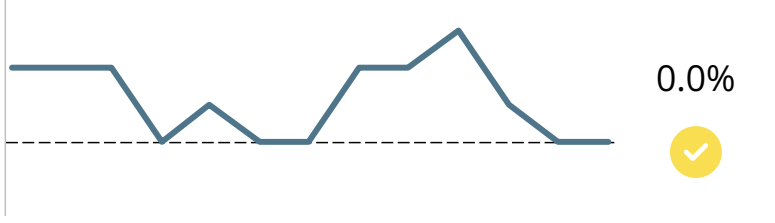

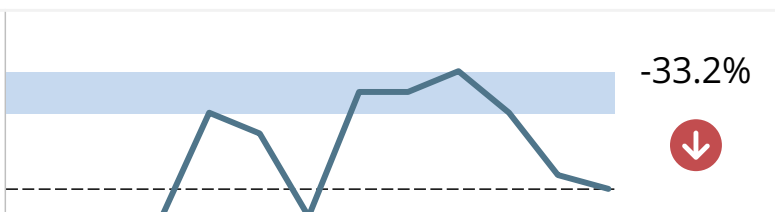
Storey ▾

Other, Reno, Virginia City ▾

Compared to October 2023

Compared to September 2024

October 2024 ▾

 <p>N/A% ✓</p>	 <p>33.3% ↑</p>	<p>Median Sales Price</p> <p>\$480,000</p>
 <p>N/A% ✓</p>	 <p>50.0% ↑</p>	<p>Closed Sales</p> <p>3</p>
 <p>N/A% ✓</p>	 <p>-67.6% ↓</p>	<p>Median Days to Contract</p> <p>12</p>
 <p>N/A% ✓</p>	 <p>-6.0% ↓</p>	<p>List Price Received</p> <p>91.7%</p>
 <p>N/A% ✓</p>	 <p>-22.8% ↓</p>	<p>Median Sold \$/SqFt</p> <p>\$256</p>
 <p>0.0% ✓</p>	 <p>-50.0% ↓</p>	<p>New Listings</p> <p>1</p>
 <p>-33.3% ↓</p>	 <p>0.0% ✓</p>	<p>Active Inventory</p> <p>4</p>
 <p>-99.8% ↓</p>	 <p>-33.2% ↓</p>	<p>Months Supply of Inventory</p> <p>1.3</p>



October 2024 Market Review

Single Family Residence

Washoe

11 Cities selected

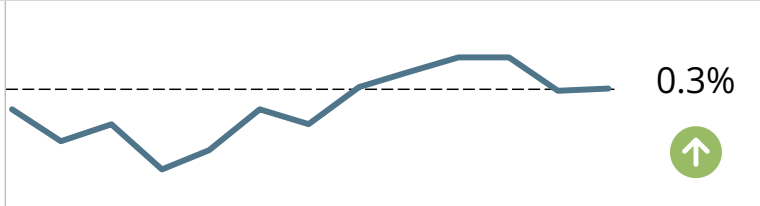
Compared to October 2023

Compared to September 2024

October 2024



2.4%



0.3%

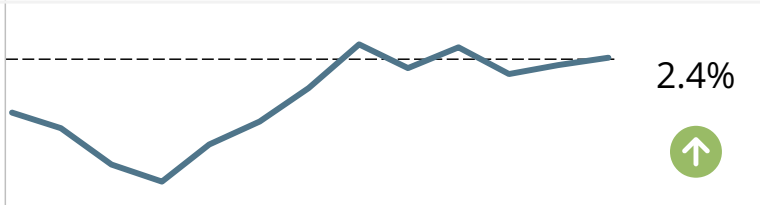


Median Sales Price

\$589,000



21.2%



2.4%

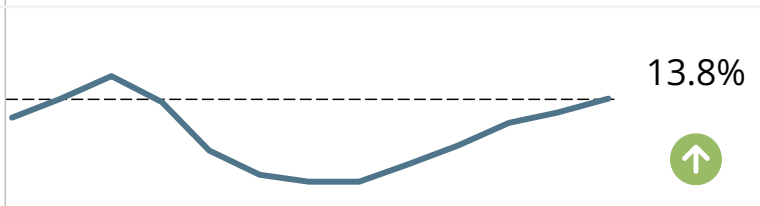


Closed Sales

423



20.0%



13.8%

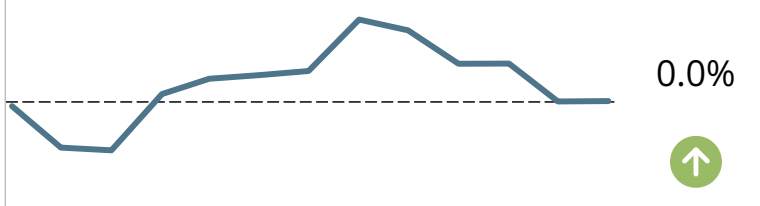


Median Days to Contract

33



0.1%



0.0%

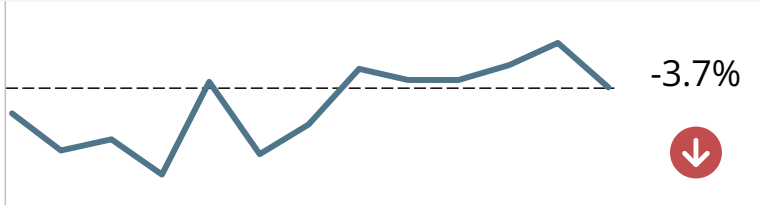


List Price Received

98.6%



2.3%



-3.7%

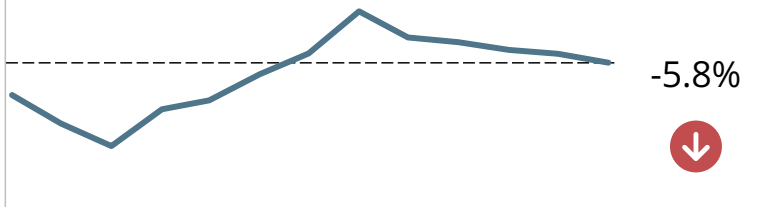


Median Sold \$/SqFt

\$316



28.8%



-5.8%

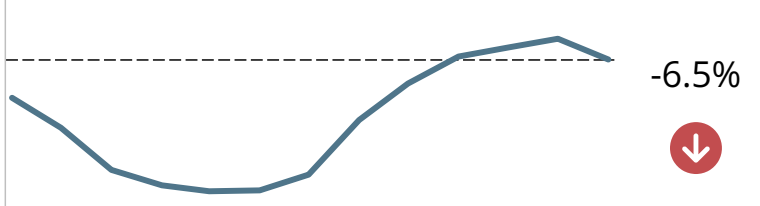


New Listings

488



14.6%



-6.5%

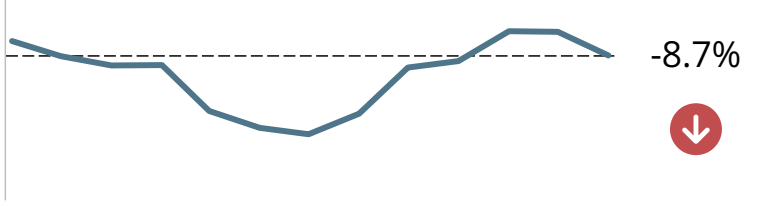


Active Inventory

1,014



-5.5%



-8.7%



Months Supply of Inventory

2.4