



**FOR IMMEDIATE RELEASE**

**Media Contact:**

Kathryn Stratz, The Abbi Agency  
kathryn@theabbiagency.com  
650.868.3991

## **Sierra Nevada REALTORS® August 2024 Existing Home Sales Report**

*Top Market Insights for Northern Nevada*

**RENO, Nev. (September 18, 2024)**– [Sierra Nevada REALTORS®](#) (SNR) today released its August 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.

*August housing market highlights include:*

- The median sales price for a single-family home has increased since last year in Washoe, Carson, Lyon and Churchill County, and decreased since last year in Storey and Douglas County.
- The median sales price for a single-family residence is \$566,864 across all six regions combined, which is 1.4% less than the month prior.
- The active inventory has decreased in the last month but increased in the last year in both Carson and Washoe County.

“The August housing market report reflects a notable rise in median sales prices for single-family homes across most counties over the past year,” said SNR president Robert Bartshe. “Given the ongoing fluctuations in home prices and inventory levels, working with a local agent is crucial. They can offer the expertise and resources needed to navigate the market's complexities and provide valuable 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 August 2024, Washoe County, excluding the area of Incline Village, saw 511 new listings and 378 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$610,000, with no change from the previous month and an increase of 6.1% from last year.
- The active inventory in August 2024 was 998, a decrease of 2.4% from last month and an increase of 11.4% from last year.

### **Carson City**

- In August 2024, Carson City had 73 sales of existing single-family homes, a 3.9% decrease from the previous month and a 23.7% increase from last year.
- The median sales price for an existing single-family residence was \$545,000, an increase of 3.6% from the previous month and an increase of 13.5% from the previous year.
- The active inventory in August 2024 was 164, a decrease of 0.6% from last month and an increase of 10.1% from last year.

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

- In August 2024, Lyon County had 86 sales of existing single-family homes and manufactured properties, an increase of 1.2% 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 \$414,995, an increase of 3.7% from last month and an increase of 9.2% from the previous year.

### **Churchill County**

- In August 2024, Churchill County had 26 sales of existing single-family homes, an increase of 36.8% from the previous month and no change from last year.
- The median sales price for an existing single-family residence was \$399,890 an increase of 1.2% from the previous month and up 3.9% from last year.

### **Storey County**

- In August 2024, Storey County had one sale of an existing single-family home, with no change from the previous month and down 66.7% last year.
- The median sales price for an existing single-family residence was \$490,000, an increase of 29.8% from the previous month and a decrease of 2.6% from last year.

### **Douglas County**

- In August 2024, Douglas County had 53 sales of existing single-family homes, a decrease of 7% from the previous month and a decrease of 20.9% from last year.
- The median sales price for an existing single-family residence was \$819,900, an increase of 15.2% from the previous month and a decrease of 2.4% from last year.

###

### **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.



# **September 2024 Market Reports**

**Covering 6 Counties:**

**Carson**

**Churchill**

**Douglas**

**Lyon\***

**Storey**

**Washoe**

*\*Now includes stick-built & manufactured*

# September 2024 Market Review

Single Family Residence ▾


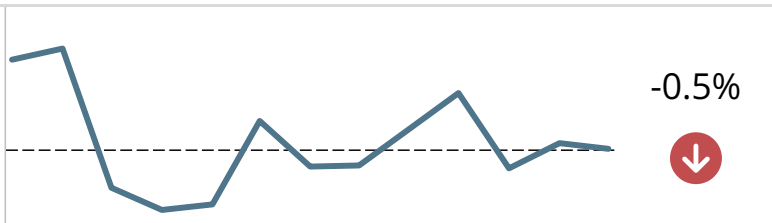

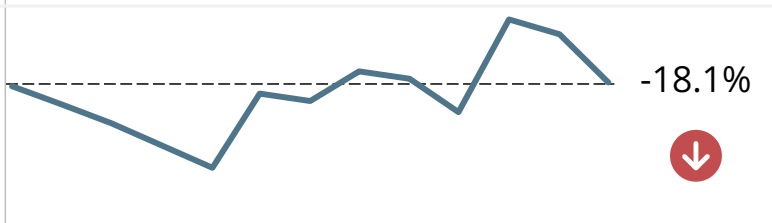

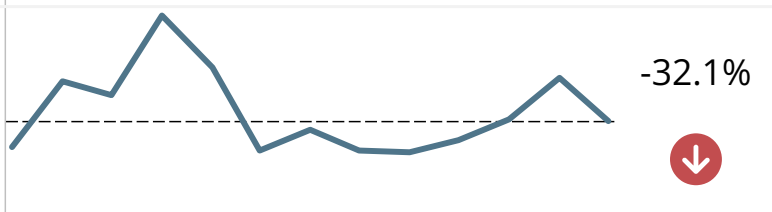

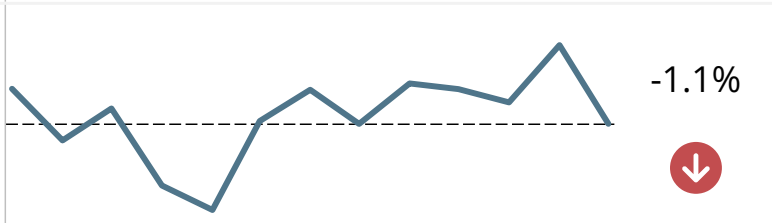

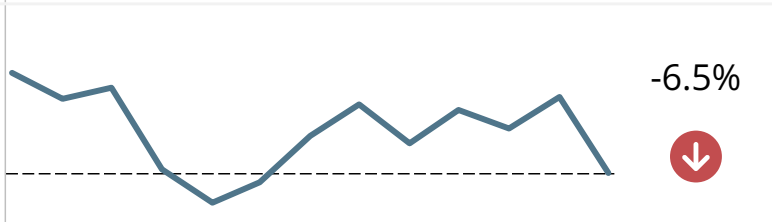

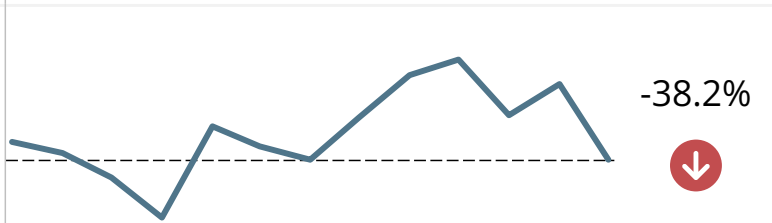

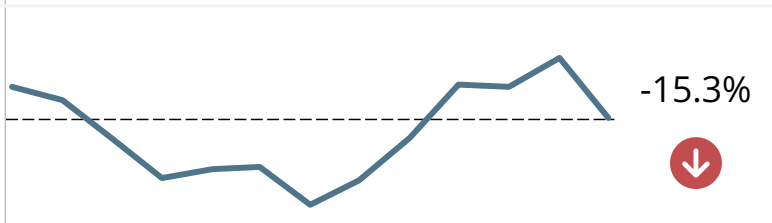

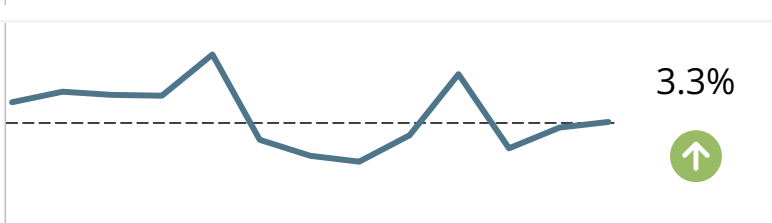
Carson City ▾

Carson City ▾

Compared to September 2023

Compared to August 2024

September 2024 ▾

 <p>-7.0% ↓</p>		<p>Median Sales Price</p> <p><b>\$534,950</b></p>
 <p>1.7% ↑</p>		<p>Closed Sales</p> <p><b>59</b></p>
 <p>39.5% ↑</p>		<p>Median Days to Contract</p> <p><b>27</b></p>
 <p>-0.5% ↓</p>		<p>List Price Received</p> <p><b>98.4%</b></p>
 <p>-8.4% ↓</p>		<p>Median Sold \$/SqFt</p> <p><b>\$294</b></p>
 <p>-12.7% ↓</p>		<p>New Listings</p> <p><b>55</b></p>
 <p>-8.6% ↓</p>		<p>Active Inventory</p> <p><b>149</b></p>
 <p>-10.1% ↓</p>		<p>Months Supply of Inventory</p> <p><b>2.5</b></p>

# September 2024 Market Review

Single Family Residence ▾


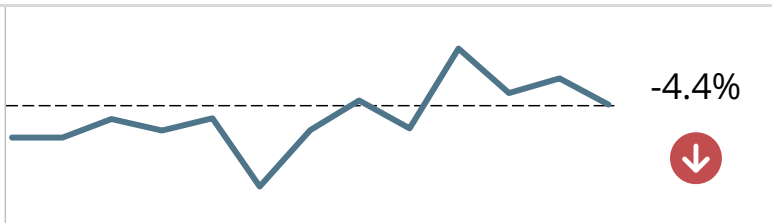

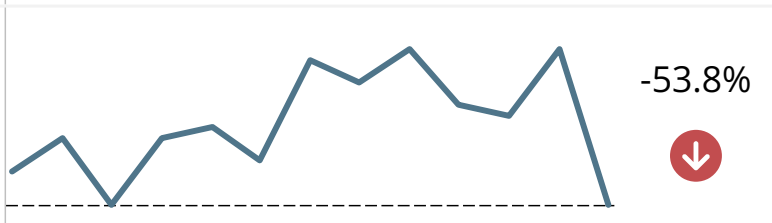

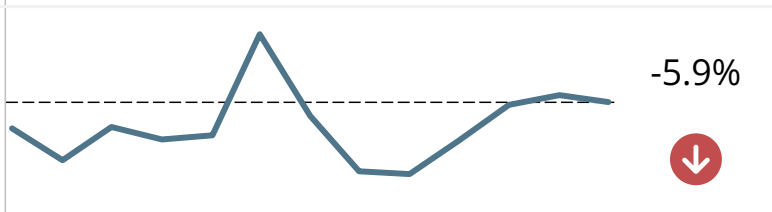

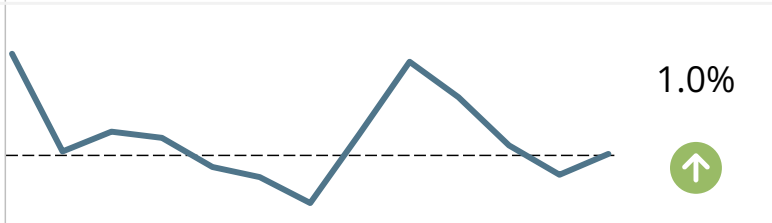

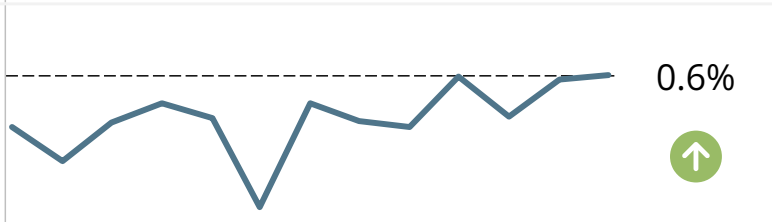

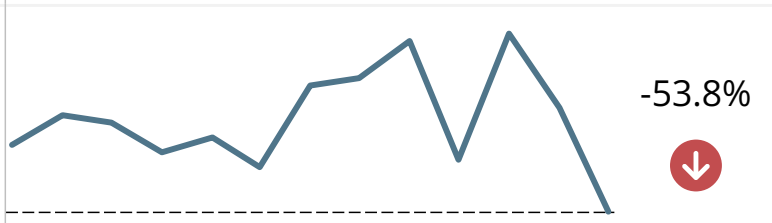

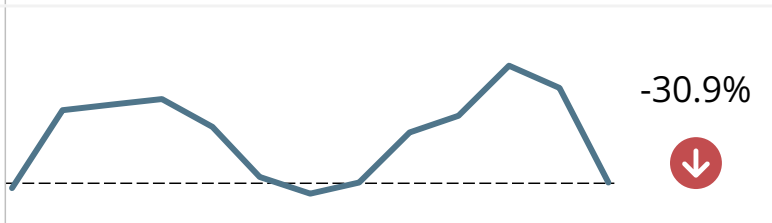

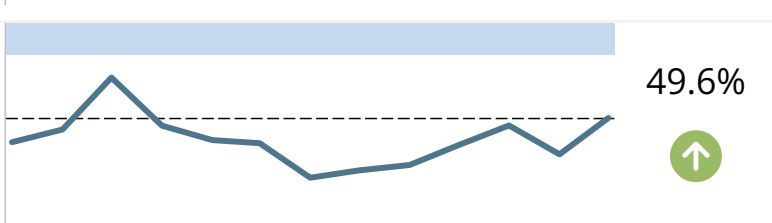
Churchill ▾

Fallon, Other ▾

Compared to September 2023

Compared to August 2024

September 2024 ▾

 <p>6.2% ↑</p>	 <p>-4.4% ↓</p>	<p>Median Sales Price</p> <p><b>\$382,250</b></p>
 <p>-20.0% ↓</p>	 <p>-53.8% ↓</p>	<p>Closed Sales</p> <p><b>12</b></p>
 <p>31.1% ↑</p>	 <p>-5.9% ↓</p>	<p>Median Days to Contract</p> <p><b>40</b></p>
 <p>-4.4% ↓</p>	 <p>1.0% ↑</p>	<p>List Price Received</p> <p><b>98.2%</b></p>
 <p>7.5% ↑</p>	 <p>0.6% ↑</p>	<p>Median Sold \$/SqFt</p> <p><b>\$251</b></p>
 <p>-42.9% ↓</p>	 <p>-53.8% ↓</p>	<p>New Listings</p> <p><b>12</b></p>
 <p>2.7% ↑</p>	 <p>-30.9% ↓</p>	<p>Active Inventory</p> <p><b>38</b></p>
 <p>28.4% ↑</p>	 <p>49.6% ↑</p>	<p>Months Supply of Inventory</p> <p><b>3.2</b></p>

# September 2024 Market Review

Single Family Residence ▾


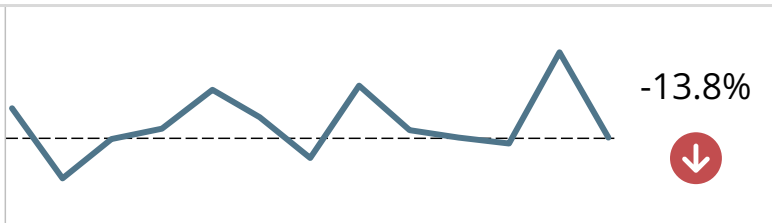

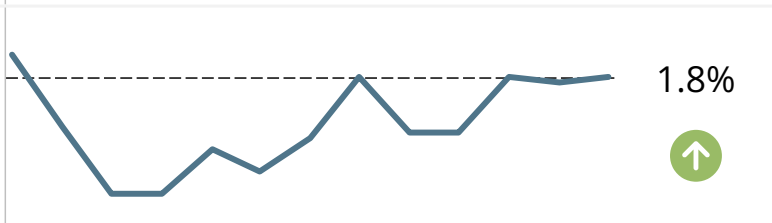

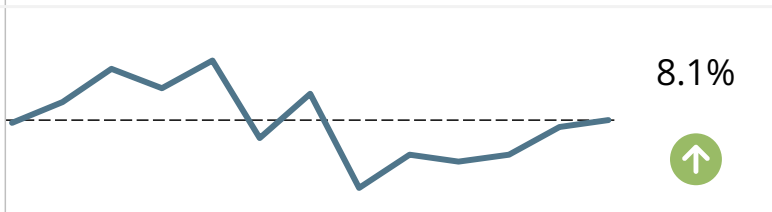

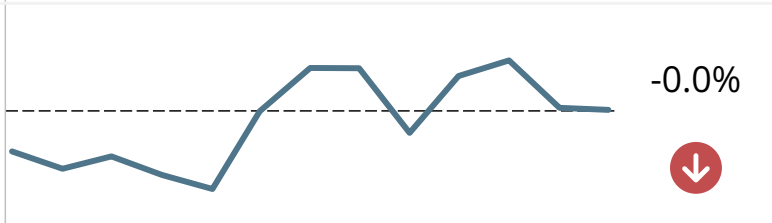

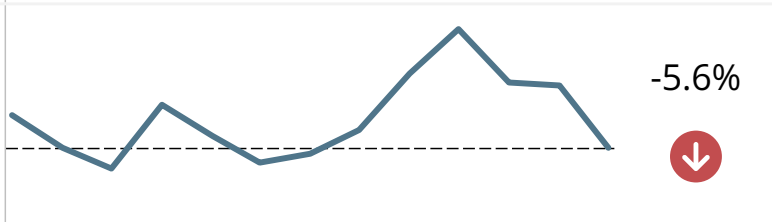

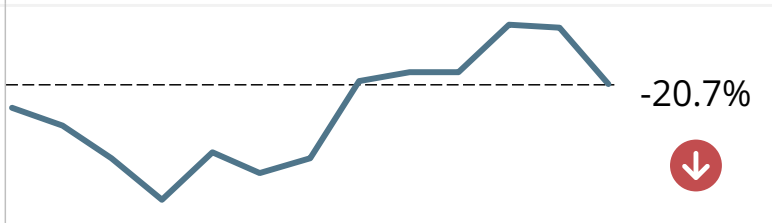

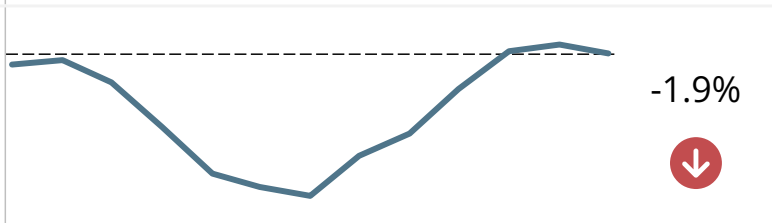

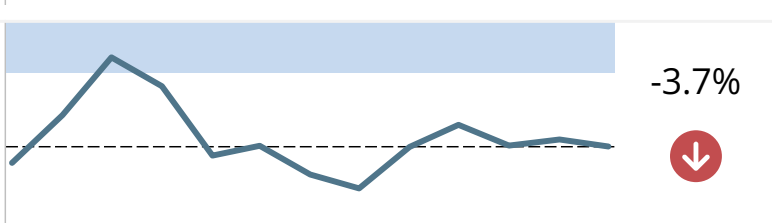
Douglas ▾

12 Cities selected ▾

Compared to September 2023

Compared to August 2024

September 2024 ▾

 <p>-5.2% ↓</p>	 <p>-13.8% ↓</p>	<p>Median Sales Price</p> <p><b>\$720,000</b></p>
 <p>-6.6% ↓</p>	 <p>1.8% ↑</p>	<p>Closed Sales</p> <p><b>57</b></p>
 <p>3.1% ↑</p>	 <p>8.1% ↑</p>	<p>Median Days to Contract</p> <p><b>34</b></p>
 <p>0.6% ↑</p>	 <p>-0.0% ↓</p>	<p>List Price Received</p> <p><b>97.5%</b></p>
 <p>-3.0% ↓</p>	 <p>-5.6% ↓</p>	<p>Median Sold \$/SqFt</p> <p><b>\$351</b></p>
 <p>12.3% ↑</p>	 <p>-20.7% ↓</p>	<p>New Listings</p> <p><b>73</b></p>
 <p>2.5% ↑</p>	 <p>-1.9% ↓</p>	<p>Active Inventory</p> <p><b>203</b></p>
 <p>9.7% ↑</p>	 <p>-3.7% ↓</p>	<p>Months Supply of Inventory</p> <p><b>3.6</b></p>

# September 2024 Market Review

Single Family Residence ▾


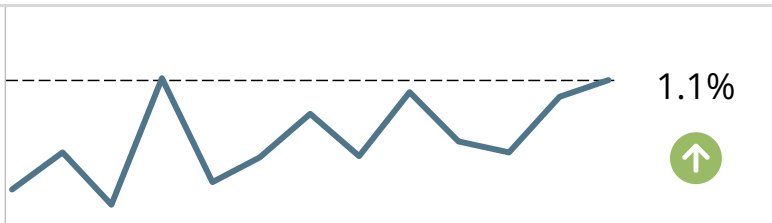

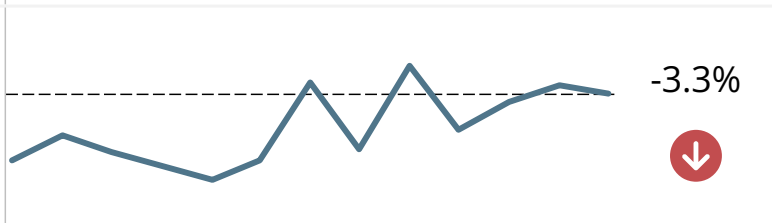

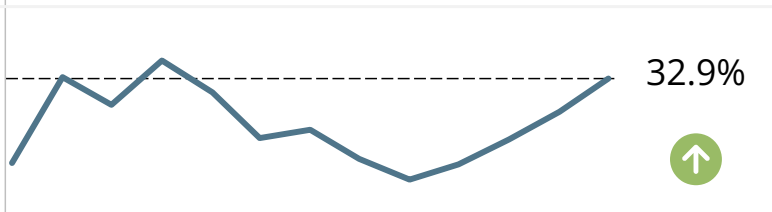

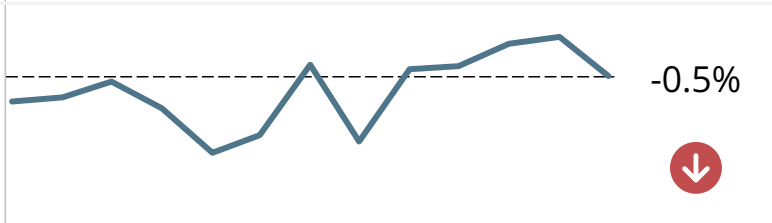

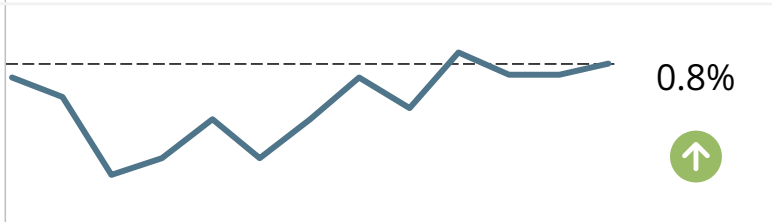

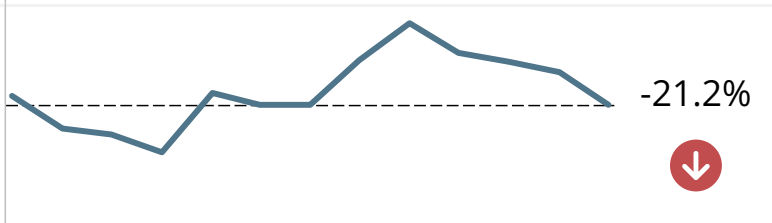

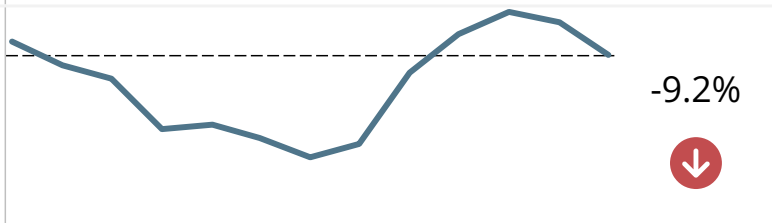

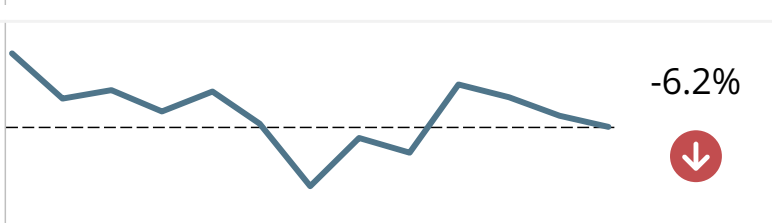
Lyon ▾

10 Cities selected ▾

Compared to September 2023

Compared to August 2024

September 2024 ▾

 <p>7.6% ↑</p>	 <p>1.1% ↑</p>	<p>Median Sales Price</p> <p><b>\$419,495</b></p>
 <p>37.5% ↑</p>	 <p>-3.3% ↓</p>	<p>Closed Sales</p> <p><b>88</b></p>
 <p>169.4% ↑</p>	 <p>32.9% ↑</p>	<p>Median Days to Contract</p> <p><b>49</b></p>
 <p>0.3% ↑</p>	 <p>-0.5% ↓</p>	<p>List Price Received</p> <p><b>99.0%</b></p>
 <p>1.0% ↑</p>	 <p>0.8% ↑</p>	<p>Median Sold \$/SqFt</p> <p><b>\$249</b></p>
 <p>-6.8% ↓</p>	 <p>-21.2% ↓</p>	<p>New Listings</p> <p><b>82</b></p>
 <p>-4.0% ↓</p>	 <p>-9.2% ↓</p>	<p>Active Inventory</p> <p><b>216</b></p>
 <p>-30.2% ↓</p>	 <p>-6.2% ↓</p>	<p>Months Supply of Inventory</p> <p><b>2.5</b></p>





# September 2024 Market Review

Single Family Residence

Storey

Other, Reno, Virginia City

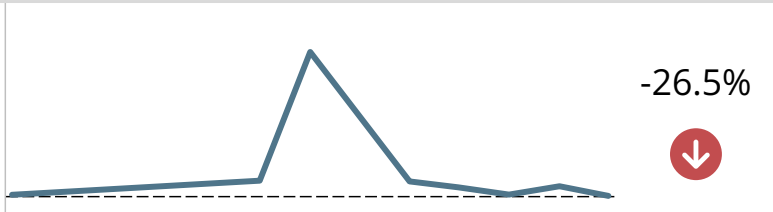
Compared to September 2023

Compared to August 2024

September 2024



-4.0%



-26.5%



Median Sales Price

\$360,000



100.0%



100.0%

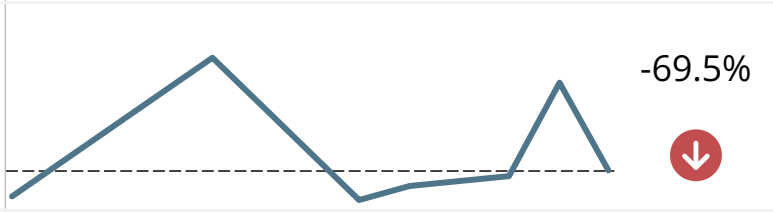


Closed Sales

2



208.3%



-69.5%

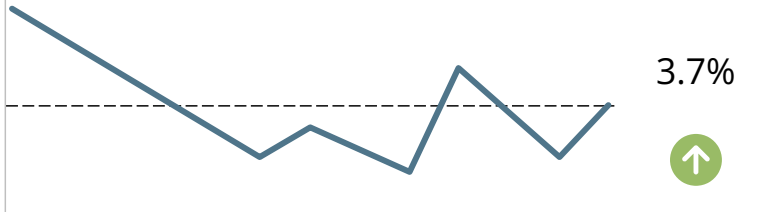


Median Days to Contract

37



-6.3%



3.7%

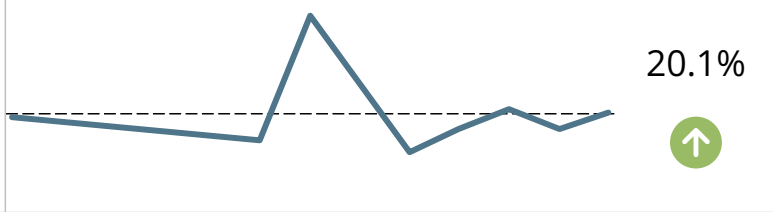


List Price Received

97.5%



4.9%



20.1%

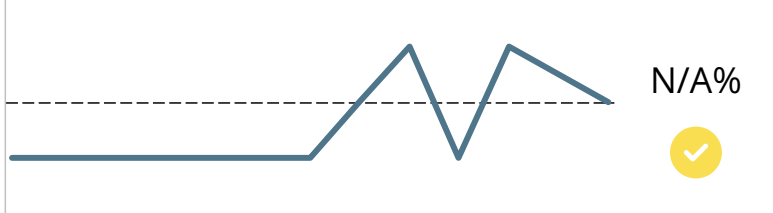


Median Sold \$/SqFt

\$332



100.0%



N/A%

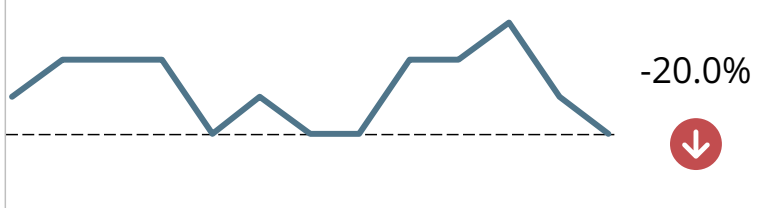


New Listings

2



-20.0%



-20.0%

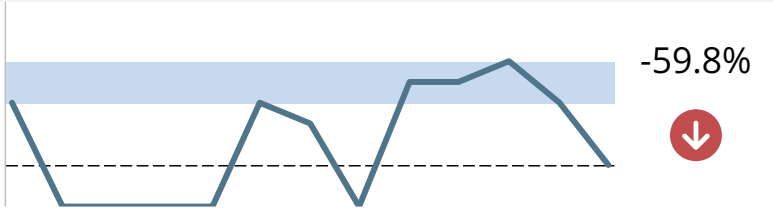


Active Inventory

4



-59.8%



-59.8%



Months Supply of Inventory

2.0

# September 2024 Market Review

Single Family Residence ▾


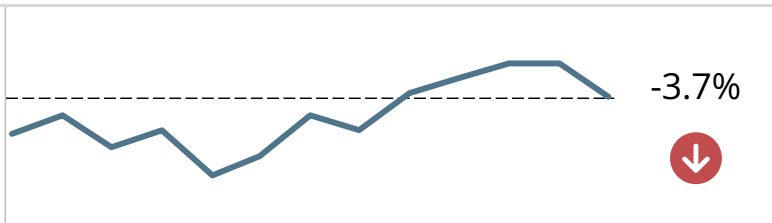

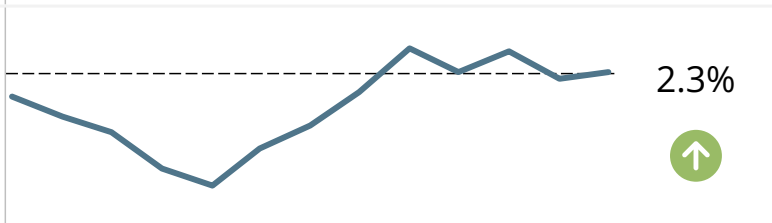

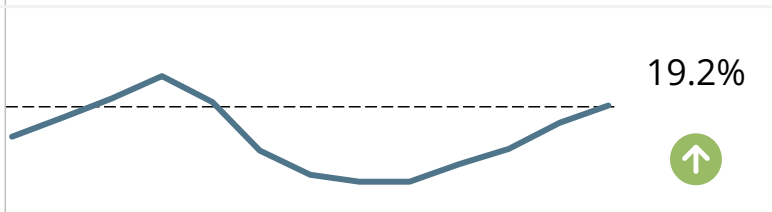

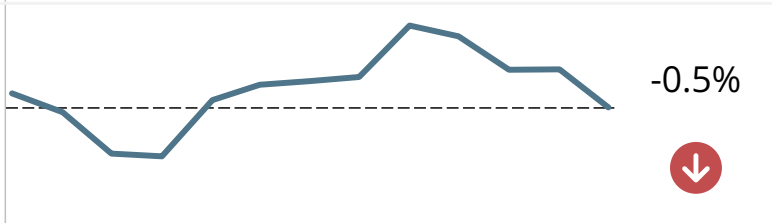

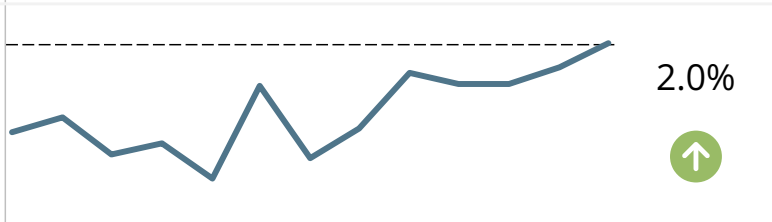

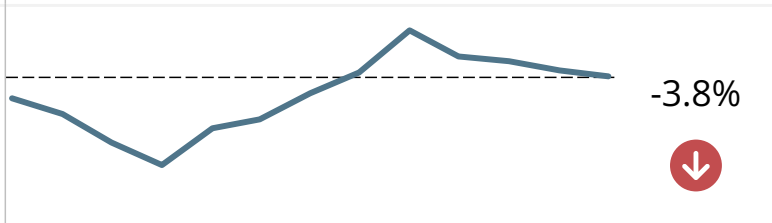

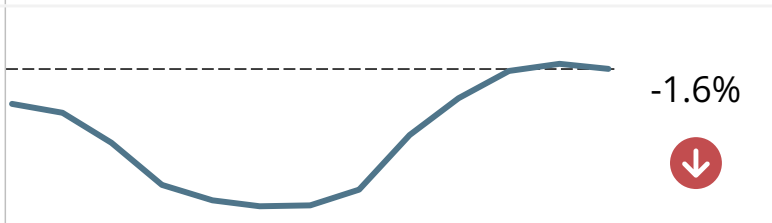

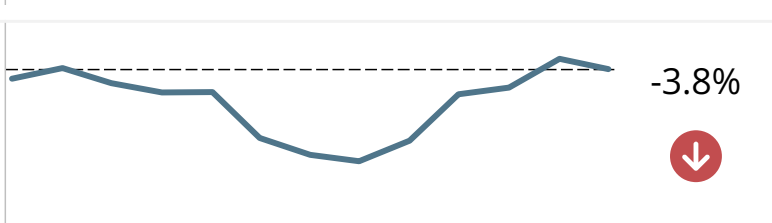
Washoe ▾

11 Cities selected ▾

Compared to September 2023

Compared to August 2024

September 2024 ▾

 <p>4.4% ↑</p>	 <p>-3.7% ↓</p>	<p>Median Sales Price</p> <p><b>\$587,500</b></p>
 <p>8.8% ↑</p>	 <p>2.3% ↑</p>	<p>Closed Sales</p> <p><b>409</b></p>
 <p>40.9% ↑</p>	 <p>19.2% ↑</p>	<p>Median Days to Contract</p> <p><b>31</b></p>
 <p>-0.2% ↓</p>	 <p>-0.5% ↓</p>	<p>List Price Received</p> <p><b>98.6%</b></p>
 <p>7.9% ↑</p>	 <p>2.0% ↑</p>	<p>Median Sold \$/SqFt</p> <p><b>\$329</b></p>
 <p>17.1% ↑</p>	 <p>-3.8% ↓</p>	<p>New Listings</p> <p><b>506</b></p>
 <p>12.9% ↑</p>	 <p>-1.6% ↓</p>	<p>Active Inventory</p> <p><b>1,033</b></p>
 <p>3.8% ↑</p>	 <p>-3.8% ↓</p>	<p>Months Supply of Inventory</p> <p><b>2.5</b></p>