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

Top Market insights for Northern Nevada

RENO, Nev. (March 12, 2024) – Sierra Nevada REALTORS® (SNR) today released its February 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.

February Market Highlights:

- An increase in median price for single-family homes across Washoe, Carson City, and Lyon counties, with prices decreasing in Churchill County, Storey County, and Douglas County.
- Carson City saw the largest percent increase in closed sales, a 54.8% increase from the previous month and an increase of 60% from last year.
- Washoe and Carson City counties both saw increases in the existing condominium/townhome median sales price

“As we head into the Spring season, we expect to see home prices temporarily rise as it becomes easier for sellers to do home tours and as buyers feel more eager to see homes in person,” said SNR president Robert Bartshe. “With talk of interest rates coming down as well, it’s not surprising to see more interest in the northern Nevada housing market.”

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 March 8, 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 February 2024, Washoe County, excluding the area of Incline Village, saw 343 new listings and 298 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$549,950, an increase of 2.8% from the previous month and an increase of 6.8% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in February 2024 was \$335,000, 11.2% up from last year.

Carson City

- In February 2024, Carson City had 48 sales of existing single-family homes, a 54.8% increase from the previous month and an increase of 60% from last year.
- The median sales price for an existing single-family residence was \$547,475, an increase of 9.5% from the previous month and an increase of 10.8% from the previous year.
- The existing condominium/townhome median sales price in February 2024 was \$285,000, an increase of 26.7% from last year.

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

- In February 2024, Lyon County had 80 sales of existing single-family homes and manufactured properties, an increase of 9.6% from the previous month and a decrease of 2.4% from last year.
- The median sales price for existing manufactured and single-family residences were \$376,000, an increase of 0.3% from last month and an increase of 0.3% from the previous year.

Churchill County

- In February 2024, Churchill County had 18 sales of existing single-family homes, a decrease of 10% from the previous month and a decrease of 18.2% from last year.

- The median sales price for an existing single-family residence was \$322,250, down 13.1% from the previous month and down 0.5% from last year.

Storey County

- In February 2024, Storey County had 3 sales of existing single-family homes, down 40% from the previous month and down 50% from last year.
- The median sales price for an existing single-family residence was \$485,000, a decrease of 4.9% from the previous month and an increase of 10.9% from last year.

Douglas County

- In February 2024, Douglas County had 41 sales of existing single-family homes, a decrease of 2.4% from the previous month and an increase of 41.4% from last year.
- The median sales price for an existing single-family residence was \$744,900, a decrease of 2.4% from the previous month and an increase of 41.4% 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.



February 2024 Market Reports

Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured



February 2024 Market Review



Single Family Residence

Greater Carson

12 Areas selected

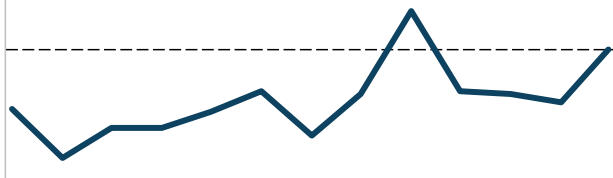
Compared to February 2023

Compared to January 2024

February 2024



10.8%



9.5%

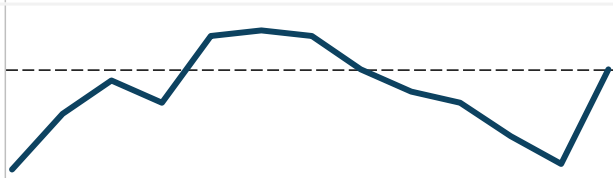


Median Sales Price

\$547,475



60.0%



54.8%

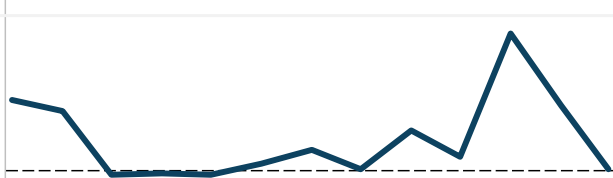


Closed Sales

48



-56.8%



-54.8%

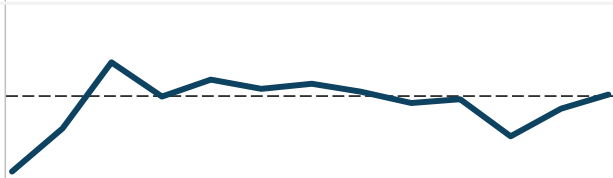


Median Days to Contract

19



2.9%



0.5%

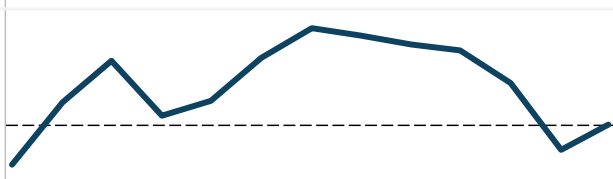


List Price Received

98.7%



5.0%



3.1%

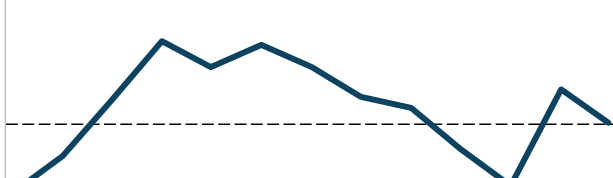


Median Sold \$/SqFt

\$286



73.1%



-16.7%

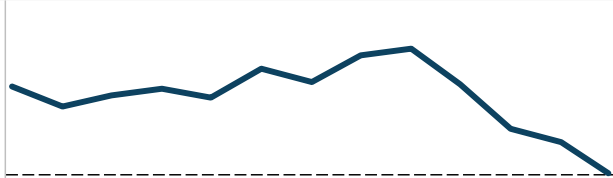


New Listings

45



-35.5%



-16.5%



Active Inventory

71



-59.7%



-46.0%



Months Supply of Inventory

1.5



February 2024 Market Review



Single Family Residence

Fallon

8 Areas selected

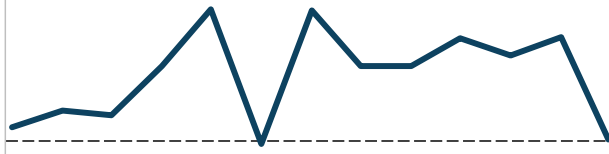
Compared to February 2023

Compared to January 2024

February 2024



-1.7%



-12.3%

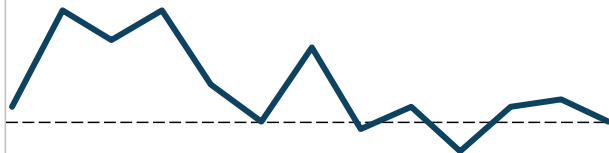


Median Sales Price

\$327,000



-11.1%



-15.8%

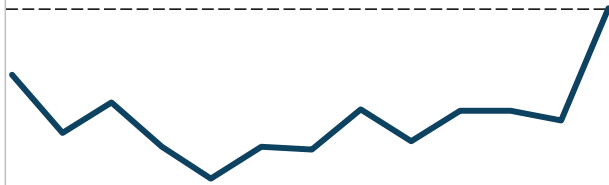


Closed Sales

16



55.8%



152.8%

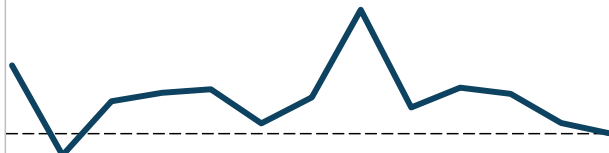


Median Days to Contract

67



-3.0%



-0.5%

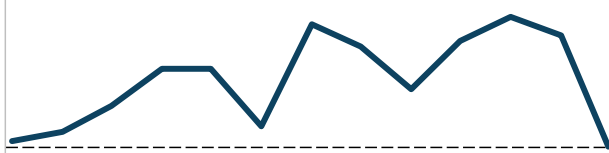


List Price Received

97.1%



-0.7%



-12.7%

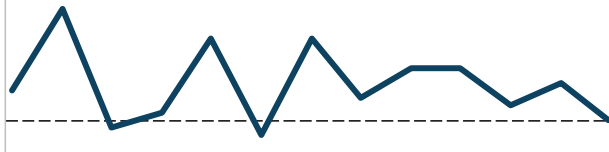


Median Sold \$/SqFt

\$206



-18.2%



-21.7%

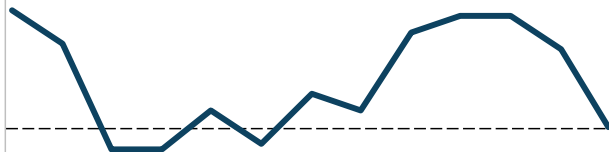


New Listings

18



-38.2%



-29.2%



Active Inventory

34



-30.5%



-15.9%



Months Supply of Inventory

2.1



February 2024 Market Review



Single Family Residence

Douglas County, Lak...

37 Areas selected

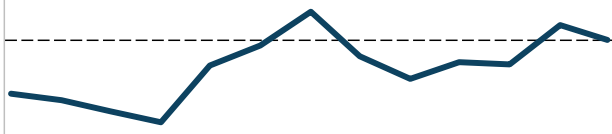
Compared to February 2023

Compared to January 2024

February 2024



23.8%



-5.0%

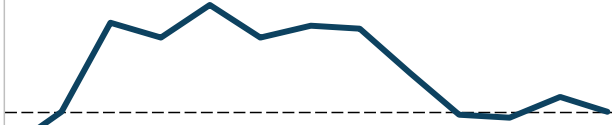


Median Sales Price

\$755,000



37.5%



-10.2%

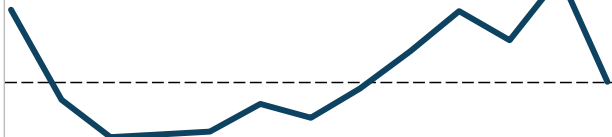


Closed Sales

44



-46.4%



-55.9%



Median Days to Contract

30



0.1%



1.5%

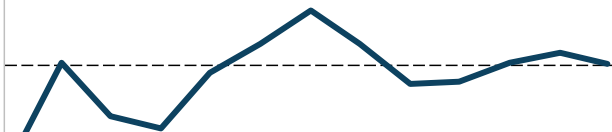


List Price Received

97.3%



14.2%



-1.4%

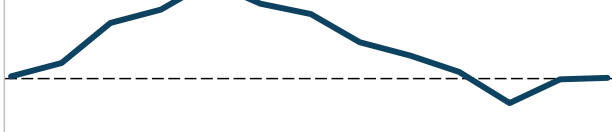


Median Sold \$/SqFt

\$349



-1.9%



1.9%



New Listings

53



1.3%



-4.9%

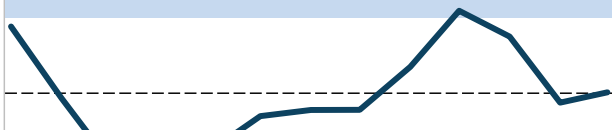


Active Inventory

156



-26.3%



5.9%



Months Supply of Inventory

3.5



February 2024 Market Review



Single Family Residenc... ▾

Fernley, Lyon County ▾

13 Areas selected ▾

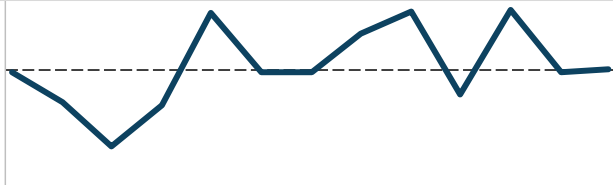
Compared to February 2023

Compared to January 2024

February 2024 ▾



0.3%



0.3%

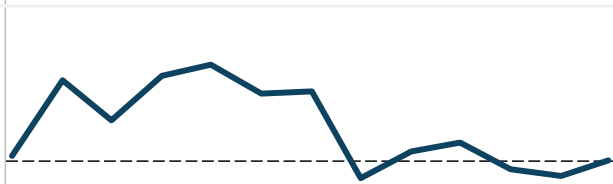


Median Sales Price

\$376,000



-2.4%



9.6%

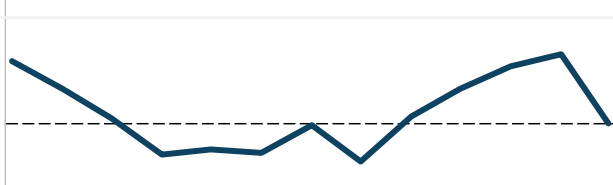


Closed Sales

80



-38.3%



-40.8%

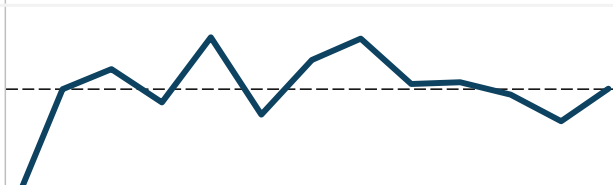


Median Days to Contract

29



2.3%



0.6%

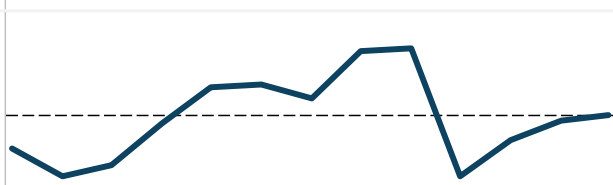


List Price Received

98.5%



2.7%



0.4%

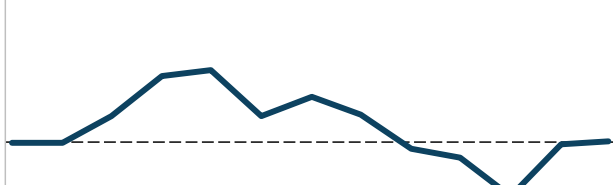


Median Sold \$/SqFt

\$231



1.0%



2.0%

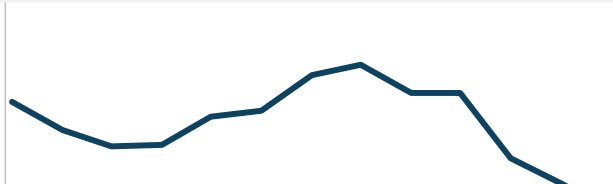


New Listings

102



-25.6%



-7.5%

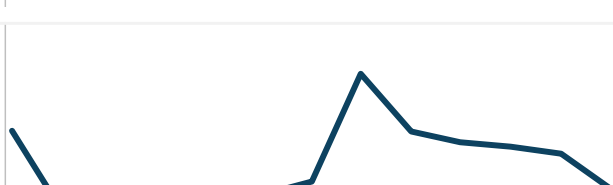


Active Inventory

209



-23.8%



-15.6%



Months Supply of Inventory

2.6



February 2024 Market Review



Single Family Residence

Storey County

176, Virginia City Highl...

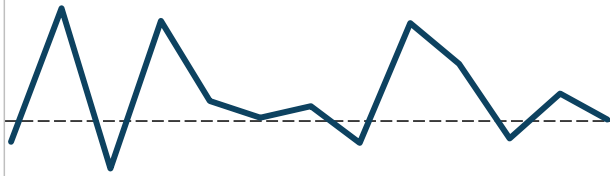
Compared to February 2023

Compared to January 2024

February 2024



6.6%



-6.7%

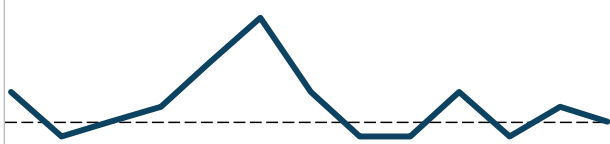


Median Sales Price

\$485,000



-40.0%



-25.0%

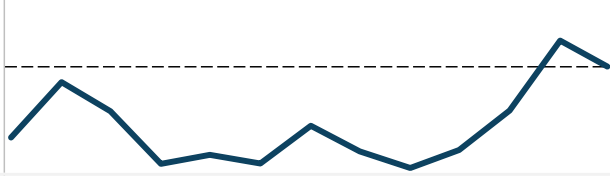


Closed Sales

3



201.0%



-19.6%



Median Days to Contract

154



-1.5%



0.9%

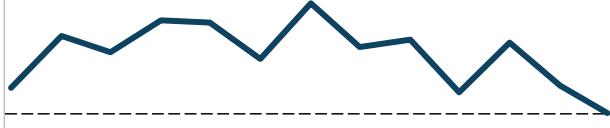


List Price Received

97.7%



-6.6%



-7.2%

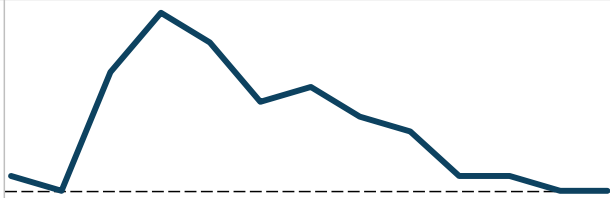


Median Sold \$/SqFt

\$239



-33.3%



0.0%

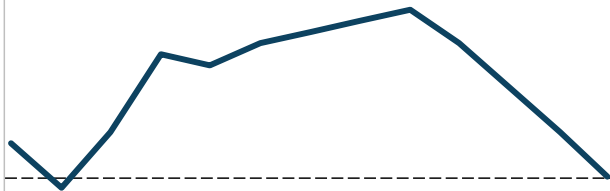


New Listings

2



-18.8%



-23.5%

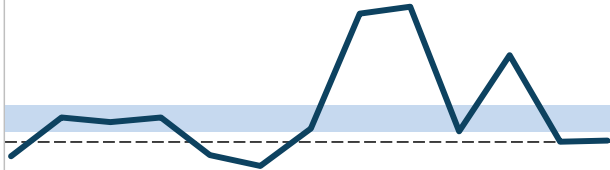


Active Inventory

13



35.2%



1.9%



Months Supply of Inventory

4.3



February 2024 Market Review



Single Family Residence

Reno, Sparks

39 Areas selected

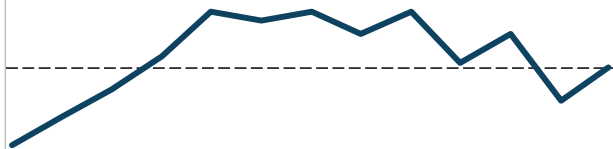
Compared to February 2023

Compared to January 2024

February 2024



6.8%



2.8%

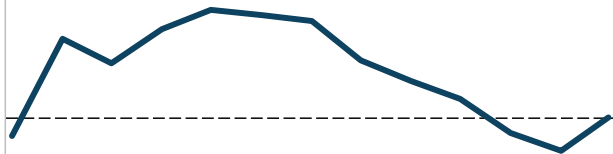


Median Sales Price

\$549,950



9.2%



17.8%

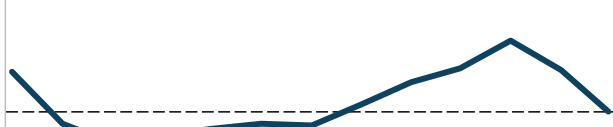


Closed Sales

298



-36.5%



-37.5%

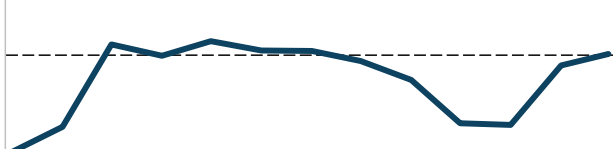


Median Days to Contract

20



1.4%



0.2%

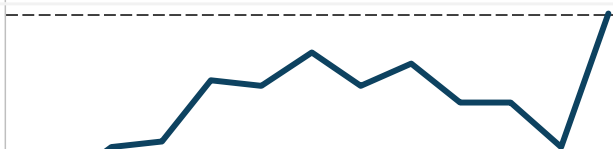


List Price Received

98.9%



10.8%



8.2%

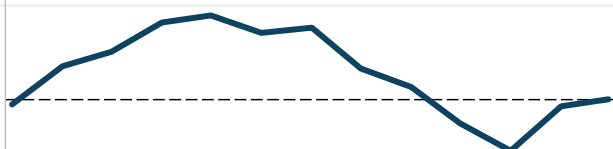


Median Sold \$/SqFt

\$318



4.3%



5.9%

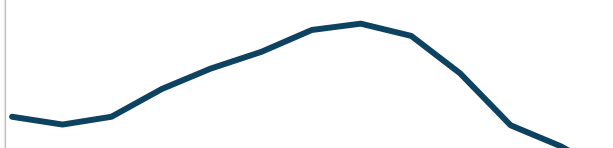


New Listings

343



-23.8%



-12.9%

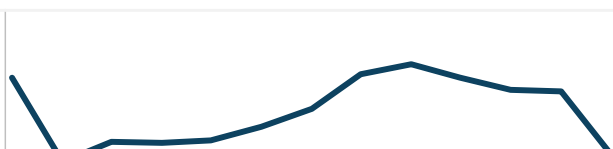


Active Inventory

486



-30.2%



-26.1%



Months Supply of Inventory

1.6