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

Top Market insights for Northern Nevada

RENO, Nev. (April 10, 2024)– Sierra Nevada REALTORS® (SNR) today released its March 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.

March Market Highlights:

- The median home price across the six counties (Washoe, Storey, Lyon, Douglas, and Churchill counties, along with Carson City) for March was \$530,000, a decrease of 0.1% from the previous month.
- Storey County saw the largest increase in closed sales with five single family homes sold in March, a 66.7% increase from the previous month. Meanwhile, Carson City saw a largest decrease in closed sales with 45 single family homes sold in March, a decrease of 11.8% from the previous month.
- The median price of a condominium/townhome across the six counties (Washoe, Storey, Lyon, Douglas, and Churchill counties, along with Carson City) for March increased by 3% from last month to \$340,000.

“We’re seeing an increase in sold homes in our rural counties with the most activity in Churchill, Lyon, and Storey Counties,” said SNR president Robert Bartshe. “The numbers show that buyers are willing to live in these areas in order to enter the market as interest rates continue to remain high. During this time, it’s important to connect with an agent to make sure you are represented in the buying process.”

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 March 2024, Washoe County, excluding the area of Incline Village, saw 428 new listings and 332 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$575,000, an increase of 4.6% from the previous month and an increase of 8.9% from last year.
- The median sales price of an existing condominium/townhome in Washoe County in March 2024 was \$350,000, 11.1% up from last year.

Carson City

- In March 2024, Carson City had 45 sales of existing single-family homes, a 11.8% decrease from the previous month and an increase of 12.5% from last year.
- The median sales price for an existing single-family residence was \$585,000, an increase of 8.3% from the previous month and an increase of 30% from the previous year.
- The existing condominium/townhome median sales price in March 2024 was \$270,400, a decrease of 21% from last year.

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

- In March 2024, Lyon County had 106 sales of existing single-family homes and manufactured properties, an increase of 30.9% from the previous month and a decrease of 8.6% from last year.
- The median sales price for existing manufactured and single-family residences were \$391,050, an increase of 3.7% from last month and an increase of 7.2% from the previous year.

Churchill County

- In March 2024, Churchill County had 25 sales of existing single-family homes, an increase of 56.3% from the previous month and a decrease of 19.4% from last year.
- The median sales price for an existing single-family residence was \$365,000, an increase of 11.6% from the previous month and down 19.4% from last year.

Storey County

- In March 2024, Storey County had 5 sales of existing single-family homes, up 66.7% from the previous month and up 150% from last year.
- The median sales price for an existing single-family residence was \$550,000, an increase of 13.4% from the previous month and a decrease of 13.4% from last year.

Douglas County

- In March 2024, Douglas County had 45 sales of existing single-family homes, an increase of 9.8% from the previous month and an increase of 45% from last year.
- The median sales price for an existing single-family residence was \$590,000, a decrease of 20.8% from the previous month and an increase of 18.3% 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.



March 2024 Market Reports

Covering 6 Counties

Carson

Churchill

Douglas

***Lyon**

Storey

Washoe

*Now includes stick-built & manufactured



March 2024 Market Review



Single Family Residence

Greater Carson

12 Areas selected

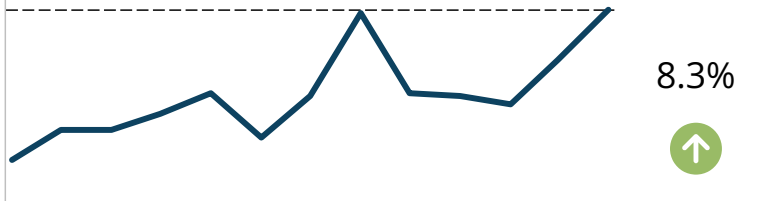
Compared to March 2023

Compared to February 2024

March 2024



30.0%



8.3%

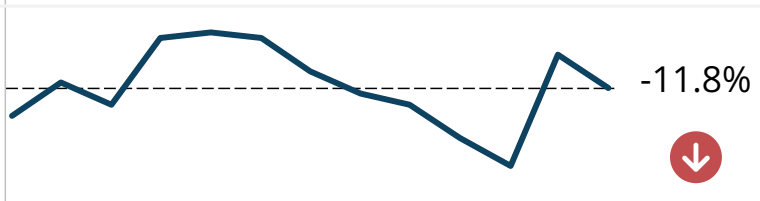


Median Sales Price

\$585,000



12.5%



-11.8%

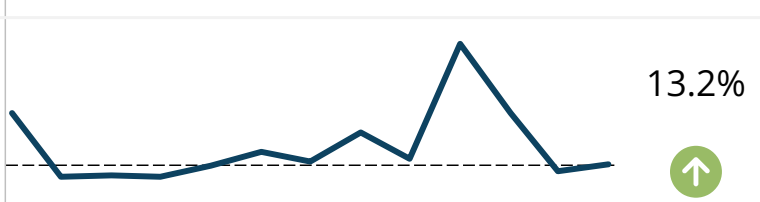


Closed Sales

45



-46.3%



13.2%

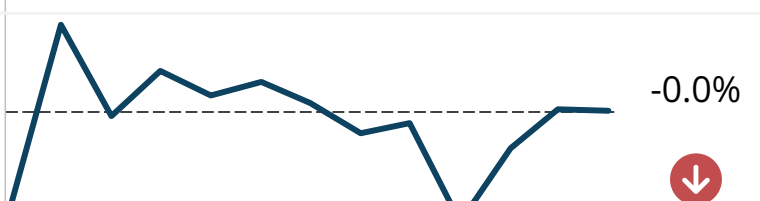


Median Days to Contract

22



1.2%



-0.0%

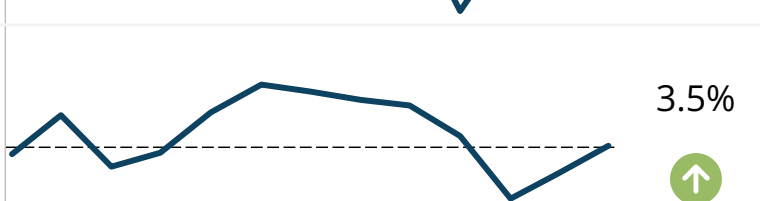


List Price Received

98.7%



1.0%



3.5%

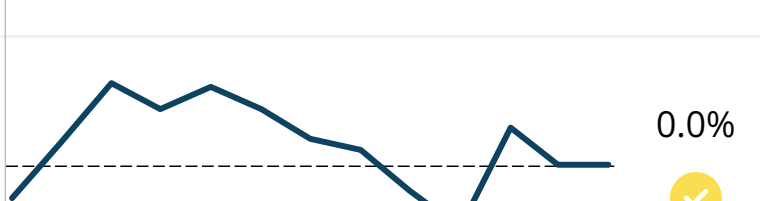


Median Sold \$/SqFt

\$296



25.0%



0.0%



New Listings

45



-34.5%



-16.3%

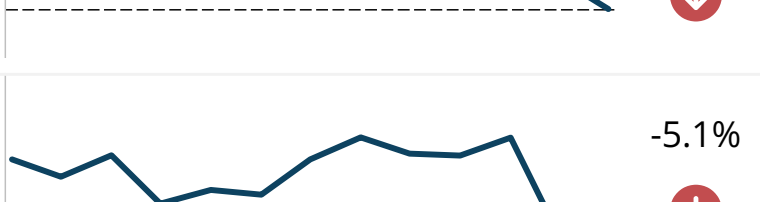


Active Inventory

72



-41.8%



-5.1%



Months Supply of Inventory

1.6



March 2024 Market Review



Single Family Residence

Fallon

8 Areas selected

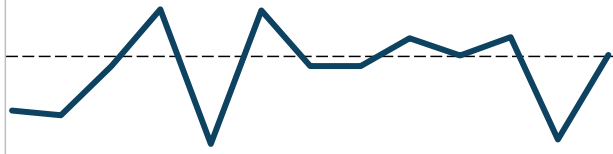
Compared to March 2023

Compared to February 2024

March 2024



7.4%



11.6%

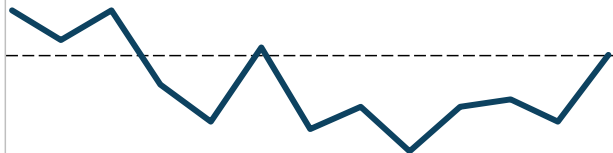


Median Sales Price

\$365,000



-19.4%



56.3%

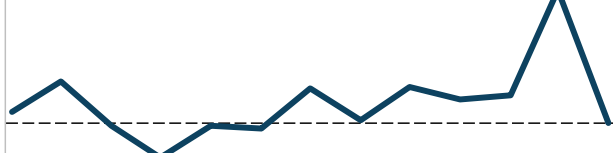


Closed Sales

25



-18.2%



-72.7%

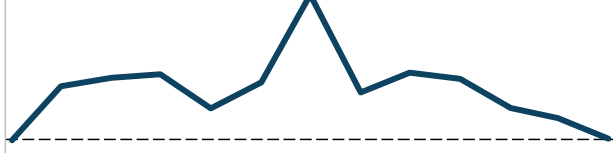


Median Days to Contract

18



0.1%



-1.0%

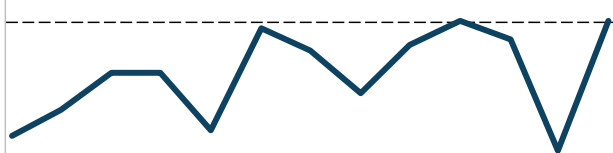


List Price Received

96.2%



14.8%



17.0%

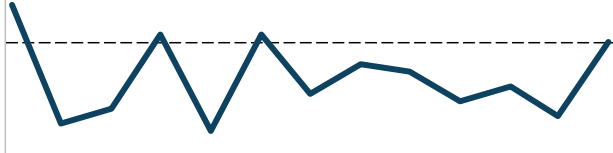


Median Sold \$/SqFt

\$241



-15.2%



55.6%

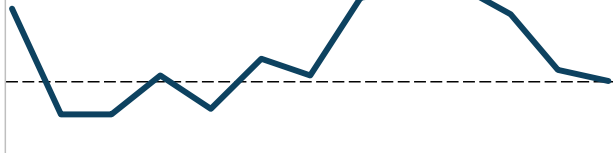


New Listings

28



-26.5%



-5.3%

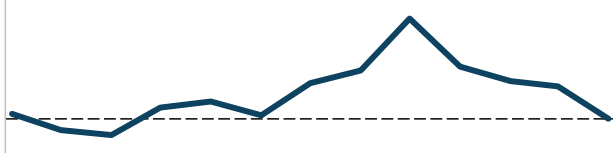


Active Inventory

36



-8.9%



-39.4%



Months Supply of Inventory

1.4



March 2024 Market Review



Single Family Residence

Douglas County, Lak...

37 Areas selected

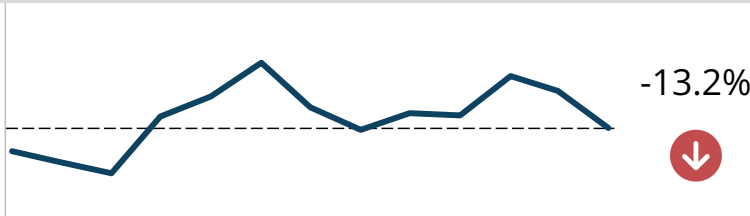
Compared to March 2023

Compared to February 2024

March 2024



10.5%



-13.2%

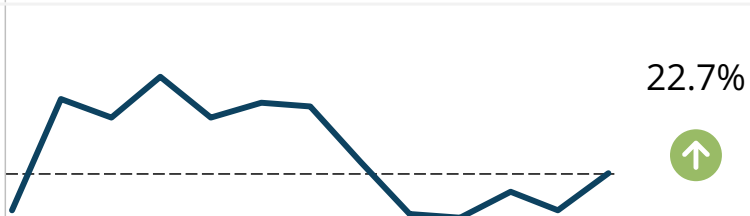


Median Sales Price

\$655,000



22.7%



22.7%

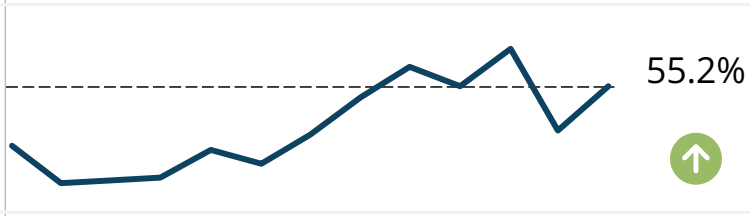


Closed Sales

54



91.5%



55.2%

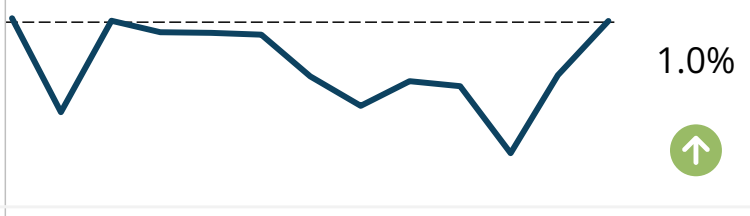


Median Days to Contract

45



-0.0%



1.0%

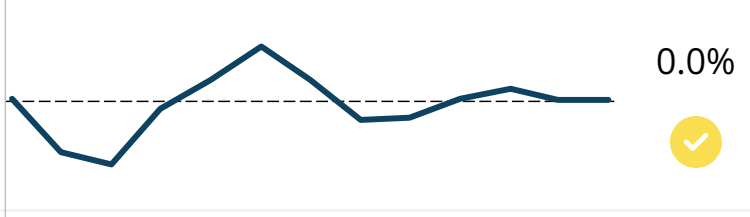


List Price Received

98.3%



-0.1%



0.0%

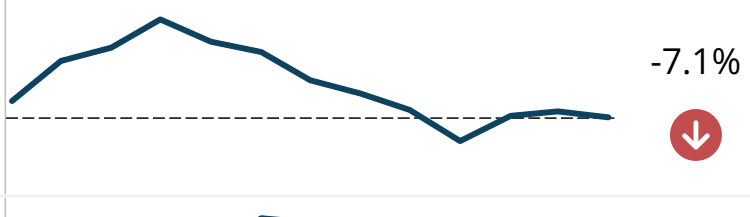


Median Sold \$/SqFt

\$349



-17.5%



-7.1%

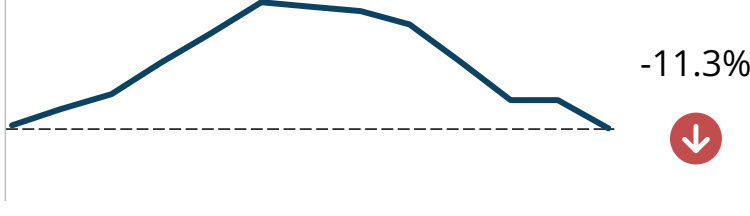


New Listings

52



-1.3%



-11.3%

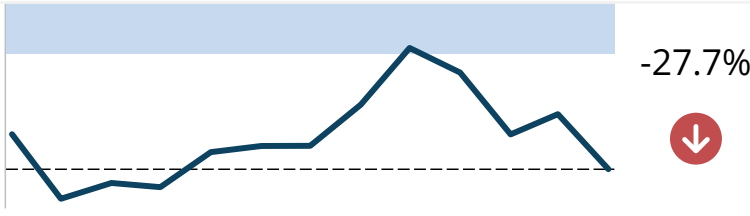


Active Inventory

149



-19.6%



-27.7%



Months Supply of Inventory

2.8



March 2024 Market Review



Single Family Residenc... ▾

Fernley, Lyon County ▾

13 Areas selected ▾

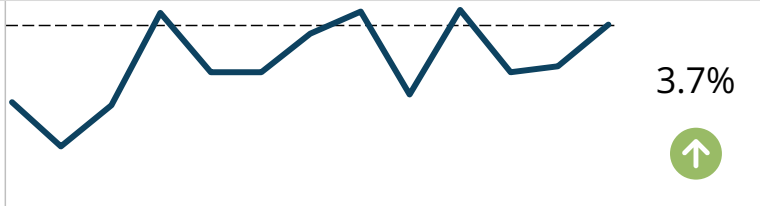
Compared to March 2023

Compared to February 2024

March 2024 ▾



7.2%



3.7%

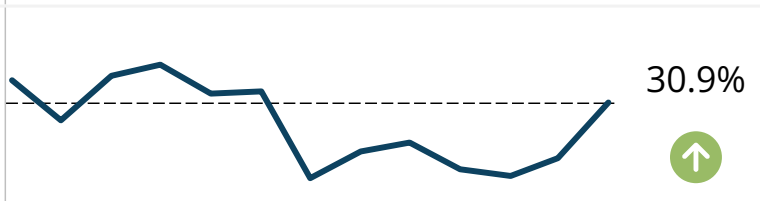


Median Sales Price

\$391,050



-8.6%



30.9%

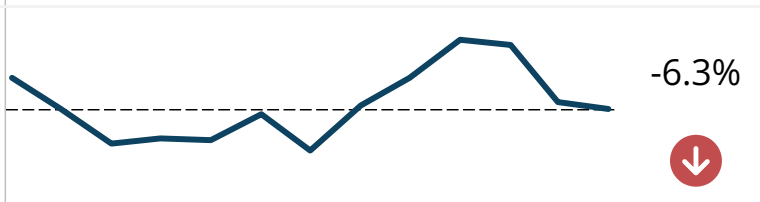


Closed Sales

106



-23.1%



-6.3%

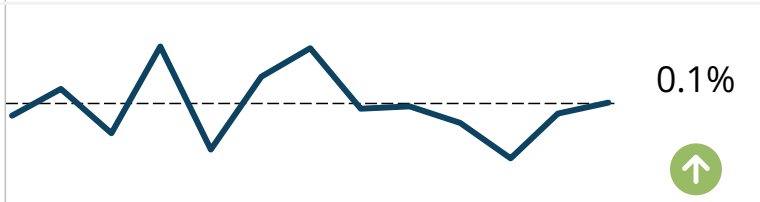


Median Days to Contract

30



0.2%



0.1%

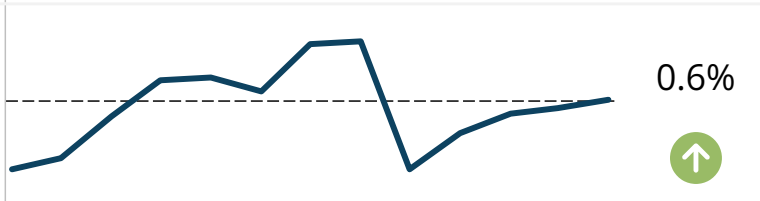


List Price Received

98.6%



5.7%



0.6%

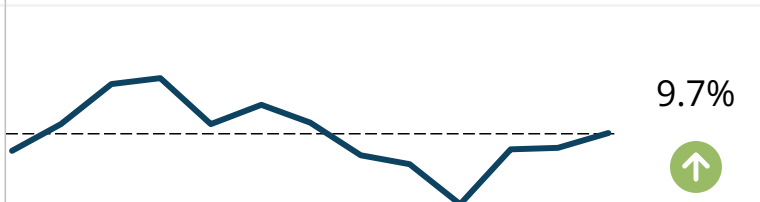


Median Sold \$/SqFt

\$233



11.9%



9.7%

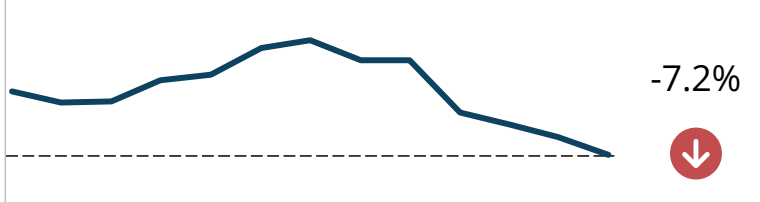


New Listings

113



-21.8%



-7.2%

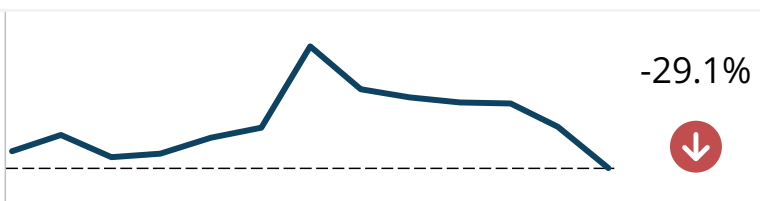


Active Inventory

205



-14.4%



-29.1%



Months Supply of Inventory

1.9



March 2024 Market Review



Single Family Residence

Storey County

176, Virginia City Highl...

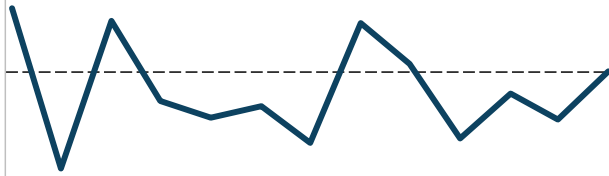
Compared to March 2023

Compared to February 2024

March 2024



-13.4%



13.4%

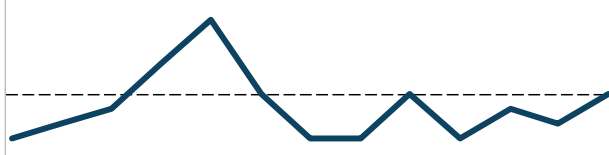


Median Sales Price

\$550,000



150.0%



66.7%

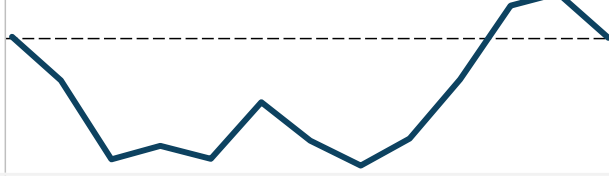


Closed Sales

5



-0.8%



-24.9%

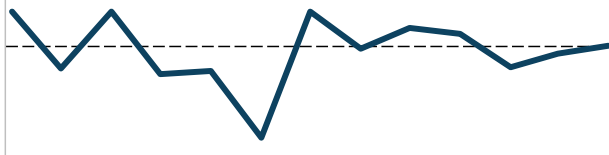


Median Days to Contract

130



-2.3%



0.5%

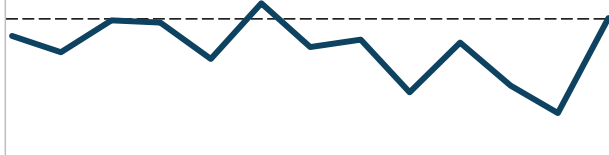


List Price Received

98.2%



4.1%



26.8%

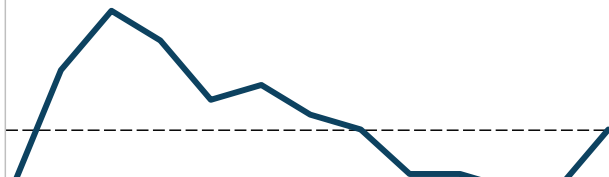


Median Sold \$/SqFt

\$303



200.0%



200.0%

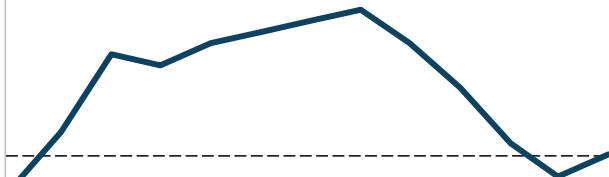


New Listings

6



25.0%



15.4%

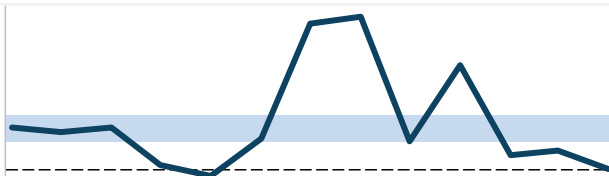


Active Inventory

15



-49.9%



-30.7%



Months Supply of Inventory

3.0



March 2024 Market Review



Single Family Residence

Reno, Sparks

39 Areas selected

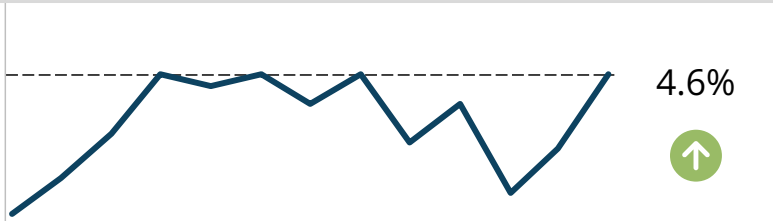
Compared to March 2023

Compared to February 2024

March 2024



8.9%



4.6%

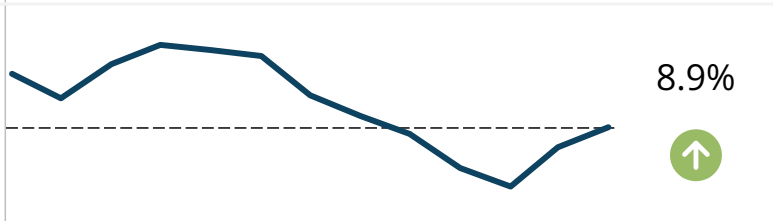


Median Sales Price

\$575,000



-17.8%



8.9%

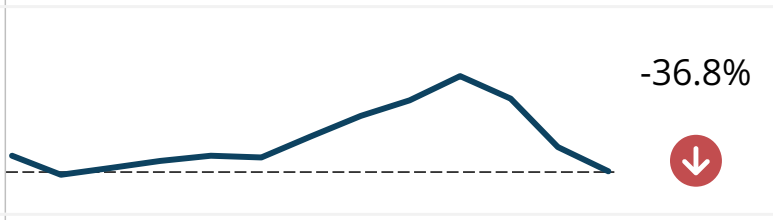


Closed Sales

332



-27.3%



-36.8%

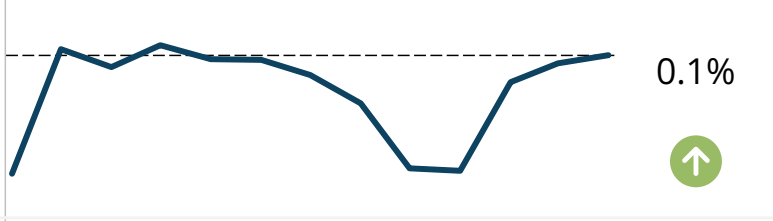


Median Days to Contract

12



1.1%



0.1%

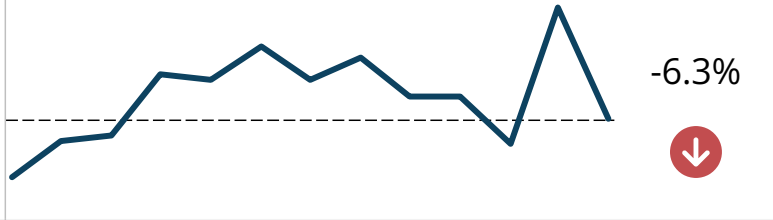


List Price Received

98.9%



3.7%



-6.3%

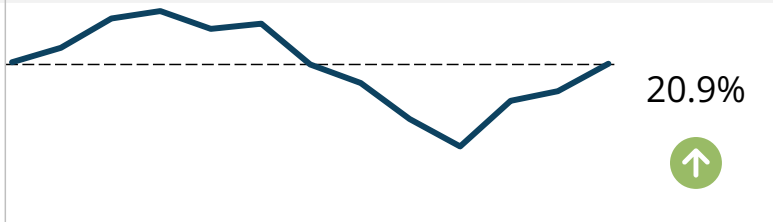


Median Sold \$/SqFt

\$298



-0.9%



20.9%

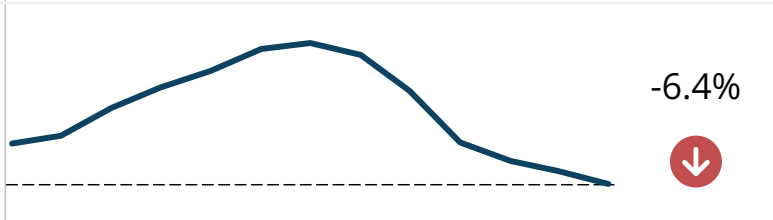


New Listings

428



-17.7%



-6.4%

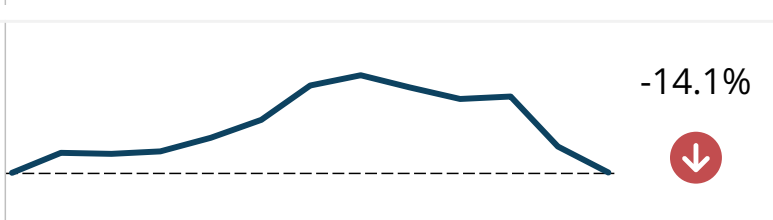


Active Inventory

508



0.2%



-14.1%



Months Supply of Inventory

1.5