



FOR IMMEDIATE RELEASE

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Sierra Nevada REALTORS® November 2024 Existing Home Sales Report

Top Market Insights for Northern Nevada

RENO, Nev. (December 10, 2024)– [Sierra Nevada REALTORS®](#) (SNR) today released its November 2024 report on existing home sales in Carson City along with Churchill, Douglas, Lyon, Storey and Washoe counties (excluding Incline Village). 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.

November housing market highlights include:

- Since October 2024, there has been a steady increase in the median sales price for a single-family home in Carson, Lyon and Washoe County.
- Since October 2024, the sales of existing single-family homes have decreased by 23.7% in Carson, Churchill, Douglas and Washoe County.
- Since last year, the sales of existing single-family homes have increased by 8.5% in Carson, Churchill, Douglas and Washoe County.
- The average median sales price for a single-family residence is \$545,000 across all six regions.

"November's housing market in Northern Nevada mostly indicates a positive trend," said Robert Bartshe, president of SNR. "The median sales price for single-family homes is up compared to last year, even with a slight dip since October, reflecting a resilient market. With year-over-year sales increasing in most counties, steady demand persists, making local expertise essential for navigating these shifts successfully."

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 December 5, 2024, and are most accurate due to the portal numbers not locking. For the most updated statistics, please contact SNR.***

Carson City

- In November 2024, Carson City had 64 sales of existing single-family homes, a 5.9% decrease from the previous month and a 33.3% increase from last year.
- The median sales price for an existing single-family residence was \$542,000, an increase of 2.7% from the previous month and an increase of 4.7% from the previous year.
- The active inventory in November 2024 was 131, a decrease of 14.9% from last month and a decrease of 6.4% from last year.

Churchill County

- In November 2024, Churchill County had 13 sales of existing single-family homes, a decrease of 55.2% from the previous month and an increase of 8.3% from last year.
- The median sales price for an existing single-family residence was \$367,000, a decrease of 2.1% from the previous month and down 1.5% from last year.

Douglas County

- In November 2024, Douglas County had 40 sales of existing single-family homes, a decrease of 45.2% from the previous month and an increase of 11.1% from last year.
- The median sales price for an existing single-family residence was \$722,500, a decrease of 6.8% from the previous month and an increase of 0.6% from last year.

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

- In November 2024, Lyon County had 95 sales of existing single-family homes and manufactured properties, an increase of 10.5% from the previous month and an increase of 6.7% from last year.
- The median sales price for existing manufactured and single-family residences was \$384,900, an increase of 1.3% from last month and an increase of 4.7% from the previous year.

Washoe County (*Excluding Incline Village*)

- In November 2024, Washoe County, excluding the area of Incline Village, saw 353 new listings and 341 closed sales.
- The median sales price for an existing single-family residence in Washoe County was \$585,000, an increase of 0.4% from the previous month and an increase of 5.7% from last year.
- The active inventory in November 2024 was 946, a decrease of 11% from last month and an increase of 20.5% 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.



November 2024 Market Reports

Covering 6 Counties:

Carson

Churchill

Douglas

Lyon*

Storey

Washoe

**Now includes stick-built & manufactured*

November 2024 Market Review

Single Family Residence ▾

Carson City ▾

Carson City ▾

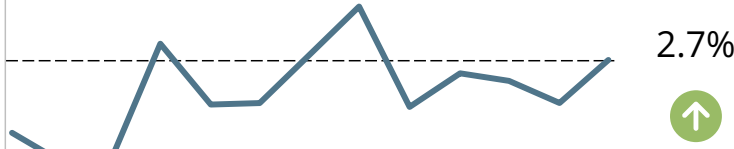
Compared to November 2023

Compared to October 2024

November 2024 ▾



4.7%



2.7%

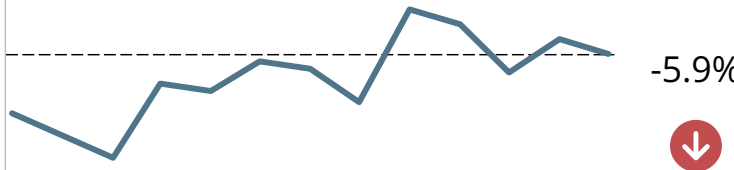


Median Sales Price

\$542,000



33.3%



-5.9%

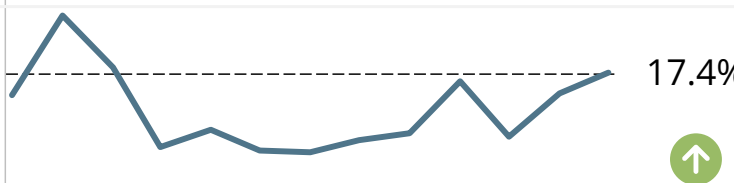


Closed Sales

64



19.1%



17.4%

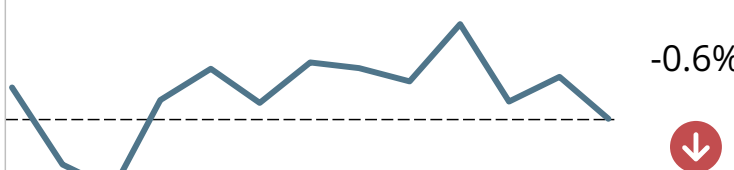


Median Days to Contract

41



-0.4%



-0.6%

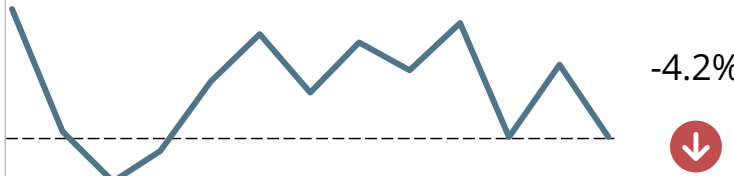


List Price Received

98.1%



-7.3%



-4.2%

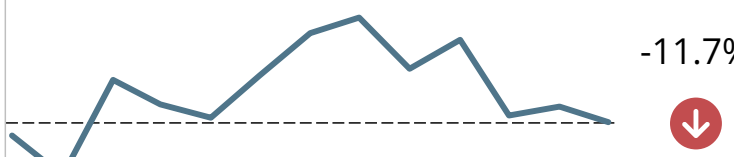


Median Sold \$/SqFt

\$294



12.8%



-11.7%

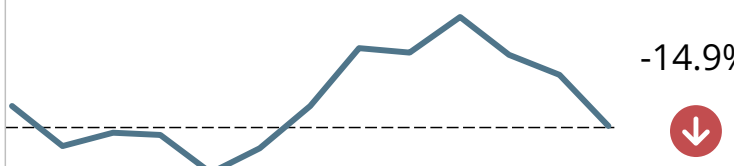


New Listings

53



-6.4%



-14.9%

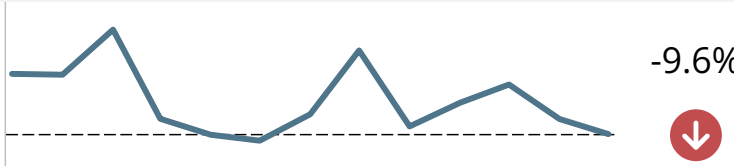


Active Inventory

131



-29.8%



-9.6%



Months Supply of Inventory

2.0



November 2024 Market Review

Single Family Residence

Churchill

Fallon, Other

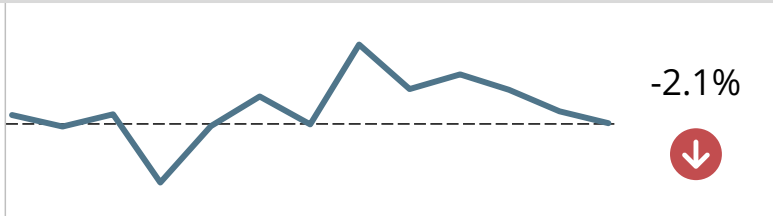
Compared to November 2023

Compared to October 2024

November 2024



-1.5%



-2.1%

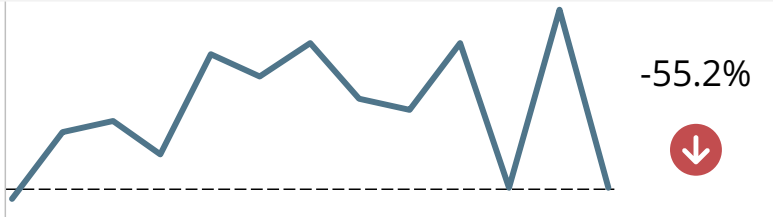


Median Sales Price

\$367,000



8.3%



-55.2%

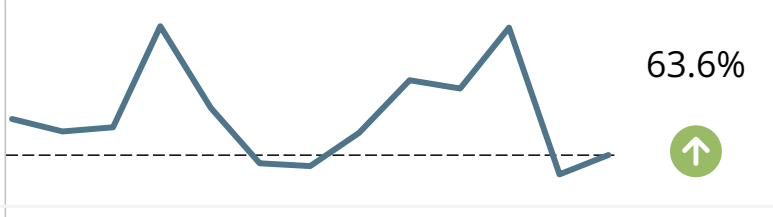


Closed Sales

13



-41.9%



63.6%

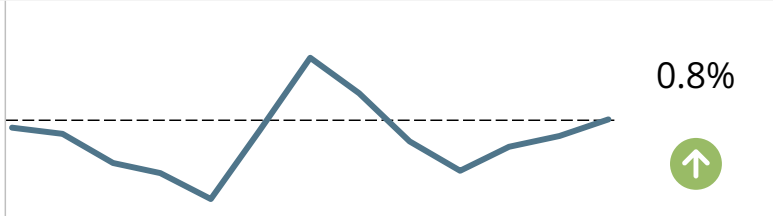


Median Days to Contract

18



0.4%



0.8%

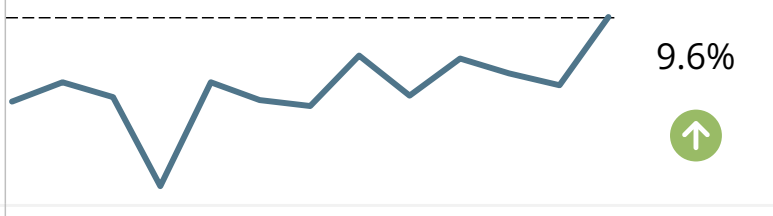


List Price Received

99.5%



12.2%



9.6%

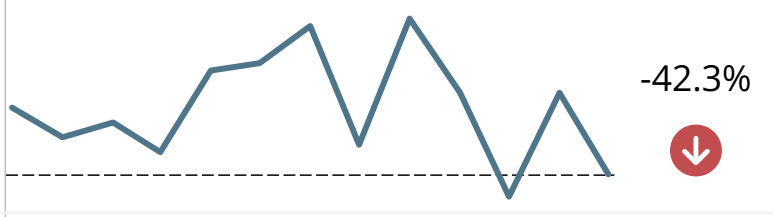


Median Sold \$/SqFt

\$263



-37.5%



-42.3%

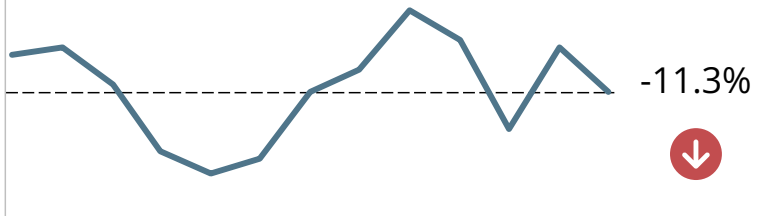


New Listings

15



-9.6%



-11.3%

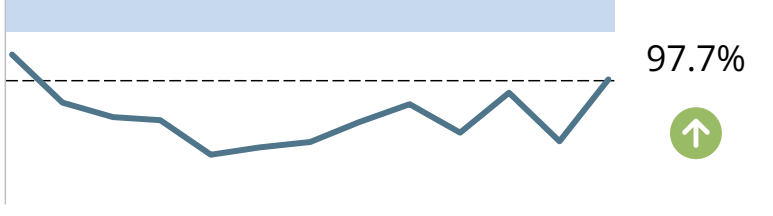


Active Inventory

47



-16.6%



97.7%



Months Supply of Inventory

3.6

November 2024 Market Review

Single Family Residence ▾


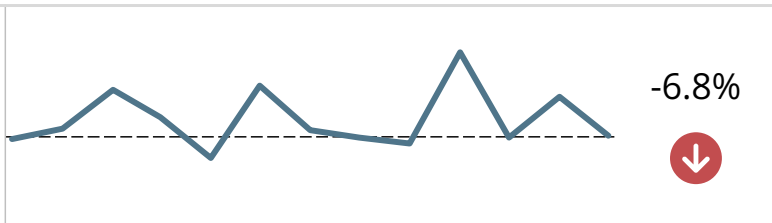

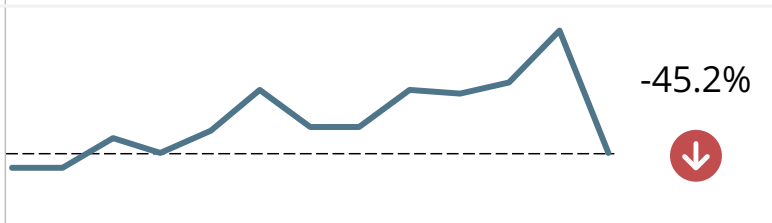

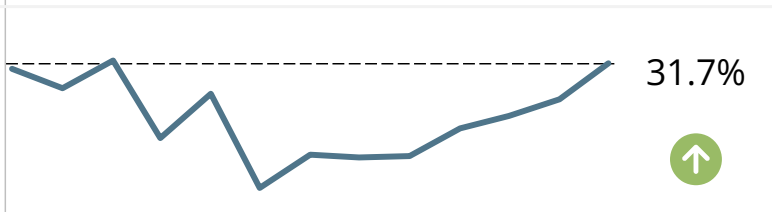

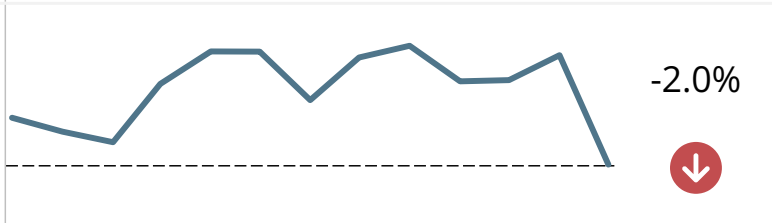

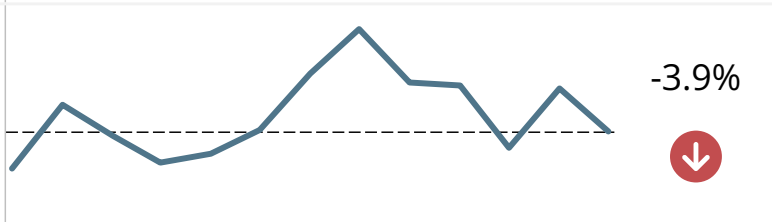

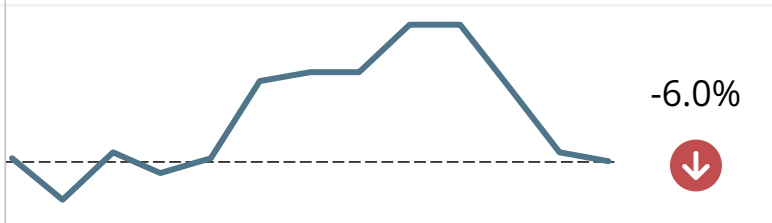

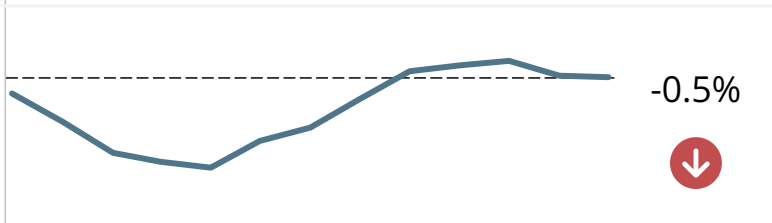

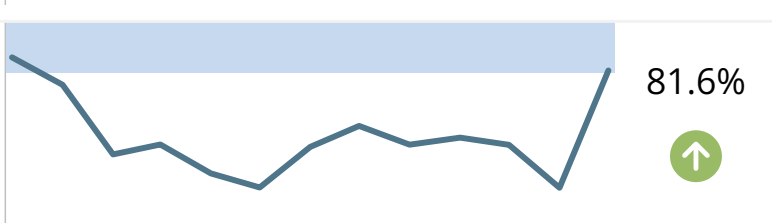
Douglas ▾

12 Cities selected ▾

Compared to November 2023

Compared to October 2024

November 2024 ▾

 <p>0.6% ↑</p>	 <p>-6.8% ↓</p>	<p>Median Sales Price</p> <p>\$722,500</p>
 <p>11.1% ↑</p>	 <p>-45.2% ↓</p>	<p>Closed Sales</p> <p>40</p>
 <p>3.8% ↑</p>	 <p>31.7% ↑</p>	<p>Median Days to Contract</p> <p>54</p>
 <p>-0.9% ↓</p>	 <p>-2.0% ↓</p>	<p>List Price Received</p> <p>96.1%</p>
 <p>3.6% ↑</p>	 <p>-3.9% ↓</p>	<p>Median Sold \$/SqFt</p> <p>\$357</p>
 <p>-2.1% ↓</p>	 <p>-6.0% ↓</p>	<p>New Listings</p> <p>47</p>
 <p>5.8% ↑</p>	 <p>-0.5% ↓</p>	<p>Active Inventory</p> <p>201</p>
 <p>-4.8% ↓</p>	 <p>81.6% ↑</p>	<p>Months Supply of Inventory</p> <p>5.0</p>

November 2024 Market Review

Single Family Residence ▾

Lyon ▾

10 Cities selected ▾

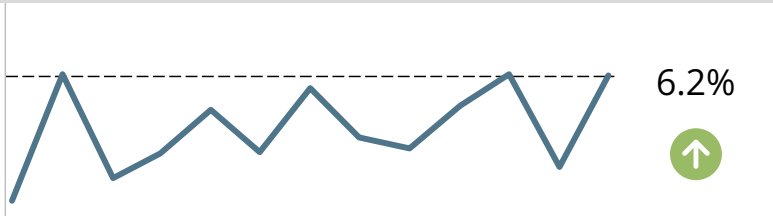
Compared to November 2023

Compared to October 2024

November 2024 ▾



8.8%



6.2%

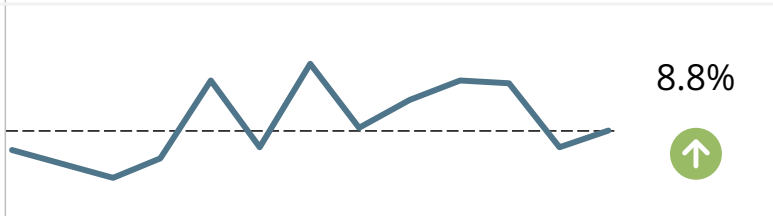


Median Sales Price

\$419,675



10.4%



8.8%

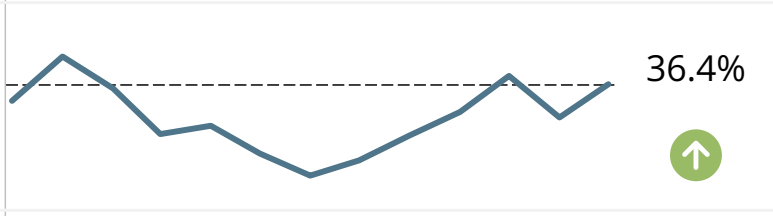


Closed Sales

74



15.4%



36.4%

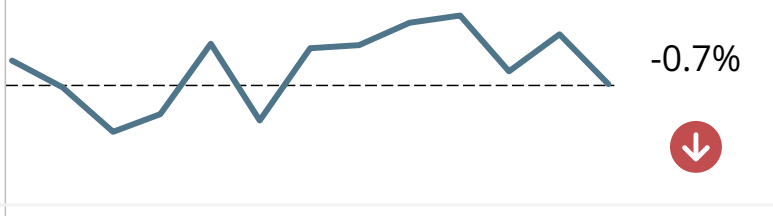


Median Days to Contract

45



-0.3%



-0.7%

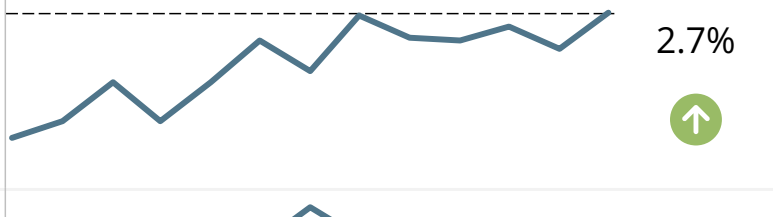


List Price Received

98.6%



9.8%



2.7%

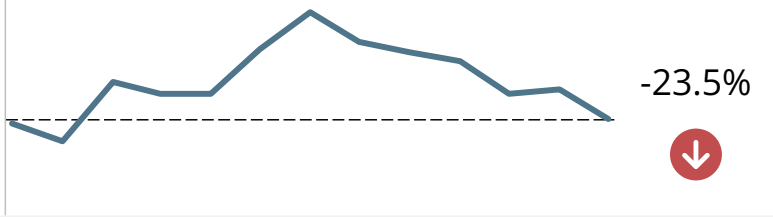


Median Sold \$/SqFt

\$252



4.8%



-23.5%

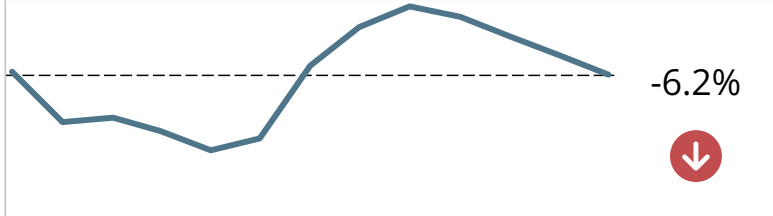


New Listings

65



-1.0%



-6.2%

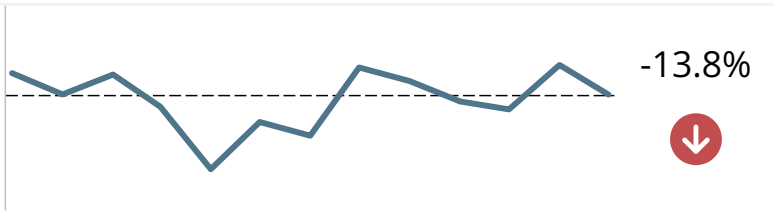


Active Inventory

198



-10.4%



-13.8%



Months Supply of Inventory

2.7

November 2024 Market Review

Single Family Residence ▾


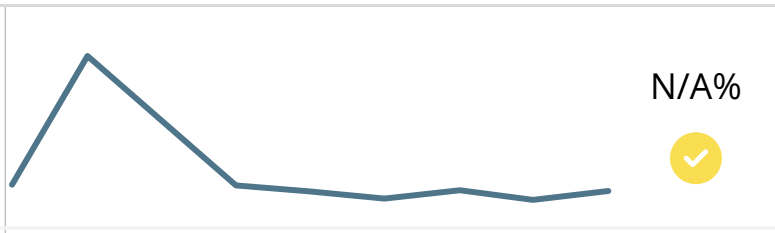

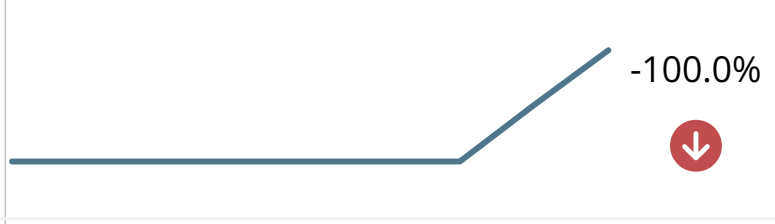









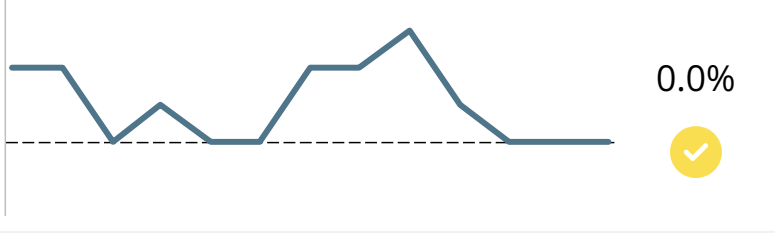

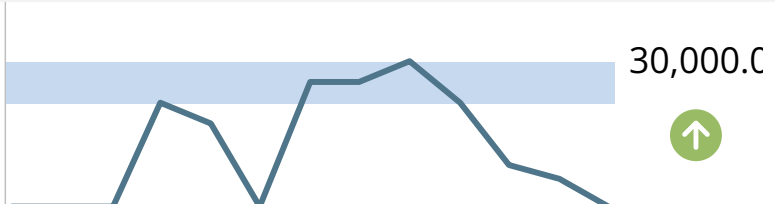
Storey ▾

Other, Reno, Virginia City ▾

Compared to November 2023

Compared to October 2024

November 2024 ▾

 <p>N/A% ✓</p>	 <p>N/A% ✓</p>	<p>Median Sales Price</p>
 <p>N/A% ✓</p>	 <p>-100.0% ↓</p>	<p>Closed Sales</p> <p>0</p>
 <p>N/A% ✓</p>	 <p>N/A% ✓</p>	<p>Median Days to Contract</p>
 <p>N/A% ✓</p>	 <p>N/A% ✓</p>	<p>List Price Received</p>
 <p>N/A% ✓</p>	 <p>N/A% ✓</p>	<p>Median Sold \$/SqFt</p>
 <p>-100.0% ↓</p>	 <p>-100.0% ↓</p>	<p>New Listings</p> <p>0</p>
 <p>-33.3% ↓</p>	 <p>0.0% ✓</p>	<p>Active Inventory</p> <p>4</p>
 <p>-33.3% ↓</p>	 <p>30,000.0 ↑</p>	<p>Months Supply of Inventory</p> <p>400.0</p>



October 2024 Market Review

Single Family Residence

Washoe

11 Cities selected

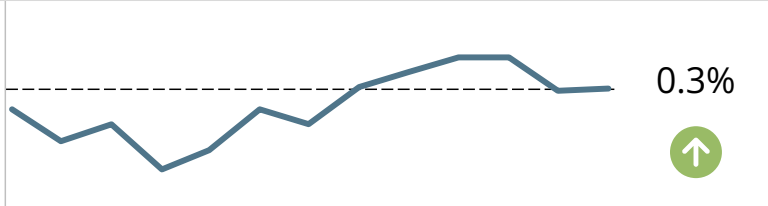
Compared to October 2023

Compared to September 2024

October 2024



2.4%



0.3%

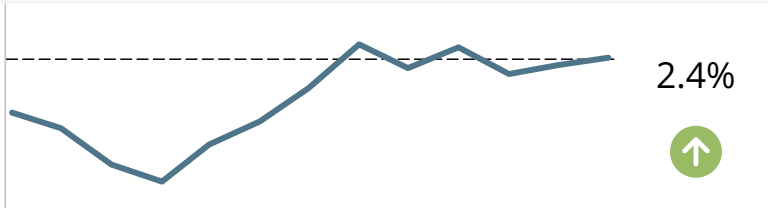


Median Sales Price

\$589,000



21.2%



2.4%

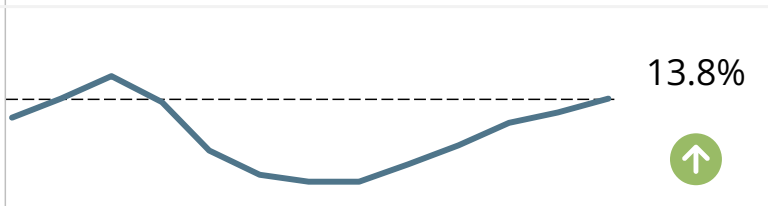


Closed Sales

423



20.0%



13.8%

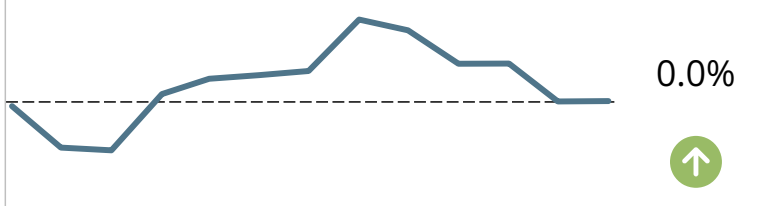


Median Days to Contract

33



0.1%



0.0%

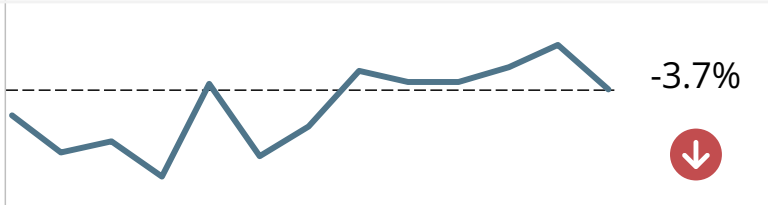


List Price Received

98.6%



2.3%



-3.7%

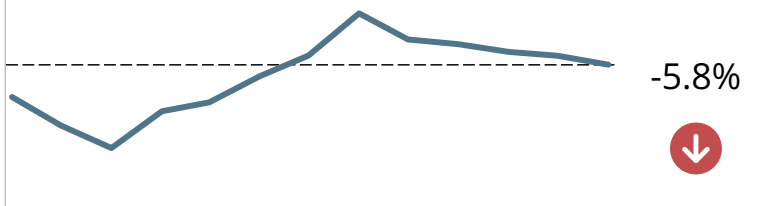


Median Sold \$/SqFt

\$316



28.8%



-5.8%

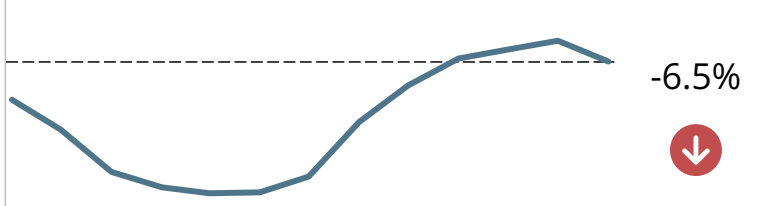


New Listings

488



14.6%



-6.5%

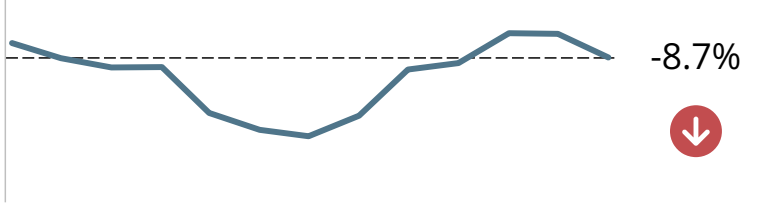


Active Inventory

1,014



-5.5%



-8.7%



Months Supply of Inventory

2.4