

RENO
NEVADA

LUXURY INVENTORY VS. SALES | JANUARY 2025

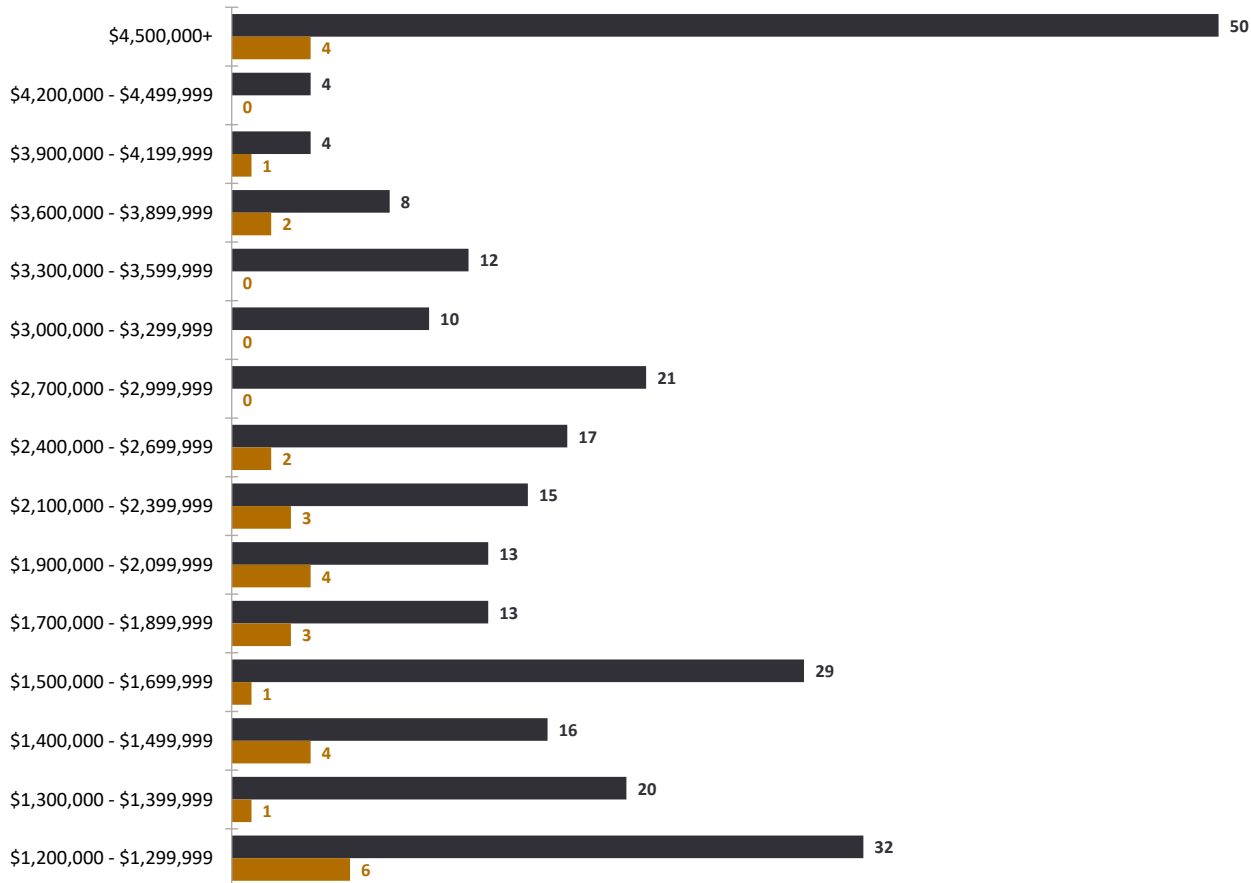
Total Inventory: 264

Total Sales: 31

Total Sales Ratio²: 12%

Balanced Market

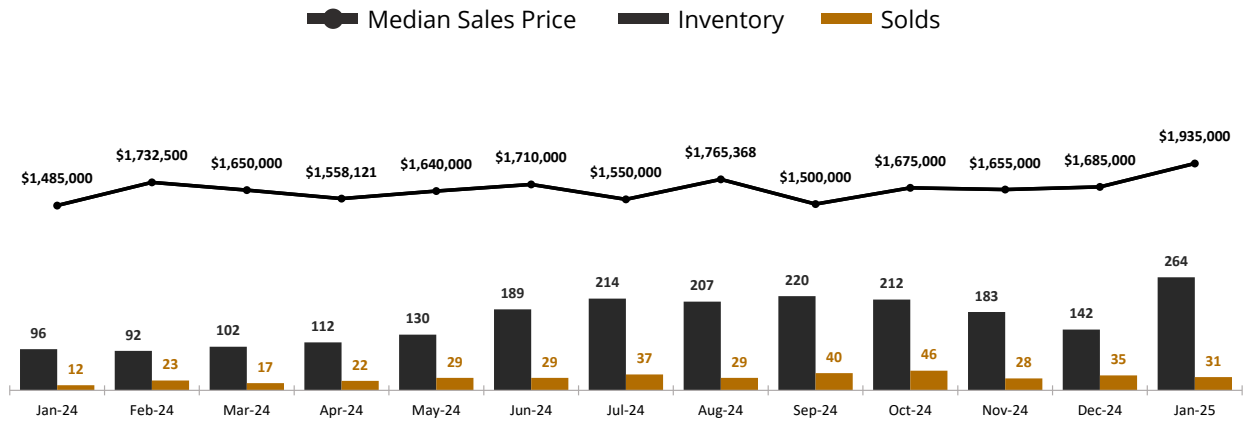
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,880,000	4	3	7	66	11%
3,000 - 3,499	\$1,559,500	4	3	8	43	19%
3,500 - 3,999	\$1,405,000	4	4	4	33	12%
4,000 - 4,499	\$3,237,500	4	5	4	33	12%
4,500 - 4,999	\$2,462,500	5	6	4	25	16%
5,000+	\$10,300,000	8	10	4	64	6%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2024: 96
Jan. 2025: 264

VARIANCE: **175%**

TOTAL SOLDS

Jan. 2024: 12
Jan. 2025: 31

VARIANCE: **158%**

SALES PRICE

Jan. 2024: \$1.49m
Jan. 2025: \$1.94m

VARIANCE: **30%**

SALE PRICE PER SQFT.

Jan. 2024: \$474
Jan. 2025: \$538

VARIANCE: **14%**

SALE TO LIST PRICE RATIO

Jan. 2024: 92.97%
Jan. 2025: 92.91%

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2024: 104
Jan. 2025: 98

VARIANCE: **-6%**

RENO MARKET SUMMARY | JANUARY 2025

- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **92.91% of list price** in January 2025.
- The most active price band is **\$1,900,000-\$2,099,999**, where the sales ratio is **31%**.
- The median luxury sales price for single-family homes is **\$1,935,000**.
- The median days on market for January 2025 was **98** days, down from **104** in January 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.