



FIRST QUARTER
2025

Market TRENDS

Q1 2025 Real Estate Insights From The Market Leader

DICKSON
REALTY

LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading REAL ESTATE
COMPANIES
OF THE WORLD®



52 years
In Business

DICKSON
REALTY



\$8,371,415,427

In Sold Volume Since 2019

13,340

In Sold Transactions Since 2019

340+

Local Real Estate Experts

12

Offices

SINGLE FAMILY

Reno/Sparks

Nevada

1ST QUARTER Jan 1st - Mar 31st

Median
Sale Price

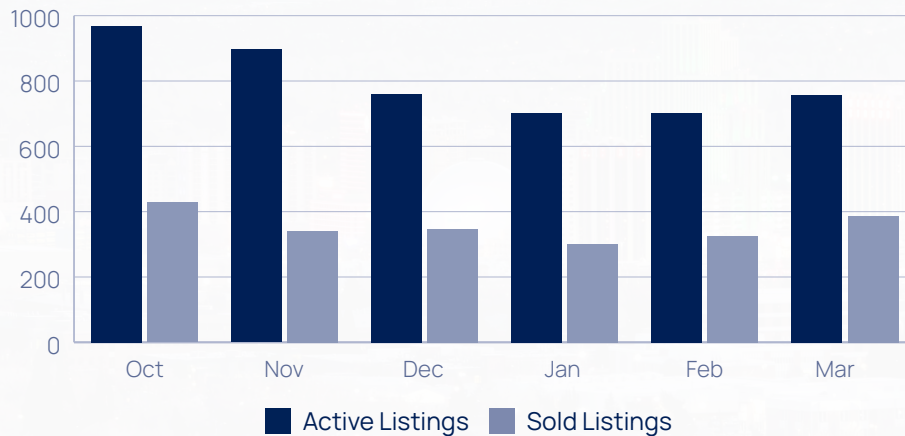
\$569,705

1,279
New Listings

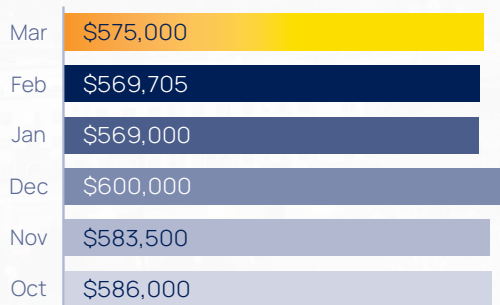
1,014
Properties Sold

92
Avg. Days On Market

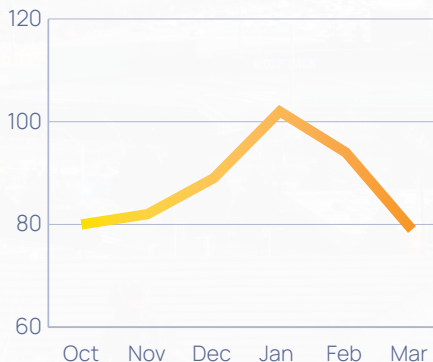
ACTIVE & SOLD LISTINGS



MEDIAN SALES PRICE



DAYS ON MARKET



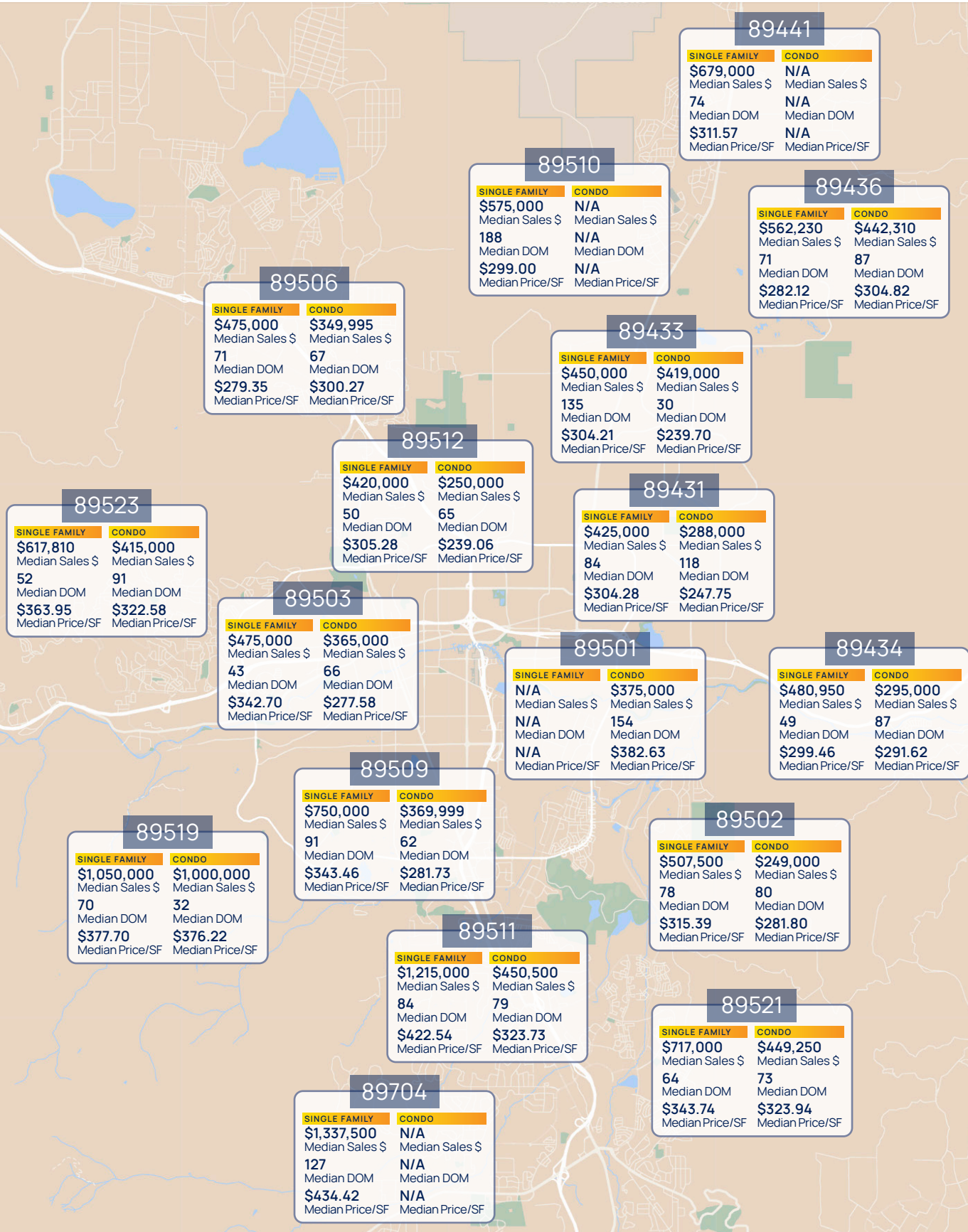
89508

SINGLE FAMILY	CONDO
\$445,000	N/A
Median Sales \$	Median Sales \$
57	N/A
Median DOM	Median DOM
\$268.70	N/A
Median Price/SF	Median Price/SF

89439

SINGLE FAMILY	CONDO
\$712,500	N/A
Median Sales \$	Median Sales \$
67	N/A
Median DOM	Median DOM
\$375.84	N/A
Median Price/SF	Median Price/SF

Regional Price Map

1st Quarter 2025
as of March 31, 2025

SINGLE FAMILY

Fernley

Nevada

1ST QUARTER Jan 1st - Mar 31st

Median
Sale Price

\$374,250

109

New Listings

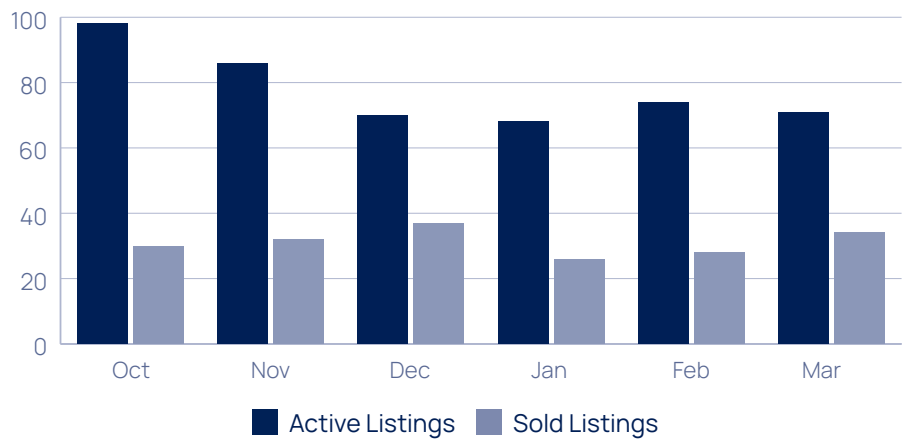
88

Properties Sold

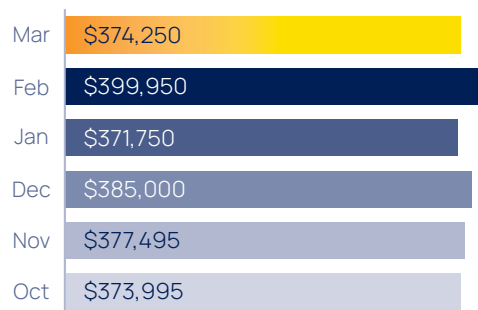
98

Avg. Days On Market

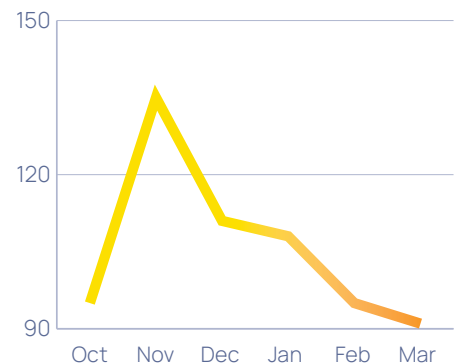
ACTIVE & SOLD LISTINGS



MEDIAN SALES PRICE



DAYS ON MARKET



SINGLE FAMILY

Fallon

Nevada

1ST QUARTER Jan 1st - Mar 31st

Median
Sale Price

\$380,000

85

New Listings

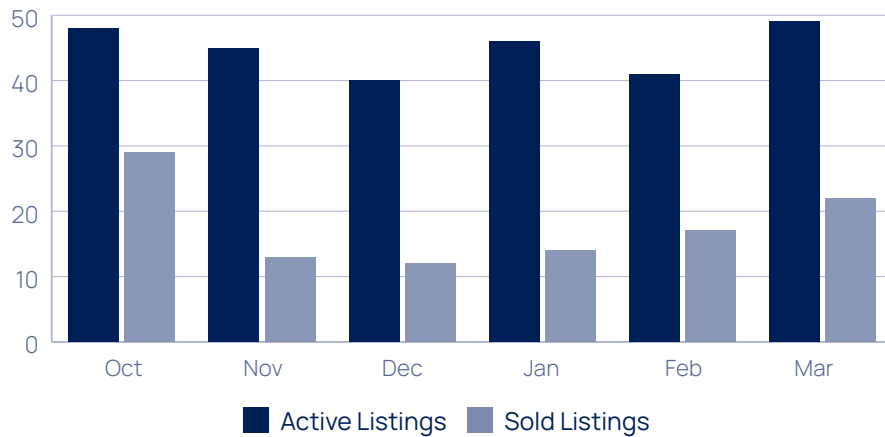
53

Properties Sold

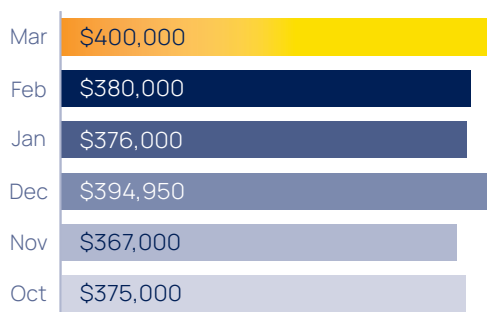
88

Avg. Days On Market

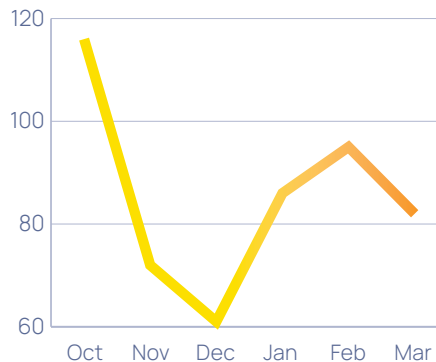
ACTIVE & SOLD LISTINGS



MEDIAN SALES PRICE



DAYS ON MARKET





SINGLE FAMILY

Carson City

Nevada

1ST QUARTER Jan 1st - Mar 31st

Median
Sale Price

\$540,000

166

New Listings

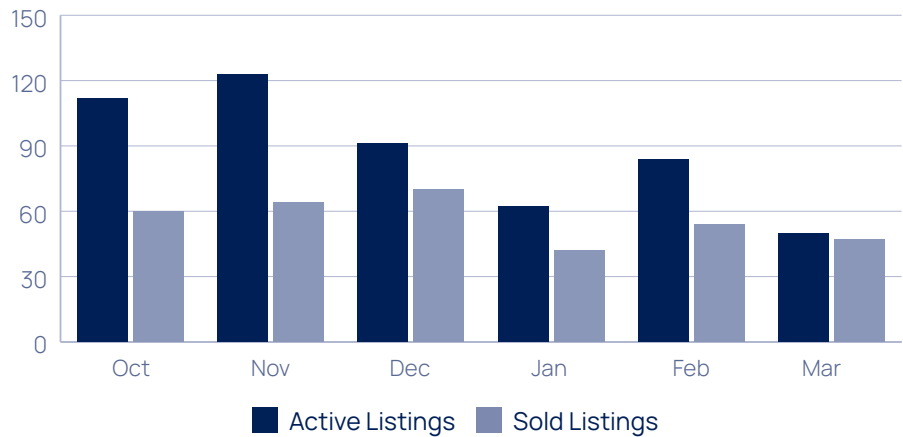
143

Properties Sold

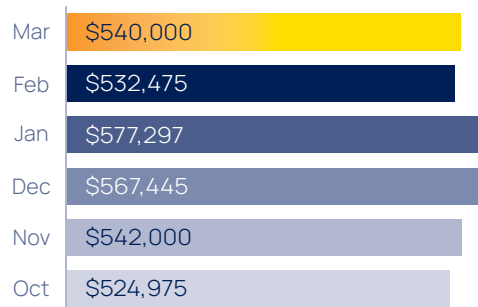
103

Avg. Days On Market

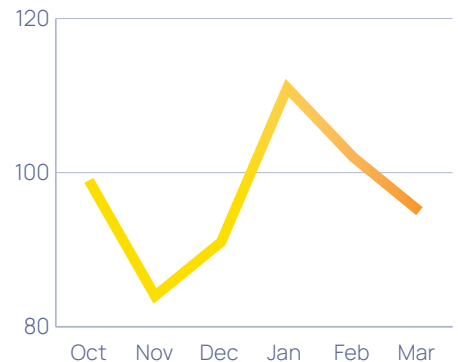
ACTIVE & SOLD LISTINGS



MEDIAN SALES PRICE

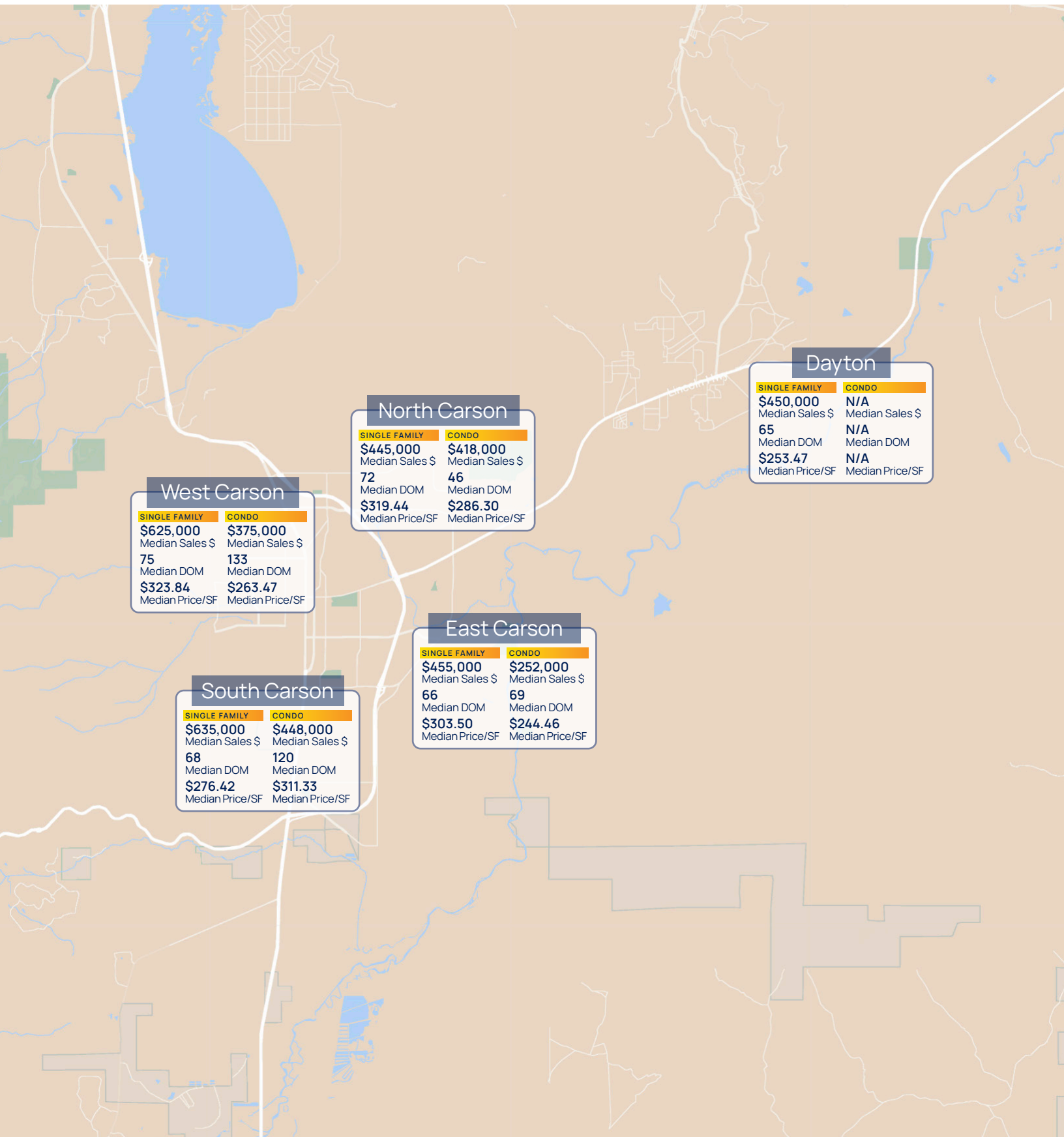


DAYS ON MARKET



Regional Price Map

1st Quarter 2025
as of March 31, 2025





SINGLE FAMILY

Carson Valley

Nevada

1ST QUARTER Jan 1st - Mar 31st

Median
Sale Price

\$680,000

163

New Listings

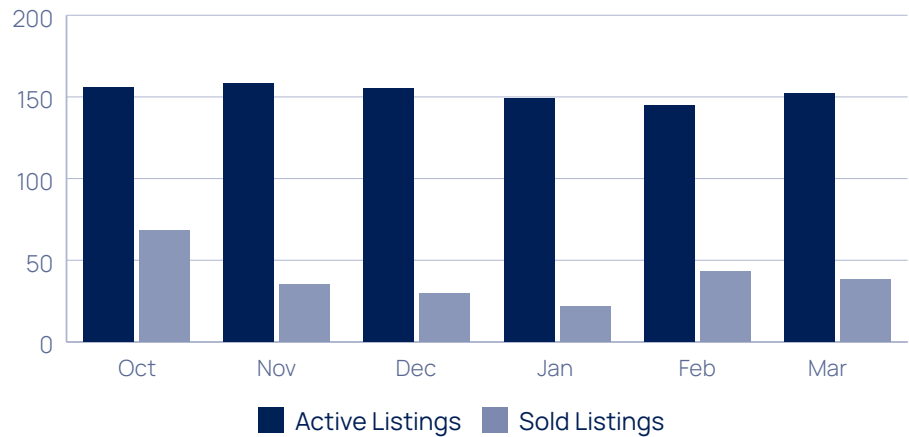
103

Properties Sold

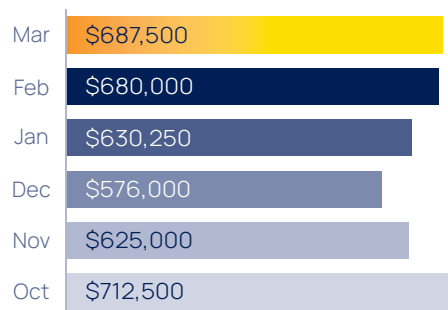
116

Avg. Days On Market

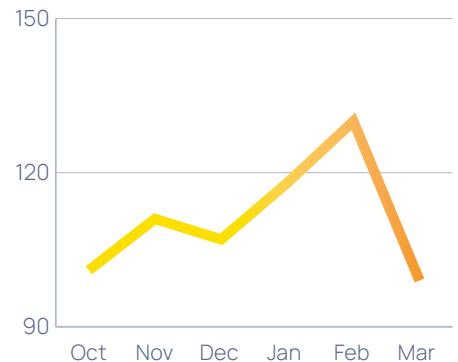
ACTIVE & SOLD LISTINGS



MEDIAN SALES PRICE

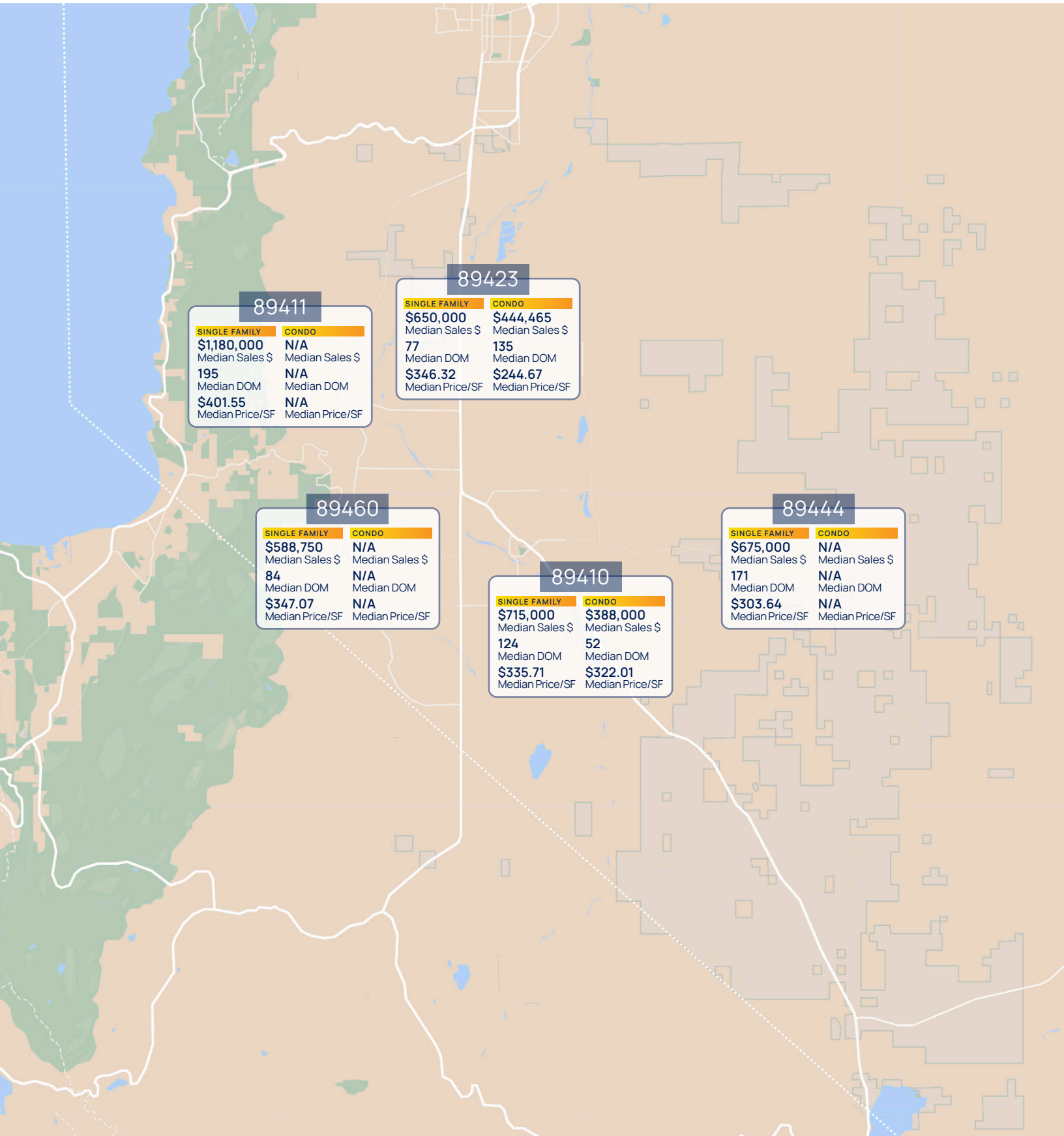


DAYS ON MARKET



Regional Price Map

1st Quarter 2025
as of March 31, 2025





SINGLE FAMILY

Incline Village

Nevada

1ST QUARTER Jan 1st - Mar 31st

Median
Sale Price

\$1,625,000

36

New Listings

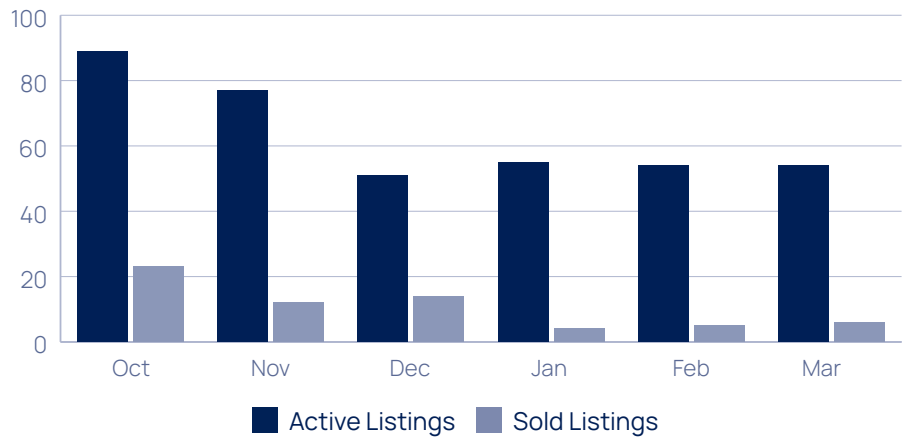
15

Properties Sold

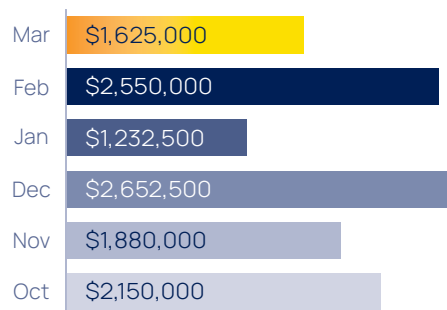
113

Avg. Days On Market

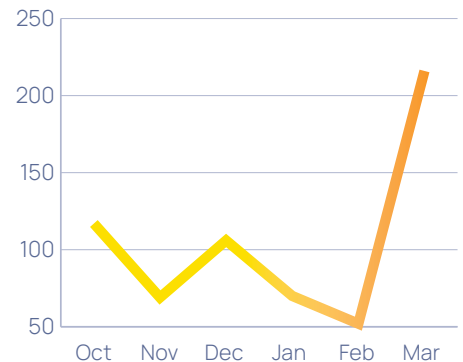
ACTIVE & SOLD LISTINGS



MEDIAN SALES PRICE



DAYS ON MARKET



Regional Price Map

1st Quarter 2025
as of March 31, 2025



SINGLE FAMILY

Truckee/Tahoe

California

1ST QUARTER Jan 1st - Mar 31st

Median
Sale Price

\$1,472,250

160

New Listings

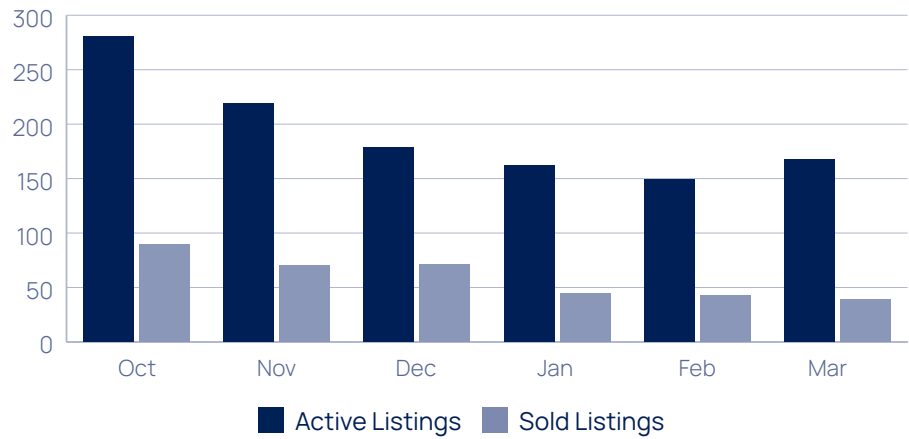
127

Properties Sold

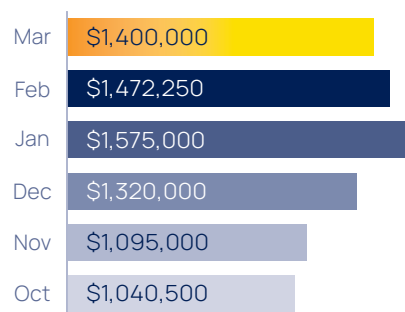
69

Avg. Days On Market

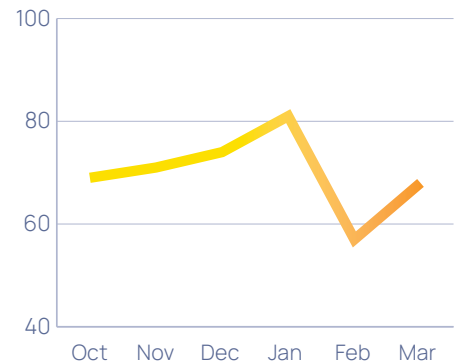
ACTIVE & SOLD LISTINGS



MEDIAN SALES PRICE



DAYS ON MARKET



Regional Price Map

1st Quarter 2025
as of March 31, 2025

Tahoe Donner

SINGLE FAMILY	CONDO
\$1,439,000	\$650,000
Median Sales \$	Median Sales \$
31	55
Median DOM	Median DOM
\$598.46	\$485.07
Median Price/SF	Median Price/SF

Glenshire

SINGLE FAMILY	CONDO
\$1,442,500	N/A
Median Sales \$	Median Sales \$
78	N/A
Median DOM	Median DOM
\$547.16	N/A
Median Price/SF	Median Price/SF

Truckee

SINGLE FAMILY	CONDO
\$1,149,500	\$627,500
Median Sales \$	Median Sales \$
45	38
Median DOM	Median DOM
\$616.88	\$421.31
Median Price/SF	Median Price/SF

Donner Lake

SINGLE FAMILY	CONDO
\$1,152,500	\$285,000
Median Sales \$	Median Sales \$
83	33
Median DOM	Median DOM
\$678.29	\$782.97
Median Price/SF	Median Price/SF

Northstar

SINGLE FAMILY	CONDO
\$1,372,500	\$1,300,000
Median Sales \$	Median Sales \$
55	53
Median DOM	Median DOM
\$651.50	\$966.18
Median Price/SF	Median Price/SF

Donner Summit

SINGLE FAMILY	CONDO
\$927,500	\$1,800,000
Median Sales \$	Median Sales \$
99	2
Median DOM	Median DOM
\$424.13	\$1,260.50
Median Price/SF	Median Price/SF

Luxury Truckee

SINGLE FAMILY	CONDO
\$3,687,500	\$1,950,000
Median Sales \$	Median Sales \$
101	39
Median DOM	Median DOM
\$1,011.08	\$879.88
Median Price/SF	Median Price/SF

Olympic Valley

SINGLE FAMILY	CONDO
\$2,375,000	\$805,000
Median Sales \$	Median Sales \$
101	134
Median DOM	Median DOM
\$688.21	\$849.22
Median Price/SF	Median Price/SF

North & West Shores

SINGLE FAMILY	CONDO
\$1,362,827	\$685,000
Median Sales \$	Median Sales \$
39	50
Median DOM	Median DOM
\$640.79	\$543.19
Median Price/SF	Median Price/SF



Professional Home Buying Advice: What You Need to Know

Navigating home-buying advice from friends, family, and various online sources can be overwhelming, making it challenging to identify what is relevant to your specific situation. At Dickson Realty, we understand that purchasing a home can be complex. That's why we have compiled a helpful list of essential tips tailored to your needs. As the largest real estate firm in the Reno-Tahoe area, our agents have assisted numerous buyers and gathered valuable insights along the way. We are excited to share their top home-buying advice, recommended by these experienced REALTORS® based on years of learning from both successes and challenges.

The Number One Piece of Home Buying Advice: Work with a Buyer's Agent

When asked about their most important home-buying advice, Dickson Realty REALTORS® consistently emphasizes one crucial point: secure dedicated representation through a buyer's agent. This professional is your exclusive advocate throughout the home-buying process, focused solely on protecting your interests.

A buyer's agent provides specialized expertise that streamlines your home search and purchase.

They analyze market data to help you make informed decisions about property values. Their deep understanding of local neighborhoods, market trends, and property conditions proves invaluable as you evaluate potential homes. They also maintain connections with other real estate professionals, including lenders, title companies, and home inspectors, helping coordinate all aspects of your purchase.

The importance of exclusive representation cannot be overstated.

Your buyer's agent works solely for you, eliminating potential conflicts of interest with dual-agency situations. This dedicated focus ensures that all negotiations and decisions prioritize your needs and objectives. They help you understand contract terms, contingencies, and timelines while protecting your interests throughout the transaction.

4 More Real Estate Buying Tips

In addition to securing good representation, there are other ways to enhance your experience and help you make a more informed purchase. Here are four more real estate buying tips that every homebuyer should consider. These tips can safeguard your finances and ensure that the home you choose is the best fit for you and your family. Let's explore these crucial tips that can significantly impact your home-buying journey.

1. Don't Skip a Professional Home Inspection

Professional home inspections rank high among these recommendations. Even in competitive markets, waiving an inspection can lead to significant future expenses and regrets. A thorough inspection helps identify potential problems before they become costly repairs, allowing you to make informed decisions about your purchase.

“Address all items on the inspection report as soon as possible, ideally before closing escrow or within the first two weeks of ownership,” said Devin Scruggs, a Dickson Realty professional.

This proactive approach to addressing inspection findings helps prevent minor issues from developing into significant problems. Taking care of repairs early often proves less expensive than waiting until systems or components fail entirely.

2. Submit a Backup Offer

Purchasing a home can be challenging, especially when you become attached to a property that suddenly has an accepted offer. Don't worry! A wise strategy is to submit a backup offer on that dream home.

“I have suggested that option to several buyers, and many times we have secured the dream home as the next buyer in line,” said Cathy Hamel, one of our experienced REALTORS® at Dickson Realty.

Deals can fall through for several reasons, such as financing issues, negative inspections, or personal matters. A backup offer shows you're ready to step in if the current buyer backs out. This strategy increases your chances of securing your desired home and allows quick action on new opportunities.

3. Drive Through Neighborhoods at Various Times

Thorough neighborhood research also plays a vital role in making informed buying decisions.

“I recommend visiting neighborhoods at different times throughout the day to observe traffic patterns, street lighting, and community activity,” said Elizabeth L. Quinn, Senior Vice President of Dickson Realty.

These observations help buyers understand daily life in their potential new community. Pay attention to noise levels, traffic patterns, and overall neighborhood activity. Notice the condition of other properties in the area, as this can indicate the community's stability and potential for appreciation. Consider taking note of how sunlight shifts across the property throughout the day. Which windows get light at what times?

4. Consider Future Developments

When evaluating specific properties, consider future developments that might affect your investment. Look for vacant lots or areas primed for development. Research potential road expansions or new construction projects. While precise information about future developments may prove challenging, maintaining awareness of possibilities helps protect your investment's long-term value.

Your buyer's agent can help you assess these factors while considering resale value. While you may plan to stay in your new home indefinitely, life circumstances can change unexpectedly. Understanding potential neighborhood changes helps ensure your investment remains sound regardless of how long you own the property. This consideration becomes particularly important when evaluating properties near commercial zones or undeveloped land...



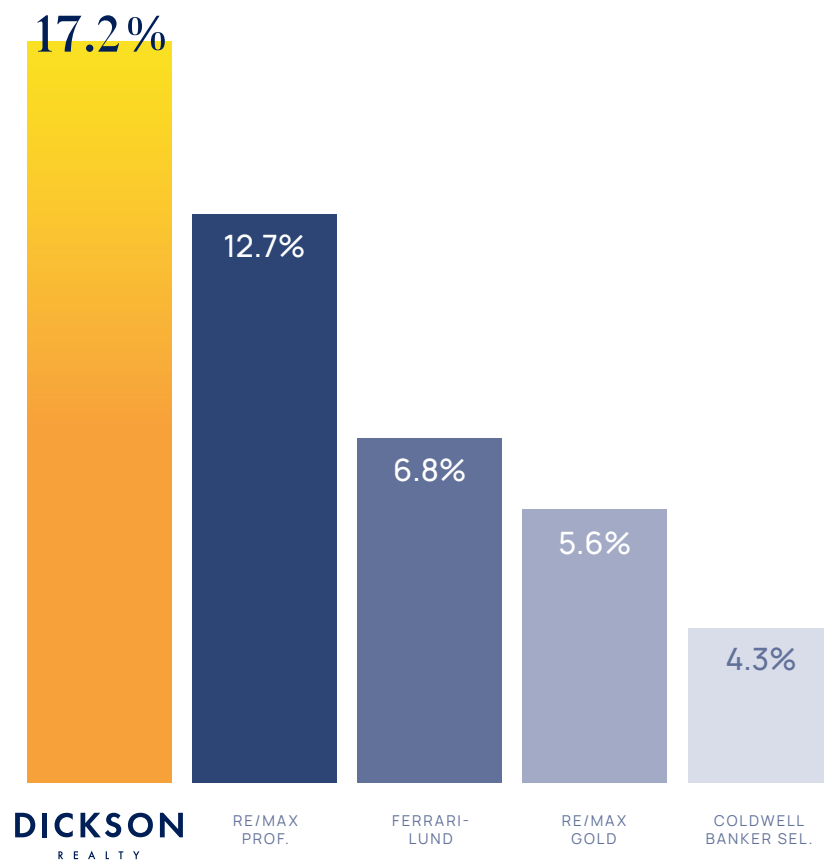
Continue reading at
[DicksonRealty.com/blog](https://dicksonrealty.com/blog)

DICKSON
REALTY

THE
MARKET
Leader



1ST QUARTER 2025 Overall Market Share



Total volume sales for Dickson Realty (excluding Incline Village)
January 1, 2025 - March 31, 2025 for all price points.



COVER HOME:
3055 Old US Highway 395
Washoe Valley, NV 89704
\$1,398,000



For Life's Biggest Moves,
the *Connections*
You Make Matter.

DICKSON
REALTY



CARSON CITY | CAUGHLIN RANCH | DAMONTE RANCH | DOWNTOWN RENO | GARDNERVILLE
INCLINE VILLAGE | MONTRÉUX | NORTHSTAR | PORTOLA | SOMERSETT | SPARKS | TRUCKEE

info@dicksonrealty.com | NV Lic#: B.0019733CORP

Although the information above is deemed reliable, Dickson Realty does not guarantee its accuracy.
If your property is currently listed for sale, this is not intended to be a solicitation.

© 2025 Dickson Realty. All rights reserved.