

Housing Sales -- December 2009

Reno-Sparks Subregions; Washoe County, Nevada

Source: Washoe County Assessor

Subregion	December 2009				November 2009				Percent Change			December 2008				Percent Change	
	Number of Sales	Median Sales Price	Median Building SqFt	Median Price Per SqFt	Number of Sales	Median Sales Price	Median Building SqFt	Median Price Per SqFt	Number of Sales	Median Sales Price	Median Price Per SqFt	Number of Sales	Median Sales Price	Median Building SqFt	Median Price Per SqFt	Number of Sales	Median Sales Price
New Single Family																	
New Northwest	7	\$ 215,000	2,368	\$ 91	7	\$ 224,000	2,034	\$ 96	0.0%	-4.0%	-5.2%	6	\$ 283,825	2,136	\$ 137	16.7%	-24.2%
New Southeast	8	\$ 587,500	1,874	\$ 314	6	\$ 220,750	1,830	\$ 131	33.3%	166.1%	139.7%	5	\$ 331,811	2,191	\$ 151	60.0%	77.1%
New Southwest (*)	2	\$ 107,000	3,338	\$ 32	4	\$ 623,500	3,861	\$ 165	-50.0%	-82.8%	-80.6%	1	\$ 780,000	2,954	\$ 264	100.0%	-86.3%
North Urban	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	-	\$ -	-	\$ -	0.0%	0.0%
North Valleys	8	\$ 259,993	2,002	\$ 124	8	\$ 193,134	1,797	\$ 120	0.0%	34.6%	3.3%	7	\$ 170,000	1,428	\$ 130	14.3%	52.9%
Old Southeast	1	\$ 172,355	1,736	\$ 99	10	\$ 155,000	1,725	\$ 97	-90.0%	11.2%	2.1%	-	\$ -	-	\$ -	0.0%	0.0%
Old Southwest (**)	14	\$ 81,538	2,193	\$ 40	1	\$ 950,000	3,045	\$ 312	1300.0%	-91.4%	-87.2%	2	\$ 519,750	2,957	\$ 173	600.0%	-84.3%
Spanish Springs	6	\$ 287,495	3,087	\$ 109	6	\$ 247,000	2,318	\$ 104	0.0%	16.4%	4.8%	9	\$ 249,900	2,020	\$ 117	-33.3%	15.0%
Sparks	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	2	\$ 211,730	1,638	\$ 129	-100.0%	-100.0%
Greater Reno-Sparks	46	\$ 237,130	2,118	\$ 98	42	\$ 218,250	2,025	\$ 116	9.5%	8.7%	-15.5%	32	\$ 269,495	2,134	\$ 140	43.8%	-12.0%
Existing Single Family																	
New Northwest	53	\$ 226,000	1,880	\$ 123	37	\$ 230,000	2,082	\$ 118	43.2%	-1.7%	4.2%	30	\$ 255,625	1,924	\$ 136	76.7%	-11.6%
New Southeast	38	\$ 253,250	2,260	\$ 113	33	\$ 215,000	1,780	\$ 121	15.2%	17.8%	-6.6%	22	\$ 272,000	2,068	\$ 128	72.7%	-6.9%
New Southwest	32	\$ 446,750	3,030	\$ 158	14	\$ 488,000	2,517	\$ 162	128.6%	-8.5%	-2.5%	10	\$ 339,853	2,106	\$ 151	220.0%	31.5%
North Urban	47	\$ 141,768	1,433	\$ 86	37	\$ 135,000	1,262	\$ 103	27.0%	5.0%	-16.5%	13	\$ 160,000	1,311	\$ 110	261.5%	-11.4%
North Valleys	157	\$ 132,000	1,568	\$ 86	84	\$ 131,000	1,418	\$ 87	86.9%	0.8%	-1.1%	59	\$ 153,000	1,469	\$ 102	166.1%	-13.7%
Old Southeast	36	\$ 146,500	1,374	\$ 97	32	\$ 148,500	1,539	\$ 105	12.5%	-1.3%	-7.6%	14	\$ 167,000	1,225	\$ 144	157.1%	-12.3%
Old Southwest	42	\$ 300,000	2,198	\$ 42	44	\$ 272,500	1,945	\$ 147	-4.5%	10.1%	-71.4%	38	\$ 326,825	2,107	\$ 162	10.5%	-8.2%
Spanish Springs	114	\$ 202,950	1,977	\$ 104	94	\$ 185,500	1,898	\$ 105	21.3%	9.4%	-1.0%	73	\$ 220,500	1,932	\$ 120	56.2%	-8.0%
Sparks	79	\$ 135,000	1,454	\$ 93	57	\$ 135,000	1,376	\$ 92	38.6%	0.0%	1.1%	33	\$ 165,000	1,368	\$ 114	139.4%	-18.2%
Greater Reno-Sparks	598	\$ 175,000	1,696	\$ 102	432	\$ 170,000	1,635	\$ 104	38.4%	2.9%	-1.9%	292	\$ 215,000	1,743	\$ 123	104.8%	-18.6%
New and Existing Single Family																	
New Northwest	60	\$ 225,500	1,900	\$ 122	44	\$ 231,250	2,088	\$ 118	36.4%	-2.5%	3.4%	36	\$ 260,625	2,025	\$ 136	66.7%	-13.5%
New Southeast	46	\$ 274,500	2,131	\$ 119	39	\$ 216,500	1,780	\$ 123	17.9%	26.8%	-3.3%	27	\$ 284,950	2,068	\$ 130	70.4%	-3.7%
New Southwest	34	\$ 419,250	3,076	\$ 154	18	\$ 536,500	3,209	\$ 165	88.9%	-21.9%	-6.7%	11	\$ 332,000	2,067	\$ 142	209.1%	26.3%
North Urban	47	\$ 141,768	1,433	\$ 86	37	\$ 135,000	1,262	\$ 103	27.0%	5.0%	-16.5%	13	\$ 160,000	1,311	\$ 110	261.5%	-11.4%
North Valleys	165	\$ 137,335	1,570	\$ 87	92	\$ 132,000	1,459	\$ 88	79.3%	4.0%	-1.1%	66	\$ 157,750	1,496	\$ 103	150.0%	-12.9%
Old Southeast	37	\$ 148,000	1,374	\$ 97	42	\$ 152,500	1,556	\$ 103	-11.9%	-3.0%	-5.8%	14	\$ 167,000	1,225	\$ 144	164.3%	-11.4%
Old Southwest	56	\$ 249,000	2,198	\$ 127	45	\$ 270,000	1,927	\$ 145	24.4%	-7.8%	-12.4%	40	\$ 340,000	2,159	\$ 164	40.0%	-26.8%
Spanish Springs	120	\$ 205,000	2,003	\$ 104	100	\$ 190,700	1,906	\$ 105	20.0%	7.5%	-1.0%	82	\$ 222,000	2,017	\$ 121	46.3%	-7.7%
Sparks	79	\$ 135,000	1,454	\$ 93	57	\$ 135,000	1,376	\$ 92	38.6%	0.0%	1.1%	35	\$ 165,000	1,403	\$ 114	125.7%	-18.2%
Greater Reno-Sparks	644	\$ 175,100	1,726	\$ 102	474	\$ 174,339	1,696	\$ 104	35.9%	0.4%	-1.9%	324	\$ 219,000	1,785	\$ 125	98.8%	-20.0%

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Subregion	December 2009				November 2009				Percent Change			December 2008				Percent Change	
	Number of Sales	Median Sales Price	Median Building SqFt	Median Price Per SqFt	Number of Sales	Median Sales Price	Median Building SqFt	Median Price Per SqFt	Number of Sales	Median Sales Price	Median Price Per SqFt	Number of Sales	Median Sales Price	Median Building SqFt	Median Price Per SqFt	Number of Sales	Median Sales Price
New Condos																	
New Northwest	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	1	\$ 149,990	1,114	\$ 135	-100.0%	-100.0%
New Southeast	3	\$ 188,000	1,840	\$ 102	2	\$ 180,745	1,800	\$ 100	50.0%	4.0%	2.0%	1	\$ 169,072	1,330	\$ 127	200.0%	11.2%
New Southwest	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	-	\$ -	-	\$ -	0.0%	0.0%
North Urban	-	\$ -	-	\$ -	1	\$ 335,000	1,442	\$ 232	-100.0%	-100.0%	-100.0%	-	\$ -	-	\$ -	0.0%	0.0%
North Valleys	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	2	\$ 100,000	988	\$ 101	-100.0%	-100.0%
Old Southeast	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	-	\$ -	-	\$ -	0.0%	0.0%
Old Southwest	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	3	\$ 295,000	1,322	\$ 200	-100.0%	-100.0%
Spanish Springs	-	\$ -	-	\$ -	1	\$ 172,000	1,748	\$ 98	-100.0%	-100.0%	-100.0%	-	\$ -	-	\$ -	0.0%	0.0%
Sparks	-	\$ -	-	\$ -	-	\$ -	-	\$ -	0.0%	0.0%	0.0%	3	\$ 135,000	1,198	\$ 113	-100.0%	-100.0%
Greater Reno-Sparks	3	\$ 188,000	1,840	\$ 102	4	\$ 180,745	1,754	\$ 100	-25.0%	4.0%	2.0%	10	\$ 147,495	1,232	\$ 122	-70.0%	27.5%
Existing Condos																	
New Northwest	6	\$ 88,000	1,004	\$ 93	3	\$ 80,000	930	\$ 84	100.0%	10.0%	10.7%	1	\$ 122,000	930	\$ 131	500.0%	-27.9%
New Southeast	8	\$ 201,526	1,361	\$ 121	6	\$ 221,725	2,193	\$ 102	33.3%	-9.1%	18.6%	3	\$ 180,000	1,175	\$ 116	166.7%	12.0%
New Southwest	3	\$ 148,000	1,049	\$ 116	4	\$ 144,500	1,288	\$ 110	-25.0%	2.4%	5.5%	-	\$ -	-	\$ -	0.0%	0.0%
North Urban	24	\$ 45,500	1,083	\$ 45	5	\$ 35,000	891	\$ 52	380.0%	30.0%	-13.5%	5	\$ 60,000	992	\$ 51	380.0%	-24.2%
North Valleys	9	\$ 49,900	1,080	\$ 46	9	\$ 56,000	1,160	\$ 52	0.0%	-10.9%	-11.5%	3	\$ 47,900	882	\$ 54	200.0%	4.2%
Old Southeast	35	\$ 42,000	860	\$ 48	18	\$ 47,500	860	\$ 53	94.4%	-11.6%	-9.4%	12	\$ 72,000	860	\$ 81	191.7%	-41.7%
Old Southwest	5	\$ 48,500	957	\$ 58	9	\$ 149,900	1,456	\$ 119	-44.4%	-67.6%	-51.3%	3	\$ 50,000	451	\$ 111	66.7%	-3.0%
Spanish Springs	4	\$ 147,500	1,336	\$ 103	5	\$ 73,500	1,225	\$ 60	-20.0%	100.7%	71.7%	-	\$ -	-	\$ -	0.0%	0.0%
Sparks	9	\$ 61,897	1,044	\$ 57	12	\$ 75,950	1,123	\$ 63	-25.0%	-18.5%	-9.5%	2	\$ 118,500	1,184	\$ 101	350.0%	-47.8%
Greater Reno-Sparks	103	\$ 56,000	1,048	\$ 55	71	\$ 75,000	1,196	\$ 76	45.1%	-25.3%	-27.6%	29	\$ 76,260	992	\$ 97	255.2%	-26.6%
New and Existing Condos																	
New Northwest	6	\$ 88,000	1,004	\$ 93	3	\$ 80,000	930	\$ 84	100.0%	10.0%	10.7%	2	\$ 135,995	1,022	\$ 133	200.0%	-35.3%
New Southeast	11	\$ 190,000	1,760	\$ 103	8	\$ 213,175	1,899	\$ 100	37.5%	-10.9%	3.0%	4	\$ 193,500	1,335	\$ 141	175.0%	-1.8%
New Southwest	3	\$ 148,000	1,049	\$ 116	4	\$ 144,500	1,288	\$ 110	-25.0%	2.4%	5.5%	-	\$ -	-	\$ -	0.0%	0.0%
North Urban	24	\$ 45,500	1,083	\$ 45	6	\$ 75,450	1,117	\$ 68	300.0%	-39.7%	-33.8%	5	\$ 60,000	992	\$ 51	380.0%	-24.2%
North Valleys	9	\$ 49,900	1,080	\$ 46	9	\$ 56,000	1,160	\$ 52	0.0%	-10.9%	-11.5%	5	\$ 63,900	988	\$ 57	80.0%	-21.9%
Old Southeast	35	\$ 42,000	860	\$ 48	18	\$ 47,500	860	\$ 53	94.4%	-11.6%	-9.4%	12	\$ 72,000	860	\$ 81	191.7%	-41.7%
Old Southwest	5	\$ 48,500	957	\$ 58	9	\$ 149,900	1,456	\$ 119	-44.4%	-67.6%	-51.3%	6	\$ 255,000	1,178	\$ 204	-16.7%	-81.0%
Spanish Springs	4	\$ 147,500	1,336	\$ 103	6	\$ 105,000	1,495	\$ 68	-33.3%	40.5%	51.5%	-	\$ -	-	\$ -	0.0%	0.0%
Sparks	9	\$ 61,897	1,044	\$ 57	12	\$ 75,950	1,123	\$ 63	-25.0%	-18.5%	-9.5%	5	\$ 134,000	1,198	\$ 104	80.0%	-53.8%
Greater Reno-Sparks	106	\$ 59,000	1,049	\$ 55	75	\$ 80,000	1,210	\$ 80	41.3%	-26.3%	-31.3%	39	\$ 103,000	1,114	\$ 111	171.8%	-42.7%

(*) New SF count reflects 2 Multi-parcel sales in Montreux 7

(**) New SF county reflects 14 Multi-parcel sales in Camden/GlenManor

nge
Median Price Per SqFt
-33.6%
107.9%
-87.9%
0.0%
-4.6%
0.0%
-76.9%
-6.8%
-100.0%
-30.0%
-9.6%
-11.7%
4.6%
-21.8%
-15.7%
-32.6%
-74.1%
-13.3%
-18.4%
-17.1%
-10.3%
-8.5%
8.5%
-21.8%
-15.5%
-32.6%
-22.6%
-14.0%
-18.4%
-18.4%

nge
Median Price Per SqFt
-100.0%
-19.7%
0.0%
0.0%
-100.0%
0.0%
-100.0%
0.0%
-100.0%
-16.4%
-29.0%
4.3%
0.0%
-11.8%
-14.8%
-40.7%
-47.7%
0.0%
-43.6%
-43.3%
-30.1%
-27.0%
0.0%
-11.8%
-19.3%
-40.7%
-71.6%
0.0%
-45.2%
-50.5%