

Housing Sales--June 2010

Reno-Sparks Subregions, Washoe County, Nevada

Source: Washoe County Assessor

Subregion	June 2010				May 2010				Percent Change			June 2009				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	Median Price per SqFt
New Single Family																		
New Northwest Subregion	12	\$235,406	1,677	\$144	7	\$228,800	1,644	\$117	71.4%	2.9%	23.6%	16	\$277,503	2,170	\$144	-25.0%	-15.2%	0.3%
New Southeast Subregion	25	\$210,000	1,628	\$129	25	\$220,000	1,837	\$117	0.0%	-4.5%	10.6%	26	\$263,419	2,414	\$118	-3.8%	-20.3%	9.0%
New Southwest Subregion	3	\$647,982	3,230	\$167	2	\$570,925	3,310	\$173	50.0%	13.5%	-3.7%	8	\$657,500	3,497	\$197	-62.5%	-1.4%	-15.3%
North Urban Subregion	0	\$0	0	\$0	0	\$0	0	\$0	0.0%	0.0%	0.0%	2	\$230,675	1,576	\$146	-100.0%	-100.0%	-100.0%
North Valleys Subregion	17	\$190,000	1,777	\$98	14	\$170,250	1,657	\$97	21.4%	11.6%	2.0%	10	\$204,475	1,858	\$111	70.0%	-7.1%	-10.9%
Old Southeast Subregion	0	\$0	0	\$0	1	\$139,900	1,129	\$124	-100.0%	-100.0%	-100.0%	1	\$215,000	1,736	\$124	-100.0%	-100.0%	-100.0%
Old Southwest Subregion	1	\$410,178	2,436	\$168	0	\$0	0	\$0	0.0%	0.0%	0.0%	1	\$240,000	1,715	\$140	0.0%	70.9%	20.3%
Spanish Springs Subregio	16	\$183,970	1,895	\$100	17	\$270,000	1,812	\$115	-5.9%	-31.9%	-12.9%	41	\$250,000	2,554	\$121	-61.0%	-26.4%	-17.0%
Sparks Subregion	0	\$0	0	\$0	0	\$0	0	\$0	0.0%	0.0%	0.0%	0	\$0	0	\$0	0.0%	0.0%	0.0%
Greater Reno-Sparks	74	\$203,658	1,870	\$120	66	\$220,472	1,835	\$116	12.1%	-7.6%	3.5%	105	\$263,175	2,372	\$124	-29.5%	-22.6%	-2.8%
Existing Single Family																		
New Northwest Subregion	66	\$217,450	1,887	\$120	48	\$210,000	1,988	\$121	37.5%	3.5%	-0.5%	47	\$203,836	1,743	\$129	40.4%	6.7%	-6.9%
New Southeast Subregion	34	\$232,000	2,104	\$116	37	\$235,000	2,102	\$110	-8.1%	-1.3%	5.3%	37	\$259,000	2,143	\$119	-8.1%	-10.4%	-2.8%
New Southwest Subregion	41	\$439,000	2,770	\$164	29	\$439,000	2,600	\$153	41.4%	0.0%	7.2%	25	\$417,000	2,629	\$159	64.0%	5.3%	3.1%
North Urban Subregion	48	\$123,950	1,292	\$90	33	\$138,000	1,328	\$91	45.5%	-10.2%	-1.3%	48	\$140,000	1,312	\$95	0.0%	-11.5%	-5.8%
North Valleys Subregion	141	\$129,627	1,568	\$82	97	\$124,850	1,468	\$83	45.4%	3.8%	-0.9%	127	\$125,750	1,528	\$83	11.0%	3.1%	-1.1%
Old Southeast Subregion	34	\$126,000	1,255	\$96	26	\$145,000	1,433	\$107	30.8%	-13.1%	-9.9%	36	\$152,500	1,534	\$107	-5.6%	-17.4%	-10.1%
Old Southwest Subregion	58	\$265,000	1,937	\$145	34	\$317,000	2,252	\$151	70.6%	-16.4%	-3.9%	50	\$265,000	1,915	\$151	16.0%	0.0%	-3.5%
Spanish Springs Subregio	111	\$189,000	1,853	\$104	95	\$188,000	1,806	\$104	16.8%	0.5%	-0.1%	92	\$208,500	1,979	\$108	20.7%	-9.4%	-4.1%
Sparks Subregion	83	\$129,000	1,430	\$90	61	\$121,000	1,292	\$91	36.1%	6.6%	-1.5%	70	\$139,450	1,401	\$94	18.6%	-7.5%	-4.3%
Greater Reno-Sparks	616	\$165,600	1,703	\$101	460	\$168,750	1,674	\$102	33.9%	-1.9%	-0.7%	532	\$170,000	1,662	\$104	15.8%	-2.6%	-2.3%
New & Existing Single Family																		
New Northwest Subregion	78	\$221,475	1,832	\$124	55	\$210,000	1,981	\$120	41.8%	5.5%	3.5%	63	\$225,000	1,834	\$133	23.8%	-1.6%	-6.6%
New Southeast Subregion	59	\$220,000	1,910	\$121	62	\$233,455	1,953	\$115	-4.8%	-5.8%	5.0%	63	\$260,308	2,234	\$119	-6.3%	-15.5%	1.7%
New Southwest Subregion	44	\$454,950	2,966	\$167	31	\$440,000	2,624	\$157	41.9%	3.4%	6.2%	33	\$510,000	2,693	\$168	33.3%	-10.8%	-0.4%
North Urban Subregion	48	\$123,950	1,292	\$90	33	\$138,000	1,328	\$91	45.5%	-10.2%	-1.3%	50	\$140,900	1,370	\$96	-4.0%	-12.0%	-6.1%
North Valleys Subregion	158	\$140,000	1,662	\$84	111	\$126,000	1,530	\$85	42.3%	11.1%	-1.2%	137	\$132,000	1,560	\$85	15.3%	6.1%	-1.0%
Old Southeast Subregion	34	\$126,000	1,255	\$96	27	\$139,900	1,374	\$107	25.9%	-9.9%	-9.9%	37	\$150,000	1,528	\$106	-8.1%	-16.0%	-8.9%
Old Southwest Subregion	59	\$265,000	1,916	\$145	34	\$317,000	2,252	\$151	73.5%	-16.4%	-4.1%	51	\$270,000	1,747	\$151	15.7%	-1.9%	-3.8%
Spanish Springs Subregio	127	\$187,990	1,853	\$103	112	\$198,500	1,823	\$105	13.4%	-5.3%	-1.9%	133	\$225,000	2,056	\$111	-4.5%	-16.4%	-7.0%
Sparks Subregion	83	\$129,000	1,430	\$90	61	\$121,000	1,292	\$91	36.1%	6.6%	-1.5%	70	\$139,450	1,401	\$94	18.6%	-7.5%	-4.3%
Greater Reno-Sparks	690	\$175,950	1,741	\$103	526	\$178,975	1,701	\$105	31.2%	-1.7%	-1.2%	637	\$189,500	1,761	\$108	8.3%	-7.2%	-4.2%

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New Condos																		
New Northwest Subregion	1	\$145,000	1,710	\$85	0	\$0	0	\$0	0.0%	0.0%	0.0%	0	\$0	0	\$0	0.0%	0.0%	0.0%
New Southeast Subregion	1	\$177,786	1,760	\$101	2	\$186,435	1,840	\$101	-50.0%	-4.6%	-0.3%	2	\$197,806	1,867	\$106	-50.0%	-10.1%	-4.6%
New Southwest Subregion	0	\$0	0	\$0	0	\$0	0	\$0	0.0%	0.0%	0.0%	3	\$150,000	1,348	\$105	-100.0%	-100.0%	-100.0%
North Urban Subregion	0	\$0	0	\$0	1	\$161,000	1,330	\$121	-100.0%	-100.0%	-100.0%	0	\$0	0	\$0	0.0%	0.0%	0.0%
North Valleys Subregion	2	\$131,875	1,459	\$91	2	\$131,875	1,382	\$95	0.0%	0.0%	-4.9%	0	\$0	0	\$0	0.0%	0.0%	0.0%
Old Southeast Subregion	0	\$0	0	\$0	0	\$0	0	\$0	0.0%	0.0%	0.0%	0	\$0	0	\$0	0.0%	0.0%	0.0%
Old Southwest Subregion	0	\$0	0	\$0	0	\$0	0	\$0	0.0%	0.0%	0.0%	0	\$0	0	\$0	0.0%	0.0%	0.0%
Spanish Springs Subregio	0	\$0	0	\$0	0	\$0	0	\$0	0.0%	0.0%	0.0%	1	\$193,900	1,748	\$111	-100.0%	-100.0%	-100.0%
Sparks Subregion	0	\$0	0	\$0	0	\$0	0	\$0	0.0%	0.0%	0.0%	1	\$195,000	1,591	\$123	-100.0%	-100.0%	-100.0%
Greater Reno-Sparks	4	\$140,000	1,643	\$91	5	\$135,000	1,342	\$96	-20.0%	3.7%	-5.4%	7	\$161,790	1,477	\$107	-42.9%	-13.5%	-14.9%
Existing Condos																		
New Northwest Subregion	6	\$75,500	930	\$82	5	\$65,000	930	\$94	20.0%	16.2%	-12.5%	3	\$85,000	930	\$91	100.0%	-11.2%	-10.0%
New Southeast Subregion	11	\$137,500	1,322	\$101	5	\$96,600	829	\$109	120.0%	42.3%	-7.2%	6	\$195,500	1,810	\$113	83.3%	-29.7%	-10.5%
New Southwest Subregion	3	\$105,000	1,033	\$74	5	\$138,000	1,348	\$87	-40.0%	-23.9%	-14.7%	2	\$153,750	1,397	\$110	50.0%	-31.7%	-32.6%
North Urban Subregion	23	\$85,534	967	\$111	23	\$48,000	963	\$54	0.0%	78.2%	105.7%	14	\$67,500	922	\$71	64.3%	26.7%	55.6%
North Valleys Subregion	14	\$82,500	1,192	\$74	8	\$42,575	1,192	\$39	75.0%	93.8%	88.0%	6	\$58,500	1,160	\$56	133.3%	41.0%	30.6%
Old Southeast Subregion	31	\$40,000	835	\$46	30	\$40,000	871	\$44	3.3%	0.0%	4.8%	37	\$58,000	860	\$82	-16.2%	-31.0%	-43.5%
Old Southwest Subregion	9	\$90,000	1,018	\$73	8	\$192,500	1,539	\$118	12.5%	-53.2%	-38.3%	10	\$165,000	1,780	\$112	-10.0%	-45.5%	-35.0%
Spanish Springs Subregio	6	\$93,263	1,271	\$74	4	\$133,500	1,462	\$91	50.0%	-30.1%	-18.2%	4	\$132,500	1,408	\$113	50.0%	-29.6%	-33.8%
Sparks Subregion	22	\$58,875	1,193	\$57	14	\$65,000	970	\$57	57.1%	-9.4%	-0.9%	11	\$56,900	1,044	\$55	100.0%	3.5%	3.7%
Greater Reno-Sparks	125	\$75,000	1,073	\$72	102	\$55,625	997	\$57	22.5%	34.8%	25.4%	93	\$77,500	1,044	\$94	34.4%	-3.2%	-24.0%
New & Existing Condos																		
New Northwest Subregion	7	\$75,000	930	\$81	5	\$65,000	930	\$94	40.0%	15.4%	-14.1%	3	\$85,000	930	\$91	133.3%	-11.8%	-11.8%
New Southeast Subregion	12	\$147,950	1,422	\$102	7	\$109,900	864	\$102	71.4%	34.6%	-0.4%	8	\$195,500	1,867	\$106	50.0%	-24.3%	-4.0%
New Southwest Subregion	3	\$105,000	1,033	\$74	5	\$138,000	1,348	\$87	-40.0%	-23.9%	-14.7%	5	\$150,000	1,348	\$107	-40.0%	-30.0%	-30.3%
North Urban Subregion	23	\$85,534	967	\$111	24	\$51,500	963	\$55	-4.2%	66.1%	102.2%	14	\$67,500	922	\$71	64.3%	26.7%	55.6%
North Valleys Subregion	16	\$97,450	1,192	\$79	10	\$48,825	1,192	\$42	60.0%	99.6%	87.5%	6	\$58,500	1,160	\$56	166.7%	66.6%	40.4%
Old Southeast Subregion	31	\$40,000	835	\$46	30	\$40,000	871	\$44	3.3%	0.0%	4.8%	37	\$58,000	860	\$82	-16.2%	-31.0%	-43.5%
Old Southwest Subregion	9	\$90,000	1,018	\$73	8	\$192,500	1,539	\$118	12.5%	-53.2%	-38.3%	10	\$165,000	1,780	\$112	-10.0%	-45.5%	-35.0%
Spanish Springs Subregio	6	\$93,263	1,271	\$74	4	\$133,500	1,462	\$91	50.0%	-30.1%	-18.2%	5	\$125,000	1,080	\$109	20.0%	-25.4%	-31.8%
Sparks Subregion	22	\$58,875	1,193	\$57	14	\$65,000	970	\$57	57.1%	-9.4%	-0.9%	12	\$61,950	1,046	\$62	83.3%	-5.0%	-8.7%
Greater Reno-Sparks	129	\$75,796	1,080	\$73	107	\$59,000	1,026	\$58	20.6%	28.5%	26.6%	100	\$80,000	1,078	\$96	29.0%	-5.3%	-23.9%

NOTES: The Sparks subregion represents only a portion of the incorporated City. See the cities home sales reports for the City of Sparks statistics.

Due to recent staff reductions at the Washoe County Assessor's Office revisions to previous month's reports began March 2009. The staff reductions will increase the time to conduct sales verifications by the Assessor's Office.