



December 2025 Market Minute DOUGLAS COUNTY

Area Includes: Gardnerville, Minden, Topaz and Genoa, NV

These statistics reflect single-family home activity for November 2025, *compared year-over-year*. Visit snphomes.com/market-conditions for more detailed data.



Closed
Sales

53 +65.6%



Median
Sales Price

\$744,988 +19.2%



Months Supply
of Inventory

3.1 -37.7%



Median Days to Contract

51 -5.6%



New Listings

48 +23.1%



Active Inventory

165 +3.1%



% of Original List
Price Received

98.8% +2.1%



Total Sold Dollar
Volume

\$44,175,362 +68.2%



Median Sold Price
Per Square Foot

\$350 +2.5%

“Months’ supply” indicates the amount of time it would take to sell all the homes currently on the market, assuming the current sales rate continues. Historically, six months of supply is linked to moderate price growth or a ‘balanced market’. If the months’ supply is lower, prices typically increase more quickly.

Data source: Northern Nevada Regional MLS

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