



February 2026 Market Minute

DOUGLAS COUNTY

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

These statistics reflect single-family home activity for January 2026, compared year-over-year. Visit snphomes.com/market-conditions for more detailed data.



Closed Sales

30 +36.4%



Median Sales Price

\$672,500 +0.6%



Months Supply of Inventory

4.0 -36.6%



Median Days to Contract

69 +10.4%



New Listings

40 -18.4%



Active Inventory

121 -13.6%



% of Original List Price Received

96.1% -0.9%



Total Sold Dollar Volume

\$27,237,565 -3.7%



Median Sold Price Per Square Foot

\$357 +6.6%

“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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