



# January 2026 Market Minute DOUGLAS COUNTY

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

These statistics reflect single-family home activity for December 2025, *compared year-over-year*. Visit [snphomes.com/market-conditions](https://snphomes.com/market-conditions) for more detailed data.



Closed  
Sales

**54** +100%



Median  
Sales Price

**\$679,500** +10.5%



Months Supply  
of Inventory

**2.6** -52%



Median Days to Contract

**80** +15.9%



New Listings

**22** -21.4%



Active Inventory

**141** -4.1



% of Original List  
Price Received

**97.2%** +1%



Total Sold Dollar  
Volume

**\$41,681,189** +107.2%



Median Sold Price  
Per Square Foot

**\$349** +3.9%

“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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