



Sparks, Nevada.

Current market data.

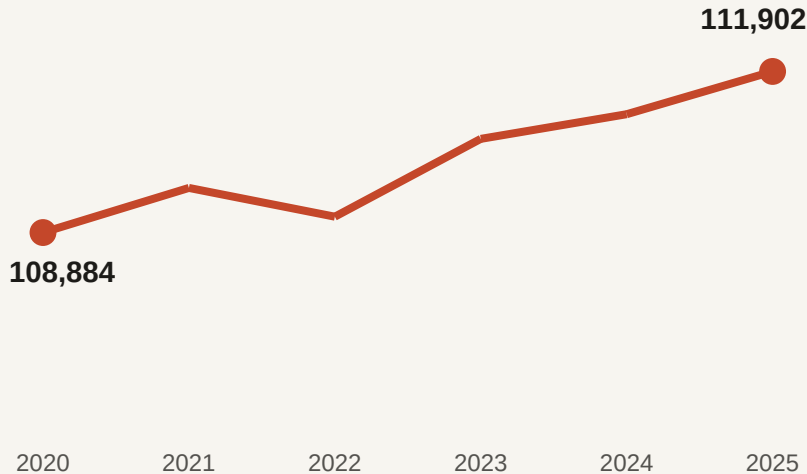
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.8% since 2020.

111,902

people, the 5th-largest of Nevada's cities and towns.

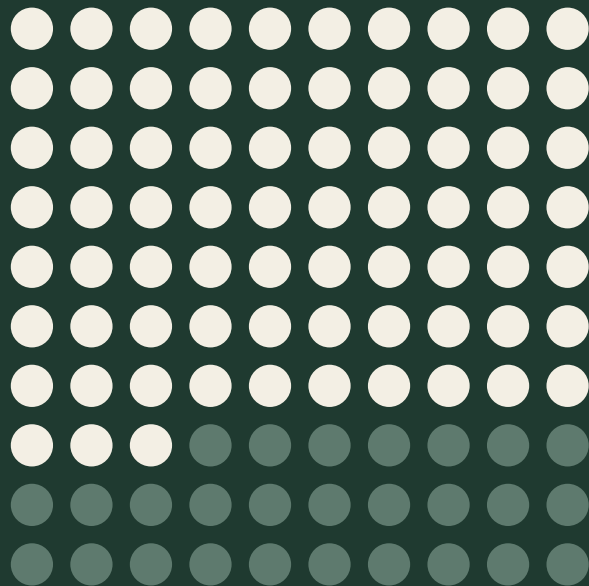


THE WORKDAY

7 in 10 jobs here go to people who live somewhere else.

72.8%

of 49,589 jobs located in Sparks are filled by in-commuters.



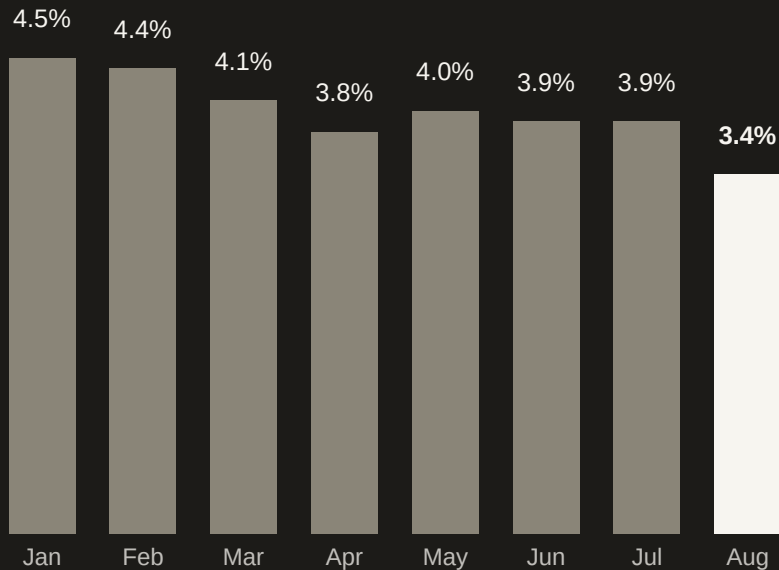
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August: 3.4%.

3.4%

in August 2026, the latest month released. A year earlier it was 4.1%.

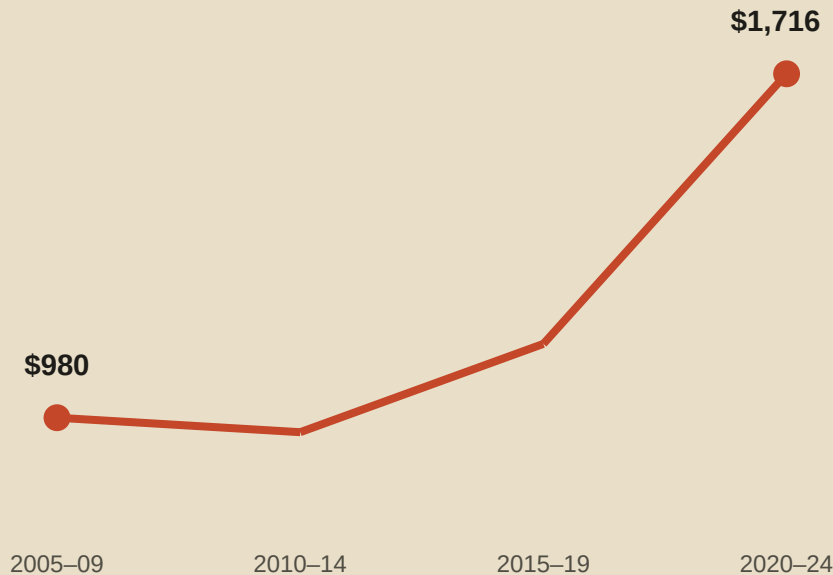


RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$1,716

a month. Nevada's median is \$1,597.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,091 gap between neighbors, the sharpest rent edge between adjacent tracts in Washoe County.

TRACT 32.07

\$1,410

TRACT 32.03

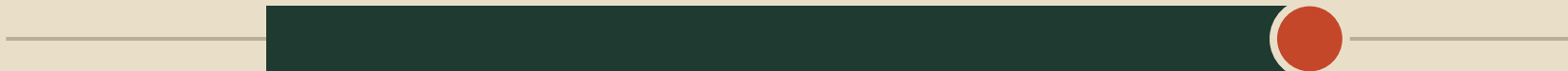
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,139–\$1,708



\$1,716 median

is the monthly rent range local workforce wages support.

BUILDING

60% of the housing here was built before 2000.

9,719

homes permitted in ten years,
2016–2025

49%

of those were in multifamily
buildings

60%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 45,898 homes here.

186–496

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 11% more than Nevada's.

\$483,800

median home value in Sparks.

Sparks



\$483,800

Nevada



\$435,400

U.S.



\$332,700

THAT WAS SPARKS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nv/sparks/

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