



ZIP 89431, Sparks, Nevada.

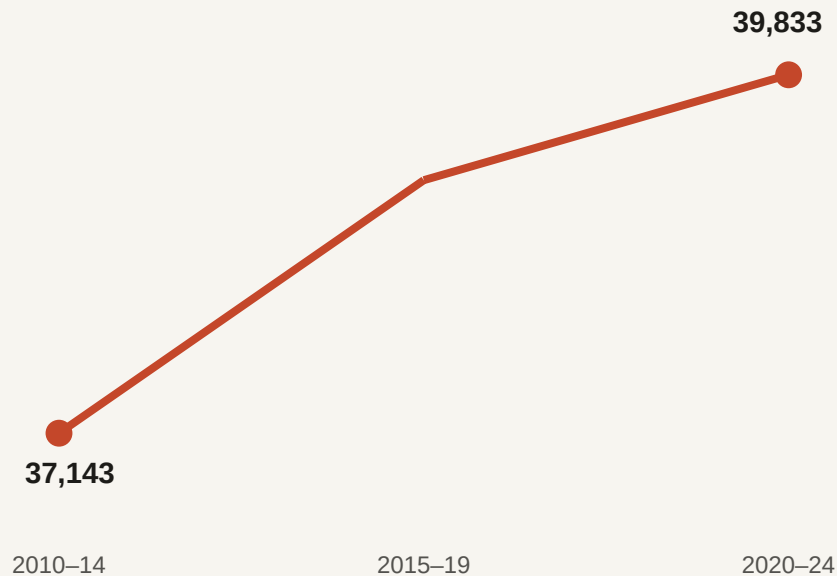
Current market data.

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

POPULATION

39,833 people call ZIP
89431 home.

39,833
people.

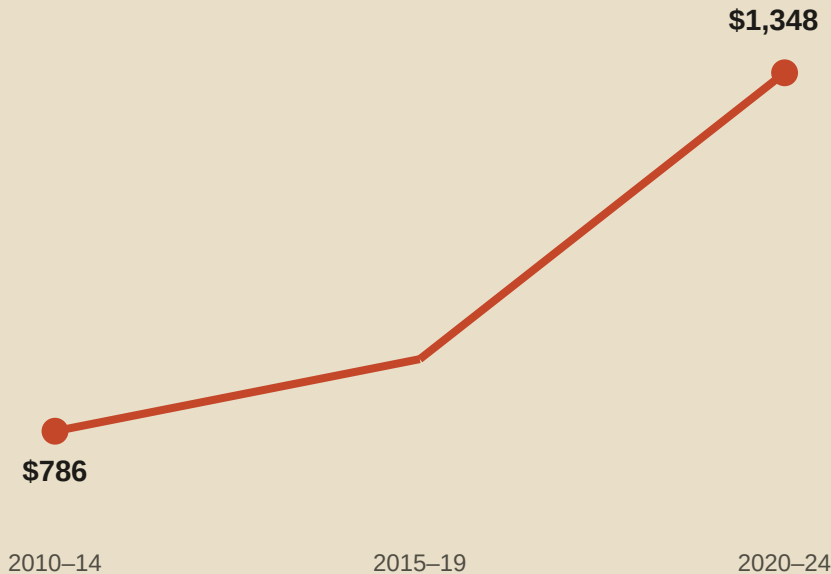


RENT

Median rent is up 72%
since the 2010–2014
survey, before inflation.

\$1,348

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

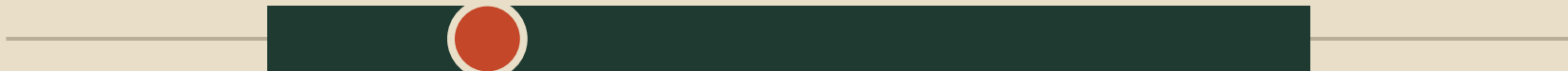




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,219–\$1,829



\$1,348 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 17,202 homes here.

90–316

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



HOME VALUE

A median home costs 16% less than Nevada's.

\$365,100

median home value in ZIP 89431.

ZIP 89431



\$365,100

Nevada



\$435,400

U.S.



\$332,700

THAT WAS ZIP 89431'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/zip/89431/

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