

Luxury Trends

Year-End 2023

DICKSON
REALTY

DicksonLuxury.com

DOWNTOWN RENO | CAUGHLIN RANCH | DAMONTE RANCH | SOMERSETT | MONTRÉUX | SPARKS | CARSON CITY | GARDNERVILLE | INCLINE VILLAGE | TRUCKEE | PORTOLA | NORTHSTAR



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COVER HOME:
6113 Rancharra Pkwy, Reno, NV 89511
\$3,950,000
MLS# 230011397



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50 years
In Business

DICKSON
REALTY



\$8,371,415,427

In Sold Volume Since 2019

13,340

In Sold Transactions Since 2019

340+

Local Real Estate Experts

12

Offices

Analyzing the Luxury Real Estate Landscape: A Recap of 2023 and Insights for 2024 Amidst Shifting Markets and External Influences

The real estate market experienced significant changes in 2023, both nationally and locally. Rather than attempting to predict what may unfold in luxury real estate in 2024, I will start by reviewing the luxury sales data from 2023, particularly in the last quarter, to provide context for the current state of sales.

In the Reno/Sparks area, sales from January to December in 2023 matched the number of luxury homes sold in 2022. It's important to note that, at Dickson Realty, we now consider \$2,000,000 as the starting price for a luxury home in our area. In both 2022 and 2023, 98 homes were sold. Comparing the two years, sales prices in 2023 saw a year-over-year increase of 8.9%. However, the average days on the market rose from 128 days in 2022 to 185 days in 2023, reflecting a 44.53% increase.

Examining the luxury single-family home sales in Incline Village and Crystal Bay for the fourth quarter (not the entire year), there was an increase in units sold for comparing the 4th quarter of 2022 and the same quarter in 2023 for an increase of 36.4%. The median prices and price per square foot showed healthy upward trends. Comparing list price to the final sales price, there was a 1.7% increase for sellers. As for condominium sales in Incline Village/Crystal Bay, there was an increase in all metrics except for the number of units sold.

Luxury real estate markets are influenced by various external factors, and Knight Frank, the publisher of The Wealth Report, has identified the five major risk factors for the luxury housing market in 2024:

- 2024 elections
- Climate risk
- Undersupply of luxury homes
- Higher taxes on the wealthy
- Inflation and rising interest rates

In addition to these factors, external geopolitical risks such as conflicts in Ukraine, and the Gaza Strip, tensions between China and Taiwan, and the health of the stock market also contribute to the uncertainty in the market.

While refraining from making specific forecasts for luxury sales in 2024, I believe that external factors will keep the market relatively steady. In 2023, 65.2% of all sales of \$2,000,000 and above were made in cash. Notably, a significant portion of cash sales occurred after the Federal Reserve raised rates in February, March, and May. Conventional mortgages accounted for 31.6% of all sales in 2023, with minimal instances of VA loans, owner financing, and miscellaneous methods.

I hold the belief that individuals of wealth possess the flexibility to buy or sell based on personal life changes or desires, irrespective of external circumstances. Nevada, particularly the Reno area, may not be as severely affected, given its historical reliance on California as a major feeder market. However, the trend of wealthy individuals from California moving to Texas is noteworthy.

The positive aspect for our region is that Reno ranks as the second most popular place for boomers to relocate, supported by the efforts of the Economic Development Authority of Western Nevada (EDAWN) in bringing jobs to the area.

If you are considering selling your luxury property, ensuring it is in impeccable condition is crucial, as luxury buyers are often less interested in rehabbing a property.



CEO, Dickson Realty
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775-691-2674

Over \$2 Million* 2023 vs. 2022

reno/sparks luxury

MARKET SNAPSHOT

JAN-DEC
2023

VS

JAN-DEC
2022

TOTAL HOMES SOLD

FLAT

2023: 98
2022: 98

AVERAGE SOLD PRICE

8.9% ▲

2023: \$2,966,304
2022: \$2,723,958

AVERAGE PRICE PER SF

13.4% ▲

2023: \$644.75
2022: \$568.56

AVERAGE DAYS ON MARKET

44.53% ▲

2023: 185
2022: 128

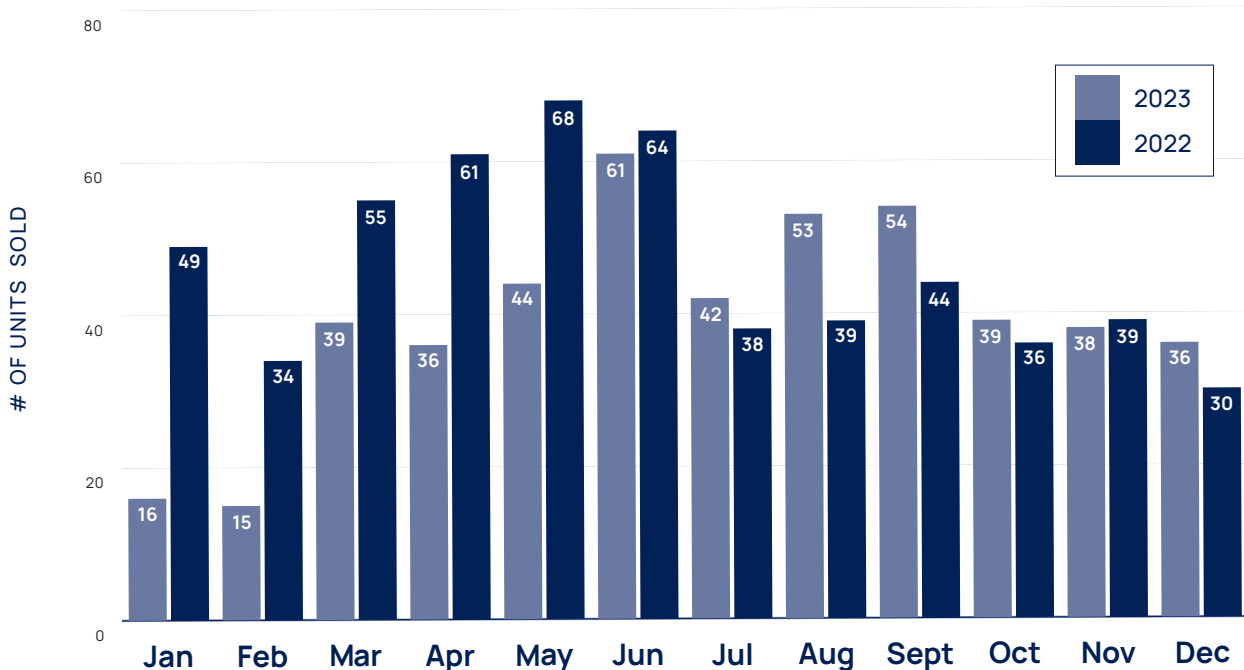
Top 5 Luxury Real Estate Companies

2023 Market Share for Reno/Sparks Homes Sold Over \$2 Million*



Luxury Home Sales By Month

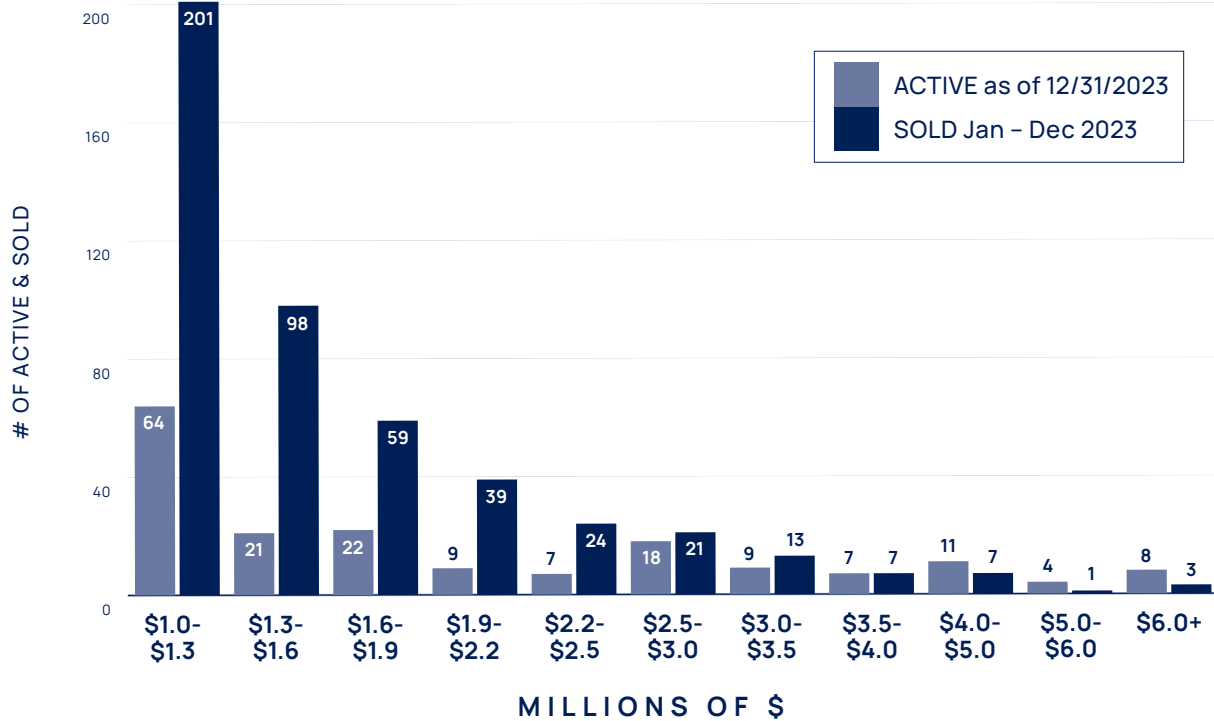
Over \$1 Million* 2023 vs. 2022



*Source: Northern Nevada Multiple Listing Service (NNRMLS) residential volume for transactions over \$1 million in all Reno/Sparks areas (Area 100), January 1 - December 31, 2023

Luxury Homes By Price Range

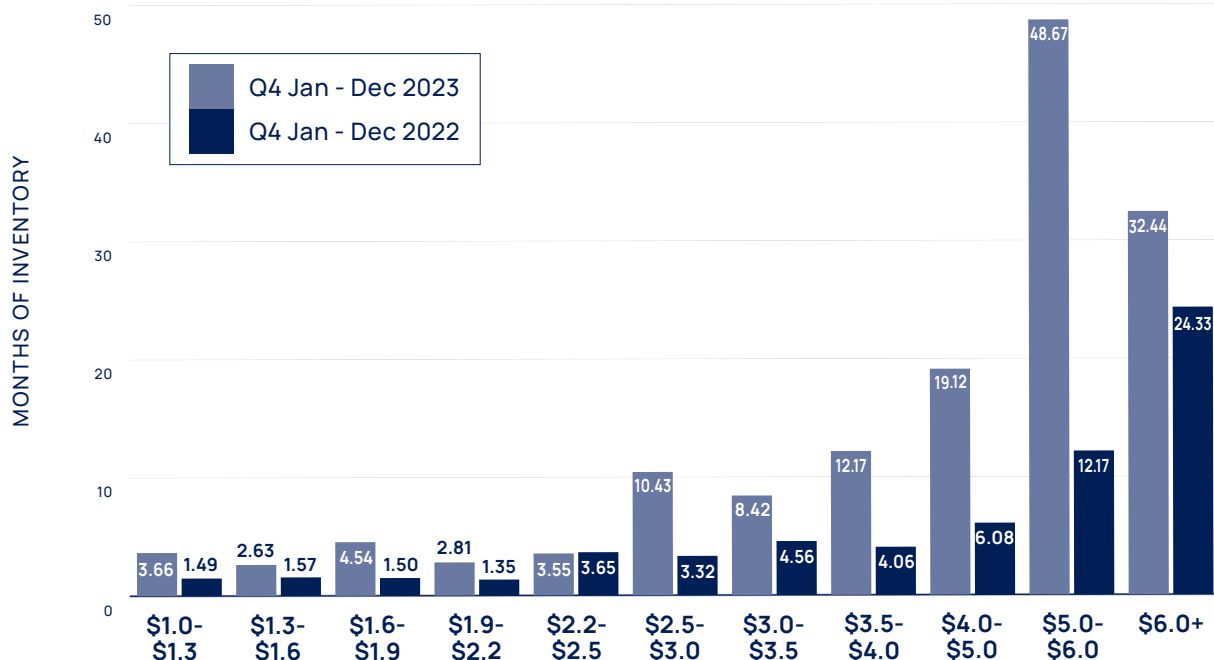
Over \$1 Million* In Reno/Sparks



Months of Inventory

Over \$1 Million* In Reno/Sparks

The graph displays activity from January 1st to December 31st in 2022 and 2023. We calculate the months of inventory by comparing homes sold in the last twelve months to the active listings on December 31st.



*Source: Northern Nevada Multiple Listing Service (NRMMLS) residential volume for transactions over \$1 million in all Reno/Sparks areas (Area 100), January 1 - December 31, 2023

WE'RE LOCAL WE'RE GLOBAL™

1.2 Million
annual global transactions

\$586 Billion
total annual home sales volume

550
companies

4,700
offices

136,000
sales associates

70+
countries

6
spanning continents

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

Dickson Realty is a member of Leading Real Estate Companies of the World,® a global community of real estate companies awarded membership based on rigorous standards for service and performance.

Every fifteen minutes a quality client introduction is made within Leading Real Estate Companies of the World.® As a member of Leading Real Estate Companies of the World,® **Dickson Realty** combines authentic, local expertise with global connections to the highest quality real estate firms worldwide. We're Local. We're Global.

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incline village

SNAPSHOT

incline village/crystal bay

Single Family Homes - 4th Quarter 2023 vs 4th Quarter 2022

(Luxury \$2,000,000+)

Units Sold

15

11

Median Price

\$4,079,000

\$2,610,000

Average Sold Price Per SQFT

\$1,078

\$783

Percent of List Price Received

92.4%

90.9%

100%

2023

2022

Units Sold

▲ 36.4%

From Last Year

Median Price

▲ 56.3%

From Last Year

Average Price Per SF

▲ 37.7%

From Last Year

% of Ask Received

▲ 1.7%

From Last Year

incline village/crystal bay

Condos - 4th Quarter 2023 vs 4th Quarter 2022

(Luxury \$1,000,000+)

Units Sold

14

21

Median Price

\$1,699,000

\$1,250,000

Average Sold Price Per SQFT

\$915

\$781

Percent of List Price Received

97.5%

92.1%

100%

2023

2022

Units Sold

▼ -33.3%

From Last Year

Median Price

▲ 35.9%

From Last Year

Average Price Per SF

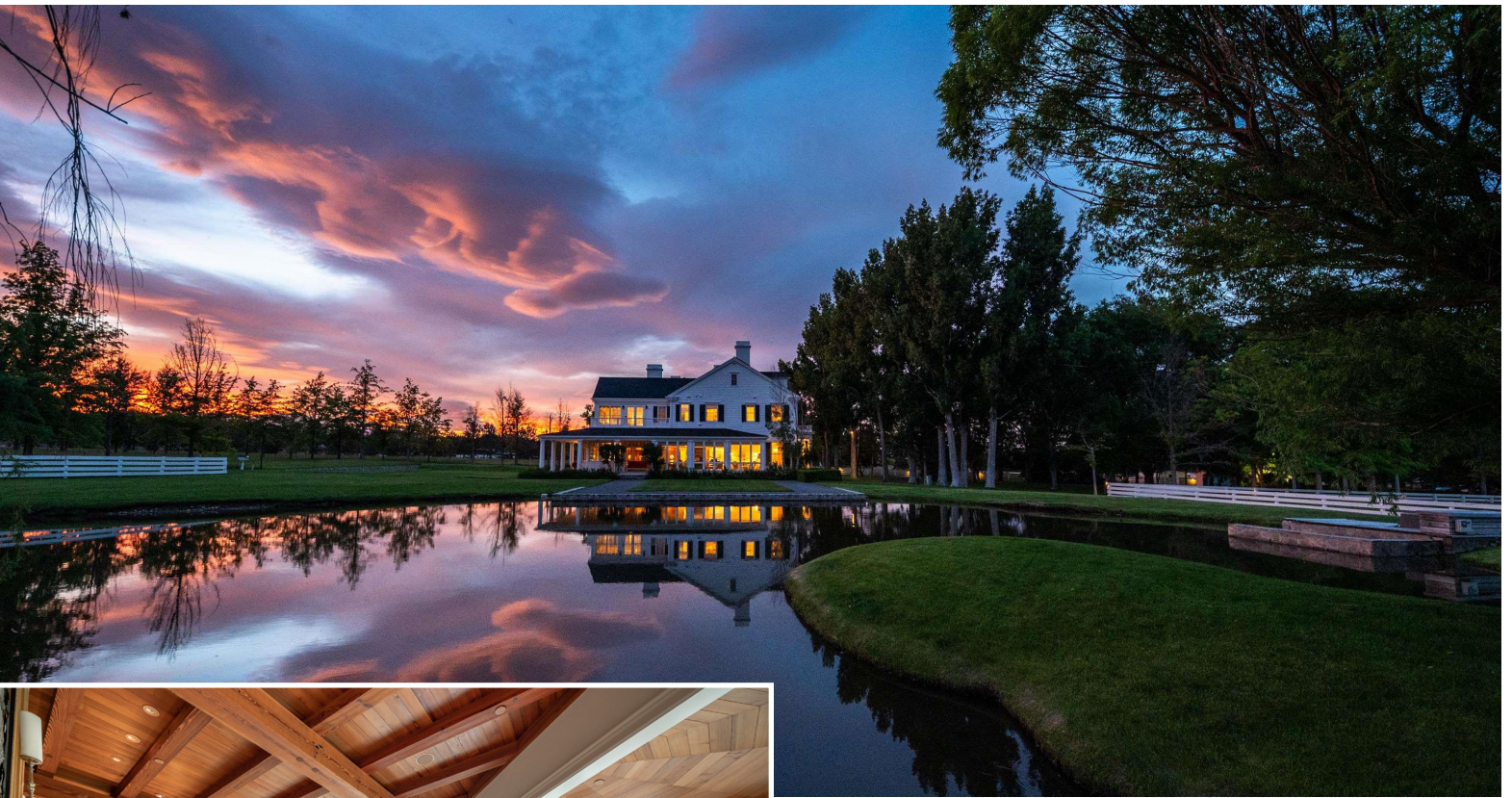
▲ 17.2%

From Last Year

% of Ask Received

▲ 5.9%

From Last Year



9435 Timothy Drive Reno, Nevada

OFFERED AT
\$12,000,000

The Farm, is an oasis of 17 acres in the heart of south suburban Reno with a variety of mature trees, stocked fish pond, pastures, vegetable gardens and floral delights at every turn. The entire property is secure with fences and gates. Every living space, from the charming sun room to the cozy family room features stunning views of the Sierras and Mount Rose. Coming up the drive, framed by Pin Oaks, you pass the original home from 1950 which now serves as a guest house.

Rebecca Dickson
775-742-2120

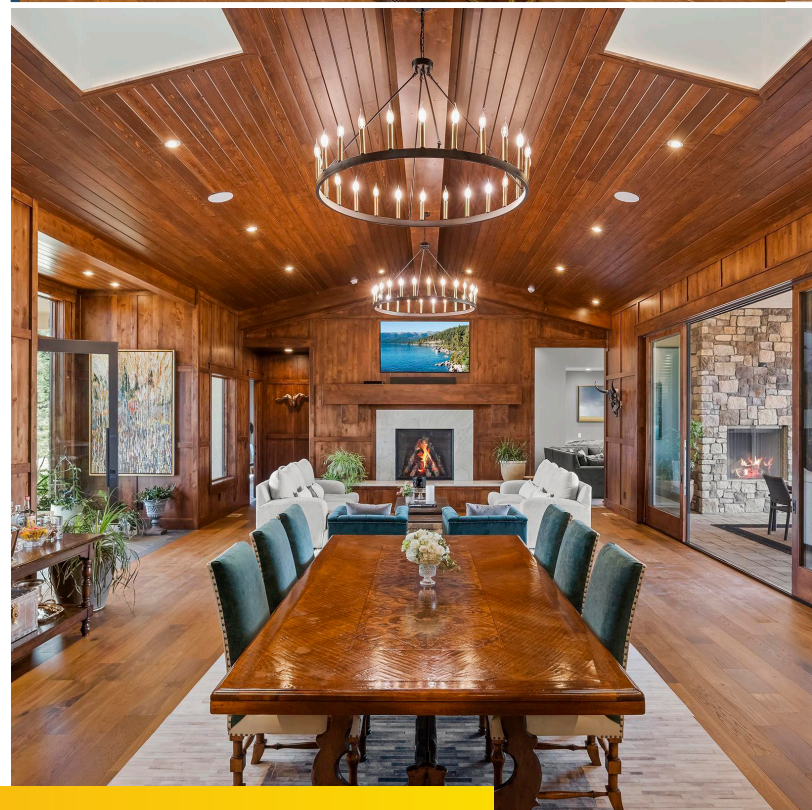


29 Bennington Court Reno, Nevada

OFFERED AT
\$7,977,700

Welcome to 29 Bennington Ct where you are king of the world. This home is a spectacular single-level residence in Reno, NV, where luxury meets privacy. This 3-bedroom, 3.5-bathroom home offers unparalleled 360-degree views of Mt. Rose and the city, ensuring that every window captures a stunning vista. Designed for those seeking privacy and breathtaking views, this home boasts a variety of top-of-the-line features and upgrades.

Joseph Wiczorek
775-335-5962





911 Driver Way Incline Village, Nevada

OFFERED AT
\$6,900,000

Stunning, beautifully remodeled modern mountain home. Enter and you're greeted by spectacular views through soaring custom windows overlooking the 3rd tee of the Championship Golf Course. The sleek great room design opens to a large deck with built in bbq, firepit & hot tub overlooking the grounds & golf course. Main level living includes Great room with dream kitchen, primary suite, 2nd suite, office & oversized 3 car garage. 4 of 5 bedrooms are ensuite. Game room, wine room & ample storage. 3 fireplaces.

Carol Bond
775-690-1870

Karen Bruno
775-232-4109



1180 Boulder Glen Way Reno, Nevada

OFFERED AT
\$5,700,000

Welcome home! Where luxury living meets breathtaking views! Allow me to describe this stunning luxury home nestled in this picturesque city. Located in a secluded gated community, this exceptional residence offers panoramic views of Reno. The moment you step onto the property, you'll be captivated by its grandeur and elegance.

Allison Arevalo
775-378-8482





170 Hawken Road Reno, Nevada

OFFERED AT
\$5,650,000

Introducing a new custom home in the gated community of Eaglesnest at Caughlin Ranch. The large Lowen windows throughout the home allow natural light to flow into every room; effortlessly integrating indoor and outdoor living. Enjoy sweeping panoramic views of the city and mountains. Soak in the sunsets from the comfort of your private terrace with an outdoor fireplace and TV. This mountain modern home offers the perfect balance of luxury and comfort.

Rebecca Dickson
775-742-2120



5269 Axe Handle Canyon Reno, Nevada

OFFERED AT
\$4,777,700

Perched majestically atop an elevated knoll spanning 80 fenced acres, this exclusive estate offers unparalleled luxury and privacy. Beyond electric gates awaits your private sanctuary. Some of the amazing features of this property are a separate 15-car garage, complementing the main residence's 3-car garage for an impressive 18-car capacity, complete with a car wash station and lift. The detached garage houses a 1012 sq foot, 2-bed guest house, fully self contained for utmost comfort.

Lori Welsh
775-771-6574



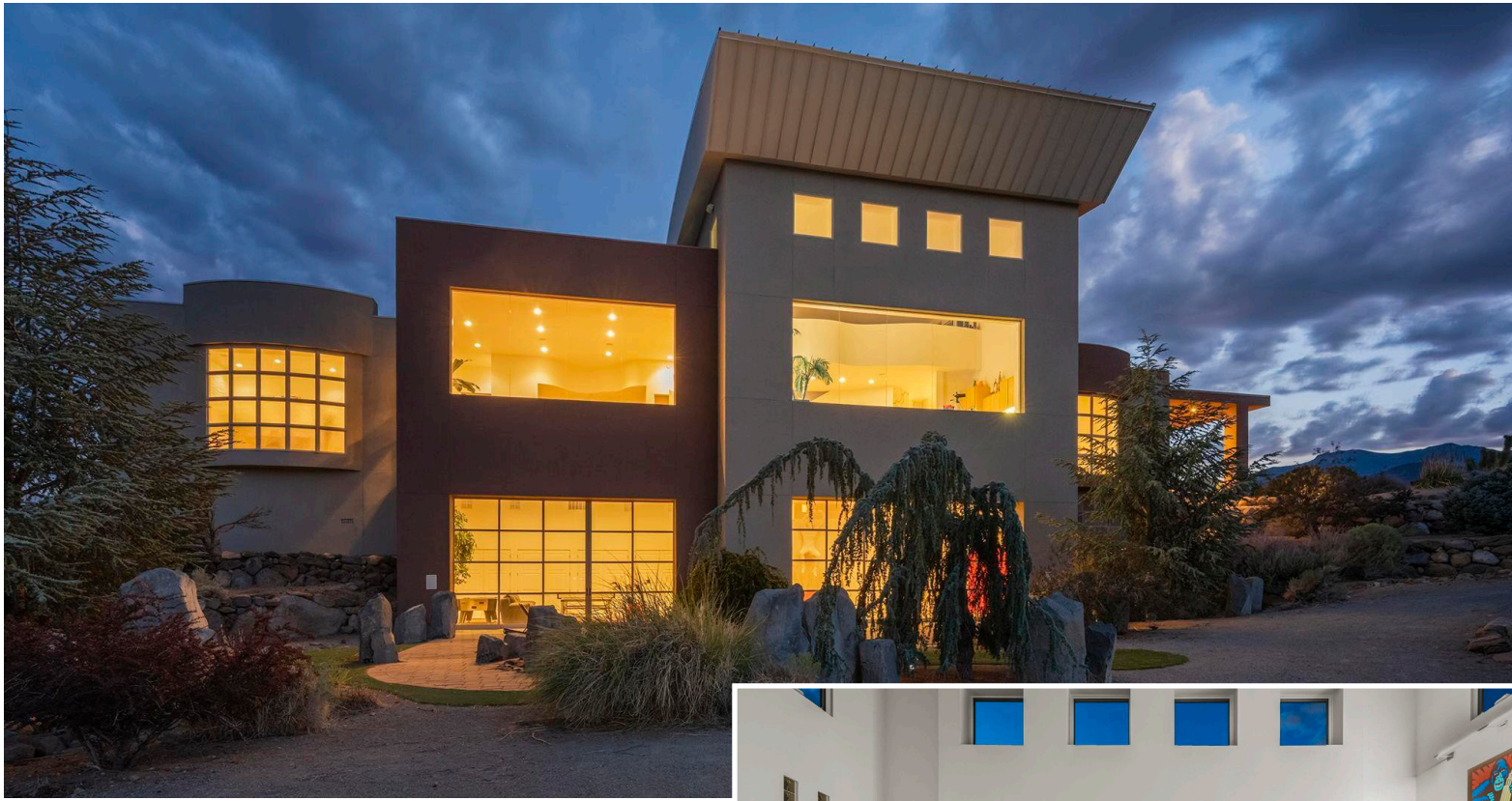


7045 Aspen Glen Road Reno, Nevada

OFFERED AT
\$4,498,000

Modern soft contemporary riverfront property! This rare, stunning, secluded custom home has its own private island. Close to downtown Reno, easy access to walking, biking, and hiking trails, excellent fishing spots, a diverse array of restaurants, & shopping. Built in 2020, this gorgeous custom home offers a fabulous single level open floor plan with 4 ensuite bedrooms and extensive windows bringing the river & mountain views in. Listen to the flow of the river from one of the many entertaining patios.

Lori Welsh
775-771-6574



13425 Welcome Way Reno, Nevada

OFFERED AT
\$4,490,000

This Modern Architectural Masterpiece is a study in contrast with its sharp corners and curved lines.

Designed by Wimberley Alison Tong & Goo lead Designer Charlie Sims, this Award Winning estate has been featured on HGTV and ABC TV as well as showcased by Dupont Luxury Homes and Reno Magazine. Nestled on a bluff near Arrowcreek, this 8011 square foot custom estate sits on 2.42 acres and has unbelievable Panoramic views of the entire City of Reno from the Sierras to the Virginia City foothills.

Jay Kenny
775-848-6549



Pending



386 Questa Court Reno, Nevada

OFFERED AT
\$4,375,000

Spectacular custom home in gated ArrowCreek. 1.67 acres with unobstructed city & mountain views! Circular drive with Porta cache. Foyer leads to grand, open great room, kitchen, formal dining overlooking the city lights & grounds. Extensive landscape and outdoor living spaces creating a private luxury retreat complete with putting green, outdoor kitchen, fireplace & water feature. Main level living includes primary suite, 3 additional bedrooms. Perfect for comfortable luxury living or 5 star entertaining.

Carol Bond
775-690-1870



6235 Philoree Lane Reno, Nevada

OFFERED AT
\$4,199,000

Nestled in the pines of Galena Forest, you will find a gorgeous recently built custom home appointed with every luxury detail. This 3993 square foot modern four bedroom home is on nearly 1.8 acres which backs to Galena Creek, and open space, giving you a private serene setting and backyard. You will be greeted with an amazing great room as you enter this home with high ceiling, lots of windows and retractable sliding glass doors opening to your covered deck bringing the outside in.

Amy Angella
775-690-1362



Current Dickson Luxury Listings

Click on the MLS number to view each listing online.



Active

\$12,000,000

9435 Timothy Drive

[230008163](#)

Rebecca Dickson, 775-742-2120



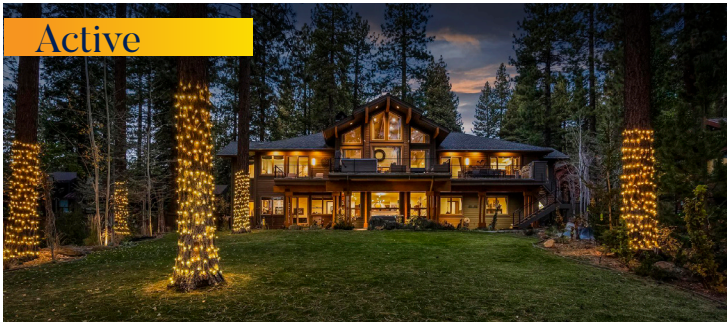
Active

\$7,977,700

29 Bennington Court

[230008888](#)

Joseph Wiczorek, 775-335-5962



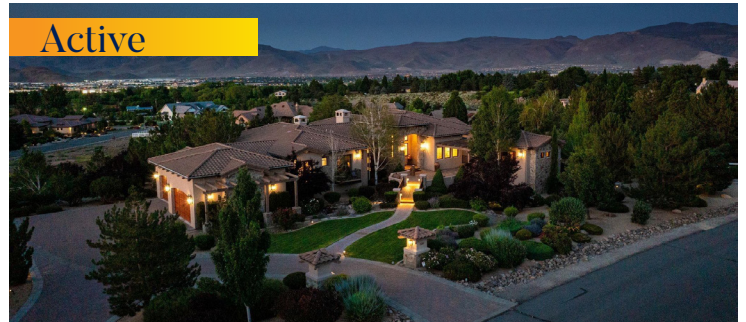
Active

\$6,900,000

911 Driver Way

[230013165](#)

Carol Bond & Karen Bruno, 775-690-1870



Active

\$5,700,000

11180 Boulder Glen Way

[230011440](#)

Allison Arevalo, 775-378-8482



Active

\$5,650,000

170 Hawken Road

[230007308](#)

Rebecca Dickson, 775-742-2120



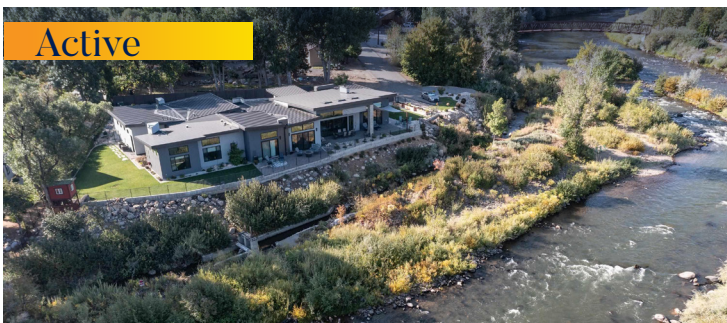
Active

\$4,777,700

5269 Axe Handle Canyon Road

[230013622](#)

Lori Welsh, 775-771-6574



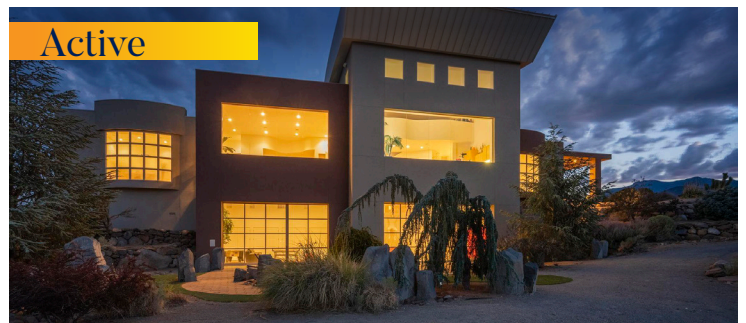
Active

\$4,498,000

7045 Aspen Glen Road

[230011197](#)

Lori Welsh, 775-771-6574



Active

\$4,490,000

13425 Welcome Way

[220014402](#)

Jay Kenny, 775-848-6549

Current Dickson Luxury Listings

Click on the MLS number to view each listing online.



Pending

\$4,375,000
386 Questa Court

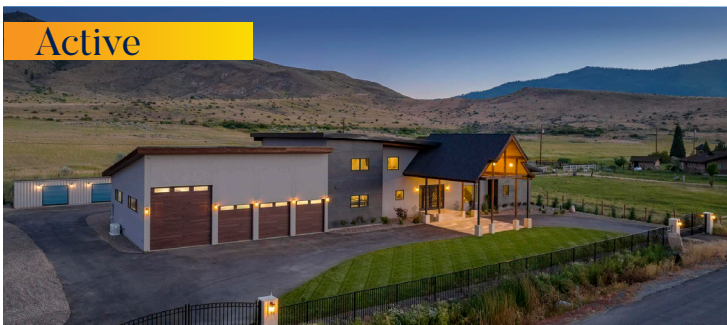
[230009804](#)
Carol Bond , 775-690-1870



Active

\$4,199,000
6235 Philoree Lane

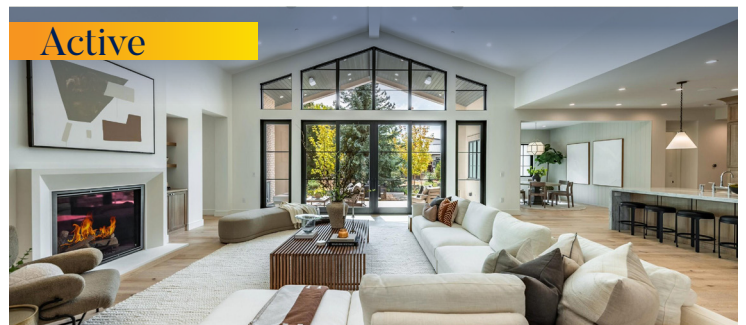
[230012336](#)
Amy Angella , 775-690-1362



Active

\$3,995,000
2255 Warrior Lane Joseph Wieczorek & Kristen Gil , 775-335-5962

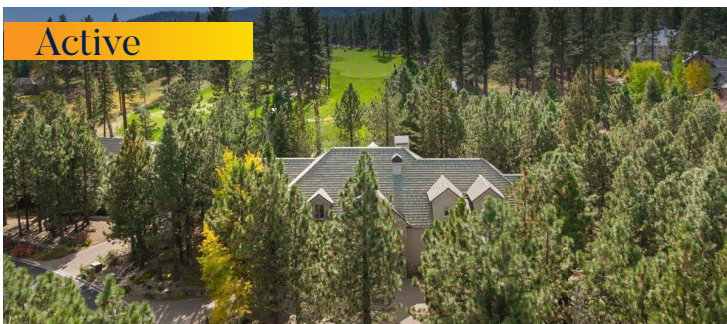
[230008806](#)



Active

\$3,950,000
6113 Rancharrah Parkway

[230011397](#)
Amy Keiffer , 775-560-9841



Active

\$3,800,000
5680 Lausanne Drive Sullivan Neal Luxury , 775-849-9444

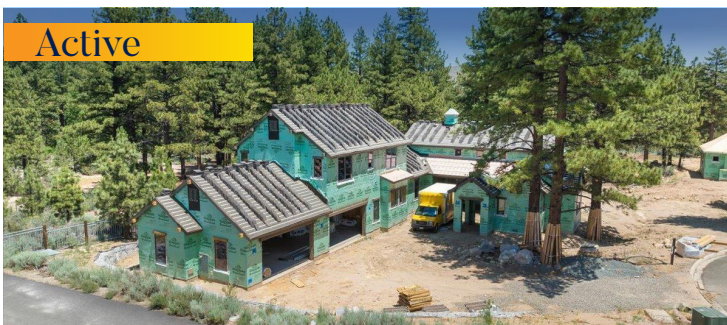
[230012906](#)



Pending

\$3,200,000
5108 Bordeaux

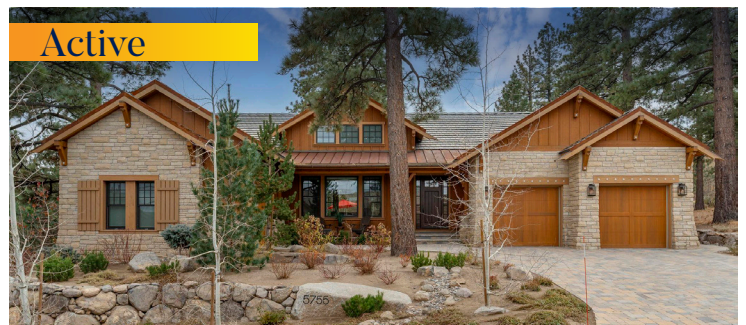
[210012623](#)
Sullivan Neal Luxury , 775-849-9444



Active

\$3,100,000
5192 Bordeaux Court Sullivan Neal Luxury , 775-849-9444

[210018199](#)



Active

\$2,995,000
5755 Nordend Way

[230013195](#)
Sullivan Neal Luxury , 775-849-9444

Current Dickson Luxury Listings

Click on the MLS number to view each listing online.



Active

\$2,949,000

751 Aspen Trail

[230009613](#)

The Keenan Group, 775-846-9726



Active

\$2,835,000

6149 Triple Crown Drive

[230002091](#)

Rebecca Dickson, 775-742-2120



Active

\$2,800,000

5360 Franktown Road

[230014256](#)

Loretta Fagan, 775-690-0396



Pending

\$2,750,000

20840 Parc Foret Court

[210015773](#)

Sullivan Neal Luxury, 775-849-9444



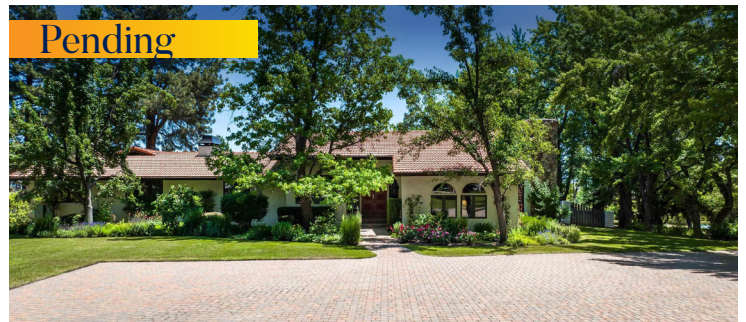
Pending

\$2,685,000

5144 Bordeaux

[210012627](#)

Sullivan Neal Luxury, 775-849-9444



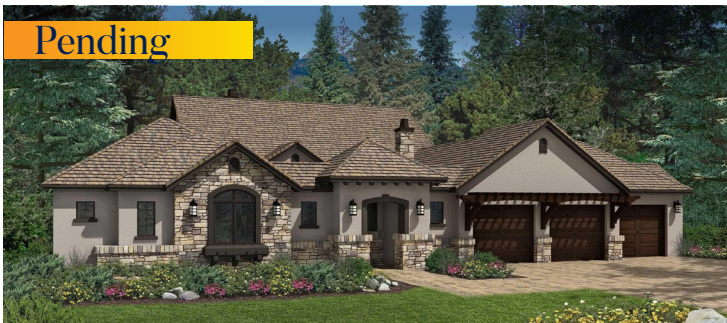
Pending

\$2,650,000

4105 Old US 395

[230007487](#)

Rebecca Dickson, 775-742-2120



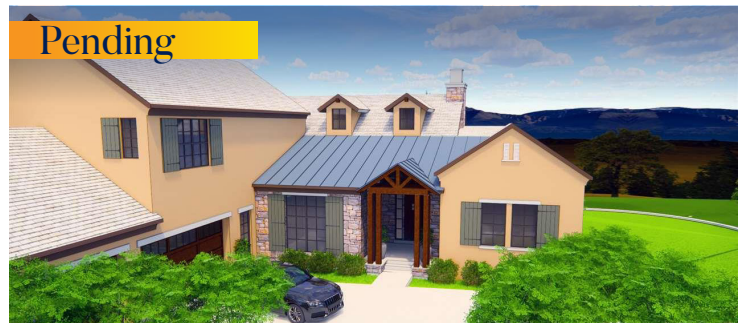
Pending

\$2,630,000

5180 Bordeaux Court

[220000652](#)

Sullivan Neal Luxury, 775-849-9444



Pending

\$2,550,000

20845 Parc Foret Court

[210002412](#)

Sullivan Neal Luxury, 775-849-9444

Current Dickson Luxury Listings

Click on the MLS number to view each listing online.



Active

\$2,495,000

510 Highland Road

[230008926](#)

Cathy Hamel, 775-224-1957



Active

\$2,495,000

724 Canter Way

[230004725](#)

Maxwell Giesler, 775-530-8366



Pending

\$2,470,000

5156 Bordeaux Court

[210014473](#)

Sullivan Neal Luxury, 775-849-9444



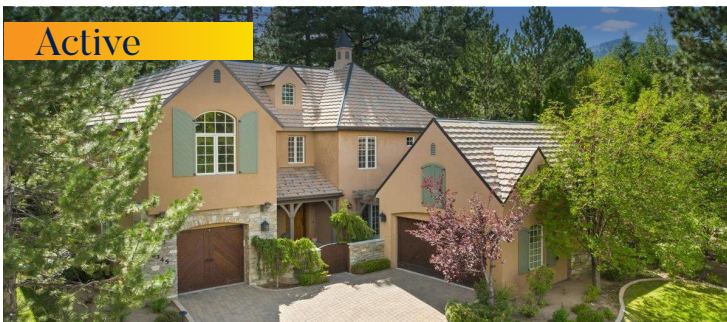
Pending

\$2,390,000

5168 Bordeaux Court

[210014471](#)

Sullivan Neal Luxury, 775-849-9444



Active

\$2,300,000

6345 Wetzell Court

[230009614](#)

Sullivan Neal Luxury, 775-849-9444



Active

\$2,295,000

14210 Prairie Flower Court

[230013405](#)

Carol Bond, 775-690-1870



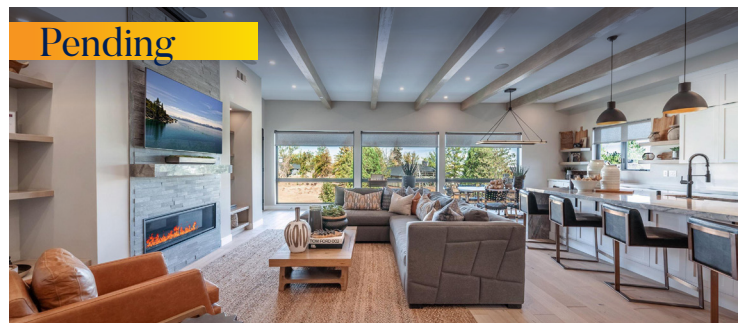
Pending

\$2,170,000

20820 Parc Foret Court

[200016213](#)

Sullivan Neal Luxury, 775-849-9444



Pending

\$2,070,000

41 Campolina

[230009204](#)

Heather Houston, 828-489-8124



Closet

C A S E

Manhattan, New York City, New York, USA
Image Credit: Nelson Ndongala on Unsplash

Elevate the experience of every day by turning the closet into a lavish, bespoke dressing room

By Lisa Klein

Imagine a boutique experience lounging on a plush settee with an espresso or glass of Champagne before perusing sumptuous racks of beautiful clothing, choosing the perfect bag and shoes from a towering, backlit wall and leisurely adding the final touches to your hair in a space styled just for you. But all of this is happening in your own home — in your closet.

Closets do not have to be haphazardly crammed with garments, shoes hanging lifelessly on the back of the door, a place where you grab your tie from — if you can find the one you want — and run. Thoughtfully designed dressing rooms can be relaxing, personalized places to start and end the day.

“An organized, well-thought-out, beautiful closet becomes a retreat for the homeowner to escape to and enjoy each time they enter it,” says Melissa Adair, senior project manager for the Florida-based Marc-Michaels Interior Design. “It’s refreshing to have everything nicely displayed and organized and makes it a pleasure to get ready for the day.”

OPEN THE DOOR

Getting dressed is, or at least should be, an experience. Many spend a lot of time and money collecting curated closets full of designer duds, accessories and high-wattage jewels, and these all need a proper home and a special place for their owner to appreciate them while getting ready.

“We do spend so much time in our bathrooms and our closets, and normally we forget to actually enjoy that time,” says Doniphan Moore, principal of Doniphan Moore Interiors in Dallas, Texas. “By really putting the effort in, I think you

create the experience that you have.”

The place where one gets dressed is incredibly personal, and should both reflect the individual and make them feel good, setting the mood for each day.

“You want to feel special; you want to feel confident; you want to feel happy,” says Julie Dodson, founder and creative director of the Houston, Texas-based Dodson Interiors.

“[A closet] should be a space that just puts a smile on your face,” she says. “You’ve got all your favorite things around you.”

A customized closet is both a reflection of an individual’s own impeccable style and a space that needs to remain functional, with an optimized layout and a spot for everything.

Mr. Moore recommends thinking about the design-standard “kitchen triangle” of refrigerator, sink and stove, but for getting dressed. The “closet triangle” could be clothing storage, a place to sit while putting on shoes and a full-length mirror for checking out the final ensemble. And leaving enough space in between is key.

“By having things a little more spread out and less crammed, I think it allows the person who’s living with those things to appreciate those things more, by showing everything so beautifully,” Mr. Moore advises. “Presentation is everything right?”

DRESS IT UP

Not everything needs to be seen, however, and using a mix of both open and closed storage keeps things clean and organized. Rows and rows of clothes on hangers not only look messy and monotonous, but take the focus off of the good stuff. Hiding some items in drawers and behind

doors while displaying special pieces lets the best shine.

“I like to display eye-catching items – the beautiful bags and shoes, maybe a gorgeous dress – and hide the more day-to-day items,” Ms. Adair says.

There are also collectors who want to have their prized possessions on view, from walls of handbags and shoes to glass-top cases for jewelry and watches. This makes for both a happy place and one that is visually stunning.

Functional pieces can also add to the aesthetic. While a closet may only be seen by the household it serves, and usually by only one or two members, that does not mean the furniture in it need be boring. In fact, the opposite is true. Choosing beautiful chests, dressers, tables and vanities levels-up the experience.

Seating is another important addition, from the practical bench to posh sofas and chairs for lounging – and sharing the space with friends and family.

Another must-have, the floor-length mirror, can also be a focal point for gathering with loved ones. Ms. Dodson likes to install a three-way version, whenever space allows, for viewing all angles.

“I put one in a client’s closet years ago,” she says. “She had three daughters, and they would all get dressed in there and check themselves out in that mirror. Again, it makes you feel special. It’s

like your own little space.”

A dry bar or coffee nook adds to the social ambiance, or also becomes a perfect getaway spot for some alone time.

A CLOSET THIS MAJOR calls for décor that is considered just as much as that of the living room – and can be as outré as one wants since it lives in a hidden-away place. Some choose to lean ultrafeminine or masculine, while others opt for a decadent mix of both in a shared space.

Either way, layering luxe materials such as lacquered wood, marble, brass, glass, silk carpeting, velvet upholstery and crystal light fixtures ensures an all-out glam factor, and focusing lighting on displayed pieces makes them pop.

A closet is also the perfect place to showcase personal photographs and sentimental objects, Ms. Adair advises – a reminder that it is a place all to oneself.

“These rooms are such little jewel box moments,” Ms. Dodson says. “Creating those places and little moments that allow you to escape life for a minute – that closet is your space.”

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Luxury Closet In a New Jersey Home
Image Credit: Chastity Cortijo on Unsplash



Image Credit: Nuy Nguyen on Unsplash



Image Credit: Screen Post on Unsplash

4th Quarter Significant Sales



Sold for \$9,000,000

Incline Village

Seller & Buyer Representation
Erik Sesma & Karen Bruno
775-298-9754

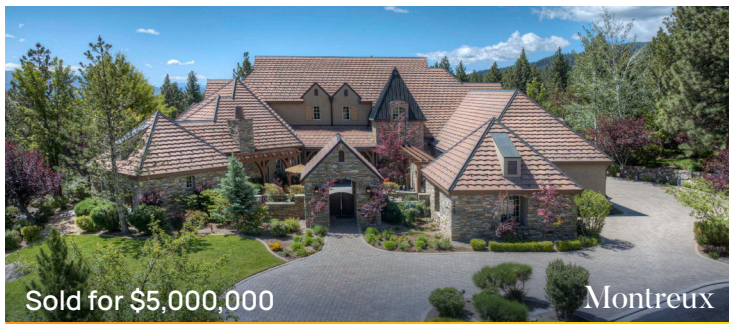


Sold for \$6,750,000

West Reno

Seller Representation
Kathie Bartlett
775-741-5675

Buyer Representation
Rebecca Dickson
775-742-2120



Sold for \$5,000,000

Montreux

Seller & Buyer Representation
Sullivan Neal Luxury
775-849-9444



Sold for \$4,850,000

Washoe Valley

Seller Representation
Rebecca Dickson
775-742-2120

Buyer Representation
Kayla Dalton & Mike Ellena
775-525-4659

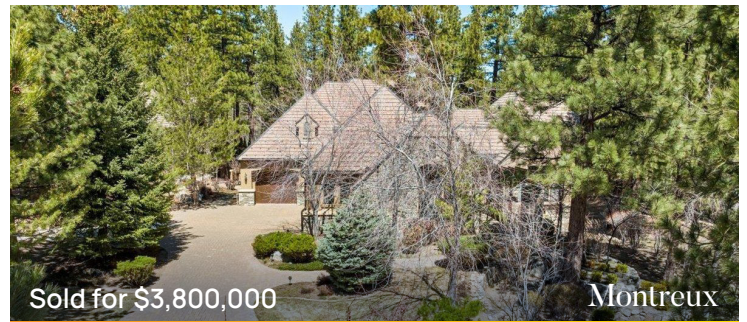


Sold for \$4,150,000

Montreux

Seller Representation
Sullivan Neal Luxury
775-849-9444

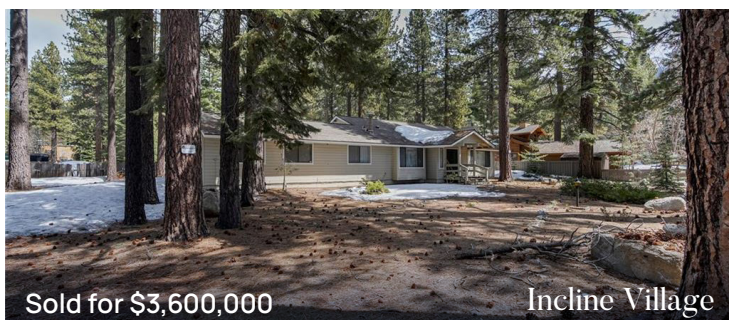
Buyer Representation
M.C. Pierson
775-742-9442



Sold for \$3,800,000

Montreux

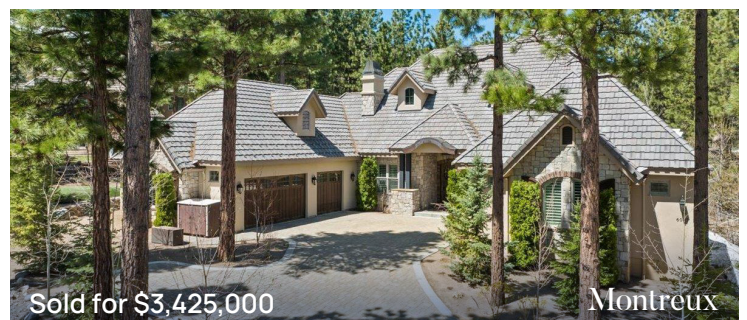
Seller Representation
Sullivan Neal Luxury
775-849-9444



Sold for \$3,600,000

Incline Village

Seller Representation
Laura Beck & Karen Bruno
775-742-4093



Sold for \$3,425,000

Montreux

Seller Representation
Sullivan Neal Luxury
775-849-9444

4th Quarter Significant Sales

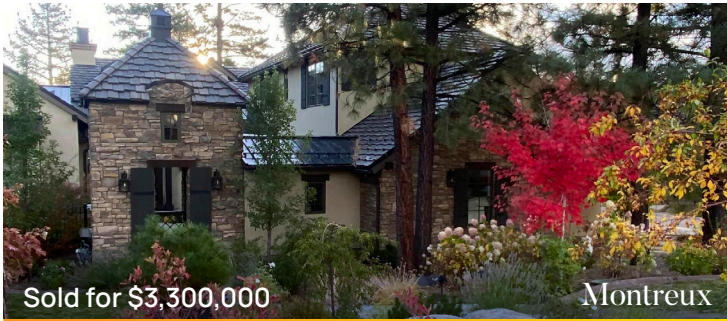


Seller & Buyer Representation
Sullivan Neal Luxury
775-849-9444



Seller Representation
Kathy Leggett
775-287-8620

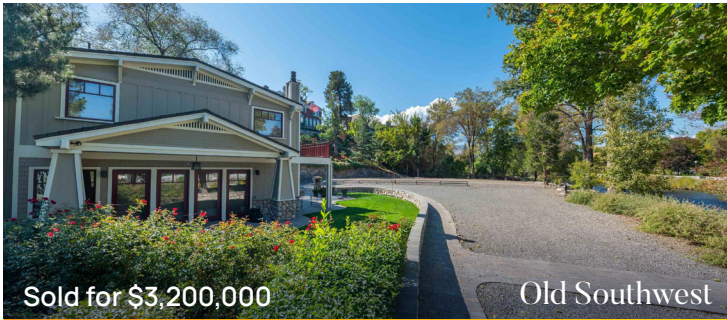
Buyer Representation
Kathie Bartlett
775-741-5675



Seller Representation
Sullivan Neal Luxury
775-849-9444



Seller Representation
Joseph Wieczorek
775-335-5962



Seller Representation
Rebecca Dickson
775-742-2120

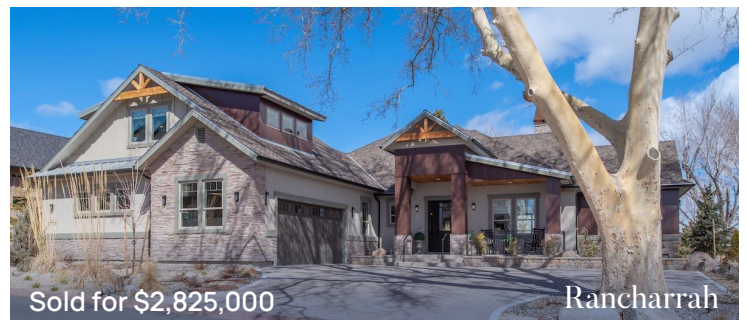


Seller Representation
Sullivan Neal Luxury
775-849-9444



Seller Representation
Sullivan Neal Luxury
775-849-9444

Buyer Representation
Richard Berman
775-450-1940

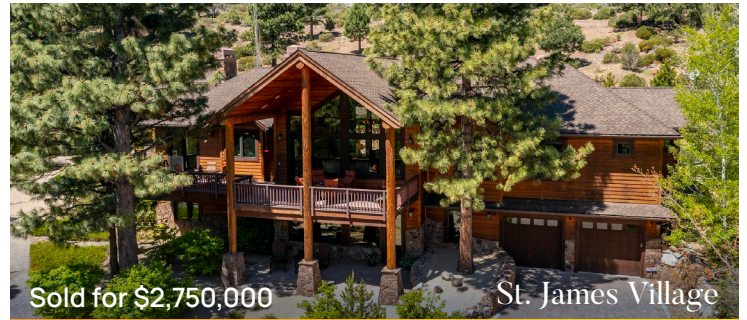


Seller Representation
Shelby Manley & Kellen Flanigan
775-300-9137

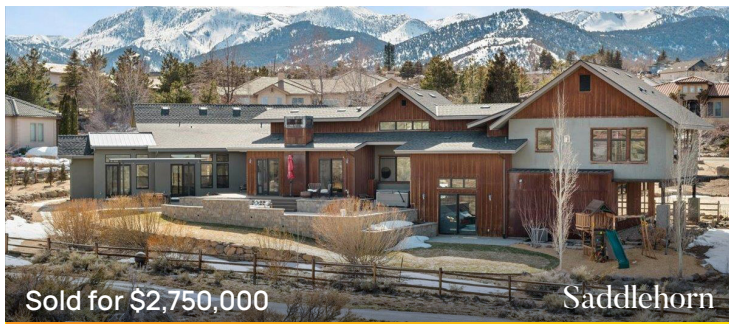
4th Quarter Significant Sales



Seller Representation
Sullivan Neal Luxury
775-849-9444



Seller Representation
Louise Simpson
775-750-1901



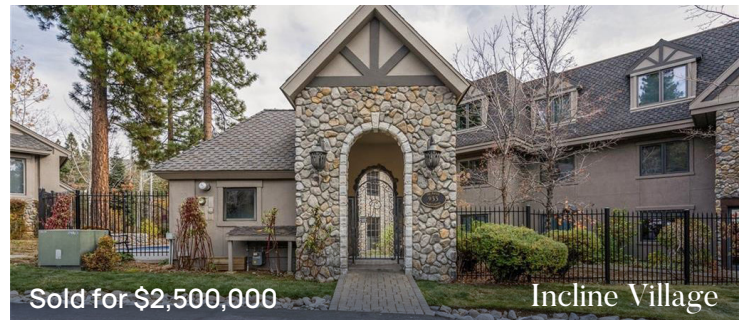
Seller & Buyer Representation
Sullivan Neal Luxury
775-849-9444



Seller & Buyer Representation
Sullivan Neal Luxury
775-849-9444

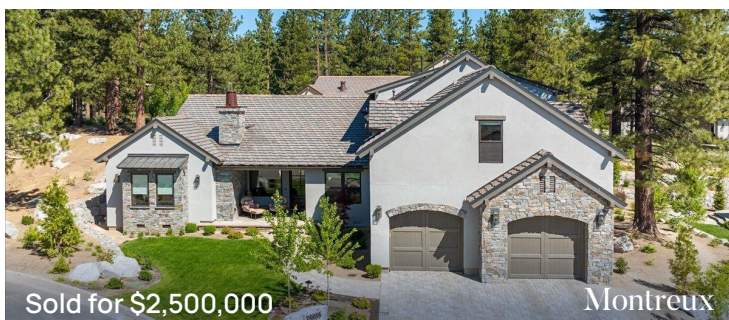


Seller & Buyer Representation
Sullivan Neal Luxury
775-849-9444

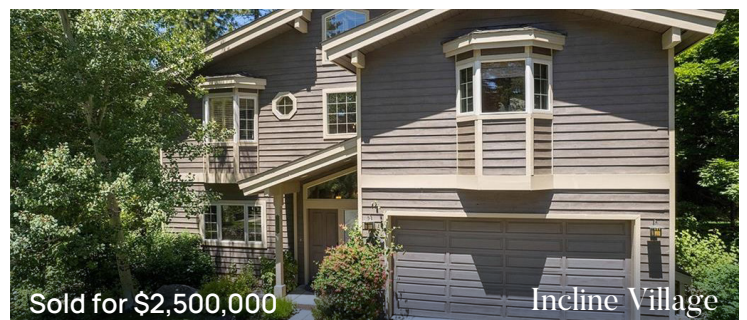


Seller Representation
Mary Reimer & Marianne Pearsall
775-742-7020

Buyer Representation
Mary Jurkonis
775-772-1514



Seller & Buyer Representation
Sullivan Neal Luxury
775-849-9444

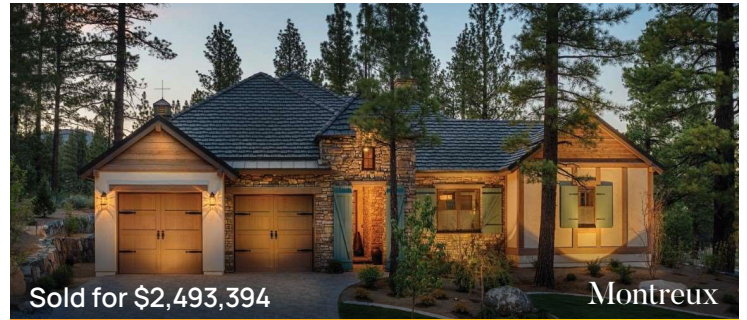


Seller Representation
Mary Jurkonis
775-772-1514

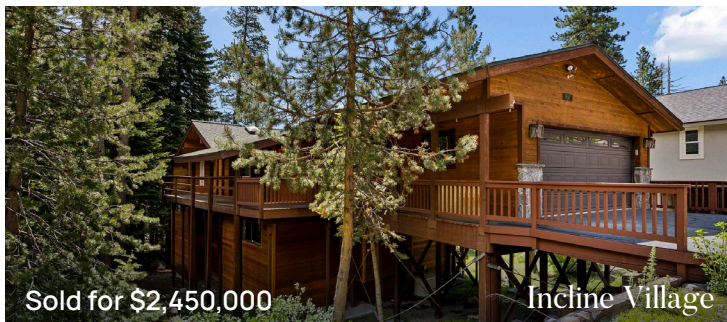
4th Quarter Significant Sales



Seller Representation
Ivy Cohen
775-830-7821



Seller Representation
Sullivan Neal Luxury
775-849-9444



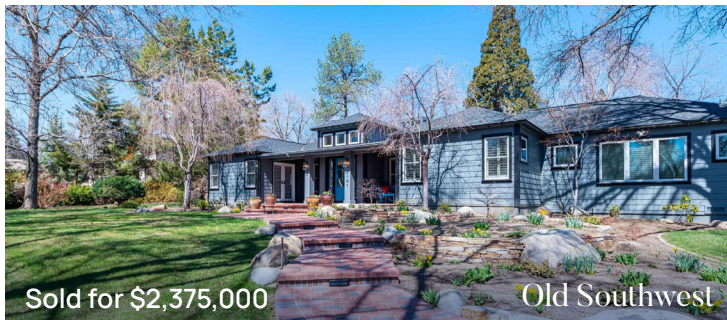
Seller Representation
Mary Reimer
775-742-7020

Buyer Representation
Joseph Wiczorek
775-335-5962



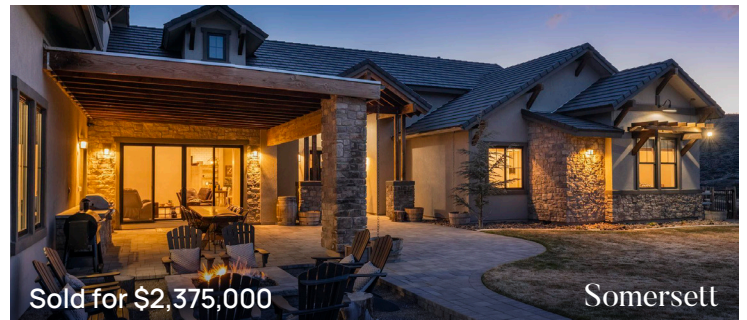
Seller Representation
Heather Houston
828-489-8124

Buyer Representation
Hai Ying Liao
808-232-6101



Seller Representation
Rebecca Dickson
775-742-2120

Buyer Representation
Amanda Limbert & Wendy McPhail
775-453-8488

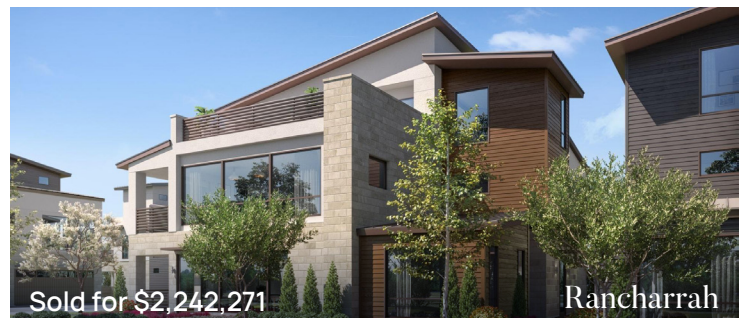


Seller Representation
Amanda Limbert & Wendy McPhail
775-453-8488



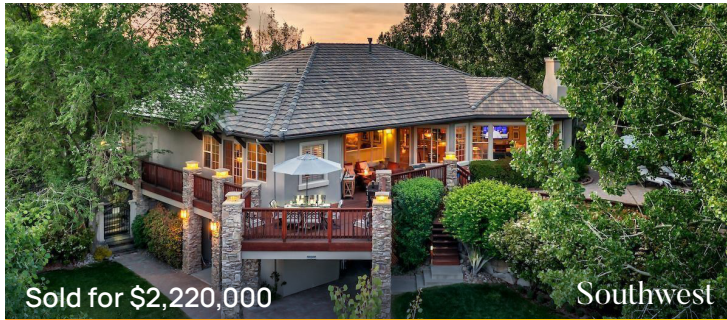
Seller Representation
Sullivan Neal Luxury
775-849-9444

Buyer Representation
Karen Bruno & Erik Sesma
775-232-4109



Seller Representation
Heather Houston
828-489-8124

4th Quarter Significant Sales



Sold for \$2,220,000

Southwest

Seller Representation
Denise Fox
775-742-6013



Sold for \$2,200,000

Wingfield Springs

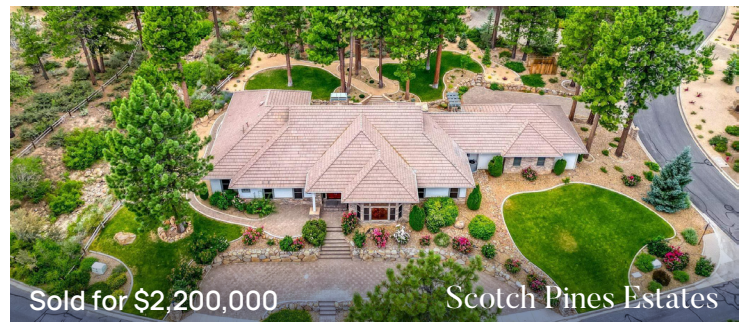
Seller Representation
Diana Renfro
775-843-0777



Sold for \$2,200,000

Newlands Manor

Seller Representation
Don Dees
775-742-0669



Sold for \$2,200,000

Scotch Pines Estates

Seller Representation
M.C. Pierson
775-742-9442



Sold for \$2,190,000

Old South Suburban

Seller Representation
Clay Alder & Darlene Amos
775-745-5708



Sold for \$2,175,000

Juniper Estates

Seller Representation
Joseph Wiczorek
775-335-5962

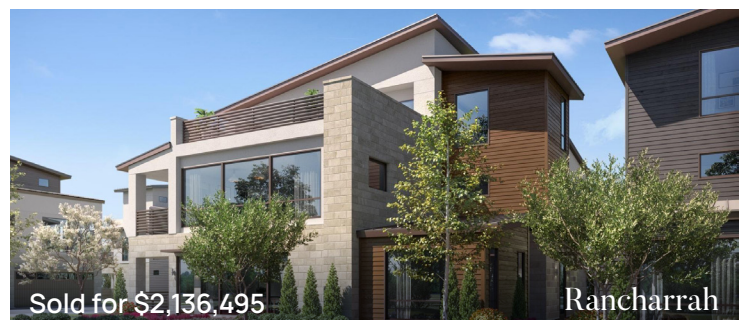
Buyer Representation
Chris Whitney
775-772-2253



Sold for \$2,150,000

Arrowcreek

Seller Representation
Carol Bond
775-690-1870



Sold for \$2,136,495

Rancharrah

Seller Representation
Heather Houston
828-489-8124

4th Quarter Significant Sales

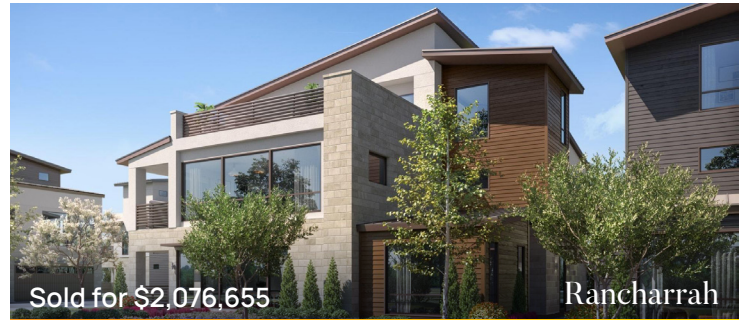


Sold for \$2,100,000

Arrowcreek

Seller Representation
Anne Lichty
775-750-3000

Buyer Representation
Samantha Reveley
775-250-7789



Sold for \$2,076,655

Rancharrah

Seller Representation
Heather Houston
828-489-8124



Sold for \$2,065,417

Rancharrah

Seller Representation
Heather Houston
828-489-8124



Sold for \$2,050,000

Arrowcreek

Seller Representation
Sonja Leonard
775-848-0129



Sold for \$2,000,000

Montreux

Seller & Buyer Representation
Sullivan Neal Luxury
775-849-9444



Sold for \$2,000,000

Mountaingate

Seller Representation
Lori Welsh
775-771-6574

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775-324-7000

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Sparks
775-685-8800

Carson City
775-882-6300

Gardnerville
775-882-6300

Incline Village
775-831-6600

Truckee
530-587-7444

Portola
530-832-1700

Northstar
530-562-1140



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