



MARKET CONDITION REPORT

RENO AREA

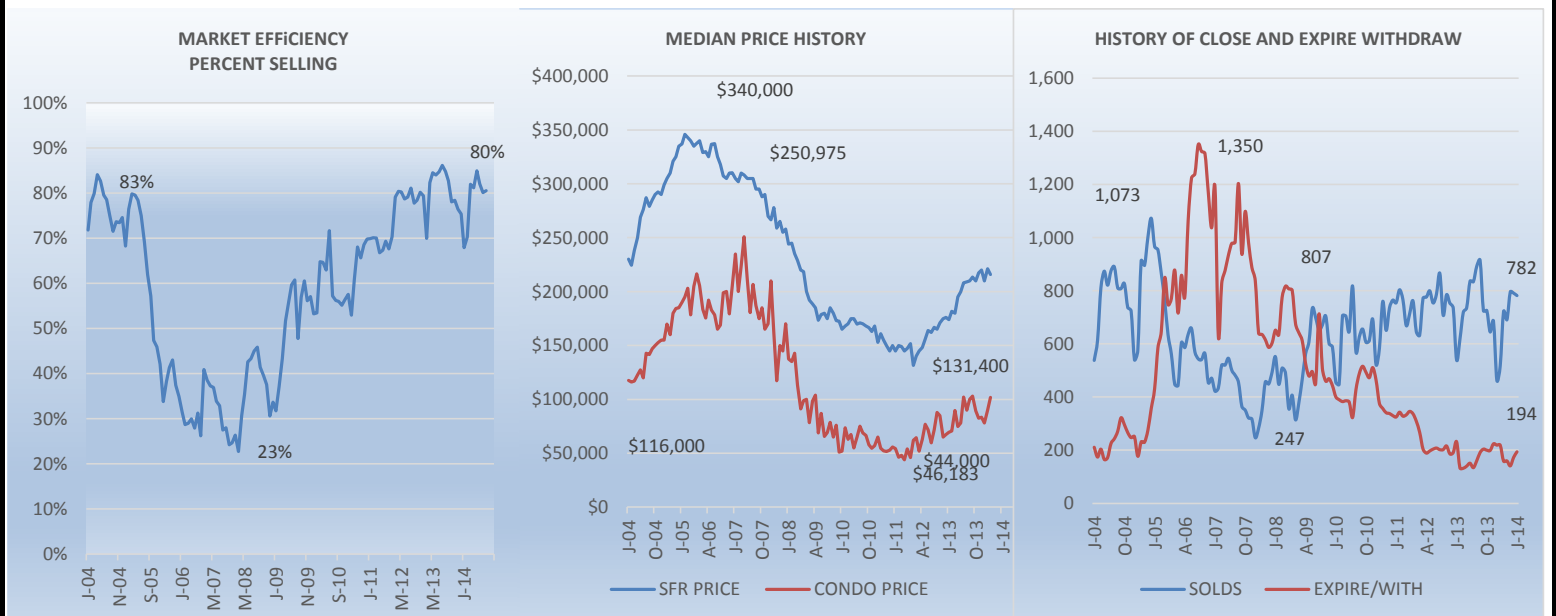


August-2014

SINGLE FAMILY RESIDENCE

CITY	SUPPLY ON MARKET	DEMAND SOLD MONTH	EXPIRE WITHDRAW MONTH	PERCENT SELLING	DAYS ON MARKET SOLD	IN ESCROW	WEEKS SUPPLY GIVEN DEMAND	RATIO OF SUPPLY TO DEMAND	MEDIAN LIST PRICE	MEDIAN IN ESCROW PRICE	MEDIAN CLOSE PRICE
Reno	886	362	93	80%	92	823	20	2.4	\$399	\$260	\$258
Sparks	244	163	35	82%	82	368	16	1.5	\$289	\$250	\$248
WASHOE COUNTY TOTAL	1,130	525	128	80%	89	1,191	19	2.2	\$375	\$257	\$255
Fernley	117	33	11	76%	87	89	27	3.5	\$170	\$149	\$147
Dayton	66	30	8	80%	87	84	22	2.2	\$213	\$168	\$166
Yerington	45	5	2	71%	174	11	49	9.0	\$190	\$70	\$66
LYON COUNTY TOTAL	228	68	20	77%	94	184	26	3.4	\$190	\$152	\$149
Gardnerville	142	37	10	79%	116	85	27	3.9	\$429	\$255	\$250
Minden	73	25	8	77%	100	54	22	2.9	\$402	\$307	\$300
DOUGLAS COUNTY TOTAL	215	62	17	78%	110	139	25	3.5	\$418	\$276	\$270
Fallon (Churchill County)	62	22	9	72%	99	50	23	2.9	\$169	\$159	\$159
Carson City (Carson County)	158	63	17	79%	95	157	22	2.5	\$385	\$217	\$207
TOTAL	1,793	738	190	80%	92	1,721	21	2.4	\$350	\$243	\$239

The **Ratio of Supply to Demand** measures the number of units of supply relative to the number of closings per month (demand). All other things being equal, the **smaller** this number, the tighter the area market. **Green** formatting signals relatively tight markets in the area segment. **Red** formatting signals relatively loose markets. **Weeks Supply Given Demand** is the **absorption rate** (the number of weeks required to exhaust current supply given current demand). **Summation outcomes (DOM and prices) are weighted averages.**



CONDO/TOWNHOME

CITY	SUPPLY ON MARKET	DEMAND SOLD MONTH	EXPIRE WITHDRAW MONTH	PERCENT SELLING	DAYS ON MARKET SOLD	IN ESCROW	WEEKS SUPPLY GIVEN DEMAND	RATIO OF SUPPLY TO DEMAND	MEDIAN LIST PRICE	MEDIAN IN ESCROW PRICE	MEDIAN CLOSE PRICE
Reno	144	51	23	69%	81	116	22	2.9	\$109	\$127	\$125
Sparks	24	17	5	77%	64	39	17	1.5	\$93	\$99	\$93
WASHOE TOTAL	168	67	28	71%	77	155	21	2.5	\$105	\$120	\$117
Carson City	14	5	0	100%	80	9	20	2.8	\$66	\$110	\$121
TOTAL	182	72	28	72%	77	164	21	2.5	\$104	\$119	\$117