



MARKET CONDITION REPORT

RENO AREA

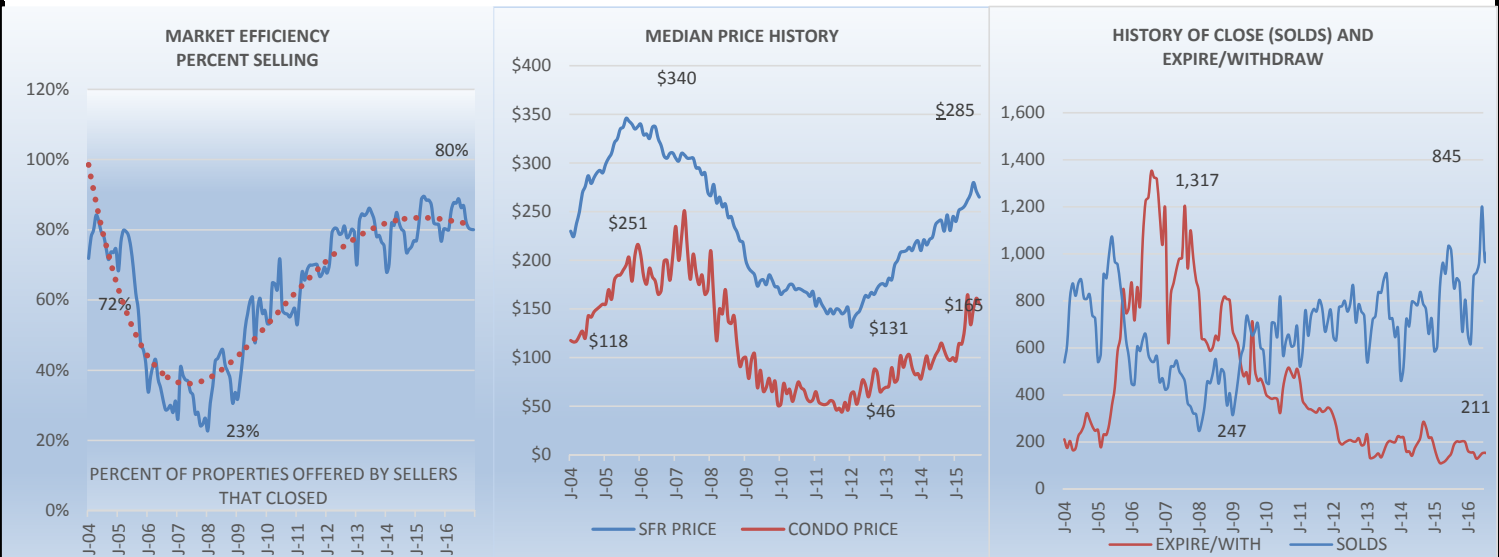


December-2016

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	759	324	98	77%	101	433	16	2.3	\$454	\$324	\$320
Sparks	248	160	34	83%	101	215	13	1.6	\$338	\$297	\$288
WASHOE COUNTY TOTAL	1,007	483	132	79%	101	648	15	2.1	\$425	\$315	\$309
Fernley	88	40	11	78%	88	67	17	2.2	\$264	\$200	\$195
Dayton	44	26	6	83%	99	59	17	1.7	\$293	\$247	\$243
Yerington	41	5	5	50%	178	12	51	9.1	\$240	\$148	\$145
LYON COUNTY TOTAL	173	71	21	77%	98	138	19	2.5	\$273	\$214	\$210
Gardnerville	112	33	8	81%	146	39	20	3.4	\$545	\$292	\$288
Minden	52	45	5	90%	119	34	8	1.2	\$475	\$375	\$360
DOUGLAS COUNTY TOTAL	164	78	13	86%	131	73	13	2.1	\$505	\$340	\$330
Fallon	77	50	8	87%	93	38	10	1.5	\$235	\$164	\$158
Carson City	126	125	23	85%	105	96	8	1.0	\$335	\$275	\$270
Stateline	20	4	3	62%	93	7	29	5.0	\$843	\$662	\$643
Zephyr Cove	30	10	2	87%	223	7	16	3.0	\$1,275	\$992	\$960
Incline	49	9	2	86%	143	11	29	5.4	\$1,449	\$699	\$675
TOTAL	1,646	830	201	81%	104	993	14	2.0	\$401	\$293	\$287

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**. **Stateline, Zephyr Cove, and Incline were added to the report in August of 2016, boosting summation median price estimates.**



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	91	58	8	88%	90	75	13	1.6	\$220	\$145	\$139
Sparks	11	12	2	85%	89	15	10	1.0	\$150	\$150	\$150
WASHOE TOTAL	102	69	10	87%	89	90	12	1.5	\$208	\$146	\$141
Carson City	2	7	0	100%	92	11	9	0.3	\$120	\$135	\$135
TOTAL	104	76	10	88%	90	101	12	1.4	\$210	\$145	\$140