



MARKET CONDITION REPORT

RENO AREA

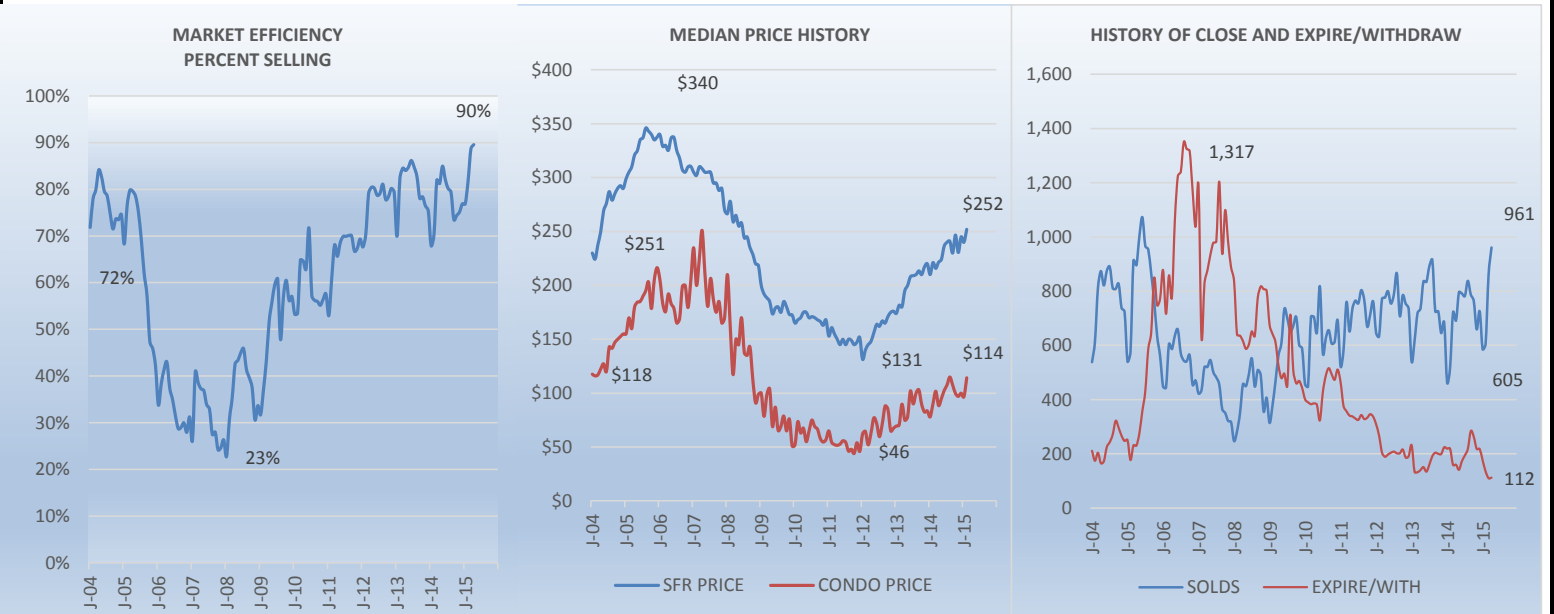


April-2015

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	614	363	53	87%	98	727	16	1.7	\$488	\$287	\$283
Sparks	169	178	20	90%	85	375	13	1.0	\$330	\$259	\$257
WASHOE COUNTY TOTAL	783	541	73	88%	94	1,102	15	1.4	\$454	\$277	\$274
Fernley	47	53	4	94%	94	84	11	0.9	\$215	\$159	\$157
Dayton	52	29	5	85%	96	75	19	1.8	\$245	\$190	\$191
Yerington	28	6	1	85%	143	7	28	5.1	\$189	\$139	\$130
LYON COUNTY TOTAL	127	87	10	90%	98	166	15	1.5	\$223	\$168	\$167
Gardnerville	119	36	9	80%	135	76	24	3.4	\$400	\$279	\$275
Minden	68	56	1	98%	131	52	9	1.2	\$432	\$337	\$335
DOUGLAS COUNTY TOTAL	187	92	10	90%	132	128	15	2.0	\$419	\$314	\$312
Fallon (Churchill County)	61	39	5	90%	121	51	12	1.6	\$168	\$160	\$158
Carson City (Carson County)	128	128	8	94%	107	135	9	1.0	\$380	\$219	\$213
TOTAL	1,286	886	105	89%	101	1,582	14	1.5	\$404	\$257	\$253

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	71	72	6	93%	93	119	12	1.0	\$209	\$122	\$123
Sparks	19	15	1	94%	101	32	15	1.3	\$130	\$110	\$110
WASHOE TOTAL	90	87	7	93%	94	151	12	1.0	\$195	\$120	\$120
Carson City	14	8	0	100%	122	13	16	1.9	\$112	\$95	\$95
TOTAL	104	94	7	94%	97	164	12	1.1	\$182	\$118	\$118