



MARKET CONDITION REPORT

RENO AREA



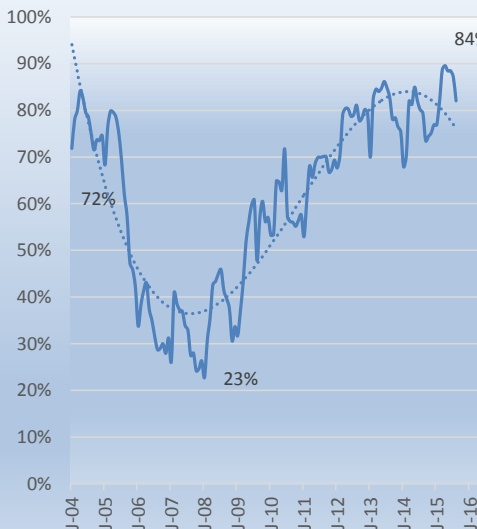
August-2015

SINGLE FAMILY RESIDENCE

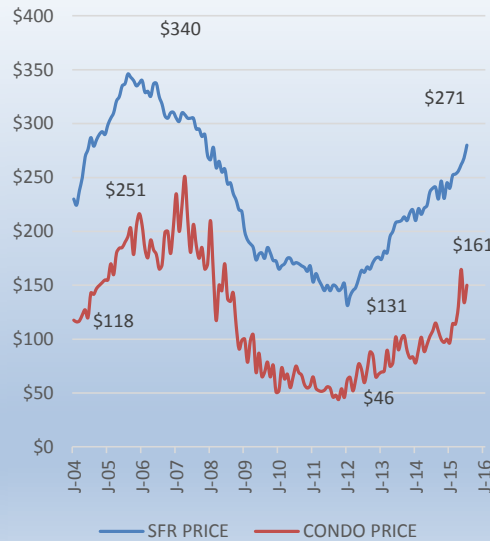
CITY	SUPPLY ON MARKET	DEMAND SOLD MONTH	EXPIRE WITHDRAW MONTH	PERCENT SELLING	DAYS ON MARKET SOLD	IN ESCROW	WEEKS SUPPLY GIVEN DEMAND	RATIO OF SUPPLY TO DEMAND	MEDIAN LIST PRICE	MEDIAN IN ESCROW PRICE	MEDIAN CLOSE PRICE
Reno	863	401	88	82%	78	660	16	2.2	\$458	\$300	\$300
Sparks	314	156	28	85%	78	314	17	2.0	\$315	\$275	\$272
WASHOE COUNTY TOTAL	1,177	557	116	83%	78	974	17	2.1	\$419	\$293	\$292
Fernley	88	43	10	82%	69	71	16	2.0	\$197	\$184	\$179
Dayton	56	29	7	81%	84	63	18	1.9	\$232	\$215	\$203
Yerington	38	5	3	63%	114	11	42	7.6	\$170	\$114	\$105
LYON COUNTY TOTAL	182	77	20	80%	78	145	18	2.4	\$208	\$191	\$183
Gardnerville	154	37	7	84%	122	74	27	4.2	\$429	\$302	\$295
Minden	92	54	7	89%	92	40	11	1.7	\$400	\$360	\$348
DOUGLAS COUNTY TOTAL	246	91	14	87%	104	114	17	2.7	\$412	\$336	\$326
Fallon (Churchill County)	88	45	11	80%	108	45	13	2.0	\$176	\$189	\$187
Carson City (Carson County)	168	124	17	88%	95	105	10	1.4	\$331	\$240	\$240
TOTAL	1,861	894	176	84%	85	1,383	16	2.1	\$379	\$276	\$273

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.**

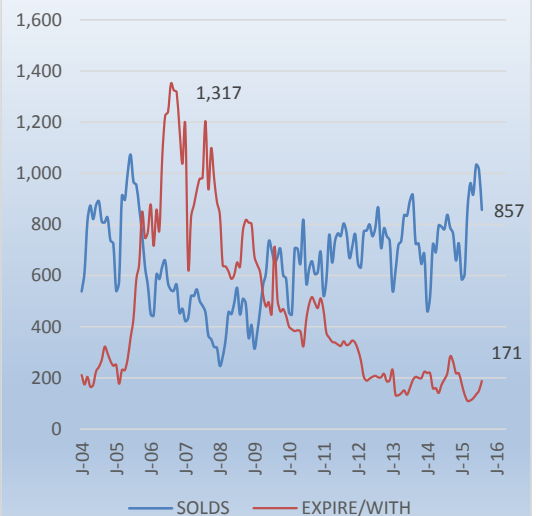
MARKET EFFICIENCY
PERCENT SELLING



MEDIAN PRICE HISTORY



HISTORY OF CLOSE (SOLDS) AND
EXPIRE/WITHDRAW



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	97	76	11	88%	86	92	11	1.3	\$193	\$150	\$150
Sparks	21	15	1	97%	51	36	16	1.4	\$150	\$126	\$122
WASHOE TOTAL	118	91	11	89%	80	128	12	1.3	\$185	\$146	\$145
Carson City	13	10	1	95%	67	6	8	1.3	\$130	\$110	\$105
TOTAL	131	101	12	90%	79	134	11	1.3	\$179	\$143	\$141