



# MARKET CONDITION REPORT

## RENO AREA

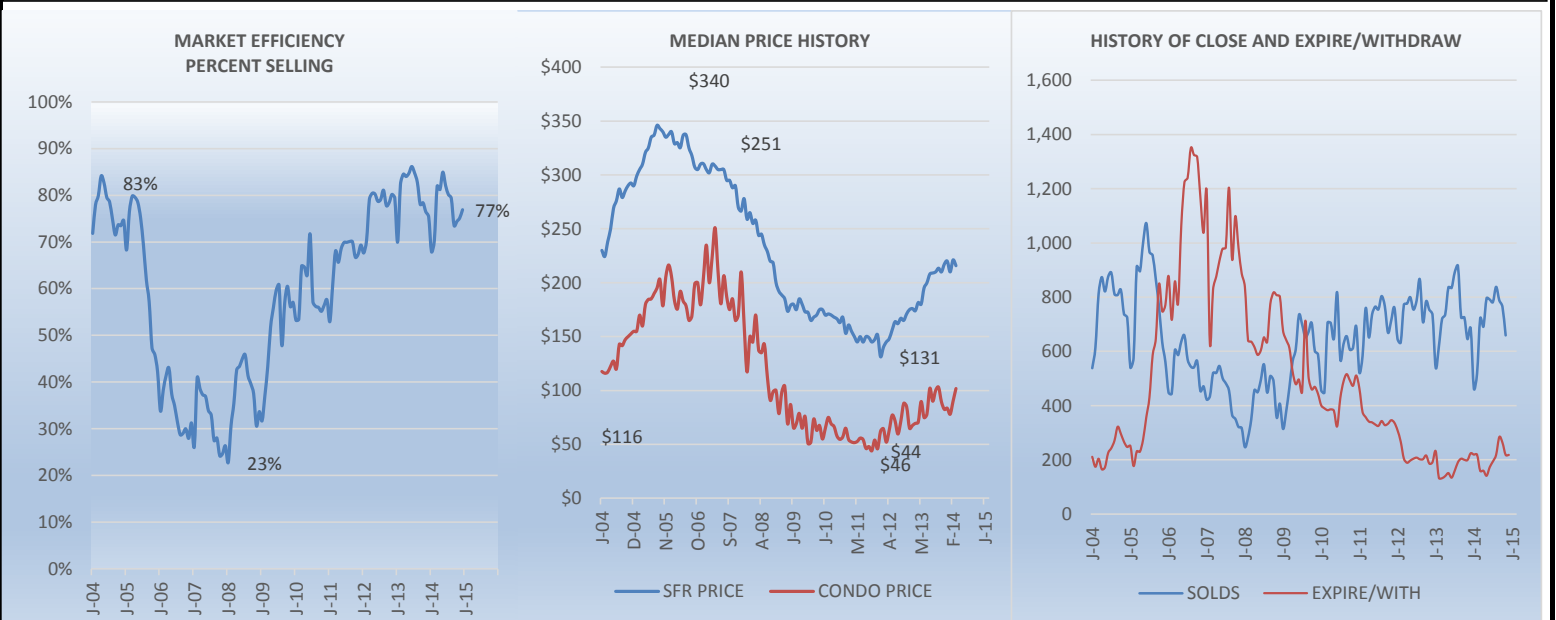


December-2014

### 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
<b>Reno</b>	581	318	112	74%	117	534	15	1.8	\$425	\$275	\$273
<b>Sparks</b>	191	158	29	84%	100	239	12	1.2	\$299	\$263	\$255
<b>WASHOE COUNTY TOTAL</b>	<b>772</b>	<b>476</b>	<b>141</b>	<b>77%</b>	<b>111</b>	<b>773</b>	<b>14</b>	<b>1.6</b>	<b>\$394</b>	<b>\$271</b>	<b>\$267</b>
<b>Fernley</b>	60	45	11	80%	136	57	11	1.3	\$171	\$155	\$150
<b>Dayton</b>	47	16	12	57%	122	59	29	2.9	\$190	\$161	\$163
<b>Yerington</b>	27	5	5	53%	112	8	30	5.4	\$229	\$139	\$129
<b>LYON COUNTY TOTAL</b>	<b>134</b>	<b>66</b>	<b>28</b>	<b>71%</b>	<b>131</b>	<b>124</b>	<b>17</b>	<b>2.0</b>	<b>\$180</b>	<b>\$155</b>	<b>\$151</b>
<b>Gardnerville</b>	108	22	18	56%	159	51	31	4.9	\$407	\$264	\$254
<b>Minden</b>	57	17	8	69%	91	35	23	3.4	\$398	\$295	\$290
<b>DOUGLAS COUNTY TOTAL</b>	<b>165</b>	<b>39</b>	<b>25</b>	<b>61%</b>	<b>129</b>	<b>86</b>	<b>28</b>	<b>4.2</b>	<b>\$403</b>	<b>\$277</b>	<b>\$269</b>
<b>Fallon (Churchill County)</b>	63	20	5	82%	142	38	22	3.2	\$170	\$147	\$142
<b>Carson City (Carson County)</b>	112	37	24	61%	106	83	23	3.0	\$350	\$190	\$195
<b>TOTAL</b>	<b>1,246</b>	<b>638</b>	<b>221</b>	<b>74%</b>	<b>115</b>	<b>1,104</b>	<b>16</b>	<b>2.0</b>	<b>\$358</b>	<b>\$251</b>	<b>\$247</b>

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
<b>Reno</b>	85	61	11	85%	108	70	11	1.4	\$155	\$119	\$115
<b>Sparks</b>	18	17	2	89%	112	19	9	1.1	\$80	\$94	\$90
<b>WASHOE TOTAL</b>	<b>103</b>	<b>78</b>	<b>13</b>	<b>86%</b>	<b>109</b>	<b>89</b>	<b>11</b>	<b>1.3</b>	<b>\$139</b>	<b>\$113</b>	<b>\$110</b>
<b>Carson City</b>	7	3	2	67%	64	10	25	2.3	\$100	\$90	\$88
<b>TOTAL</b>	<b>110</b>	<b>81</b>	<b>14</b>	<b>85%</b>	<b>107</b>	<b>99</b>	<b>11</b>	<b>1.4</b>	<b>\$139</b>	<b>\$113</b>	<b>\$109</b>