MARKET CONDITION REPORT
RENO AREA
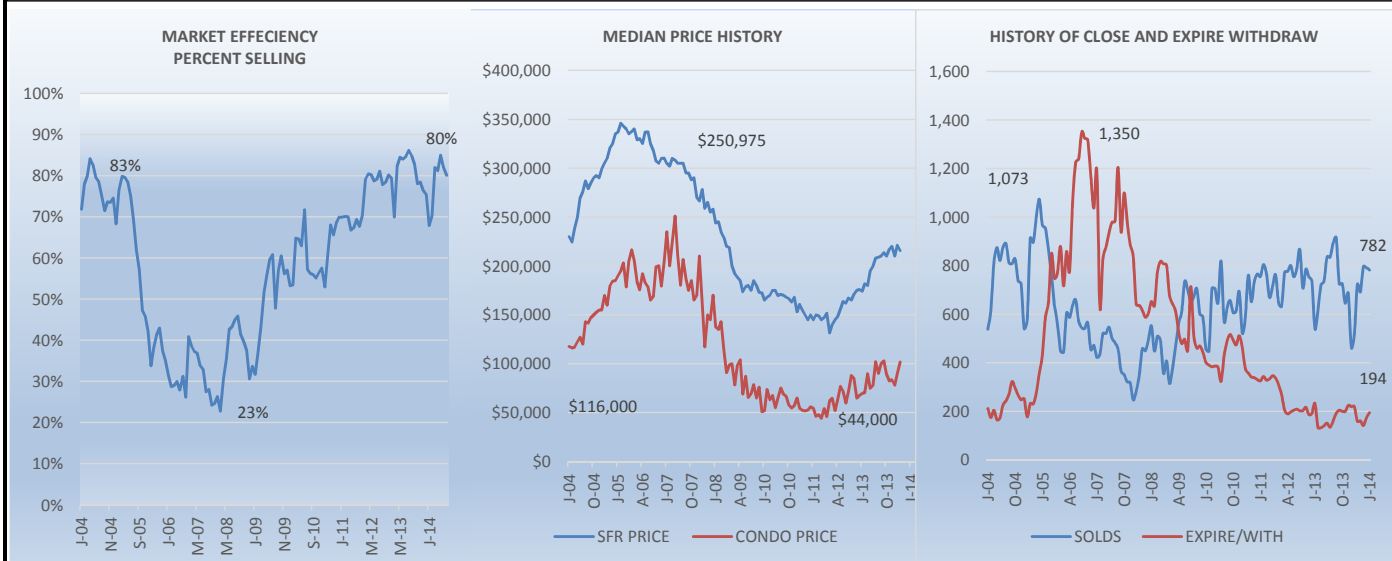
July-2014

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	363	345	80	81%	92	749	14	1.1	$240	$259	$255
Sparks	199	155	29	84%	91	326	15	1.3	$255	$250	$245
WASHOE COUNTY TOTAL	562	499	109	82%	91	1,075	14	1.1	$245	$256	$252
Fernley	106	36	9	81%	100	78	22	2.9	$165	$141	$140
Dayton	67	27	8	77%	95	73	22	2.5	$192	$167	$165
Yerington	42	3	2	63%	114	6	83	16.8	$129	$70	$68
LYON COUNTY TOTAL	215	66	18	78%	99	157	25	3.3	$175	$149	$147
Gardnerville	43	31	9	78%	126	81	18	1.4	$227	$249	$247
Minden	26	26	6	81%	97	42	12	1.0	$279	$320	$300
DOUGLAS COUNTY TOTAL	69	56	15	79%	113	123	15	1.2	$250	$281	$271
Fallon (Churchill County)	65	21	9	69%	121	46	23	3.2	$164	$157	$159
Carson City (Carson County)	89	60	20	75%	104	120	15	1.5	$205	$210	$205
TOTAL	1,000	701	170	81%	96	1,521	16	1.4	$219	$241	$237

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 EFFECIENCY PERCENT SELLING

MEDIAN PRICE HISTORY

HISTORY OF CLOSE 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	134	48	20	71%	78	91	20	2.8	$97	$116	$109
Sparks	29	21	5	82%	83	33	13	1.4	$100	$100	$95
WASHOE TOTAL	163	69	24	74%	79	124	18	2.4	$98	$111	$105
Carson City	13	7	1	93%	121	9	14	1.9	$108	$127	$131
TOTAL	176	76	25	76%	83	133	18	2.3	$98	$113	$107