



MARKET CONDITION REPORT

RENO AREA

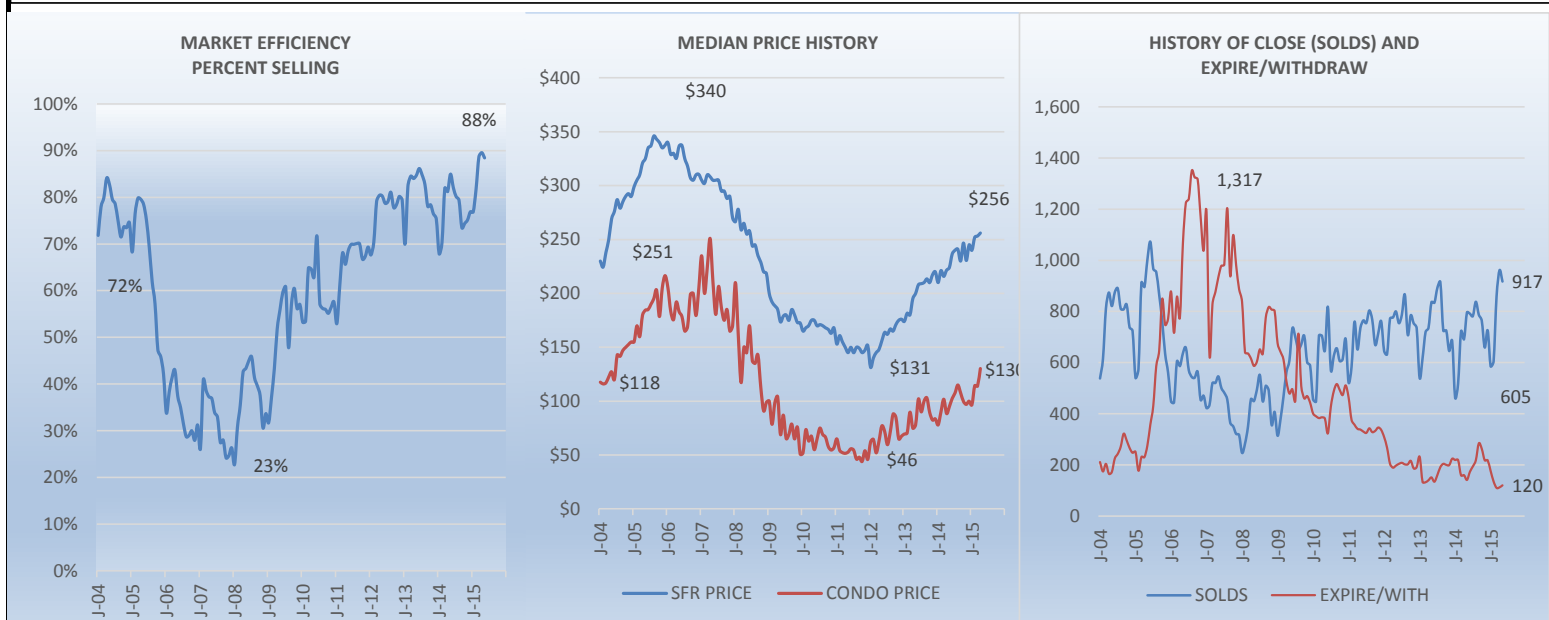


May-2015

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	673	376	55	87%	91	771	17	1.8	\$450	\$293	\$288
Sparks	195	169	22	88%	84	344	14	1.2	\$320	\$270	\$269
WASHOE COUNTY TOTAL	868	545	77	88%	89	1,115	16	1.6	\$421	\$286	\$282
Fernley	56	47	4	93%	77	80	13	1.2	\$231	\$170	\$169
Dayton	58	27	7	79%	74	71	21	2.1	\$257	\$198	\$194
Yerington	38	7	2	81%	153	7	30	5.8	\$177	\$130	\$127
LYON COUNTY TOTAL	152	81	12	87%	82	158	17	1.9	\$236	\$176	\$174
Gardnerville	125	38	8	83%	132	86	24	3.3	\$449	\$321	\$326
Minden	80	56	1	99%	103	49	10	1.4	\$437	\$342	\$340
DOUGLAS COUNTY TOTAL	205	94	9	92%	115	135	16	2.2	\$442	\$333	\$334
Fallon (Churchill County)	65	41	5	90%	119	48	12	1.6	\$176	\$150	\$146
Carson City (Carson County)	135	137	10	93%	98	121	8	1.0	\$370	\$235	\$233
TOTAL	1,425	897	112	89%	94	1,577	15	1.6	\$388	\$267	\$264

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	83	79	6	93%	72	105	10	1.1	\$201	\$137	\$134
Sparks	23	14	2	90%	115	32	17	1.6	\$119	\$110	\$114
WASHOE TOTAL	106	93	7	93%	78	137	11	1.1	\$189	\$133	\$131
Carson City	7	6	1	92%	90	16	17	1.2	\$140	\$95	\$95
TOTAL	113	99	8	93%	79	153	12	1.1	\$180	\$131	\$129