



MARKET CONDITION REPORT

RENO AREA

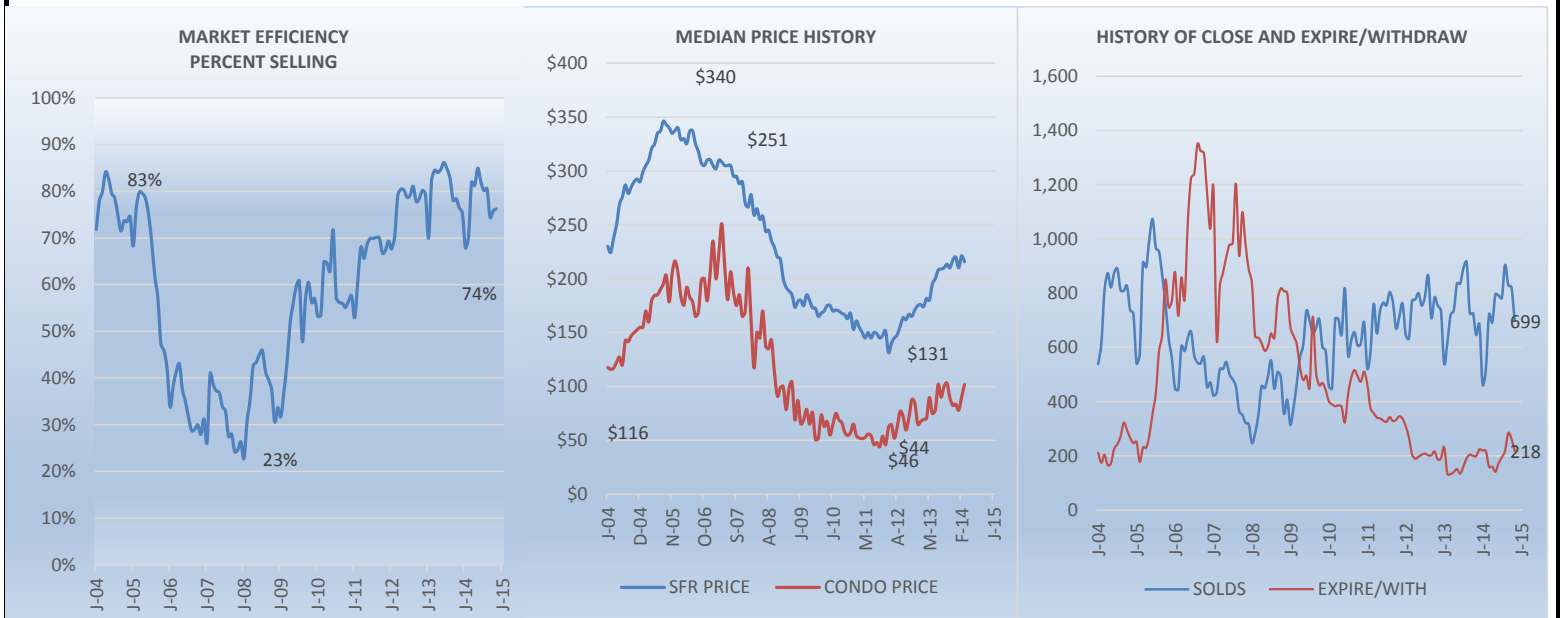


November-2014

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	703	312	105	75%	98	666	19	2.3	\$399	\$279	\$275
Sparks	238	136	35	80%	87	299	17	1.8	\$288	\$248	\$241
WASHOE COUNTY TOTAL	941	448	140	76%	94	965	18	2.1	\$371	\$270	\$264
Fernley	68	42	15	73%	111	81	16	1.6	\$182	\$154	\$150
Dayton	64	25	12	68%	100	51	20	2.6	\$195	\$178	\$169
Yerington	37	7	4	62%	292	6	29	5.7	\$190	\$90	\$88
LYON COUNTY TOTAL	169	73	31	70%	124	138	18	2.3	\$187	\$156	\$151
Gardnerville	128	36	13	74%	130	58	22	3.6	\$399	\$280	\$274
Minden	68	18	8	69%	132	35	26	3.9	\$400	\$329	\$323
DOUGLAS COUNTY TOTAL	196	54	21	72%	131	93	23	3.7	\$399	\$296	\$290
Fallon (Churchill County)	72	19	4	83%	137	40	26	3.8	\$167	\$180	\$163
Carson City (Carson County)	134	54	23	70%	125	94	18	2.5	\$352	\$230	\$229
TOTAL	1,512	647	218	75%	104	1,330	19	2.3	\$343	\$253	\$248

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	92	53	17	76%	89	95	15	1.7	\$157	\$112	\$111
Sparks	18	12	4	77%	88	30	18	1.6	\$86	\$92	\$92
WASHOE TOTAL	110	65	20	76%	89	125	16	1.7	\$145	\$108	\$107
Carson City	13	3	2	56%	93	7	35	5.2	\$104	\$135	\$135
TOTAL	123	67	22	75%	89	132	16	1.8	\$141	\$109	\$108