



MARKET CONDITION REPORT

RENO AREA

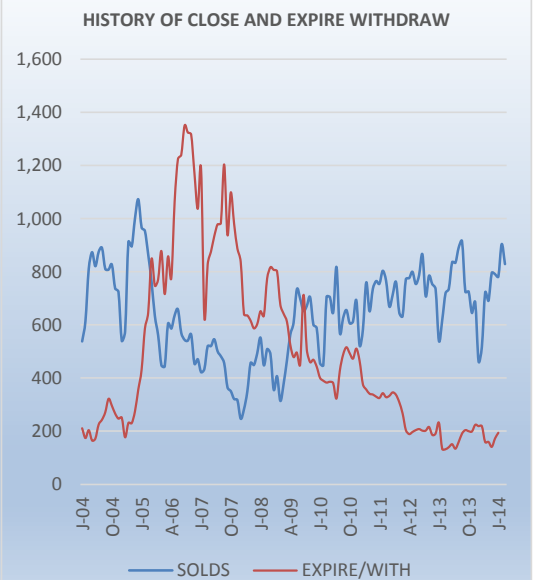
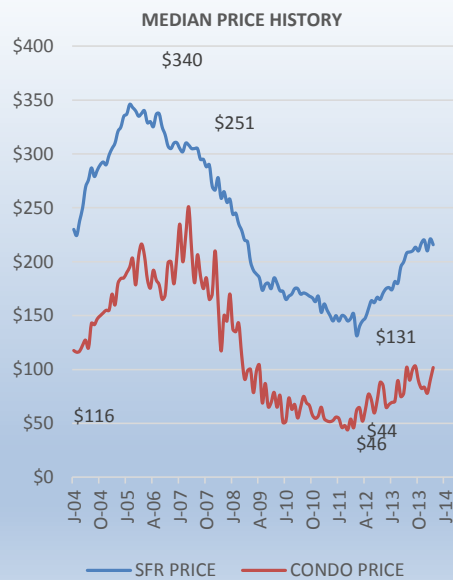


September-2014

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	942	356	114	76%	95	691	20	2.6	\$383	\$260	\$259
Sparks	309	166	38	81%	84	278	15	1.9	\$290	\$239	\$235
WASHOE COUNTY TOTAL	1,251	522	152	77%	91	969	18	2.4	\$360	\$253	\$251
Fernley	117	31	15	67%	96	80	28	3.8	\$170	\$144	\$140
Dayton	71	29	9	77%	128	70	21	2.5	\$205	\$172	\$172
Yerington	39	7	4	67%	238	10	30	5.6	\$189	\$89	\$80
LYON COUNTY TOTAL	227	67	27	71%	125	160	25	3.4	\$187	\$150	\$147
Gardnerville	143	38	8	83%	114	80	25	3.8	\$459	\$308	\$301
Minden	75	27	8	78%	94	42	19	2.8	\$415	\$312	\$305
DOUGLAS COUNTY TOTAL	218	65	16	81%	106	122	23	3.4	\$441	\$309	\$302
Fallon (Churchill County)	73	18	11	62%	104	41	27	4.1	\$170	\$153	\$147
Carson City (Carson County)	170	63	19	77%	102	117	20	2.7	\$357	\$215	\$208
TOTAL	1,939	734	224	77%	97	1,409	20	2.6	\$341	\$243	\$240

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	141	57	18	77%	87	98	18	2.5	\$125	\$118	\$111
Sparks	24	17	2	89%	75	33	15	1.4	\$95	\$105	\$100
WASHOE TOTAL	165	74	20	79%	84	131	17	2.2	\$118	\$115	\$108
Carson City	11	6	1	92%	95	7	13	1.8	\$65	\$110	\$109
TOTAL	176	80	20	80%	85	138	17	2.2	\$117	\$114	\$108