



MARKET CONDITION REPORT

RENO AREA

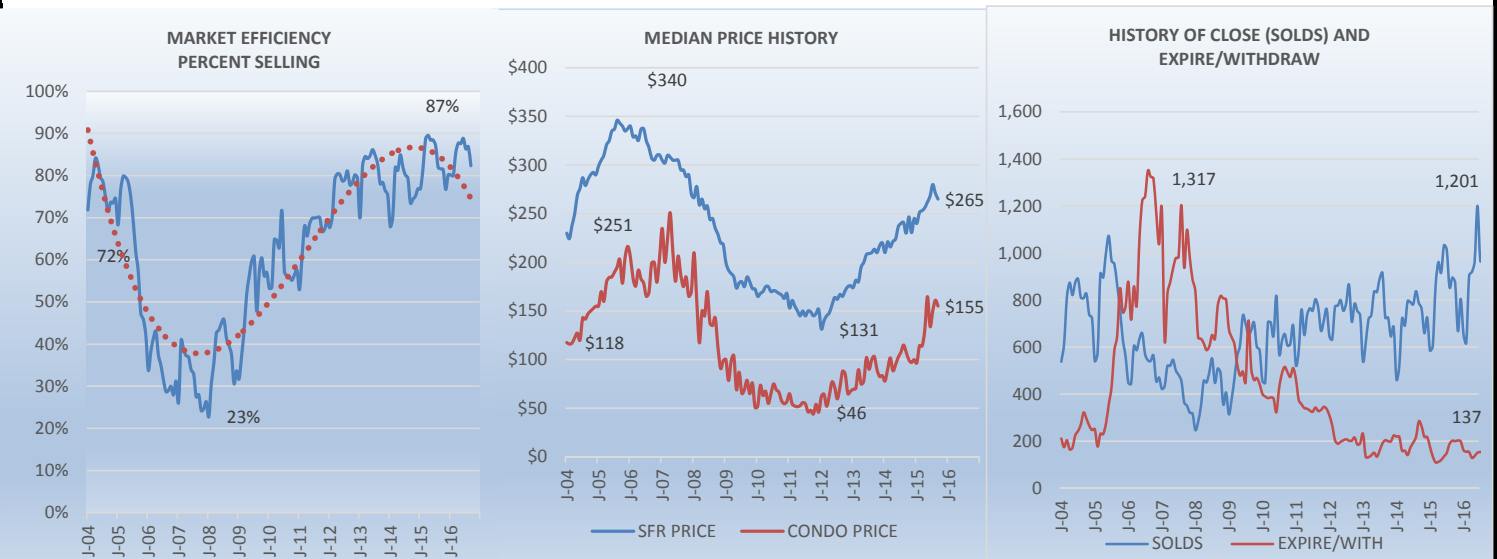


September-2016

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	1,032	392	87	82%	89	599	18	2.6	\$440	\$325	\$320
Sparks	360	170	45	79%	85	306	17	2.1	\$317	\$291	\$290
WASHOE COUNTY TOTAL	1,392	562	132	81%	88	905	18	2.5	\$408	\$315	\$311
Fernley	107	41	14	75%	89	83	20	2.6	\$245	\$201	\$201
Dayton	79	26	5	85%	84	64	24	3.1	\$285	\$226	\$220
Yerington	56	9	4	69%	143	8	31	6.2	\$189	\$140	\$139
LYON COUNTY TOTAL	242	76	23	77%	94	155	23	3.2	\$252	\$202	\$200
Gardnerville	127	44	8	85%	93	73	20	2.9	\$565	\$309	\$300
Minden	69	54	3	95%	101	41	9	1.3	\$459	\$384	\$381
DOUGLAS COUNTY TOTAL	196	98	11	90%	98	114	14	2.0	\$507	\$350	\$344
Fallon	89	48	11	81%	98	54	13	1.9	\$235	\$209	\$209
Carson City	176	137	16	90%	104	132	10	1.3	\$387	\$270	\$269
Stateline	32	9	2	86%	127	6	18	3.6	\$812	\$869	\$835
Zephyr Cove	36	14	1	97%	148	7	13	2.6	\$1,445	\$921	\$859
Incline	63	12	1	96%	212	13	27	5.3	\$1,325	\$1,338	\$1,279
TOTAL	2,226	955	194	83%	92	1,360	16	2.3	\$391	\$297	\$294

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**. **Stateline, Zepher Cove, Incline added to report in August of 2016** boosting summation median price estimates.



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	112	79	19	81%	78	113	12	1.4	\$183	\$165	\$163
Sparks	16	15	2	91%	79	26	12	1.1	\$185	\$147	\$147
WASHOE TOTAL	128	94	20	82%	78	139	12	1.4	\$184	\$162	\$161
Carson City	7	8	2	83%	87	9	9	0.9	\$139	\$150	\$150
TOTAL	135	102	22	83%	79	148	12	1.3	\$181	\$161	\$160