

INCLINE VILLAGE, NV

Report for 4/29/2019

- Current Real Estate Market Conditions for Single-Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

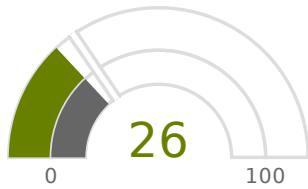
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This week the median list price for Incline Village, NV is \$1,650,000 with the market action index hovering around 26. This is about the same as last month's market action index of 26. Inventory has held steady at or around 33.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

- Today
- Last Month



Slight Buyer's Advantage

The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

REAL-TIME MARKET PROFILE

Median List Price		\$1,650,000
Per Square Foot		\$585
Days on Market		204
Price Decreased		12%
Price Increased		3%
Relisted		6%
Inventory		33
Median House Rent		
Most Expensive		\$15,950,000
Least Expensive		\$495,000
Market Action Index		26
Slight Buyer's Advantage		

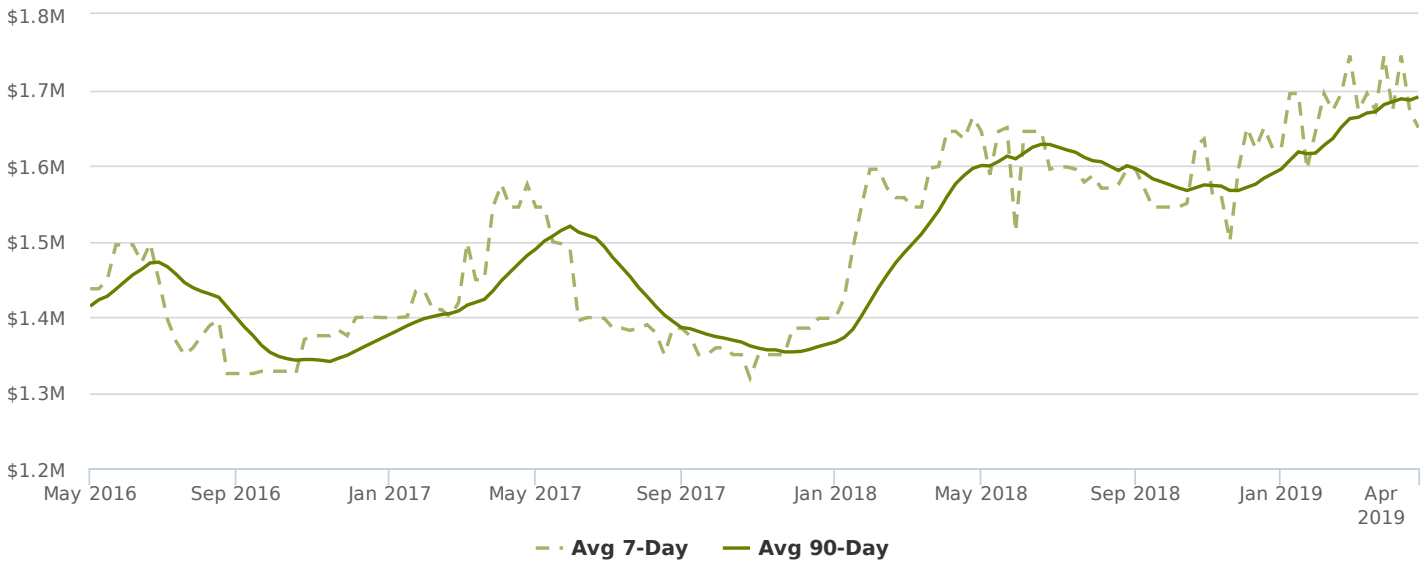
MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$4,399,500	5,862	0.5 - 1 acre	4	5	17	0	0	361
\$3,375,000	4,630	0.5 - 1 acre	5	4	27	0	0	228
\$1,449,500	2,848	0.25 - 0.5 acre	4	3	24	0	0	148
\$659,000	1,408	4,500 - 6,500 sqft	3	2	50	1	0	94

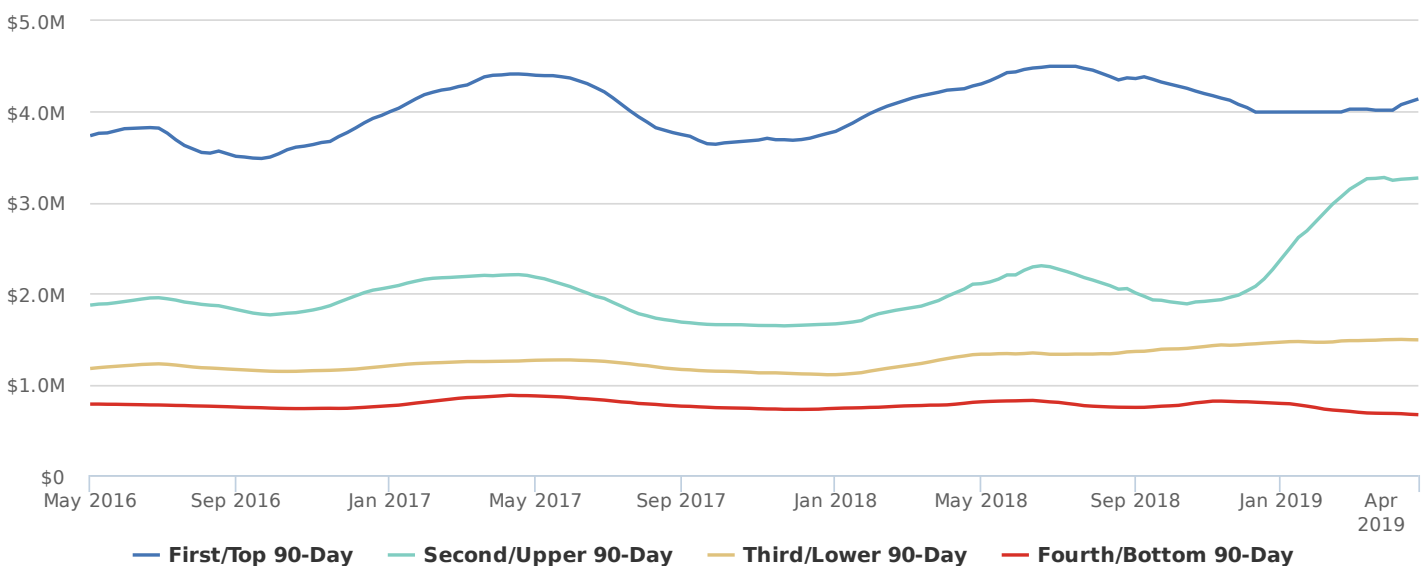
MEDIAN LIST PRICE

The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



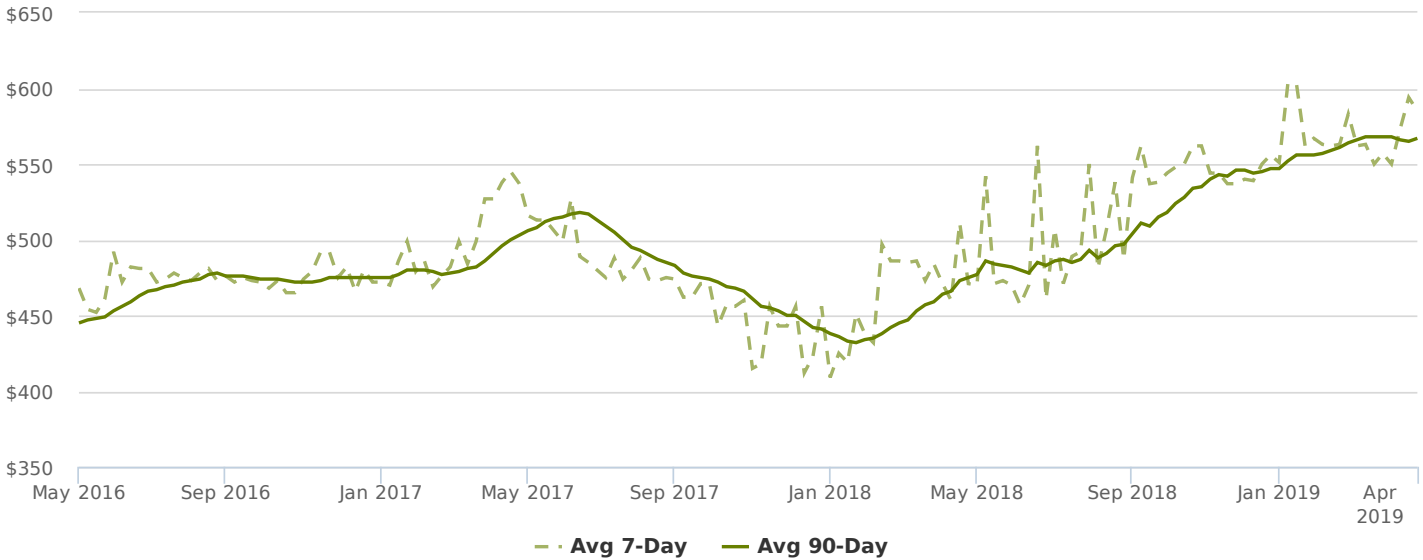
SEGMENTS

Prices have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



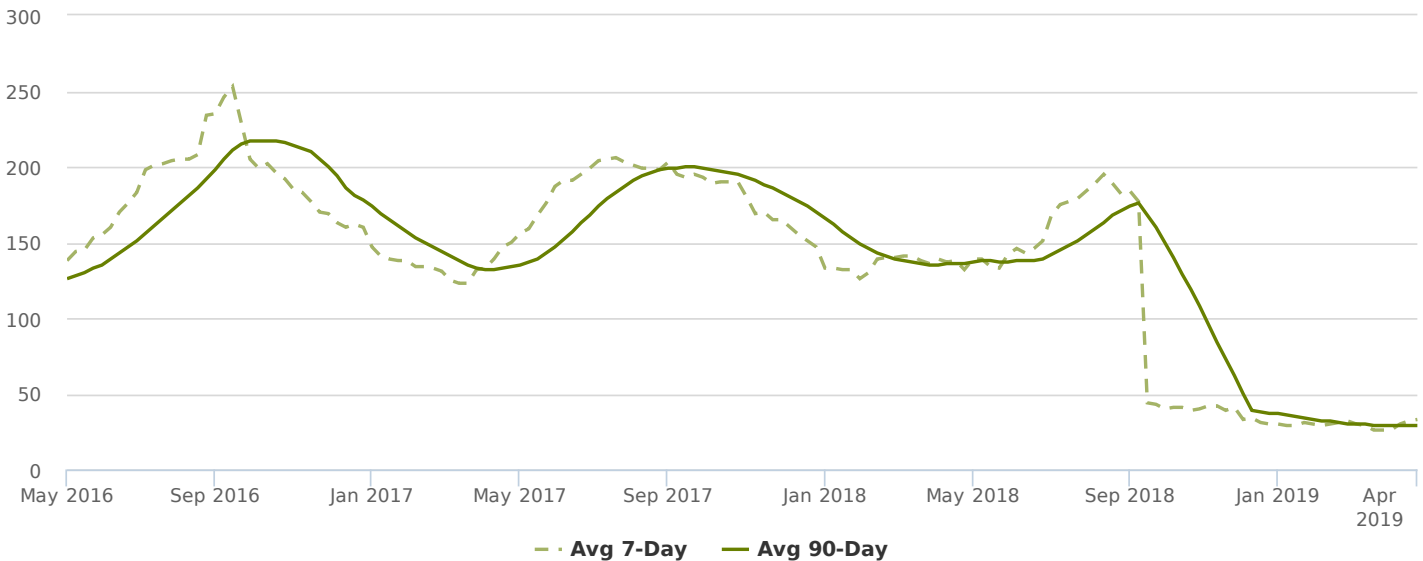
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



MARKET ACTION INDEX

The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



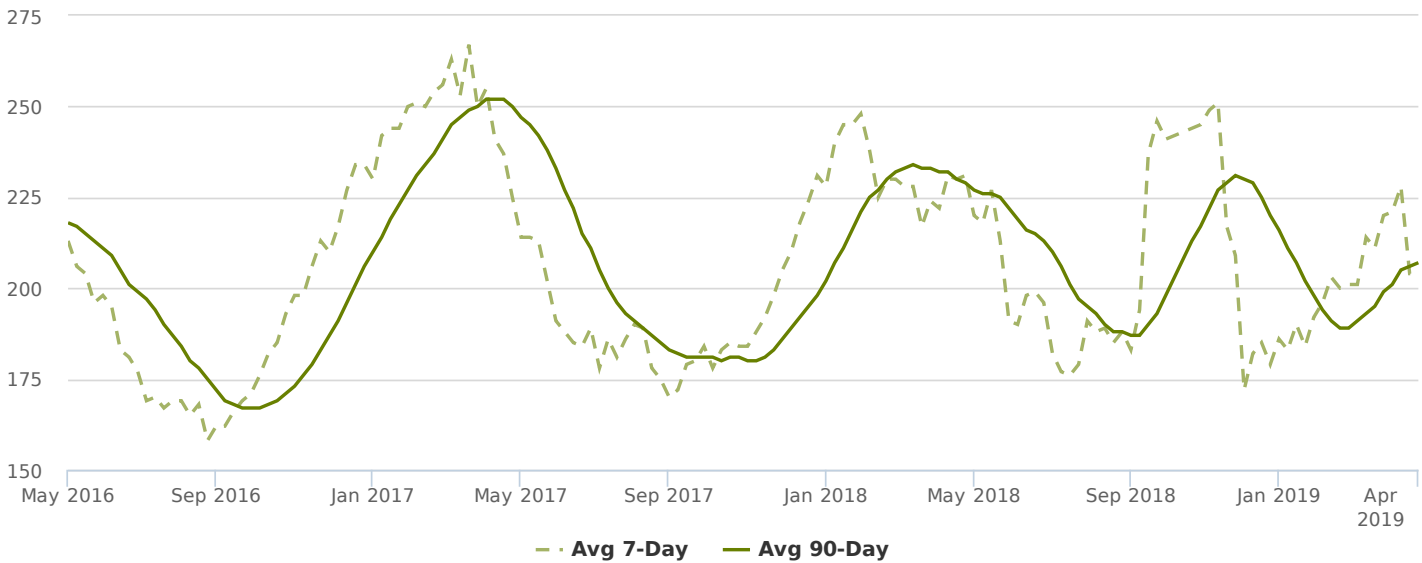
MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 208 days. Half of the listings have come newly on the market in the past 153 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

