

INCLINE VILLAGE, NV

Report for 11/1/2019

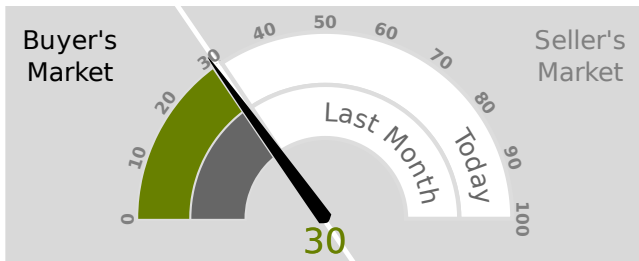
- Current Real Estate Market Conditions for Single-Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

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This week the median list price for Incline Village, NV is \$2,097,497 with the market action index hovering around 30. This is about the same as last month's market action index of 30. Inventory has held steady at or around 42.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have recently resumed upward pressure.

REAL-TIME MARKET PROFILE

Median List Price		\$2,097,497
Per Square Foot		\$524
Days on Market		196
Price Decreased		38%
Price Increased		0%
Relisted		0%
Inventory		42
Median House Rent		\$3,950
Most Expensive		\$11,750,000
Least Expensive		\$528,000
Market Action Index		30
		Slight Seller'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
\$6,197,500	5,701	0.25 - 0.5 acre	5	5	20	2	0	303
\$3,445,000	5,117	0.25 - 0.5 acre	5	4	24	1	0	247
\$1,585,000	3,968	0.25 - 0.5 acre	4	4	35	0	0	126
\$845,000	1,872	0.25 - 0.5 acre	3	2	39	0	1	121

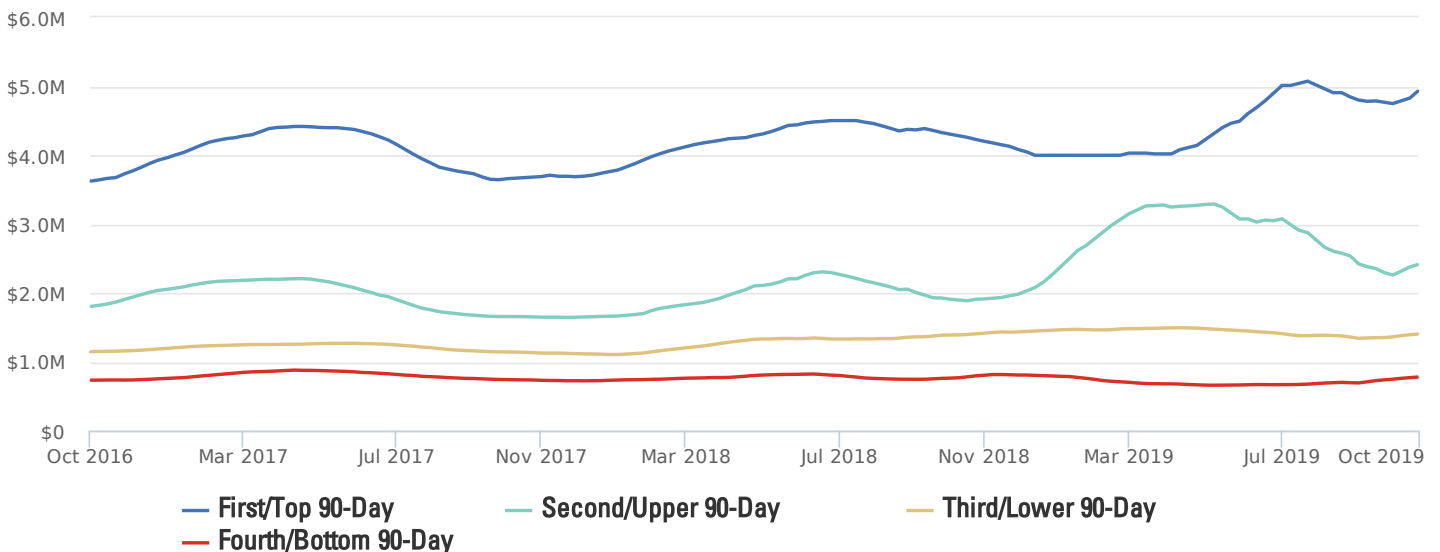
MEDIAN LIST PRICE

Price trends continued their recent uptrend this week. While still below the market's high point, we may be seeing the start of a good price stretch here.



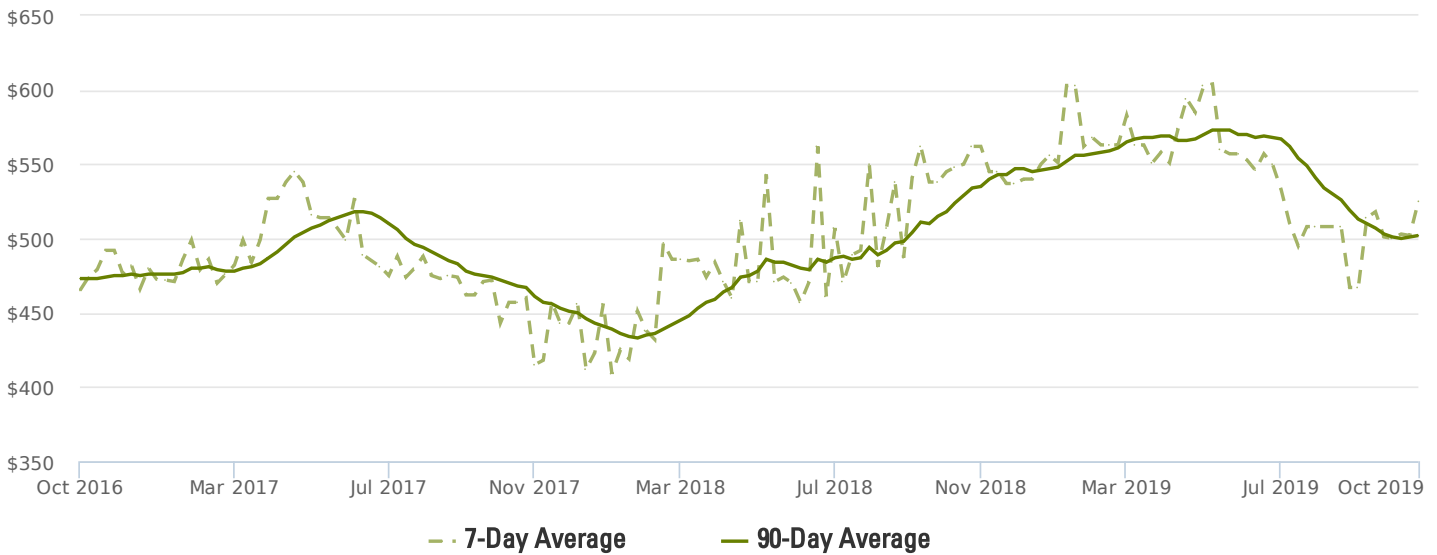
SEGMENTS

Prices in most of the market trending have been higher in recent weeks except for the high-end of the market, which has been essentially flat.



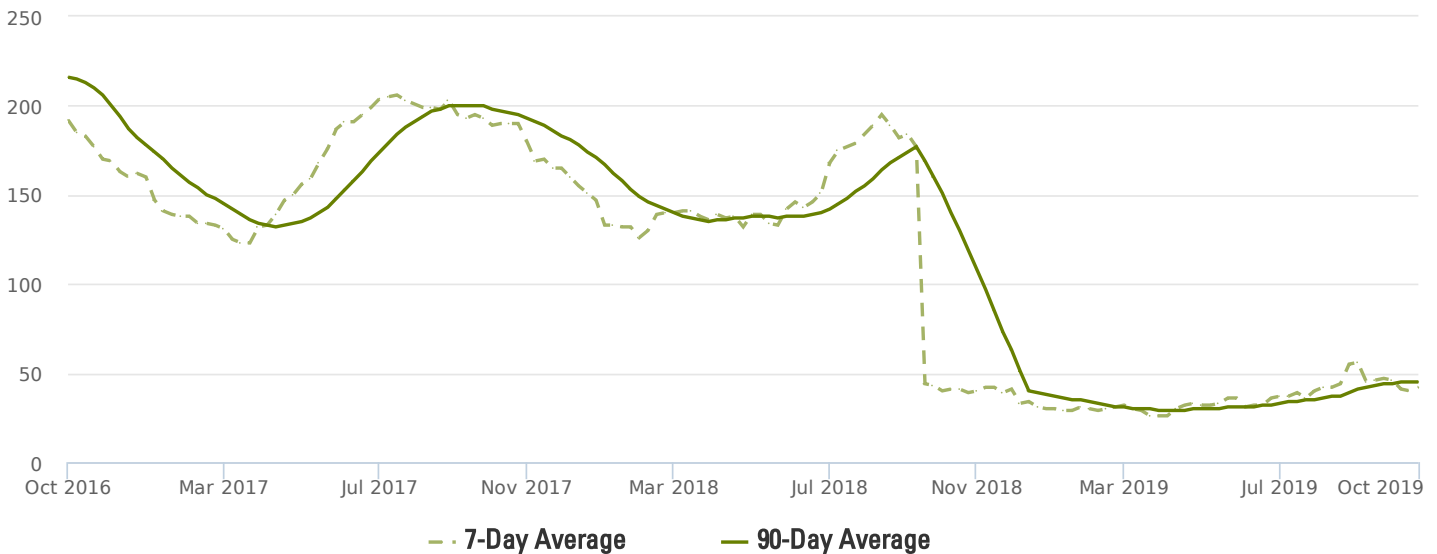
PRICE PER SQUARE FOOT

In a market where prices are rising mildly, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



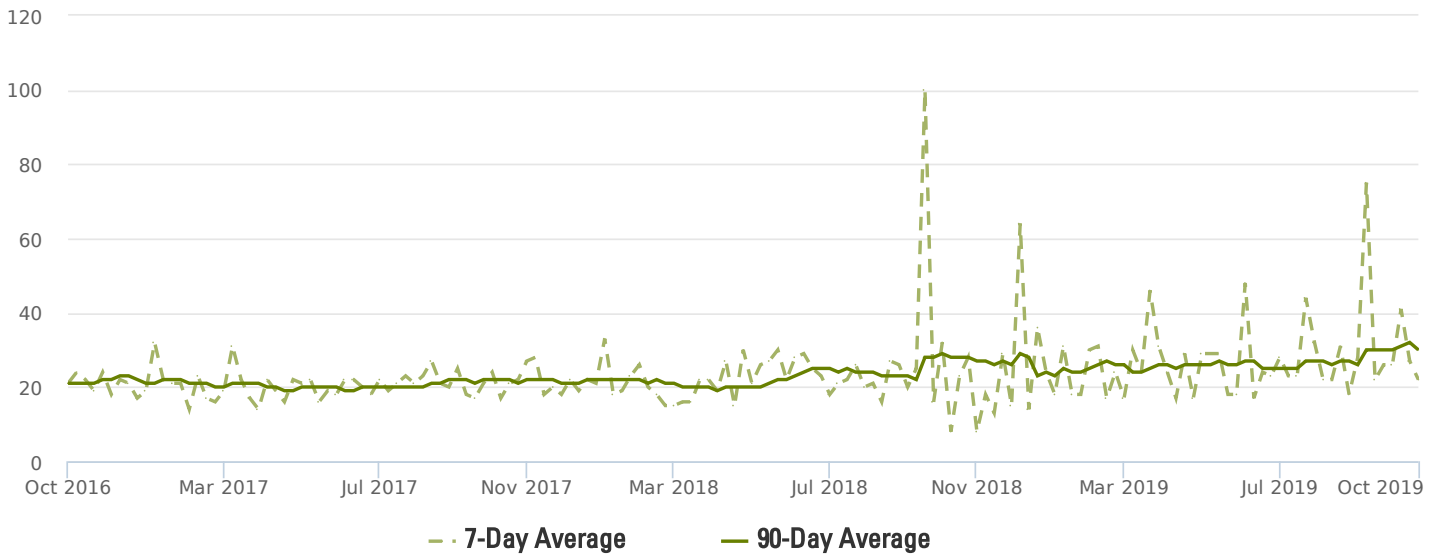
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



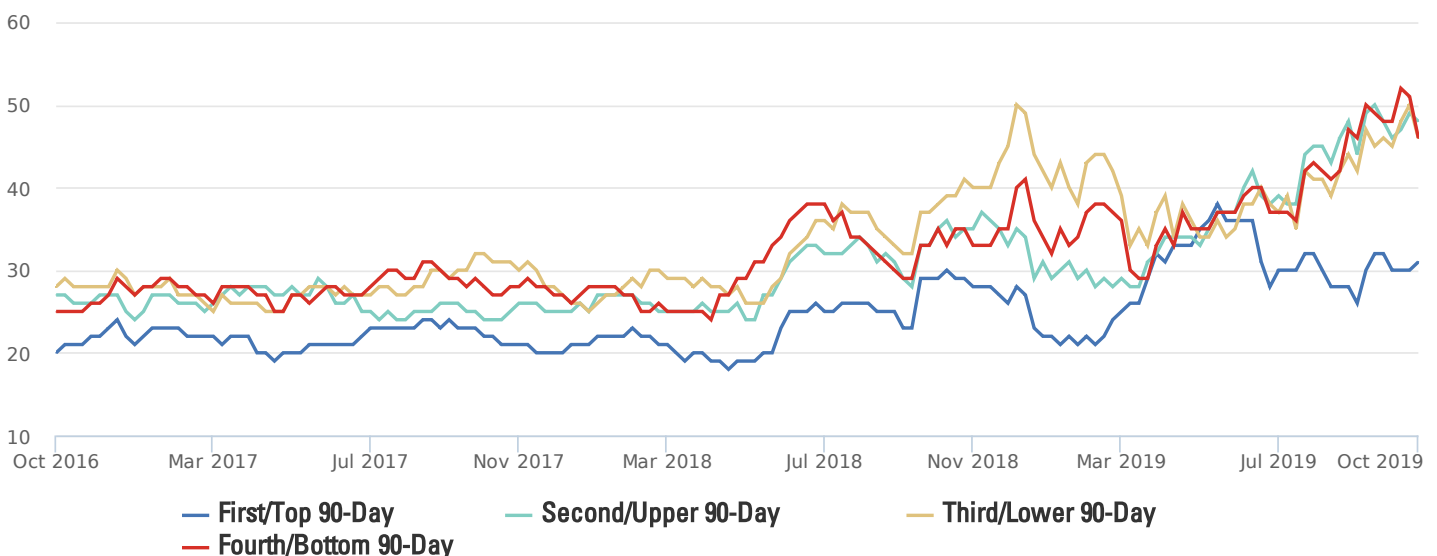
MARKET ACTION INDEX

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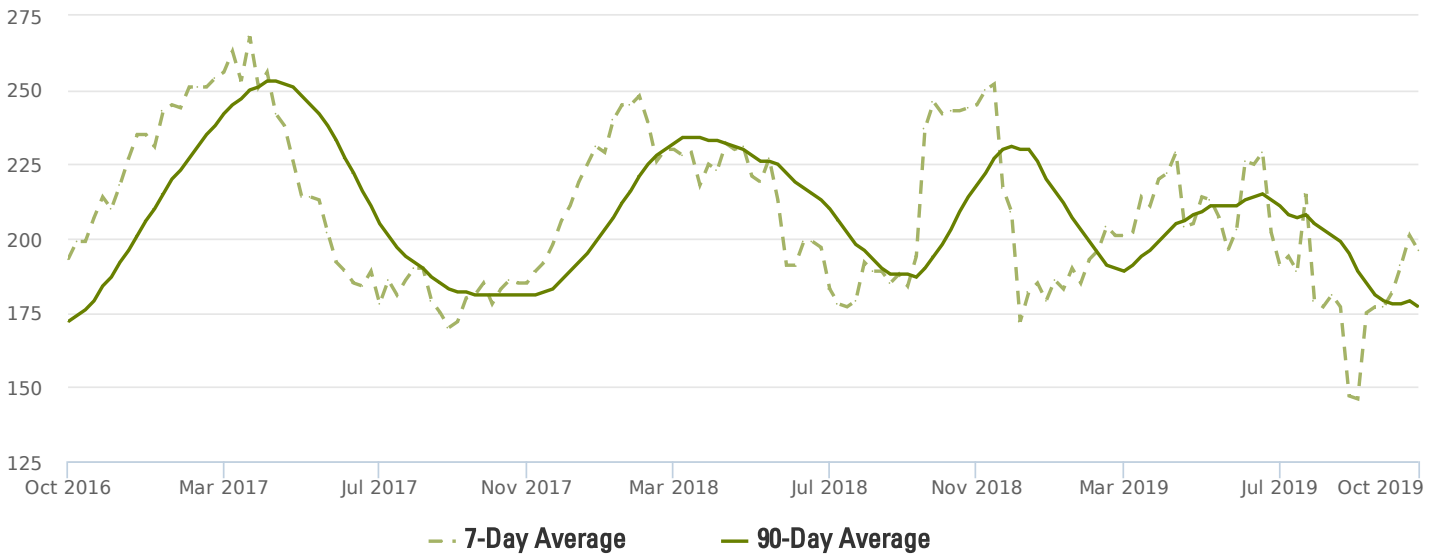
MARKET ACTION SEGMENTS

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 177 days. Half of the listings have come newly on the market in the past 80 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.

