



MARKET CONDITION REPORT

RENO AREA

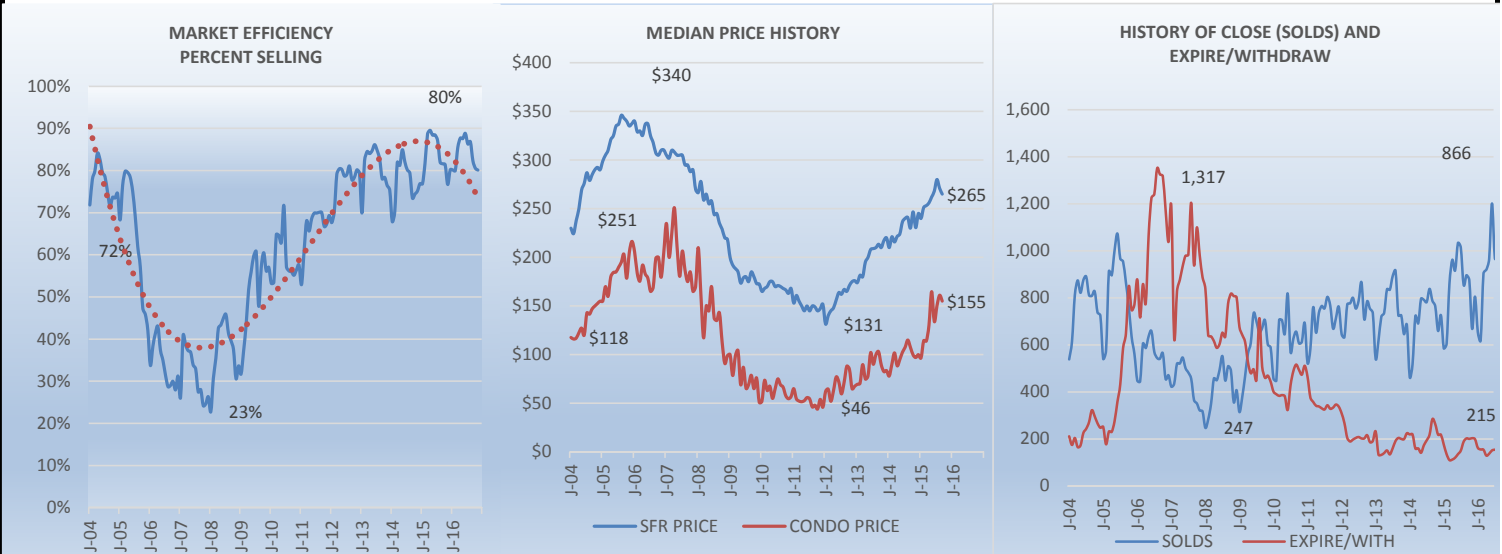


November-2016

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	886	326	95	77%	92	541	19	2.7	\$436	\$320	\$317
Sparks	290	171	38	82%	96	267	14	1.7	\$335	\$305	\$300
WASHOE COUNTY TOTAL	1,176	497	133	79%	93	808	17	2.4	\$411	\$315	\$311
Fernley	99	41	13	76%	84	83	19	2.4	\$265	\$204	\$203
Dayton	61	24	10	71%	108	61	22	2.5	\$293	\$227	\$224
Yerington	46	5	4	59%	125	12	50	9.2	\$238	\$111	\$101
LYON COUNTY TOTAL	206	70	27	73%	95	156	22	2.9	\$273	\$205	\$203
Gardnerville	114	39	6	87%	123	53	19	2.9	\$599	\$288	\$285
Minden	61	43	4	91%	110	37	10	1.4	\$470	\$379	\$370
DOUGLAS COUNTY TOTAL	175	82	10	89%	116	90	14	2.1	\$531	\$336	\$330
Fallon	78	49	7	88%	95	45	11	1.6	\$233	\$174	\$173
Carson City	148	129	21	86%	107	123	9	1.1	\$396	\$265	\$264
Stateline	24	8	2	84%	234	7	17	3.0	\$865	\$847	\$819
Zephyr Cove	35	7	0	100%	217	8	27	5.0	\$1,395	\$895	\$875
Incline	55	10	1	95%	128	10	28	5.5	\$1,399	\$945	\$930
TOTAL	1,897	852	198	81%	98	1,222	16	2.2	\$400	\$292	\$288

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	94	64	15	81%	82	97	13	1.5	\$222	\$157	\$155
Sparks	12	16	2	89%	84	20	9	0.8	\$158	\$148	\$150
WASHOE TOTAL	106	80	17	82%	83	117	12	1.3	\$210	\$155	\$154
Carson City	9	6	1	85%	88	9	14	1.6	\$140	\$149	\$150
TOTAL	115	85	18	83%	83	126	12	1.4	\$209	\$154	\$154