



MARKET CONDITION REPORT

RENO AREA



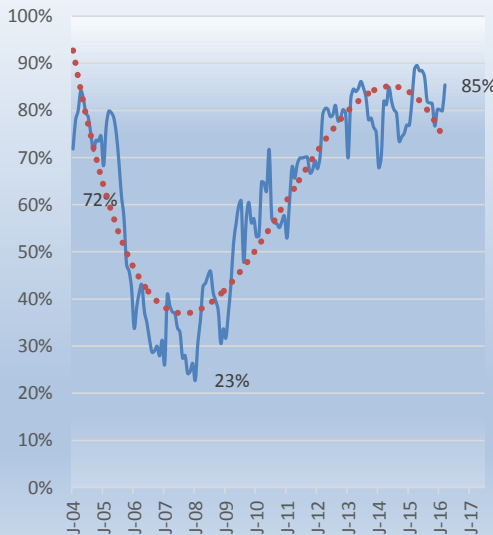
March-2016

SINGLE FAMILY RESIDENCE

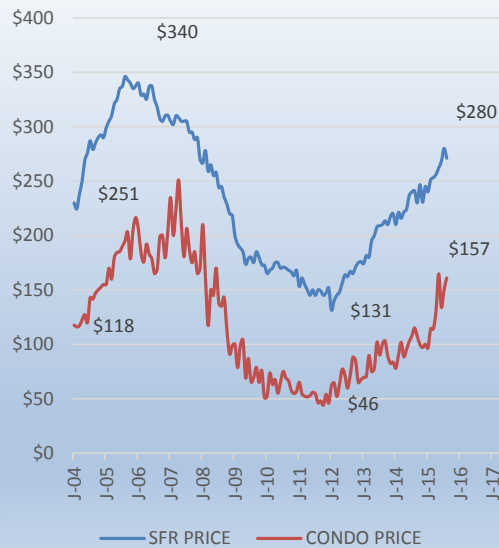
CITY	SUPPLY ON MARKET	DEMAND SOLD MONTH	EXPIRE WITHDRAW MONTH	PERCENT SELLING	DAYS ON MARKET SOLD	IN ESCROW	WEEKS SUPPLY GIVEN DEMAND	RATIO OF SUPPLY TO DEMAND	MEDIAN LIST PRICE	MEDIAN IN ESCROW PRICE	MEDIAN CLOSE PRICE
Reno	597	288	70	80%	96	661	19	2.1	\$480	\$310	\$306
Sparks	204	161	20	89%	102	301	14	1.3	\$335	\$284	\$280
WASHOE COUNTY TOTAL	801	449	90	83%	98	962	17	1.8	\$443	\$301	\$297
Fernley	61	37	6	86%	93	76	16	1.7	\$245	\$175	\$171
Dayton	35	25	3	89%	104	69	18	1.4	\$306	\$210	\$205
Yerington	56	5	3	67%	194	9	56	11.2	\$167	\$154	\$143
LYON COUNTY TOTAL	152	66	12	85%	104	154	20	2.3	\$262	\$186	\$181
Gardnerville	96	27	8	77%	156	72	27	3.6	\$512	\$279	\$268
Minden	57	36	2	95%	158	43	12	1.6	\$440	\$387	\$385
DOUGLAS COUNTY TOTAL	153	63	10	86%	157	115	18	2.4	\$471	\$341	\$335
Fallon (Churchill County)	69	43	13	77%	137	52	12	1.6	\$215	\$165	\$165
Carson City (Carson County)	101	93	14	87%	103	127	11	1.1	\$393	\$260	\$254
TOTAL	1,276	714	138	84%	107	1,410	16	1.8	\$406	\$280	\$276

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.**

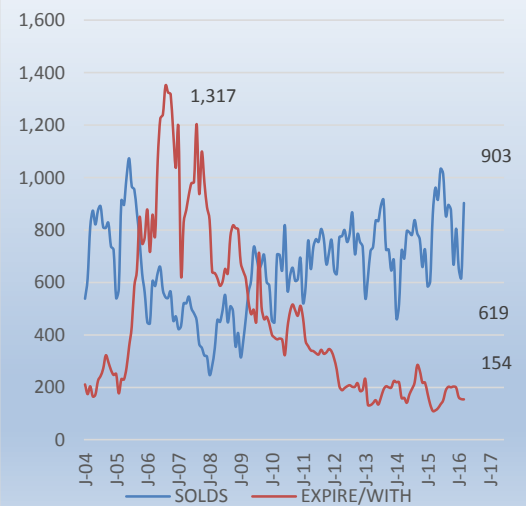
MARKET EFFICIENCY
PERCENT SELLING



MEDIAN PRICE HISTORY



HISTORY OF CLOSE (SOLDS) AND
EXPIRE/WITHDRAW



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	86	58	12	83%	89	103	14	1.5	\$199	\$160	\$159
Sparks	24	13	3	81%	66	21	15	1.8	\$137	\$124	\$124
WASHOE TOTAL	110	71	15	83%	85	124	14	1.5	\$188	\$153	\$153
Carson City	12	6	1	85%	105	10	17	2.2	\$112	\$125	\$120
TOTAL	122	77	16	83%	86	134	15	1.6	\$178	\$151	\$150