



# MARKET CONDITION REPORT

## RENO AREA

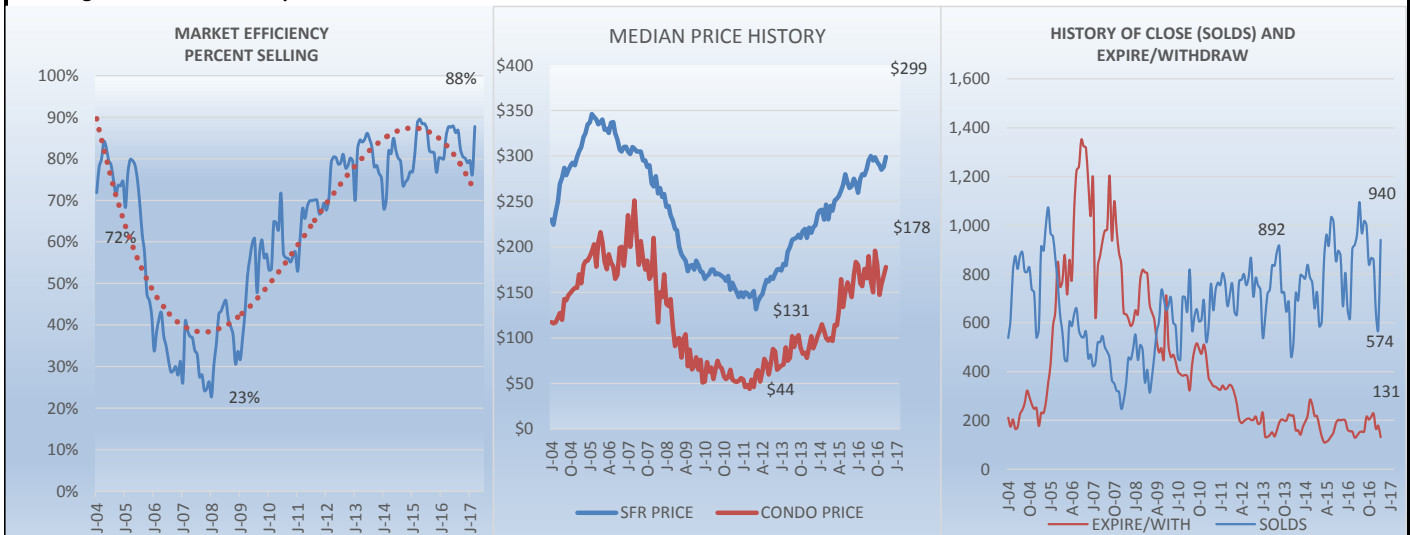


March-2017

### 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	652	316	41	88%	107	656	18	2.1	\$510	\$338	\$335
Sparks	155	152	16	91%	96	323	14	1.0	\$389	\$299	\$291
WASHOE COUNTY TOTAL	807	468	57	89%	104	979	17	1.7	\$487	\$325	\$321
Fernley	79	40	9	82%	96	101	20	2.0	\$280	\$210	\$206
Dayton	56	28	4	87%	88	61	18	2.0	\$304	\$255	\$255
Yerington	33	5	5	53%	213	12	39	6.6	\$200	\$144	\$140
LYON COUNTY TOTAL	168	73	18	81%	101	174	20	2.3	\$284	\$222	\$220
Gardnerville	89	33	9	79%	132	80	23	2.7	\$599	\$317	\$309
Minden	38	31	4	90%	147	52	13	1.2	\$482	\$397	\$379
DOUGLAS COUNTY TOTAL	127	64	12	84%	139	132	18	2.0	\$542	\$356	\$343
Fallon	69	51	9	86%	119	40	9	1.4	\$225	\$199	\$195
Carson City	127	116	8	94%	108	132	10	1.1	\$350	\$277	\$270
Stateline	20	3	2	60%	121	4	35	6.7	\$1,074	\$389	\$344
Zephyr Cove	24	4	2	67%	337	7	34	6.0	\$1,188	\$1,819	\$1,633
Incline	43	8	3	73%	192	13	30	5.4	\$1,575	\$934	\$938
TOTAL	1,385	786	110	88%	108	1,457	16	1.8	\$439	\$302	\$297

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, Zephyr 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	118	66	15	82%	83	118	15	1.8	\$239	\$182	\$177
Sparks	22	13	3	84%	55	23	15	1.7	\$187	\$154	\$153
WASHOE TOTAL	140	79	17	82%	79	141	15	1.8	\$230	\$178	\$173
Stateline	26	5	0	100%	208	12	33	5.2	\$427	\$399	\$383
Incline Village	11	5	2	75%	148	10	20	2.4	\$599	\$478	\$460
Zephyr Cove	4	2	1	67%	162	2	13	2.0	\$530	\$472	\$463
Carson City	5	5	1	82%	71	10	14	1.1	\$148	\$130	\$125
TOTAL	186	95	21	82%	78	175	16	2.0	\$228	\$175	\$170