

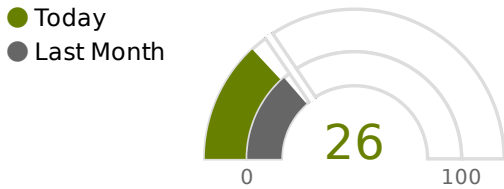


INCLINE VILLAGE, NV Single-Family Homes

This week the median list price for Incline Village, NV is \$1,595,000 with the market action index hovering around 26. This is less than last month's market action index of 27. Inventory has held steady at or around 41.

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.



Slight Buyer's Advantage

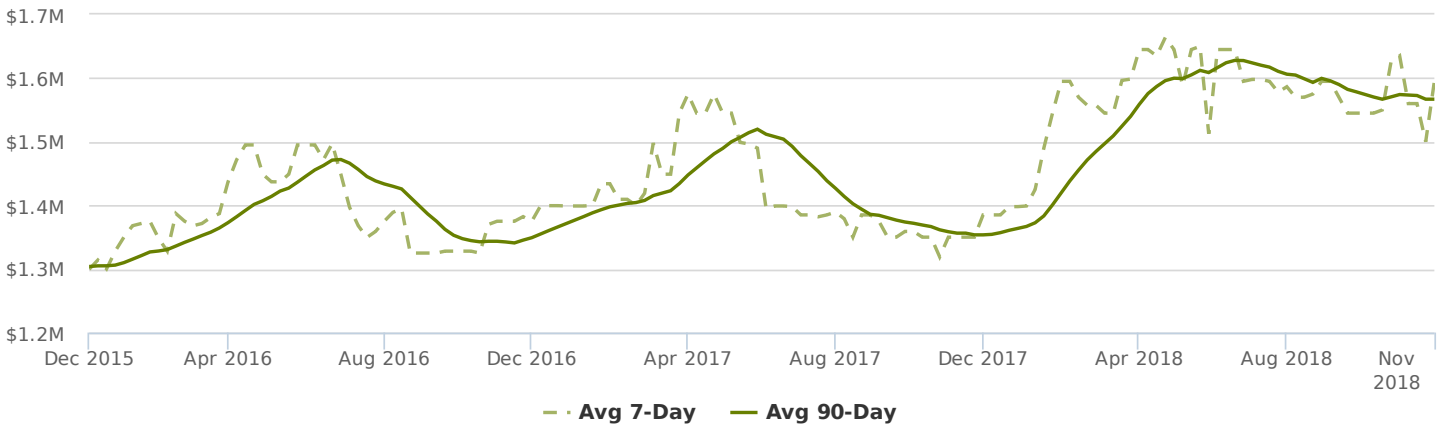
While prices have been at a plateau for a number of weeks, this is a Buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.

REAL-TIME MARKET PROFILE

Median List Price		\$1,595,000
Per Square Foot		\$537
Days on Market		209
Price Decreased		32%
Price Increased		2%
Relisted		51%
Inventory		41
Median House Rent		\$3,400
Most Expensive		\$10,500,000
Least Expensive		\$511,000
Market Action Index		26

Slight Buyer's Advantage

MEDIAN LIST PRICE



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
\$3,996,500	5,375	0.5 - 1 acre	5	5	19	1	0	303
\$2,299,500	4,053	0.25 - 0.5 acre	4	4	36	0	0	222
\$1,449,500	2,716	0.25 - 0.5 acre	3	3	26	2	0	93
\$740,000	1,872	8,000 - 10,000 sqft	3	2	39	0	1	217