

INCLINE VILLAGE, NV

Report for 10/4/2019

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

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FIRST CENTENNIAL TITLE MARKET REPORT

Reno/Sparks: 775-689-8510 | Carson/Douglas: 775-841-6580 | Incline: 775-831-8200

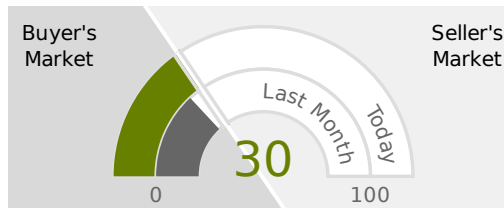
Single-Family Homes

Incline Village, NV

This week the median list price for Incline Village, NV is \$1,650,000 with the market action index hovering around 30. This is an increase over last month's market action index of 26. Inventory has held steady at or around 47.

MARKET ACTION INDEX










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



Slight Seller's Advantage

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price		\$1,650,000
Per Square Foot		\$501
Days on Market		177
Price Decreased		32%
Price Increased		0%
Relisted		0%
Inventory		47
Median House Rent		\$2,963
Most Expensive		\$9,998,000
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
\$5,195,000	4,983	0.25 - 0.5 acre	5	5	20	0	0	306
\$2,472,500	4,357	0.25 - 0.5 acre	4	4	34	1	0	192
\$1,452,500	2,932	0.25 - 0.5 acre	4	3	35	1	2	141
\$829,500	1,926	8,000 - 10,000 sqft	3	2	39	1	0	79

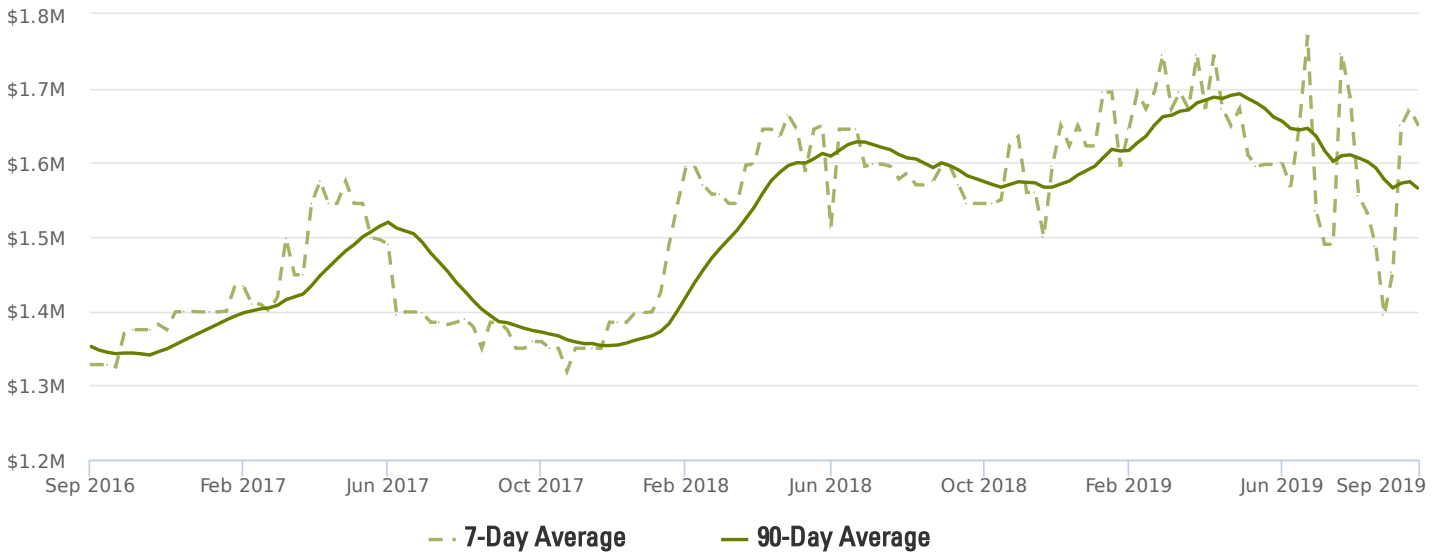
Fri Oct 04 2019

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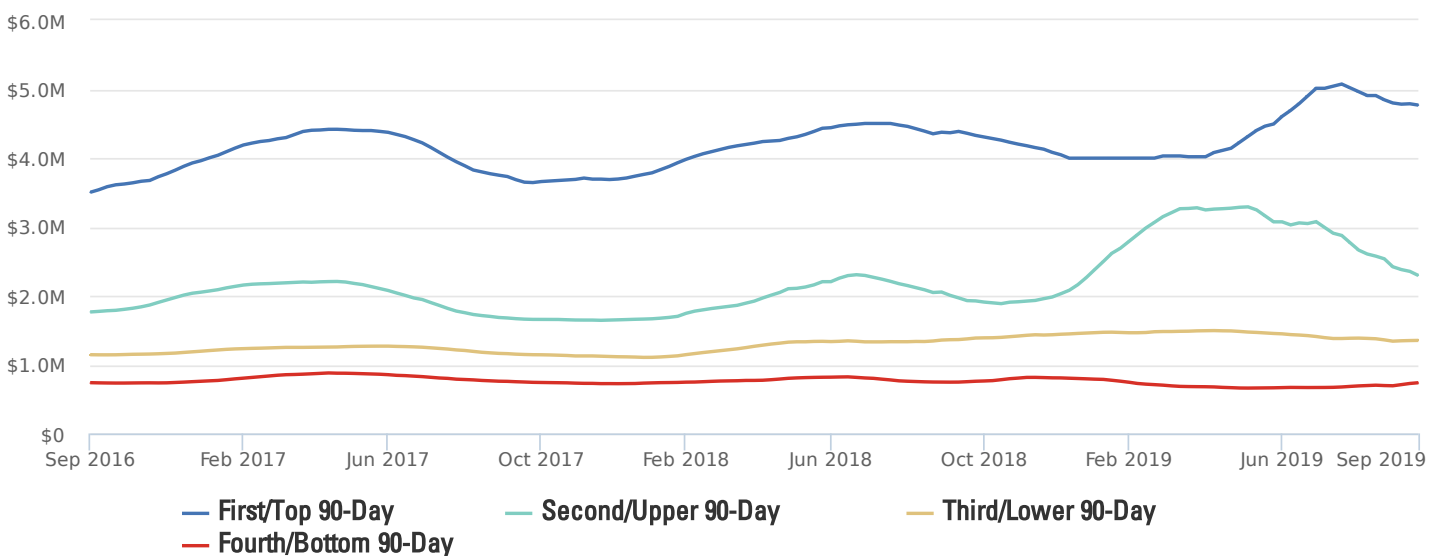
MEDIAN LIST PRICE

The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



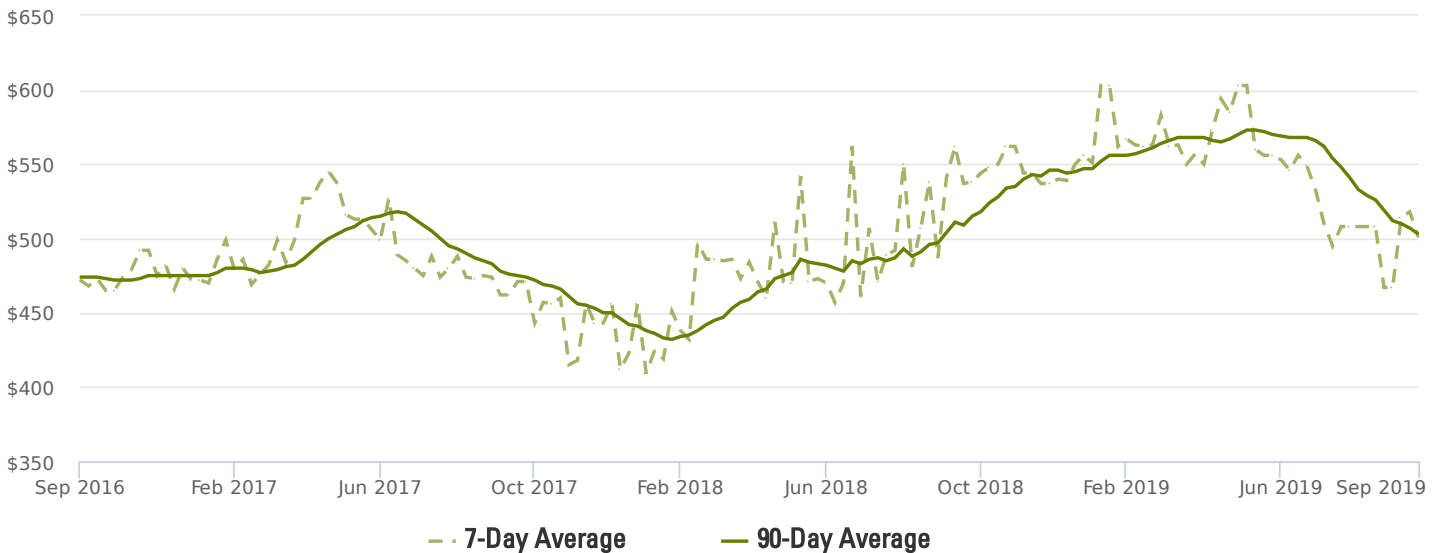
SEGMENTS

Prices in Quartiles 3 and 1 are basically flat while Quartile 2 is down in recent weeks. Notice however, that Quartile 4 at the low-end of the market is still on an up-trend. Often this condition happens in markets where demand has fallen (for example, due to micro-location variables) but supply is still relatively short. Buyers are focusing on the lowest price homes in the area.



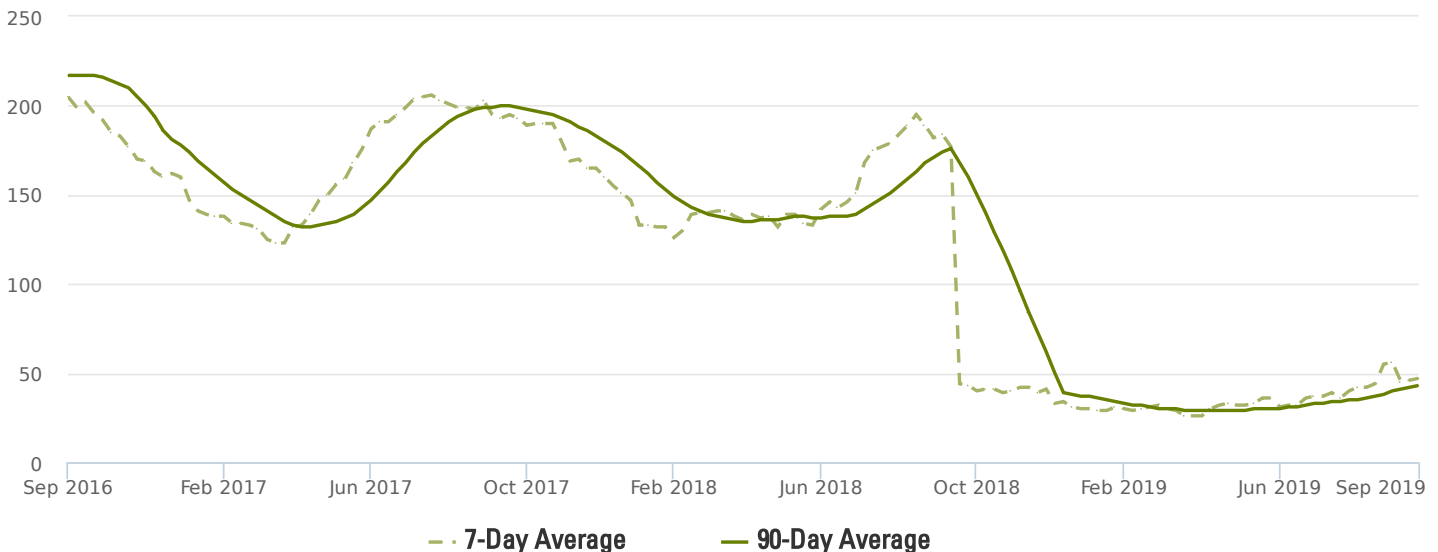
PRICE PER SQUARE FOOT

While prices have been basically flat, the price per square foot has been heading downward. While not a sign of broad strength in a market, larger homes are coming more available and buyers are tending to get more home for their money.



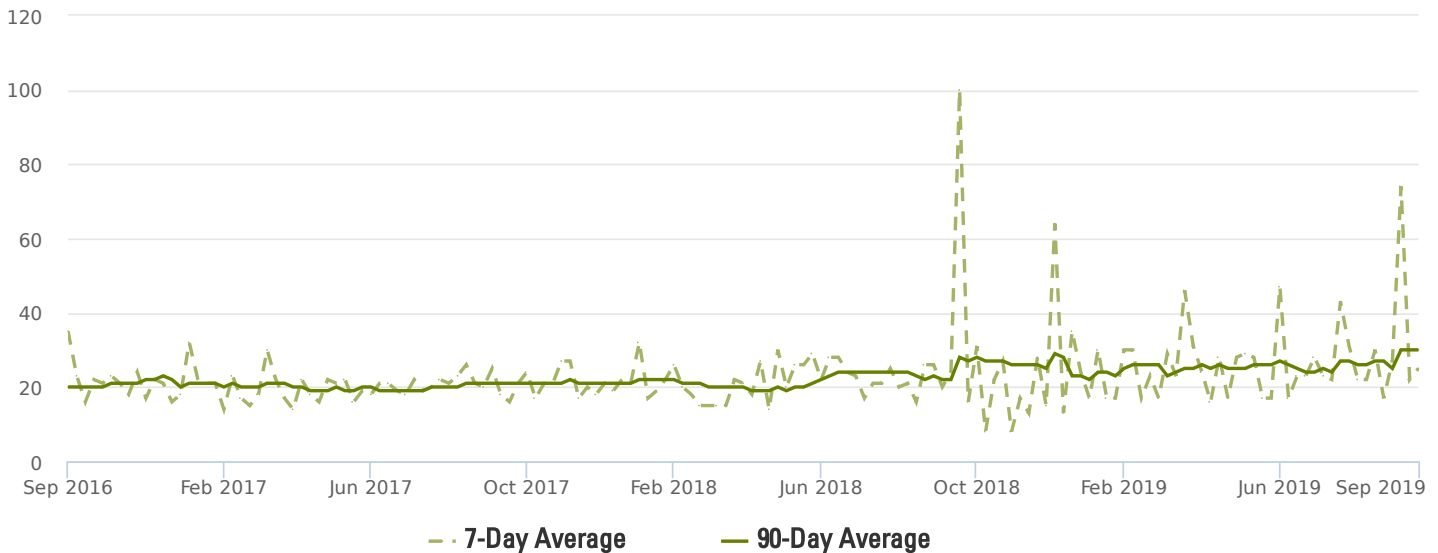
INVENTORY

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.



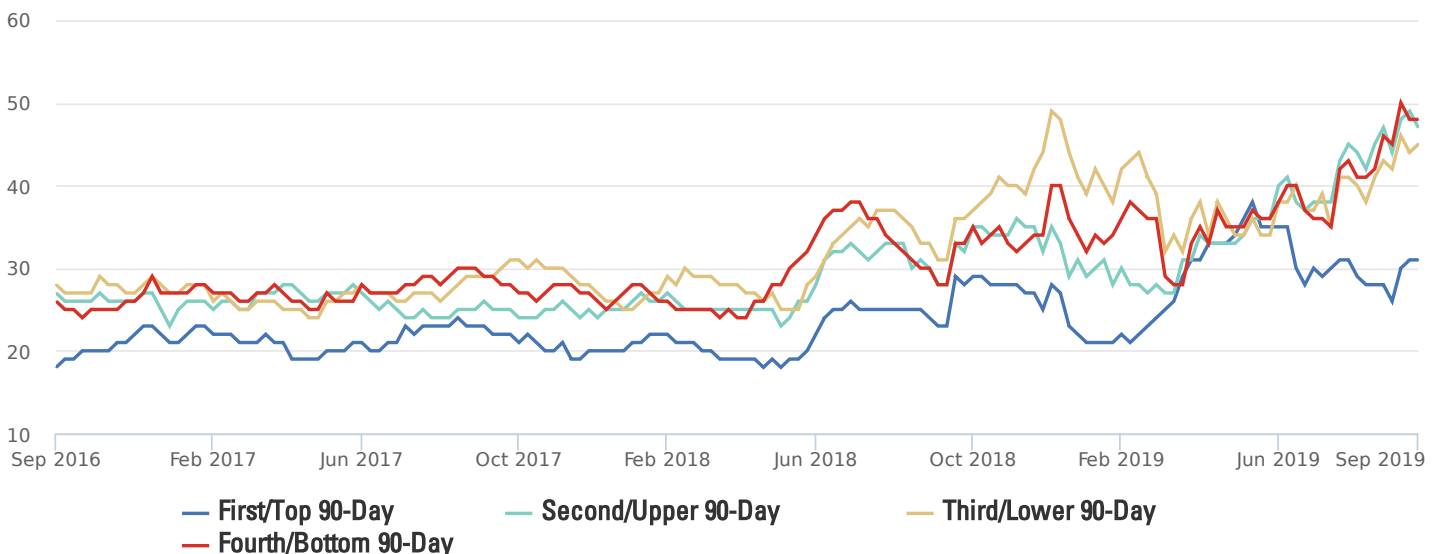
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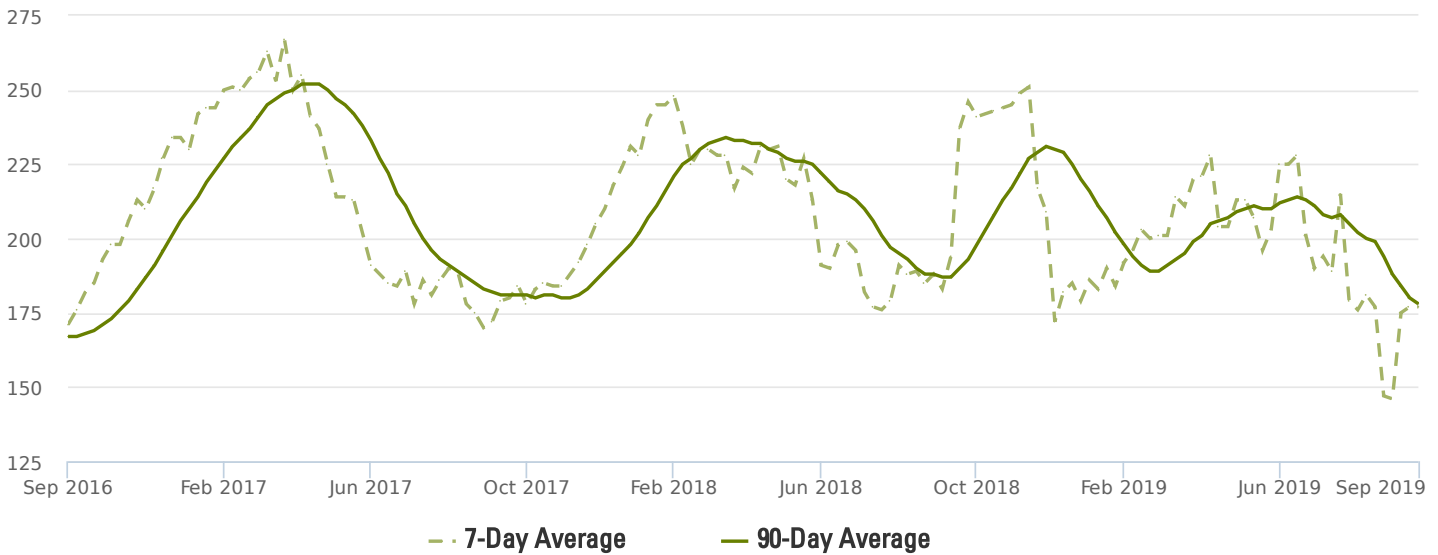
MARKET ACTION SEGMENTS

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 179 days. Half of the listings have come newly on the market in the past 77 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.

