

INCLINE VILLAGE, NV

Report for 8/5/2019

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

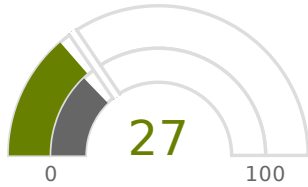
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This week the median list price for Incline Village, NV is \$1,687,500 with the market action index hovering around 27. This is an increase over last month's market action index of 25. Inventory has held steady at or around 40.

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.

- Today
- Last Month



Slight Buyer's Advantage

Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market, prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

REAL-TIME MARKET PROFILE

Median List Price		\$1,687,500
Per Square Foot		\$508
Days on Market		179
Price Decreased		33%
Price Increased		0%
Relisted		0%
Inventory		40
Median House Rent		\$5,100
Most Expensive		\$9,998,000
Least Expensive		\$489,000
Market Action Index		27
Slight Buyer'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
\$4,399,500	5,443	0.25 - 0.5 acre	4	5	20	0	1	357
\$2,074,750	4,357	0.25 - 0.5 acre	5	4	34	2	0	179
\$1,422,500	2,769	0.25 - 0.5 acre	4	3	36	2	0	111
\$737,450	1,849	4,500 - 6,500 sqft	3	2	38	3	2	67

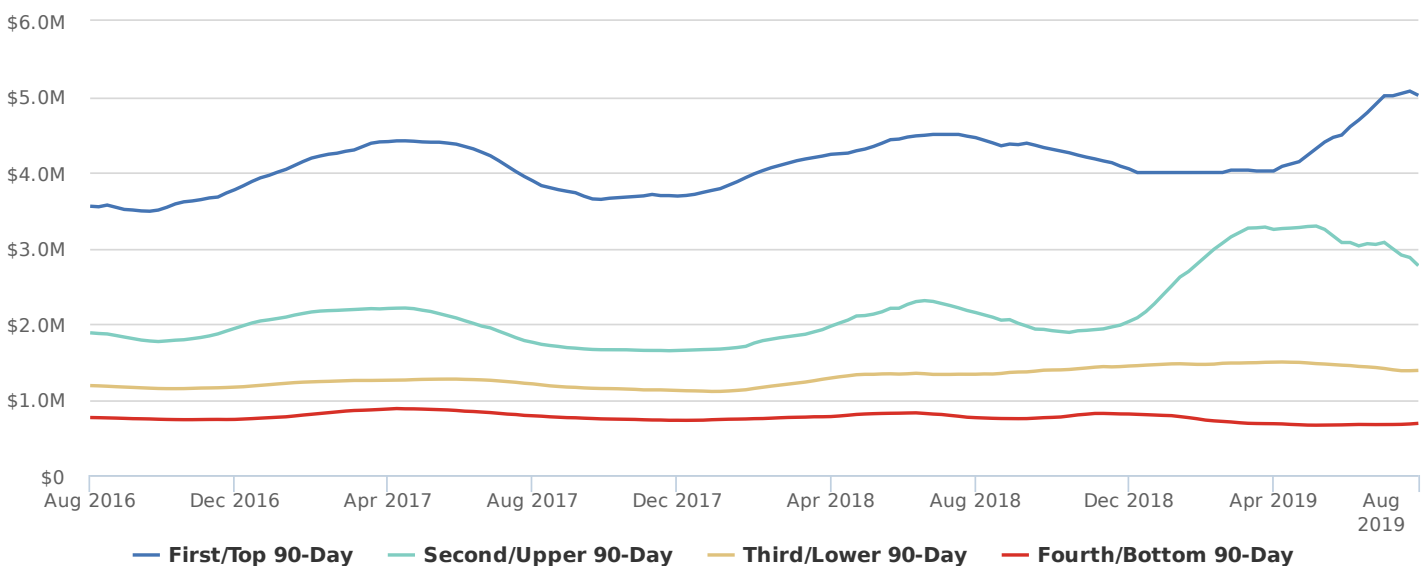
MEDIAN LIST PRICE

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.



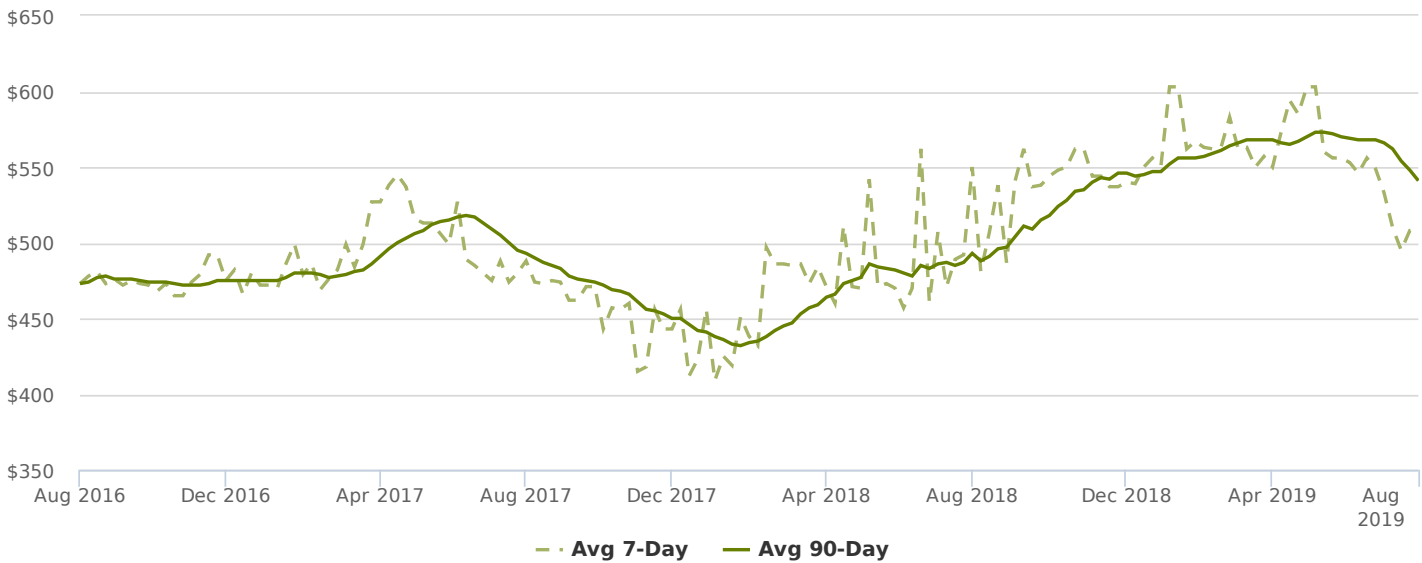
SEGMENTS

Prices have been mixed-to-negative trends in recent weeks. Quartile 4 is down, while the rest of the market is basically flat. Look to the Market Action Index to determine if this plateau is the stage for a prolonged price decline.



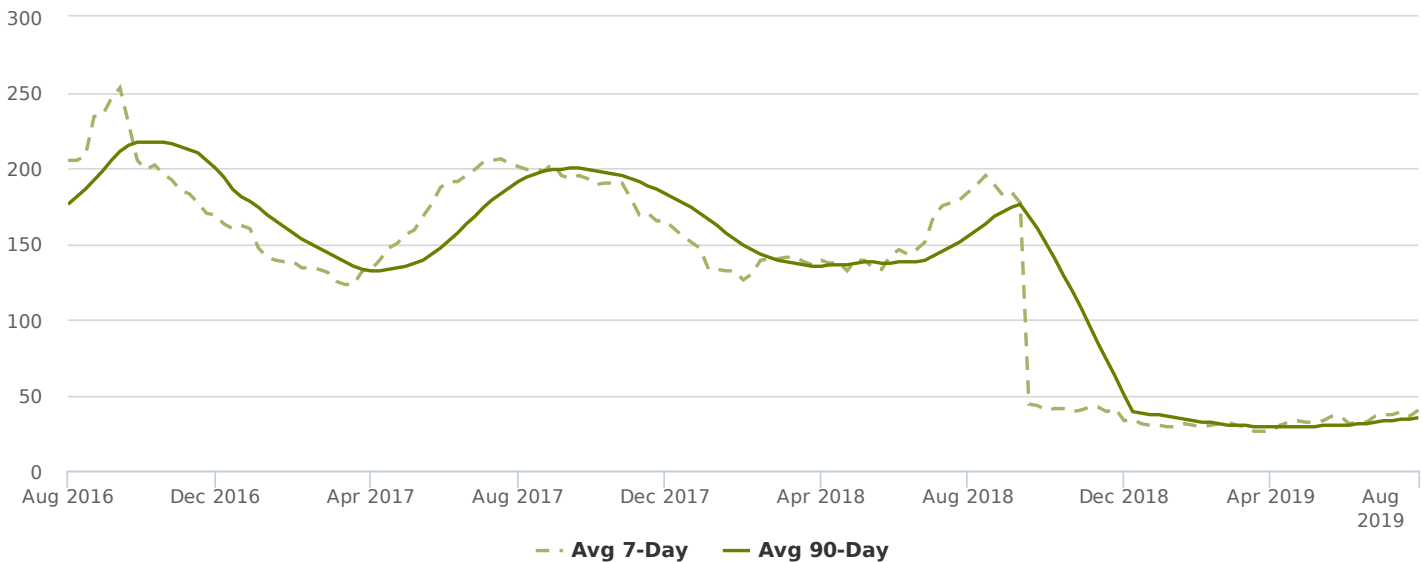
PRICE PER SQUARE FOOT

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.



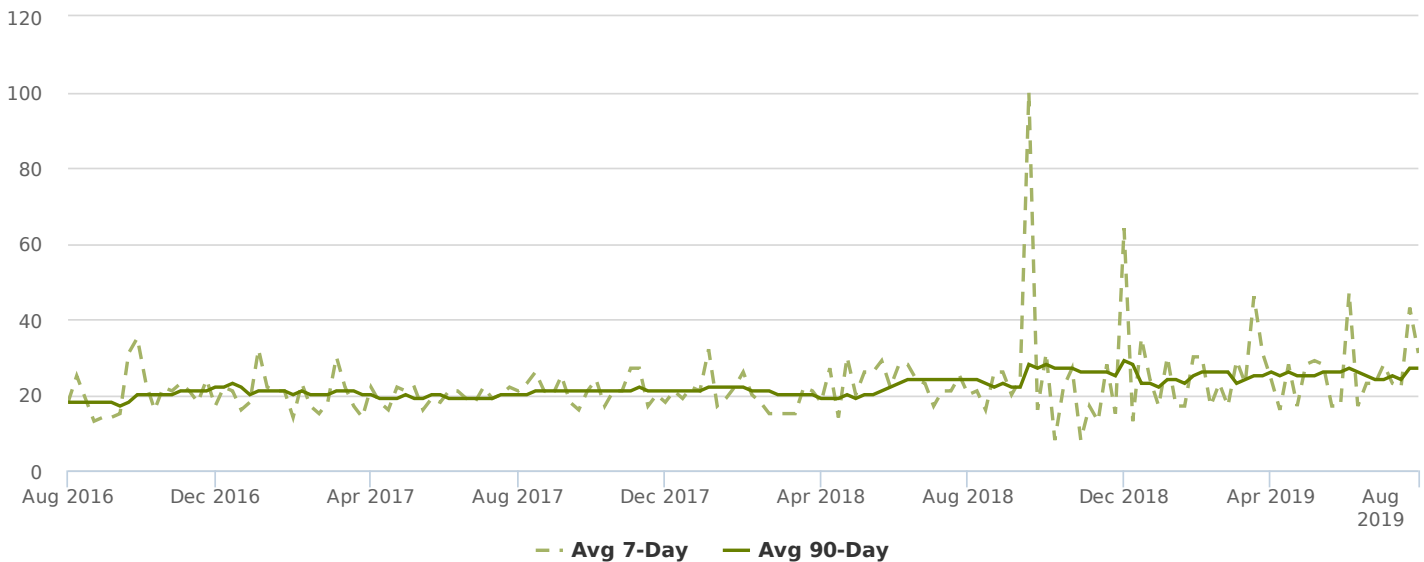
INVENTORY

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.



MARKET ACTION INDEX

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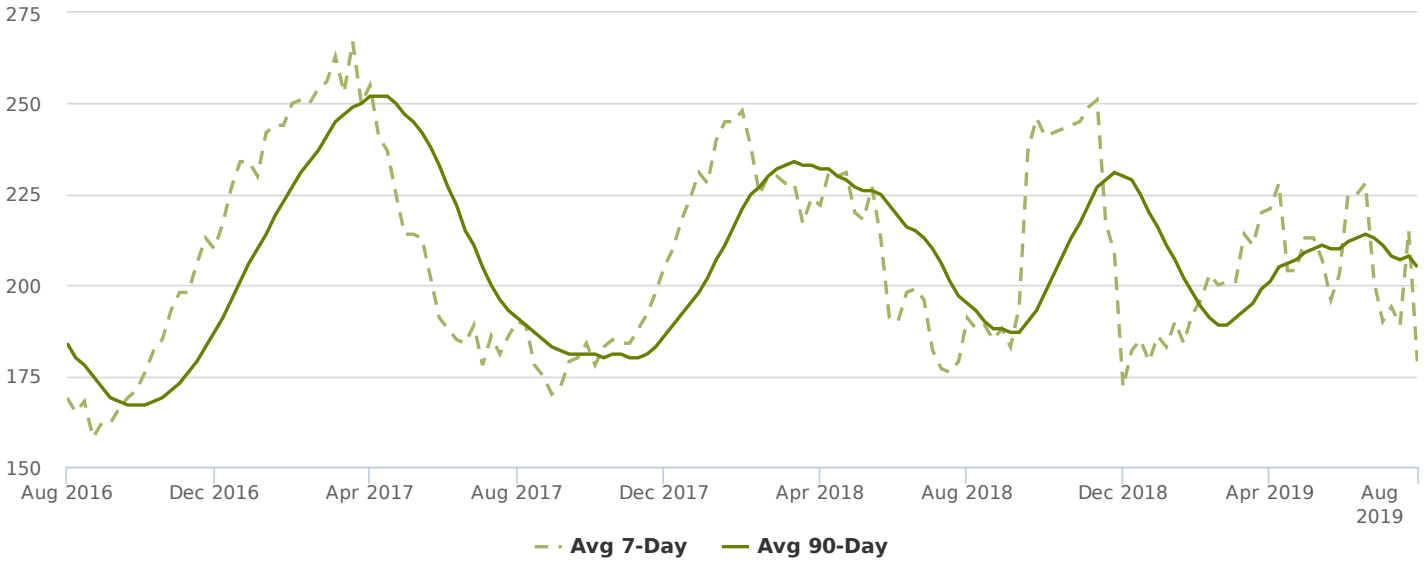
MARKET ACTION SEGMENTS

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 205 days. Half of the listings have come newly on the market in the past 123 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.

