

**INCLINE VILLAGE, NV**

Report for 6/3/2019

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

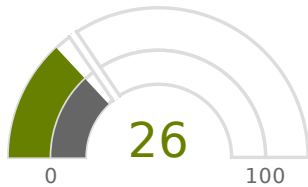
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This week the median list price for Incline Village, NV is \$1,597,500 with the market action index hovering around 26. This is about the same as last month's market action index of 26. Inventory has held steady at or around 36.

**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**

The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

**REAL-TIME MARKET PROFILE**

Median List Price		\$1,597,500
Per Square Foot		\$556
Days on Market		203
Price Decreased		19%
Price Increased		3%
Relisted		3%
Inventory		36
Median House Rent		\$5,100
Most Expensive		\$15,950,000
Least Expensive		\$495,000
Market Action Index		<b>26</b>

**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
\$4,800,000	5,550	0.5 - 1 acre	5	5	20	0	0	360
\$2,250,000	4,548	0.25 - 0.5 acre	5	4	34	0	0	227
\$1,395,000	2,704	8,000 - 10,000 sqft	4	3	36	0	0	142
\$659,000	1,408	8,000 - 10,000 sqft	3	2	48	0	0	83

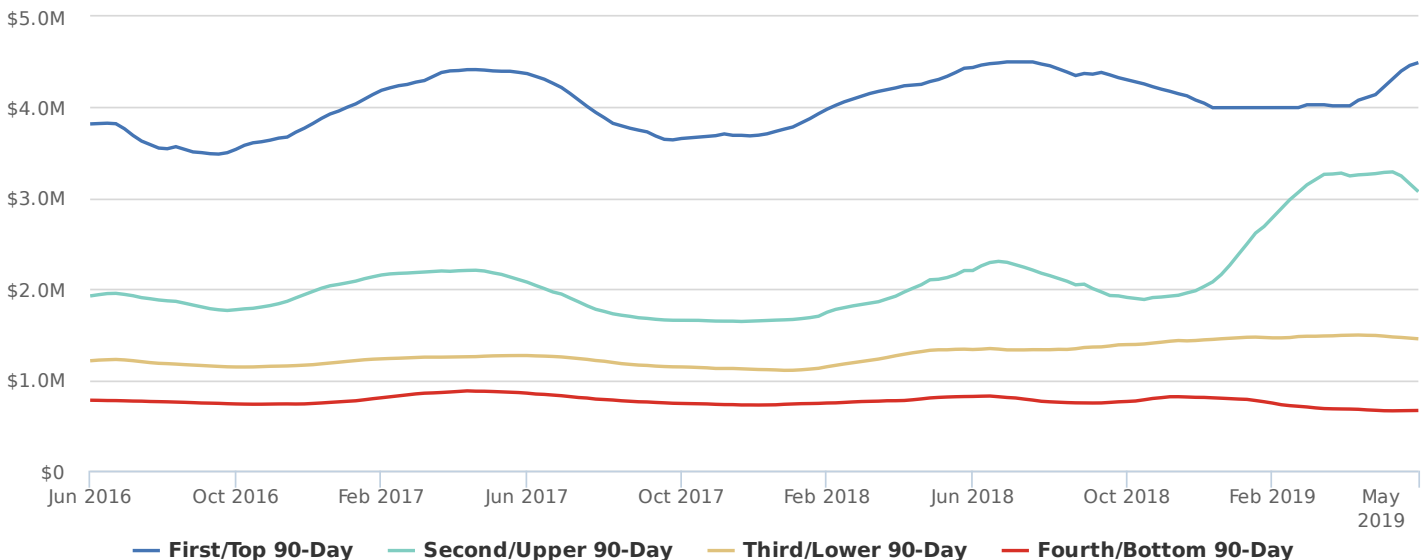
**MEDIAN LIST PRICE**

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**

Pricing trends have been lacking strong directional indication lately. Prices in Quartiles 3 and 4 have been mixed in recent weeks, while Quartile 2 is down and Quartile 1 is up. Look to the Market Action Index to determine when we may see a shift in prices from these current levels.



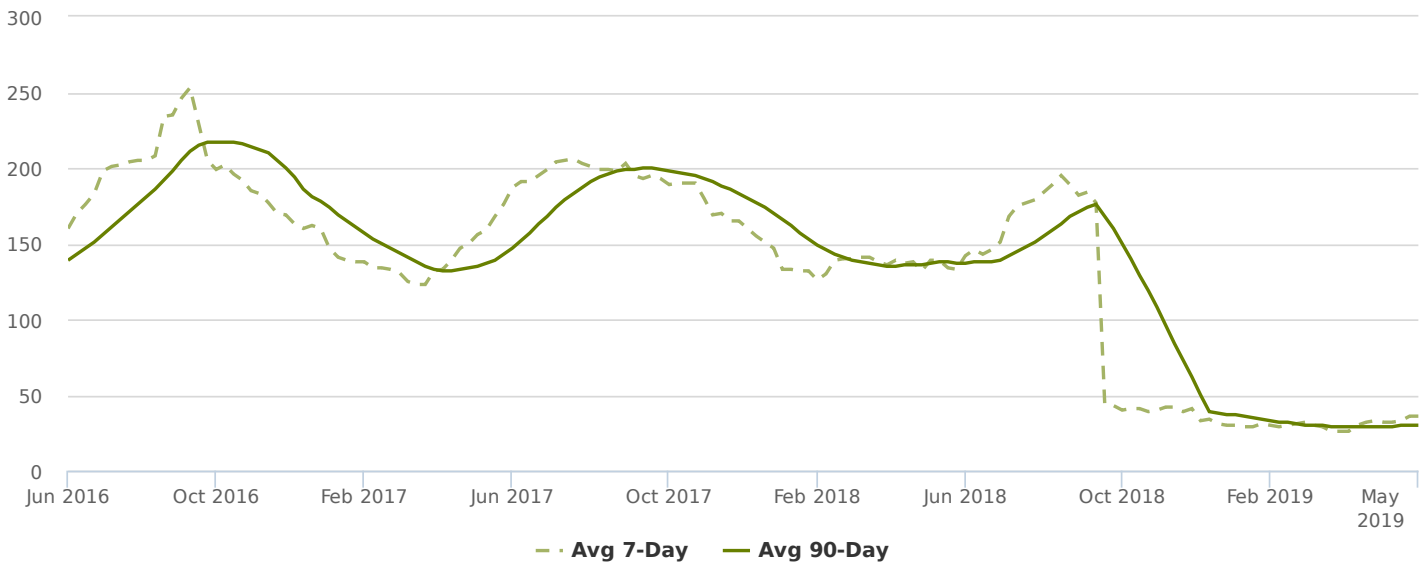
**PRICE PER SQUARE FOOT**

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



**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**

The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



**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 211 days. Half of the listings have come newly on the market in the past 156 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.

