



MARKET CONDITION REPORT

RENO AREA

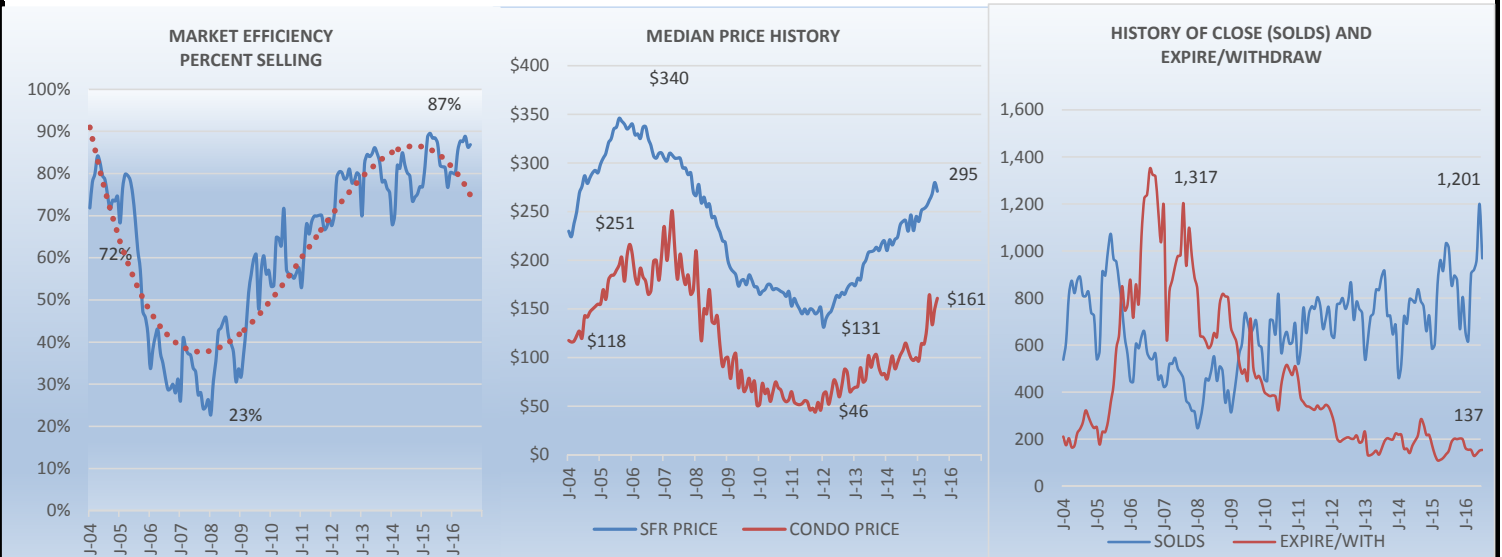


August-2016

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	1,005	369	92	80%	90	695	20	2.7	\$445	\$330	\$326
Sparks	392	177	39	82%	80	304	17	2.2	\$325	\$300	\$298
WASHOE COUNTY TOTAL	1,397	546	131	81%	87	999	19	2.6	\$411	\$320	\$317
Fernley	105	39	12	76%	72	82	21	2.7	\$245	\$200	\$200
Dayton	74	24	8	75%	86	56	24	3.1	\$279	\$230	\$230
Yerington	57	10	5	68%	122	15	33	6.0	\$179	\$139	\$135
LYON COUNTY TOTAL	236	72	25	75%	83	153	23	3.3	\$248	\$202	\$201
Gardnerville	126	54	10	85%	98	76	16	2.4	\$599	\$325	\$320
Minden	70	55	4	93%	102	48	9	1.3	\$470	\$383	\$376
DOUGLAS COUNTY TOTAL	196	109	14	89%	100	124	13	1.8	\$534	\$355	\$349
Fallon	71	54	7	89%	94	58	10	1.3	\$235	\$187	\$185
Carson City	179	146	18	89%	105	142	10	1.2	\$399	\$269	\$269
Stateline	34	8	1	94%	99	9	23	4.3	\$690	\$588	\$569
Zephyr Cove	36	13	2	90%	157	12	16	2.8	\$1,495	\$849	\$800
Incline	64	9	2	82%	111	15	38	7.1	\$1,364	\$1,085	\$1,032
TOTAL	2,213	956	197	83%	91	1,476	17	2.3	\$398	\$299	\$296

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, Zepher 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	138	82	15	85%	73	116	13	1.7	\$184	\$145	\$143
Sparks	14	18	3	88%	76	26	10	0.8	\$158	\$135	\$138
WASHOE TOTAL	152	100	17	85%	74	142	13	1.5	\$179	\$143	\$142
Carson City	15	9	1	94%	91	5	10	1.8	\$119	\$150	\$150
TOTAL	167	109	18	86%	75	147	13	1.5	\$176	\$144	\$143