



MARKET CONDITION REPORT

RENO AREA

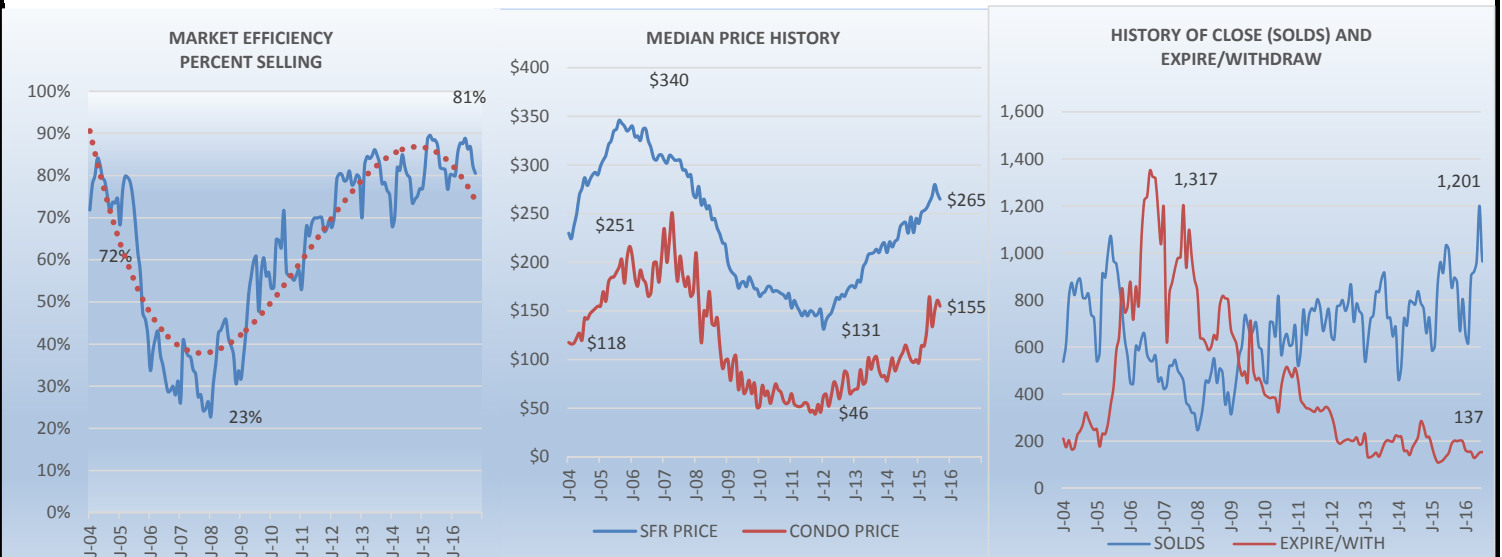


October-2016

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	957	359	89	80%	89	613	19	2.7	\$440	\$319	\$315
Sparks	331	167	45	79%	93	313	17	2.0	\$330	\$305	\$300
WASHOE COUNTY TOTAL	1,288	526	133	80%	90	926	18	2.5	\$412	\$315	\$310
Fernley	109	39	13	76%	93	75	20	2.8	\$247	\$196	\$192
Dayton	64	24	7	77%	102	59	22	2.7	\$293	\$225	\$221
Yerington	45	8	5	64%	170	14	32	5.6	\$240	\$138	\$131
LYON COUNTY TOTAL	218	71	24	75%	104	148	22	3.1	\$262	\$199	\$195
Gardnerville	120	35	6	86%	115	65	23	3.4	\$599	\$309	\$300
Minden	68	46	3	94%	105	42	10	1.5	\$470	\$387	\$385
DOUGLAS COUNTY TOTAL	188	81	9	91%	109	107	16	2.3	\$526	\$353	\$348
Fallon	88	44	9	83%	93	49	13	2.0	\$227	\$183	\$184
Carson City	178	130	17	89%	93	126	10	1.4	\$388	\$265	\$265
Stateline	27	10	3	80%	236	3	13	2.7	\$860	\$897	\$870
Zephyr Cove	37	11	1	96%	109	8	18	3.4	\$1,395	\$853	\$803
Incline	53	12	1	96%	233	10	23	4.4	\$1,399	\$997	\$978
TOTAL	2,077	885	195	82%	94	1,356	17	2.3	\$398	\$294	\$291

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	109	68	18	80%	79	97	13	1.6	\$200	\$181	\$180
Sparks	12	13	1	93%	87	27	13	0.9	\$158	\$153	\$152
WASHOE TOTAL	121	81	19	81%	80	124	13	1.5	\$193	\$176	\$176
Carson City	6	5	3	63%	53	10	14	1.2	\$145	\$127	\$130
TOTAL	127	86	22	80%	78	134	13	1.5	\$193	\$174	\$173