



MARKET CONDITION REPORT

RENO AREA

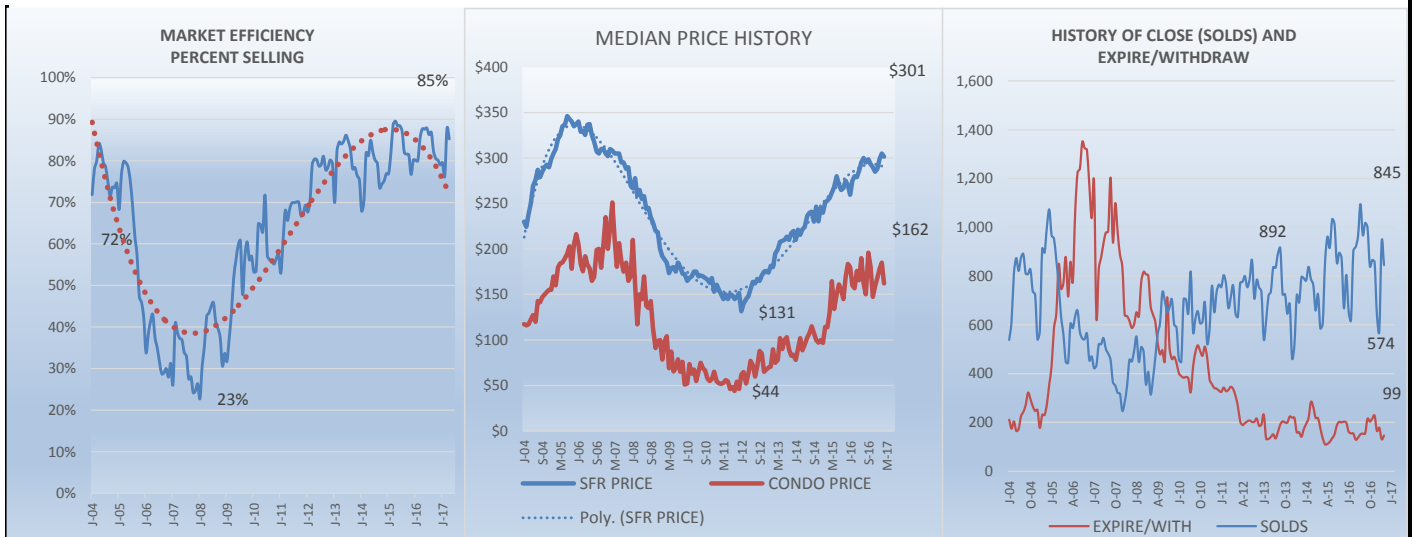


April-2017

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	656	344	46	88%	103	699	17	1.9	\$515	\$339	\$335
Sparks	198	167	15	92%	88	326	14	1.2	\$389	\$300	\$296
WASHOE COUNTY TOTAL	854	511	61	89%	98	1,025	16	1.7	\$486	\$326	\$322
Fernley	76	55	11	84%	99	109	15	1.4	\$298	\$215	\$210
Dayton	59	27	5	85%	73	72	21	2.2	\$315	\$254	\$251
Yerington	28	4	6	42%	152	15	47	7.0	\$230	\$133	\$131
LYON COUNTY TOTAL	163	85	21	81%	93	196	18	1.9	\$300	\$223	\$219
Gardnerville	94	44	9	84%	173	72	17	2.2	\$635	\$350	\$331
Minden	36	39	5	90%	108	50	10	0.9	\$465	\$397	\$397
DOUGLAS COUNTY TOTAL	130	83	13	86%	142	122	13	1.6	\$555	\$372	\$362
Fallon	70	50	8	87%	113	50	10	1.4	\$242	\$195	\$195
Carson City	119	126	12	91%	119	139	9	0.9	\$356	\$283	\$280
Stateline	21	1	1	50%	33	6	117	21.0	\$1,299	\$485	\$486
Zephyr Cove	28	8	3	73%	262	4	17	3.5	\$1,100	\$1,316	\$1,233
Incline	46	11	3	81%	191	9	22	4.2	\$1,422	\$978	\$930
TOTAL	1,431	874	121	88%	106	1,532	15	1.6	\$448	\$306	\$302

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.**



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	126	69	19	78%	81	129	16	1.8	\$197	\$190	\$186
Sparks	18	15	3	83%	50	33	15	1.2	\$150	\$150	\$145
WASHOE TOTAL	144	84	22	79%	76	162	16	1.7	\$189	\$183	\$179
Stateline	24	6	1	92%	223	16	32	4.4	\$372	\$295	\$295
Incline Village	19	4	2	73%	139	10	31	4.8	\$629	\$703	\$640
Zepher Cove	7	2	1	67%	162	3	22	3.5	\$450	\$472	\$463
Carson City	4	7	1	93%	65	10	9	0.6	\$111	\$130	\$125
TOTAL	198	102	26	80%	75	201	17	2.0	\$189	\$179	\$175