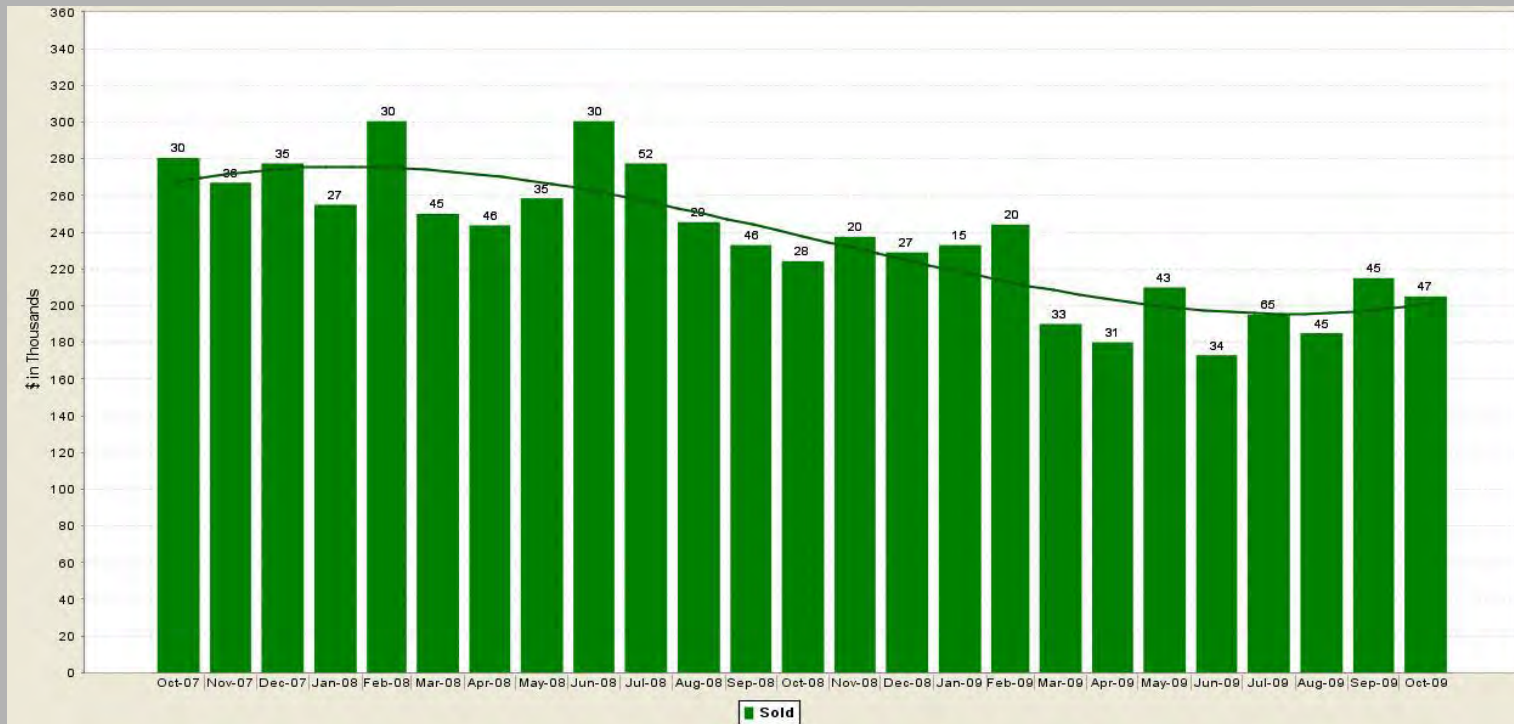


# Market Dynamics

## Median Price (Sold)

### 2 Years (Monthly) 10/01/07 - 10/31/09

RE/MAX Realty Affiliates-reno



#### KEY INFORMATION

	Oct-07	Oct-09	Median Price Change	Percent Change
Sold	280,500	205,000	-75,500	-26.9



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Site/Stick Built)					Sq Ft: All
Cities:	Carson City, Carson					

**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 10/01/07 - 10/31/09**

**RE/MAX Realty Affiliates-reno**

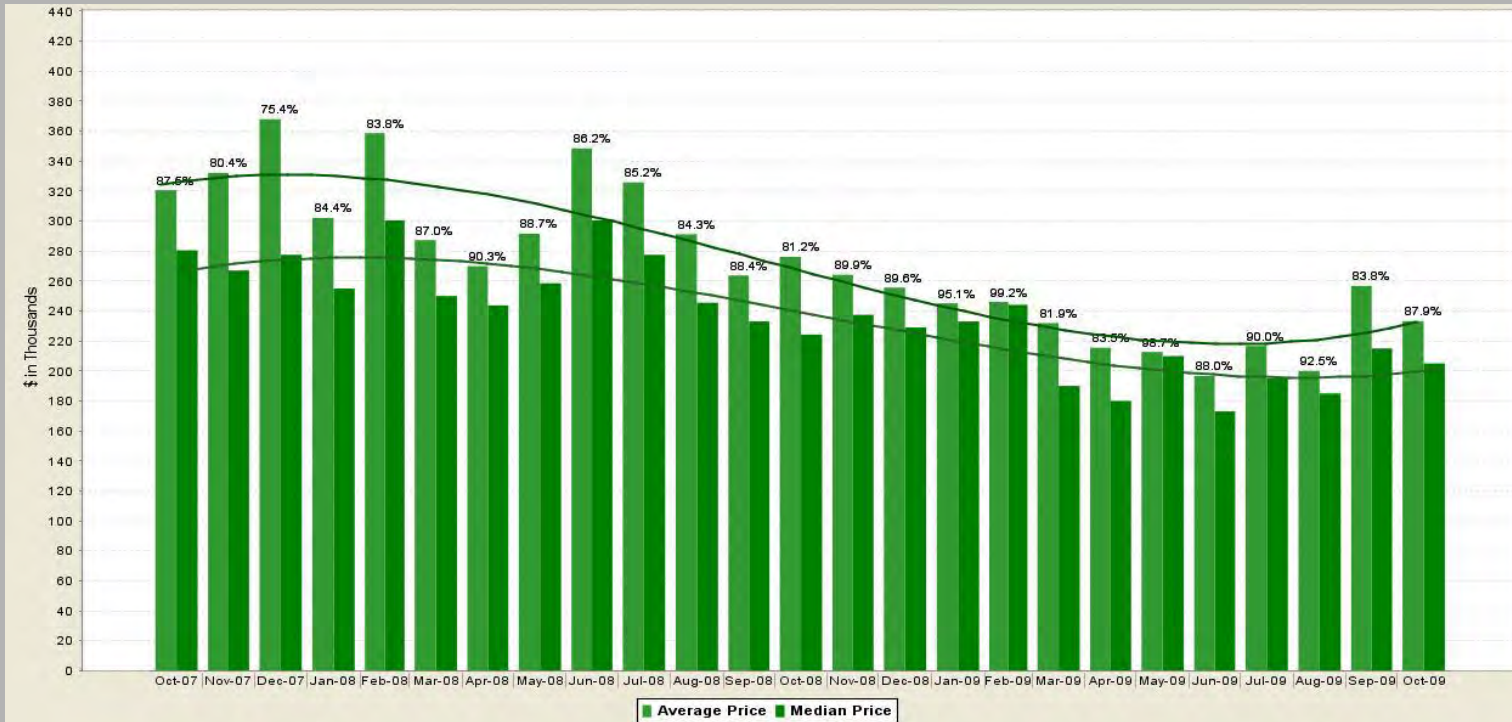
Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Oct-09	249,900	412	194,900	64	205,000	47	285,000	37	211,950	82
Sep-09	259,000	407	205,000	45	215,000	45	299,450	32	199,000	92
Aug-09	259,500	406	209,000	51	185,000	45	235,000	40	219,950	64
Jul-09	255,000	448	189,900	55	195,000	65	255,000	51	222,500	94
Jun-09	255,000	427	203,200	50	173,000	34	237,400	23	227,450	86
May-09	259,375	428	199,000	51	209,900	43	272,950	36	236,500	78
Apr-09	259,000	428	199,000	47	180,000	31	285,000	31	229,000	77
Mar-09	257,500	419	189,900	33	190,000	33	255,000	35	235,900	73
Feb-09	259,000	415	204,900	35	244,125	20	280,750	34	212,500	72
Jan-09	260,000	407	219,900	23	233,000	15	305,000	41	237,700	68
Dec-08	285,000	407	245,450	18	229,000	27	366,750	50	209,000	51
Nov-08	299,000	436	249,900	23	237,500	20	339,000	57	248,000	55
Oct-08	309,450	460	255,000	25	224,250	28	358,250	54	245,000	63
Sep-08	320,000	479	240,972	33	233,000	46	349,900	49	287,450	56
Aug-08	317,000	502	247,450	36	245,500	29	354,000	43	302,000	54
Jul-08	315,000	517	239,900	31	277,500	52	351,350	38	283,000	63
Jun-08	324,900	535	299,000	47	300,500	30	349,450	34	279,900	89
May-08	328,000	511	289,700	30	258,500	35	325,000	35	293,750	96
Apr-08	325,000	504	267,200	46	243,750	46	354,900	43	274,500	97
Mar-08	329,900	490	259,500	42	250,000	45	369,000	41	272,400	82
Feb-08	335,000	507	250,000	43	300,500	30	313,500	56	315,000	73
Jan-08	335,000	532	269,000	29	255,000	27	335,000	69	299,450	70
Dec-07	339,000	545	299,900	35	277,500	35	354,750	48	295,000	53
Nov-07	337,000	596	284,900	34	267,000	36	325,000	70	269,000	63
Oct-07	340,000	661	285,000	41	280,500	30	350,000	87	305,000	86

# Market Dynamics

## Sold Average vs. Median Price

### 2 Years (Monthly) 10/01/07 - 10/31/09

RE/MAX Realty Affiliates-reno



#### KEY INFORMATION

	Oct-07	Oct-09	Price Change	Percent Change
Sold	280,500	205,000	-75,500	-26.9
Average	320,588	233,257	-87,331	-27.2



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Site/Stick Built)					Sq Ft: All
Cities:	Carson City, Carson					

**Market Dynamics**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 10/01/07 - 10/31/09**

**RE/MAX Realty Affiliates-reno**

<b>Time Period</b>	<b># Properties Sold</b>	<b>Sold Average \$</b>	<b>Sold Median \$</b>	<b>Average \$ - Median \$</b>	<b>Median \$ as % of Average \$</b>	<b>Sold Avg DOM</b>
Oct-09	47	233,257	205,000	28,257	87.9	90
Sep-09	45	256,694	215,000	41,694	83.8	81
Aug-09	45	199,967	185,000	14,967	92.5	45
Jul-09	65	216,672	195,000	21,672	90.0	94
Jun-09	34	196,602	173,000	23,602	88.0	101
May-09	43	212,678	209,900	2,778	98.7	106
Apr-09	31	215,509	180,000	35,509	83.5	76
Mar-09	33	231,942	190,000	41,942	81.9	109
Feb-09	20	246,008	244,125	1,883	99.2	108
Jan-09	15	245,127	233,000	12,127	95.0	97
Dec-08	27	255,596	229,000	26,596	89.6	86
Nov-08	20	264,195	237,500	26,695	89.9	156
Oct-08	28	276,148	224,250	51,898	81.2	128
Sep-08	46	263,707	233,000	30,707	88.4	129
Aug-08	29	291,183	245,500	45,683	84.3	108
Jul-08	52	325,825	277,500	48,325	85.2	128
Jun-08	30	348,506	300,500	48,006	86.2	107
May-08	35	291,570	258,500	33,070	88.7	110
Apr-08	46	269,920	243,750	26,170	90.3	105
Mar-08	45	287,272	250,000	37,272	87.0	108
Feb-08	30	358,670	300,500	58,170	83.8	121
Jan-08	27	302,096	255,000	47,096	84.4	102
Dec-07	35	367,984	277,500	90,484	75.4	95
Nov-07	36	332,175	267,000	65,175	80.4	128
Oct-07	30	320,588	280,500	40,088	87.5	106

# Market Dynamics

## Average \$/SQFT (Sold)

### 2 Years (Monthly) 10/01/07 - 10/31/09

RE/MAX Realty Affiliates-reno



#### KEY INFORMATION

	Oct-07	Oct-09	Change	Percent Change
Sold \$/SQFT	182	128	-54	-29.6



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Site/Stick Built)					Sq Ft: All
Cities:	Carson City, Carson					

**Market Dynamics**  
**Average \$/SQFT (Sold)**  
**2 Years (Monthly) 10/01/07 - 10/31/09**

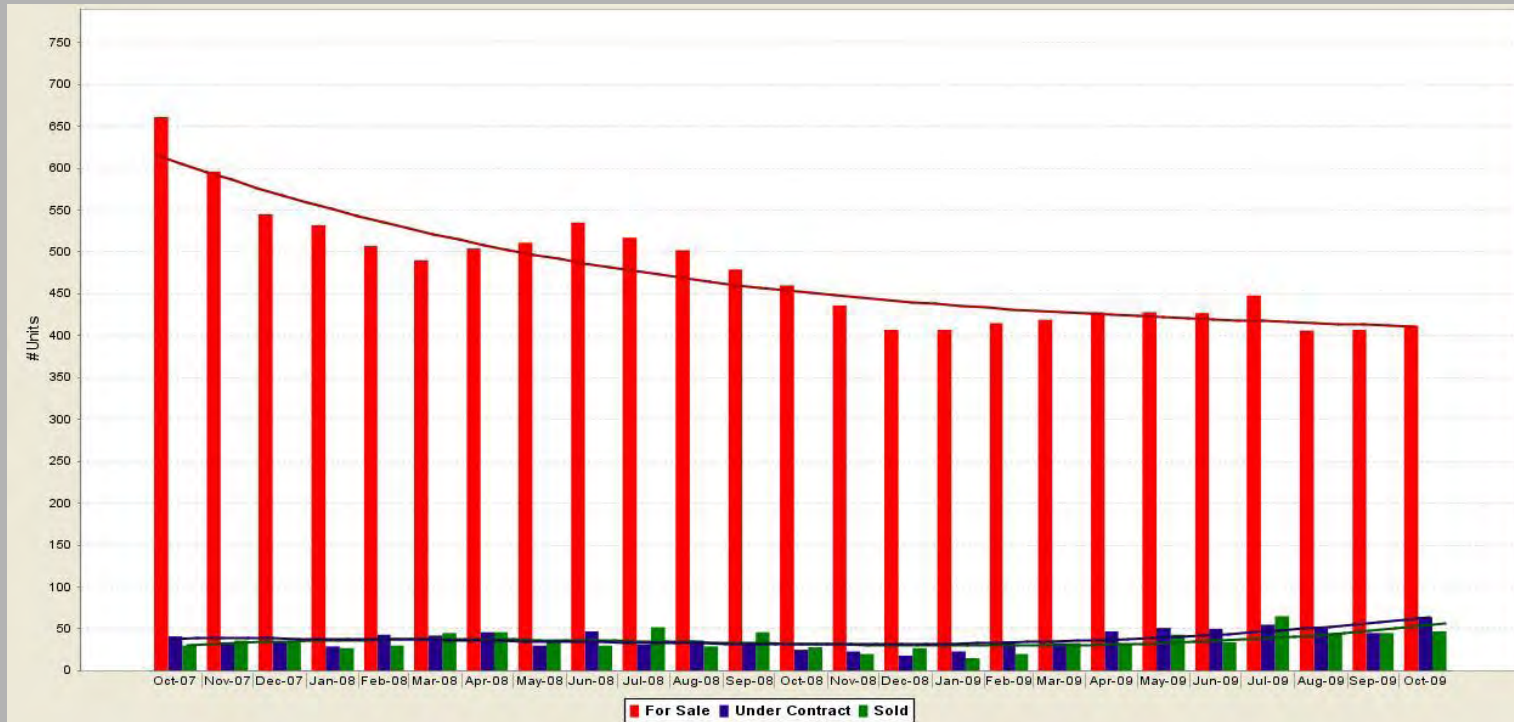
**RE/MAX Realty Affiliates-reno**

Time Period	FOR SALE				UNDER CONTRACT				SOLD				EXPIRED				NEW LISTINGS			
	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT
Oct-09	412	344,101	2,124	162	64	221,620	1,778	125	47	233,257	1,819	128	37	371,480	2,200	169	82	244,046	1,747	140
Sep-09	407	357,487	2,182	164	45	228,582	1,762	130	45	256,694	1,846	139	32	420,417	2,394	176	92	230,032	1,671	138
Aug-09	406	360,240	2,194	164	51	214,706	1,653	130	45	199,967	1,616	124	40	274,329	1,799	152	64	303,406	1,953	155
Jul-09	448	348,029	2,135	163	55	240,114	1,782	135	65	216,672	1,683	129	51	311,201	1,823	171	94	295,975	1,870	158
Jun-09	427	342,695	2,125	161	50	236,086	1,692	140	34	196,602	1,507	130	23	279,609	1,834	152	86	262,534	1,820	144
May-09	428	346,199	2,124	163	51	211,118	1,603	132	43	212,678	1,591	134	36	379,255	2,126	178	78	339,210	2,155	157
Apr-09	428	332,644	2,052	162	47	222,702	1,587	140	31	215,509	1,606	134	31	328,702	2,033	162	77	296,422	1,890	157
Mar-09	419	341,186	2,059	165	33	219,936	1,605	137	33	231,942	1,771	131	35	461,481	2,202	210	73	304,656	2,015	151
Feb-09	415	337,088	2,021	166	35	233,903	1,744	134	20	246,008	1,934	127	34	323,174	1,829	177	72	278,288	1,946	143
Jan-09	407	351,637	2,040	172	23	256,148	1,815	141	15	245,127	1,726	142	41	423,663	2,188	194	68	261,829	1,791	146
Dec-08	407	385,523	2,116	182	18	240,981	1,726	140	27	255,596	1,801	142	50	545,163	2,428	225	51	275,693	1,789	154
Nov-08	436	402,326	2,153	187	23	293,196	1,876	156	20	264,195	1,743	152	57	453,041	2,203	206	55	283,348	1,923	147
Oct-08	460	417,610	2,167	193	25	262,182	1,730	152	28	276,148	1,840	150	54	476,221	2,234	213	63	300,439	1,897	158
Sep-08	479	428,916	2,189	196	33	312,281	1,963	159	46	263,707	1,709	154	49	448,423	2,166	207	56	364,819	2,209	165
Aug-08	502	423,977	2,147	197	36	280,863	1,787	157	29	291,183	1,831	159	43	411,726	2,066	199	54	362,026	1,998	181
Jul-08	517	426,222	2,131	200	31	324,877	1,623	200	52	325,825	1,827	178	38	447,337	2,142	209	63	328,692	1,863	176
Jun-08	535	428,434	2,136	200	47	334,833	1,807	185	30	348,506	2,037	171	34	406,641	2,174	187	89	368,874	1,866	198
May-08	511	428,820	2,149	199	30	337,925	1,966	172	35	291,570	1,757	166	35	360,194	1,783	202	96	398,284	2,065	193
Apr-08	504	430,945	2,135	202	46	319,171	1,863	171	46	269,920	1,682	161	43	502,847	2,103	239	97	376,366	2,036	185
Mar-08	490	425,949	2,093	203	42	278,100	1,637	170	45	287,272	1,751	164	41	398,684	1,906	209	82	345,695	1,940	178
Feb-08	507	428,827	2,068	207	43	293,872	1,741	169	30	358,670	2,089	172	56	435,907	1,914	228	73	430,478	2,079	207
Jan-08	532	423,988	2,039	208	29	311,174	1,671	186	27	302,096	1,757	172	69	442,717	2,029	218	70	457,871	2,084	220
Dec-07	545	417,452	2,045	204	35	382,134	2,116	181	35	367,984	1,961	188	48	429,705	2,111	204	53	319,879	1,792	179
Nov-07	596	419,682	2,050	205	34	368,543	1,938	190	36	332,175	1,741	191	70	386,315	1,949	199	63	303,103	1,736	175
Oct-07	661	432,569	2,066	209	41	364,585	1,766	206	30	320,588	1,760	182	87	459,141	2,081	221	86	384,833	1,936	198

## Market Dynamics

### Supply & Demand - # Units (FS, UC, Sold)

#### 2 Years (Monthly) 10/01/07 - 10/31/09



#### KEY INFORMATION

	Oct-07	Oct-09	# Units Change	Percent Change
For Sale	661	412	-249	-37.7
Under Contract	41	64	23	56.1
Sold	30	47	17	56.7



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Site/Stick Built)					Sq Ft: All
Cities:	Carson City, Carson					

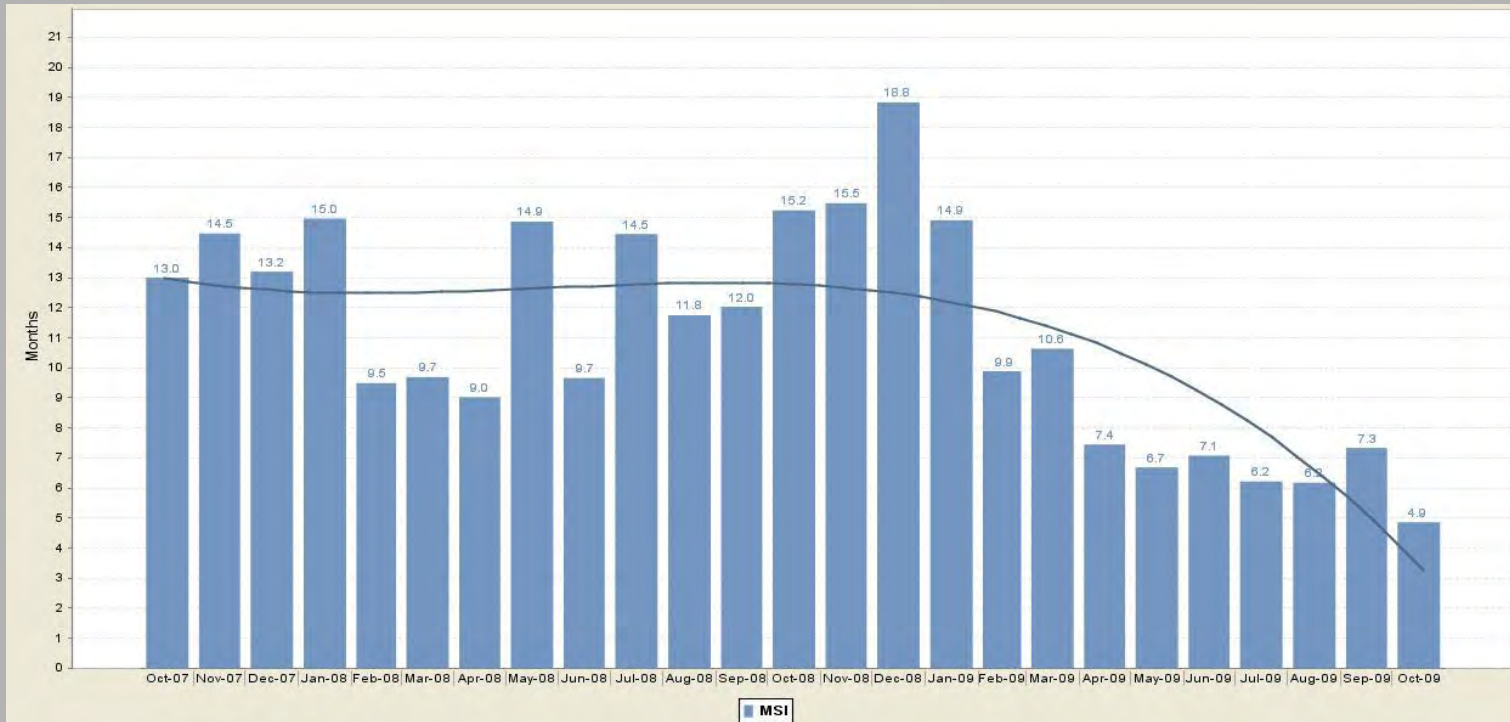
**Market Dynamics**  
**Supply & Demand - # Units (FS, UC, Sold)**  
**2 Years (Monthly) 10/01/07 - 10/31/09**

**RE/MAX Realty Affiliates-reno**

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Oct-09	412	157	64	88	47	90	37	196	82
Sep-09	407	185	45	113	45	81	32	232	92
Aug-09	406	203	51	64	45	45	40	194	64
Jul-09	448	205	55	65	65	94	51	189	94
Jun-09	427	224	50	105	34	101	23	199	86
May-09	428	233	51	79	43	106	36	187	78
Apr-09	428	242	47	99	31	76	31	220	77
Mar-09	419	257	33	107	33	109	35	233	73
Feb-09	415	264	35	89	20	108	34	205	72
Jan-09	407	275	23	100	15	97	41	220	68
Dec-08	407	288	18	120	27	86	50	237	51
Nov-08	436	289	23	93	20	156	57	239	55
Oct-08	460	287	25	121	28	128	54	213	63
Sep-08	479	285	33	137	46	129	49	177	56
Aug-08	502	284	36	140	29	108	43	211	54
Jul-08	517	280	31	97	52	128	38	201	63
Jun-08	535	279	47	131	30	107	34	203	89
May-08	511	284	30	112	35	110	35	164	96
Apr-08	504	280	46	100	46	105	43	166	97
Mar-08	490	285	42	105	45	108	41	227	82
Feb-08	507	286	43	126	30	121	56	215	73
Jan-08	532	284	29	102	27	102	69	221	70
Dec-07	545	287	35	117	35	95	48	219	53
Nov-07	596	271	34	112	36	128	70	161	63
Oct-07	661	260	41	113	30	106	87	166	86

## Market Dynamics

### Months Supply of Inventory (MSI) 2 Years (Monthly) 10/01/07 - 10/31/09



#### KEY INFORMATION

	Oct-07	Oct-09	Change	Percent Change
MSI	13	5	-8	-62.6



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Site/Stick Built)					Sq Ft: All
Cities:	Carson City, Carson					

# Market Dynamics

## Months Supply of Inventory (MSI)

### 2 Years (Monthly) 10/01/07 - 10/31/09

RE/MAX Realty Affiliates-reno

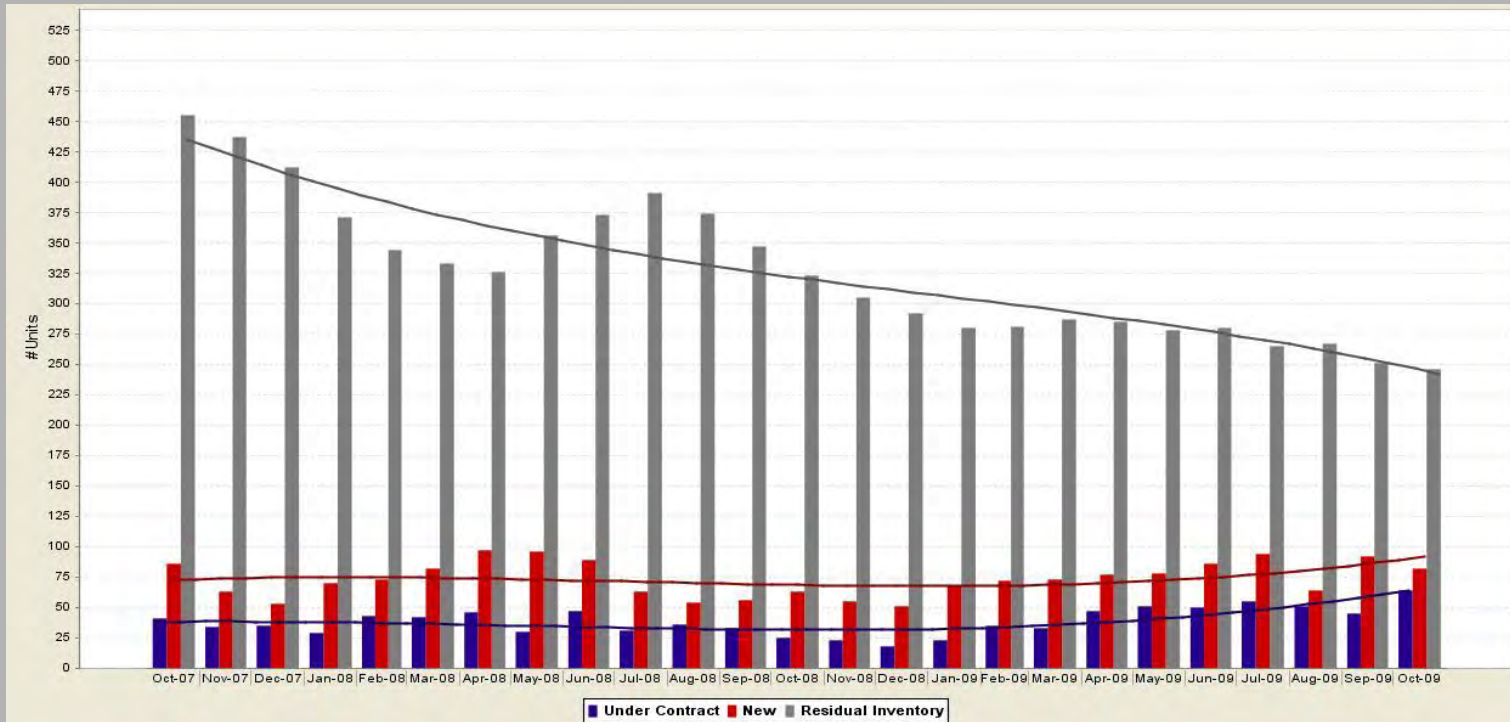
<b>Time Period</b>	Months Supply of Inventory	<b>NAR MSI</b>	# Properties For Sale Last Day of Month	# Properties Under Contract	Under Contract Average DOM	<b># Properties Sold</b>
Oct-09	4.9	6.6	311	64	88	47
Sep-09	7.3	7.3	330	45	113	45
Aug-09	6.2	7.0	315	51	64	45
Jul-09	6.2	5.3	342	55	65	65
Jun-09	7.1	10.4	354	50	105	34
May-09	6.7	7.9	341	51	79	43
Apr-09	7.4	11.3	350	47	99	31
Mar-09	10.6	10.6	351	33	107	33
Feb-09	9.9	17.3	346	35	89	20
Jan-09	14.9	22.9	343	23	100	15
Dec-08	18.8	12.6	339	18	120	27
Nov-08	15.5	17.8	356	23	93	20
Oct-08	15.2	13.6	381	25	121	28
Sep-08	12.0	8.6	397	33	137	46
Aug-08	11.8	14.6	423	36	140	29
Jul-08	14.5	8.6	448	31	97	52
Jun-08	9.7	15.1	454	47	131	30
May-08	14.9	12.7	446	30	112	35
Apr-08	9.0	9.0	415	46	100	46
Mar-08	9.7	9.0	407	42	105	45
Feb-08	9.5	13.6	408	43	126	30
Jan-08	15.0	16.1	434	29	102	27
Dec-07	13.2	13.2	462	35	117	35
Nov-07	14.5	13.7	492	34	112	36
Oct-07	13.0	17.8	533	41	113	30

# Market Dynamics

## Basic Absorption

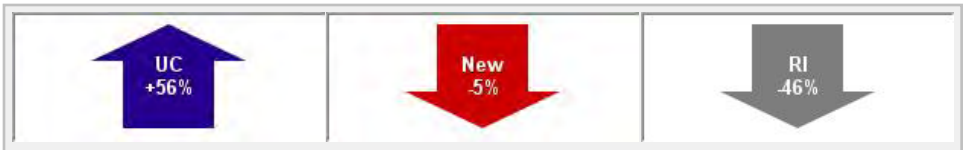
### 2 Years (Monthly) 10/01/07 - 10/31/09

RE/MAX Realty Affiliates-reno



#### KEY INFORMATION

	Oct-07	Oct-09	Change	Percent Change
Under Contract	41	64	23	56.1
New	86	82	-4	-4.7
Residual Inventory	455	246	-209	-45.9



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Site/Stick Built)					Sq Ft: All
Cities:	Carson City, Carson					

**Market Dynamics**  
**Basic Absorption**  
**2 Years (Monthly) 10/01/07 - 10/31/09**

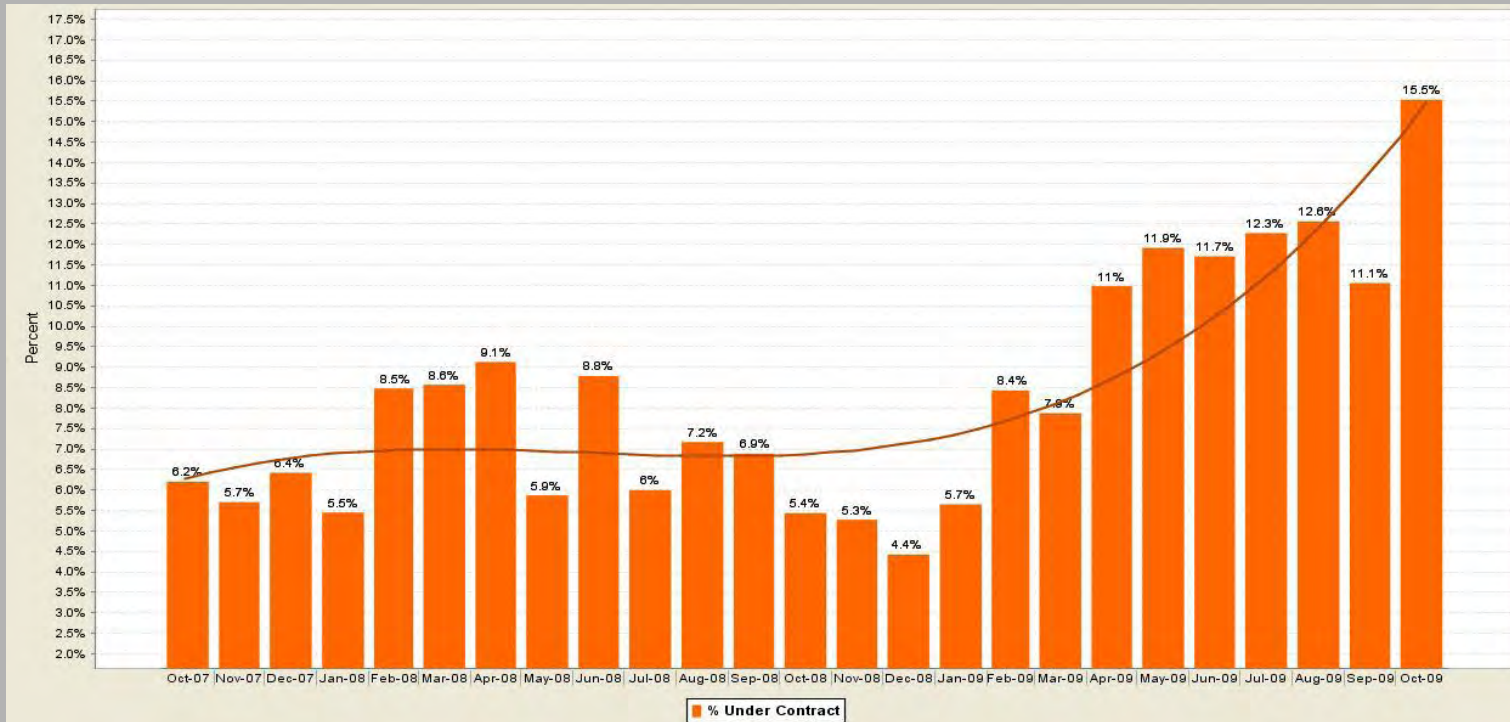
**RE/MAX Realty Affiliates-reno**

<b>Time Period</b>	<b># Properties Under Contract</b>	<b># New Properties Listed</b>	<b># Residual Inventory Properties</b>	<b>Under Contract / New %</b>	<b>Under Contract / Residual Inventory %</b>
Oct-09	64	82	246	78.05	26.02
Sep-09	45	92	251	48.91	17.93
Aug-09	51	64	267	79.69	19.10
Jul-09	55	94	265	58.51	20.75
Jun-09	50	86	280	58.14	17.86
May-09	51	78	278	65.38	18.35
Apr-09	47	77	285	61.04	16.49
Mar-09	33	73	287	45.21	11.50
Feb-09	35	72	281	48.61	12.46
Jan-09	23	68	280	33.82	8.21
Dec-08	18	51	292	35.29	6.16
Nov-08	23	55	305	41.82	7.54
Oct-08	25	63	323	39.68	7.74
Sep-08	33	56	347	58.93	9.51
Aug-08	36	54	374	66.67	9.63
Jul-08	31	63	391	49.21	7.93
Jun-08	47	89	373	52.81	12.60
May-08	30	96	356	31.25	8.43
Apr-08	46	97	326	47.42	14.11
Mar-08	42	82	333	51.22	12.61
Feb-08	43	73	344	58.90	12.50
Jan-08	29	70	371	41.43	7.82
Dec-07	35	53	412	66.04	8.50
Nov-07	34	63	437	53.97	7.78
Oct-07	41	86	455	47.67	9.01

# Market Dynamics

## Percent Under Contract (UC) 2 Years (Monthly) 10/01/07 - 10/31/09

RE/MAX Realty Affiliates-reno



### KEY INFORMATION

	Oct-07	Oct-09	Change	Percent Change
For Sale	661	412	-249	-37.7
Under Contract	41	64	23	56.1
% Under Contract	0	0	0	150.4



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Site/Stick Built)					Sq Ft: All
Cities:	Carson City, Carson					

**Market Dynamics**  
**Percent Under Contract (UC)**  
**2 Years (Monthly) 10/01/07 - 10/31/09**

RE/MAX Realty Affiliates-reno

<b>Time Period</b>	<b># Properties For Sale</b>	<b># Properties Under Contract</b>	<b>% of Properties Under Contract</b>
Oct-09	412	64	15.5
Sep-09	407	45	11.1
Aug-09	406	51	12.6
Jul-09	448	55	12.3
Jun-09	427	50	11.7
May-09	428	51	11.9
Apr-09	428	47	11.0
Mar-09	419	33	7.9
Feb-09	415	35	8.4
Jan-09	407	23	5.6
Dec-08	407	18	4.4
Nov-08	436	23	5.3
Oct-08	460	25	5.4
Sep-08	479	33	6.9
Aug-08	502	36	7.2
Jul-08	517	31	6.0
Jun-08	535	47	8.8
May-08	511	30	5.9
Apr-08	504	46	9.1
Mar-08	490	42	8.6
Feb-08	507	43	8.5
Jan-08	532	29	5.4
Dec-07	545	35	6.4
Nov-07	596	34	5.7
Oct-07	661	41	6.2