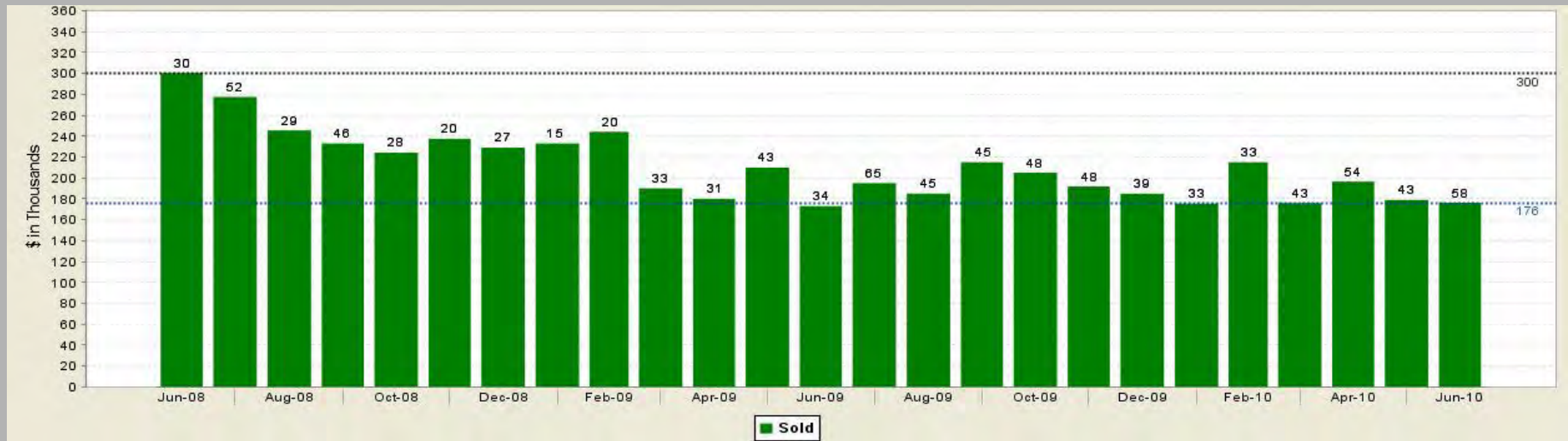


# Market Dynamics

## Median Price (Sold)

### 2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Realty Affiliates-reno



#### KEY INFORMATION

	Jun-08	Jun-10	Median Price Change	Percent Change
Sold	300,500	176,250	-124,250	-41.3

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) 06/01/08 - 06/30/10**

**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
Jun-10	255,450	406	180,000	53	176,250	58	178,750	28	219,000	81
May-10	249,900	401	185,000	41	178,900	43	244,000	35	224,900	86
Apr-10	239,900	405	178,950	62	196,450	54	209,950	28	239,900	73
Mar-10	229,000	412	177,000	57	176,000	43	199,000	23	215,000	91
Feb-10	224,950	378	199,900	39	215,000	33	237,750	18	219,000	63
Jan-10	224,900	379	204,000	35	175,500	33	250,000	29	206,900	71
Dec-09	230,000	385	182,000	35	184,900	39	266,950	42	192,400	48
Nov-09	235,875	398	179,900	36	191,750	48	289,000	25	184,900	51
Oct-09	239,000	422	195,000	45	205,000	48	293,950	30	199,000	81
Sep-09	250,000	417	196,000	44	215,000	45	299,450	32	194,700	92
Aug-09	258,000	412	214,250	48	185,000	45	238,000	39	215,000	65
Jul-09	250,000	452	189,900	54	195,000	65	255,000	51	219,750	94
Jun-09	254,962	430	206,500	49	173,000	34	237,400	23	224,000	86
May-09	259,000	430	199,000	51	209,900	43	270,000	35	236,500	78
Apr-09	259,000	429	199,250	46	180,000	31	285,000	31	229,000	77
Mar-09	255,000	419	194,450	32	190,000	33	255,000	35	235,900	73
Feb-09	259,000	415	204,900	35	244,125	20	280,750	34	202,450	72
Jan-09	260,000	407	219,900	23	233,000	15	305,000	41	237,700	68
Dec-08	284,950	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	307,000	460	255,000	25	224,250	28	358,250	54	239,900	63
Sep-08	320,000	479	240,972	33	233,000	46	349,900	49	284,975	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

# Market Dynamics

## Sold Average vs. Median Price 2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Realty Affiliates-reno



### KEY INFORMATION

	Jun-08	Jun-10	Price Change	Percent Change
Average	348,506	210,456	-138,050	-39.6
Median	300,500	176,250	-124,250	-41.3



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) 06/01/08 - 06/30/10**

**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>
Jun-10	58	210,456	176,250	34,206	83.8	87
May-10	43	204,329	178,900	25,429	87.6	97
Apr-10	54	214,792	196,450	18,342	91.5	98
Mar-10	43	218,462	176,000	42,462	80.6	124
Feb-10	33	202,376	215,000	-12,624	106.2	69
Jan-10	33	205,556	175,500	30,056	85.4	68
Dec-09	39	222,121	184,900	37,221	83.2	99
Nov-09	48	218,752	191,750	27,002	87.7	77
Oct-09	48	233,085	205,000	28,085	88.0	89
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

# Market Dynamics

## Average \$/SQFT (Sold)

### 2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Realty Affiliates-reno



#### KEY INFORMATION

	Jun-08	Jun-10	Change	Percent Change
Sold \$/SQFT	171	121	-50	-29.0

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) 06/01/08 - 06/30/10**

**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
Jun-10	406	333,240	2,182	152	53	233,158	1,864	125	58	210,456	1,733	121	28	217,336	1,639	133	81	282,384	1,947	145
May-10	401	339,492	2,199	154	41	236,279	1,871	126	43	204,329	1,772	115	35	400,757	2,189	183	86	322,677	2,068	156
Apr-10	405	316,766	2,133	148	62	205,710	1,722	119	54	214,792	1,822	118	28	255,354	1,907	134	73	311,263	2,099	148
Mar-10	412	298,586	2,065	144	57	208,223	1,753	119	43	218,462	1,750	125	23	242,643	1,756	138	91	242,434	1,851	131
Feb-10	378	308,690	2,087	147	39	244,440	1,858	132	33	202,376	1,786	113	18	344,216	1,897	181	63	262,461	1,860	141
Jan-10	379	320,852	2,130	150	35	221,650	1,837	121	33	205,556	1,676	123	29	472,256	2,455	192	71	260,880	1,991	131
Dec-09	385	323,861	2,102	154	35	205,089	1,640	125	39	222,121	1,640	135	42	343,517	2,048	168	48	246,981	1,770	140
Nov-09	398	325,437	2,109	154	36	232,983	1,671	139	48	218,752	1,790	122	25	332,216	2,190	152	51	247,188	1,865	133
Oct-09	422	328,306	2,108	155	45	226,571	1,738	130	48	233,085	1,813	129	30	381,068	2,234	171	81	227,786	1,734	131
Sep-09	417	343,464	2,162	158	44	219,927	1,726	127	45	256,694	1,846	139	32	420,417	2,394	176	92	219,505	1,668	132
Aug-09	412	350,718	2,187	160	48	221,337	1,710	129	45	199,967	1,616	124	39	277,981	1,811	153	65	293,378	1,977	148
Jul-09	452	341,537	2,128	160	54	242,172	1,785	136	65	216,672	1,683	129	51	311,201	1,823	171	94	291,416	1,870	156
Jun-09	430	337,423	2,120	159	49	238,353	1,701	140	34	196,602	1,507	130	23	279,609	1,834	152	86	259,797	1,820	143
May-09	430	340,218	2,118	160	51	209,632	1,597	131	43	212,678	1,591	134	35	367,234	2,124	173	78	330,128	2,155	153
Apr-09	429	328,766	2,049	160	46	224,067	1,596	140	31	215,509	1,606	134	31	328,702	2,033	162	77	293,363	1,881	156
Mar-09	419	338,297	2,059	164	32	223,215	1,619	138	33	231,942	1,771	131	35	461,481	2,202	210	73	304,300	2,015	151
Feb-09	415	334,234	2,021	165	35	233,903	1,744	134	20	246,008	1,934	127	34	323,174	1,829	177	72	277,524	1,946	143
Jan-09	407	348,862	2,040	171	23	256,148	1,815	141	15	245,127	1,726	142	41	423,663	2,188	194	68	261,035	1,791	146
Dec-08	407	382,880	2,116	181	18	240,981	1,726	140	27	255,596	1,801	142	50	545,163	2,428	225	51	271,575	1,789	152
Nov-08	436	400,341	2,153	186	23	293,196	1,876	156	20	264,195	1,743	152	57	453,041	2,203	206	55	282,966	1,923	147
Oct-08	460	415,774	2,167	192	25	262,182	1,730	152	28	276,148	1,840	150	54	476,221	2,234	213	63	299,208	1,897	158
Sep-08	479	427,315	2,189	195	33	312,281	1,963	159	46	263,707	1,709	154	49	448,423	2,166	207	56	363,998	2,209	165
Aug-08	502	422,541	2,147	197	36	280,863	1,787	157	29	291,183	1,831	159	43	411,726	2,066	199	54	352,785	1,998	177
Jul-08	517	425,793	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	428,019	2,136	200	47	334,833	1,807	185	30	348,506	2,037	171	34	406,641	2,174	187	89	368,313	1,866	197

## Market Dynamics

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

#### 2 Years (Monthly) 06/01/08 - 06/30/10



#### KEY INFORMATION

	Jun-08	Jun-10	# Units Change	Percent Change
For Sale	535	406	-129	-24.1
Under Contract	47	53	6	12.8
Sold	30	58	28	93.3



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) 06/01/08 - 06/30/10**

**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
Jun-10	406	159	53	92	58	87	28	214	81
May-10	401	191	41	94	43	97	35	279	86
Apr-10	405	212	62	96	54	98	28	260	73
Mar-10	412	222	57	85	43	124	23	213	91
Feb-10	378	246	39	129	33	69	18	168	63
Jan-10	379	256	35	110	33	68	29	181	71
Dec-09	385	267	35	74	39	99	42	244	48
Nov-09	398	264	36	100	48	77	25	155	51
Oct-09	422	258	45	81	48	89	30	174	81
Sep-09	417	265	44	88	45	81	32	232	92
Aug-09	412	267	48	57	45	45	39	198	65
Jul-09	452	256	54	61	65	94	51	189	94
Jun-09	430	268	49	107	34	101	23	199	86
May-09	430	270	51	83	43	106	35	191	78
Apr-09	429	270	46	95	31	76	31	220	77
Mar-09	419	281	32	110	33	109	35	233	73
Feb-09	415	287	35	89	20	108	34	205	72
Jan-09	407	296	23	100	15	97	41	220	68
Dec-08	407	306	18	120	27	86	50	237	51
Nov-08	436	304	23	93	20	156	57	239	55
Oct-08	460	300	25	121	28	128	54	213	63
Sep-08	479	297	33	137	46	129	49	177	56
Aug-08	502	294	36	140	29	108	43	211	54
Jul-08	517	290	31	97	52	128	38	201	63
Jun-08	535	287	47	131	30	107	34	203	89

## Market Dynamics

### Months Supply of Inventory (BrokerMetrics® Calculation) 2 Years (Monthly) 06/01/08 - 06/30/10



#### KEY INFORMATION

	Jun-08	Jun-10	Change	Percent Change
MSI	10	6	-4	-36.5



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 (BrokerMetrics® Calculation)**  
**2 Years (Monthly) 06/01/08 - 06/30/10**

RE/MAX Realty Affiliates-reno

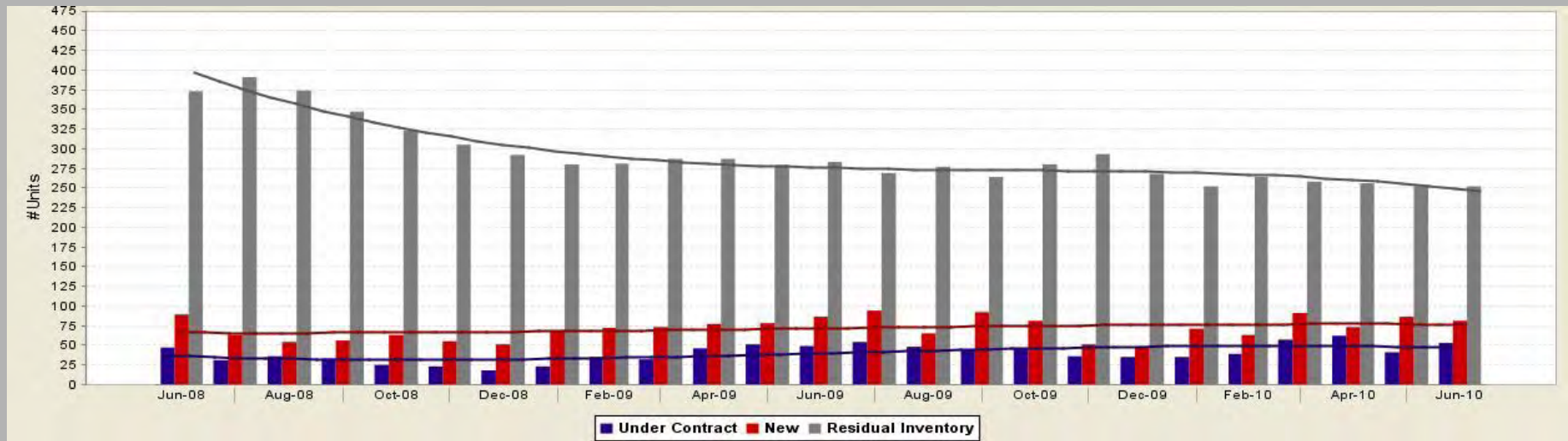
<b>Time Period</b>	<b>MSI</b>	<b>NAR MSI</b>	<b># For Sale Last Day of Month</b>	<b># Under Contract</b>	<b># Sold</b>
Jun-10	6.1	5.6	325	53	58
May-10	7.9	7.6	325	41	43
Apr-10	5.1	5.8	315	62	54
Mar-10	5.8	7.7	332	57	43
Feb-10	8.2	9.7	321	39	33
Jan-10	9.0	9.5	315	35	33
Dec-09	8.8	7.9	308	35	39
Nov-09	9.4	7.0	337	36	48
Oct-09	7.7	7.2	347	45	48
Sep-09	7.8	7.6	341	44	45
Aug-09	6.8	7.2	325	48	45
Jul-09	6.4	5.3	347	54	65
Jun-09	7.3	10.5	358	49	34
May-09	6.7	8.0	344	51	43
Apr-09	7.7	11.4	352	46	31
Mar-09	11.0	10.7	352	32	33
Feb-09	9.9	17.3	346	35	20
Jan-09	14.9	22.9	343	23	15
Dec-08	18.8	12.6	339	18	27
Nov-08	15.5	17.8	356	23	20
Oct-08	15.2	13.6	381	25	28
Sep-08	12.0	8.6	397	33	46
Aug-08	11.8	14.6	423	36	29
Jul-08	14.5	8.6	448	31	52
Jun-08	9.7	15.1	454	47	30

# Market Dynamics

## Basic Absorption

### 2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Realty Affiliates-reno



#### KEY INFORMATION

	Jun-08	Jun-10	Change	Percent Change
Under Contract	47	53	6	12.8
New	89	81	-8	-9.0
Residual Inventory	373	252	-121	-32.4



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**  
**Basic Absorption**  
**2 Years (Monthly) 06/01/08 - 06/30/10**

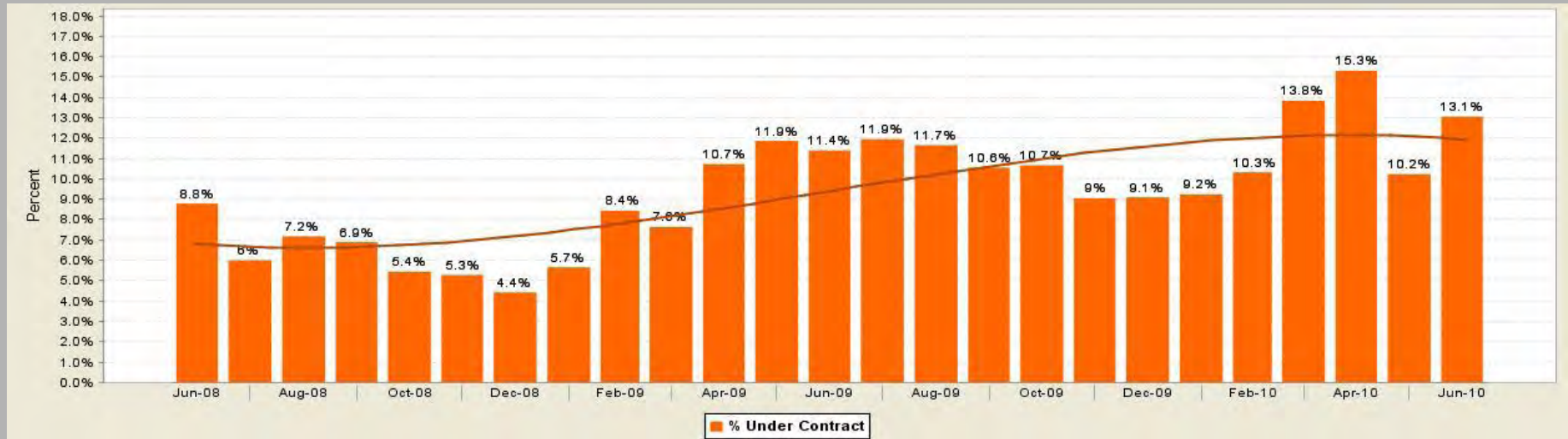
**RE/MAX Realty Affiliates-reno**

<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>
Jun-10	53	81	252	65.43	21.03
May-10	41	86	252	47.67	16.27
Apr-10	62	73	256	84.93	24.22
Mar-10	57	91	258	62.64	22.09
Feb-10	39	63	264	61.90	14.77
Jan-10	35	71	252	49.30	13.89
Dec-09	35	48	268	72.92	13.06
Nov-09	36	51	293	70.59	12.29
Oct-09	45	81	280	55.56	16.07
Sep-09	44	92	264	47.83	16.67
Aug-09	48	65	277	73.85	17.33
Jul-09	54	94	269	57.45	20.07
Jun-09	49	86	283	56.98	17.31
May-09	51	78	279	65.38	18.28
Apr-09	46	77	287	59.74	16.03
Mar-09	32	73	287	43.84	11.15
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

# Market Dynamics

## Percent Under Contract (UC) 2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Realty Affiliates-reno



### KEY INFORMATION

	Jun-08	Jun-10	# Units Change	Percent Change
For Sale	535	406	-129	-24.1
Under Contract	47	53	6	12.8
% Under Contract	8.8	13.1	4.3	48.6



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**  
**Percent Under Contract (UC)**  
**2 Years (Monthly) 06/01/08 - 06/30/10**

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>
Jun-10	406	53	13.0
May-10	401	41	10.2
Apr-10	405	62	15.3
Mar-10	412	57	13.8
Feb-10	378	39	10.3
Jan-10	379	35	9.2
Dec-09	385	35	9.1
Nov-09	398	36	9.0
Oct-09	422	45	10.7
Sep-09	417	44	10.6
Aug-09	412	48	11.6
Jul-09	452	54	12.0
Jun-09	430	49	11.4
May-09	430	51	11.9
Apr-09	429	46	10.7
Mar-09	419	32	7.6
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