

Market Dynamics

Median Price (Sold)

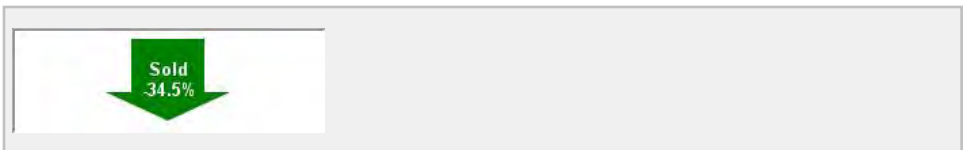
2 Years (Monthly) 11/01/08 - 11/30/10

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	Nov-08	Nov-10	Median Price Change	Percent Change
Sold	237,500	155,500	-82,000	-34.5



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
Median Price (Sold)
2 Years (Monthly) 11/01/08 - 11/30/10

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
Nov-10	215,900	419	175,000	65	155,500	44	219,000	41	166,900	51
Oct-10	215,400	462	156,250	52	168,000	33	247,500	42	165,200	52
Sep-10	224,900	492	165,900	37	160,000	41	269,000	45	199,700	86
Aug-10	224,900	503	170,000	49	194,000	33	272,400	48	174,750	106
Jul-10	239,900	446	205,000	33	185,000	27	262,500	16	188,800	82
Jun-10	239,900	419	165,000	33	175,500	59	197,500	22	194,000	82
May-10	245,000	407	204,900	35	178,900	43	244,000	35	208,500	87
Apr-10	239,000	407	178,950	60	196,450	54	195,000	27	229,000	73
Mar-10	224,000	411	172,900	55	176,000	43	209,450	22	210,000	91
Feb-10	224,900	378	199,900	40	215,000	33	237,750	18	215,000	63
Jan-10	224,900	379	192,450	34	175,500	33	254,500	30	206,900	71
Dec-09	229,900	385	182,000	35	184,900	39	266,950	42	192,400	48
Nov-09	235,000	398	179,900	36	191,750	48	289,000	25	180,000	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	256,000	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	252,462	430	206,500	49	173,000	34	237,400	23	224,000	86
May-09	257,000	430	199,000	51	209,900	43	270,000	35	236,500	78
Apr-09	255,000	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	233,900	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	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

Market Dynamics

Sold Average vs. Median Price 2 Years (Monthly) 11/01/08 - 11/30/10



KEY INFORMATION

	Nov-08	Nov-10	Price Change	Percent Change
Average	264,195	163,379	-100,816	-38.2
Median	237,500	155,500	-82,000	-34.5

Average
-38.2%

Sold
-34.5%

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
Sold Average vs. Median Price
2 Years (Monthly) 11/01/08 - 11/30/10

RE/MAX Realty Affiliates-reno

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Nov-10	44	163,379	155,500	7,879	95.2	86
Oct-10	33	184,227	168,000	16,227	91.2	86
Sep-10	41	165,902	160,000	5,902	96.4	90
Aug-10	33	229,986	194,000	35,986	84.4	95
Jul-10	27	216,211	185,000	31,211	85.6	107
Jun-10	59	208,804	175,500	33,304	84.0	86
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

Market Dynamics

Average \$/SQFT (Sold)

2 Years (Monthly) 11/01/08 - 11/30/10

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	Nov-08	Nov-10	Change	Percent Change
Sold \$/SQFT	152	104	-48	-31.6

Sold
31.6%

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) 11/01/08 - 11/30/10

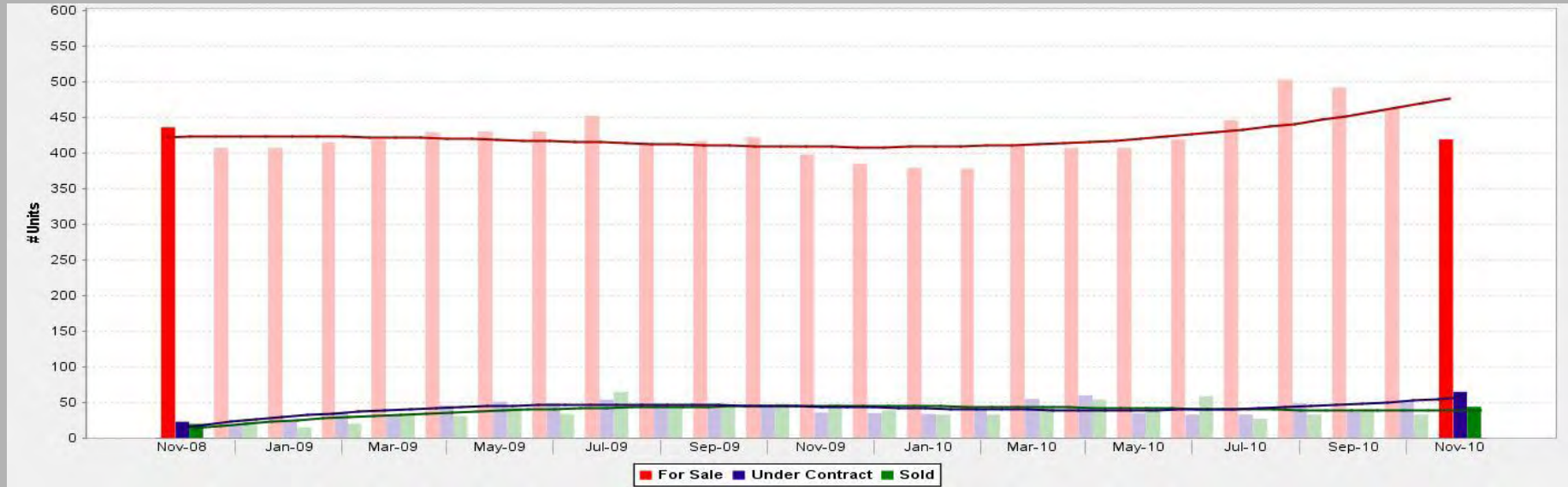
RE/MAX Realty Affiliates-reno

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
Nov-10	419	303,324	2,117	143	65	209,229	1,808	116	44	163,379	1,568	104	41	267,670	1,863	144	51	256,292	1,808	142
Oct-10	462	296,964	2,101	141	52	171,966	1,614	107	33	184,227	1,732	106	42	338,888	2,191	155	52	206,009	1,752	118
Sep-10	492	307,440	2,133	144	37	189,378	1,700	111	41	165,902	1,570	106	45	394,851	2,370	167	86	252,032	1,998	126
Aug-10	503	305,903	2,115	144	49	208,806	1,755	119	33	229,986	1,848	124	48	292,747	2,093	140	106	235,491	1,756	134
Jul-10	446	315,557	2,169	145	33	219,550	1,845	119	27	216,211	1,917	113	16	286,650	1,796	160	82	255,723	1,815	141
Jun-10	419	313,820	2,166	144	33	200,136	1,586	126	59	208,804	1,726	121	22	232,573	1,660	140	82	260,985	1,945	134
May-10	407	327,201	2,200	148	35	258,709	2,021	128	43	204,329	1,772	115	35	400,757	2,189	183	87	307,974	2,078	148
Apr-10	407	308,015	2,136	144	60	204,670	1,732	118	54	214,792	1,822	118	27	248,330	1,883	132	73	300,805	2,099	143
Mar-10	411	291,613	2,069	140	55	200,431	1,736	115	43	218,462	1,750	125	22	246,627	1,780	139	91	237,086	1,851	128
Feb-10	378	302,017	2,090	144	40	242,204	1,843	131	33	202,376	1,786	113	18	344,216	1,897	181	63	261,112	1,860	140
Jan-10	379	314,051	2,131	147	34	213,759	1,792	119	33	205,556	1,676	123	30	468,177	2,461	190	71	258,322	1,991	130
Dec-09	385	317,637	2,103	151	35	205,089	1,640	125	39	222,121	1,640	135	42	343,517	2,048	168	48	237,065	1,770	134
Nov-09	398	320,613	2,109	152	36	232,983	1,671	139	48	218,752	1,790	122	25	332,216	2,190	152	51	241,188	1,865	129
Oct-09	422	324,481	2,108	153	45	226,571	1,738	130	48	233,085	1,813	129	30	381,068	2,234	171	81	226,144	1,737	130
Sep-09	417	339,913	2,162	157	44	219,927	1,726	127	45	256,694	1,846	139	32	420,417	2,394	176	92	218,778	1,668	131
Aug-09	412	347,285	2,187	158	48	221,337	1,710	129	45	199,967	1,616	124	39	277,981	1,811	153	65	286,162	1,977	145
Jul-09	452	339,446	2,128	159	54	242,172	1,785	136	65	216,672	1,683	129	51	311,201	1,823	171	94	289,840	1,870	155
Jun-09	430	335,569	2,120	158	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	338,364	2,118	159	51	209,632	1,597	131	43	212,678	1,591	134	35	367,234	2,124	173	78	325,404	2,155	151
Apr-09	429	327,767	2,049	160	46	224,067	1,596	140	31	215,509	1,606	134	31	328,702	2,033	162	77	291,610	1,881	155
Mar-09	419	337,596	2,059	164	32	223,215	1,619	138	33	231,942	1,771	131	35	461,481	2,202	210	73	303,718	2,015	151
Feb-09	415	333,629	2,021	165	35	233,903	1,744	134	20	246,008	1,934	127	34	323,174	1,829	177	72	276,482	1,946	142
Jan-09	407	348,430	2,040	170	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	382,448	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	399,938	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

Market Dynamics

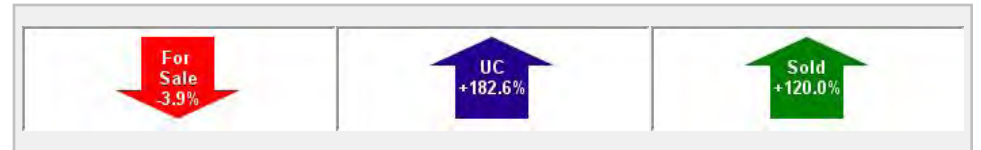
Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 11/01/08 - 11/30/10



KEY INFORMATION

	Nov-08	Nov-10	# Units Change	Percent Change
For Sale	436.0	419.0	-17.0	-3.9
Under Contract	23.0	65.0	42.0	182.6
Sold	20.0	44.0	24.0	120.0



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					

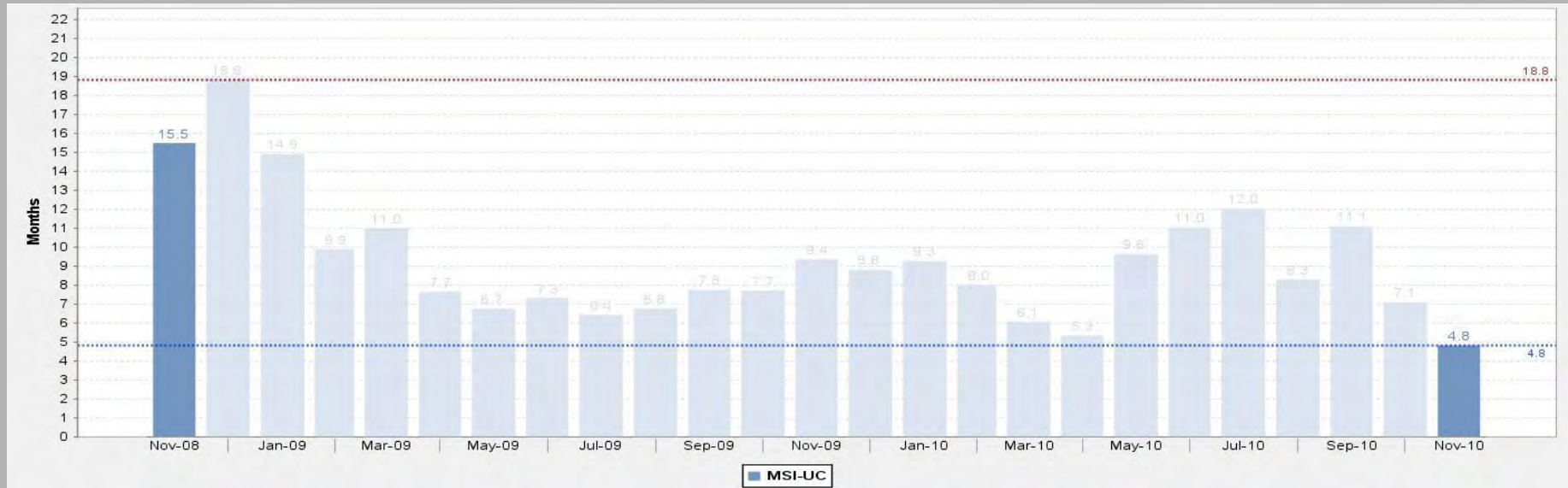
Market Dynamics
Supply & Demand - # Units (FS, UC, Sold)
2 Years (Monthly) 11/01/08 - 11/30/10

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
Nov-10	419	182	65	105	44	86	41	181	51
Oct-10	462	167	52	90	33	86	42	158	52
Sep-10	492	154	37	104	41	90	45	150	86
Aug-10	503	152	49	90	33	95	48	183	106
Jul-10	446	156	33	71	27	107	16	204	82
Jun-10	419	155	33	101	59	86	22	184	82
May-10	407	164	35	80	43	97	35	279	87
Apr-10	407	169	60	94	54	98	27	250	73
Mar-10	411	166	55	87	43	124	22	217	91
Feb-10	378	175	40	128	33	69	18	168	63
Jan-10	379	175	34	114	33	68	30	178	71
Dec-09	385	180	35	74	39	99	42	244	48
Nov-09	398	167	36	100	48	77	25	155	51
Oct-09	422	154	45	81	48	89	30	174	81
Sep-09	417	157	44	88	45	81	32	232	92
Aug-09	412	159	48	57	45	45	39	198	65
Jul-09	452	150	54	61	65	94	51	189	94
Jun-09	430	156	49	107	34	101	23	199	86
May-09	430	157	51	83	43	106	35	191	78
Apr-09	429	158	46	95	31	76	31	220	77
Mar-09	419	165	32	110	33	109	35	233	73
Feb-09	415	164	35	89	20	108	34	205	72
Jan-09	407	172	23	100	15	97	41	220	68
Dec-08	407	180	18	120	27	86	50	237	51
Nov-08	436	179	23	93	20	156	57	239	55

Market Dynamics

Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 11/01/08 - 11/30/10



KEY INFORMATION

	Nov-08	Nov-10	MSI Change	Percent Change
MSI-UC	15.5	4.8	-10.7	-68.9



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
Months Supply of Inventory (UC Calculation)
2 Years (Monthly) 11/01/08 - 11/30/10

RE/MAX Realty Affiliates-reno

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Nov-10	4.8	7.1	313	65	44
Oct-10	7.1	11.2	368	52	33
Sep-10	11.1	10.0	410	37	41
Aug-10	8.3	12.3	406	49	33
Jul-10	12.0	14.7	397	33	27
Jun-10	11.0	6.2	364	33	59
May-10	9.6	7.8	337	35	43
Apr-10	5.3	5.9	320	60	54
Mar-10	6.1	7.8	334	55	43
Feb-10	8.0	9.7	320	40	33
Jan-10	9.3	9.5	315	34	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

Market Dynamics

Sales Absorption

2 Years (Monthly) 11/01/08 - 11/30/10

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	Nov-08	Nov-10	Change	Percent Change
% Under Contract	5.28	15.51	10.24	194.1
% Sold	4.59	10.50	5.91	128.9



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
Sales Absorption
2 Years (Monthly) 11/01/08 - 11/30/10

RE/MAX Realty Affiliates-reno

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Nov-10	15.5	10.5	419	65	44
Oct-10	11.3	7.1	462	52	33
Sep-10	7.5	8.3	492	37	41
Aug-10	9.7	6.6	503	49	33
Jul-10	7.4	6.0	446	33	27
Jun-10	7.9	14.1	419	33	59
May-10	8.6	10.6	407	35	43
Apr-10	14.7	13.3	407	60	54
Mar-10	13.4	10.5	411	55	43
Feb-10	10.6	8.7	378	40	33
Jan-10	9.0	8.7	379	34	33
Dec-09	9.1	10.1	385	35	39
Nov-09	9.0	12.1	398	36	48
Oct-09	10.7	11.4	422	45	48
Sep-09	10.6	10.8	417	44	45
Aug-09	11.6	10.9	412	48	45
Jul-09	12.0	14.4	452	54	65
Jun-09	11.4	7.9	430	49	34
May-09	11.9	10.0	430	51	43
Apr-09	10.7	7.2	429	46	31
Mar-09	7.6	7.9	419	32	33
Feb-09	8.4	4.8	415	35	20
Jan-09	5.6	3.7	407	23	15
Dec-08	4.4	6.6	407	18	27
Nov-08	5.3	4.6	436	23	20