

Market Dynamics

Median Price (Sold)

2 Years (Monthly) 04/01/09 - 04/30/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	Apr-09	Apr-11	Median Price Change	Percent Change
Sold	180,000	139,500	-40,500	-22.5



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
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RE/MAX Realty Affiliates-reno

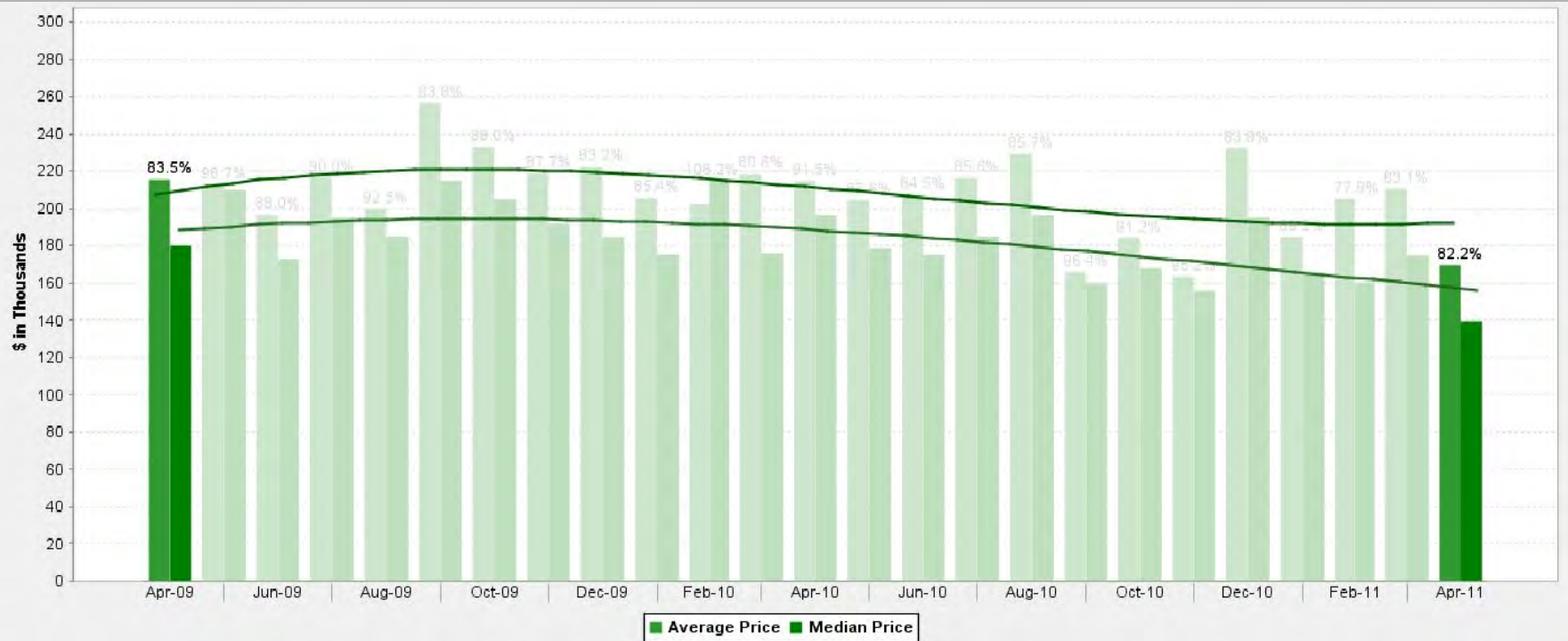
Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Apr-11	197,750	391	159,450	82	139,500	42	209,000	35	179,000	83
Mar-11	187,000	400	145,000	61	174,900	53	199,900	31	164,900	85
Feb-11	186,000	397	154,900	57	160,000	43	189,900	25	189,000	65
Jan-11	185,000	421	166,500	48	165,000	31	209,900	41	164,500	88
Dec-10	189,900	402	161,250	26	195,000	51	190,000	43	155,900	46
Nov-10	199,950	439	189,900	49	155,500	44	244,775	34	162,000	53
Oct-10	205,500	468	152,900	43	168,000	33	275,000	39	155,000	53
Sep-10	219,000	494	175,000	34	160,000	41	269,000	45	193,500	86
Aug-10	219,000	504	172,250	48	196,475	34	272,400	48	171,400	106
Jul-10	234,000	447	205,000	33	185,000	27	262,500	16	188,650	82
Jun-10	238,750	422	165,000	36	175,250	60	210,000	21	194,000	82
May-10	244,250	410	204,900	35	178,900	43	244,000	35	205,000	87
Apr-10	235,000	410	178,950	60	196,450	54	195,000	27	222,000	73
Mar-10	221,450	414	172,900	55	176,000	43	209,450	22	209,900	91
Feb-10	224,000	381	199,900	40	215,000	33	237,750	18	215,000	63
Jan-10	224,450	382	192,450	34	175,500	33	254,500	30	206,900	73
Dec-09	229,950	386	182,000	35	184,900	39	266,950	42	192,400	48
Nov-09	235,000	399	179,900	36	191,750	48	289,000	25	180,000	51
Oct-09	239,000	423	195,000	45	205,000	48	293,950	30	194,900	81
Sep-09	250,000	417	196,000	44	215,000	45	299,000	31	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

Market Dynamics

Sold Average vs. Median Price

2 Years (Monthly) 04/01/09 - 04/30/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	Apr-09	Apr-11	Price Change	Percent Change
Average	215,509	169,736	-45,773	-21.2
Median	180,000	139,500	-40,500	-22.5



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) 04/01/09 - 04/30/11

RE/MAX Realty Affiliates-reno

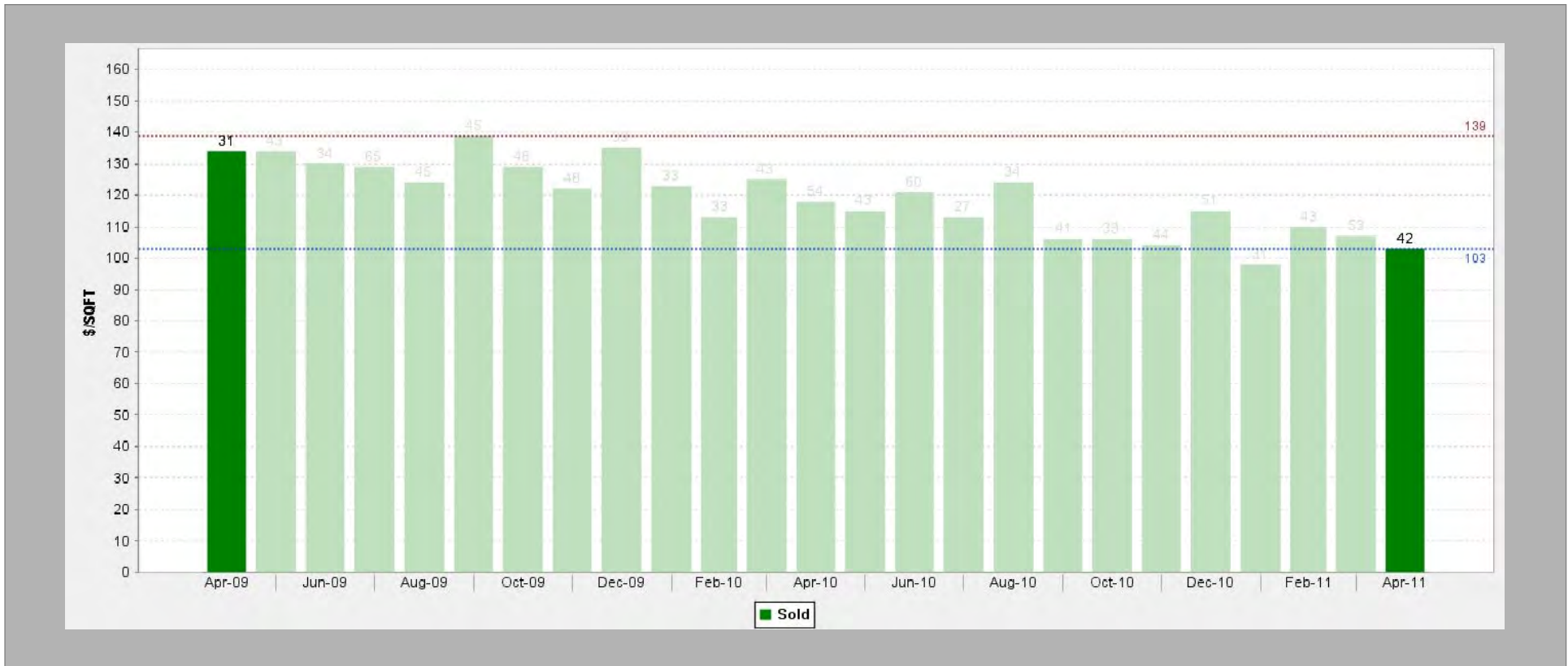
Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Apr-11	42	169,736	139,500	30,236	82.2	116
Mar-11	53	210,522	174,900	35,622	83.1	103
Feb-11	43	205,300	160,000	45,300	77.9	118
Jan-11	31	184,901	165,000	19,901	89.2	119
Dec-10	51	232,503	195,000	37,503	83.9	103
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	34	229,310	196,475	32,835	85.7	92
Jul-10	27	216,211	185,000	31,211	85.6	107
Jun-10	60	207,308	175,250	32,058	84.5	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

Market Dynamics

Average \$/SQFT (Sold)

2 Years (Monthly) 04/01/09 - 04/30/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	Apr-09	Apr-11	Change	Percent Change
Sold \$/SQFT	134	103	-31	-23.1



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) 04/01/09 - 04/30/11

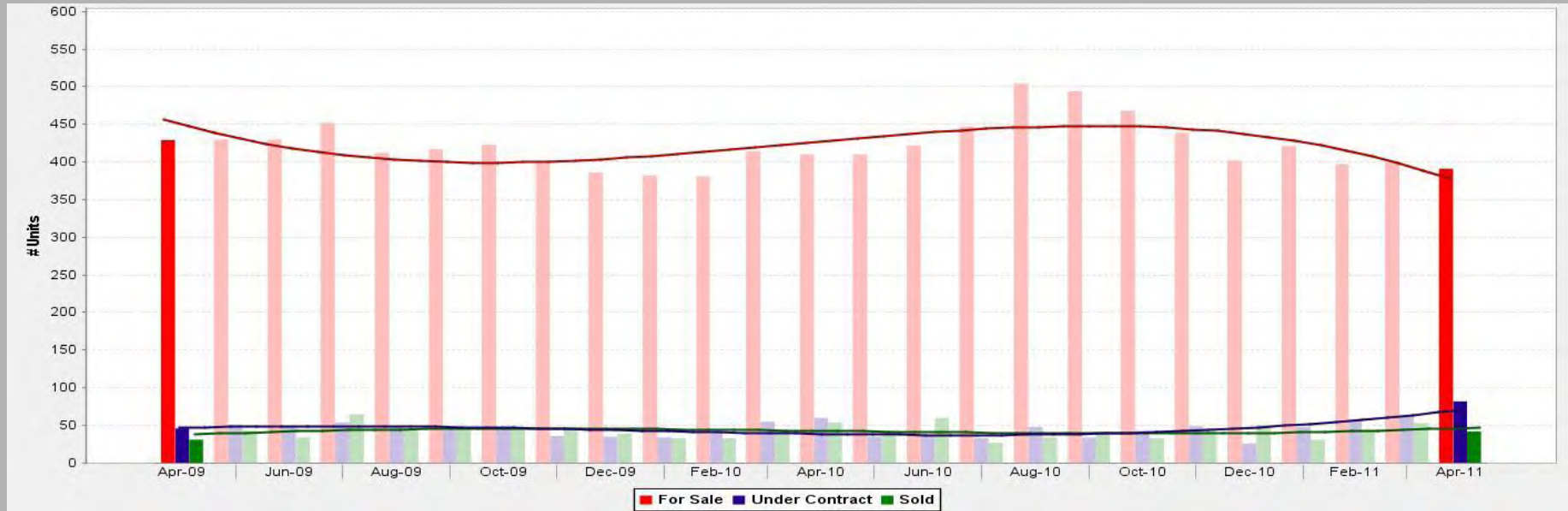
RE/MAX Realty Affiliates-reno

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
Apr-11	391	277,012	2,099	131	82	183,639	1,789	103	42	169,736	1,642	103	35	238,874	2,078	115	83	225,930	1,870	121
Mar-11	400	266,523	2,059	129	61	162,394	1,688	96	53	210,522	1,966	107	31	230,442	1,789	129	85	254,537	1,919	133
Feb-11	397	260,577	2,046	127	57	192,537	1,760	109	43	205,300	1,873	110	25	300,028	2,070	145	65	222,290	1,873	119
Jan-11	421	270,568	2,074	130	48	219,527	1,928	114	31	184,901	1,882	98	41	350,527	2,195	160	88	212,816	1,852	115
Dec-10	402	278,474	2,085	133	26	183,452	1,656	111	51	232,503	2,018	115	43	278,967	1,966	142	46	183,754	1,719	107
Nov-10	439	283,522	2,087	135	49	233,021	1,905	122	44	163,379	1,568	104	34	281,010	1,880	149	53	245,592	1,814	135
Oct-10	468	282,665	2,083	135	43	163,058	1,556	105	33	184,227	1,732	106	39	354,502	2,253	157	53	195,842	1,748	112
Sep-10	494	295,672	2,113	140	34	200,232	1,705	117	41	165,902	1,570	106	45	385,482	2,299	168	86	240,441	2,011	120
Aug-10	504	297,304	2,101	141	48	216,777	1,832	118	34	229,310	1,855	124	48	292,747	2,093	140	106	230,433	1,751	132
Jul-10	447	307,040	2,155	142	33	219,550	1,845	119	27	216,211	1,917	113	16	286,650	1,796	160	82	253,651	1,815	140
Jun-10	422	305,539	2,160	141	36	209,955	1,727	122	60	207,308	1,716	121	21	234,838	1,654	142	82	255,832	1,945	132
May-10	410	319,611	2,193	145	35	258,709	2,021	128	43	204,329	1,772	115	35	400,757	2,189	183	87	289,493	2,030	143
Apr-10	410	304,487	2,140	142	60	204,670	1,732	118	54	214,792	1,822	118	27	248,330	1,883	132	73	297,517	2,099	142
Mar-10	414	288,818	2,074	139	55	200,431	1,736	115	43	218,462	1,750	125	22	246,627	1,780	139	91	234,904	1,851	127
Feb-10	381	299,418	2,094	142	40	242,204	1,843	131	33	202,376	1,786	113	18	344,216	1,897	181	63	259,509	1,860	139
Jan-10	382	311,629	2,135	145	34	213,759	1,792	119	33	205,556	1,676	123	30	468,177	2,461	190	73	253,502	1,987	128
Dec-09	386	316,432	2,109	150	35	205,089	1,640	125	39	222,121	1,640	135	42	343,517	2,048	168	48	234,669	1,770	133
Nov-09	399	319,728	2,115	151	36	232,983	1,671	139	48	218,752	1,790	122	25	332,216	2,190	152	51	240,012	1,865	129
Oct-09	423	323,779	2,114	153	45	226,571	1,738	130	48	233,085	1,813	129	30	381,068	2,234	171	81	225,651	1,737	130
Sep-09	417	337,712	2,162	156	44	219,927	1,726	127	45	256,694	1,846	139	31	402,205	2,329	173	92	218,778	1,668	131
Aug-09	412	345,058	2,187	157	48	221,337	1,710	129	45	199,967	1,616	124	39	277,981	1,811	153	65	284,315	1,977	144
Jul-09	452	337,681	2,128	158	54	242,172	1,785	136	65	216,672	1,683	129	51	311,201	1,823	171	94	287,738	1,870	154
Jun-09	430	334,174	2,120	157	49	238,353	1,701	140	34	196,602	1,507	130	23	279,609	1,834	152	86	255,611	1,820	140
May-09	430	337,806	2,118	159	51	209,632	1,597	131	43	212,678	1,591	134	35	367,234	2,124	173	78	324,378	2,155	150
Apr-09	429	327,394	2,049	159	46	224,067	1,596	140	31	215,509	1,606	134	31	328,702	2,033	162	77	291,610	1,881	155

Market Dynamics

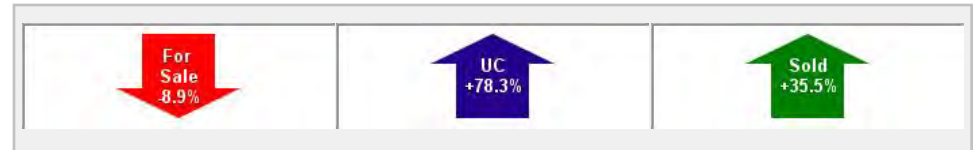
Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 04/01/09 - 04/30/11



KEY INFORMATION

	Apr-09	Apr-11	# Units Change	Percent Change
For Sale	429.0	391.0	-38.0	-8.9
Under Contract	46.0	82.0	36.0	78.3
Sold	31.0	42.0	11.0	35.5



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
Supply & Demand - # Units (FS, UC, Sold)
2 Years (Monthly) 04/01/09 - 04/30/11

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
Apr-11	391	174	82	107	42	116	35	261	83
Mar-11	400	180	61	102	53	103	31	225	85
Feb-11	397	181	57	92	43	118	25	170	65
Jan-11	421	184	48	136	31	119	41	201	88
Dec-10	402	198	26	126	51	103	43	212	46
Nov-10	439	183	49	107	44	86	34	191	53
Oct-10	468	168	43	86	33	86	39	155	53
Sep-10	494	153	34	92	41	90	45	141	86
Aug-10	504	153	48	101	34	92	48	183	106
Jul-10	447	157	33	71	27	107	16	204	82
Jun-10	422	155	36	102	60	86	21	187	82
May-10	410	165	35	80	43	97	35	279	87
Apr-10	410	169	60	94	54	98	27	250	73
Mar-10	414	166	55	87	43	124	22	217	91
Feb-10	381	174	40	128	33	69	18	168	63
Jan-10	382	174	34	114	33	68	30	178	73
Dec-09	386	180	35	74	39	99	42	244	48
Nov-09	399	167	36	100	48	77	25	155	51
Oct-09	423	154	45	81	48	89	30	174	81
Sep-09	417	157	44	88	45	81	31	236	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

Market Dynamics

Months Supply of Inventory (UC Calculation)

2 Years (Monthly) 04/01/09 - 04/30/11



KEY INFORMATION

	Apr-09	Apr-11	MSI Change	Percent Change
MSI-UC	7.7	3.3	-4.3	-56.3

MSI UC
-56.3%

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
Months Supply of Inventory (UC Calculation)
2 Years (Monthly) 04/01/09 - 04/30/11

RE/MAX Realty Affiliates-reno

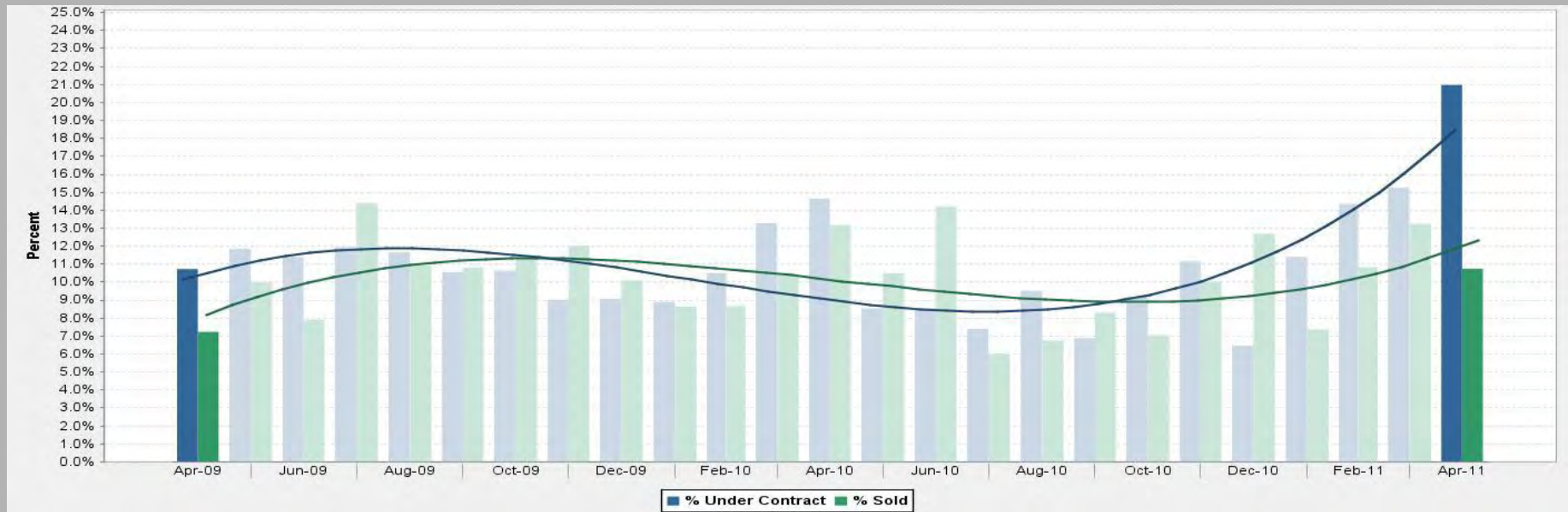
Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Apr-11	3.3	6.5	274	82	42
Mar-11	5.0	5.8	308	61	53
Feb-11	5.5	7.3	315	57	43
Jan-11	6.9	10.7	332	48	31
Dec-10	12.8	6.5	333	26	51
Nov-10	7.3	8.1	356	49	44
Oct-10	9.0	11.7	386	43	33
Sep-10	12.2	10.1	415	34	41
Aug-10	8.5	12.0	408	48	34
Jul-10	12.1	14.7	398	33	27
Jun-10	10.1	6.1	365	36	60
May-10	9.7	7.9	340	35	43
Apr-10	5.4	6.0	323	60	54
Mar-10	6.1	7.8	337	55	43
Feb-10	8.1	9.8	323	40	33
Jan-10	9.4	9.6	318	34	33
Dec-09	8.8	7.9	309	35	39
Nov-09	9.4	7.0	338	36	48
Oct-09	7.7	7.2	348	45	48
Sep-09	7.8	7.6	342	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

Market Dynamics

Sales Absorption

2 Years (Monthly) 04/01/09 - 04/30/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	Apr-09	Apr-11	Change	Percent Change
% Under Contract	10.72	20.97	10.25	95.6
% Sold	7.23	10.74	3.52	48.7



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
Sales Absorption
2 Years (Monthly) 04/01/09 - 04/30/11

RE/MAX Realty Affiliates-reno

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Apr-11	21.0	10.7	391	82	42
Mar-11	15.2	13.2	400	61	53
Feb-11	14.4	10.8	397	57	43
Jan-11	11.4	7.4	421	48	31
Dec-10	6.5	12.7	402	26	51
Nov-10	11.2	10.0	439	49	44
Oct-10	9.2	7.0	468	43	33
Sep-10	6.9	8.3	494	34	41
Aug-10	9.5	6.8	504	48	34
Jul-10	7.4	6.0	447	33	27
Jun-10	8.5	14.2	422	36	60
May-10	8.5	10.5	410	35	43
Apr-10	14.6	13.2	410	60	54
Mar-10	13.3	10.4	414	55	43
Feb-10	10.5	8.7	381	40	33
Jan-10	8.9	8.6	382	34	33
Dec-09	9.1	10.1	386	35	39
Nov-09	9.0	12.0	399	36	48
Oct-09	10.6	11.4	423	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