

Market Dynamics

Median Price (Sold)

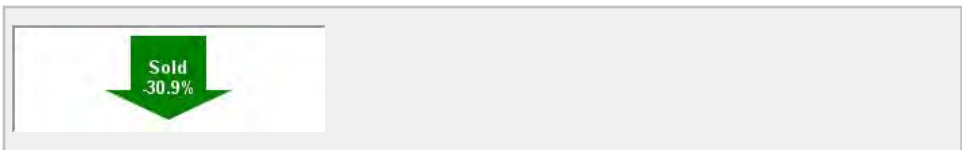
2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	May-09	May-11	Median Price Change	Percent Change
Sold	209,900	145,000	-64,900	-30.9



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) 05/01/09 - 05/31/11

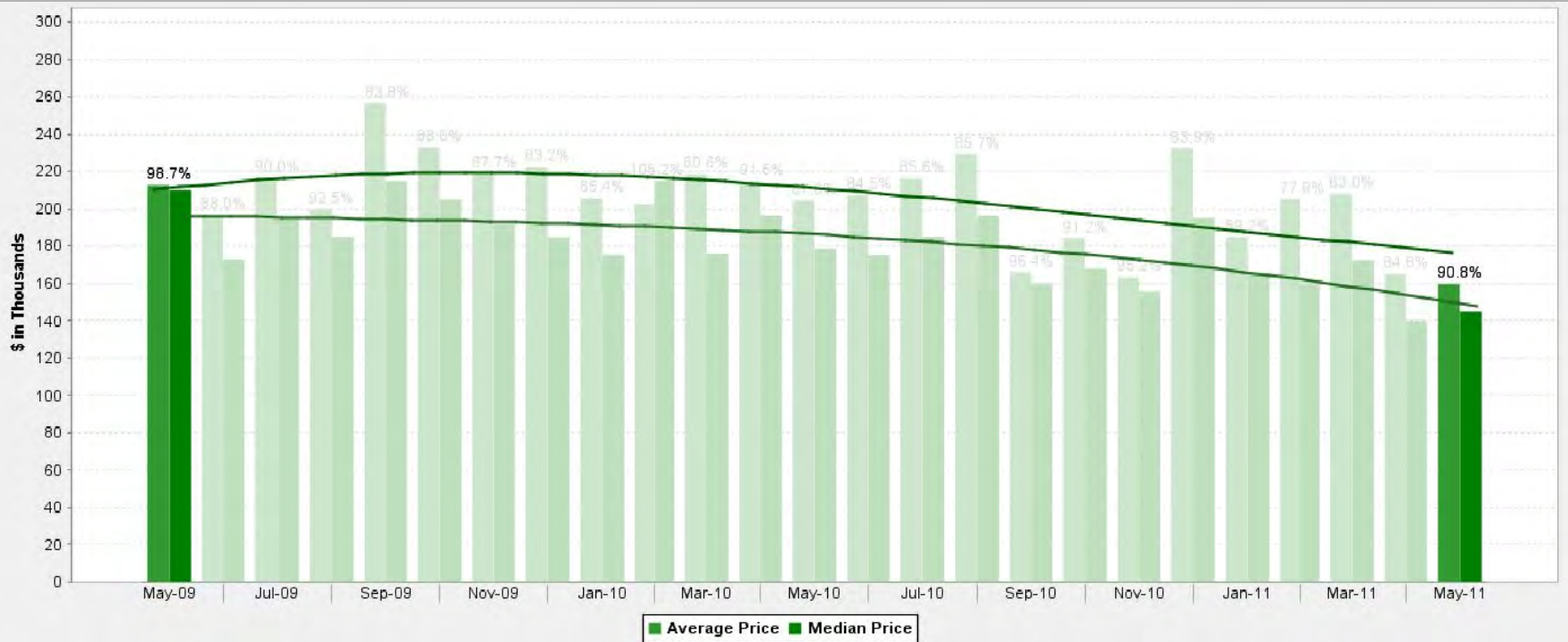
RE/MAX Realty Affiliates-reno

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
May-11	189,000	406	149,900	79	145,000	53	144,000	36	159,900	91
Apr-11	189,000	403	149,950	62	140,000	49	194,000	26	165,000	85
Mar-11	180,000	405	149,000	59	172,450	54	176,950	28	164,900	85
Feb-11	184,950	400	154,900	55	160,000	43	189,900	25	189,000	65
Jan-11	182,500	421	168,500	46	165,000	31	212,400	40	163,450	88
Dec-10	189,900	403	160,000	27	195,000	51	190,000	43	152,450	46
Nov-10	199,925	440	189,900	49	155,500	44	244,775	34	162,000	53
Oct-10	206,000	469	153,950	42	168,000	33	267,500	40	155,000	53
Sep-10	219,000	495	175,000	34	160,000	41	269,000	45	193,500	86
Aug-10	219,000	505	172,250	48	196,475	34	272,400	48	169,900	107
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

Market Dynamics

Sold Average vs. Median Price

2 Years (Monthly) 05/01/09 - 05/31/11



KEY INFORMATION

	May-09	May-11	Price Change	Percent Change
Average	212,678	159,714	-52,964	-24.9
Median	209,900	145,000	-64,900	-30.9



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
Sold Average vs. Median Price
2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno

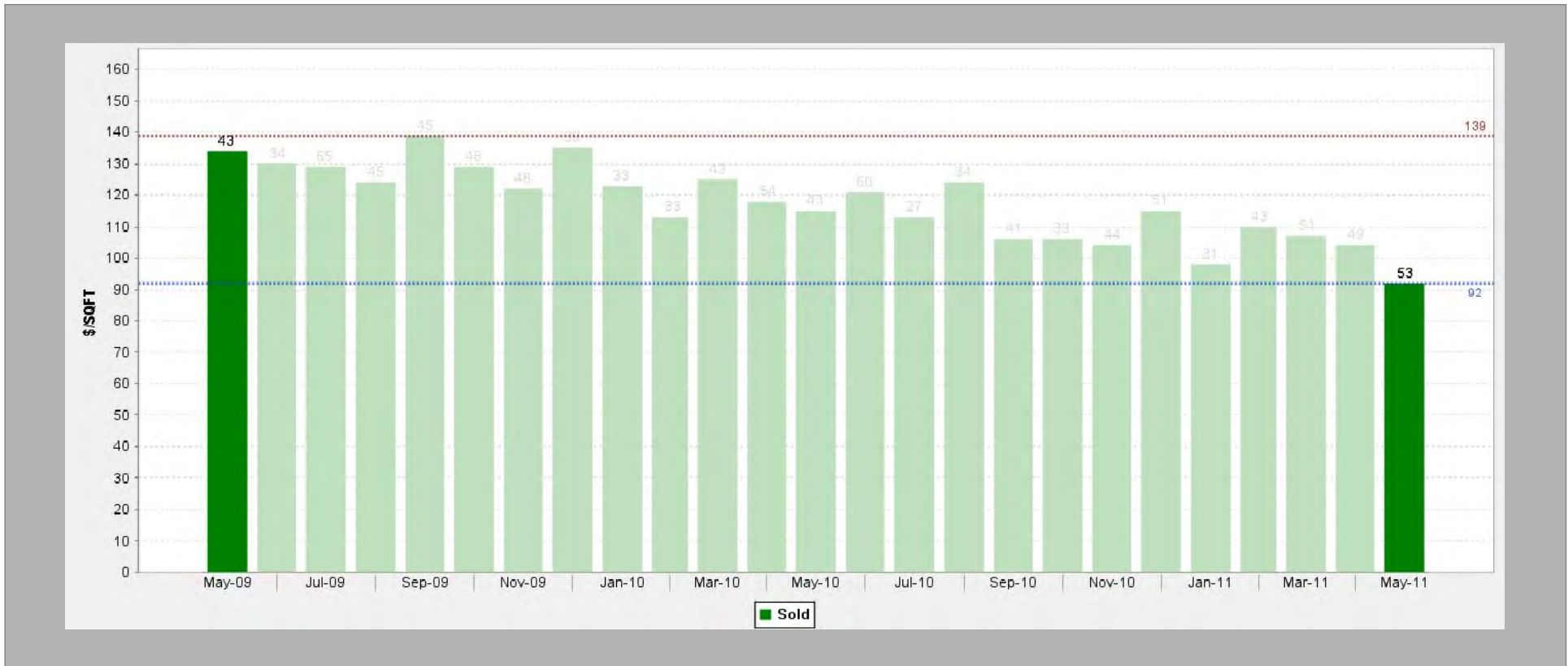
Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
May-11	53	159,714	145,000	14,714	90.8	106
Apr-11	49	164,998	140,000	24,998	84.8	116
Mar-11	54	207,858	172,450	35,408	83.0	104
Feb-11	43	205,300	160,000	45,300	77.9	118
Jan-11	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

Market Dynamics

Average \$/SQFT (Sold)

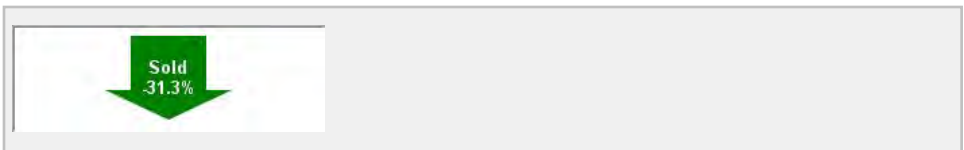
2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	May-09	May-11	Change	Percent Change
Sold \$/SQFT	134	92	-42	-31.3



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
Average \$/SQFT (Sold)
2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno

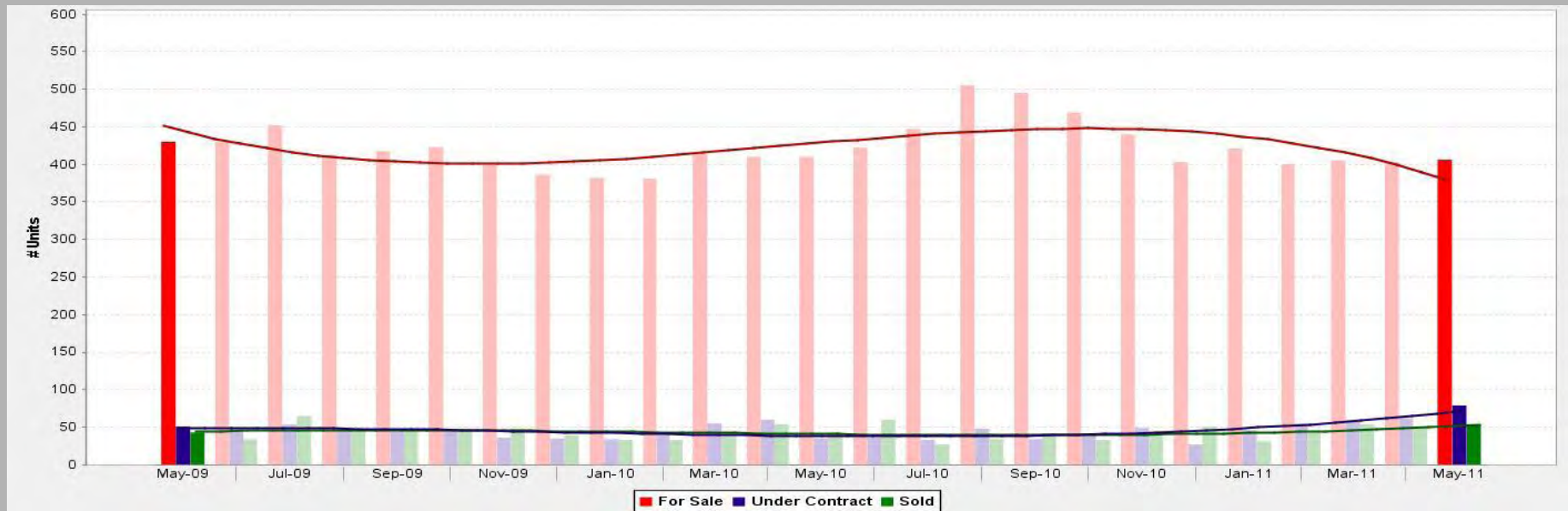
Time Period	FOR SALE				UNDER CONTRACT				SOLD				EXPIRED				NEW LISTINGS			
	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT
May-11	406	267,866	2,076	128	79	178,612	1,786	100	53	159,714	1,745	92	36	219,730	1,957	112	91	211,370	1,863	113
Apr-11	403	266,230	2,077	128	62	179,967	1,753	103	49	164,998	1,590	104	26	254,380	2,115	120	85	218,893	1,850	118
Mar-11	405	259,624	2,048	126	59	167,011	1,686	99	54	207,858	1,949	107	28	236,043	1,796	131	85	249,959	1,919	130
Feb-11	400	255,877	2,042	125	55	199,069	1,796	111	43	205,300	1,873	110	25	300,028	2,070	145	65	220,936	1,873	118
Jan-11	421	267,235	2,076	128	46	224,120	1,969	114	31	184,901	1,882	98	40	355,165	2,204	161	88	211,066	1,852	114
Dec-10	403	275,081	2,086	131	27	182,583	1,661	110	51	232,503	2,018	115	43	278,967	1,966	142	46	182,812	1,719	106
Nov-10	440	280,501	2,088	134	49	233,021	1,905	122	44	163,379	1,568	104	34	281,010	1,880	149	53	240,290	1,814	132
Oct-10	469	280,431	2,084	134	42	165,226	1,571	105	33	184,227	1,732	106	40	347,440	2,220	157	53	195,481	1,748	112
Sep-10	495	293,568	2,113	138	34	200,232	1,705	117	41	165,902	1,570	106	45	385,482	2,299	168	86	239,270	2,011	119
Aug-10	505	295,438	2,102	140	48	216,777	1,832	118	34	229,310	1,855	124	48	292,747	2,093	140	107	229,377	1,758	130
Jul-10	447	305,334	2,155	141	33	219,550	1,845	119	27	216,211	1,917	113	16	286,650	1,796	160	82	253,416	1,815	140
Jun-10	422	303,778	2,160	140	36	209,955	1,727	122	60	207,308	1,716	121	21	234,838	1,654	142	82	255,564	1,945	131
May-10	410	317,852	2,193	144	35	258,709	2,021	128	43	204,329	1,772	115	35	400,757	2,189	183	87	282,353	2,030	139
Apr-10	410	304,244	2,140	142	60	204,670	1,732	118	54	214,792	1,822	118	27	248,330	1,883	132	73	297,243	2,099	142
Mar-10	414	288,625	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	299,208	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	311,420	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	316,224	2,109	149	35	205,089	1,640	125	39	222,121	1,640	135	42	343,517	2,048	168	48	234,044	1,770	132
Nov-09	399	319,602	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	323,661	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	337,592	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	344,936	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	337,570	2,128	158	54	242,172	1,785	136	65	216,672	1,683	129	51	311,201	1,823	171	94	287,206	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

Market Dynamics

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

2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	May-09	May-11	# Units Change	Percent Change
For Sale	430.0	406.0	-24.0	-5.6
Under Contract	51.0	79.0	28.0	54.9
Sold	43.0	53.0	10.0	23.3



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) 05/01/09 - 05/31/11

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
May-11	406	165	79	94	53	106	36	252	91
Apr-11	403	173	62	95	49	116	26	247	85
Mar-11	405	180	59	103	54	104	28	234	85
Feb-11	400	181	55	95	43	118	25	170	65
Jan-11	421	185	46	136	31	119	40	206	88
Dec-10	403	198	27	126	51	103	43	212	46
Nov-10	440	183	49	107	44	86	34	191	53
Oct-10	469	168	42	86	33	86	40	153	53
Sep-10	495	153	34	92	41	90	45	141	86
Aug-10	505	152	48	101	34	92	48	183	107
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

Market Dynamics

Months Supply of Inventory (UC Calculation)

2 Years (Monthly) 05/01/09 - 05/31/11



KEY INFORMATION

	May-09	May-11	MSI Change	Percent Change
MSI-UC	6.7	3.7	-3.1	-45.4



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
Months Supply of Inventory (UC Calculation)
2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
May-11	3.7	5.5	291	79	53
Apr-11	5.1	6.4	315	62	49
Mar-11	5.4	5.9	318	59	54
Feb-11	5.8	7.4	320	55	43
Jan-11	7.3	10.8	335	46	31
Dec-10	12.3	6.5	333	27	51
Nov-10	7.3	8.1	357	49	44
Oct-10	9.2	11.7	387	42	33
Sep-10	12.2	10.1	416	34	41
Aug-10	8.5	12.0	409	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

Market Dynamics

Sales Absorption

2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno



KEY INFORMATION

	May-09	May-11	Change	Percent Change
% Under Contract	11.86	19.46	7.60	64.1
% Sold	10.00	13.05	3.05	30.5



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
Sales Absorption
2 Years (Monthly) 05/01/09 - 05/31/11

RE/MAX Realty Affiliates-reno

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
May-11	19.5	13.0	406	79	53
Apr-11	15.4	12.2	403	62	49
Mar-11	14.6	13.3	405	59	54
Feb-11	13.8	10.8	400	55	43
Jan-11	10.9	7.4	421	46	31
Dec-10	6.7	12.7	403	27	51
Nov-10	11.1	10.0	440	49	44
Oct-10	9.0	7.0	469	42	33
Sep-10	6.9	8.3	495	34	41
Aug-10	9.5	6.7	505	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