

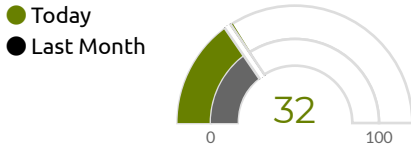
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Mon Nov 27 2017

This week the median list price for Gardnerville, NV 89410 is \$468,500 with the market action index hovering around 32. This is about the same as last month's market action index of 32. Inventory has held steady at or around 62.

Market Action Index

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



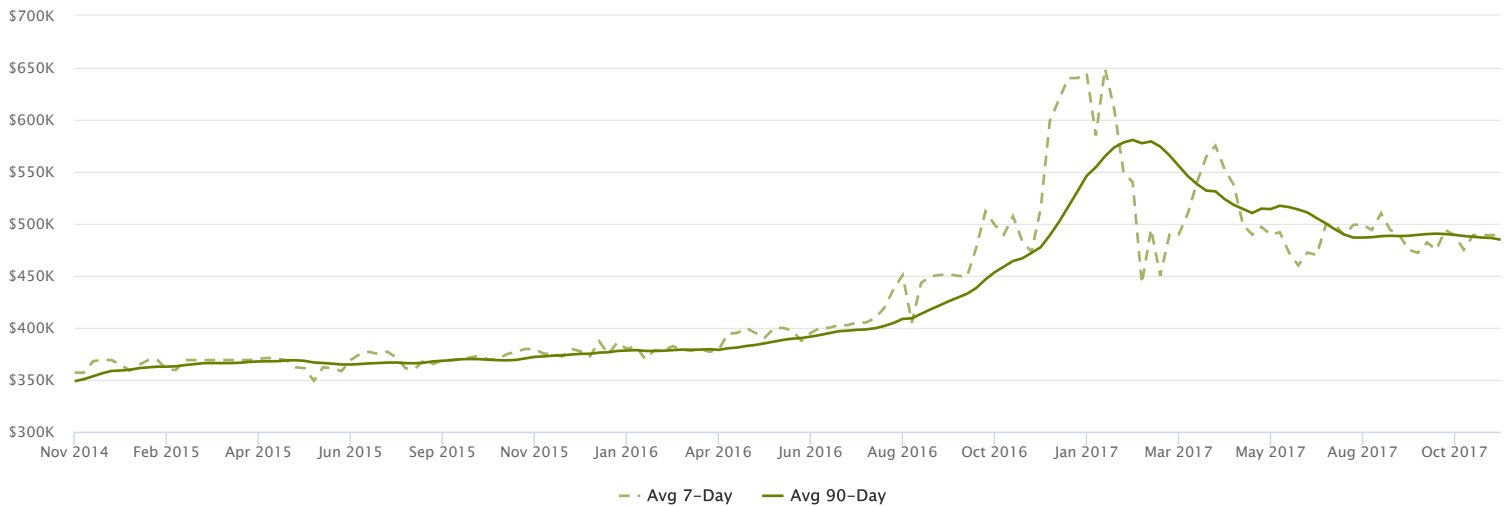
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile

Median List Price		\$468,500
Per Square Foot		\$233
Days on Market		135
Price Decreased		34%
Price Increased		2%
Relisted		2%
Inventory		62
Most Expensive		\$1,499,000
Least Expensive		\$110,000
Market Action Index		32

Slight Seller's Advantage

Median List Price



Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$839,000	2,897	5 - 10 acres	4	3	18	1	3	221
\$538,000	2,328	2.5 - 5 acres	3	2	27	1	4	147
\$411,416	2,331	0.5 - 1 acre	3	2	20	0	2	100
\$302,400	1,449	6,500 - 8,000 sqft	3	2	21	3	1	78