

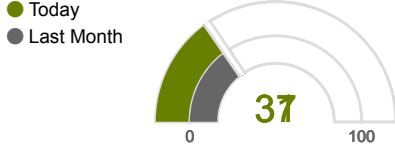
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**Mon Mar 05 2018**

This week the median list price for Gardnerville, NV is \$438,000 with the market action index hovering around 31. This is less than last month's market action index of 32. Inventory has held steady at or around 127.

**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.



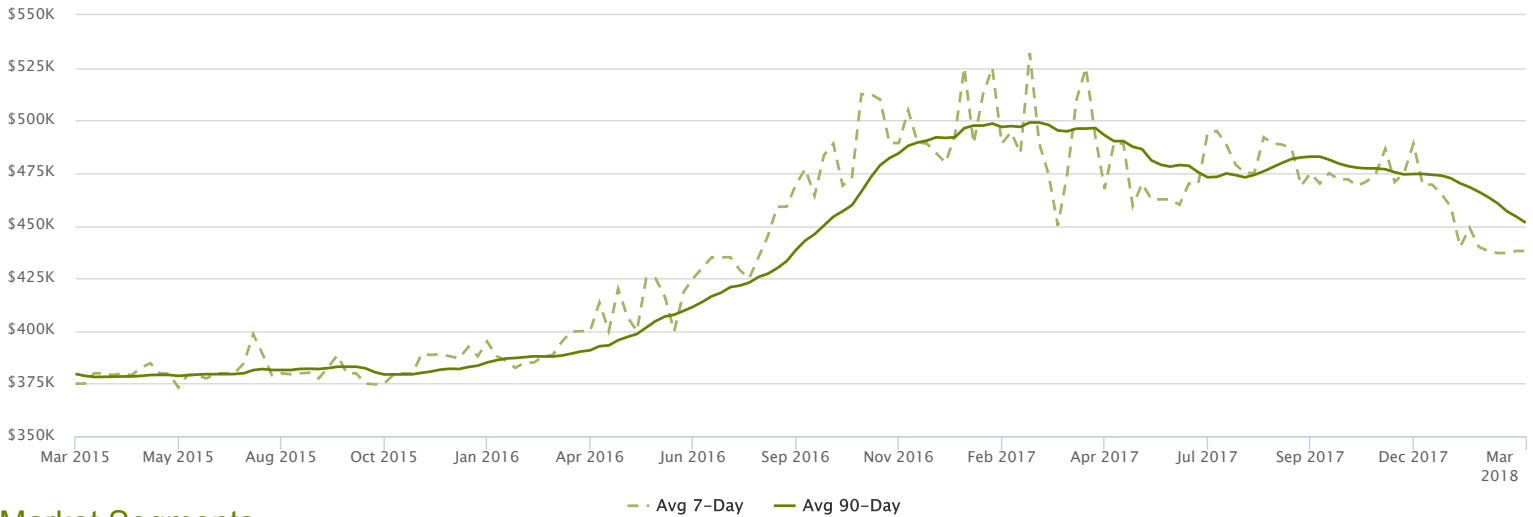
**Slight Seller's Advantage**

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes it's climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

**Real-Time Market Profile**

Median List Price		\$438,000
Per Square Foot		\$221
Days on Market		138
Price Decreased		19%
Price Increased		6%
Relisted		3%
Inventory		127
Median House Rent		\$1,100
Most Expensive		\$6,100,000
Least Expensive		\$90,000
Market Action Index		31
<b>Slight Seller's Advantage</b>		

**Median List Price**



**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
\$1,150,000	3,798	5 - 10 acres	4	3	15	0	1	260
\$519,500	2,380	1 - 2.5 acres	3	2	19	5	2	118
\$364,944	1,936	8,000 - 10,000 sqft	3	2	19	1	2	113
\$273,250	1,327	8,000 - 10,000 sqft	3	2	33	5	4	66