

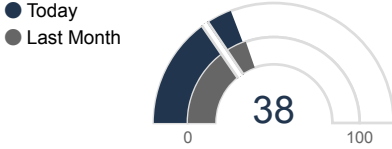
OUR STRENGTH IS OUR PEOPLE

Mon Jul 30 2018

This week the median list price for Carson City, NV is \$379,900 with the market action index hovering around 38. This is less than last month's market action index of 39. Inventory has held steady at or around 193.

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

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

REAL-TIME MARKET PROFILE

Median List Price		\$379,900
Per Square Foot		\$209
Days on Market		59
Price Decreased		31%
Price Increased		4%
Relisted		3%
Inventory		193
Median House Rent		\$1,500
Most Expensive		\$3,195,000
Least Expensive		\$139,000
Market Action Index		38

Slight Seller's Advantage

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
\$659,900	3,143	1 - 2.5 acres	4	3	26	3	4	84
\$419,925	2,136	8,000 - 10,000 sqft	4	2	18	3	3	54
\$324,900	1,560	6,500 - 8,000 sqft	3	2	29	8	5	38
\$235,000	1,148	6,500 - 8,000 sqft	3	2	43	7	6	61