

FIRST CENTENNIAL TITLE MARKET REPORT

Gardnerville, NV

Single-Family Homes



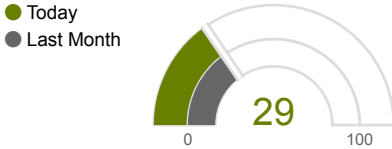
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Mon Jul 16 2018

This week the median list price for Gardnerville, NV is \$485,000 with the market action index hovering around 29. This is less than last month's market action index of 30. Inventory has held steady at or around 159.

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.



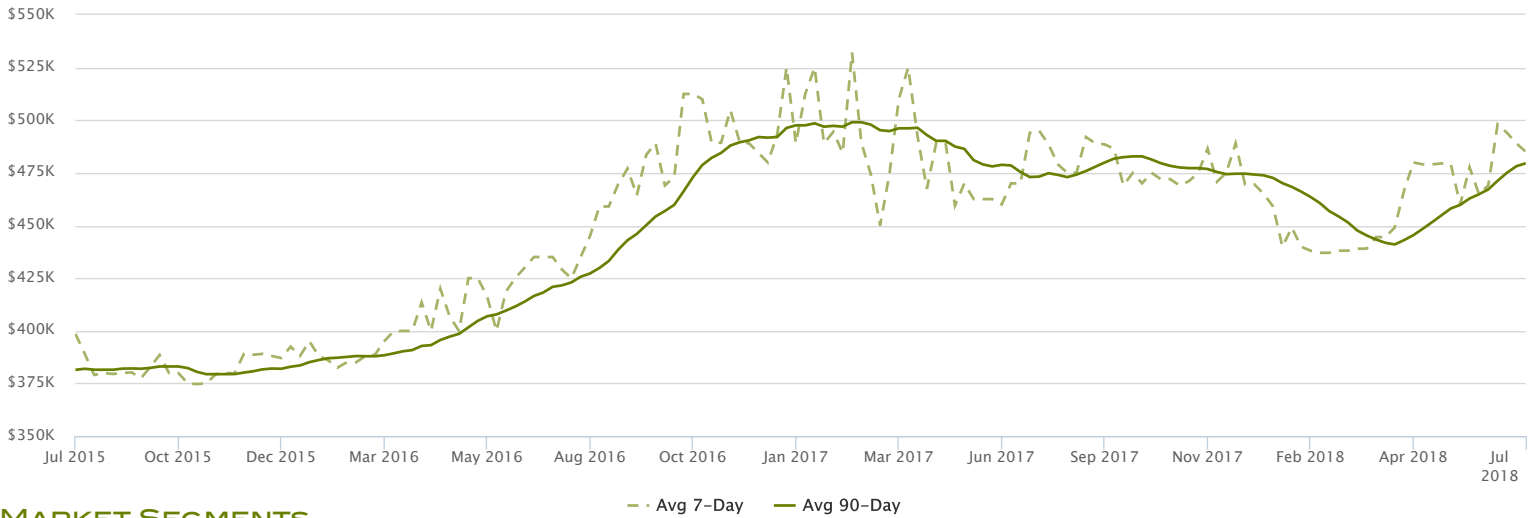
Slight Buyer's Advantage

The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

REAL-TIME MARKET PROFILE

Median List Price		\$485,000
Per Square Foot		\$229
Days on Market		102
Price Decreased		26%
Price Increased		6%
Relisted		4%
Inventory		159
Median House Rent		\$1,700
Most Expensive		\$11,800,000
Least Expensive		\$170,000
Market Action Index		29
Slight Buyer'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
\$1,290,000	3,879	5 - 10 acres	4	3	15	1	2	188
\$598,500	2,442	1 - 2.5 acres	3	3	22	4	2	80
\$425,496	2,038	0.25 - 0.5 acre	3	2	13	5	2	83
\$319,450	1,381	8,000 - 10,000 sqft	3	2	29	4	2	60