

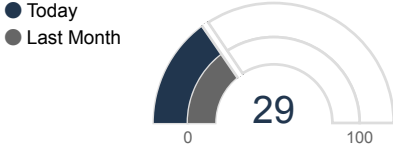
OUR STRENGTH IS OUR PEOPLE

Mon Jul 30 2018

This week the median list price for Gardnerville, NV is \$510,000 with the market action index hovering around 29. This is about the same as last month's market action index of 29. Inventory has held steady at or around 163.

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

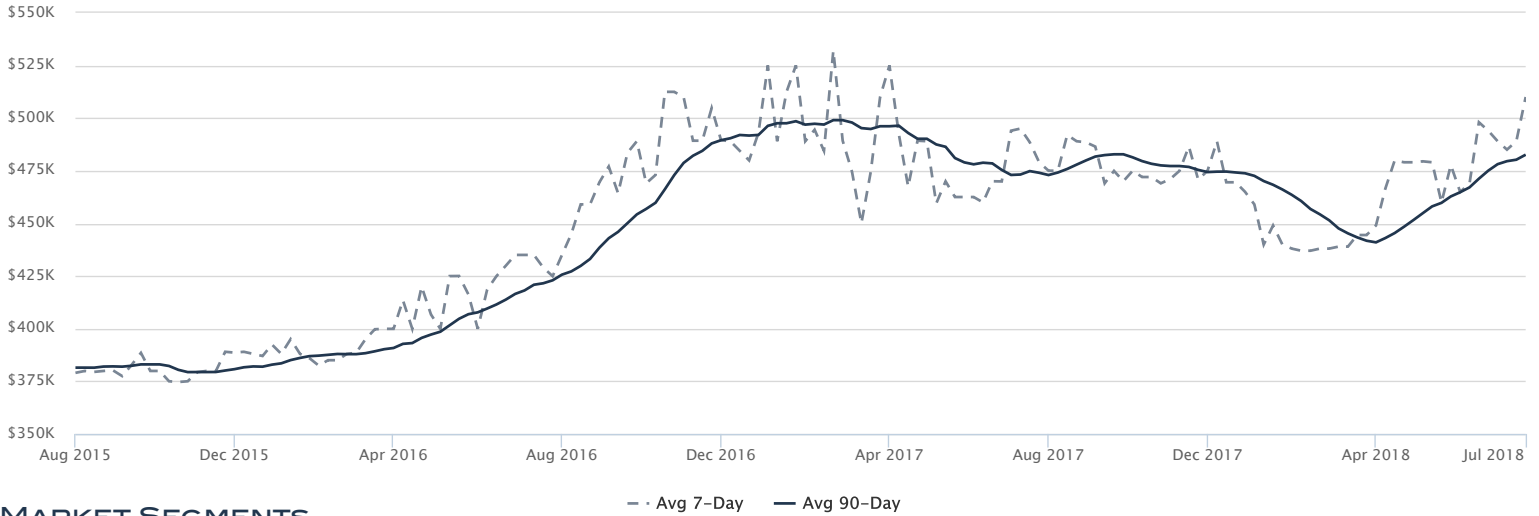
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

REAL-TIME MARKET PROFILE

Median List Price		\$510,000
Per Square Foot		\$228
Days on Market		99
Price Decreased		29%
Price Increased		5%
Relisted		3%
Inventory		163
Median House Rent		\$1,450
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
\$1,245,000	3,879	5 - 10 acres	4	3	15	2	1	192
\$599,500	2,486	1 - 2.5 acres	3	3	21	4	1	77
\$429,000	2,082	0.25 - 0.5 acre	3	2	14	2	4	83
\$319,900	1,411	0.25 - 0.5 acre	3	2	29	3	3	47