

# FIRST CENTENNIAL TITLE MARKET REPORT

# Gardnerville, NV

Single-Family Homes



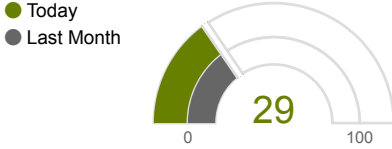
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**Mon Jul 09 2018**

This week the median list price for Gardnerville, NV is \$489,000 with the market action index hovering around 29. This is less than last month's market action index of 31. Inventory has held steady at or around 154.

## 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.



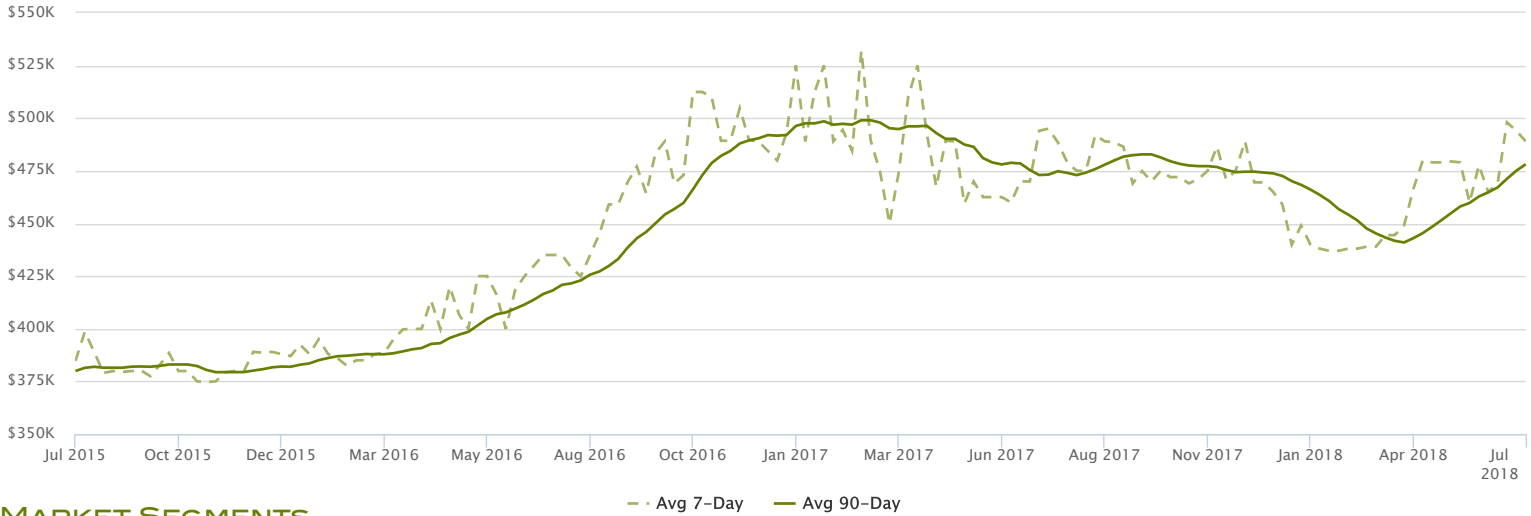
### Slight Buyer's Advantage

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		\$489,000
Per Square Foot		\$231
Days on Market		103
Price Decreased		27%
Price Increased		5%
Relisted		3%
Inventory		154
Median House Rent		\$1,700
Most Expensive		\$11,800,000
Least Expensive		\$125,000
Market Action Index		29
<b>Slight Buyer'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
\$1,292,500	3,798	5 - 10 acres	4	3	15	6	2	185
\$652,000	2,569	1 - 2.5 acres	3	3	21	3	2	86
\$429,000	2,032	0.25 - 0.5 acre	3	2	15	3	3	82
\$319,000	1,370	8,000 - 10,000 sqft	3	2	29	8	5	59