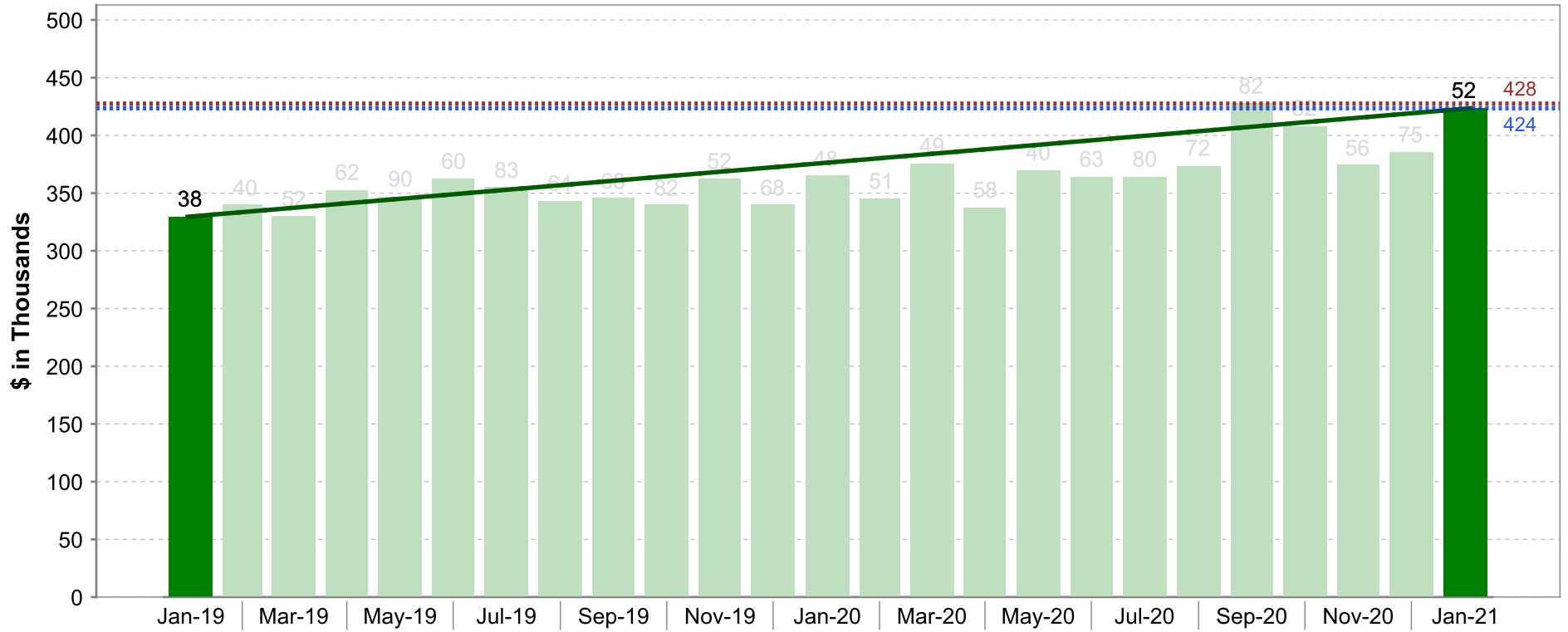


Market Dynamics

Median Price (Sold)

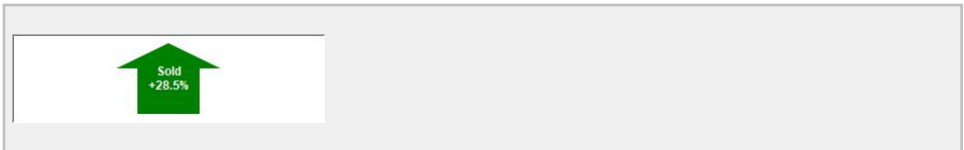
2 Years (Monthly) 01/01/19 - 01/31/21



■ Sold

KEY INFORMATION

	Jan-19	Jan-21	Median Price Change	Percent Change
Sold	329,500	423,500	94,000	28.5



MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

Market Dynamics
Median Price (Sold)
2 Years (Monthly) 01/01/19 - 01/31/21

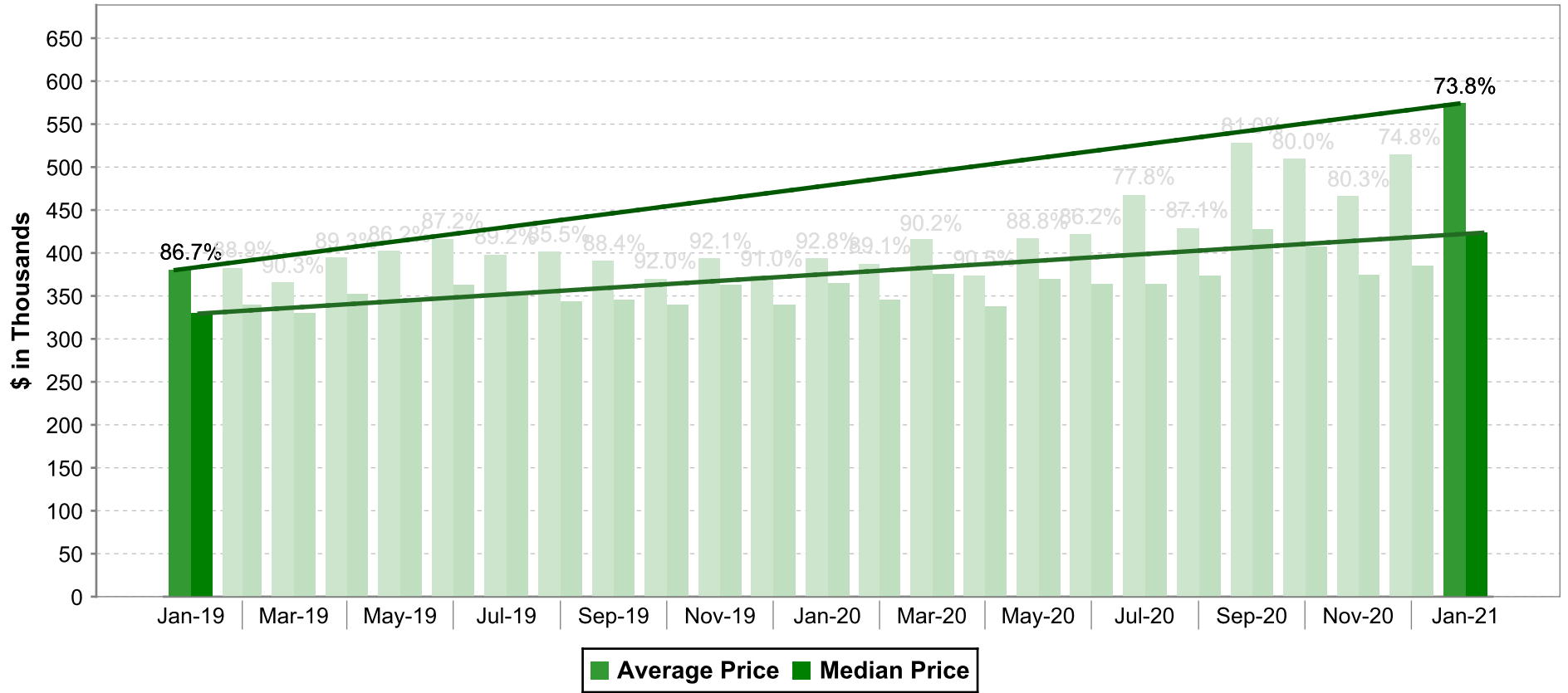
RE/MAX Gold

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jan-21	425,000	87	412,500	68	423,500	52	482,000	4	410,000	52
Dec-20	464,900	93	430,000	55	385,000	75	479,000	3	415,000	37
Nov-20	455,000	119	412,000	58	374,500	56	545,000	5	425,000	47
Oct-20	394,950	144	370,000	65	407,500	82	379,900	7	374,250	62
Sep-20	419,900	163	410,000	77	427,500	82	687,450	4	385,000	80
Aug-20	450,000	189	410,000	98	373,300	72	459,450	8	399,950	90
Jul-20	467,000	184	375,000	77	363,500	80	496,500	8	365,000	65
Jun-20	444,725	198	374,900	73	363,500	63	547,950	6	375,000	79
May-20	439,900	203	370,000	77	369,750	40	369,900	7	385,000	83
Apr-20	452,450	174	370,000	35	337,450	58	415,000	19	442,450	46
Mar-20	375,000	187	340,000	51	375,000	49	320,000	8	367,450	68
Feb-20	392,200	184	389,500	59	345,000	51	827,450	6	354,900	63
Jan-20	402,450	198	352,500	60	365,000	48	445,000	17	365,000	51
Dec-19	392,500	210	374,950	47	340,000	68	334,750	16	345,000	41
Nov-19	395,000	243	336,950	54	362,475	52	439,500	20	390,000	73
Oct-19	389,900	254	365,000	67	340,000	82	489,500	17	377,475	72
Sep-19	395,000	280	379,950	77	345,500	68	499,000	21	335,000	62
Aug-19	395,000	301	339,950	72	343,000	64	470,000	11	359,000	82
Jul-19	390,000	284	339,500	60	355,000	83	515,000	5	354,900	97
Jun-19	390,000	279	357,450	76	362,500	60	394,500	16	349,900	96
May-19	400,000	257	375,000	67	346,500	90	545,000	7	399,000	109
Apr-19	378,250	242	349,000	88	352,475	62	612,000	6	366,500	94
Mar-19	383,000	228	352,500	75	330,000	52	335,000	5	347,000	90
Feb-19	413,250	182	349,000	34	340,000	40	434,950	10	356,200	42
Jan-19	399,900	206	339,900	57	329,500	38	319,900	9	362,400	60

Market Dynamics

Sold Average vs. Median Price

2 Years (Monthly) 01/01/19 - 01/31/21



■ Average Price
 ■ Median Price

KEY INFORMATION

	Jan-19	Jan-21	Price Change	Percent Change
Average	380,207	573,872	193,665	50.9
Median	329,500	423,500	94,000	28.5

Average
+50.9%

Median
+28.5%

MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

Market Dynamics
Sold Average vs. Median Price
2 Years (Monthly) 01/01/19 - 01/31/21

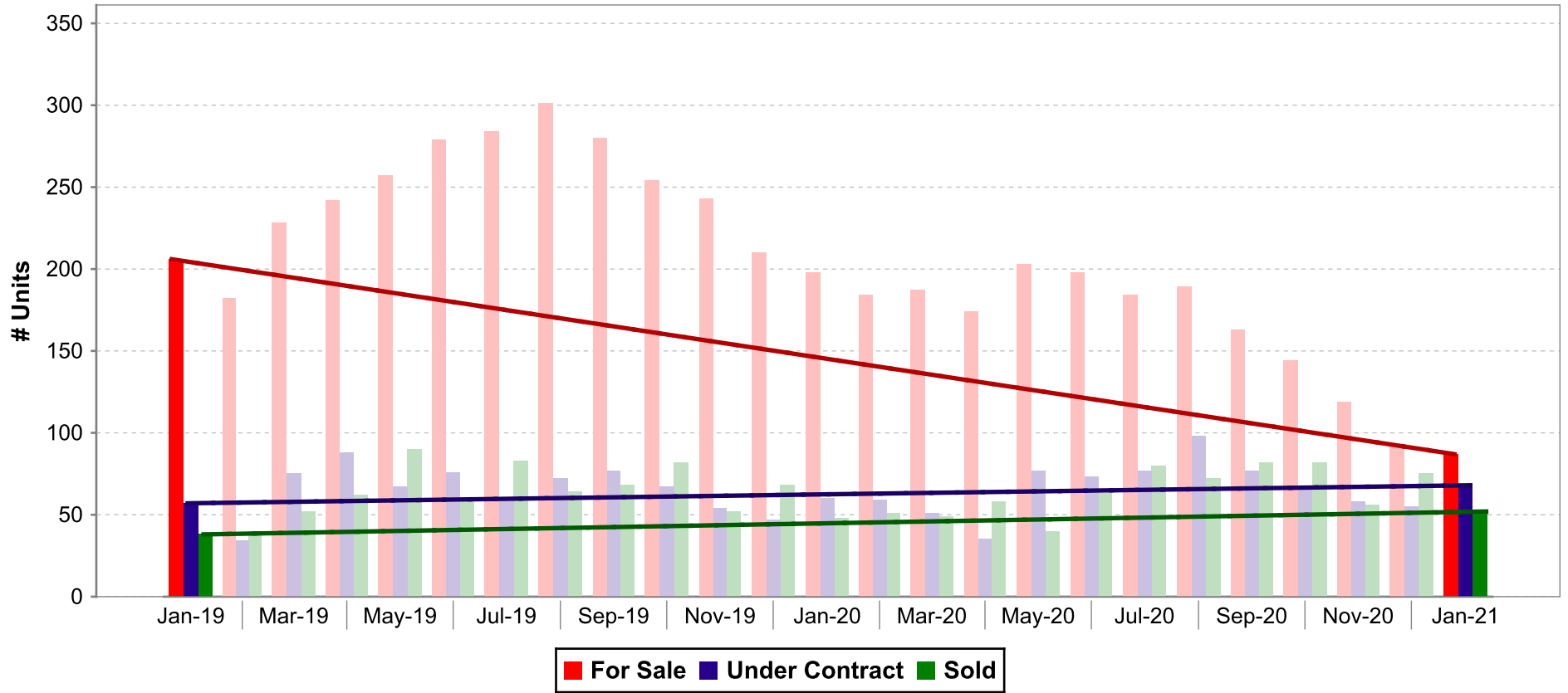
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Jan-21	52	573,872	423,500	150,372	73.8	126
Dec-20	75	514,433	385,000	129,433	74.8	89
Nov-20	56	466,240	374,500	91,740	80.3	79
Oct-20	82	509,086	407,500	101,586	80.0	106
Sep-20	82	528,069	427,500	100,569	81.0	86
Aug-20	72	428,596	373,300	55,296	87.1	78
Jul-20	80	467,441	363,500	103,941	77.8	86
Jun-20	63	421,872	363,500	58,372	86.2	80
May-20	40	416,460	369,750	46,710	88.8	111
Apr-20	58	373,055	337,450	35,605	90.5	101
Mar-20	49	415,544	375,000	40,544	90.2	120
Feb-20	51	387,320	345,000	42,320	89.1	104
Jan-20	48	393,380	365,000	28,380	92.8	91
Dec-19	68	373,697	340,000	33,697	91.0	94
Nov-19	52	393,366	362,475	30,891	92.2	94
Oct-19	82	369,766	340,000	29,766	92.0	95
Sep-19	68	390,737	345,500	45,237	88.4	98
Aug-19	64	401,212	343,000	58,212	85.5	71
Jul-19	83	397,767	355,000	42,767	89.2	70
Jun-19	60	415,893	362,500	53,393	87.2	94
May-19	90	402,123	346,500	55,623	86.2	89
Apr-19	62	394,509	352,475	42,034	89.3	83
Mar-19	52	365,455	330,000	35,455	90.3	106
Feb-19	40	382,454	340,000	42,454	88.9	87
Jan-19	38	380,207	329,500	50,707	86.7	102

Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 01/01/19 - 01/31/21



■ For Sale
 ■ Under Contract
 ■ Sold

KEY INFORMATION

	Jan-19	Jan-21	# Units Change	Percent Change
For Sale	206.0	87.0	-119.0	-57.8
Under Contract	57.0	68.0	11.0	19.3
Sold	38.0	52.0	14.0	36.8

For Sale
-57.8%

UC
+19.3%

Sold
+36.8%

MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

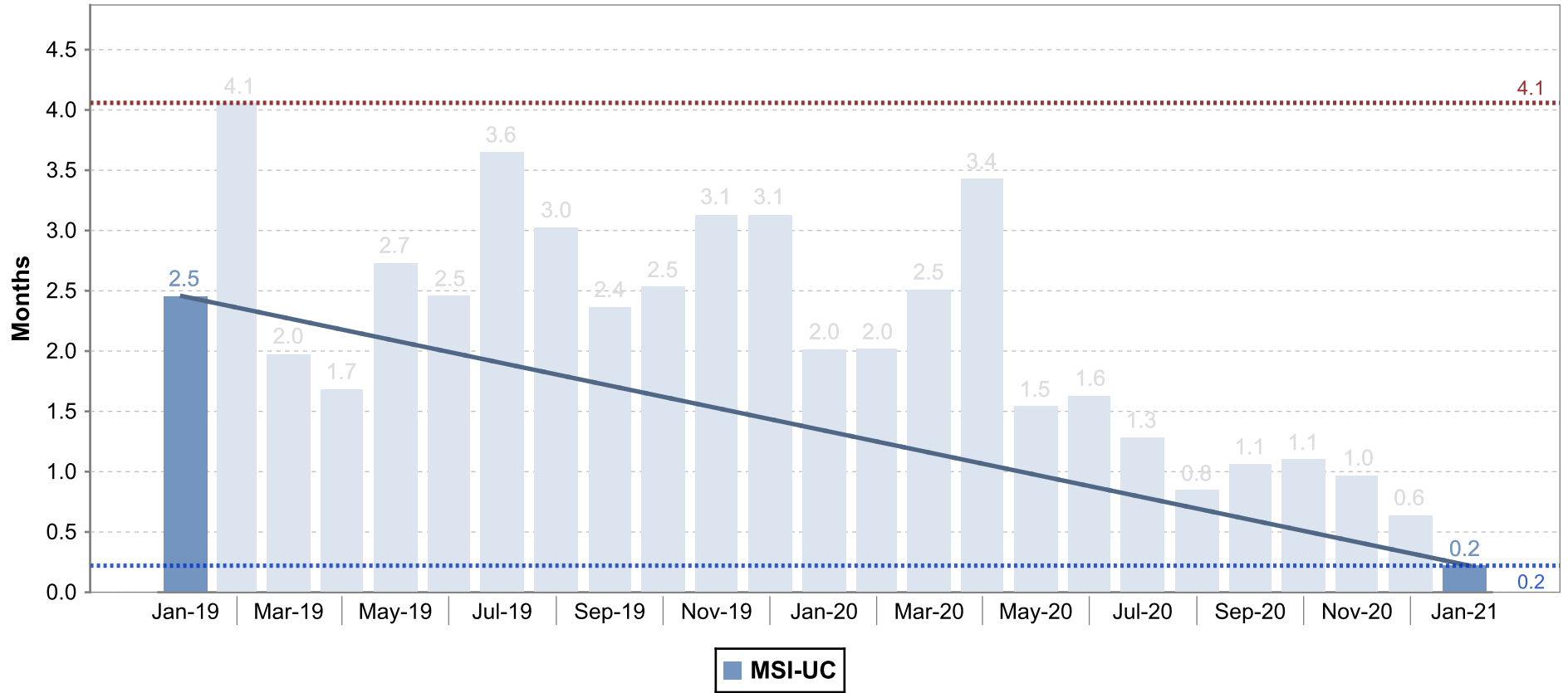
2 Years (Monthly) 01/01/19 - 01/31/21

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Jan-21	87	51	68	41	52	126	4	131	52
Dec-20	93	82	55	97	75	89	3	24	37
Nov-20	119	78	58	82	56	79	5	74	47
Oct-20	144	77	65	91	82	106	7	85	62
Sep-20	163	81	77	90	82	86	4	89	80
Aug-20	189	89	98	106	72	78	8	59	90
Jul-20	184	102	77	92	80	86	8	125	65
Jun-20	198	97	73	87	63	80	6	55	79
May-20	203	96	77	89	40	111	7	59	83
Apr-20	174	107	35	71	58	101	19	76	46
Mar-20	187	92	51	82	49	120	8	68	68
Feb-20	184	106	59	129	51	104	6	165	63
Jan-20	198	110	60	97	48	91	17	110	51
Dec-19	210	104	47	102	68	94	16	76	41
Nov-19	243	95	54	94	52	94	20	106	73
Oct-19	254	93	67	98	82	95	17	71	72
Sep-19	280	93	77	84	68	98	21	130	62
Aug-19	301	82	72	86	64	71	11	58	82
Jul-19	284	75	60	83	83	70	5	93	97
Jun-19	279	78	76	75	60	94	16	96	96
May-19	257	81	67	115	90	89	7	80	109
Apr-19	242	82	88	71	62	83	6	141	94
Mar-19	228	89	75	96	52	106	5	50	90
Feb-19	182	107	34	96	40	87	10	105	42
Jan-19	206	102	57	119	38	102	9	91	60

Market Dynamics

Months Supply of Inventory (UC Calculation)

2 Years (Monthly) 01/01/19 - 01/31/21



MSI-UC
KEY INFORMATION

	Jan-19	Jan-21	MSI Change	Percent Change
MSI-UC	2.5	0.2	-2.2	-91.0

MSI UC
91.0%

MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

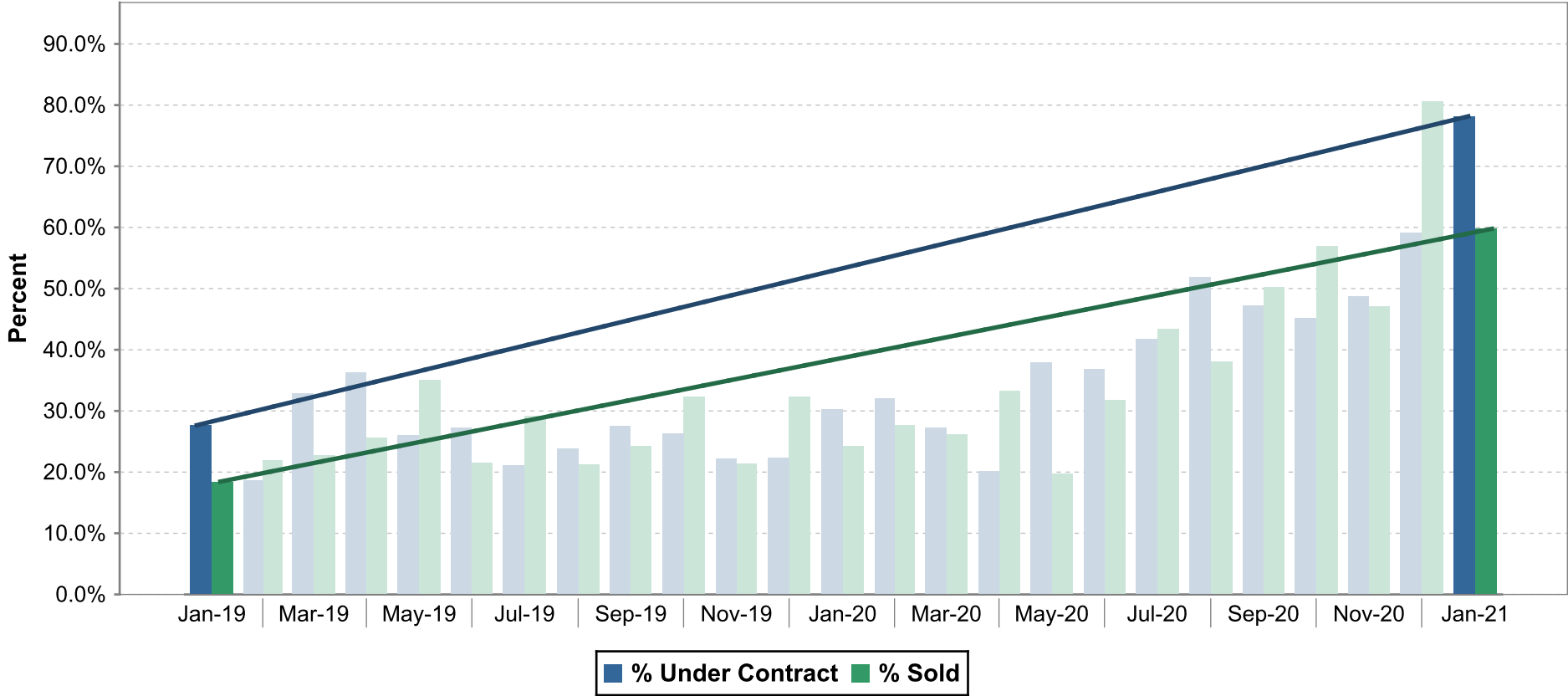
Market Dynamics
Months Supply of Inventory (UC Calculation)
2 Years (Monthly) 01/01/19 - 01/31/21

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Jan-21	0.2	0.3	15	68	52
Dec-20	0.6	0.5	35	55	75
Nov-20	1.0	1.0	56	58	56
Oct-20	1.1	0.9	72	65	82
Sep-20	1.1	1.0	82	77	82
Aug-20	0.8	1.2	83	98	72
Jul-20	1.3	1.2	99	77	80
Jun-20	1.6	1.9	119	73	63
May-20	1.5	3.0	119	77	40
Apr-20	3.4	2.1	120	35	58
Mar-20	2.5	2.6	128	51	49
Feb-20	2.0	2.3	119	59	51
Jan-20	2.0	2.5	121	60	48
Dec-19	3.1	2.2	147	47	68
Nov-19	3.1	3.2	169	54	52
Oct-19	2.5	2.1	170	67	82
Sep-19	2.4	2.7	182	77	68
Aug-19	3.0	3.4	218	72	64
Jul-19	3.6	2.6	219	60	83
Jun-19	2.5	3.1	187	76	60
May-19	2.7	2.0	183	67	90
Apr-19	1.7	2.4	148	88	62
Mar-19	2.0	2.8	148	75	52
Feb-19	4.1	3.5	138	34	40
Jan-19	2.5	3.7	140	57	38

Market Dynamics

Sales Absorption

2 Years (Monthly) 01/01/19 - 01/31/21



■ % Under Contract ■ % Sold

KEY INFORMATION

	Jan-19	Jan-21	Change	Percent Change
% Under Contract	27.67	78.16	50.49	182.5
% Sold	18.45	59.77	41.32	224.0



% UC
+182.5%



% Sold
+224.0%

MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

Market Dynamics
Sales Absorption
2 Years (Monthly) 01/01/19 - 01/31/21

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Jan-21	78.2	59.8	87	68	52
Dec-20	59.1	80.6	93	55	75
Nov-20	48.7	47.1	119	58	56
Oct-20	45.1	56.9	144	65	82
Sep-20	47.2	50.3	163	77	82
Aug-20	51.8	38.1	189	98	72
Jul-20	41.8	43.5	184	77	80
Jun-20	36.9	31.8	198	73	63
May-20	37.9	19.7	203	77	40
Apr-20	20.1	33.3	174	35	58
Mar-20	27.3	26.2	187	51	49
Feb-20	32.1	27.7	184	59	51
Jan-20	30.3	24.2	198	60	48
Dec-19	22.4	32.4	210	47	68
Nov-19	22.2	21.4	243	54	52
Oct-19	26.4	32.3	254	67	82
Sep-19	27.5	24.3	280	77	68
Aug-19	23.9	21.3	301	72	64
Jul-19	21.1	29.2	284	60	83
Jun-19	27.2	21.5	279	76	60
May-19	26.1	35.0	257	67	90
Apr-19	36.4	25.6	242	88	62
Mar-19	32.9	22.8	228	75	52
Feb-19	18.7	22.0	182	34	40
Jan-19	27.7	18.4	206	57	38