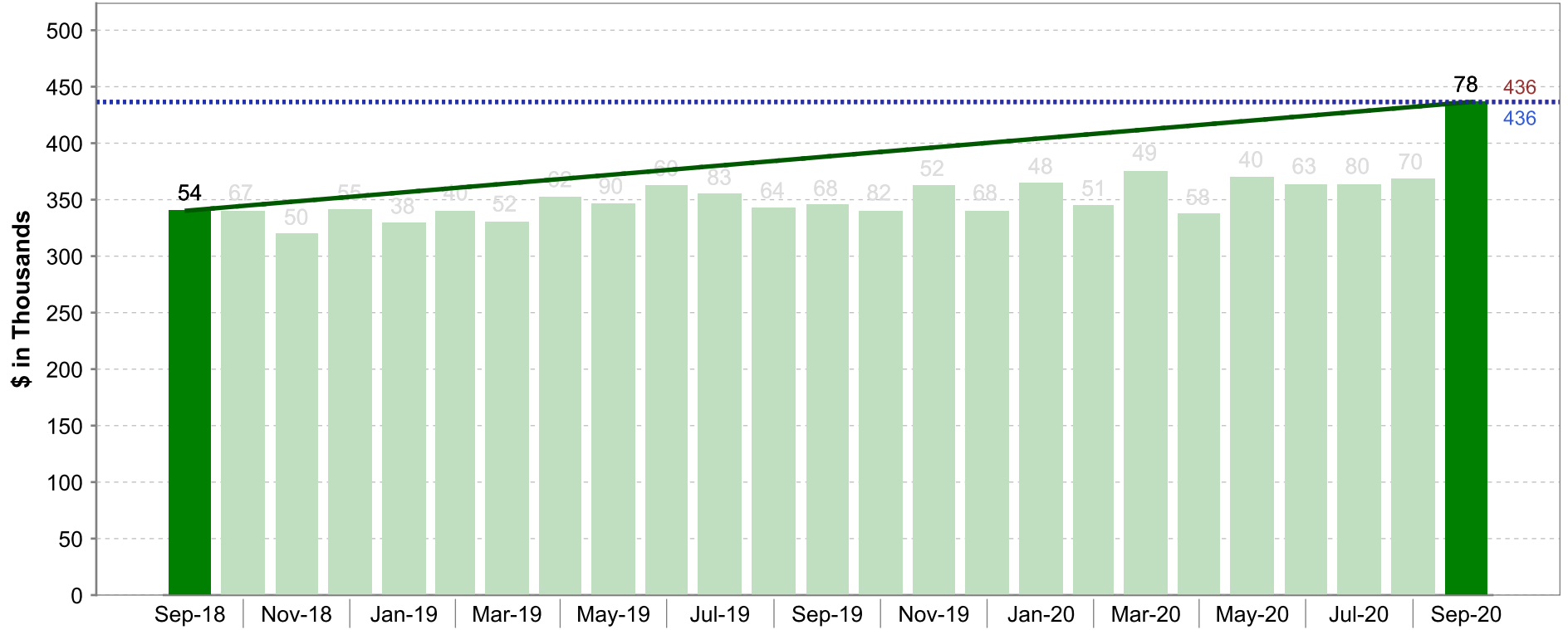


# Market Dynamics

## Median Price (Sold)

### 2 Years (Monthly) 09/01/18 - 09/30/20

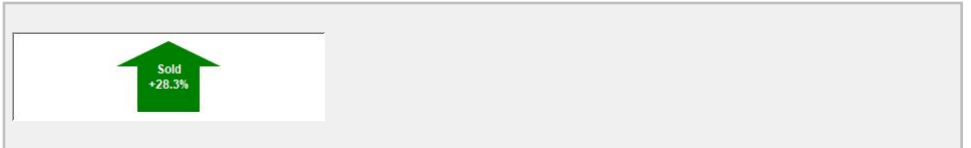
RE/MAX Realty Affiliates-Reno



■ Sold

#### KEY INFORMATION

	Sep-18	Sep-20	Median Price Change	Percent Change
Sold	340,282	436,500	96,218	28.3



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) 09/01/18 - 09/30/20**

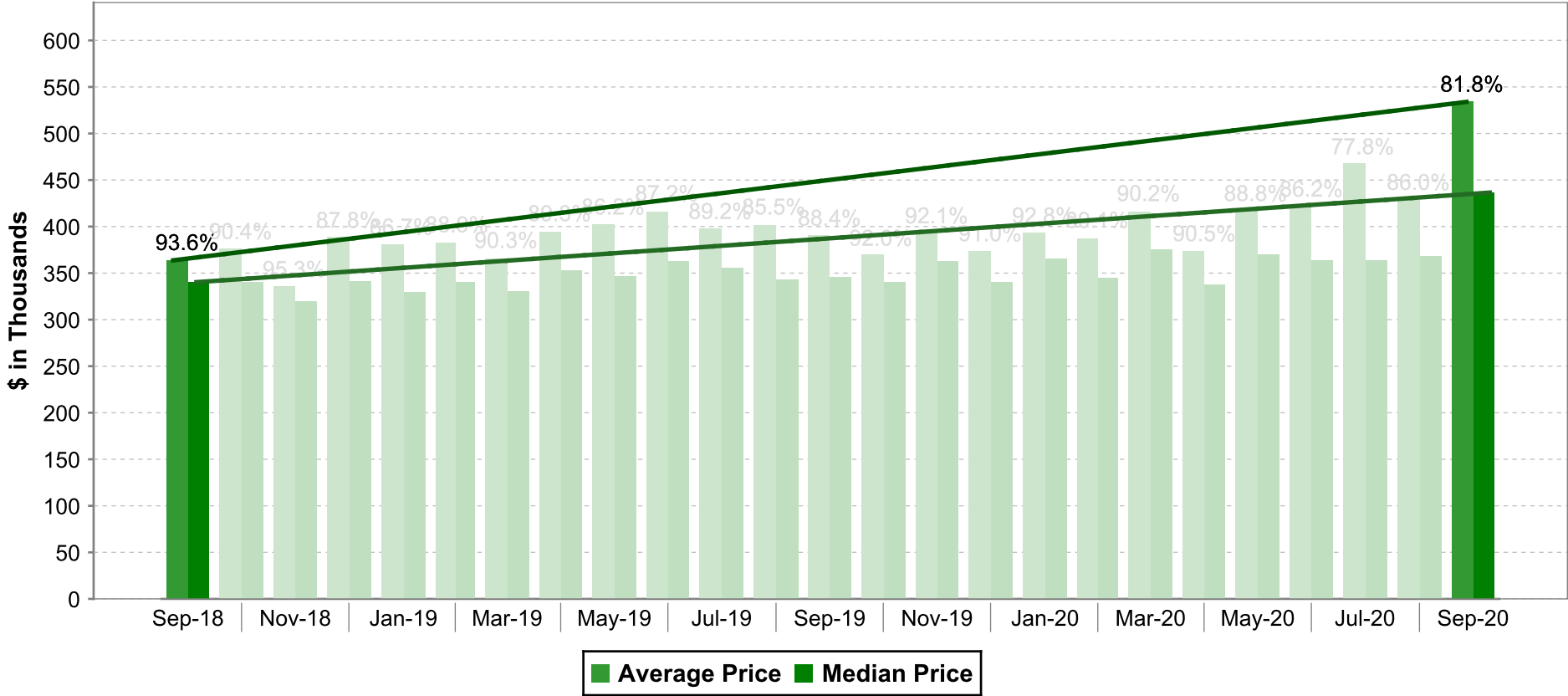
**RE/MAX Realty Affiliates-Reno**

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Sep-20	410,000	143	399,900	78	436,500	78	837,500	6	385,000	74
Aug-20	435,000	173	400,000	96	368,300	70	459,450	8	400,000	87
Jul-20	435,000	169	365,000	75	363,500	80	496,500	8	365,000	65
Jun-20	424,900	181	374,900	71	363,500	63	547,950	6	382,500	78
May-20	412,500	186	370,000	76	369,750	40	369,900	7	385,000	83
Apr-20	415,000	158	372,000	36	337,450	58	415,000	19	442,450	46
Mar-20	369,900	171	340,000	51	375,000	49	320,000	8	367,450	68
Feb-20	370,000	167	376,250	58	345,000	51	827,450	6	354,900	63
Jan-20	385,500	182	352,500	60	365,000	48	462,450	18	365,000	51
Dec-19	380,000	194	374,950	47	340,000	68	334,750	16	345,000	41
Nov-19	385,000	227	336,950	54	362,475	52	439,500	20	354,900	56
Oct-19	389,900	255	365,000	67	340,000	82	489,500	17	377,475	72
Sep-19	395,000	281	379,950	77	345,500	68	499,000	21	335,000	62
Aug-19	396,000	302	339,950	72	343,000	64	470,000	11	359,000	82
Jul-19	390,000	285	339,500	60	355,000	83	515,000	5	354,900	97
Jun-19	390,000	280	357,450	76	362,500	60	394,500	16	349,900	96
May-19	400,000	258	375,000	67	346,500	90	545,000	7	399,000	109
Apr-19	380,000	243	349,000	88	352,475	62	612,000	6	366,500	94
Mar-19	389,500	229	352,500	75	330,000	52	335,000	5	347,000	90
Feb-19	415,500	183	349,000	34	340,000	40	434,950	10	356,200	42
Jan-19	399,900	207	339,900	57	329,500	38	319,900	9	362,400	60
Dec-18	399,900	211	346,950	42	341,000	55	397,450	22	330,000	35
Nov-18	399,000	223	327,000	42	319,950	50	265,000	5	329,400	56
Oct-18	399,000	230	327,900	51	339,900	67	399,400	12	344,900	47
Sep-18	399,000	254	357,450	60	340,282	54	405,000	11	349,450	70

# Market Dynamics

## Sold Average vs. Median Price

### 2 Years (Monthly) 09/01/18 - 09/30/20



■ Average Price    ■ Median Price

**KEY INFORMATION**

	Sep-18	Sep-20	Price Change	Percent Change
Average	363,723	533,932	170,209	46.8
Median	340,282	436,500	96,218	28.3

Average  
+46.8%

Median  
+28.3%

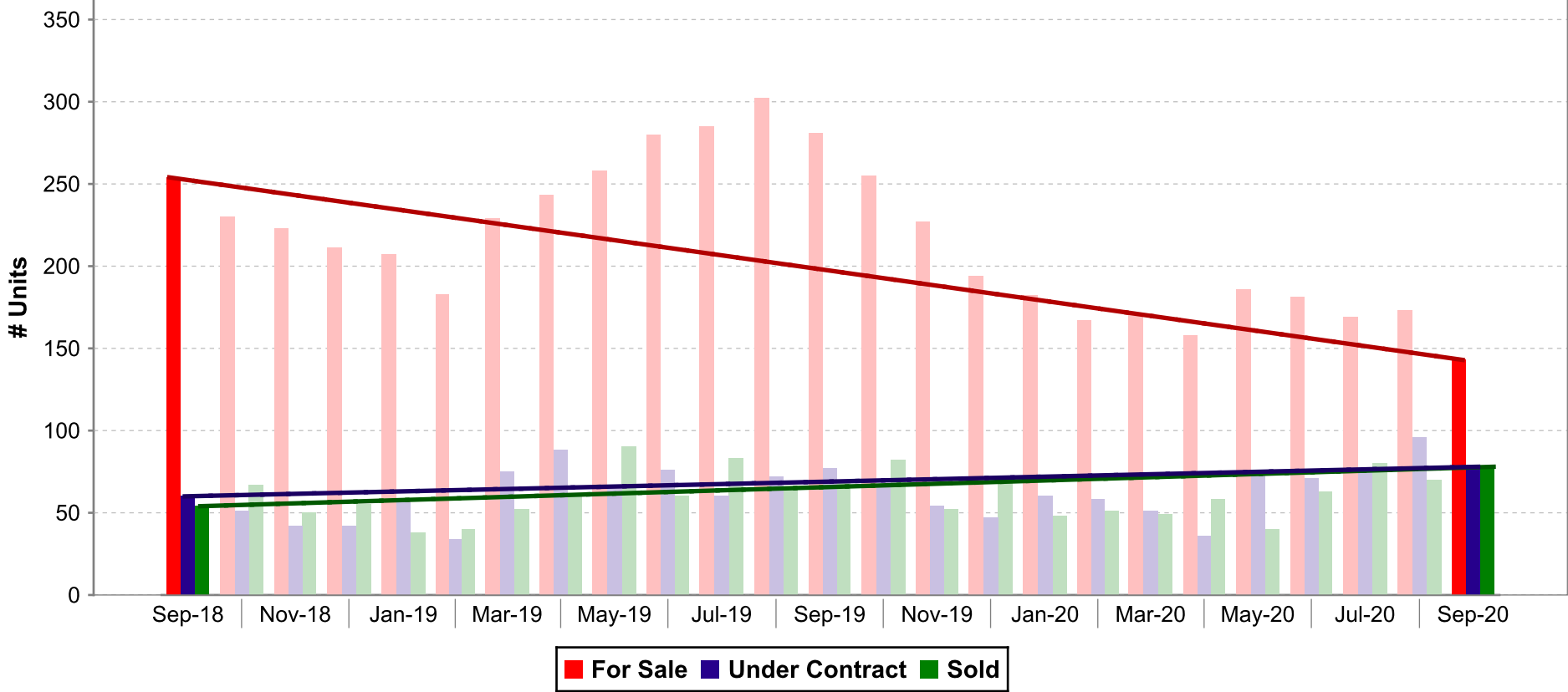
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

**Market Dynamics**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 09/01/18 - 09/30/20**

**RE/MAX Realty Affiliates-Reno**

<b>Time Period</b>	<b># Properties Sold</b>	<b>Sold Average \$</b>	<b>Sold Median \$</b>	<b>Average \$ - Median \$</b>	<b>Median \$ as % of Average \$</b>	<b>Sold Avg DOM</b>
Sep-20	78	533,932	436,500	97,432	81.8	84
Aug-20	70	428,062	368,300	59,762	86.0	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
Dec-18	55	388,428	341,000	47,428	87.8	105
Nov-18	50	335,800	319,950	15,850	95.3	80
Oct-18	67	375,988	339,900	36,088	90.4	80
Sep-18	54	363,723	340,282	23,441	93.6	76

### Market Dynamics Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 09/01/18 - 09/30/20



KEY INFORMATION

	Sep-18	Sep-20	# Units Change	Percent Change
For Sale	254.0	143.0	-111.0	-43.7
Under Contract	60.0	78.0	18.0	30.0
Sold	54.0	78.0	24.0	44.4

<p>For Sale -43.7%</p>	<p>UC +30.0%</p>	<p>Sold +44.4%</p>
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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) 09/01/18 - 09/30/20

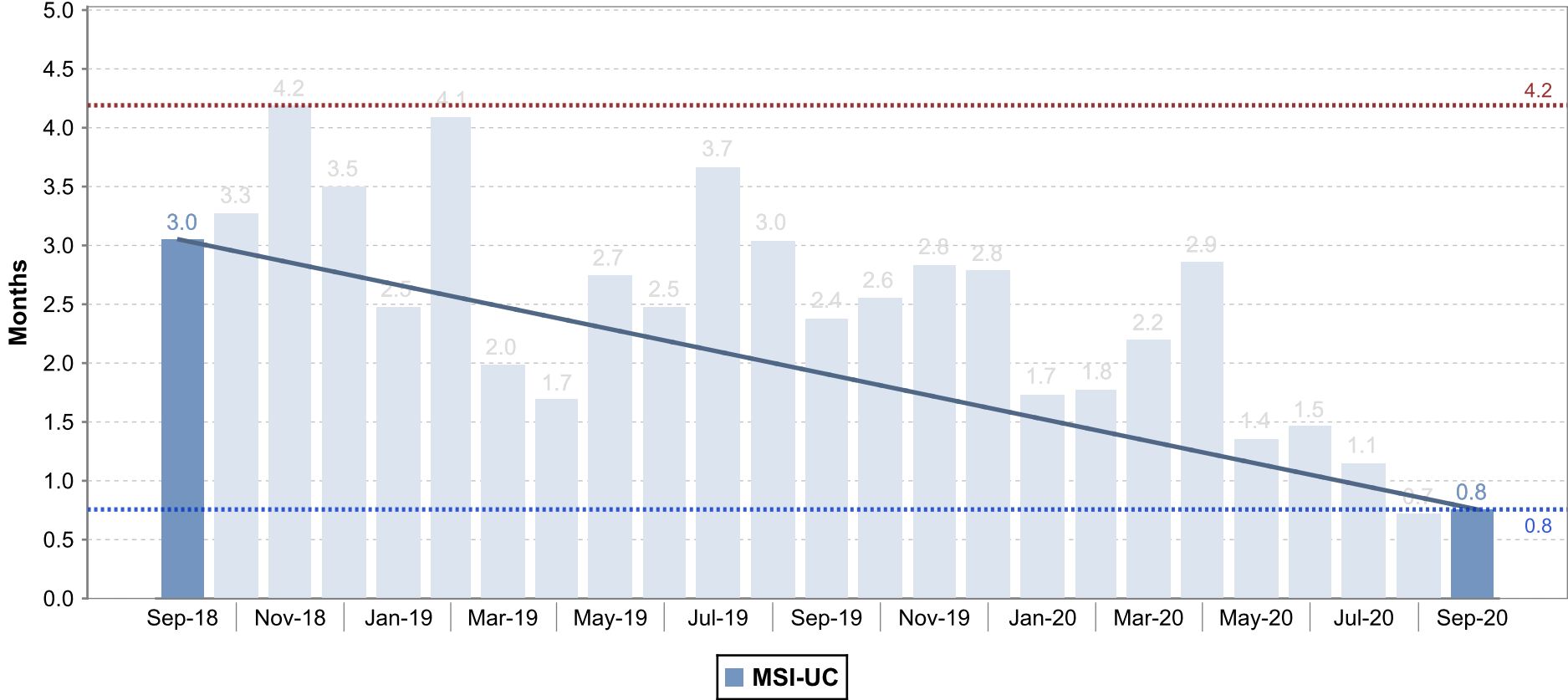
RE/MAX Realty Affiliates-Reno

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Sep-20	143	66	78	40	78	84	6	78	74
Aug-20	173	76	96	76	70	78	8	59	87
Jul-20	169	87	75	76	80	86	8	125	65
Jun-20	181	87	71	84	63	80	6	55	78
May-20	186	88	76	82	40	111	7	59	83
Apr-20	158	101	36	67	58	101	19	76	46
Mar-20	171	89	51	82	49	120	8	68	68
Feb-20	167	105	58	118	51	104	6	165	63
Jan-20	182	113	60	91	48	91	18	117	51
Dec-19	194	111	47	90	68	94	16	76	41
Nov-19	227	102	54	94	52	94	20	106	56
Oct-19	255	94	67	98	82	95	17	71	72
Sep-19	281	94	77	84	68	98	21	130	62
Aug-19	302	83	72	86	64	71	11	58	82
Jul-19	285	75	60	83	83	70	5	93	97
Jun-19	280	78	76	75	60	94	16	96	96
May-19	258	82	67	108	90	89	7	80	109
Apr-19	243	83	88	71	62	83	6	141	94
Mar-19	229	89	75	96	52	106	5	50	90
Feb-19	183	107	34	96	40	87	10	105	42
Jan-19	207	101	57	119	38	102	9	91	60
Dec-18	211	117	42	131	55	105	22	135	35
Nov-18	223	101	42	75	50	80	5	108	56
Oct-18	230	94	51	78	67	80	12	107	47
Sep-18	254	81	60	81	54	76	11	53	70

# Market Dynamics

## Months Supply of Inventory (UC Calculation)

### 2 Years (Monthly) 09/01/18 - 09/30/20



**MSI-UC**  
KEY INFORMATION

	Sep-18	Sep-20	MSI Change	Percent Change
MSI-UC	3.0	0.8	-2.3	-75.2

MSI UC  
-75.2%

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) 09/01/18 - 09/30/20**

**RE/MAX Realty Affiliates-Reno**

<b>Time Period</b>	<b>MSI</b>	<b>NAR MSI</b>	<b># For Sale Last Day of Month</b>	<b># Under Contract</b>	<b># Sold</b>
Sep-20	0.8	0.8	59	78	78
Aug-20	0.7	1.0	69	96	70
Jul-20	1.1	1.1	86	75	80
Jun-20	1.5	1.7	104	71	63
May-20	1.4	2.6	103	76	40
Apr-20	2.9	1.8	103	36	58
Mar-20	2.2	2.3	112	51	49
Feb-20	1.8	2.0	103	58	51
Jan-20	1.7	2.2	104	60	48
Dec-19	2.8	1.9	131	47	68
Nov-19	2.8	2.9	153	54	52
Oct-19	2.6	2.1	171	67	82
Sep-19	2.4	2.7	183	77	68
Aug-19	3.0	3.4	219	72	64
Jul-19	3.7	2.7	220	60	83
Jun-19	2.5	3.1	188	76	60
May-19	2.7	2.0	184	67	90
Apr-19	1.7	2.4	149	88	62
Mar-19	2.0	2.9	149	75	52
Feb-19	4.1	3.5	139	34	40
Jan-19	2.5	3.7	141	57	38
Dec-18	3.5	2.7	147	42	55
Nov-18	4.2	3.5	176	42	50
Oct-18	3.3	2.5	167	51	67
Sep-18	3.0	3.4	183	60	54

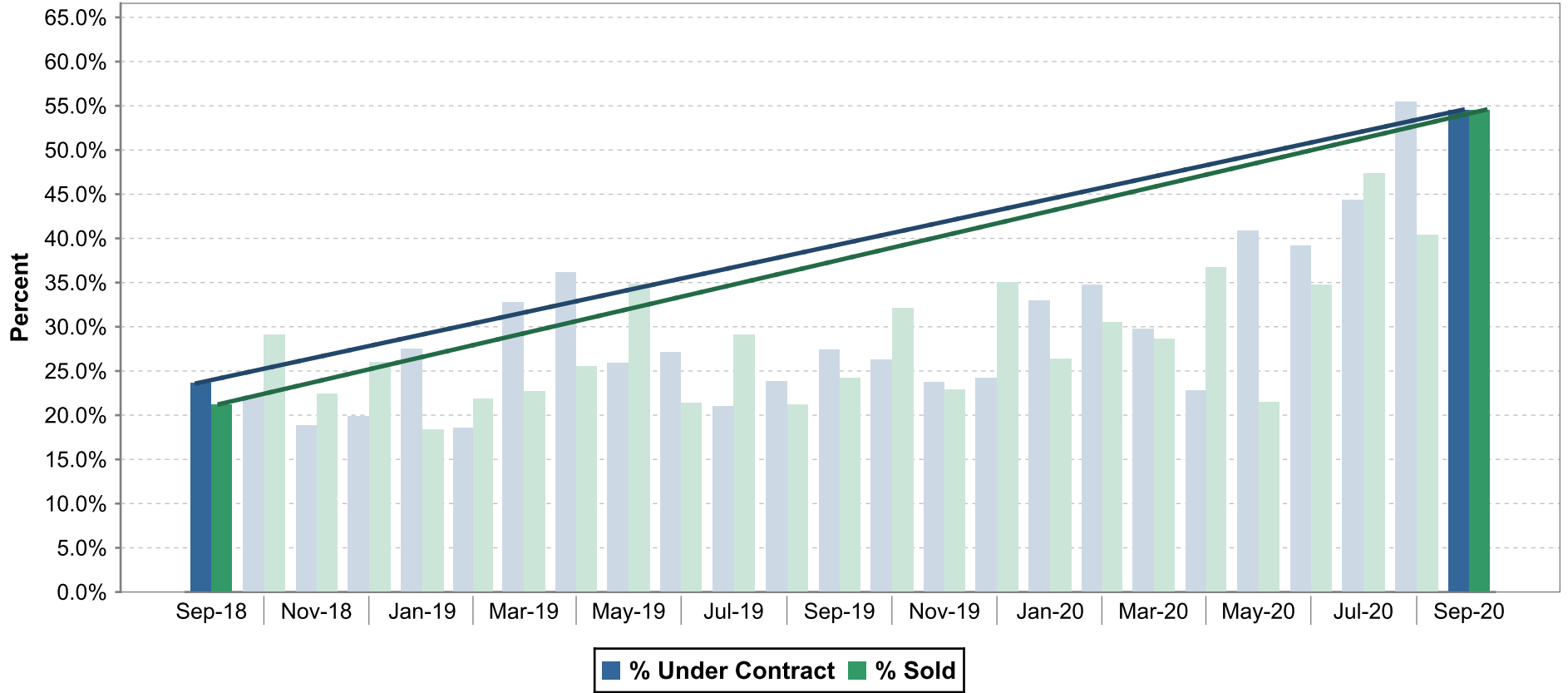


# Market Dynamics

## Sales Absorption

### 2 Years (Monthly) 09/01/18 - 09/30/20

RE/MAX Realty Affiliates-Reno



■ % Under Contract ■ % Sold

#### KEY INFORMATION

	Sep-18	Sep-20	Change	Percent Change
% Under Contract	23.62	54.55	30.92	130.9
% Sold	21.26	54.55	33.29	156.6



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) 09/01/18 - 09/30/20**

**RE/MAX Realty Affiliates-Reno**

<b>Time Period</b>	<b>% of Properties Under Contract</b>	<b>% of Properties Sold</b>	<b># Properties For Sale</b>	<b># Properties Under Contract</b>	<b># Properties Sold</b>
Sep-20	54.6	54.6	143	78	78
Aug-20	55.5	40.5	173	96	70
Jul-20	44.4	47.3	169	75	80
Jun-20	39.2	34.8	181	71	63
May-20	40.9	21.5	186	76	40
Apr-20	22.8	36.7	158	36	58
Mar-20	29.8	28.6	171	51	49
Feb-20	34.7	30.5	167	58	51
Jan-20	33.0	26.4	182	60	48
Dec-19	24.2	35.0	194	47	68
Nov-19	23.8	22.9	227	54	52
Oct-19	26.3	32.2	255	67	82
Sep-19	27.4	24.2	281	77	68
Aug-19	23.8	21.2	302	72	64
Jul-19	21.0	29.1	285	60	83
Jun-19	27.1	21.4	280	76	60
May-19	26.0	34.9	258	67	90
Apr-19	36.2	25.5	243	88	62
Mar-19	32.8	22.7	229	75	52
Feb-19	18.6	21.9	183	34	40
Jan-19	27.5	18.4	207	57	38
Dec-18	19.9	26.1	211	42	55
Nov-18	18.8	22.4	223	42	50
Oct-18	22.2	29.1	230	51	67
Sep-18	23.6	21.3	254	60	54