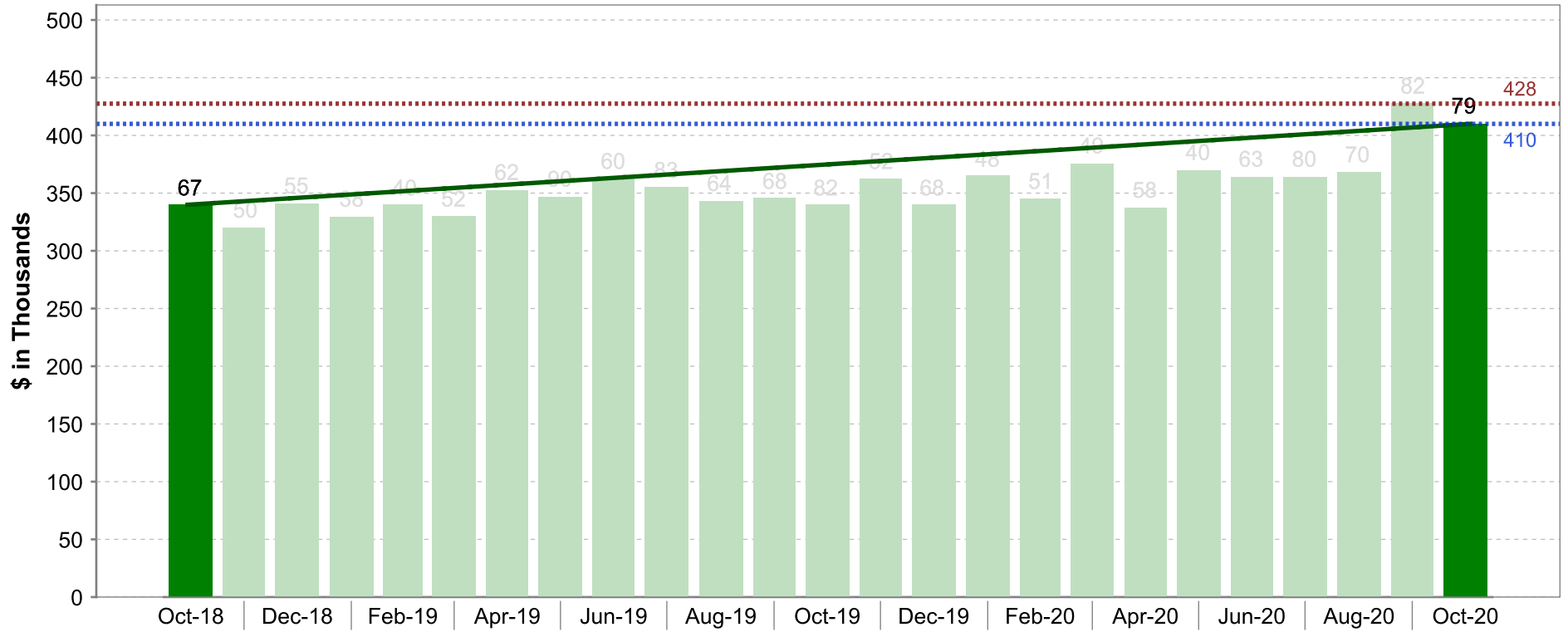


### Market Dynamics Median Price (Sold) 2 Years (Monthly) 10/01/18 - 10/31/20



■ Sold

**KEY INFORMATION**

	Oct-18	Oct-20	Median Price Change	Percent Change
Sold	339,900	410,000	70,100	20.6

Sold +20.6%

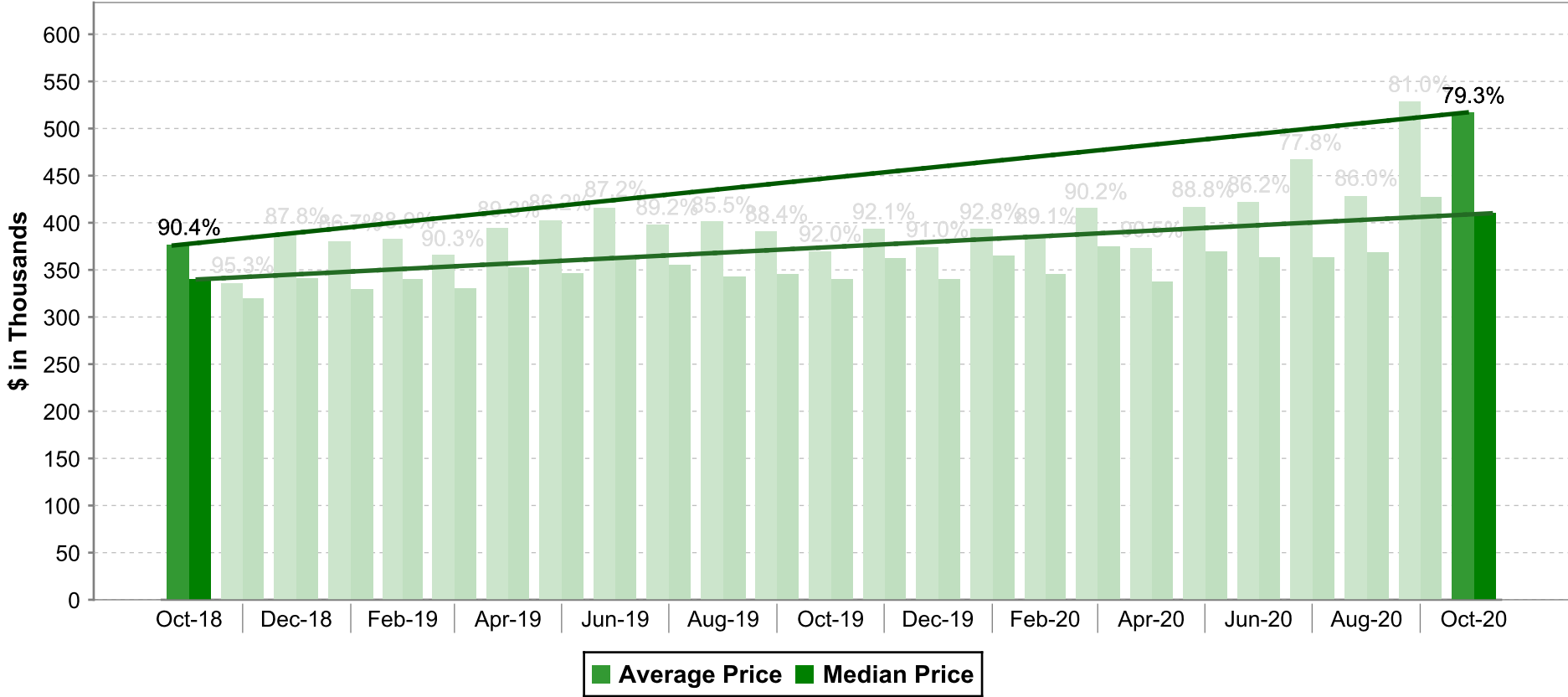
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 10/01/18 - 10/31/20**

RE/MAX Gold

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Oct-20	385,000	133	375,000	75	410,000	79	354,950	6	374,250	62
Sep-20	410,000	149	402,450	74	427,500	82	687,450	4	385,000	77
Aug-20	435,000	175	400,000	95	368,300	70	459,450	8	399,950	88
Jul-20	435,000	169	365,000	74	363,500	80	496,500	8	365,000	65
Jun-20	424,900	183	374,900	73	363,500	63	547,950	6	375,000	79
May-20	415,000	187	370,000	76	369,750	40	369,900	7	385,000	83
Apr-20	415,000	158	370,000	35	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	195	374,975	48	340,000	68	334,750	16	345,000	41
Nov-19	385,950	228	336,950	54	362,475	52	439,500	20	359,900	57
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

### Market Dynamics Sold Average vs. Median Price 2 Years (Monthly) 10/01/18 - 10/31/20



KEY INFORMATION

	Oct-18	Oct-20	Price Change	Percent Change
Average	375,988	517,045	141,057	37.5
Median	339,900	410,000	70,100	20.6

Average  
+37.5%

Median  
+20.6%

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**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 10/01/18 - 10/31/20**

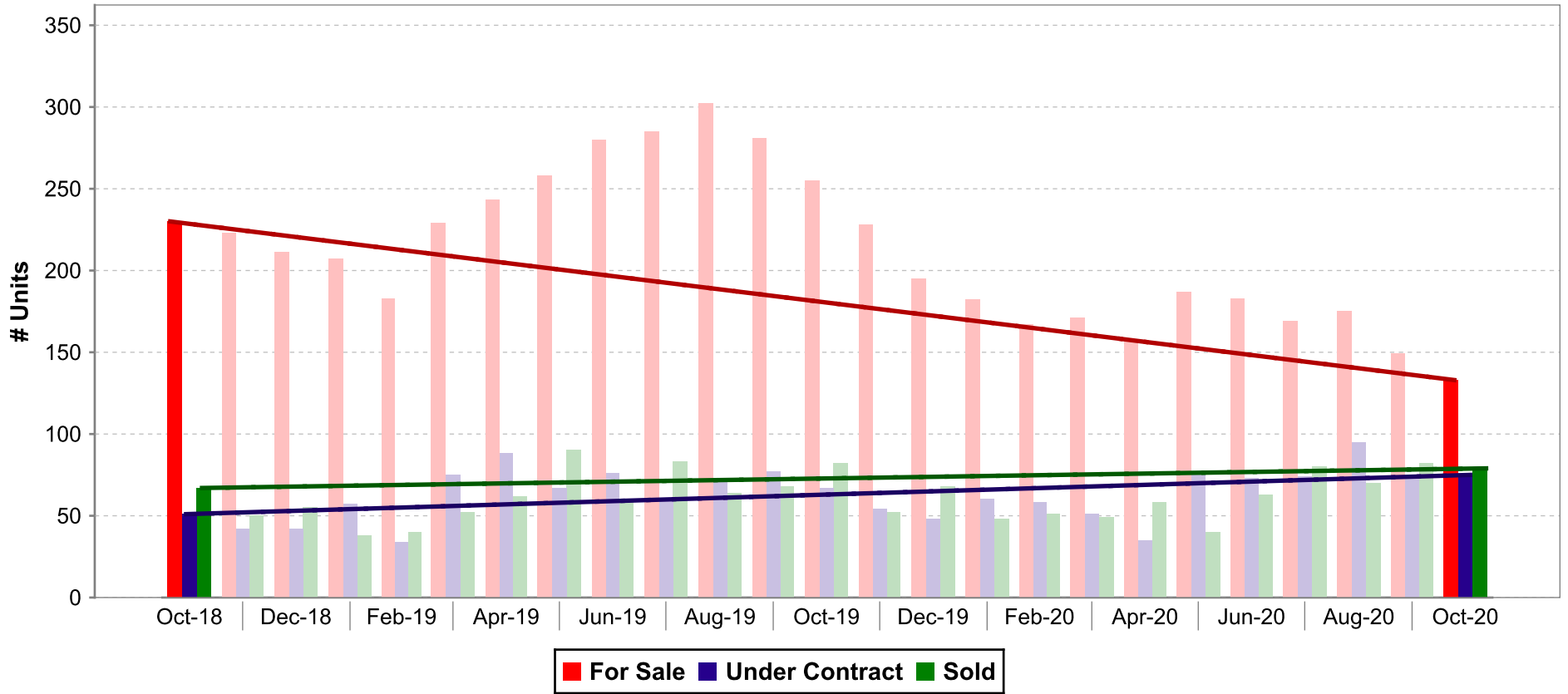
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Oct-20	79	517,045	410,000	107,045	79.3	103
Sep-20	82	528,069	427,500	100,569	81.0	86
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

## Market Dynamics

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

#### 2 Years (Monthly) 10/01/18 - 10/31/20



**KEY INFORMATION**

	Oct-18	Oct-20	# Units Change	Percent Change
For Sale	230.0	133.0	-97.0	-42.2
Under Contract	51.0	75.0	24.0	47.1
Sold	67.0	79.0	12.0	17.9

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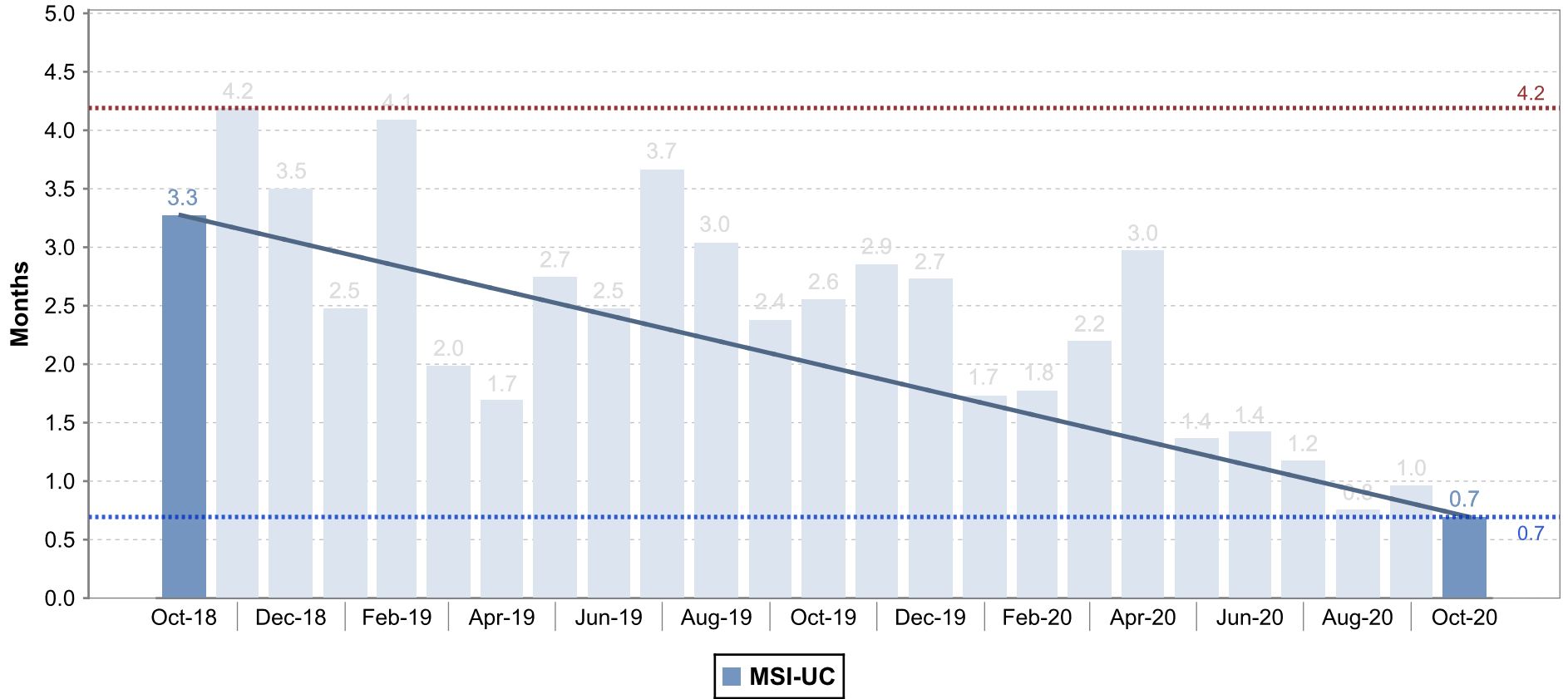
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

## Market Dynamics

### Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 10/01/18 - 10/31/20

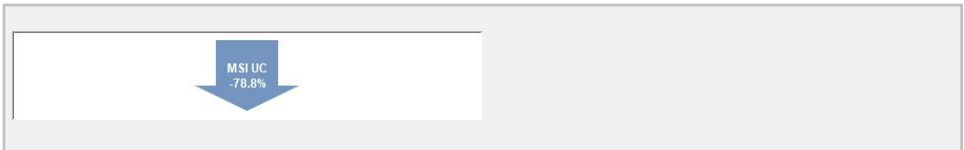
Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Oct-20	133	64	75	58	79	103	6	36	62
Sep-20	149	67	74	61	82	86	4	89	77
Aug-20	175	77	95	92	70	78	8	59	88
Jul-20	169	89	74	78	80	86	8	125	65
Jun-20	183	87	73	85	63	80	6	55	79
May-20	187	88	76	82	40	111	7	59	83
Apr-20	158	101	35	64	58	101	19	76	46
Mar-20	171	89	51	82	49	120	8	68	68
Feb-20	167	105	58	122	51	104	6	165	63
Jan-20	182	113	60	91	48	91	18	117	51
Dec-19	195	111	48	103	68	94	16	76	41
Nov-19	228	102	54	94	52	94	20	106	57
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	109	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

### Market Dynamics Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 10/01/18 - 10/31/20



**MSI-UC**  
KEY INFORMATION

	Oct-18	Oct-20	MSI Change	Percent Change
MSI-UC	3.3	0.7	-2.6	-78.8



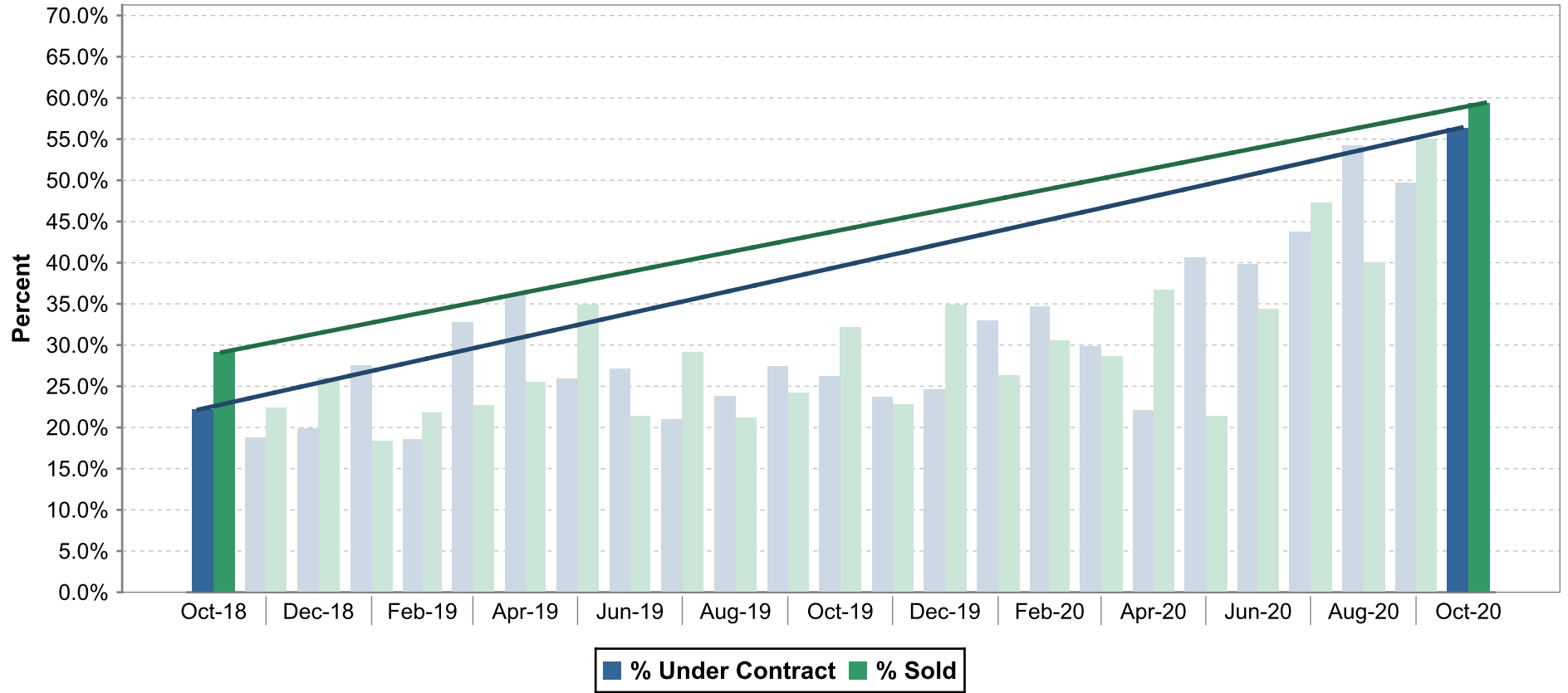
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

**Market Dynamics**  
**Months Supply of Inventory (UC Calculation)**  
**2 Years (Monthly) 10/01/18 - 10/31/20**

<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>
Oct-20	0.7	0.7	52	75	79
Sep-20	1.0	0.9	71	74	82
Aug-20	0.8	1.0	72	95	70
Jul-20	1.2	1.1	87	74	80
Jun-20	1.4	1.7	104	73	63
May-20	1.4	2.6	104	76	40
Apr-20	3.0	1.8	104	35	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	2.7	1.9	131	48	68
Nov-19	2.9	3.0	154	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



## Market Dynamics Sales Absorption 2 Years (Monthly) 10/01/18 - 10/31/20



**% Under Contract** **% Sold**

**KEY INFORMATION**

	Oct-18	Oct-20	Change	Percent Change
% Under Contract	22.17	56.39	34.22	154.3
% Sold	29.13	59.40	30.27	103.9



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) 10/01/18 - 10/31/20

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Oct-20	56.4	59.4	133	75	79
Sep-20	49.7	55.0	149	74	82
Aug-20	54.3	40.0	175	95	70
Jul-20	43.8	47.3	169	74	80
Jun-20	39.9	34.4	183	73	63
May-20	40.6	21.4	187	76	40
Apr-20	22.2	36.7	158	35	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	24.6	34.9	195	48	68
Nov-19	23.7	22.8	228	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