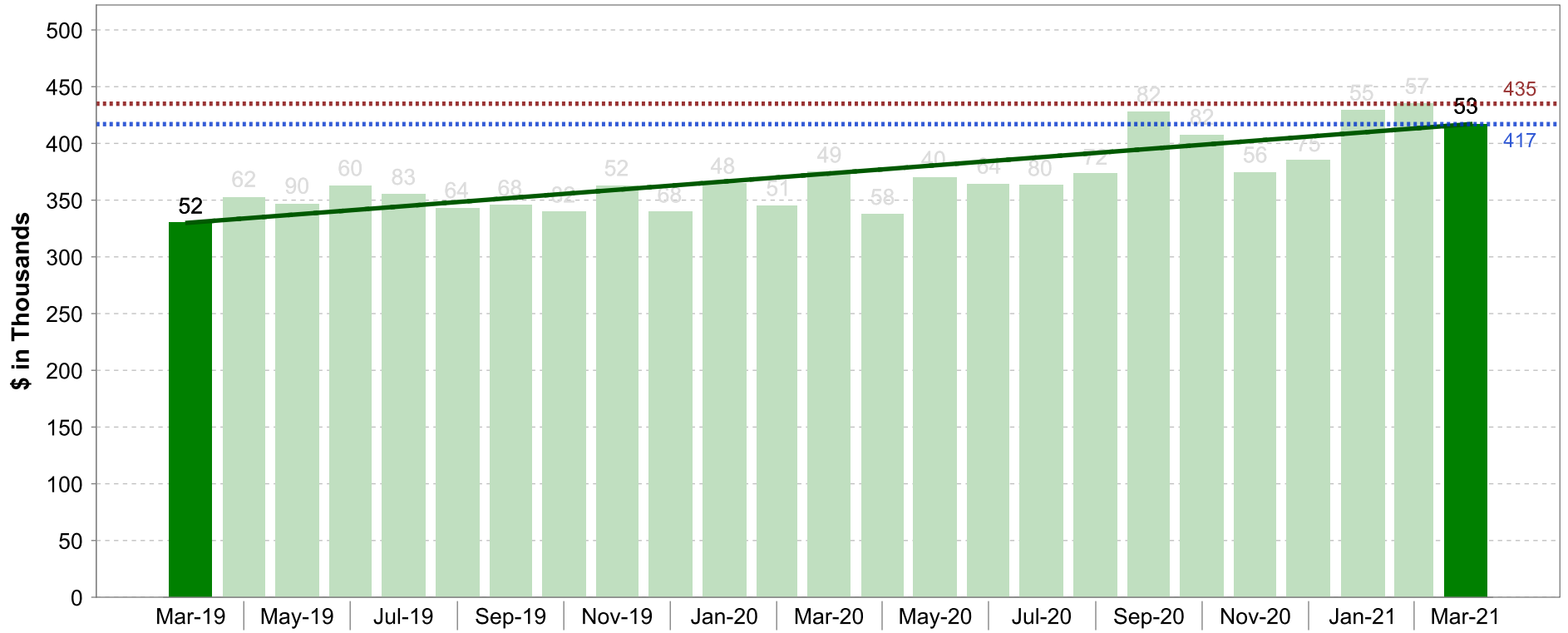


# Market Dynamics

## Median Price (Sold)

### 2 Years (Monthly) 03/01/19 - 03/31/21



KEY INFORMATION

	Mar-19	Mar-21	Median Price Change	Percent Change
<b>Sold</b>	330,000	417,000	87,000	26.4

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

**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 03/01/19 - 03/31/21**

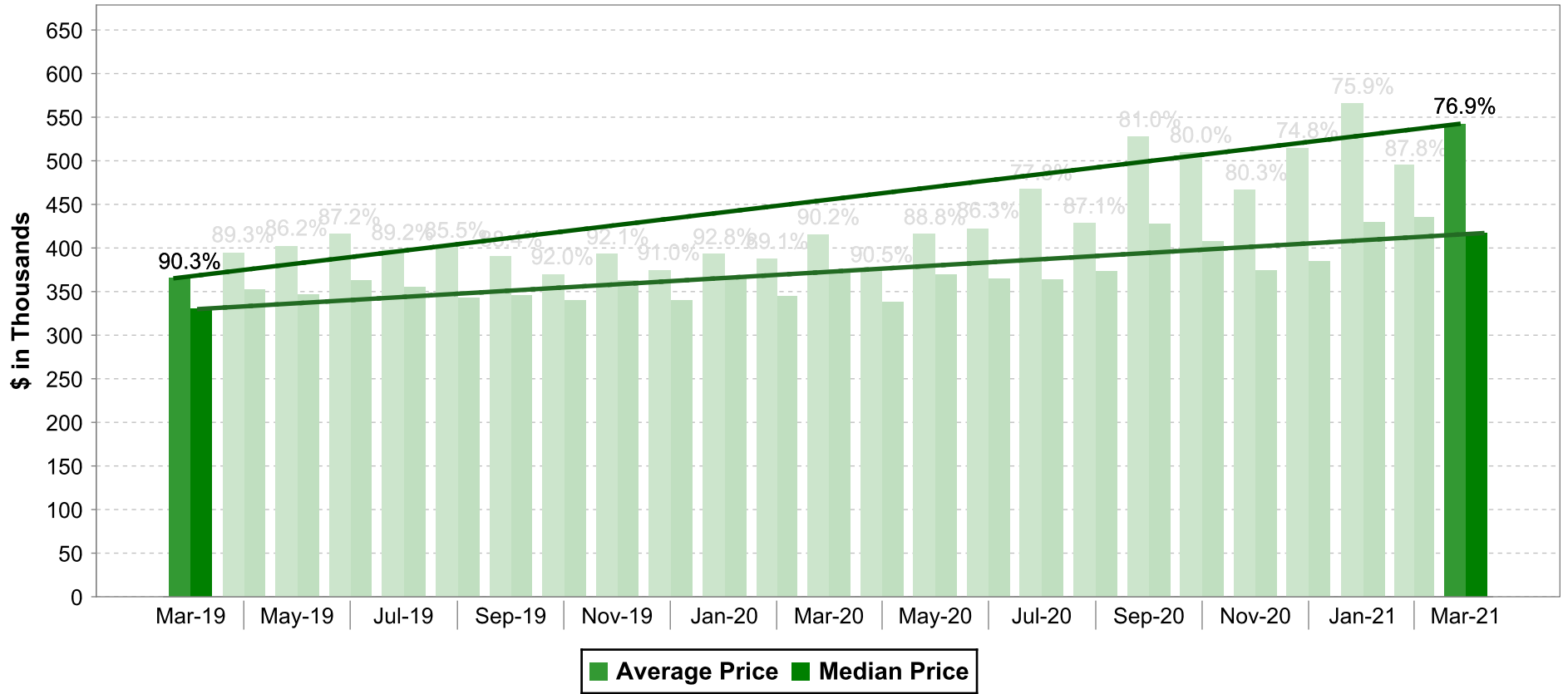
**RE/MAX Gold**

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Mar-21	437,500	110	412,500	80	417,000	53	444,950	4	429,999	75
Feb-21	419,700	79	444,000	36	435,000	57	329,950	8	415,000	47
Jan-21	420,000	102	410,000	65	429,000	55	475,000	5	412,500	60
Dec-20	439,500	100	430,000	55	385,000	75	479,000	3	415,000	37
Nov-20	449,950	125	409,000	57	374,500	56	545,000	5	425,000	47
Oct-20	390,000	149	370,000	64	407,500	82	379,900	7	374,250	62
Sep-20	415,000	167	410,000	78	427,500	82	2,948,950	2	385,000	81
Aug-20	447,450	192	410,000	98	373,300	72	459,450	8	399,950	90
Jul-20	462,500	188	370,000	78	363,500	80	496,500	8	365,000	65
Jun-20	439,475	202	374,900	73	364,250	64	547,950	6	375,000	79
May-20	439,000	207	370,000	77	369,750	40	369,900	7	385,000	83
Apr-20	449,950	178	370,000	35	337,450	58	415,000	19	442,450	46
Mar-20	374,000	191	340,000	51	375,000	49	320,000	8	367,450	68
Feb-20	387,000	188	389,500	59	345,000	51	827,450	6	354,900	63
Jan-20	397,000	202	352,500	60	365,000	48	445,000	17	354,500	54
Dec-19	390,000	211	374,950	47	340,000	68	334,750	16	345,000	41
Nov-19	395,000	244	336,950	54	362,475	52	439,500	20	390,000	73
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	395,000	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	352,400	98
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

## Market Dynamics

### Sold Average vs. Median Price

#### 2 Years (Monthly) 03/01/19 - 03/31/21



**KEY INFORMATION**

	Mar-19	Mar-21	Price Change	Percent Change
<b>Average</b>	365,455	542,265	176,810	48.4
<b>Median</b>	330,000	417,000	87,000	26.4

Average  
+48.4%

Median  
+26.4%

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

**Market Dynamics**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 03/01/19 - 03/31/21**

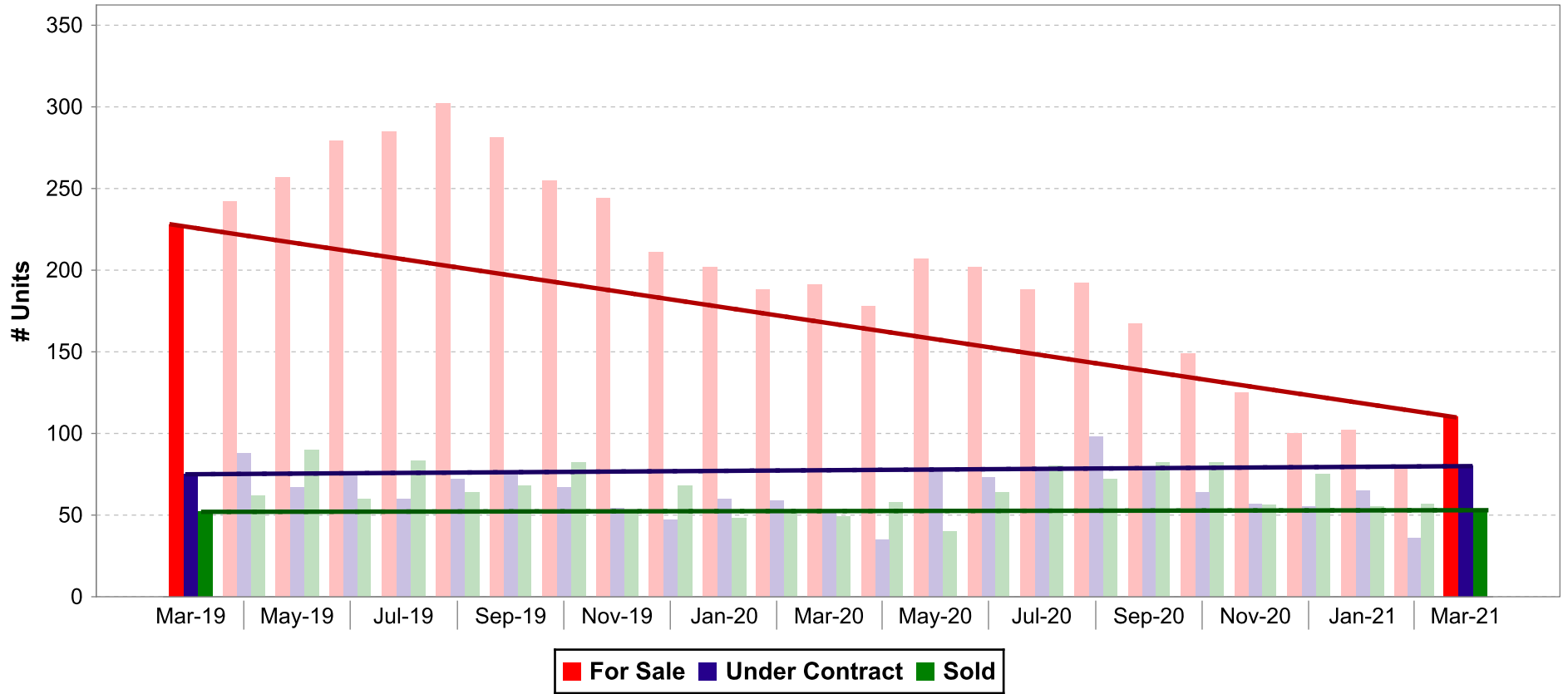
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Mar-21	53	542,265	417,000	125,265	76.9	100
Feb-21	57	495,390	435,000	60,390	87.8	96
Jan-21	55	565,569	429,000	136,569	75.8	127
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	64	422,155	364,250	57,905	86.3	79
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

## Market Dynamics

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

#### 2 Years (Monthly) 03/01/19 - 03/31/21



**KEY INFORMATION**

	Mar-19	Mar-21	# Units Change	Percent Change
<b>For Sale</b>	228.0	110.0	-118.0	-51.8
<b>Under Contract</b>	75.0	80.0	5.0	6.7
<b>Sold</b>	52.0	53.0	1.0	1.9

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

## Market Dynamics

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

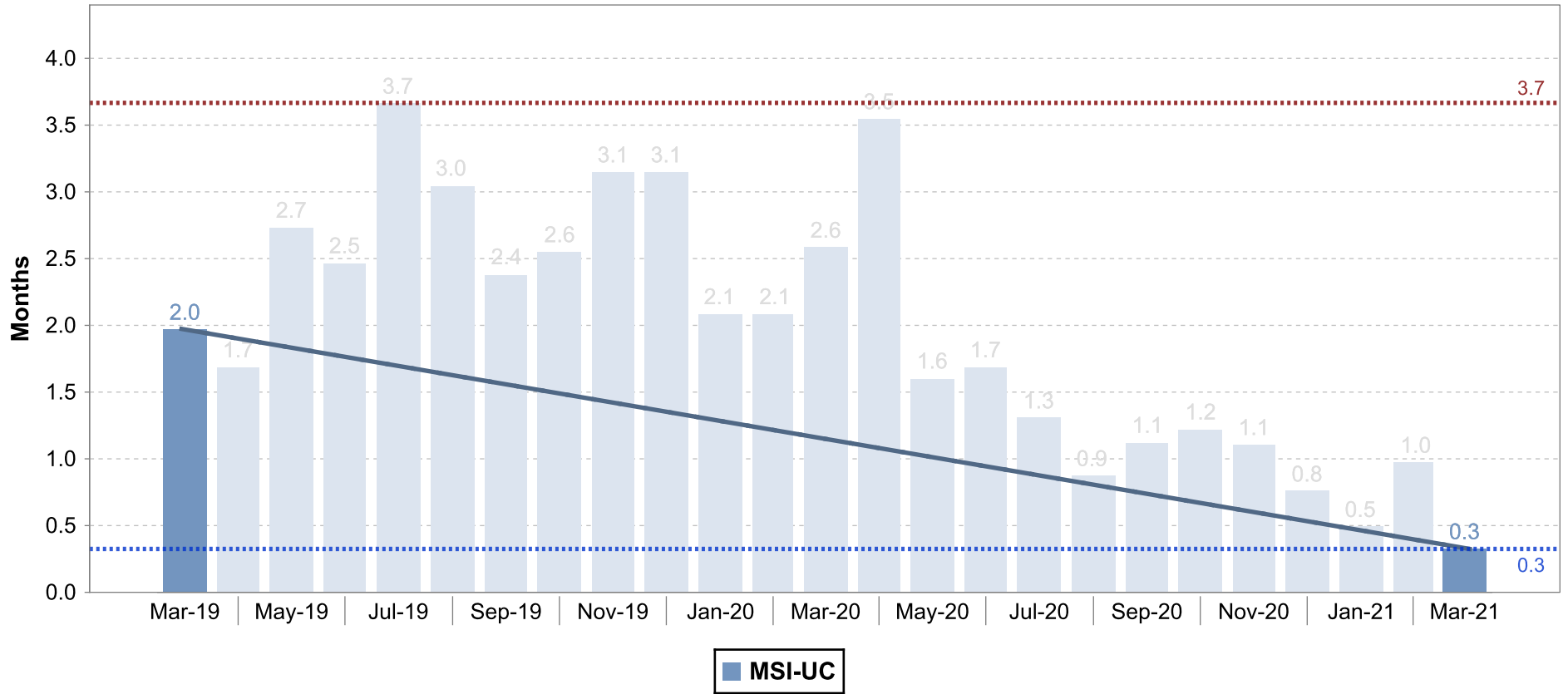
#### 2 Years (Monthly) 03/01/19 - 03/31/21

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Mar-21	110	28	80	25	53	100	4	22	75
Feb-21	79	51	36	43	57	96	8	169	47
Jan-21	102	62	65	73	55	127	5	107	60
Dec-20	100	93	55	110	75	89	3	24	37
Nov-20	125	85	57	82	56	79	5	74	47
Oct-20	149	81	64	91	82	106	7	85	62
Sep-20	167	84	78	92	82	86	2	161	81
Aug-20	192	91	98	107	72	78	8	59	90
Jul-20	188	105	78	99	80	86	8	125	65
Jun-20	202	100	73	87	64	79	6	55	79
May-20	207	98	77	87	40	111	7	59	83
Apr-20	178	108	35	71	58	101	19	76	46
Mar-20	191	93	51	82	49	120	8	68	68
Feb-20	188	105	59	129	51	104	6	165	63
Jan-20	202	109	60	97	48	91	17	110	54
Dec-19	211	105	47	102	68	94	16	76	41
Nov-19	244	95	54	94	52	94	20	106	73
Oct-19	255	93	67	103	82	95	17	71	72
Sep-19	281	93	77	84	68	98	21	130	62
Aug-19	302	82	72	86	64	71	11	58	82
Jul-19	285	75	60	83	83	70	5	93	98
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

# Market Dynamics

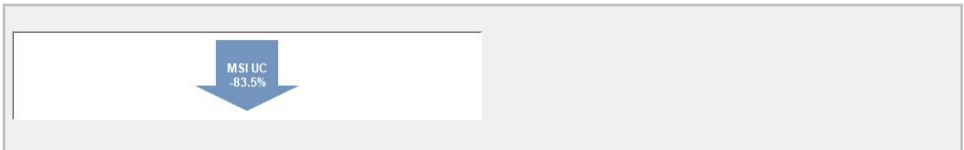
## Months Supply of Inventory (UC Calculation)

### 2 Years (Monthly) 03/01/19 - 03/31/21



**MSI-UC**  
KEY INFORMATION

	Mar-19	Mar-21	MSI Change	Percent Change
<b>MSI-UC</b>	2.0	0.3	-1.6	-83.5



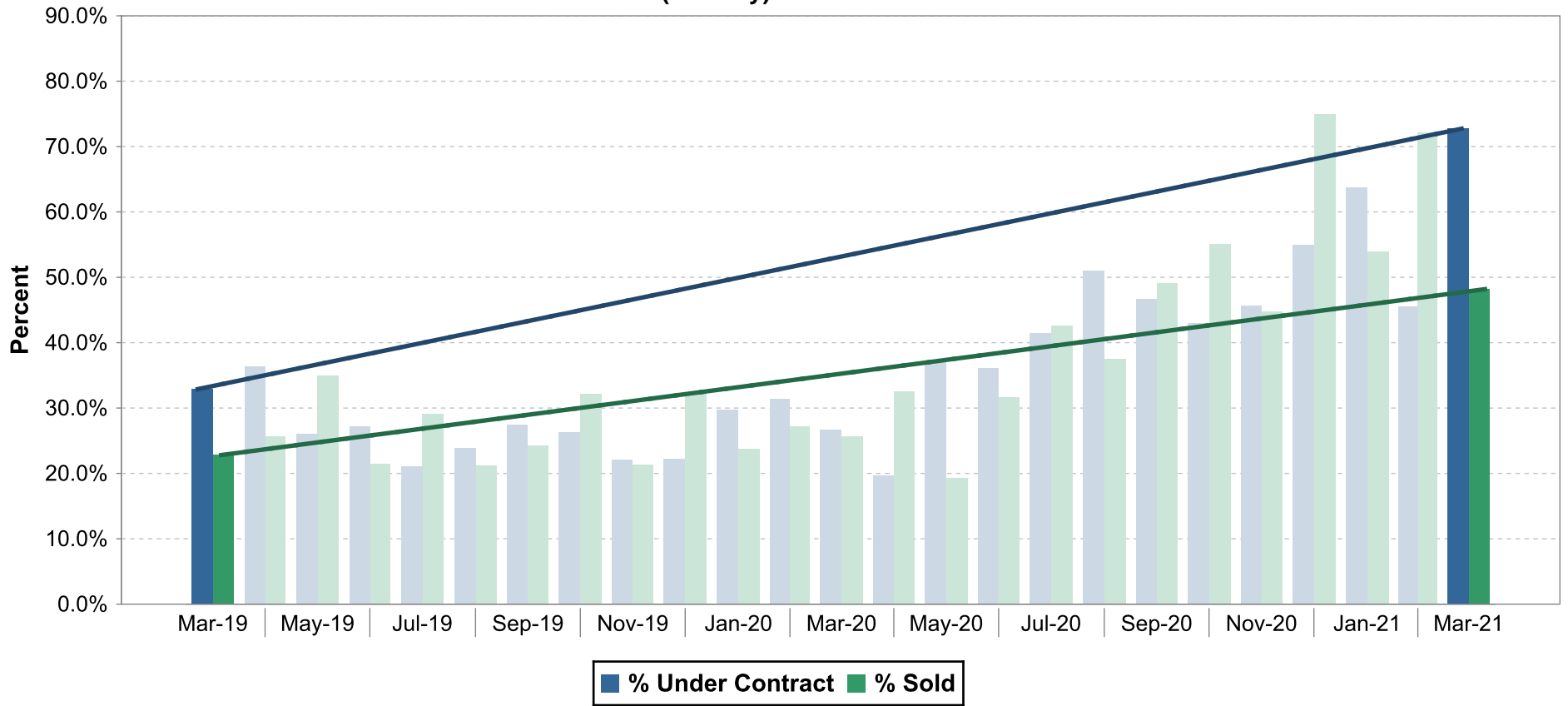
<b>MLS:</b> NNRMLS	<b>Period:</b> 2 Years (Monthly)	<b>Price:</b> All	<b>Construction Type:</b> All	<b>Bedrooms:</b> All	<b>Bathrooms:</b> All	<b>Lot Size:</b> All
<b>Property Types:</b> Carson City	Residential: (Single Family Residence)					Sq Ft: All

**Market Dynamics**  
**Months Supply of Inventory (UC Calculation)**  
**2 Years (Monthly) 03/01/19 - 03/31/21**

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Mar-21	0.3	0.5	26	80	53
Feb-21	1.0	0.6	35	36	57
Jan-21	0.5	0.6	32	65	55
Dec-20	0.8	0.6	42	55	75
Nov-20	1.1	1.1	63	57	56
Oct-20	1.2	1.0	78	64	82
Sep-20	1.1	1.1	87	78	82
Aug-20	0.9	1.2	86	98	72
Jul-20	1.3	1.3	102	78	80
Jun-20	1.7	1.9	123	73	64
May-20	1.6	3.1	123	77	40
Apr-20	3.5	2.1	124	35	58
Mar-20	2.6	2.7	132	51	49
Feb-20	2.1	2.4	123	59	51
Jan-20	2.1	2.6	125	60	48
Dec-19	3.1	2.2	148	47	68
Nov-19	3.1	3.3	170	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	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



### Market Dynamics Sales Absorption 2 Years (Monthly) 03/01/19 - 03/31/21



■ % Under Contract ■ % Sold

**KEY INFORMATION**

	Mar-19	Mar-21	Change	Percent Change
<b>% Under Contract</b>	32.89	72.73	39.83	121.1
<b>% Sold</b>	22.81	48.18	25.37	111.3



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

**Market Dynamics**  
**Sales Absorption**  
**2 Years (Monthly) 03/01/19 - 03/31/21**

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Mar-21	72.7	48.2	110	80	53
Feb-21	45.6	72.2	79	36	57
Jan-21	63.7	53.9	102	65	55
Dec-20	55.0	75.0	100	55	75
Nov-20	45.6	44.8	125	57	56
Oct-20	43.0	55.0	149	64	82
Sep-20	46.7	49.1	167	78	82
Aug-20	51.0	37.5	192	98	72
Jul-20	41.5	42.6	188	78	80
Jun-20	36.1	31.7	202	73	64
May-20	37.2	19.3	207	77	40
Apr-20	19.7	32.6	178	35	58
Mar-20	26.7	25.6	191	51	49
Feb-20	31.4	27.1	188	59	51
Jan-20	29.7	23.8	202	60	48
Dec-19	22.3	32.2	211	47	68
Nov-19	22.1	21.3	244	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	27.2	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