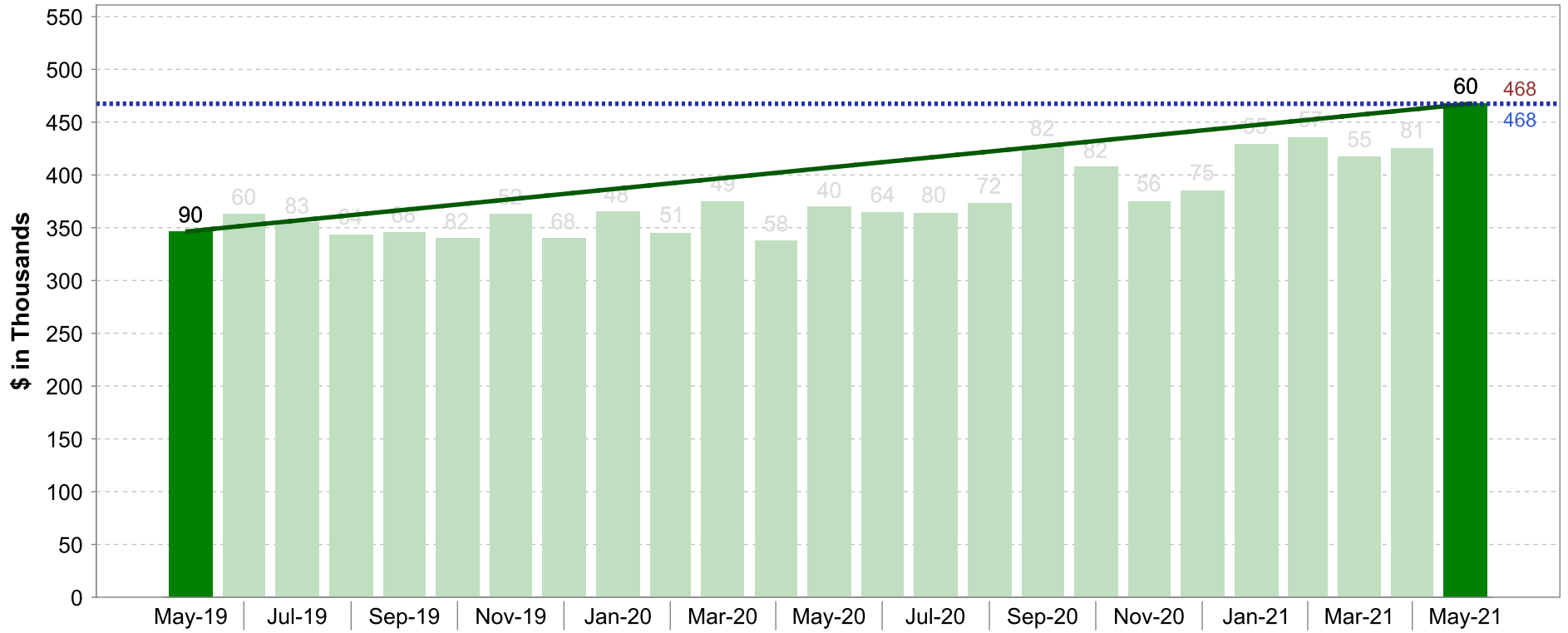


Market Dynamics Median Price (Sold) 2 Years (Monthly) 05/01/19 - 05/31/21



KEY INFORMATION

	May-19	May-21	Median Price Change	Percent Change
Sold	346,500	467,500	121,000	34.9

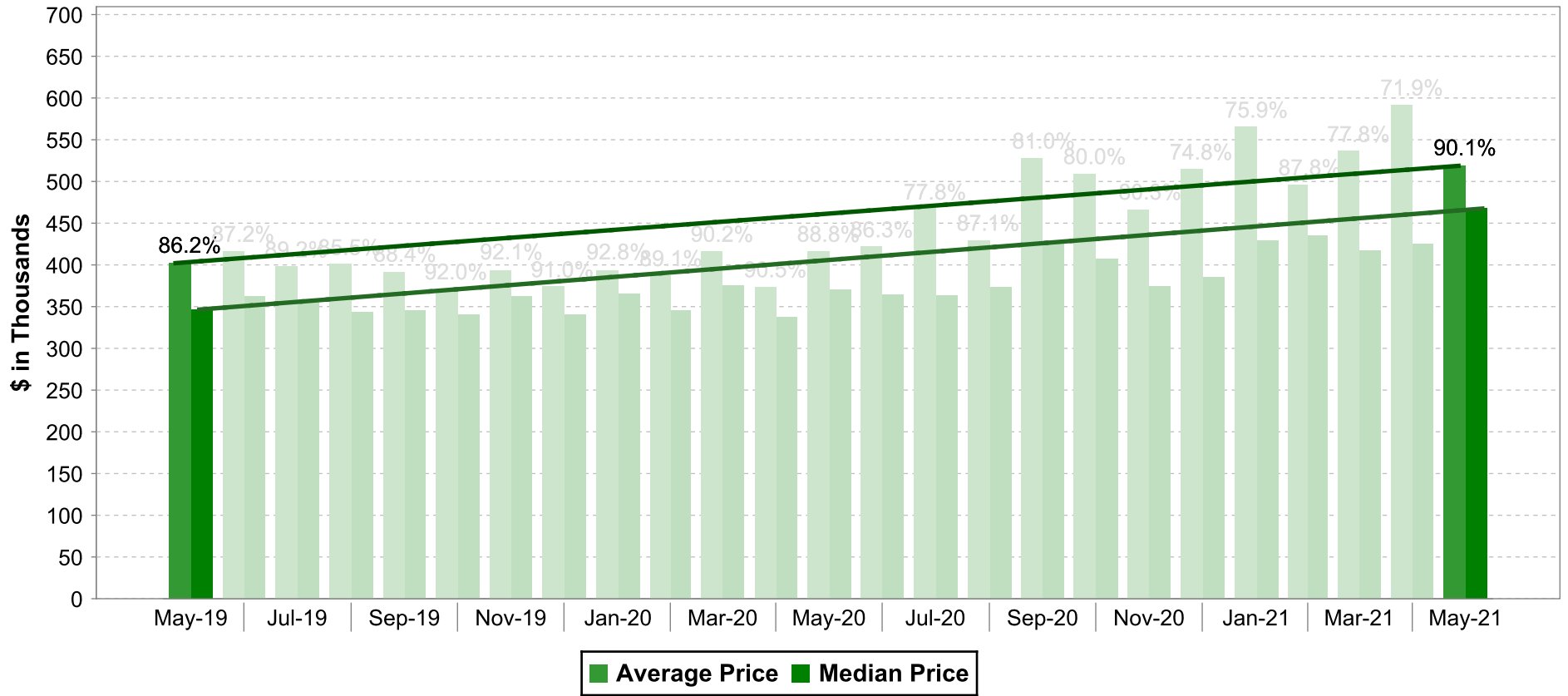
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

Market Dynamics
Median Price (Sold)
2 Years (Monthly) 05/01/19 - 05/31/21

RE/MAX Gold

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MAKRET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
May-21	522,500	126	449,250	82	467,500	60	482,000	4	517,500	80
Apr-21	499,000	108	459,850	58	425,000	81	1,112,500	4	449,000	71
Mar-21	462,500	121	410,000	81	417,000	55	550,000	3	430,000	82
Feb-21	440,000	80	427,500	36	435,000	57	335,000	5	415,000	48
Jan-21	449,500	102	410,000	65	429,000	55	475,000	5	422,500	62
Dec-20	471,950	98	430,000	55	385,000	75	479,000	3	415,000	37
Nov-20	450,000	123	402,000	58	374,500	56	517,500	4	425,000	47
Oct-20	394,900	147	370,000	64	407,500	82	379,900	7	374,250	62
Sep-20	415,000	167	407,500	80	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	450,000	179	372,000	36	337,450	58	415,000	19	442,450	46
Mar-20	374,450	192	340,000	51	375,000	49	320,000	8	367,450	68
Feb-20	389,000	189	389,500	59	345,000	51	827,450	6	354,900	63
Jan-20	399,000	203	352,500	60	365,000	48	445,000	17	354,500	54
Dec-19	392,500	212	374,950	47	340,000	68	334,750	16	345,000	41
Nov-19	395,000	245	336,950	54	362,475	52	439,500	20	390,000	73
Oct-19	389,900	256	365,000	67	340,000	82	489,500	17	377,475	72
Sep-19	395,000	282	379,950	77	345,500	68	499,000	21	335,000	62
Aug-19	395,000	303	339,950	72	343,000	64	470,000	11	359,000	82
Jul-19	390,000	286	339,500	60	355,000	83	515,000	5	352,400	98
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

Market Dynamics Sold Average vs. Median Price 2 Years (Monthly) 05/01/19 - 05/31/21



■ Average Price ■ Median Price

KEY INFORMATION

	May-19	May-21	Price Change	Percent Change
Average	402,123	518,703	116,580	29.0
Median	346,500	467,500	121,000	34.9

Average
+29.0%

Median
+34.9%

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
Sold Average vs. Median Price
2 Years (Monthly) 05/01/19 - 05/31/21

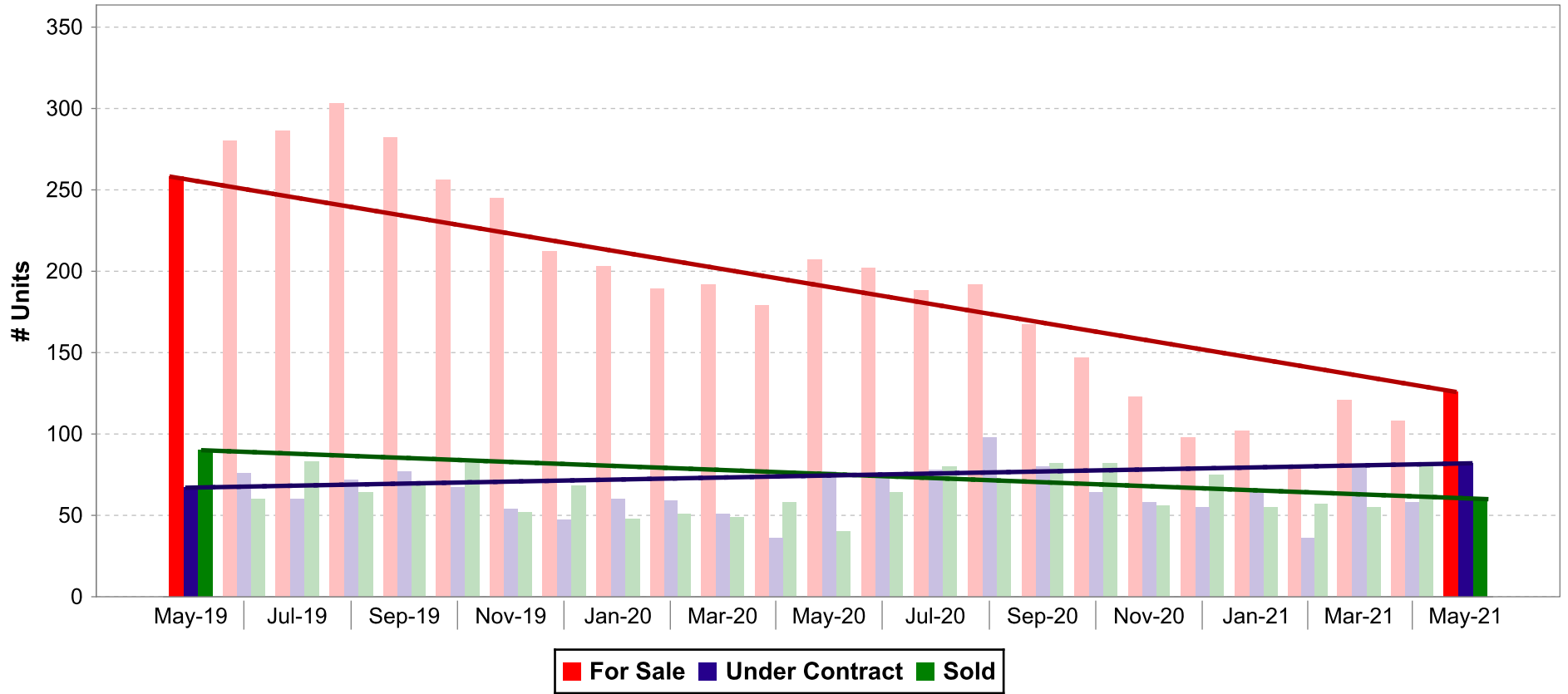
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
May-21	60	518,703	467,500	51,203	90.1	67
Apr-21	81	591,235	425,000	166,235	71.9	91
Mar-21	55	536,273	417,000	119,273	77.8	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

Market Dynamics

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

2 Years (Monthly) 05/01/19 - 05/31/21



KEY INFORMATION

	May-19	May-21	# Units Change	Percent Change
For Sale	258.0	126.0	-132.0	-51.2
Under Contract	67.0	82.0	15.0	22.4
Sold	90.0	60.0	-30.0	-33.3

For Sale
-51.2%

UC
+22.4%

Sold
-33.3%

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

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

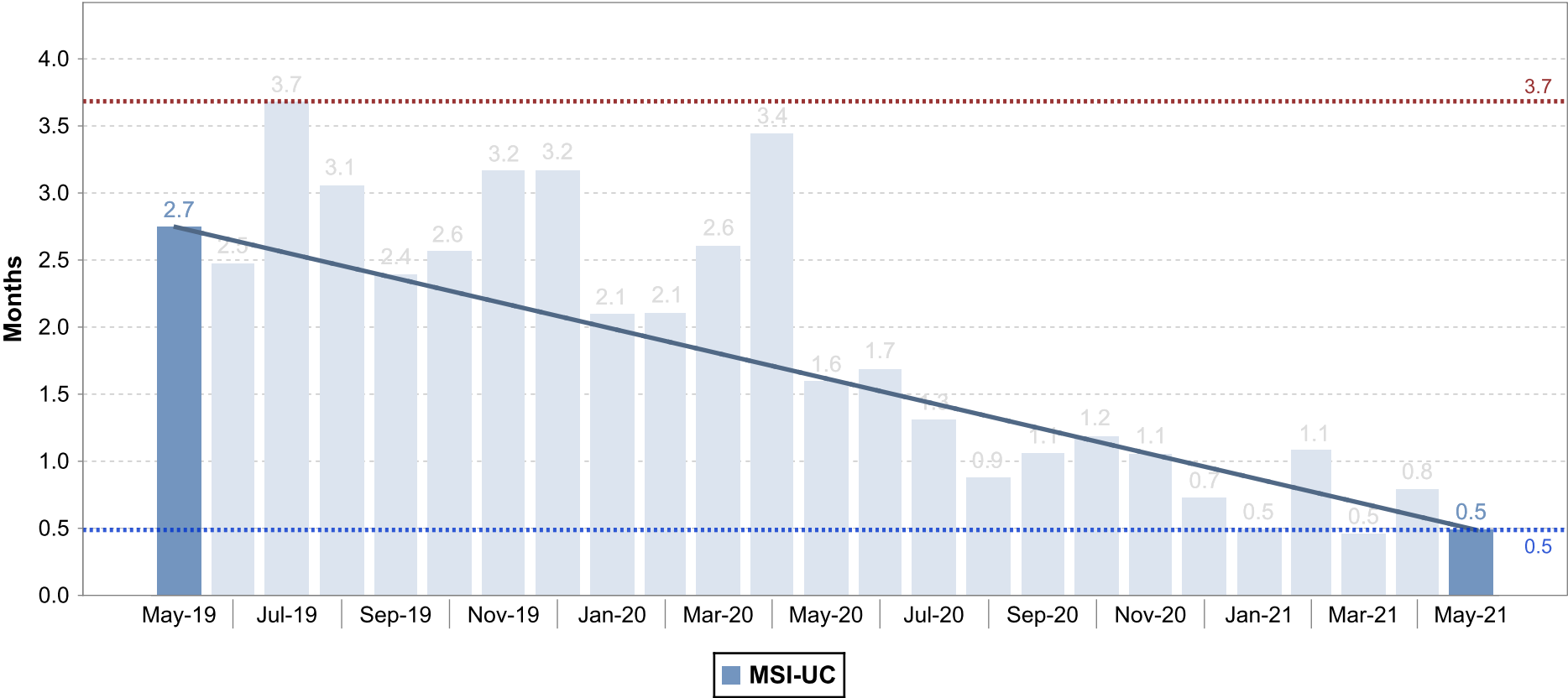
2 Years (Monthly) 05/01/19 - 05/31/21

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
May-21	126	33	82	25	60	67	4	54	80
Apr-21	108	35	58	35	81	91	4	42	71
Mar-21	121	30	81	45	55	100	3	20	82
Feb-21	80	38	36	56	57	96	5	26	48
Jan-21	102	52	65	73	55	127	5	107	62
Dec-20	98	84	55	111	75	89	3	24	37
Nov-20	123	80	58	90	56	79	4	88	47
Oct-20	147	78	64	95	82	106	7	85	62
Sep-20	167	84	80	101	82	86	2	161	81
Aug-20	192	91	98	110	72	78	8	59	90
Jul-20	188	105	78	101	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	179	112	36	101	58	101	19	76	46
Mar-20	192	97	51	82	49	120	8	68	68
Feb-20	189	109	59	129	51	104	6	165	63
Jan-20	203	112	60	97	48	91	17	110	54
Dec-19	212	107	47	102	68	94	16	76	41
Nov-19	245	97	54	94	52	94	20	106	73
Oct-19	256	95	67	103	82	95	17	71	72
Sep-19	282	95	77	84	68	98	21	130	62
Aug-19	303	83	72	86	64	71	11	58	82
Jul-19	286	76	60	83	83	70	5	93	98
Jun-19	280	79	76	75	60	94	16	96	96
May-19	258	83	67	115	90	89	7	80	109

Market Dynamics

Months Supply of Inventory (UC Calculation)

2 Years (Monthly) 05/01/19 - 05/31/21



MSI-UC
KEY INFORMATION

	May-19	May-21	MSI Change	Percent Change
MSI-UC	2.7	0.5	-2.3	-82.2



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

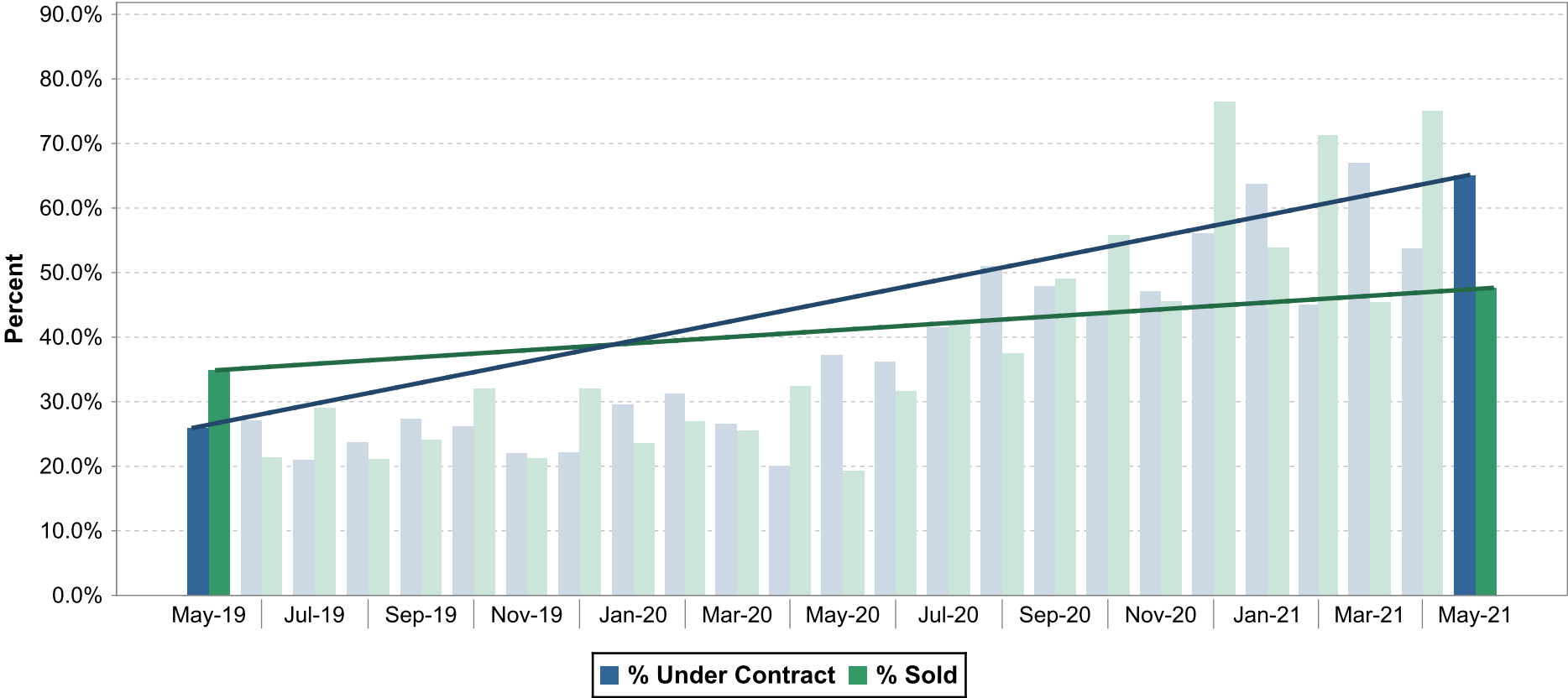
Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 05/01/19 - 05/31/21

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
May-21	0.5	0.7	40	82	60
Apr-21	0.8	0.6	46	58	81
Mar-21	0.5	0.7	37	81	55
Feb-21	1.1	0.7	39	36	57
Jan-21	0.5	0.6	32	65	55
Dec-20	0.7	0.5	40	55	75
Nov-20	1.1	1.1	61	58	56
Oct-20	1.2	0.9	76	64	82
Sep-20	1.1	1.0	85	80	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	3.4	2.1	124	36	58
Mar-20	2.6	2.7	133	51	49
Feb-20	2.1	2.4	124	59	51
Jan-20	2.1	2.6	126	60	48
Dec-19	3.2	2.2	149	47	68
Nov-19	3.2	3.3	171	54	52
Oct-19	2.6	2.1	172	67	82
Sep-19	2.4	2.7	184	77	68
Aug-19	3.1	3.4	220	72	64
Jul-19	3.7	2.7	221	60	83
Jun-19	2.5	3.1	188	76	60
May-19	2.7	2.0	184	67	90

Market Dynamics

Sales Absorption

2 Years (Monthly) 05/01/19 - 05/31/21



■ % Under Contract ■ % Sold

KEY INFORMATION

	May-19	May-21	Change	Percent Change
% Under Contract	25.97	65.08	39.11	150.6
% Sold	34.88	47.62	12.74	36.5



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
Sales Absorption
2 Years (Monthly) 05/01/19 - 05/31/21

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
May-21	65.1	47.6	126	82	60
Apr-21	53.7	75.0	108	58	81
Mar-21	66.9	45.4	121	81	55
Feb-21	45.0	71.2	80	36	57
Jan-21	63.7	53.9	102	65	55
Dec-20	56.1	76.5	98	55	75
Nov-20	47.2	45.5	123	58	56
Oct-20	43.5	55.8	147	64	82
Sep-20	47.9	49.1	167	80	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	20.1	32.4	179	36	58
Mar-20	26.6	25.5	192	51	49
Feb-20	31.2	27.0	189	59	51
Jan-20	29.6	23.6	203	60	48
Dec-19	22.2	32.1	212	47	68
Nov-19	22.0	21.2	245	54	52
Oct-19	26.2	32.0	256	67	82
Sep-19	27.3	24.1	282	77	68
Aug-19	23.8	21.1	303	72	64
Jul-19	21.0	29.0	286	60	83
Jun-19	27.1	21.4	280	76	60
May-19	26.0	34.9	258	67	90