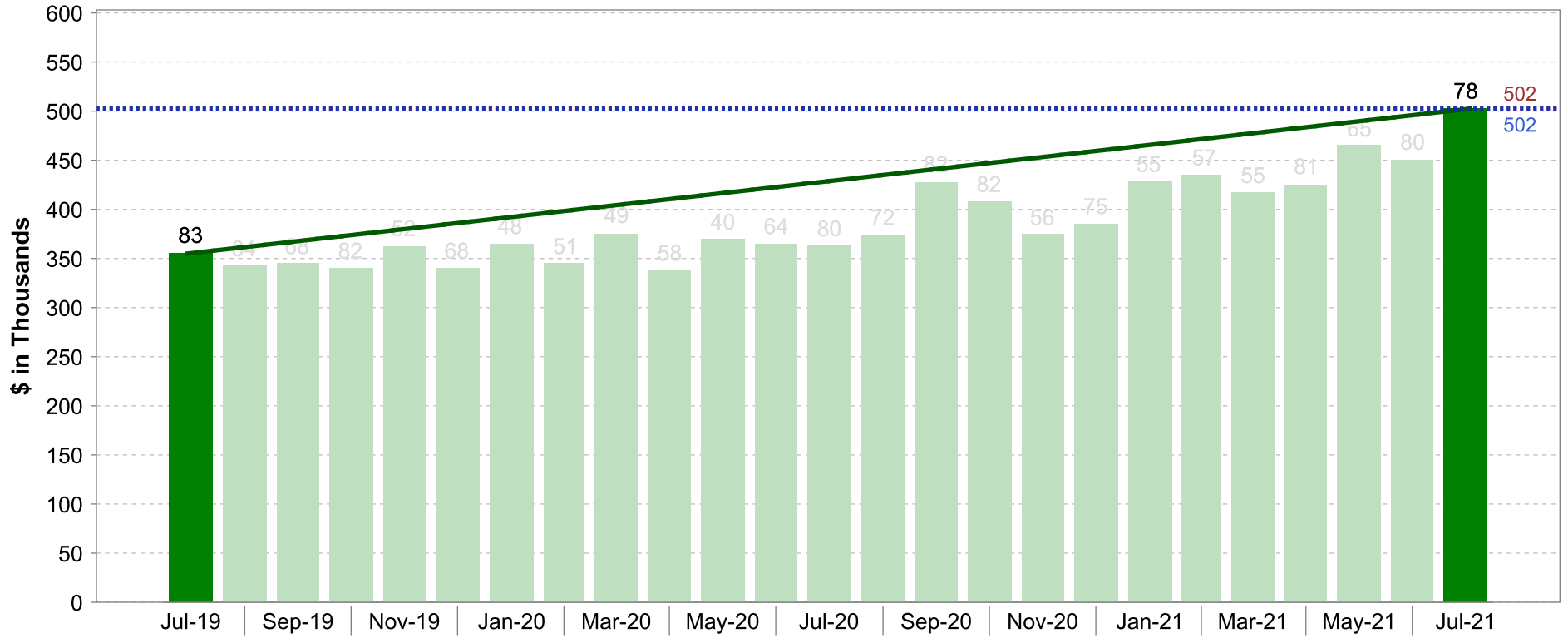


### Market Dynamics Median Price (Sold) 2 Years (Monthly) 07/01/19 - 07/31/21



KEY INFORMATION

	Jul-19	Jul-21	Median Price Change	Percent Change
<b>Sold</b>	355,000	502,500	147,500	41.5

<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

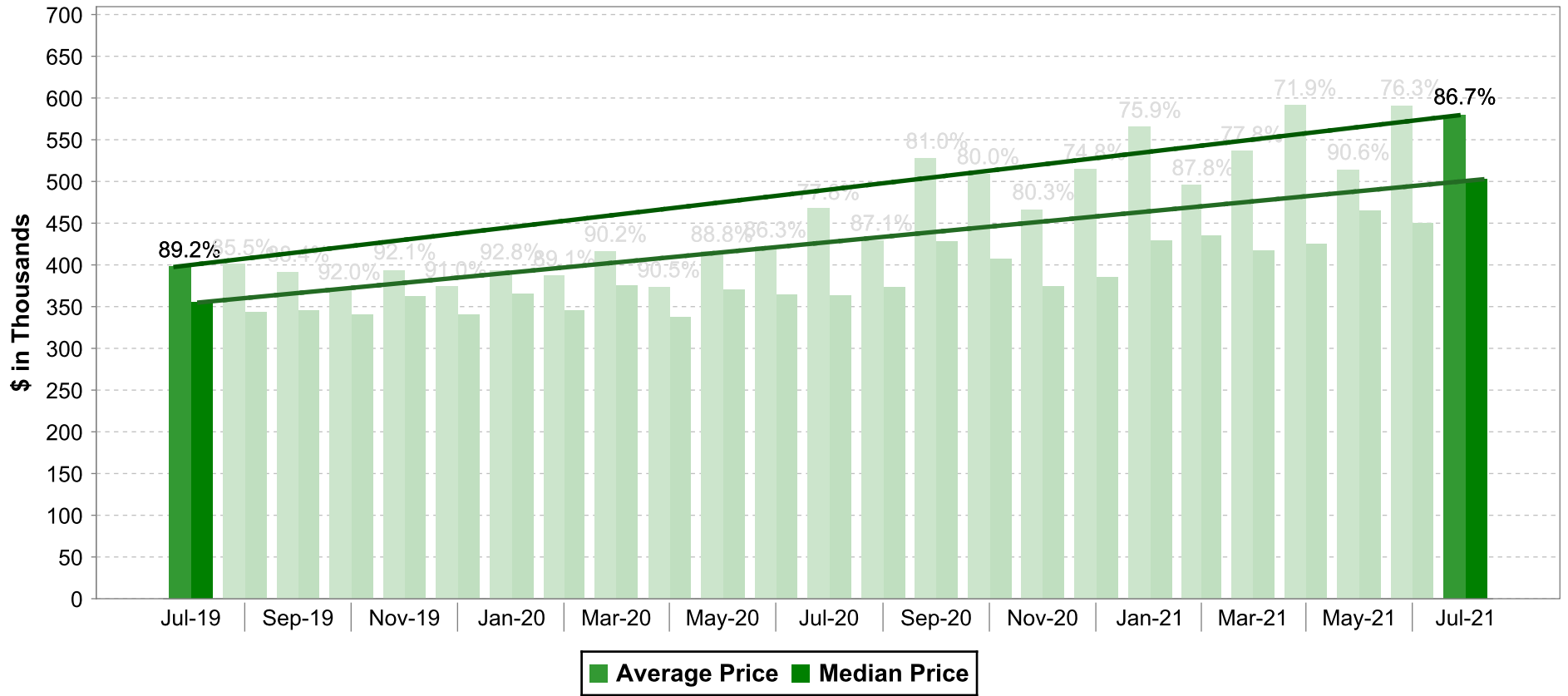
**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 07/01/19 - 07/31/21**

**RE/MAX Gold**

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MAKRET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jul-21	515,000	161	479,900	75	502,500	78	491,000	3	512,000	109
Jun-21	487,000	151	435,000	92	450,000	80	775,000	7	445,150	100
May-21	519,500	134	440,000	79	465,000	65	482,000	4	507,450	82
Apr-21	494,000	112	459,850	58	425,000	81	1,112,500	2	449,000	73
Mar-21	451,250	122	412,500	80	417,000	55	550,000	3	430,000	82
Feb-21	440,000	82	440,000	37	435,000	57	335,000	5	415,000	50
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

## Market Dynamics

### Sold Average vs. Median Price 2 Years (Monthly) 07/01/19 - 07/31/21



■ Average Price 
 ■ Median Price

**KEY INFORMATION**

	Jul-19	Jul-21	Price Change	Percent Change
<b>Average</b>	397,767	579,288	181,521	45.6
<b>Median</b>	355,000	502,500	147,500	41.5

Average  
+45.6%

Median  
+41.5%

<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)					<b>Sq Ft:</b> All

**Market Dynamics**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 07/01/19 - 07/31/21**

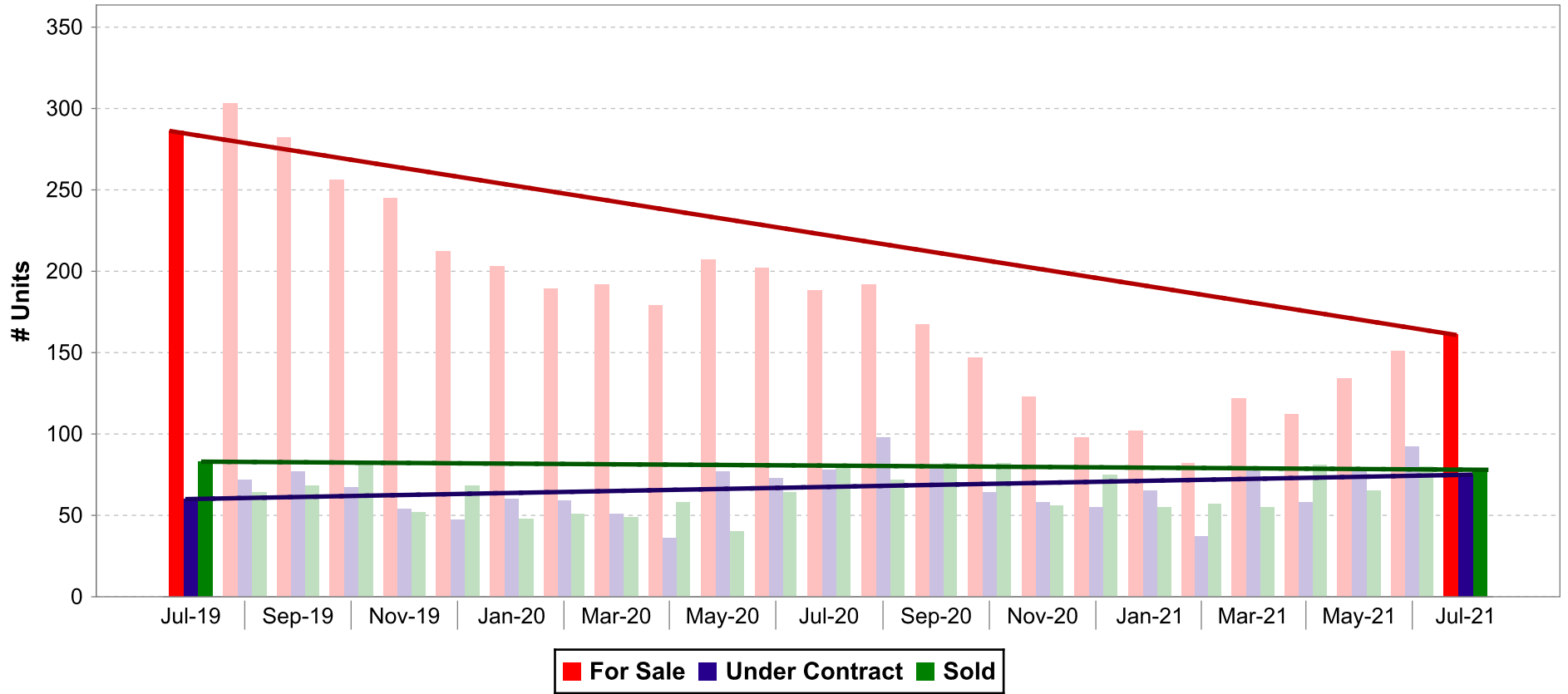
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Jul-21	78	579,288	502,500	76,788	86.7	70
Jun-21	80	590,009	450,000	140,009	76.3	75
May-21	65	513,347	465,000	48,347	90.6	74
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

# Market Dynamics

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

### 2 Years (Monthly) 07/01/19 - 07/31/21



**KEY INFORMATION**

	Jul-19	Jul-21	# Units Change	Percent Change
<b>For Sale</b>	286.0	161.0	-125.0	-43.7
<b>Under Contract</b>	60.0	75.0	15.0	25.0
<b>Sold</b>	83.0	78.0	-5.0	-6.0

For Sale  
-43.7%

UC  
+25.0%

Sold  
-6.0%

<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)

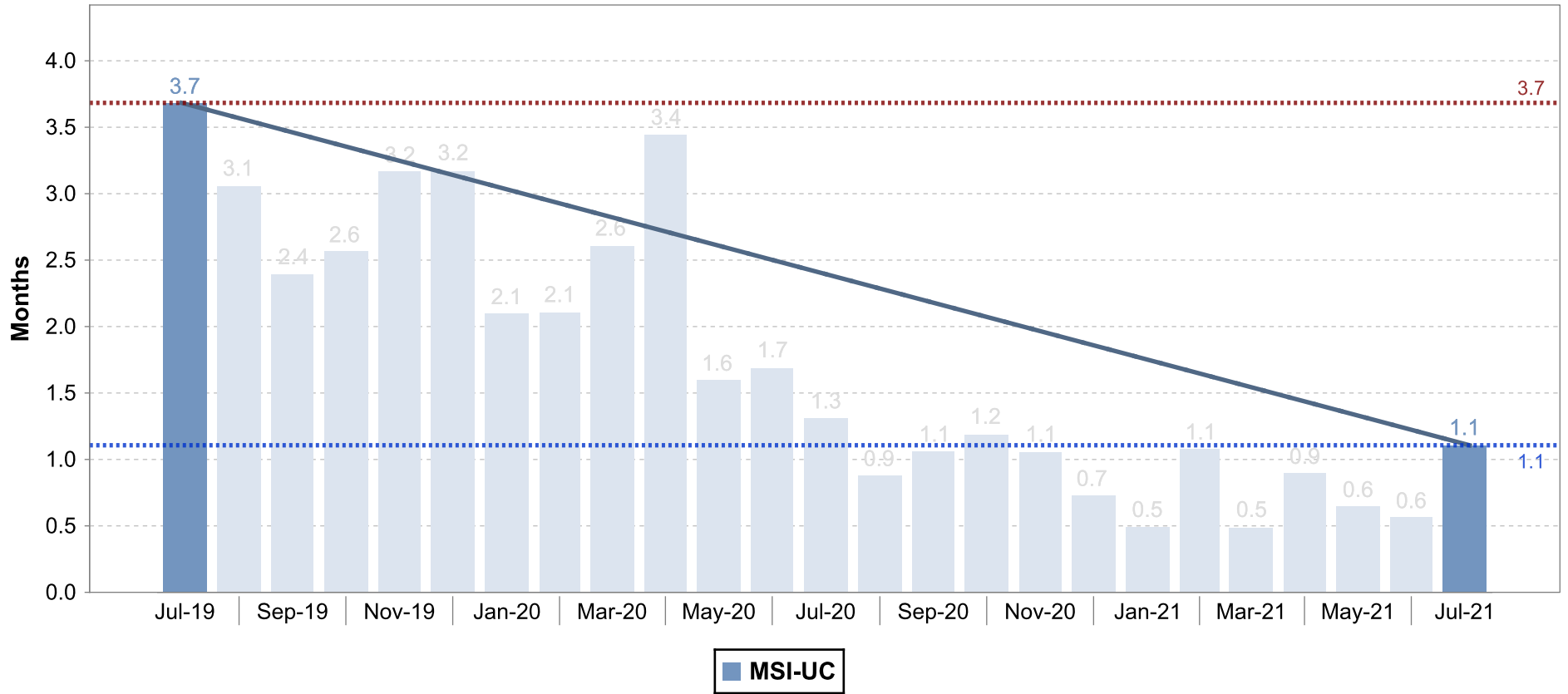
#### 2 Years (Monthly) 07/01/19 - 07/31/21

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Jul-21	161	22	75	19	78	70	3	12	109
Jun-21	151	26	92	39	80	75	7	97	100
May-21	134	36	79	57	65	74	4	54	82
Apr-21	112	35	58	50	81	91	2	20	73
Mar-21	122	30	80	53	55	100	3	20	82
Feb-21	82	38	37	59	57	96	5	26	50
Jan-21	102	52	65	73	55	127	5	107	62
Dec-20	98	84	55	128	75	89	3	24	37
Nov-20	123	80	58	94	56	79	4	88	47
Oct-20	147	78	64	101	82	106	7	85	62
Sep-20	167	84	80	105	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

# Market Dynamics

## Months Supply of Inventory (UC Calculation)

### 2 Years (Monthly) 07/01/19 - 07/31/21



**MSI-UC**  
KEY INFORMATION

	Jul-19	Jul-21	MSI Change	Percent Change
<b>MSI-UC</b>	3.7	1.1	-2.6	-70.0



<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) 07/01/19 - 07/31/21**

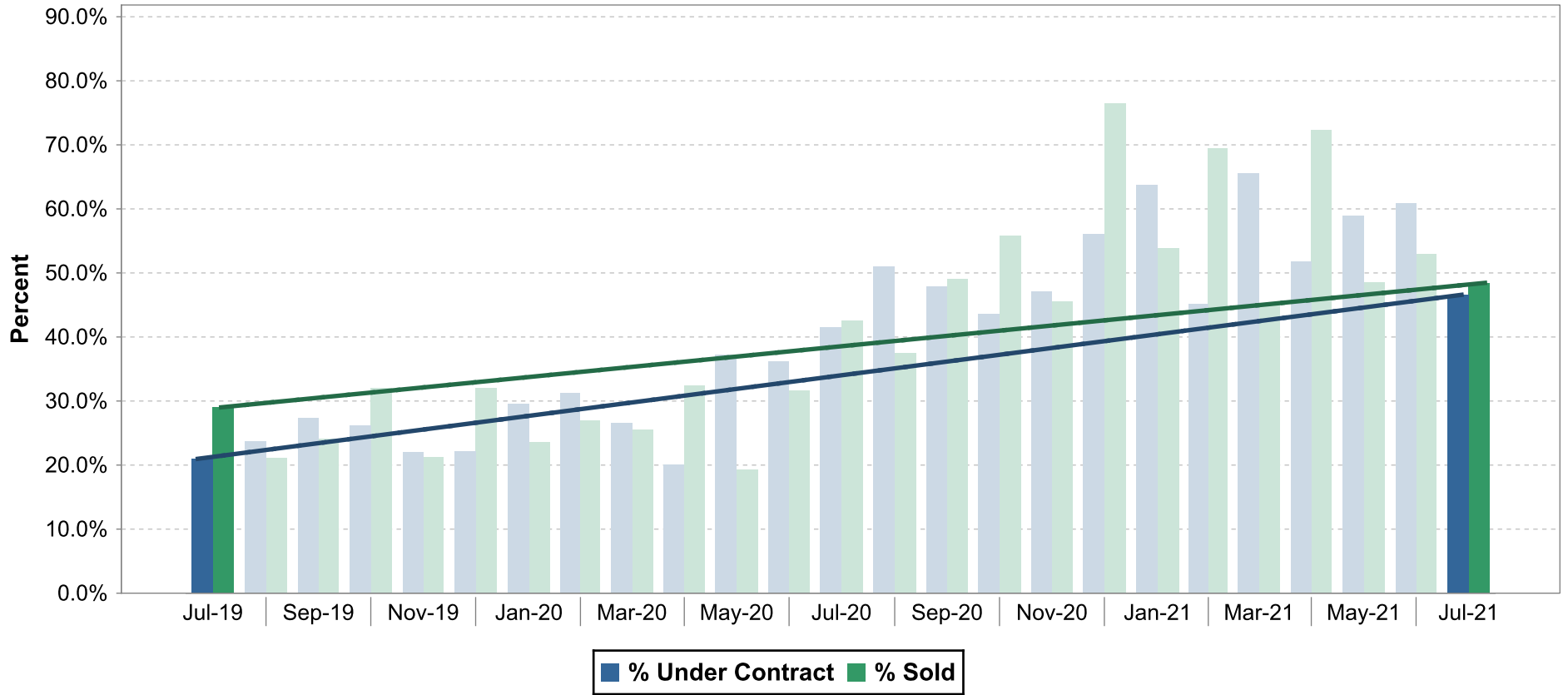
Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Jul-21	1.1	1.1	83	75	78
Jun-21	0.6	0.7	52	92	80
May-21	0.6	0.8	51	79	65
Apr-21	0.9	0.6	52	58	81
Mar-21	0.5	0.7	39	80	55
Feb-21	1.1	0.7	40	37	57
Jan-21	0.5	0.6	32	65	55
Dec-20	0.7	0.5	40	55	75
Nov-20	1.1	1.1	61	58	56
Oct-20	1.2	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



# Market Dynamics

## Sales Absorption

### 2 Years (Monthly) 07/01/19 - 07/31/21



**■ % Under Contract ■ % Sold**

**KEY INFORMATION**

	Jul-19	Jul-21	Change	Percent Change
<b>% Under Contract</b>	20.98	46.58	25.60	122.0
<b>% Sold</b>	29.02	48.45	19.43	66.9



<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) 07/01/19 - 07/31/21**

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Jul-21	46.6	48.4	161	75	78
Jun-21	60.9	53.0	151	92	80
May-21	59.0	48.5	134	79	65
Apr-21	51.8	72.3	112	58	81
Mar-21	65.6	45.1	122	80	55
Feb-21	45.1	69.5	82	37	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