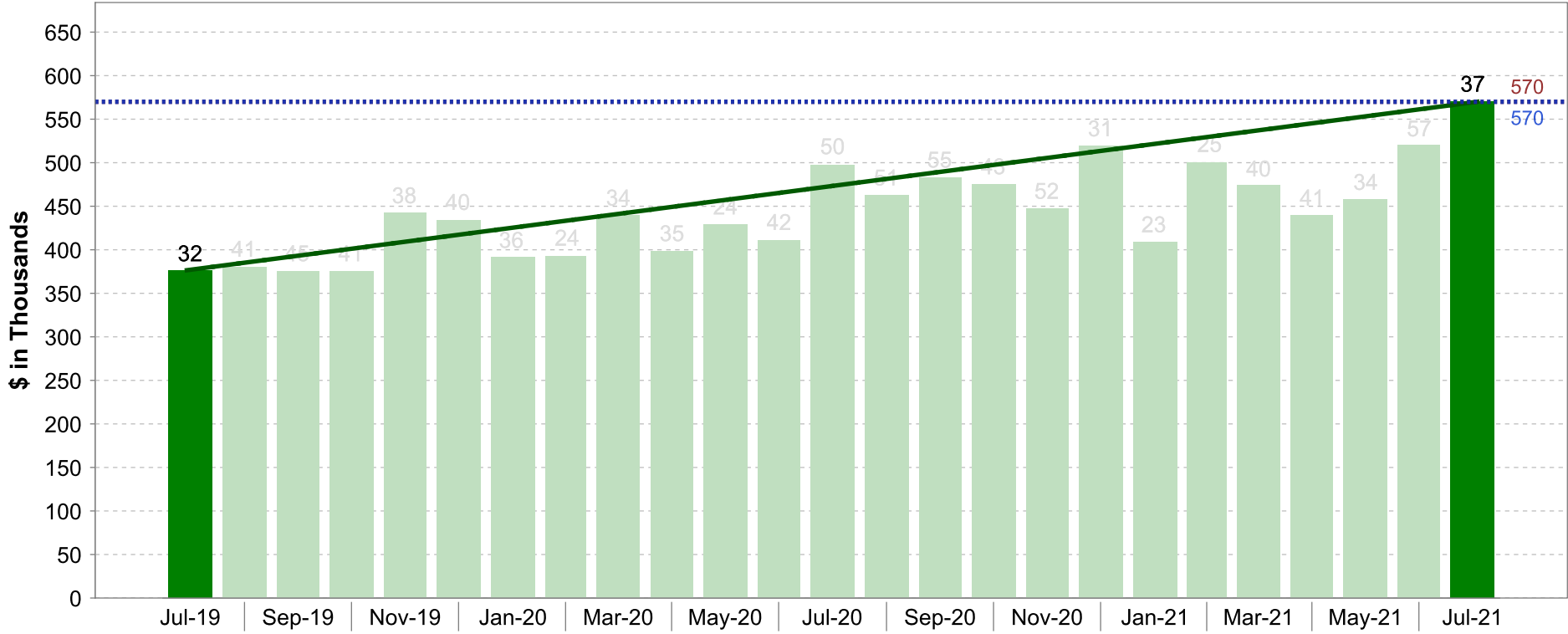


Market Dynamics

Median Price (Sold)

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



KEY INFORMATION

	Jul-19	Jul-21	Median Price Change	Percent Change
Sold	376,500	570,000	193,500	51.4

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

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

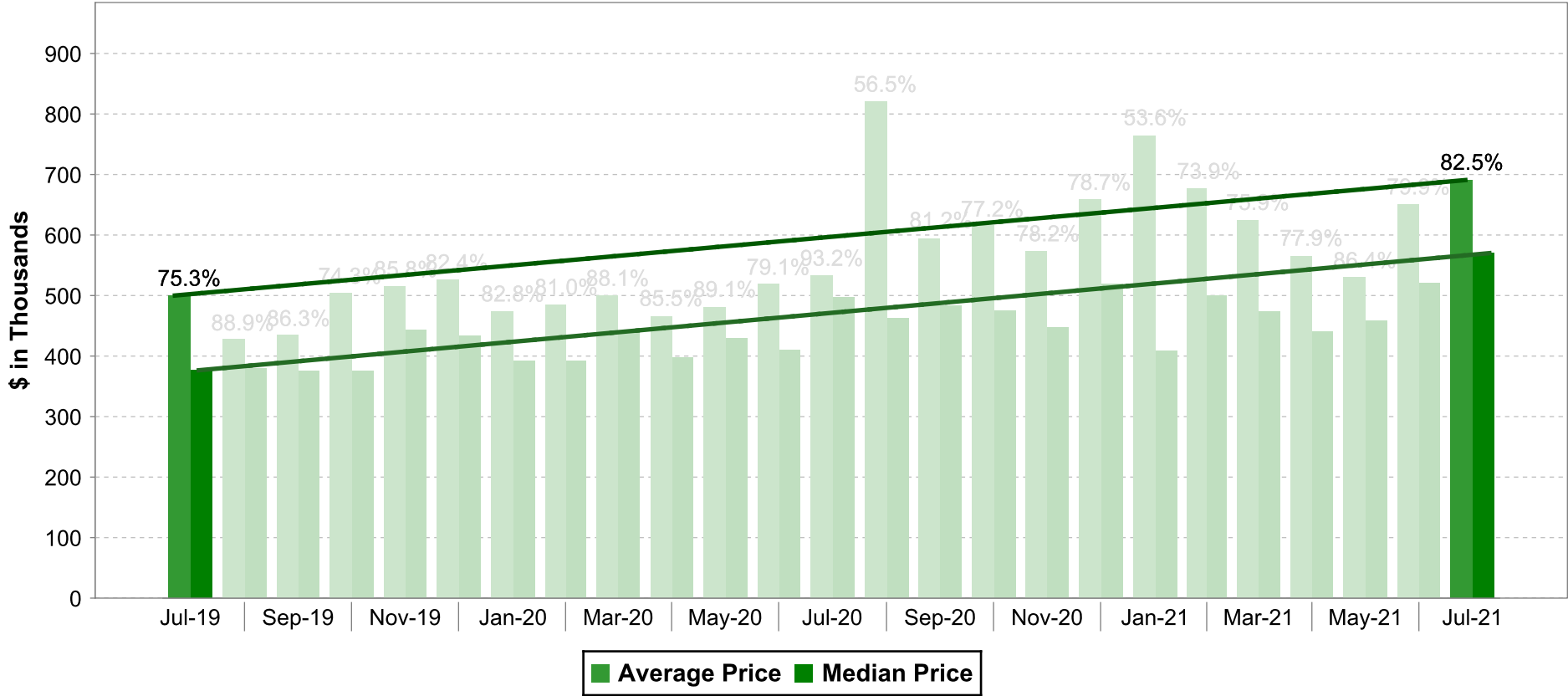
RE/MAX Gold

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jul-21	677,450	84	638,000	29	570,000	37	624,500	4	589,000	47
Jun-21	635,000	96	549,500	53	519,900	57	674,500	6	549,900	57
May-21	648,000	85	565,000	44	458,025	34	3,232,500	2	623,500	48
Apr-21	596,250	82	489,000	41	440,000	41	1,042,200	4	519,900	51
Mar-21	549,900	75	435,000	41	473,750	40	575,000	3	435,000	37
Feb-21	525,000	67	465,000	29	500,000	25		0	482,500	43
Jan-21	493,750	58	463,450	32	409,000	23	394,975	2	434,900	28
Dec-20	635,000	53	474,500	20	519,080	31	489,000	3	481,950	18
Nov-20	724,450	66	572,450	28	447,500	52	757,000	3	510,000	29
Oct-20	525,000	90	435,000	48	475,000	43	899,500	5	399,750	38
Sep-20	544,000	105	475,000	46	482,500	55	445,871	7	469,450	50
Aug-20	539,000	107	476,950	50	463,000	51	449,500	2	407,500	42
Jul-20	559,000	135	480,000	64	496,990	50	624,450	6	471,162	66
Jun-20	626,950	122	485,000	49	410,500	42	499,700	4	499,000	47
May-20	544,000	117	419,000	39	428,749	24	1,199,000	3	429,000	34
Apr-20	540,000	117	389,900	30	398,000	35	841,650	4	499,000	37
Mar-20	560,000	107	400,500	25	440,000	34	547,250	2	472,500	32
Feb-20	525,000	119	432,450	36	392,500	24	647,450	8	405,200	34
Jan-20	499,250	132	399,900	35	391,500	36	388,950	12	445,000	35
Dec-19	492,500	140	381,495	22	433,500	40	535,000	21	390,000	30
Nov-19	525,000	161	463,500	40	442,500	38	539,995	11	450,000	33
Oct-19	520,000	184	412,950	42	375,000	41	452,000	14	479,000	23
Sep-19	499,000	207	417,000	40	374,900	45	1,820,000	6	397,500	46
Aug-19	499,000	216	374,900	43	380,000	41	609,450	12	435,000	65
Jul-19	499,498	200	365,000	39	376,500	32	532,500	10	415,000	53

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
Average	500,034	690,788	190,754	38.1
Median	376,500	570,000	193,500	51.4

Average
+38.1%

Median
+51.4%

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

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

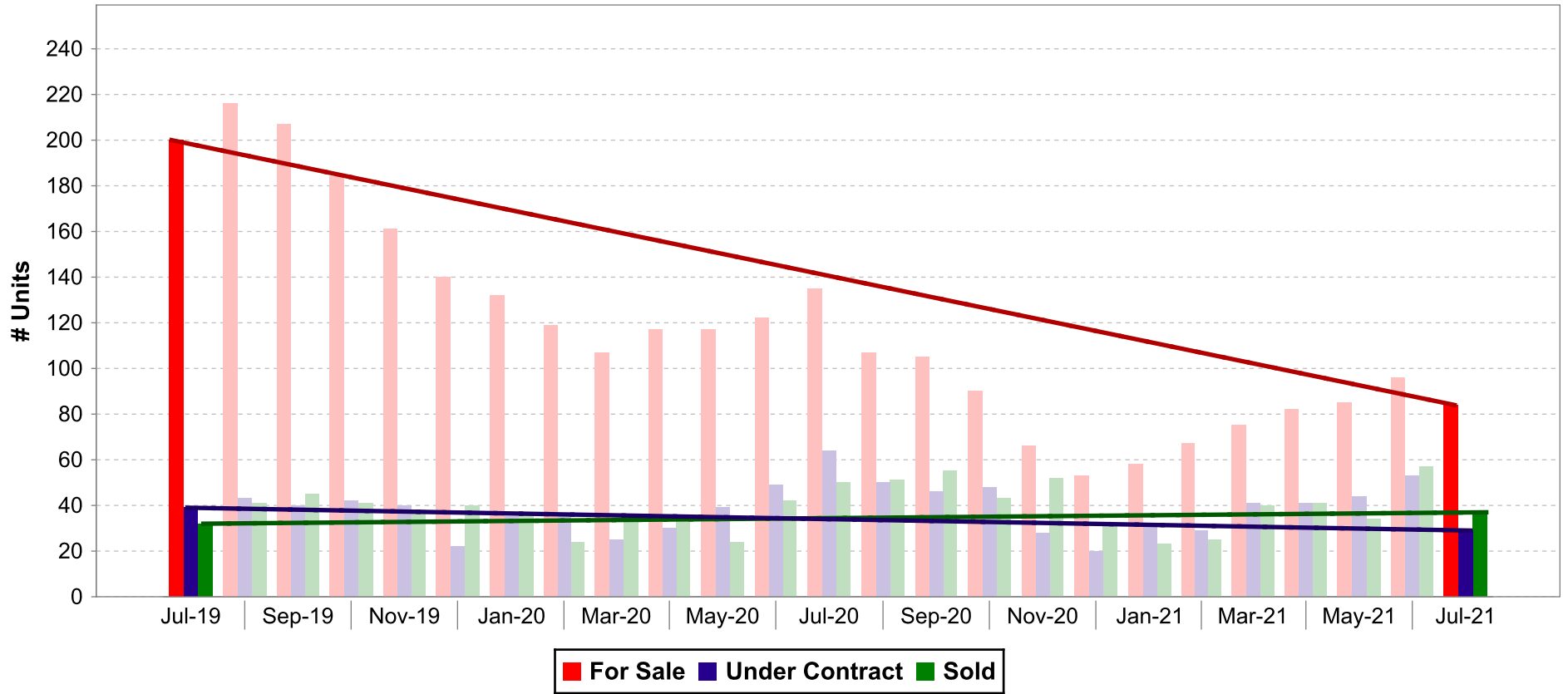
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Jul-21	37	690,788	570,000	120,788	82.5	71
Jun-21	57	650,680	519,900	130,780	79.9	54
May-21	34	529,904	458,025	71,879	86.4	57
Apr-21	41	564,700	440,000	124,700	77.9	61
Mar-21	40	624,072	473,750	150,322	75.9	61
Feb-21	25	676,596	500,000	176,596	73.9	83
Jan-21	23	763,109	409,000	354,109	53.6	81
Dec-20	31	659,235	519,080	140,155	78.7	93
Nov-20	52	572,510	447,500	125,010	78.2	71
Oct-20	43	615,241	475,000	140,241	77.2	107
Sep-20	55	593,981	482,500	111,481	81.2	70
Aug-20	51	820,172	463,000	357,172	56.5	76
Jul-20	50	533,008	496,990	36,019	93.2	82
Jun-20	42	519,134	410,500	108,634	79.1	126
May-20	24	481,040	428,749	52,291	89.1	127
Apr-20	35	465,668	398,000	67,668	85.5	102
Mar-20	34	499,511	440,000	59,511	88.1	129
Feb-20	24	484,600	392,500	92,100	81.0	78
Jan-20	36	472,933	391,500	81,433	82.8	102
Dec-19	40	525,921	433,500	92,421	82.4	120
Nov-19	38	515,563	442,500	73,063	85.8	106
Oct-19	41	504,470	375,000	129,470	74.3	94
Sep-19	45	434,619	374,900	59,719	86.3	104
Aug-19	41	427,209	380,000	47,209	89.0	89
Jul-19	32	500,034	376,500	123,534	75.3	84

Market Dynamics


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

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

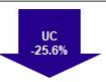


KEY INFORMATION


	Jul-19	Jul-21	# Units Change	Percent Change
For Sale	200.0	84.0	-116.0	-58.0
Under Contract	39.0	29.0	-10.0	-25.6
Sold	32.0	37.0	5.0	15.6



For Sale
-58.0%



UC
-25.6%



Sold
+15.6%

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

Market Dynamics

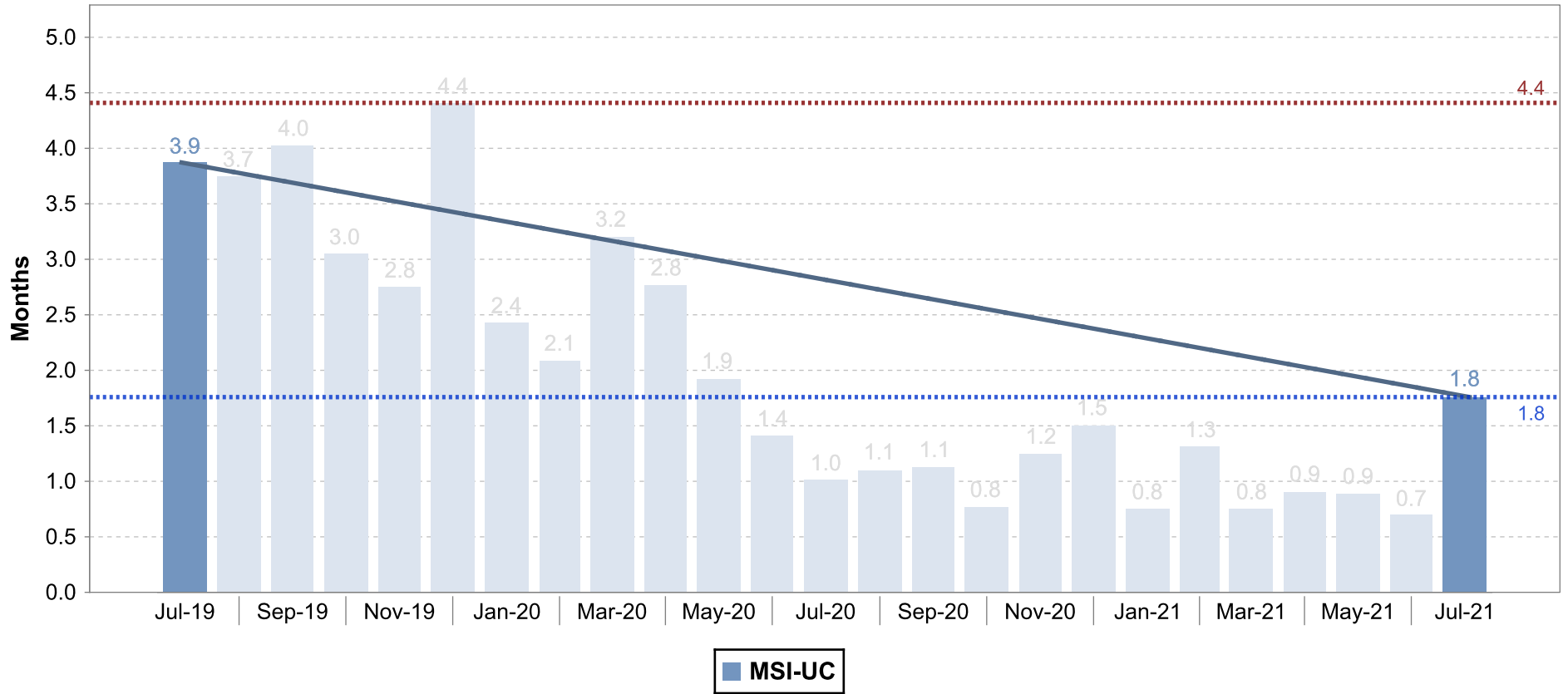
Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 07/01/19 - 07/31/21

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	84	43	29	20	37	71	4	36	47
Jun-21	96	33	53	33	57	54	6	46	57
May-21	85	40	44	64	34	57	2	90	48
Apr-21	82	44	41	47	41	61	4	147	51
Mar-21	75	43	41	54	40	61	3	45	37
Feb-21	67	42	29	55	25	83	0		43
Jan-21	58	57	32	77	23	81	2	52	28
Dec-20	53	79	20	84	31	93	3	284	18
Nov-20	66	85	28	79	52	71	3	395	29
Oct-20	90	74	48	79	43	107	5	152	38
Sep-20	105	89	46	103	55	70	7	178	50
Aug-20	107	96	50	94	51	76	2	28	42
Jul-20	135	88	64	82	50	82	6	203	66
Jun-20	122	105	49	95	42	126	4	130	47
May-20	117	113	39	99	24	127	3	124	34
Apr-20	117	105	30	78	35	102	4	144	37
Mar-20	107	110	25	101	34	129	2	36	32
Feb-20	119	124	36	127	24	78	8	259	34
Jan-20	132	125	35	98	36	102	12	86	35
Dec-19	140	138	22	86	40	120	21	141	30
Nov-19	161	130	40	116	38	106	11	129	33
Oct-19	184	125	42	105	41	94	14	147	23
Sep-19	207	115	40	116	45	104	6	527	46
Aug-19	216	107	43	75	41	89	12	93	65
Jul-19	200	111	39	95	32	84	10	144	53

Market Dynamics

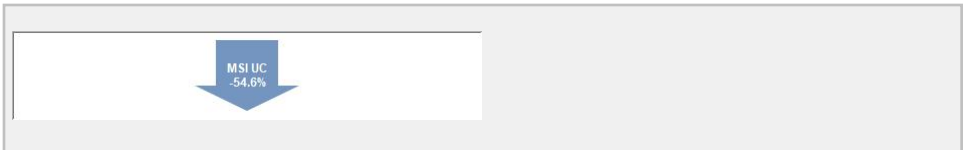
Months Supply of Inventory (UC Calculation)

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



MSI-UC
KEY INFORMATION

	Jul-19	Jul-21	MSI Change	Percent Change
MSI-UC	3.9	1.8	-2.1	-54.6



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

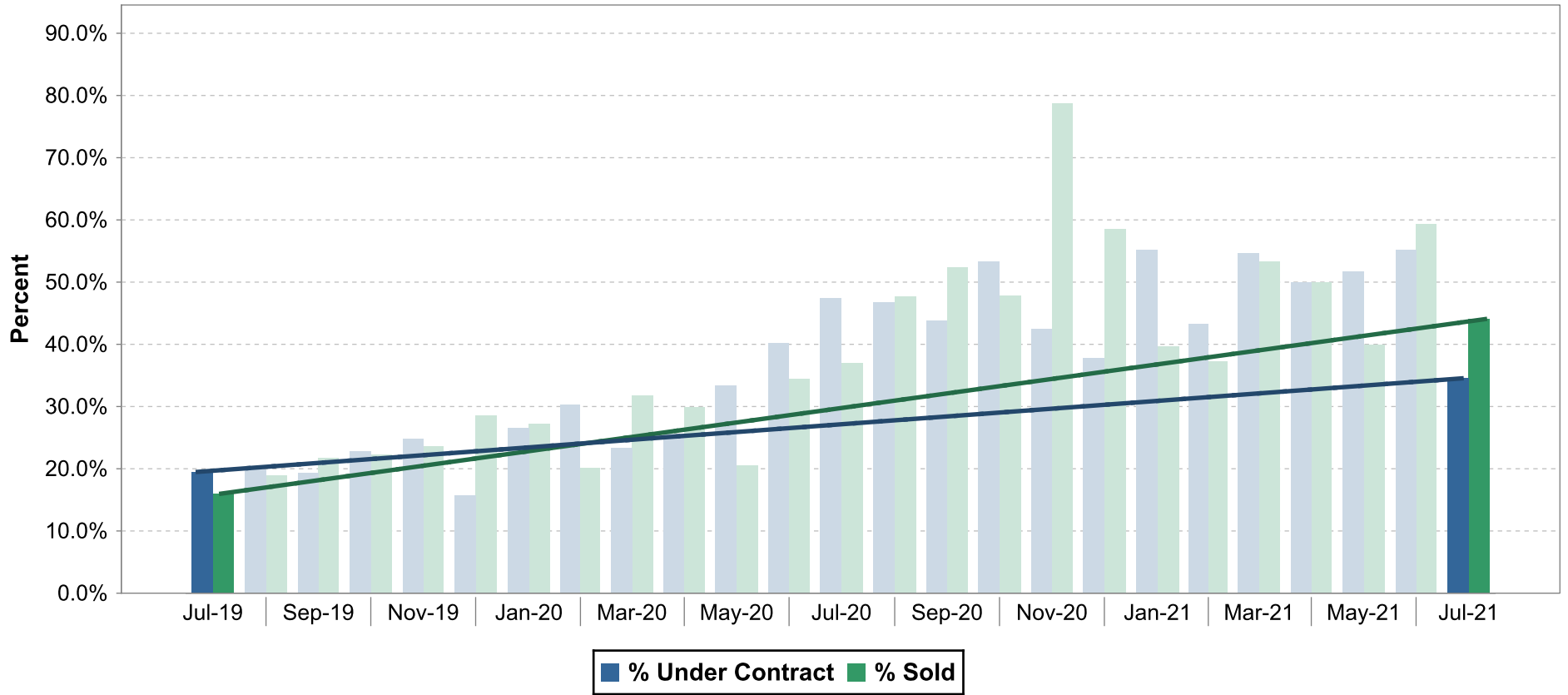
Market Dynamics
Months Supply of Inventory (UC Calculation)
2 Years (Monthly) 07/01/19 - 07/31/21

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Jul-21	1.8	1.4	51	29	37
Jun-21	0.7	0.6	37	53	57
May-21	0.9	1.1	39	44	34
Apr-21	0.9	0.9	37	41	41
Mar-21	0.8	0.8	31	41	40
Feb-21	1.3	1.5	38	29	25
Jan-21	0.8	1.0	24	32	23
Dec-20	1.5	1.0	30	20	31
Nov-20	1.2	0.7	35	28	52
Oct-20	0.8	0.9	37	48	43
Sep-20	1.1	0.9	52	46	55
Aug-20	1.1	1.1	55	50	51
Jul-20	1.0	1.3	65	64	50
Jun-20	1.4	1.6	69	49	42
May-20	1.9	3.1	75	39	24
Apr-20	2.8	2.4	83	30	35
Mar-20	3.2	2.4	80	25	34
Feb-20	2.1	3.1	75	36	24
Jan-20	2.4	2.4	85	35	36
Dec-19	4.4	2.4	97	22	40
Nov-19	2.8	2.9	110	40	38
Oct-19	3.0	3.1	128	42	41
Sep-19	4.0	3.6	161	40	45
Aug-19	3.7	3.9	161	43	41
Jul-19	3.9	4.7	151	39	32

Market Dynamics

Sales Absorption

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



KEY INFORMATION

	Jul-19	Jul-21	Change	Percent Change
% Under Contract	19.50	34.52	15.02	77.0
% Sold	16.00	44.05	28.05	175.3

% UC
+77.0%

% Sold
+175.3%

MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Gardnerville	Residential: (Single Family Residence)					Sq Ft: 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	34.5	44.0	84	29	37
Jun-21	55.2	59.4	96	53	57
May-21	51.8	40.0	85	44	34
Apr-21	50.0	50.0	82	41	41
Mar-21	54.7	53.3	75	41	40
Feb-21	43.3	37.3	67	29	25
Jan-21	55.2	39.7	58	32	23
Dec-20	37.7	58.5	53	20	31
Nov-20	42.4	78.8	66	28	52
Oct-20	53.3	47.8	90	48	43
Sep-20	43.8	52.4	105	46	55
Aug-20	46.7	47.7	107	50	51
Jul-20	47.4	37.0	135	64	50
Jun-20	40.2	34.4	122	49	42
May-20	33.3	20.5	117	39	24
Apr-20	25.6	29.9	117	30	35
Mar-20	23.4	31.8	107	25	34
Feb-20	30.2	20.2	119	36	24
Jan-20	26.5	27.3	132	35	36
Dec-19	15.7	28.6	140	22	40
Nov-19	24.8	23.6	161	40	38
Oct-19	22.8	22.3	184	42	41
Sep-19	19.3	21.7	207	40	45
Aug-19	19.9	19.0	216	43	41
Jul-19	19.5	16.0	200	39	32