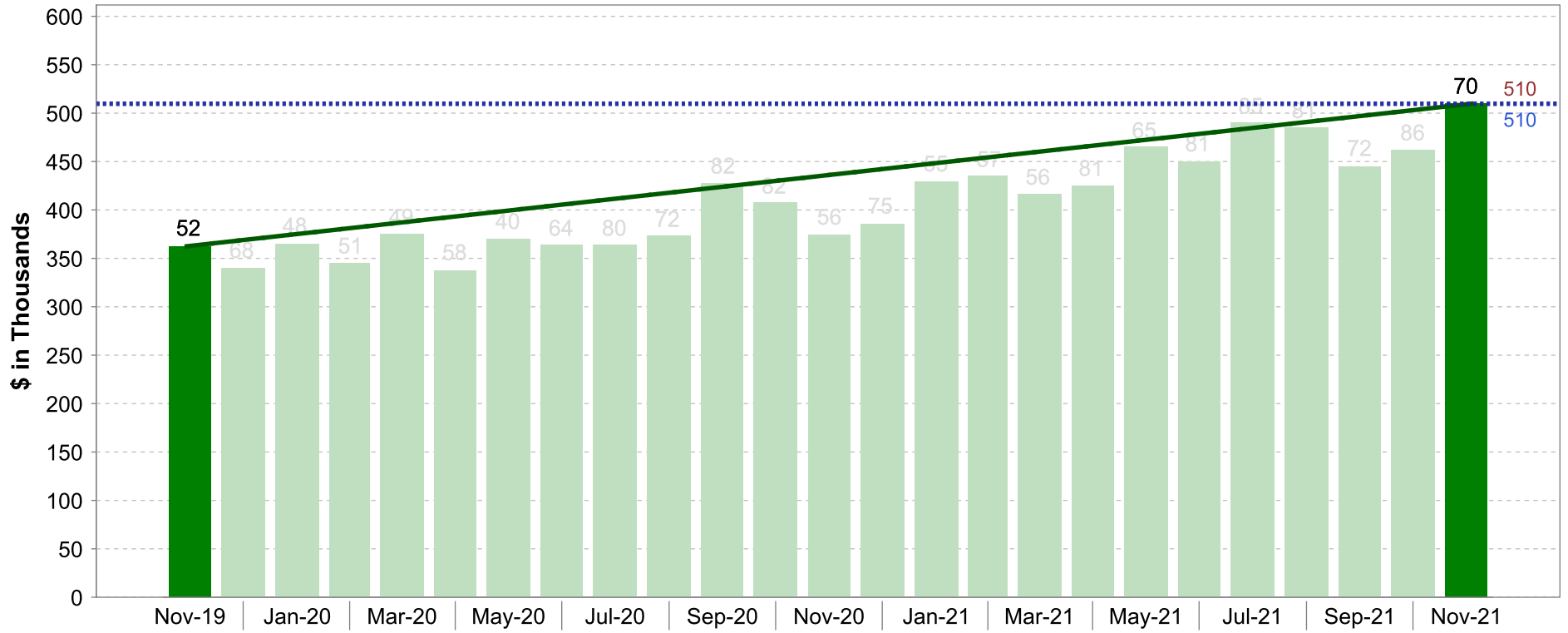


Market Dynamics Median Price (Sold) 2 Years (Monthly) 11/01/19 - 11/30/21



KEY INFORMATION

	Nov-19	Nov-21	Median Price Change	Percent Change
Sold	362,475	509,750	147,275	40.6

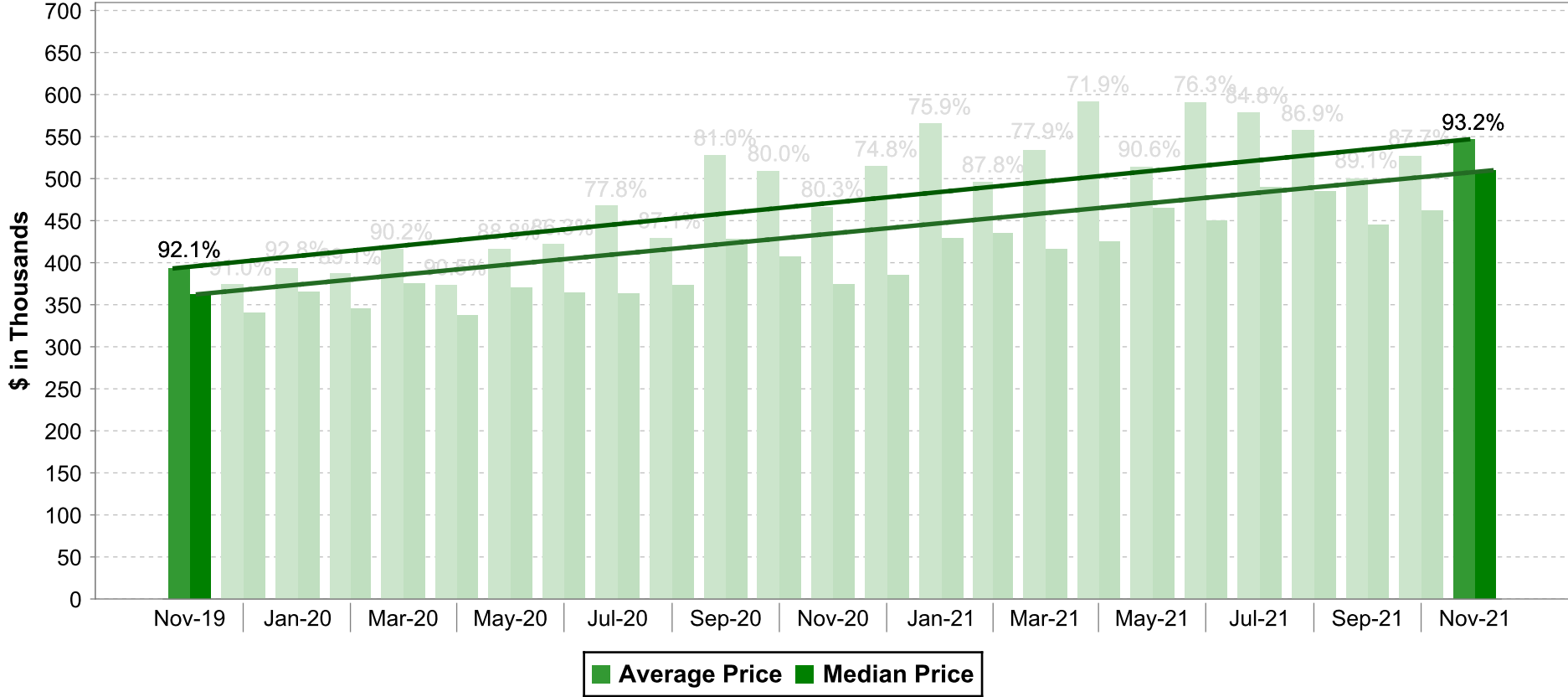
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Carson City	Residential: (Single Family Residence)					Sq Ft: All

Market Dynamics
Median Price (Sold)
2 Years (Monthly) 11/01/19 - 11/30/21

RE/MAX Gold

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Nov-21	534,950	141	495,000	65	509,750	70	450,000	12	489,000	49
Oct-21	567,250	176	509,000	73	461,500	86	538,690	11	502,000	82
Sep-21	539,000	201	485,000	97	445,000	72	749,825	10	529,950	95
Aug-21	495,500	179	429,950	68	485,000	81	539,900	5	455,000	87
Jul-21	499,900	165	490,000	70	490,000	85	491,000	3	495,500	111
Jun-21	485,000	156	435,000	95	450,000	81	775,000	7	442,200	104
May-21	519,000	135	440,000	79	465,000	65	482,000	4	507,450	82
Apr-21	489,000	113	459,850	58	425,000	81	1,112,500	2	449,000	73
Mar-21	440,000	123	412,500	80	416,000	56	550,000	3	430,000	82
Feb-21	437,500	84	427,500	38	435,000	57	335,000	5	415,000	51
Jan-21	440,000	103	410,000	65	429,000	55	475,000	5	415,000	63
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

Market Dynamics Sold Average vs. Median Price 2 Years (Monthly) 11/01/19 - 11/30/21



KEY INFORMATION

	Nov-19	Nov-21	Price Change	Percent Change
Average	393,366	546,711	153,346	39.0
Median	362,475	509,750	147,275	40.6

Average
+39.0%

Median
+40.6%

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

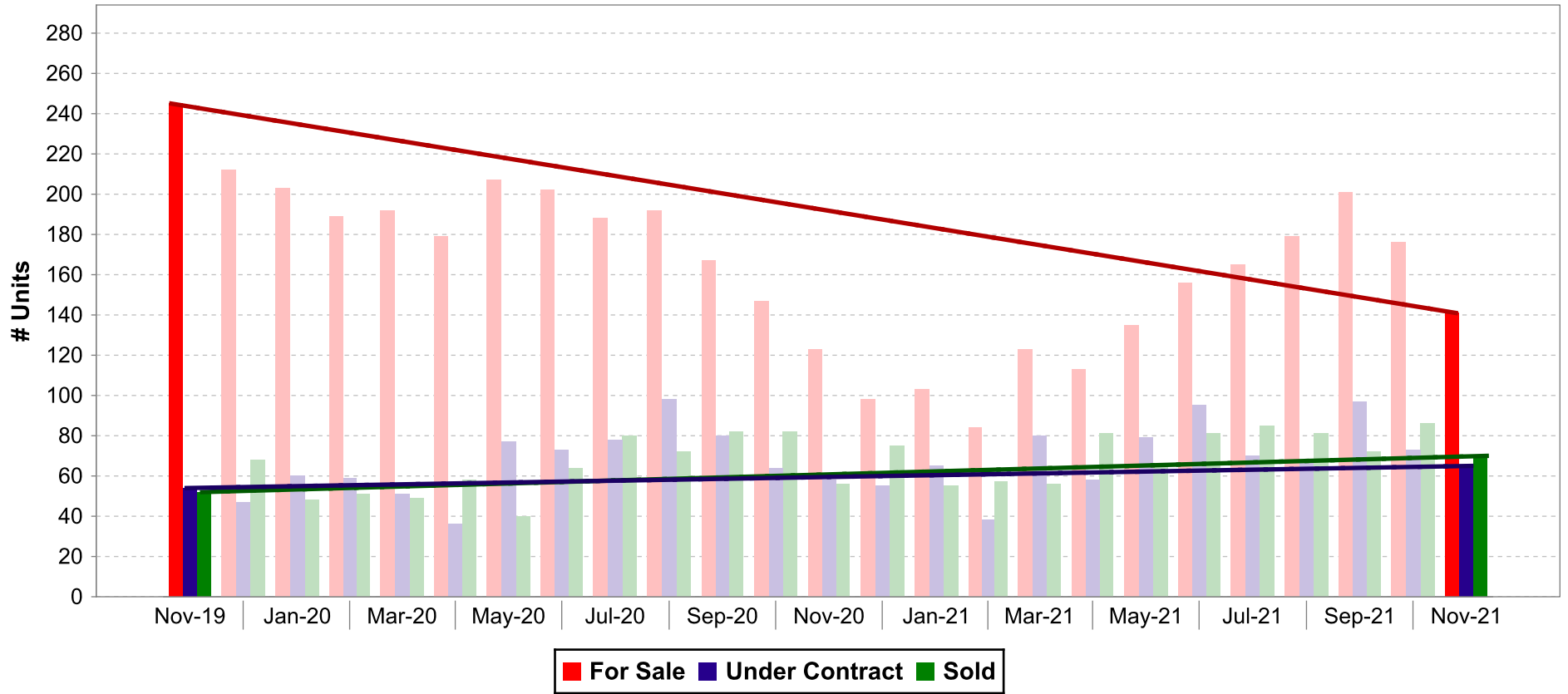
Market Dynamics
Sold Average vs. Median Price
2 Years (Monthly) 11/01/19 - 11/30/21

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Nov-21	70	546,711	509,750	36,961	93.2	66
Oct-21	86	526,229	461,500	64,729	87.7	53
Sep-21	72	499,666	445,000	54,666	89.1	72
Aug-21	81	557,987	485,000	72,987	86.9	67
Jul-21	85	577,976	490,000	87,976	84.8	67
Jun-21	81	589,948	450,000	139,948	76.3	74
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	56	534,107	416,000	118,107	77.9	98
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

Market Dynamics

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

2 Years (Monthly) 11/01/19 - 11/30/21



KEY INFORMATION

	Nov-19	Nov-21	# Units Change	Percent Change
For Sale	245.0	141.0	-104.0	-42.4
Under Contract	54.0	65.0	11.0	20.4
Sold	52.0	70.0	18.0	34.6

For Sale
-42.4%

UC
+20.4%

Sold
+34.6%

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

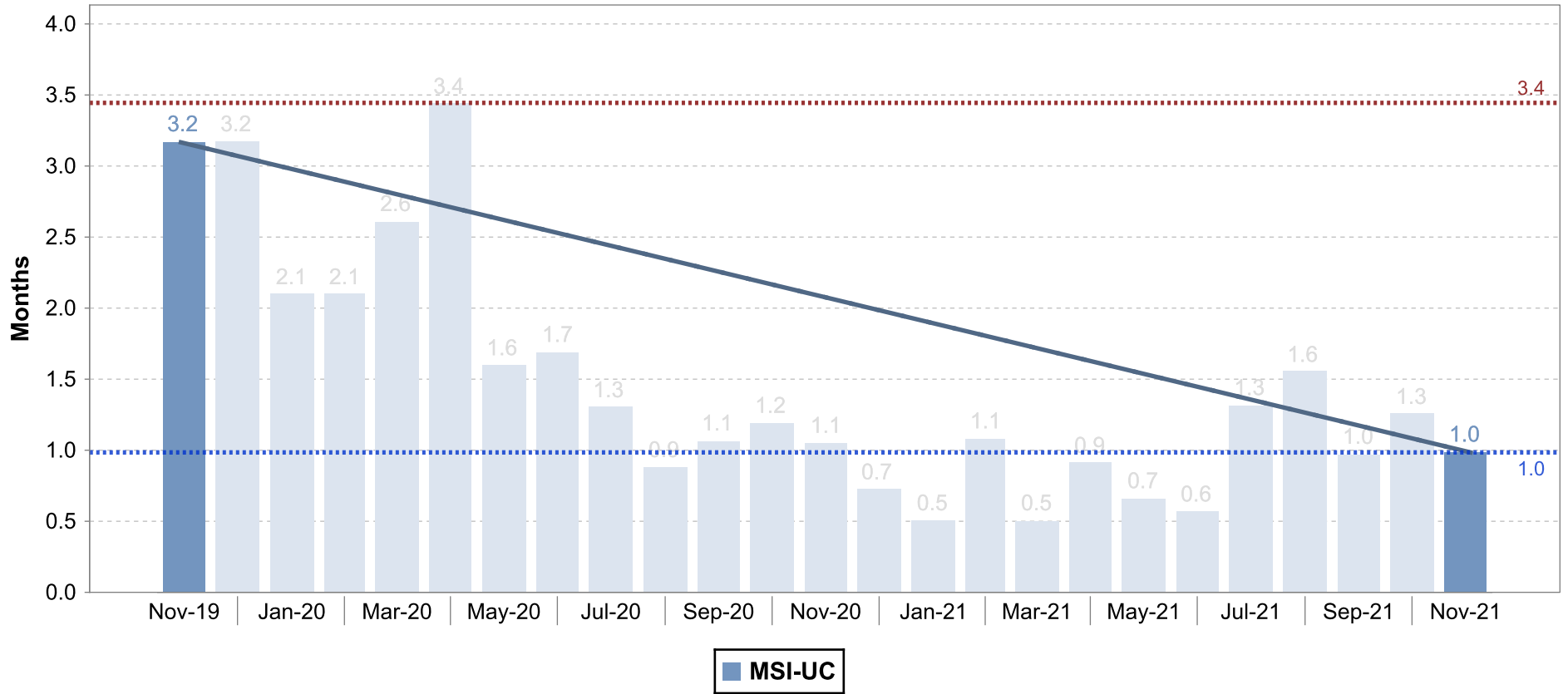
Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 11/01/19 - 11/30/21

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Nov-21	141	51	65	40	70	66	12	80	49
Oct-21	176	43	73	48	86	53	11	89	82
Sep-21	201	37	97	57	72	72	10	52	95
Aug-21	179	32	68	50	81	67	5	52	87
Jul-21	165	23	70	49	85	67	3	12	111
Jun-21	156	27	95	61	81	74	7	97	104
May-21	135	36	79	59	65	74	4	54	82
Apr-21	113	36	58	50	81	91	2	20	73
Mar-21	123	31	80	53	56	98	3	20	82
Feb-21	84	37	38	58	57	96	5	26	51
Jan-21	103	51	65	73	55	127	5	107	63
Dec-20	98	84	55	132	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

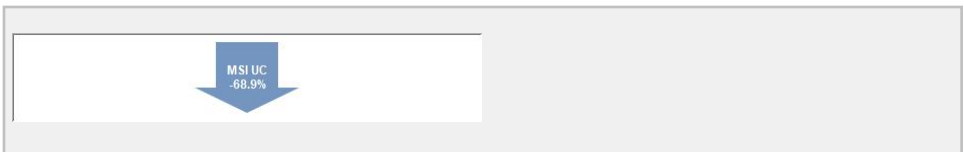
Market Dynamics

Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 11/01/19 - 11/30/21



■ **MSI-UC**
KEY INFORMATION

	Nov-19	Nov-21	MSI Change	Percent Change
MSI-UC	3.2	1.0	-2.2	-68.9



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

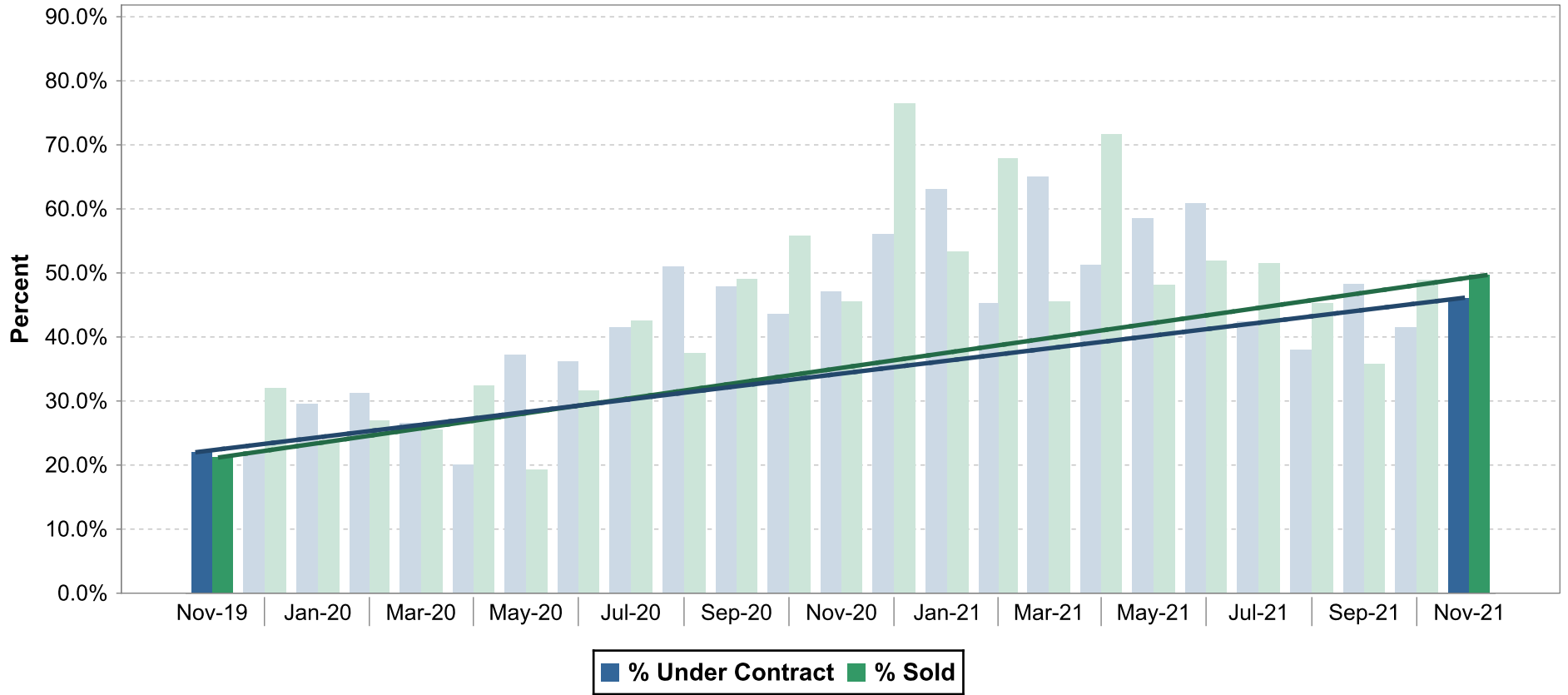
Market Dynamics
Months Supply of Inventory (UC Calculation)
2 Years (Monthly) 11/01/19 - 11/30/21

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Nov-21	1.0	0.9	64	65	70
Oct-21	1.3	1.1	92	73	86
Sep-21	1.0	1.3	94	97	72
Aug-21	1.6	1.3	106	68	81
Jul-21	1.3	1.1	92	70	85
Jun-21	0.6	0.7	54	95	81
May-21	0.7	0.8	52	79	65
Apr-21	0.9	0.7	53	58	81
Mar-21	0.5	0.7	40	80	56
Feb-21	1.1	0.7	41	38	57
Jan-21	0.5	0.6	33	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

Market Dynamics

Sales Absorption

2 Years (Monthly) 11/01/19 - 11/30/21



■ % Under Contract
 ■ % Sold

KEY INFORMATION

	Nov-19	Nov-21	Change	Percent Change
% Under Contract	22.04	46.10	24.06	109.2
% Sold	21.22	49.65	28.42	133.9



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) 11/01/19 - 11/30/21

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Nov-21	46.1	49.6	141	65	70
Oct-21	41.5	48.9	176	73	86
Sep-21	48.3	35.8	201	97	72
Aug-21	38.0	45.2	179	68	81
Jul-21	42.4	51.5	165	70	85
Jun-21	60.9	51.9	156	95	81
May-21	58.5	48.2	135	79	65
Apr-21	51.3	71.7	113	58	81
Mar-21	65.0	45.5	123	80	56
Feb-21	45.2	67.9	84	38	57
Jan-21	63.1	53.4	103	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