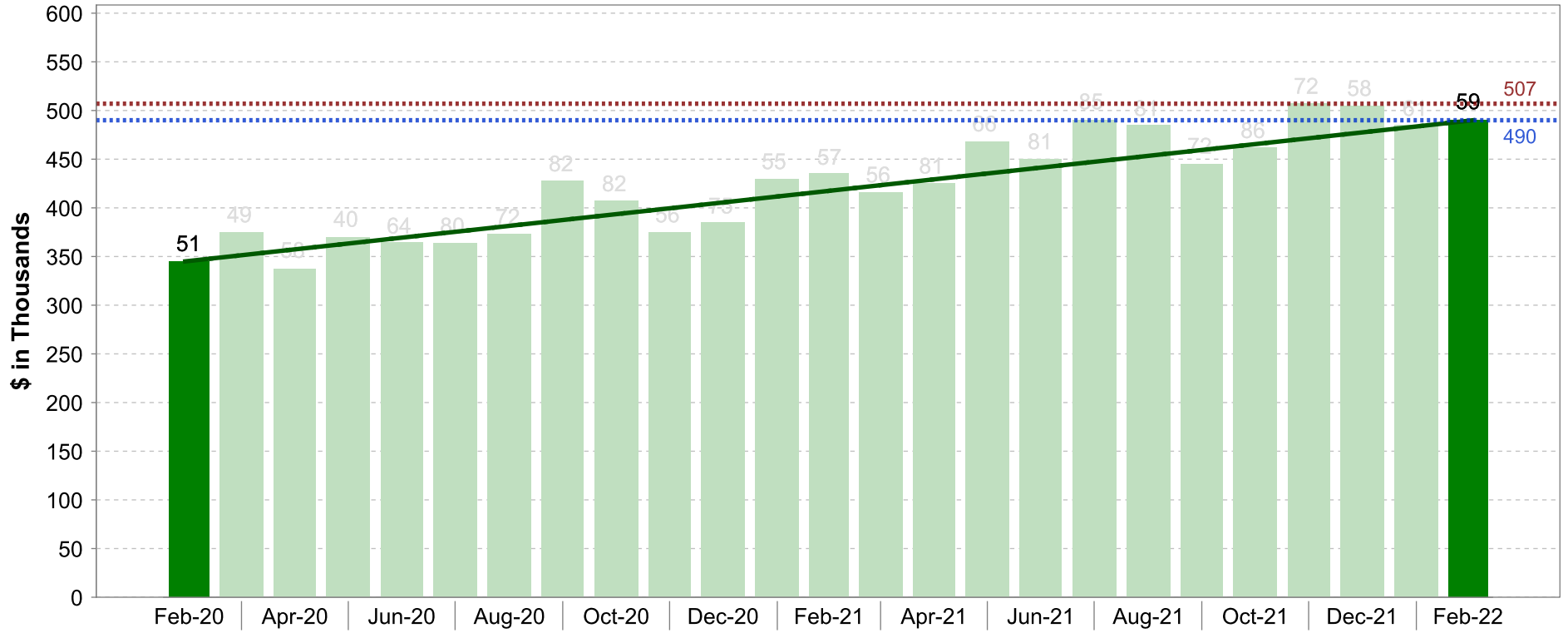


### Market Dynamics Median Price (Sold) 2 Years (Monthly) 02/01/20 - 02/28/22



**KEY INFORMATION**

	Feb-20	Feb-22	Median Price Change	Percent Change
<b>Sold</b>	345,000	490,000	145,000	42.0

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

**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 02/01/20 - 02/28/22**

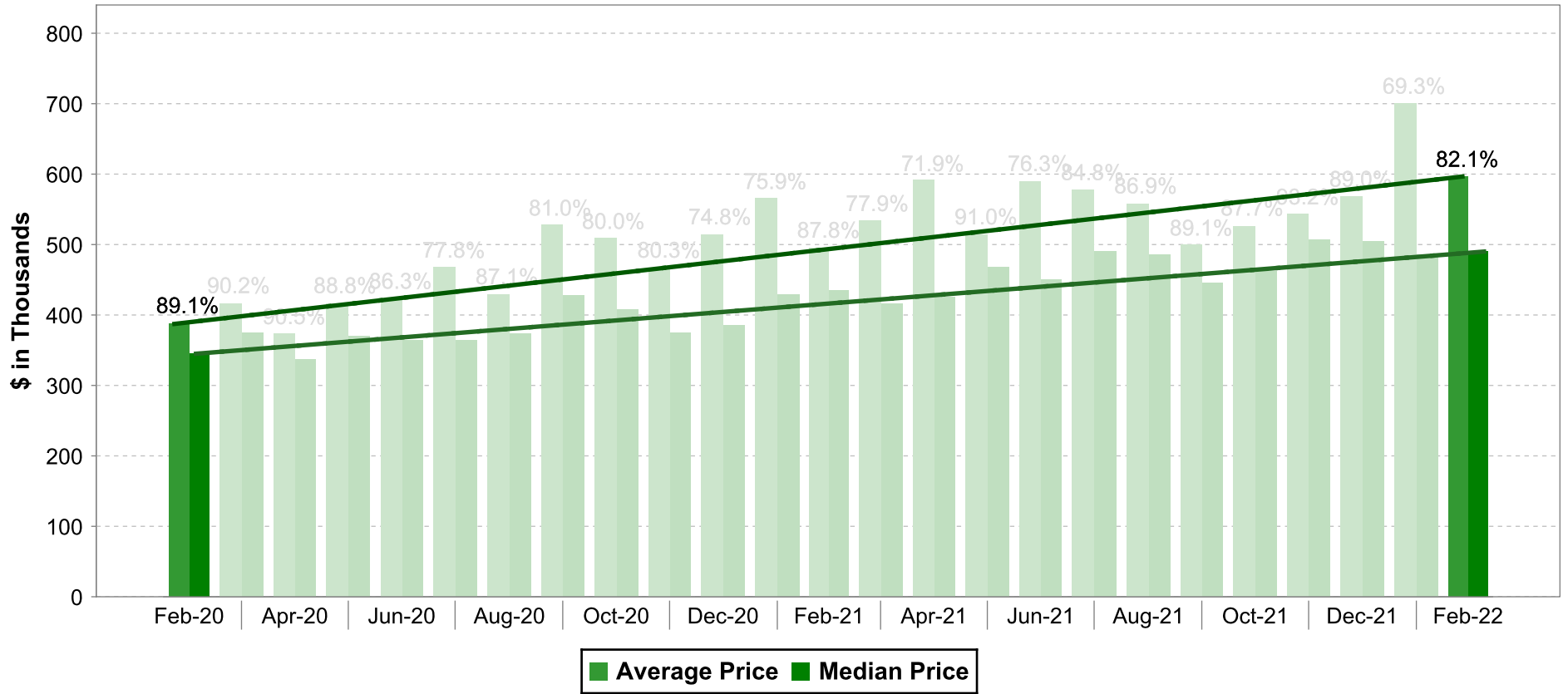
**RE/MAX Gold**

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Feb-22	489,500	114	475,000	72	490,000	59	1,950,750	2	480,000	70
Jan-22	500,000	119	490,000	71	485,000	61	809,975	4	484,900	55
Dec-21	524,975	122	504,500	48	505,000	58	546,250	10	464,450	42
Nov-21	550,488	150	515,000	59	507,000	72	470,000	11	492,000	50
Oct-21	579,000	183	509,000	73	461,500	86	493,845	10	559,950	89
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	467,500	66	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	465,000	189	375,000	79	363,500	80	496,500	8	365,000	65
Jun-20	439,950	203	374,900	73	364,250	64	547,950	6	375,000	79
May-20	439,450	208	370,000	77	369,750	40	369,900	7	385,000	83
Apr-20	450,000	180	372,000	36	337,450	58	415,000	19	442,450	46
Mar-20	374,900	193	340,000	51	375,000	49	320,000	8	369,900	69
Feb-20	389,000	189	389,500	59	345,000	51	827,450	6	354,900	63

## Market Dynamics

### Sold Average vs. Median Price

#### 2 Years (Monthly) 02/01/20 - 02/28/22



■ Average Price    ■ Median Price

**KEY INFORMATION**

	Feb-20	Feb-22	Price Change	Percent Change
<b>Average</b>	387,320	596,555	209,235	54.0
<b>Median</b>	345,000	490,000	145,000	42.0

Average  
+54.0%

Median  
+42.0%

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

**Market Dynamics**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 02/01/20 - 02/28/22**

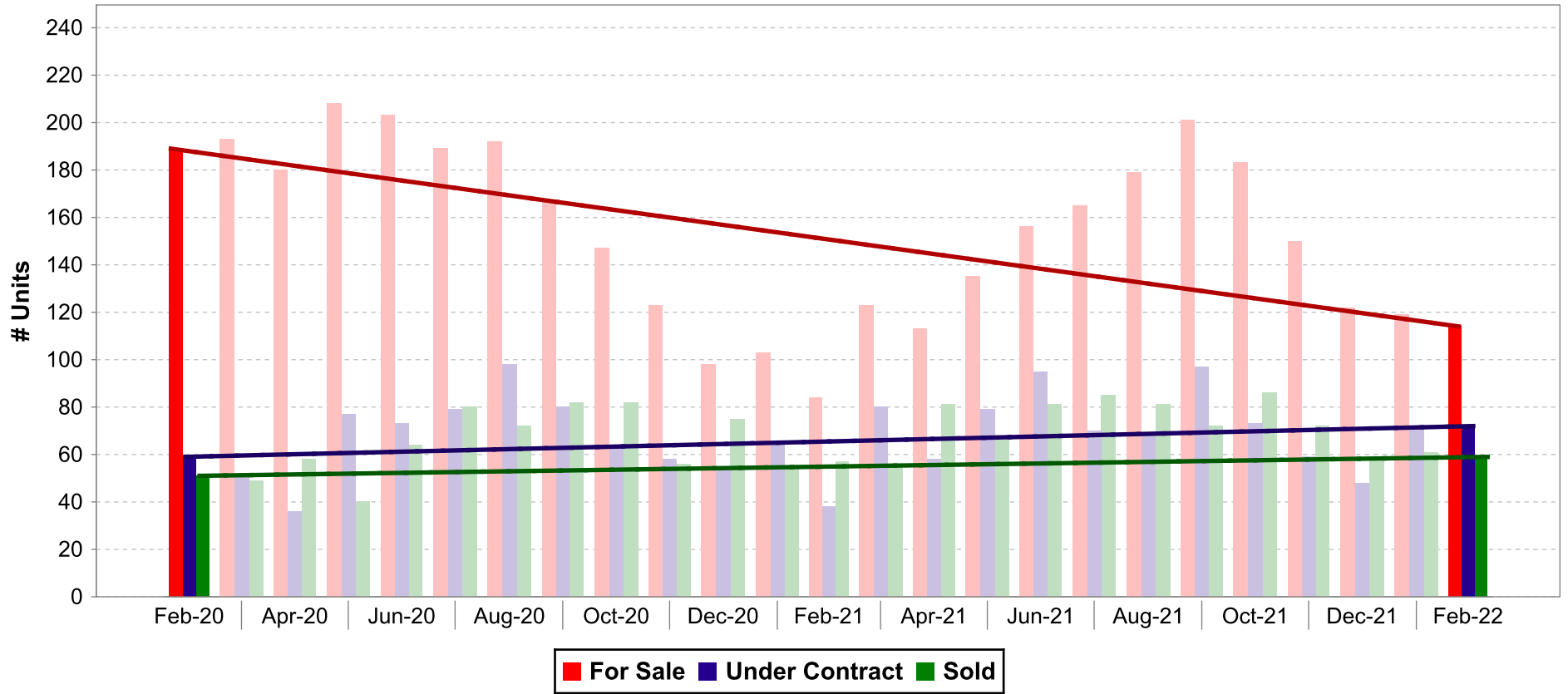
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Feb-22	59	596,555	490,000	106,555	82.1	72
Jan-22	61	700,089	485,000	215,089	69.3	102
Dec-21	58	567,673	505,000	62,673	89.0	69
Nov-21	72	543,913	507,000	36,913	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	66	513,528	467,500	46,028	91.0	80
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

## Market Dynamics

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

#### 2 Years (Monthly) 02/01/20 - 02/28/22



**KEY INFORMATION**

	Feb-20	Feb-22	# Units Change	Percent Change
<b>For Sale</b>	189.0	114.0	-75.0	-39.7
<b>Under Contract</b>	59.0	72.0	13.0	22.0
<b>Sold</b>	51.0	59.0	8.0	15.7

For Sale  
-39.7%

UC  
+22.0%

Sold  
+15.7%

<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)

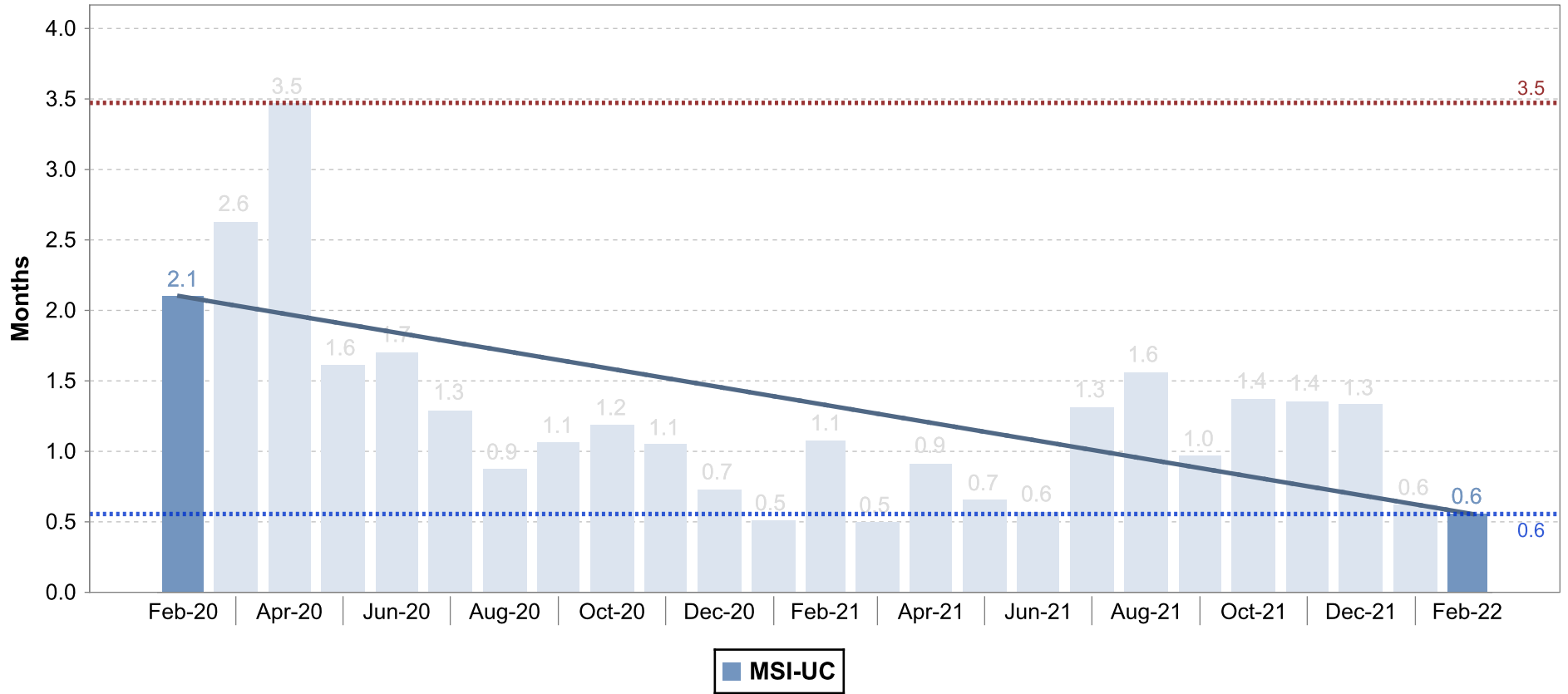
#### 2 Years (Monthly) 02/01/20 - 02/28/22

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Feb-22	114	36	72	25	59	72	2	148	70
Jan-22	119	50	71	64	61	102	4	56	55
Dec-21	122	57	48	67	58	69	10	81	42
Nov-21	150	52	59	73	72	66	11	71	50
Oct-21	183	43	73	63	86	53	10	93	89
Sep-21	201	37	97	60	72	72	10	52	95
Aug-21	179	32	68	50	81	67	5	52	87
Jul-21	165	23	70	51	85	67	3	12	111
Jun-21	156	27	95	64	81	74	7	97	104
May-21	135	36	79	59	66	80	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	105	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	189	105	79	106	80	86	8	125	65
Jun-20	203	100	73	87	64	79	6	55	79
May-20	208	98	77	87	40	111	7	59	83
Apr-20	180	111	36	101	58	101	19	76	46
Mar-20	193	96	51	82	49	120	8	68	69
Feb-20	189	109	59	129	51	104	6	165	63

# Market Dynamics

## Months Supply of Inventory (UC Calculation)

### 2 Years (Monthly) 02/01/20 - 02/28/22



**MSI-UC**  
KEY INFORMATION

	Feb-20	Feb-22	MSI Change	Percent Change
<b>MSI-UC</b>	2.1	0.6	-1.5	-73.6



<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) 02/01/20 - 02/28/22

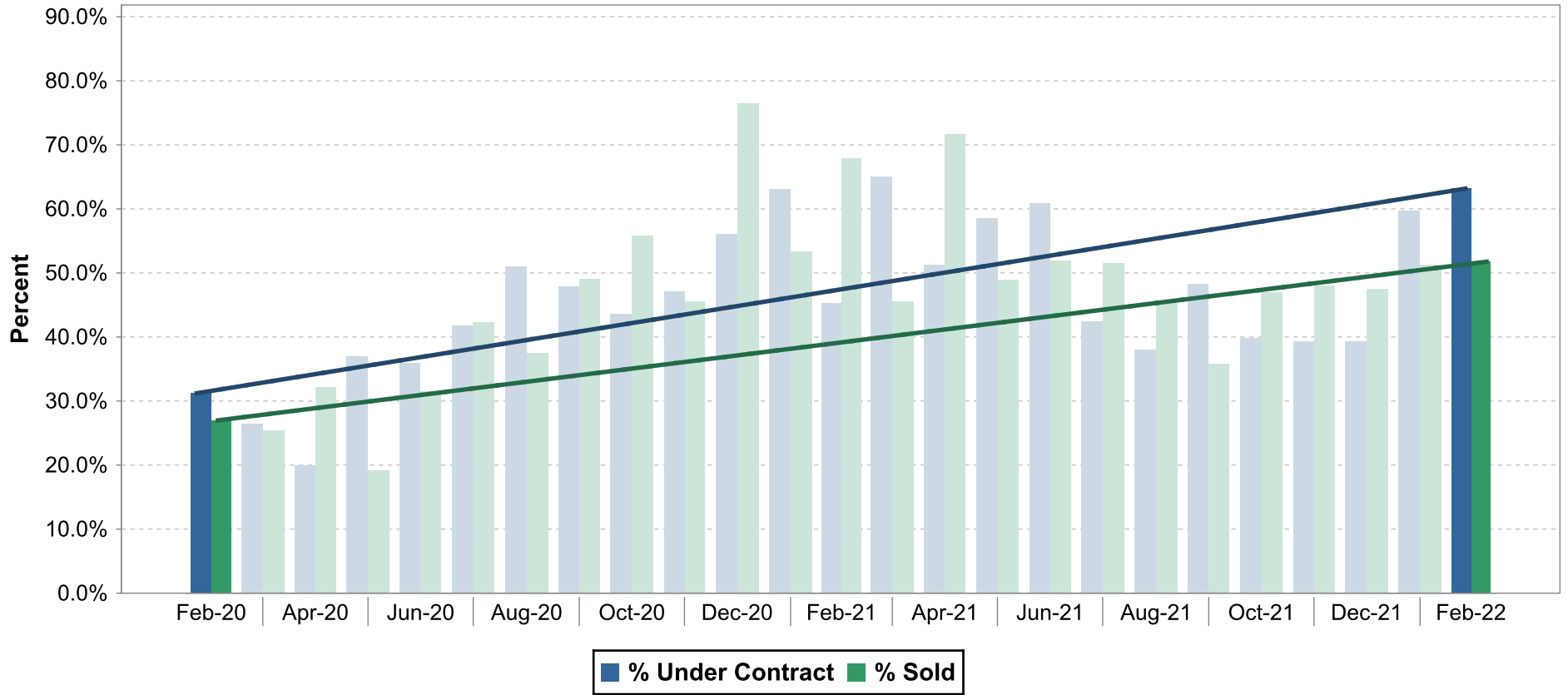
Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Feb-22	0.6	0.7	40	72	59
Jan-22	0.6	0.7	44	71	61
Dec-21	1.3	1.1	64	48	58
Nov-21	1.4	1.1	80	59	72
Oct-21	1.4	1.2	100	73	86
Sep-21	1.0	1.3	94	97	72
Aug-21	1.6	1.3	106	68	81
Jul-21	1.3	1.1	92	70	85
Jun-21	0.6	0.7	54	95	81
May-21	0.7	0.8	52	79	66
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	79	80
Jun-20	1.7	1.9	124	73	64
May-20	1.6	3.1	124	77	40
Apr-20	3.5	2.2	125	36	58
Mar-20	2.6	2.7	134	51	49
Feb-20	2.1	2.4	124	59	51



# Market Dynamics

## Sales Absorption

### 2 Years (Monthly) 02/01/20 - 02/28/22



■ % Under Contract ■ % Sold

**KEY INFORMATION**

	Feb-20	Feb-22	Change	Percent Change
% Under Contract	31.22	63.16	31.94	102.3
% Sold	26.98	51.75	24.77	91.8



<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) 02/01/20 - 02/28/22**

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Feb-22	63.2	51.8	114	72	59
Jan-22	59.7	51.3	119	71	61
Dec-21	39.3	47.5	122	48	58
Nov-21	39.3	48.0	150	59	72
Oct-21	39.9	47.0	183	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	48.9	135	79	66
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	41.8	42.3	189	79	80
Jun-20	36.0	31.5	203	73	64
May-20	37.0	19.2	208	77	40
Apr-20	20.0	32.2	180	36	58
Mar-20	26.4	25.4	193	51	49
Feb-20	31.2	27.0	189	59	51