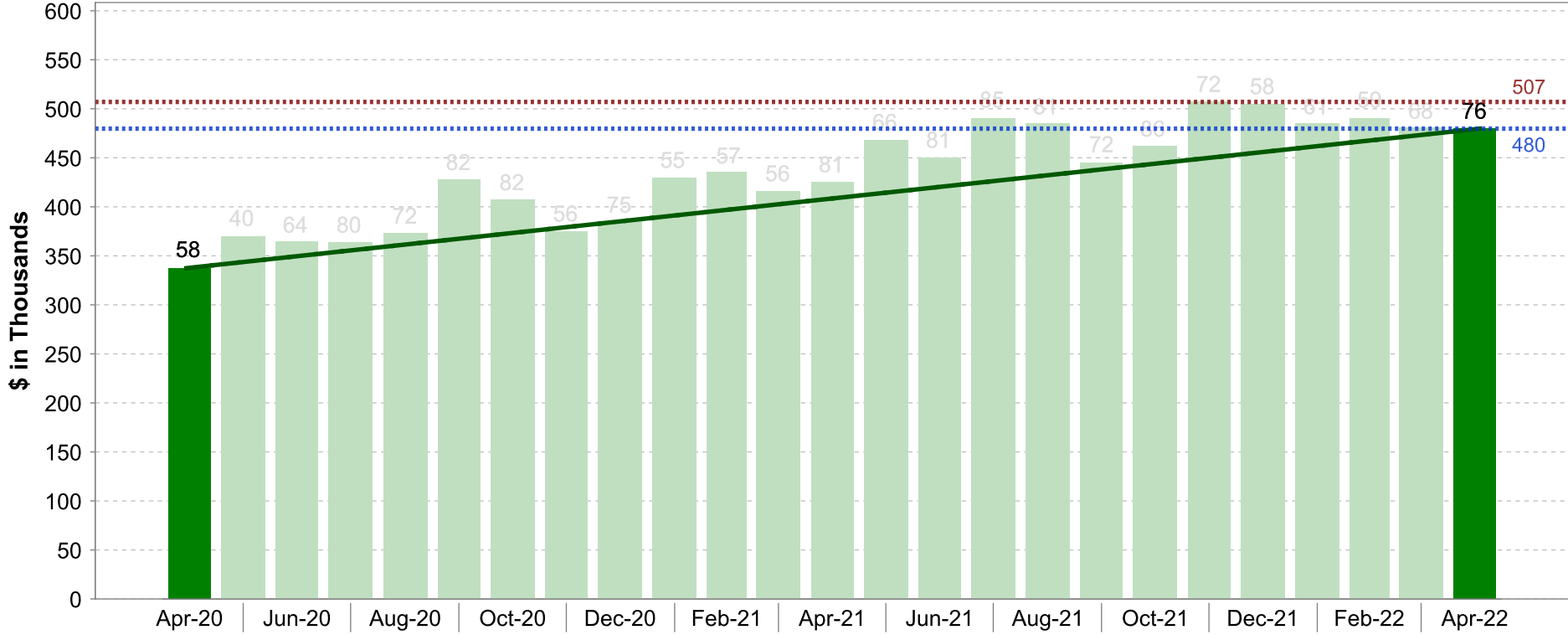


# Market Dynamics

## Median Price (Sold)

### 2 Years (Monthly) 04/01/20 - 04/30/22



KEY INFORMATION

	Apr-20	Apr-22	Median Price Change	Percent Change
<b>Sold</b>	337,450	479,750	142,300	42.2

<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

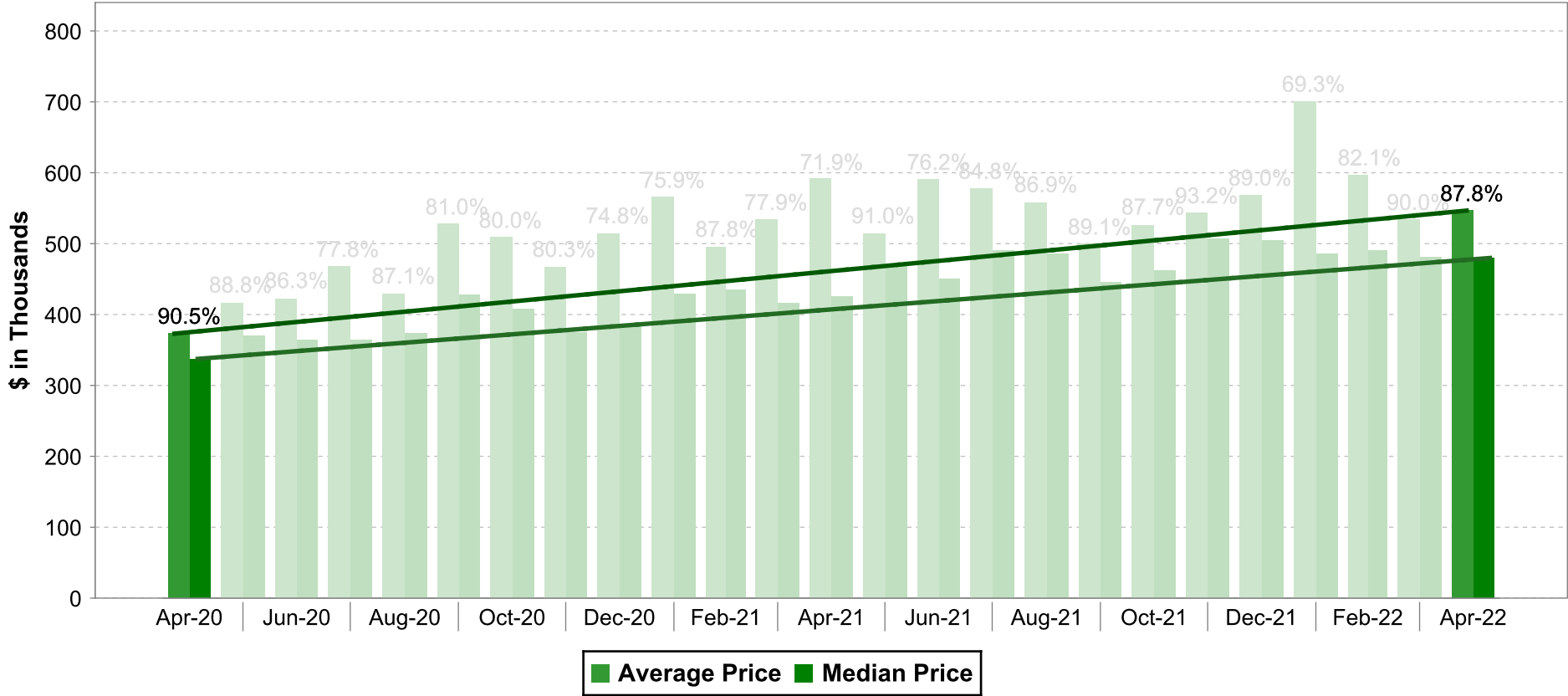
**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 04/01/20 - 04/30/22**

RE/MAX Gold

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MARKET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Apr-22	544,900	159	487,000	97	479,750	76	575,000	3	489,000	81
Mar-22	548,097	168	499,000	81	480,500	68	450,000	9	525,000	105
Feb-22	497,000	135	475,000	71	490,000	59	3,526,500	1	480,000	75
Jan-22	525,000	131	500,000	67	485,000	61	809,975	4	495,000	64
Dec-21	525,000	125	499,000	49	505,000	58	593,500	9	469,900	43
Nov-21	550,488	152	515,000	59	507,000	72	470,000	11	492,000	50
Oct-21	574,500	184	509,000	73	461,500	86	449,000	9	559,950	89
Sep-21	539,000	202	485,000	97	445,000	72	749,825	10	529,950	95
Aug-21	491,250	180	429,950	68	485,000	81	539,900	5	455,000	87
Jul-21	499,900	166	490,000	70	490,000	85	491,000	3	495,500	111
Jun-21	485,000	156	435,000	94	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

# Market Dynamics

## Sold Average vs. Median Price 2 Years (Monthly) 04/01/20 - 04/30/22



**KEY INFORMATION**

	Apr-20	Apr-22	Price Change	Percent Change
<b>Average</b>	373,055	546,579	173,524	46.5
<b>Median</b>	337,450	479,750	142,300	42.2

**Average**  
+46.5%

**Median**  
+42.2%

<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) 04/01/20 - 04/30/22**

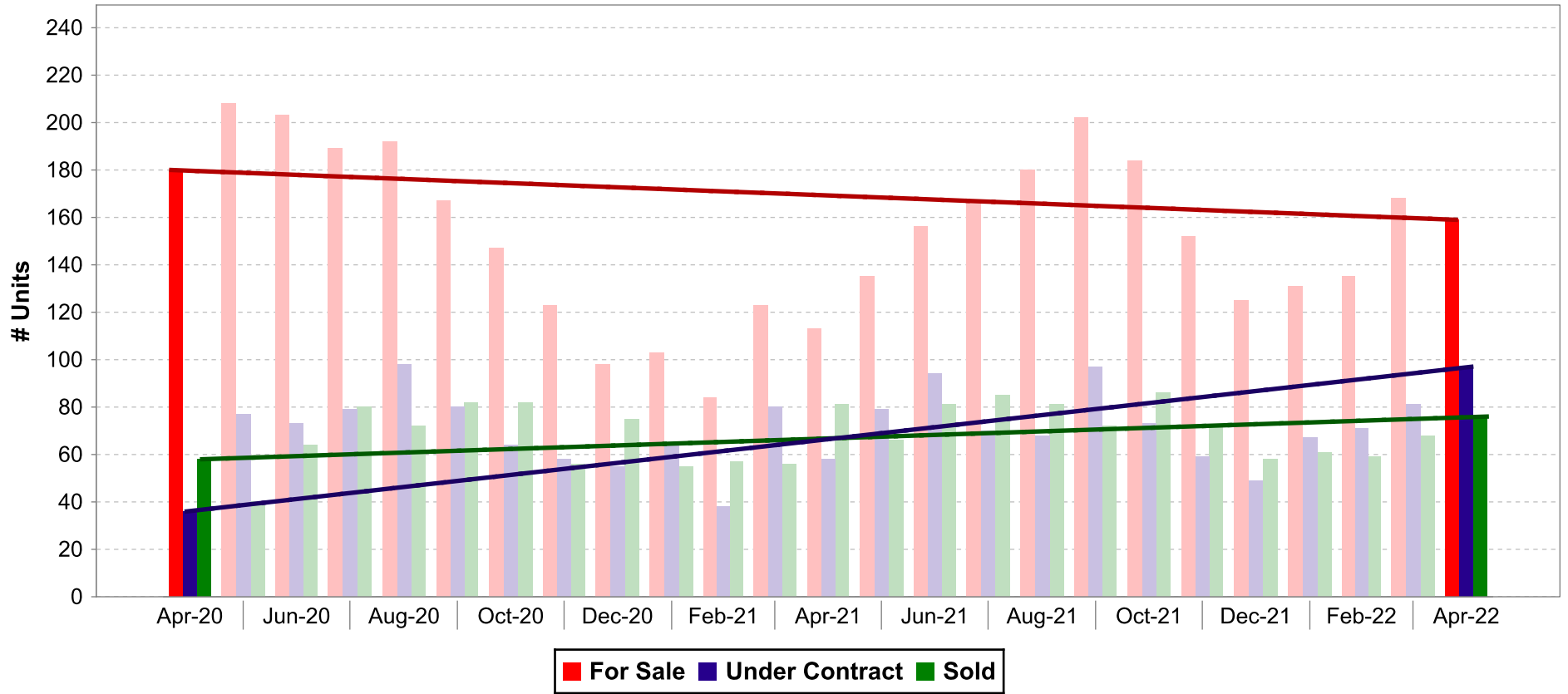
RE/MAX Gold

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Apr-22	76	546,579	479,750	66,829	87.8	64
Mar-22	68	533,987	480,500	53,487	90.0	63
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	590,195	450,000	140,195	76.2	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

## Market Dynamics

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

#### 2 Years (Monthly) 04/01/20 - 04/30/22



**KEY INFORMATION**

	Apr-20	Apr-22	# Units Change	Percent Change
<b>For Sale</b>	180.0	159.0	-21.0	-11.7
<b>Under Contract</b>	36.0	97.0	61.0	169.4
<b>Sold</b>	58.0	76.0	18.0	31.0

For Sale  
-11.7%

UC  
+169.4%

Sold  
+31.0%

<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)

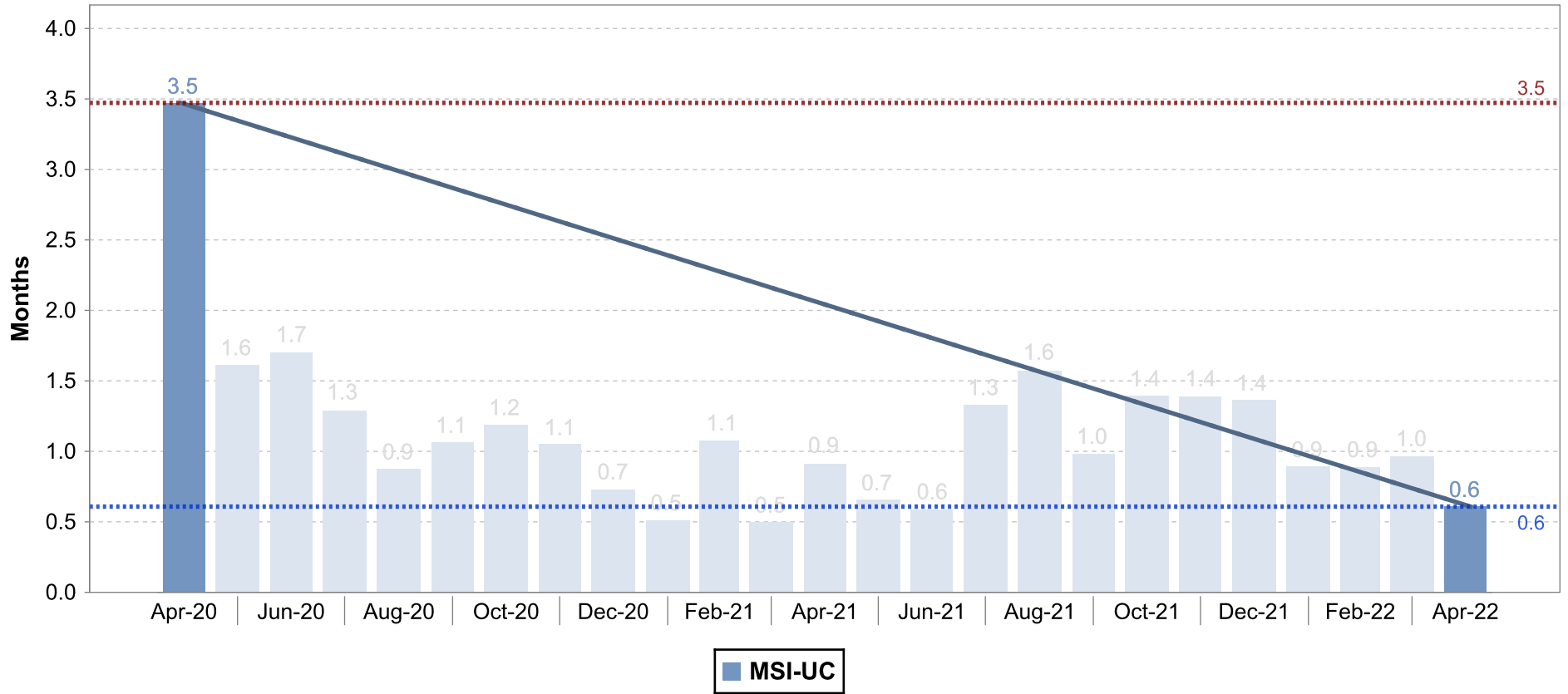
#### 2 Years (Monthly) 04/01/20 - 04/30/22

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Apr-22	159	36	97	25	76	64	3	72	81
Mar-22	168	38	81	50	68	63	9	70	105
Feb-22	135	42	71	52	59	72	1	279	75
Jan-22	131	50	67	66	61	102	4	56	64
Dec-21	125	59	49	84	58	69	9	87	43
Nov-21	152	53	59	75	72	66	11	71	50
Oct-21	184	43	73	68	86	53	9	99	89
Sep-21	202	37	97	62	72	72	10	52	95
Aug-21	180	32	68	50	81	67	5	52	87
Jul-21	166	23	70	51	85	67	3	12	111
Jun-21	156	27	94	63	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

# Market Dynamics

## Months Supply of Inventory (UC Calculation)

### 2 Years (Monthly) 04/01/20 - 04/30/22



**MSI-UC**  
KEY INFORMATION

	Apr-20	Apr-22	MSI Change	Percent Change
<b>MSI-UC</b>	3.5	0.6	-2.9	-82.5

MSI UC  
-82.5%

<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

### Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 04/01/20 - 04/30/22

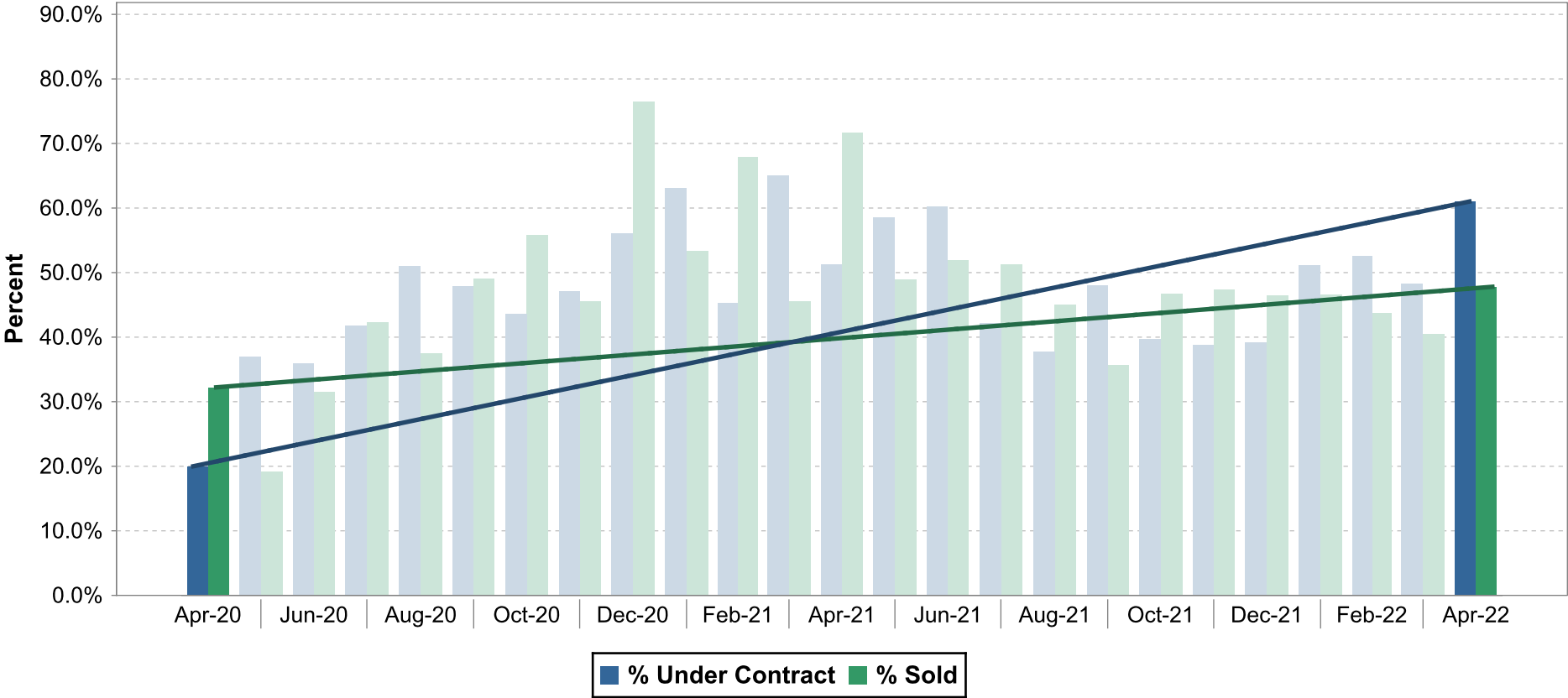
Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Apr-22	0.6	0.8	59	97	76
Mar-22	1.0	1.1	78	81	68
Feb-22	0.9	1.1	63	71	59
Jan-22	0.9	1.0	60	67	61
Dec-21	1.4	1.2	67	49	58
Nov-21	1.4	1.1	82	59	72
Oct-21	1.4	1.2	102	73	86
Sep-21	1.0	1.3	95	97	72
Aug-21	1.6	1.3	107	68	81
Jul-21	1.3	1.1	93	70	85
Jun-21	0.6	0.7	55	94	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



# Market Dynamics

## Sales Absorption

### 2 Years (Monthly) 04/01/20 - 04/30/22



■ % Under Contract ■ % Sold

**KEY INFORMATION**

	Apr-20	Apr-22	Change	Percent Change
% Under Contract	20.00	61.01	41.01	205.0
% Sold	32.22	47.80	15.58	48.3

% UC  
+205.0%

% Sold  
+48.3%

<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) 04/01/20 - 04/30/22**

RE/MAX Gold

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Apr-22	61.0	47.8	159	97	76
Mar-22	48.2	40.5	168	81	68
Feb-22	52.6	43.7	135	71	59
Jan-22	51.2	46.6	131	67	61
Dec-21	39.2	46.4	125	49	58
Nov-21	38.8	47.4	152	59	72
Oct-21	39.7	46.7	184	73	86
Sep-21	48.0	35.6	202	97	72
Aug-21	37.8	45.0	180	68	81
Jul-21	42.2	51.2	166	70	85
Jun-21	60.3	51.9	156	94	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