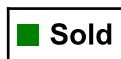
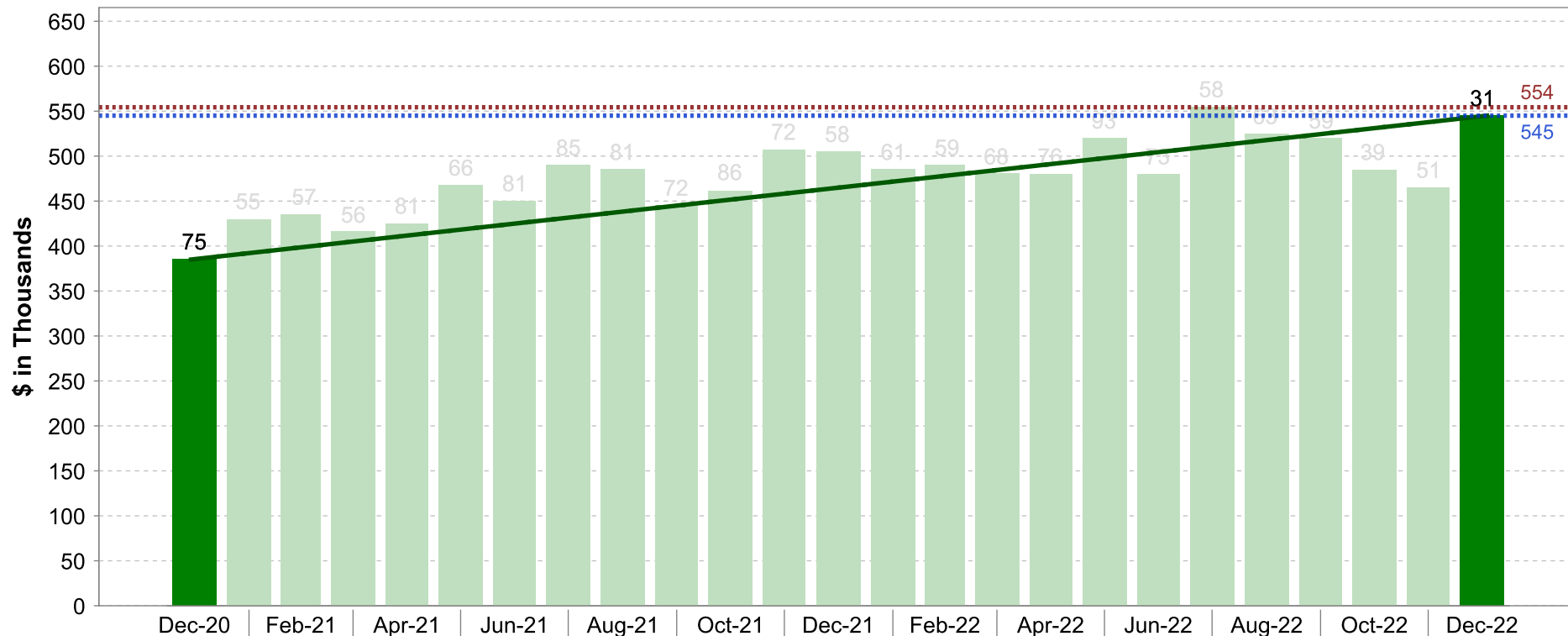


### Market Dynamics Median Price (Sold) 2 Years (Monthly) 12/01/20 - 12/31/22



**KEY INFORMATION**

	Dec-20	Dec-22	Median Price Change	Percent Change
<b>Sold</b>	385,000	545,000	160,000	41.6

<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>	Residential: (Single Family Residence)					<b>Sq Ft:</b> All
<b>Cities:</b>	Carson City					

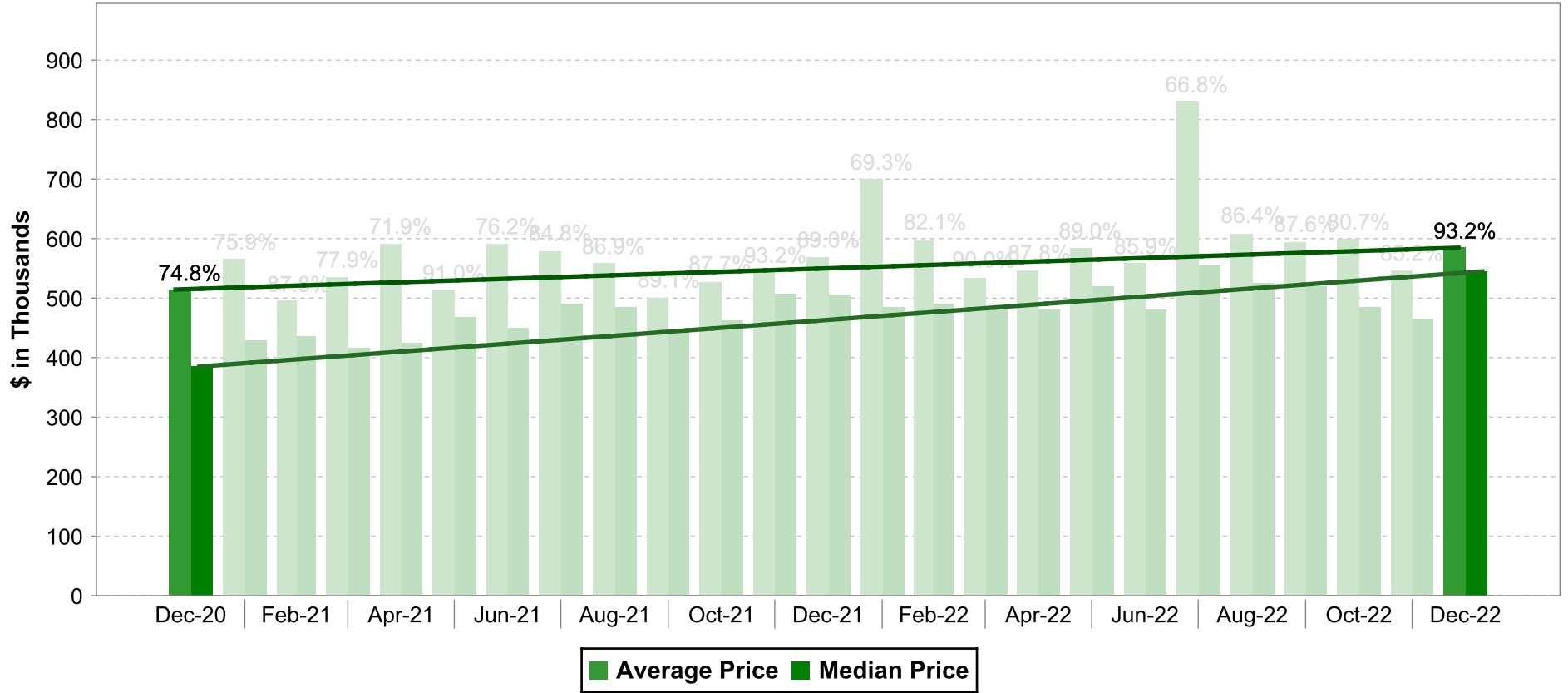
**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 12/01/20 - 12/31/22**

RE/MAX Gold - CA

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MAKRET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Dec-22	559,000	197	554,450	28	545,000	31	605,364	31	482,500	36
Nov-22	549,950	200	429,000	27	465,000	51	571,500	12	525,000	37
Oct-22	535,000	221	467,000	48	484,000	39	527,250	10	498,250	44
Sep-22	522,400	240	497,500	42	520,000	59	470,000	21	472,064	82
Aug-22	549,900	233	529,450	56	525,000	63	589,850	19	485,350	66
Jul-22	555,000	231	519,900	55	554,338	58	539,900	9	499,000	79
Jun-22	579,500	223	494,000	62	480,000	73	485,000	9	524,925	112
May-22	575,000	174	497,500	60	520,000	93	449,900	3	495,000	83
Apr-22	557,500	182	490,950	90	479,750	76	575,000	1	499,500	92
Mar-22	554,450	178	499,000	80	480,500	68	457,500	8	549,000	108
Feb-22	519,895	142	475,000	71	490,000	59	3,526,500	1	480,000	75
Jan-22	529,500	138	500,000	67	485,000	61	809,975	4	525,000	70
Dec-21	527,000	126	499,000	49	505,000	58	593,500	9	469,900	43
Nov-21	561,975	153	515,000	59	507,000	72	470,000	11	492,000	50
Oct-21	579,450	186	516,950	74	461,500	86	449,000	9	560,962	90
Sep-21	539,000	203	485,000	97	445,000	72	749,825	10	529,950	95
Aug-21	495,500	182	430,000	69	485,000	81	539,900	5	455,000	87
Jul-21	499,900	167	485,000	69	490,000	85	491,000	3	495,500	111
Jun-21	485,000	156	435,000	93	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

## Market Dynamics

### Sold Average vs. Median Price 2 Years (Monthly) 12/01/20 - 12/31/22



■ Average Price 
 ■ Median Price

**KEY INFORMATION**

	Dec-20	Dec-22	Price Change	Percent Change
<b>Average</b>	514,433	584,691	70,258	13.7
<b>Median</b>	385,000	545,000	160,000	41.6

Average  
+13.7%

Median  
+41.6%

<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>	Residential: (Single Family Residence)					<b>Sq Ft:</b> All
<b>Cities:</b>	Carson City					

**Market Dynamics**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 12/01/20 - 12/31/22**

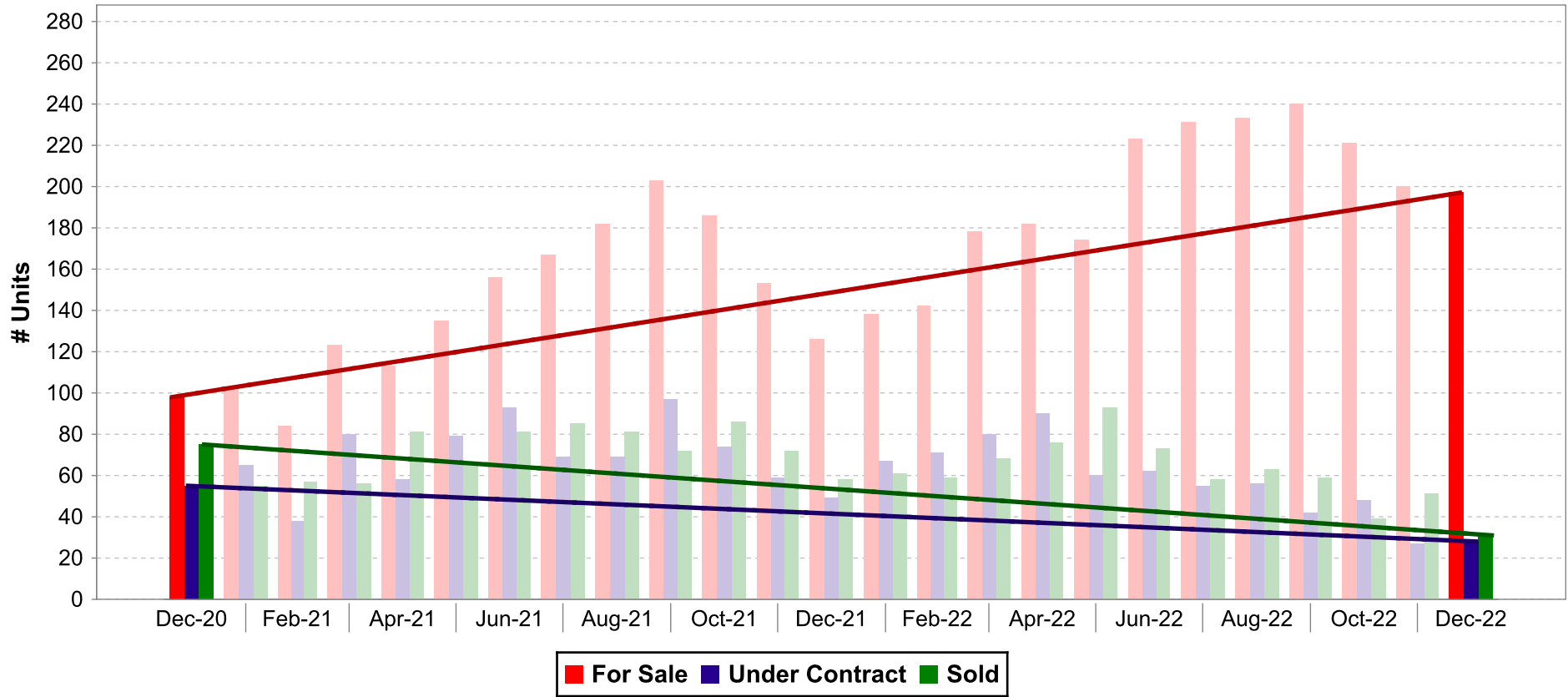
**RE/MAX Gold - CA**

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Dec-22	31	584,691	545,000	39,691	93.2	103
Nov-22	51	545,561	465,000	80,561	85.2	99
Oct-22	39	599,671	484,000	115,671	80.7	80
Sep-22	59	593,537	520,000	73,537	87.6	93
Aug-22	63	607,855	525,000	82,855	86.4	79
Jul-22	58	829,484	554,338	275,146	66.8	75
Jun-22	73	558,943	480,000	78,943	85.9	68
May-22	93	583,979	520,000	63,979	89.0	54
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

## Market Dynamics

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

#### 2 Years (Monthly) 12/01/20 - 12/31/22



**KEY INFORMATION**

	Dec-20	Dec-22	# Units Change	Percent Change
<b>For Sale</b>	98.0	197.0	99.0	101.0
<b>Under Contract</b>	55.0	28.0	-27.0	-49.1
<b>Sold</b>	75.0	31.0	-44.0	-58.7

For Sale  
+101.0%

UC  
-49.1%

Sold  
-58.7%

<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>	Residential: (Single Family Residence)					<b>Sq Ft:</b> All
<b>Cities:</b>	Carson City					

## Market Dynamics

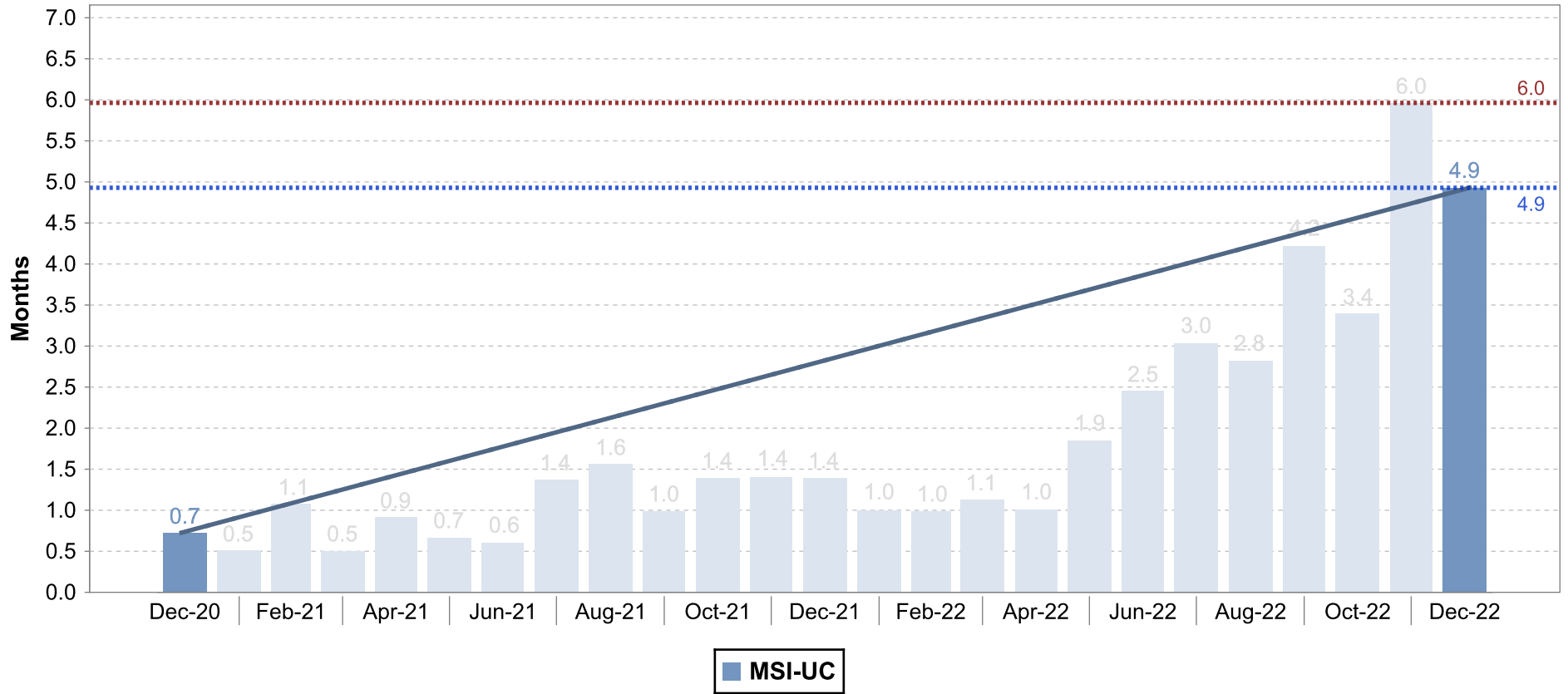
### Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 12/01/20 - 12/31/22

RE/MAX Gold - CA

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Dec-22	197	107	28	65	31	103	31	183	36
Nov-22	200	95	27	77	51	99	12	98	37
Oct-22	221	82	48	87	39	80	10	119	44
Sep-22	240	71	42	82	59	93	21	85	82
Aug-22	233	68	56	77	63	79	19	66	66
Jul-22	231	59	55	74	58	75	9	30	79
Jun-22	223	49	62	76	73	68	9	46	112
May-22	174	50	60	56	93	54	3	56	83
Apr-22	182	42	90	65	76	64	1	30	92
Mar-22	178	42	80	63	68	63	8	77	108
Feb-22	142	46	71	56	59	72	1	279	75
Jan-22	138	52	67	72	61	102	4	56	70
Dec-21	126	62	49	111	58	69	9	87	43
Nov-21	153	55	59	84	72	66	11	71	50
Oct-21	186	45	74	70	86	53	9	99	90
Sep-21	203	39	97	62	72	72	10	52	95
Aug-21	182	34	69	55	81	67	5	52	87
Jul-21	167	25	69	59	85	67	3	12	111
Jun-21	156	27	93	60	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

# Market Dynamics

## Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 12/01/20 - 12/31/22



■ **MSI-UC**  
**KEY INFORMATION**

	Dec-20	Dec-22	MSI Change	Percent Change
<b>MSI-UC</b>	0.7	4.9	4.2	577.7



<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>	Residential: (Single Family Residence)					<b>Sq Ft:</b> All
<b>Cities:</b>	Carson City					

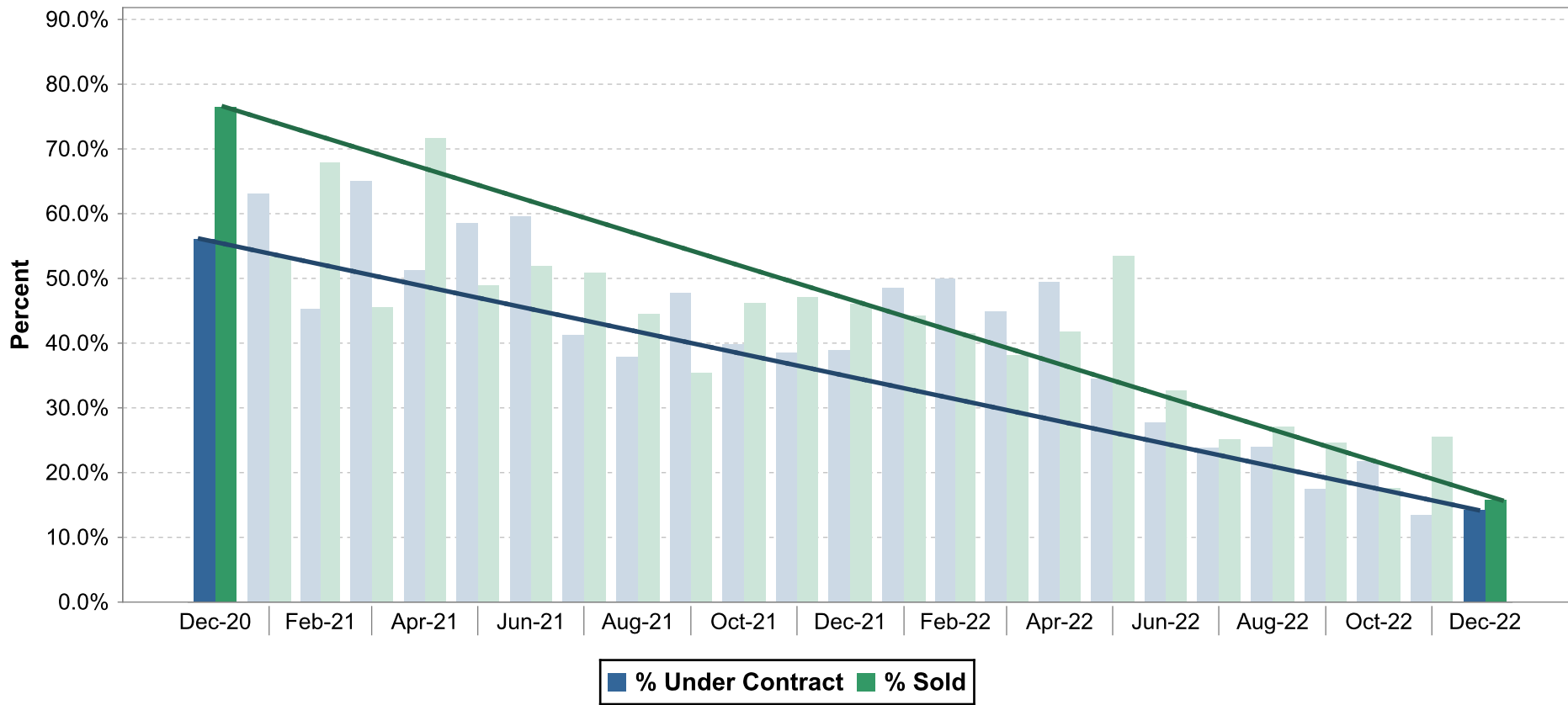
## Market Dynamics

### Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 12/01/20 - 12/31/22

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Dec-22	4.9	4.5	138	28	31
Nov-22	6.0	3.2	161	27	51
Oct-22	3.4	4.2	163	48	39
Sep-22	4.2	3.0	177	42	59
Aug-22	2.8	2.5	158	56	63
Jul-22	3.0	2.9	167	55	58
Jun-22	2.5	2.1	152	62	73
May-22	1.9	1.2	111	60	93
Apr-22	1.0	1.2	91	90	76
Mar-22	1.1	1.3	90	80	68
Feb-22	1.0	1.2	70	71	59
Jan-22	1.0	1.1	67	67	61
Dec-21	1.4	1.2	68	49	58
Nov-21	1.4	1.2	83	59	72
Oct-21	1.4	1.2	103	74	86
Sep-21	1.0	1.3	96	97	72
Aug-21	1.6	1.3	108	69	81
Jul-21	1.4	1.1	95	69	85
Jun-21	0.6	0.7	56	93	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



### Market Dynamics Sales Absorption 2 Years (Monthly) 12/01/20 - 12/31/22



**% Under Contract** **% Sold**

**KEY INFORMATION**

	Dec-20	Dec-22	Change	Percent Change
% Under Contract	56.12	14.21	-41.91	-74.7
% Sold	76.53	15.74	-60.79	-79.4



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

**Market Dynamics**  
**Sales Absorption**  
**2 Years (Monthly) 12/01/20 - 12/31/22**

RE/MAX Gold - CA

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Dec-22	14.2	15.7	197	28	31
Nov-22	13.5	25.5	200	27	51
Oct-22	21.7	17.6	221	48	39
Sep-22	17.5	24.6	240	42	59
Aug-22	24.0	27.0	233	56	63
Jul-22	23.8	25.1	231	55	58
Jun-22	27.8	32.7	223	62	73
May-22	34.5	53.4	174	60	93
Apr-22	49.4	41.8	182	90	76
Mar-22	44.9	38.2	178	80	68
Feb-22	50.0	41.6	142	71	59
Jan-22	48.6	44.2	138	67	61
Dec-21	38.9	46.0	126	49	58
Nov-21	38.6	47.1	153	59	72
Oct-21	39.8	46.2	186	74	86
Sep-21	47.8	35.5	203	97	72
Aug-21	37.9	44.5	182	69	81
Jul-21	41.3	50.9	167	69	85
Jun-21	59.6	51.9	156	93	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