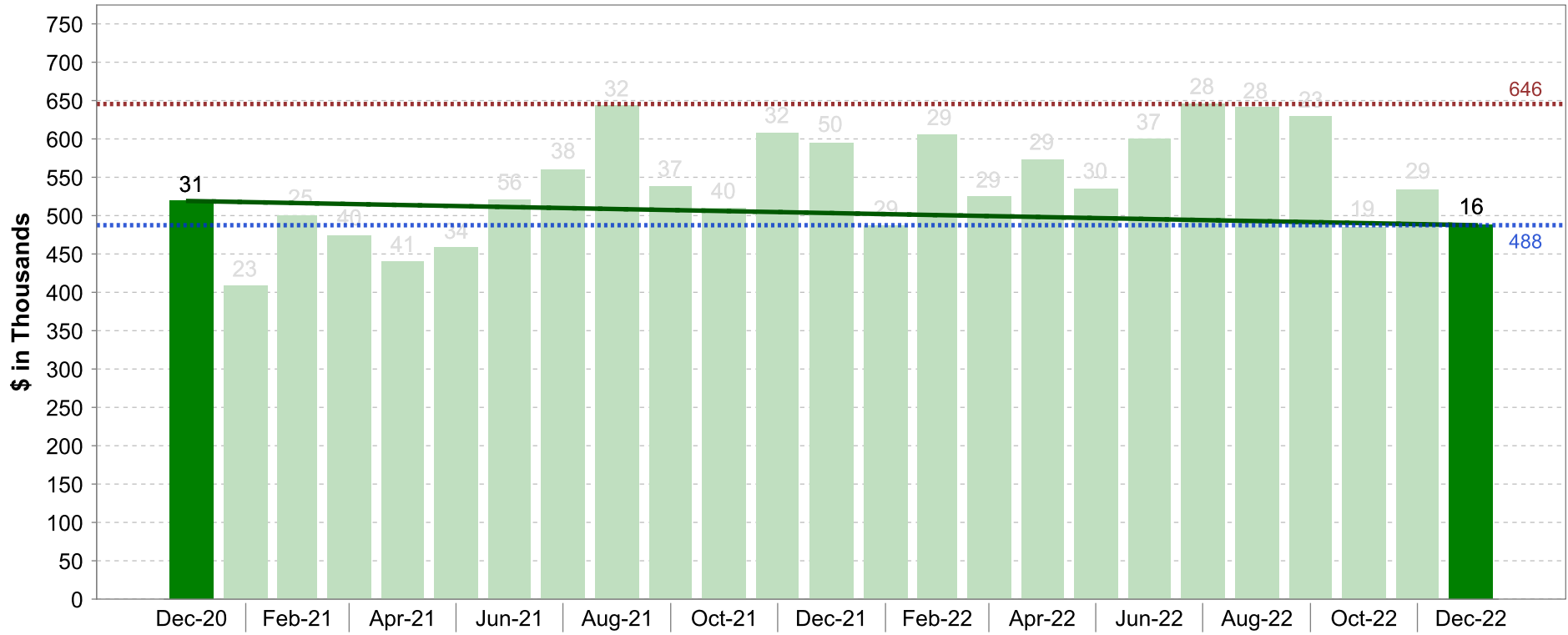


Market Dynamics Median Price (Sold) 2 Years (Monthly) 12/01/20 - 12/31/22



KEY INFORMATION

	Dec-20	Dec-22	Median Price Change	Percent Change
Sold	519,080	487,500	-31,580	-6.1

Sold -6.1%

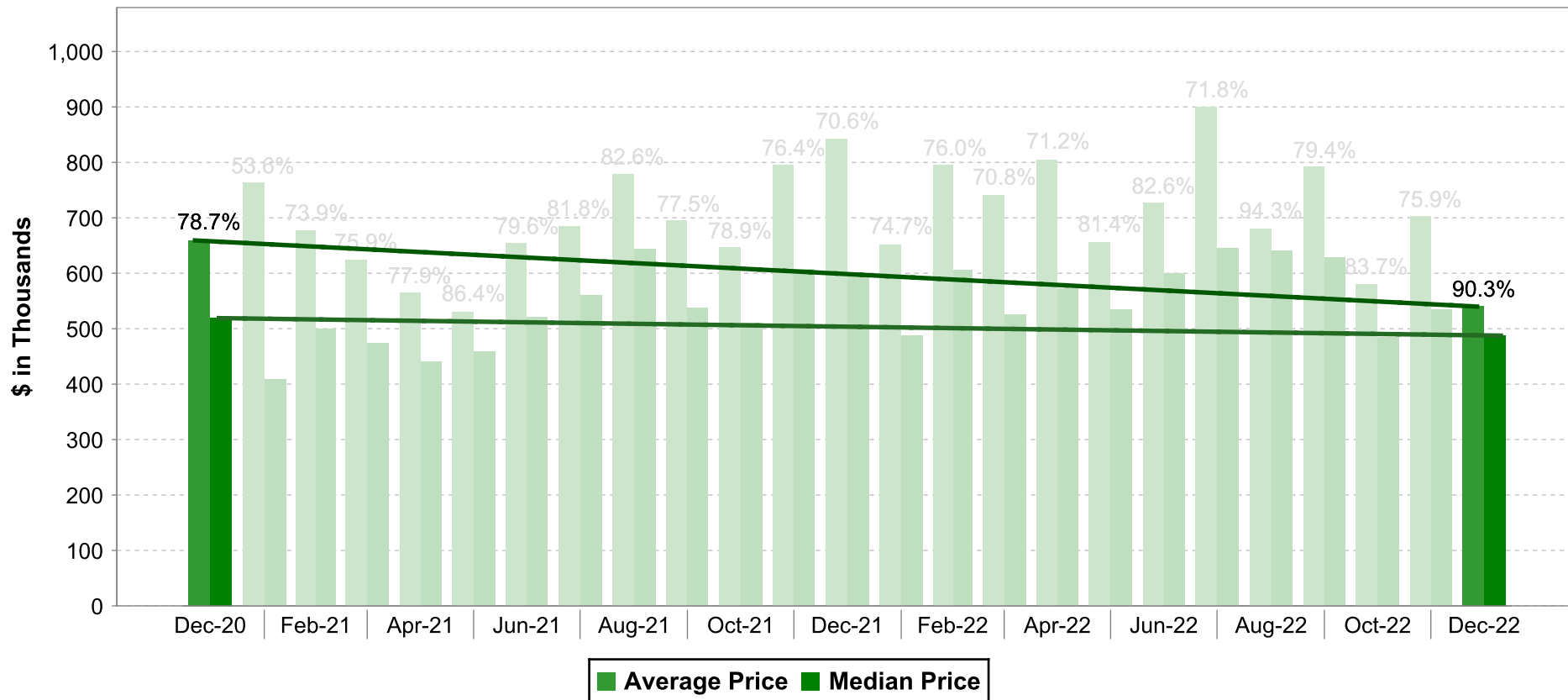
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Gardnerville					

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	744,250	78	499,900	11	487,500	16	899,000	15	765,000	13
Nov-22	686,999	92	517,450	20	534,000	29	899,000	7	512,250	12
Oct-22	597,000	114	499,900	27	485,000	19	849,000	7	514,950	24
Sep-22	582,000	118	531,950	20	629,000	23	568,700	8	545,450	34
Aug-22	650,000	123	587,500	24	641,000	28	650,000	15	600,000	33
Jul-22	675,000	127	675,000	29	645,500	28	925,000	8	627,000	46
Jun-22	689,000	107	650,000	21	600,000	37	737,000	5	655,000	55
May-22	650,000	86	545,000	33	534,500	30	459,000	1	595,000	51
Apr-22	649,000	71	612,000	36	572,500	29		0	549,500	40
Mar-22	649,000	59	560,000	25	524,900	29	599,000	3	584,000	38
Feb-22	760,000	45	617,000	22	605,000	29	1,669,500	2	609,500	22
Jan-22	560,000	59	487,000	36	487,000	29		0	489,000	21
Dec-21	605,000	68	554,000	28	595,000	50	2,482,500	2	518,000	25
Nov-21	685,000	85	605,000	36	607,500	32	744,975	6	590,000	32
Oct-21	725,000	99	639,000	42	510,000	40	604,950	4	550,000	39
Sep-21	630,000	99	525,000	35	538,000	37	569,000	4	534,450	40
Aug-21	615,000	105	449,000	39	643,000	32	850,000	7	600,000	47
Jul-21	649,000	87	643,500	26	560,000	38	799,000	3	574,500	48
Jun-21	635,000	97	549,700	52	520,500	56	674,500	6	562,450	58
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	527,500	68	473,750	30	500,000	25		0	485,750	44
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

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



KEY INFORMATION

	Dec-20	Dec-22	Price Change	Percent Change
Average	659,235	539,875	-119,360	-18.1
Median	519,080	487,500	-31,580	-6.1



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:	Gardnerville					

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

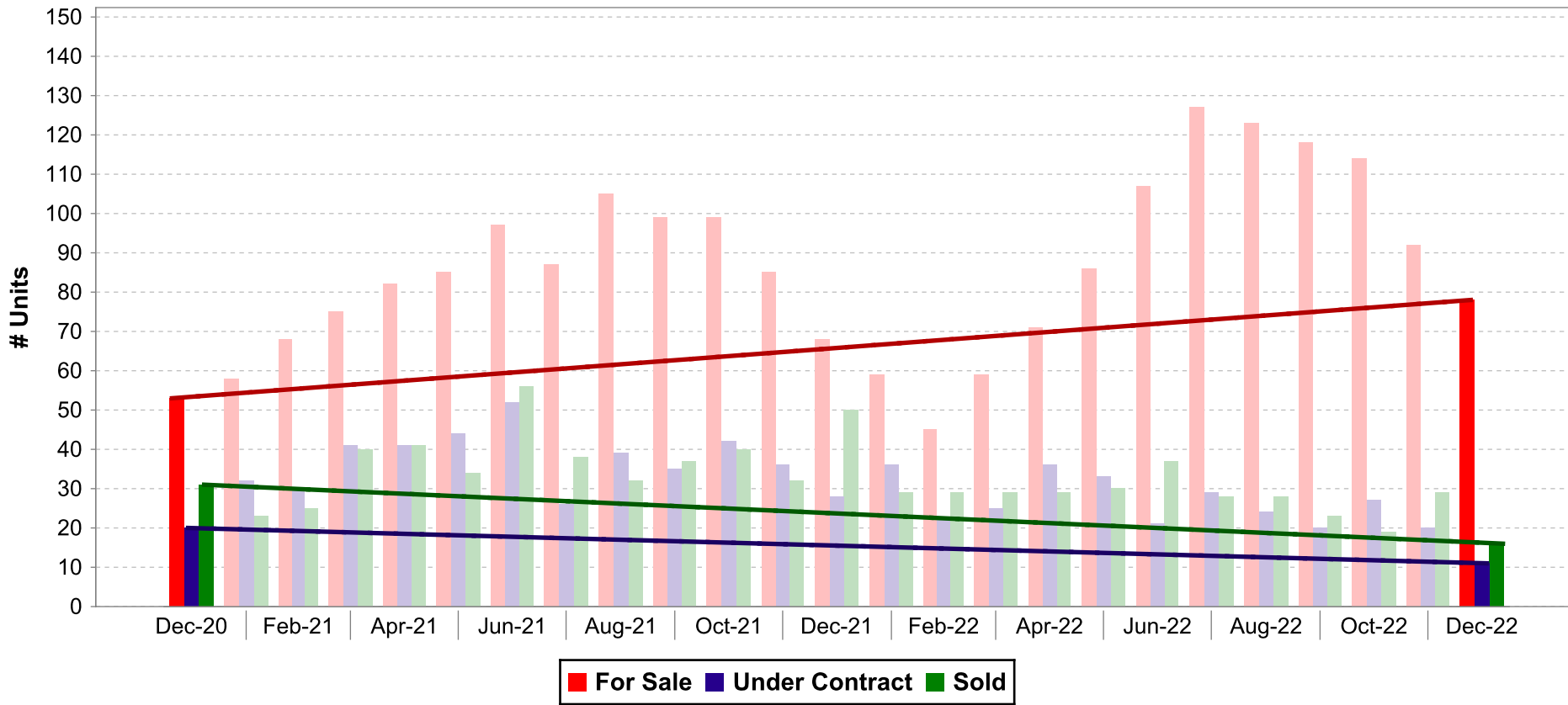
RE/MAX Gold - CA

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Dec-22	16	539,875	487,500	52,375	90.3	97
Nov-22	29	703,114	534,000	169,114	76.0	87
Oct-22	19	579,600	485,000	94,600	83.7	70
Sep-22	23	791,870	629,000	162,870	79.4	71
Aug-22	28	679,967	641,000	38,967	94.3	66
Jul-22	28	899,411	645,500	253,911	71.8	89
Jun-22	37	726,811	600,000	126,811	82.5	68
May-22	30	656,367	534,500	121,867	81.4	48
Apr-22	29	804,616	572,500	232,116	71.2	63
Mar-22	29	740,945	524,900	216,045	70.8	73
Feb-22	29	795,599	605,000	190,599	76.0	90
Jan-22	29	651,580	487,000	164,580	74.7	76
Dec-21	50	842,340	595,000	247,340	70.6	76
Nov-21	32	795,647	607,500	188,147	76.3	71
Oct-21	40	646,762	510,000	136,762	78.8	67
Sep-21	37	694,600	538,000	156,600	77.5	57
Aug-21	32	778,716	643,000	135,716	82.6	89
Jul-21	38	684,452	560,000	124,452	81.8	70
Jun-21	56	654,264	520,500	133,764	79.6	55
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

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
For Sale	53.0	78.0	25.0	47.2
Under Contract	20.0	11.0	-9.0	-45.0
Sold	31.0	16.0	-15.0	-48.4

For Sale
+47.2%

UC
-45.0%

Sold
-48.4%

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:	Gardnerville					

Market Dynamics

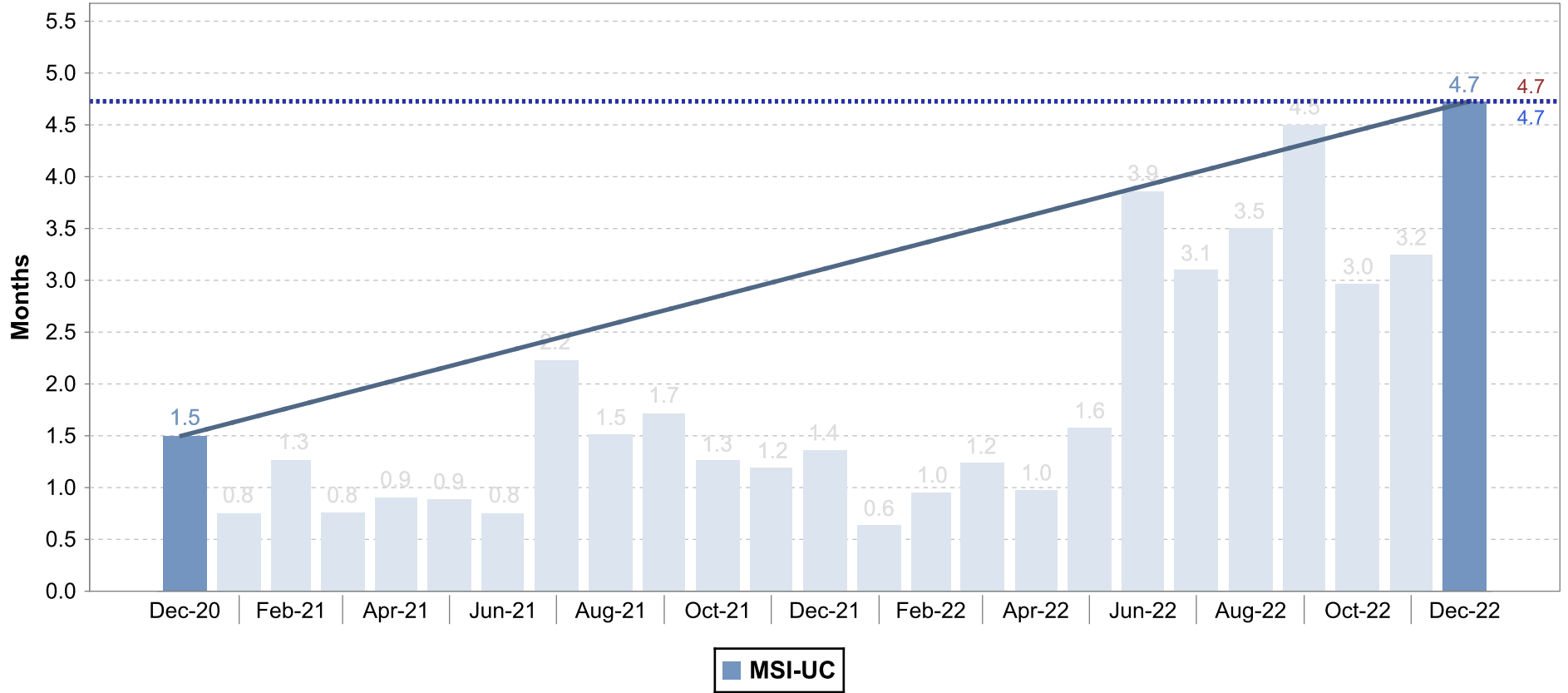
Supply & Demand - # Units (FS, UC, Sold)

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

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Dec-22	78	118	11	108	16	97	15	131	13
Nov-22	92	100	20	85	29	87	7	85	12
Oct-22	114	85	27	81	19	70	7	171	24
Sep-22	118	73	20	80	23	71	8	74	34
Aug-22	123	62	24	66	28	66	15	49	33
Jul-22	127	54	29	60	28	89	8	142	46
Jun-22	107	44	21	50	37	68	5	48	55
May-22	86	38	33	48	30	48	1	11	51
Apr-22	71	39	36	51	29	63	0		40
Mar-22	59	53	25	54	29	73	3	272	38
Feb-22	45	83	22	82	29	90	2	251	22
Jan-22	59	80	36	77	29	76	0		21
Dec-21	68	68	28	60	50	76	2	78	25
Nov-21	85	60	36	72	32	71	6	80	32
Oct-21	99	56	42	72	40	67	4	70	39
Sep-21	99	50	35	63	37	57	4	94	40
Aug-21	105	48	39	65	32	89	7	100	47
Jul-21	87	44	26	66	38	70	3	40	48
Jun-21	97	33	52	52	56	55	6	46	58
May-21	85	40	44	75	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	68	42	30	61	25	83	0		44
Jan-21	58	57	32	77	23	81	2	52	28
Dec-20	53	79	20	84	31	93	3	284	18

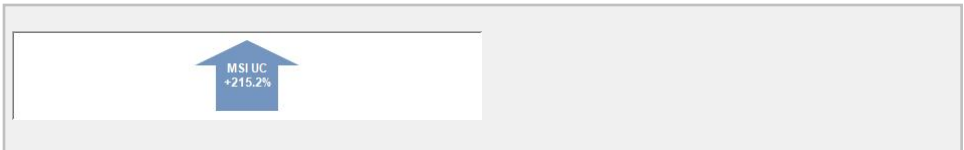
Market Dynamics

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
MSI-UC	1.5	4.7	3.2	215.2



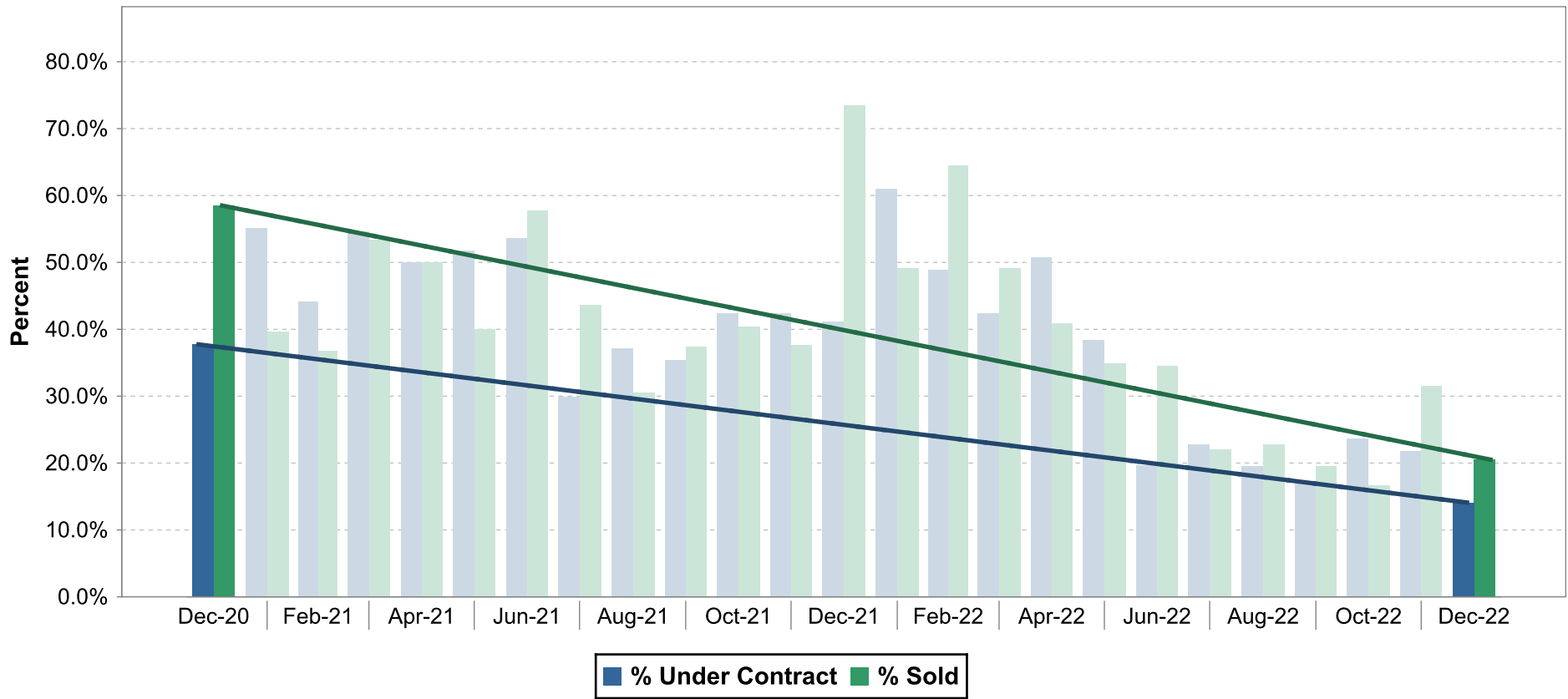
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Gardnerville					

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	4.7	3.2	52	11	16
Nov-22	3.2	2.2	65	20	29
Oct-22	3.0	4.2	80	27	19
Sep-22	4.5	3.9	90	20	23
Aug-22	3.5	3.0	84	24	28
Jul-22	3.1	3.2	90	29	28
Jun-22	3.9	2.2	81	21	37
May-22	1.6	1.7	52	33	30
Apr-22	1.0	1.2	35	36	29
Mar-22	1.2	1.1	31	25	29
Feb-22	1.0	0.7	21	22	29
Jan-22	0.6	0.8	23	36	29
Dec-21	1.4	0.8	38	28	50
Nov-21	1.2	1.3	43	36	32
Oct-21	1.3	1.3	53	42	40
Sep-21	1.7	1.6	60	35	37
Aug-21	1.5	1.8	59	39	32
Jul-21	2.2	1.5	58	26	38
Jun-21	0.8	0.7	39	52	56
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	30	25
Jan-21	0.8	1.0	24	32	23
Dec-20	1.5	1.0	30	20	31

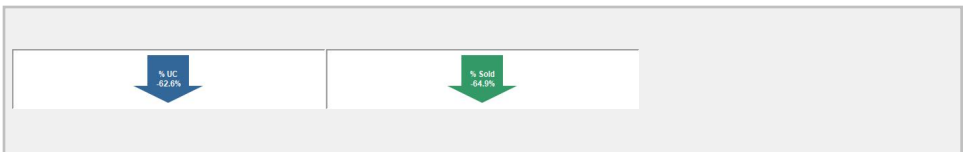
Market Dynamics Sales Absorption 2 Years (Monthly) 12/01/20 - 12/31/22



% Under Contract **% Sold**

KEY INFORMATION

	Dec-20	Dec-22	Change	Percent Change
% Under Contract	37.74	14.10	-23.63	-62.6
% Sold	58.49	20.51	-37.98	-64.9



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:	Gardnerville					

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	14.1	20.5	78	11	16
Nov-22	21.7	31.5	92	20	29
Oct-22	23.7	16.7	114	27	19
Sep-22	17.0	19.5	118	20	23
Aug-22	19.5	22.8	123	24	28
Jul-22	22.8	22.0	127	29	28
Jun-22	19.6	34.6	107	21	37
May-22	38.4	34.9	86	33	30
Apr-22	50.7	40.8	71	36	29
Mar-22	42.4	49.2	59	25	29
Feb-22	48.9	64.4	45	22	29
Jan-22	61.0	49.2	59	36	29
Dec-21	41.2	73.5	68	28	50
Nov-21	42.4	37.6	85	36	32
Oct-21	42.4	40.4	99	42	40
Sep-21	35.4	37.4	99	35	37
Aug-21	37.1	30.5	105	39	32
Jul-21	29.9	43.7	87	26	38
Jun-21	53.6	57.7	97	52	56
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	44.1	36.8	68	30	25
Jan-21	55.2	39.7	58	32	23
Dec-20	37.7	58.5	53	20	31