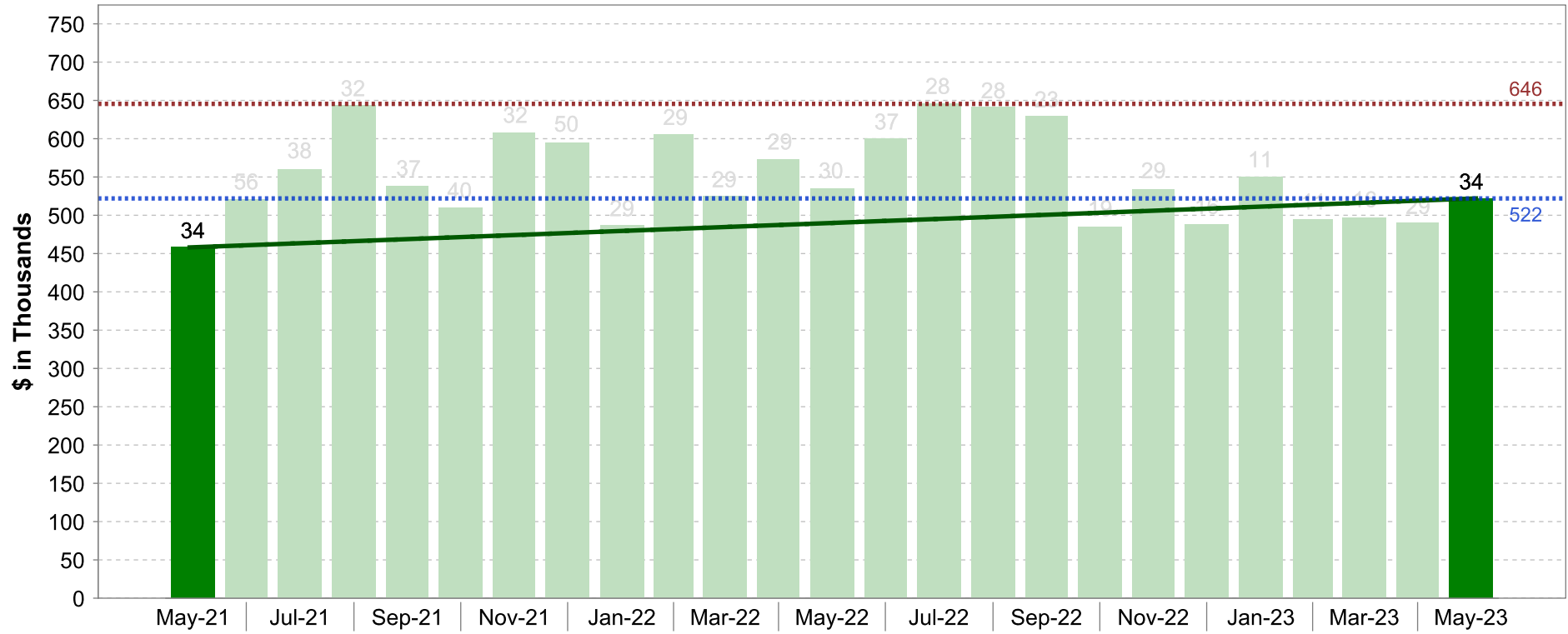


### Market Dynamics Median Price (Sold) 2 Years (Monthly) 05/01/21 - 05/31/23



**KEY INFORMATION**

	May-21	May-23	Median Price Change	Percent Change
<b>Sold</b>	458,025	522,000	63,975	14.0

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

**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 05/01/21 - 05/31/23**

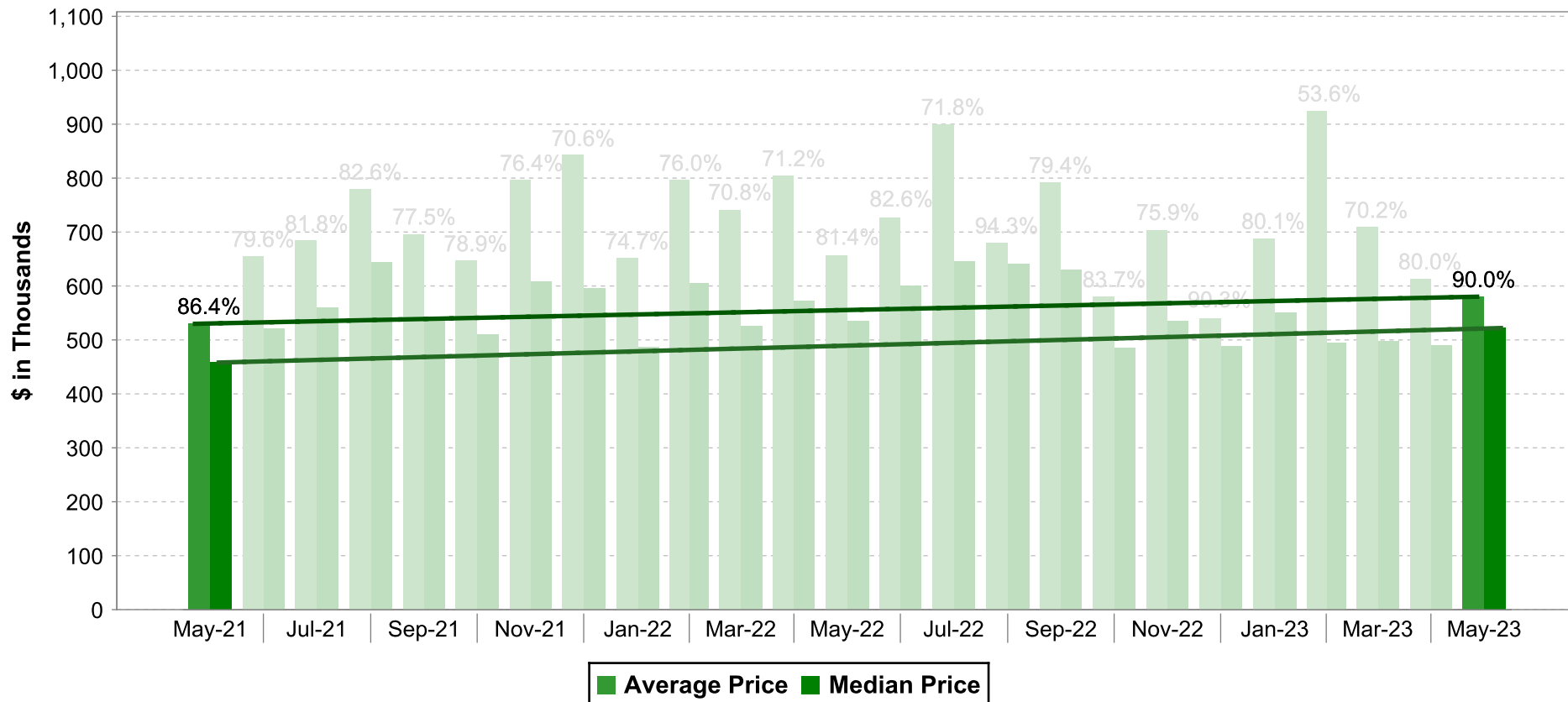
RE/MAX Gold - CA

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MAKRET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
May-23	785,000	76	639,000	28	522,000	34	722,000	4	679,450	32
Apr-23	650,000	83	525,000	37	490,000	29	987,500	2	599,900	39
Mar-23	609,000	73	479,450	24	497,000	16	1,485,000	5	485,000	24
Feb-23	650,000	75	489,500	22	495,000	11	1,187,500	4	562,450	20
Jan-23	742,000	70	739,450	10	549,900	11	847,000	5	515,000	13
Dec-22	724,900	79	479,900	10	487,500	16	686,999	12	735,000	13
Nov-22	674,998	93	517,450	20	534,000	29	899,000	7	499,250	12
Oct-22	587,000	114	499,900	27	485,000	19	849,500	6	507,450	24
Sep-22	579,000	119	545,900	21	629,000	23	568,700	8	545,450	34
Aug-22	650,000	123	587,500	24	641,000	28	724,500	14	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

# Market Dynamics

RE/MAX Gold - CA

## Sold Average vs. Median Price 2 Years (Monthly) 05/01/21 - 05/31/23



### KEY INFORMATION

	May-21	May-23	Price Change	Percent Change
<b>Average</b>	529,904	580,133	50,229	9.5
<b>Median</b>	458,025	522,000	63,975	14.0



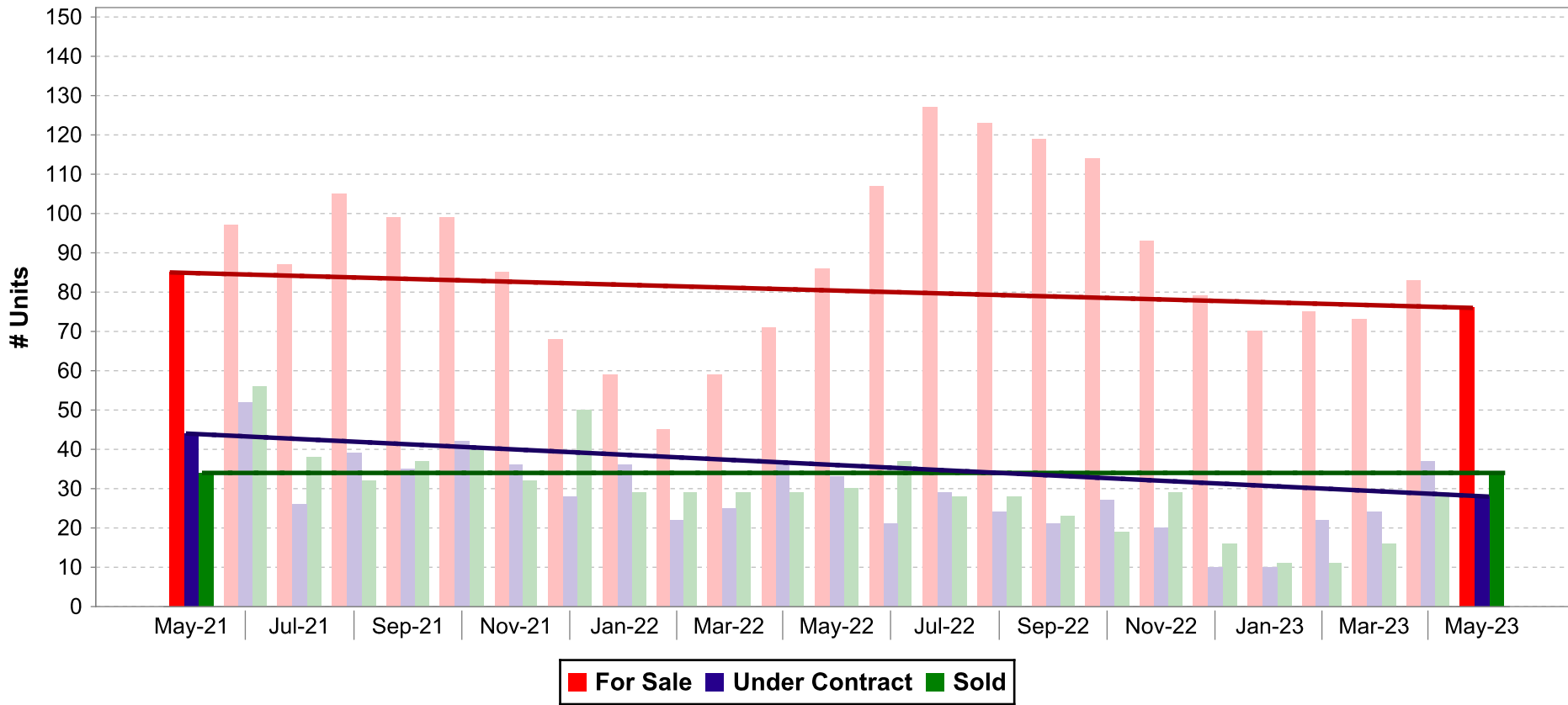
<b>MLS:</b> NNRMLS	<b>Period:</b> 2 Years (Monthly)	<b>Price:</b> All	<b>Construction Type:</b> All	<b>Bedrooms:</b> All	<b>Bathrooms:</b> All	<b>Lot Size:</b> All
<b>Property Types:</b>	Residential: (Single Family Residence)					<b>Sq Ft:</b> All
<b>Cities:</b>	Gardnerville					

**Market Dynamics**  
**Sold Average vs. Median Price**  
**2 Years (Monthly) 05/01/21 - 05/31/23**

RE/MAX Gold - CA

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
May-23	34	580,133	522,000	58,133	90.0	66
Apr-23	29	612,362	490,000	122,362	80.0	86
Mar-23	16	708,401	497,000	211,401	70.2	177
Feb-23	11	923,686	495,000	428,686	53.6	133
Jan-23	11	686,900	549,900	137,000	80.1	125
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

### Market Dynamics Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 05/01/21 - 05/31/23



**KEY INFORMATION**

	May-21	May-23	# Units Change	Percent Change
<b>For Sale</b>	85.0	76.0	-9.0	-10.6
<b>Under Contract</b>	44.0	28.0	-16.0	-36.4
<b>Sold</b>	34.0	34.0	0.0	0.0

For Sale  
-10.6%

UC  
-36.4%

Sold  
0.0%

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

## Market Dynamics

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

#### 2 Years (Monthly) 05/01/21 - 05/31/23

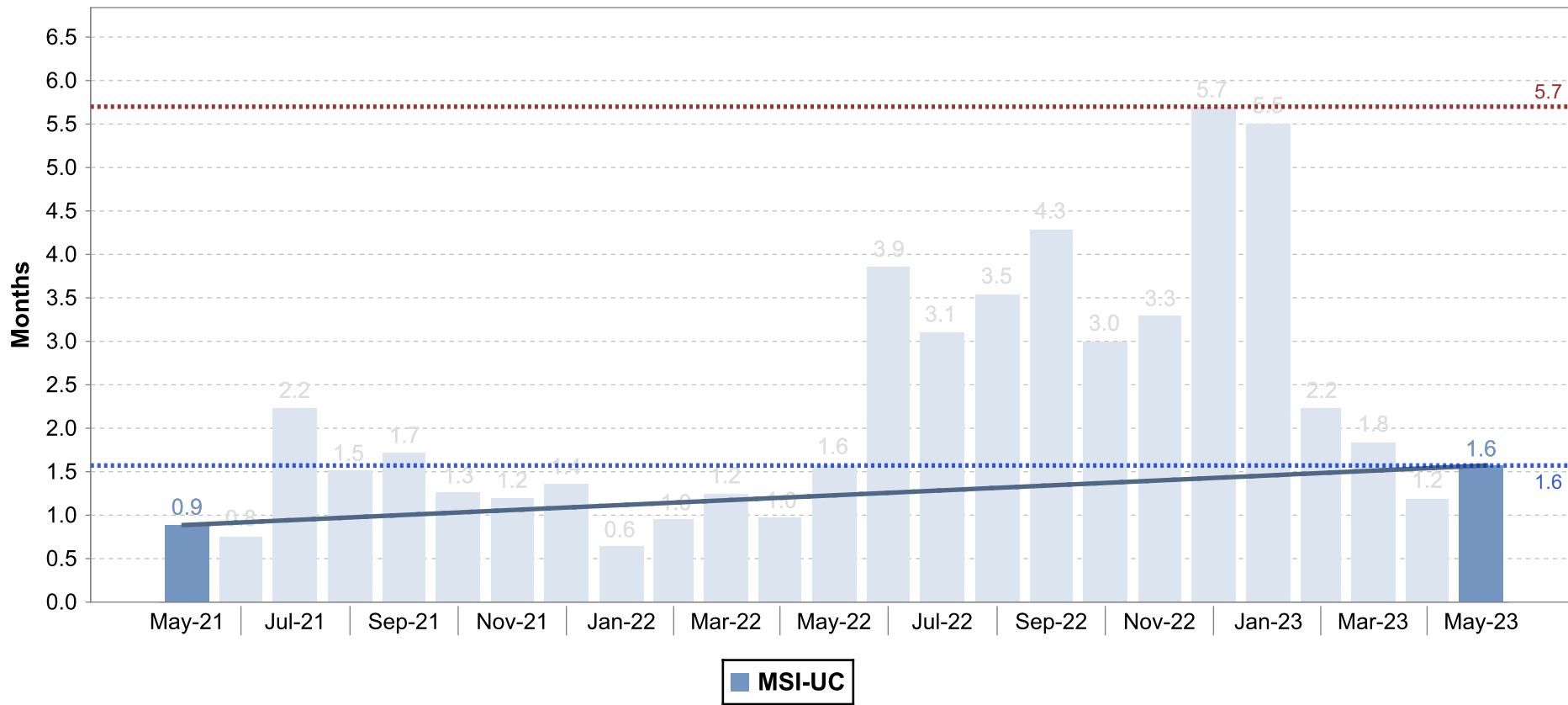
RE/MAX Gold - CA

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
May-23	76	77	28	45	34	66	4	100	32
Apr-23	83	71	37	57	29	86	2	148	39
Mar-23	73	98	24	95	16	177	5	188	24
Feb-23	75	106	22	101	11	133	4	174	20
Jan-23	70	122	10	132	11	125	5	184	13
Dec-22	79	120	10	129	16	97	12	133	13
Nov-22	93	101	20	92	29	87	7	85	12
Oct-22	114	85	27	84	19	70	6	181	24
Sep-22	119	73	21	83	23	71	8	74	34
Aug-22	123	62	24	66	28	66	14	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

# Market Dynamics

## Months Supply of Inventory (UC Calculation)

### 2 Years (Monthly) 05/01/21 - 05/31/23



**MSI-UC**  
KEY INFORMATION

	May-21	May-23	MSI Change	Percent Change
<b>MSI-UC</b>	0.9	1.6	0.7	77.3



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

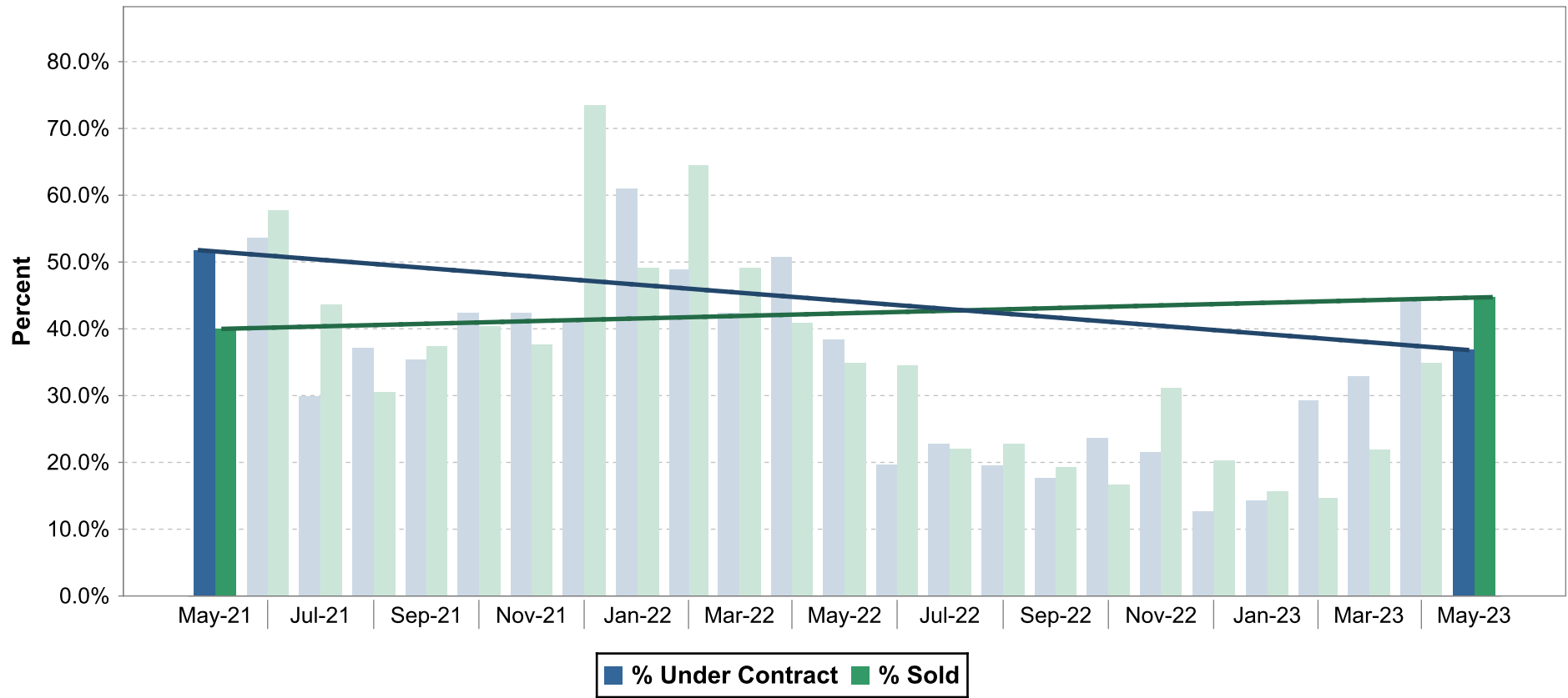
## Market Dynamics

### Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 05/01/21 - 05/31/23

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
May-23	1.6	1.3	44	28	34
Apr-23	1.2	1.5	44	37	29
Mar-23	1.8	2.8	44	24	16
Feb-23	2.2	4.5	49	22	11
Jan-23	5.5	5.0	55	10	11
Dec-22	5.7	3.6	57	10	16
Nov-22	3.3	2.3	66	20	29
Oct-22	3.0	4.3	81	27	19
Sep-22	4.3	3.9	90	21	23
Aug-22	3.5	3.0	85	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



### Market Dynamics Sales Absorption 2 Years (Monthly) 05/01/21 - 05/31/23



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

**KEY INFORMATION**

	May-21	May-23	Change	Percent Change
% Under Contract	51.76	36.84	-14.92	-28.8
% Sold	40.00	44.74	4.74	11.8



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

**Market Dynamics**  
**Sales Absorption**  
**2 Years (Monthly) 05/01/21 - 05/31/23**

RE/MAX Gold - CA

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
May-23	36.8	44.7	76	28	34
Apr-23	44.6	34.9	83	37	29
Mar-23	32.9	21.9	73	24	16
Feb-23	29.3	14.7	75	22	11
Jan-23	14.3	15.7	70	10	11
Dec-22	12.7	20.2	79	10	16
Nov-22	21.5	31.2	93	20	29
Oct-22	23.7	16.7	114	27	19
Sep-22	17.6	19.3	119	21	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