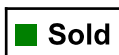
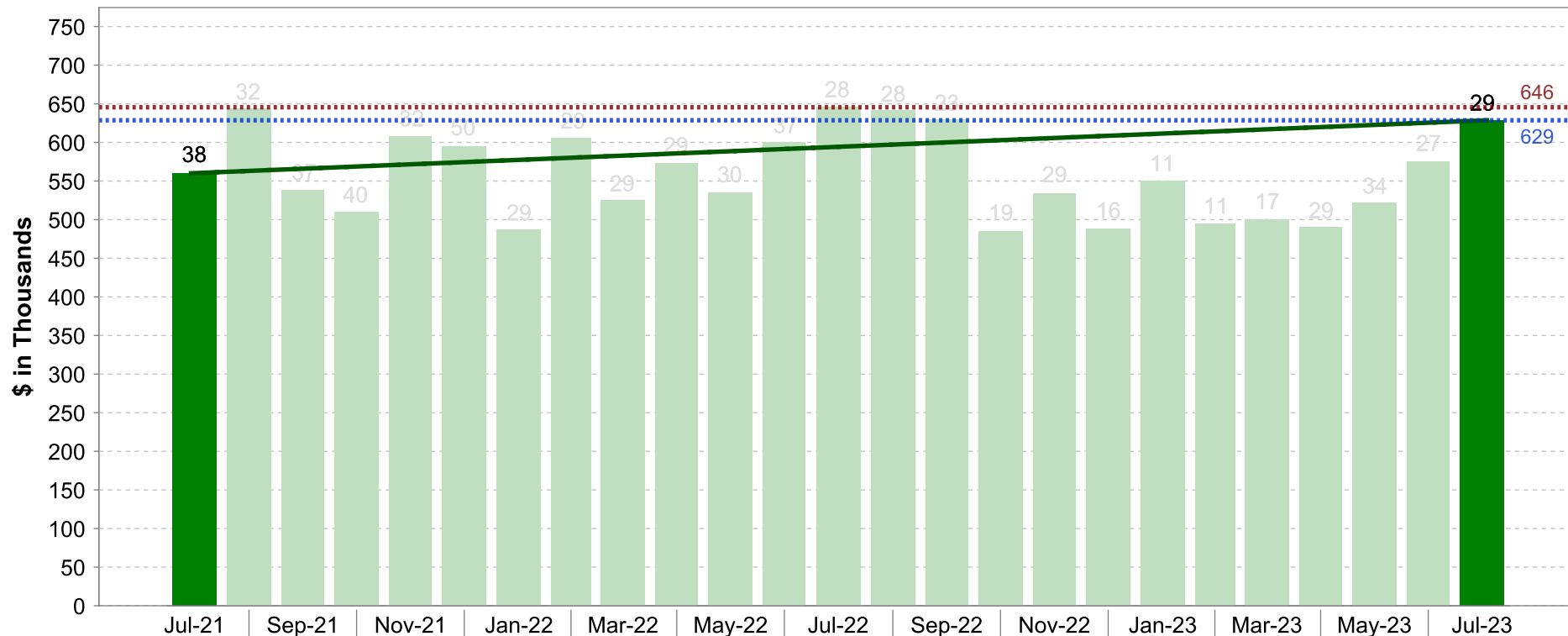


Market Dynamics

RE/MAX Gold - CA

Median Price (Sold)
2 Years (Monthly) 07/01/21 - 07/31/23



KEY INFORMATION

	Jul-21	Jul-23	Median Price Change	Percent Change
Sold	560,000	628,621	68,621	12.3

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) 07/01/21 - 07/31/23

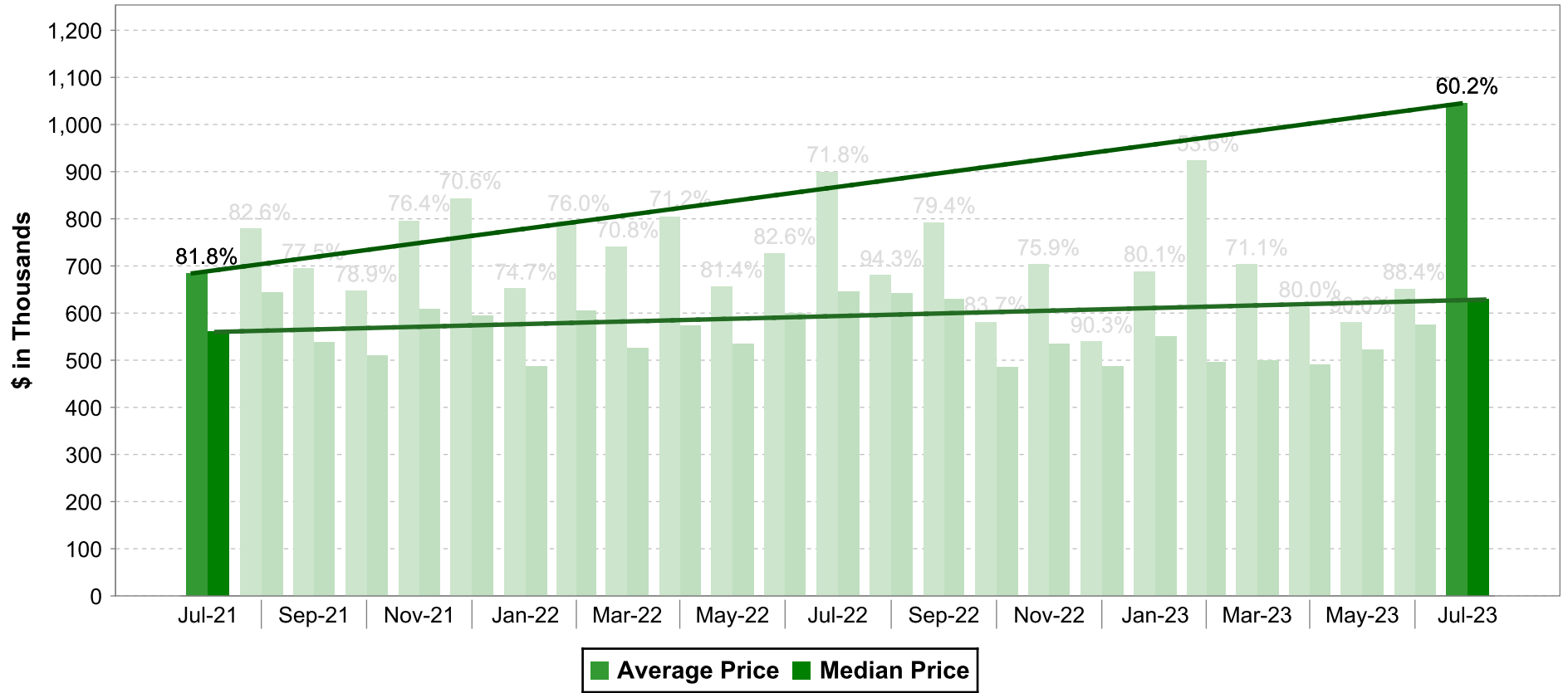
RE/MAX Gold - CA

Time Period	FOR SALE		UNDER CONTRACT		SOLD		OFF MAKRET		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jul-23	779,900	103	737,000	32	628,621	29	674,000	5	649,500	46
Jun-23	799,500	98	628,950	30	575,000	27	700,000	11	824,450	44
May-23	759,500	86	605,038	28	522,000	34	722,000	4	668,500	34
Apr-23	634,950	90	525,000	36	490,000	29	987,500	2	584,450	40
Mar-23	609,000	79	479,450	24	500,000	17	1,485,000	5	485,000	26
Feb-23	650,000	79	489,500	22	495,000	11	1,187,500	4	562,450	20
Jan-23	735,000	73	729,900	9	549,900	11	847,000	5	515,000	13
Dec-22	724,900	81	479,900	10	487,500	16	699,000	11	729,950	14
Nov-22	681,749	94	517,450	20	534,000	29	899,000	7	499,250	12
Oct-22	595,000	115	499,900	27	485,000	19	849,500	6	507,450	24
Sep-22	582,000	120	545,900	21	629,000	23	568,700	8	545,450	34
Aug-22	650,000	124	587,500	24	641,000	28	724,500	14	600,000	33
Jul-22	681,750	128	675,000	29	645,500	28	925,000	8	627,000	46
Jun-22	688,750	108	650,000	21	600,000	37	737,000	5	671,750	56
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

Market Dynamics

Sold Average vs. Median Price

2 Years (Monthly) 07/01/21 - 07/31/23



KEY INFORMATION

	Jul-21	Jul-23	Price Change	Percent Change
Average	684,452	1,044,673	360,222	52.6
Median	560,000	628,621	68,621	12.3

Average
+52.6%

Median
+12.3%

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) 07/01/21 - 07/31/23

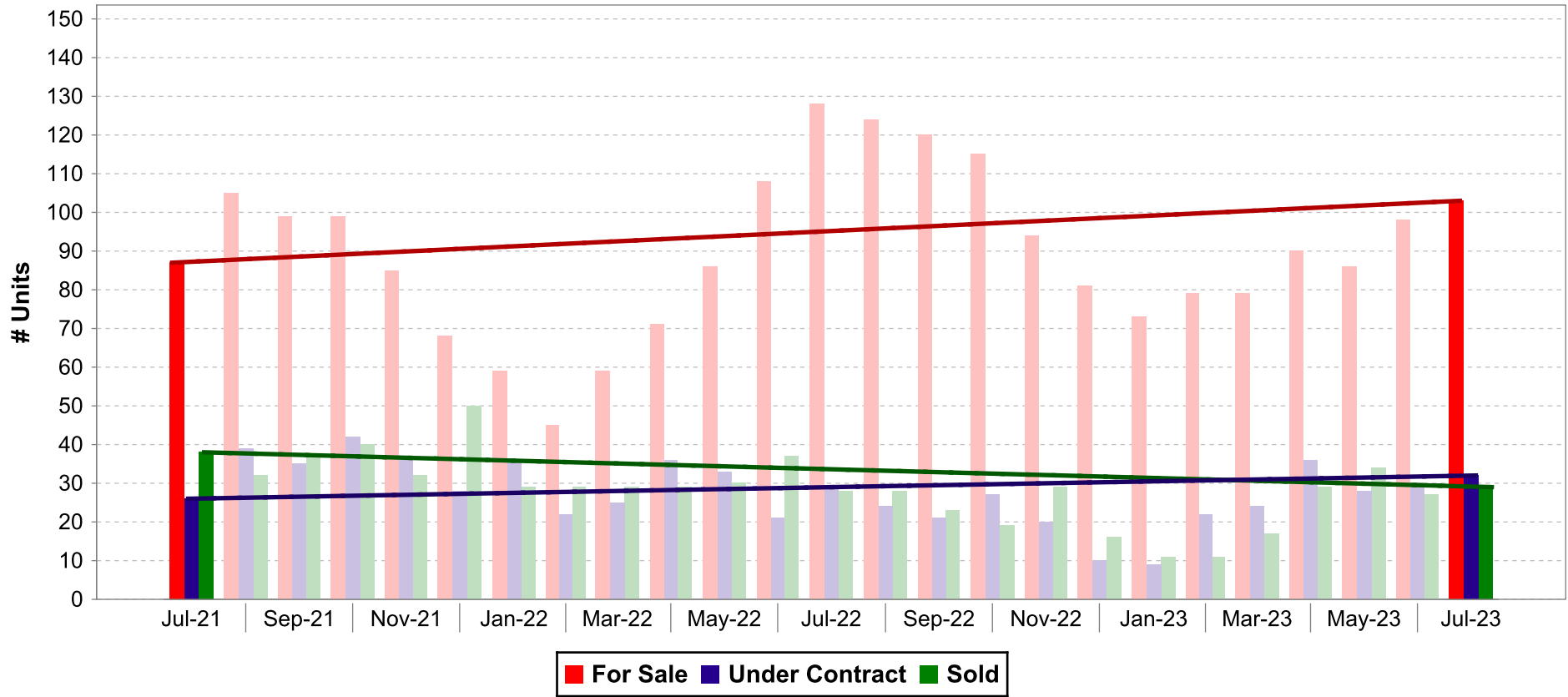
RE/MAX Gold - CA

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Jul-23	29	1,044,673	628,621	416,052	60.2	75
Jun-23	27	650,754	575,000	75,754	88.4	68
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	17	702,907	500,000	202,907	71.1	170
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

Market Dynamics

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

2 Years (Monthly) 07/01/21 - 07/31/23



KEY INFORMATION

	Jul-21	Jul-23	# Units Change	Percent Change
For Sale	87.0	103.0	16.0	18.4
Under Contract	26.0	32.0	6.0	23.1
Sold	38.0	29.0	-9.0	-23.7

For Sale
+18.4%

UC
+23.1%

Sold
-23.7%

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					

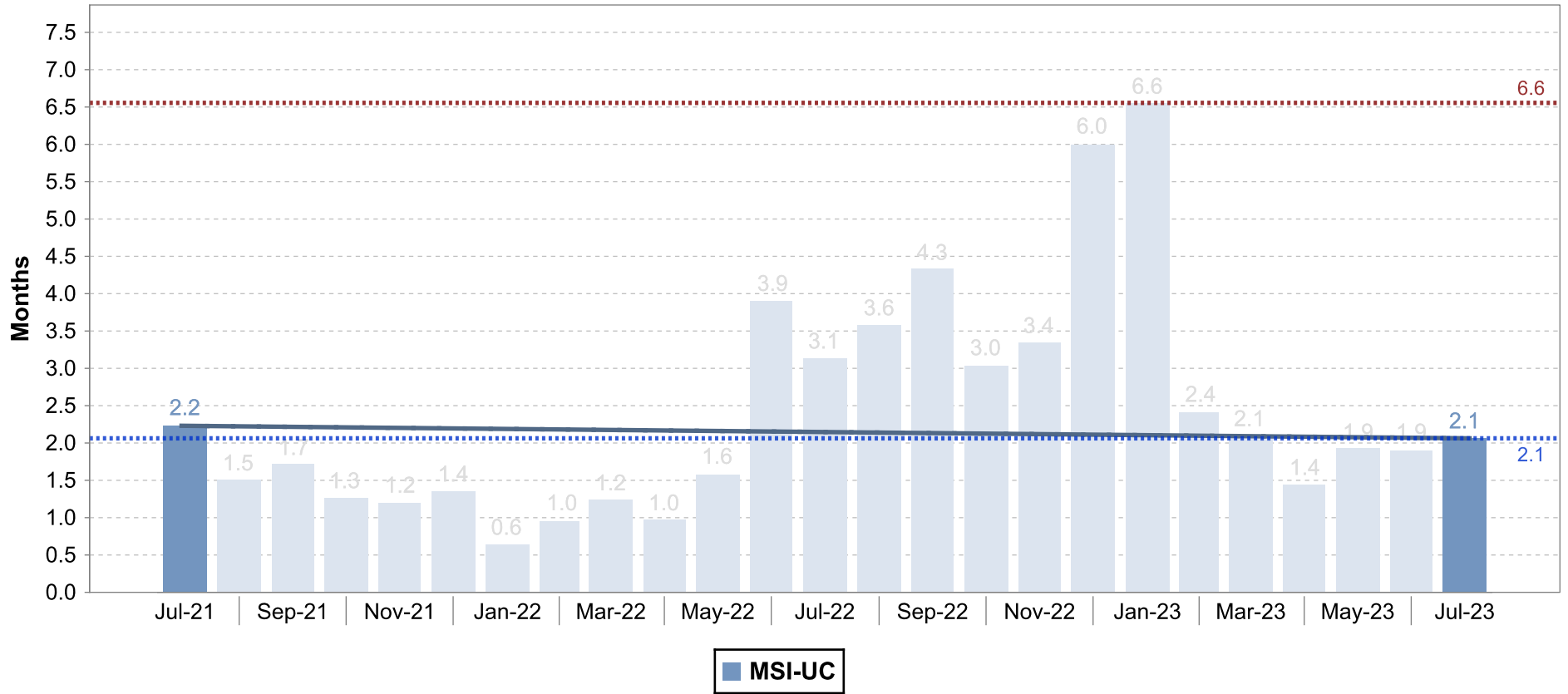
Market Dynamics

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

2 Years (Monthly) 07/01/21 - 07/31/23

Time Period	FOR SALE		UNDER CONTRACT		SOLD		Off Market		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Jul-23	103	68	32	50	29	75	5	138	46
Jun-23	98	78	30	62	27	68	11	129	44
May-23	86	83	28	64	34	66	4	100	34
Apr-23	90	76	36	58	29	86	2	148	40
Mar-23	79	100	24	96	17	170	5	188	26
Feb-23	79	108	22	102	11	133	4	174	20
Jan-23	73	123	9	142	11	125	5	184	13
Dec-22	81	120	10	129	16	97	11	136	14
Nov-22	94	102	20	92	29	87	7	85	12
Oct-22	115	86	27	84	19	70	6	181	24
Sep-22	120	73	21	83	23	71	8	74	34
Aug-22	124	62	24	66	28	66	14	49	33
Jul-22	128	54	29	60	28	89	8	142	46
Jun-22	108	44	21	50	37	68	5	48	56
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

Market Dynamics Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 07/01/21 - 07/31/23



MSI-UC
KEY INFORMATION

	Jul-21	Jul-23	MSI Change	Percent Change
MSI-UC	2.2	2.1	-0.2	-7.5



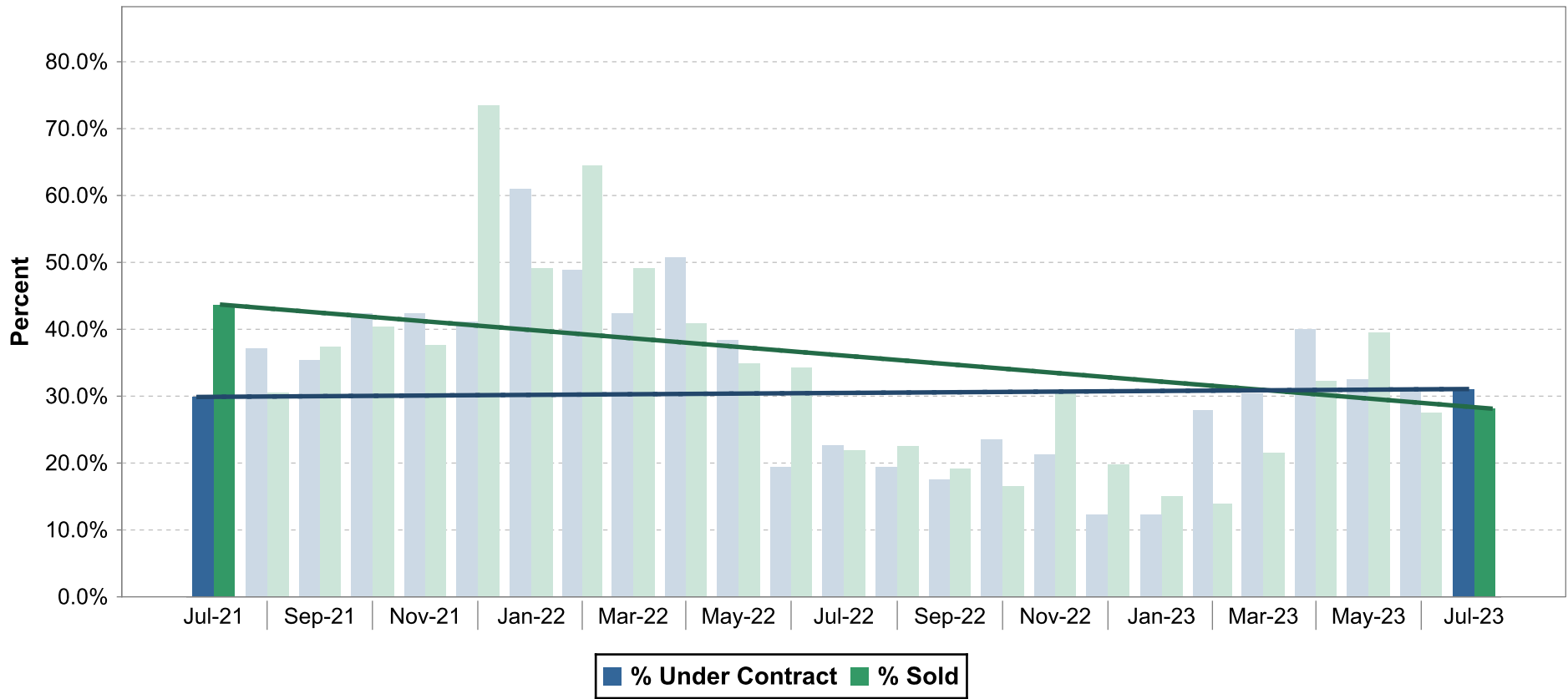
MLS: NNRMLS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence)					Sq Ft: All
Cities:	Gardnerville					

Market Dynamics

Months Supply of Inventory (UC Calculation) 2 Years (Monthly) 07/01/21 - 07/31/23

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Jul-23	2.1	2.3	66	32	29
Jun-23	1.9	2.1	57	30	27
May-23	1.9	1.6	54	28	34
Apr-23	1.4	1.8	52	36	29
Mar-23	2.1	2.9	50	24	17
Feb-23	2.4	4.8	53	22	11
Jan-23	6.6	5.4	59	9	11
Dec-22	6.0	3.8	60	10	16
Nov-22	3.4	2.3	67	20	29
Oct-22	3.0	4.3	82	27	19
Sep-22	4.3	4.0	91	21	23
Aug-22	3.6	3.1	86	24	28
Jul-22	3.1	3.2	91	29	28
Jun-22	3.9	2.2	82	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

Market Dynamics Sales Absorption 2 Years (Monthly) 07/01/21 - 07/31/23



% Under Contract **% Sold**

KEY INFORMATION

	Jul-21	Jul-23	Change	Percent Change
% Under Contract	29.89	31.07	1.18	4.0
% Sold	43.68	28.16	-15.52	-35.5

% UC
+4.0%

% Sold
-35.5%

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) 07/01/21 - 07/31/23

RE/MAX Gold - CA

Time Period	% of Properties Under Contract	% of Properties Sold	# Properties For Sale	# Properties Under Contract	# Properties Sold
Jul-23	31.1	28.2	103	32	29
Jun-23	30.6	27.6	98	30	27
May-23	32.6	39.5	86	28	34
Apr-23	40.0	32.2	90	36	29
Mar-23	30.4	21.5	79	24	17
Feb-23	27.8	13.9	79	22	11
Jan-23	12.3	15.1	73	9	11
Dec-22	12.4	19.8	81	10	16
Nov-22	21.3	30.8	94	20	29
Oct-22	23.5	16.5	115	27	19
Sep-22	17.5	19.2	120	21	23
Aug-22	19.4	22.6	124	24	28
Jul-22	22.7	21.9	128	29	28
Jun-22	19.4	34.3	108	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