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This Week

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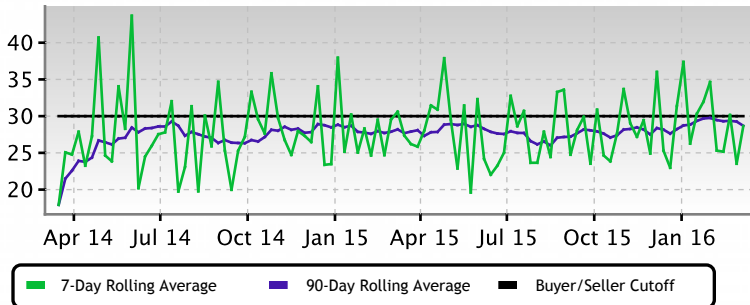
The median list price in GARDNERVILLE, NV this week is \$395,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- While prices have been at a plateau for a number of weeks, this is a Buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.

Market Action Index



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,099,000	4345	2.5 - 5.0 acres	4.0	4.0	13	35	1	1	245	Most expensive 25% of properties
Upper/Second	\$ 499,500	2722	0.50 - 1.0 acre	3.0	3.0	18	36	4	0	96	Upper-middle 25% of properties
Lower/Third	\$ 355,000	2034	0.25 - 0.50 acre	3.0	2.0	15	36	4	4	129	Lower-middle 25% of properties
Bottom/Fourth	\$ 228,000	1339	8,001 - 10,000 sqft	3.0	2.0	28	36	3	4	122	Least expensive 25% of properties

WESTERN TITLE COMPANY - SINCE 1902

Real-Time Market Profile

		Trend
Median List Price	\$ 395,000	↔
Asking Price Per Square Foot	\$ 183	↔
Average Days on Market (DOM)	147	↓
Percent of Properties with Price Decrease	22 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2248	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0	
Market Action Index Buyer's Advantage	28.7	↓

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
↑ Slight upward trend ↓ Slight downward trend

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

Price Trends

