

Courtesy of Laura Moline, RE/MAX Realty Affiliates

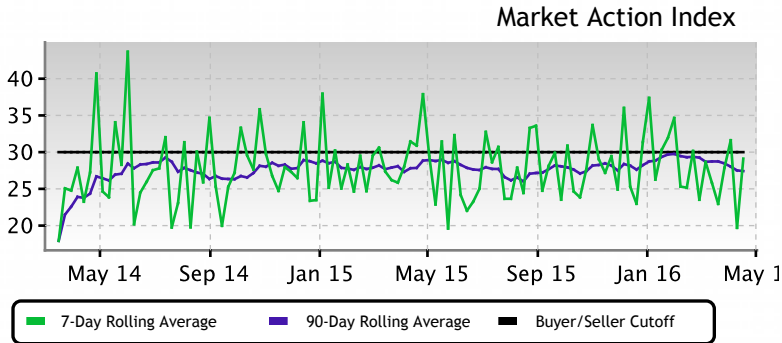
This Week

The median list price in GARDNERVILLE, NV this week is \$419,950.

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

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.



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	\$ 1,300,000	4200	2.5 - 5.0 acres	4.0	4.0	13	43	3	0	212	Most expensive 25% of properties
Upper/Second	\$ 574,750	2625	0.50 - 1.0 acre	3.0	3.0	16	43	7	1	101	Upper-middle 25% of properties
Lower/Third	\$ 369,289	2102	0.25 - 0.50 acre	3.0	2.0	15	44	7	5	74	Lower-middle 25% of properties
Bottom/Fourth	\$ 225,500	1320	8,001 - 10,000 sqft	3.0	2.0	28	44	3	5	93	Least expensive 25% of properties

WESTERN TITLE COMPANY - SINCE 1902

Real-Time Market Profile

		Trend
Median List Price	\$ 419,950	↔↔
Asking Price Per Square Foot	\$ 190	↑↑
Average Days on Market (DOM)	120	↓↓
Percent of Properties with Price Decrease	23 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2272	
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	27.4	↓↓

- ↔↔ 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.

