

## This Week

The median list price in CARSON CITY, NV 89701 this week is \$225,000.

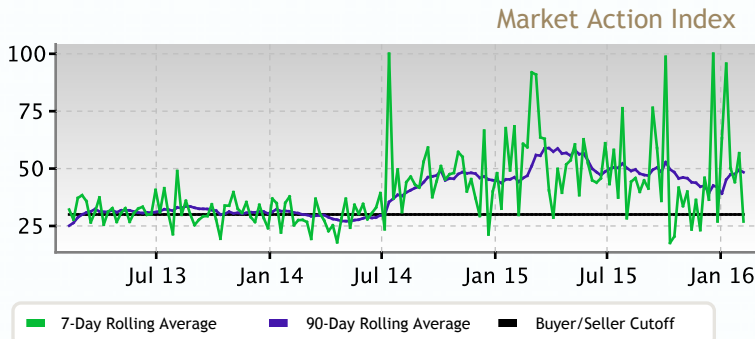
Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

## Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile			Trend
Median List Price	\$ 225,000		↔
Asking Price Per Square Foot	\$ 152		↑
Average Days on Market (DOM)	69		↓↓
Percent of Properties with Price Decrease	25 %		
Percent Relisted (reset DOM)	2 %		
Percent Flip (price increased)	8 %		
Median House Size (sq ft)	1556		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	48.4	↑↑

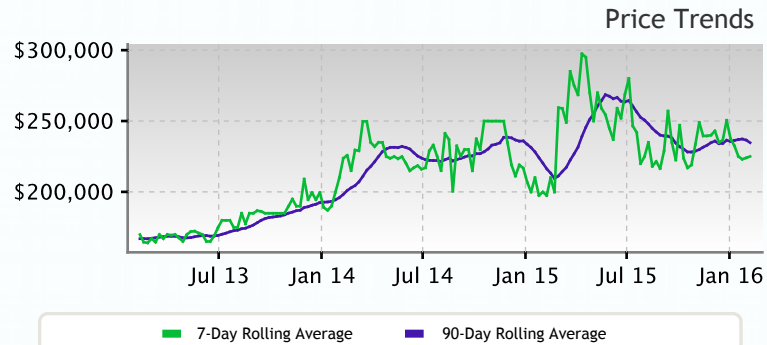
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend



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.

## Price

- Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



## 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	Description
Top/First	\$ 347,450	1964	0.25 - 0.50 acre	3.0	2.5	22	10	3	0	107	Most expensive 25% of properties
Upper/Second	\$ 263,950	1556	6,501 - 8,000 sqft	3.0	2.5	24	10	1	0	50	Upper-middle 25% of properties
Lower/Third	\$ 215,650	1430	6,501 - 8,000 sqft	3.0	2.0	29	10	1	0	40	Lower-middle 25% of properties
Bottom/Fourth	\$ 157,400	1344	6,501 - 8,000 sqft	3.0	2.0	35	10	3	2	79	Least expensive 25% of properties

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