

This Week

The median list price in CARSON CITY, NV 89703 this week is \$379,900.

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

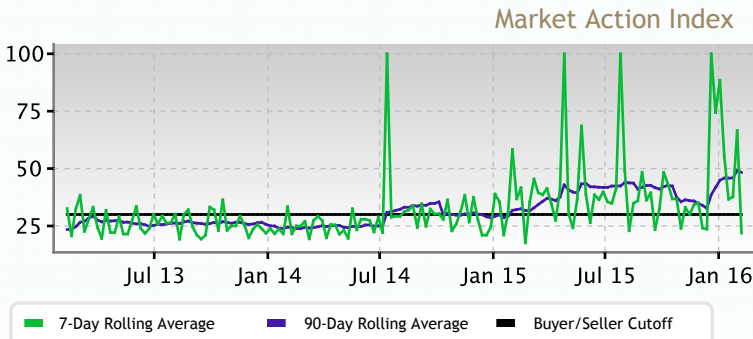
- Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

Real-Time Market Profile			Trend
Median List Price	\$ 379,900		↓↓
Asking Price Per Square Foot	\$ 171		↑↑
Average Days on Market (DOM)	86		↓↓
Percent of Properties with Price Decrease	41 %		
Percent Relisted (reset DOM)	8 %		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	2128		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's 48.3		↑↑

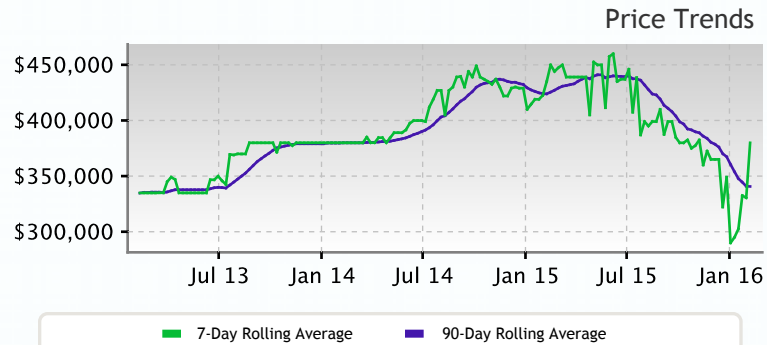
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.



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	Description
Top/First	\$ 473,000	2543	0.25 - 0.50 acre	4.0	3.0	15	9	0	0	106	Most expensive 25% of properties
Upper/Second	\$ 419,000	2548	0.25 - 0.50 acre	4.0	3.0	22	9	2	0	98	Upper-middle 25% of properties
Lower/Third	\$ 299,900	1695	8,001 - 10,000 sqft	3.0	2.0	51	9	1	0	51	Lower-middle 25% of properties
Bottom/Fourth	\$ 227,500	1580	4,501 - 6,500 sqft	3.0	2.0	56	10	0	1	90	Least expensive 25% of properties

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