

This Week

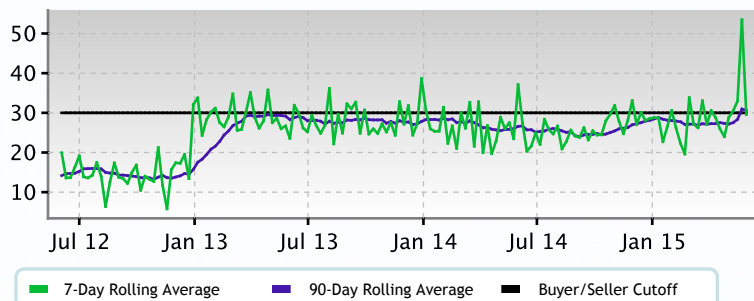
The median list price in RENO, NV 89511 this week is \$877,800.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

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.

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 2,150,000	5680	1.0 - 2.5 acres	4.0	5.0	10	57	9	0	236	Most expensive 25% of properties
Upper/Second	\$ 1,050,000	4081	0.50 - 1.0 acre	4.0	4.0	12	57	9	4	118	Upper-middle 25% of properties
Lower/Third	\$ 734,900	3404	0.50 - 1.0 acre	4.0	4.0	14	57	9	3	131	Lower-middle 25% of properties
Bottom/Fourth	\$ 409,000	2268	0.25 - 0.50 acre	3.0	3.0	22	58	13	8	82	Least expensive 25% of properties

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

Real-Time Market Profile

Median List Price	\$ 877,800	Trend
Asking Price Per Square Foot	\$ 240	
Average Days on Market (DOM)	141	
Percent of Properties with Price Decrease	28 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	3679	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.0	
Market Action Index	Seller's Advantage	30.6

Trend

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

Price

- While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

Price Trends

