

## This Week

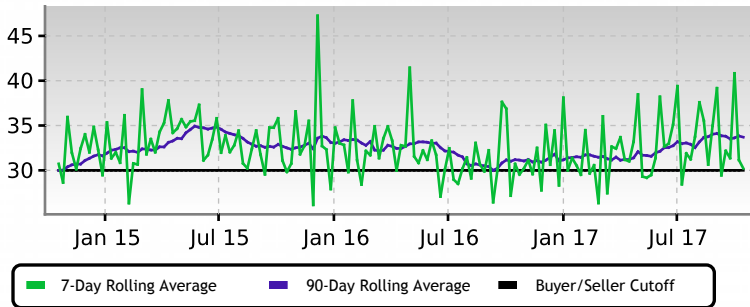
The median list price in RENO, NV this week is \$432,964.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

## Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

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	\$ 1,050,000	4028	0.50 - 1.0 acre	4.0	4.0	16	320	9	11	185	Most expensive 25% of properties
Upper/Second	\$ 525,000	2717	0.25 - 0.50 acre	4.0	3.0	16	321	23	21	100	Upper-middle 25% of properties
Lower/Third	\$ 369,950	1879	6,501 - 8,000 sqft	3.0	2.0	19	321	26	30	60	Lower-middle 25% of properties
Bottom/Fourth	\$ 274,900	1476	6,501 - 8,000 sqft	3.0	2.0	30	321	39	27	72	Least expensive 25% of properties

WESTERN TITLE COMPANY - SINCE 1902

### Real-Time Market Profile

		Trend
Median List Price	\$ 432,964	↔↔
Asking Price Per Square Foot	\$ 205	↔↔
Average Days on Market (DOM)	104	↔↔
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2318	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage 33.7	↔↔

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

## Price

- Prices appear to be hovering around their high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Price Trends

