



This Week

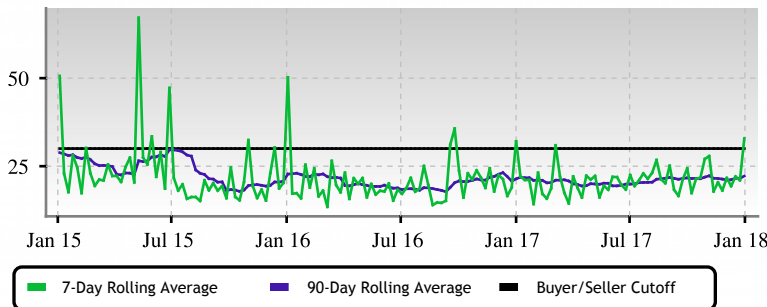
The median list price in INCLINE VILLAGE, NV this week is \$1,399,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market, prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

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	\$ 3,995,000	4556	0.25 - 0.50 acre	5.0	5.2	23	33	0	4	320	Most expensive 25% of properties
Upper/Second	\$ 1,699,000	4137	8,001 - 10,000 sqft	4.0	3.5	31	33	0	2	246	Upper-middle 25% of properties
Lower/Third	\$ 1,150,000	2960	0.25 - 0.50 acre	4.0	3.0	36	33	0	5	223	Lower-middle 25% of properties
Bottom/Fourth	\$ 767,000	2034	4,501 - 6,500 sqft	3.0	2.5	38	34	0	3	130	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 1,399,000	↔↔
Asking Price Per Square Foot	\$ 409	↓↓↓
Average Days on Market (DOM)	229	↑↑
Percent of Properties with Price Decrease	20 %	
Percent Relisted (reset DOM)	32 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2868	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Strong Buyer's 22.2	↑↑

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

