

MARKET TRENDS

Quarterly Report



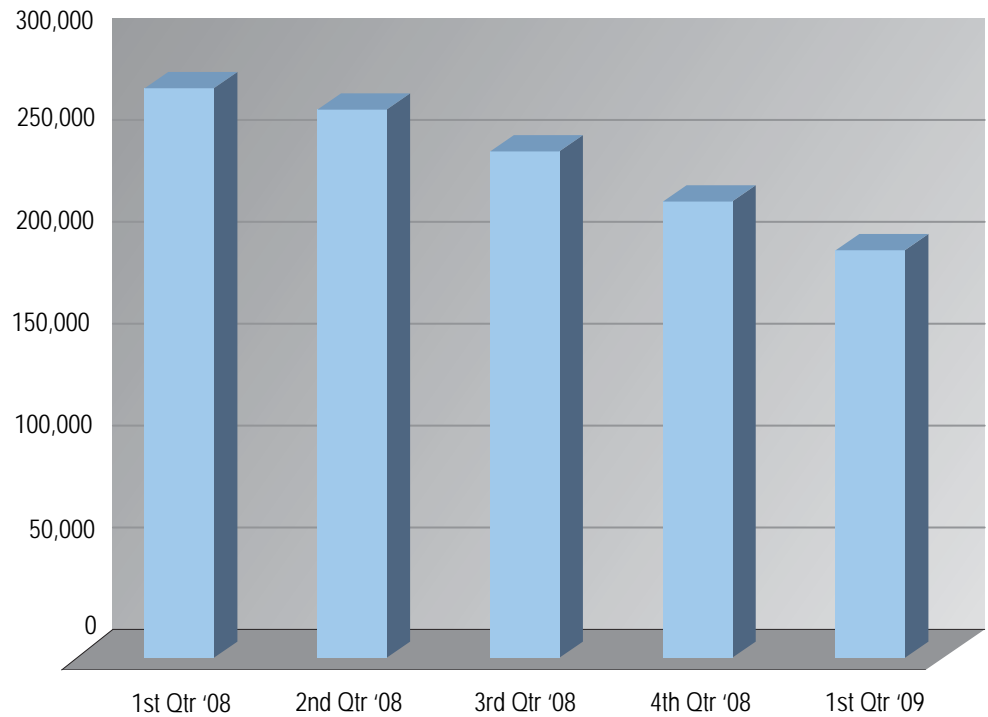
Reno/Sparks

DICKSON
REALTY

1st Quarter - 2009

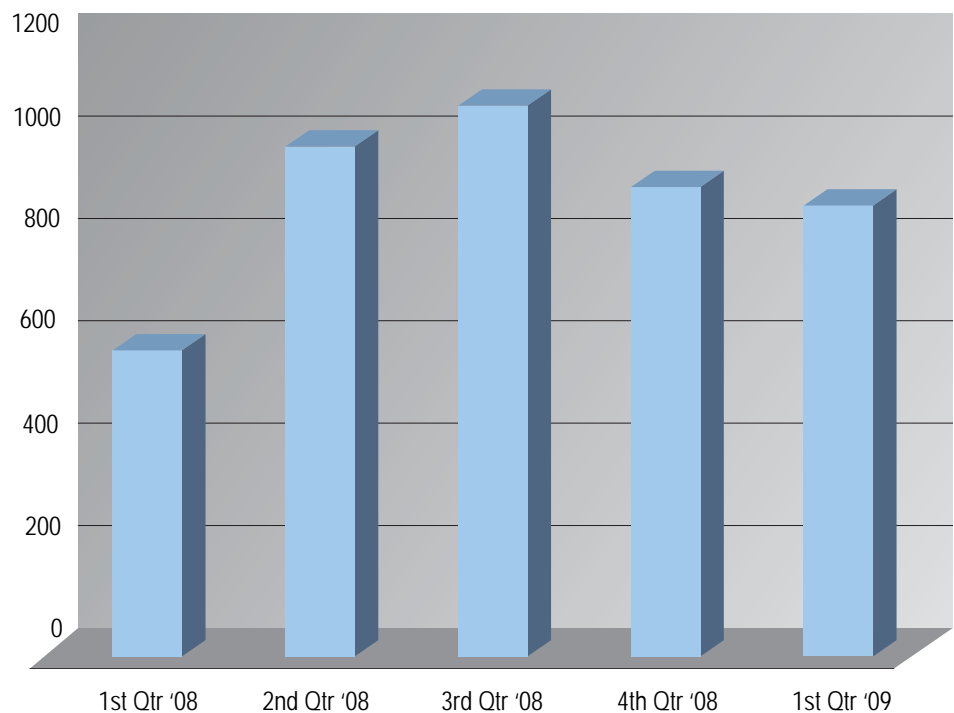
Homes Sold - Median Price Reno-Sparks

In the 1st quarter of 2008, the median price of homes sold in Reno-Sparks area was \$279,000. In 2009 that median price was down to \$200,000, a difference of -28%.



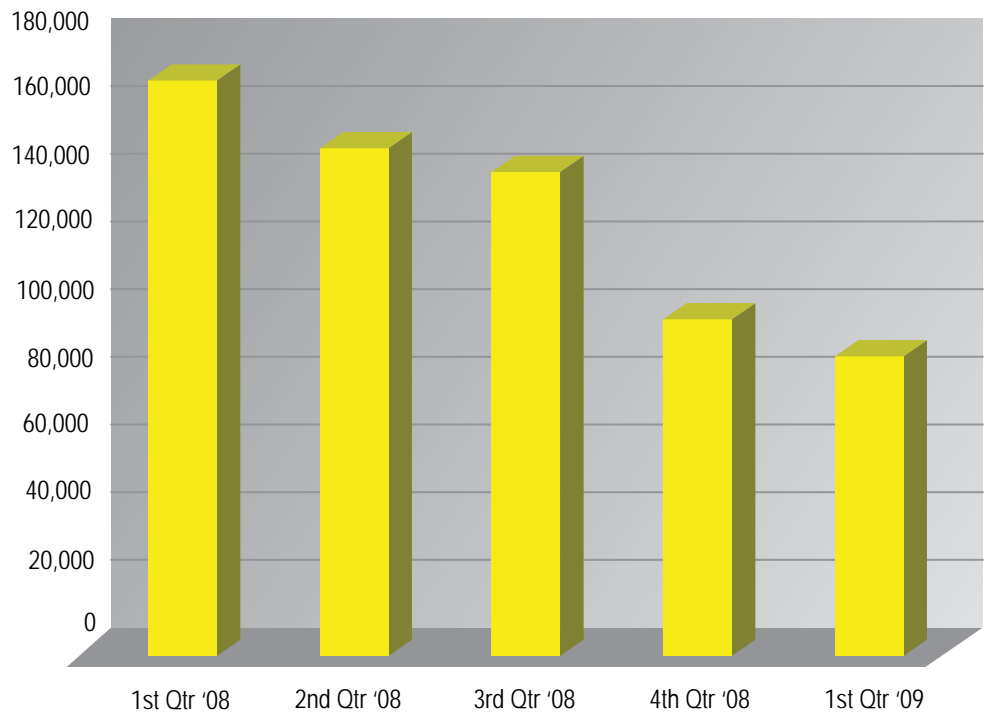
Homes Sold - Number of Solds Reno-Sparks

In the 1st quarter of 2008, the median price of homes sold in Reno-Sparks area was 598. While the number of homes being sold are declining again after the 3rd quarter, this 1st quarter of 2009 saw a rise a year ago to 881, a 47% increase.



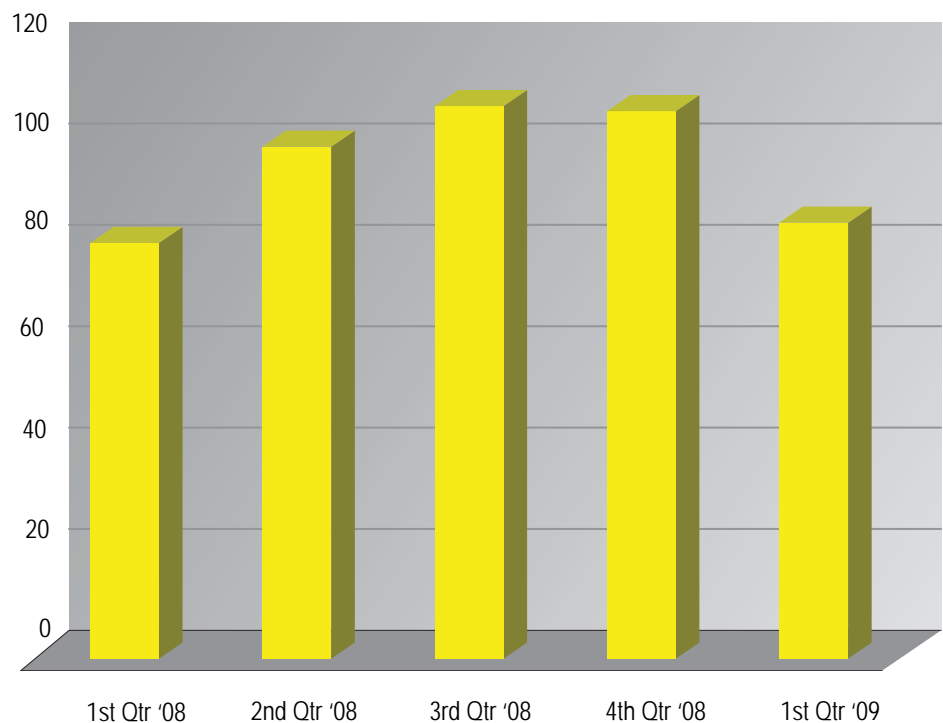
Condos Sold - Median Price Reno-Sparks

In the 1st quarter of 2008, the median price of condos sold in Reno-Sparks area was \$170,000. In 2009 that median price was down to \$88,500, a difference of -48%.



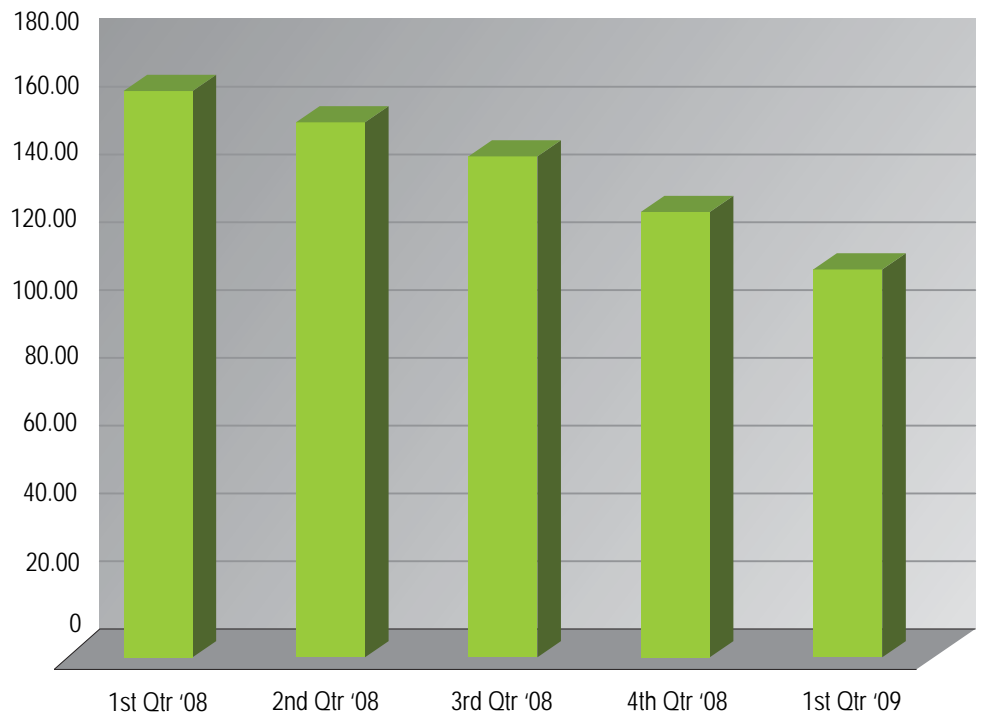
Condos Sold - Number of Solds Reno-Sparks

From 82 condos being sold in the 1st quarter of 2008 to 86 in the 1st quarter of 2009, the numbers are holding fairly steady with a slight increase of 5%.



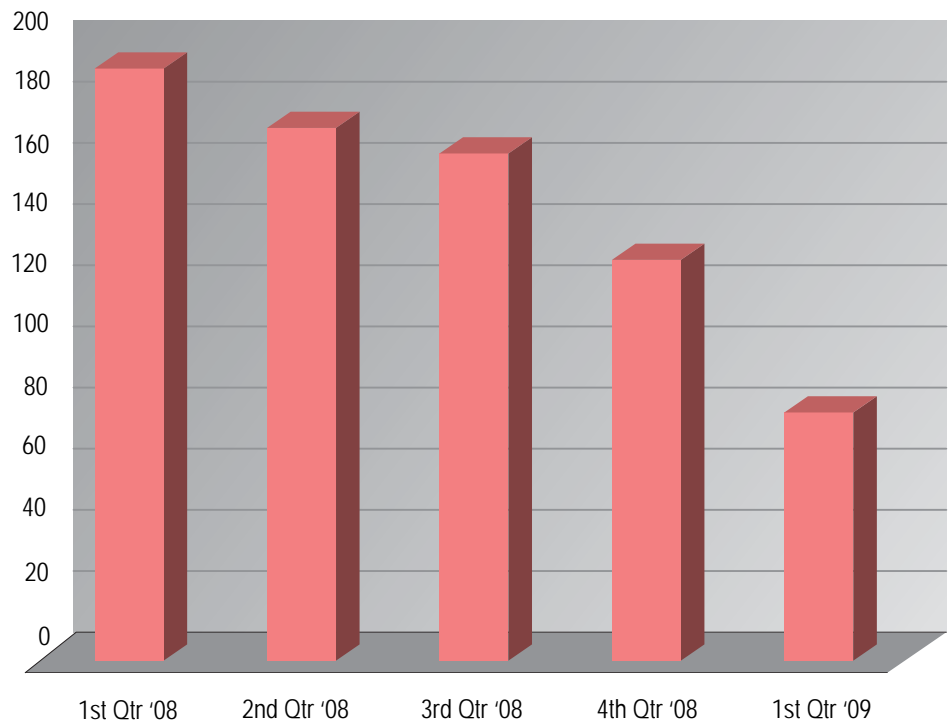
Homes Sold - Average Sold Price Per Square Foot Reno-Sparks

The price of homes sold per square foot continues to decrease each quarter, averaging around 90%.



Condos Sold - Average Sold Price Per Square Foot Reno-Sparks

The price of condos per square foot continues to fall from \$195.59 in the 1st quarter of 2008 down to \$81.15 in the 1st quarter of 2009, a difference of 58%.



Homes Sold - Median Price Breaks by Square Footage Reno-Sparks

	<1,000	1,000-1,499	1,500-1,999	2,000-2,499	2,500-2,999	3,000-3499
1stQ 08	186,000	220,000	265,000	320,000	390,000	490,000
2ndQ 08	173,000	190,500	239,900	311,000	365,500	544,900
3rdQ 08	155,000	175,000	209,450	285,000	365,000	470,000
4thQ 08	102,500	151,084	206,000	262,950	315,000	392,450
1stQ 09	96,525	134,950	183,500	231,500	278,950	354,000

Condos Sold - Median Price Breaks by Square Footage Reno-Sparks

	<800	800-1199	1,200-1,599	1,600-1,999
1stQ 08	98,000	157,450	225,000	295,510
2ndQ 08	89,900	142,000	220,000	285,000
3rdQ 08	82,275	125,000	195,000	220,000
4thQ 08	73,500	77,500	120,000	213,000
1stQ 09	50,000	69,200	100,000	171,900

Homes & Condos Sold by Type of Sale Reno-Sparks

	Traditional	Short Sale	REO
2ndQ 08	941	157	318
3rdQ 08	617	146	422
4thQ 08	329	163	533
1stQ 09	223	177	567

Median Price by Market Area Reno

	Homes		Condominiums	
	1stQ 09	1stQ 08	1stQ 09	1stQ 08
Northwest	173,500	225,000	144,990	203,500
New Northwest	222,900	299,450	*	*
Somerset	315,000	599,000	*	*
West Southwest including Caughlin Ranch	464,500	411,500	*	*
Old Southwest	264,950	325,000	*	*
Southwest including Lake Ridge	281,960	373,500	172,000	285,500
Old South Suburban, south Lakeside Drive	345,750	320,000	*	*
S Suburban including Arrowcreek & St James Village	640,000	577,500	*	*
Southwest Suburban, including Montreux	516,000	1,155,000	*	*
Hidden Valley	250,000	424,500	*	*
Donner Springs	167,000	241,000	96,950	200,000
South Meadows including Damonte Ranch	260,000	320,000	224,000	279,250
Virginia Highlands	325,000	497,000	*	*

Median Price by Market Area Sparks

	Homes		Condominiums	
	1stQ 09	1stQ 08	1stQ 09	1stQ 08
Sparks	141,500	220,500	77,350	151,750
Sparks Suburban, including Wingfield Springs	229,900	276,956	149,500	212,500
East Spanish Springs, east side of Pyramid Hwy	335,000	375,750	*	*
West Spanish Springs, west side of Pyramid Hwy	181,750	287,000	*	*
D'Andrea	210,000	276,000	*	*

Units Sold by Market Area Reno

	Homes		Condominiums	
	1stQ 09	1stQ 08	1stQ 09	1stQ 08
Northwest	26	16	7	5
New Northwest	60	53	*	*
Somerset	34	13	*	*
West Southwest including Caughlin Ranch	8	6	*	*
Old Southwest	14	25	*	*
Southwest including Lake Ridge	35	28	9	5
Old South Suburban, south Lakeside Drive	6	9	*	*
S Suburban including Arrowcreek & St James Village	23	40	*	*
Southwest Suburban, including Montreux	12	9	*	*
Hidden Valley	5	4	*	*
Donner Springs	27	19	4	3
South Meadows including Damonte Ranch	51	55	4	4
Virginia Highlands	5	4	*	*

Units Sold by Market Area Sparks

	Homes		Condominiums	
	1stQ 09	1stQ 08	1stQ 09	1stQ 08
Sparks	102	50	20	8
Sparks Suburban, including Wingfield Springs	152	79	4	8
East Spanish Springs, east side of Pyramid Hwy	4	8	*	*
West Spanish Springs, west side of Pyramid Hwy	40	20	*	*
D'Andrea	9	6	*	*

Caughlin Ranch

1030 Caughlin Crossing
Reno, NV
775.746.7000

Damonte Ranch

500 Damonte Ranch Pkwy, Suite 625
Reno, NV
775.850.7000

Somerset

7655 Town Square Way, Suite 215
Reno, NV
775.746.3300

Montreux

Bordeaux Drive
Reno, NV
775.849.9444

Sparks

4870 Vista Blvd, Suite 210
Sparks, NV
775.685.8800

Truckee

11500 Donner Pass Road
Truckee, CA
530.587.7444

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