

MARKET TRENDS

Quarterly Report



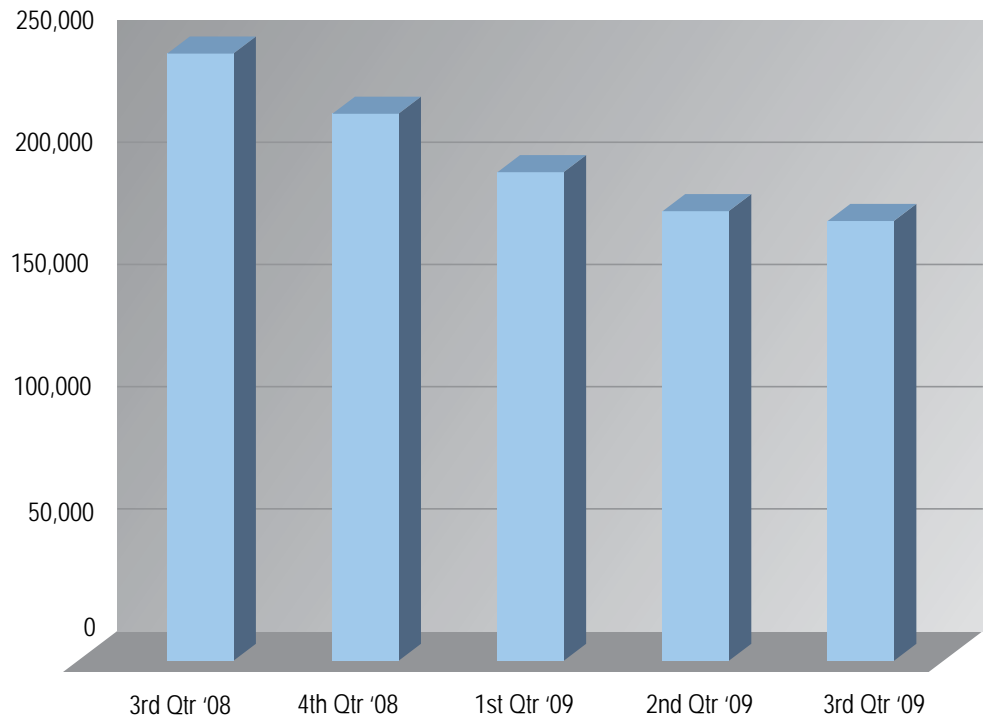
Reno/Sparks

DICKSON
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3rd Quarter - 2009

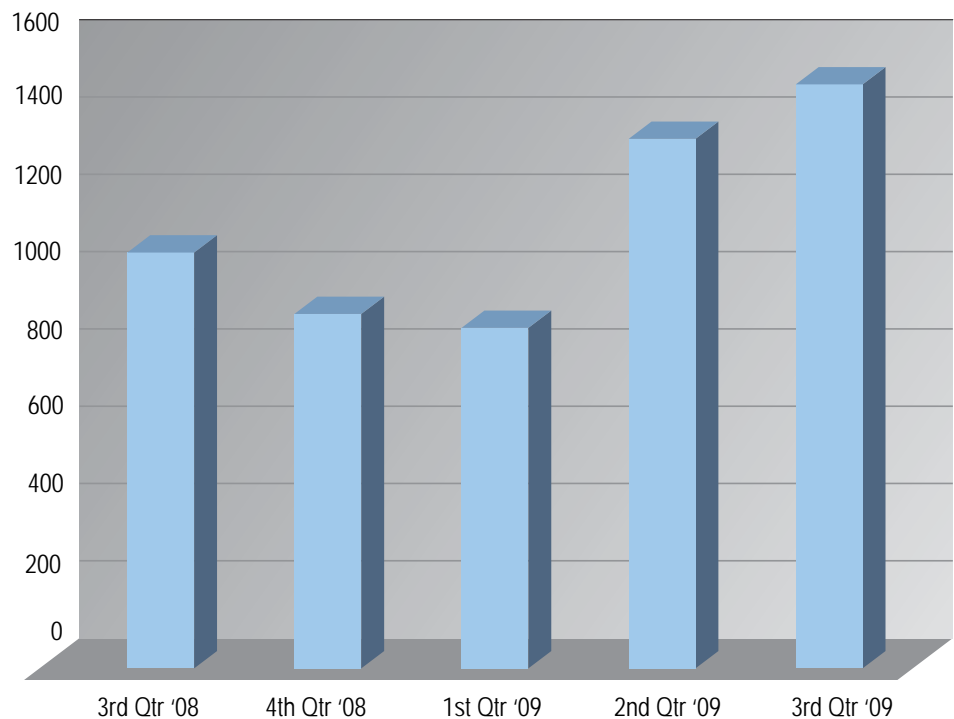
Homes Sold - Median Price Reno-Sparks

From 3rd quarter 2008 to 3rd quarter 2009, the median price in the Reno/Sparks area decreased 27.56%, from \$248,500 to \$180,025.



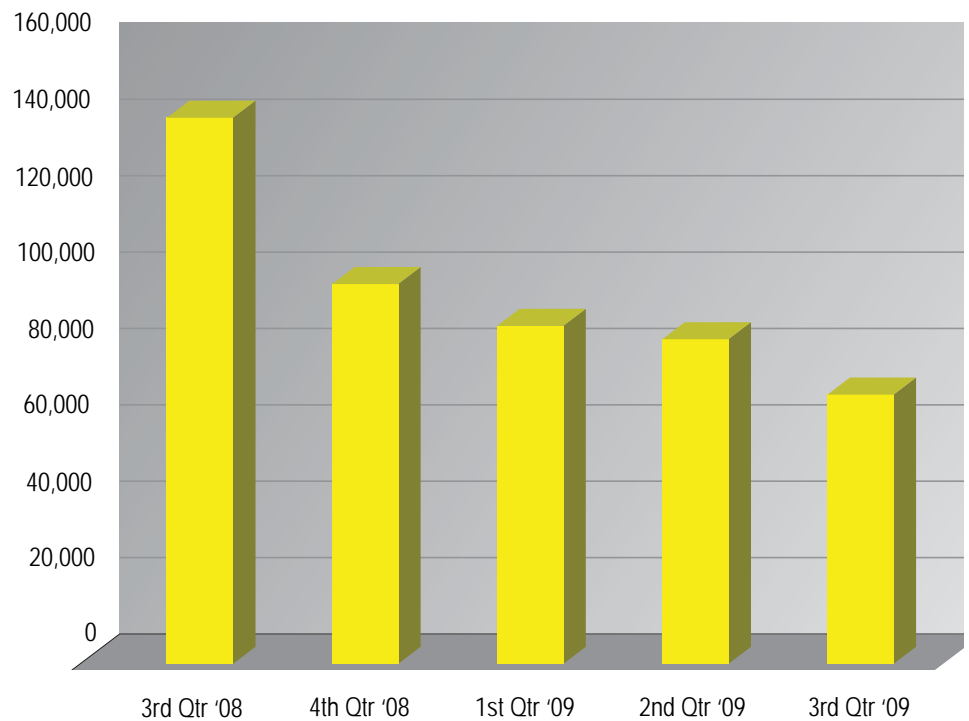
Homes Sold - Number of Solds Reno-Sparks

With 1,511 sold transactions, 3rd quarter 2009 proved to be the highest number of sales in Reno/Sparks since 2007.



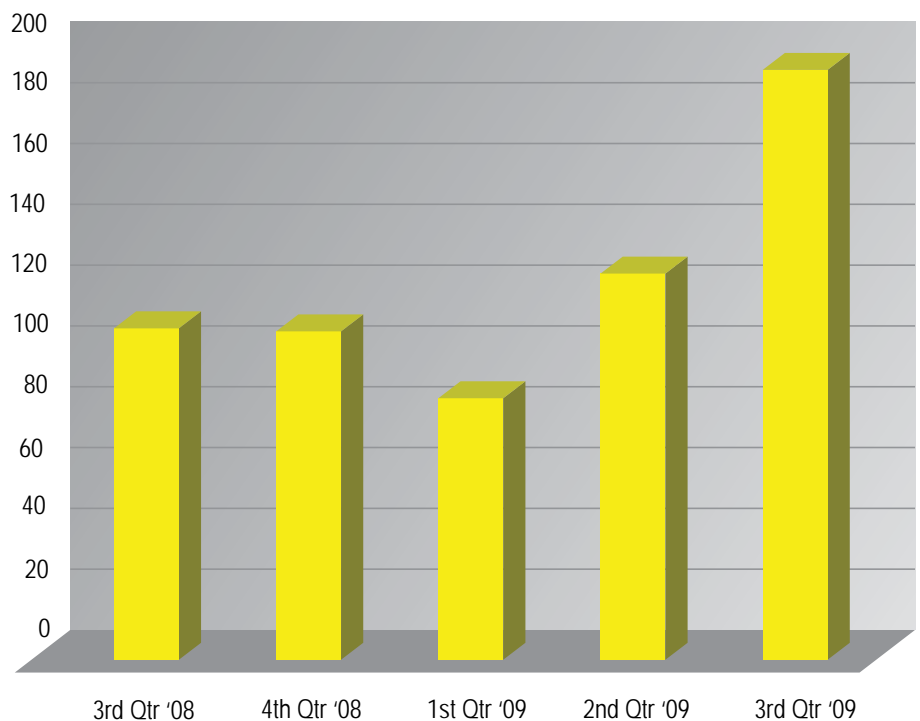
Condos Sold - Median Price Reno-Sparks

Median sales price continues to drop, a 50.7% decrease from 3rd quarter 08 to 3rd quarter 2009, and 17.06% drop since last quarter.



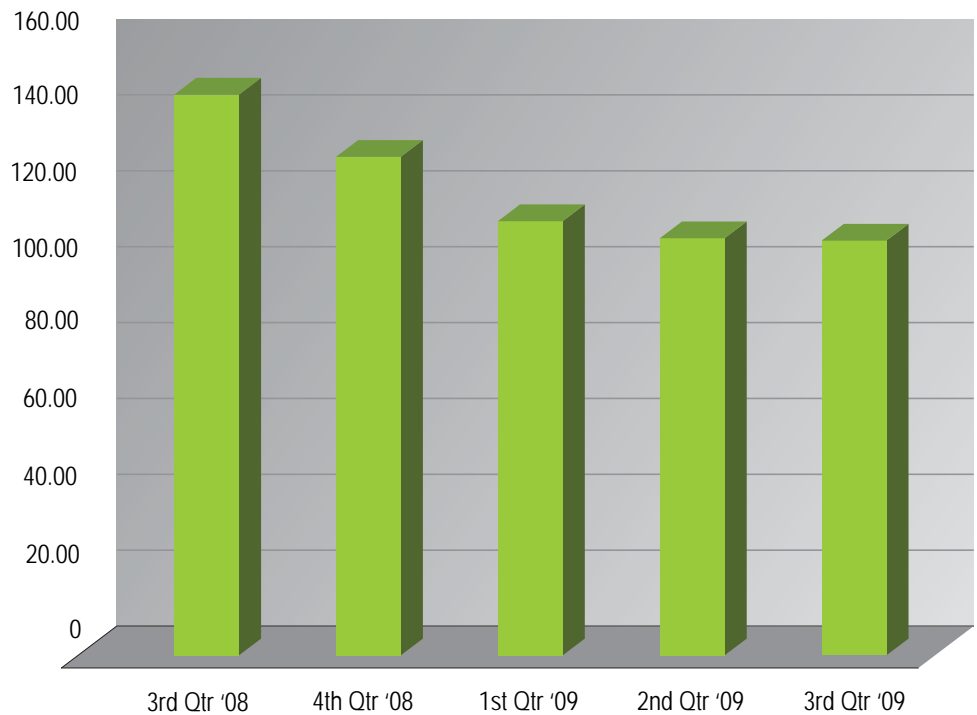
Condos Sold - Number of Solds Reno-Sparks

With 194 sold condo transactions, 3rd Quarter 2009 proved to be the highest amount of condo sales in Reno/Sparks since 2007.



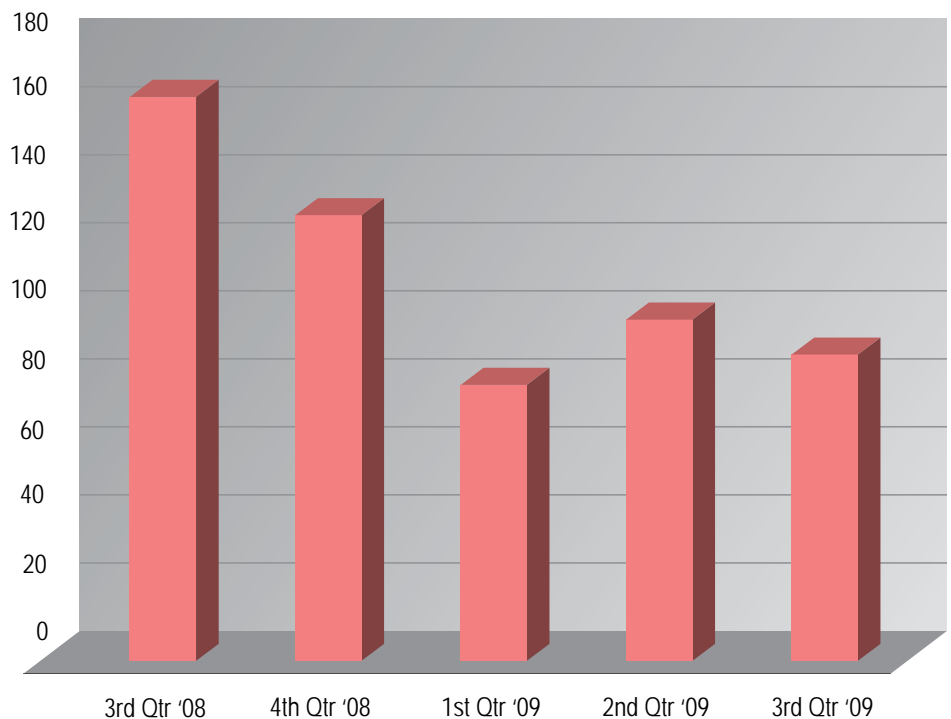
Homes Sold - Average Sold Price Per Square Foot Reno-Sparks

The cost-per-square-foot for homes in the Reno/Sparks area only dropped 0.01% from 2nd quarter to 3rd quarter 2009.



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

After several months of pricing drops, 2nd quarter 2009 saw an INCREASE in price-per-square-foot, but dropped again in the 3rd quarter by 10.25%.



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
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
2ndQ 09	105,000	129,950	180,500	230,000	264,000	350,000
3rdQ 09	73,888	125,709	176,500	233,050	286,000	354,950

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

	<800	800-1199	1,200-1,599	1,600-1,999
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
2ndQ 09	45,000	59,950	135,000	190,495
3rdQ 09	48,500	59,000	89,950	185,000

Homes & Condos Sold by Type of Sale Reno-Sparks

	Traditional	Short Sale	REO
4thQ 08	329	163	533
1stQ 09	223	177	567
2ndQ 09	477	346	739
3rd Q 09	554	366	785

Median Price by Market Area Reno

	Homes		Condominiums	
	3rdQ 09	3rdQ 08	3rdQ 09	3rdQ 08
Northwest	155,750	220,900	130,000	181,500
New Northwest	224,000	254,000	86,360	152,495
Somerset	283,500	304,900	*	*
West Southwest including Caughlin Ranch	333,500	425,000	*	*
Old Southwest	215,000	297,000	181,000	270,000
Southwest including Lake Ridge	295,000	375,750	104,900	178,500
Old South Suburban, south Lakeside Drive	286,000	496,500	185,000	167,500
S Suburban including Arrowcreek & St James Village	512,500	585,000	149,250	260,000
Southwest Suburban, including Montreux	545,000	689,500	*	*
Hidden Valley	260,000	230,000	*	*
Donner Springs	160,000	215,250	54,500	113,300
South Meadows including Damonte Ranch	250,000	302,250	170,500	218,750
Virginia Highlands	189,900	340,000	*	*

Median Price by Market Area Sparks

	Homes		Condominiums	
	3rdQ 09	3rdQ 08	3rdQ 09	3rdQ 08
Sparks	130,000	190,000	72,000	117,000
Sparks Suburban, including Wingfield Springs	207,000	269,000	122,000	199,250
East Spanish Springs, east side of Pyramid Hwy	270,000	399,000	*	*
West Spanish Springs, west side of Pyramid Hwy	182,000	237,000	*	*
D'Andrea	240,000	238,000	*	*

Units Sold by Market Area Reno

	Homes		Condominiums	
	3rdQ 09	3rdQ 08	3rdQ 09	3rdQ 08
Northwest	48	45	10	3
New Northwest	102	66	10	8
Somerset	57	49	*	*
West Southwest including Caughlin Ranch	22	31	*	*
Old Southwest	37	42	10	3
Southwest including Lake Ridge	52	64	9	12
Old South Suburban, south Lakeside Drive	13	14	1	1
S Suburban including Arrowcreek & St James Village	66	30	6	1
Southwest Suburban, including Montreux	16	7	*	*
Hidden Valley	15	11	*	*
Donner Springs	39	20	19	13
South Meadows including Damonte Ranch	111	94	6	10
Virginia Highlands	5	7	*	*

Units Sold by Market Area Sparks

	Homes		Condominiums	
	3rdQ 09	3rdQ 08	3rdQ 09	3rdQ 08
Sparks	176	111	34	13
Sparks Suburban, including Wingfield Springs	187	116	8	8
East Spanish Springs, east side of Pyramid Hwy	17	12	*	*
West Spanish Springs, west side of Pyramid Hwy	57	44	*	*
D'Andrea	13	19	*	*

Caughlin Ranch

1030 Caughlin Crossing
Reno, NV
775.746.7000

Damonte Ranch

500 Damonte Ranch Pkwy, Suite 625
Reno, NV
775.850.7000

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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