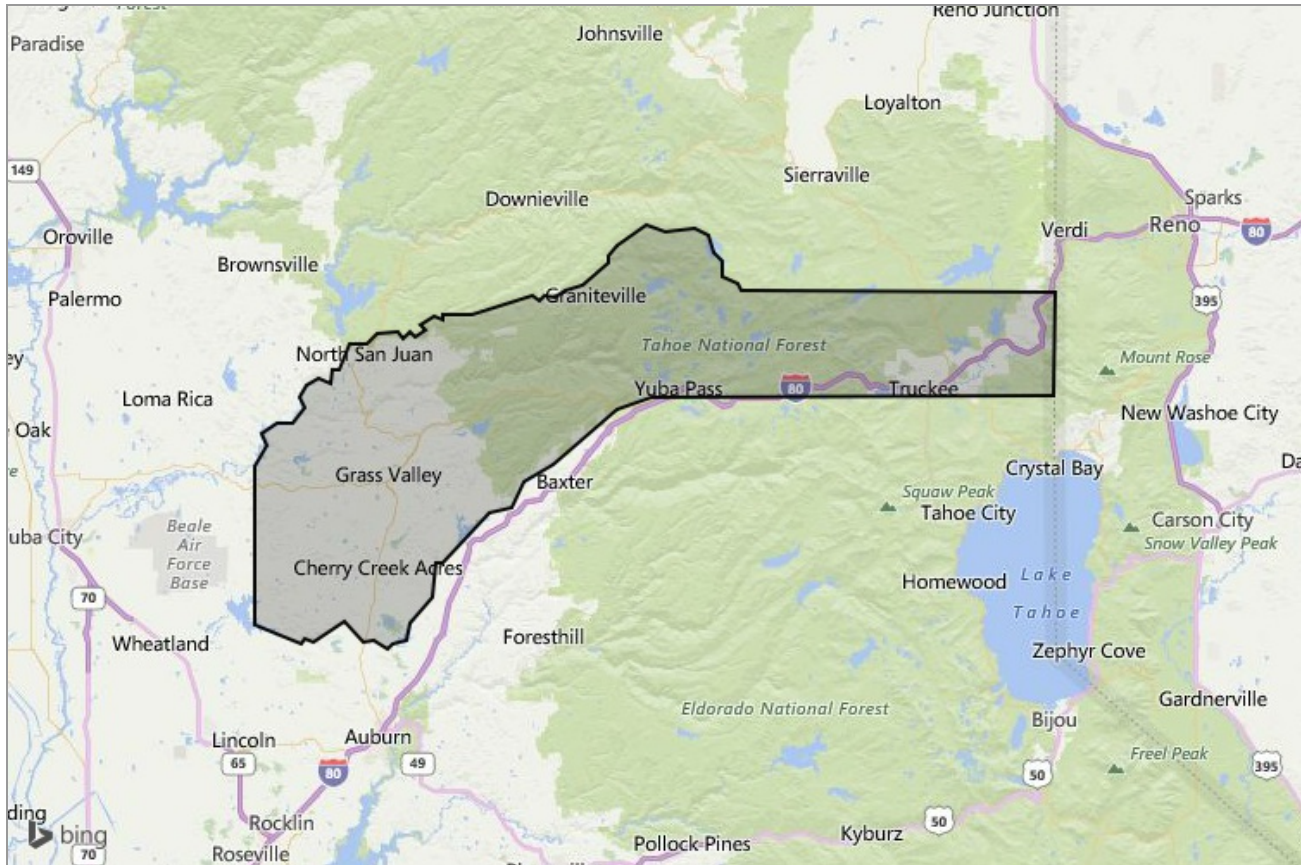


MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
5/2015 – 5/2016

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 06/09/2016

Scheduled: Yes

Presented by

**Nevada County Association of
REALTORS®**

(530) 272-2627

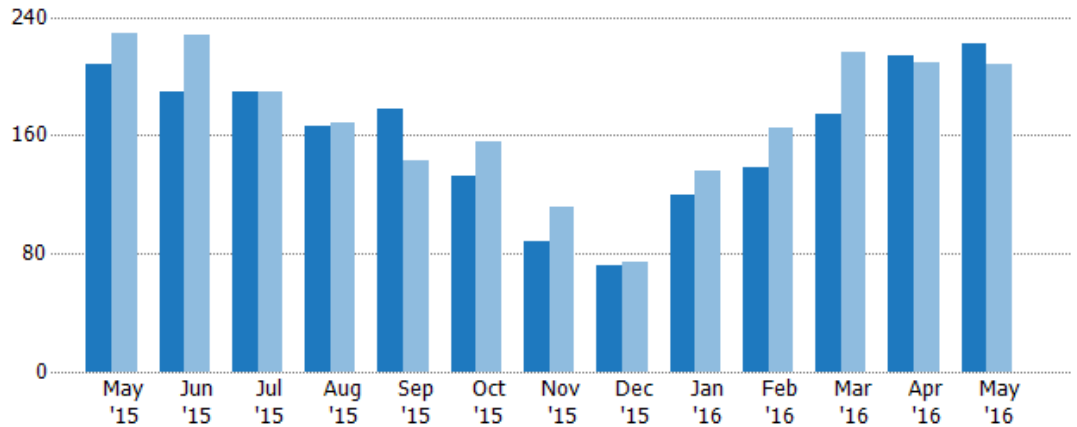
<http://www.nevadacountydor.com/>

336 Crown Point Circle
Grass Valley, CA 95945

New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Month/Year	Count	% Chg.
May '16	222	6.7%
May '15	208	-9.2%
May '14	229	-18.3%

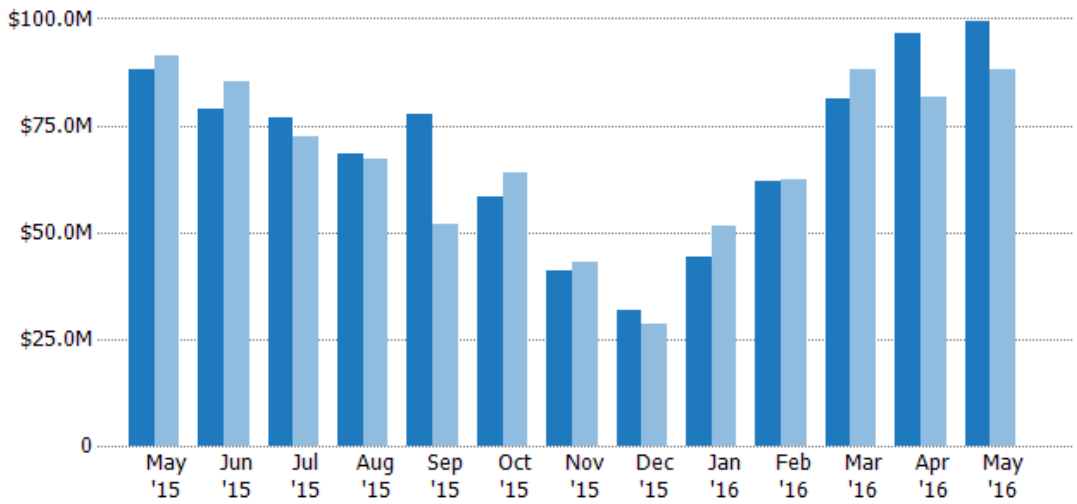


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	208	189	190	166	178	132	88	72	120	138	174	214	222
Prior Year	229	228	189	169	143	156	112	74	136	165	216	209	208
Percent Change from Prior Year	-9%	-17%	1%	-2%	24%	-15%	-21%	-3%	-12%	-16%	-19%	2%	7%

New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Month/Year	Volume	% Chg.
May '16	\$99.2M	12.6%
May '15	\$88.1M	-3.6%
May '14	\$91.4M	-18.7%

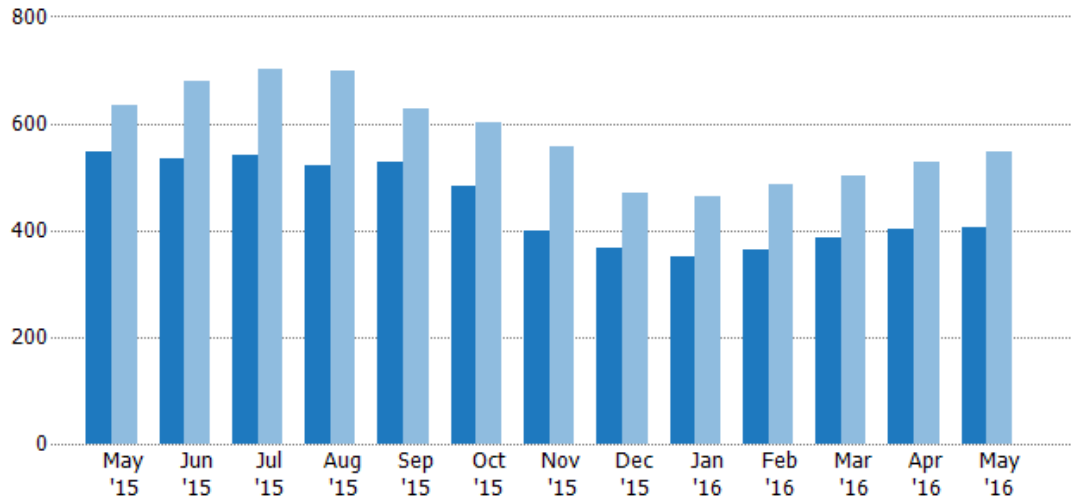


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	\$88.1M	\$78.8M	\$77M	\$68.3M	\$77.6M	\$58.1M	\$40.9M	\$31.6M	\$44.3M	\$61.7M	\$81.1M	\$96.7M	\$99.2M
Prior Year	\$91.4M	\$85.4M	\$72.4M	\$67.3M	\$52M	\$64M	\$42.8M	\$28.5M	\$51.3M	\$62.5M	\$88.2M	\$81.5M	\$88.1M
Percent Change from Prior Year	-4%	-8%	6%	2%	49%	-9%	-5%	11%	-14%	-1%	-8%	19%	13%

Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Month/Year	Count	% Chg.
May '16	404	-26.1%
May '15	547	-13.6%
May '14	633	-28.8%

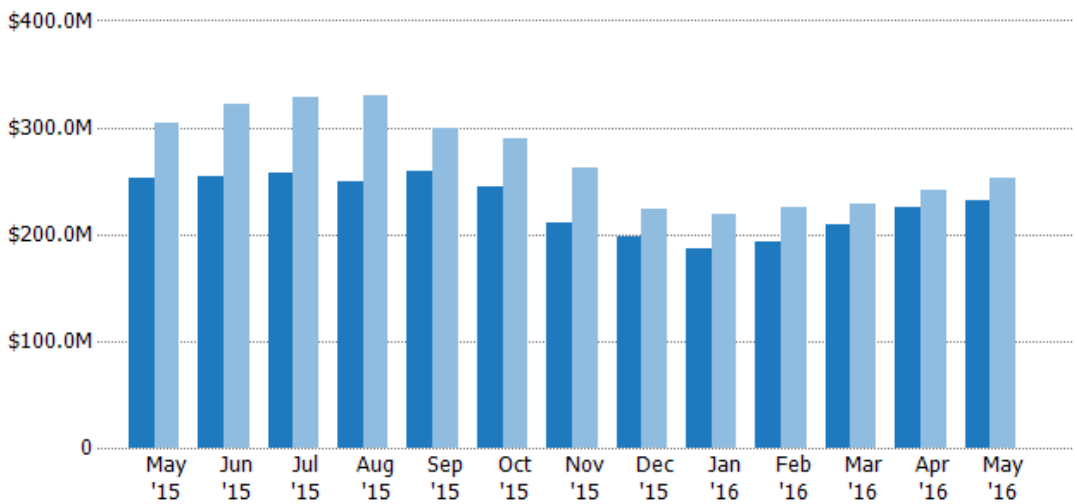


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	547	533	541	522	527	482	398	366	352	362	386	403	404
Prior Year	633	678	700	699	629	603	555	469	464	485	503	529	547
Percent Change from Prior Year	-14%	-21%	-23%	-25%	-16%	-20%	-28%	-22%	-24%	-25%	-23%	-24%	-26%

Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Month/Year	Volume	% Chg.
May '16	\$231M	-8.5%
May '15	\$253M	-16.8%
May '14	\$304M	-32.5%

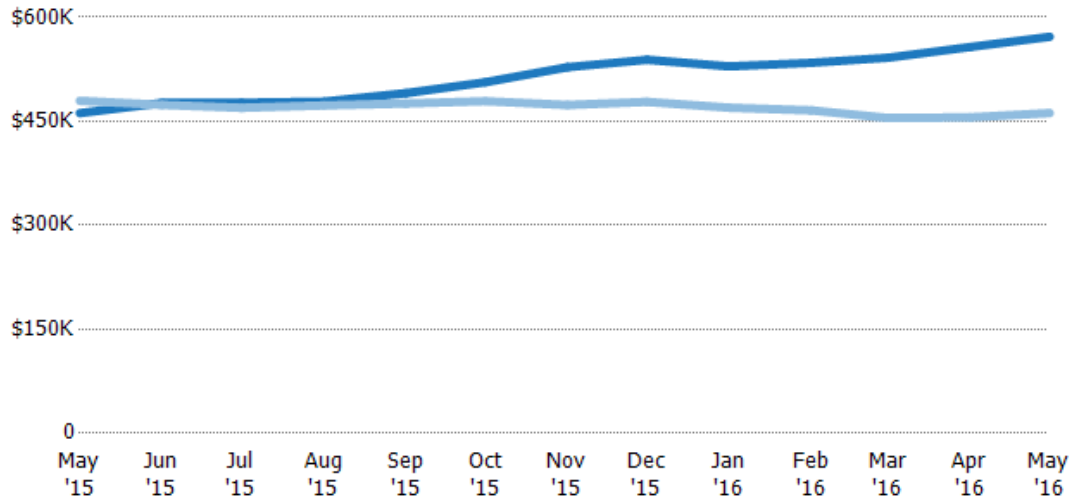


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	\$253M	\$254M	\$258M	\$250M	\$259M	\$244M	\$210M	\$197M	\$186M	\$193M	\$209M	\$225M	\$231M
Prior Year	\$304M	\$321M	\$329M	\$331M	\$299M	\$289M	\$263M	\$224M	\$218M	\$226M	\$229M	\$241M	\$253M
Percent Change from Prior Year	-17%	-21%	-22%	-24%	-14%	-16%	-20%	-12%	-15%	-14%	-9%	-7%	-9%

Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Month/Year	Price	% Chg.
May '16	\$572K	23.8%
May '15	\$462K	-3.7%
May '14	\$480K	-5.3%

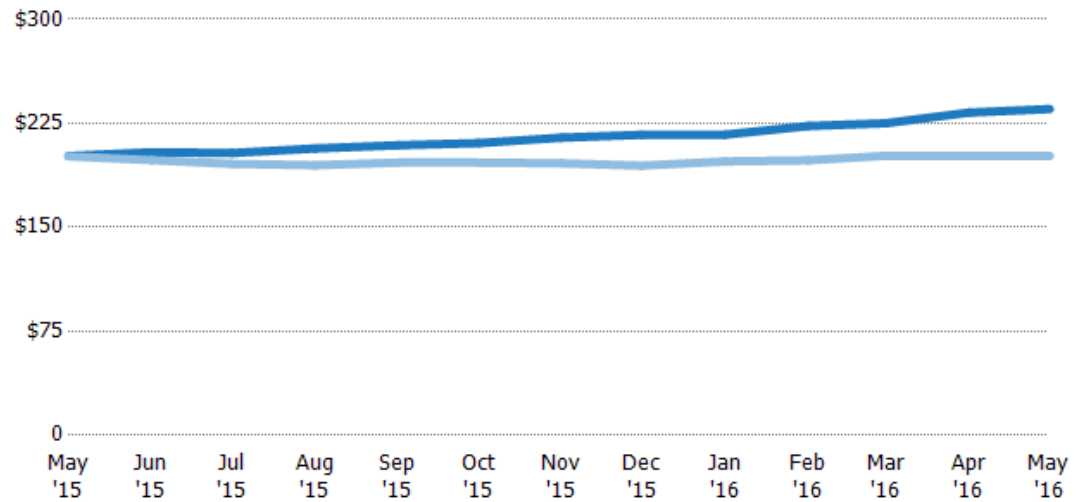


Current Year	\$462K	\$476K	\$477K	\$478K	\$491K	\$506K	\$528K	\$539K	\$529K	\$534K	\$542K	\$557K	\$572K
Prior Year	\$480K	\$474K	\$469K	\$473K	\$476K	\$479K	\$474K	\$478K	\$470K	\$466K	\$455K	\$456K	\$462K
Percent Change from Prior Year	-4%	1%	2%	1%	3%	6%	12%	13%	13%	15%	19%	22%	24%

Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

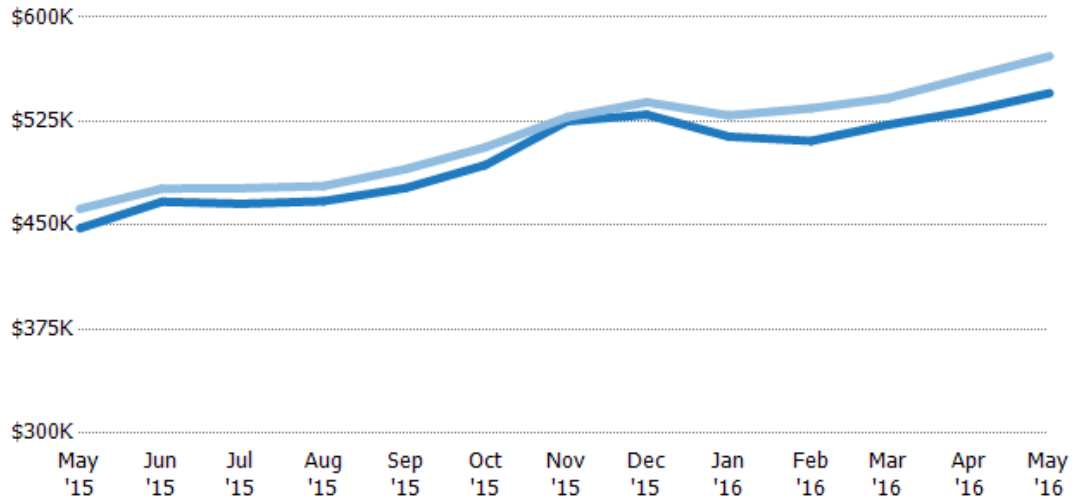
Month/Year	Price/sq ft	% Chg.
May '16	\$235	16.8%
May '15	\$201	.1%
May '14	\$201	-4%



Current Year	\$201	\$204	\$204	\$207	\$209	\$211	\$215	\$217	\$217	\$223	\$225	\$233	\$235
Prior Year	\$201	\$198	\$196	\$195	\$197	\$197	\$196	\$194	\$198	\$198	\$202	\$201	\$201
Percent Change from Prior Year	0	3%	4%	6%	6%	7%	9%	11%	10%	12%	12%	16%	17%

Average Listing Price vs Average Est Value

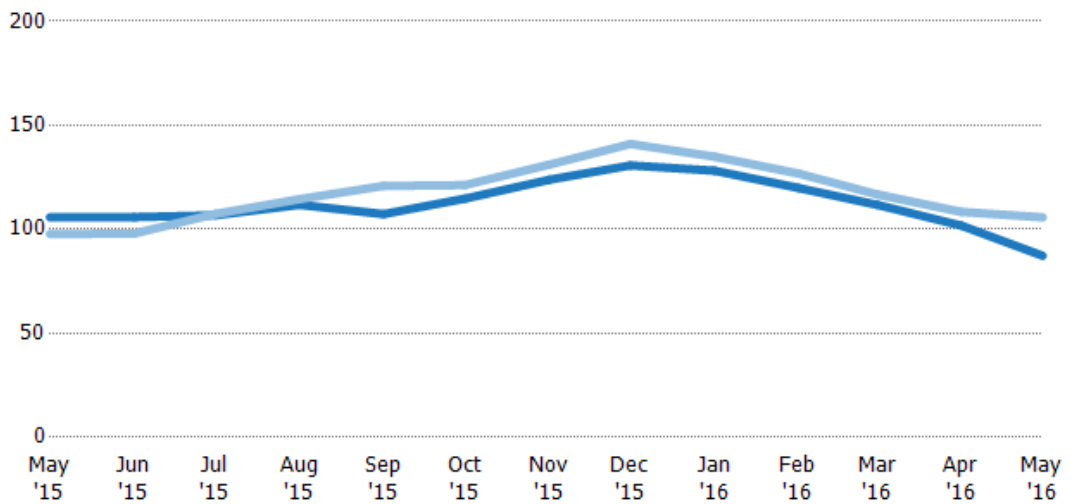
The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.



	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Avg Est Value	\$448K	\$467K	\$466K	\$467K	\$477K	\$493K	\$525K	\$530K	\$514K	\$511K	\$523K	\$532K	\$545K
Avg Listing Price	\$462K	\$476K	\$477K	\$478K	\$491K	\$506K	\$528K	\$539K	\$529K	\$534K	\$542K	\$557K	\$572K
Avg Listing Price as a % of Avg Est Value	103%	102%	102%	102%	103%	103%	101%	102%	103%	105%	104%	105%	105%

Average Days in RPR

The average number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.



Month/Year	Days	% Chg.
May '16	87.3	-17.5%
May '15	106	8.2%
May '14	97.7	-4%

	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	106	106	107	112	107	115	124	131	128	120	112	102	87.3
Prior Year	97.7	97.9	107	114	121	121	131	141	135	127	117	108	106
Percent Change from Prior Year	8%	8%	-1%	-2%	-11%	-5%	-6%	-7%	-5%	-5%	-4%	-6%	-17%

Average Days in RPR (By County)

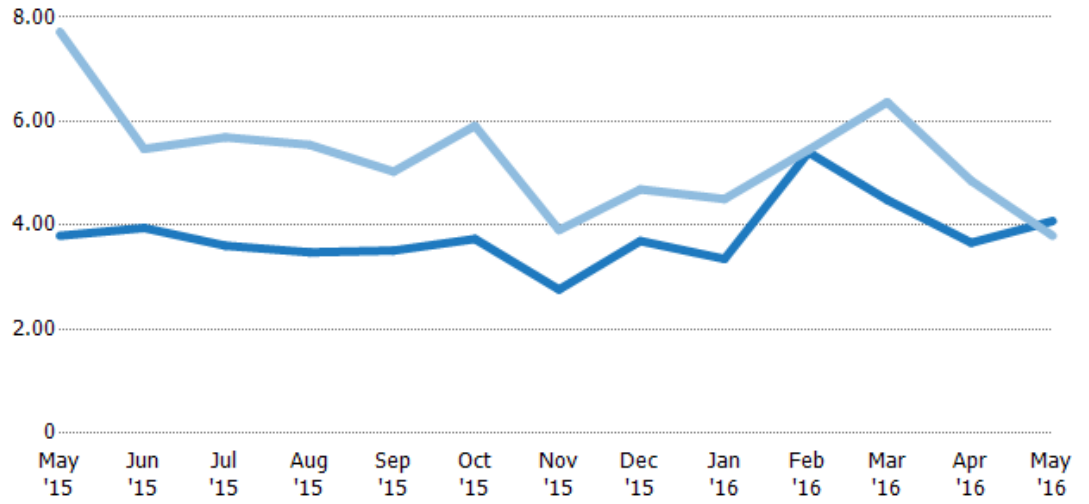
The average number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by county.



Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Month/Year	Months	% Chg.
May '16	4.08	7.4%
May '15	3.8	-50.8%
May '14	7.72	-55.1%

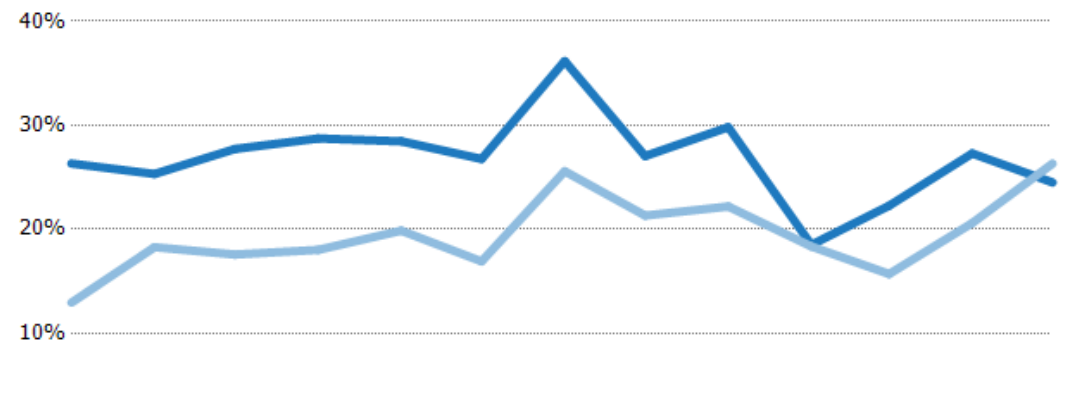


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	3.8	3.95	3.61	3.48	3.51	3.74	2.76	3.7	3.35	5.4	4.49	3.66	4.08
Prior Year	7.72	5.47	5.69	5.55	5.03	5.91	3.91	4.69	4.5	5.45	6.37	4.85	3.8
Percent Change from Prior Year	-51%	-28%	-37%	-37%	-30%	-37%	-29%	-21%	-26%	-1%	-30%	-25%	7%

Absorption Rate

The percentage of inventory sold per month.

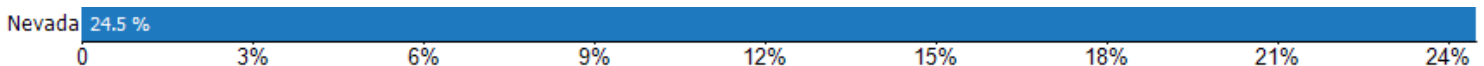
Month/Year	Rate	Chg.
May '16	25%	1.8%
May '15	26%	-13.4%
May '14	13%	122.5%



	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	26%	25%	28%	29%	28%	27%	36%	27%	30%	19%	22%	27%	25%
Prior Year	13%	18%	18%	18%	20%	17%	26%	21%	22%	18%	16%	21%	26%
Change from Prior Year	-13%	-7%	-10%	-11%	-9%	-10%	-11%	-6%	-8%	0	-7%	-7%	2%

Absorption Rate (By County)

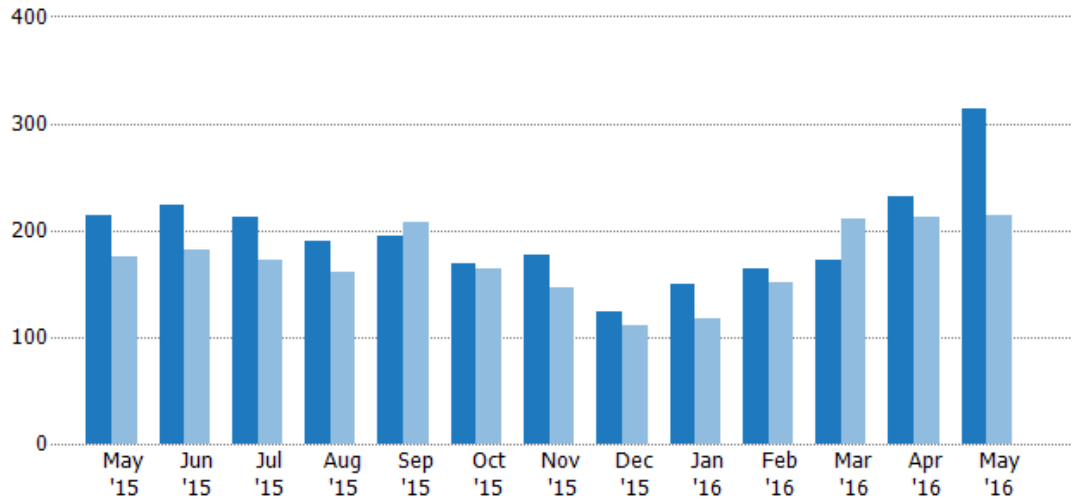
The percentage of the inventory sold during the last month by county.



Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

Month/Year	Count	% Chg.
May '16	314	46.7%
May '15	214	22.3%
May '14	175	21.7%

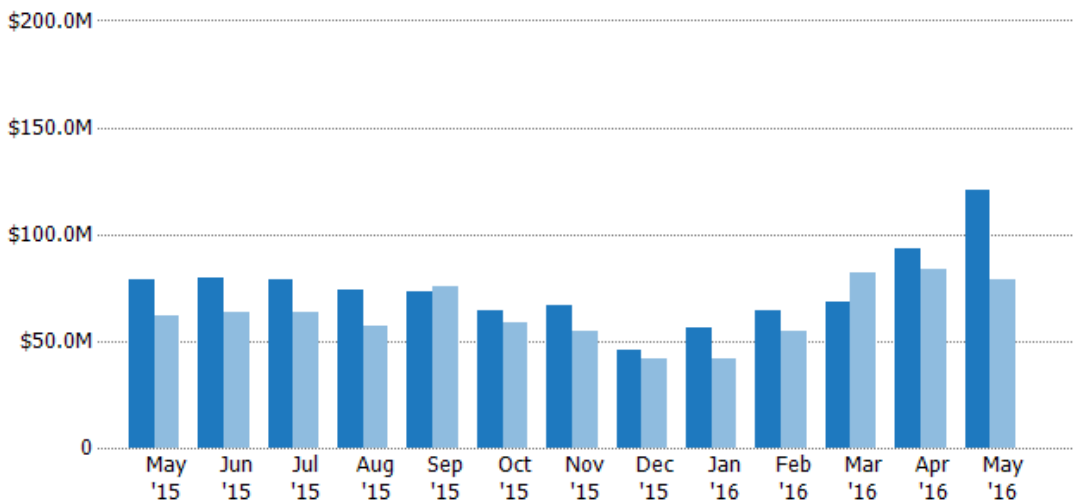


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	214	223	212	190	194	169	177	124	150	164	172	232	314
Prior Year	175	181	172	160	207	164	146	111	118	151	210	212	214
Percent Change from Prior Year	22%	23%	23%	19%	-6%	3%	21%	12%	27%	9%	-18%	9%	47%

Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

Month/Year	Volume	% Chg.
May '16	\$121M	52.9%
May '15	\$78.9M	27.1%
May '14	\$62.1M	3.9%

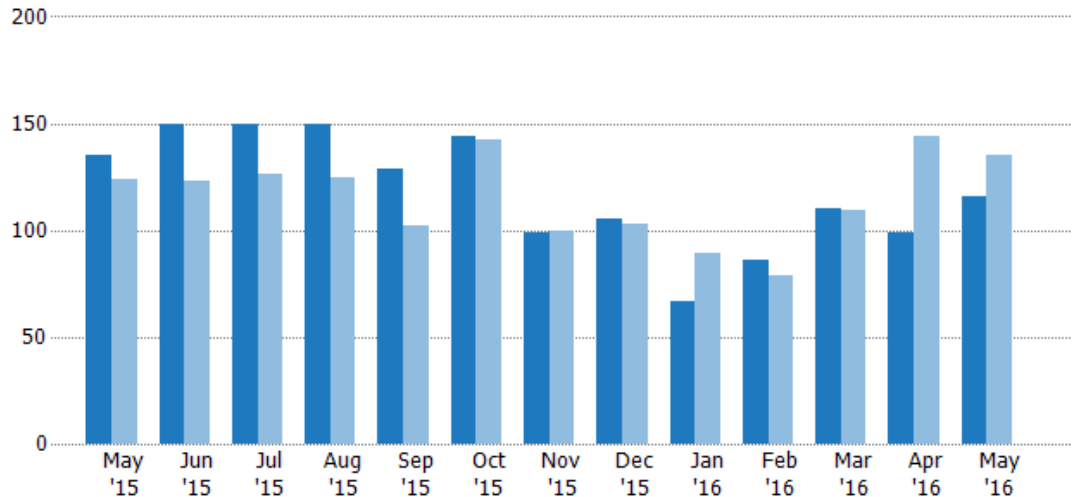


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	\$78.9M	\$79.5M	\$78.4M	\$73.6M	\$73.2M	\$64.1M	\$66.7M	\$45.9M	\$56.5M	\$64.1M	\$68.4M	\$93.2M	\$121M
Prior Year	\$62.1M	\$63.3M	\$63.1M	\$57M	\$75.2M	\$59M	\$54.6M	\$41.5M	\$41.4M	\$55M	\$82M	\$83.7M	\$78.9M
Percent Change from Prior Year	27%	26%	24%	29%	-3%	9%	22%	10%	37%	17%	-17%	11%	53%

Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Month/Year	Count	% Chg.
May '16	116	-14.1%
May '15	135	8.9%
May '14	124	-8.1%

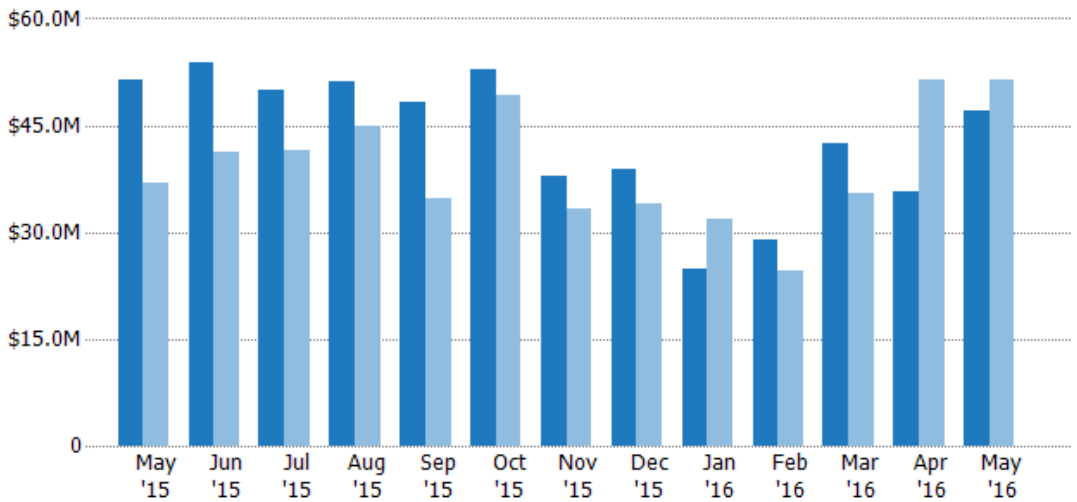


	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	135	150	150	150	129	144	99	105	67	86	110	99	116
Prior Year	124	123	126	125	102	142	100	103	89	79	109	144	135
Percent Change from Prior Year	9%	22%	19%	20%	26%	1%	-1%	2%	-25%	9%	1%	-31%	-14%

Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

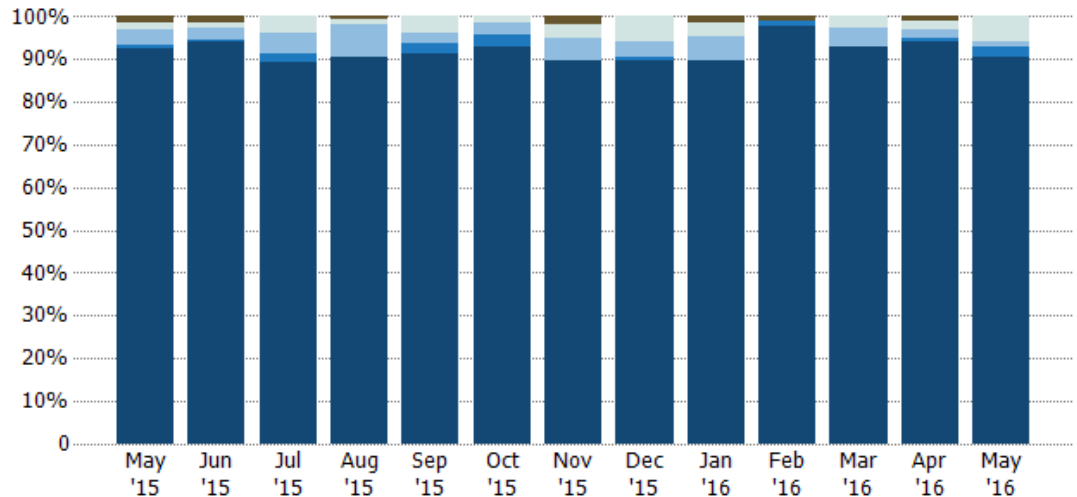
Month/Year	Volume	% Chg.
May '16	\$47.1M	-8.5%
May '15	\$51.5M	39.3%
May '14	\$36.9M	-9.1%



	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Current Year	\$51.5M	\$53.8M	\$50M	\$51.1M	\$48.3M	\$52.9M	\$37.9M	\$38.9M	\$24.7M	\$28.9M	\$42.6M	\$35.7M	\$47.1M
Prior Year	\$36.9M	\$41.2M	\$41.5M	\$44.8M	\$34.8M	\$49.2M	\$33.4M	\$34.1M	\$31.9M	\$24.5M	\$35.4M	\$51.4M	\$51.5M
Percent Change from Prior Year	39%	31%	20%	14%	39%	7%	14%	14%	-23%	18%	20%	-31%	-9%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.



Property Type	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Other	1%	1%	-	1%	-	-	2%	-	1%	1%	-	1%	-
Multifamily/Multiplex	1%	1%	4%	1%	4%	1%	3%	6%	3%	-	3%	2%	6%
Mobile/Manufactured	4%	3%	5%	7%	2%	3%	5%	4%	6%	-	5%	2%	1%
Condo/Townhouse	1%	1%	2%	-	2%	3%	-	1%	-	1%	-	1%	3%
Single Family Residence	93%	94%	89%	91%	91%	93%	90%	90%	90%	98%	93%	94%	91%

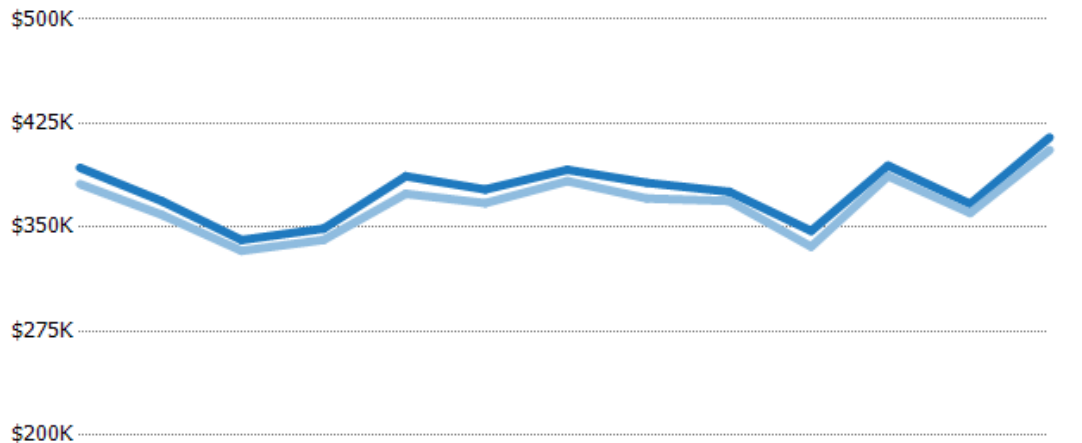
Closed Sales (By County)

The total number of single-family, condominium and townhome properties sold during the last month by county.



Average Sales Price vs Average Listing Price

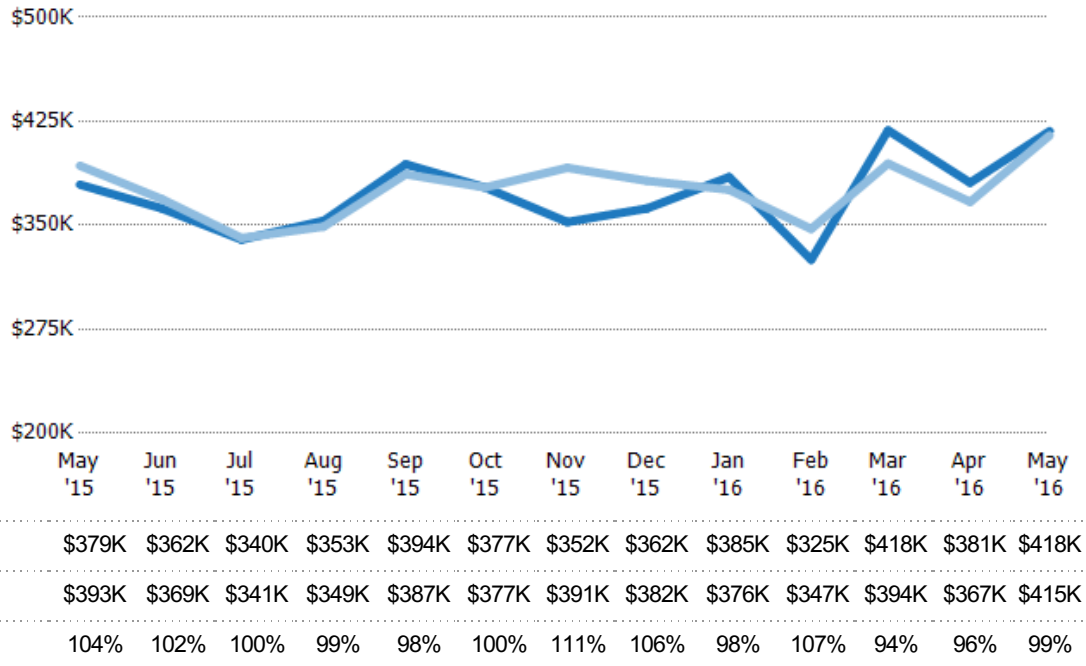
The average sales price as a percentage of the average listing price for properties sold each month.



Month	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16
Avg List Price	\$393K	\$369K	\$341K	\$349K	\$387K	\$377K	\$391K	\$382K	\$376K	\$347K	\$394K	\$367K	\$415K
Avg Sales Price	\$381K	\$359K	\$333K	\$341K	\$374K	\$367K	\$383K	\$371K	\$369K	\$336K	\$387K	\$360K	\$406K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	98%	97%	97%	98%	97%	98%	97%	98%	98%	98%

Average Sales Price vs Average Est Value

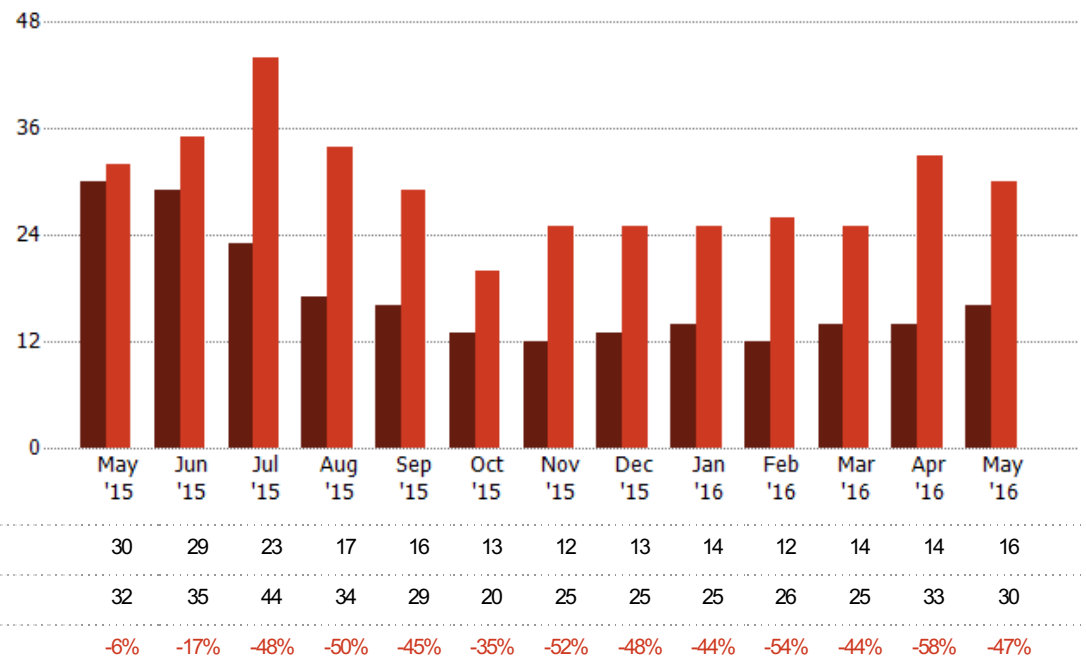
The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.



Distressed Listings

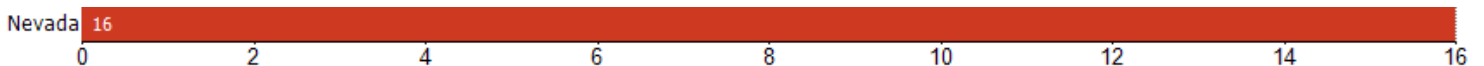
The number of distressed single-family, condominium and townhome properties that were for sale at the end of each month.

Month/Year	Count	% Chg.
May '16	16	-46.7%
May '15	30	-6.3%
May '14	32	-12.5%



Distressed Listings (By County)

The number of distressed single-family, condominium and townhome properties that were for sale at the end of the last month by county.



Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Monthly Market Data Report

Run Date: 06/09/2016

Scheduled: Yes

Report Date Range: From 5/2015 To: 5/2016

Information Included

- | | |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet | <input checked="" type="checkbox"/> Averages |
| <input type="checkbox"/> Include Key Metric Summary | <input checked="" type="checkbox"/> Include Appendix |
| <input checked="" type="checkbox"/> Include Metrics By: County | <input type="checkbox"/> Medians |

MLS Filter

MLS: All

Listing Filters

Property Types: All

Sales Types: All

Price Range: None

Location Filters

State: All

County: Nevada County, California

ZIP Code: All

Listing Activity Charts

- New Listings
- Active Listings
- Average Listing Price
- Average Listing Price per Sq Ft
- Average Listing Price vs Est Value
- Average Days in RPR
- Months of Inventory
- Absorption Rate

Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Average Sales Price
- Average Sales Price per Sq Ft
- Average Sales Price vs Listing Price
- Average Sales Price vs Est Value

Distressed Charts

- Distressed Listings
- Distressed Sales

Data Tables Using 5/2016 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area