

Commercial Property Sale Prices

Washoe County, Nevada

Year	Number of Verified Sales	Medians			Averages		
		Sale Price	Price Per Square Foot ¹	Price Per Acre ²	Sale Price	Price Per Square Foot ¹	Price Per Acre ²

Medians		
% Ch. ⁴ (Price)	% Ch. ⁴ (\$/Sq Ft)	% Ch. ⁴ (\$/Acre)

Averages		
% Ch. ⁴ (Price)	% Ch. ⁴ (\$/Sq Ft)	% Ch. ⁴ (\$/Acre)

All General Commercial Properties:

2007	98	\$ 1,374,500	\$ 289.57	\$ 2,183,555	\$ 4,120,029	\$ 520.81	\$ 3,711,317
2006	117	\$ 1,250,000	\$ 242.44	\$ 2,124,098	\$ 2,716,775	\$ 464.72	\$ 3,104,200
2005	153	\$ 769,000	\$ 145.79	\$ 1,423,488	\$ 2,494,909	\$ 203.91	\$ 1,941,959
2004	138	\$ 510,000	\$ 130.66	\$ 1,162,611	\$ 1,185,897	\$ 161.46	\$ 1,452,131
2003	142	\$ 553,178	\$ 126.25	\$ 1,146,388	\$ 1,686,694	\$ 168.16	\$ 1,485,511
2002	116	\$ 500,000	\$ 114.58	\$ 1,163,723	\$ 1,055,398	\$ 164.57	\$ 1,484,824
2001	108	\$ 551,331	\$ 140.68	\$ 919,730	\$ 881,768	\$ 194.52	\$ 1,342,836
2000	100	\$ 421,500	\$ 123.30	\$ 1,183,914	\$ 1,070,400	\$ 197.47	\$ 1,517,885
1999	105	\$ 432,500	\$ 94.72	\$ 927,332	\$ 1,406,472	\$ 178.10	\$ 1,055,042
1998	108	\$ 435,000	\$ 100.92	\$ 911,530	\$ 1,416,691	\$ 155.04	\$ 1,686,789

10.0%	19.4%	2.8%
62.5%	66.3%	49.2%
50.8%	11.6%	22.4%
-7.8%	3.5%	1.4%
10.6%	10.2%	-1.5%
-9.3%	-18.6%	26.5%
30.8%	14.1%	-22.3%
-2.5%	30.2%	27.7%
-0.6%	-6.1%	1.7%
13.0%	18.7%	22.2%
15.7%	14.9%	13.0%

51.7%	12.1%	19.6%
8.9%	127.9%	59.8%
110.4%	26.3%	33.7%
-29.7%	-4.0%	-2.2%
59.8%	2.2%	0.0%
19.7%	-15.4%	10.6%
-17.6%	-1.5%	-11.5%
-23.9%	10.9%	43.9%
-0.7%	14.9%	-37.5%
45.7%	28.3%	66.3%
22.4%	20.2%	18.3%

10-Year Avg of %Ch.

14.6%
(Row Avg)

20.3%
(Row Avg)

General Commercial Properties with Greater Than 100,000 Square Feet of Improvements:

2007	4	\$ 35,052,073	\$ 297.44	\$ 2,701,049	\$ 36,324,452	\$ 302.06	\$ 2,669,003
2006	2	\$ 15,000,000	\$ 91.00	\$ 1,278,503	\$ 15,000,000	\$ 91.00	\$ 1,278,503
2005	5	\$ 19,025,000	\$ 93.65	\$ 1,229,402	\$ 29,386,449	\$ 115.78	\$ 4,455,106
2004	2	\$ 2,650,000	\$ 20.30	\$ 1,077,092	\$ 2,650,000	\$ 20.30	\$ 1,077,092
2003	2	\$ 40,640,000	\$ 159.04	\$ 1,473,836	\$ 40,640,000	\$ 159.04	\$ 1,473,836
2002	1	\$ 3,000,000	\$ 28.03	\$ 352,983	\$ 3,000,000	\$ 28.03	\$ 352,983
2001	1	\$ 4,000,000	\$ 15.18	\$ 449,438	\$ 4,000,000	\$ 15.18	\$ 449,438
2000	2	\$ 6,125,000	\$ 50.59	\$ 4,446,256	\$ 6,125,000	\$ 50.59	\$ 4,446,256
1999							
1998	4	\$ 12,015,000	\$ 45.01	\$ 15,464,531	\$ 14,382,500	\$ 50.58	\$ 17,335,569

133.7%	226.9%	111.3%
-21.2%	-2.8%	4.0%
617.9%	361.3%	14.1%
-93.5%	-87.2%	-26.9%
1254.7%	467.4%	317.5%
-25.0%	84.7%	-21.5%
-34.7%	-70.0%	-89.9%
562.3%	673.4%	1433.9%
299.3%	206.7%	217.8%

142.2%	231.9%	108.8%
-49.0%	-21.4%	-71.3%
1008.9%	470.3%	313.6%
-93.5%	-87.2%	-26.9%
1254.7%	467.4%	317.5%
-25.0%	84.7%	-21.5%
-34.7%	-70.0%	-89.9%
692.8%	769.1%	1619.5%
362.0%	230.6%	268.7%

10-Year Avg of %Ch.

241.3%
(Row Avg)

287.1%
(Row Avg)

General Commercial Properties with 10,000 to 100,000 Square Feet of Improvements:

2007	23	\$ 3,550,000	\$ 164.48	\$ 2,192,712	\$ 6,703,482	\$ 278.24	\$ 2,655,294
2006	24	\$ 4,775,000	\$ 138.74	\$ 2,054,989	\$ 4,834,784	\$ 176.14	\$ 2,695,912
2005	48	\$ 3,238,947	\$ 115.31	\$ 1,642,718	\$ 3,536,570	\$ 163.70	\$ 1,765,822
2004	26	\$ 2,100,000	\$ 117.45	\$ 1,097,820	\$ 3,502,108	\$ 112.89	\$ 1,232,334
2003	32	\$ 1,700,000	\$ 100.86	\$ 1,088,993	\$ 3,141,023	\$ 93.84	\$ 1,192,437
2002	26	\$ 1,550,000	\$ 70.43	\$ 895,138	\$ 2,269,497	\$ 99.95	\$ 1,535,458
2001	20	\$ 1,294,770	\$ 47.72	\$ 591,939	\$ 1,954,226	\$ 70.76	\$ 946,099
2000	16	\$ 1,042,500	\$ 69.06	\$ 895,961	\$ 1,637,649	\$ 77.74	\$ 1,107,510
1999	23	\$ 1,210,250	\$ 62.65	\$ 669,643	\$ 3,727,352	\$ 100.24	\$ 1,026,878
1998	18	\$ 1,532,500	\$ 99.81	\$ 908,158	\$ 2,814,781	\$ 112.43	\$ 1,393,845

-25.7%	18.6%	6.7%
47.4%	20.3%	25.1%
54.2%	-1.8%	49.6%
23.5%	16.4%	0.8%
9.7%	43.2%	21.7%
19.7%	47.6%	51.2%
24.2%	-30.9%	-33.9%
-13.9%	10.2%	33.8%
-21.0%	-37.2%	-26.3%
-22.9%	14.2%	16.4%
9.5%	10.1%	14.5%

38.7%	58.0%	-1.5%
36.7%	7.6%	52.7%
1.0%	45.0%	43.3%
11.5%	20.3%	3.3%
38.4%	-6.1%	-22.3%
16.1%	41.3%	62.3%
19.3%	-9.0%	-14.6%
-56.1%	-22.4%	7.9%
32.4%	-10.8%	-26.3%
2.0%	21.8%	22.3%
14.0%	14.6%	12.7%

10-Year Avg of %Ch.

11.4%
(Row Avg)

13.8%
(Row Avg)

General Commercial Properties with Less Than 10,000 Square Feet of Improvements:

2007	71	\$ 865,000	\$ 355.17	\$ 1,901,335	\$ 1,468,802	\$ 615.72	\$ 4,117,857
2006	91	\$ 860,000	\$ 304.92	\$ 2,165,457	\$ 1,888,218	\$ 552.92	\$ 3,253,648
2005	100	\$ 503,106	\$ 166.62	\$ 1,405,893	\$ 650,334	\$ 228.61	\$ 1,900,847
2004	110	\$ 397,500	\$ 148.44	\$ 1,205,543	\$ 611,809	\$ 176.46	\$ 1,510,902
2003	108	\$ 398,500	\$ 142.83	\$ 1,176,993	\$ 534,424	\$ 191.21	\$ 1,572,564
2002	89	\$ 450,000	\$ 136.92	\$ 1,181,788	\$ 678,867	\$ 185.21	\$ 1,482,750
2001	87	\$ 450,000	\$ 148.10	\$ 978,261	\$ 599,384	\$ 225.75	\$ 1,444,309
2000	77	\$ 375,000	\$ 133.93	\$ 1,212,724	\$ 878,281	\$ 226.93	\$ 1,562,530
1999	73	\$ 376,100	\$ 107.03	\$ 934,783	\$ 800,863	\$ 203.68	\$ 1,012,235
1998	76	\$ 357,500	\$ 110.64	\$ 944,124	\$ 564,691	\$ 171.05	\$ 1,080,754

0.6%	16.5%	-12.2%
70.9%	83.0%	54.0%
26.6%	12.2%	16.6%
-0.3%	3.9%	2.4%
-11.4%	4.3%	-0.4%
0.0%	-7.5%	20.8%
20.0%	10.6%	-19.3%
-0.3%	25.1%	29.7%
5.2%	-3.3%	-1.0%
28.8%	23.1%	33.2%
14.0%	16.8%	12.4%

-22.2%	11.4%	26.6%
190.3%	141.9%	71.2%
6.3%	29.6%	25.8%
14.5%	-7.7%	-3.9%
-21.3%	3.2%	6.1%
13.3%	-18.0%	2.7%
-31.8%	-0.5%	-7.6%
9.7%	11.4%	54.4%
41.8%	19.1%	-6.3%
46.6%	27.0%	16.3%
24.7%	21.7%	18.5%

10-Year Avg of %Ch.

14.4%
(Row Avg)

21.7%
(Row Avg)

General Commercial Properties with Less Than 100,000 Square Feet of Improvements:

2007	94	\$ 1,212,500	\$ 271.06	\$ 2,095,436	\$ 2,749,628	\$ 530.43	\$ 3,756,148
2006	115	\$ 1,237,600	\$ 247.52	\$ 2,165,457	\$ 2,503,154	\$ 471.46	\$ 3,136,230
2005	148	\$ 750,500	\$ 147.32	\$ 1,430,143	\$ 1,586,411	\$ 206.97	\$ 1,857,055
2004	136	\$ 500,000	\$ 133.32	\$ 1,162,611	\$ 1,164,366	\$ 163.65	\$ 1,457,646
2003	140	\$ 519,428	\$ 125.77	\$ 1,135,540	\$ 1,130,218	\$ 168.30	\$ 1,485,678
2002	115	\$ 500,000	\$ 114.86	\$ 1,164,251	\$ 1,038,488	\$ 165.77	\$ 1,494,666
2001	107	\$ 549,161	\$ 141.92	\$ 937,500	\$ 852,626	\$ 196.23	\$ 1,351,185
2000	93	\$ 450,000	\$ 124.77	\$ 1,187,500	\$ 1,008,925	\$ 200.69	\$ 1,484,247
1999	96	\$ 452,500	\$ 94.72	\$ 891,657	\$ 1,502,001	\$ 178.10	\$ 1,015,743
1998	94	\$ 500,900	\$ 102.50	\$ 944,124	\$ 995,559	\$ 159.58	\$ 1,140,708

-2.0%	9.5%	-3.2%
64.9%	68.0%	51.4%
50.1%	10.5%	23.0%
-3.7%	6.0%	2.4%
3.9%	9.5%	-2.5%
-9.0%	-19.1%	24.2%
22.0%	13.7%	-21.1%
-0.6%	31.7%	33.2%
-9.7%	-7.6%	-5.6%
30.1%	16.2%	33.2%
14.6%	13.9%	13.5%

9.8%	12.5%	19.8%
57.8%	127.8%	68.9%
36.2%	26.5%	27.4%
3.0%	-2.8%	-1.9%
8.8%	1.5%	-0.6%
21.8%	-15.5%	10.6%
-15.5%	-2.2%	-9.0%
-32.8%	12.7%	46.1%
50.9%	11.6%	-11.0%
0.1%	28.9%	16.0%
14.0%	20.1%	16.6%

10-Year Avg of %Ch.

14.0%
(Row Avg)

16.9%
(Row Avg)

Footnotes:

¹Square feet of improvements

²Acreage of property

⁴%change compare to prior year