

Industrial Property Sale Prices

Washoe County, Nevada

Year	Number of Verified Sales	Medians			Averages			Medians			Averages				
		Sale Price	Price Per Square Foot ¹	Price Per Acre ²	Sale Price	Price Per Square Foot ¹	Price Per Acre ²	% Ch. ⁴ (Price)	% Ch. ⁴ (\$/Sq Ft)	% Ch. ⁴ (\$/Acre)	% Ch. ⁴ (Price)	% Ch. ⁴ (\$/Sq Ft)	% Ch. ⁴ (\$/Acre)		
All Industrial Properties:															
2007	38	\$ 1,162,500	\$ 108.19	\$ 1,347,905	\$ 3,201,966	\$ 150.81	\$ 1,901,406	-8.8%	-12.6%	-17.3%	27.6%	-38.8%	-35.7%		
2006	85	\$ 1,275,000	\$ 123.76	\$ 1,630,464	\$ 2,508,989	\$ 246.61	\$ 2,956,523	104.0%	30.2%	7.0%	73.2%	132.0%	-21.8%		
2005	135	\$ 625,000	\$ 95.02	\$ 1,524,390	\$ 1,448,679	\$ 106.29	\$ 3,778,405	-20.6%	-1.9%	21.9%	-25.4%	2.1%	53.3%		
2004	100	\$ 786,715	\$ 96.89	\$ 1,250,290	\$ 1,942,267	\$ 104.08	\$ 2,464,402	4.9%	42.2%	-2.0%	43.7%	-76.3%	53.8%		
2003	71	\$ 750,000	\$ 68.13	\$ 1,275,510	\$ 1,352,082	\$ 439.19	\$ 1,602,197	-23.5%	35.6%	80.8%	-31.3%	502.1%	73.4%		
2002	61	\$ 980,000	\$ 50.25	\$ 705,596	\$ 1,967,757	\$ 72.94	\$ 924,146	50.7%	-24.1%	-1.0%	0.7%	-48.5%	-15.0%		
2001	74	\$ 650,365	\$ 66.17	\$ 712,500	\$ 1,953,253	\$ 141.62	\$ 1,087,825	-8.1%	22.5%	4.7%	28.2%	74.1%	21.4%		
2000	64	\$ 707,500	\$ 54.00	\$ 680,396	\$ 1,523,101	\$ 81.36	\$ 896,105	34.8%	24.3%	-16.5%	63.0%	40.0%	-8.0%		
1999	65	\$ 525,000	\$ 43.46	\$ 815,217	\$ 934,512	\$ 58.13	\$ 973,778	13.5%	-19.4%	34.8%	-24.1%	-25.9%	41.6%		
1998	68	\$ 462,500	\$ 53.94	\$ 604,878	\$ 1,231,558	\$ 78.40	\$ 687,939	-14.7%	5.3%	41.9%	23.4%	10.5%	-82.6%		
10-Year Avg of %Ch.								13.2%	10.2%	15.4%	13.0%	17.9%	57.1%	8.0%	27.7%

Industrial Properties with Greater Than 100,000 Square Feet of Improvements:															
2007	4	\$ 14,640,433	\$ 48.65	\$ 950,422	\$ 15,515,441	\$ 46.91	\$ 968,248	8.4%	26.5%	22.0%	2.6%	-8.6%	27.1%		
2006	3	\$ 13,500,000	\$ 38.46	\$ 778,729	\$ 15,116,667	\$ 51.32	\$ 761,891	125.7%	-3.8%	-8.9%	91.4%	27.4%	-10.0%		
2005	8	\$ 5,980,846	\$ 39.98	\$ 854,507	\$ 7,898,498	\$ 40.29	\$ 846,229	-35.9%	16.7%	6.1%	-46.1%	7.5%	-4.1%		
2004	6	\$ 9,325,000	\$ 34.27	\$ 805,427	\$ 14,658,333	\$ 37.49	\$ 882,736	-43.6%	34.1%	43.2%	-11.3%	46.7%	57.0%		
2003	2	\$ 16,525,000	\$ 25.55	\$ 562,378	\$ 16,525,000	\$ 25.55	\$ 562,378	184.2%	-24.1%	-13.3%	89.7%	-26.8%	-4.6%		
2002	6	\$ 5,815,000	\$ 33.65	\$ 648,891	\$ 8,711,542	\$ 34.92	\$ 589,546	2.0%	34.6%	34.8%	-32.9%	20.5%	20.4%		
2001	5	\$ 5,700,000	\$ 25.00	\$ 481,214	\$ 12,974,238	\$ 28.98	\$ 489,631	-56.8%	-22.5%	-43.0%	-1.6%	-10.1%	-42.0%		
2000	2	\$ 13,184,495	\$ 32.25	\$ 844,155	\$ 13,184,495	\$ 32.25	\$ 844,155	328.8%	41.6%	126.0%	342.3%	45.5%	127.3%		
1999	4	\$ 3,074,723	\$ 22.78	\$ 373,504	\$ 2,981,111	\$ 22.16	\$ 371,304	-2.7%	-16.9%	-43.8%	-46.0%	-21.7%	-42.5%		
1998	3	\$ 3,160,000	\$ 27.41	\$ 664,886	\$ 5,516,667	\$ 28.29	\$ 645,780	149.5%	293.8%	476.7%	335.6%	306.5%	460.1%		
10-Year Avg of %Ch.								66.0%	38.0%	60.0%	54.7%	72.4%	38.7%	58.9%	56.6%

Industrial Properties with 10,000 to 100,000 Square Feet of Improvements:															
2007	16	\$ 2,125,000	\$ 99.34	\$ 1,347,905	\$ 3,126,764	\$ 157.80	\$ 1,473,935	1.2%	5.3%	-7.1%	-2.5%	44.3%	-24.0%		
2006	39	\$ 2,100,000	\$ 94.36	\$ 1,450,893	\$ 3,205,425	\$ 109.32	\$ 1,940,059	33.3%	30.8%	17.5%	75.1%	39.5%	-64.8%		
2005	49	\$ 1,575,000	\$ 72.15	\$ 1,234,326	\$ 1,830,989	\$ 78.39	\$ 5,513,717	5.8%	-0.5%	20.8%	-7.7%	-17.0%	211.6%		
2004	38	\$ 1,489,342	\$ 72.50	\$ 1,021,621	\$ 1,983,219	\$ 94.49	\$ 1,769,727	67.3%	45.0%	18.5%	62.4%	53.3%	29.1%		
2003	37	\$ 890,000	\$ 50.00	\$ 862,276	\$ 1,221,327	\$ 61.62	\$ 1,371,127	-30.9%	6.9%	23.3%	-23.3%	7.9%	86.4%		
2002	38	\$ 1,287,500	\$ 46.79	\$ 699,333	\$ 1,592,735	\$ 57.12	\$ 735,478	-7.2%	-11.6%	13.5%	-25.8%	-24.1%	13.0%		
2001	28	\$ 1,387,500	\$ 52.94	\$ 616,187	\$ 2,147,874	\$ 75.24	\$ 650,621	11.0%	23.4%	5.2%	25.5%	42.4%	-6.1%		
2000	31	\$ 1,250,000	\$ 42.89	\$ 585,754	\$ 1,712,026	\$ 52.85	\$ 693,146	15.7%	-33.6%	-8.8%	18.3%	-15.0%	-12.4%		
1999	26	\$ 1,080,750	\$ 64.59	\$ 642,317	\$ 1,446,652	\$ 62.19	\$ 791,372	-14.4%	30.1%	-4.1%	-21.4%	-16.9%	8.6%		
1998	28	\$ 1,262,500	\$ 49.65	\$ 669,806	\$ 1,841,275	\$ 74.85	\$ 728,516	90.6%	35.3%	64.6%	30.4%	63.9%	18.4%		
10-Year Avg of %Ch.								17.2%	13.1%	14.3%	14.9%	13.1%	17.8%	26.0%	19.0%

Industrial Properties with Less Than 10,000 Square Feet of Improvements:															
2007	18	\$ 467,250	\$ 153.96	\$ 1,864,063	\$ 532,485	\$ 167.68	\$ 2,488,749	-23.6%	0.8%	-46.2%	-46.6%	-57.6%	-38.7%		
2006	43	\$ 611,500	\$ 152.77	\$ 3,462,164	\$ 997,731	\$ 395.10	\$ 4,057,143	28.5%	55.9%	25.4%	82.4%	200.3%	35.7%		
2005	78	\$ 475,760	\$ 98.00	\$ 2,761,628	\$ 546,990	\$ 131.55	\$ 2,989,009	4.5%	-10.7%	19.6%	-0.9%	11.3%	-3.7%		
2004	56	\$ 455,258	\$ 109.79	\$ 2,309,502	\$ 552,043	\$ 118.22	\$ 3,105,253	5.0%	33.0%	23.2%	-0.5%	-87.1%	60.5%		
2003	32	\$ 433,710	\$ 82.53	\$ 1,874,780	\$ 554,960	\$ 916.53	\$ 1,934,360	44.6%	-1.2%	106.2%	30.3%	652.9%	32.1%		
2002	17	\$ 300,000	\$ 83.50	\$ 909,091	\$ 425,882	\$ 121.73	\$ 1,463,968	36.4%	-10.9%	-20.3%	-10.6%	-41.2%	0.3%		
2001	41	\$ 220,000	\$ 93.71	\$ 1,140,680	\$ 476,319	\$ 207.07	\$ 1,459,354	-49.4%	20.9%	27.9%	-17.6%	81.5%	28.2%		
2000	30	\$ 435,000	\$ 77.54	\$ 892,147	\$ 577,888	\$ 114.10	\$ 1,138,535	74.0%	94.4%	-11.0%	90.9%	92.2%	-7.6%		
1999	31	\$ 250,000	\$ 39.88	\$ 1,002,587	\$ 302,746	\$ 59.37	\$ 1,232,811	-9.1%	-31.5%	101.0%	-30.2%	-30.6%	84.6%		
1998	36	\$ 275,000	\$ 58.21	\$ 498,894	\$ 433,701	\$ 85.53	\$ 667,971	19.6%	-12.7%	-22.7%	26.4%	-28.6%	-92.9%		
10-Year Avg of %Ch.								13.0%	13.8%	20.3%	15.7%	12.4%	79.3%	9.8%	33.8%

Industrial Properties with Less Than 100,000 Square Feet of Improvements:															
2007	34	\$ 920,020	\$ 112.30	\$ 1,577,154	\$ 1,753,322	\$ 163.03	\$ 2,011,189	-21.5%	-9.6%	-7.4%	-14.4%	-35.8%	-33.8%		
2006	82	\$ 1,172,280	\$ 124.23	\$ 1,703,255	\$ 2,047,732	\$ 254.02	\$ 3,037,806	102.7%	30.4%	-8.2%	96.4%	129.8%	-23.3%		
2005	127	\$ 578,400	\$ 95.24	\$ 1,854,587	\$ 1,042,392	\$ 110.55	\$ 3,963,109	-24.8%	-5.3%	29.2%	-7.8%	2.0%	54.5%		
2004	94	\$ 768,828	\$ 100.60	\$ 1,435,150	\$ 1,130,604	\$ 108.42	\$ 2,565,360	5.7%	33.2%	11.2%	23.9%	-76.0%	57.2%		
2003	69	\$ 727,228	\$ 75.54	\$ 1,290,294	\$ 912,287	\$ 451.35	\$ 1,632,336	-21.8%	36.5%	79.1%	-26.0%	485.5%	69.9%		
2002	55	\$ 930,000	\$ 55.33	\$ 720,372	\$ 1,232,071	\$ 77.09	\$ 960,647	44.7%	-22.9%	-0.6%	6.7%	-48.7%	-15.1%		
2001	69	\$ 642,523	\$ 71.79	\$ 725,076	\$ 1,154,631	\$ 150.28	\$ 1,131,172	-5.5%	29.2%	3.6%	0.0%	81.1%	24.0%		
2000	61	\$ 680,000	\$ 55.56	\$ 700,000	\$ 1,154,253	\$ 82.97	\$ 912,190	36.0%	16.0%	-14.8%	40.0%	36.8%	-11.6%		
1999	57	\$ 500,000	\$ 47.90	\$ 821,429	\$ 824,528	\$ 60.66	\$ 1,031,453	11.2%	-16.2%	35.8%	-21.4%	-24.9%	48.5%		
1998	64	\$ 449,500	\$ 57.14	\$ 604,878	\$ 1,049,514	\$ 80.78	\$ 694,460	-14.0%	9.9%	33.7%	6.6%	8.9%	-83.3%		
10-Year Avg of %Ch.								11.3%	10.1%	16.2%	12.5%	10.4%	55.9%	8.7%	25.0%

Footnotes:
¹Square feet of improvements
²Acreage of property
⁴%change compare to prior year