



EQUITY TITLE OF NEVADA MARKET UPDATE

July-09

LAS VEGAS VALLEY

SINGLE FAMILY RESIDENCE

AREA	LISTED (SUPPLY)	SOLDS MONTH (DEMAND)	FAIL MONTH	PERCENT SELLING	MONTHS SUPPLY	MARKET TIME (DAYS)	MEDIAN LIST PRICE	MEDIAN CLOSE PRICE
NORTH	1911	1115	388	58.00%	1.7	122	139,900	127,000
EAST	1183	617	282	52.00%	1.9	129	95,000	75,000
SOUTH	846	469	185	55.00%	1.8	115	169,900	125,000
NORTHWEST	1669	767	331	45.00%	2.2	132	185,000	140,000
SOUTHWEST	2176	1152	427	52.00%	1.8	118	227,650	165,000
HENDERSON	1542	572	298	37.00%	2.7	123	499,900	200,000
BOULDER CITY	93	13	12	14.00%	7.2	119	299,900	205,000
TOTAL	16,047	2046	1923	44.71%	7.7	162	189,000	175,000
YTD AVERAGE	14,095	2505	1992	2266.00%	6.2	163	187,600	159,800

	SFR	CONDO
LISTED	16,047	3,049
SOLD MONTH	2,046	1111
FAILED MONTH	1,923	591
PEND-CONT last 30 days	4,632	1,098
%SELLING	45%	36%
MONTHS SUPPLY	7.7	4.4
MARKET TIME	162	106
MARKET SPEED	18	27
60 DAY ABSORB	18%	27%
MEDIAN LIST	\$189,000	\$118,771
CLOSE PRICE	\$175,000	\$81,225

60 DAY MARKET PERFORMANCE (ALL CLARK)

Price Class	Listed	In Escrow	Closed
\$25,000,000	0	0	0
\$20,000,000	2	0	0
\$15,000,000	3	0	1
\$10,000,000	5	0	3
\$5,000,000	100	29	30
\$1,000,000	19	5	11
\$900,000	16	13	13
\$800,000	29	24	17
\$700,000	48	35	33
\$600,000	87	59	40
\$500,000	113	137	134
\$400,000	278	380	354
\$300,000	654	1231	1178
\$200,000	1835	4,205	3646
\$100,000	1343	3,013	3154
TOTAL	5995	9,131	8,614

Closed 08	Closed 09	Change	% Change
11,353	15,474	4,121	14%

CONDO - TOWNHOME

4532

AREA	LISTED (SUPPLY)	SOLDS MONTH (DEMAND)	FAIL MONTH	PERCENT SELLING	MONTHS SUPPLY	MARKET TIME (DAYS)	MEDIAN LIST PRICE	MEDIAN CLOSE PRICE
NORTH	149	75	32	50%	1.98	125	74,995	63,500
EAST	255	115	49	45%	2.2	105	65,000	33,250
SOUTH	985	240	198	24%	4.1	131	199,900	72,375
NORTHWEST	583	229	95	39%	2.5	111	90,000	64,050
SOUTHWEST	687	288	145	42%	2.4	133	97,500	68,000
HENDERSON	358	162	69	45%	2.2	126	120,000	87,500
BOULDER CITY	32	2	3	6%	16	14	184,000	179,900
TOTAL	3,049	1111	591	36%	4.4	106	118,771	81,225
YTD AVERAGE	3,974	663	560	18%	7.4	160	111,575	76,034

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Information believed to be accurate, but not guaranteed. Resale market only.