



EQUITY TITLE OF NEVADA MARKET CONDITION REPORT

MAY 2008

SINGLE FAMILY RESIDENCE

LAS VEGAS VALLEY

AREA	LISTED	SOLDS MONTH	FAIL MONTH	% SELLING	DOM SOLD DAYS	LIST CLOSE (DAYS)	MONTHS SUPPLY	60 DAY ABSORB	MEDIAN \$LIST	MEDIAN ASK AT OFFER	MEDIAN CLOSE
NORTH	3,340	337	881	28%	82	125	9.9	20%	\$252	\$230	\$222
EAST	2,125	102	519	16%	82	123	20.8	10%	\$199	\$189	\$185
SOUTH	821	110	222	33%	76	118	7.5	27%	\$285	\$235	\$230
NORTHWEST	3,082	288	773	27%	84	125	10.7	19%	\$275	\$250	\$244
SOUTHWEST	3,705	421	954	31%	77	119	8.8	23%	\$330	\$265	\$255
SOUTHEAST	736	41	166	20%	78	122	18.1	11%	\$250	\$213	\$214
CENTRAL	308	11	67	14%	102	143	28.9	7%	\$164	\$157	\$150
HENDERSON	2,775	296	681	30%	86	124	9.4	21%	\$385	\$298	\$285
BOULDER CITY	103	4	24	13%	24	51	28.9	7%	\$560	\$315	\$290

DISTRIBUTION OF SUPPLY/DEMAND				SFR	CONDO	LONG-TERM SUPPLY/DEMAND (CLARK COUNTY)										
CLASS	IN ESCROW (DEMAND)	LISTED (SUPPLY)	SUPPLY TO DEMAND	LISTED	SOLD MONTH	FAILED MONTH	PERCENT SELLING	DAYS ON MARKET	LIST TO CLOSE	MONTHS SUPPLY	60 DAY ABSORB	MEDIAN \$LIST ALL	ASK AT OFFER	CLOSE PRICE	\$PENDING PRICE	PEND-CONTINGENT
\$30,000,000	0	2	No Sale	16,995	1,609	4,288	28%	81 days	123 days	10.6	18.9%	\$290	\$252	\$244	\$235	5,311
\$20,000,000	0	16	No Sale	4,723	212	1,118	16%	87 days	127 days	22.2	9.0%	\$232	\$170	\$163	\$150	704
\$10,000,000	1	62	62 to 1													
\$5,000,000	59	1,096	19 to 1													
\$1,000,000	15	245	16 to 1													
\$900,000	23	322	14 to 1													
\$800,000	52	475	9 to 1													
\$700,000	68	688	10 to 1													
\$600,000	142	1,061	7 to 1													
\$500,000	119	814	7 to 1													
\$450,000	223	879	4 to 1													
\$400,000	333	1,368	4 to 1													
\$350,000	273	1,002	4 to 1													
\$325,000	240	786	3 to 1													
\$300,000	414	1,496	4 to 1													
\$275,000	394	1,412	4 to 1													
\$250,000	649	2,094	3 to 1													
\$225,000	653	1,770	3 to 1													
\$200,000	843	2,519	3 to 1													
\$175,000	706	1,747	2 to 1													
\$150,000	460	1,422	3 to 1													
\$125,000	223	745	3 to 1													
\$100,000	125	470	4 to 1													
TOTAL	6,015	22,491	3.7 to 1													

Closed Last Year	Closed This Year	Change	%Change
7,260	6,054	-1,206	-16.6%

As of Mar 30, 2008-RED=ABOVE AVERAGE

CONDO-TOWNHOME

AREA	LISTED	SOLDS MONTH	FAIL MONTH	% SELLING	DOM SOLD DAYS	LIST CLOSE (DAYS)	MONTHS SUPPLY	60 DAY ABSORB	MEDIAN \$LIST	MEDIAN ASK AT OFFER	MEDIAN CLOSE
NORTH	196	11	43	20%	79	122	18.4	11%	\$160	\$155	\$150
EAST	429	15	121	11%	90	128	29.1	7%	\$128	\$110	\$110
SOUTH	277	11	81	12%	118	153	24.8	8%	\$220	\$186	\$170
NORTHWEST	908	48	233	17%	90	131	19.0	11%	\$158	\$164	\$155
SOUTHWEST	1,035	55	239	19%	78	118	18.9	11%	\$180	\$166	\$160
SOUTHEAST	1,160	38	229	14%	91	128	30.8	6%	\$399	\$215	\$207
CENTRAL	34	1	9	11%	53	90	33.4	6%	\$99	\$111	\$111
HENDERSON	649	34	157	18%	87	126	19.3	10%	\$223	\$165	\$160
BOULDER CITY	35	1	7	13%	123	153	34.4	6%	\$271	\$159	\$154



Put info here