

# Greater Las Vegas Resale Market Snapshot

Available Listings  
as of September 8, 2008

August 2008 SFR Closings

Area	Available Homes	Average List Price	Homes Sold	% Sold	Average Sales Price	Ave CDOM	% Gap/LP-SP (% Over Priced)
101	293	126,818	34	11.6%	119,412	162	6%
102	936	316,732	237	25.3%	268,690	165	15%
103	2,034	212,841	347	17.1%	198,156	157	7%
201	374	116,782	13	3.5%	101,354	176	13%
202	591	145,281	46	7.8%	126,327	164	13%
203	561	232,081	53	9.4%	238,597	168	-3%
204	781	180,375	113	14.5%	169,138	154	6%
301	331	252,444	36	10.9%	199,271	179	21%
302	347	241,682	56	16.1%	173,288	148	28%
303	799	295,407	151	18.9%	252,647	142	14%
401	191	221,029	23	12.0%	138,307	199	37%
402	660	173,449	73	11.1%	154,527	154	11%
403	405	266,391	75	18.5%	222,259	159	17%
404	571	405,727	104	18.2%	332,286	151	18%
405	989	317,497	157	15.9%	239,780	193	24%
501	264	354,524	41	15.5%	233,594	162	34%
502	644	413,272	108	16.8%	319,107	176	23%
503	608	316,870	119	19.6%	237,646	156	25%
504	891	273,130	167	18.7%	247,806	162	9%
505	712	343,259	157	22.1%	268,377	147	22%
601	122	335,764	35	28.7%	251,062	170	25%
602	368	337,371	83	22.6%	278,637	170	17%
603	195	407,185	25	12.8%	231,932	168	43%
604	200	287,271	29	14.5%	214,086	141	25%
605	320	302,096	54	16.9%	238,241	151	21%
606	857	428,973	146	17.0%	334,029	176	22%
<b>Aug Totals</b>	<b>15,044</b>	<b>278,336</b>	<b>2,482</b>	<b>16.5%</b>	<b>239,783</b>	<b>162</b>	<b>14%</b>
<b>Jul Totals</b>	<b>15,213</b>	<b>287,443</b>	<b>2594</b>	<b>17.1%</b>	<b>242,709</b>	<b>163</b>	<b>16%</b>
<b>Jun Totals</b>	<b>15,066</b>	<b>299,567</b>	<b>2192</b>	<b>14.5%</b>	<b>255,467</b>	<b>169</b>	<b>15%</b>
<b>May Totals</b>	<b>15,115</b>	<b>310,684</b>	<b>2086</b>	<b>13.8%</b>	<b>268,062</b>	<b>170</b>	<b>14%</b>
<b>Apr Totals</b>	<b>15,590</b>	<b>320,684</b>	<b>1789</b>	<b>11.5%</b>	<b>267,312</b>	<b>174</b>	<b>17%</b>
<b>Mar Totals</b>	<b>16,342</b>	<b>330,298</b>	<b>1476</b>	<b>9.0%</b>	<b>271,560</b>	<b>186</b>	<b>18%</b>
<b>Feb Totals</b>	<b>17,014</b>	<b>337,758</b>	<b>1072</b>	<b>6.3%</b>	<b>282,670</b>	<b>181</b>	<b>16%</b>
<b>Jan Totals</b>	<b>17,874</b>	<b>342,667</b>	<b>936</b>	<b>5.2%</b>	<b>282,493</b>	<b>180</b>	<b>16%</b>
<b>Dec Totals</b>	<b>17,826</b>	<b>352,060</b>	<b>881</b>	<b>4.9%</b>	<b>295,493</b>	<b>168</b>	<b>16%</b>
<b>Nov Totals</b>	<b>19,435</b>	<b>359,846</b>	<b>913</b>	<b>4.7%</b>	<b>309,317</b>	<b>169</b>	<b>14%</b>
<b>Oct Totals</b>	<b>20,014</b>	<b>365,654</b>	<b>914</b>	<b>4.6%</b>	<b>305,456</b>	<b>163</b>	<b>16%</b>
<b>Sep Totals</b>	<b>20,284</b>	<b>372,266</b>	<b>964</b>	<b>4.8%</b>	<b>323,546</b>	<b>160</b>	<b>13%</b>

Notes:

1. Listings and Closings are SFR only in these areas
2. Data excludes properties above \$1,000,000 to prevent skewing
3. % Sold is the current absorption rate
4. CDOM is Cumulative Days on Market

Prepared by: Forrest Barbee