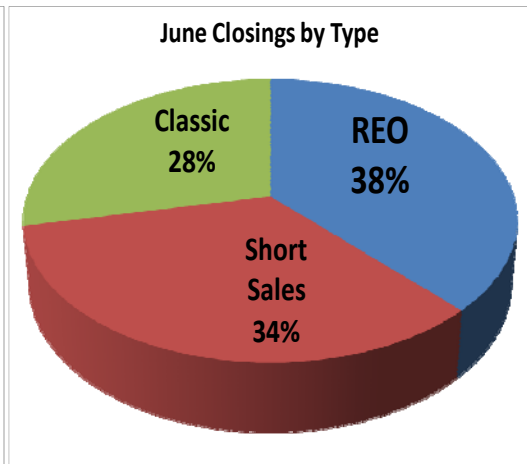
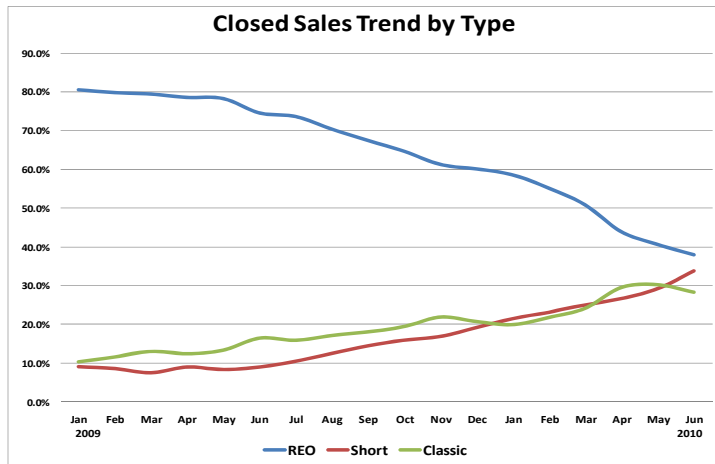


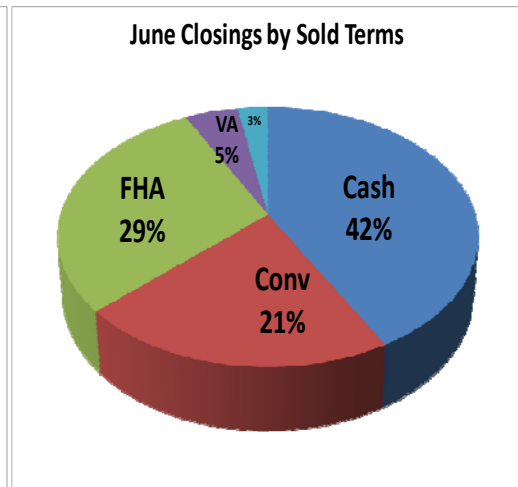
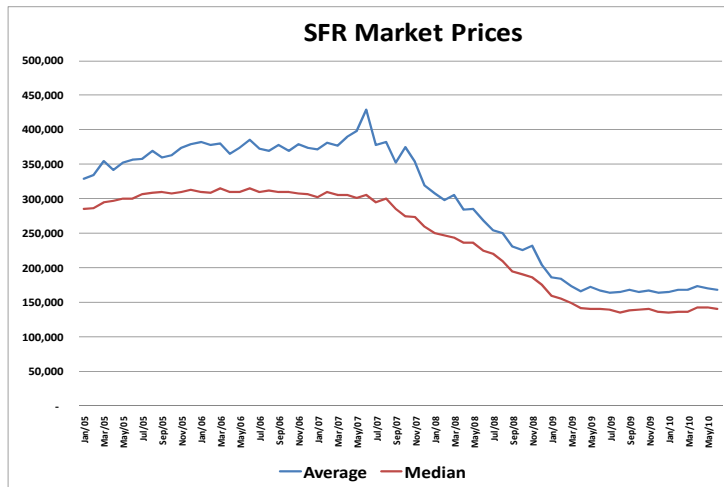


# Equity Title of Nevada

## June 2010 Greater Las Vegas Market Update



June single family residential (SFR) closings improved 14% over May sales with a modest decline in the median price at \$140,000. June witnessed a noticeable shift away from REO and Classic closings in favor of Short Sale closings. Contemporaneously, available REO and Short Sale listings are up 15% and 13% respectively over May while available Classic listings are down 27%. Meanwhile, Congress succeeded in passing the Homebuyer Tax Credit Extension in eleventh hour political maneuvering. This resulted in a 90 day extension for escrows that were under contract by April 30, 2010 and benefit approximately 180,000 eligible buyers that were anxiously awaiting the outcome of this bill and the future of their tax credit.



Effective July 1, 2010 the Clark County Recorder began conducting “counter audits” of the Real Property Transfer Tax (RPTT) on all deeds submitted for recordation. All filings must include supporting documentation to provide the value stated on the Declaration of Value form. Failure to provide the supporting documentation may result in the recording being rejected. Depending on the transaction, supporting documentation could include: closing statement, HUD-1 settlement statement, Purchase Agreement, bid instructions, and/or auction receipt.



# Equity Title of Nevada

## June 2010 Greater Las Vegas Market Update

### Residential Home Listing and Sales Report \* June 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,067	977	2,044	33%	740	629	1,369	33%
\$100,000 - 119,999	620	107	727	12%	384	73	457	11%
\$120,000 - 139,999	655	61	716	12%	493	48	541	13%
\$140,000 - 159,999	549	46	595	10%	392	23	415	10%
\$160,000 - 179,999	415	16	431	7%	304	11	315	8%
\$180,000 - 199,999	353	18	371	6%	223	9	232	6%
\$200,000 - 249,999	443	16	459	8%	317	7	324	8%
\$250,000 - 299,999	292	5	297	5%	177	5	182	4%
\$300,000 - 399,999	200	1	201	3%	143	-	143	3%
\$400,000 - 499,999	111	2	113	2%	62	1	63	2%
\$500,000 - 999,999	119	1	120	2%	49	-	49	1%
\$1,000,000 +	45	-	45	1%	10	-	10	0%
<b>Totals</b>	<b>4,869</b>	<b>1,250</b>	<b>6,119</b>	<b>100%</b>	<b>3,294</b>	<b>806</b>	<b>4,100</b>	<b>100%</b>
<b>Median Price</b>	<b>144,900</b>	<b>69,250</b>	<b>128,000</b>		<b>140,000</b>	<b>67,750</b>	<b>126,000</b>	
<b>Average Price</b>	<b>190,951</b>	<b>79,069</b>	<b>168,095</b>		<b>168,403</b>	<b>76,261</b>	<b>150,289</b>	

### Residential Listing and Sales Report \* Rolling 12 Months \* Ending June 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	12,765	10,365	23,130	33%	9,292	6,959	16,251	35%
\$100,000 - 119,999	6,629	1,089	7,718	11%	4,673	745	5,418	12%
\$120,000 - 139,999	7,306	798	8,104	12%	5,083	538	5,621	12%
\$140,000 - 159,999	5,979	490	6,469	9%	4,116	284	4,400	9%
\$160,000 - 179,999	4,865	313	5,178	7%	3,429	205	3,634	8%
\$180,000 - 199,999	3,576	194	3,770	5%	2,332	86	2,418	5%
\$200,000 - 249,999	5,426	208	5,634	8%	3,753	100	3,853	8%
\$250,000 - 299,999	3,127	128	3,255	5%	2,017	55	2,072	4%
\$300,000 - 399,999	2,674	124	2,798	4%	1,690	47	1,737	4%
\$400,000 - 499,999	1,150	63	1,213	2%	668	21	689	1%
\$500,000 - 999,999	1,383	69	1,452	2%	542	12	554	1%
\$1,000,000 and Over	726	34	760	1%	141	6	147	0%
<b>Totals</b>	<b>55,606</b>	<b>13,875</b>	<b>69,481</b>	<b>100%</b>	<b>37,736</b>	<b>9,058</b>	<b>46,794</b>	<b>100%</b>
<b>Median Price</b>	<b>142,900</b>	<b>69,100</b>	<b>129,000</b>		<b>138,383</b>	<b>66,000</b>	<b>125,000</b>	
<b>Average Price</b>	<b>199,894</b>	<b>94,556</b>	<b>178,859</b>		<b>166,820</b>	<b>80,900</b>	<b>150,189</b>	

Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only

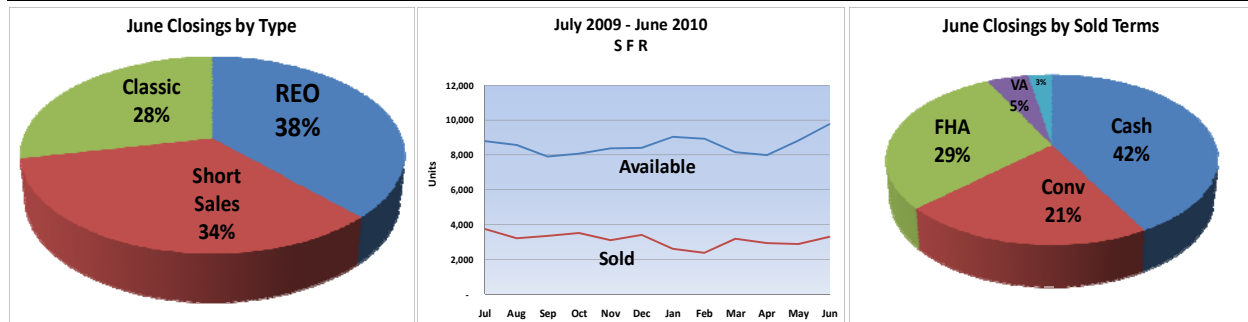


# Equity Title of Nevada

## June 2010 Greater Las Vegas Market Update

### Single Family Residence - June 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	272	633	250	460	40%	2.5	158	125,700	120,009
East (201-204)	188	403	214	394	49%	2.0	149	90,000	78,500
South (301-303)	173	422	216	328	40%	2.5	151	147,000	130,000
NW (102, 401-403, 405)	350	884	470	679	40%	2.5	155	145,000	135,000
Summerlin (404)	48	129	176	114	32%	3.1	169	266,995	217,500
SW (501-505)	441	879	551	773	41%	2.4	156	190,000	158,000
Henderson	256	619	469	479	36%	2.8	152	214,900	185,000
Boulder City	10	12	51	9	12%	8.1	140	354,450	220,000
<b>Totals</b>	<b>1738</b>	<b>3981</b>	<b>2397</b>	<b>3236</b>	<b>40%</b>	<b>2.5</b>	<b>154</b>	<b>161,900</b>	<b>140,000</b>



YTD Closed 2009	YTD Closed 2010	Units Change	% Change
17,744	17,299	(445)	-2.5%

### Condominium & Townhouse - June 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	29	61	22	48	43%	2.3	152	60,000	69,900
East (201-204)	51	62	50	83	51%	2.0	149	48,500	40,000
South (301-303)	106	156	92	135	38%	2.6	140	70,290	68,000
NW (102, 401-403, 405)	127	216	86	189	44%	2.3	148	62,500	59,000
Summerlin (404)	16	27	44	34	39%	2.6	142	149,500	120,000
SW (501-505)	164	283	107	194	35%	2.9	151	75,000	69,500
Henderson	82	173	60	114	36%	2.8	137	99,000	84,988
Boulder City	5	4	19	1	4%	28.0	248	170,498	209,500
<b>Totals</b>	<b>580</b>	<b>982</b>	<b>480</b>	<b>798</b>	<b>39%</b>	<b>2.6</b>	<b>146</b>	<b>75,000</b>	<b>67,250</b>

**Equity Title of Nevada**  
**(702)432-1111**