

# Greater Las Vegas Resale Market Snapshot

Available Listings  
as of July 5, 2009

June 2009 SFR Closings

| Area              | Available Homes | Average List Price | Homes Sold   | % Sold       | Average Sales Price | Ave CDOM   | % Over Priced |
|-------------------|-----------------|--------------------|--------------|--------------|---------------------|------------|---------------|
| 101               | 155             | 92,673             | 67           | 43.2%        | 58,185              | 167        | 37%           |
| 102               | 507             | 255,716            | 219          | 43.2%        | 197,919             | 162        | 23%           |
| 103               | 1,263           | 148,331            | 546          | 43.2%        | 134,281             | 174        | 9%            |
| 201               | 158             | 78,290             | 71           | 44.9%        | 42,952              | 125        | 45%           |
| 202               | 303             | 84,232             | 142          | 46.9%        | 63,341              | 184        | 25%           |
| 203               | 288             | 161,150            | 117          | 40.6%        | 97,589              | 181        | 39%           |
| 204               | 422             | 123,575            | 212          | 50.2%        | 104,022             | 189        | 16%           |
| 301               | 177             | 224,265            | 80           | 45.2%        | 88,746              | 181        | 60%           |
| 302               | 214             | 180,070            | 84           | 39.3%        | 94,854              | 143        | 47%           |
| 303               | 413             | 242,658            | 187          | 45.3%        | 172,528             | 165        | 29%           |
| 401               | 100             | 157,990            | 34           | 34.0%        | 77,584              | 187        | 51%           |
| 402               | 346             | 117,794            | 150          | 43.4%        | 83,502              | 174        | 29%           |
| 403               | 205             | 219,525            | 104          | 50.7%        | 150,653             | 188        | 31%           |
| 404               | 381             | 355,735            | 136          | 35.7%        | 231,322             | 185        | 35%           |
| 405               | 524             | 258,984            | 232          | 44.3%        | 177,308             | 189        | 32%           |
| 501               | 186             | 273,720            | 37           | 19.9%        | 148,499             | 198        | 46%           |
| 502               | 452             | 404,961            | 147          | 32.5%        | 245,542             | 160        | 39%           |
| 503               | 344             | 285,325            | 163          | 47.4%        | 180,944             | 170        | 37%           |
| 504               | 452             | 203,932            | 256          | 56.6%        | 169,160             | 156        | 17%           |
| 505               | 464             | 254,048            | 184          | 39.7%        | 216,893             | 179        | 15%           |
| 601               | 89              | 319,319            | 31           | 34.8%        | 156,705             | 158        | 51%           |
| 602               | 219             | 284,850            | 109          | 49.8%        | 209,212             | 186        | 27%           |
| 603               | 99              | 371,599            | 47           | 47.5%        | 222,424             | 178        | 40%           |
| 604               | 125             | 240,111            | 37           | 29.6%        | 148,646             | 153        | 38%           |
| 605               | 202             | 239,768            | 77           | 38.1%        | 185,081             | 173        | 23%           |
| 606               | 576             | 395,993            | 193          | 33.5%        | 291,336             | 193        | 26%           |
| <b>Jun Totals</b> | <b>8,664</b>    | <b>230,303</b>     | <b>3,662</b> | <b>42.3%</b> | <b>159,809</b>      | <b>174</b> | <b>31%</b>    |
| <b>May Totals</b> | <b>9,398</b>    | <b>231,344</b>     | <b>3187</b>  | <b>33.9%</b> | <b>161,946</b>      | <b>166</b> | <b>30%</b>    |
| <b>Apr Totals</b> | <b>10,971</b>   | <b>227,953</b>     | <b>3128</b>  | <b>28.5%</b> | <b>160,482</b>      | <b>169</b> | <b>30%</b>    |
| <b>Mar Totals</b> | <b>13,549</b>   | <b>221,370</b>     | <b>2887</b>  | <b>21.3%</b> | <b>166,958</b>      | <b>164</b> | <b>25%</b>    |
| <b>Feb Totals</b> | <b>14,357</b>   | <b>226,382</b>     | <b>2226</b>  | <b>15.5%</b> | <b>177,065</b>      | <b>170</b> | <b>22%</b>    |
| <b>Jan Totals</b> | <b>15,234</b>   | <b>229,917</b>     | <b>2177</b>  | <b>14.3%</b> | <b>182,285</b>      | <b>164</b> | <b>21%</b>    |
| <b>Dec Totals</b> | <b>15,739</b>   | <b>234,208</b>     | <b>2433</b>  | <b>15.5%</b> | <b>199,023</b>      | <b>160</b> | <b>15%</b>    |
| <b>Nov Totals</b> | <b>16,129</b>   | <b>247,679</b>     | <b>2128</b>  | <b>13.2%</b> | <b>207,293</b>      | <b>157</b> | <b>16%</b>    |
| <b>Oct Totals</b> | <b>15,928</b>   | <b>257,183</b>     | <b>2644</b>  | <b>16.6%</b> | <b>214,243</b>      | <b>157</b> | <b>17%</b>    |
| <b>Sep Totals</b> | <b>15,471</b>   | <b>266,948</b>     | <b>2711</b>  | <b>17.5%</b> | <b>223,041</b>      | <b>157</b> | <b>16%</b>    |
| <b>Aug Totals</b> | <b>15,044</b>   | <b>278,336</b>     | <b>2482</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>    |

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

July 5, 2009

Data extracted from the GLVAR MLS is deemed reliable, but not guaranteed