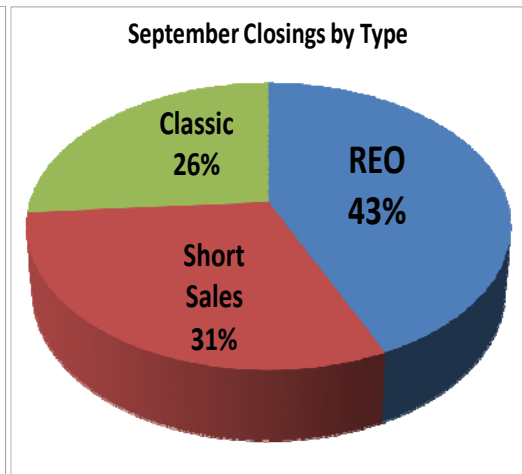
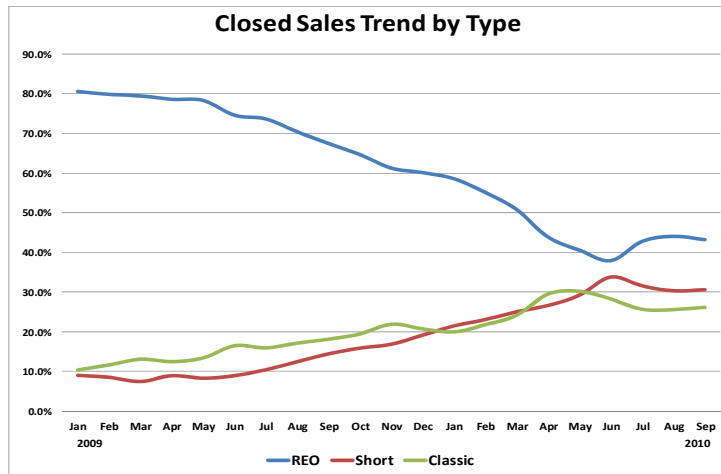


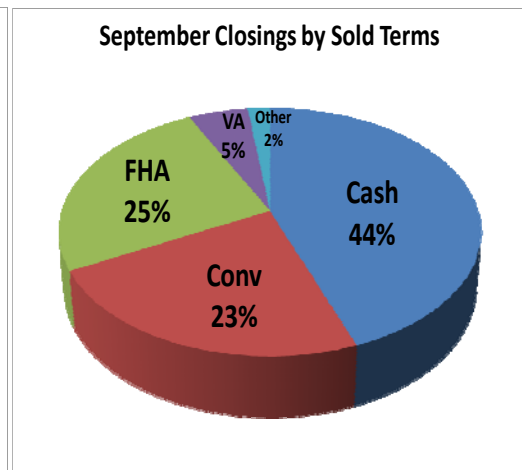
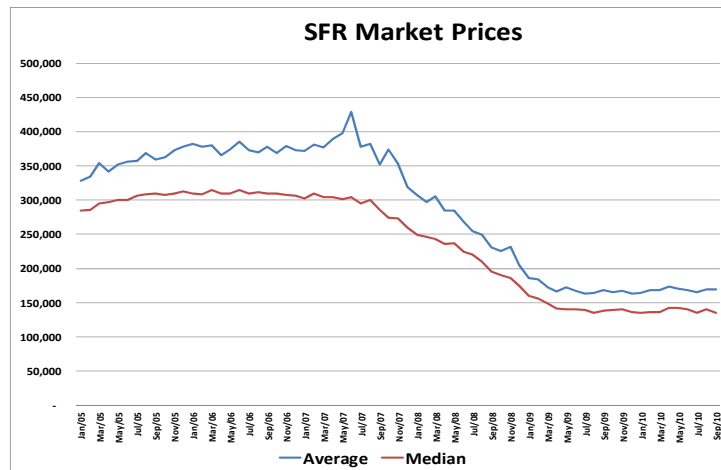


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September 2010 Greater Las Vegas Market Update



Single family residential (SFR) closings declined by 13 units from August sales but were down 552 units or (-16.4%) from September 2009. Median sales prices have fluctuated between \$135,000 and \$140,000 throughout 2010. This demonstrates the stability of the Greater Las Vegas Market despite economic, political, appraisal, and constantly changing loan underwriting standards that have all had an impact on residential resale transactions. Sixty percent (60%) of all listings have closed during 2010. This is down from 67% from 2009, but remains significantly strong compared to 41% in 2008 and 24% in 2007. Available REO properties peaked just at 3400 units but have pulled back a bit. Bank of America announced Friday afternoon that they have placed a moratorium on all foreclosures effective October 9, 2010 until further notice.



Nevada Early Voting for the 2010 General Election begins October 16th and runs through October 29th. Please TAKE TIME TO VOTE this year as every vote truly counts! Remember that February 2011 is the start of a new legislative session that will see a number of bills introduced that will potentially have a tremendous impact on how we conduct business!



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September 2010 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * September 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,236	949	2,185	36%	702	597	1,299	37%
\$100,000 - 119,999	596	95	691	11%	350	48	398	11%
\$120,000 - 139,999	665	47	712	12%	413	23	436	12%
\$140,000 - 159,999	509	34	543	9%	296	14	310	9%
\$160,000 - 179,999	431	15	446	7%	239	7	246	7%
\$180,000 - 199,999	313	12	325	5%	171	3	174	5%
\$200,000 - 249,999	408	10	418	7%	265	4	269	8%
\$250,000 - 299,999	228	5	233	4%	146	2	148	4%
\$300,000 - 399,999	209	5	214	4%	114	2	116	3%
\$400,000 - 499,999	76	4	80	1%	49	2	51	1%
\$500,000 - 999,999	124	-	124	2%	43	-	43	1%
\$1,000,000 +	64	-	64	1%	18	1	19	1%
Totals	4,859	1,176	6,035	100%	2,806	703	3,509	100%
Median Price	139,863	65,000	124,900		135,000	61,000	120,022	
Average Price	203,695	77,173	179,040		169,825	71,842	150,195	

Residential Listing and Sales Report * Rolling 12 Months * Ending September 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	13,106	10,512	23,618	34%	8,589	6,887	15,476	35%
\$100,000 - 119,999	6,790	1,013	7,803	11%	4,587	687	5,274	12%
\$120,000 - 139,999	7,463	683	8,146	12%	5,041	464	5,505	12%
\$140,000 - 159,999	5,992	410	6,402	9%	4,037	256	4,293	10%
\$160,000 - 179,999	4,764	242	5,006	7%	3,264	165	3,429	8%
\$180,000 - 199,999	3,437	162	3,599	5%	2,222	80	2,302	5%
\$200,000 - 249,999	5,126	145	5,271	8%	3,550	75	3,625	8%
\$250,000 - 299,999	2,912	90	3,002	4%	1,881	36	1,917	4%
\$300,000 - 399,999	2,512	63	2,575	4%	1,572	25	1,597	4%
\$400,000 - 499,999	1,022	39	1,061	2%	624	13	637	1%
\$500,000 - 999,999	1,317	22	1,339	2%	535	8	543	1%
\$1,000,000 and Over	642	7	649	1%	137	2	139	0%
Totals	55,083	13,388	68,471	100%	36,039	8,698	44,737	100%
Median Price	139,999	66,000	125,000		138,000	65,000	125,000	
Average Price	195,827	80,754	173,327		167,497	76,627	149,830	

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



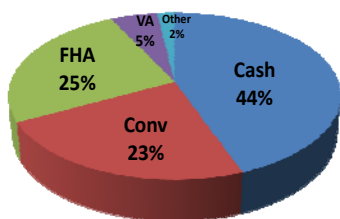
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September 2010 Greater Las Vegas Market Update

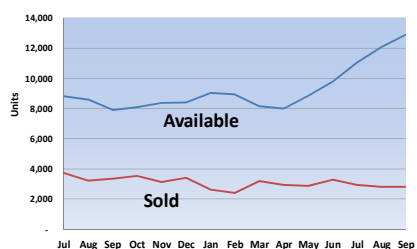
Single Family Residence - September 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	375	966	290	415	25%	3.9	175	119,900	116,250
East (201-204)	302	652	310	318	25%	4.0	142	85,000	79,000
South (301-303)	266	621	306	248	21%	4.8	163	130,000	124,500
NW (102, 401-403, 405)	556	1275	640	554	22%	4.5	162	135,000	129,900
Summerlin (404)	78	190	236	88	17%	5.7	174	234,950	234,250
SW (501-505)	577	1378	827	681	24%	4.1	176	171,000	159,000
Henderson	343	901	611	429	23%	4.3	183	189,900	178,000
Boulder City	16	14	70	12	12%	8.3	256	324,900	207,500
Totals	2513	5997	3290	2745	23%	4.3	170	149,500	135,000

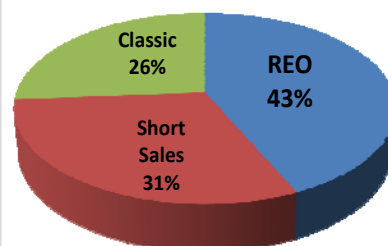
September Closings by Sold Terms



Single Family Residences
July 2009 - September 2010



September Closings by Type



YTD Closed 2009	YTD Closed 2010	Units Change	% Change
34,495	32,279	(2,216)	-6.4%

Condominium & Townhouse - August 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	27	74	23	28	23%	4.4	196	62,000	68,125
East (201-204)	70	96	62	67	29%	3.4	116	45,000	36,500
South (301-303)	118	225	120	138	30%	3.4	146	65,000	57,400
NW (102, 401-403, 405)	157	310	137	154	25%	3.9	161	60,000	53,075
Summerlin (404)	25	61	58	30	21%	4.8	187	144,000	103,450
SW (501-505)	219	339	172	178	24%	4.1	145	72,500	65,000
Henderson	108	199	107	106	26%	3.9	183	89,994	78,250
Boulder City	9	5	17	1	3%	31.0	126	155,000	299,000
Totals	733	1309	696	702	26%	3.9	155	70,000	60,750

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