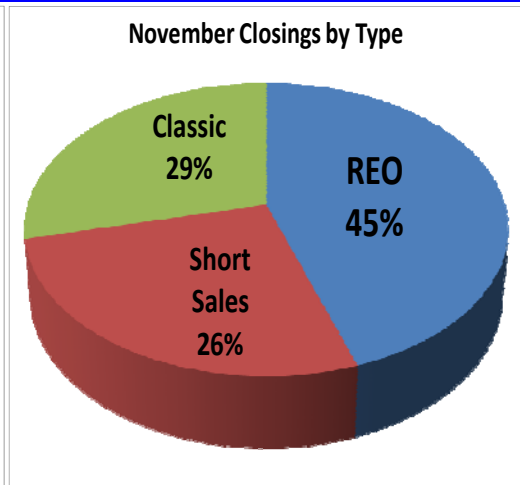
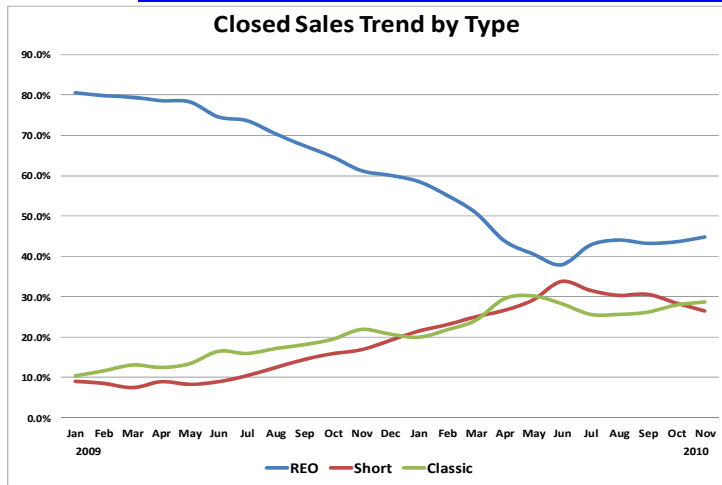




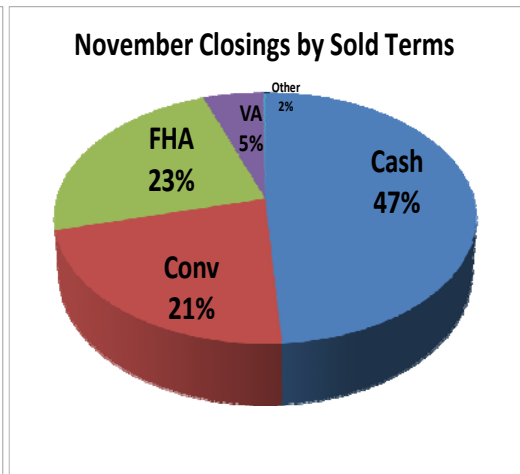
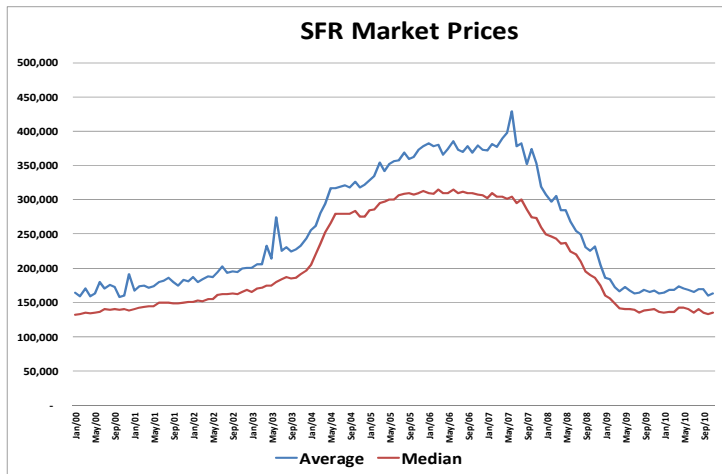
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November 2010 Greater Las Vegas Market Update



Single family residential (SFR) closings are down nearly 12% compared to November 2009, but are up 6% from October. The median sales price of an SFR improved to \$135,000. Traditional sales continue to be strong despite the fact that traditional available listings declined noticeably this past month.

Please note the SFR Market Prices chart has been expanded to include data back to January 2000. This better illustrates the current market stability. Of course cash sales dominate this market even more than ever with a record high 47% of all November closings.



Greater Las Vegas Snapshot by Sale Type									
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	November Sold Units	30 Day Absorption Rate	Average Sold Price	Average SP/Sq Ft	Average Cumulative DOM
REO:	3,549	131,062	69	2,794	1,553	43.8%	118,413	65	156
Short Sales:	8,021	104,919	72	8,035	918	11.4%	145,859	74	248
Classic:	5,220	434,980	127	1,323	995	19.1%	180,928	86	142
Total GLVAR:	16,790	230,682	89	12,152	3,466	20.6%	143,631	73	176

This data includes all GLVAR listings and sales within the Greater Las Vegas market area; SFR, CON, TWH, MAN

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



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November 2010 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * November 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,107	785	1,892	38%	746	579	1,325	39%
\$100,000 - 119,999	515	93	608	12%	326	45	371	11%
\$120,000 - 139,999	521	46	567	11%	394	30	424	12%
\$140,000 - 159,999	425	21	446	9%	309	7	316	9%
\$160,000 - 179,999	327	5	332	7%	245	7	252	7%
\$180,000 - 199,999	255	9	264	5%	181	-	181	5%
\$200,000 - 249,999	354	8	362	7%	228	3	231	7%
\$250,000 - 299,999	198	2	200	4%	113	-	113	3%
\$300,000 - 399,999	151	4	155	3%	118	2	120	4%
\$400,000 - 499,999	60	1	61	1%	42	1	43	1%
\$500,000 - 999,999	88	-	88	2%	40	-	40	1%
\$1,000,000 +	47	-	47	1%	11	-	11	0%
Totals	4,048	974	5,022	100%	2,753	674	3,427	100%
Median Price	135,350	64,900	120,000		135,000	62,000	120,000	
Average Price	186,642	73,274	164,654		163,363	68,069	144,621	

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	13,601	10,614	24,215	36%	8,216	6,783	14,999	35%
\$100,000 - 119,999	6,762	966	7,728	11%	4,348	638	4,986	12%
\$120,000 - 139,999	7,366	671	8,037	12%	4,876	404	5,280	12%
\$140,000 - 159,999	5,923	369	6,292	9%	3,884	216	4,100	10%
\$160,000 - 179,999	4,594	203	4,797	7%	3,050	129	3,179	7%
\$180,000 - 199,999	3,314	139	3,453	5%	2,083	66	2,149	5%
\$200,000 - 249,999	4,950	120	5,070	7%	3,235	60	3,295	8%
\$250,000 - 299,999	2,809	74	2,883	4%	1,726	26	1,752	4%
\$300,000 - 399,999	2,453	49	2,502	4%	1,471	19	1,490	4%
\$400,000 - 499,999	1,012	31	1,043	2%	574	10	584	1%
\$500,000 - 999,999	1,257	19	1,276	2%	523	7	530	1%
\$1,000,000 and Over	598	6	604	1%	128	2	130	0%
Totals	54,639	13,261	67,900	100%	34,114	8,360	42,474	100%
Median Price	139,900	65,000	124,995		137,000	64,995	124,000	
Average Price	194,042	78,684	171,513		167,044	75,881	148,762	

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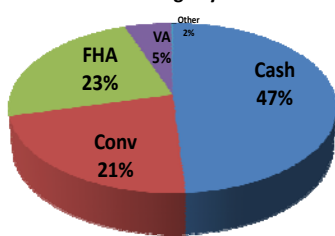
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November 2010 Greater Las Vegas Market Update

Single Family Residence - November 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	367	1055	357	397	22%	4.5	173	115,000	117,500
East (201-204)	359	743	316	325	23%	4.4	161	83,080	70,000
South (301-303)	300	716	286	279	21%	4.7	155	128,000	130,000
NW (102, 401-403, 405)	609	1302	650	581	23%	4.4	181	131,950	125,000
Summerlin (404)	88	198	232	94	18%	5.5	170	233,000	202,500
SW (501-505)	557	1518	827	619	21%	4.7	184	165,000	154,900
Henderson	365	933	619	400	21%	4.8	190	185,000	170,000
Boulder City	19	18	62	5	5%	19.8	212	277,150	200,000
Totals	2664	6483	3349	2700	22%	4.6	176	140,000	135,000

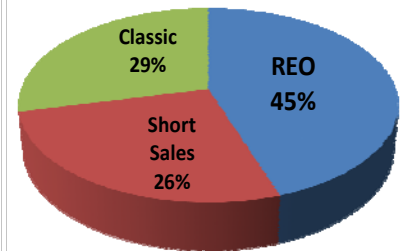
November Closings by Sold Terms



Single Family Residences
July 2009 - November 2010



November Closings by Type



YTD Closed 2009	YTD Closed 2010	Units Change	% Change
43,072	39,460	(3,612)	-8.4%

Condominium & Townhouse - November 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	35	83	22	35	25%	4.0	155	62,000	69,000
East (201-204)	68	103	56	75	33%	3.0	168	44,900	38,000
South (301-303)	112	223	141	114	24%	4.2	175	64,900	56,825
NW (102, 401-403, 405)	166	302	149	135	22%	4.6	174	59,250	57,000
Summerlin (404)	19	54	59	20	15%	6.6	185	135,000	125,000
SW (501-505)	212	363	182	197	26%	3.8	169	70,000	63,000
Henderson	101	197	121	92	22%	4.6	202	89,999	75,250
Boulder City	6	3	20	1	3%	29.0	158	162,498	95,000
Totals	719	1328	750	669	24%	4.2	175	69,000	61,500

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