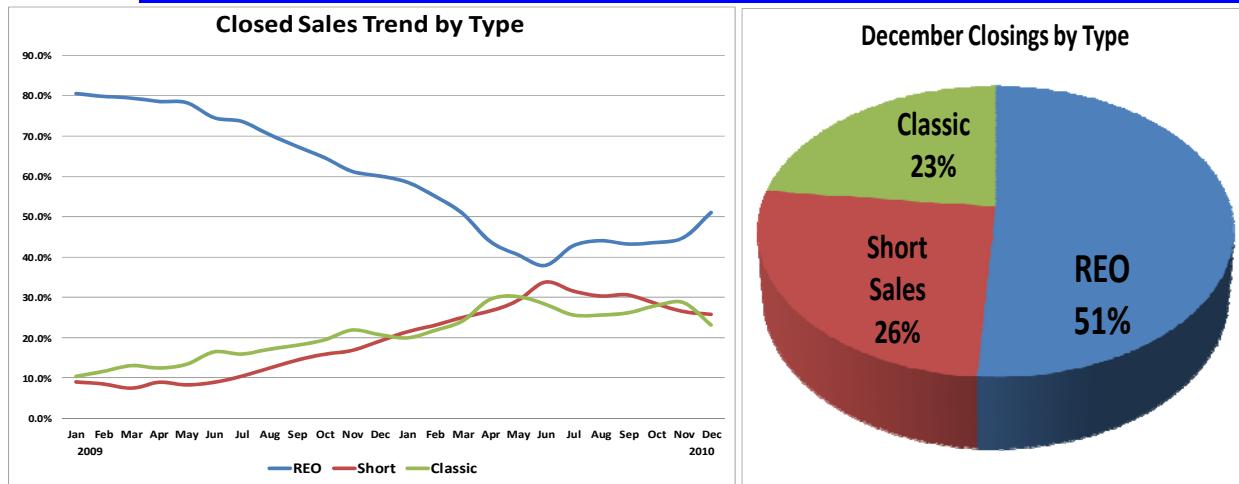




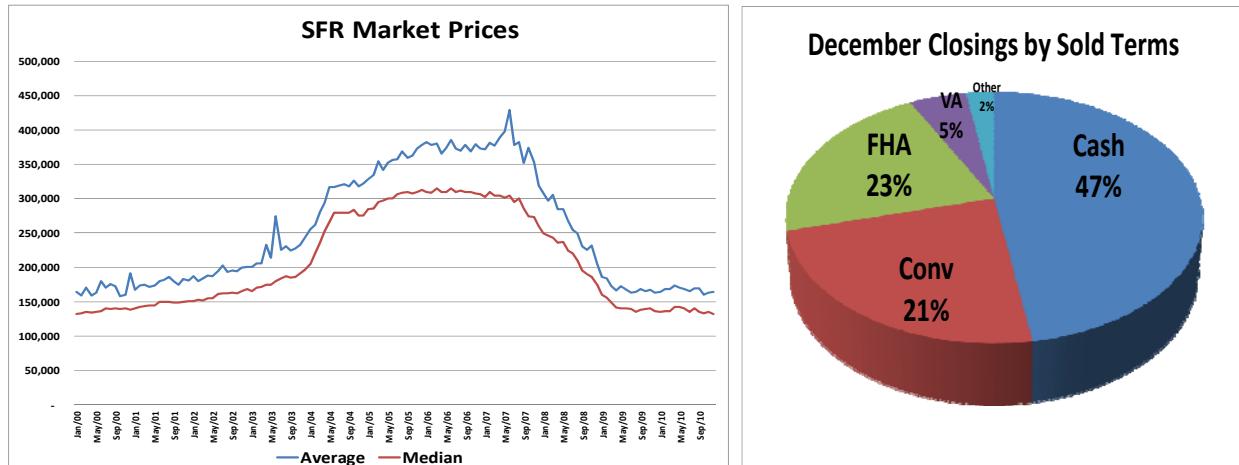
# Equity Title of Nevada

## January 2011 Greater Las Vegas Market Update



Single family residential (SFR) closings for December are up more than 12% over November 2010 and is the second best December on record for closings. The median sales price of an SFR dropped to \$132,000 for an overall drop of 2.9% for 2010. Compare that to the 22.3% and 32.3% market value decline for 2009 and 2008 respectively. That demonstrates stability and healing in this market.

REO listings and closings are on the rise and that has been generally good for buyers. Nearly 30% of those listings are Fannie Mae Homepath qualified properties that offer owner occupied buyers additional leverage when competing with investors for ownership.



Greater Las Vegas Snapshot by Sale Type									
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	December Sold Units	30 Day Absorption Rate	Average Sold Price	Average SP/Sq Ft	Average Cumulative DOM
<b>REO:</b>	3,672	129,654	67	2,468	2,025	55.1%	114,110	63	151
<b>Short Sales:</b>	7,791	140,499	72	7,533	1,023	13.1%	154,280	75	239
<b>Classic:</b>	4,992	417,582	125	1,105	919	18.4%	192,574	86	153
<b>Total GLVAR:</b>	16,455	222,545	87	11,106	3,967	24.1%	142,652	72	174

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

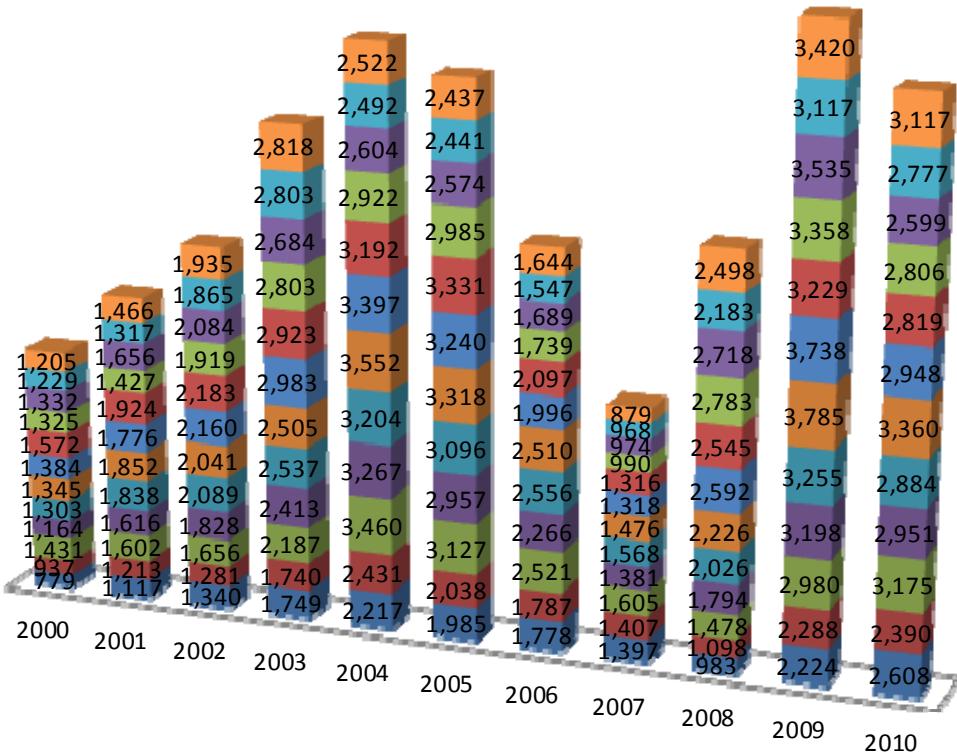


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## January 2011 Greater Las Vegas Market Update

### Single Family Residential Closings Greater Las Vegas

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



2010 ended up being a stellar year for closings with only 2009 and 2004 being slightly better. Demand remains strong despite the expiration of the first time home buyers tax credit.

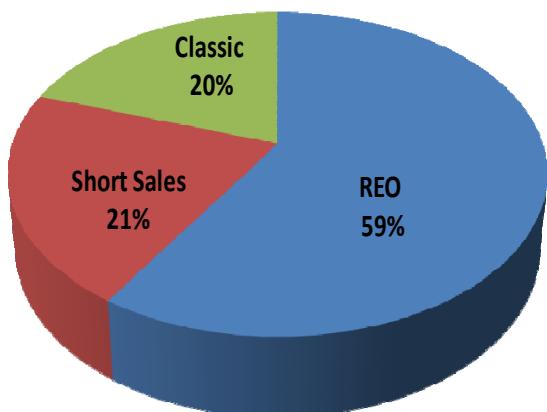
This month's report is a year end special with extra charts to illustrate how strong and stable the market has been during 2010. Also included are charts depicting the market shifts with respect to both closing type and terms. For example, FHA closings have enjoyed approximately the same amount of market share for the past three years while Conventional loans have given way to Cash transactions due to a mix of circumstances, including more stringent underwriting requirements.



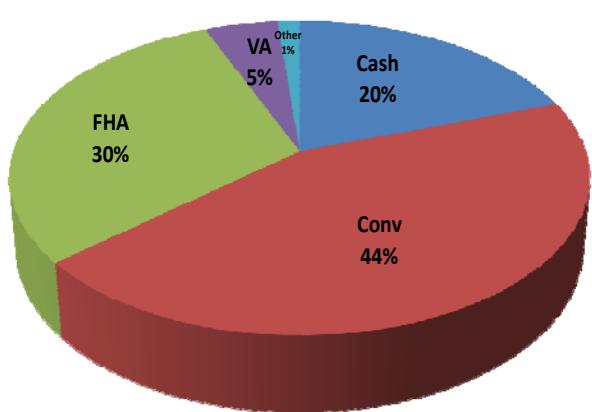
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## January 2011 Greater Las Vegas Market Update

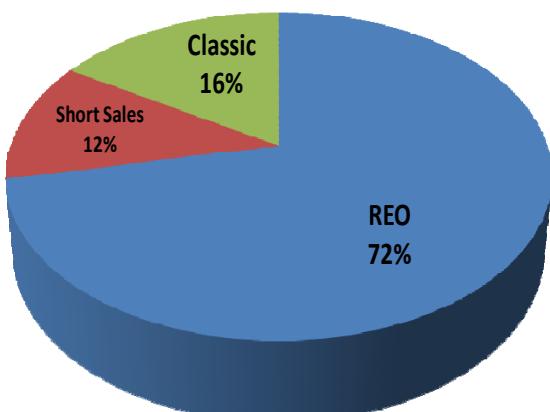
Greater Las Vegas - Closings By Type - 2008



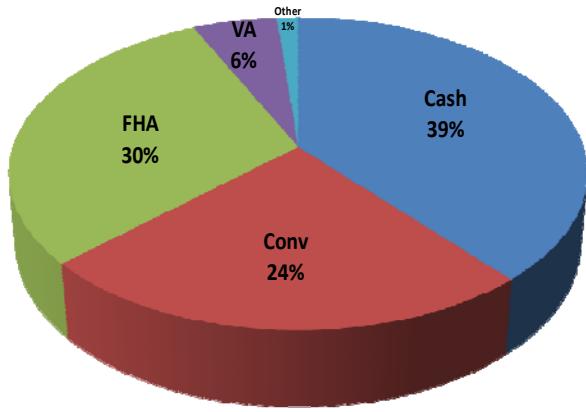
2008 Closings By Sold Terms



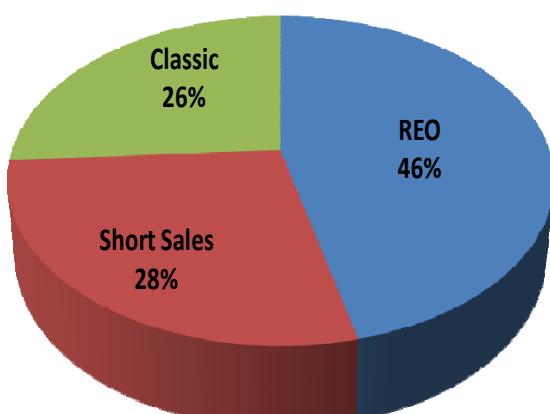
Greater Las Vegas - Closings By Type - 2009



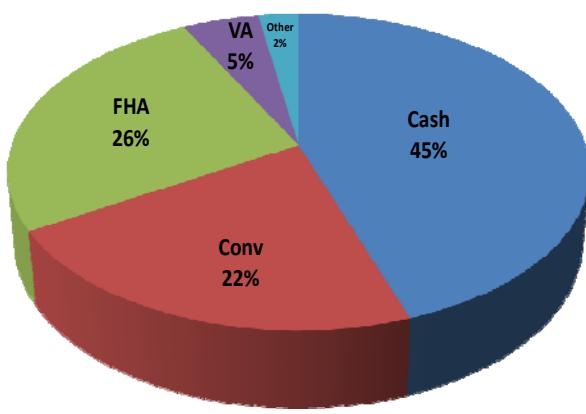
2009 Closings By Sold Terms



Greater Las Vegas - Closings By Type - 2010



2010 Closings By Sold Terms





# Equity Title of Nevada

## January 2011 Greater Las Vegas Market Update

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,131	790	1,921	40%	874	701	1,575	40%
\$100,000 - 119,999	559	65	624	13%	408	40	448	11%
\$120,000 - 139,999	505	28	533	11%	423	34	457	12%
\$140,000 - 159,999	374	24	398	8%	351	15	366	9%
\$160,000 - 179,999	310	15	325	7%	258	5	263	7%
\$180,000 - 199,999	224	5	229	5%	166	5	171	4%
\$200,000 - 249,999	277	10	287	6%	279	3	282	7%
\$250,000 - 299,999	154	2	156	3%	127	-	127	3%
\$300,000 - 399,999	143	1	144	3%	119	2	121	3%
\$400,000 - 499,999	63	-	63	1%	43	-	43	1%
\$500,000 - 999,999	72	-	72	2%	52	-	52	1%
\$1,000,000 +	38	-	38	1%	17	-	17	0%
<b>Totals</b>	<b>3,850</b>	<b>940</b>	<b>4,790</b>	<b>100%</b>	<b>3,117</b>	<b>805</b>	<b>3,922</b>	<b>100%</b>
<b>Median Price</b>	<b>129,900</b>	<b>61,180</b>	<b>115,000</b>		<b>132,000</b>	<b>59,000</b>	<b>117,000</b>	
<b>Average Price</b>	<b>176,917</b>	<b>71,215</b>	<b>156,174</b>		<b>163,736</b>	<b>66,084</b>	<b>143,692</b>	

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	14,113	10,740	24,853	36%	8,394	6,975	15,369	36%
\$100,000 - 119,999	6,900	948	7,848	12%	4,385	624	5,009	12%
\$120,000 - 139,999	7,315	633	7,948	12%	4,934	410	5,344	12%
\$140,000 - 159,999	5,878	356	6,234	9%	3,914	214	4,128	10%
\$160,000 - 179,999	4,580	193	4,773	7%	3,052	121	3,173	7%
\$180,000 - 199,999	3,276	132	3,408	5%	2,083	64	2,147	5%
\$200,000 - 249,999	4,840	124	4,964	7%	3,250	56	3,306	8%
\$250,000 - 299,999	2,734	66	2,800	4%	1,717	22	1,739	4%
\$300,000 - 399,999	2,421	43	2,464	4%	1,469	21	1,490	3%
\$400,000 - 499,999	1,007	28	1,035	2%	572	10	582	1%
\$500,000 - 999,999	1,256	19	1,275	2%	532	6	538	1%
\$1,000,000 and Over	606	6	612	1%	134	2	136	0%
<b>Totals</b>	<b>54,926</b>	<b>13,288</b>	<b>68,214</b>	<b>100%</b>	<b>34,436</b>	<b>8,525</b>	<b>42,961</b>	<b>100%</b>
<b>Median Price</b>	<b>139,000</b>	<b>65,000</b>	<b>124,900</b>		<b>136,000</b>	<b>64,000</b>	<b>123,000</b>	
<b>Average Price</b>	<b>192,980</b>	<b>77,725</b>	<b>170,529</b>		<b>166,941</b>	<b>73,130</b>	<b>148,326</b>	

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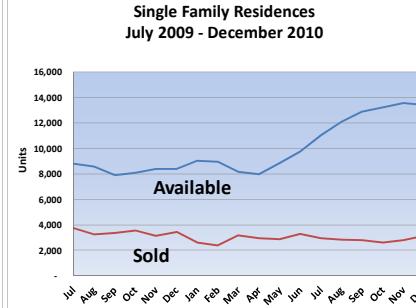
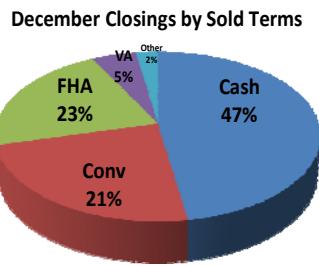


# Equity Title of Nevada

## January 2011 Greater Las Vegas Market Update

### Single Family Residence - December 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	413	1032	356	453	25%	4.0	177	114,357	114,000
East (201-204)	349	718	330	373	27%	3.7	170	80,000	70,500
South (301-303)	311	711	318	279	21%	4.8	169	125,000	125,000
NW (102, 401-403, 405)	662	1305	721	585	22%	4.6	174	129,900	125,000
Summerlin (404)	88	198	235	130	25%	4.0	197	225,000	198,000
SW (501-505)	518	1496	908	767	26%	3.8	176	165,000	149,000
Henderson	386	893	692	459	23%	4.3	183	180,995	171,500
Boulder City	22	14	71	8	7%	13.4	228	275,000	387,000
<b>Totals</b>	<b>2749</b>	<b>6367</b>	<b>3631</b>	<b>3054</b>	<b>24%</b>	<b>4.2</b>	<b>177</b>	<b>139,000</b>	<b>132,000</b>



Closed 2009	Closed 2010	Units Change	% Change
47,313	43,451	(3,862)	-8.2%

### Condominium & Townhouse - December 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	34	86	25	39	27%	3.7	220	60,000	62,900
East (201-204)	61	101	71	74	32%	3.1	165	40,000	38,700
South (301-303)	108	219	162	139	28%	3.5	150	65,000	56,000
NW (102, 401-403, 405)	165	308	148	179	29%	3.5	169	58,700	53,000
Summerlin (404)	22	51	64	20	15%	6.9	215	134,900	121,500
SW (501-505)	208	356	201	228	30%	3.4	156	69,900	60,000
Henderson	108	218	121	116	26%	3.9	160	84,900	75,500
Boulder City	9	4	20	4	12%	8.3	179	165,000	117,000
<b>Totals</b>	<b>715</b>	<b>1343</b>	<b>812</b>	<b>799</b>	<b>28%</b>	<b>3.6</b>	<b>164</b>	<b>68,500</b>	<b>59,000</b>

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