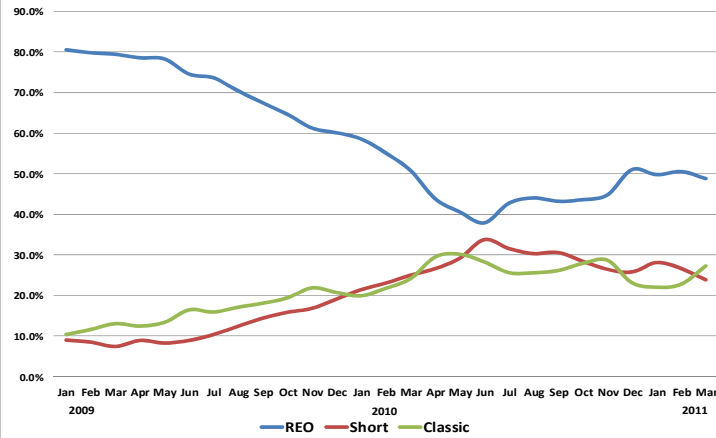




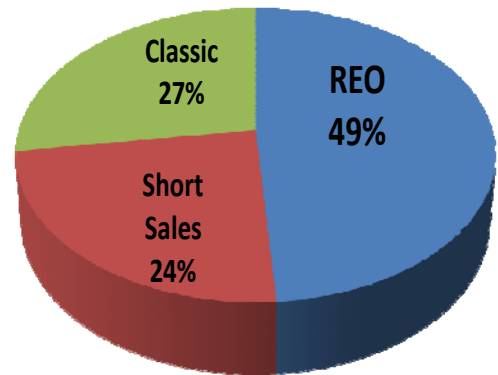
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April 2011 Greater Las Vegas Market Update

Closed Sales Trend by Type



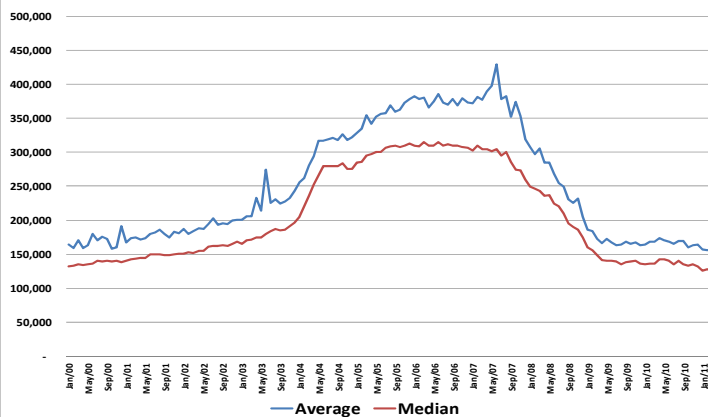
March Closings by Type



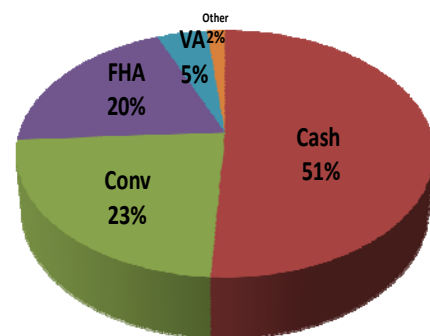
Single family residential (SFR) closings for March were up 31% from February and 6.6% better than March 2010. The median sales price of an SFR dipped 1.6% to \$125,950. Overall inventory continues to slowly shrink while available REO inventory remains steady at the 2800 level. Average SFR closings prices suffered a 7.5% decline in the Northwest, but the good news is that the average closing sales price of an SFR increased nicely in some other areas, most notably in Summerlin and the Southwest!

Thank you to everyone who voted in this year's Primary Elections! Also keep in mind that based on the 2010 Census—Nevada will gain a fourth Congressional seat. To keep up with Reapportionment & Redistricting or the current Legislative Session, please visit: www.leg.state.nv.us.

SFR Market Prices



March Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	March Sold Units	30 Day Absorption Rate	Average Sold Price	Average SP/Sq Ft	Average Cumulative DOM
REO:	2,804	122,280	70	3,073	2,099	74.9%	112,482	65	151
Short Sales:	7,601	136,285	74	8,900	1,443	19.0%	138,544	74	230
Classic:	4,653	361,101	155	1,152	757	16.3%	174,165	90	139
Total GLVAR:	15,058	220,869	110	13,125	4,299	28.5%	137,318	76	169

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

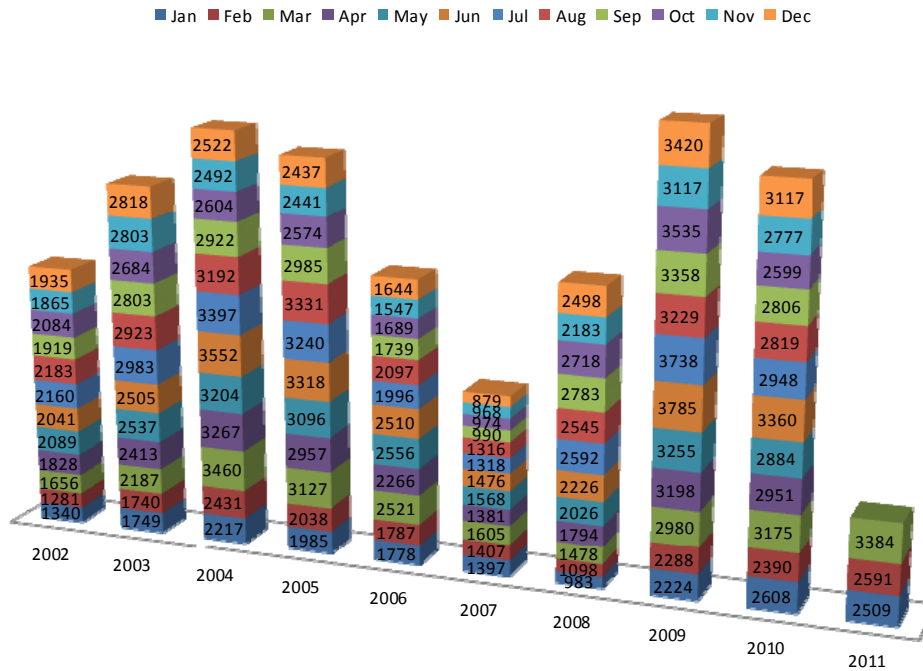
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



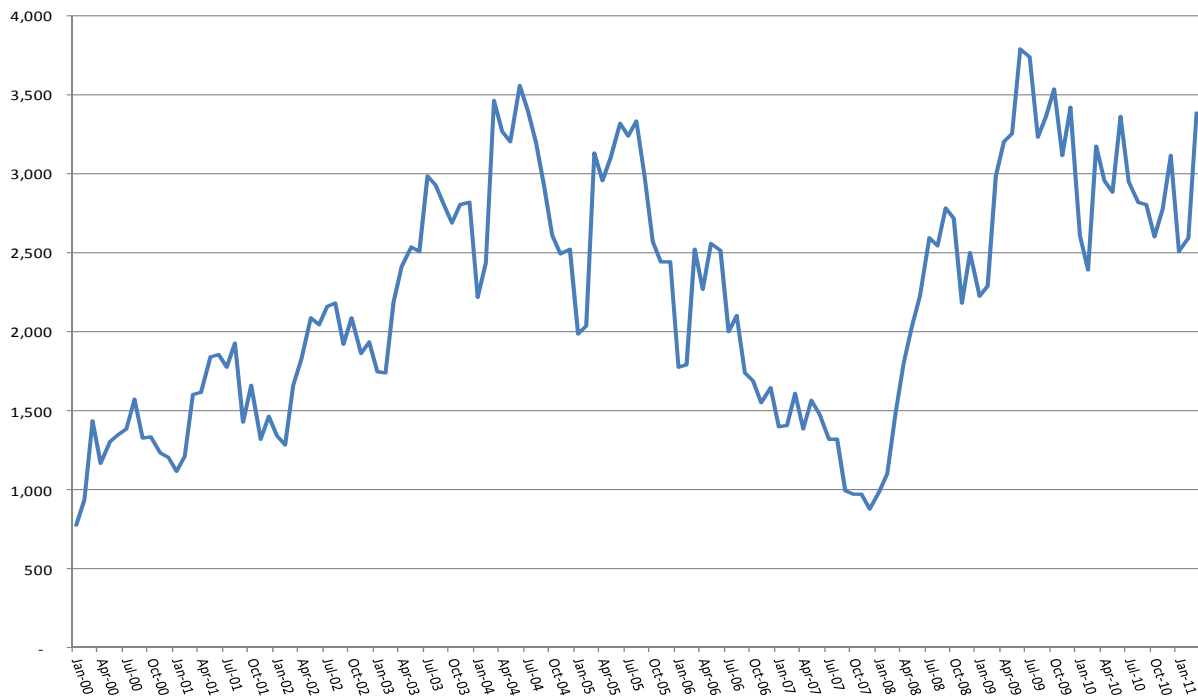
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April 2011 Greater Las Vegas Market Update

Single Family Residential Closings Greater Las Vegas



Greater Las Vegas SFR Closings

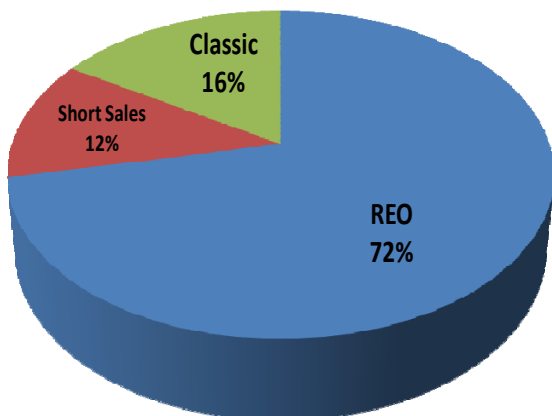




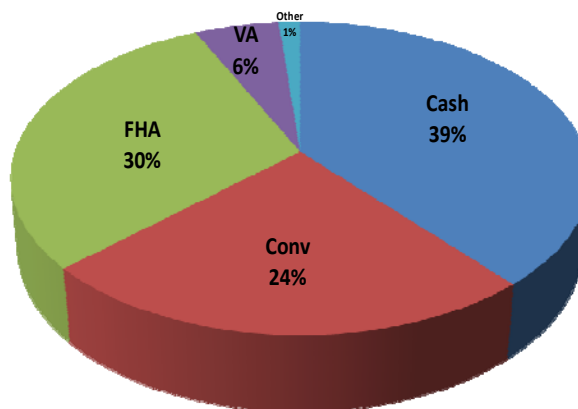
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April 2011 Greater Las Vegas Market Update

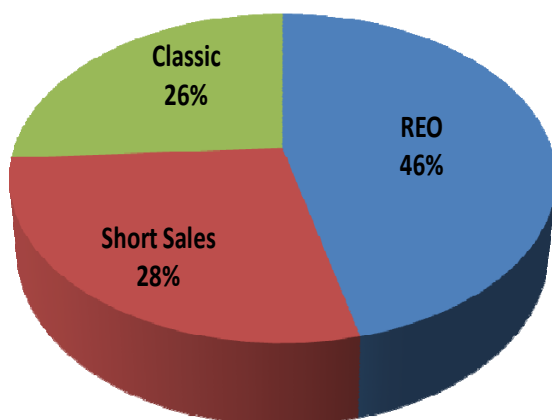
Greater Las Vegas - Closings By Type - 2009



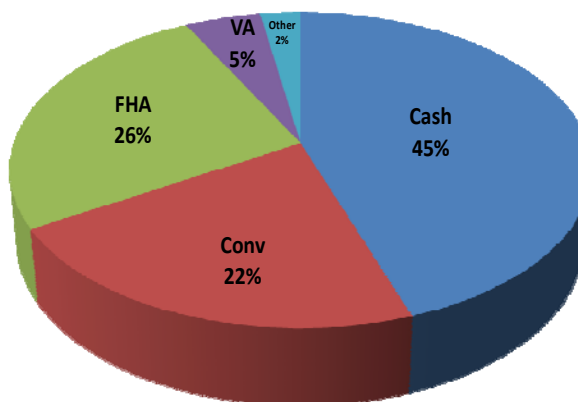
2009 Closings By Sold Terms



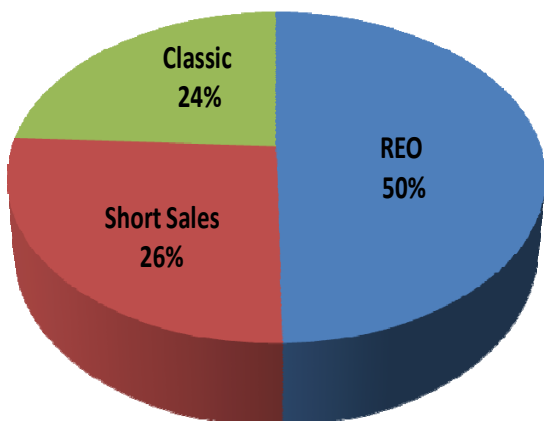
Greater Las Vegas - Closings By Type - 2010



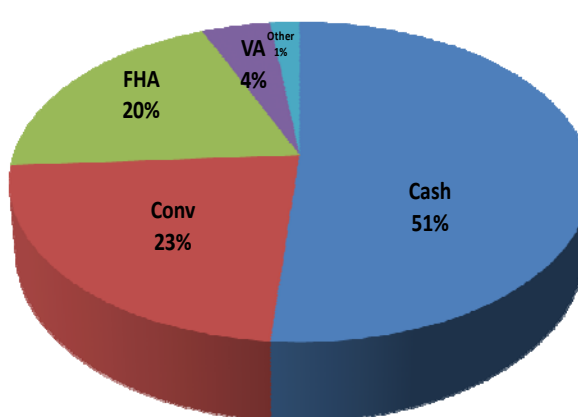
2010 Closings By Sold Terms



Greater Las Vegas - YTD Closings By Type - 2011



2011 YTD Closings By Sold Terms





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April 2011 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * March 2011

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,473	959	2,432	40%	1,046	727	1,773	42%
\$100,000 - 119,999	637	51	688	11%	471	52	523	12%
\$120,000 - 139,999	653	36	689	11%	446	30	476	11%
\$140,000 - 159,999	514	24	538	9%	342	17	359	8%
\$160,000 - 179,999	360	22	382	6%	257	6	263	6%
\$180,000 - 199,999	252	8	260	4%	170	10	180	4%
\$200,000 - 249,999	388	5	393	6%	263	2	265	6%
\$250,000 - 299,999	196	3	199	3%	141	1	142	3%
\$300,000 - 399,999	220	3	223	4%	126	1	127	3%
\$400,000 - 499,999	94	-	94	2%	54	-	54	1%
\$500,000 - 999,999	131	1	132	2%	52	-	52	1%
\$1,000,000 +	51	-	51	1%	16	-	16	0%
Totals	4,969	1,112	6,081	100%	3,384	846	4,230	100%
Median Price	131,175	59,900	119,000		125,950	58,900	112,000	
Average Price	184,198	69,991	163,313		156,872	66,161	138,730	

Residential Listing and Sales Report * Rolling 12 Months * Ending March 2011

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	15,997	11,128	27,125	39%	8,793	7,136	15,929	37%
\$100,000 - 119,999	7,118	850	7,968	12%	4,427	600	5,027	12%
\$120,000 - 139,999	7,313	543	7,856	11%	4,884	385	5,269	12%
\$140,000 - 159,999	5,695	290	5,985	9%	3,840	208	4,048	9%
\$160,000 - 179,999	4,401	160	4,561	7%	2,920	104	3,024	7%
\$180,000 - 199,999	3,079	114	3,193	5%	1,993	63	2,056	5%
\$200,000 - 249,999	4,495	101	4,596	7%	3,037	49	3,086	7%
\$250,000 - 299,999	2,492	51	2,543	4%	1,608	20	1,628	4%
\$300,000 - 399,999	2,290	40	2,330	3%	1,444	20	1,464	3%
\$400,000 - 499,999	957	25	982	1%	542	10	552	1%
\$500,000 - 999,999	1,247	10	1,257	2%	524	3	527	1%
\$1,000,000 and Over	574	5	579	1%	136	2	138	0%
Totals	55,658	13,317	68,975	100%	34,148	8,600	42,748	100%
Median Price	133,900	62,540	119,900		135,000	62,000	120,000	
Average Price	184,212	73,870	162,909		164,374	71,323	145,654	

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



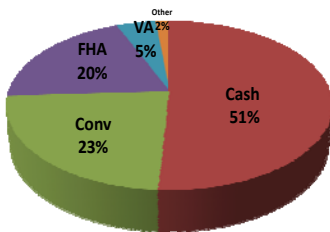
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April 2011 Greater Las Vegas Market Update

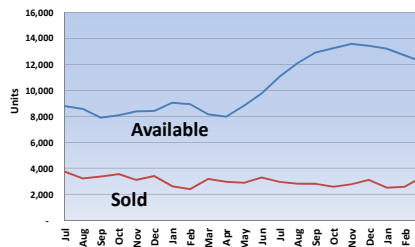
Single Family Residence - March 2011

Area	Total Listed	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Average List Price	Average Close Price
North (101, 103)	1736	330	1073	333	468	27%	3.7	175	119,388	118,517
East (201-204)	1262	253	689	320	403	32%	3.1	160	89,263	78,736
South (301-303)	1148	207	638	303	343	30%	3.3	161	178,784	124,933
NW (102, 401-403, 405)	2471	494	1264	713	679	27%	3.6	167	180,870	135,527
Summerlin (404)	466	56	175	235	150	32%	3.1	178	450,277	268,733
SW (501-505)	2698	431	1426	841	711	26%	3.8	186	372,780	204,245
Henderson	1837	284	897	656	541	29%	3.4	176	399,975	202,174
Boulder City	87	11	24	52	17	20%	5.1	223	546,566	250,647
Totals	11,705	2066	6186	3453	3312	28%	3.5	173	253,753	157,378

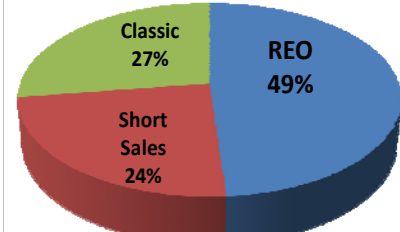
March Closings by Sold Terms



Single Family Residences
July 2009 - March 2011



March Closings by Type



YTD Closed 2010	YTD Closed 2011	Units Change	% Change
10,241	10,780	539	5.3%

Condominium & Townhouse - March 2011

Area	Total Listed	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Average List Price	Average Close Price
North (101, 103)	117	24	62	31	41	35%	2.9	157	64,951	60,387
East (201-204)	244	54	119	71	59	24%	4.1	150	47,371	39,278
South (301-303)	426	92	181	153	165	39%	2.6	167	70,105	59,369
NW (102, 401-403, 405)	534	111	261	162	181	34%	3.0	149	61,264	55,438
Summerlin (404)	111	21	42	48	30	27%	3.7	212	132,947	113,274
SW (501-505)	644	164	310	170	223	35%	2.9	141	83,421	66,221
Henderson	397	86	208	103	140	35%	2.8	160	106,061	88,875
Boulder City	27	8	4	15	2	7%	13.5	38	182,035	137,500
Totals	2500	560	1187	753	841	34%	3.0	155	78,908	66,000

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