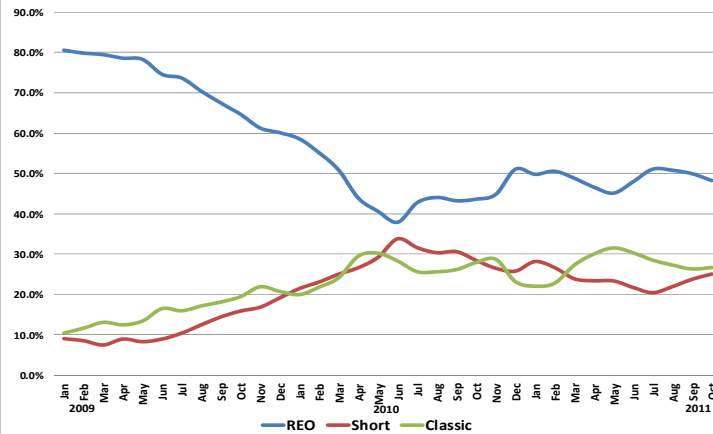




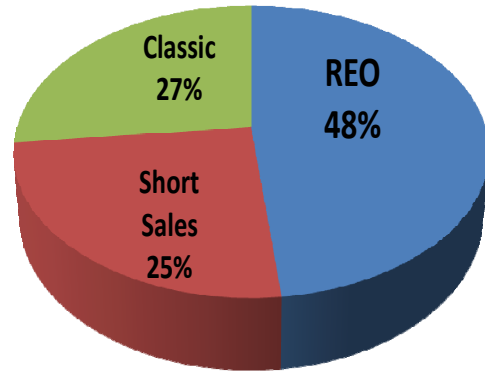
Equity Title of Nevada

November 2011 Greater Las Vegas Market Update

Closed Sales Trend by Type



October Closings by Type

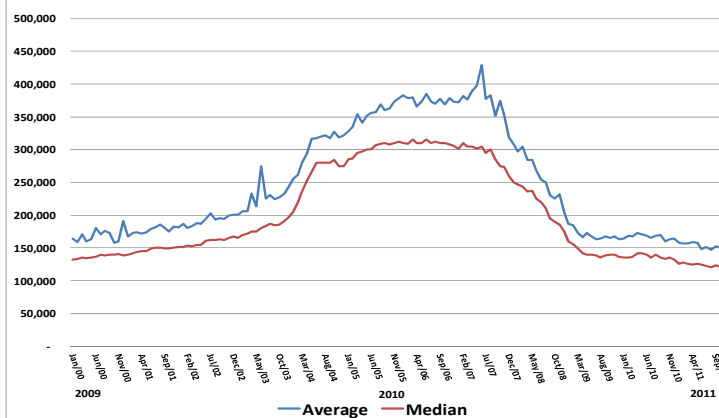


Greater Las Vegas Snapshot by Sale Type - SFR Only

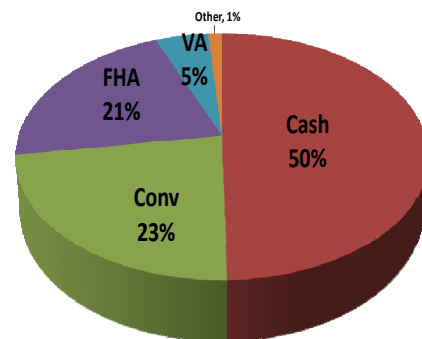
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	October Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	2,210	142,691	71	2,482	1,479	66.9%	109,500	124,069	66	57
Short Sales:	5,067	153,229	75	7,077	792	15.6%	124,500	146,877	73	115
Classic:	3,796	447,193	167	1,325	844	22.2%	150,000	198,582	93	68
Total GLVAR:	11,073	251,904	112	10,884	3,115	28.1%	121,000	150,057	76	74

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

SFR Market Prices



October Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	October Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	2,756	127,411	68	3,001	1,867	67.7%	94,000	109,667	63	57
Short Sales:	5,874	141,115	73	8,575	970	16.5%	110,600	131,891	71	115
Classic:	4,726	381,954	159	1,579	1,032	21.8%	134,190	174,956	89	67
Total GLVAR:	13,356	223,508	107	13,155	3,869	29.0%	108,000	132,654	73	74

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

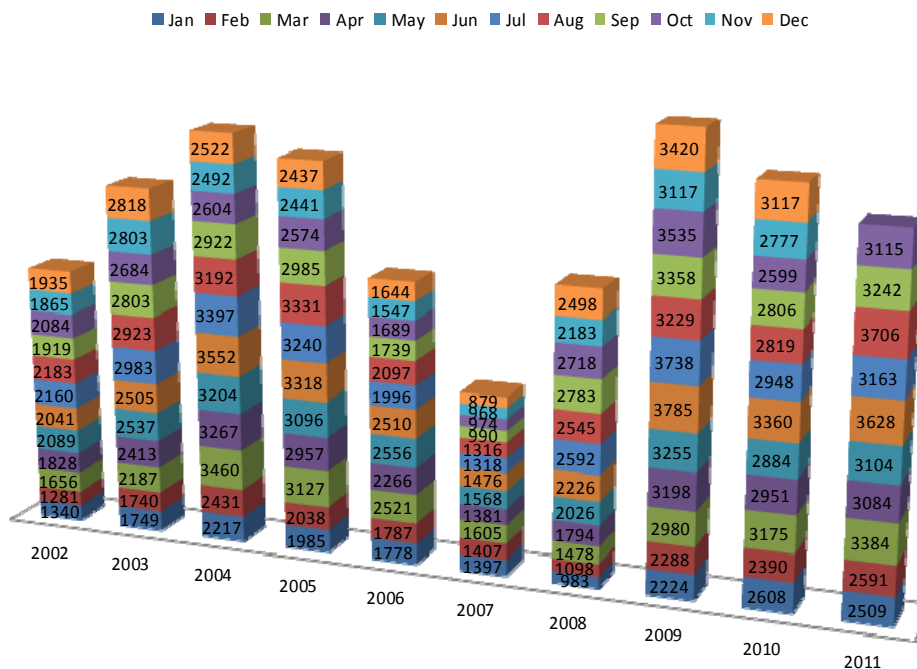
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



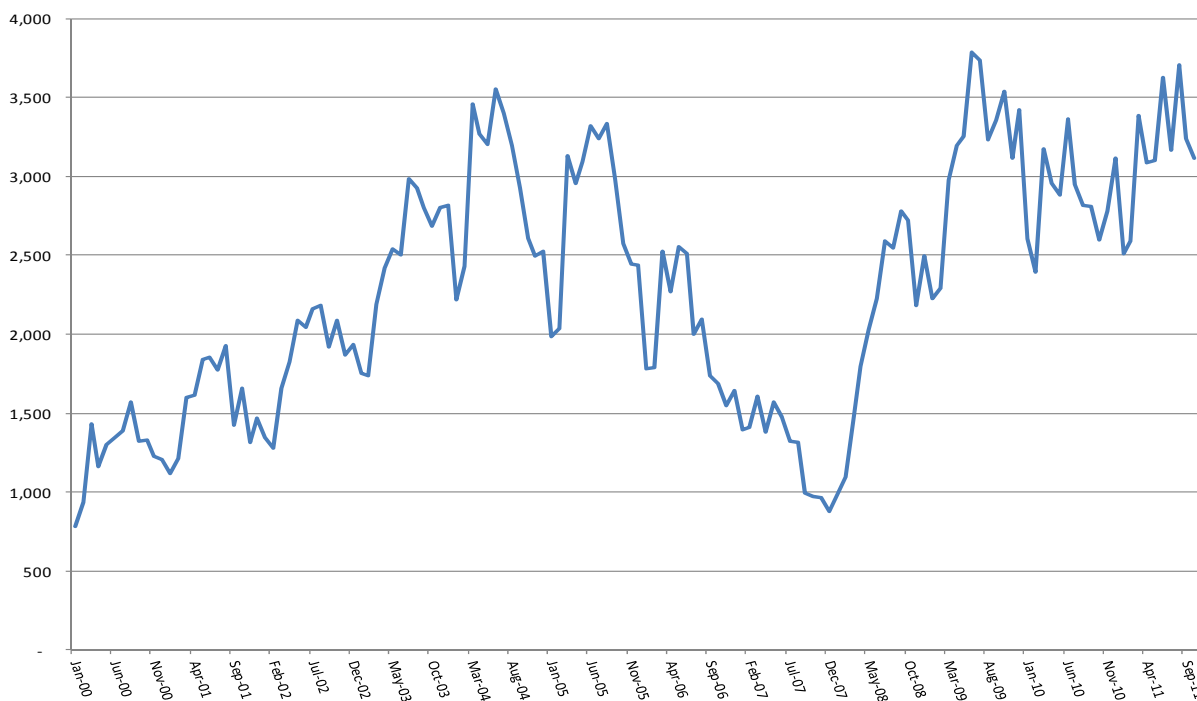
Equity Title of Nevada

November 2011 Greater Las Vegas Market Update

Single Family Residential Closings Greater Las Vegas



Greater Las Vegas SFR Closings

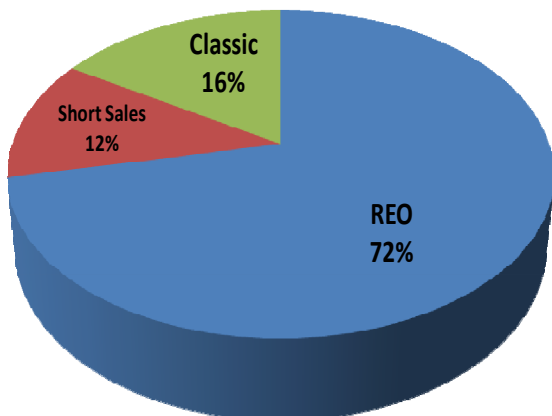




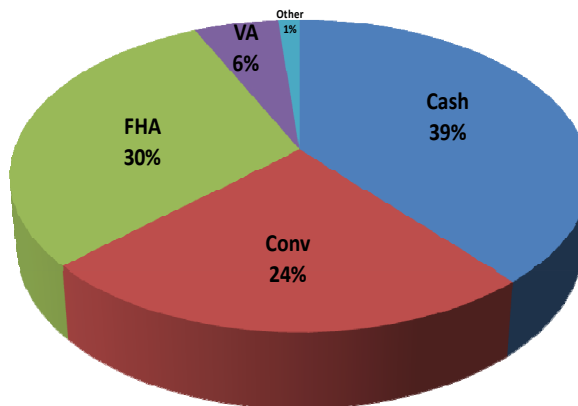
Equity Title of Nevada

November 2011 Greater Las Vegas Market Update

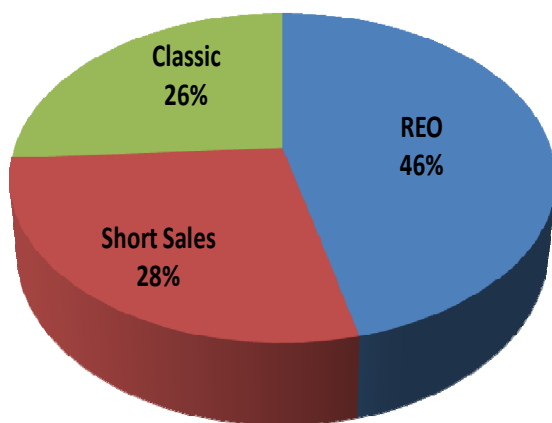
Greater Las Vegas - Closings By Type - 2009



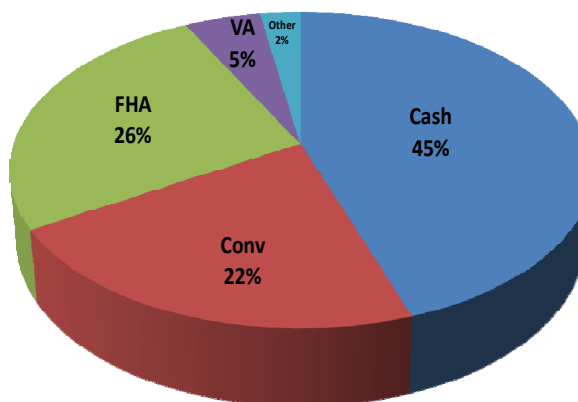
2009 Closings By Sold Terms



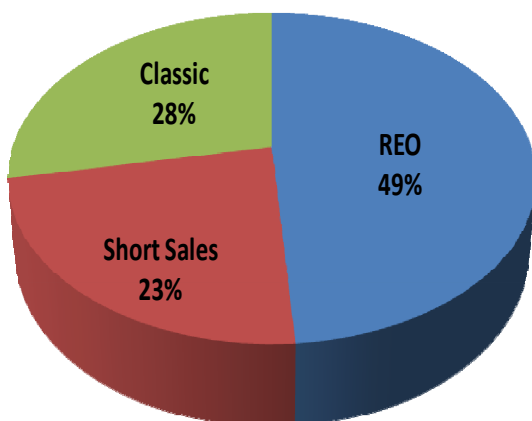
Greater Las Vegas - Closings By Type - 2010



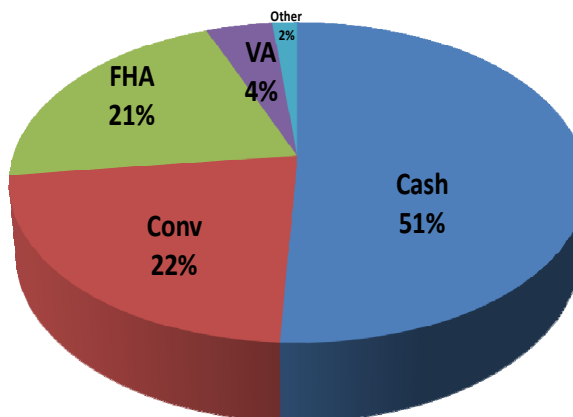
2010 Closings By Sold Terms



Greater Las Vegas - YTD Closings By Type - 2011



2011 YTD Closings By Sold Terms





Equity Title of Nevada

November 2011 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * October 2011

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,337	753	2,090	42%	1,073	628	1,701	45%
\$100,000 - 119,999	466	36	502	10%	434	44	478	13%
\$120,000 - 139,999	485	39	524	10%	395	17	412	11%
\$140,000 - 159,999	373	19	392	8%	301	5	306	8%
\$160,000 - 179,999	307	8	315	6%	231	3	234	6%
\$180,000 - 199,999	246	4	250	5%	149	2	151	4%
\$200,000 - 249,999	340	5	345	7%	216	2	218	6%
\$250,000 - 299,999	195	3	198	4%	114	-	114	3%
\$300,000 - 399,999	148	2	150	3%	107	1	108	3%
\$400,000 - 499,999	71	2	73	1%	44	1	45	1%
\$500,000 - 999,999	92	1	93	2%	38	-	38	1%
\$1,000,000 +	60	-	60	1%	13	-	13	0%
Totals	4,120	872	4,992	100%	3,115	703	3,818	100%
Median Price	129,900	59,000	116,900		121,000	56,000	109,900	
Average Price	189,959	68,628	168,765		150,057	62,217	133,883	

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	18,516	10,767	29,283	43%	11,772	7,989	19,761	43%
\$100,000 - 119,999	6,968	650	7,618	11%	5,041	513	5,554	12%
\$120,000 - 139,999	6,737	434	7,171	11%	4,936	313	5,249	11%
\$140,000 - 159,999	5,127	204	5,331	8%	3,686	143	3,829	8%
\$160,000 - 179,999	3,900	106	4,006	6%	2,837	72	2,909	6%
\$180,000 - 199,999	2,726	82	2,808	4%	1,863	41	1,904	4%
\$200,000 - 249,999	4,130	74	4,204	6%	2,880	28	2,908	6%
\$250,000 - 299,999	2,333	41	2,374	4%	1,433	10	1,443	3%
\$300,000 - 399,999	2,156	25	2,181	3%	1,339	12	1,351	3%
\$400,000 - 499,999	872	16	888	1%	524	4	528	1%
\$500,000 - 999,999	1,141	7	1,148	2%	515	3	518	1%
\$1,000,000 and Over	472	1	473	1%	143	-	143	0%
Totals	55,078	12,407	67,485	100%	36,969	9,128	46,097	100%
Median Price	125,800	58,900	113,000		125,000	57,500	110,201	
Average Price	173,366	67,627	153,926		154,742	64,593	136,891	

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



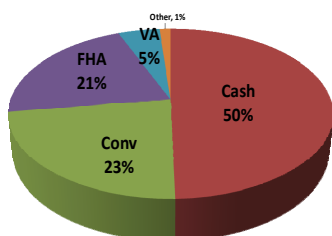
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November 2011 Greater Las Vegas Market Update

Single Family Residence - October 2011

Area	Total Currently Listed	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	Avg DOM	Average List Price	Average Close Price
North (101, 103)	1527	319	899	309	400	26%	3.8	76	115,576	112,455
East (201-204)	1166	270	607	289	335	29%	3.5	74	89,013	77,300
South (301-303)	962	227	439	296	356	37%	2.7	70	185,185	123,899
NW (102, 401-403, 405)	2266	456	1091	719	698	31%	3.2	78	186,697	136,825
Summerlin (404)	465	55	149	261	100	22%	4.7	103	482,109	312,122
SW (501-505)	2421	439	1105	877	713	29%	3.4	70	376,061	175,623
Henderson	1650	313	663	674	451	27%	3.7	67	372,663	202,140
Boulder City	81	19	16	46	14	17%	5.8	111	426,875	229,457
Totals	10,538	2098	4969	3471	3067	29%	3.4	74	252,969	150,407

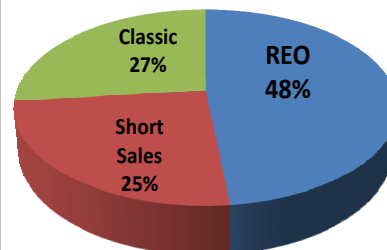
October Closings by Sold Terms



Single Family Residences
July 2009 - October 2011



October Closings by Type



YTD Closed 2010	YTD Closed 2011	Units Change	% Change
35,996	39,831	3,835	10.7%

Condominium & Townhouse - October 2011

Area	Total Currently Listed	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	Avg DOM	Average List Price	Average Close Price
North (101, 103)	107	31	53	23	33	31%	3.2	88	61,363	53,949
East (201-204)	209	57	70	82	63	30%	3.3	71	43,854	37,342
South (301-303)	348	83	131	134	128	37%	2.7	70	60,160	60,221
NW (102, 401-403, 405)	359	105	174	80	149	42%	2.4	74	61,682	53,660
Summerlin (404)	93	10	27	56	29	31%	3.2	70	178,741	112,641
SW (501-505)	414	103	183	128	215	52%	1.9	63	77,334	67,379
Henderson	319	98	117	104	87	27%	3.7	68	123,759	71,802
Boulder City	38	9	8	21	0	0%			152,034	
Totals	1887	496	763	628	796	42%	2.4	69	80,900	62,268

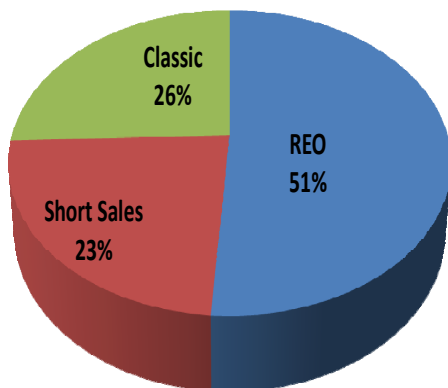
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(702)432-1111
www.equitynv.com



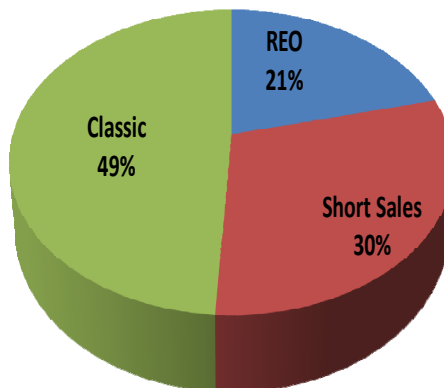
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2011 Year-To-Date Greater Las Vegas Closings By Price Point

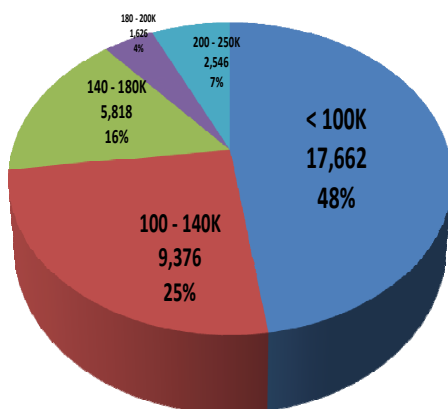
Closing Percentage By Type * Under 250K



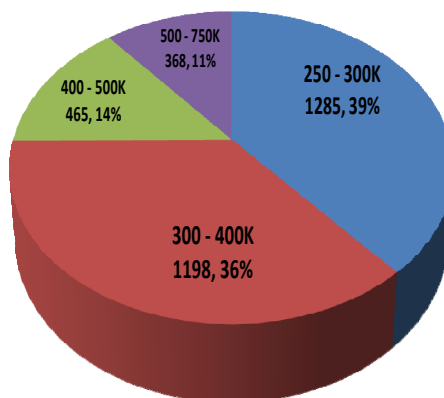
Closing Percentage By Type * 250 - 750K



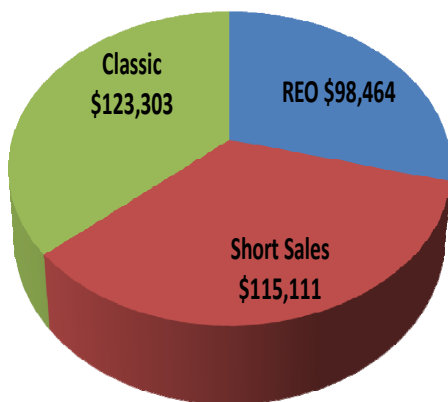
Units Closed By Price Point * Under 250K



Units Closed By Price Point * 250 - 750K



Average Closing Price By Type * Under 250K



Average Closing Price By Type * 250 - 750K

