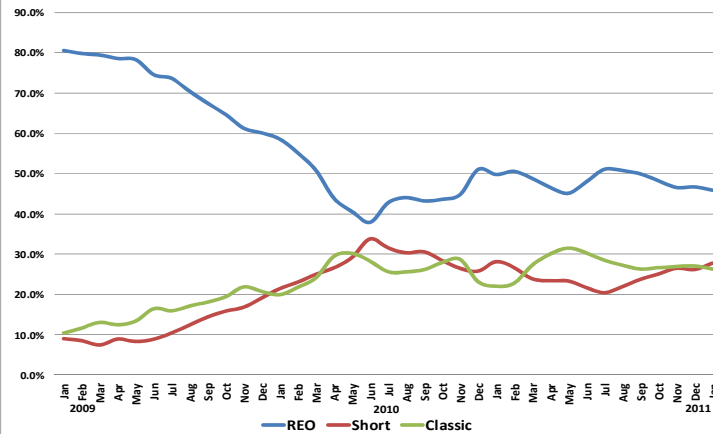




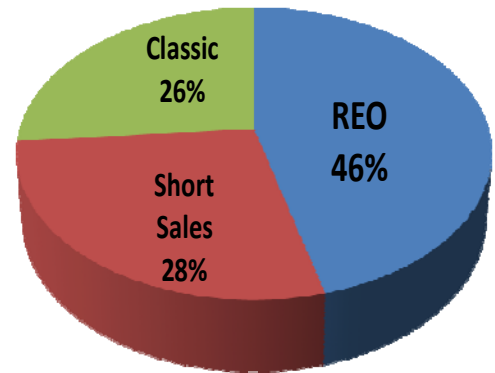
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February 2012 Greater Las Vegas Market Update

Closed Sales Trend by Type



January Closings by Type

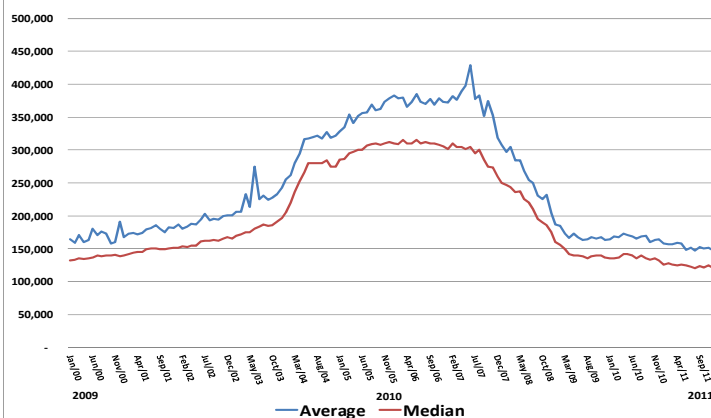


Greater Las Vegas Snapshot by Sale Type - SFR Only

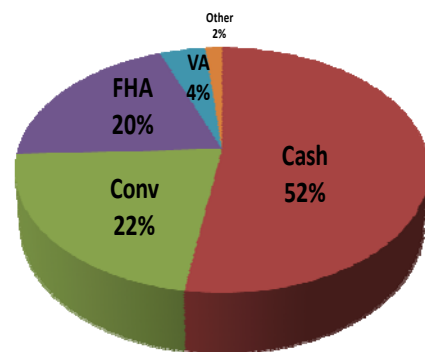
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	January Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	1,486	159,139	66	2,211	1,328	89.4%	100,000	117,218	59	61
Short Sales:	3,978	160,960	72	7,301	822	20.7%	121,500	142,897	68	121
Classic:	3,225	487,441	131	1,309	768	23.8%	145,000	188,644	82	67
Total GLVAR:	8,689	281,825	93	10,821	2,918	33.6%	118,000	143,251	68	79

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

SFR Market Prices



January Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	January Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	1,895	139,181	65	2,685	1,646	86.9%	86,000	104,838	57	59
Short Sales:	4,594	147,823	69	8,864	992	21.6%	110,000	128,794	65	119
Classic:	4,021	412,668	121	1,558	936	23.3%	130,000	167,164	77	67
Total GLVAR:	10,510	247,591	88	13,107	3,574	34.0%	105,000	127,810	64	78

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

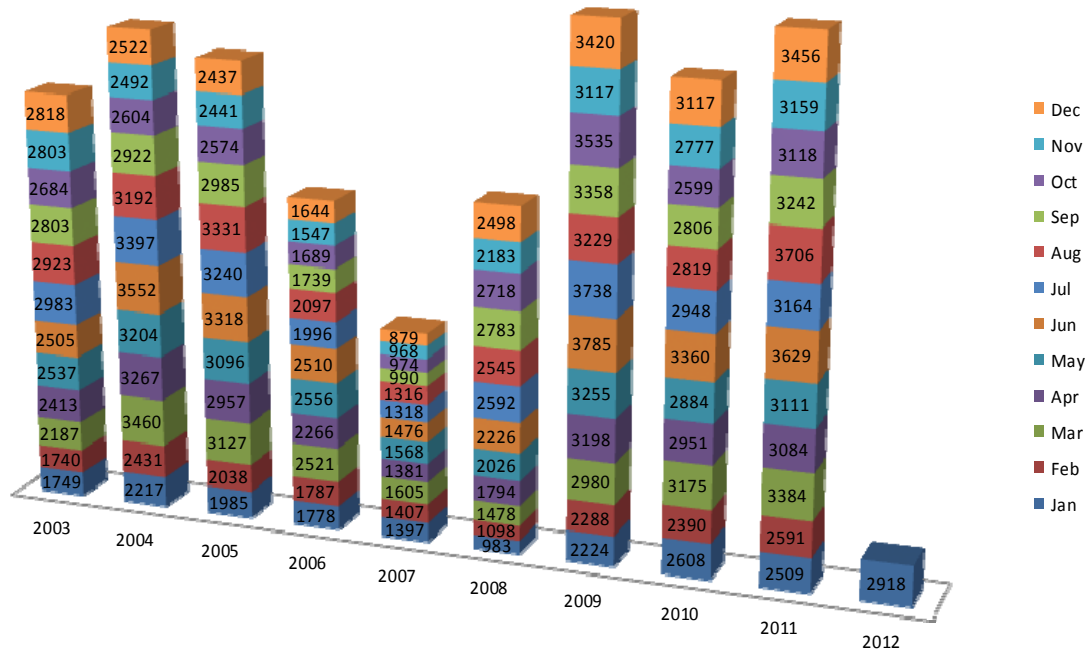
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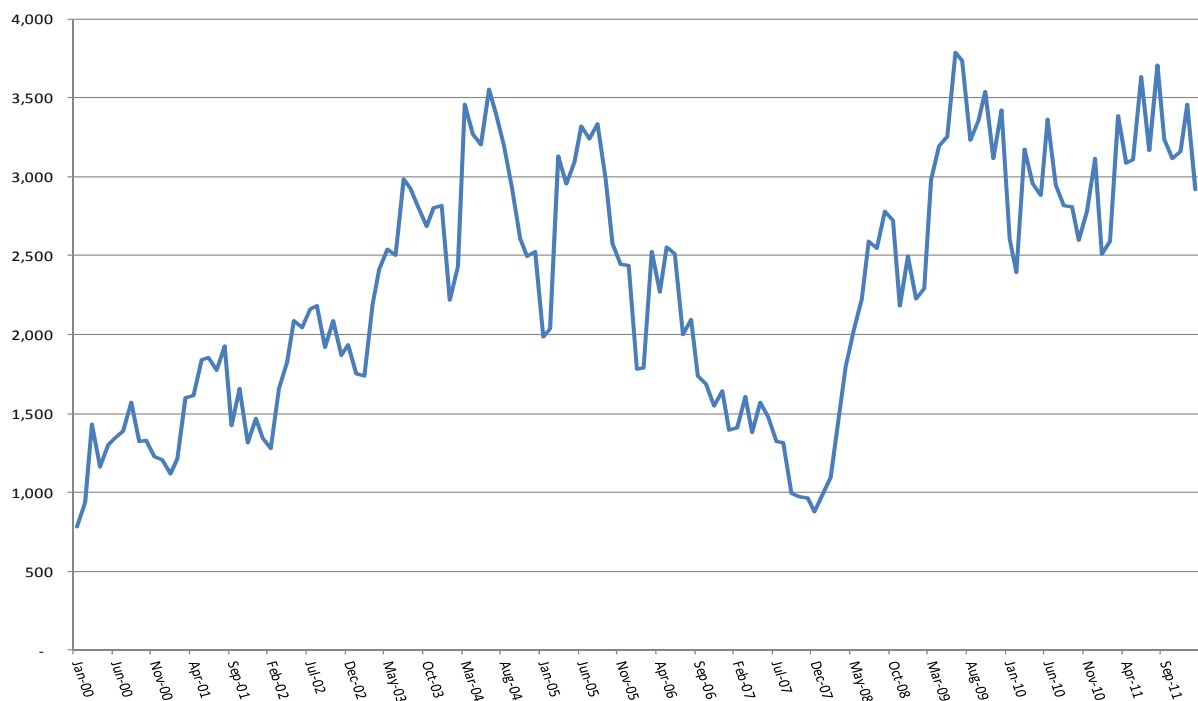
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February 2012 Greater Las Vegas Market Update

Single Family Residential Closings



Greater Las Vegas SFR Closings

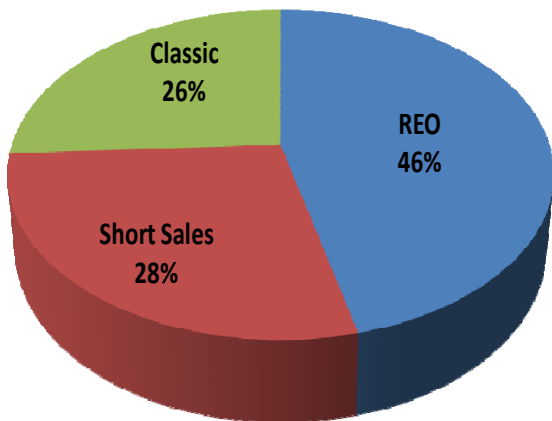




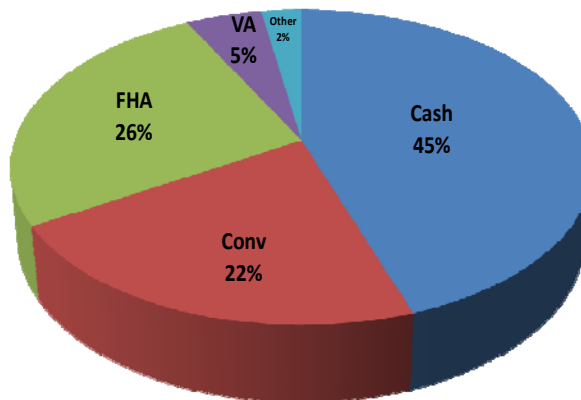
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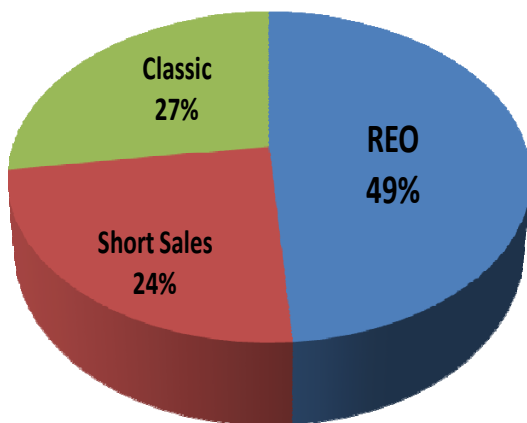
Greater Las Vegas - Closings By Type - 2010



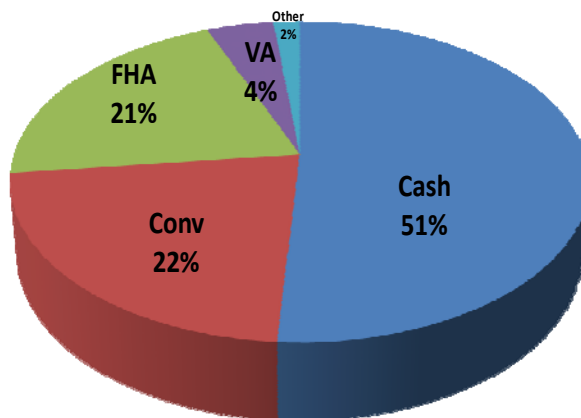
2010 Closings By Sold Terms



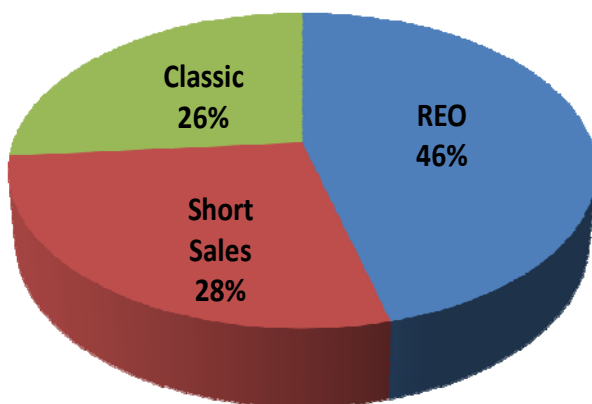
Greater Las Vegas - YTD Closings By Type - 2011



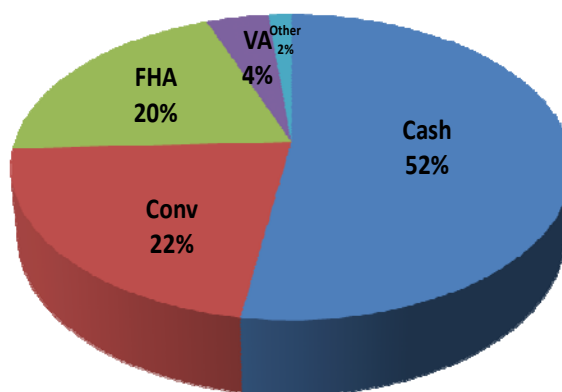
2011 YTD Closings By Sold Terms



Greater Las Vegas - Closings By Type - 2012



2012 Closings By Sold Terms





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February 2012 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * January 2012

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,262	752	2,014	40%	1,111	534	1,645	47%
\$100,000 - 119,999	529	30	559	11%	369	24	393	11%
\$120,000 - 139,999	485	40	525	11%	339	17	356	10%
\$140,000 - 159,999	393	10	403	8%	286	13	299	9%
\$160,000 - 179,999	266	8	274	5%	193	4	197	6%
\$180,000 - 199,999	230	7	237	5%	129	2	131	4%
\$200,000 - 249,999	348	7	355	7%	220	2	222	6%
\$250,000 - 299,999	193	-	193	4%	108	1	109	3%
\$300,000 - 399,999	212	3	215	4%	92	-	92	3%
\$400,000 - 499,999	65	-	65	1%	32	1	33	1%
\$500,000 - 999,999	101	2	103	2%	32	-	32	1%
\$1,000,000 +	45	-	45	1%	7	-	7	0%
Totals	4,129	859	4,988	100%	2,918	598	3,516	100%
Median Price	130,000	59,900	118,950		118,000	52,000	105	
Average Price	188,536	68,515	167,866		143,251	60,700	129,211	

Residential Listing and Sales Report * Rolling 12 Months * Ending January 2012

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	18,267	10,232	28,499	44%	12,996	8,041	21,037	44%
\$100,000 - 119,999	6,695	564	7,259	11%	5,214	488	5,702	12%
\$120,000 - 139,999	6,522	399	6,921	11%	4,993	296	5,289	11%
\$140,000 - 159,999	5,033	192	5,225	8%	3,770	141	3,911	8%
\$160,000 - 179,999	3,694	101	3,795	6%	2,837	66	2,903	6%
\$180,000 - 199,999	2,583	75	2,658	4%	1,824	41	1,865	4%
\$200,000 - 249,999	4,050	68	4,118	6%	2,972	24	2,996	6%
\$250,000 - 299,999	2,219	36	2,255	3%	1,462	11	1,473	3%
\$300,000 - 399,999	2,199	26	2,225	3%	1,338	10	1,348	3%
\$400,000 - 499,999	841	14	855	1%	504	4	508	1%
\$500,000 - 999,999	1,116	9	1,125	2%	507	3	510	1%
\$1,000,000 and Over	447	1	448	1%	145	-	145	0%
Totals	53,666	11,717	65,383	100%	38,562	9,125	47,687	100%
Median Price	125,000	57,900	112,900		123,945	56,000	110,000	
Average Price	173,289	67,063	154,252		151,663	63,122	134,778	

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

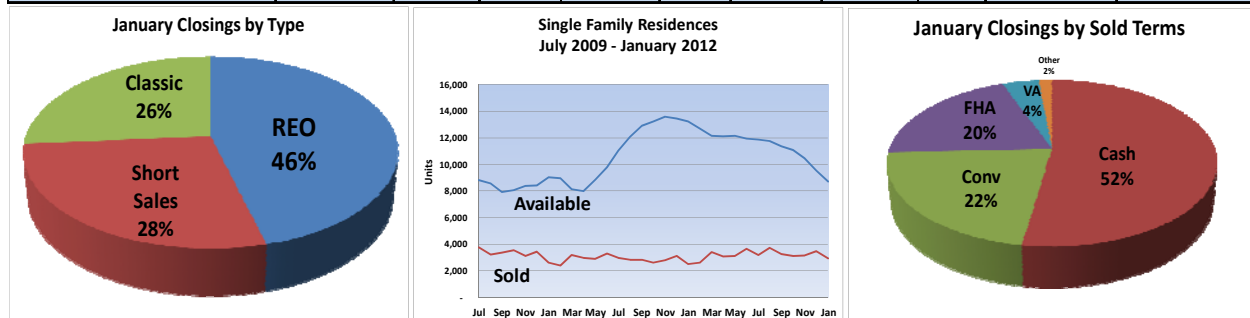


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February 2012 Greater Las Vegas Market Update

Single Family Residence - January 2012

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)	1170	226	698	246	400	34%	2.9	80	118,129	107,738
East (201-204)	915	167	494	254	344	38%	2.7	66	88,566	74,635
South (301-303)	758	157	353	248	308	41%	2.5	75	192,581	122,771
NW (102, 401-403, 405)	1726	282	897	547	602	35%	2.9	84	189,956	130,349
Summerlin (404)	342	42	81	219	101	30%	3.4	79	554,050	216,983
SW (501-505)	1840	301	768	714	680	38%	2.6	82	445,639	178,582
Henderson	1418	214	595	609	420	30%	3.4	84	408,249	194,940
Boulder City	73	11	17	45	13	18%	5.6	130	370,401	188,800
Totals	8,242	1400	3903	2882	2868	35%	2.9	80	280,088	143,910



YTD Closed 2011	YTD Closed 2012	Units Change	% Change
3,159	3,574	415	13.1%

Condominium & Townhouse - January 2012

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)	79	19	37	23	32	41%	2.5	63	57,680	53,659
East (201-204)	132	27	47	58	71	54%	1.9	77	43,160	34,851
South (301-303)	280	65	111	104	89	32%	3.1	74	58,899	59,624
NW (102, 401-403, 405)	290	69	137	84	122	42%	2.4	57	61,468	50,519
Summerlin (404)	79	12	18	49	21	27%	3.8	64	170,289	113,474
SW (501-505)	339	75	124	140	156	46%	2.2	62	82,759	61,213
Henderson	229	59	77	93	100	44%	2.3	85	122,962	81,157
Boulder City	32	7	7	18	2	6%	16.0	58	145,855	125,550
Totals	1460	333	558	569	796	55%	1.8	69	81,442	60,641

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