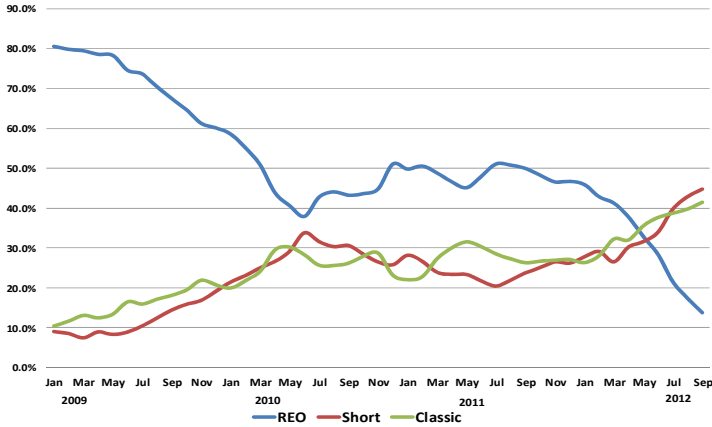




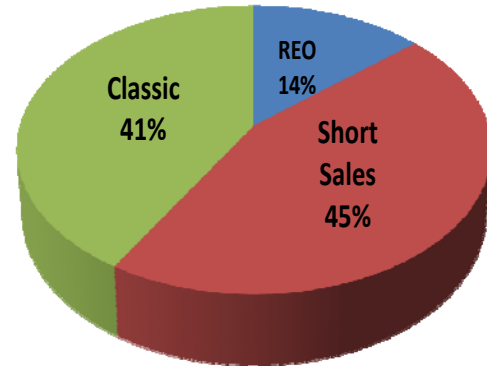
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October 2012 Greater Las Vegas Market Update

Closed Sales Trend by Type



September Closings by Type

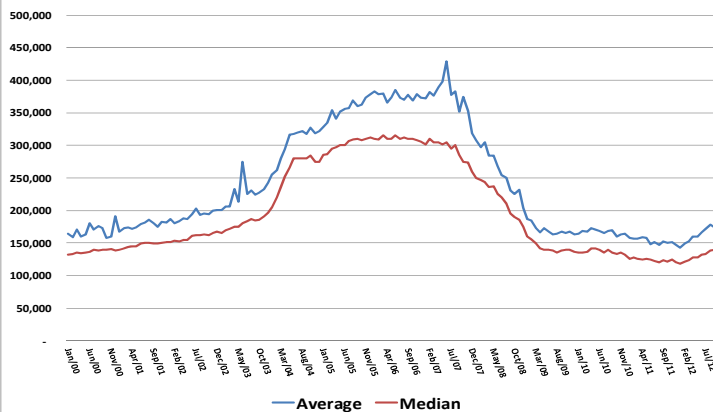


Greater Las Vegas Snapshot by Sale Type - SFR Only

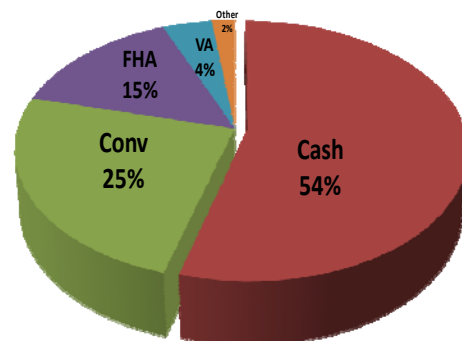
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	Sep Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	337	202,841	88	638	368	109.2%	130,000	151,935	70	50
Short Sales:	987	223,085	85	9,992	1,217	123.3%	127,500	151,440	71	86
Classic:	3,195	520,797	137	1,967	1,081	33.8%	165,000	205,748	92	50
Total GLVAR:	4,519	432,062	122	12,597	2,666	59.0%	140,000	173,529	80	66

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

SFR Market Prices



September Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	Sep Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	435	175,662	83	798	450	103.4%	116,000	137,612	67	50
Short Sales:	1,264	190,134	79	11,997	1,464	115.8%	115,000	137,053	69	85
Classic:	3,992	440,496	127	2,347	1,356	34.0%	145,000	181,179	87	49
Total GLVAR:	5,691	364,608	113	15,142	3,270	57.5%	127,500	155,428	76	65

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

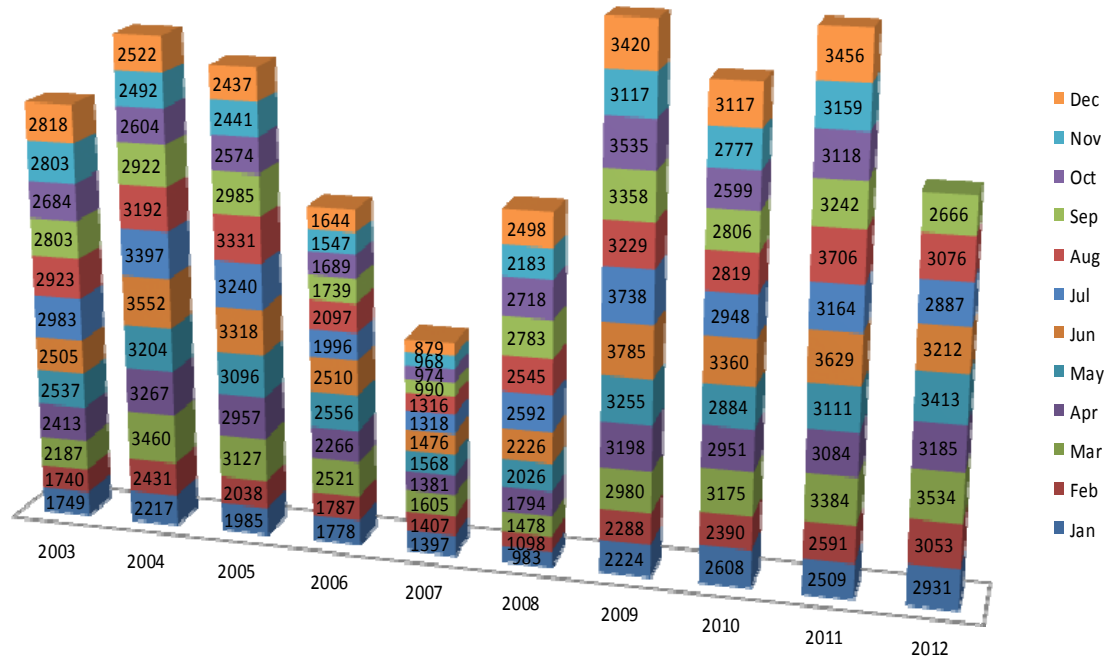
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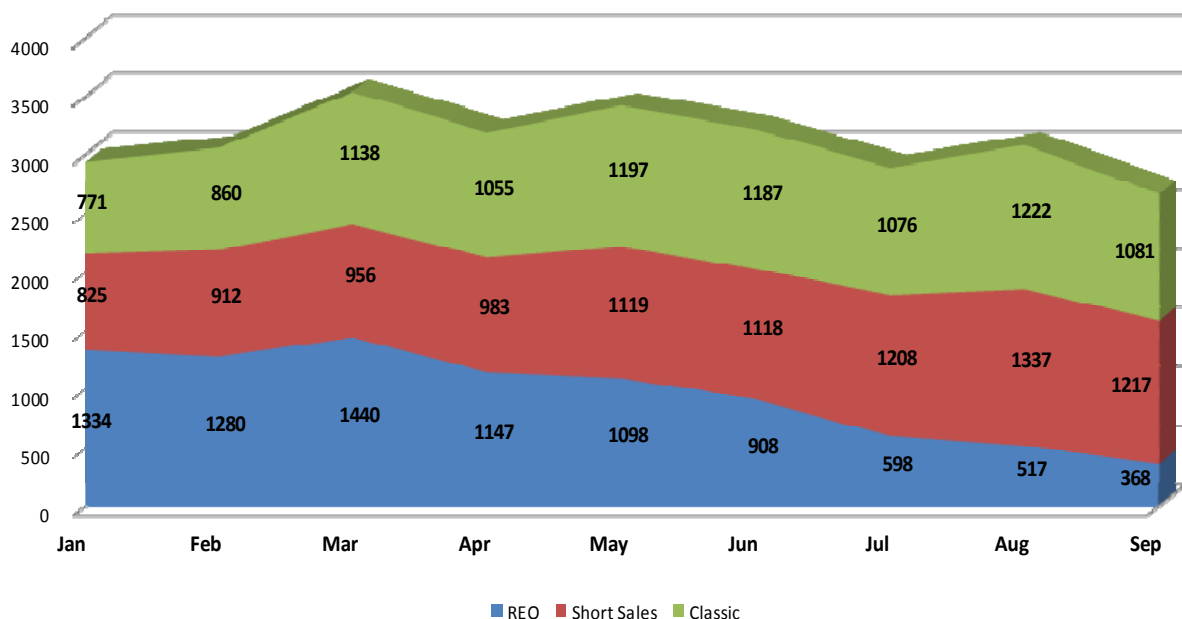
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October 2012 Greater Las Vegas Market Update

Single Family Residential Closings



2012 SFR Monthly Closings By Type



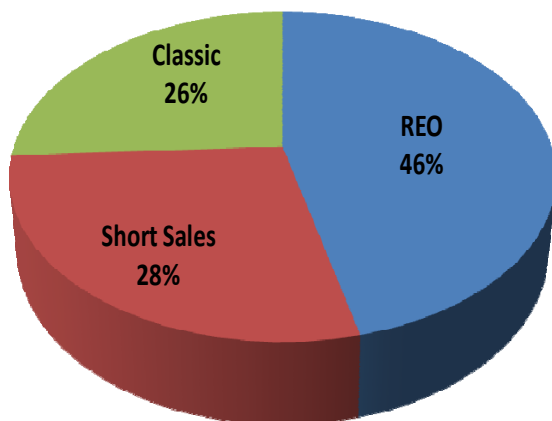
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



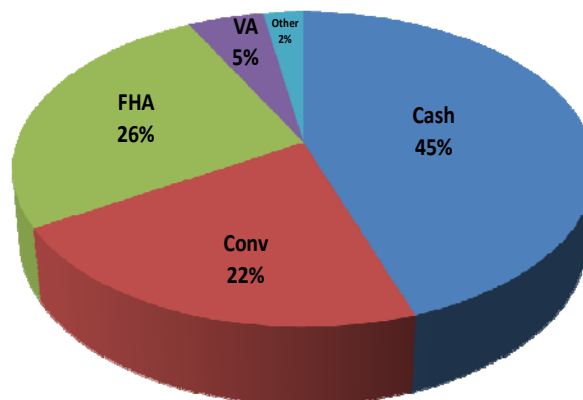
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October 2012 Greater Las Vegas Market Update

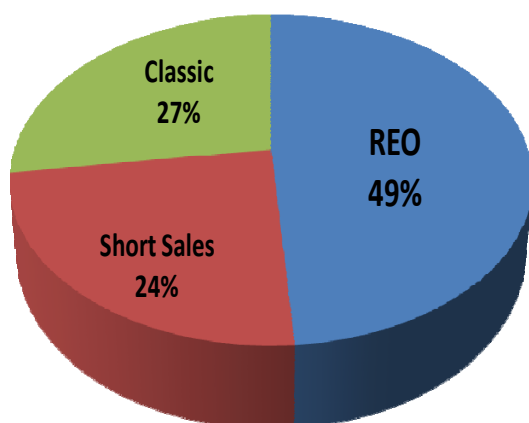
Greater Las Vegas - Closings By Type - 2010



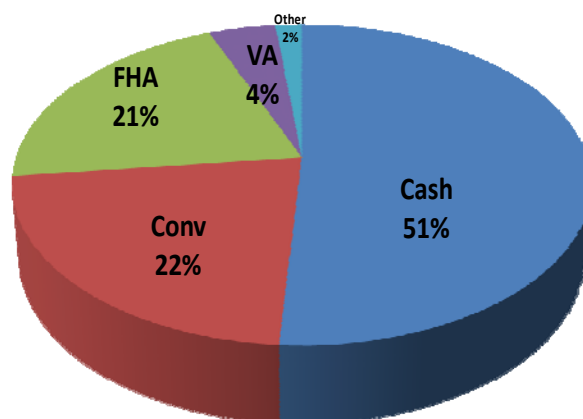
2010 Closings By Sold Terms



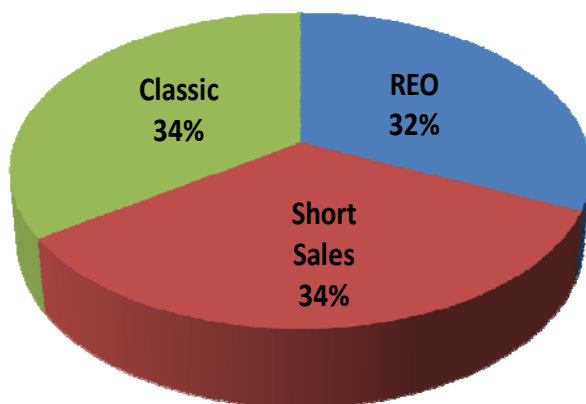
Greater Las Vegas - YTD Closings By Type - 2011



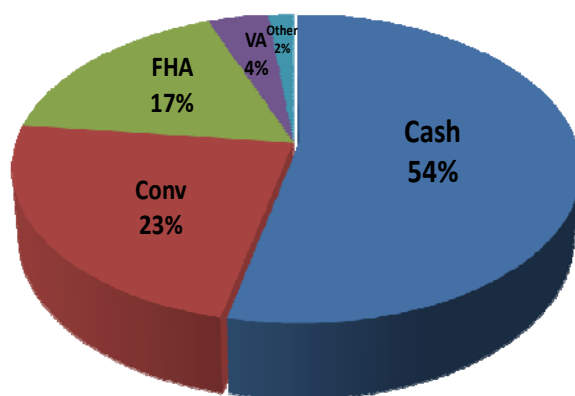
2011 YTD Closings By Sold Terms



Greater Las Vegas - Closings By Type - 2012



2012 Closings By Sold Terms





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October 2012 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * September 2012

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	653	583	1,236	30%	611	465	1,076	33%
\$100,000 - 119,999	325	49	374	9%	318	45	363	11%
\$120,000 - 139,999	449	38	487	12%	385	25	410	13%
\$140,000 - 159,999	374	21	395	10%	272	14	286	9%
\$160,000 - 179,999	296	14	310	7%	217	6	223	7%
\$180,000 - 199,999	263	8	271	7%	143	3	146	5%
\$200,000 - 249,999	360	9	369	9%	285	6	291	9%
\$250,000 - 299,999	236	7	243	6%	180	2	182	6%
\$300,000 - 399,999	222	4	226	5%	145	1	146	5%
\$400,000 - 499,999	88	1	89	2%	47	2	49	2%
\$500,000 - 999,999	106	1	107	3%	56	1	57	2%
\$1,000,000 +	41	-	41	1%	7	-	7	0%
Totals	3,413	735	4,148	100%	2,666	570	3,236	100%
Median Price	155,000	69,900	139,900		140,000	67,000	128,000	
Average Price	219,370	82,230	195,069		173,529	77,345	156,587	

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	12,378	7,871	20,249	38%	12,009	6,872	18,881	41%
\$100,000 - 119,999	5,275	536	5,811	11%	4,834	444	5,278	12%
\$120,000 - 139,999	5,624	370	5,994	11%	4,824	288	5,112	11%
\$140,000 - 159,999	4,463	234	4,697	9%	3,794	163	3,957	9%
\$160,000 - 179,999	3,311	102	3,413	6%	2,690	62	2,752	6%
\$180,000 - 199,999	2,529	59	2,588	5%	1,884	32	1,916	4%
\$200,000 - 249,999	3,979	73	4,052	8%	3,110	33	3,143	7%
\$250,000 - 299,999	2,382	44	2,426	4%	1,682	14	1,696	4%
\$300,000 - 399,999	2,235	24	2,259	4%	1,547	10	1,557	3%
\$400,000 - 499,999	893	15	908	2%	552	11	563	1%
\$500,000 - 999,999	1,074	17	1,091	2%	602	3	605	1%
\$1,000,000 and Over	452	-	452	1%	160	-	160	0%
Totals	44,595	9,345	53,940	100%	37,688	7,932	45,620	100%
Median Price	135,900	61,900	122,900		127,000	59,000	115,000	
Average Price	191,697	72,758	171,091		158,084	66,719	142,198	

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



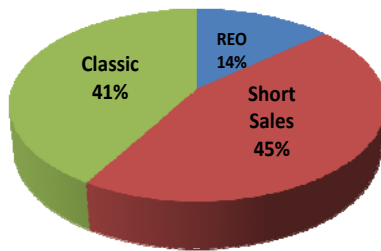
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October 2012 Greater Las Vegas Market Update

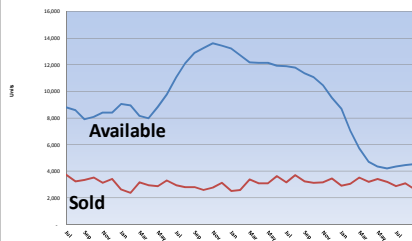
Single Family Residence - September 2012

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)	351	44	109	198	348	99%	1.0	67	151,401	125,703
East (201-204)	377	28	90	259	279	74%	1.4	61	121,369	96,108
South (301-303)	382	44	79	259	273	71%	1.4	60	288,226	139,648
NW (102, 401-403, 405)	834	54	213	567	546	65%	1.5	61	275,253	161,737
Summerlin (404)	259	11	40	208	112	43%	2.3	67	815,342	270,865
SW (501-505)	1119	81	230	808	589	53%	1.9	73	584,637	216,951
Henderson	758	50	151	557	437	58%	1.7	67	644,360	218,899
Boulder City	65	3	9	53	16	25%	4.1	86	468,722	210,738
Totals	4,145	315	921	2,909	2,600	63%	1.6	66	439,896	174,670

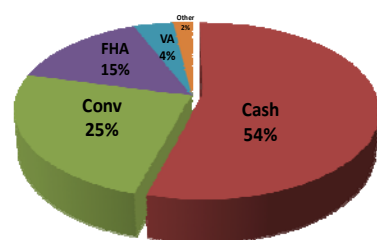
September Closings by Type



Single Family Residences
July 2009 - September 2012



September Closings by Sold Terms



YTD Closed 2011	YTD Closed 2012	Units Change	% Change
35,961	34,314	(1,647)	-4.6%

Condominium & Townhouse - September 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)	29	3	10	16	27	93%	1.1	94	55,345	61,339
East (201-204)	106	2	40	64	42	40%	2.5	38	46,923	46,377
South (301-303)	176	13	38	125	109	62%	1.6	70	86,418	70,311
NW (102, 401-403, 405)	171	17	40	114	138	81%	1.2	54	70,469	65,186
Summerlin (404)	46	3	10	33	32	70%	1.4	80	265,632	150,513
SW (501-505)	204	22	61	121	142	70%	1.4	44	112,972	78,887
Henderson	115	11	19	85	76	66%	1.5	60	159,672	98,519
Boulder City	20	2	6	12	3	15%	6.7	57	151,878	84,000
Totals	867	73	224	570	569	66%	1.5	58	104,387	77,366

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