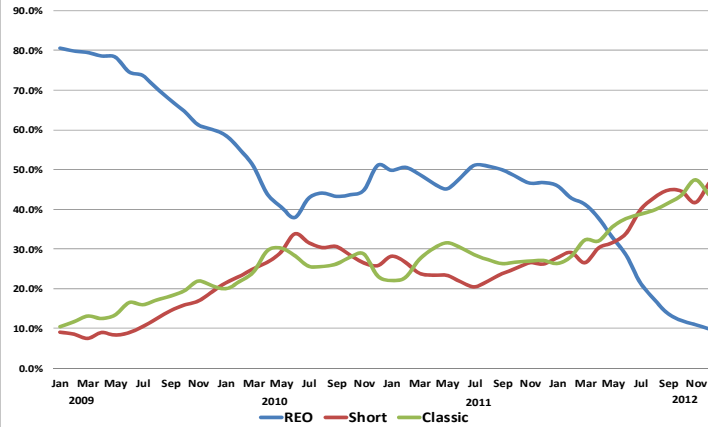




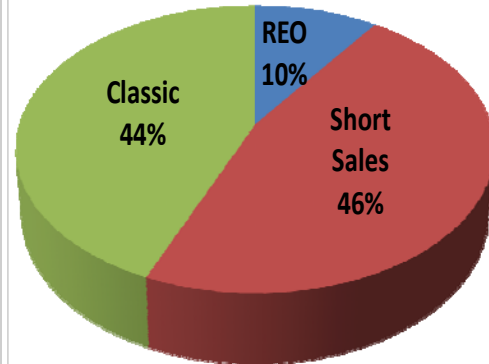
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January 2013 Greater Las Vegas Market Update

Closed Sales Trend by Type



December Closings by Type

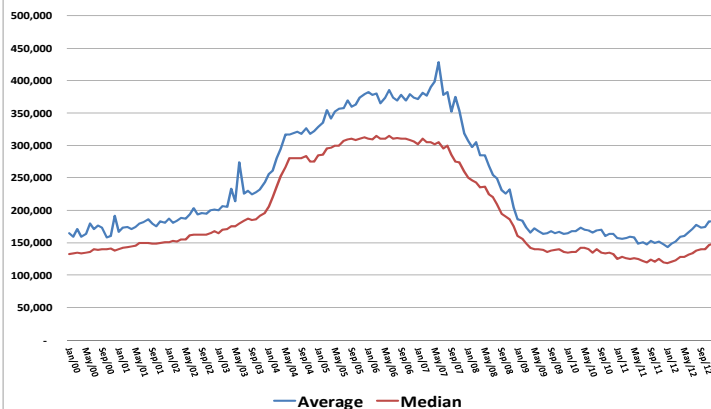


Greater Las Vegas Snapshot by Sale Type - SFR Only

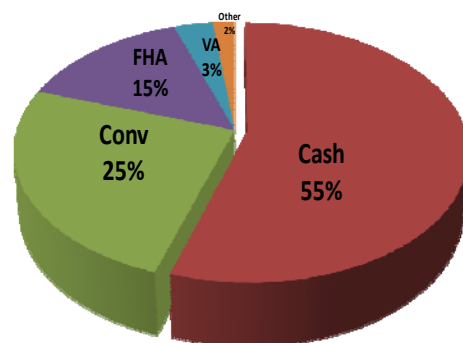
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	Dec Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	428	190,309	92	505	281	65.7%	140,000	159,574	78	55
Short Sales:	715	209,203	86	8,389	1,417	198.2%	139,800	163,497	75	79
Classic:	2,844	510,090	139	1,743	1,263	44.4%	161,860	209,550	95	51
Total GLVAR:	3,987	421,715	124	10,637	2,961	74.3%	149,000	182,768	84	65

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

SFR Market Prices



December Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	Dec Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	569	165,104	88	621	354	62.2%	125,000	142,896	74	56
Short Sales:	932	177,362	80	10,114	1,674	179.6%	129,900	149,384	73	77
Classic:	3,637	423,237	127	2,060	1,569	43.1%	145,000	185,336	90	52
Total GLVAR:	5,138	350,050	114	12,795	3,597	70.0%	135,000	164,428	80	64

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

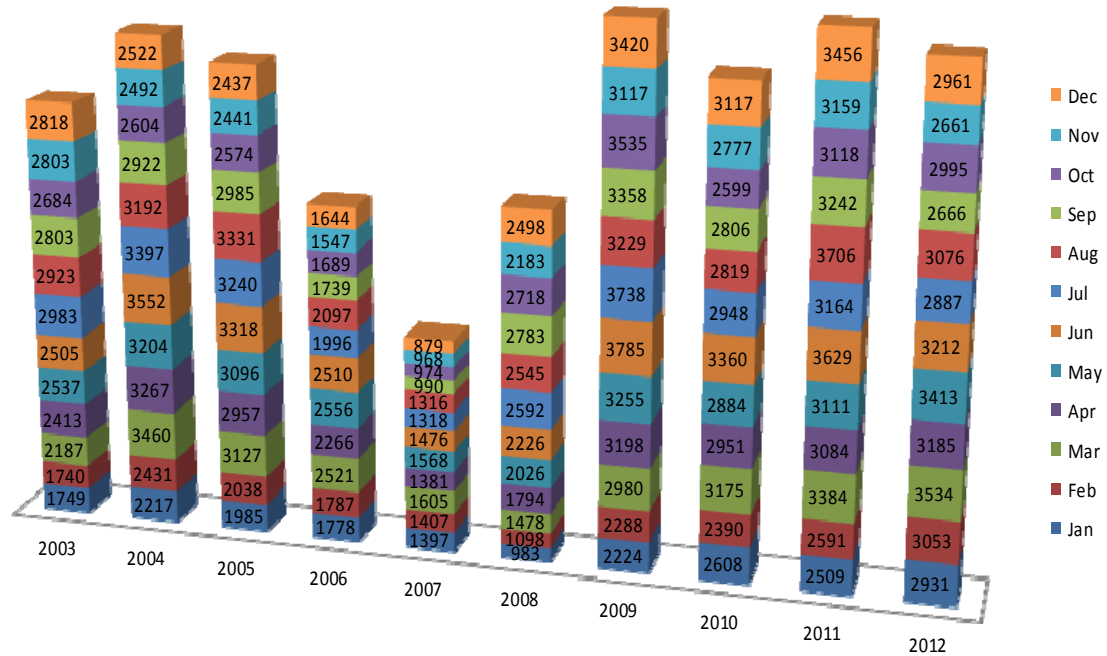
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



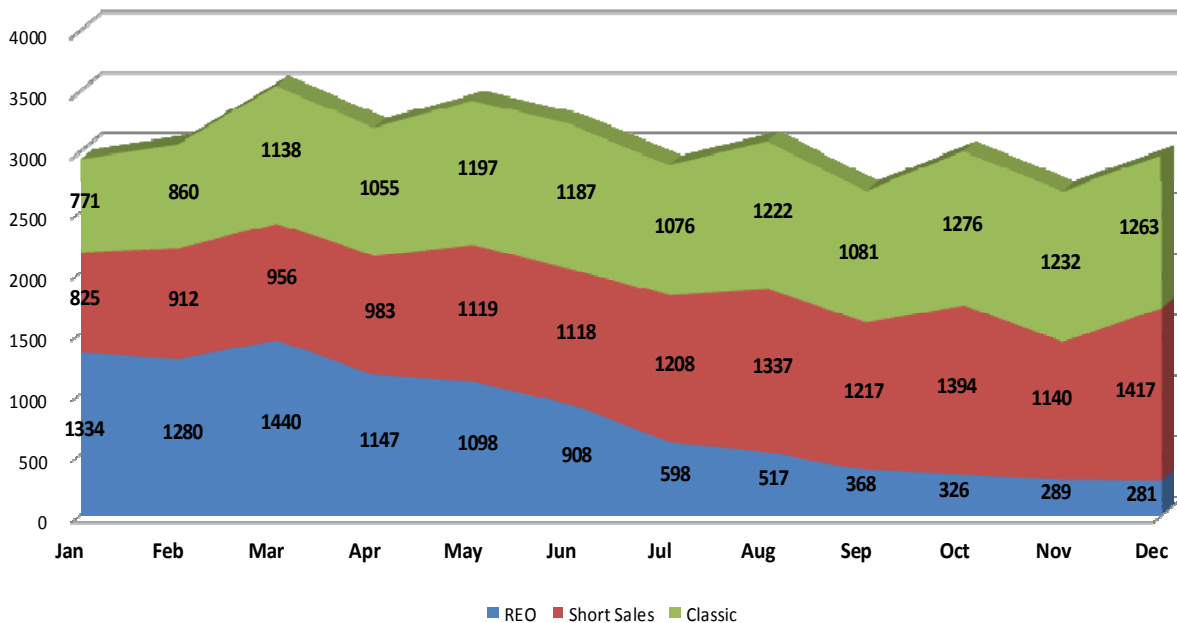
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January 2013 Greater Las Vegas Market Update

Single Family Residential Closings



2012 SFR Monthly Closings By Type



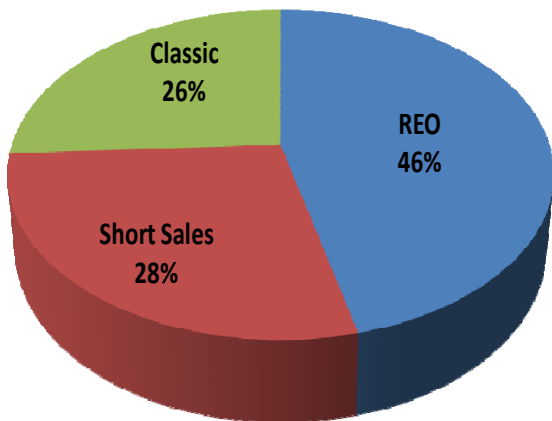
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



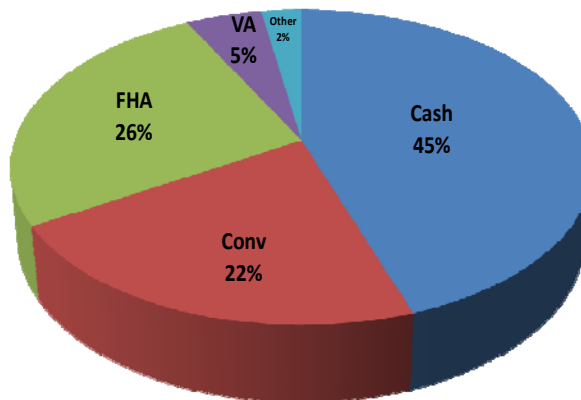
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January 2013 Greater Las Vegas Market Update

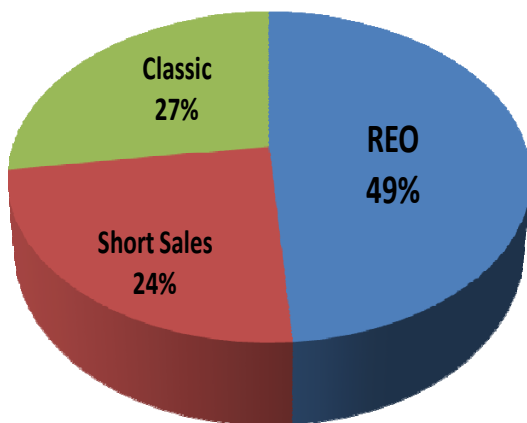
Greater Las Vegas - Closings By Type - 2010



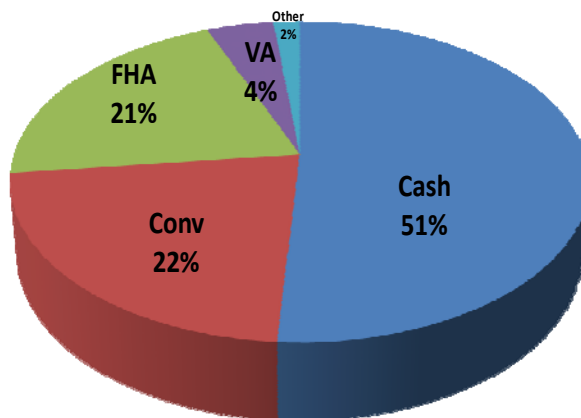
2010 Closings By Sold Terms



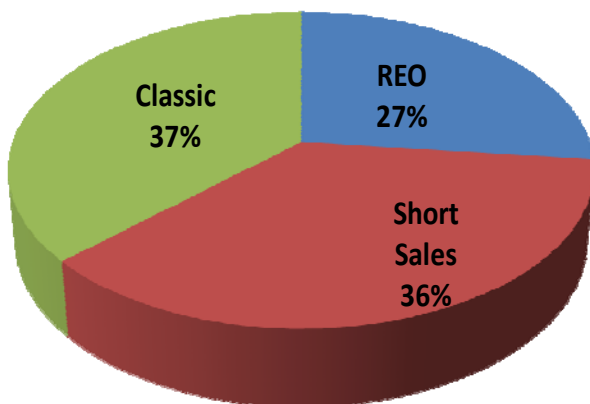
Greater Las Vegas - YTD Closings By Type - 2011



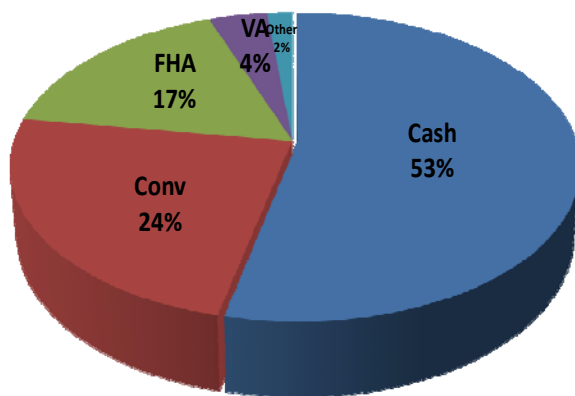
2011 YTD Closings By Sold Terms



Greater Las Vegas - Closings By Type - 2012



2012 Closings By Sold Terms





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January 2013 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * December 2012

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	414	438	852	30%	537	446	983	28%
\$100,000 - 119,999	223	43	266	9%	332	52	384	11%
\$120,000 - 139,999	285	22	307	11%	440	45	485	14%
\$140,000 - 159,999	264	15	279	10%	359	15	374	11%
\$160,000 - 179,999	233	16	249	9%	268	12	280	8%
\$180,000 - 199,999	156	8	164	6%	196	7	203	6%
\$200,000 - 249,999	239	12	251	9%	347	5	352	10%
\$250,000 - 299,999	152	1	153	5%	173	2	175	5%
\$300,000 - 399,999	163	1	164	6%	165	-	165	5%
\$400,000 - 499,999	69	-	69	2%	73	1	74	2%
\$500,000 - 749,999	42	-	42	1%	44	1	45	1%
\$750,000 - 999,999	16	-	16	1%	11	-	11	
\$1,000,000 +	27	-	27	1%	16	-	16	0%
Totals	2,283	556	2,839	100%	2,961	586	3,547	100%
Median Price	156,280	72,250	139,990		149,000	71,000	135,000	
Average Price	211,090	81,480	185,698		182,954	81,101	166,112	

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	9,928	7,333	17,261	34%	10,326	6,370	16,696	38%
\$100,000 - 119,999	4,824	588	5,412	11%	4,541	494	5,035	11%
\$120,000 - 139,999	5,544	421	5,965	12%	4,871	322	5,193	12%
\$140,000 - 159,999	4,388	234	4,622	9%	3,808	175	3,983	9%
\$160,000 - 179,999	3,413	135	3,548	7%	2,796	81	2,877	7%
\$180,000 - 199,999	2,518	71	2,589	5%	1,963	39	2,002	5%
\$200,000 - 249,999	4,108	90	4,198	8%	3,325	43	3,368	8%
\$250,000 - 299,999	2,487	42	2,529	5%	1,814	18	1,832	4%
\$300,000 - 399,999	2,330	24	2,354	5%	1,693	8	1,701	4%
\$400,000 - 499,999	941	19	960	2%	652	13	665	2%
\$500,000 - 749,999	770	12	782	2%	504	4	508	1%
\$750,000 - 999,999	317	4	321	1%	153	-	153	0%
\$1,000,000 +	445	2	447	1%	158	-	158	0%
Totals	42,013	8,975	50,988	100%	36,604	7,567	44,171	100%
Median Price	143,000	65,000	129,500		133,000	62,000	120,000	
Average Price	199,753	76,908	178,130		165,444	70,494	149,178	

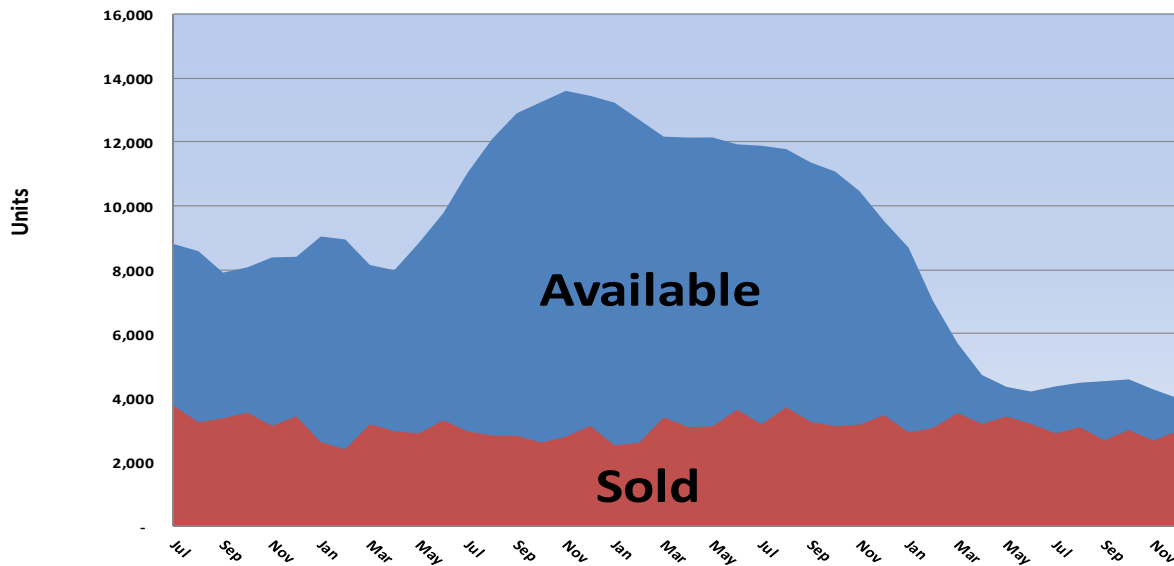
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



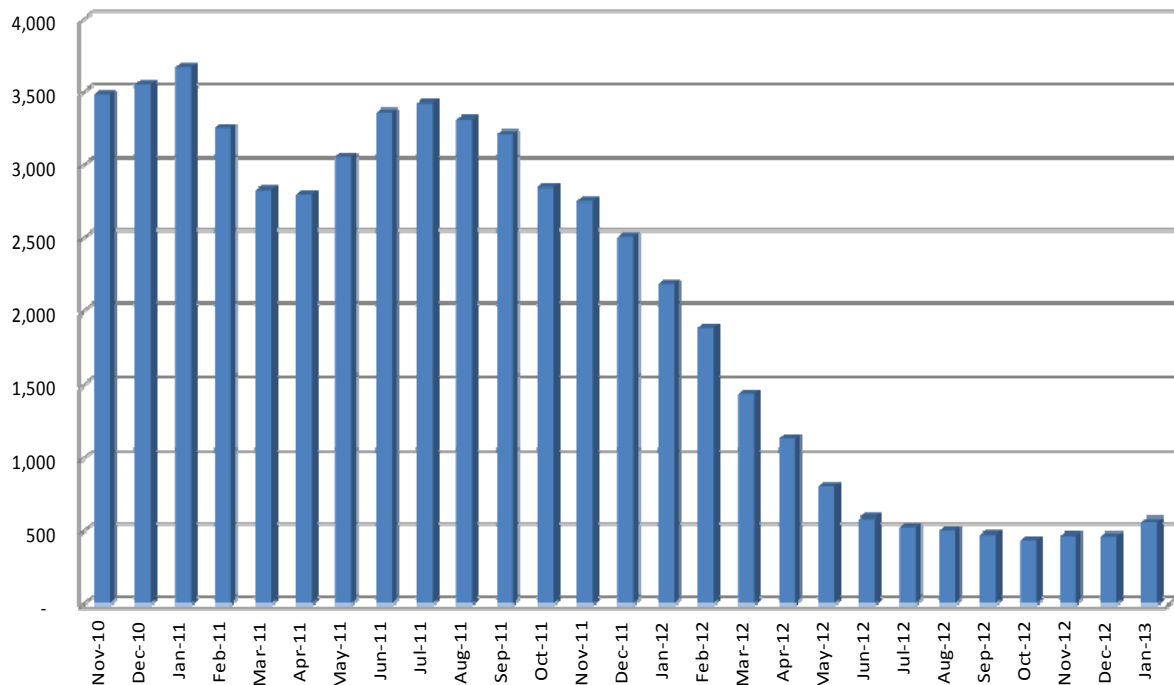
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January 2013 Greater Las Vegas Market Update

Single Family Residences July 2009 - December 2012



Available Bank Owned Property Trend





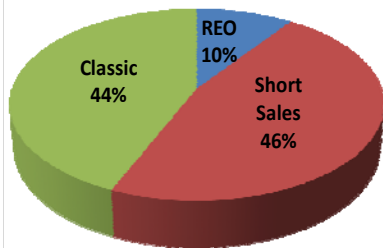
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January 2013 Greater Las Vegas Market Update

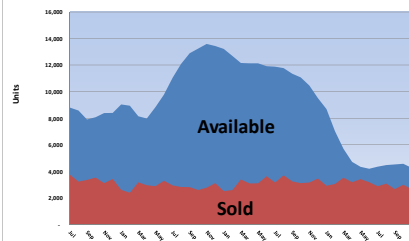
Single Family Residence - December 2012

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)	323	53	82	188	359	111%	0.9	71	153,770	129,248
East (201-204)	403	57	79	267	287	71%	1.4	52	120,395	94,705
South (301-303)	332	38	65	229	305	92%	1.1	57	277,674	149,274
NW (102, 401-403, 405)	780	103	158	519	663	85%	1.2	65	259,391	169,484
Summerlin (404)	191	8	24	159	150	79%	1.3	69	925,410	266,221
SW (501-505)	879	85	130	664	650	74%	1.4	66	611,594	228,939
Henderson	663	60	109	494	475	72%	1.4	62	638,481	226,913
Boulder City	59	2	5	52	18	31%	3.3	55	495,413	252,389
Totals	3,630	406	652	2,572	2,907	80%	1.2	64	429,638	183,195

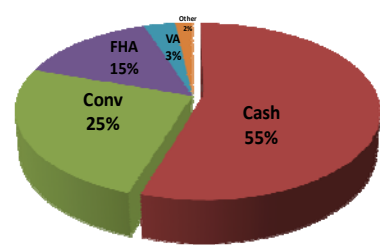
December Closings by Type



Single Family Residences
July 2009 - December 2012



December Closings by Sold Terms



YTD Closed 2011	YTD Closed 2012	Units Change	% Change
47,935	44,851	(3,084)	-6.4%

Condominium & Townhouse - December 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)	43	9	12	22	32	74%	1.3	31	67,023	63,834
East (201-204)	125	13	32	80	38	30%	3.3	34	52,415	46,646
South (301-303)	204	26	35	143	117	57%	1.7	62	80,355	73,519
NW (102, 401-403, 405)	171	22	29	120	125	73%	1.4	55	74,067	68,365
Summerlin (404)	32	3	1	28	31	97%	1.0	67	313,989	135,376
SW (501-505)	186	38	42	106	145	78%	1.3	52	99,242	81,609
Henderson	131	17	21	93	91	69%	1.4	60	152,842	105,232
Boulder City	19	2	5	12	0	0%		0	171,598	-
Totals	911	130	177	604	579	64%	1.6	54	99,101	80,430

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