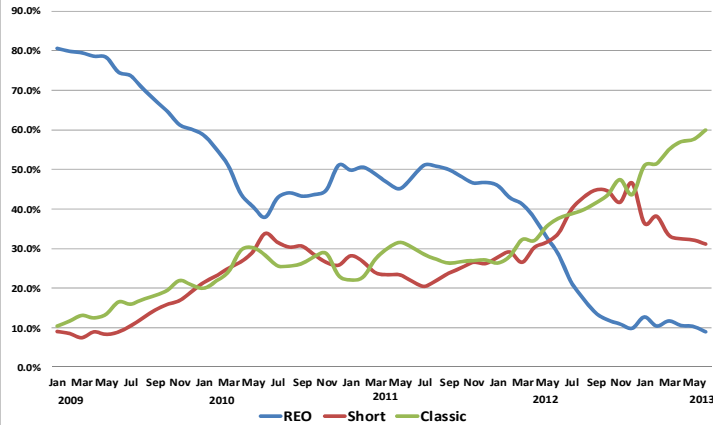




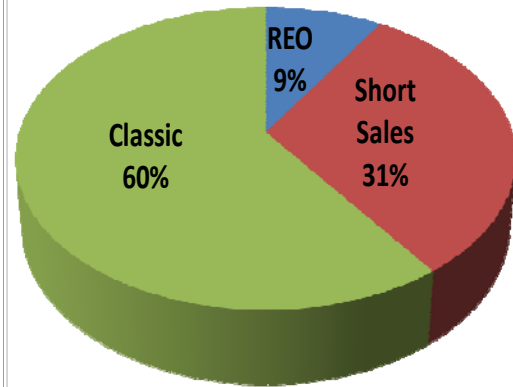
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July 2013 Greater Las Vegas Market Update

Closed Sales Trend by Type



June Closings by Type

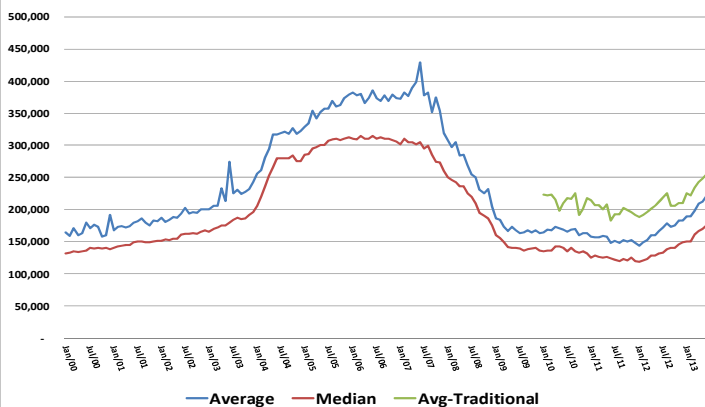


Greater Las Vegas Snapshot by Sale Type - SFR Only

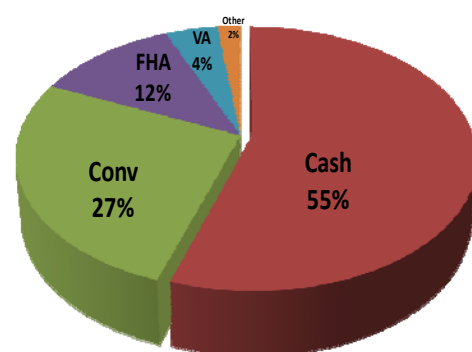
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	June Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	291	210,502	104	409	238	81.8%	163,750	195,717	95	50
Short Sales:	423	218,573	96	6,633	942	222.7%	145,600	162,934	80	80
Classic:	3,647	472,477	143	2,703	1,784	48.9%	199,900	254,198	111	34
Total GLVAR:	4,361	430,166	136	9,745	2,964	68.0%	175,000	220,497	100	49

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

SFR Market Prices



June Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	June Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	427	172,027	96	512	325	76.1%	137,125	162,857	87	51
Short Sales:	574	183,893	91	8,004	1,130	196.9%	133,000	149,116	78	82
Classic:	4,713	393,490	134	3,198	2,175	46.1%	178,500	227,452	106	37
Total GLVAR:	5,714	355,943	127	11,714	3,630	63.5%	160,000	197,283	96	52

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

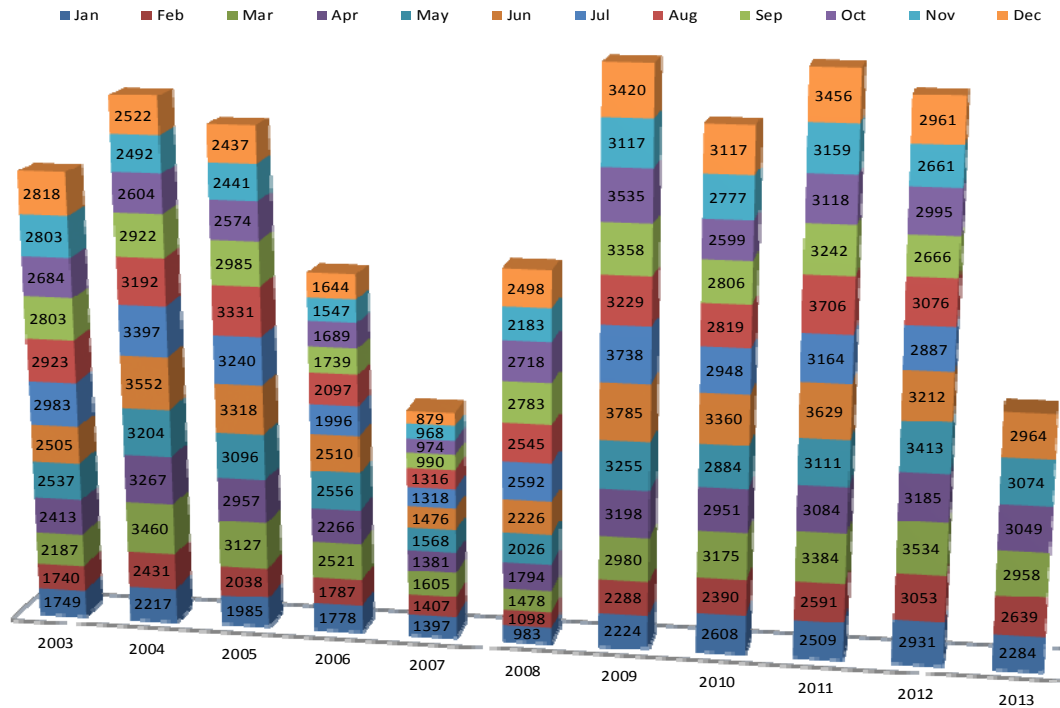
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



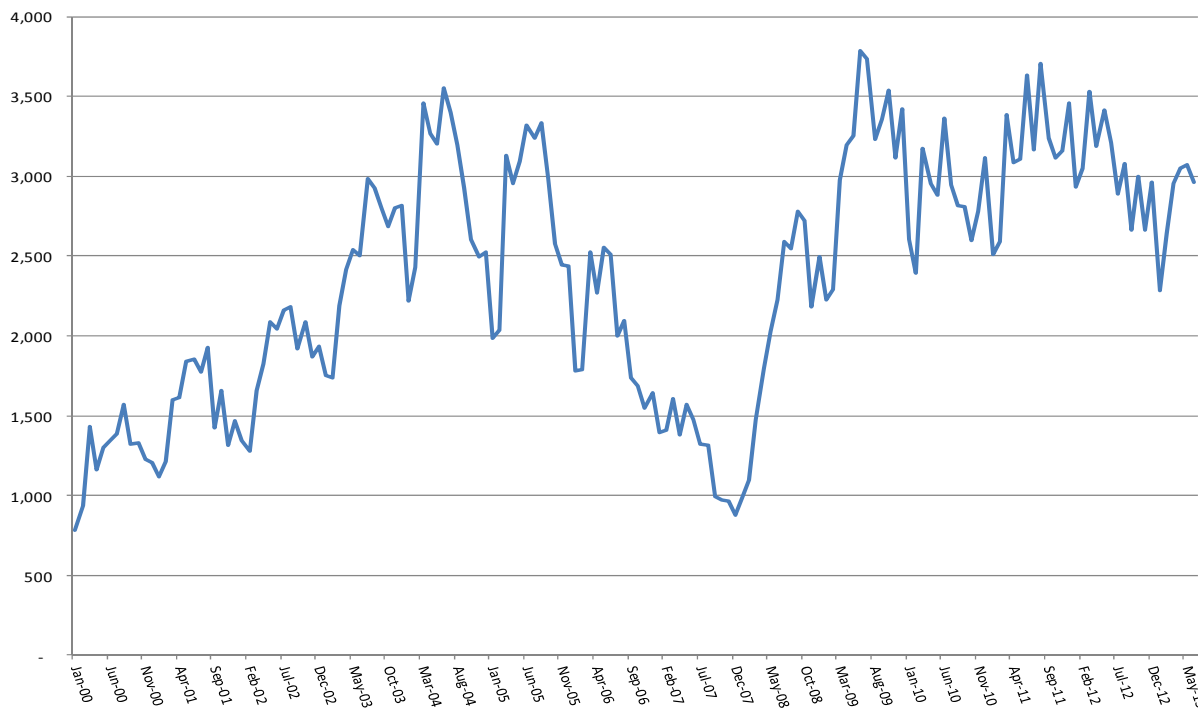
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July 2013 Greater Las Vegas Market Update

Single Family Residential Closings



Greater Las Vegas SFR Closings



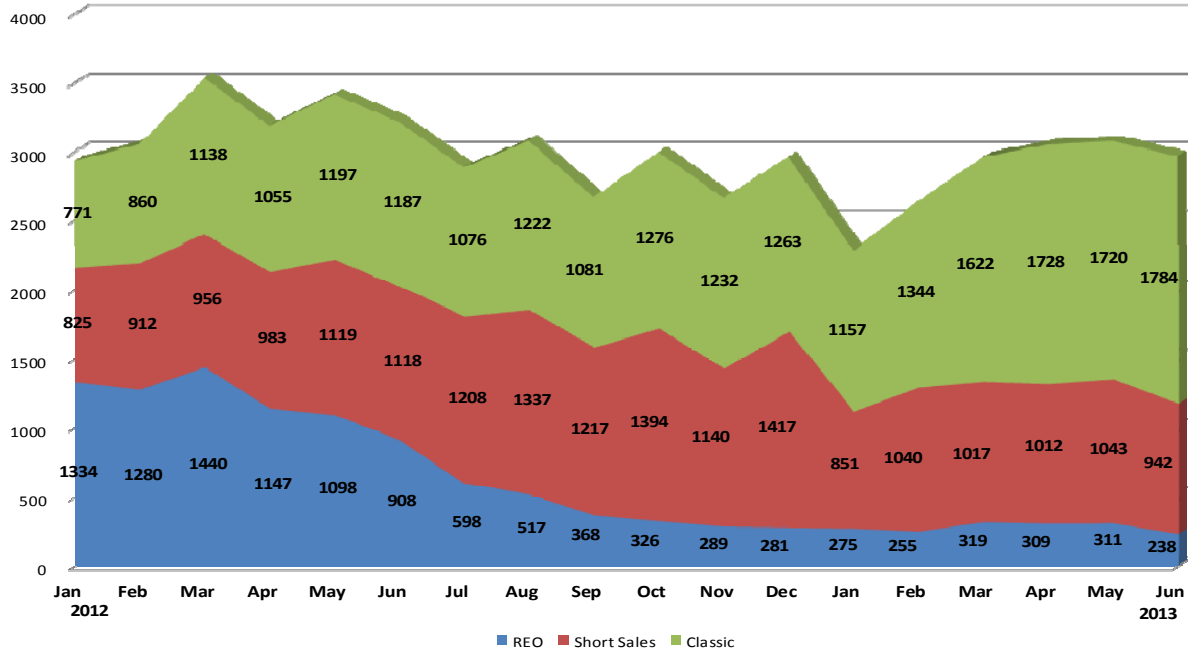
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



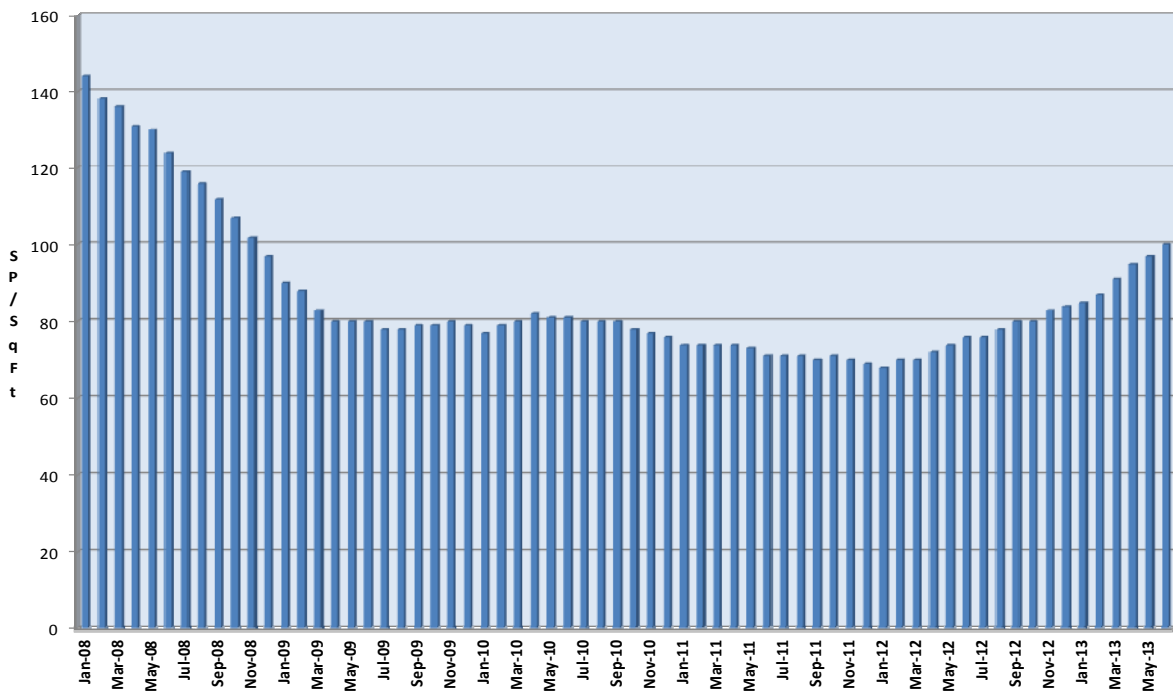
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July 2013 Greater Las Vegas Market Update

SFR Monthly Closings By Type



Sales Price per Square Foot Trend Single Family Residences

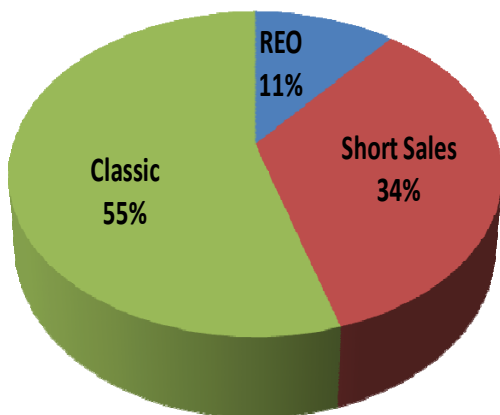




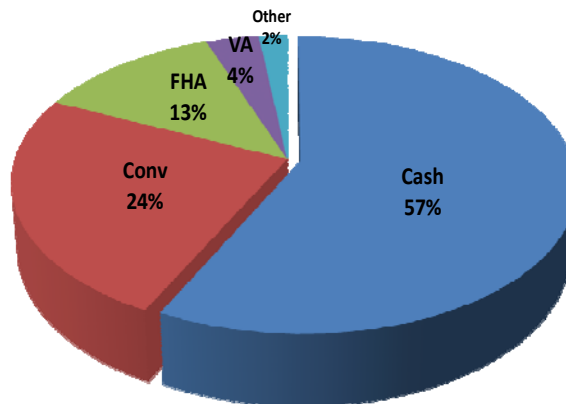
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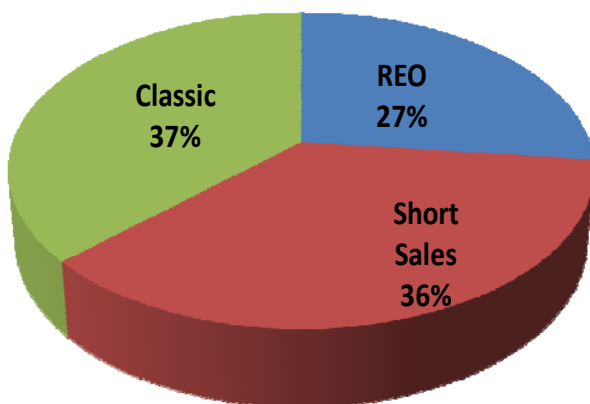
Greater Las Vegas - Closings By Type - 2013



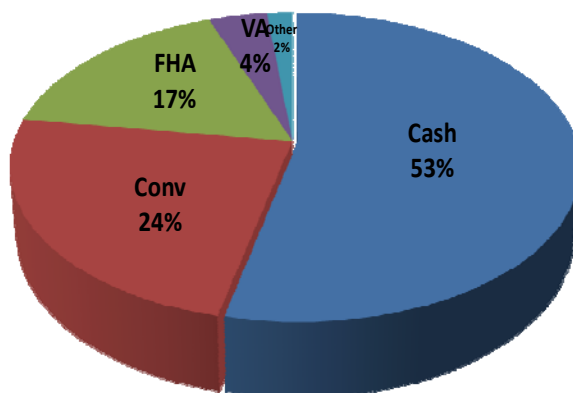
2013 Closings By Sold Terms



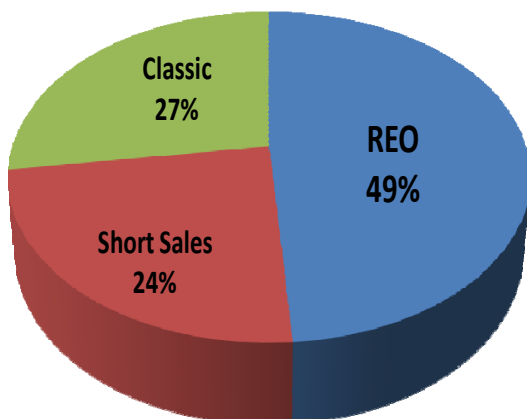
Greater Las Vegas - Closings By Type - 2012



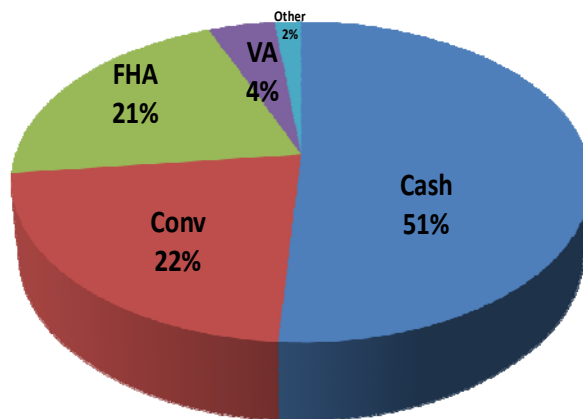
2012 Closings By Sold Terms



Greater Las Vegas - YTD Closings By Type - 2011



2011 YTD Closings By Sold Terms





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July 2013 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * June 2013

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	313	433	746	17%	310	394	704	20%
\$100,000 - 119,999	211	127	338	8%	178	72	250	7%
\$120,000 - 139,999	348	95	443	10%	345	59	404	11%
\$140,000 - 159,999	397	33	430	10%	371	26	397	11%
\$160,000 - 179,999	400	32	432	10%	342	20	362	10%
\$180,000 - 199,999	319	28	347	8%	250	13	263	7%
\$200,000 - 249,999	552	30	582	13%	450	14	464	13%
\$250,000 - 299,999	380	11	391	9%	254	3	257	7%
\$300,000 - 399,999	369	3	372	8%	246	4	250	7%
\$400,000 - 499,999	134	3	137	3%	102	-	102	3%
\$500,000 - 749,999	118	5	123	3%	63	2	65	2%
\$750,000 - 999,999	38	1	39	1%	27	-	27	
\$1,000,000 +	51	1	52	1%	26	1	27	1%
Totals	3,630	802	4,432	100%	2,964	608	3,572	100%
Median Price	189,900	95,000	170,000		175,000	83,950	160,000	
Average Price	254,623	110,812	228,600		220,497	97,804	199,613	

Residential Listing and Sales Report * Rolling 12 Months * Ending June 2013

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	5,878	6,330	12,208	25%	6,244	5,329	11,573	28%
\$100,000 - 119,999	3,515	914	4,429	9%	3,568	689	4,257	10%
\$120,000 - 139,999	5,054	656	5,710	12%	4,706	470	5,176	13%
\$140,000 - 159,999	4,499	361	4,860	10%	3,917	261	4,178	10%
\$160,000 - 179,999	3,940	211	4,151	8%	3,249	144	3,393	8%
\$180,000 - 199,999	2,906	119	3,025	6%	2,326	78	2,404	6%
\$200,000 - 249,999	5,044	175	5,219	11%	4,033	85	4,118	10%
\$250,000 - 299,999	3,112	65	3,177	6%	2,252	23	2,275	5%
\$300,000 - 399,999	3,017	40	3,057	6%	2,117	19	2,136	5%
\$400,000 - 499,999	1,183	31	1,214	2%	840	20	860	2%
\$500,000 - 749,999	966	22	988	2%	571	8	579	1%
\$750,000 - 999,999	389	4	393	1%	214	-	214	1%
\$1,000,000 +	508	7	515	1%	216	2	218	1%
Totals	40,011	8,935	48,946	100%	34,253	7,128	41,381	100%
Median Price	164,900	76,500	149,000		151,000	72,900	138,000	
Average Price	226,350	91,680	201,776		190,425	83,537	172,013	

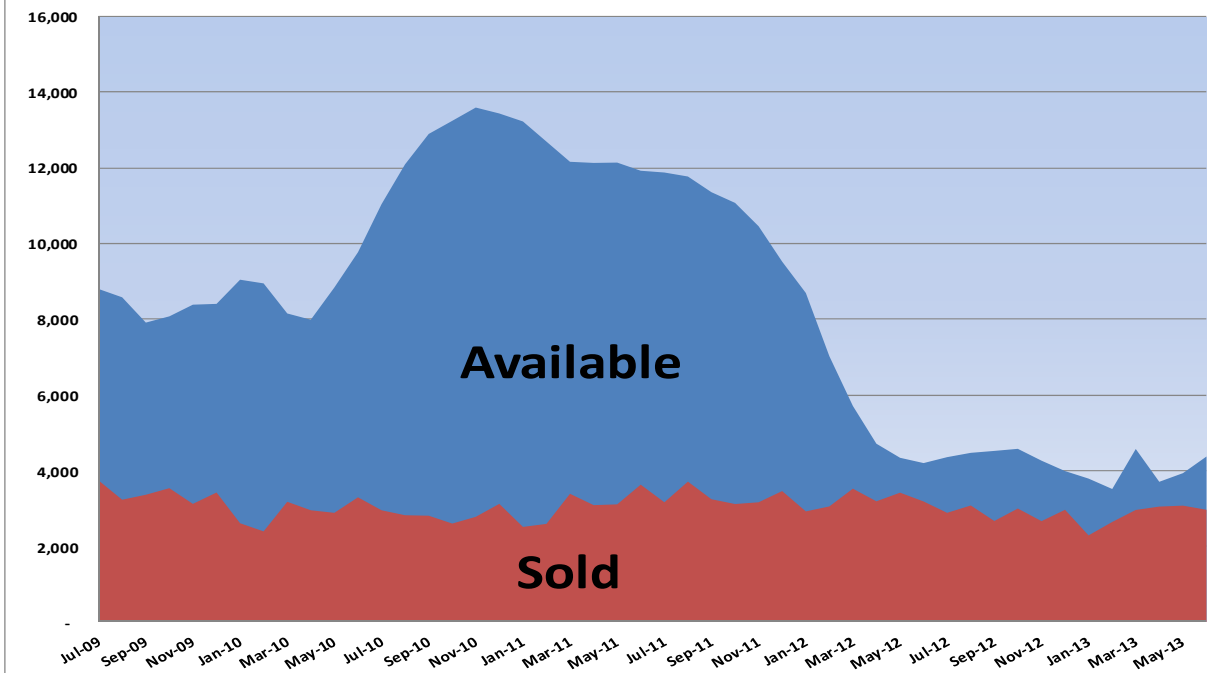
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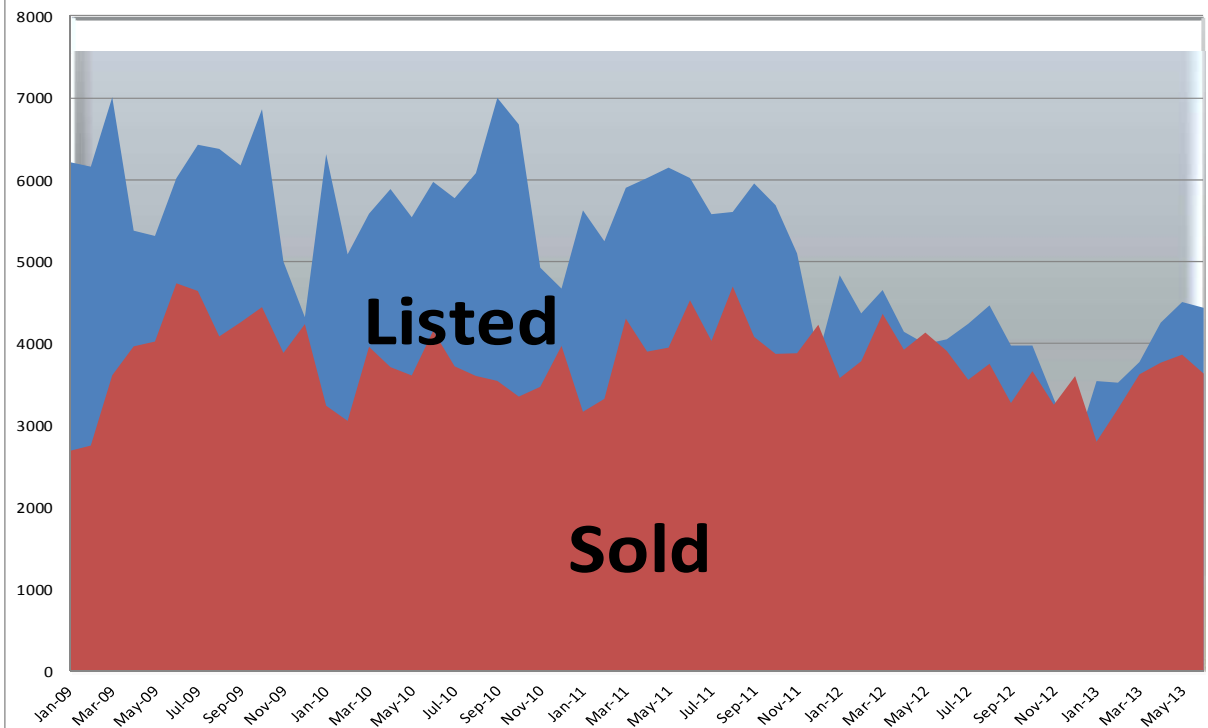
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July 2013 Greater Las Vegas Market Update

Single Family Residences (SFR)



Residential Listings Taken vs Listings Sold



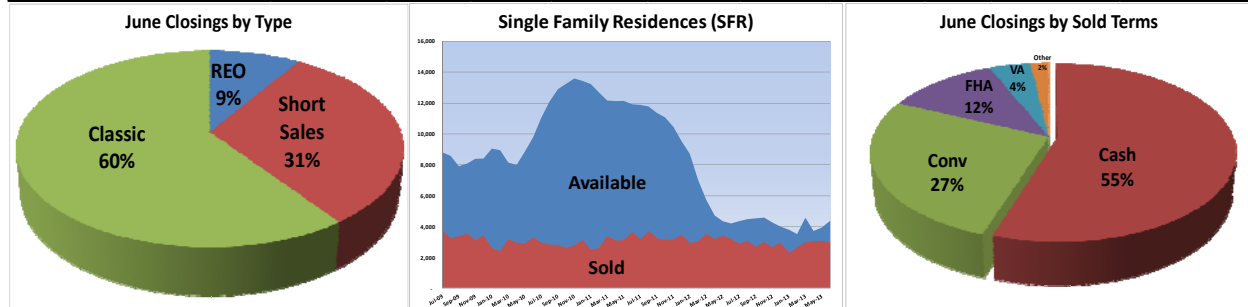


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July 2013 Greater Las Vegas Market Update

Single Family Residence - June 2013

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)	428	34	64	330	384	90%	1.1	42	193,391	157,882
East (201-204)	398	35	48	315	305	77%	1.3	45	156,192	118,093
South (301-303)	386	26	32	328	182	47%	2.1	33	286,778	183,735
NW (102, 401-403, 405)	843	66	85	692	667	79%	1.3	46	305,603	199,382
Summerlin (404)	219	6	15	198	147	67%	1.5	45	774,544	387,167
SW (501-505)	1015	77	75	863	691	68%	1.5	61	583,190	273,984
Henderson	678	30	58	590	443	65%	1.5	48	678,266	272,210
Boulder City	48	2	4	42	12	25%	4.0	72	591,337	304,750
Totals	4,015	276	381	3,358	2,831	71%	1.4	49	439,154	221,661



YTD Closed 2012	YTD Closed 2013	Units Change	% Change
23,736	20,879	(2,857)	-12.0%

Condominium & Townhouse - June 2013

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)	54	5	6	43	28	52%	1.9	77	77,934	84,679
East (201-204)	149	6	18	125	58	39%	2.6	66	89,554	59,187
South (301-303)	234	22	30	182	106	45%	2.2	67	93,949	81,860
NW (102, 401-403, 405)	230	22	27	181	132	57%	1.7	60	94,559	80,902
Summerlin (404)	49	2	3	44	23	47%	2.1	33	291,024	255,365
SW (501-505)	220	35	30	155	149	68%	1.5	50	120,350	99,509
Henderson	151	14	17	120	102	68%	1.5	47	170,255	122,834
Boulder City	13	1	1	11	3	23%	4.3	87	219,268	141,667
Totals	1100	107	132	861	601	55%	1.8	57	118,710	97,861

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