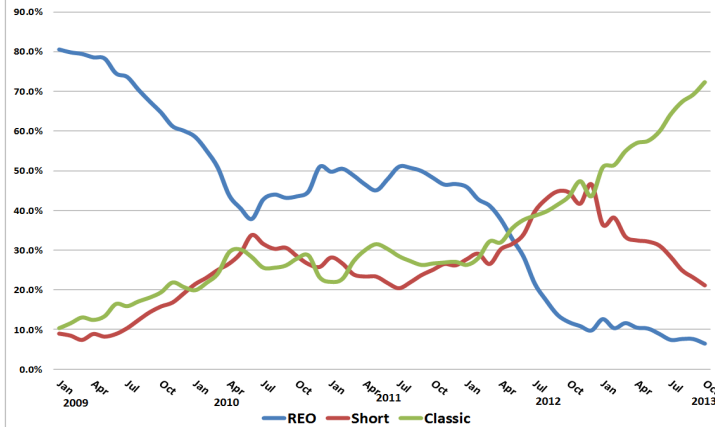




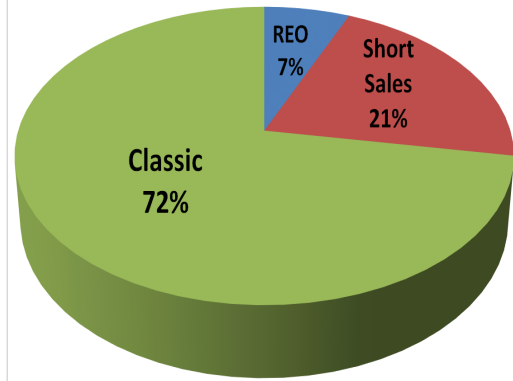
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November 2013 Greater Las Vegas Market Update

Closed Sales Trend by Type



October Closings by Type

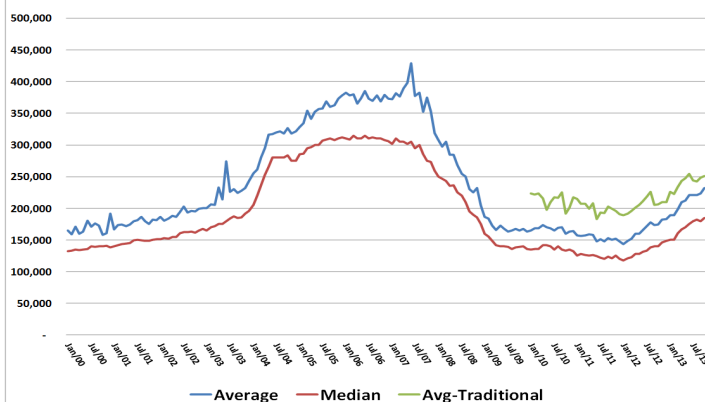


Greater Las Vegas Snapshot by Sale Type - SFR Only

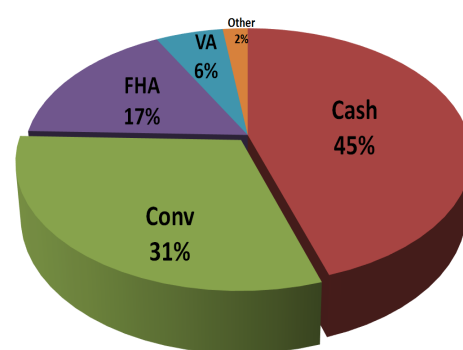
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	October Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	503	205,100	108	262	150	29.8%	162,251	171,735	93	62
Short Sales:	1,061	199,135	97	4,954	575	54.2%	161	184,207	87	91
Classic:	5,849	422,120	139	2,535	1,911	32.7%	197,000	250,701	113	38
Total GLVAR:	7,413	375,492	131	7,751	2,636	35.6%	185,000	231,741	106	51

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:	724	171,054	100	354	210	29.0%	140,000	145,472	85	62
Short Sales:	1,368	174,531	93	5,926	682	49.9%	149,750	168,992	85	91
Classic:	7,430	357,451	130	2,996	2,326	31.3%	180,000	225,394	108	41
Total GLVAR:	9,522	317,002	122	9,276	3,218	33.8%	168,000	208,255	102	53

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

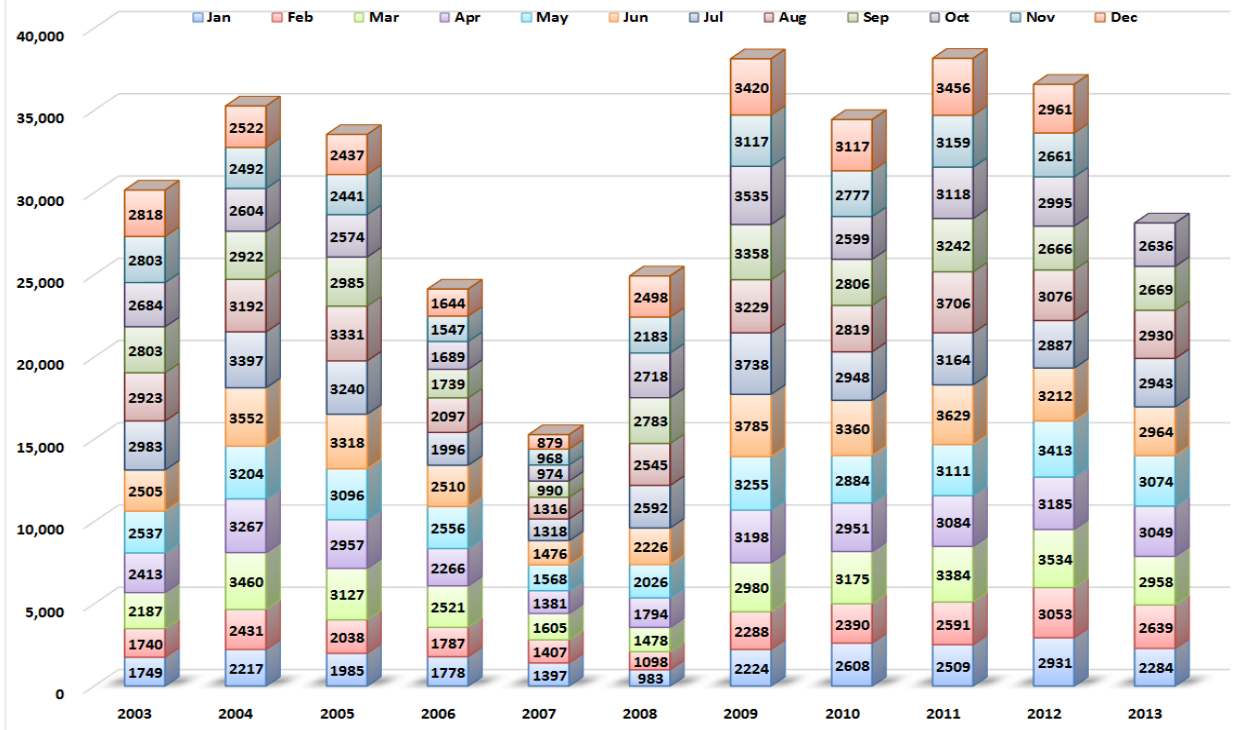
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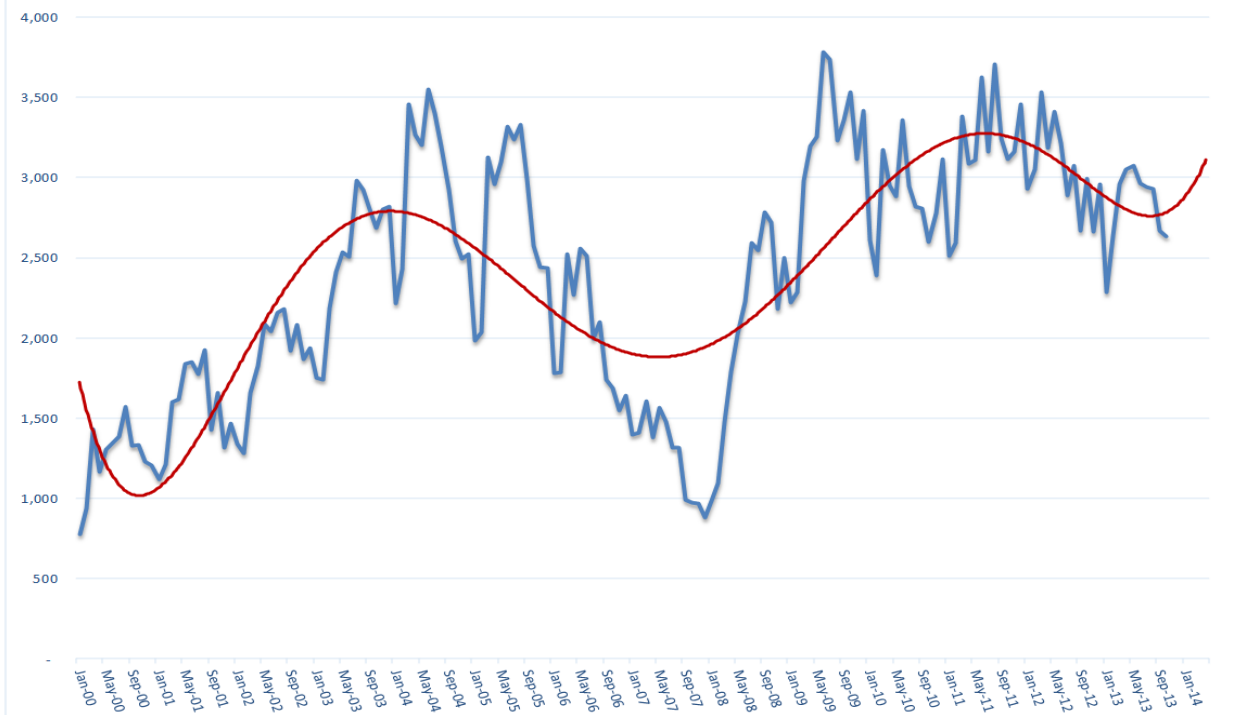
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November 2013 Greater Las Vegas Market Update

Single Family Residential Closings



Greater Las Vegas SFR Closings with Trend Line



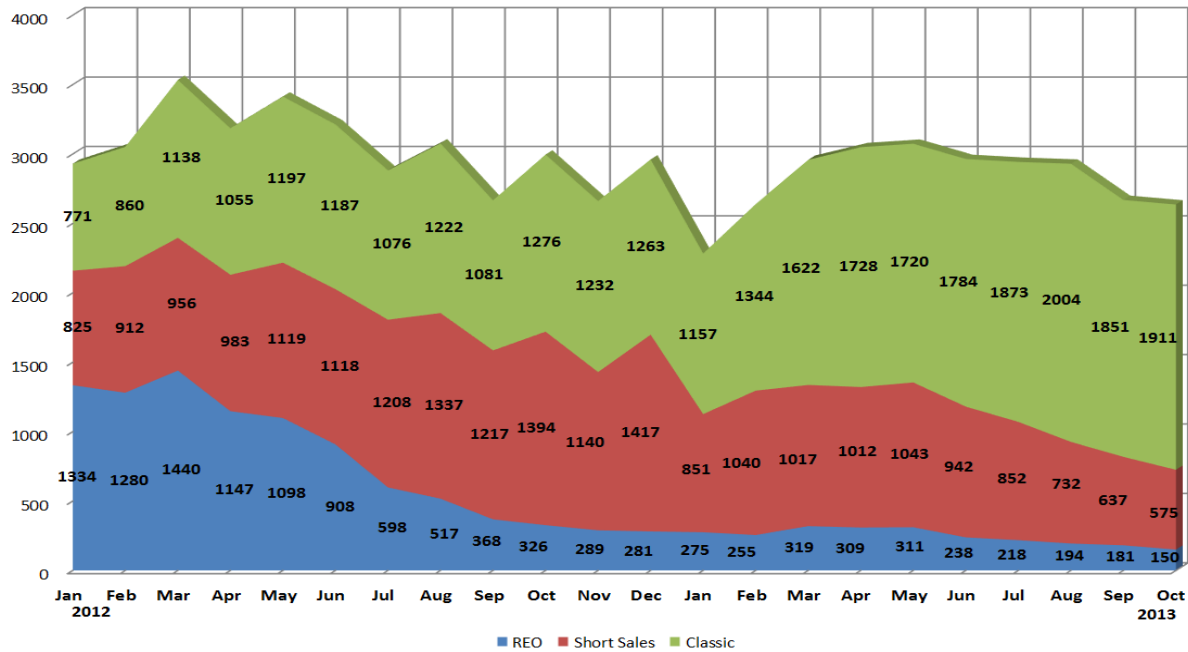
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



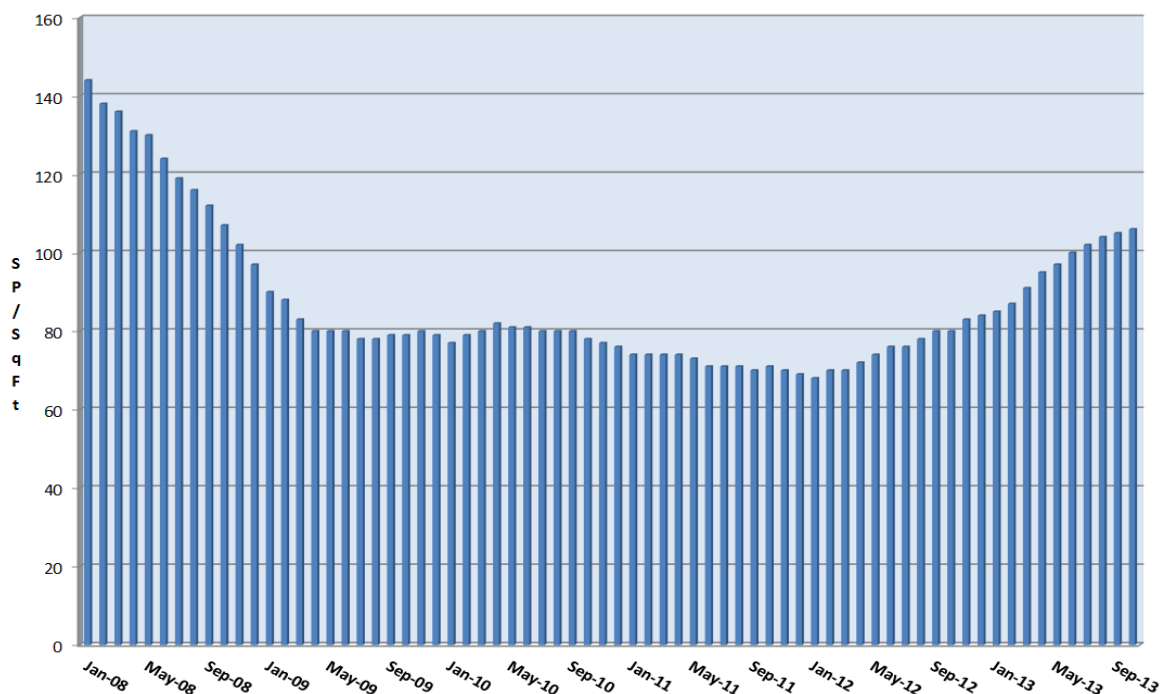
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November 2013 Greater Las Vegas Market Update

SFR Monthly Closings By Type



Sales Price per Square Foot Trend Single Family Residences

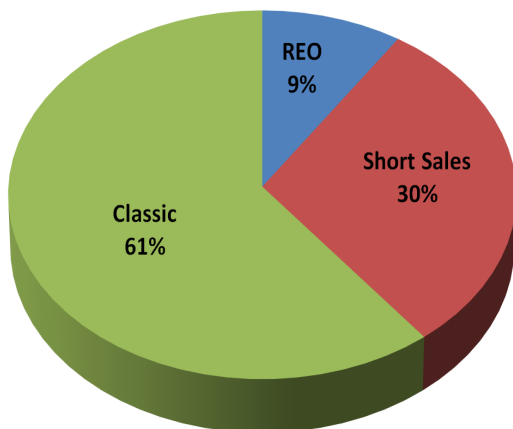




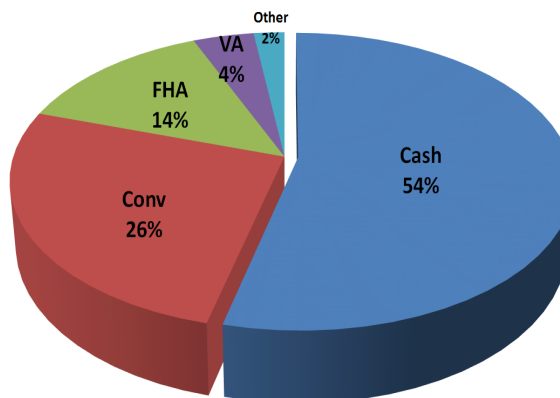
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November 2013 Greater Las Vegas Market Update

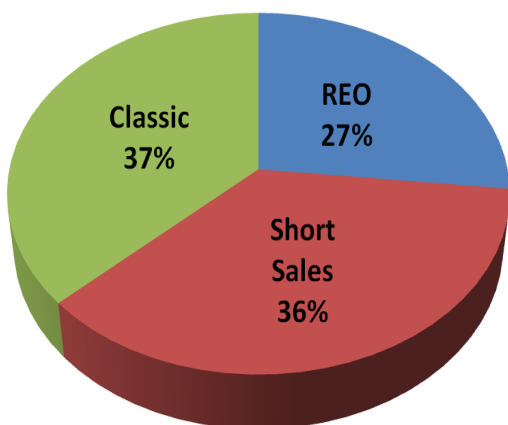
Greater Las Vegas - Closings By Type - 2013



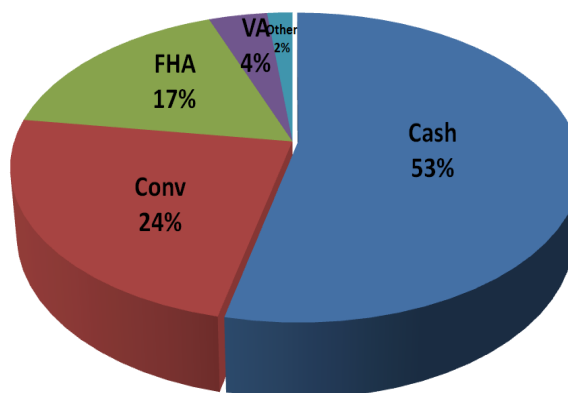
2013 Closings By Sold Terms



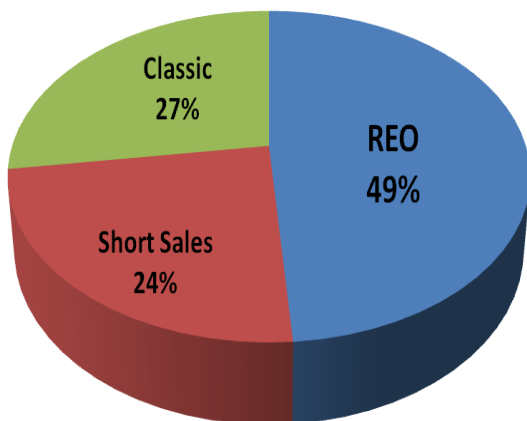
Greater Las Vegas - Closings By Type - 2012



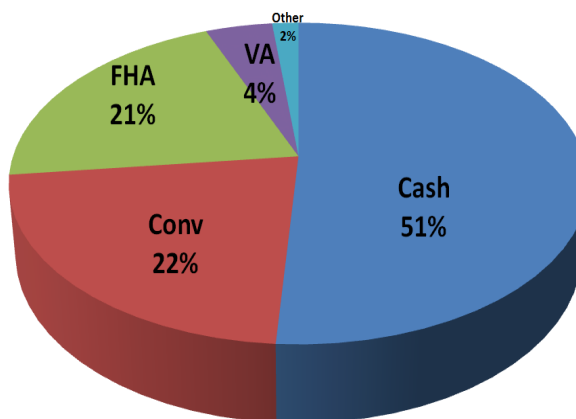
2012 Closings By Sold Terms



Greater Las Vegas - YTD Closings By Type - 2011



2011 YTD Closings By Sold Terms





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November 2013 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * October 2013

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	274	490	764	16%	187	281	468	15%
\$100,000 - 119,999	178	104	282	6%	162	85	247	8%
\$120,000 - 139,999	310	102	412	9%	231	54	285	9%
\$140,000 - 159,999	404	73	477	10%	332	34	366	12%
\$160,000 - 179,999	440	39	479	10%	318	13	331	10%
\$180,000 - 199,999	394	32	426	9%	260	11	271	9%
\$200,000 - 249,999	615	34	649	14%	427	25	452	14%
\$250,000 - 299,999	446	12	458	10%	244	8	252	8%
\$300,000 - 399,999	406	10	416	9%	264	2	266	8%
\$400,000 - 499,999	172	3	175	4%	101	1	102	3%
\$500,000 - 749,999	133	2	135	3%	65	2	67	2%
\$750,000 - 999,999	35	-	35	1%	19	-	19	
\$1,000,000 +	52	-	52	1%	27	-	27	1%
Totals	3,859	901	4,760	100%	2,637	516	3,153	100%
Median Price	199,500	96,500	179,900		185,000	95,000	170,000	
Average Price	253,227	111,192	226,341		231,686	106,953	211,266	

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	4,203	5,769	9,972	20%	4,322	4,684	9,006	22%
\$100,000 - 119,999	2,731	1,102	3,833	8%	2,824	823	3,647	9%
\$120,000 - 139,999	4,340	894	5,234	10%	4,184	606	4,790	12%
\$140,000 - 159,999	4,678	531	5,209	10%	4,046	344	4,390	11%
\$160,000 - 179,999	4,522	274	4,796	9%	3,670	174	3,844	9%
\$180,000 - 199,999	3,505	174	3,679	7%	2,688	102	2,790	7%
\$200,000 - 249,999	6,106	262	6,368	13%	4,741	158	4,899	12%
\$250,000 - 299,999	3,891	84	3,975	8%	2,686	32	2,718	7%
\$300,000 - 399,999	3,895	54	3,949	8%	2,531	28	2,559	6%
\$400,000 - 499,999	1,576	29	1,605	3%	986	25	1,011	2%
\$500,000 - 749,999	1,169	30	1,199	2%	642	18	660	2%
\$750,000 - 999,999	421	3	424	1%	245	1	246	1%
\$1,000,000 +	569	8	577	1%	253	5	258	1%
Totals	41,606	9,214	50,820	100%	33,818	7,000	40,818	100%
Median Price	180,000	85,000	164,900		166,000	80,000	151,800	
Average Price	244,761	101,356	218,773		207,072	93,938	187,663	

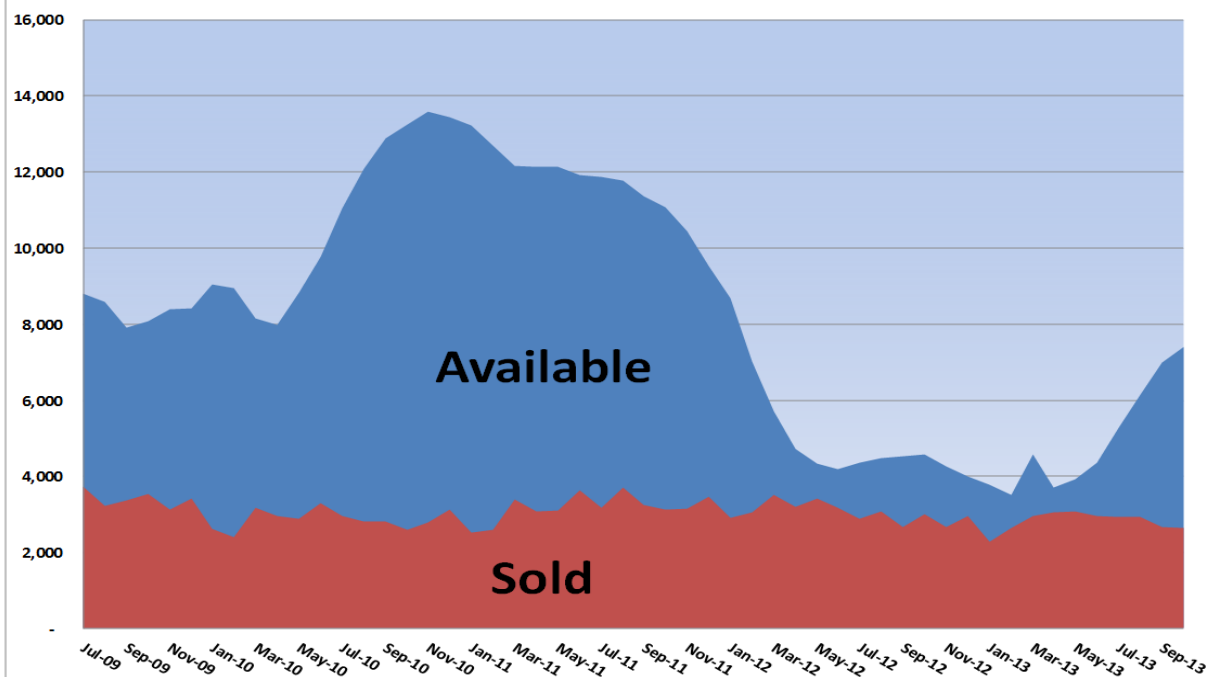
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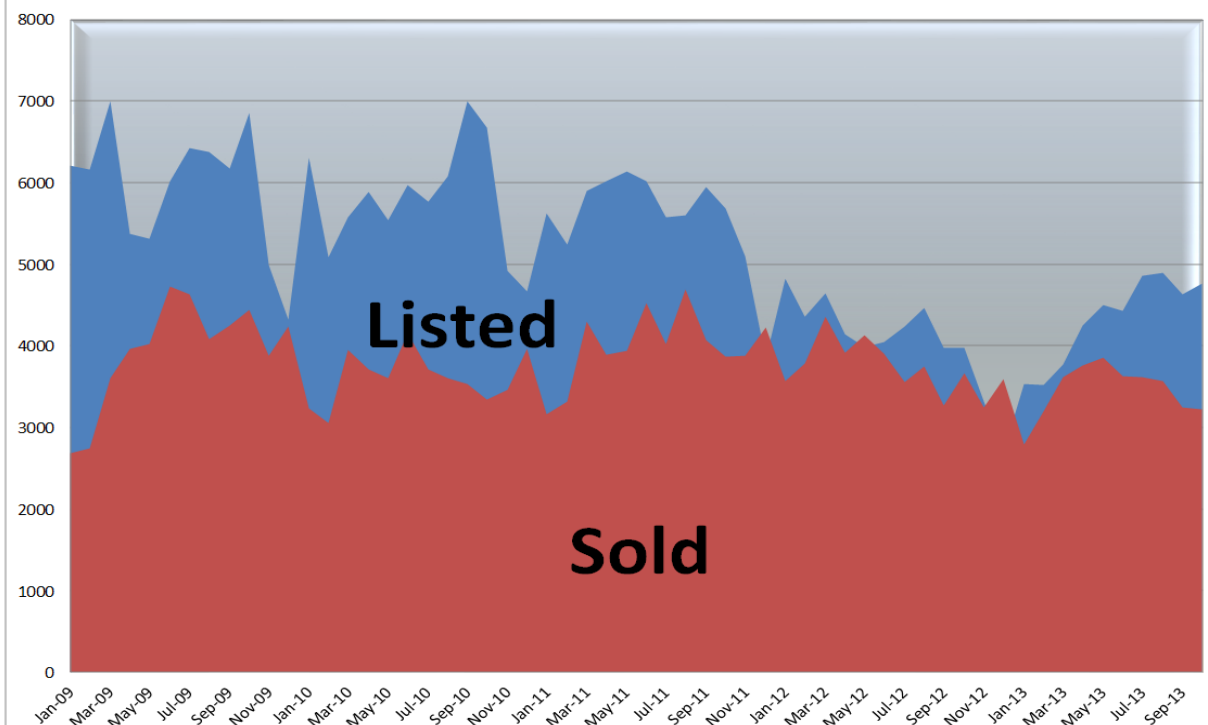
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November 2013 Greater Las Vegas Market Update

Single Family Residences (SFR)



Residential Listings Taken vs Listings Sold



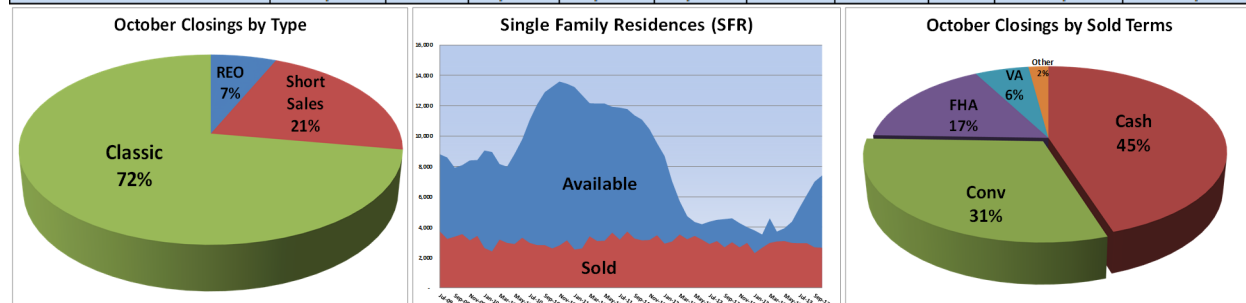


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November 2013 Greater Las Vegas Market Update

Single Family Residence - October 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)	873	82	177	614	338	39%	2.6	44	184,266	168,576
East (201-204)	695	65	141	489	251	36%	2.8	59	149,832	122,221
South (301-303)	598	50	108	440	261	44%	2.3	50	255,159	188,912
NW (102, 401-403, 405)	1451	96	225	1130	612	42%	2.4	47	278,637	215,193
Summerlin (404)	361	21	28	312	105	29%	3.4	52	673,333	351,697
SW (501-505)	1852	109	236	1507	534	29%	3.5	58	486,409	299,518
Henderson	1084	55	120	909	477	44%	2.3	46	609,021	280,052
Boulder City	64	4	2	58	13	20%	4.9	42	469,681	365,531
Totals	6,978	482	1,037	5,459	2,591	37%	2.7	50	380,617	233,070



YTD Closed 2012	YTD Closed 2013	Units Change	% Change
37,983	34,571	(3,412)	-9.0%

Condominium & Townhouse - October 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)	86	12	16	58	27	31%	3.2	95	96,630	82,466
East (201-204)	229	21	42	166	47	21%	4.9	52	66,107	67,093
South (301-303)	359	28	54	277	98	27%	3.7	64	97,148	87,764
NW (102, 401-403, 405)	402	44	66	292	107	27%	3.8	52	93,878	93,428
Summerlin (404)	68	4	8	56	32	47%	2.1	59	239,563	224,488
SW (501-505)	416	47	64	305	118	28%	3.5	53	114,988	112,952
Henderson	236	27	35	174	82	35%	2.9	55	167,436	120,759
Boulder City	16	3	0	13	2	13%	8.0	36	202,330	73,500
Totals	1812	186	285	1341	513	28%	3.5	58	111,998	106,405

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