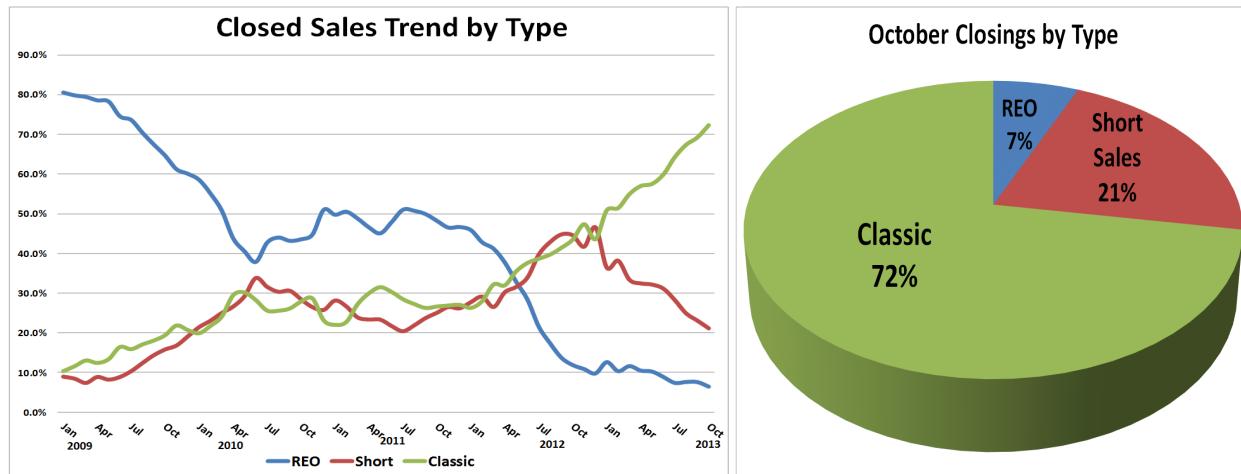




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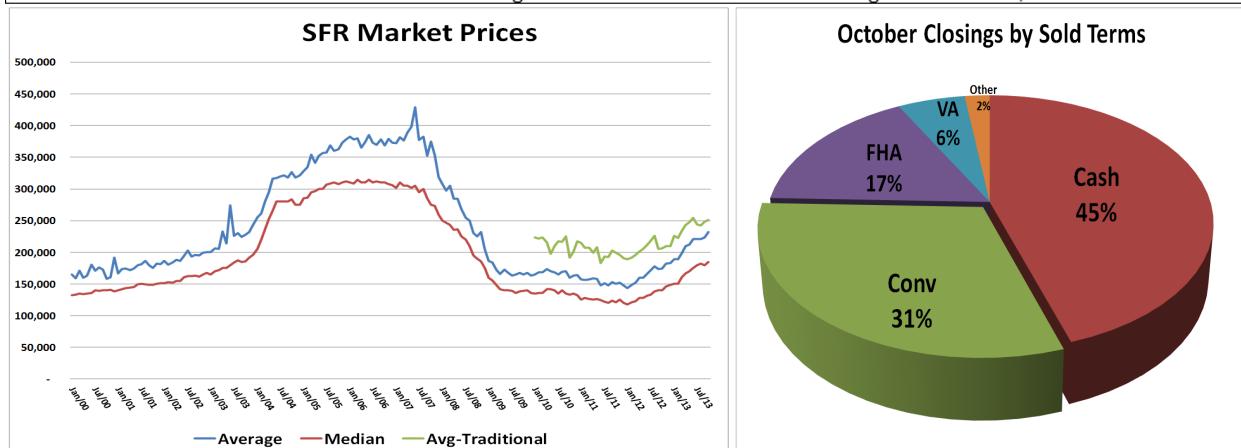
## November 2013 Greater Las Vegas Market Update



### 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



### 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

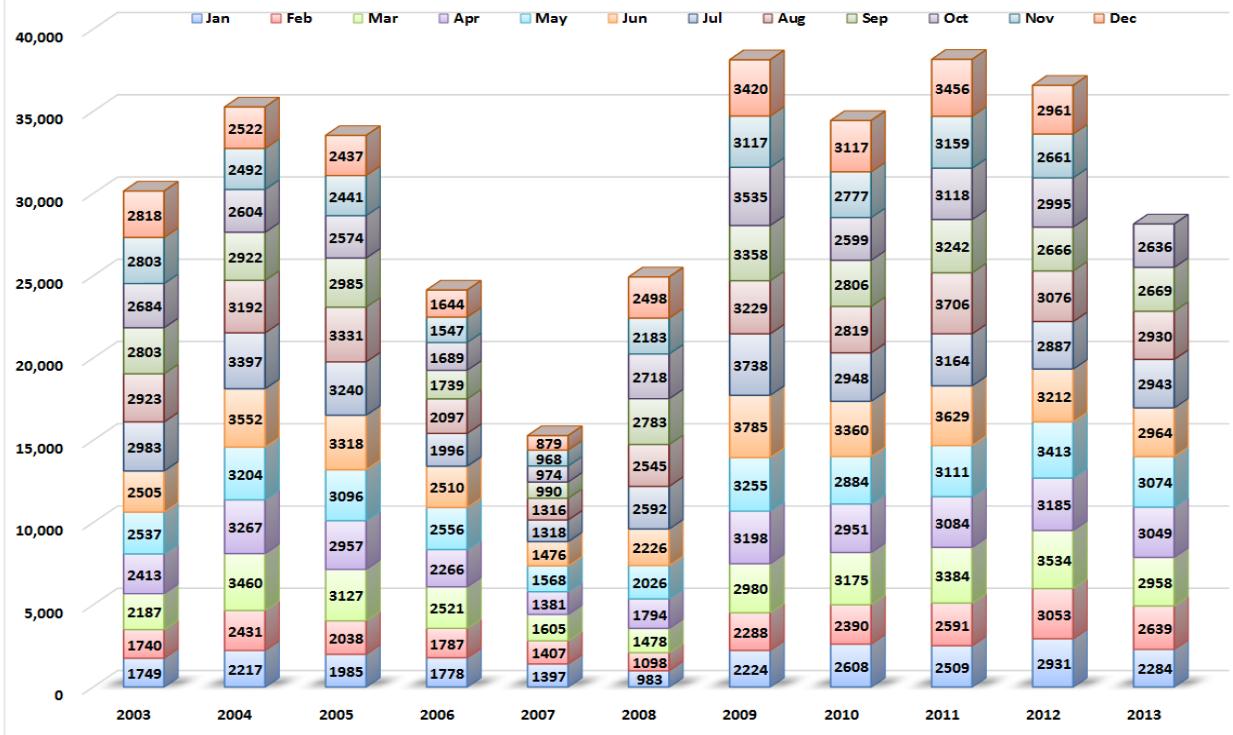
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only



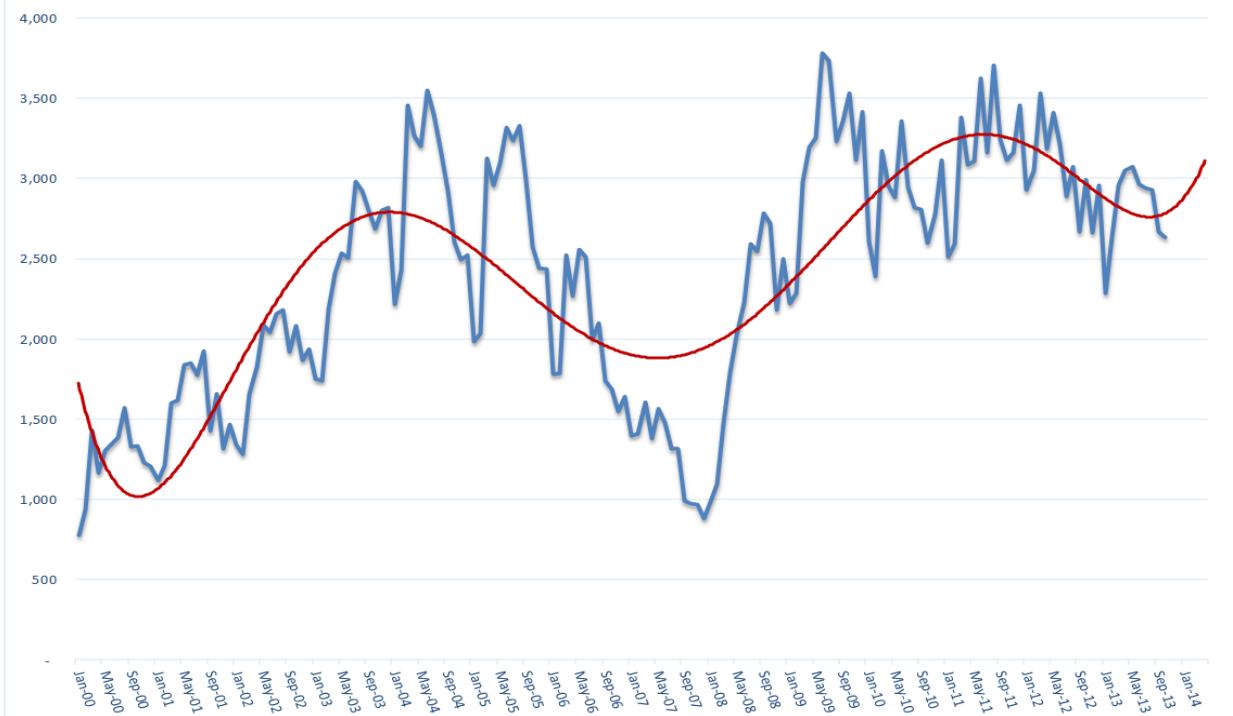
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## November 2013 Greater Las Vegas Market Update

### Single Family Residential Closings



### Greater Las Vegas SFR Closings with Trend Line



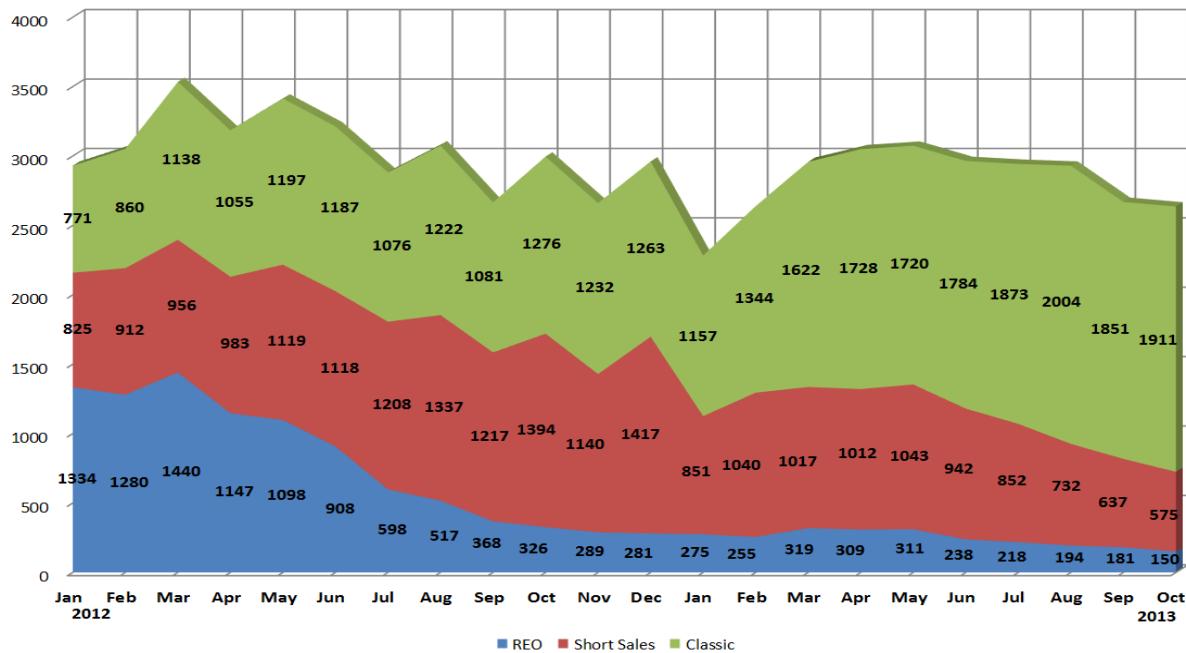
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only



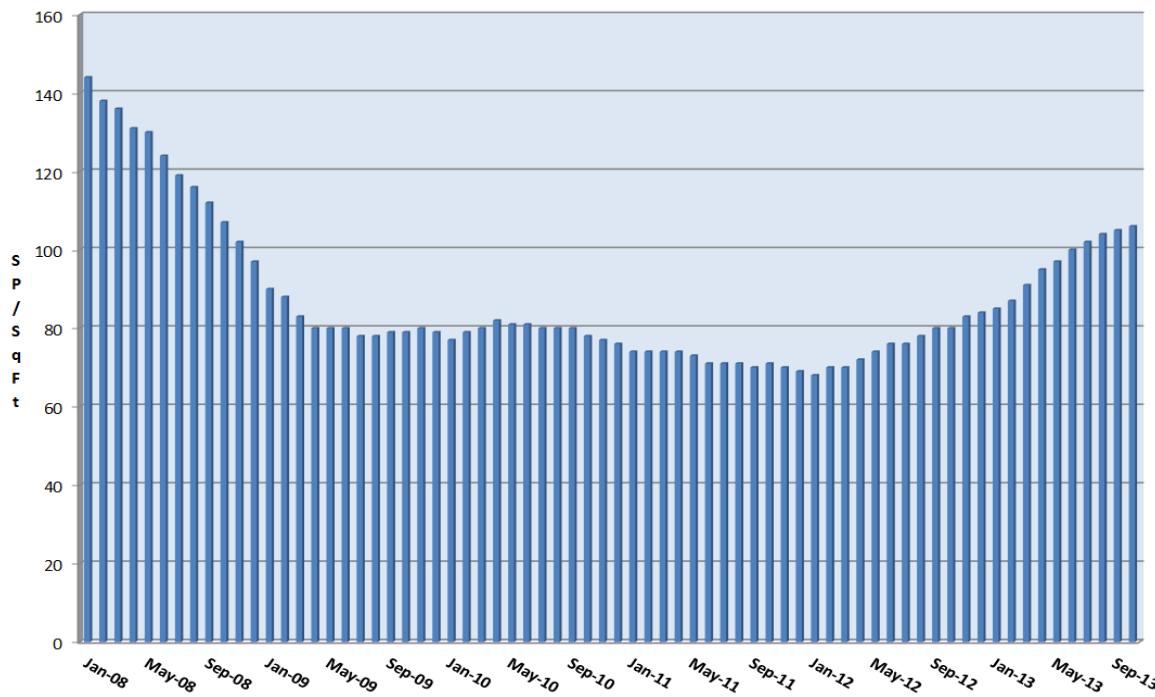
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## November 2013 Greater Las Vegas Market Update

### SFR Monthly Closings By Type



### Sales Price per Square Foot Trend Single Family Residences



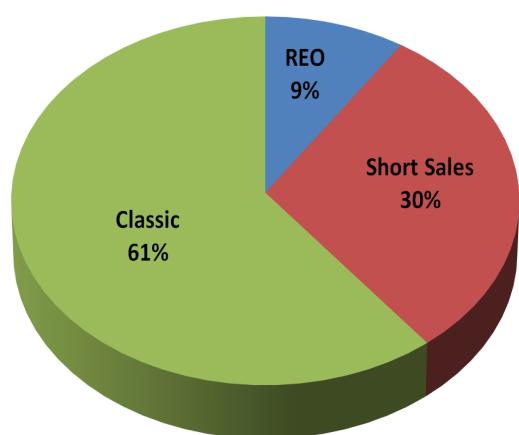
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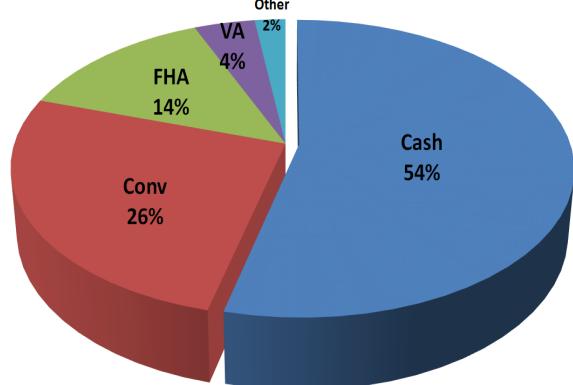
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## November 2013 Greater Las Vegas Market Update

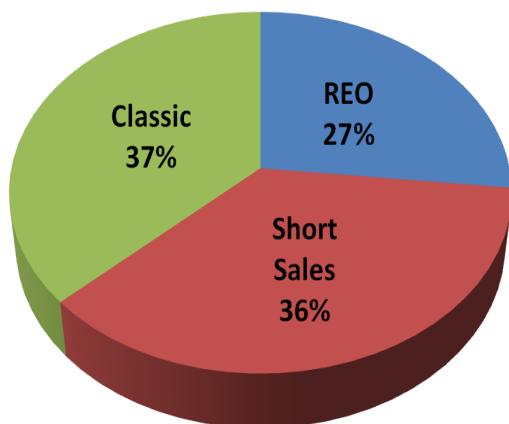
Greater Las Vegas - Closings By Type - 2013



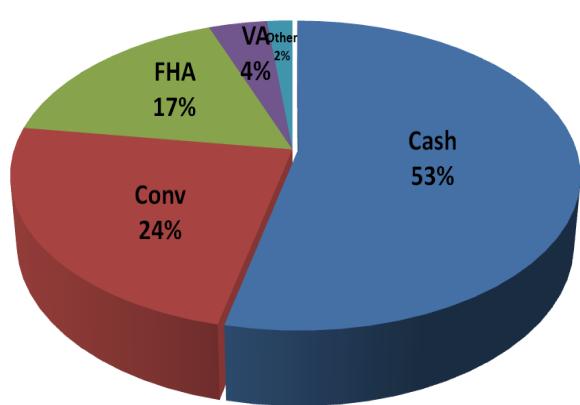
2013 Closings By Sold Terms



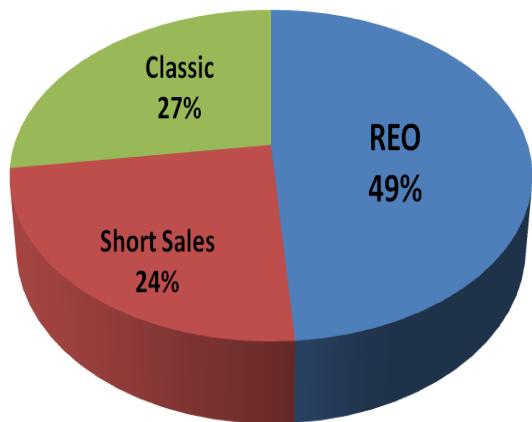
Greater Las Vegas - Closings By Type - 2012



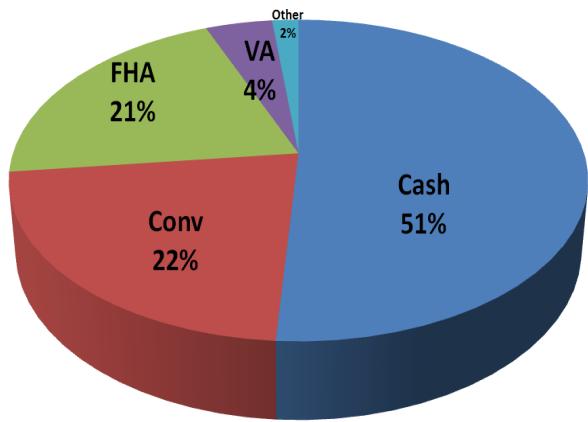
2012 Closings By Sold Terms



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<br>Twn     | Total          | % Tot       | SFR            | Con<br>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%          |
| <b>Totals</b>        | <b>3,859</b>   | <b>901</b>     | <b>4,760</b>   | <b>100%</b> | <b>2,637</b>   | <b>516</b>     | <b>3,153</b>   | <b>100%</b> |
| <b>Median Price</b>  | <b>199,500</b> | <b>96,500</b>  | <b>179,900</b> |             | <b>185,000</b> | <b>95,000</b>  | <b>170,000</b> |             |
| <b>Average Price</b> | <b>253,227</b> | <b>111,192</b> | <b>226,341</b> |             | <b>231,686</b> | <b>106,953</b> | <b>211,266</b> |             |

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

|                      | Listed         |                |                |             | Sold           |               |                |             |
|----------------------|----------------|----------------|----------------|-------------|----------------|---------------|----------------|-------------|
|                      | SFR            | Con<br>Twn     | Total          | % Tot       | SFR            | Con<br>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%          |
| <b>Totals</b>        | <b>41,606</b>  | <b>9,214</b>   | <b>50,820</b>  | <b>100%</b> | <b>33,818</b>  | <b>7,000</b>  | <b>40,818</b>  | <b>100%</b> |
| <b>Median Price</b>  | <b>180,000</b> | <b>85,000</b>  | <b>164,900</b> |             | <b>166,000</b> | <b>80,000</b> | <b>151,800</b> |             |
| <b>Average Price</b> | <b>244,761</b> | <b>101,356</b> | <b>218,773</b> |             | <b>207,072</b> | <b>93,938</b> | <b>187,663</b> |             |

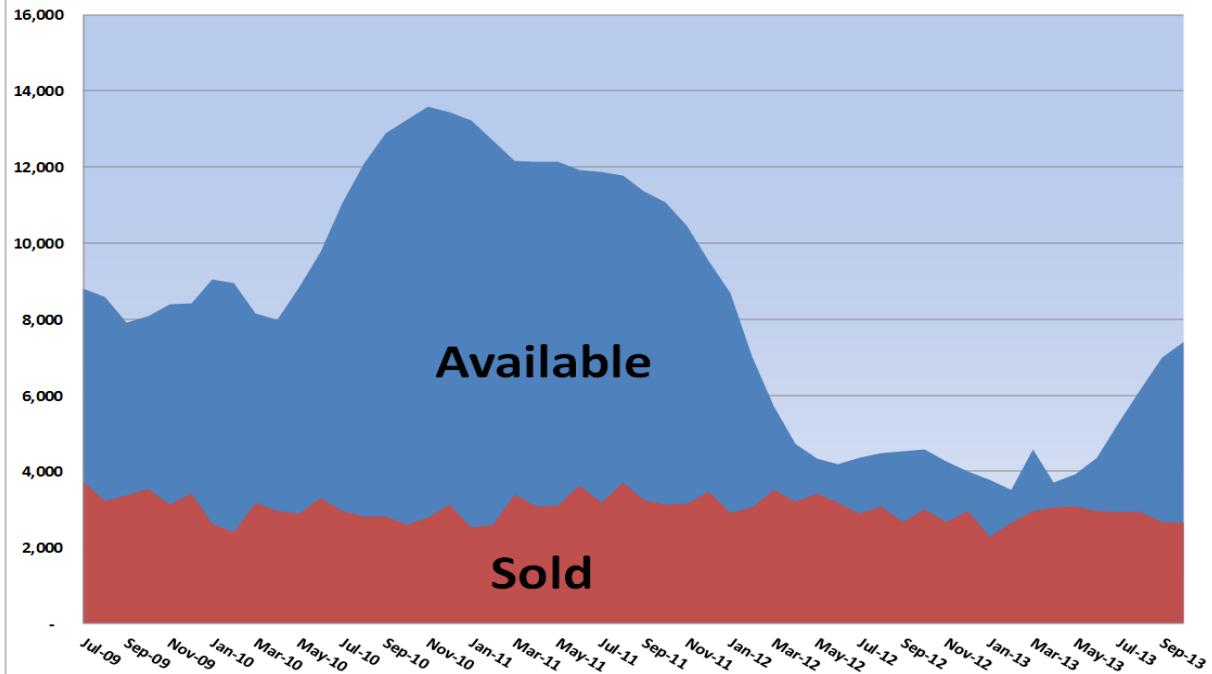
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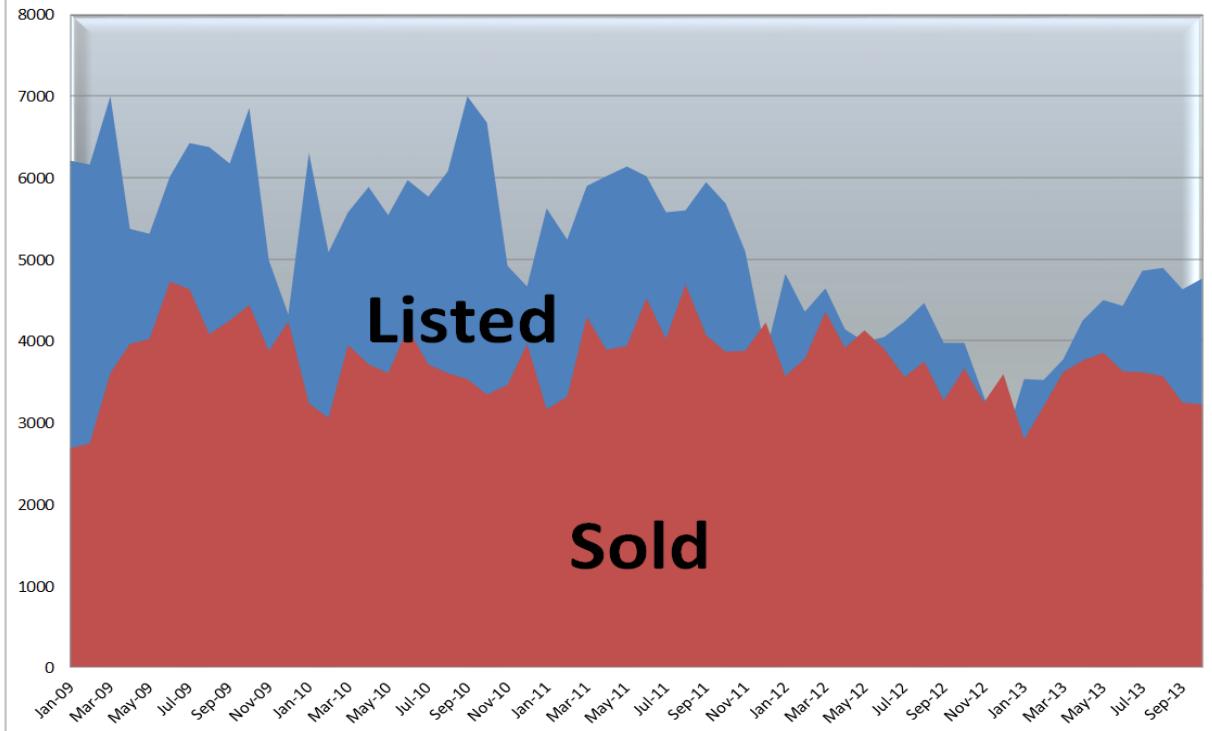
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## November 2013 Greater Las Vegas Market Update

### Single Family Residences (SFR)



### Residential Listings Taken vs Listings Sold



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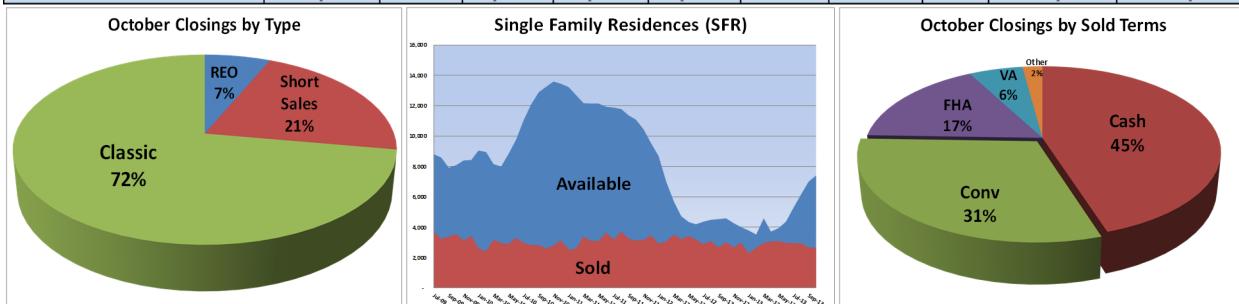


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## November 2013 Greater Las Vegas Market Update

### 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             |
| <b>Totals</b>          | <b>6,978</b>           | <b>482</b> | <b>1,037</b> | <b>5,459</b>   | <b>2,591</b> | <b>37%</b> | <b>2.7</b>    | <b>50</b> | <b>380,617</b>     | <b>233,070</b>      |



| 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              |
| <b>Totals</b>          | <b>1812</b>            | <b>186</b> | <b>285</b> | <b>1341</b>    | <b>513</b> | <b>28%</b> | <b>3.5</b>    | <b>58</b> | <b>111,998</b>     | <b>106,405</b>      |

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