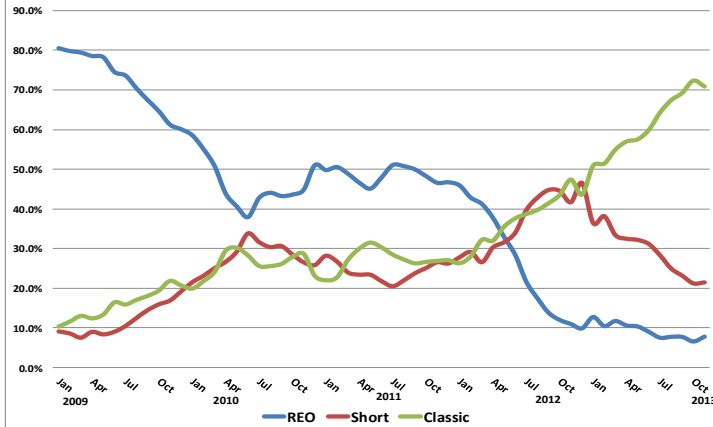




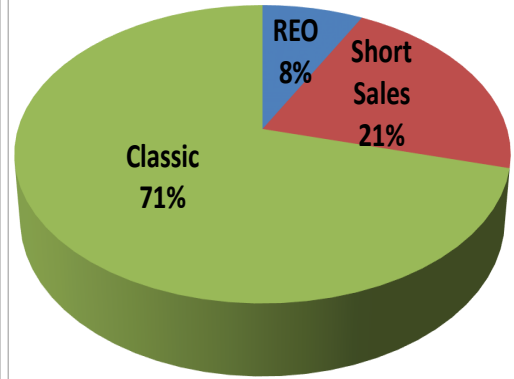
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December 2013 Greater Las Vegas Market Update

Closed Sales Trend by Type



November Closings by Type

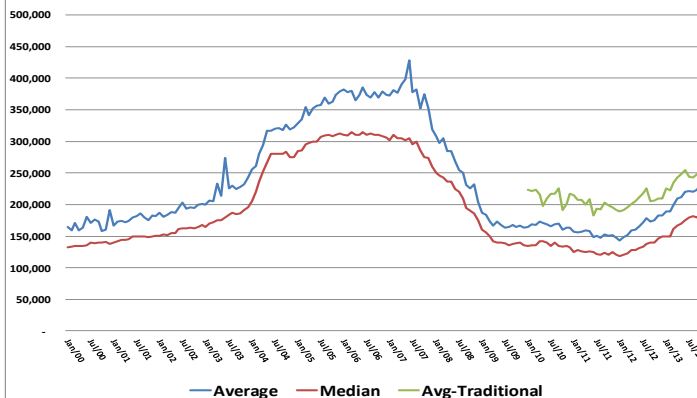


Greater Las Vegas Snapshot by Sale Type - SFR Only

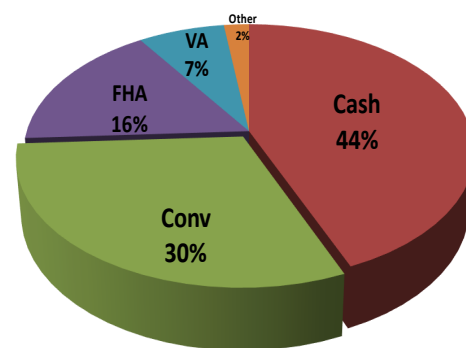
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	November Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	576	201,312	108	295	142	24.7%	152,500	167,349	90	54
Short Sales:	1,140	194,879	97	4,602	476	41.8%	158,500	194,515	90	88
Classic:	5,709	424,064	140	2,370	1,583	27.7%	199,900	240,387	112	40
Total GLVAR:	7,425	371,596	131	7,267	2,201	29.6%	183,000	225,769	106	51

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

SFR Market Prices



November Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	November Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	774	174,398	102	407	209	27.0%	124,000	136,918	81	59
Short Sales:	1,446	172,568	93	5,483	578	40.0%	148,500	176,474	88	90
Classic:	7,282	358,503	131	2,813	1,911	26.2%	180,000	222,931	108	41
Total GLVAR:	9,502	315,211	123	8,703	2,698	28.4%	167,000	202,423	101	53

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

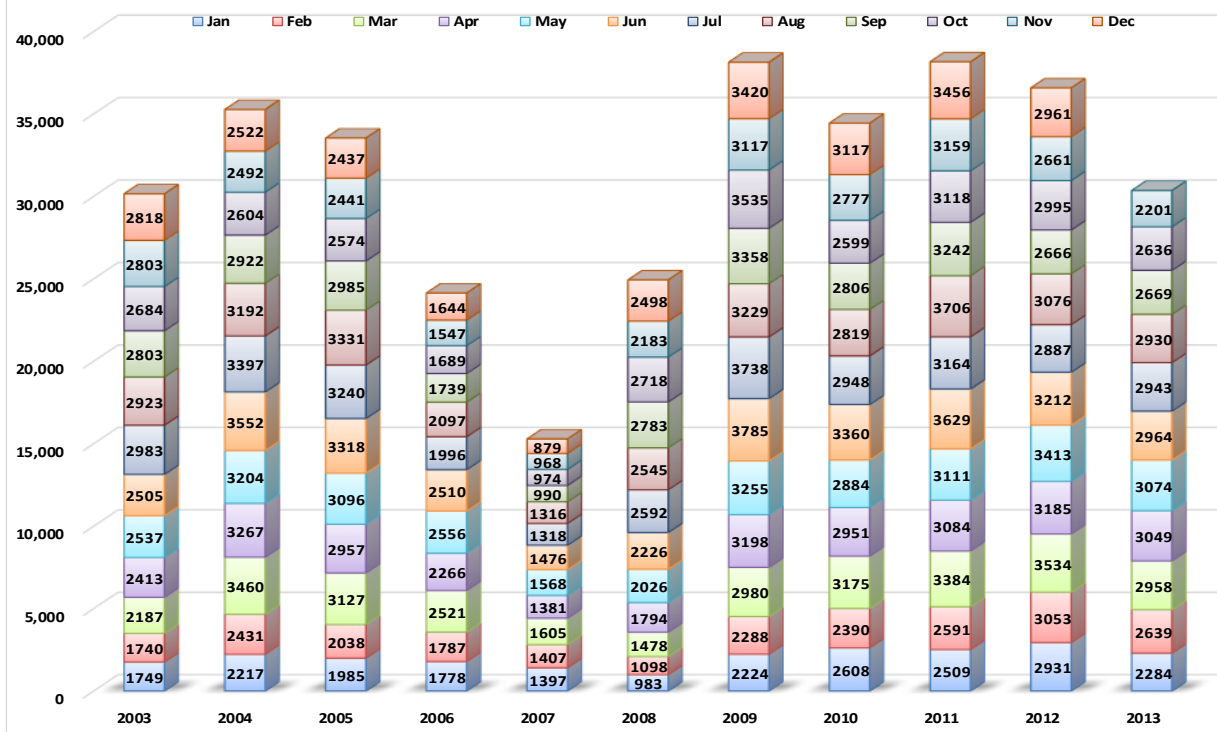
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



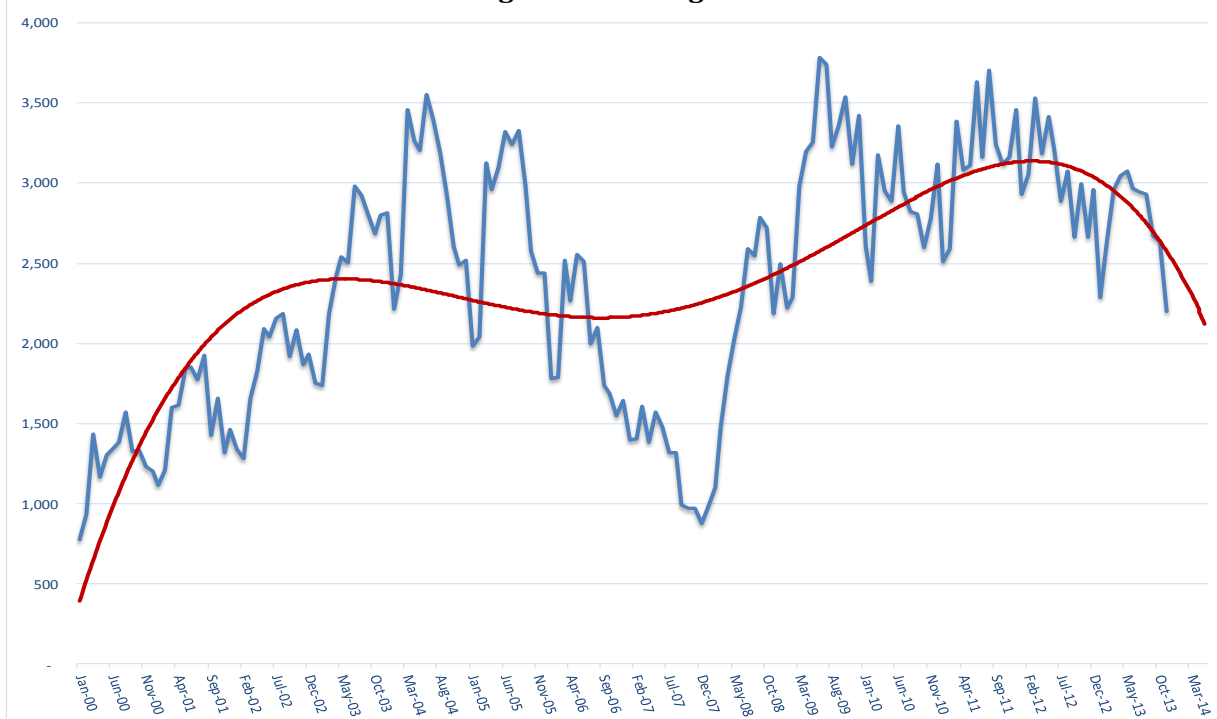
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December 2013 Greater Las Vegas Market Update

Single Family Residential Closings



Greater Las Vegas SFR Closings with Trend Line



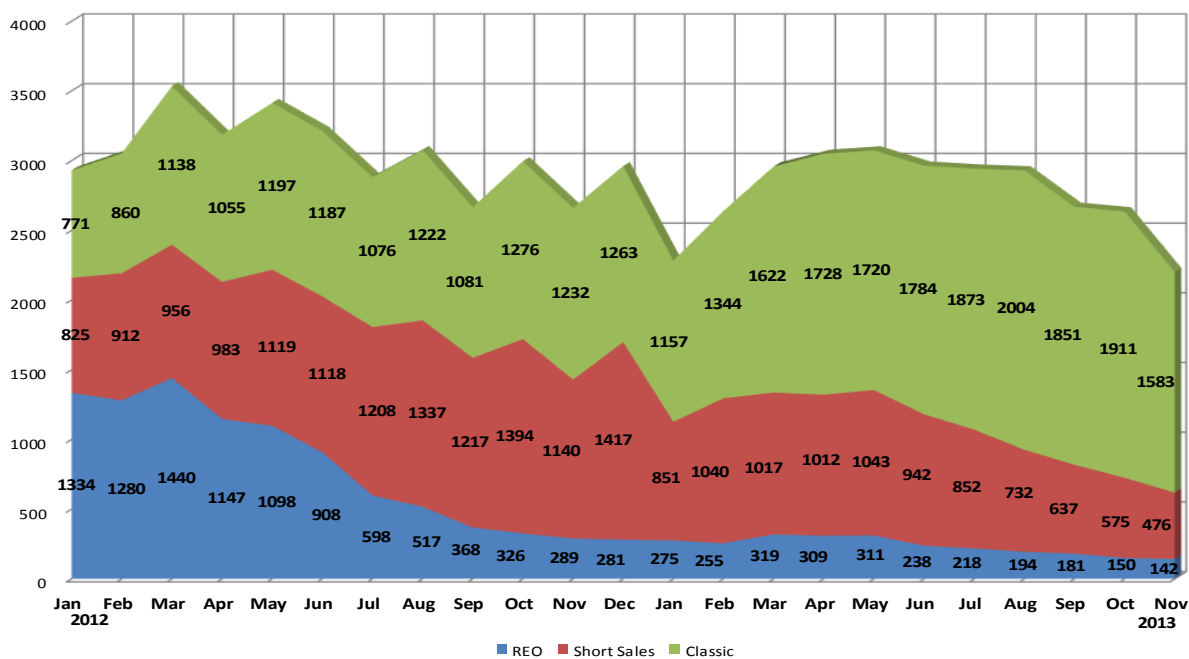
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



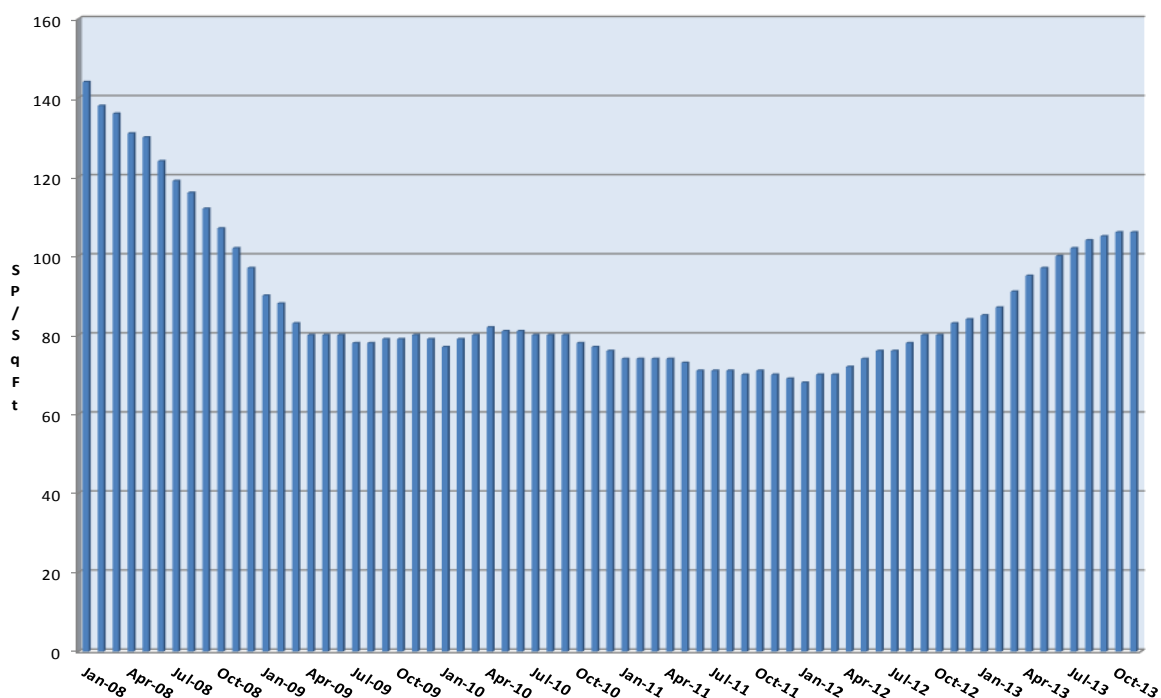
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December 2013 Greater Las Vegas Market Update

SFR Monthly Closings By Type



Sales Price per Square Foot Trend Single Family Residences

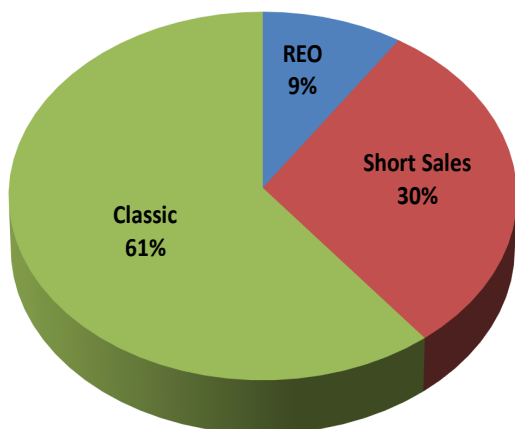




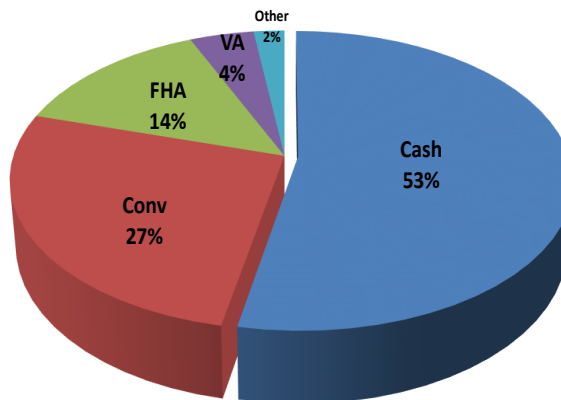
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December 2013 Greater Las Vegas Market Update

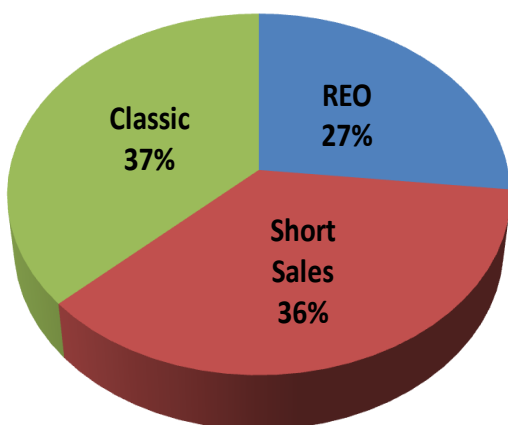
Greater Las Vegas - Closings By Type - 2013



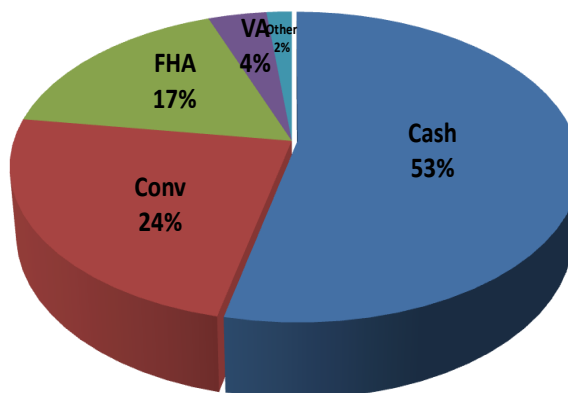
2013 Closings By Sold Terms



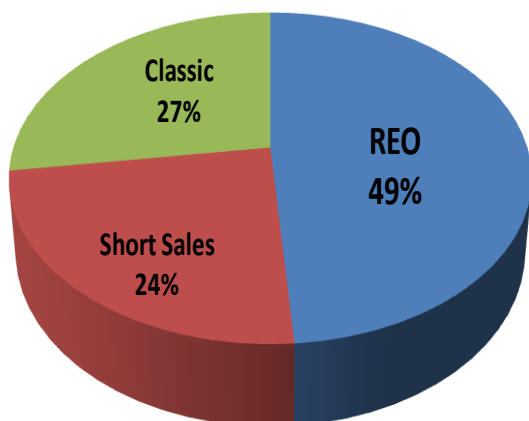
Greater Las Vegas - Closings By Type - 2012



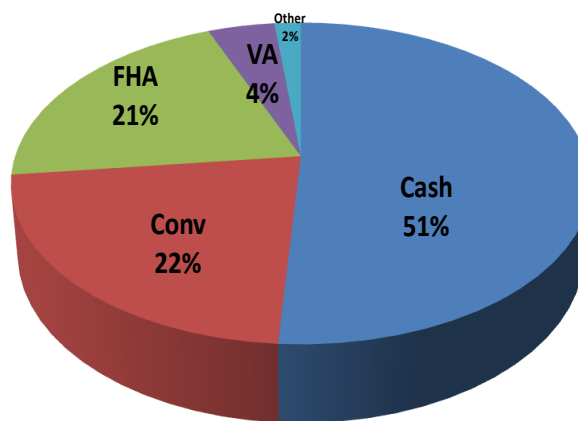
2012 Closings By Sold Terms



Greater Las Vegas - YTD Closings By Type - 2011



2011 YTD Closings By Sold Terms





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December 2013 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * November 2013

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	205	342	547	16%	152	248	400	15%
\$100,000 - 119,999	154	82	236	7%	122	74	196	7%
\$120,000 - 139,999	265	81	346	10%	212	44	256	10%
\$140,000 - 159,999	296	46	342	10%	268	36	304	11%
\$160,000 - 179,999	298	13	311	9%	315	11	326	12%
\$180,000 - 199,999	281	23	304	9%	182	14	196	7%
\$200,000 - 249,999	475	23	498	14%	357	14	371	14%
\$250,000 - 299,999	303	13	316	9%	223	6	229	9%
\$300,000 - 399,999	296	5	301	9%	222	1	223	8%
\$400,000 - 499,999	126	2	128	4%	83	-	83	3%
\$500,000 - 749,999	95	2	97	3%	38	-	38	1%
\$750,000 - 999,999	33	-	33	1%	13	-	13	
\$1,000,000 +	44	-	44	1%	14	-	14	1%
Totals	2,871	632	3,503	100%	2,201	448	2,649	100%
Median Price	198,900	95,000	179,900		183,000	92,500	169,900	
Average Price	267,309	110,409	239,001		225,769	102,623	204,973	

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

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	3,888	5,620	9,508	19%	3,931	4,506	8,437	21%
\$100,000 - 119,999	2,595	1,127	3,722	7%	2,643	847	3,490	9%
\$120,000 - 139,999	4,235	961	5,196	10%	4,016	626	4,642	12%
\$140,000 - 159,999	4,663	550	5,213	10%	4,028	367	4,395	11%
\$160,000 - 179,999	4,588	268	4,856	10%	3,740	177	3,917	10%
\$180,000 - 199,999	3,585	200	3,785	7%	2,705	111	2,816	7%
\$200,000 - 249,999	6,275	268	6,543	13%	4,810	164	4,974	12%
\$250,000 - 299,999	3,996	92	4,088	8%	2,752	36	2,788	7%
\$300,000 - 399,999	3,983	55	4,038	8%	2,592	26	2,618	7%
\$400,000 - 499,999	1,623	30	1,653	3%	999	25	1,024	3%
\$500,000 - 749,999	1,196	30	1,226	2%	639	18	657	2%
\$750,000 - 999,999	435	2	437	1%	240	1	241	1%
\$1,000,000 +	576	7	583	1%	251	4	255	1%
Totals	41,638	9,210	50,848	100%	33,346	6,908	40,254	100%
Median Price	184,900	87,900	165,000		170,000	82,500	155,000	
Average Price	248,355	102,958	222,030		210,258	95,578	190,580	

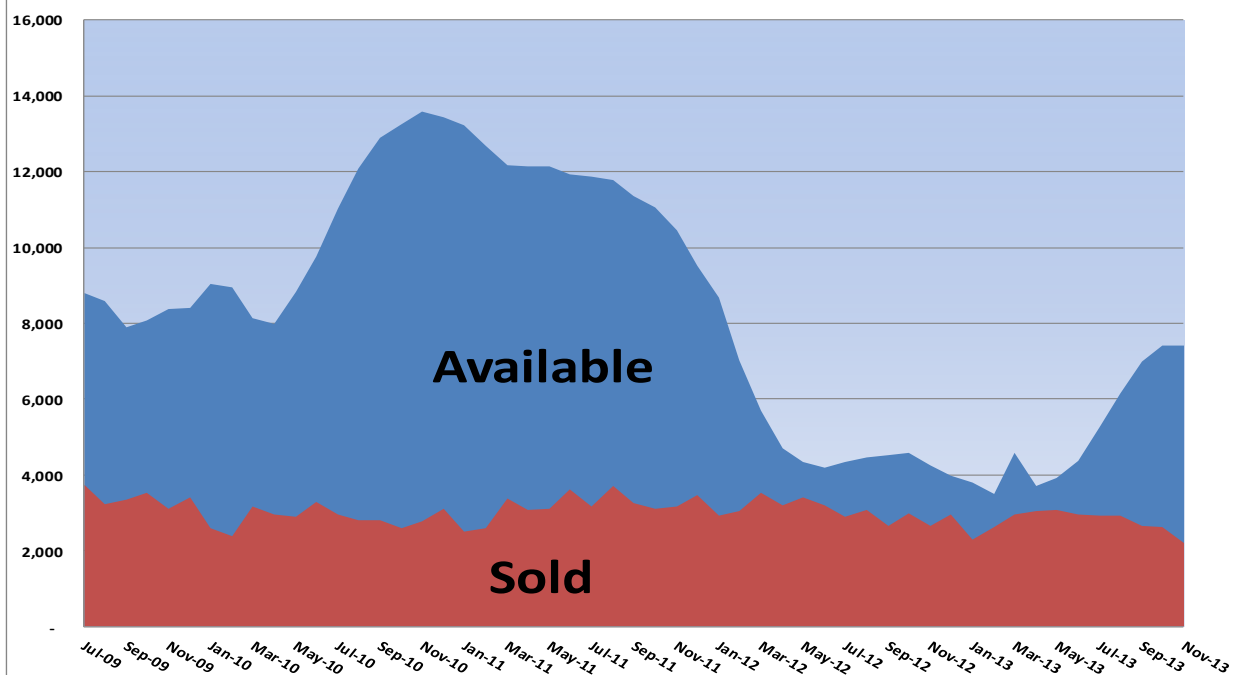
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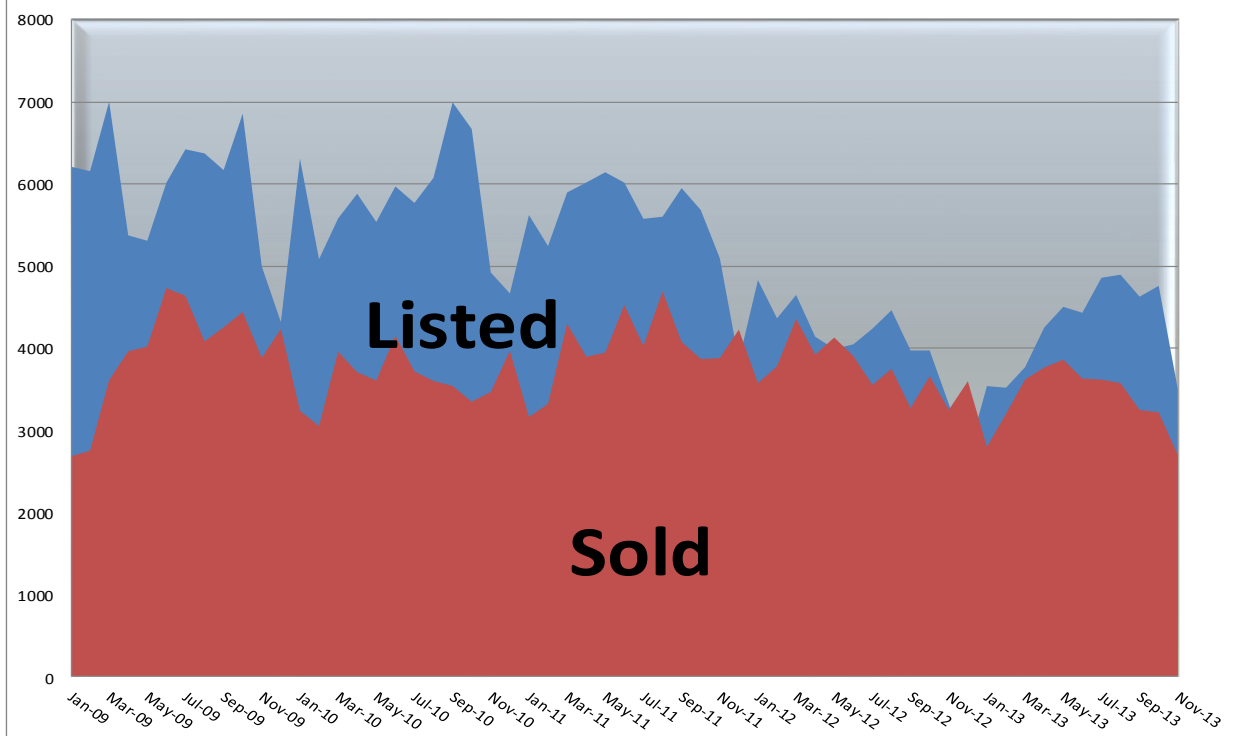
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December 2013 Greater Las Vegas Market Update

Single Family Residences (SFR)



Residential Listings Taken vs Listings Sold



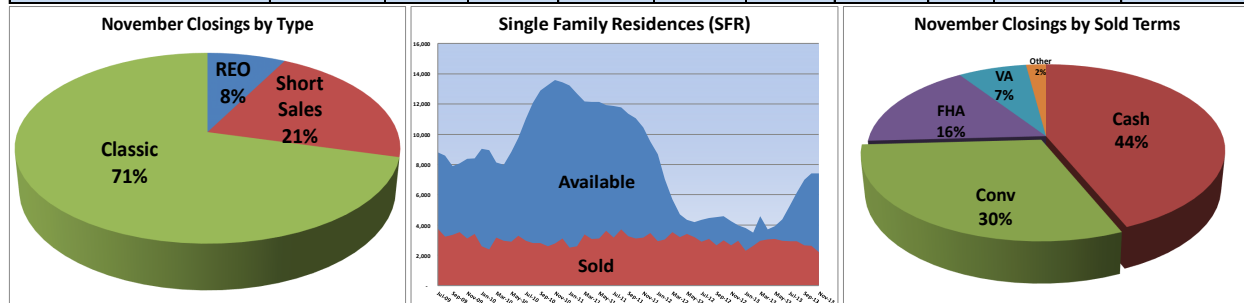


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December 2013 Greater Las Vegas Market Update

Single Family Residence - November 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)	843	93	200	550	276	33%	3.1	49	185,138	169,183
East (201-204)	766	78	170	518	224	29%	3.4	44	150,714	133,998
South (301-303)	631	50	117	464	230	36%	2.7	50	267,472	179,698
NW (102, 401-403, 405)	1423	108	239	1076	472	33%	3.0	52	277,415	205,111
Summerlin (404)	358	25	31	302	89	25%	4.0	54	669,195	400,512
SW (501-505)	1785	114	229	1442	493	28%	3.6	52	479,478	272,480
Henderson	1066	70	116	880	350	33%	3.0	49	606,659	287,782
Boulder City	72	8	1	63	10	14%	7.2	66	492,143	269,300
Totals	6,944	546	1,103	5,295	2,144	31%	3.2	50	376,243	227,750



YTD Closed 2012	YTD Closed 2013	Units Change	% Change
41,253	37,280	(3,973)	-9.6%

Condominium & Townhouse - November 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)	83	11	12	60	29	35%	2.9	113	94,892	89,193
East (201-204)	244	20	44	180	34	14%	7.2	58	75,087	63,596
South (301-303)	333	28	53	252	85	26%	3.9	49	99,544	89,446
NW (102, 401-403, 405)	391	36	68	287	96	25%	4.1	60	94,224	92,691
Summerlin (404)	75	5	5	65	22	29%	3.4	46	230,533	181,363
SW (501-505)	386	49	58	279	103	27%	3.7	52	117,560	105,782
Henderson	258	25	43	190	74	29%	3.5	56	161,850	125,203
Boulder City	13	1	0	12	5	38%	2.6	67	211,829	112,900
Totals	1783	175	283	1325	448	25%	4.0	58	114,059	102,623

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