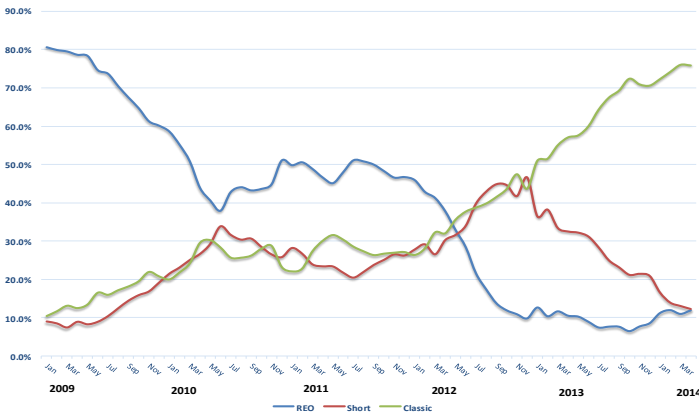




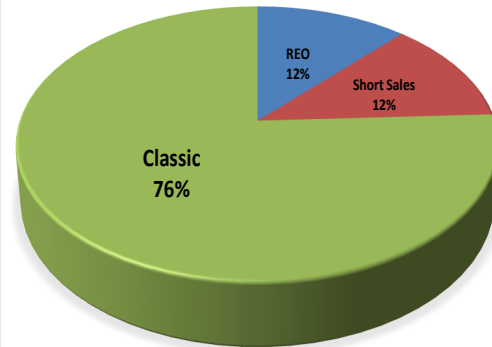
EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

Closed Sales Trend by Type



APRIL CLOSINGS BY TYPE

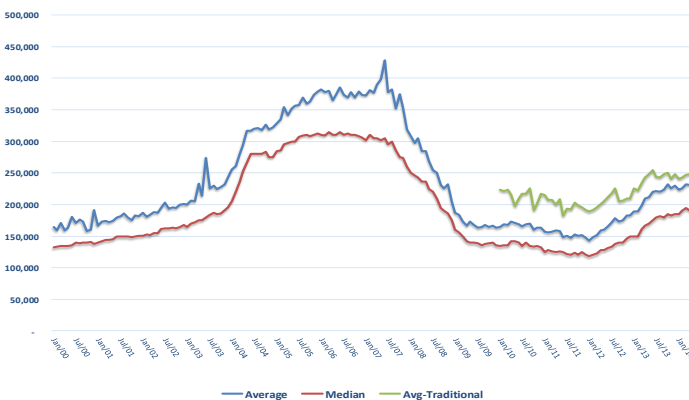


Greater Las Vegas Snapshot by Sale Type - SFR Only

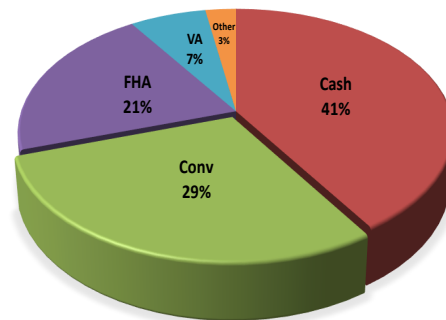
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	April Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	402	192,414	101	428	284	70.6%	159,000	176,226	95	62
Short Sales:	900	198,668	99	3,740	347	38.6%	165,000	180,897	93	126
Classic:	5,776	440,658	145	2,985	1,968	34.1%	200,324	247,666	117	51
Total GLVAR:	7,078	395,789	137	7,153	2,599	36.7%	190,750	230,938	107	62

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

SFR Market Prices



APRIL BY SOLD TERMS



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	April Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO	600	156,326	92	565	381	63.5%	140,000	152,372	89	61
Short Sales	1,198	170,295	93	4,430	391	32.6%	159,500	171,839	92	131
Classic	7,456	368,400	135	3,568	2,415	32.4%	185,000	222,937	112	51
Total GLVAR	9,254	328,999	126	8,563	3,187	34.4%	175,000	208,227	107	62

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

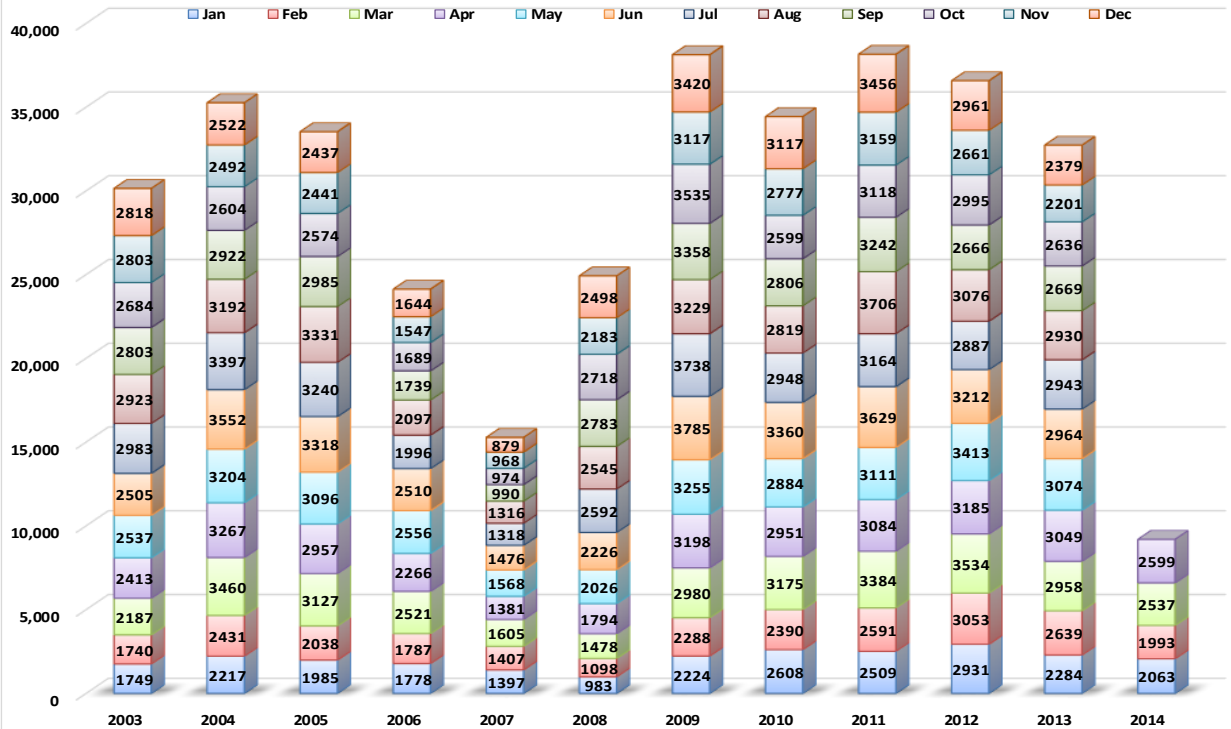
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



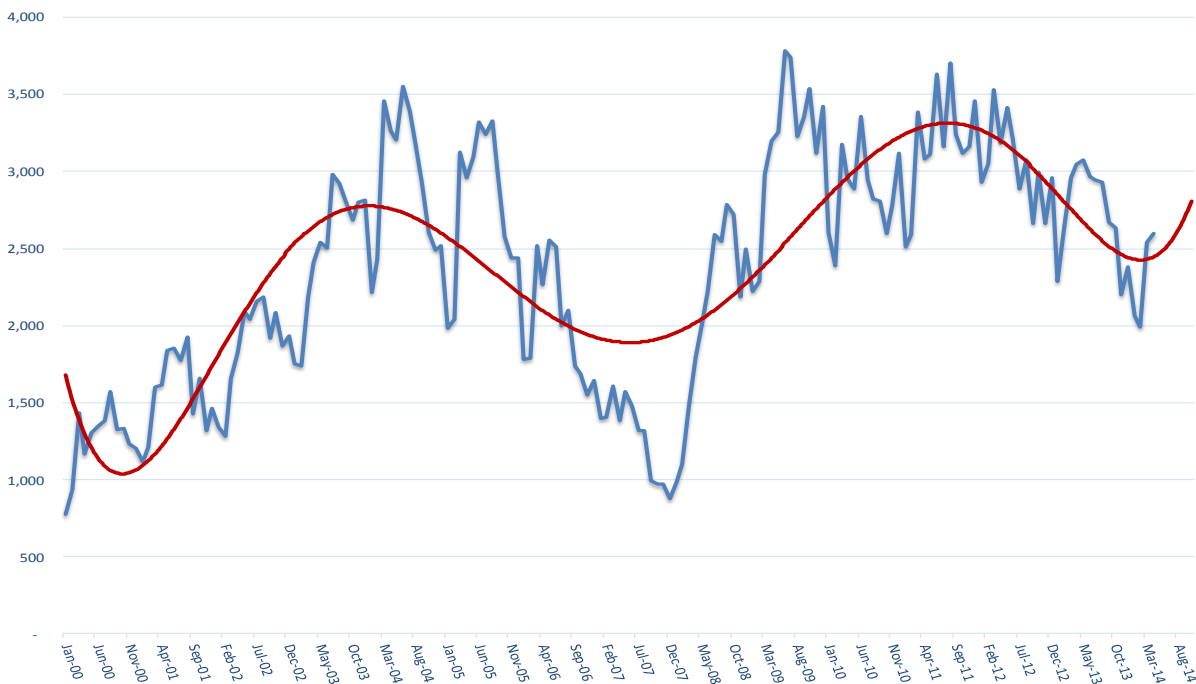
EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

Single Family Residential Closings



Greater Las Vegas SFR Closings with Trend Line



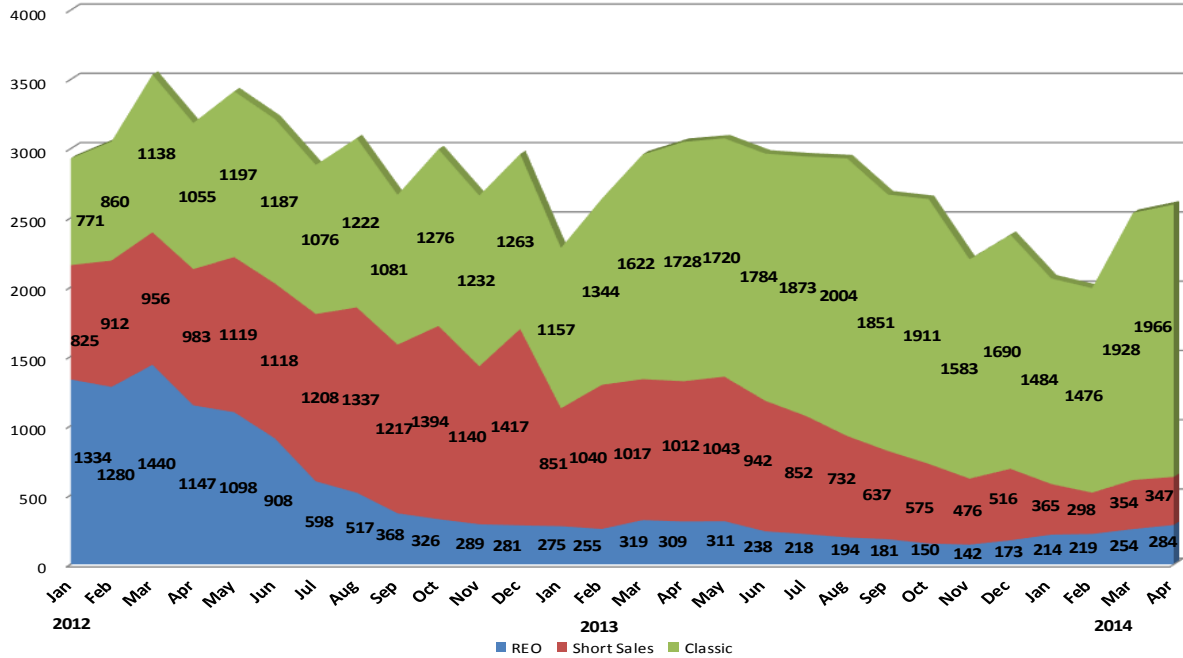
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



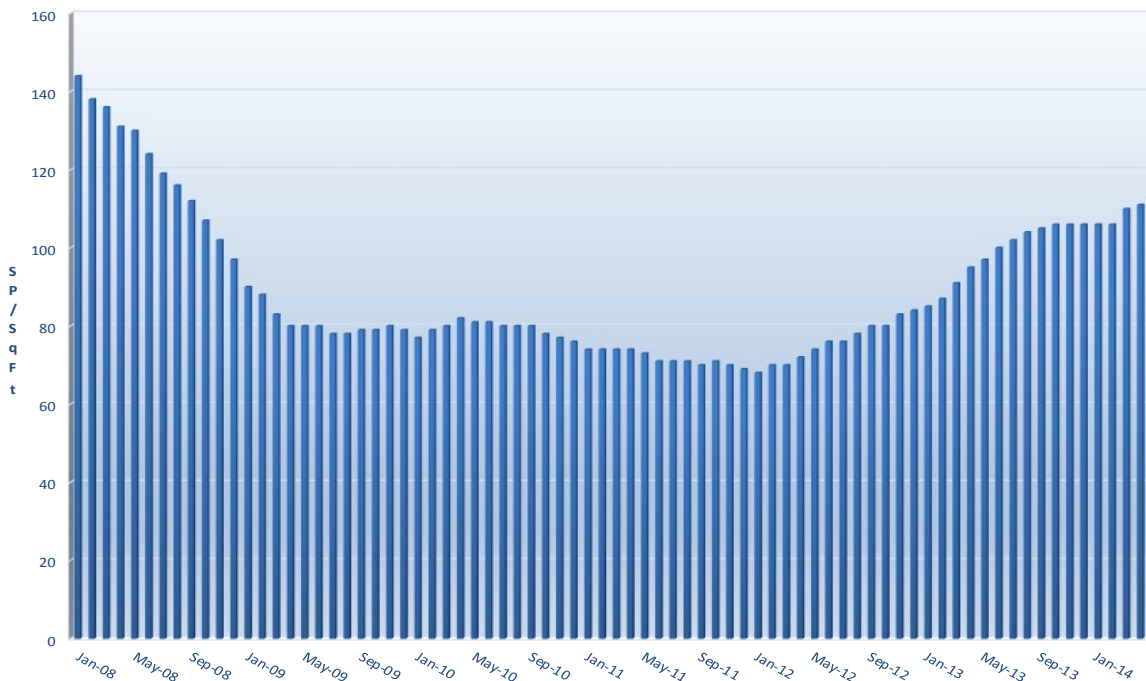
EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

SFR Monthly Closings By Type



Sales Price per Square Foot Trend Single Family Residences



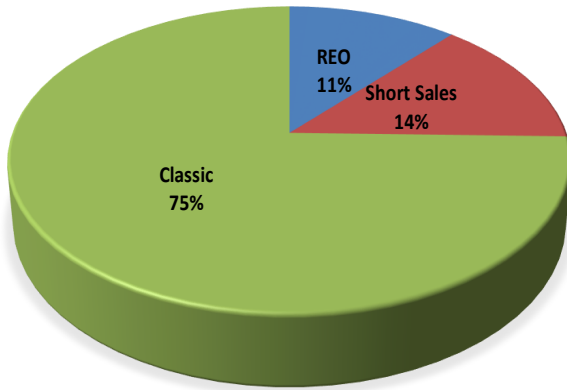
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



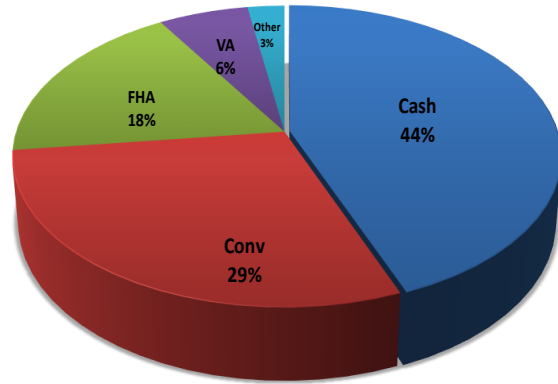
EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

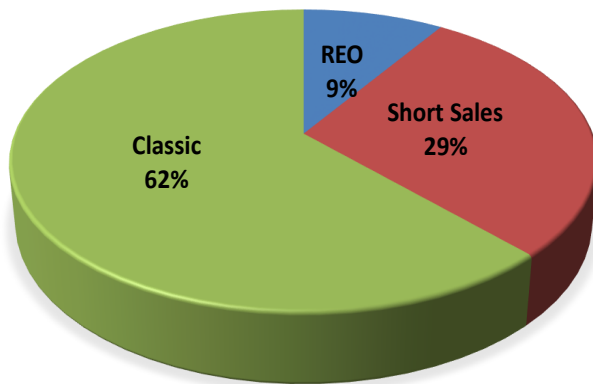
GREATER LAS VEGAS - CLOSINGS BY TYPE - 2014



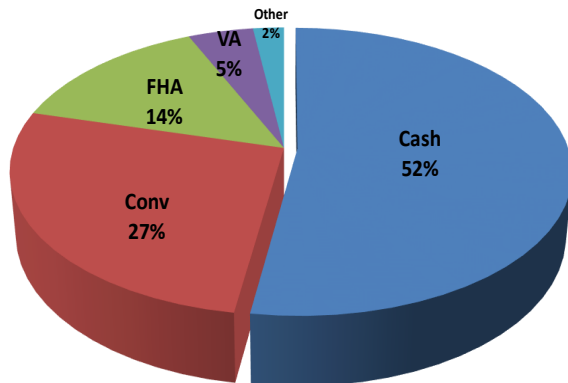
2014 Closings By Sold Terms



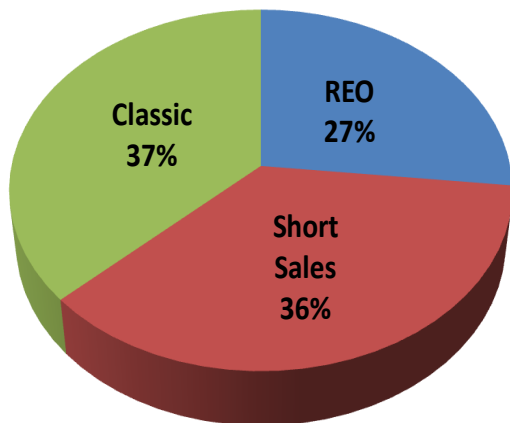
GREATER LAS VEGAS - CLOSINGS BY TYPE - 2013



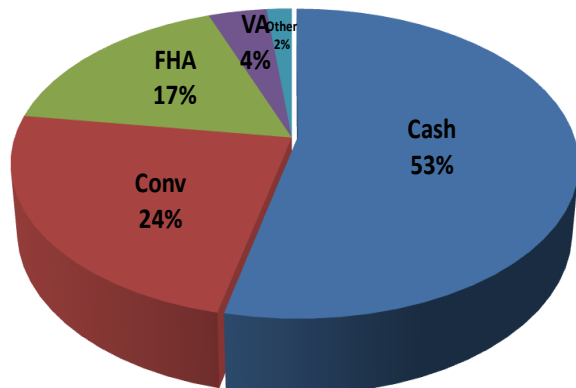
2013 Closings By Sold Terms



Greater Las Vegas - Closings By Type - 2012



2012 Closings By Sold Terms





EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

Residential / Vertical Listing and Sales Report * April 2014

	Listed					Sold				
	SFR	Con Twn	Hi-Rise	Total	% Tot	SFR	Con Twn	Hi-Rise	Total	% Tot
\$99,999 or Under	191	406	5	602	14%	163	285	7	455	14%
\$100,000 - 119,999	105	101	3	209	5%	110	64	4	178	6%
\$120,000 - 139,999	206	78	1	285	6%	218	57	3	278	9%
\$140,000 - 159,999	323	61	2	386	9%	305	51	4	360	11%
\$160,000 - 179,999	368	51	4	423	10%	316	27	5	348	11%
\$180,000 - 199,999	358	25	6	389	9%	280	15	1	296	9%
\$200,000 - 249,999	607	48	12	667	15%	469	26	1	496	16%
\$250,000 - 299,999	423	8	17	448	10%	298	4	2	304	10%
\$300,000 - 399,999	493	11	19	523	12%	254	5	9	268	8%
\$400,000 - 499,999	206	3	16	225	5%	84	1	8	93	3%
\$500,000 - 749,999	140	2	13	155	3%	59	3	4	66	2%
\$750,000 - 999,999	42	-	3	45	1%	18	-	4	22	
\$1,000,000 +	63	-	16	79	2%	23	-	4	27	1%
Totals	3,525	794	117	4,436	100%	2,597	538	56	3,191	100%
Median Price	219,900	99,700	349,000			191,000	97,500	315,500		
Average Price	281,826	116,557	554,304			237,458	112,076	389,387		

Residential / Vertical Listing and Sales Report * Rolling 12 Months * Ending April 2014

	Listed					Sold				
	SFR	Con Twn	Hi-Rise	Total	% Tot	SFR	Con Twn	Hi-Rise	Total	% Tot
\$99,999 or Under	2,934	5,178	47	8,159	15%	2,514	3,754	33	6,301	16%
\$100,000 - 119,999	2,135	1,183	27	3,345	6%	1,847	873	20	2,740	7%
\$120,000 - 139,999	3,533	1,013	24	4,570	9%	3,102	709	20	3,831	10%
\$140,000 - 159,999	4,569	665	41	5,275	10%	3,747	468	25	4,240	11%
\$160,000 - 179,999	4,631	352	69	5,052	10%	3,701	210	54	3,965	10%
\$180,000 - 199,999	3,921	234	72	4,227	8%	2,876	139	33	3,048	8%
\$200,000 - 249,999	7,044	360	148	7,552	14%	5,147	215	82	5,444	14%
\$250,000 - 299,999	4,572	109	158	4,839	9%	3,069	45	51	3,165	8%
\$300,000 - 399,999	4,673	83	223	4,979	9%	2,845	36	110	2,991	8%
\$400,000 - 499,999	1,902	32	179	2,113	4%	1,053	23	70	1,146	3%
\$500,000 - 749,999	1,383	32	111	1,526	3%	659	22	48	729	2%
\$750,000 - 999,999	452	2	79	533	1%	236	1	48	285	1%
\$1,000,000 +	661	7	191	859	2%	254	4	69	327	1%
Totals	42,410	9,250	1,369	53,029	100%	31,050	6,499	663	38,212	100%
Median Price	199,207	94,900	356,728			183,000	90,000	310,000		
Average Price	264,271	110,411	627,782			224,808	104,023	498,531		

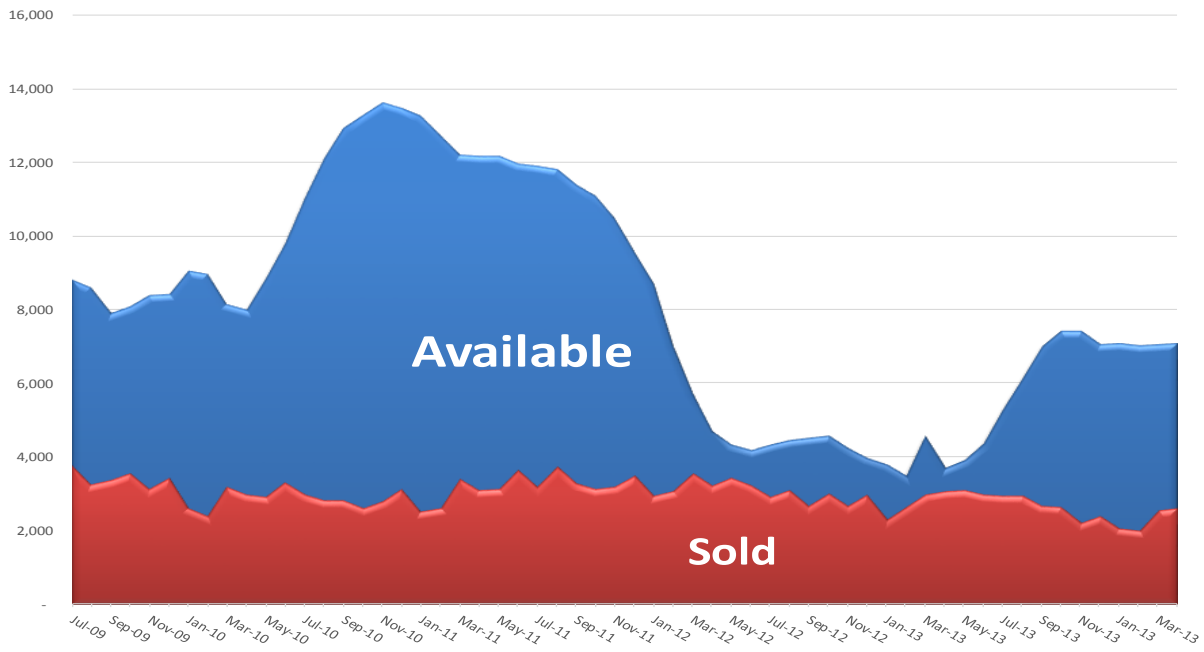
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



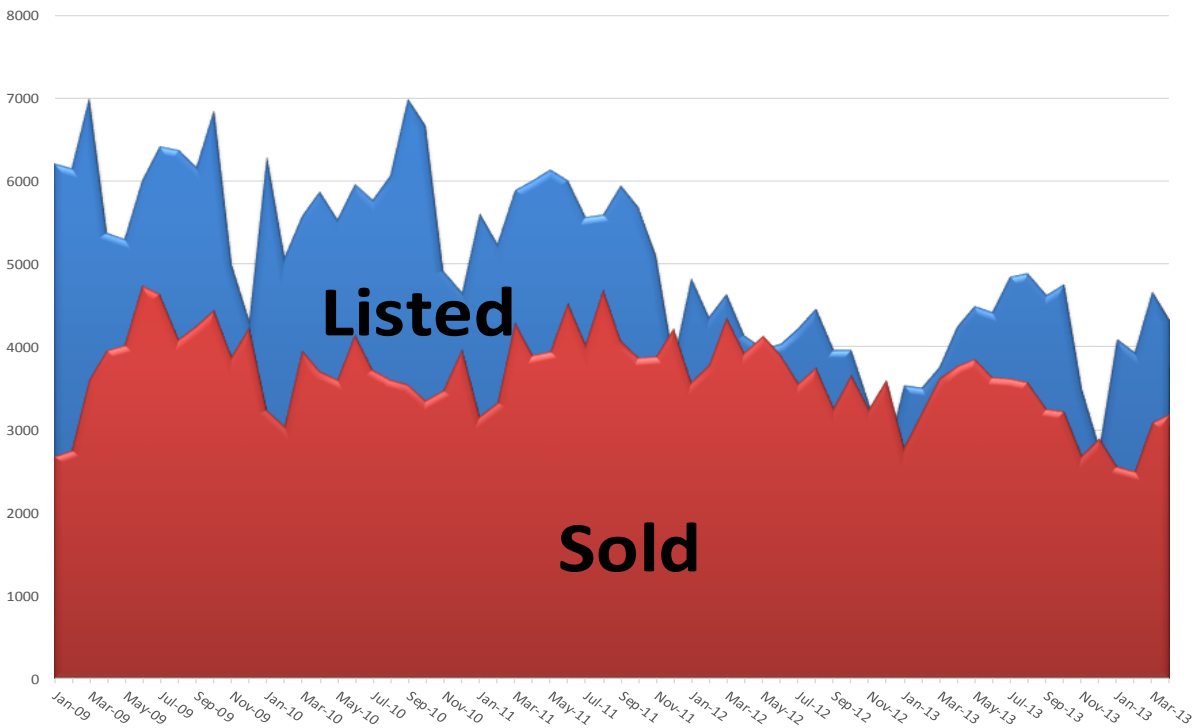
EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

Single Family Residences (SFR)



Residential Listings Taken vs Listings Sold



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



EQUITY TITLE OF NEVADA

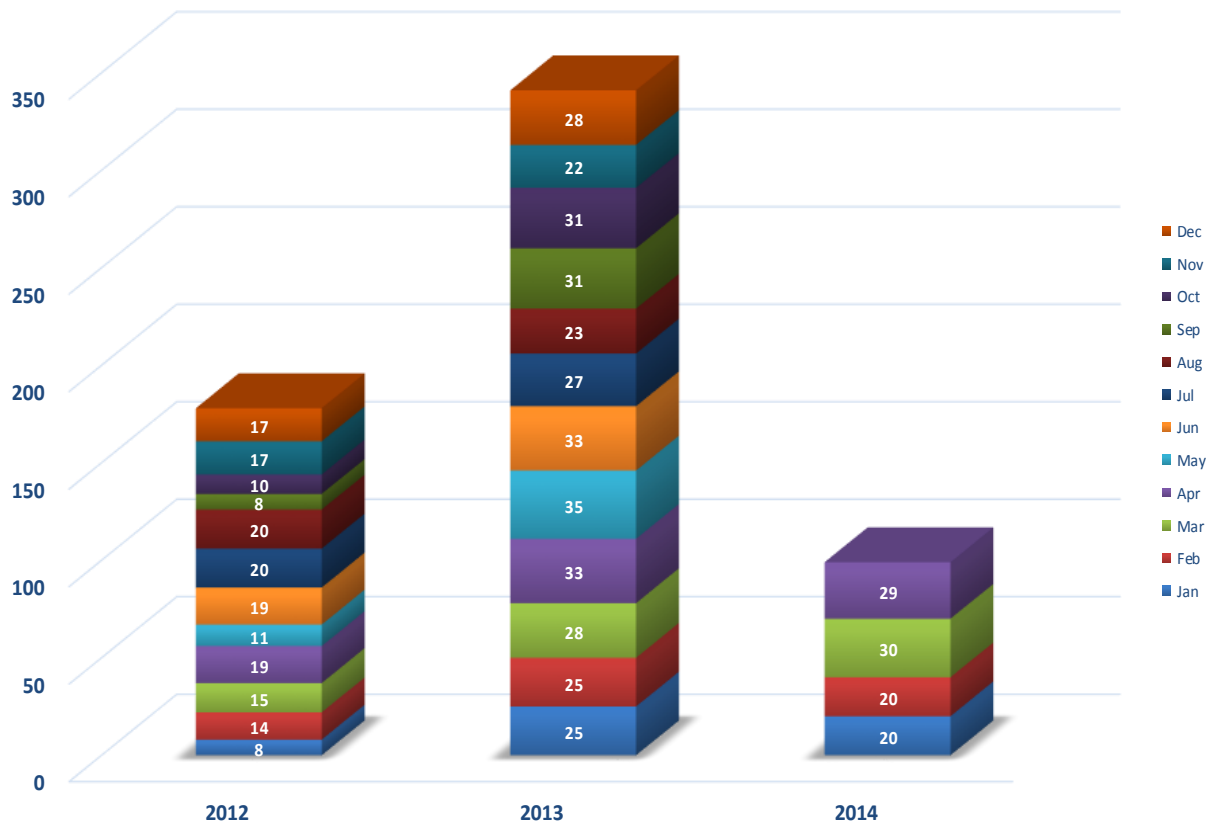
May 2014 Greater Las Vegas Market Update

Greater Las Vegas Luxury Homes - \$1,000,000 and Over

	Available Units	Average List Price	Pending Units	April Sold Units	30 Day Absorption Rate	YTD Sold Units	YTD Average Sold Price	YTD Average SP/Sq Ft	YTD Average DOM
REO:	1	1,500,000	-	1	100.0%	3	1,393,592	156	129
Short Sales:	2	2,200,000	18	-	0.0%	2	1,375,000	187	74
Classic:	423	2,639,750	48	28	6.6%	95	1,512,495	329	111
Total GLVAR:	426	2,635,010	66	29	6.8%	100	1,506,178	321	111

This data included all GLVAR listings and sales within the Greater Las Vegas market area: RES, VER

Greater Las Vegas Luxury Sales
\$1,000,000 and Over



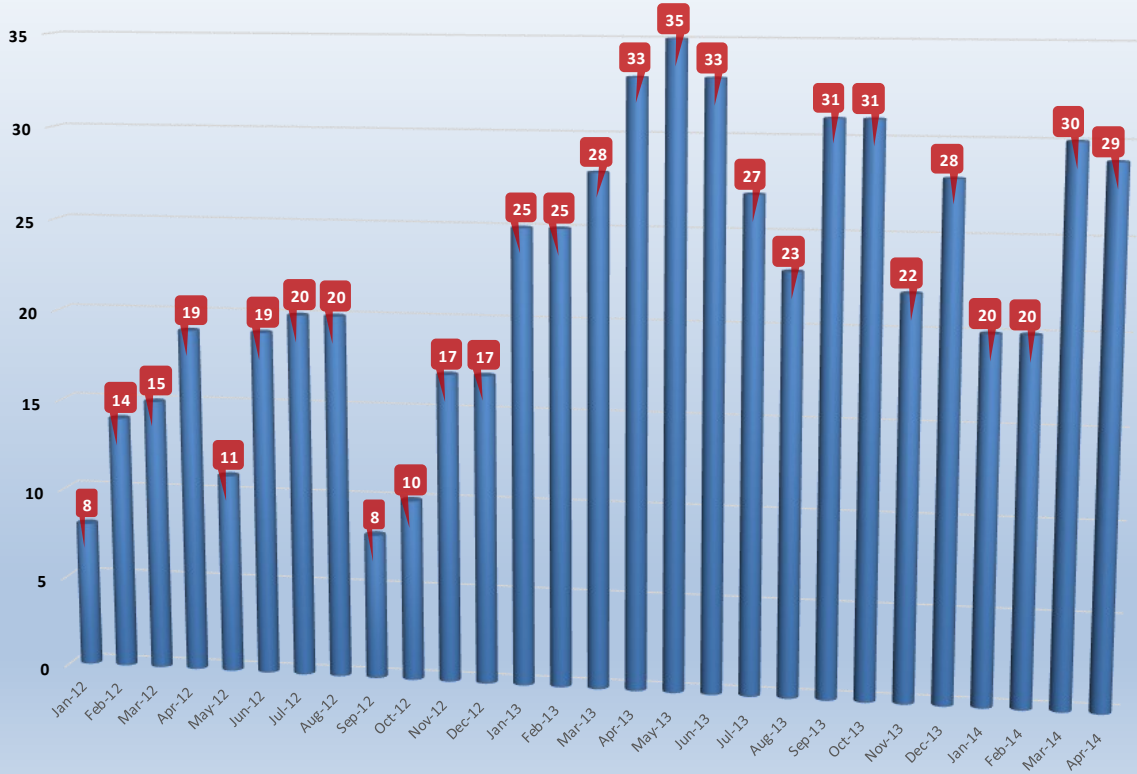
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



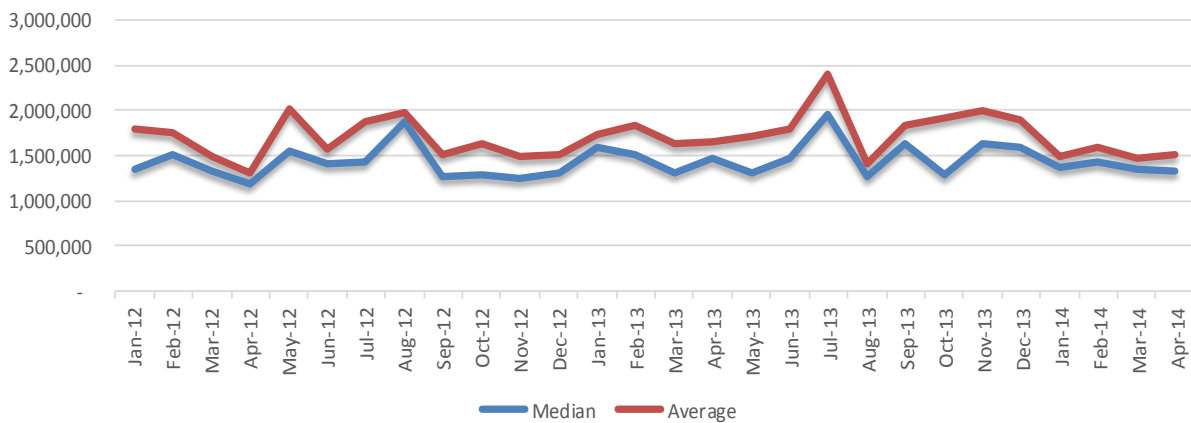
EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

**Greater Las Vegas Luxury Sales
\$1,000,000 and Over**



**Greater Las Vegas Luxury Sales
1,000,000 and Over
Median & Average Prices by Month**



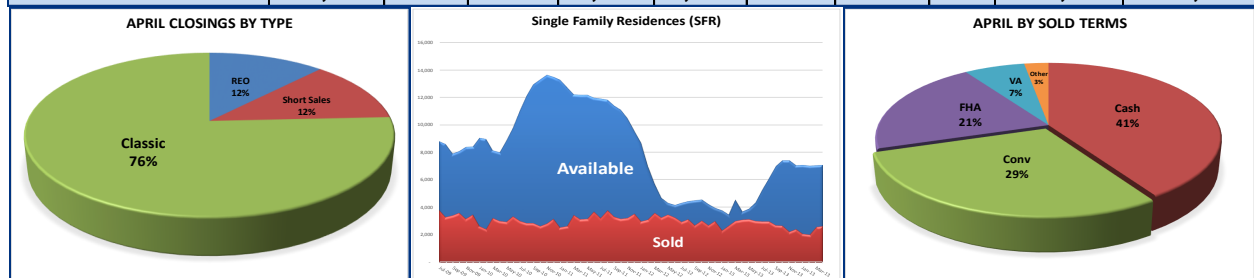


EQUITY TITLE OF NEVADA

May 2014 Greater Las Vegas Market Update

Single Family Residence - April 2014

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)	786	42	157	587	318	40%	2.5	71	196,918	175,700
East (201-204)	660	60	136	221	251	60%	1.7	55	171,388	126,706
South (301-303)	563	39	75	449	274	49%	2.1	67	271,952	193,508
NW (102, 401-403, 405)	1282	84	213	985	529	41%	2.4	60	298,025	216,241
Summerlin (404)	350	17	16	317	125	36%	2.8	72	622,752	374,109
SW (501-505)	1641	73	171	1397	569	35%	2.9	62	518,418	281,797
Henderson	1160	61	104	995	462	40%	2.5	52	610,329	269,327
Boulder City	81	2	3	76	14	17%	5.8	68	506,994	315,371
Totals	6,523	378	875	5,027	2,542	40%	2.5	61	401,809	232,551



YTD Closed 2013	YTD Closed 2014	Units Change	% Change
13,387	11,367	(2,020)	-15.1%

Condominium & Townhouse - April 2014

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)	76	7	14	55	21	28%	3.6	92	105,152	100,667
East (201-204)	261	23	39	199	53	20%	4.9	71	60,802	88,920
South (301-303)	376	45	41	290	88	23%	4.3	41	103,133	94,432
NW (102, 401-403, 405)	411	40	68	303	115	28%	3.6	67	93,339	91,988
Summerlin (404)	79	4	7	68	36	46%	2.2	54	193,359	174,436
SW (501-505)	431	25	73	333	110	26%	3.9	75	113,689	114,398
Henderson	210	15	36	159	103	49%	2.0	59	185,057	137,478
Boulder City	26	0	1	25	9	35%	2.9	60	186,346	127,781
RES Totals	1870	159	279	1432	535	29%	3.5	63	111,756	111,959
Hi-Rise Condos	507	10	9	488	56	11%	9.1	86	756,091	389,387
RES & VER Totals	2377	169	288	1920	591	25%	4.0			

Equity Title of Nevada
 (702)432-1111
 www.equitynv.com