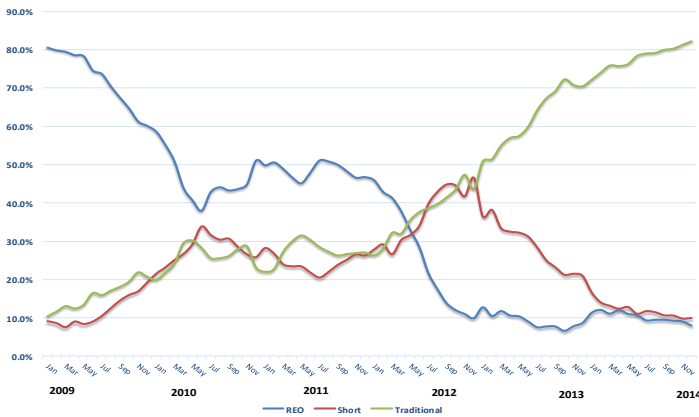




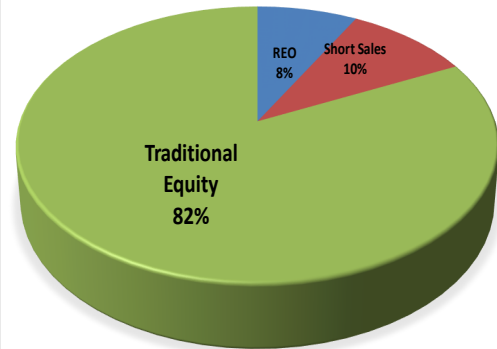
EQUITY TITLE OF NEVADA

January 2015 Greater Las Vegas Market Update

Closed Sales Trend by Type



December Closings by Type

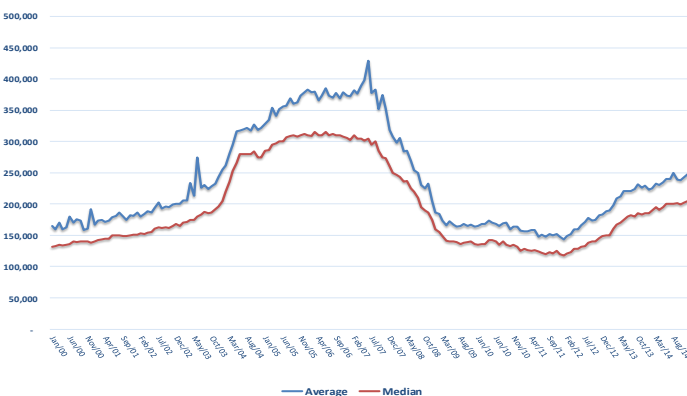


Greater Las Vegas Snapshot by Sale Type - SFR Only

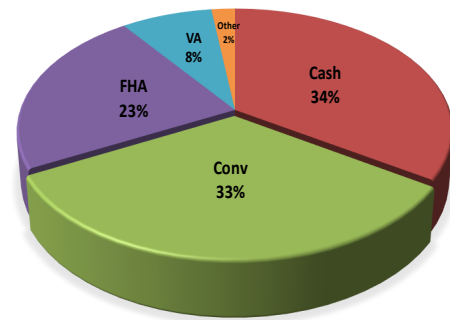
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	December Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO:	418	195,550	102	259	166	39.7%	152,500	180,715	96	57
Short Sales:	1,035	212,418	103	2,184	221	21.4%	167,000	197,654	96	163
Traditional:	6,703	406,607	143	1,999	1,795	26.8%	215,000	260,303	120	56
Total GLVAR:	8,156	371,167	136	4,442	2,182	26.8%	204,250	247,903	116	67

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

SFR Market Prices



December Closings by Sold Terms



Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	December Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
REO	571	166,678	95	336	212	37.1%	139,950	157,249	88	60
Short Sales	1,296	188,562	98	2,651	264	20.4%	149,570	179,877	93	162
Traditional	8,450	348,201	134	2,927	2,205	26.1%	194,000	232,722	114	58
Total GLVAR	10,317	318,111	128	5,914	2,681	26.0%	184,900	221,550	110	68

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

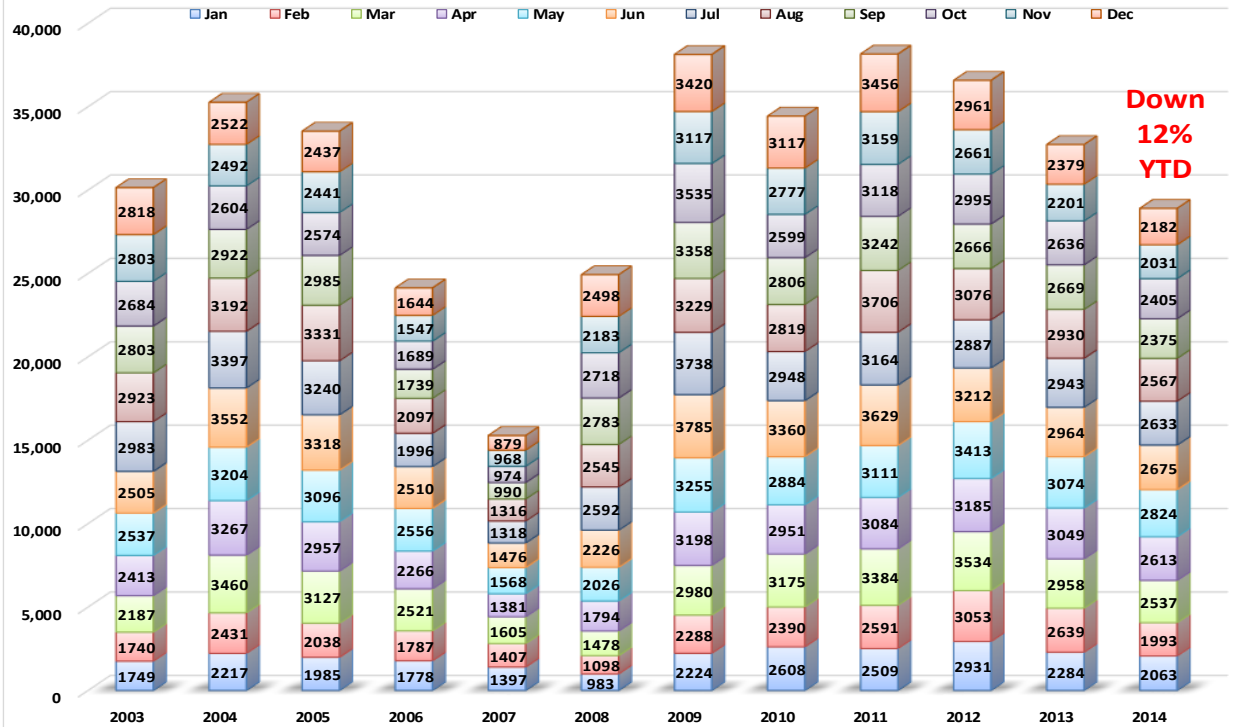
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



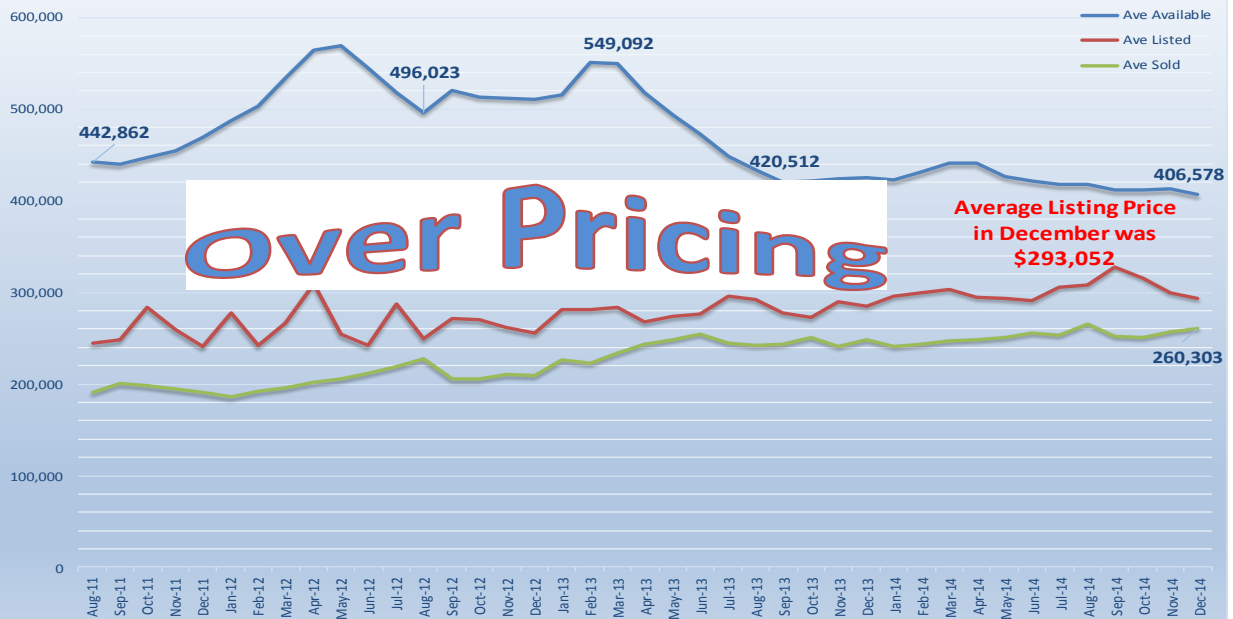
EQUITY TITLE OF NEVADA

January 2015 Greater Las Vegas Market Update

Single Family Residential Closings



Greater Las Vegas SFR Average Equity Listing vs Sale Prices

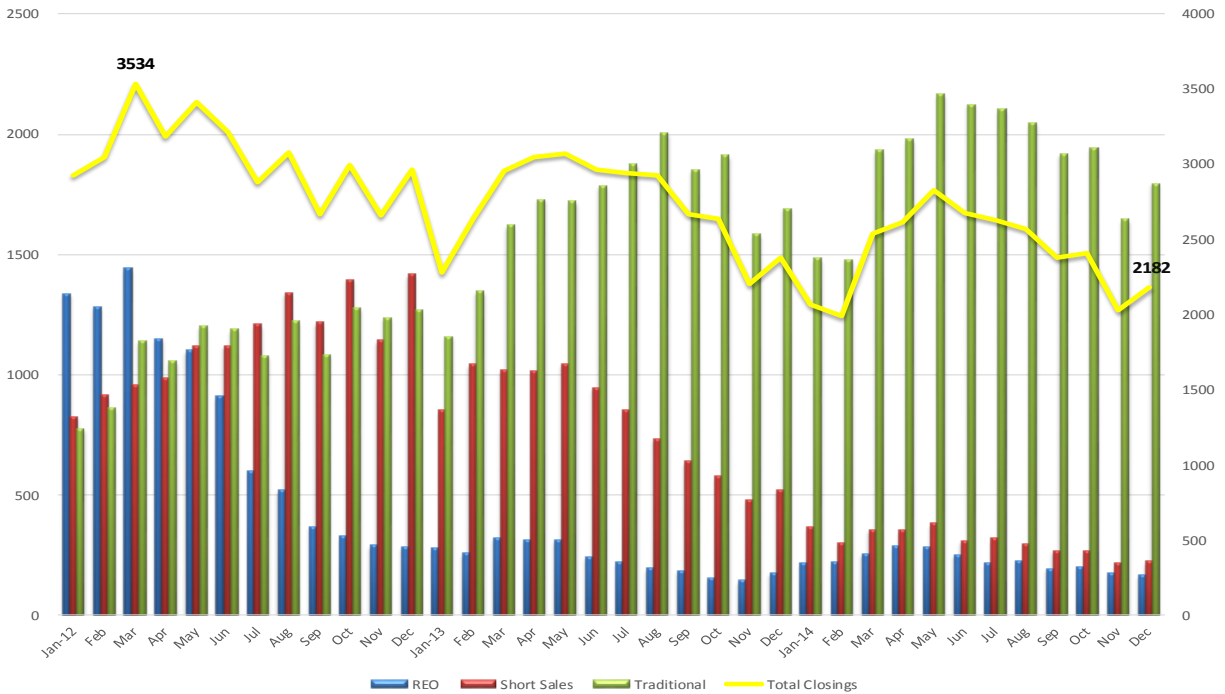




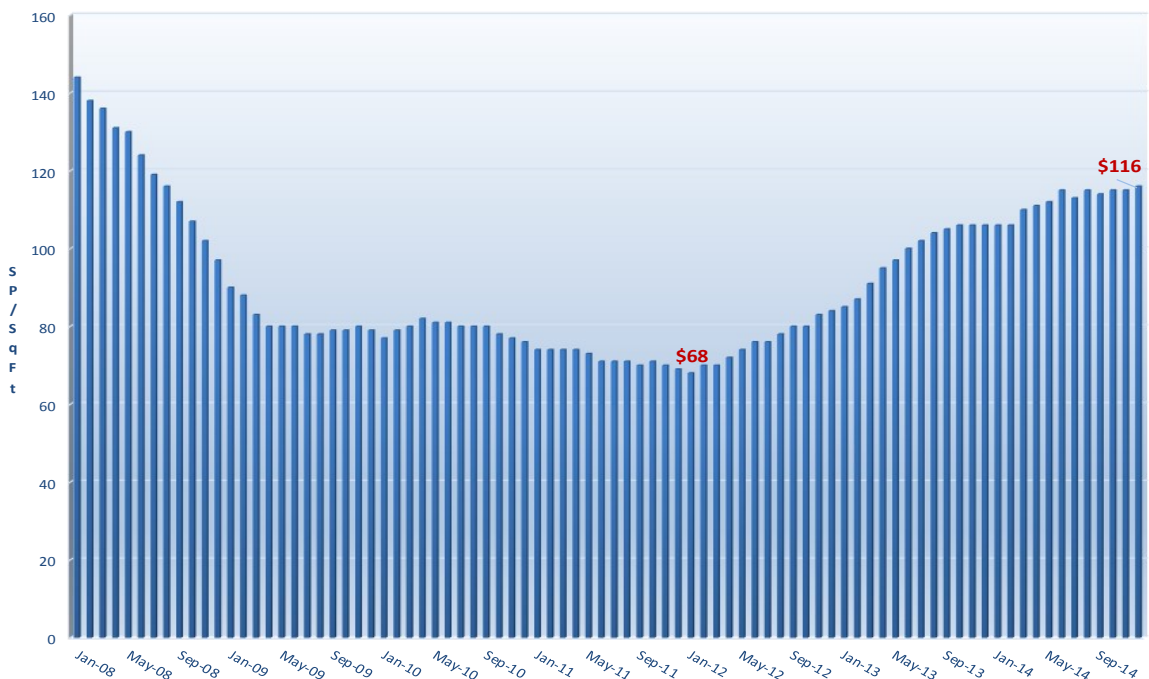
EQUITY TITLE OF NEVADA

January 2015 Greater Las Vegas Market Update

SFR Monthly Closings By Type



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

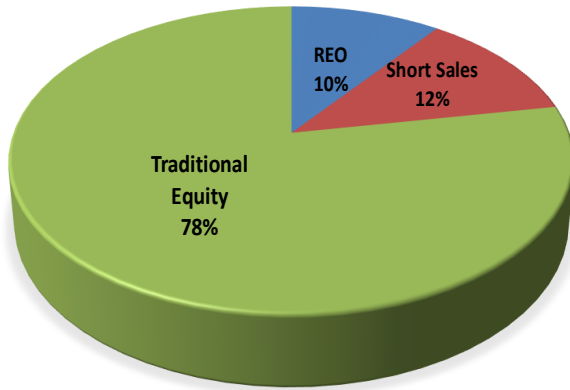




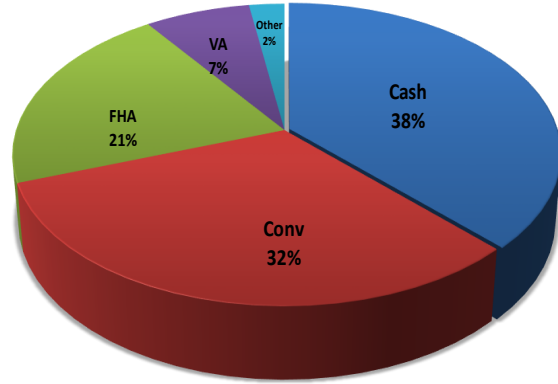
EQUITY TITLE OF NEVADA

January 2015 Greater Las Vegas Market Update

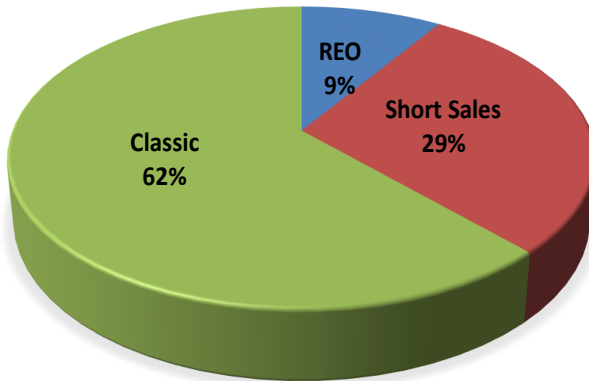
Greater Las Vegas - Closings By Type - 2014



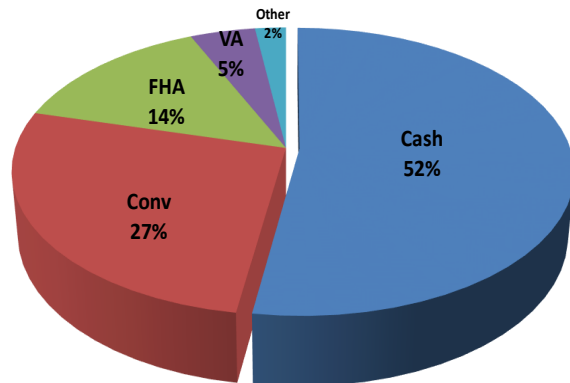
2014 Closings By Sold Terms



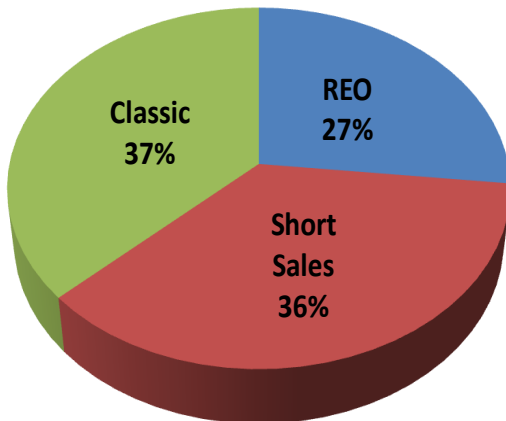
GREATER LAS VEGAS - CLOSINGS BY TYPE - 2013



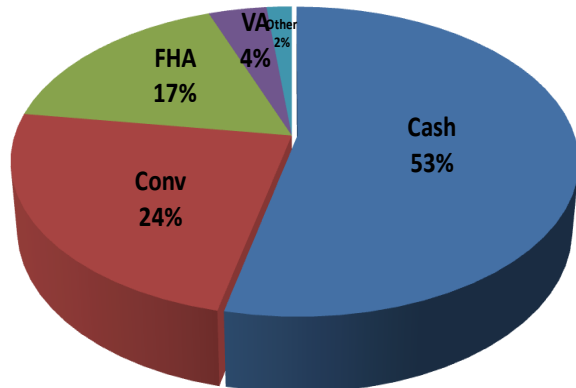
2013 Closings By Sold Terms



Greater Las Vegas - Closings By Type - 2012



2012 Closings By Sold Terms





EQUITY TITLE OF NEVADA

January 2015 Greater Las Vegas Market Update

Residential / Vertical Listing and Sales Report * December 2014

	Listed					Sold				
	SFR	Con Twn	Hi-Rise	Total	% Tot	SFR	Con Twn	Hi-Rise	Total	% Tot
\$99,999 or Under	115	267	-	382	13%	111	236	-	347	13%
\$100,000 - 119,999	79	76	1	156	5%	88	51	-	139	5%
\$120,000 - 139,999	138	59	3	200	7%	147	45	1	193	7%
\$140,000 - 159,999	193	39	2	234	8%	225	45	4	274	10%
\$160,000 - 179,999	251	30	9	290	10%	265	20	8	293	11%
\$180,000 - 199,999	234	11	3	248	8%	214	8	2	224	8%
\$200,000 - 249,999	437	26	19	482	17%	408	27	7	442	16%
\$250,000 - 299,999	274	9	18	301	10%	266	8	10	284	11%
\$300,000 - 399,999	288	9	16	313	11%	244	-	11	255	9%
\$400,000 - 499,999	95	2	15	112	4%	110	1	4	115	4%
\$500,000 - 749,999	104	-	18	122	4%	64	2	6	72	3%
\$750,000 - 999,999	33	-	4	37	1%	19	-	1	20	1%
\$1,000,000 +	32		9	41	1%	21	-	7	28	1%
Totals	2,273	528	117	2,918	100%	2,182	443	61	2,686	
Median Price	219,000	99,500	338,000			204,500	95,000	291,375		
Average Price	273,681	114,235	466,299			247,933	110,669	865,000		

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

	Listed					Sold				
	SFR	Con Twn	Hi-Rise	Total	% Tot	SFR	Con Twn	Hi-Rise	Total	% Tot
\$99,999 or Under	2,140	4,594	52	6,786	13%	1,567	3,183	32	4,782	13%
\$100,000 - 119,999	1,478	1,084	32	2,594	5%	1,321	809	13	2,143	6%
\$120,000 - 139,999	2,716	958	26	3,700	7%	2,257	687	15	2,959	8%
\$140,000 - 159,999	3,940	764	37	4,741	9%	3,288	550	37	3,875	11%
\$160,000 - 179,999	4,384	437	89	4,910	10%	3,402	273	55	3,730	10%
\$180,000 - 199,999	3,586	303	54	3,943	8%	2,917	176	29	3,122	9%
\$200,000 - 249,999	7,404	447	152	8,003	16%	5,401	271	75	5,747	16%
\$250,000 - 299,999	5,036	160	166	5,362	10%	3,344	80	60	3,484	10%
\$300,000 - 399,999	5,198	82	254	5,534	11%	3,138	39	111	3,288	9%
\$400,000 - 499,999	2,090	35	196	2,321	5%	1,121	11	68	1,200	3%
\$500,000 - 749,999	1,645	29	146	1,820	4%	740	17	48	805	2%
\$750,000 - 999,999	550	3	77	630	1%	213	2	26	241	1%
\$1,000,000 +	695	3	169	867	2%	234	1	67	302	1%
Totals	40,862	8,899	1,450	51,211	100%	28,943	6,099	636	35,678	100%
Median Price	217,500	99,900	360,000			197,500	96,000	300,000		
Average Price	281,178	116,725	613,882			237,413	110,004	484,097		

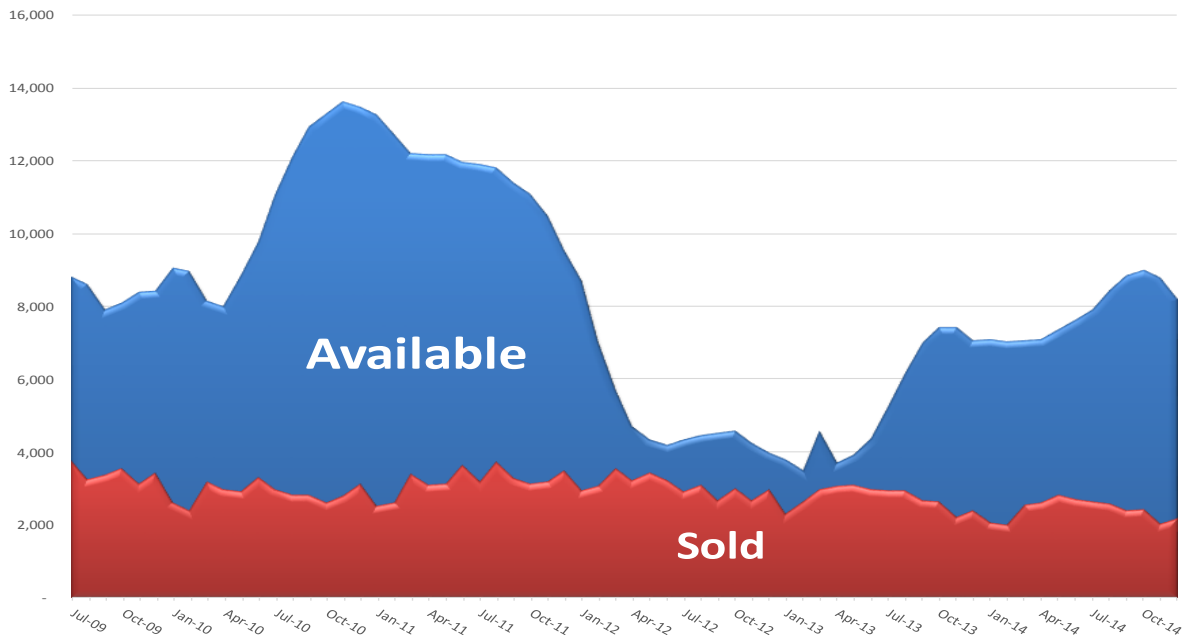
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



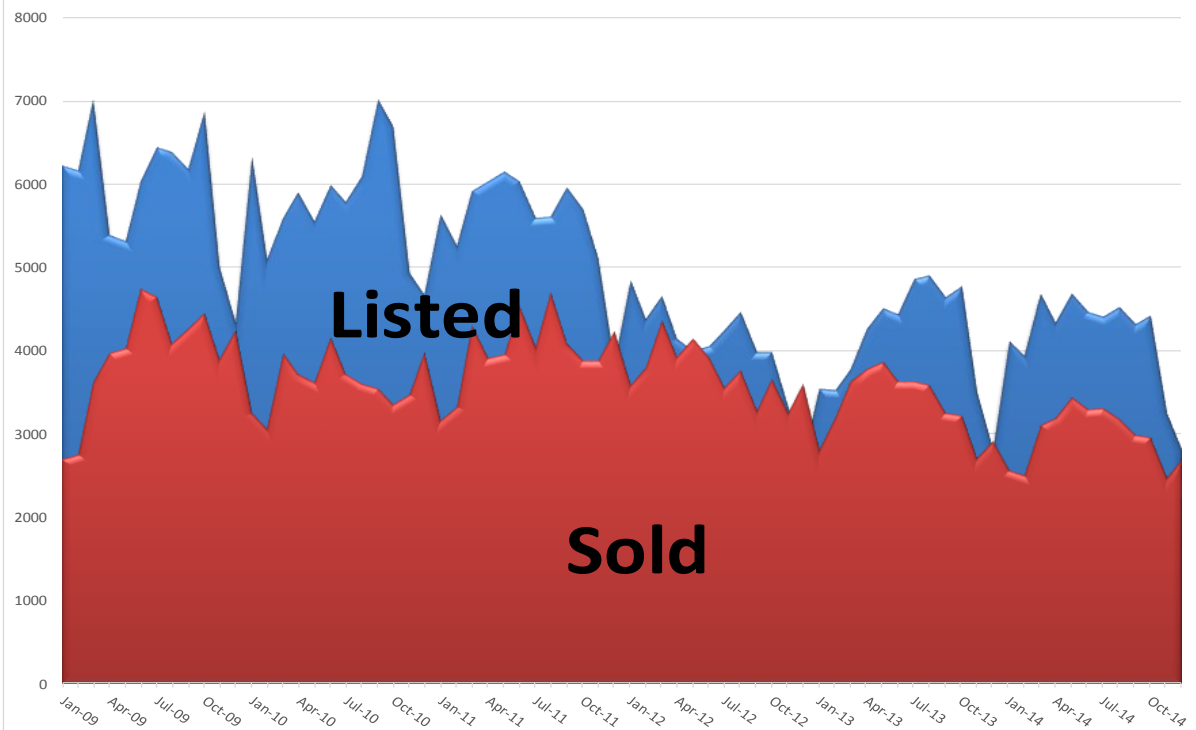
EQUITY TITLE OF NEVADA

January 2015 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

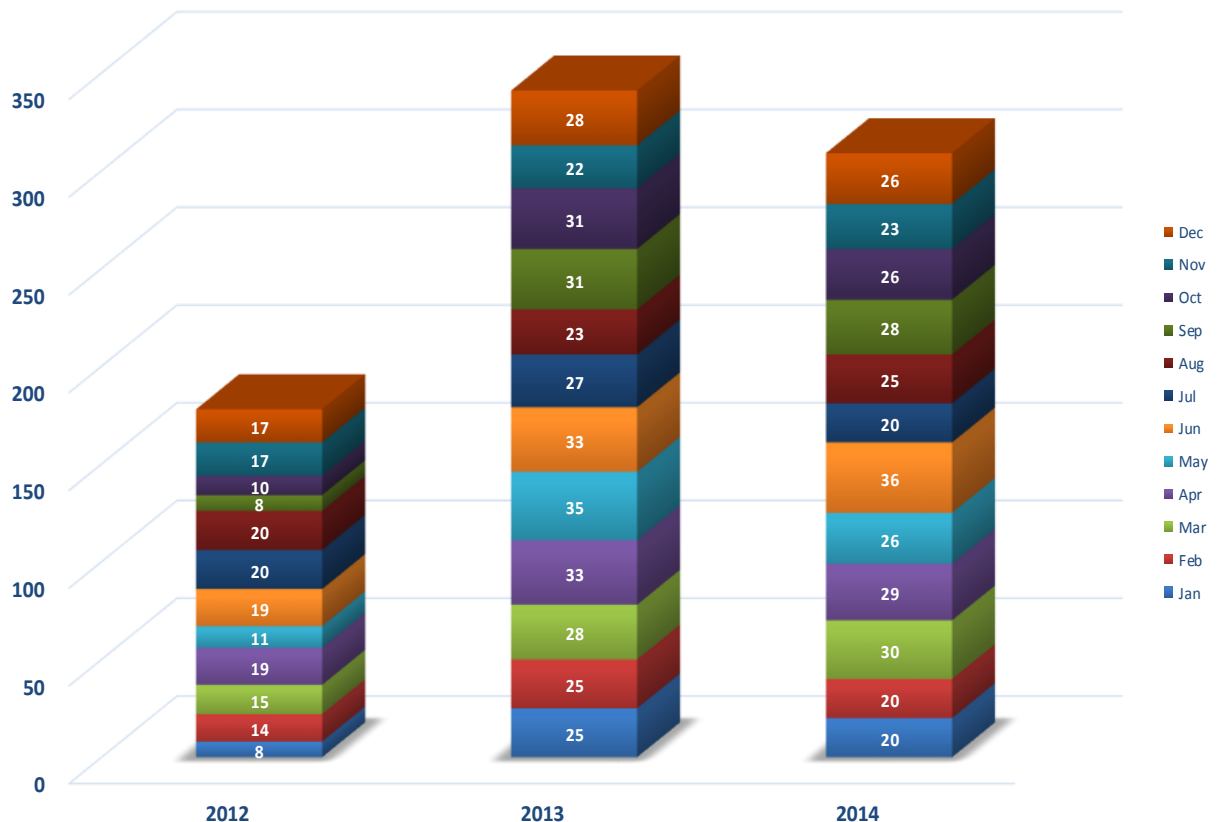
January 2015 Greater Las Vegas Market Update

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

	Available Units	Average List Price	Pending Units	December Sold Units	30 Day Absorption Rate	YTD Sold Units	YTD Average Sold Price	YTD Average SP/Sq Ft	YTD Average DOM
REO:	2	1,899,950	-	2	100.0%	9	1,505,673	182	77
Short Sales:	7	1,537,857	9	1	14.3%	12	1,332,150	209	161
Classic:	402	2,600,779	38	23	5.7%	296	1,658,693	350	121
Total GLVAR:	411	2,579,265	47	26	6.3%	317	641,988	339	121

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



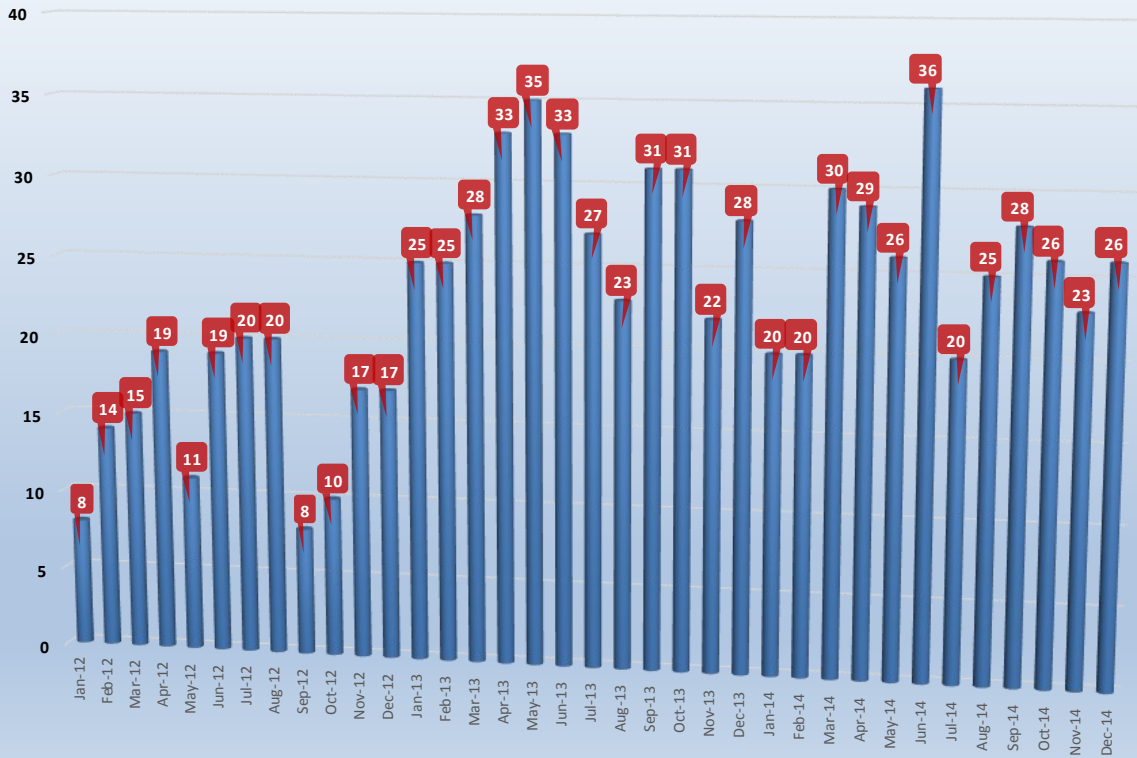
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



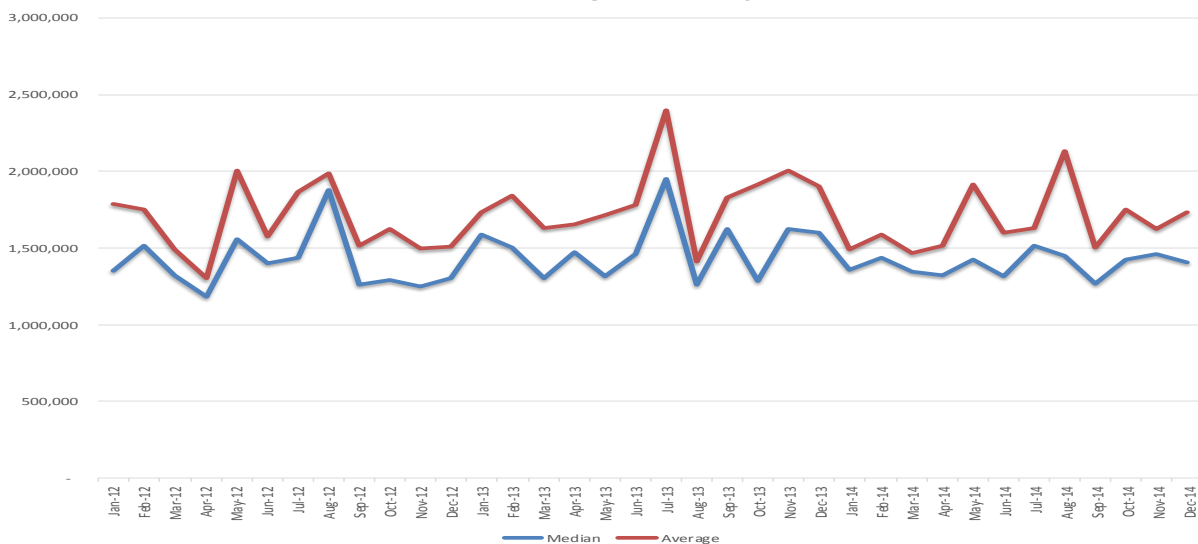
EQUITY TITLE OF NEVADA

January 2015 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

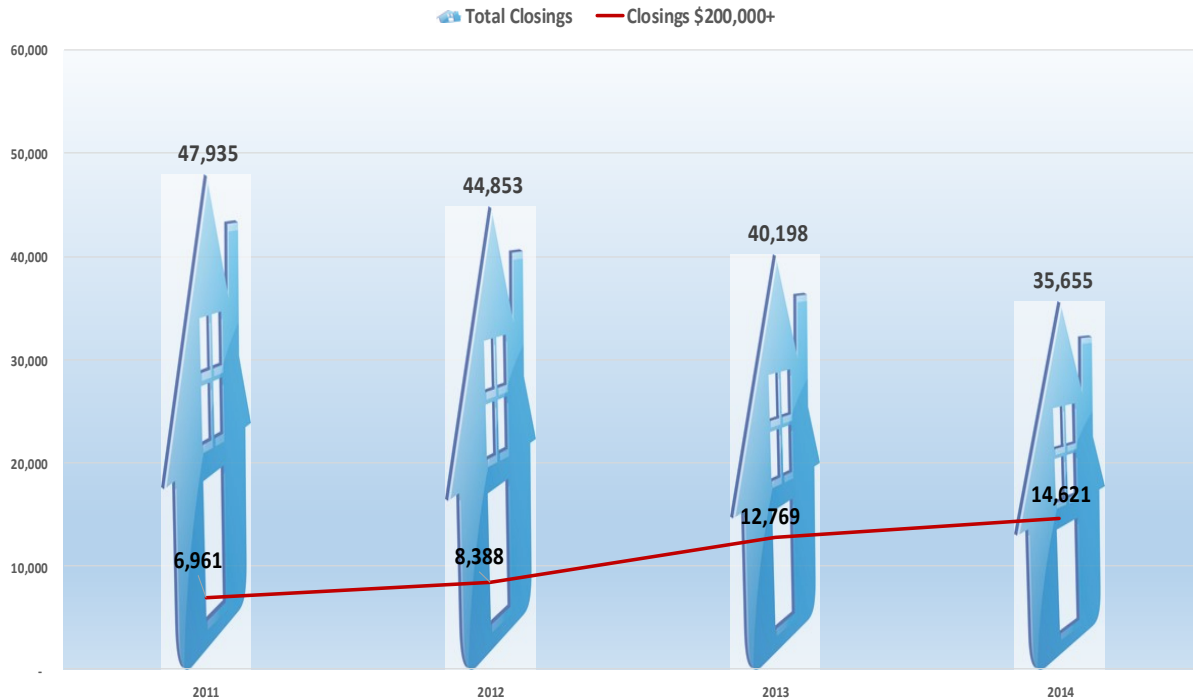




EQUITY TITLE OF NEVADA

January 2015 Greater Las Vegas Market Update

GLVAR Residential Closed Units



Greater Las Vegas Association of REALTORS

	Total Residential Closings			
	2011	2012	2013	2014
\$199,999 or Under	40,974	36,465	27,429	21,034
\$200,000 - 249,999	2,961	3,371	5,009	5,678
\$250,000 - 299,999	1,470	1,832	2,877	3,426
\$300,000 - 399,999	1,354	1,702	2,679	3,178
\$400,000 - 499,999	513	664	1,031	1,132
\$500,000 - 749,999	402	508	665	757
\$750,000 - 999,999	114	153	248	215
\$1,000,000 +	147	158	260	235
Total Closings	47,935	44,853	40,198	35,655
Total Closings % Chg		-6.4%	-10.4%	-11.3%
Closings \$200,000+	6,961	8,388	12,769	14,621
\$200,000+ % Chg		20.5%	52.2%	14.5%
Median Price	109,500	120,000	156,000	179,000
Average Price	134,303	147,637	192,006	212,716

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

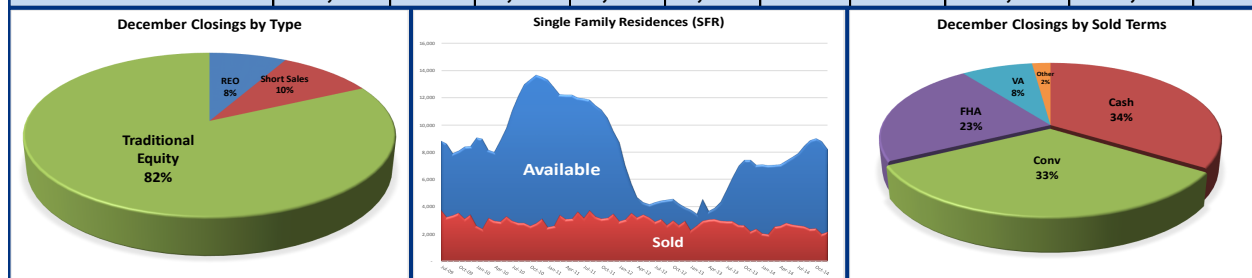


EQUITY TITLE OF NEVADA

January 2015 Greater Las Vegas Market Update

Single Family Residence - December 2014

Area	Total Currently Listed	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	Average List Price	Average Close Price	Avg DOM
North (101, 103)	938	50	203	685	272	29%	3.4	199,579	186,595	69
East (201-204)	670	45	131	213	211	54%	3.2	187,658	142,602	69
South (301-303)	667	44	93	530	229	34%	2.9	272,907	201,595	56
NW (102, 401-403, 405)	1584	97	211	1276	459	29%	3.5	300,373	223,791	70
Summerlin (404)	384	6	22	356	87	23%	4.4	580,277	374,490	69
SW (501-505)	1853	79	186	1588	500	27%	3.7	473,748	307,911	67
Henderson	1279	53	153	1073	357	28%	3.6	551,634	312,849	56
Boulder City	84	4	3	77	10	12%	8.4	597,230	332,200	130
Totals	7,459	378	1,002	5,798	2,125	30%	3.5	379,024	249,910	65



YTD Closed 2013	YTD Closed 2014	Units Change	% Change
40,198	35,655	(4,543)	-11.3%

Condominium & Townhouse - December 2014

Area	Total Currently Listed	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	Average List Price	Average Close Price	Avg DOM
North (101, 103)	83	5	18	60	12	14%	6.9	112,678	105,438	36
East (201-204)	217	11	29	177	59	27%	3.7	69,039	57,368	85
South (301-303)	366	25	44	297	82	22%	4.5	96,989	103,822	61
NW (102, 401-403, 405)	376	29	51	296	90	24%	4.2	98,714	100,142	86
Summerlin (404)	76	4	3	69	28	37%	2.7	212,915	213,607	61
SW (501-505)	423	27	53	343	102	24%	4.1	123,503	111,007	70
Henderson	241	12	42	187	67	28%	3.6	172,215	133,942	76
Boulder City	27	0	1	26	2	7%	13.5	205,665	176,250	137
RES Totals	1809	113	241	1455	442	24%	4.1	117,428	110,422	73
Hi-Rise Condos	558	5	9	544	61	11%	9.1	778,588	865,000	111
RES & VER Totals	2367	118	250	1999	503	21%	4.7			

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

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