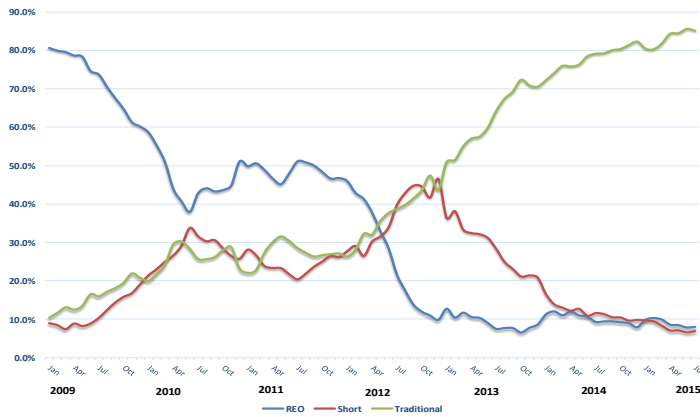




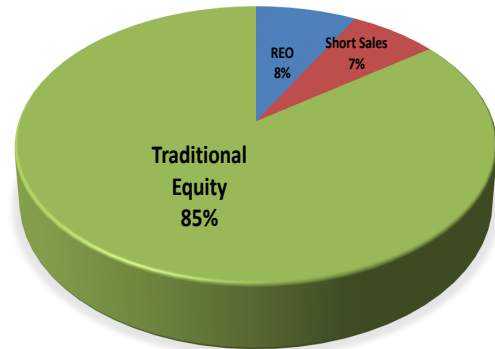
# EQUITY TITLE OF NEVADA

## August 2015 Greater Las Vegas Market Update

**Closed Sales Trend by Type**



**July Closings by Type**

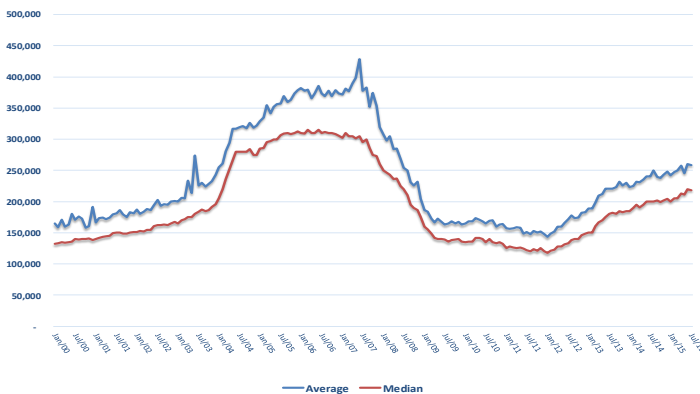


### Greater Las Vegas Snapshot by Sale Type - SFR Only

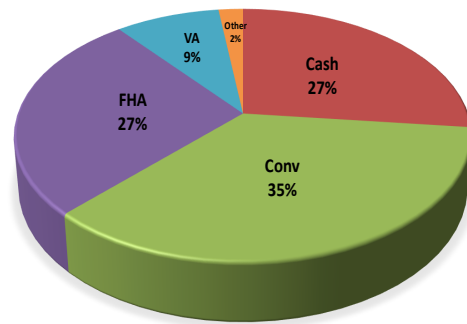
	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	July Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
<b>REO:</b>	277	236,947	115	297	253	91.3%	170,000	189,569	99	49
<b>Short Sales:</b>	799	222,803	107	1,887	225	28.2%	184,000	204,558	102	188
<b>Traditional:</b>	7,163	454,903	150	3,613	2,698	37.7%	225,000	269,596	126	50
<b>Total GLVAR:</b>	8,239	425,079	145	5,797	3,176	38.5%	218,000	258,607	122	59

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

**SFR Market Prices**



**July Closings by Sold Terms**



### Greater Las Vegas Snapshot by Sale Type

	Available Units	Average List Price	Average LP/Sq Ft	Pending Units	July Sold Units	30 Day Absorption Rate	Median Sold Price	Average Sold Price	Average SP/Sq Ft	Average DOM
<b>REO</b>	383	197,025	105	393	305	79.6%	155,000	168,957	93	49
<b>Short Sales</b>	985	199,255	103	2,263	265	26.9%	165,000	187,750	98	193
<b>Traditional</b>	9,019	388,245	141	4,286	3,247	36.0%	209,888	243,948	121	52
<b>Total GLVAR</b>	10,387	363,276	136	6,942	3,817	36.7%	200,000	234,054	117	62

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

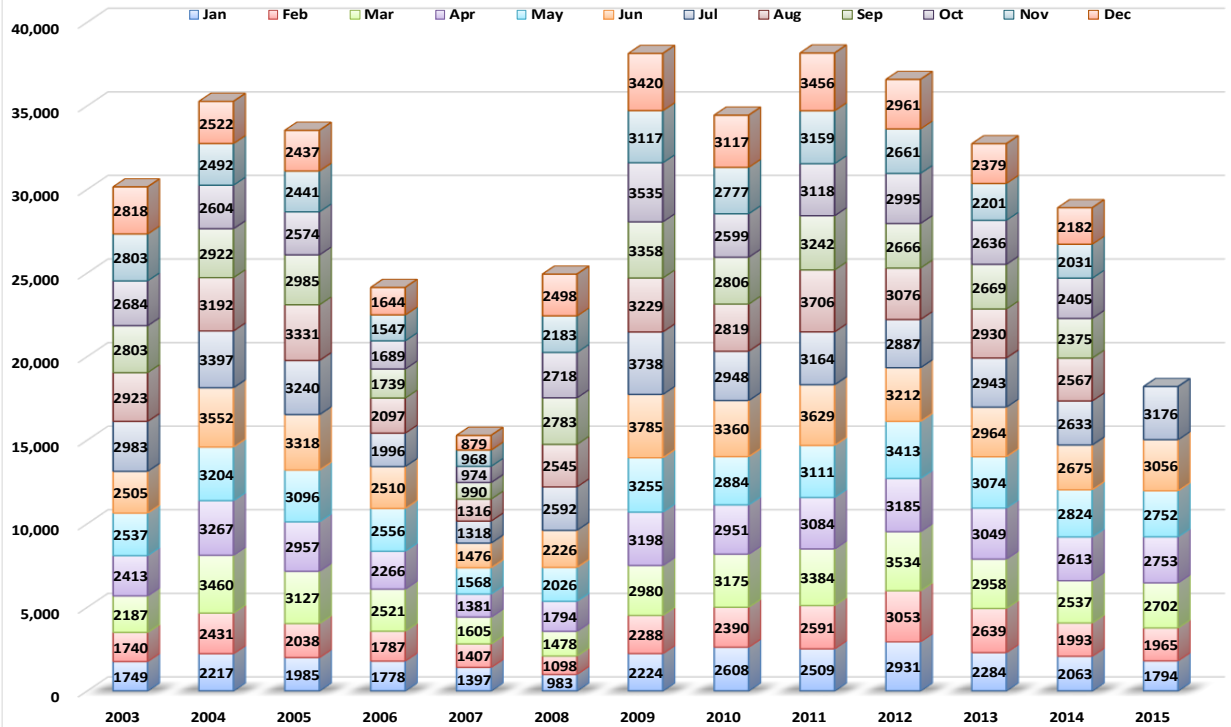
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only



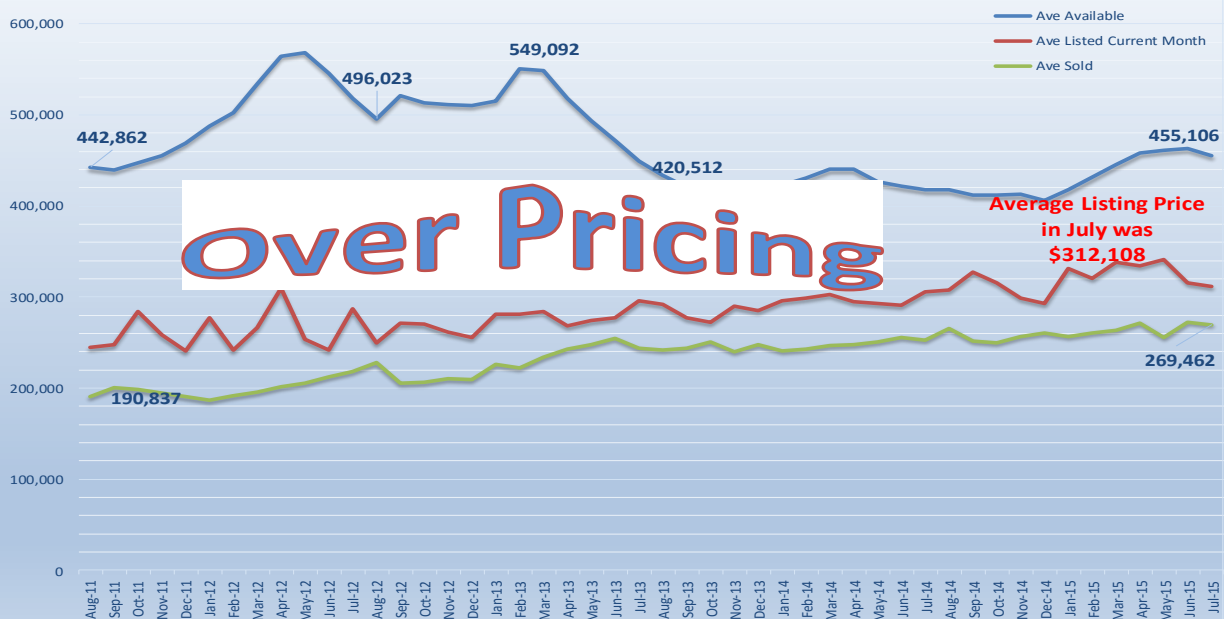
# EQUITY TITLE OF NEVADA

## August 2015 Greater Las Vegas Market Update

### Single Family Residential Closings



### Greater Las Vegas SFR Average Equity Listing vs Sale Prices

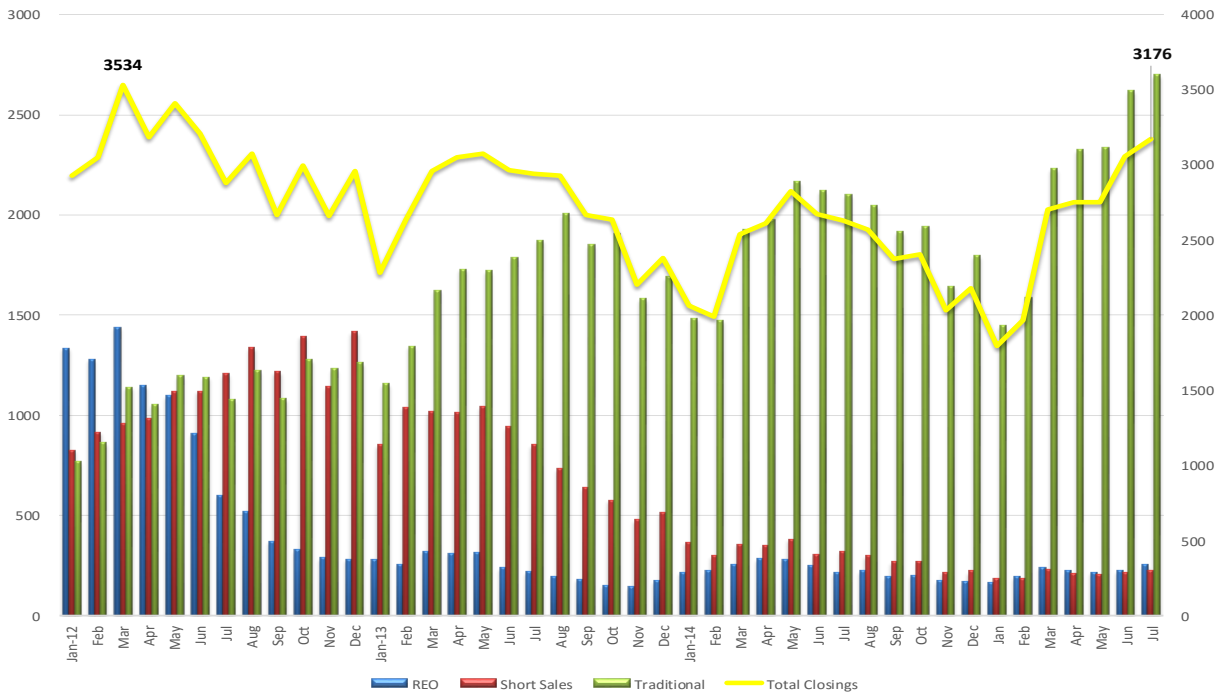




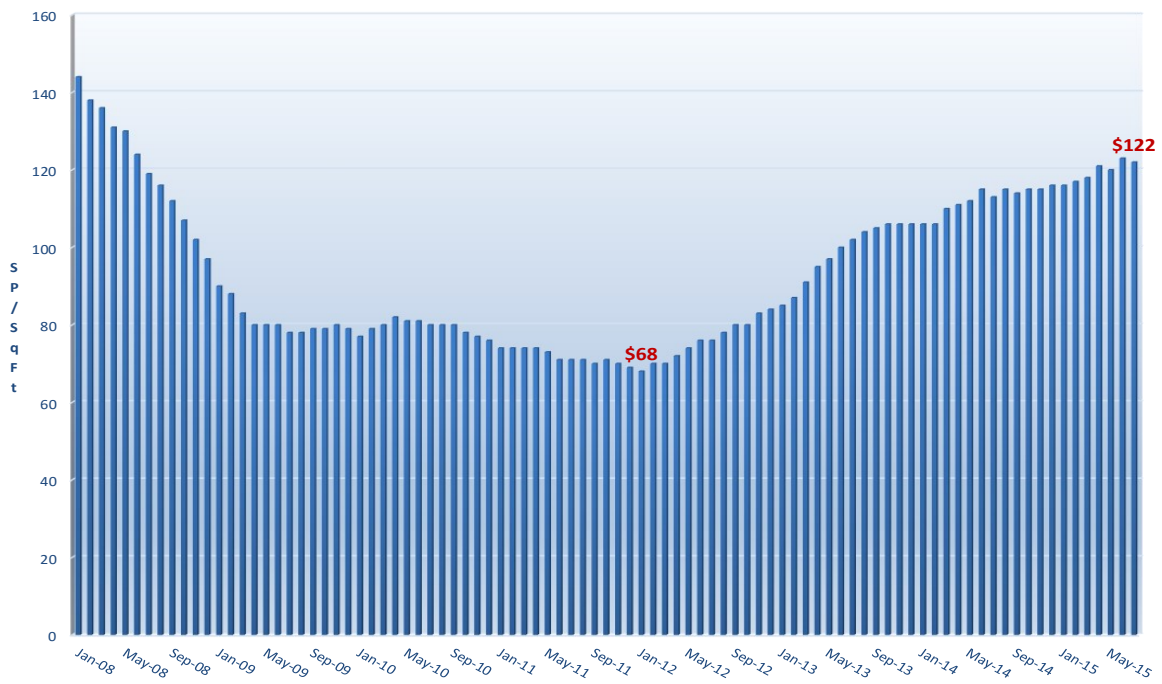
# EQUITY TITLE OF NEVADA

## August 2015 Greater Las Vegas Market Update

### SFR Monthly Closings By Type



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

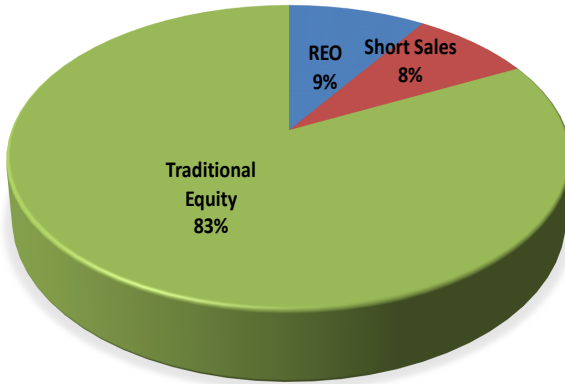




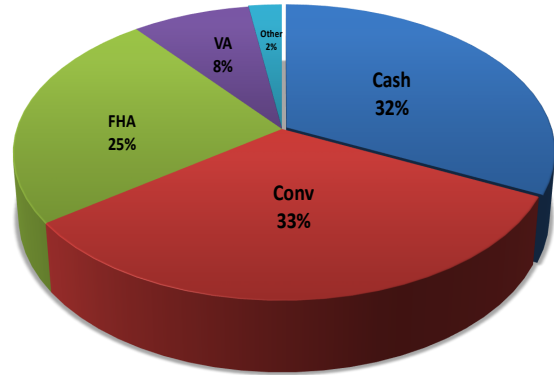
# EQUITY TITLE OF NEVADA

August 2015 Greater Las Vegas Market Update

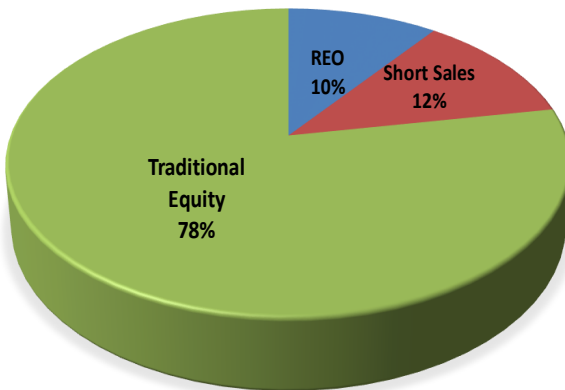
Greater Las Vegas - Closings By Type - 2015



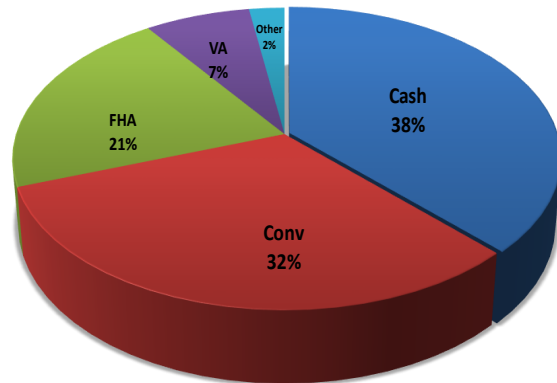
2015 Closings By Sold Terms



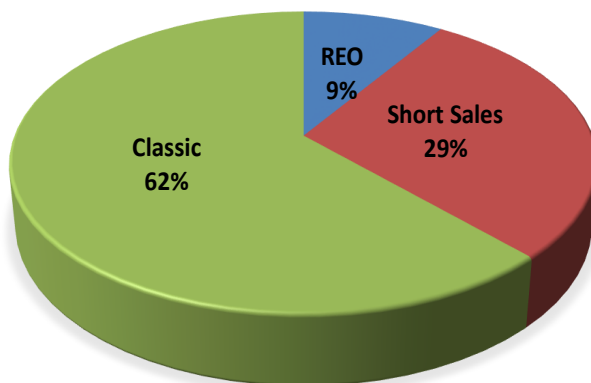
Greater Las Vegas - Closings By Type - 2014



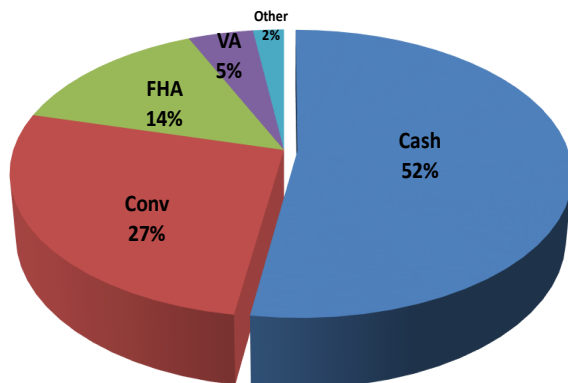
2014 Closings By Sold Terms



GREATER LAS VEGAS - CLOSINGS BY TYPE - 2013



2013 Closings By Sold Terms





# EQUITY TITLE OF NEVADA

August 2015 Greater Las Vegas Market Update

## Residential / Vertical Listing and Sales Report \* July 2015

	Listed					Sold				
	SFR	Con Twn	Hi-Rise	Total	% Tot	SFR	Con Twn	Hi-Rise	Total	% Tot
\$99,999 or Under	103	345	4	452	9%	103	257	-	360	9%
\$100,000 - 119,999	82	101	1	184	4%	91	88	-	179	5%
\$120,000 - 139,999	191	90	1	282	6%	146	64	5	215	6%
\$140,000 - 159,999	317	70	6	393	8%	290	57	2	349	9%
\$160,000 - 179,999	390	55	9	454	9%	344	40	2	386	10%
\$180,000 - 199,999	384	31	4	419	8%	337	18	5	360	9%
\$200,000 - 249,999	798	56	14	868	17%	676	37	7	720	19%
\$250,000 - 299,999	598	15	16	629	13%	438	7	8	453	12%
\$300,000 - 399,999	622	12	12	646	13%	424	6	8	438	11%
\$400,000 - 499,999	268	3	14	285	6%	160	-	8	168	4%
\$500,000 - 749,999	204	2	14	220	4%	98	1	9	108	3%
\$750,000 - 999,999	62	-	7	69	1%	40	-	4	44	1%
\$1,000,000 +	61	1	17	79	2%	28	-	1	29	1%
<b>Totals</b>	<b>4,080</b>	<b>781</b>	<b>119</b>	<b>4,980</b>	<b>100%</b>	<b>3,175</b>	<b>575</b>	<b>59</b>	<b>3,809</b>	
Median Price	239,000	109,990	349,900			218,000	108,000	324,000		
Average Price	299,064	130,996	600,347			258,607	116,336	392,411		

## Residential / Vertical Listing and Sales Report \* Rolling 12 Months \* Ending July 2015

	Listed					Sold				
	SFR	Con Twn	Hi-Rise	Total	% Tot	SFR	Con Twn	Hi-Rise	Total	% Tot
\$99,999 or Under	1,514	4,254	43	5,811	11%	1,182	2,988	17	4,187	11%
\$100,000 - 119,999	1,297	1,089	28	2,414	5%	1,084	786	10	1,880	5%
\$120,000 - 139,999	2,348	1,015	29	3,392	6%	1,902	685	11	2,598	7%
\$140,000 - 159,999	3,646	811	39	4,496	8%	3,025	579	26	3,630	10%
\$160,000 - 179,999	4,315	580	98	4,993	9%	3,496	366	59	3,921	11%
\$180,000 - 199,999	3,967	299	95	4,361	8%	3,067	190	66	3,323	9%
\$200,000 - 249,999	8,136	534	156	8,826	17%	5,990	341	75	6,406	17%
\$250,000 - 299,999	5,659	182	183	6,024	11%	3,788	98	74	3,960	11%
\$300,000 - 399,999	6,055	96	276	6,427	12%	3,612	36	129	3,777	10%
\$400,000 - 499,999	2,441	31	175	2,647	5%	1,305	12	66	1,383	4%
\$500,000 - 749,999	2,075	24	171	2,270	4%	864	12	65	941	3%
\$750,000 - 999,999	623	2	91	716	1%	255	1	29	285	1%
\$1,000,000 +	756	2	169	927	2%	253	-	69	322	1%
<b>Totals</b>	<b>42,832</b>	<b>8,919</b>	<b>1,553</b>	<b>53,304</b>	<b>100%</b>	<b>29,823</b>	<b>6,094</b>	<b>696</b>	<b>36,613</b>	<b>100%</b>
Median Price	229,000	105,900	349,900			208,000	100,000	311,000		
Average Price	298,557	115,121	569,975			248,741	113,716	484,137		

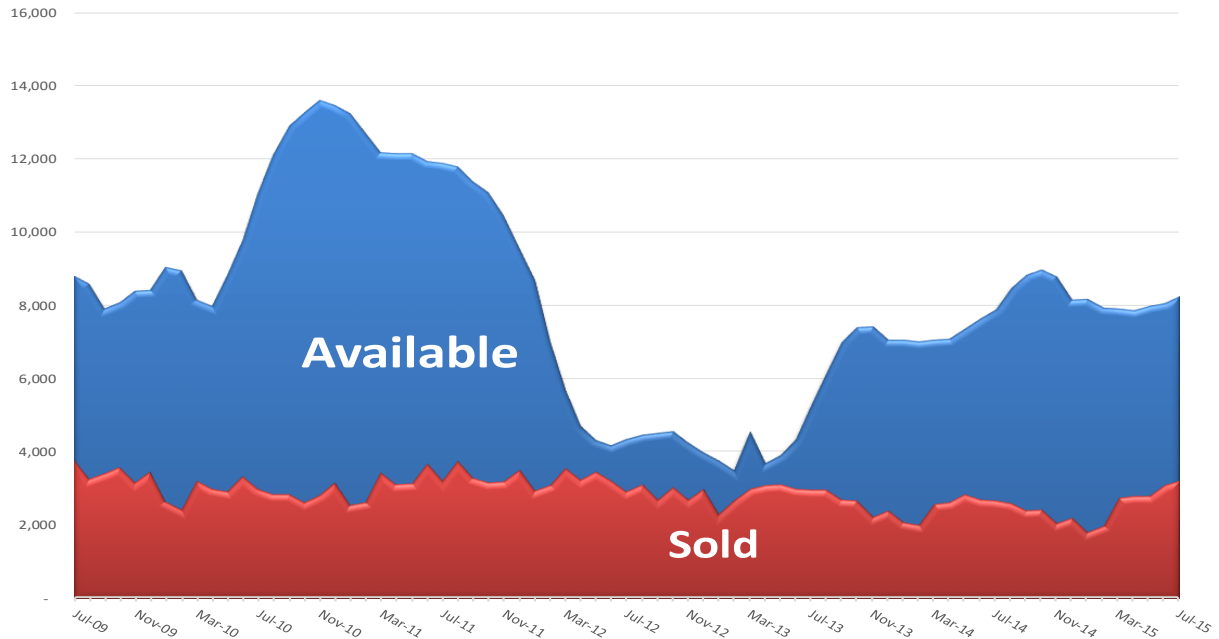
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only



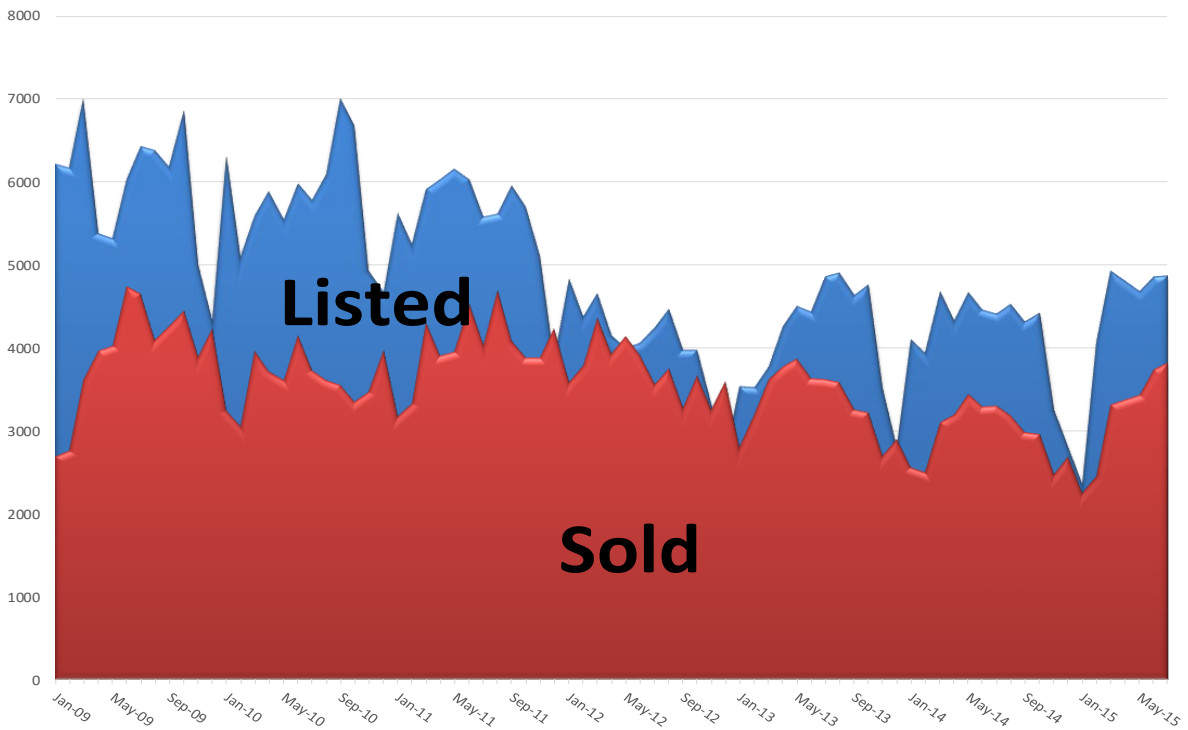
# EQUITY TITLE OF NEVADA

August 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

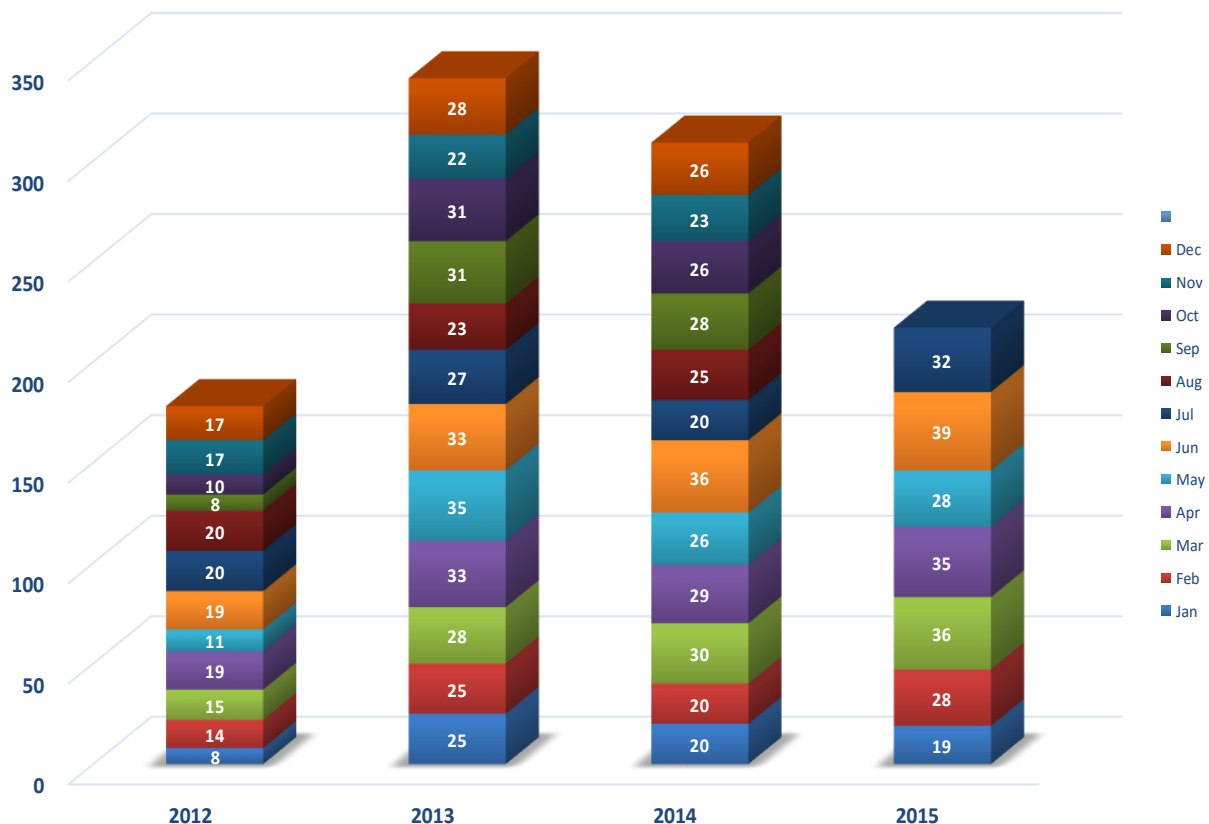
August 2015 Greater Las Vegas Market Update

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

	Available Units	Average List Price	Pending Units	July Sold Units	30 Day Absorption Rate	YTD Sold Units	YTD Average Sold Price	YTD Average SP/Sq Ft	YTD Average DOM
REO:	3	2,446,633	-	-		-			
Short Sales:	4	1,360,000	8	1	25.0%	5	1,300,000	243	151
Equity:	478	2,688,553	58	38	7.9%	212	1,689,439	366	119
<b>Total GLVAR:</b>	<b>485</b>	<b>2,676,099</b>	<b>66</b>	<b>39</b>	<b>8.0%</b>	<b>217</b>	<b>1,683,645</b>	<b>362</b>	<b>120</b>

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



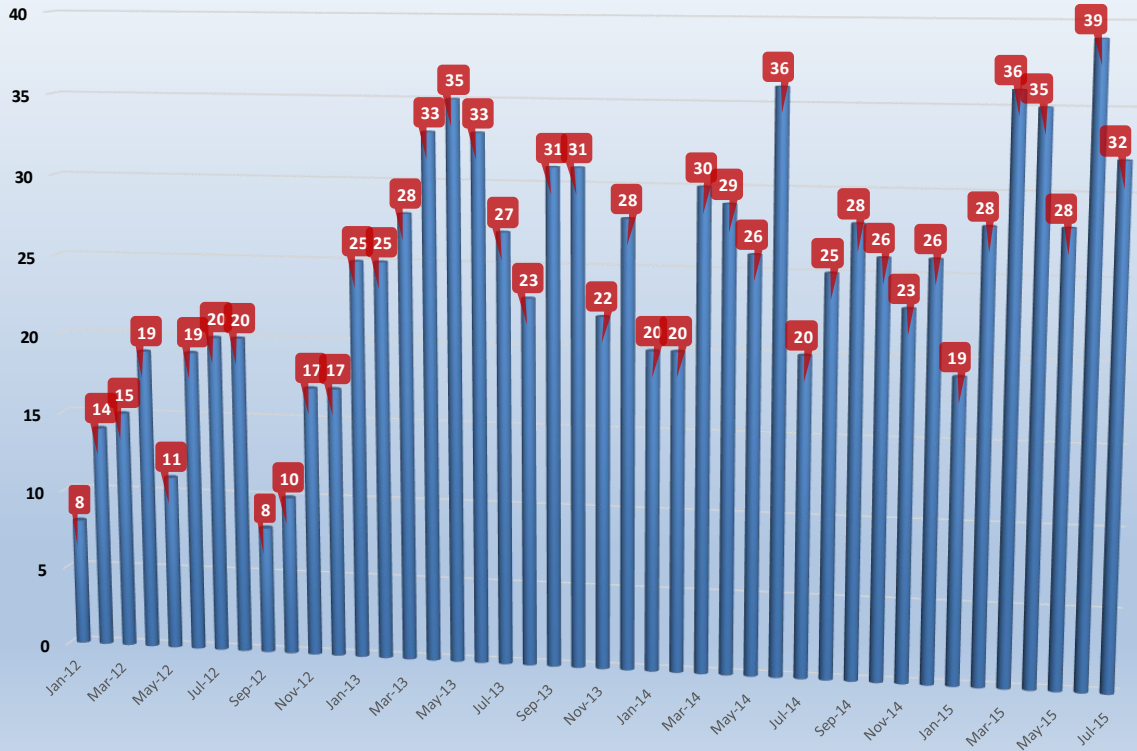
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only



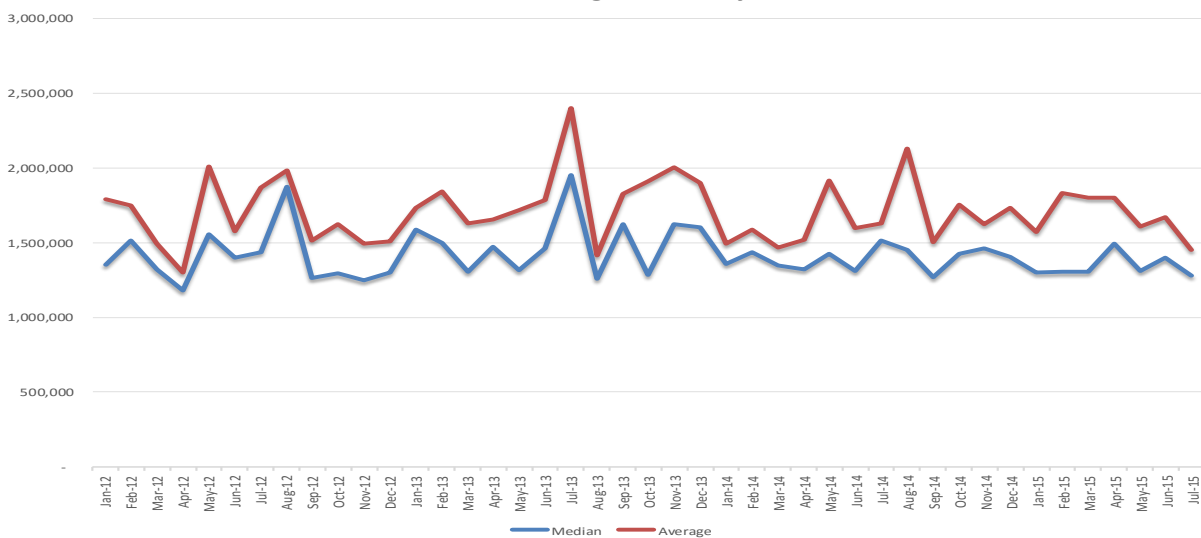
# EQUITY TITLE OF NEVADA

## August 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**



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

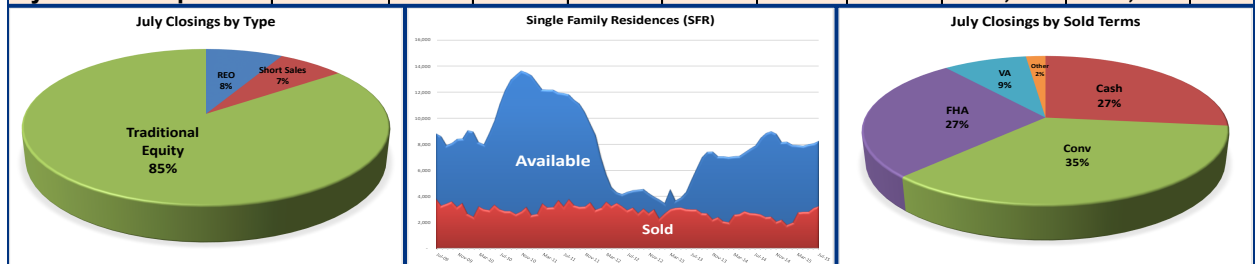


# EQUITY TITLE OF NEVADA

August 2015 Greater Las Vegas Market Update

## Single Family Residence - July 2015

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)	797	32	164	601	402	50%	2.0	208,615	189,740	56
East (201-204)	652	31	105	213	285	44%	2.3	185,933	145,570	60
South (301-303)	630	23	64	543	277	44%	2.3	296,641	217,601	54
NW (102, 401-403, 405)	1414	55	161	1198	675	48%	2.1	347,117	238,786	58
Summerlin (404)	433	9	23	401	156	36%	2.8	731,432	381,761	53
SW (501-505)	2017	55	147	1815	721	36%	2.8	539,163	301,540	59
Henderson	1474	51	115	1308	532	36%	2.8	577,304	326,591	62
Boulder City	76	2	1	73	21	28%	3.6	647,406	383,657	117
<b>Clark County Totals</b>	<b>7,493</b>	<b>258</b>	<b>780</b>	<b>6,152</b>	<b>3,069</b>	<b>41%</b>	<b>2.4</b>	<b>436,295</b>	<b>260,015</b>	<b>58</b>
<b>Nye / Pahrump</b>	<b>223</b>	<b>15</b>	<b>7</b>	<b>201</b>	<b>44</b>	<b>20%</b>	<b>5.1</b>	<b>242,115</b>	<b>185,062</b>	<b>99</b>



YTD Closed 2014	YTD Closed 2015	Units Change	% Change
21,429	22,277	848	4.0%

## Condominium & Townhouse - July 2015

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)	80	5	9	66	25	31%	3.2	103,320	109,916	79
East (201-204)	243	13	28	202	55	23%	4.4	74,523	67,310	82
South (301-303)	337	15	31	291	98	29%	3.4	104,452	96,593	75
NW (102, 401-403, 405)	371	24	38	309	121	33%	3.1	101,315	101,374	86
Summerlin (404)	85	3	5	77	20	24%	4.3	215,714	186,295	61
SW (501-505)	433	14	35	384	145	33%	3.0	132,982	131,999	50
Henderson	269	7	28	234	99	37%	2.7	182,084	145,647	67
Boulder City	21	0	0	21	1	5%	21.0	205,714	120,000	13
<b>RES Totals</b>	<b>1839</b>	<b>81</b>	<b>174</b>	<b>1584</b>	<b>564</b>	<b>31%</b>	<b>3.3</b>	<b>124,187</b>	<b>116,289</b>	<b>70</b>
<b>Hi-Rise Condos</b>	<b>630</b>	<b>4</b>	<b>13</b>	<b>613</b>	<b>61</b>	<b>10%</b>	<b>10.3</b>	<b>726,353</b>	<b>389,610</b>	<b>85</b>

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