



EQUITY TITLE OF NEVADA MARKET CONDITION REPORT

January-09

LAS VEGAS VALLEY

SINGLE FAMILY RESIDENCE

AREA	LISTED (SUPPLY)	SOLDS MONTH (DEMAND)	FAIL MONTH	PERCENT SELLING	MONTHS SUPPLY	MARKET TIME (DAYS)	MEDIAN LIST PRICE	MEDIAN CLOSE PRICE
NORTH	3377	585	617	17%	5.8	153	169,000	165,000
EAST	2345	306	423	13%	7.7	154	118,318	110,053
SOUTH	1463	239	287	16%	6.1	157	180,910	170,000
NORTHWEST	2959	381	539	13%	7.7	164	187,500	158,600
SOUTHWEST	3550	579	661	16%	6.1	159	225,000	205,400
HENDERSON	2378	314	392	13%	7.6	186	289,000	235,000
BOULDER CITY	125	5	12	4%	25	203	487,500	229,000
TOTAL	16,197	2409	2931	15%	6.7	162	189,000	175,000
YTD AVERAGE	16524	1989	2730	12%	9.6	162	246,788	218,950

	SFR	CONDO
LISTED	17,137	4,619
SOLD MONTH	1,951	381
FAILED MONTH	3,324	946
PEND-CONTINGENT	5,572	1,067
%SELLING	13%	9.20%
MONTHS SUPPLY	8	12
MARKET TIME	167	180
MARKET SPEED	23	17
60 DAY ABSORB	23%	17%
MEDIAN LIST	\$232	\$137
CLOSE PRICE	\$185	\$102

60 DAY MARKET PERFORMANCE (ALL CLARK)

Price Class	Listed	In Escrow	Closed
\$25,000,000	0	0	0
\$20,000,000	0	0	0
\$15,000,000	0	0	0
\$10,000,000	0	1	0
\$5,000,000	3	1	0
\$1,000,000	29	37	25
\$900,000	19	10	6
\$800,000	13	19	7
\$700,000	14	25	10
\$600,000	36	32	24
\$500,000	48	59	59
\$400,000	118	179	164
\$300,000	264	430	418
\$200,000	783	1,272	1255
\$100,000	3069	3,116	2610
TOTAL	4,396	5,180	4,578

Closed 07	Closed 08	Change	% Change
18,306	28,695	10,389	57%

CONDO - TOWNHOME

AREA	LISTED (SUPPLY)	SOLDS MONTH (DEMAND)	FAIL MONTH	PERCENT SELLING	MONTHS SUPPLY	MARKET TIME (DAYS)	MEDIAN LIST PRICE	MEDIAN CLOSE PRICE
NORTH	272	23	39	9%	11.8	133	99,900	110,000
EAST	409	51	64	13%	8	175	69,950	50,150
SOUTH	1,309	96	222	7%	13.6	194	195,900	107,700
NORTHWEST	796	109	147	14%	7.3	168	99,900	76,500
SOUTHWEST	1,021	120	178	12%	8.5	165	119,900	89,500
HENDERSON	547	49	98	9%	11.2	200	154,900	100,000
BOULDER CITY	29	1	8	4%	29	235	190,955	170,000
TOTAL	4,383	449	756	10%	9.8	178	124,900	89,900
YTD AVERAGE	4538	300	740	7%	17.3	175	165,665	130,892

Janice Colaluca
702 510-9852
janicec@equitynv.com

Information believed accurate, but not guaranteed.
Resale Market Only.

Charlie Carr
702 510-9856
charliec@equitynv.com