

Las Vegas Real Estate Market Snapshot 7/1/2008

What a difference a day makes.....I started to send numbers out yesterday and I checked them again...We were up on inventory, but in one day we dropped close to 200 SFR homes available...Not only that, but we broke the 16,000 mark today!! We have not seen this inventory level since Feb 2007...and the months supply at that time was 12.16.....Imagine if we could get down to our healthy 12,000 levels..at the rate we are selling homes today we would be below the 6 months inventory supply and prices will increase....Healthy increases....

Greater Las Vegas Valley (mis area 101-606)														
	Total Available Listings	last week	4 week trend	Shortsale listings	% Shortsale Listings	% Vacant Listings	REO listings	%REO of market	Pending Listings	last week	Sold Last 30 Days	last week	Months Supply	YTD Sold Listings
SFR	15926	-	down	4828	30.32%	49.02%	3706	23.27%	6145	-	2043	+	7.80	9779
CN/TH	4502	-	down	874	19.41%	63.35%	905	20.10%	821	-	272	+	16.55	1331
Totals	20428	-	down	5702	27.91%	52.18%	4611	22.57%	6966	-	2315	+	8.82	11110

Henderson Sub-Market														
	Total Available Listings	last week	4 week trend	Shortsale listings	% Shortsale Listings	% Vacant Listings	REO listings	%REO of market	Pending Listings	last week	Sold Last 30 Days	last week	Months Supply	YTD Sold Listings
SFR	2570	-	down	563	21.91%	45.91%	415	16.15%	889	-	344	-	7.47	1771
CN/TH	611	+	up	117	19.15%	64.32%	112	18.33%	133	+	48	-	12.73	218
Total	3181	-	down	680	21.38%	49.45%	527	16.57%	1022	-	392	-	8.11	1989

Rental Sub-Market		
Inventory	Supply	
Available	3458	2.24
Leased	1544	=

Total Homes Available Under \$110/sf	3907
Total Homes Available Under \$85/sf	834

Henderson Rental Sub-Market		
Inventory	Supply	
586	2.20	
266	=	

Bank of Amer Rates	6.50%
Barrel of Oil	\$143

YTD Solds under \$80/sf			
	NW	South	East
	37	20	4
	78	40	53
Total	232		