

Weekly Snapshot 4.9.2007

Created by RE/MAX Advantage for RE/MAX Advantage.

Headline

Sub-prime fallout is seen in rolling 30-day closings numbers. Closed sales have retreated slightly. Inventory grows right past the 23,000 listing mark. When will this end? New to the Snapshot! Shortsales.

The last 7 days of the Las Vegas valley marketplace

Total Listings	SFR	17893	
	Condo/TH	5317	
	Total	23210	(up 4165 (23.7%) since 1/1)

Vacant units	SFR	41%	(unchanged)
	Condo/TH	52%	(unchanged)
	Total	43%	(unchanged)

Total Pendings	SFR	2591	(+79/week)
	Condo/TH	573	(+32/week)
	Total	3164	(+111/week)

Short Sales	SFR	1214	(7% of total listings)
	Condo/TH	148	(5% of total listings)
	Total	1362	(6% of total listings)

Pending Index **136** (+3 from last week)

Supply (months) **13.16** (1 month increase in last 7 days)

March Solds **1931** (5th straight monthly increase)

Monday's 30yr fixed **6.125%** 1pt origination
Unchanged from last week

Weekly snapshot is computed every Monday after 12 noon. Pending index (pi) is relationship to inventory. Index set on 153 on 1/1/2007. 300 is considered a market in relative equilibrium. Shortsales are available listings as indicated in the MLS. All data taken from the GLVAR MLS. All homes (not manufactured) condos and townhomes are included in this date located in the immediate Las Vegas valley (mls 101-606)