

Las Vegas Real Estate Market Snapshot 6.11.2007

Created by RE/MAX Advantage for RE/MAX Advantage

Headline

A new look for the Market Snapshot! Inspired by an suggestion from our Patty Witty in the Anthem office. New to the snapshot is the number of agents working in the mls. Interest rates have moved up more than 1/2 percent in the last 3 weeks. Is the reason for the reduced activity in the marketplace? A bright spot in the market is the condo/townhome market where the inventory declined and pending sales increased. Month's supply reduced as well due to increased closings in the last 30 days.

Entire MLS Area 101-606

	Total Available Listings	+/- last week	Vacant Listings	%	+/- last week	Shortsale Listings	%	+/- last week	Pending Listings	+/- last week	Index	Rolling 30 Day Solds	+/-	Months Supply	YTD Sold Listings	vs 2006
SFR	19724	+	8084	41.0%	+	1559	7.9%	+	2503	+		1460	+		7820	
CN/TH	5588	-	2876	51.5%	+	189	6.6%	+	602	+		341	+		1745	
Total	25312	+	10960	43.3%	+	1748	6.9%	+	3105	+	123	1801	+	14.05	9565	-37%

Henderson Sub-Market

	Total Available Listings	+/- last week	Vacant Listings	%	+/- last week	Pending Listings	+/- last week	Index	Rolling 30 Day Solds	+/-	Months Supply	YTD Sold Listings	vs 2006
SFR	3391	+	1380	41.0%	+	454	+		1460	+		7820	
CN/TH	798	-	444	51.5%	+	90	-		341	+		1745	
Total	4189	+	10960	43.3%	+	544	+	130	1801	+	14.05	9565	-37%

Hi-Rise Sub-Market

	Total Available Listings	+/- last week	Vacant Listings	%	+/- last week	Pending Listings	+/- last week	Index	Rolling 30 Day Solds	+/-	Months Supply
Hi-Rise	674	-	511	75.8%	-	81	+		14	=	48.14

	Rentals	Supply
Available	3691	2.89
Leased	1275	

	AVG DOM
SFR	76
CN/TH	79

Agents & Brokers in MLS
16829

30 yr Fixed Rate
6.75%

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. Short sales 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). 30 yr fixed interest rate is with 1 pt origination.