

# Las Vegas Real Estate Market Snapshot 7.2.2007

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## Headline

**Total listing inventory numbers decrease for the first time this year!** The number of listings dropped 121 units in the last 7 days. You are the first to know. While that maybe exciting, the percent of homes for sale in a "shortsale" status is climbing faster in the last few weeks wih significant increases in the last 2 weeks. The reduction of listings DID NOT translate to a higher pending index number or closed listings. In fact, pending numbers are at a year low. Sold numbers are not as strong as previous weeks. The reduction of inventory likely is attributed to a higher number of expired listings not coming back on the market. Has the market exasperated these sellers? The market continues to defy the seasonal increase in sold homes and remains flat. New lending guidelines released today will further tighten the buyer pool looking for homes. Lower affordability is drawing down the first-time buyer home value more than others current ly.

### Entire MLS Area 101-606

	Total Available Listings	+/- last week	4 week trend	% Vacant Listings	+/- last week	% Short sale	+/- last week	Pending Listings	+/- last week	4 week trend	Index	+/- last week	Sold Last 30 Days	+/-	Months Supply	YTD Sold Listings	vs 2006
SFR	20022	-33	↑	41.6%	+	8.7%	+	2212	-	↓			1354	-		8983	
CN/TH	5561	-88	↑	50.6%	-	7.4%	+	508	-	↓			312	-		2022	
Total	25583	-121	↑	43.6%	=	7.6%	+	2720	-	↓	106	-	1666	-	15.3	11005	-37.3%

### Henderson Sub-Market

	Total Available Listings	+/- last week	4 week trend	% Vacant Listings	+/- last week	Pending Listings	+/- last week	4 week trend	Index	+/- last week	Sold Last 30 Days	+/-	Months Supply
SFR	3458	+	↑	40.9%	+	383	-	↓			284	+	
CN/TH	771	-	↓	54.6%	-	77	-	↓			64	+	
Total	4229	=	↑	43.4%	-	460	-	↓	109	-	348	+	12.1

### Hi-Rise Sub-Market

	Total Available Listings	+/- last week	4 week trend	% Vacant Listings	+/- last week	Pending Listings	+/- last week	4 week trend	Index	+/- last week	Sold Last 30 Days	+/-	Months Supply
Hi-Rise	672	-	↓	75.7%	=	81	-	↑			11	-	61.1

	Rentals Available	Supply
Available	3740	2.87
Leased	1301	↑

	AVG DOM
SFR	76
CN/TH	79

Agents & Brokers in MLS	
16855	+13

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.