

Las Vegas Real Estate Market Snapshot 12.3.2007

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Headline

November sinks the market to new low. 1087 detached homes and condo/townhomes closed in November - a new low for the mls this decade. The winter season is historically the low point of our market rhythm. December and January typically chalk the lowest percentage of our annual closings. **Good news?** Listing inventory continues to decline-this past 7 days by 568 listings! This marks 6 consecutive weeks of declining inventory and a total reduction of 1434 mls listings. 30 year fixed interest rates today fell to 5.625%. The lowest in a very long time. **Bad news?** One bank repo auction down, one more this weekend. In total, more than 500 homes are up for auction. Early bidding this past weekend resulted in the gavel hitting the podium with high bids at \$90/sf! These are prices not seen in years. Prices will continue to decline for some time as banks continue to move their ultra-high inventories.

Greater Las Vegas Valley (mls area 101-606)

	Total Available Listings	+/- last week	4 week trend	% Vacant Listings	+/- last week	% Shortsale Listings	+/- last week	Pending Listings	last week	4 week trend	last week	Sold Last 30 Days	last week	Months Supply	YTD Sold Listings	vs 2006	
SFR	20429	-450	↓	47.3%	+	18.0%	+	1794	1847	↓		823	866		14595		
CN/TH	5432	-118	↓	56.7%	+	15.5%	+	390	395	↑		153	145		3235		
Total	25861	-568	↓	49.2%	+	16.0%	+	2184	2242	↑	84	85	976	1011	26.5	17830	39.3%

Henderson Sub-Market

	Total Available Listings	+/- last week	4 week trend	% Vacant Listings	+/- last week	Pending Listings	last week	Index	+/- last week	Sold Last 30 Days	last week	Months Supply
SFR	3523	-95	↓	46.7%	+	291	315		↓	162	157	
CN/TH	753	-37	↓	55.8%	-	65	69		↑	20	14	
Total	4276	-132	↓	48.3%	+	356	384	83	=	182	171	23.5

Hi-Rise Sub-Market

	Total Available Listings	+/- last week	4 week trend	% Vacant Listings	+/- last week	Pending Listings	+/- last week	4 week trend	Sold Last 30 Days	+/-	Months Supply	Sold YTD
Hi-Rise	834	+	↑	83.3%	-	76	-	↑	12	-	69.5	169

Rentals		Supply		AVG DOM		Agents & Brokers in MLS		Repo		+/-		30yr Fixed Rate	
Available	4538	-		3.2	SFR	84	16364	-3	2136	54		5.625%	
Leased	1399	+		↓	CN/TH	91	15620	+21					

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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.