

Las Vegas Real Estate Market Snapshot 11/14/2008

Typical available increase is being seen, except in Henderson. Supply is up and creeping close to 8 months. Bank owned statistics are as follows: 30 day Solds-72.37% 30 day Solds Henderson- 60.97% YTD Solds- 56.72% YTD Solds Henderson- 47.29%... Bank Owned available homes are definitely consuming the market share. If we could put a moratorium on Foreclosures we could possibly fix this problem. Not to get political, but call or write your Senators today.

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	16941	+	up	5630	33.23%	58.16%	5640	33.29%	5439	-	2452	-	6.91	21343
CN/TH	4558	+	up	1079	23.67%	69.86%	1471	32.27%	967	+	400	+	11.40	3065
Totals	21499	+	up	6709	31.21%	60.64%	7111	33.08%	6406	-	2852	-	7.54	24408

Henderson Sub-Market

SFR	2475	=	dwn	633	25.58%	53.21%	571	23.07%	692	-	342	+	7.24	3433
CN/TH	593	-	up	156	26.31%	69.98%	195	32.88%	45	-	50	+	11.86	483
Total	3068	-	dwn	789	25.72%	56.45%	766	24.97%	737	-	392	+	7.83	3916

Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	4922	2988	1830	3.06
Leased	1610	1160	423	=

Henderson Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	854	591	249	3.11
Leased	275	210	64	=

YTD Solds under \$80/sf

NW	255	North	433
SW	73	South	175
Hend	35	East	348
		Total	1319
This week		+206	

Total Homes Available Under \$110/sf	8518
Total Homes Available Under \$85/sf	3438

Bank of Amer Rates	5.875%
Barrel of Oil	\$56