

## Las Vegas Real Estate Market Snapshot 12/31/2008

Here is a look at the end of the 2008 year numbers. 28,689 homes sold this year that were listed in the MLS. REO & Shortsale inventory has more than doubled since January 1 2008. 69% of the market is now either bank owned or soon could be. Housing supply has dropped dramatically. January 2008 there was a 24 month supply. Today there is only a 8 month supply. Bank rates are lower than they have been in most peoples life time. Oil is down...Change is in the air. Keep a positive outlook and make 2009 a great year!

### 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	16417		dwn	5313	32.36%	62.69%	6322	38.51%	5074		2188		7.50	24962
CN/TH	4419		dwn	1138	25.75%	72.35%	1604	36.30%	1014		409		10.80	3727
<b>Totals</b>	<b>20836</b>		<b>dwn</b>	<b>6451</b>	<b>30.96%</b>	<b>64.73%</b>	<b>7926</b>	<b>38.04%</b>	<b>6088</b>		<b>2597</b>		<b>8.02</b>	<b>28689</b>

### Henderson Sub-Market

SFR	2432		dwn	654	26.89%	56.37%	628	25.82%	570		290		8.39	3925
CN/TH	560		dwn	171	30.54%	71.96%	192	34.29%	50		45		12.44	560
<b>Total</b>	<b>2992</b>		<b>dwn</b>	<b>825</b>	<b>27.57%</b>	<b>59.29%</b>	<b>820</b>	<b>27.41%</b>	<b>620</b>		<b>335</b>		<b>8.93</b>	<b>4485</b>

### Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	4810	2931	1761	3.51
Leased	1371	982	370	=

### Henderson Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	801	559	228	3.24
Leased	247	187	55	=

### YTD Solds under \$80/sf

NW	402	North	738
SW	123	South	256
Hend	62	East	591
		<b>Total</b>	<b>2172</b>
<b>This week</b>			

Total Homes Available Under \$110/sf	9686
Total Homes Available Under \$85/sf	4848

Bank of Amer Rates	4.750%
Barrel of Oil	\$45