

Las Vegas Real Estate Market Snapshot 2/19/2009

Available homes in the valley are falling...Pending homes are up....Solds are up....Are we seeing the market come back or is the foreclosure moratorium damming up a sunami? Unemployment is at all time highs..the mayor wants to build a new city hall to create jobs..(not without resisitance from the Culinary Workers Union)...M Resort is coming along and should be opening this spring. They are hiring now... Lets cross our fingers and hope we can pull out of this mess...

Greater Las Vegas Valley (mls 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	15632	-	dwn	5482	35.07%	60.58%	5512	35.26%	6277	+	2153	+	7.26	3206
CN/TH	4507	-	dwn	1375	30.51%	70.96%	1533	34.01%	1155	+	450	+	10.02	649
Totals	20139	-	dwn	6857	34.05%	62.90%	7045	34.98%	7432	+	2603	+	7.74	3855

Henderson Sub-Market

SFR	2352	-	dwn	697	29.63%	53.83%	538	22.87%	797	+	251	+	9.37	378
CN/TH	579	-	dwn	202	34.89%	70.64%	202	34.89%	60	-	53	+	10.92	74
Total	2931	-	dwn	899	30.67%	57.48%	740	25.25%	857	+	304	+	9.64	452

Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	4825	2793	1930	2.69
Leased	1796	1301	456	=

Henderson Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	758	521	221	2.54
Leased	298	240	54	=

Total Homes Available Under \$110/sf	9977
Total Homes Available Under \$85/sf	5881

Bank of Amer Rates	4.750%
Barrel of Oil	\$39