

Las Vegas Real Estate Market Snapshot 4/1/2009

The market is slowly but surely coming down to the right levels... Supply is under 6 months and Inventory is also dropping The rental market is also looking good...

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	14433	-	dwn	5329	36.92%	59.02%	4752	32.92%	7630	+	2824	+	5.11	7245
CN/TH	4367	-	dwn	1426	32.65%	70.00%	1453	33.27%	1458	+	567	+	7.70	1440
Totals	18800	-	dwn	6755	35.93%	61.57%	6205	33.01%	9088	+	3391	+	5.54	8685

Henderson Sub-Market

SFR	2225	-	dwn	690	31.01%	52.90%	490	22.02%	1009	+	326	+	6.83	864
CN/TH	568	-	dwn	199	35.04%	72.71%	221	38.91%	69	+	66	+	8.61	161
Total	2793	-	dwn	889	31.83%	56.93%	711	25.46%	1078	+	392	+	7.13	1025

Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	4769	2666	1982	2.56
Leased	1862	1314	521	=

Henderson Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	758	529	213	2.52
Leased	301	230	66	=

YTD Solds under \$80/sf

NW	554	North	937
SW	266	South	256
Hend	80	East	881
		Total	2974
This week			

Total Homes Available Under \$110/sf	9625
Total Homes Available Under \$85/sf	6142

Bank of Amer Rates	4.500%
Barrel of Oil	\$49