

Las Vegas Real Estate Market Snapshot 5/12/2009

Available Homes in the Valley are down another 406 units this week!! Pendlings are Up another 405 units this week!! 4.06 Months Supply!! Still waiting for this flood of Bank Owned (REO) homes to come on the market, but not seeing it yet. What we are seeing is multiple bids over list price for any REO that is worth buying.

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	11476	-	dwn	4807	41.89%	53.08%	2857	24.90%	9731	+	3046	+	3.77	11313
CN/TH	3766	-	dwn	1456	38.66%	66.20%	992	26.34%	1920	+	706	+	5.33	2370
Totals	15242	-	dwn	6263	41.09%	56.32%	3849	25.25%	11651	+	3752	+	4.06	13683

Henderson Sub-Market														
	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	1798	-	dwn	591	32.87%	47.94%	298	16.57%	1365	+	416	-	4.32	1398
CN/TH	489	-	dwn	194	39.67%	69.30%	162	33.13%	99	-	81	+	6.04	267
Total	2287	-	dwn	785	34.32%	52.56%	460	20.11%	1464	+	497	+	4.60	1665

Rental Sub-Market					Henderson Rental Sub-Market				
	Inventory	SFR	Condo	Supply		Inventory	SFR	Condo	Supply
Available	4815	2621	2067	2.83	Available	684	439	222	2.62
Leased	1699	1209	468	=	Leased	261	202	62	=

YTD Solds under \$65/sf			
NW	497	North	714
SW	87	South	1056
Hend	63	East	277
		Total	2694

Total Homes Available Under \$110/sf	7454
Total Homes Available Under \$85/sf	4964

Bank of Amer Rates	4.625%
Barrel of Oil	\$60