

Las Vegas Real Estate Market Snapshot 6/22/2009

Inventory continues to decline, mainly in part to lack of new REO listings. How long can these banks hold back on releasing the foreclosed properties? Depends on the bank..... Less than a 3.5 month supply of homes available for sale. A huge portion of those are unsaleable anyways. I will keep my eyes open on the market for you. If you ever have any questions I am just a phone call away. Have a good week.

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	9624	-	dwn	4117	42.78%		2105	21.87%	10577	+	3130	+	3.07	15868
CN/TH	3313	+	dwn	1285	38.79%		698	21.07%	2340	+	730	+	4.54	3443
Totals	12937	-	dwn	5402	41.76%		2803	21.67%	12917	+	3860	+	3.35	19311

Henderson Sub-Market

SFR	1550	-	dwn	522	33.68%		222	14.32%	1451	-	437	+	3.55	2013
CN/TH	367	-	dwn	153	41.69%		99	26.98%	129	+	97	+	3.78	400
Total	1917	-	dwn	675	35.21%		321	16.74%	1580	-	534	+	3.59	2413

Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	4916	2717	2072	2.98
Leased	1652	1165	470	=

Henderson Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	680	434	225	2.43
Leased	280	214	65	=

YTD Solds under \$80/sf

NW	734	North	1163
SW	141	South	421
Hend	93	East	1581
		Total	4133
This week			

Total Homes Available Under \$110/sf	6126
Total Homes Available Under \$65/sf	1926

Bank of Amer Rates	5.375%
Barrel of Oil	\$67