

Las Vegas Real Estate Market Snapshot 7/10/2009

Inventory continues to decline. Total supply is 2.83 months of homes. We saw a record number of solds for the month of June last month. Some areas are actually seeing a slight increase in value by avg. \$/sf. Too early to say recovery, but if this trend continues we may have seen a bottom.

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	9224	-	dwn	3954	42.87%	50.62%	2034	22.05%	10524	-	3451	+	2.67	18141
CN/TH	2967	-	dwn	1200	40.44%	63.36%	675	22.75%	2397	+	862	+	3.44	3992
Totals	12191	-	dwn	5154	42.28%	53.72%	2709	22.22%	12921	+	4313	+	2.83	22133

Henderson Sub-Market

SFR	1525	-	dwn	504	33.05%	46.75%	248	16.26%	1421	-	461	+	3.31	2312
CN/TH	343	-	dwn	152	44.31%	66.76%	92	26.82%	117	-	122	+	2.81	485
Total	1868	-	dwn	656	35.12%	50.43%	340	18.20%	1538	-	583	+	3.20	2797

Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	4965	2797	2056	2.68
Leased	1851	1304	524	=

Henderson Rental Sub-Market

	Inventory	SFR	Condo	Supply
Available	652	415	222	1.93
Leased	337	270	64	=

YTD Solds under \$80/sf

NW	854	North	1412
SW	165	South	495
Hend	111	East	1802
		Total	4839
This week			

Total Homes Available Under \$110/sf	5920
Total Homes Available Under \$65/sf	1882

Bank of Amer Rates	5.125%
Barrel of Oil	\$60