

Las Vegas Real Estate Market Snapshot 8/21/2009

Available listings continue, yet another week, to decrease. 30 day solds are past their peak for the year. June & July saw record breaking numbers for solds in Las Vegas. The saleable listings in the valley are being tapped dry. Shortsales may be the only alternative if the banks don't release some of the foreclosed homes back into the market. This means longer closing times for buyers.

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	8681	-	dwn	3630	41.82%	51.32%	1905	21.94%	11240	+	3168	-	2.74	22688
CN/TH	2743	-	dwn	1127	41.09%	63.36%	590	21.51%	2674	+	797	-	3.44	5110
Totals	11424	-	dwn	4757	41.64%	54.21%	2495	21.84%	13914	+	3965	-	2.88	27798

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	1506	+	dwn	517	34.33%	47.08%	237	15.74%	1489	+	401	-	3.76	2893
CN/TH	316	-	dwn	128	40.51%	66.46%	83	26.27%	111	+	107	-	2.95	643
Total	1822	+	dwn	645	35.40%	50.44%	320	17.56%	1600	+	508	-	3.59	3536

Rental Sub-Market				
	Inventory	SFR	Condo	Supply
Available	5160	2960	2072	2.61
Leased	1975	1353	594	=

Henderson Rental Sub-Market				
	Inventory	SFR	Condo	Supply
Available	672	437	224	2.10
Leased	320	227	89	=

YTD Solds under \$65/sf			
NW	1087	North	1911
SW	243	South	622
Hend	152	East	2324
		Total	6339

Total Homes Available Under \$110/sf	5617
Total Homes Available Under \$85/sf	3857

Bank of Amer Rates	5.125%
Barrel of Oil	\$72