

Las Vegas Real Estate Market Snapshot 9/22/2009

REO sales are reducing, now at 66.47% of the total solds in the last 30 days. Shortsales have increased to 14% of the solds. Lack of REO inventory is the cause. Total inventory has decrease only slightly from last week overall, but has increased in Henderson. Pending sales are only up slightly, while Last 30 days solds are starting to see the normal seasonal decrease. Still, Under a 3 months total supply of available homes. Interesting note is that Condos have increased 13% in value in the last 4 months. Cash is still king in getting deals accepted.

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	8354	-	dwn	3635	43.51%	54.14%	1702	20.37%	11815	+	2956	-	2.83	26035
CN/TH	2507	-	dwn	1076	42.92%	63.58%	484	19.31%	2852	+	781	-	3.21	5989
Totals	10861	-	dwn	4711	43.38%	54.01%	2186	20.13%	14667	+	3737	-	2.91	32024

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	1465	+	dwn	515	35.15%	47.37%	225	15.36%	1577	+	371	-	3.95	3317
CN/TH	316	+	dwn	146	46.20%	64.87%	70	22.15%	96	-	109	-	2.90	764
Total	1781	+	dwn	661	37.11%	50.48%	295	16.56%	1673	-	480	-	3.71	4081

Rental Sub-Market					Henderson Rental Sub-Market				
	Inventory	SFR	Condo	Supply		Inventory	SFR	Condo	Supply
Available	5288	2998	2147	2.95	Available	668	435	224	2.42
Leased	1795	1254	252	=	Leased	276	200	74	=

YTD Solds under \$65/sf			
NW	1289	North	2257
SW	285	South	719
Hend	176	East	2694
		Total	7420
This week			

Total Homes Available Under \$100/sf	4877
Total Homes Available Under \$65/sf	1673

Bank of Amer Rates	5.000%
Barrel of Oil	\$72