

OUR LAS VEGAS MARKET

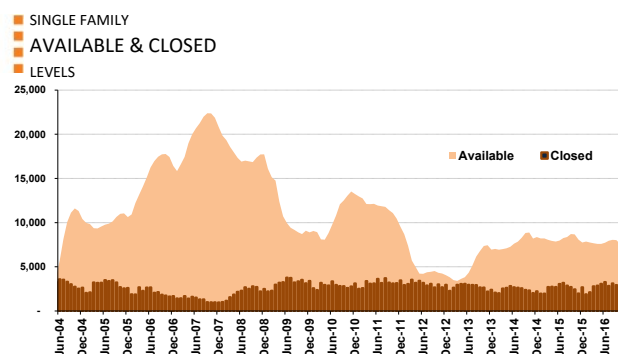
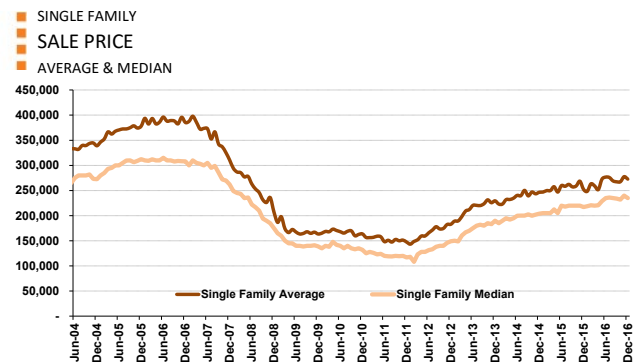
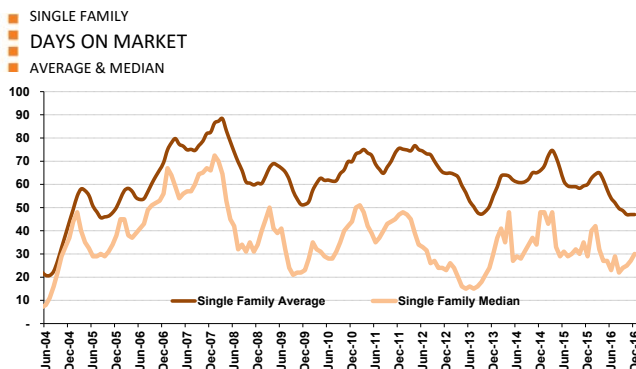


Jan 2017

2017 started out with mostly positive indicators. Almost ten percent more single family homes went under contract than the same month of 2016 and closings increased by fourteen percent year-over-year. Median single family prices moved up moderately by 1.3% while marketing times were nearly unchanged. Listing activity grew more slowly than pended sales, rising by just 3.5% compared to the escrow activity of 9.8%. As such, historically low inventories fell once again. If this continues, we are likely to see some upward price pressures this year. The story for condominiums also remains intriguing, with available inventories dropping by almost fifty percent from last year.

SINGLE FAMILY

	Jan -17	M - M Change	Dec -16	Y -O -Y Change	Jan 17 YTD	Jan 16 YTD	Y -O -Y Change YTD
LISTINGS							
Available	6,186	-5.0%	6,512	-21.3%			
Average price	\$493,826	3.2%	\$478,377	14.1%			
Median Price	\$320,000	3.3%	\$309,900	16.4%			
NEW LISTINGS							
Listings	3,603	60.8%	2,241	3.5%	3,603	3,480	3.5%
Average Price	\$345,767	7.5%	\$321,559	3.6%	\$345,767	\$333,816	3.6%
Median Price	\$269,850	6.4%	\$253,549	10.1%	\$269,850	\$245,000	10.1%
ESCROWS OPENED							
Pended	3,040	13.1%	2,687	9.8%			
Average Price	\$276,972	1.5%	\$272,970	7.1%			
Median Price	\$240,000	2.1%	\$235,000	9.3%			
UNITS SOLD							
Units Sold	2,149	-21.0%	2,720	14.0%	2,149	1,885	14.0%
Average Price	\$271,547	-0.4%	\$272,747	9.3%	\$271,547	\$248,459	9.3%
Median Price	\$238,000	1.3%	\$235,000	8.7%	\$238,000	\$219,000	8.7%
Median \$/Sq.ft	\$129	0.9%	\$127	8.8%	\$129	\$118	8.8%
Avg \$/Sq.ft	\$132	0.6%	\$131	8.4%	\$132	\$121	8.4%
DAYS ON MARKET							
Average	51	0.0%	51	-23.9%	51	67	-23.9%
Median	30	3.4%	29	-25.0%	30	40	-25.0%



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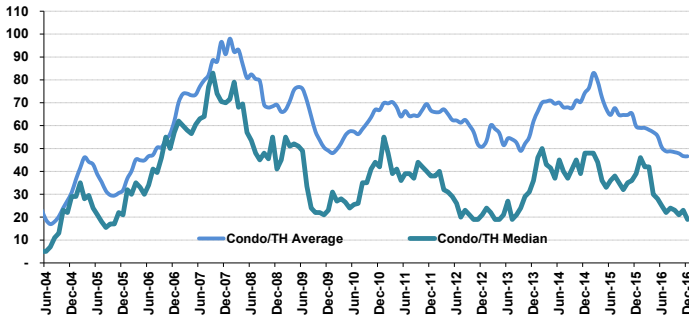


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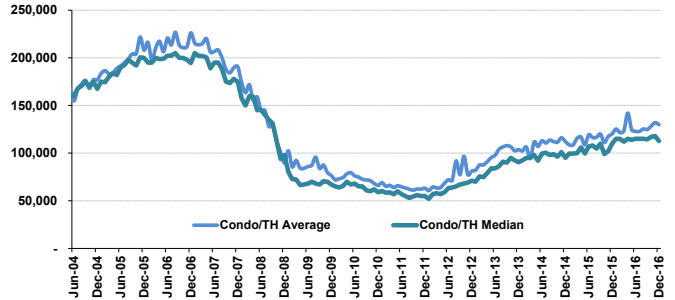
CONDO/TOWNHOME

	Jan-17	M-M Change	Dec-16	Y-O-Y Change	Jan 17 YTD	Jan 16 YTD	Y-O-Y Change YTD
LISTINGS							
Available	904	-9.3%	997	-46.8%			
Average price	\$160,840	5.0%	\$153,242	25.8%			
Median Price	\$129,900	5.7%	\$122,900	23.7%			
NEW LISTINGS							
Listings	753	36.7%	551	-10.9%	753	845	-10.9%
Average Price	\$129,918	-1.2%	\$131,466	4.7%	\$129,918	124145	4.7%
Median Price	\$113,500	-1.2%	\$114,900	-1.2%	\$113,500	114900	-1.2%
ESCROWS OPENED							
Pended	780	-1.5%	792	23.8%			
Average Price	\$127,724	2.0%	\$125,265	-3.5%			
Median Price	\$117,000	8.8%	\$107,500	-3.7%			
UNITS SOLD							
Units Sold	531	-22.8%	688	23.8%	531	429	23.8%
Average Price	\$129,918	8.6%	\$119,653	3.7%	\$129,918	125293	3.7%
Median Price	\$113,500	0.6%	\$112,800	-1.3%	\$113,500	115000	-1.3%
Median \$/Sq.ft	\$106	5.0%	\$101	9.6%	\$106	96.6	9.6%
Avg \$/Sq.ft	\$109	7.5%	\$101	9.9%	\$109	99.17	9.9%
DAYS ON MARKET							
Average	45	-4.3%	47	-35.7%	45	70.0	-35.7%
Median	19	-13.6%	22	-58.7%	19	46.0	-58.7%

■ CONDO/TOWNHOME
■ DAYS ON MARKET
■ AVERAGE & MEDIAN



■ CONDO/TOWNHOME
■ SALE PRICE
■ AVERAGE & MEDIAN



■ CONDO/TOWNHOME
■ AVAILABLE & CLOSED
■ LEVELS

