

# OUR LAS VEGAS MARKET

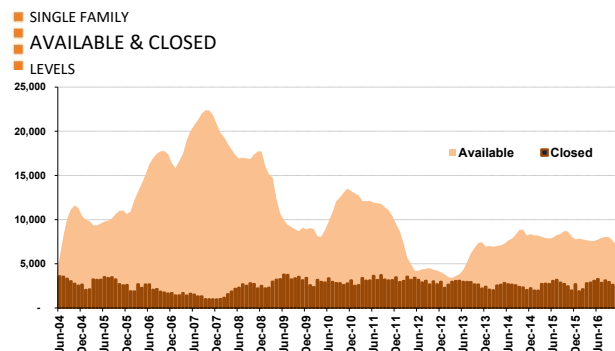
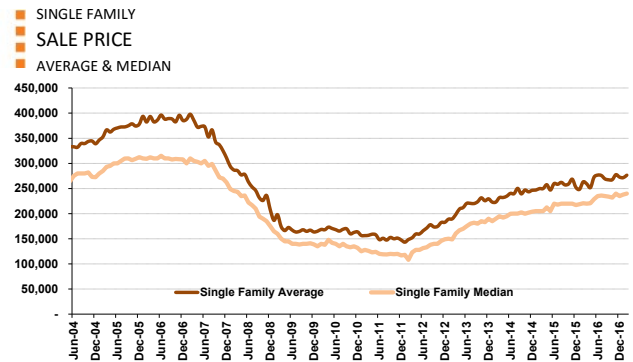
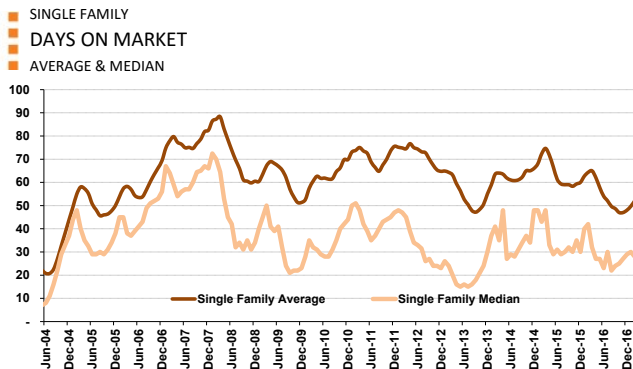


Feb 2017

Inventory continues to decline against an accelerating sales. In February single family, new listing activity declined, escrow activity increased and closings were up both year-over-year and month-over-month. Single family for-sale listings are down almost 23% from the same month last year and condominiums have falling even more declining by over 50% over that same period, leaving about one month of inventory available for purchase. We are now entering the seasonally strong selling time period, so potential sellers could capture some momentum from progressing demand and historically low supply.

## SINGLE FAMILY

	Feb-17	M-M Change	Jan-17	Y-O-Y Change	Feb 17 YTD	Feb 16 YTD	Y-O-Y Change YTD
<b>LISTINGS</b>							
Available	5,995	-3.1%	6,186	-22.7%			
Average price	\$510,054	3.3%	\$493,826	15.3%			
Median Price	\$324,900	1.5%	\$320,000	16.0%			
<b>NEW LISTINGS</b>							
Listings	3,381	-6.2%	3,603	-3.2%	6,965	7,071	-1.5%
Average Price	\$354,680	2.6%	\$345,767	4.0%	\$349,298	\$327,271	6.7%
Median Price	\$268,000	-0.7%	\$269,850	7.2%	\$267,500	\$244,900	9.2%
<b>ESCROWS OPENED</b>							
Pended	3,209	5.6%	3,040	0.3%			
Average Price	\$291,066	5.1%	\$276,972	9.1%			
Median Price	\$245,000	2.1%	\$240,000	11.4%			
<b>UNITS SOLD</b>							
Units Sold	2,260	5.2%	2,149	6.7%	4,409	3,770	16.9%
Average Price	\$276,581	1.9%	\$271,547	5.1%	\$274,124	\$255,953	7.1%
Median Price	\$240,000	0.8%	\$238,000	8.7%	\$240,000	\$220,000	9.1%
Median \$/Sq.ft	\$130	0.9%	\$129	7.2%	\$129	\$119	8.4%
Avg \$/Sq.ft	\$133	1.2%	\$132	7.4%	\$132	\$122	8.6%
<b>DAYS ON MARKET</b>							
Average	54	5.9%	51	-19.4%	52	68	-23.5%
Median	28	-6.7%	30	-33.3%	29	42	-31.0%



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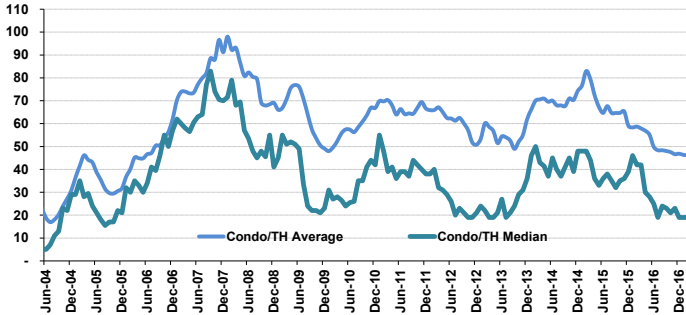


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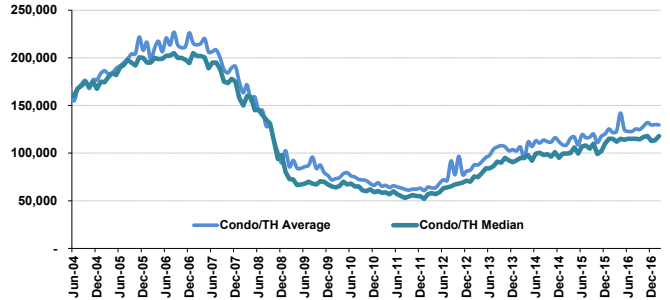
## CONDO/TOWNHOME

	Feb-17	M-M Change	Jan-17	Y-O-Y Change	Feb 17 YTD	Feb 16 YTD	Y-O-Y Change YTD
<b>LISTINGS</b>							
Available	858	-5.1%	904	-50.9%			
Average price	\$164,501	2.3%	\$160,840	27.0%			
Median Price	\$132,950	2.3%	\$129,900	24.8%			
<b>NEW LISTINGS</b>							
Listings	728	-3.3%	753	-11.1%	1,478	1,675	-11.8%
Average Price	\$145,119	11.7%	\$129,918	9.8%	\$143,455	\$125,880	14.0%
Median Price	\$129,500	14.1%	\$113,500	9.8%	\$129,000	\$114,900	12.3%
<b>ESCROWS OPENED</b>							
Pended	763	-2.2%	780	21.1%			
Average Price	\$136,680	7.0%	\$127,724	9.3%			
Median Price	\$124,900	6.8%	\$117,000	7.3%			
<b>UNITS SOLD</b>							
Units Sold	567	6.8%	531	10.1%	1,098	880	24.8%
Average Price	\$129,591	-0.3%	\$129,918	6.6%	\$129,749	\$122,593	5.8%
Median Price	\$118,000	4.0%	\$113,500	2.6%	\$116,000	\$113,500	2.2%
Median \$/Sq.ft	\$107	1.0%	\$106	9.1%	\$106	\$97	10.1%
Avg \$/Sq.ft	\$109	-0.4%	\$109	9.7%	\$109	\$99	10.4%
<b>DAYS ON MARKET</b>							
Average	50	11.1%	45	-19.4%	47	67	-29.9%
Median	19	0.0%	19	-45.7%	19	41	-53.7%

CONDO/TOWNHOME  
DAYS ON MARKET  
AVERAGE & MEDIAN



CONDO/TOWNHOME  
SALE PRICE  
AVERAGE & MEDIAN



CONDO/TOWNHOME  
AVAILABLE & CLOSED  
LEVELS

