

OUR LAS VEGAS MARKET

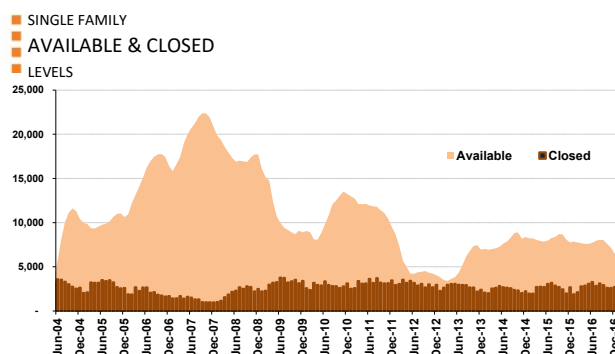
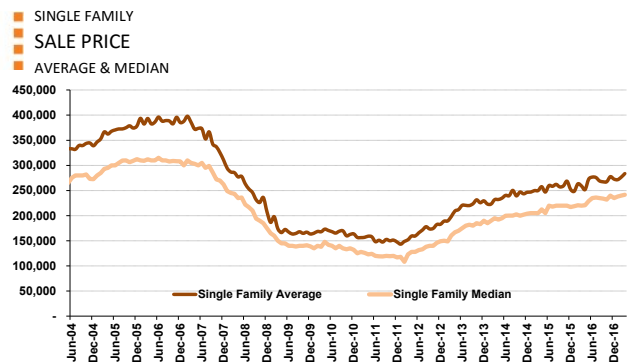
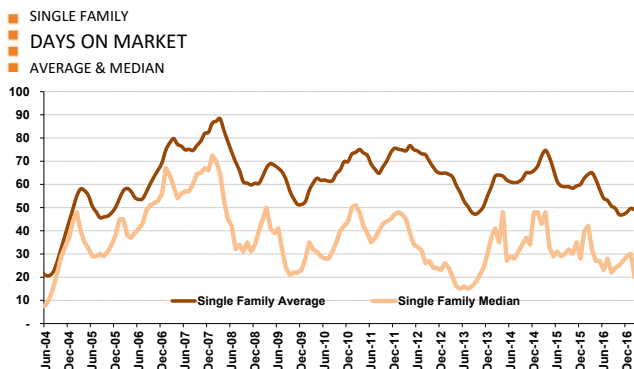


Mar 2017

Consistent with seasonal trends, closings and pended sales shot up in March. More remarkably, when measured against the same month of last year, single family closings are up almost fifteen percent. New listings have also shot up this month and year-over-year but this wasn't enough to backfill the pended and closed homes, resulting in fewer single family and attached homes available for sale. Marketing times have dropped dramatically, with single family average days on market dropping by almost 27% while condominiums and townhome days on market fell by a surprising 44%. As a result of these current market features, we are seeing price pressures, particularly in the most affordable price ranges.

SINGLE FAMILY

	Mar-17	M-M Change	Feb-17	Y-O-Y Change	Mar 17 YTD	Mar 16 YTD	Y-O-Y Change YTD
LISTINGS							
Available	5,917	-1.3%	5,995	-23.8%			
Average price	\$531,580	4.2%	\$510,054	15.6%			
Median Price	\$339,990	4.6%	\$324,900	15.3%			
NEW LISTINGS							
Listings	4,272	26.4%	3,381	7.7%	10,836	10,938	-0.9%
Average Price	\$361,014	1.8%	\$354,680	9.6%	\$353,598	\$334,031	5.9%
Median Price	\$272,000	1.5%	\$268,000	6.7%	\$269,000	\$249,900	7.6%
ESCROWS OPENED							
Pended	3,875	20.8%	3,209	8.3%			
Average Price	\$290,855	-0.1%	\$291,066	11.5%			
Median Price	\$245,000	0.0%	\$245,000	8.9%			
UNITS SOLD							
Units Sold	3,203	41.7%	2,260	14.6%	7,612	6,798	12.0%
Average Price	\$283,757	2.6%	\$276,581	9.5%	\$278,174	\$257,453	8.0%
Median Price	\$241,500	0.6%	\$240,000	9.8%	\$240,000	\$220,000	9.1%
Median \$/Sq.ft	\$132	1.4%	\$130	9.6%	\$130	\$124	5.0%
Avg \$/Sq.ft	\$136	2.4%	\$133	9.1%	\$134	\$120	11.7%
DAYS ON MARKET							
Average	45	-16.7%	54	-27.4%	49	65	-24.1%
Median	20	-28.6%	28	-37.5%	25	38	-34.2%



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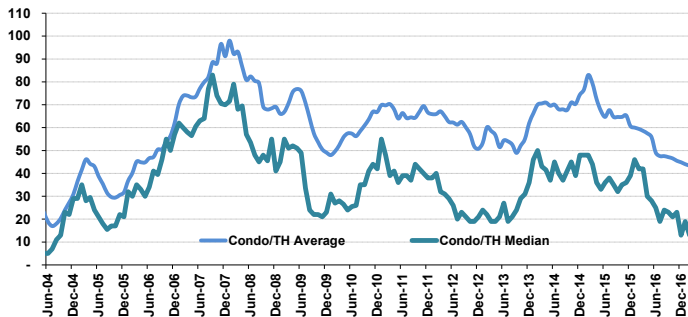


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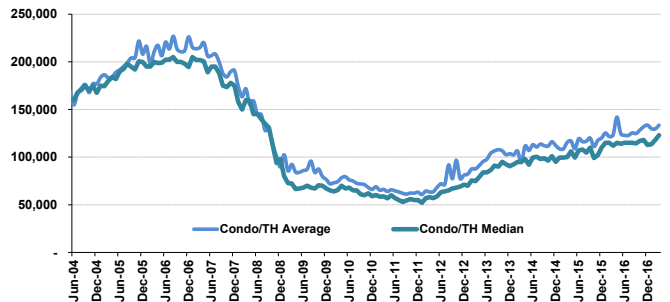
CONDO/TOWNHOME

	Mar-17	M-M Change	Feb-17	Y-O-Y Change	Mar 17 YTD	Mar 16 YTD	Y-O-Y Change YTD
LISTINGS							
Available	829	-3.4%	858	-52.9%			
Average price	\$171,227	4.1%	\$164,501	30.8%			
Median Price	\$139,000	4.6%	\$132,950	28.8%			
NEW LISTINGS							
Listings	828	13.7%	728	-1.2%	2,204	2,474	-10.9%
Average Price	\$153,022	5.4%	\$145,119	12.0%	\$131,263	\$130,638	0.5%
Median Price	\$139,500	7.7%	\$129,500	13.7%	\$122,900	\$117,998	4.2%
ESCROWS OPENED							
Pended	844	10.6%	763	22.3%			
Average Price	\$127,422	-6.8%	\$136,680	-3.2%			
Median Price	\$117,750	-5.7%	\$124,900	-1.9%			
UNITS SOLD							
Units Sold	711	25.4%	567	9.9%	1,809	1,591	13.7%
Average Price	\$133,560	3.1%	\$129,591	8.4%	\$131,247	\$123,235	6.5%
Median Price	\$123,000	4.2%	\$118,000	9.8%	\$119,800	\$114,000	5.1%
Median \$/Sq.ft	\$110	2.6%	\$107	12.2%	\$108	\$100	7.6%
Avg \$/Sq.ft	\$113	3.9%	\$109	12.4%	\$110	\$98	12.6%
DAYS ON MARKET							
Average	36	-28.0%	50	-43.8%	43	65	-33.8%
Median	13	-31.6%	19	-60.6%	16	36	-55.6%

CONDO/TOWNHOME
DAYS ON MARKET
AVERAGE & MEDIAN



CONDO/TOWNHOME
SALE PRICE
AVERAGE & MEDIAN



CONDO/TOWNHOME
AVAILABLE & CLOSED
LEVELS

