

OUR LAS VEGAS MARKET

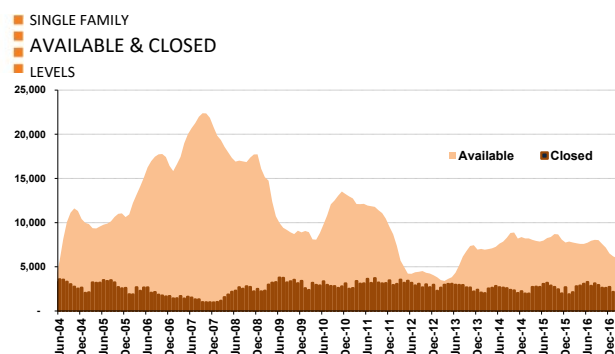
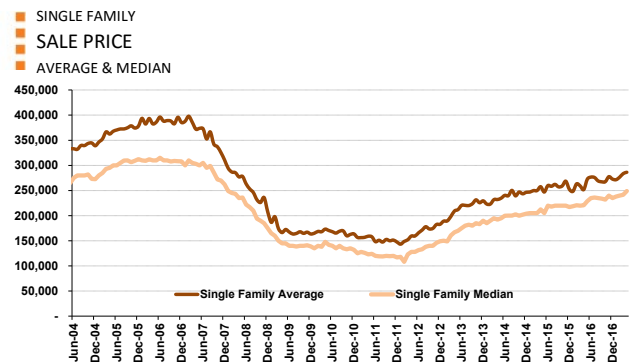
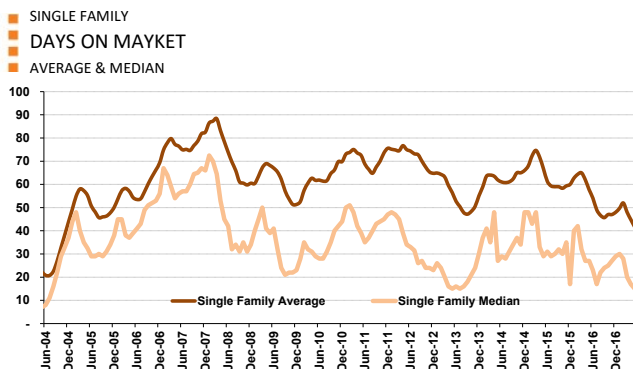


May 2017

Single Family inventory moved lower once again while closings jumped dramatically, almost twenty-three percent from the prior month and nearly fifteen percent over the same month last year. Escrow activity also remains brisk and new listings have only provided minor relief to the market. For single family, our surprise was that the median price only moved up slightly, despite a declining inventory environment and strong closing activity. This action did appear to manifest in declining marketing times, with average days on market dropping by almost ten percent. Attached homes have become a fascinating market, with marketing times at their lowest since 2005 and a price velocity at a multiple of what the single family market is experiencing.

SINGLE FAMILY

	May-17	M - M Change	Apr-17	Y - O - Y Change	May 17 YTD	May 16 YTD	Y - O - Y Change YTD
LISTINGS							
Available	5,373	-4.5%	5,626	-29.2%			
Average price	\$553,822	2.0%	\$542,866	18.2%			
Median Price	\$349,999	1.5%	\$344,900	14.8%			
NEW LISTINGS							
Listings	3,894	4.0%	3,743	1.4%	18,660	19,490	-4.3%
Average Price	\$345,969	1.7%	\$340,233	2.9%	\$374,203	\$342,873	9.1%
Median Price	\$274,900	1.8%	\$270,000	6.1%	\$284,989	\$254,900	11.8%
ESCROWS OPENED							
Pended	3,867	4.7%	3,692	10.8%			
Average Price	\$302,353	5.2%	\$287,377	6.2%			
Median Price	\$259,900	6.1%	\$244,888	10.6%			
UNITS SOLD							
Units Sold	3,520	22.7%	2,868	14.7%	13,887	12,744	9.0%
Average Price	\$296,783	3.6%	\$286,386	8.8%	\$285,011	\$259,944	9.6%
Median Price	\$250,000	0.4%	\$249,000	9.2%	\$245,000	\$223,000	9.9%
Median \$/Sq.ft	\$135	-0.1%	\$135	8.9%	\$132	\$124	6.8%
Avg \$/Sq.ft	\$141	1.9%	\$138	9.3%	\$137	\$121	12.9%
DAYS ON MARKET							
Average	38	-9.5%	42	-29.6%	45	62	-26.7%
Median	15	-11.8%	17	-44.4%	21	35	-40.0%



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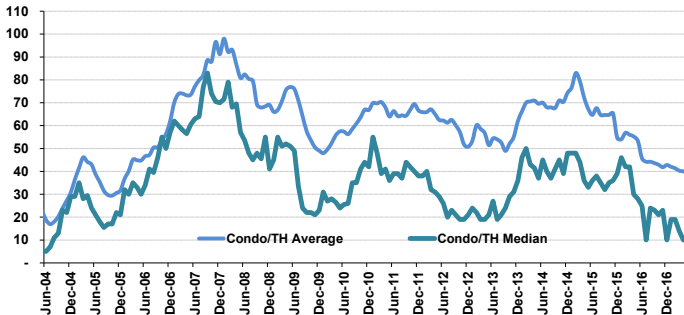


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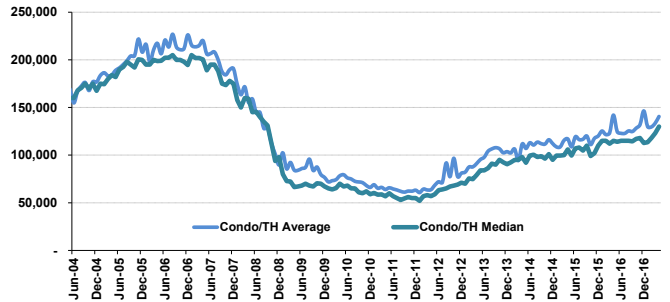
CONDO/TOWNHOME

	May-17	M-M Change	Apr-17	Y-O-Y Change	May 17 YTD	May 16 YTD	Y-O-Y Change YTD
LISTINGS							
Available	692	-7.5%	748	-55.0%			
Average price	\$183,527	1.3%	\$181,207	34.7%			
Median Price	\$149,600	1.3%	\$147,700	36.0%			
NEW LISTINGS							
Listings	776	-4.8%	815	2.5%	3,898	4,035	-3.4%
Average Price	\$149,238	-1.2%	\$150,995	8.3%	\$148,412	\$132,526	12.0%
Median Price	\$134,945	0.0%	\$135,000	12.5%	\$133,950	\$116,000	15.5%
ESCROWS OPENED							
Pended	857	-1.4%	869	14.3%			
Average Price	\$148,720	8.1%	\$137,537	15.8%			
Median Price	\$132,000	3.9%	\$127,000	11.0%			
UNITS SOLD							
Units Sold	781	17.8%	663	19.1%	3,253	2,897	12.3%
Average Price	\$146,384	4.2%	\$140,549	17.5%	\$136,774	\$127,726	7.1%
Median Price	\$137,900	6.1%	\$130,000	23.1%	\$125,000	\$114,000	9.6%
Median \$/Sq.ft	\$116	2.4%	\$114	11.9%	\$111	\$107	3.5%
Avg \$/Sq.ft	\$119	3.1%	\$116	19.2%	\$114	\$99	14.7%
DAYS ON MARKET							
Average	28	-12.5%	32	-46.2%	37	60	-38.3%
Median	10	0.0%	10	-64.3%	13	33	-60.6%

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



■ CONDO/TOWNHOME
■ SALE PRICE
■ AVERAGE & MEDIAN



■ CONDO/TOWNHOME
■ AVAILABLE & CLOSED LEVELS

