

OUR LAS VEGAS MARKET

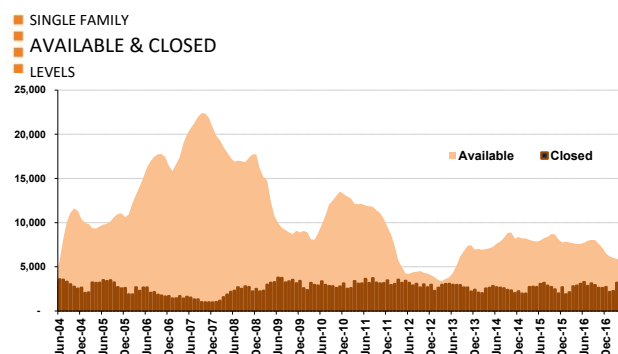
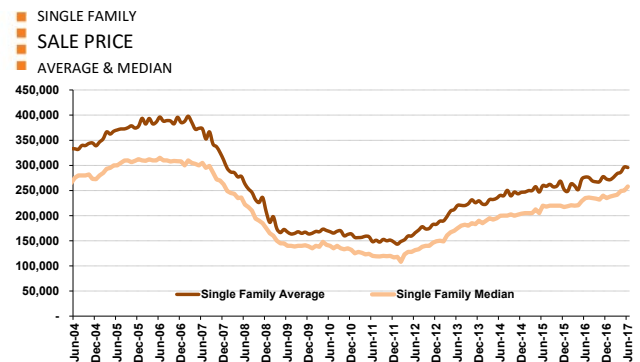
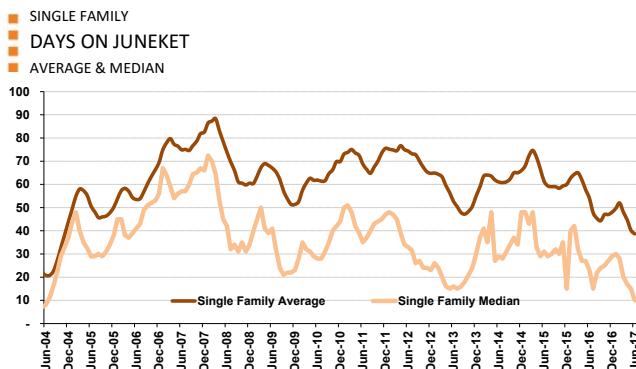


June 2017

After declining for eight consecutive months, single family for-sale inventory finally stalled its decline. Despite this pause, inventory remains historically low, a challenge for buyers in the popular market segments. In June, escrow activity declined while new listing activity was flat, causing a minor bump in inventories. Condominium and Townhome availability remains extremely constrained, having been halved from the same time last year. Median single family home prices advanced by almost three percent. Most of the year's gains took place in April and June.

SINGLE FAMILY

	Jun-17	M-M Change	May-17	Y-O-Y Change	Jun 17 YTD	Jun 16 YTD	Y-O-Y Change YTD
LISTINGS							
Available	5,519	2.7%	5,373	-28.5%			
Average price	\$560,781	1.3%	\$553,822	18.5%			
Median Price	\$350,000	0.0%	\$349,999	13.3%			
NEW LISTINGS							
Listings	3,928	0.9%	3,894	-1.5%	22,821	23,584	-3.2%
Average Price	\$351,669	1.6%	\$345,969	8.3%	\$345,154	\$318,529	8.4%
Median Price	\$275,000	0.0%	\$274,900	7.8%	\$269,900	\$246,000	9.7%
ESCROWS OPENED							
Pended	3,599	-6.9%	3,867	1.9%			
Average Price	\$301,499	-0.3%	\$302,353	11.9%			
Median Price	\$259,800	0.0%	\$259,900	11.0%			
UNITS SOLD							
Units Sold	3,675	4.4%	3,520	12.4%	17,675	16,001	10.5%
Average Price	\$295,728	-0.4%	\$296,783	6.9%	\$286,888	\$263,357	8.9%
Median Price	\$258,000	3.2%	\$250,000	9.8%	\$247,500	\$225,000	10.0%
Median \$/Sq.ft	\$138	2.5%	\$135	10.8%	\$134	\$122	9.5%
Avg \$/Sq.ft	\$142	0.6%	\$141	9.4%	\$138	\$126	9.3%
DAYS ON MARKET							
Average	36	-5.3%	38	-29.4%	43	59	-26.6%
Median	14	-6.7%	15	-39.1%	19	30	-36.7%



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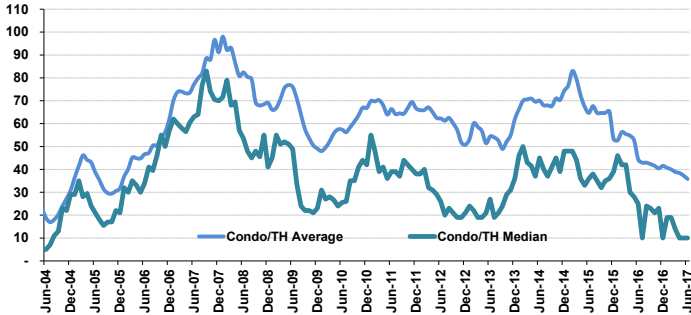


June 2017

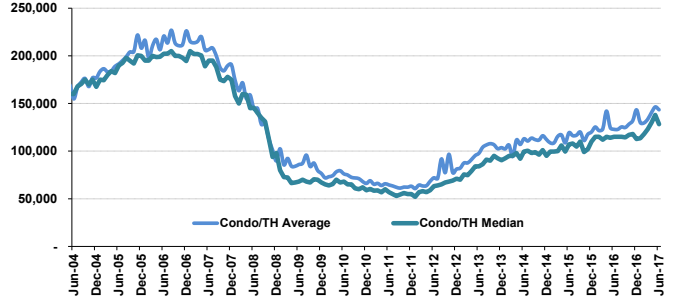
CONDO/TOWNHOME

	Jun-17	M - M Change	May-17	Y - O - Y Change	Jun 17 YTD	Jun 16 YTD	Y - O - Y Change YTD
LISTINGS							
Available	729	5.3%	692	-51.0%			
Average price	\$191,844	4.5%	\$183,527	40.8%			
Median Price	\$156,000	4.3%	\$149,600	41.8%			
NEW LISTINGS							
Listings	782	0.8%	776	8.9%	4,710	5,006	-5.9%
Average Price	\$165,230	10.7%	\$149,238	25.6%	\$150,811	\$131,553	14.6%
Median Price	\$140,000	3.7%	\$134,945	17.7%	\$134,900	\$118,950	13.4%
ESCROWS OPENED							
Pended	813	-5.1%	857	31.6%			
Average Price	\$152,265	2.4%	\$148,720	18.1%			
Median Price	\$134,990	2.3%	\$132,000	12.6%			
UNITS SOLD							
Units Sold	796	1.9%	781	11.0%	4,052	3,615	12.1%
Average Price	\$143,385	-2.0%	\$146,384	16.6%	\$138,059	\$126,729	8.9%
Median Price	\$128,250	-7.0%	\$137,900	11.5%	\$125,000	\$114,000	9.6%
Median \$/Sq.ft	\$117	0.8%	\$116	17.3%	\$112	\$99	13.3%
Avg \$/Sq.ft	\$119	-0.1%	\$119	15.6%	\$115	\$107	7.1%
DAYS ON MARKET							
Average	29	3.6%	28	-47.3%	35	59	-40.7%
Median	10	0.0%	10	-60.0%	13	32	-59.4%

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



■ CONDO/TOWNHOME
■ SALE PRICE
■ AVERAGE & MEDIAN



■ CONDO/TOWNHOME
■ AVAILABLE & CLOSED
■ LEVELS

