

OUR LAS VEGAS MARKET

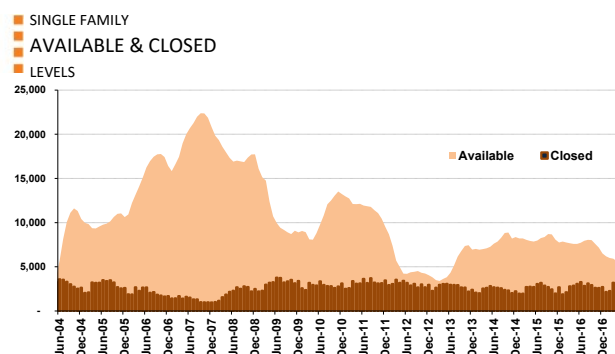
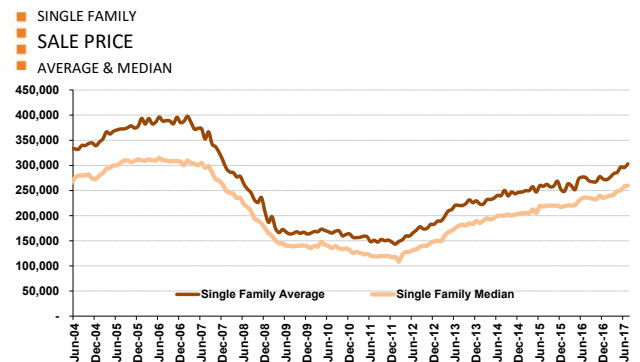
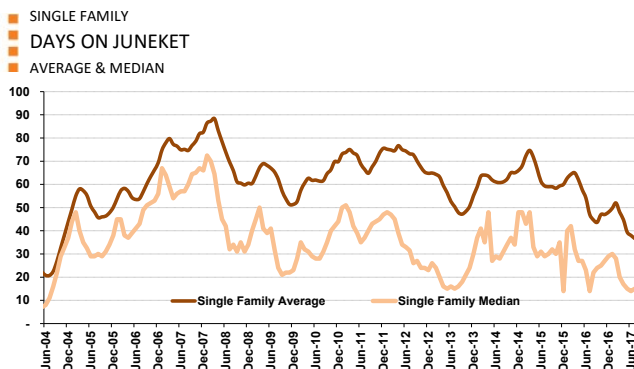


July 2017

Buyers received little respite from the challenged inventory character of the market, with inventory falling slightly from last month. Measured from last year, inventory is down a staggering 32% for single family while attached homes have fallen even more dramatically, falling to half last year's level. Listing activity has also fallen across all product types. Measured demand continues to be strong, with single family homes posting a massive jump in closings of almost eleven percent from the same month of last year. Presumably, attached homes also mimic this demand, however, the sector is becoming so inventory challenged that low supply may be impeding sales. Clearly, attached home supply/demand is out of balance as prices have risen dramatically over the past year.

SINGLE FAMILY

	Jul-17	M-M Change	Jun-17	Y-O-Y Change	Jul 17 YTD	Jul 16 YTD	Y-O-Y Change YTD
LISTINGS							
Available	5,373	-2.6%	5,519	-32.4%			
Average price	\$563,504	0.5%	\$560,781	23.0%			
Median Price	\$349,900	0.0%	\$350,000	15.5%			
NEW LISTINGS							
Listings	3,801	-3.2%	3,928	-4.6%	26,595	27,577	-3.6%
Average Price	\$349,839	-0.5%	\$351,669	13.7%	\$347,290	\$324,325	7.1%
Median Price	\$274,900	0.0%	\$275,000	10.0%	\$270,000	\$249,900	8.0%
ESCROWS OPENED							
Pended	3,367	-6.4%	3,599	0.6%			
Average Price	\$312,010	3.5%	\$301,499	12.5%			
Median Price	\$265,000	2.0%	\$259,800	12.8%			
UNITS SOLD							
Units Sold	3,144	-14.4%	3,675	10.8%	20,815	18,837	10.5%
Average Price	\$303,171	2.5%	\$295,728	9.9%	\$289,371	\$265,245	9.1%
Median Price	\$260,000	0.8%	\$258,000	10.2%	\$250,000	\$225,000	11.1%
Median \$/Sq.ft	\$143	3.2%	\$138	12.4%	\$134	\$123	9.3%
Avg \$/Sq.ft	\$139	-2.2%	\$142	5.9%	\$138	\$127	9.0%
DAYS ON MARKET							
Average	36	0.0%	36	-28.0%	42	57	-26.1%
Median	15	7.1%	14	-37.5%	18	29	-37.9%



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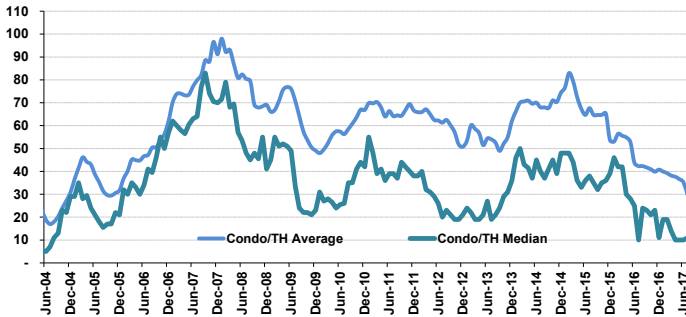


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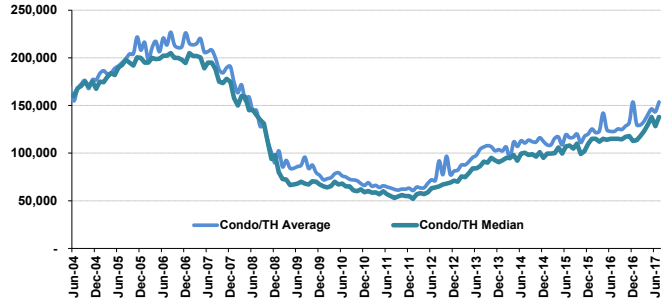
CONDO/TOWNHOME

	Jul-17	M - M Change	Jun-17	Y - O - Y Change	Jul 17 YTD	Jul 16 YTD	Y - O - Y Change YTD
LISTINGS							
Available	706	-3.2%	729	-47.7%			
Average price	\$190,598	-0.6%	\$191,844	36.5%			
Median Price	\$154,950	-0.7%	\$156,000	34.9%			
NEW LISTINGS							
Listings	751	-4.0%	782	9.5%	5,321	5,718	-6.9%
Average Price	\$155,017	-6.2%	\$165,230	14.4%	\$151,936	\$131,770	15.3%
Median Price	\$139,000	-0.7%	\$140,000	15.8%	\$135,000	\$118,000	14.4%
ESCROWS OPENED							
Pended	755	-7.1%	813	-3.8%			
Average Price	\$149,732	-1.7%	\$152,265	16.0%			
Median Price	\$137,000	1.5%	\$134,990	14.3%			
UNITS SOLD							
Units Sold	656	-17.6%	796	7.5%	4,052	4,225	-4.1%
Average Price	\$153,726	7.2%	\$143,385	25.2%	\$138,059	\$126,165	9.4%
Median Price	\$138,000	7.6%	\$128,250	20.0%	\$125,000	\$114,000	9.6%
Median \$/Sq.ft	\$119	1.5%	\$117	20.3%	\$112	\$99	13.3%
Avg \$/Sq.ft	\$124	4.0%	\$119	22.6%	\$115	\$106	8.1%
DAYS ON MARKET							
Average	32	11.1%	29	-46.3%	35	60	-41.7%
Median	11	10.0%	10	-60.7%	13	31	-58.1%

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



■ CONDO/TOWNHOME
■ SALE PRICE
■ AVERAGE & MEDIAN



■ CONDO/TOWNHOME
■ AVAILABLE & CLOSED
■ LEVELS

