

Las Vegas Real Estate Market Snapshot 1.28.2008

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Headline

Momentum? Pending sales continue to climb indicating an increasingly active market. NAR has reported a pent up demand for housing for several months. Low interest rates and declining house prices have helped a few people off the fence and the lower end of the market is abuzz in activity. Another interesting point in this week's data is the declining number of new listings coming on the week over week for the past 3 weeks and a decline in listed units from last week. Increased pendlings and moderating listing inventory spell good things for the months ahead. Will the median price begin to stabilize and add more confidence to the market place as well? Only time will tell.

Greater Las Vegas Valley (mls area 101-606)

	Total Available Listings	+/- last week	4 week trend	% Vacant Listings	+/- last week	% Shortsale Listings	+/- last week	Pending Listings	last week	4 week trend	Index	last week	Sold Last 30 Days	last week	Months Supply	YTD Sold Listings	vs 2007
SFR	19121	-2	↑	49.7%	-	21.0%	+	2366	2208	↑			752	751		668	
CN/TH	4975	-1	↓	59.1%	+	20.2%	+	387	389	↑			134	134		118	
Total	24096	-3	↑	51.6%	-	19.1%	+	2753	2597	↑	114	108	886	885	27.2	786	-43.0%

Henderson Sub-Market

SFR	3270	-11	↑	48.4%	-			400	347	↑			147	156			
CN/TH	723	3	=	59.9%	+			54	58	↑			17	20			
Total	3993	-8	↑	50.5%	+			454	405	↑	114	101	164	176	24.3		

\$1 million Detached Sub-Market

SFR	1161	7	↑					50	47	↓			16	=	72.6	14	28
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Hi-Rise Sub-Market

Hi-Rise	844	18	↑	82.2%	-			73	74	↑			12	↓	70.3	10	
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Rental Sub-Market

	Inventory	+/-	Trend	Supply
Available	4300	-	↑	3.3
Leased	1319	+		↓

Repo Sub Market

Inventory	% of total market	
2346	+	9.74
4 weeks ago (#)→		2284

Agents & Brokers in MLS

Number	+/-
14110	-1095 (active users)
4 weeks ago→	15462

Bank of America	30yr Fixed Rate
	5.500%

Weekly snapshot is computed every Monday after 12 noon. Pending index (pi) is relationship to inventory. Index set on 153 on 1/1/2007. 300 is considered a market in relative equilibrium. Short sales are available listings as indicated in the MLS. All data taken from the GLVAR MLS. All homes (not manufactured) condos and townhomes are included in this date located in the immediate Las Vegas valley (mls 101-606). 30 yr fixed interest rate is with 1 pt origination.

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