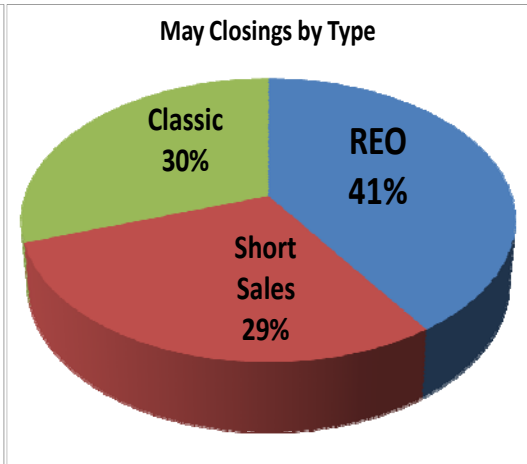
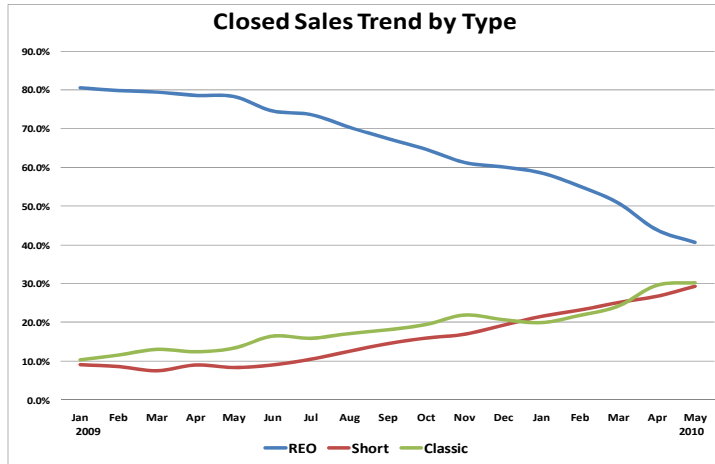


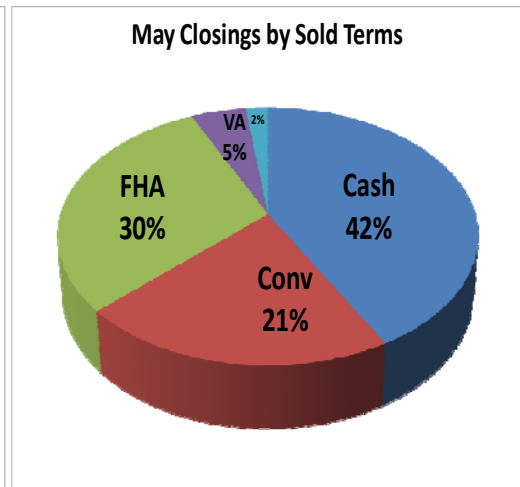
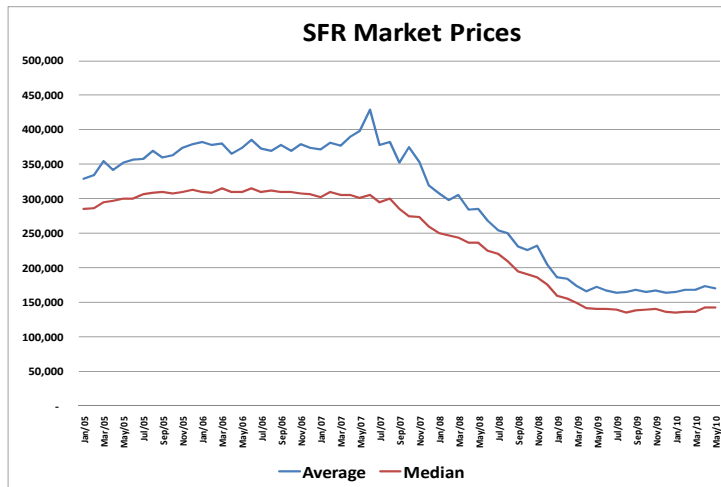


# Equity Title of Nevada

## May 2010 Market Update



May closings reflect a further decline in bank owned sales and a steady increase in Short Sale closings. This should continue as Fannie Mae and Freddie Mac have both issued their Home Affordable Foreclosure Alternative (HAFA) programs that are set to take effect August 1, 2010. Note that each agency has adopted different sets of guidelines that affect such issues as to how deficiency judgments, subordinate liens, documentation, eligibility, and credit reporting will be treated. Short Sale closings are up from 19% with Traditional sales accounting for 21% of the closings at the beginning of 2010. REO and Traditional listing inventory increased by about 300 units each this past month while Short Sale listing inventory dropped by nearly 500 units.



Single Family Residential (SFR) median sales prices held at \$142,000 in May; thus Greater Las Vegas continues to enjoy the stabilization of local market values. But keep in mind that there are areas, communities, and subdivisions that are experiencing price changes quite differently from the overall market averages and medians. FHA closings increased from 27%; this is welcome news to the local market. Total units closed are down slightly from April as well as May 2009. *It's getting hot out—so remember to drink more water!*



# Equity Title of Nevada

May 2010 Market Update

## Residential Home Listing and Sales Report \* May 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,032	913	1,945	34%	617	543	1,160	32%
\$100,000 - 119,999	537	90	627	11%	366	48	414	12%
\$120,000 - 139,999	602	51	653	11%	406	33	439	12%
\$140,000 - 159,999	490	29	519	9%	375	28	403	11%
\$160,000 - 179,999	369	22	391	7%	268	16	284	8%
\$180,000 - 199,999	309	19	328	6%	177	6	183	5%
\$200,000 - 249,999	470	23	493	9%	282	6	288	8%
\$250,000 - 299,999	249	7	256	4%	148	6	154	4%
\$300,000 - 399,999	224	7	231	4%	137	2	139	4%
\$400,000 - 499,999	79	2	81	1%	48	1	49	1%
\$500,000 - 999,999	111	3	114	2%	53	1	54	2%
\$1,000,000 +	55	-	55	1%	7	-	7	0%
<b>Totals</b>	<b>4,527</b>	<b>1,166</b>	<b>5,693</b>	<b>100%</b>	<b>2,884</b>	<b>690</b>	<b>3,574</b>	<b>100%</b>
<b>Median Price</b>	<b>145,000</b>	<b>69,000</b>	<b>134,900</b>		<b>142,000</b>	<b>67,250</b>	<b>129,000</b>	
<b>Average Price</b>	<b>197,888</b>	<b>82,382</b>	<b>185,596</b>		<b>170,488</b>	<b>79,425</b>	<b>152,907</b>	

## Residential Listing and Sales Report \* Rolling 12 Months \* Ending May 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	8,245	6,434	14,679	34%	9,557	7,003	16,560	35%
\$100,000 - 119,999	4,034	706	4,740	11%	4,721	745	5,466	12%
\$120,000 - 139,999	4,473	532	5,005	12%	5,032	556	5,588	12%
\$140,000 - 159,999	3,628	307	3,935	9%	4,141	294	4,435	9%
\$160,000 - 179,999	3,006	212	3,218	7%	3,452	212	3,664	8%
\$180,000 - 199,999	2,144	114	2,258	5%	2,366	93	2,459	5%
\$200,000 - 249,999	3,407	133	3,540	8%	3,812	110	3,922	8%
\$250,000 - 299,999	1,917	90	2,007	5%	2,046	58	2,104	4%
\$300,000 - 399,999	1,678	103	1,781	4%	1,737	54	1,791	4%
\$400,000 - 499,999	679	56	735	2%	670	22	692	1%
\$500,000 - 999,999	749	68	817	2%	544	15	559	1%
\$1,000,000 and Over	335	36	371	1%	147	7	154	0%
<b>Totals</b>	<b>34,295</b>	<b>8,791</b>	<b>43,086</b>	<b>100%</b>	<b>38,225</b>	<b>9,169</b>	<b>47,394</b>	<b>100%</b>
<b>Median Price</b>	<b>136,000</b>	<b>65,000</b>	<b>125,000</b>		<b>138,000</b>	<b>66,000</b>	<b>125,000</b>	
<b>Average Price</b>	<b>162,060</b>	<b>77,533</b>	<b>171,271</b>		<b>166,757</b>	<b>81,819</b>	<b>150,640</b>	

Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only