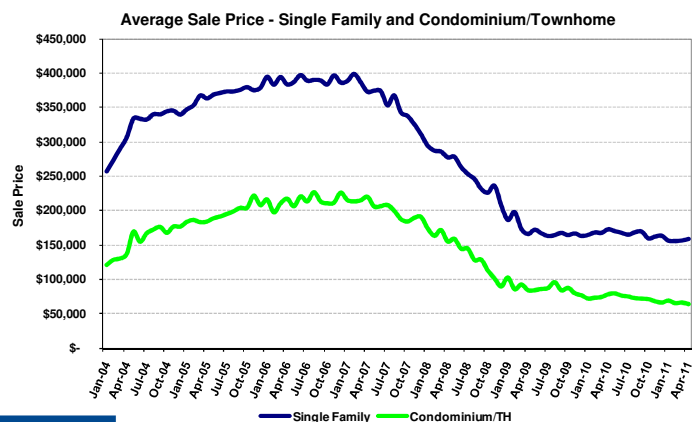
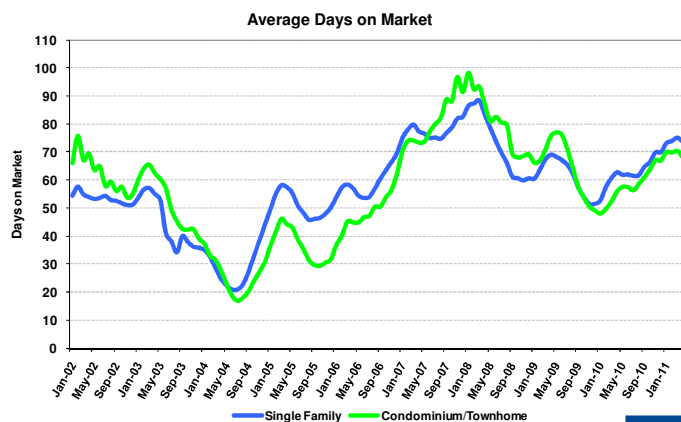
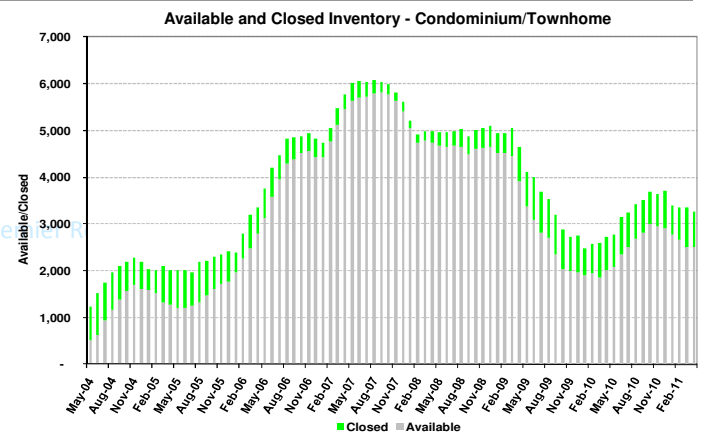
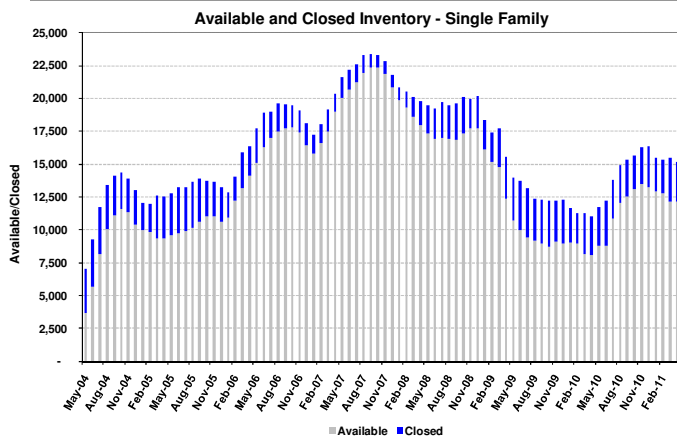


The Las Vegas Valley REAL ESTATE REPORT

April edition
2011

After a very strong March, single family homes and condominium sales declined in April. This is not surprising given the Easter and spring break holidays along with tax day. On a year-over-year basis, we are still on par and this is surprising since the homebuyers tax credit was still in place during April of last year, which we believe had brought some demand forward. Median prices continue to bounce between positive and negative on a month-to-month basis, ticking down slightly in April. The inventory level is up year-over-year, yet the months-of-supply of homes not under contract remains moderate at about four months. We are aware of other homes held by banks, however the pace of entering their entry onto the market continues to be tempered. Marketing times actually dropped for single family homes from last month, a sign that sellers continue to be realistic about their position in the market.

	Single Family				Condo/TH			
	April	M-M Change	March	Y-O-Y Change	April	M-M Change	March	Y-O-Y Change
Listings								
Available	12,089	-12%	12,232	49.8%	2,514	-0.9%	2,538	24.6%
Average price	\$254,217	-0.6%	\$255,743	-32.1%	\$76,757	-4.4%	\$80,331	-16.8%
Median Price	\$135,000	0.0%	\$135,000	-24.8%	\$62,900	-3.2%	\$64,966	-7.5%
New Listings								
Listings	4,968	0.9%	4,925	3.6%	1,159	5.5%	1,099	4.2%
Average Price	\$178,896	-4.0%	\$186,392	19.3%	\$68,692	-2.1%	\$70,167	-18.8%
Median Price	\$129,900	-16%	\$132,000	-38.3%	\$59,900	0.0%	\$59,900	-14.3%
Bank Owned Listings*								
Listings	2,391	13.9%	2,100	107.9%	587	3.7%	566	69.7%
Average Price	\$144,137	0.7%	\$143,140	-23.6%	\$60,355	-6.3%	\$64,438	-27.6%
Median Price	\$114,900	0.0%	\$114,900	-22.9%	\$54,030	-5.3%	\$57,050	-22.7%
Short Sale Listings								
Listings	5,788	-6.3%	6,176	70.3%	1,081	-8.1%	1,176	12.6%
Average Price	\$150,054	0.2%	\$149,819	-19.5%	\$68,692	-3.2%	\$70,938	-15.2%
Median Price	\$120,000	-0.2%	\$120,250	-19.4%	\$61,000	-2.4%	\$62,500	-11.6%
Units Sold								
Units Sold	3,088	-8.7%	3,383	4.6%	743	-12.2%	846	4.5%
Average Price	\$159,124	1.4%	\$156,860	-8.1%	\$63,901	-3.4%	\$66,161	-18.4%
Median Price	\$125,000	-0.8%	\$125,950	-12.0%	\$57,000	-3.2%	\$58,900	-15.6%
DOM								
Average	70.8	-5.2%	74.7	14.2%	67.0	5.2%	63.7	11.7%
Median	43.0	-10.4%	48.0	48.3%	41.0	5.1%	39.0	64.0%



Note: 3-month moving average.

Source: Mixchange, Coldwell Banker Premier Realty.
*Bank owned listings not under contract.
Note: Averages tend to be greatly influenced by outliers.
Condominiums/townhomes exclude high-rise.

