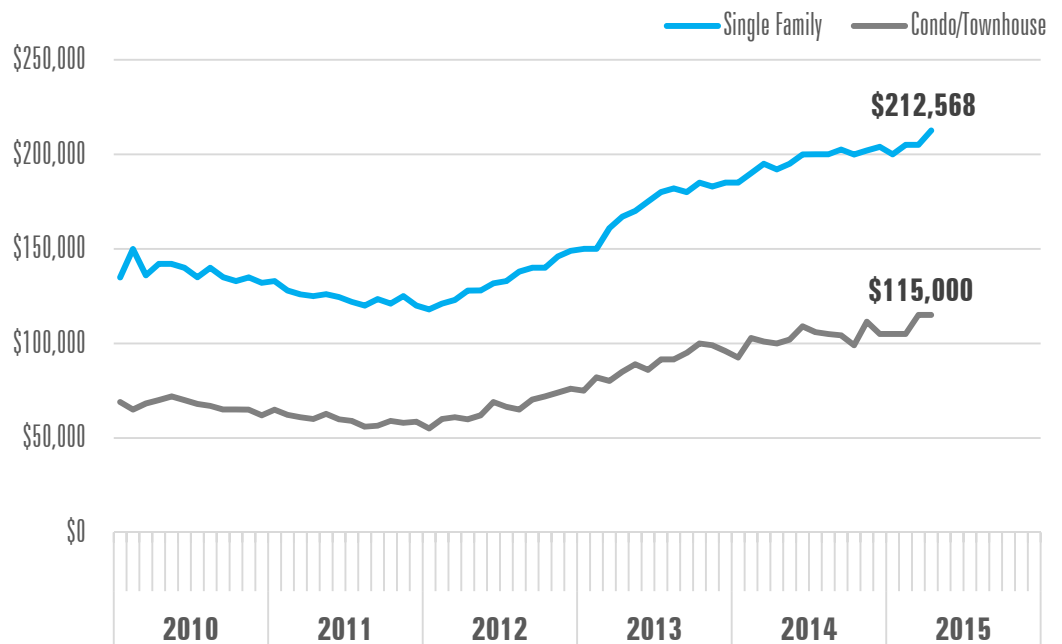


Residential Resale & Foreclosure Report



“ The single family resale market in southern Nevada posted increasing sales volumes while prices continued to edge up in April. The median price increased another 3.7 percent month-to-month, which resulted in a 10.7-percent gain compared to the same period of the prior year. Condominium and townhouse pricing also edged up from the prior year (+15.0 percent), but remained flat at \$115,000 from March to April. Effective availability in April stood at 2.7 months for single family homes and 3.9 months for condos/townhouses. Also, foreclosure volumes remained relatively modest during the latest reporting period. ”

Median Home Prices by Product Type



SalesTraq

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702.949.3333

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SalesTraq.com

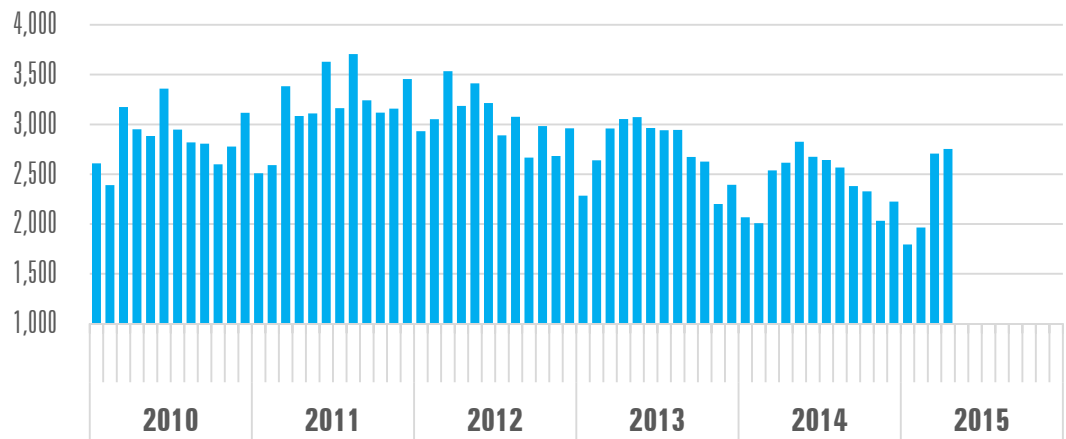
Single Family Homes

Market Performance Highlights

Number of Closings



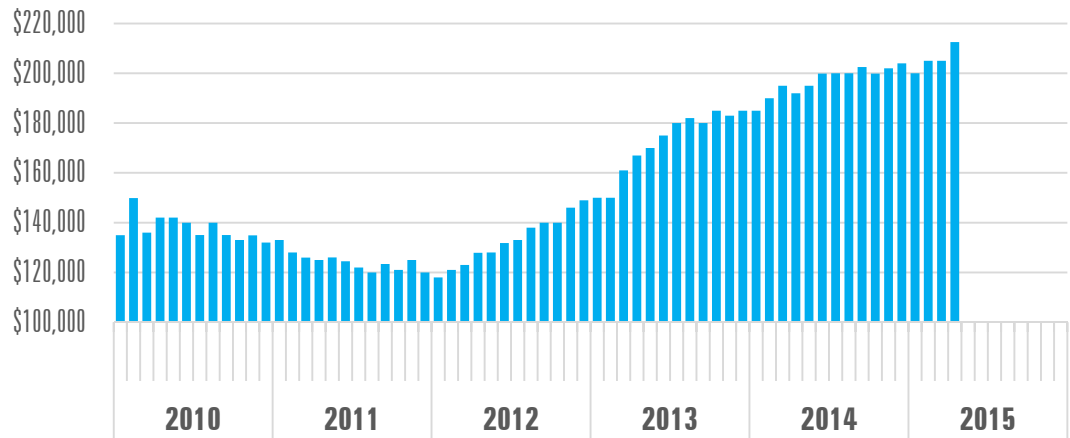
Apr. '15:	2,753	} <i>Growth</i>	
Mar. '15:	2,707		→ +1.7%
Apr. '14:	2,615		→ +5.3%



Median Price



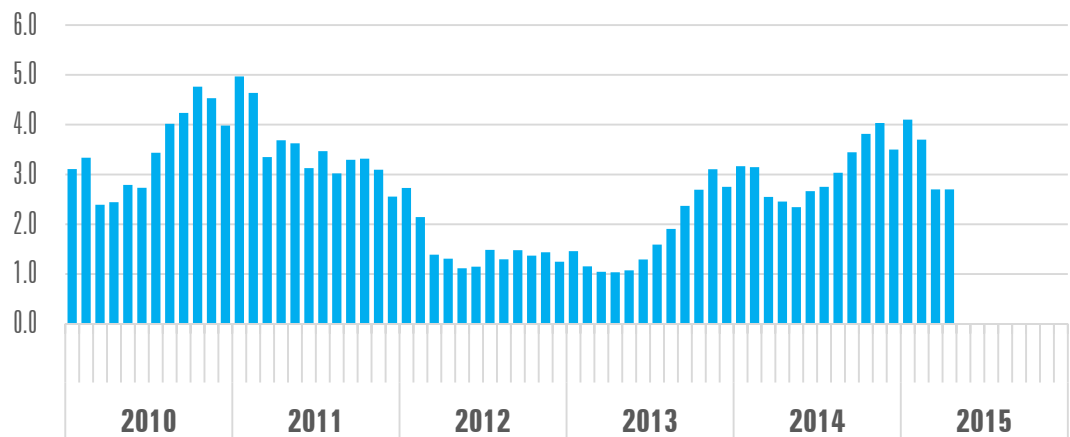
Apr. '15:	\$212,568	} <i>Growth</i>	
Mar. '15:	\$205,000		→ +3.7%
Apr. '14:	\$192,000		→ +10.7%



Availability (Months)



Apr. '15:	2.7 Mo.	} <i>Growth</i>	
Mar. '15:	2.7 Mo.		→ -1.1%
Apr. '14:	2.5 Mo.		→ +7.9%



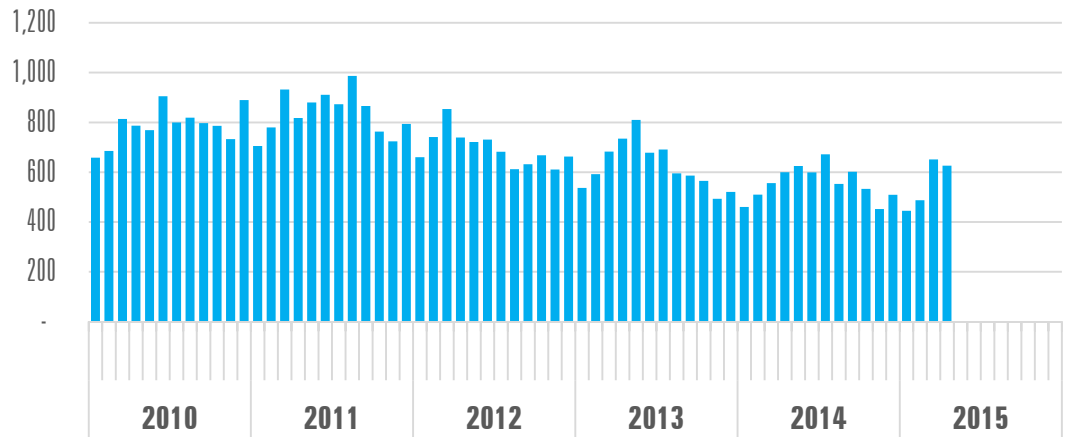
Condos/Townhouses

Market Performance Highlights

Number of Closings



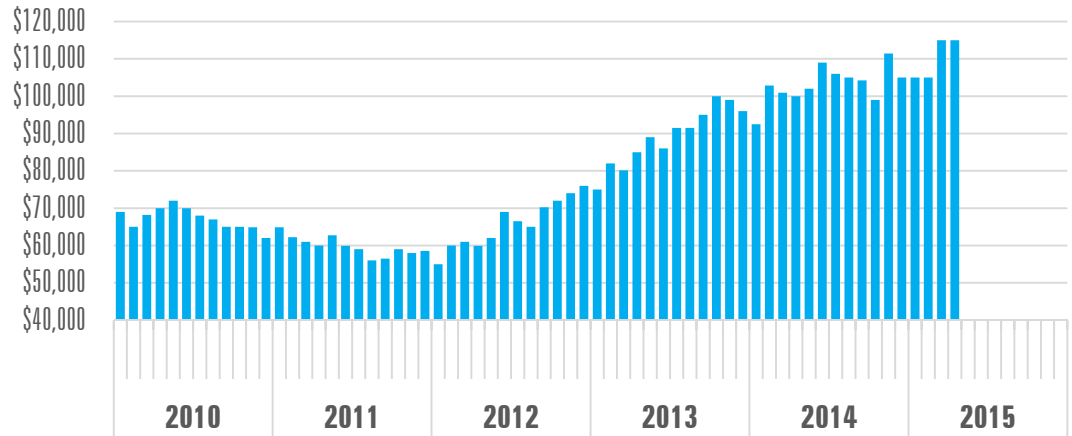
Apr. '15:	626	} <i>Growth</i>	
Mar. '15:	651		→ -3.8%
Apr. '14:	600		→ +4.3%



Median Price



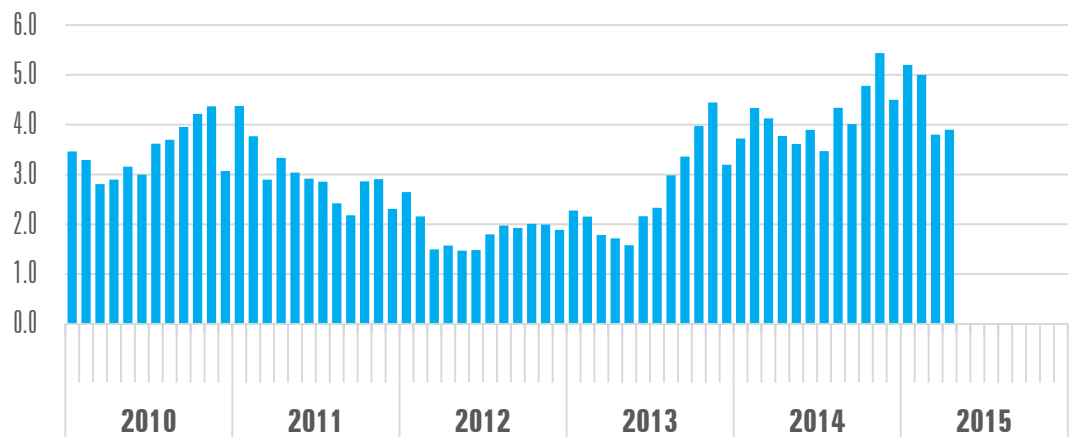
Apr. '15:	\$115,000	} <i>Growth</i>	
Mar. '15:	\$115,000		→ 0.0%
Apr. '14:	\$100,000		→ +15.0%



Availability (Months)



Apr. '15:	3.9 Mo.	} <i>Growth</i>	
Mar. '15:	3.8 Mo.		→ +3.7%
Apr. '14:	3.8 Mo.		→ +3.2%



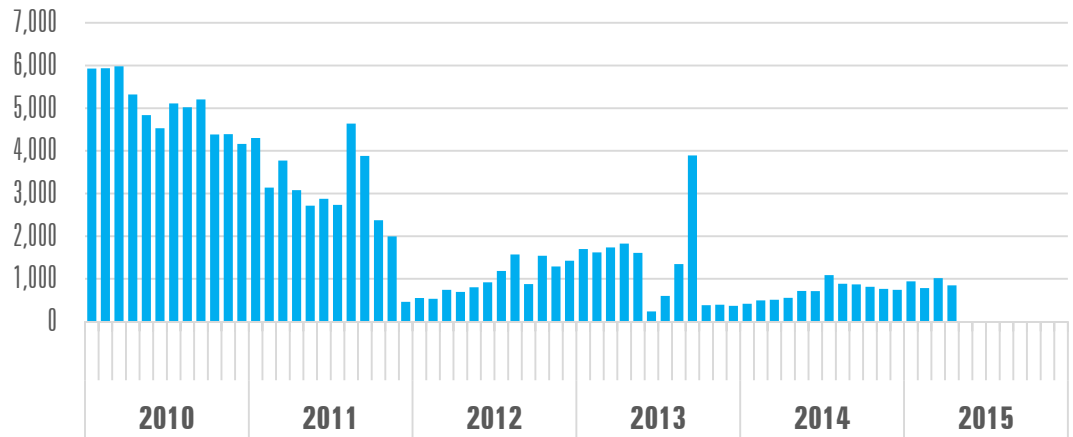
Foreclosure Activity

Market Performance Highlights

Notices of Default



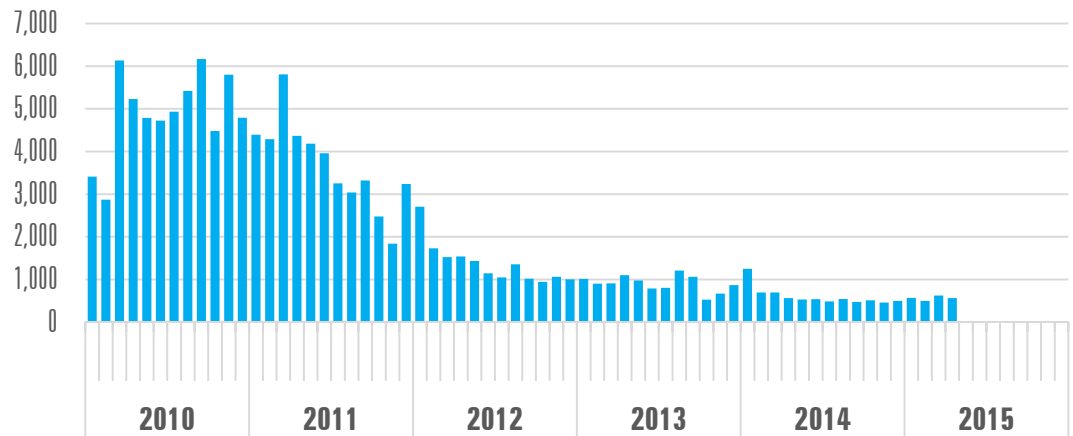
Apr. '15:	848	} <i>Growth</i>
Mar. '15:	1,016	
Apr. '14:	555	



Notices of Trustee Sale



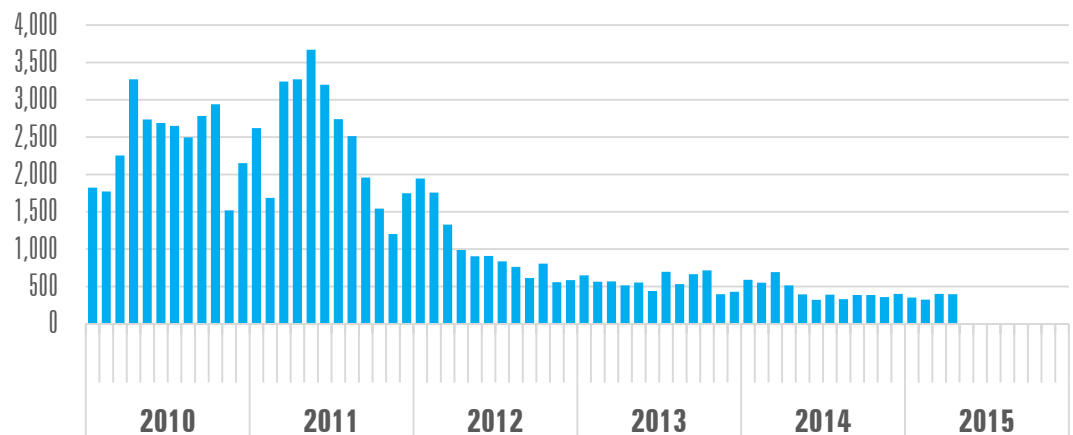
Apr. '15:	565	} <i>Growth</i>
Mar. '15:	627	
Apr. '14:	565	



Trustee Deeds (Foreclosures)



Apr. '15:	397	} <i>Growth</i>
Mar. '15:	401	
Apr. '14:	514	



About Us: SalesTraq is a comprehensive residential real estate research and analysis solution. For more than two decades, SalesTraq has been providing home pricing, sales and development data to real estate agents, homebuilders, appraisers, buyers and investors. Our firm also maintains an archive catalogue of nearly 20,000 floor plans of Nevada homes. The following highlights our products and services:

- **SALESTRAQ STANDARD:** A database of new residential construction in southern Nevada providing an easy-to-navigate search feature. The product also includes access to nearly 20,000 searchable floor plans, which is ideal for listing presentations, brochures and more.
- **SALESTRAQ PRO:** In addition to the features of SalesTraq Standard, the professional version includes reporting functions for residential permits, new home closing data, existing (resale) home closings, final mapped lots and raw land sales activity.
- **FASTFACTS MONTHLY REPORT:** The monthly statistical publication on relevant housing market information trends new and existing housing data. Information spans supply and demand factors, including foreclosure activity and breakdowns of the type of transactions taking place.
- **NEW HOME LINK:** This marketing and research tool for REALTORS® assists agents and their clients in identifying relevant new home communities and properties. This powerful tool also allows for increased communication between buyers and their agents.
- **CUSTOM MARKET RESEARCH:** For those with more diverse research and analysis requirements, our team of analysts are available to provide professional consulting services. Our services include: pricing and absorption analyses, market analyses, feasibility studies, market segmentation assessments, product positioning and other research project-specific assignments.
- **CRYSTAL BALL SEMINARS:** Known for providing timely, accurate and insightful presentations, Crystal Ball Seminars is dedicated to an interactive learning and information sharing experience. The seminars are also recognized for networking and business development opportunities.

Sources: Resale market information in this publication is sourced to the Greater Las Vegas Association of Realtors® based on transactions reported in the Multiple Listing Service (MLS). These exclude transactions that do not involve Realtors® or others not reported in the MLS. Foreclosure information is sourced to Clark County Recorder's Office.

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