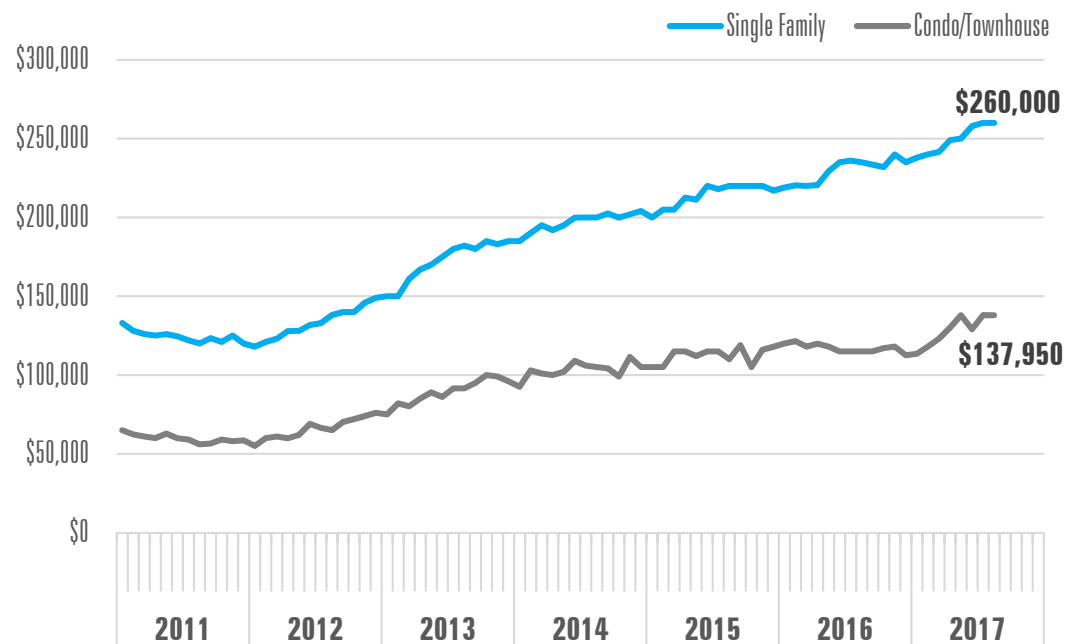


# Residential Resale & Foreclosure Report



“ The Southern Nevada resale housing market continued to trend positively through August 2017. Single family median prices reached a high of \$260,000, rising 10.6 percent from the value posted one year ago. Single family closings reached 3,309 (up 6.7 percent from a year ago) while effective availability fell to 1.7 months (down 32.5 percent). The condo/townhouse market followed a similar pattern. Price gains and improved balance sheets are resulting in fewer foreclosure volumes, which nearly halted in August. The local economy appears to be ramping up rather than slowing. Major investments taking place throughout the valley are driving demand for more workers, which is translating into elevated demand in the housing market. ”

## Median Home Prices by Product Type



### SalesTraq

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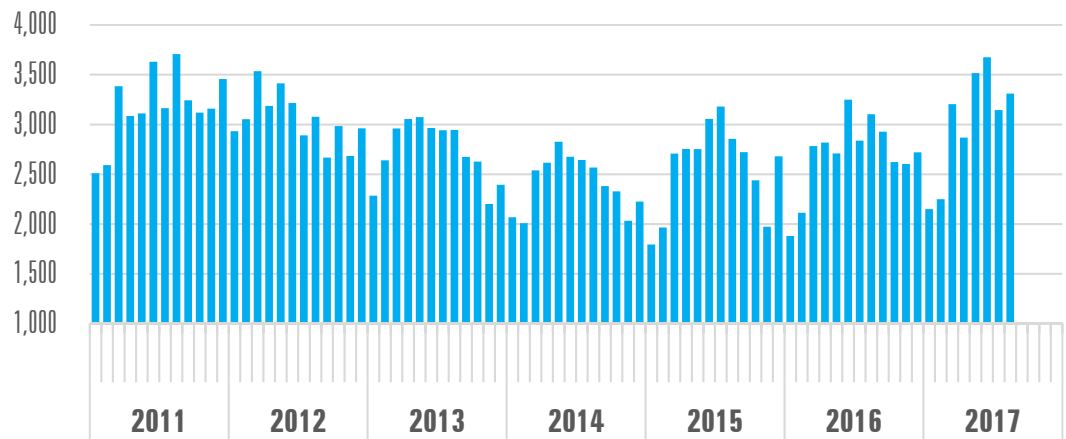
### Single Family Homes

### Market Performance Highlights

#### Number of Closings



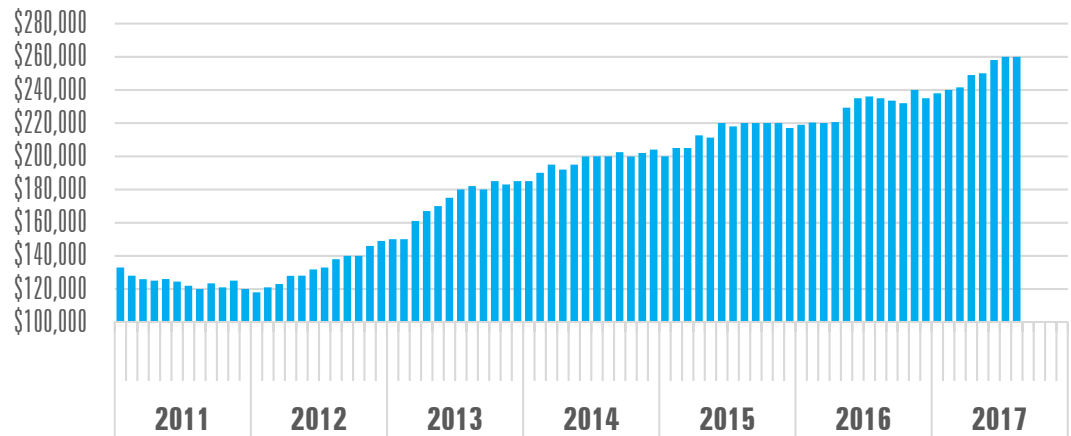
Aug. '17:	3,309	} <i>Growth</i>	
Jul. '17:	3,144		→ +5.2%
Aug. '16:	3,102		→ +6.7%



#### Median Price



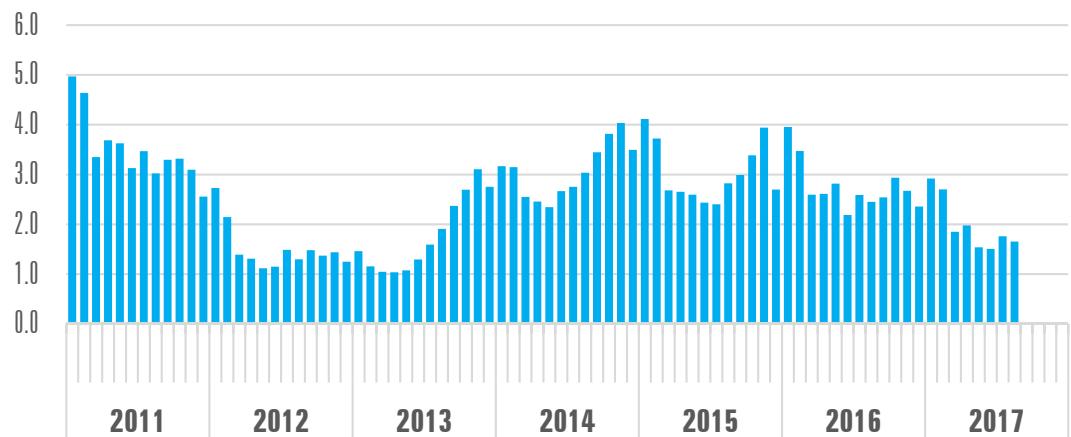
Aug. '17:	\$260,000	} <i>Growth</i>	
Jul. '17:	\$260,000		→ 0.0%
Aug. '16:	\$235,000		→ +10.6%



#### Availability (Months)



Aug. '17:	1.7 Mo.	} <i>Growth</i>	
Jul. '17:	1.8 Mo.		→ -5.9%
Aug. '16:	2.4 Mo.		→ -32.5%



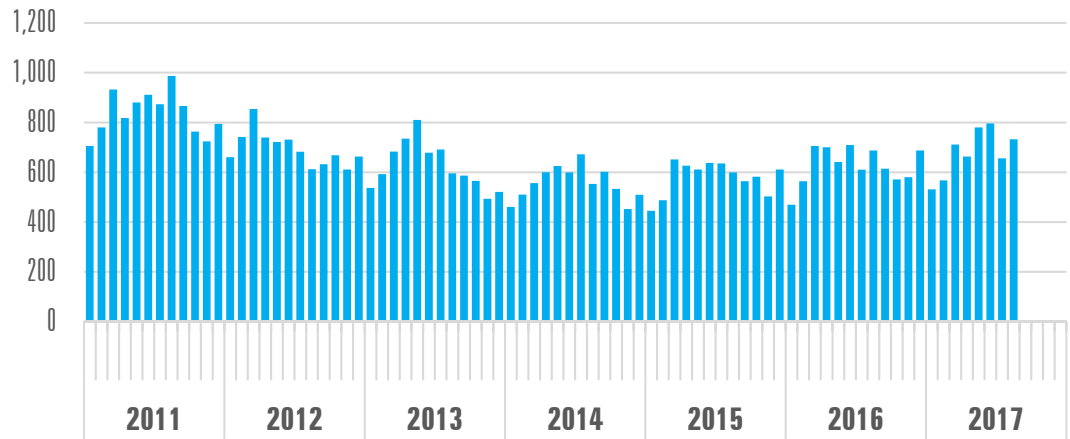
### Condos/Townhouses

### Market Performance Highlights

#### Number of Closings



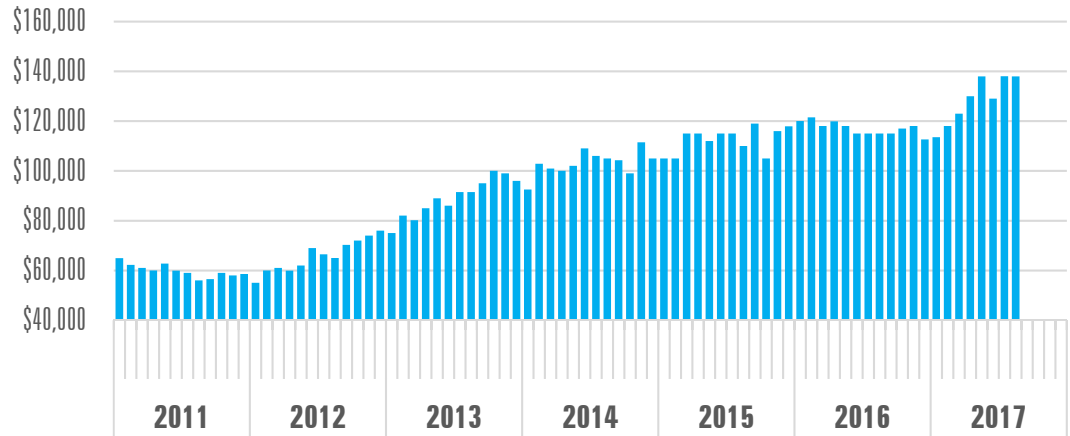
Aug. '17:	732	} <i>Growth</i>	
Jul. '17:	656		→ +11.6%
Aug. '16:	687		→ +6.6%



#### Median Price



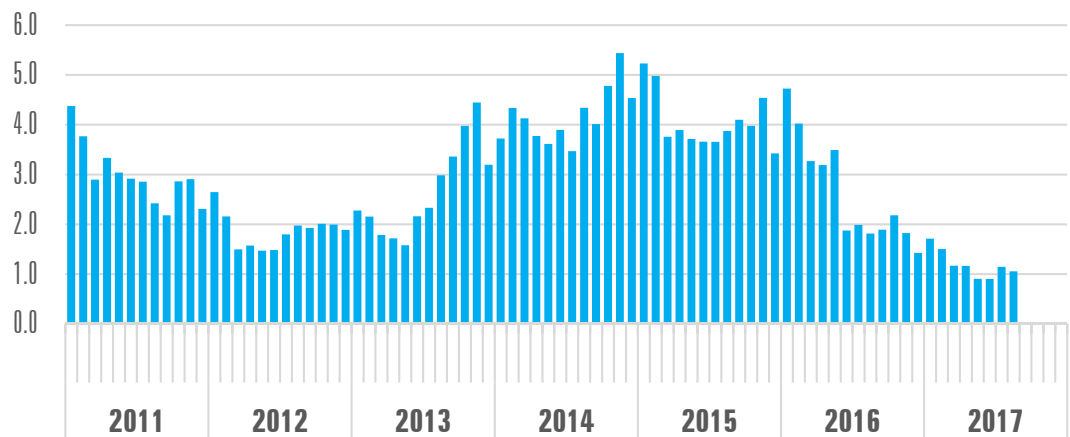
Aug. '17:	\$137,950	} <i>Growth</i>	
Jul. '17:	\$138,000		→ 0.0%
Aug. '16:	\$115,000		→ +20.0%



#### Availability (Months)



Aug. '17:	1.1 Mo.	} <i>Growth</i>	
Jul. '17:	1.1 Mo.		→ -7.8%
Aug. '16:	1.8 Mo.		→ -41.8%



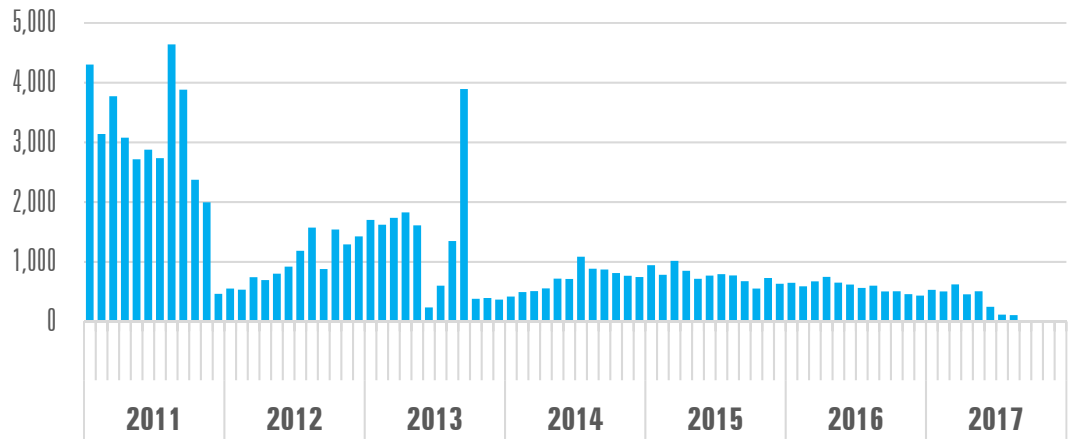
## Foreclosure Activity

## Market Performance Highlights

### Notices of Default



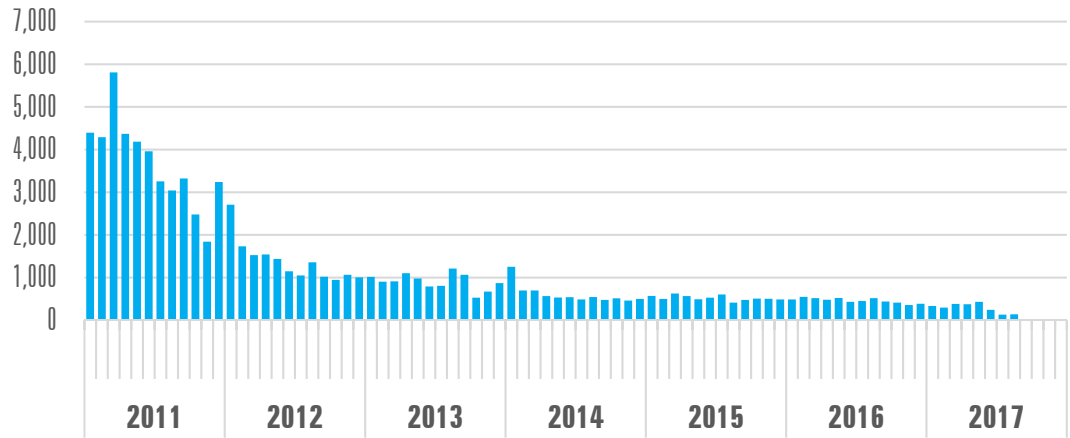
Aug. '17:	106	} <i>Growth</i>
Jul. '17:	115	
Aug. '16:	601	



### Notices of Trustee Sale



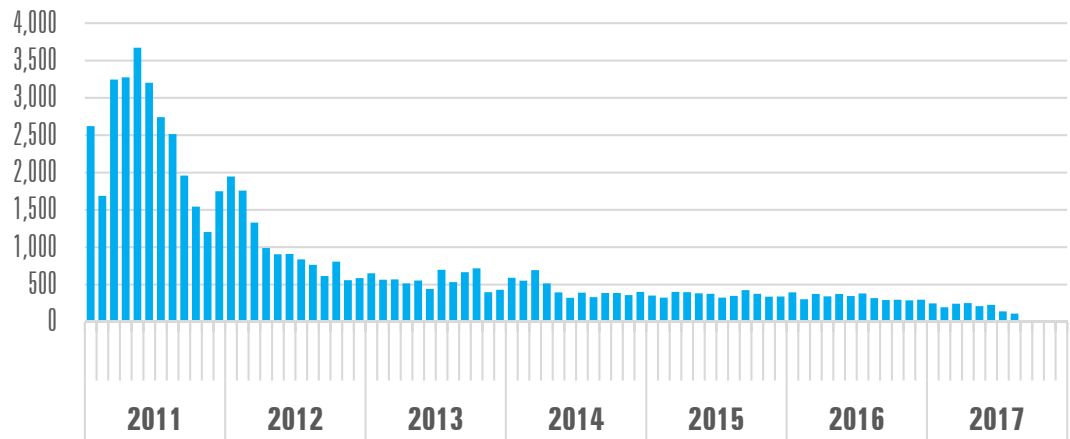
Aug. '17:	139	} <i>Growth</i>
Jul. '17:	131	
Aug. '16:	515	



### Trustee Deeds (Foreclosures)



Aug. '17:	108	} <i>Growth</i>
Jul. '17:	139	
Aug. '16:	316	



**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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