

DECEMBER 2011 -- MARKETING REPORT

5-year Residence Rental Medium Price:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Medium Price
2007	1,200	1,200	1,200	1,295	1,295	1,250	1,295	1,295	1,295	1,295	1,200	1,295	\$ 1,260
2008	1,200	1,200	1,200	1,250	1,250	1,275	1,250	1,250	1,250	1,250	1,245	1,250	\$ 1,239
2009	1,200	1,200	1,200	1,200	1,200	1,195	1,195	1,150	1,150	1,125	1,145	1,100	\$ 1,172
2010	1,100	1,100	1,100	1,100	1,150	1,100	1,100	1,150	1,100	1,150	1,100	1,100	\$ 1,113
2011	1,100	1,100	1,100	1,100	1,150	1,150	1,125	1,125	1,145	1,100	1,095	1,095	\$ 1,115

5-year Single Family Residence Sales Volume:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2007	1,397	1,407	1,605	1,381	1,568	1,476	1,318	1,316	990	974	968	879	15,279
2008	983	1,098	1,478	1,794	2,026	2,226	2,592	2,545	2,783	2,718	2,183	2,498	24,924
2009	2,224	2,288	2,980	3,198	3,255	3,785	3,738	3,229	3,358	3,535	3,117	3,420	38,127
2010	2,608	2,390	3,175	2,951	2,884	3,360	2,948	2,819	2,806	2,599	2,777	3,117	34,434
2011	2,509	2,591	3,384	3,084	3,111	3,629	3,164	3,706	3,242	3,118	3,159	3,456	38,153

5-Year Single Family Residence Sold Median Price:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Medium Price
2007	\$ 302,000	\$ 310,000	\$ 305,000	\$ 305,000	\$ 301,000	\$ 305,000	\$ 295,000	\$ 300,000	\$ 286,000	\$ 275,000	\$ 274,000	\$ 260,000	\$ 301,000
2008	\$ 250,000	\$ 247,000	\$ 243,000	\$ 236,000	\$ 237,000	\$ 225,000	\$ 220,000	\$ 210,000	\$ 195,000	\$ 190,000	\$ 186,000	\$ 175,000	\$ 223,000
2009	\$ 160,000	\$ 156,000	\$ 149,000	\$ 142,000	\$ 140,000	\$ 140,000	\$ 139,000	\$ 136,000	\$ 138,000	\$ 139,000	\$ 140,000	\$ 136,000	\$ 140,000
2010	\$ 135,000	\$ 136,000	\$ 136,000	\$ 142,000	\$ 142,000	\$ 140,000	\$ 135,000	\$ 140,000	\$ 135,000	\$ 133,000	\$ 135,000	\$ 132,000	\$ 137,000
2011	\$ 125,000	\$ 128,000	\$ 126,000	\$ 125,000	\$ 126,000	\$ 124,500	\$ 122,000	\$ 120,000	\$ 123,400	\$ 121,000	\$ 125,000	\$ 120,000	\$ 124,000

5-Year Condo/Townhome Sales Volume

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2007	318	277	341	296	373	344	303	285	213	197	162	167	3,276
2008	168	166	198	212	266	294	358	385	386	414	392	455	3,694
2009	440	442	604	727	737	917	864	810	859	850	726	776	8,752
2010	594	623	728	710	690	824	725	742	703	708	674	805	8,526
2011	621	691	846	742	789	843	799	919	800	704	674	718	7,754

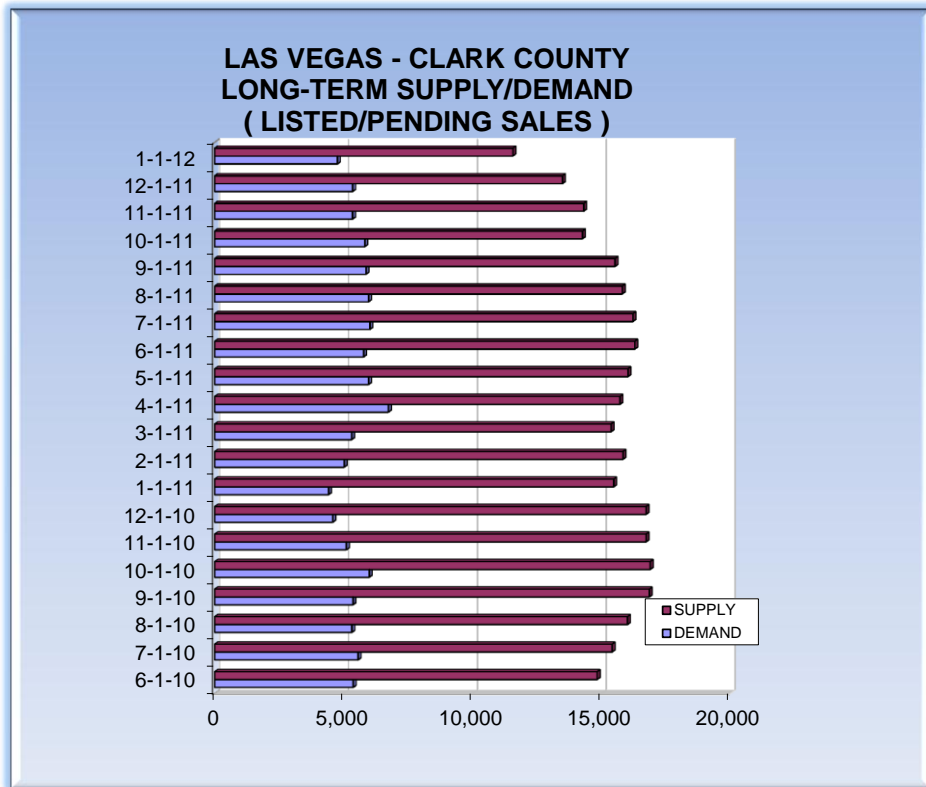
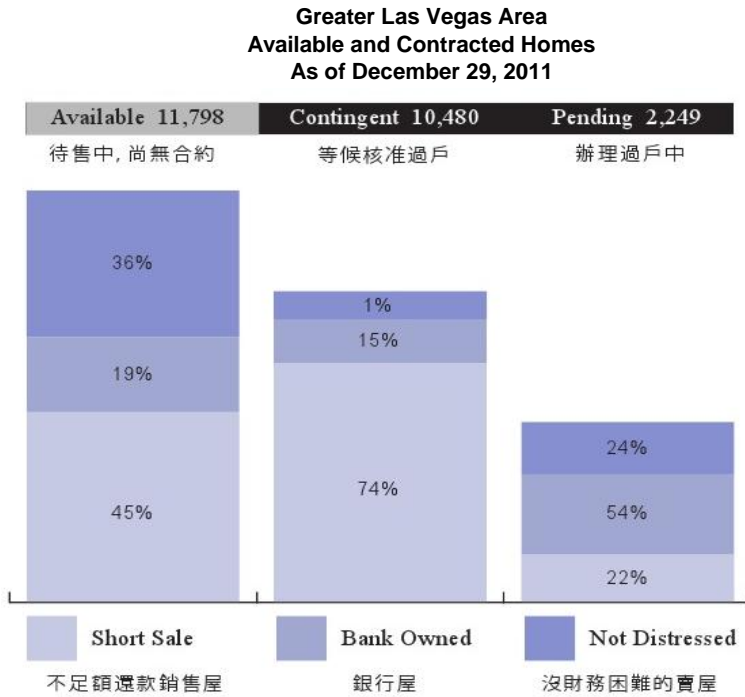
5-Year Condo Sold Median Price:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Medium Price
2007	\$ 204,000	\$ 204,000	\$ 200,000	\$ 202,000	\$ 190,000	\$ 194,000	\$ 195,000	\$ 190,000	\$ 175,000	\$ 173,000	\$ 180,000	\$ 185,000	\$ 192,000
2008	\$ 162,000	\$ 150,000	\$ 163,000	\$ 155,000	\$ 139,000	\$ 138,000	\$ 135,000	\$ 123,000	\$ 119,000	\$ 110,000	\$ 91,000	\$ 90,000	\$ 136,000
2009	\$ 80,000	\$ 75,000	\$ 71,000	\$ 65,000	\$ 65,000	\$ 66,000	\$ 67,000	\$ 66,000	\$ 66,000	\$ 70,000	\$ 68,000	\$ 65,000	\$ 67,000
2010	\$ 65,000	\$ 63,000	\$ 65,000	\$ 67,000	\$ 67,000	\$ 68,000	\$ 65,000	\$ 65,000	\$ 61,000	\$ 60,000	\$ 65,000	\$ 59,000	\$ 64,000
2011	\$ 60,000	\$ 58,000	\$ 59,000	\$ 57,000	\$ 60,000	\$ 57,000	\$ 55,000	\$ 53,500	\$ 54,500	\$ 56,000	\$ 55,000	\$ 55,000	\$ 57,000

	SFR	CONDO & TWNHOME
AVAILABLE LISTINGS as of 1/1/11	9,594	1,958
December NEW LISTINGS	3,184	735
PENDING SALES	3,890	867
SOLD in December 2011	3,456	718
MONTHS SUPPLY	2.78	2.73
CLOSED MEDIAN PRICE	\$ 120,000	\$ 55,000

Comparison of January - December				
Units Sold This Period	Jan - Dec 2010	Jan - Dec 2011	# Change	% Change
# of units sold	42,960	47,299	4,339	10.1%

DISTRIBUTION OF SUPPLY/DEMAND As of November 1, 2011



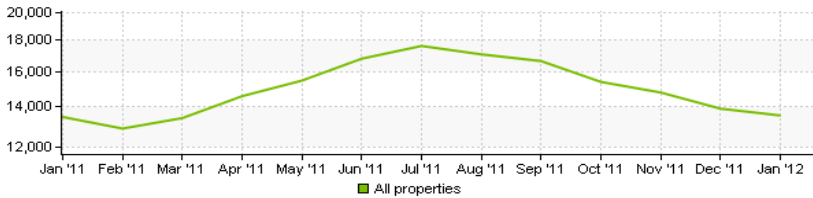
Median Sales Price

Las Vegas, NV | All properties | 1 year



Number of Sales

Las Vegas, NV | All properties | 1 year



Unemployment Rate: Las Vegas, Nevada, National



Note: Recessions shown in gray.

USA ECONOMIC GROWTH RATE



Country	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
United States	4.1	5	0.3	2.45	3.1	4.4	3.2	3.2	2	1.1	-2.6	2.8

Definition of GDP - real growth rate: This entry gives GDP growth on an annual basis adjusted for inflation and expressed as a percent.