

Residential Turnover Rates by Zip Code

As of April 13, 2010

	Zip Code	Total Homes	Last Sale Prior to 2003	% Sold Prior to 2003	Sold Last 12 Months	Annual Turnover Rate	Potential Classic Sales Next 12 Months
Las Vegas	89101	5,651	2,662	47%	760	13.4%	358
Las Vegas	89102	5,808	2,874	49%	408	7.0%	202
Las Vegas	89103	14,043	4,932	35%	1,333	9.5%	468
Las Vegas	89104	7,868	4,039	51%	644	8.2%	331
Las Vegas	89106	5,808	2,396	41%	608	10.5%	251
Las Vegas	89107	10,678	5,196	49%	958	9.0%	466
Las Vegas	89108	18,549	8,849	48%	1,836	9.9%	876
Las Vegas	89109	5,880	713	12%	642	10.9%	78
Las Vegas	89110	16,638	9,117	55%	1,562	9.4%	856
Las Vegas	89113	9,605	2,847	30%	959	10.0%	284
Las Vegas	89115	9,788	3,496	36%	1,228	12.5%	439
Las Vegas	89117	18,505	8,594	46%	1,484	8.0%	689
Las Vegas	89118	6,500	2,042	31%	512	7.9%	161
Las Vegas	89119	8,933	4,230	47%	612	6.9%	290
Las Vegas	89120	7,632	4,258	56%	516	6.8%	288
Las Vegas	89121	16,237	8,264	51%	1,200	7.4%	611
Las Vegas	89122	13,092	3,892	30%	1,646	12.6%	489
Las Vegas	89123	20,110	8,312	41%	1,496	7.4%	618
Las Vegas	89124	526	281	53%	25	4.8%	13
Las Vegas	89128	13,530	6,450	48%	1,140	8.4%	543
Las Vegas	89129	17,825	6,833	38%	1,530	8.6%	587
Las Vegas	89130	11,127	5,556	50%	833	7.5%	416
Las Vegas	89131	15,263	4,013	26%	1,623	10.6%	427
Las Vegas	89134	12,837	7,883	61%	577	4.5%	354
Las Vegas	89135	9,831	3,058	31%	945	9.6%	294
Las Vegas	89138	4,720	212	4%	461	9.8%	21
Las Vegas	89139	9,776	1,074	11%	1,493	15.3%	164
Las Vegas	89141	8,639	1,650	19%	1,118	12.9%	214
Las Vegas	89142	8,720	3,899	45%	979	11.2%	438
Las Vegas	89143	4,069	1,056	26%	475	11.7%	123
Las Vegas	89144	7,555	3,677	49%	546	7.2%	266
Las Vegas	89145	9,464	4,942	52%	724	7.7%	378
Las Vegas	89146	5,097	2,614	51%	314	6.2%	161
Las Vegas	89147	16,401	7,976	49%	1,334	8.1%	649
Las Vegas	89148	14,726	2,325	16%	1,800	12.2%	284
Las Vegas	89149	11,496	2,742	24%	1,296	11.3%	309
Las Vegas	89156	8,269	3,645	44%	901	10.9%	397
Las Vegas	89166	2,246	3	0%	393	17.5%	1
Las Vegas	89169	4,855	1,858	38%	666	13.7%	255
Las Vegas	89178	9,092	32	0%	1,587	17.5%	6
Las Vegas	89179	1,035	-	0%	189	18.3%	0
Las Vegas	89183	8,654	2,203	25%	1,091	12.6%	278
Totals / Averages		417,078	160,695	39%	40,444	9.7%	14,331

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N. Las Vegas	89030	9,650	5,162	53%	809	8.4%	433
N. Las Vegas	89031	21,554	6,936	32%	2,530	11.7%	814
N. Las Vegas	89032	12,103	4,861	40%	1,482	12.2%	595
N. Las Vegas	89081	8,767	478	5%	1,455	16.6%	79
N. Las Vegas	89084	8,224	295	4%	1,003	12.2%	36
N. Las Vegas	89085	1,120	-	0%	188	16.8%	0
N. Las Vegas	89086	997	-	0%	177	17.8%	0
Totals / Averages		62,415	17,732	28%	7,644	12.2%	1,957
Henderson	89002	10,917	4,106	38%	826	7.6%	311
Henderson	89011	7,529	1,998	27%	970	12.9%	257
Henderson	89012	10,900	5,023	46%	747	6.9%	344
Henderson	89014	11,103	5,390	49%	660	5.9%	320
Henderson	89015	12,441	5,963	48%	806	6.5%	386
Henderson	89044	7,171	24	0%	784	10.9%	3
Henderson	89052	19,367	6,972	36%	1,476	7.6%	531
Henderson	89074	17,245	9,393	54%	1,185	6.9%	645
Totals / Averages		96,673	38,869	40%	7,454	7.7%	2,798

Example: 89032 has 4861 homes that have not had a sale since 12/31/2002 or 40% of the total homes in that Zip Code. If we apply the current annual turnover rate to those homes, we would expect 595 Classic sales in the next 12 months. 89032 is a good example of an area with a high number of potential traditional sellers combined with better than average turnover rates.

By contrast 89011 only has 27% of the homes with sales prior to 2003, but still has a higher than average turnover rate. This is a zip code that could generate about 250 classic sales, but could also see a similar number of short sale closings. Meanwhile 89139 will most likely experience a high number of short sale listings compared to a small number of classic sales as most homes here were built after 2002 while the turnover rate remains high.

Note: Please keep in mind that the projected classic sales assume that the percent of classic sales stays flat. These numbers could be even higher should classic sales command a larger market share of closings in the months ahead.