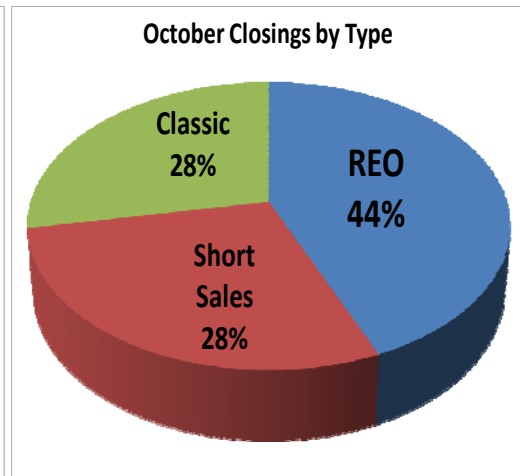
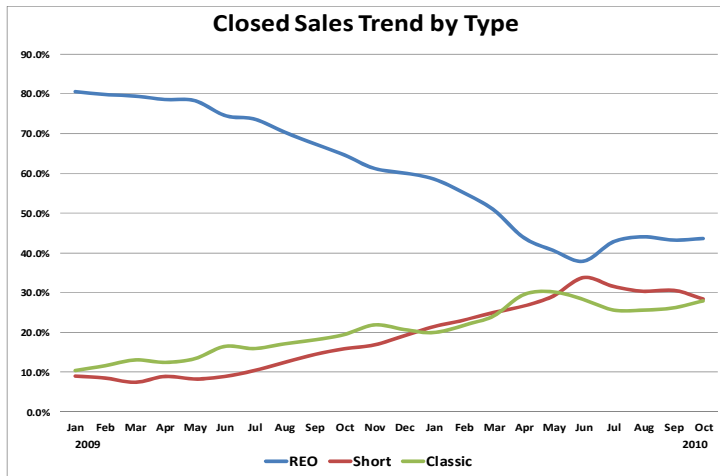


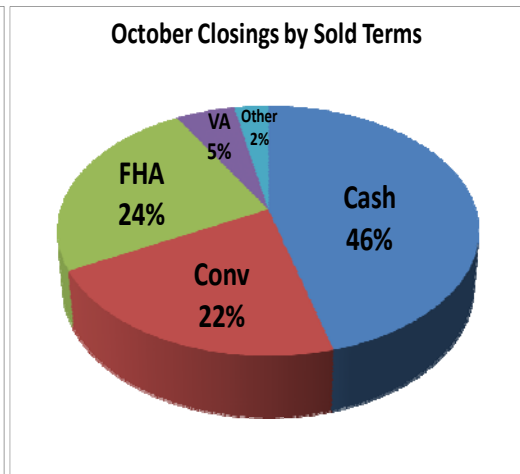
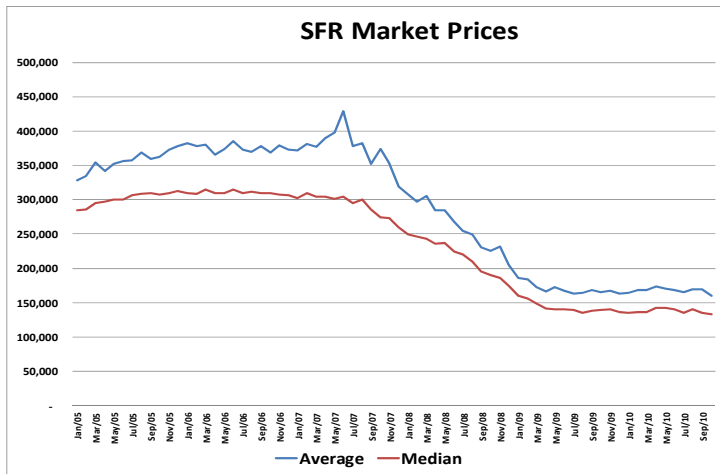


Equity Title of Nevada

October 2010 Greater Las Vegas Market Update



Single family residential (SFR) closings declined by 207 units from September sales but were down 936 units or (-26.5%) from October 2009. The median sales price of an SFR dipped to \$133,000. Available REO properties are nearly 3500 units. Short sale closings slowed down while bank owned (REO) and Classic sales increased. Cash was certainly “king” in October as 46% of all closings were cash. The market appears to be soft, but stable as we close out the fourth quarter of 2010.



Greater Las Vegas Snapshot by Sale Type									
	Available Units	Average List Price	Average LP/Sq Ft	October Sold Units	30 Day Absorption Rate	Average Sold Price	Average SP/Sq Ft	Average Cumulative DOM	
REO:	3,482	131,809	71	1,460	41.9%	116,436	65	148	
Short Sales:	7,889	143,184	73	952	12.1%	142,082	74	238	
Classic:	5,337	440,784	129	935	17.5%	172,390	85	133	
Total GLVAR:	16,708	236,328	91	3,347	20.0%	139,812	73	169	

This data includes all GLVAR listings and sales within the Greater Las Vegas market area; SFR, CON, TWH, MAN

Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only



Equity Title of Nevada

October 2010 Greater Las Vegas Market Update

Residential Home Listing and Sales Report * October 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	1,076	872	1,948	36%	674	588	1,262	38%
\$100,000 - 119,999	531	62	593	11%	349	51	400	12%
\$120,000 - 139,999	580	57	637	12%	377	37	414	13%
\$140,000 - 159,999	468	34	502	9%	314	11	325	10%
\$160,000 - 179,999	363	16	379	7%	217	9	226	7%
\$180,000 - 199,999	292	11	303	6%	134	3	137	4%
\$200,000 - 249,999	387	8	395	7%	223	2	225	7%
\$250,000 - 299,999	225	6	231	4%	114	-	114	3%
\$300,000 - 399,999	219	3	222	4%	114	3	117	4%
\$400,000 - 499,999	95	3	98	2%	37	3	40	1%
\$500,000 - 999,999	83	3	86	2%	40	-	40	1%
\$1,000,000 +	38	2	40	1%	6	1	7	0%
Totals	4,357	1,077	5,434	100%	2,599	708	3,307	100%
Median Price	139,900	65,900	125,000		133,000	60,000	119,100	
Average Price	198,949	85,643	176,469		159,922	71,127	140,912	

Residential Listing and Sales Report * Rolling 12 Months * Ending Octoberber 2010

	Listed				Sold			
	SFR	Con Twn	Total	% Tot	SFR	Con Twn	Total	% Tot
\$99,999 or Under	12,658	10,188	22,846	35%	8,355	6,865	15,220	35%
\$100,000 - 119,999	6,501	918	7,419	11%	4,491	670	5,161	12%
\$120,000 - 139,999	7,064	661	7,725	12%	4,994	433	5,427	12%
\$140,000 - 159,999	5,720	385	6,105	9%	3,958	236	4,194	10%
\$160,000 - 179,999	4,522	215	4,737	7%	3,165	143	3,308	8%
\$180,000 - 199,999	3,267	144	3,411	5%	2,140	70	2,210	5%
\$200,000 - 249,999	4,854	120	4,974	8%	3,404	65	3,469	8%
\$250,000 - 299,999	2,742	78	2,820	4%	1,817	29	1,846	4%
\$300,000 - 399,999	2,451	47	2,498	4%	1,512	21	1,533	4%
\$400,000 - 499,999	991	32	1,023	2%	600	10	610	1%
\$500,000 - 999,999	1,242	17	1,259	2%	527	8	535	1%
\$1,000,000 and Over	599	7	606	1%	132	2	134	0%
Totals	52,611	12,812	65,423	100%	35,095	8,552	43,647	100%
Median Price	139,990	65,000	125,000		137,900	65,000	125,000	
Average Price	196,714	79,730	173,804		167,213	75,069	149,159	

Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only

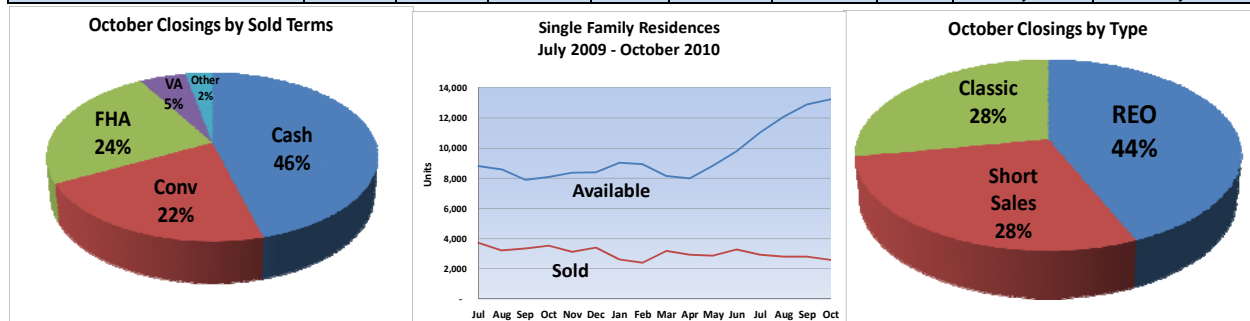


Equity Title of Nevada

October 2010 Greater Las Vegas Market Update

Single Family Residence - October 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	375	1010	348	376	22%	4.6	163	117,839	120,000
East (201-204)	332	724	357	297	21%	4.8	162	84,900	75,000
South (301-303)	296	677	320	252	19%	5.1	171	127,500	122,000
NW (102, 401-403, 405)	550	1303	758	521	20%	5.0	168	134,900	120,000
Summerlin (404)	86	209	260	96	17%	5.8	173	234,900	220,000
SW (501-505)	581	1472	995	610	20%	5.0	172	169,500	148,500
Henderson	328	920	737	386	19%	5.1	189	186,000	173,338
Boulder City	18	16	82	8	7%	14.5	151	298,750	184,950
Totals	2566	6331	3857	2546	20%	5.0	171	145,000	133,000



YTD Closed 2009	YTD Closed 2010	Units Change	% Change
38,892	35,586	(3,306)	-8.5%

Condominium & Townhouse - October 2010

Area	REO Listed	SS Listed	Classic Listed	Sold	% Sold	Months Supply	DOM	Median List Price	Median Close Price
North (101, 103)	33	77	23	47	35%	2.8	115	63,000	60,900
East (201-204)	75	97	83	64	25%	4.0	171	44,900	34,510
South (301-303)	135	230	154	140	27%	3.7	153	64,900	56,500
NW (102, 401-403, 405)	176	321	162	146	22%	4.5	167	59,694	54,000
Summerlin (404)	24	60	74	20	13%	7.9	97	142,900	137,450
SW (501-505)	241	373	199	190	23%	4.3	182	70,000	63,500
Henderson	94	201	142	95	22%	4.6	166	91,900	80,000
Boulder City	8	3	16	2	7%	13.5	228	151,250	120,000
Totals	786	1362	853	704	23%	4.3	163	69,400	60,000

Equity Title of Nevada
(702)432-1111
www.equitynv.com