

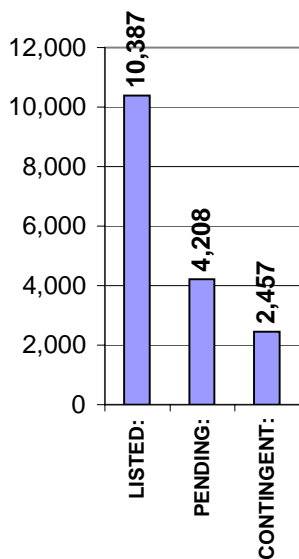
MARKET CONDITION REPORT

LAS VEGAS VALLEY

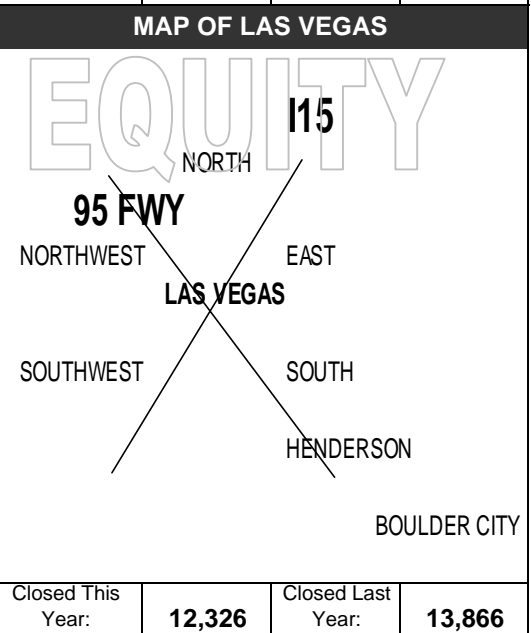
April 28 2005

SINGLE FAMILY RESIDENCE

AREA	LISTED	SOLDS PER MONTH	DAYS ON MARKET	LIST TO CLOSE (DAYS)	NO SALE PER MONTH	PERCENT SELLING	MEDIAN LIST PRICE	ASK AT OFFER	MEDIAN CLOSE
NORTH	1,969	546	59	96	486	53%	\$335	\$277	\$275
EAST	524	351	43	83	131	73%	\$278	\$215	\$213
SOUTH	732	299	56	91	170	64%	\$363	\$289	\$280
NORTHWEST	1,892	549	56	93	415	57%	\$385	\$300	\$300
SOUTHWEST	2,156	512	59	98	513	50%	\$430	\$345	\$339
HENDERSON	1,830	490	61	99	467	51%	\$459	\$344	\$335
BOULDER CITY	50	17	79	119	9	65%	\$781	\$350	\$350



	SFR	CONDO
LISTED:	9,153	1,234
DAYS ON MARKET LIST:	60 days	51 days
SOLD PER MONTH:	2,764	658
NO SALE PER MONTH:	2,193	312
PERCENT SELLING:	57%	69%
LIST PRICE:	\$394	\$238
ASK AT OFFER:	\$300	\$183
CLOSING PRICE:	\$296	\$181
DAYS ON MARKET SOLD:	57 days	45 days
ESCROW TIME:	38 days	38 days
LIST TO CLOSE:	94 days	83 days
SALE PENDING:	3,338	870
CONTINGENTI:	2,028	429



CONDO-TOWNHOME

AREA	LISTED	SOLDS PER MONTH	DAYS ON MARKET	LIST TO CLOSE (DAYS)	NO SALE PER MONTH	PERCENT SELLING	MEDIAN LIST PRICE	ASK AT OFFER	MEDIAN CLOSE
NORTH	59	30	46	80	45	40%	\$245	\$185	\$180
EAST	49	80	41	86	19	81%	\$155	\$133	\$134
SOUTH	224	125	36	73	53	70%	\$259	\$165	\$160
NORTHWEST	370	162	50	86	80	67%	\$238	\$195	\$193
SOUTHWEST	293	142	44	83	70	67%	\$220	\$185	\$182
HENDERSON	233	114	55	89	43	72%	\$255	\$216	\$215
BOULDER CITY	6	4	47	80	.7	87%	\$334	\$250	\$240

COURTESY OF EQUITY TITLE OF LAS VEGAS

All information believed accurate but not guaranteed. Resale market only. Some new home, government and FSBO transactions excluded. Report intended to be generally descriptive, not definitive.