

MARKET CONDITION REPORT

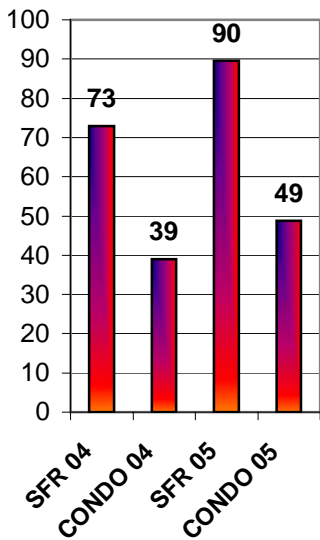
LAS VEGAS VALLEY

JUNE 28 2005

SINGLE FAMILY RESIDENCE

AREA	LISTED	SOLDS PER MONTH	DAYS SUPPLY	DAYS ON MARKET	LIST TO CLOSE (DAYS)	FAILED PER MONTH	PERCENT SELLING	MEDIAN LIST PRICE	ASK AT OFFER	MEDIAN CLOSE
NORTH	2,021	650	95	52	90	427	60%	\$345	\$280	\$280
EAST	488	408	36	36	76	113	78%	\$289	\$225	\$224
SOUTH	760	354	66	44	82	154	70%	\$375	\$292	\$289
NORTHWEST	2,007	644	95	50	89	378	63%	\$389	\$310	\$305
SOUTHWEST	2,320	628	113	54	94	476	57%	\$432	\$355	\$350
HENDERSON	1,874	542	105	53	91	366	60%	\$463	\$350	\$345
BOULDER CITY	59	19	97	66	108	9	66%	\$725	\$375	\$370

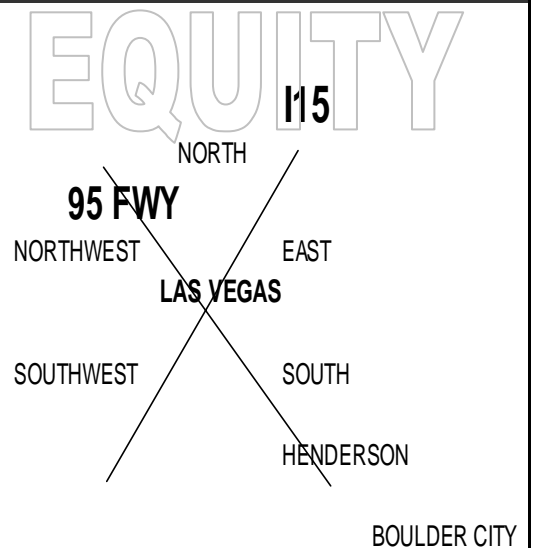
DAYS SUPPLY 2004-2005



SFR CONDO

LISTED:	9,529	1,228
SOLDS PER MONTH:	3,244	767
DAYS SUPPLY:	90	49
FAILED PER MONTH:	1,925	292
PERCENT SELLING:	63%	74%
LIST AT OFFER:	\$401	\$246
ASK AT OFFER:	\$307	\$189
CLOSING PRICE:	\$304	\$186
DOM SOLD:	49 days	41 days
ESCROW TIME:	39 days	40 days
LIST TO CLOSE:	88 days	81 days
SALE PENDING:	3,273	749
CONTINGENT:	2,201	509

MAP OF LAS VEGAS



Closed This Year:	20,490	Closed Last Year:	22,428
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CONDO-TOWNHOME

AREA	LISTED	SOLDS PER MONTH	DAYS SUPPLY	DAYS ON MARKET	LIST TO CLOSE (DAYS)	FAILED PER MONTH	PERCENT SELLING	MEDIAN LIST PRICE	ASK AT OFFER	MEDIAN CLOSE
NORTH	74	34	67	46	84	62	35%	\$242	\$195	\$195
EAST	68	85	24	33	78	16	84%	\$150	\$140	\$139
SOUTH	236	137	52	37	76	48	74%	\$259	\$175	\$173
NORTHWEST	319	190	51	44	83	58	77%	\$250	\$199	\$195
SOUTHWEST	281	179	48	38	80	69	72%	\$235	\$185	\$182
HENDERSON	244	138	54	49	88	39	78%	\$266	\$220	\$219
BOULDER CITY	6	4	45	50	87	1	80%	\$422	\$246	\$240

COURTESY OF EQUITY TITLE OF LAS VEGAS