

MARKET CONDITION REPORT

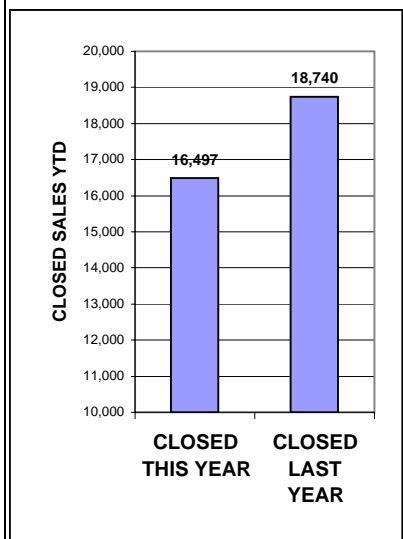
LAS VEGAS VALLEY

MAY 29 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	1,989	618	56	93	449	58%	\$340	\$280	\$279
EAST	515	392	41	80	123	76%	\$285	\$225	\$222
SOUTH	733	349	51	85	164	68%	\$360	\$290	\$285
NORTHWEST	1,953	624	52	90	381	62%	\$385	\$310	\$302
SOUTHWEST	2,144	600	57	97	489	55%	\$425	\$350	\$345
HENDERSON	1,769	538	58	95	377	59%	\$449	\$350	\$340
BOULDER CITY	42	20	78	118	10	67%	\$519	\$375	\$367

	SFR	CONDO	MAP OF LAS VEGAS	
	LISTED:	9,145	1,211	
DOM LIST:	56 days	54 days		
SOLD PER MONTH:	3,140	750		
EXPIRE-WITH MONTH:	1,993	287		
PERCENT SELLING:	62%	73%		
LIST PRICE:	\$390	\$242		
ASK AT OFFER:	\$306	\$185		
CLOSING PRICE:	\$301	\$183		
DOM SOLD:	53 days	44 days		
ESCROW TIME:	38 days	39 days		
LIST TO CLOSE:	91 days	82 days	<p>Closed This Year: 16,497 Closed Last Year: 18,740</p>	
SALE PENDING:	3,222	800		
CONTINGENTI:	2,120	474		



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	69	35	42	77	43	45%	\$239	\$190	\$189
EAST	67	82	36	79	16	84%	\$154	\$137	\$135
SOUTH	208	132	37	75	49	73%	\$270	\$167	\$165
NORTHWEST	335	187	46	84	69	73%	\$245	\$195	\$192
SOUTHWEST	289	172	44	85	65	73%	\$230	\$182	\$181
HENDERSON	238	137	52	88	44	76%	\$250	\$219	\$215
BOULDER CITY	5	5	60	94	1.4	79%	\$330	\$264	\$264

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.