



Greater Las Vegas Association of REALTORS® November 2009 Statistics



	Single Family Residential Units			Condo/Townhouse Units		
AVAILABILITY AT END OF PERIOD	Nov 09	Change from Oct 09	Change from Nov 08	Nov 09	Change from Oct 09	Change from Nov 08
# of available units listed	20,847	-0.7%	-8.4%	4,788	-2.4%	-14.1%
Median list price of available units	\$ 150,000	+0.0%	-24.8%	72,500	-3.3%	-44.2%
Average list price of available units	\$ 264,908	-0.9%	-20.7%	115,502	-6.8%	-54.7%
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*AVAILABILITY AT END OF PERIOD	Nov 09	Change from Oct 09	Change from Nov 08	Nov 09	Change from Oct 09	Change from Nov 08
# of available units listed w/o offers	8,385	+3.8%	N/A	1,826	-3.1%	N/A
Median list price of available units w/o offers	\$ 179,000	-3.2%	N/A	\$ 89,900	-0.1%	N/A
Average list price of available units w/o offers	\$ 393,885	-5.2%	N/A	\$ 169,779	-7.5%	N/A
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NEW LISTINGS THIS PERIOD	Nov 09	Change from Oct 09	Change from Nov 08	Nov 09	Change from Oct 09	Change from Nov 08
# of new listings	4,039	-26.3%	-11.8%	958	-30.4%	-7.4%
Median price of new listings	\$ 144,900	+0.0%	-21.9%	\$ 69,900	+0.0%	-36.5%
Average price of new listings	\$ 208,978	+1.5%	-25.8%	\$ 89,028	-4.4%	-55.2%
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UNITS SOLD THIS PERIOD	Nov 09	Change from Oct 09	Change from Nov 08	Nov 09	Change from Oct 09	Change from Nov 08
# of units sold	3,117	-11.8%	+42.8%	726	-14.6%	+85.2%
Median price of units sold	\$ 140,000	+0.6%	-24.7%	\$ 68,000	-2.9%	-25.1%
Average price of units sold	\$ 167,178	+1.5%	-28.0%	\$ 79,602	-9.0%	-23.5%
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TIME ON MARKET FOR UNITS SOLD THIS PERIOD	Nov 09	Oct 09	Nov 08	Nov 09	Oct 09	Nov 08
0-30 days	58.6%	59.0%	49.7%	60.6%	56.8%	33.2%
31-60 days	16.7%	15.5%	18.1%	16.3%	17.5%	23.5%
61-90 days	8.4%	7.7%	10.9%	9.0%	9.8%	11.7%
91-120 days	5.3%	5.2%	7.4%	4.8%	4.4%	10.2%
121+ days	10.9%	12.6%	13.8%	9.4%	11.5%	21.4%
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TOTAL HOME SALES DOLLAR VALUE FOR UNITS SOLD THIS PERIOD	Nov 09	Change from Oct 09	Change from Nov 08	Nov 09	Change from Oct 09	Change from Nov 08
	\$ 521,094,077	-10.5%	+2.8%	\$ 57,790,729	-22.3%	+41.6%

***This new category reflects the existing market availability of listings without pending or contingent offers.**

Source: Greater Las Vegas Association of REALTORS®

For media inquiries, please call George McCabe, with B&P Public Relations, at (702) 325-7358.

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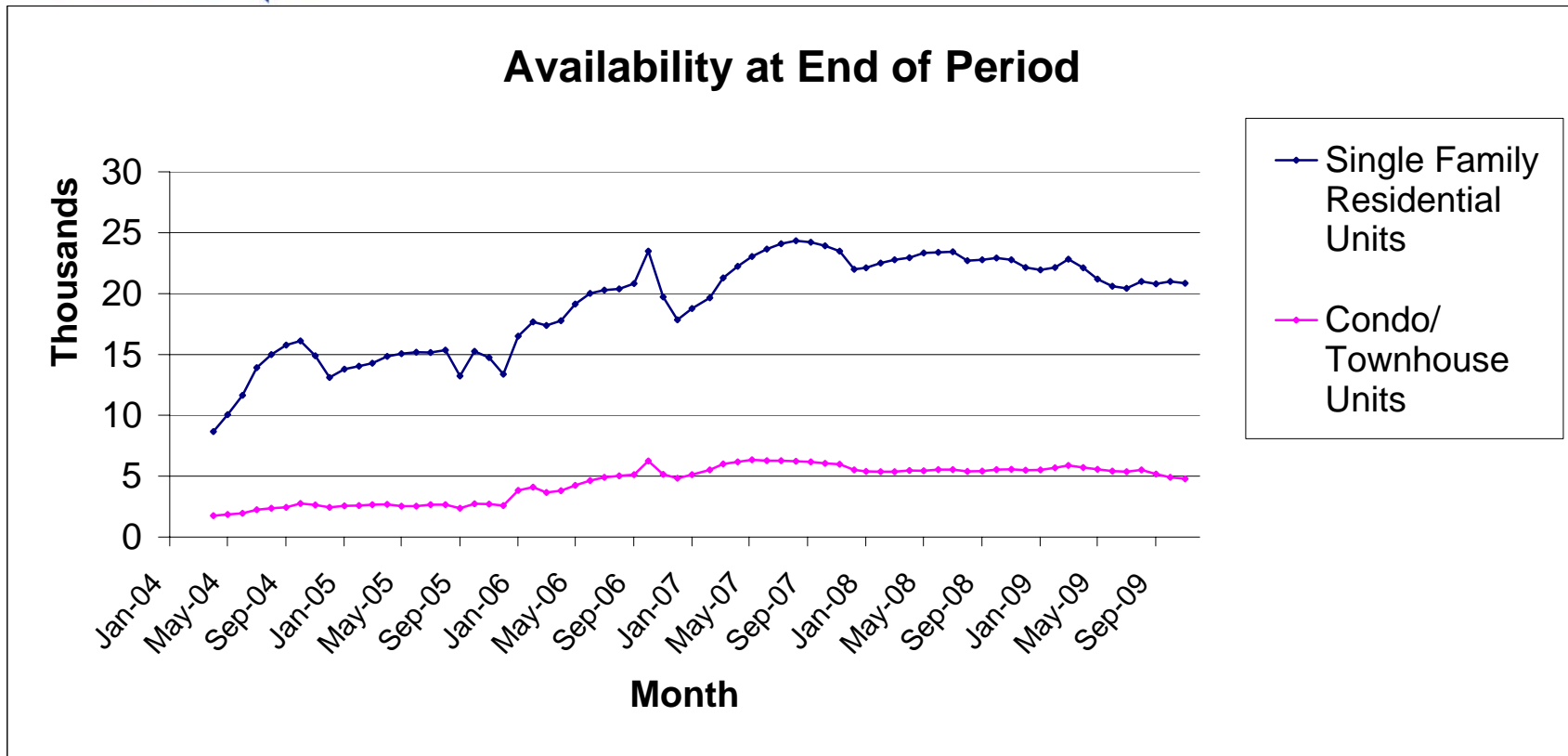
Sold Units Statistics by Area (see map)

Area	Single Family Residential Units			Condo/Townhouse Units		
	# of units sold	Median Sold Price	Average Sold Price	# of units sold	Median Sold Price	Average Sold Price
101 - North	41	\$60,000	\$60,721	5	\$15,000	\$26,400
102 - North	198	\$160,000	\$183,790	10	\$89,550	\$81,580
103 - North	471	\$125,000	\$136,128	48	\$61,500	\$66,431
201 - East	53	\$42,000	\$45,241	7	\$27,500	\$66,329
202 - East	93	\$62,000	\$67,520	25	\$36,100	\$35,669
203 - East	80	\$93,000	\$105,496	9	\$35,000	\$39,333
204 - East	145	\$95,000	\$102,414	32	\$70,450	\$73,259
301 - South	47	\$75,000	\$80,622	46	\$64,000	\$78,441
302 - South	85	\$92,000	\$99,621	40	\$64,000	\$68,744
303 - South	190	\$156,133	\$178,358	58	\$105,000	\$98,499
401 - North West	37	\$70,000	\$92,664	3	\$32,500	\$34,033
402 - North West	139	\$80,000	\$84,472	27	\$50,100	\$48,167
403 - North West	82	\$145,000	\$164,981	71	\$60,000	\$63,757
404 - North West	95	\$217,500	\$336,043	25	\$120,000	\$124,264
405 - North West	179	\$144,000	\$171,153	42	\$71,000	\$76,368
501 - South West	45	\$147,000	\$147,533	17	\$55,800	\$52,473
502 - South West	126	\$200,000	\$253,181	32	\$66,285	\$90,574
503 - South West	139	\$163,000	\$198,737	83	\$68,000	\$86,589
504 - South West	200	\$144,243	\$164,541	23	\$74,001	\$77,557
505 - South West	199	\$170,000	\$213,303	18	\$90,000	\$97,549
601 - Henderson	26	\$180,000	\$221,062	16	\$84,625	\$84,378
602 - Henderson	83	\$183,500	\$220,156	29	\$90,000	\$87,740
603 - Henderson	24	\$222,500	\$221,545	15	\$149,000	\$135,040
604 - Henderson	36	\$168,000	\$182,025	4	\$81,700	\$77,979
605 - Henderson	67	\$160,000	\$174,837	15	\$90,000	\$91,413
606 - Henderson	162	\$240,000	\$298,194	15	\$135,000	\$124,878
701 - Boulder City	6	\$218,125	\$222,708	2	\$177,500	\$177,500
702 - Boulder City	2	\$298,750	\$298,750	1	\$225,000	\$225,000
800 - Mesquite	7	\$129,000	\$135,271	6	\$94,000	\$93,375
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	3	\$300,000	\$263,333	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	-	\$0	\$0	-	\$0	\$0
803 - Indian Springs/Cold Creek	-	\$0	\$0	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	-	\$0	\$0	-	\$0	\$0
806 - State Line/Jean/Goodsprings	-	\$0	\$0	-	\$0	\$0
807 - Sandy Valley	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	4	\$205,500	\$198,000	1	\$112,000	\$112,000
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahump	48	\$126,250	\$127,398	1	\$40,000	\$40,000
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	-	\$0	\$0	-	\$0	\$0
813 - Other Nevada	6	\$137,750	\$156,667	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	-	\$0	\$0	-	\$0	\$0

Source: Greater Las Vegas Association of REALTORS®

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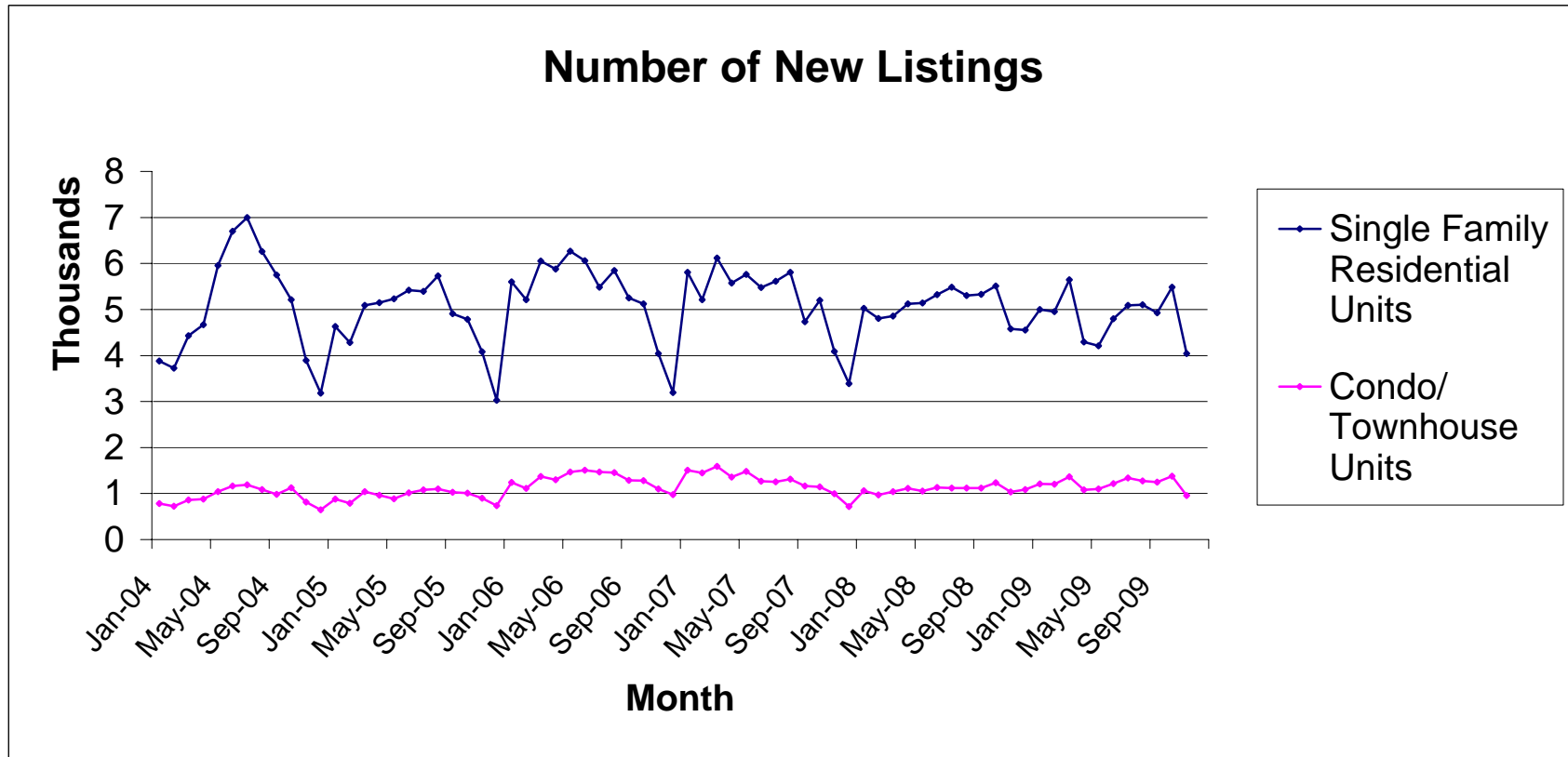
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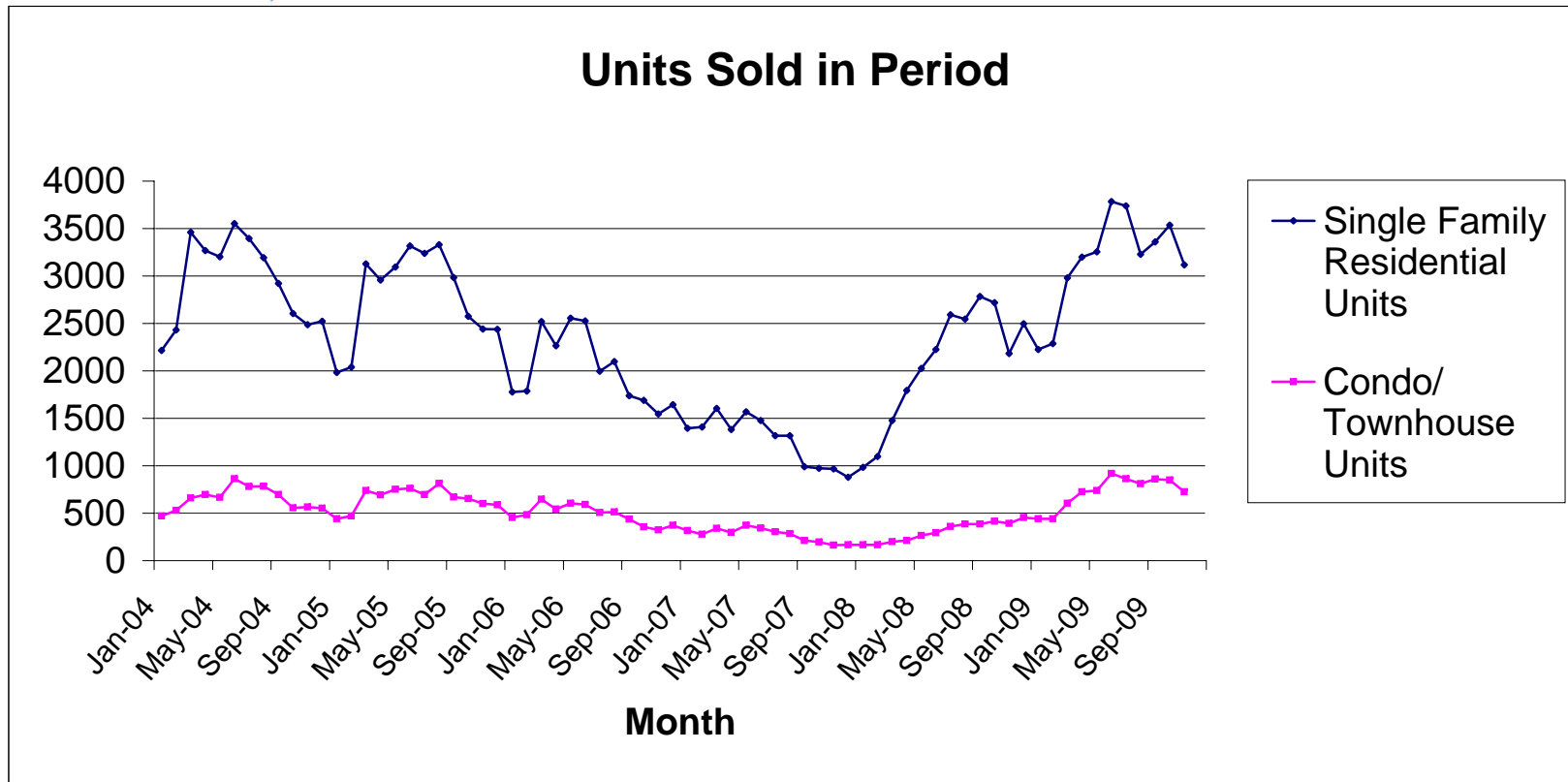
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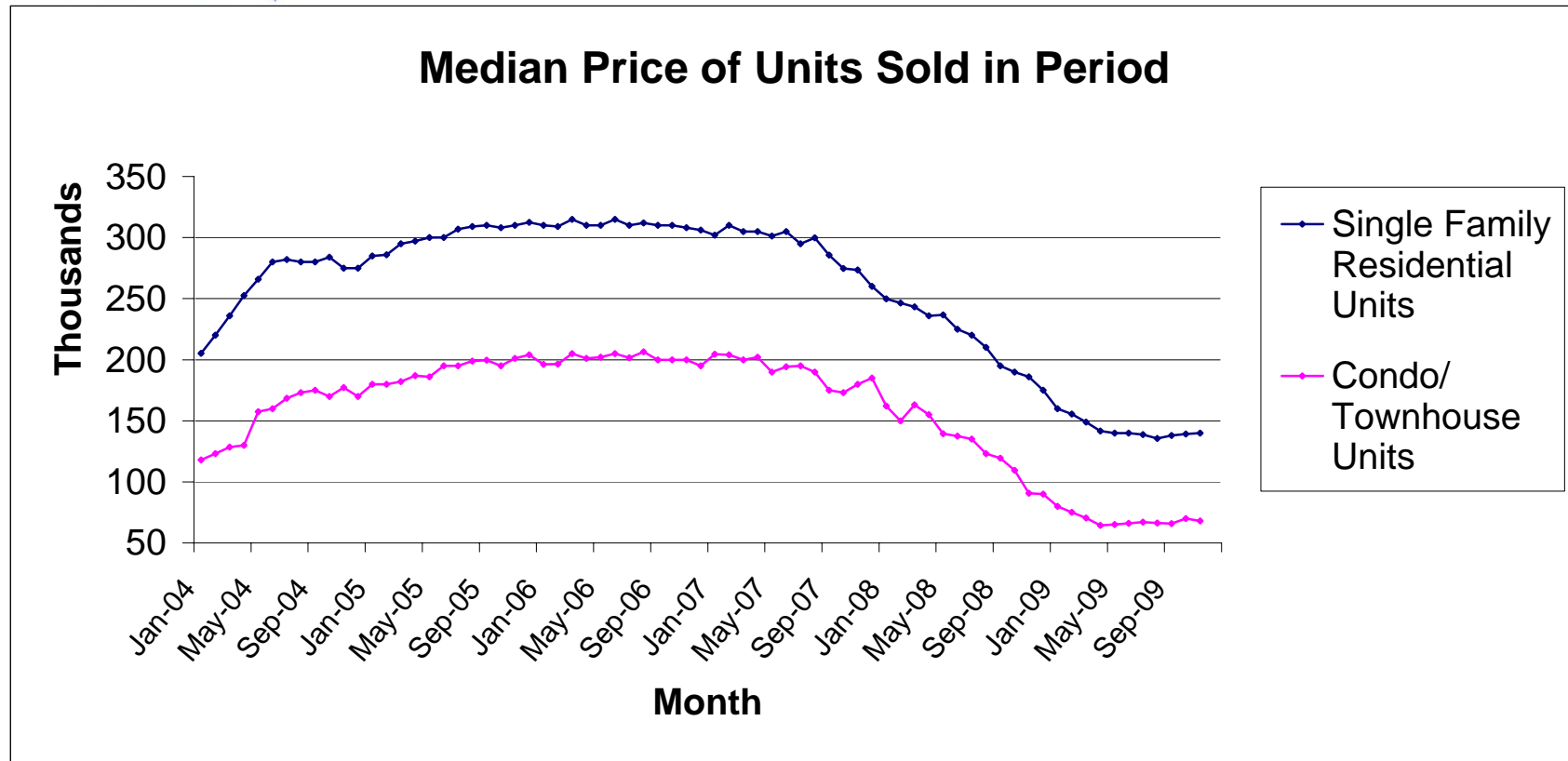
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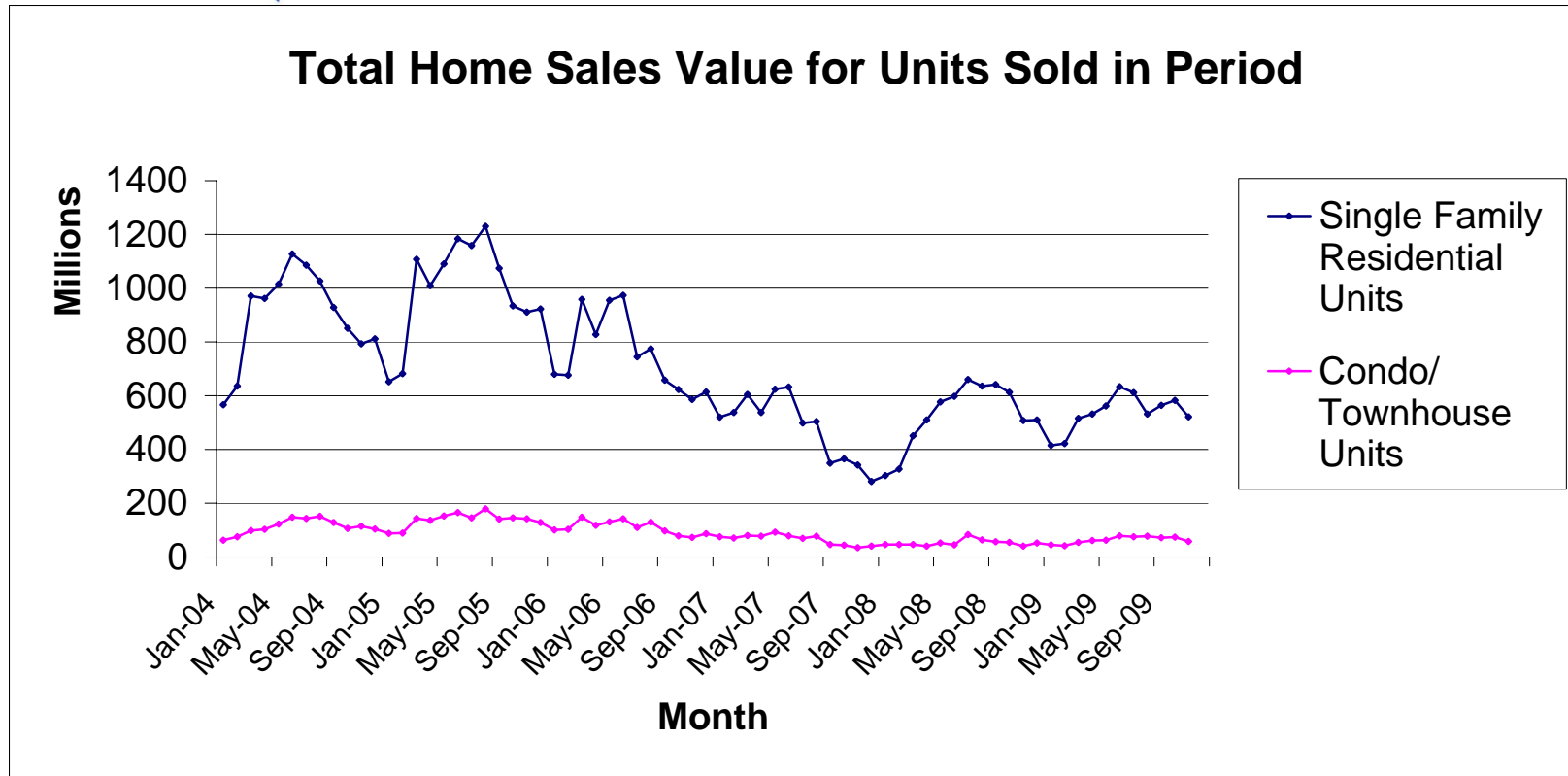
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Local housing statistics for November 2009

For release Dec. 8, 2009

Contact: George McCabe, B&P
(702) 967-2222 or 325-7358

GLVAR housing statistics show stable prices, sales up from last year

Housing statistics released Tuesday by the Greater Las Vegas Association of REALTORS® (GLVAR) show local home prices remaining fairly flat while sales decreased from the previous month but increased dramatically compared to one year ago.

According to the GLVAR, the total number of local homes, condominiums and townhomes sold in November was 3,843. GLVAR President and local REALTOR® Sue Naumann said that's down from 4,385 total housing sales in October, but up from 2,575 total sales in November 2008.

“Home sales and activity traditionally slow down around the holidays, so we may see similar trends in the next month or two,” Naumann said. “As in past months, most buyers are either investors or first-time homebuyers. We’re hoping to see more move-up buyers in the coming months, thanks in part to the federal government extending the tax credit for first-time homebuyers and expanding it to include repeat buyers.”

GLVAR reported the median price of single-family homes sold in Southern Nevada during November was \$140,000, up 0.6 percent from \$139,100 in October. The median price for condominiums and townhomes decreased 2.9 percent, from \$70,000 in October to \$68,000 in November.

Naumann said the percentage of local homes being purchased with cash during November was 41 percent, nearly matching October, when cash buyers accounted for 41.7 percent of all local sales.

The percentage of sales involving bank-owned properties also continued to level off, as it has in recent months. She said 61 percent of all sales in November were bank-owned, down from 64.5 percent of all sales in October.

GLVAR reported declines in most categories related to the number of homes listed for sale. Its statistics on local homes listed for sale without offers showed 8,385 such single-family homes and another 1,826 such condos and townhomes. That's up overall from October, when there were 8,075 homes and another 1,884 condos and townhomes listed for sale without any sort of offer.

As for the larger, or gross, number of listings on GLVAR's Multiple Listing Service, GLVAR reported a total of 20,847 homes and 4,788 condos and townhomes listed at the end of November. That's down from 20,998 homes and 4,906 condos and townhomes listed on its MLS at the end of October.

(more)

That total, or gross, inventory of single-family homes listed for sale in November is down 8.4 percent from 22,770 such listings one year ago. The total, or gross, number of condos and townhomes listed for sale is down 14.1 percent from 5,573 such listings one year ago.

This month's GLVAR statistics include activity through the end of November. The association distributes such statistics each month based on data collected through its Multiple Listing Service, which does not necessarily account for newly constructed homes sold by local builders or for sale by owners.

This month's highlights include:

- The total number of local single-family homes sold in November was 3,117, down 11.8 percent from 3,535 in October, but up 42.8 percent from 2,183 in November of 2008.
- The total number of condos and townhomes sold in November was 726, down 14.6 percent from 850 in October, but up 85.2 percent from 392 such sales one year ago.
- The median price of a single-family home sold in Southern Nevada in November was \$140,000, up 0.6 percent from \$139,100 in October and down 24.7 percent from \$186,000 one year ago.
- For condos and townhomes, the median sales price fell 2.9 percent from \$70,000 in October to \$68,000 in November. That's down 25.1 percent from \$90,750 one year ago.
- The value of local real estate transactions tracked through the MLS during November decreased 10.5 percent to more than \$521 million worth of single-family home sales and decreased another 22.3 percent to nearly \$58 million in condo and townhome sales. That compares to October, when GLVAR reported more than \$582 million worth of single-family home sales and more than \$74 million in condo and townhome sales. Compared to one year ago, November's total sales values are up 2.8 percent for homes and up 41.6 percent for condo and townhome properties.
- Through November, 75.3 percent of all local single-family homes and 76.9 percent of all condos and townhomes sold within 60 days. That's up from October, when 74.5 percent of all homes and 74.3 percent of all condos and townhomes sold within 60 days.

To arrange interviews with GLVAR experts, please call George McCabe at (702) 967-2222.

About the GLVAR

GLVAR was founded in 1947 and provides its nearly 13,500 local members with education, training and political representation. The local representative of the National Association of REALTORS®, GLVAR is the largest professional organization in Southern Nevada. Each GLVAR member receives the highest level of professional training and must abide by a strict code of ethics. For more information, visit www.lasvegasrealtor.com.