



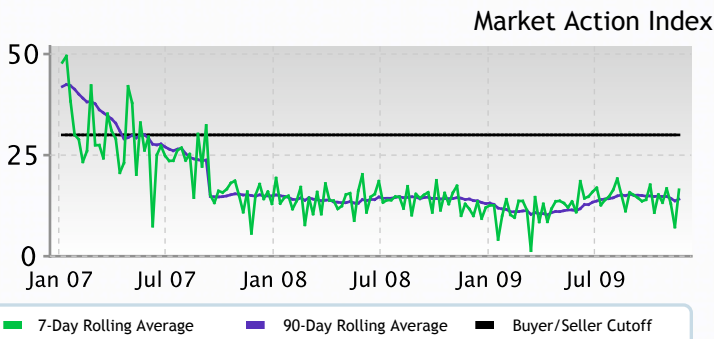
This Week

The median list price in LAS VEGAS, NV 89134 this week is \$235,000.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However because of excess inventory, prices have not yet stopped falling. Should the sales trend continue, expect prices to level off soon and potentially to resume their climb from there. Watch prices as the market transitions from a Buyer's market to a Seller's market.



The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	Characteristics per Quartile
Top/First	\$ 717,500	4022	0.25 - 0.50 acre	4.0	3.0	12	78	3	6	219	Investigate the market in quartiles - where each quartile is 25% of homes ordered by price. Most expensive 25% of properties
Upper/Second	\$ 302,500	2328	6,501 - 8,000 sqft	3.0	2.0	14	78	3	6	213	Upper-middle 25% of properties
Lower/Third	\$ 199,900	1798	6,501 - 8,000 sqft	2.5	2.0	16	78	6	3	134	Lower-middle 25% of properties
Bottom/Fourth	\$ 153,900	1360	6,501 - 8,000 sqft	2.0	2.0	15	79	6	4	150	Least expensive 25% of properties

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Real-Time Market Profile		Trend
Median List Price	\$ 235,000	↓↓
Asking Price Per Square Foot	\$ 133	↔
Average Days on Market (DOM)	179	↓↓
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2039	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 14.1	↑↑

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

