

Overall Residential Inventory

The total number of homes for sale declined weekly from the end of September to the year's end. It started to climb in January and will continue to do so.

New Single Family Detached

Buyers' Market

\$350,001 - \$400,000: 8 months or less

Anything above \$450,000: a year or more

Above \$750,000 to \$1 million: appears to be moving lower from under 11 months

Sellers' Market

Anything below \$275,001: less than 3 months

Neutral (favoring neither buyer nor seller)

\$275,001 - \$350,000

Condominiums (Includes townhomes, zero lot line and row homes)

Buyers Market

Anything above \$250,000

\$230,001 - \$240,000

Sellers Market

Anything below \$220,001: 3 months or less

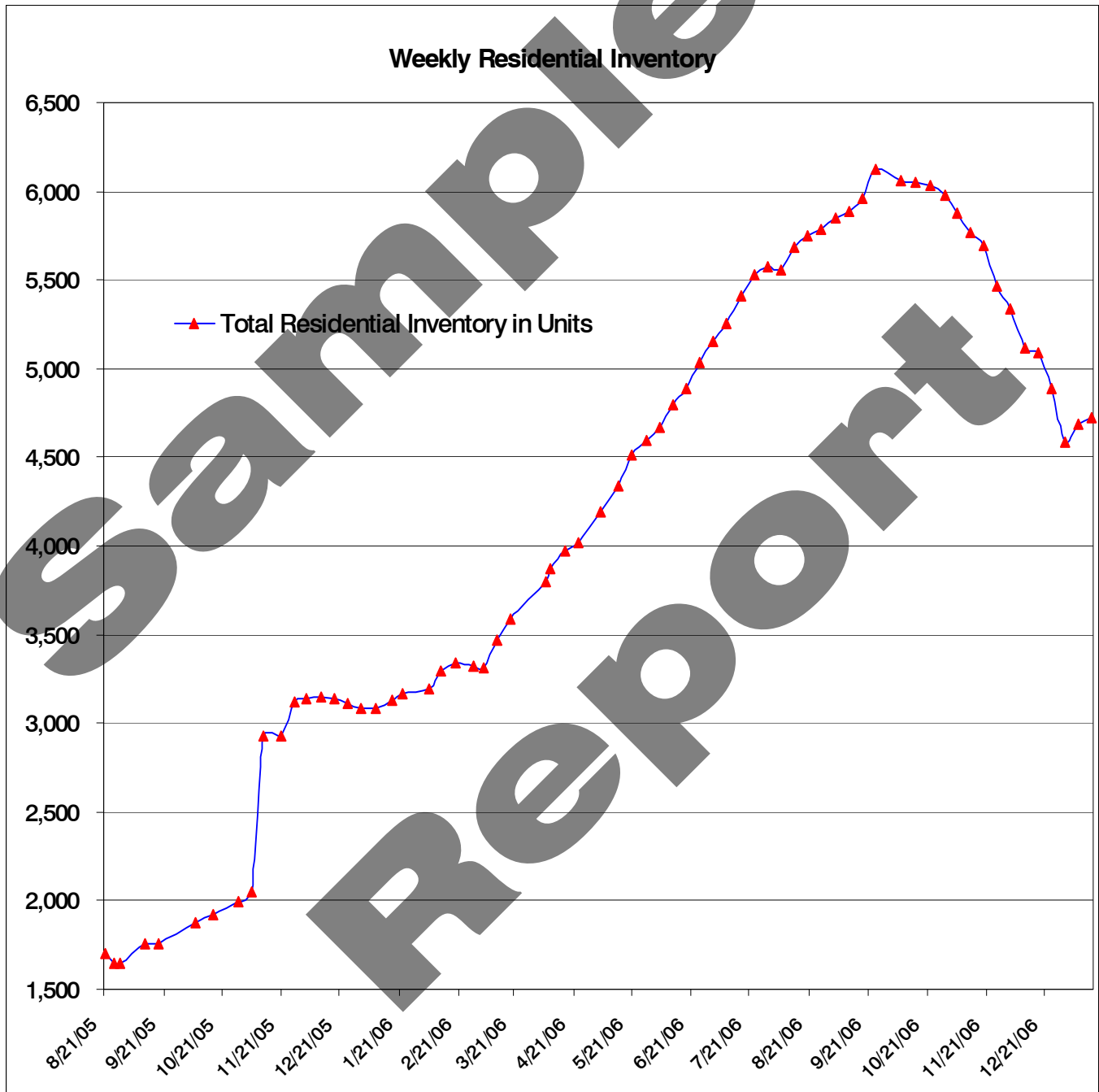
Neutral (favoring neither buyer nor seller)

\$220,001 - \$230,000: moving higher from 4+ months

Summary

As has been typical in the Clark County marketplace, overbuilding is in the higher price ranges. As we move into the selling season, more buyers and more inventory will appear. However, given last year's weakness, Real Estats does not expect a significant change. Builders will have to make "deals" to move product, particularly above \$450,000.

Total Weekly Residential Inventory Since August 2005

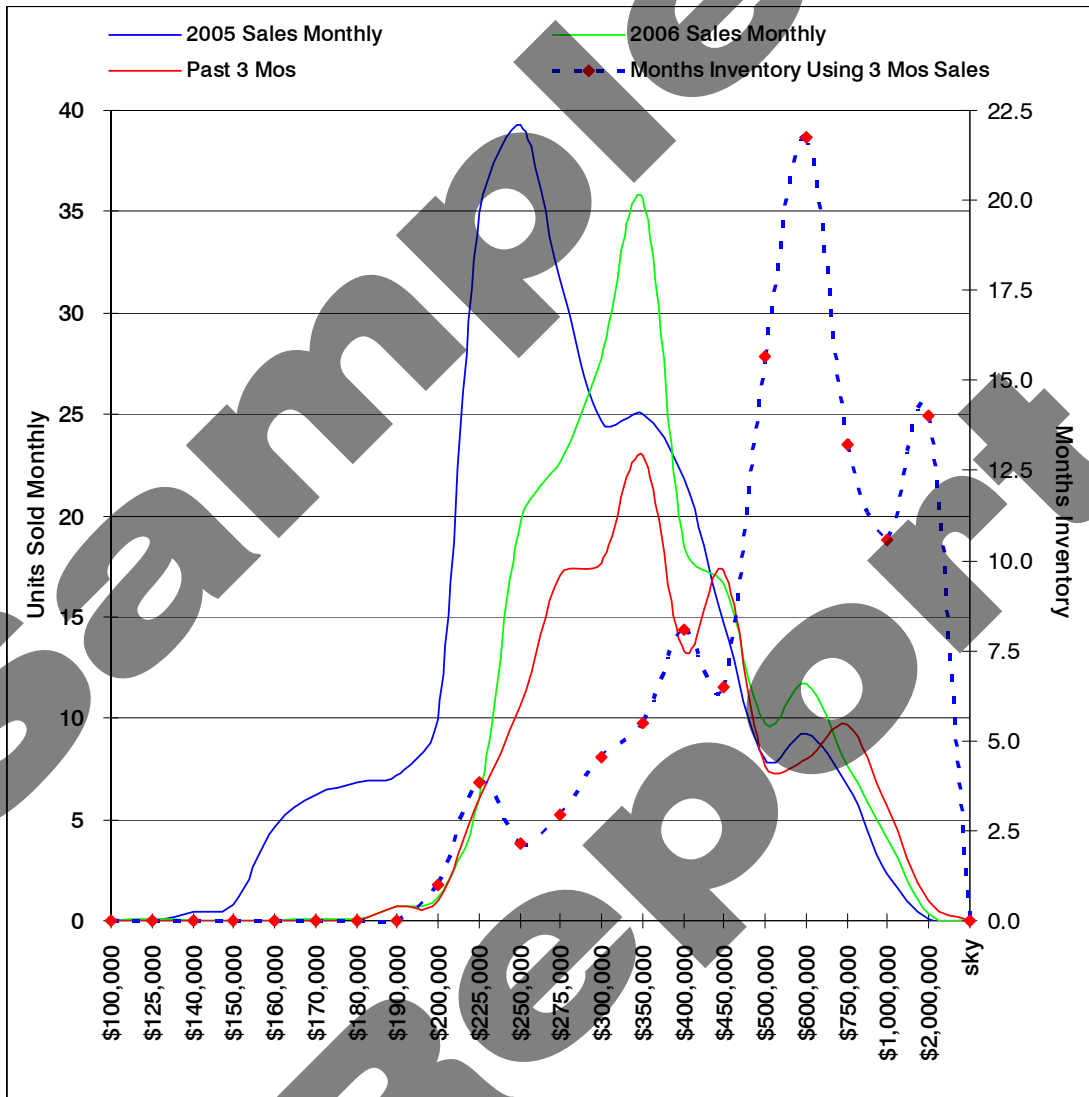


New Single Family Sales and Inventory

Range of Prices	2005		January - December 2006									
	Total	Per Mo	Total	Per Mo	Inventory 11/13/06	Inventory 12/13/06	Inventory 1/17/07	# Mos Using Per/Mo Sales YTD	Per Mo in Last 3 Mos	#Mos Using Past 3 Mos Sales	Current Month's Sales	#Mos Using Current Month Sales
- - \$100,000	1	0.1	0	0.0	0	0	0	-	0.0	-	0	-
\$100,001 - \$125,000	0	0.0	1	0.1	0	0	0	-	0.0	-	0	-
\$125,001 - \$140,000	5	0.4	0	0.0	0	0	0	-	0.0	-	0	-
\$140,001 - \$150,000	10	0.8	0	0.0	0	0	0	-	0.0	-	0	-
\$150,001 - \$160,000	55	4.6	0	0.0	0	0	0	-	0.0	-	0	-
\$160,001 - \$170,000	75	6.3	1	0.1	0	0	0	-	0.0	-	0	-
\$170,001 - \$180,000	82	6.8	1	0.1	0	0	0	-	0.0	-	0	-
\$180,001 - \$190,000	86	7.2	8	0.7	0	0	0	-	0.7	-	2	-
\$190,001 - \$200,000	119	9.9	14	1.2	7	2	1	0.9	1.0	1.0	1	1.0
\$200,001 - \$225,000	419	34.9	72	6.0	20	22	23	3.8	6.0	3.8	2	11.5
\$225,001 - \$250,000	471	39.3	236	19.7	33	24	23	1.2	10.7	2.2	14	1.6
\$250,001 - \$275,000	380	31.7	271	22.6	40	28	50	2.2	17.0	2.9	21	2.4
\$275,001 - \$300,000	296	24.7	333	27.8	98	59	80	2.9	17.7	4.5	15	5.3
\$300,001 - \$350,000	300	25.0	428	35.7	134	112	126	3.5	23.0	5.5	27	4.7
\$350,001 - \$400,000	262	21.8	221	18.4	115	103	108	5.9	13.3	8.1	14	7.7
\$400,001 - \$450,000	177	14.8	200	16.7	148	109	112	6.7	17.3	6.5	19	5.9
\$450,001 - \$500,000	96	8.0	117	9.8	140	123	120	12.3	7.7	15.7	6	20.0
\$500,001 - \$600,000	111	9.3	141	11.8	189	164	174	14.8	8.0	21.8	10	17.4
\$600,001 - \$750,000	80	6.7	92	7.7	148	140	128	16.7	9.7	13.2	12	10.7
\$750,001 - \$1,000,000	28	2.3	49	4.1	76	63	60	14.7	5.7	10.6	7	8.6
\$1,000,001 - \$2,000,000	1	0.1	4	0.3	16	15	14	42.0	1.0	14.0	0	Infinite
\$2,000,001 - sky	0	0.0	0	0.0	0	0	0	-	0.0	-	0	-
Overall Total	3,054	255	2,189	182	1,164	964	1,019	5.6	138.7	7.3	150	6.8

Color Key		
Buyers' Market More than 6 mos	Sellers' Market Less than 4 mos	Neither; In Equilibrium 4 - 6 mos

Chart of New Single Family Sales and Inventory



New Condominium Sales and Inventory

Includes townhomes, zero lot line and row homes

Range of Prices	2005		January - December 2006									
	Total	Per Mo	Total	Per Mo	Inventory 11/13/06	Inventory 12/13/06	Inventory 1/17/07	# Mos Using Per/Mo Sales YTD	Per Mo in Last 3 Mos	#Mos Using Past 3 Mos Sales	Current Month's Sales	#Mos Using Current Month Sales
\$20,000 - \$80,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$80,001 - \$90,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$90,001 - \$100,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$100,001 - \$110,000	3	0.3	0	0.0	0	0	0	-	0	-	0	-
\$110,001 - \$120,000	1	0.1	0	0.0	0	0	0	-	0	-	0	-
\$120,001 - \$130,000	12	1.0	1	0.1	0	0	0	-	0	-	0	-
\$130,001 - \$140,000	18	1.5	15	1.3	5	4	2	1.6	1.0	2.0	1	2.0
\$140,001 - \$150,000	21	1.8	9	0.8	10	10	7	9.3	0.7	10.5	0	Infinite
\$150,001 - \$160,000	39	3.3	25	2.1	1	1	1	0.5	1.0	1.0	2	0.5
\$160,001 - \$170,000	48	4.0	8	0.7	3	3	2	3.0	0.0	Infinite	0	Infinite
\$170,001 - \$180,000	30	2.5	6	0.5	3	3	3	6.0	0.7	4.5	0	Infinite
\$180,001 - \$190,000	34	2.8	38	3.2	11	10	0	0.0	3.0	0.0	5	0.0
\$190,001 - \$200,000	29	2.4	42	3.5	16	10	9	2.6	3.3	2.7	3	3.0
\$200,001 - \$210,000	18	1.5	24	2.0	5	4	2	1.0	2.7	0.8	3	0.7
\$210,001 - \$220,000	8	0.7	43	3.6	1	3	5	1.4	2.7	1.9	3	1.7
\$220,001 - \$230,000	4	0.3	24	2.0	2	2	7	3.5	1.7	4.2	1	7.0
\$230,001 - \$240,000	5	0.4	6	0.5	2	3	5	10.0	0.7	7.5	0	Infinite
\$240,001 - \$250,000	5	0.4	7	0.6	1	2	2	3.4	0.7	3.0	0	Infinite
\$250,001 - \$300,000	41	3.4	23	1.9	10	14	26	13.6	3.3	7.8	3	8.7
\$300,001 - \$400,000	20	1.7	11	0.9	18	19	20	21.8	2.0	10.0	1	20.0
\$400,001 - \$500,000	8	0.7	12	1.0	8	7	7	7.0	0.7	10.5	1	7.0
\$500,001 - Sky	15	1.3	21	1.8	36	30	33	18.9	1.3	24.8	1	33.0
Overall Total	359	30	315	26	132	125	131	5.0	25.3	5.2	24	5.5

Color Key		
Buyers' Market More than 6 mos	Sellers' Market Less than 4 mos	Neither; In Equilibrium 4 - 6 mos

Chart of Condominium Sales and Inventory

