

## THIRD QUARTER 2012 HOUSING SUMMARY LAS VEGAS, NORTH LAS VEGAS, HENDERSON, AND BOULDER CITY

Month	# Sales	Average Sale Price	Average Sq. Ft.	Average \$/Sq. Ft.
Jan	3530	\$129,622	1,852	\$65
Feb	3043	\$133,767	1,844	\$67
Mar	4204	\$136,579	1,867	\$68
Apr	3784	\$143,208	1,896	\$71
May	3995	\$145,964	1,900	\$72
June	3793	\$150,552	1,919	\$74
July	3430	\$153,852	1,917	\$74
Aug	3615	\$160,761	1,948	\$76
Sept	3230	\$156,587	1,932	\$77
<b>Grand Total</b>	<b>32,624</b>	<b>\$145,655</b>	<b>1,897</b>	<b>\$72</b>

### Price Comparison

	2011	2012	% Decrease or Increase
Jan	\$139,278	\$129,622	-6.93%
Feb	\$137,182	\$133,767	-2.49%
Mar	\$138,888	\$136,579	-1.66%
Apr	\$140,334	\$143,208	2.04%
May	\$139,307	\$145,964	4.77%
June	\$132,393	\$150,552	13.71%
July	\$125,000	153,852	18.6%
Aug	\$130,551	\$160,761	23.1%
Sept	\$134,784	\$156,587	16.2%

**2011 vs. 2012**

### Number of Sales Comparison

	2011	2012	% Increase or Decrease
Jan	3080	3530	14.6%
Feb	3248	3043	-6.3%
Mar	4153	4204	1.2%
Apr	3829	3784	-1.17%
May	3900	3995	2.43%
June	4471	3793	-15.16%
July	3909	3430	-12.3%
Aug	3916	3615	-7.7%
Sept	3986	3230	-19.0%

**2011 vs. 2012**

During the third quarter of 2012, home sales decreased from 2011 by 1536 sales. In July we saw a decrease of 479 sales, in August we saw a decrease of 301 and September decreased by 756 closed properties. This is a 13% decrease from the third quarter of 2011. Home prices have continued to increase every month by a significant amount. They are up 20.7% since the third quarter of 2011. We continue to see an increase in short sale closings. In the third quarter they accounted for 43.2% of the total closings. REO closings continue to decrease from 5757 in the third quarter of 2011 to 1707 in the 3rd quarter of 2012, which is a decrease of 70.3%. Resale transactions have increased from 3300 in the third quarter of 2011 to 4097 in the third quarter of 2012, which is an 24.1% increase.



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