

Serving Las Vegas For Over 25 Years

# NATIONAL TITLE CO.

## Real Estate Market Update

June 2014



National Title Co. is the premier Southern Nevada title company. Founded in 1984, our unprecedented stability and service derives from being family-owned and operated since the beginning. As the premier title and escrow company in Nevada, National Title Company delivers the best products among title insurance companies with the type of personal attention that only comes with a family nurtured environment.

#### Our Services:

- Commercial Title and Escrow
- Residential Title and Escrow
- Refinance Title and Escrow
- Property Information Services

“Resale home prices continue to report positive appreciation, while new home prices have moderated in recent months. Additionally, resale availability has remained in check with less than three months of effective inventory. Supply-demand conditions have held relatively stable in 2014; similar trends are expected to continue into the summer months.”

### + New Home Market

456 new homes sold in April

\$285,089

Median Sales Price

### Existing Home Market

3,863 existing homes sold in April

\$164,454

Median Sales Price

### Foreclosure Market

514 homes were foreclosed on in April

555

Notices of Default

*Real Estate Market Update* includes a comprehensive set of closing information from records obtained from Clark County and our information providers. The June 2014 report reflects market research through the close of April 2014 to allow for processing time by the county and analysis of the market data. The release of future editions of this report is anticipated during the third week of the month.



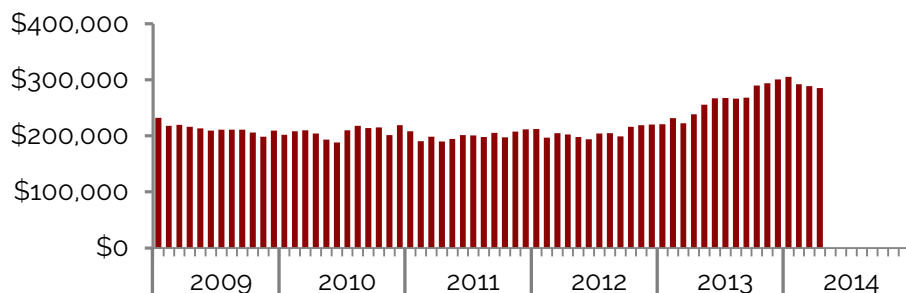
NATIONAL TITLE CO.  
NTCNV.com



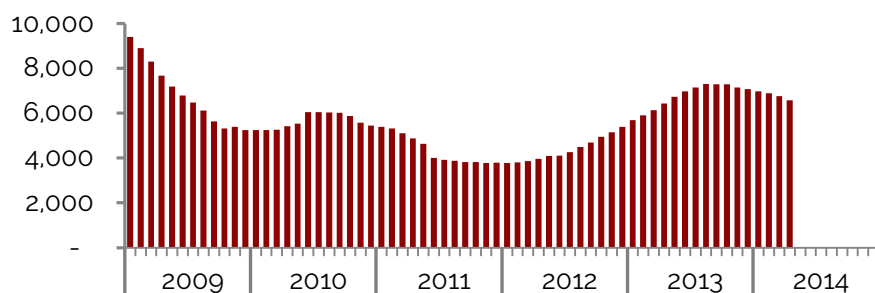
# New Home Market

	Current Period <b>April 2014</b>	vs. Previous Period <b>March 2014</b>	vs. Last Year <b>April 2013</b>
<b>New Home Sales</b>	456	0.4% ▲	454
<i>Trailing 12 Months</i>	6,570	-2.9% ▼	6,764
<b>New Median Price</b>	\$285,089	-1.2% ▼	\$288,674
<b>New Home Avg/Sq Ft</b>	\$126	-1.1% ▼	\$128
<b>Permits</b>	587	10.5% ▲	531
<i>Trailing 12 Months</i>	6,326	-0.9% ▼	6,382
<b>Active Subdivisions</b>	164	0.0% ●	164
<b>Sales Per Subdivision</b>	2.78	0.4% ▲	2.77
			-35.4% ▼
			4.30

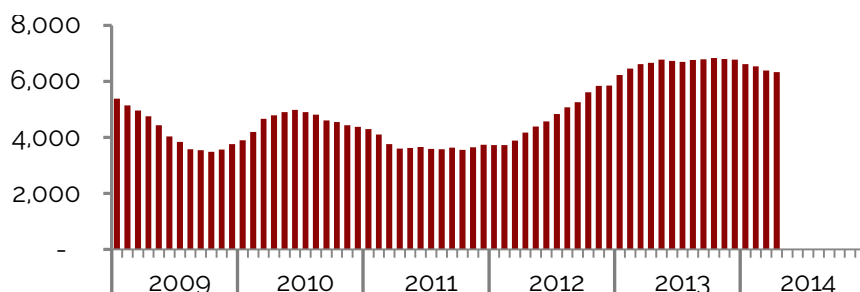
## NEW HOME MEDIAN PRICE



## NEW HOME SALES (CLOSINGS) (Trailing 12-Month Totals)



## NEW HOME CONSTRUCTION PERMITS (Trailing 12-Month Totals)



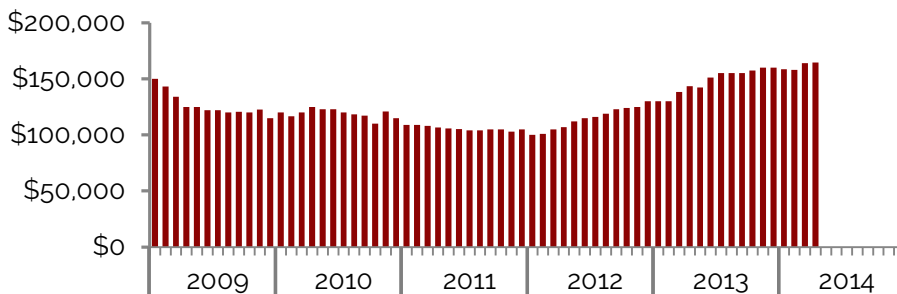
"New home sales volumes slipped for the 8th consecutive month, falling 29.8 percent from the pace of April 2013. Permits during the same period have only fallen 8.7 percent, signaling a more modest slowdown in closings is possible going forward. On a month-to-month basis, the median price fell 1.2 percent and the average price per square foot fell 1.1 percent to \$126 during April. Prices are up from a year ago."



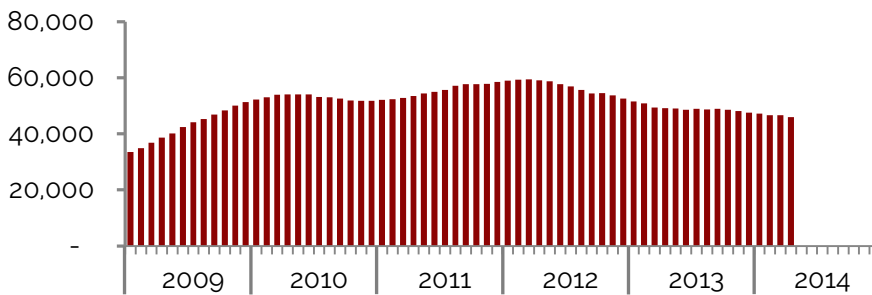
# Existing (Resale) Home Market

	Current Period April 2014	vs. Previous Period March 2014	vs. Last Year April 2013
<b>Existing Home Sales</b>	3,863	0.7% ▲	3,837
<b>Short</b>	378	1.9% ▲	371
<b>REO</b>	430	4.9% ▲	410
<b>Auction</b>	262	-6.1% ▼	279
<b>Non-Distressed</b>	2,793	0.6% ▲	2,777
<i>Trailing 12 Months</i>	46,004	-1.3% ▼	46,597
<b>Existing Median Price</b>	\$164,454	0.3% ▲	\$164,000
<b>Short</b>	\$159,250	0.8% ▲	\$158,000
<b>REO</b>	\$144,950	-4.0% ▼	\$151,000
<b>Auction</b>	\$124,129	-1.9% ▼	\$126,494
<b>Non-Distressed</b>	\$172,000	1.2% ▲	\$170,000
<b>Months of Inventory</b>	2.8	-2.3% ▼	2.8
			132.9% ▲
			1.2

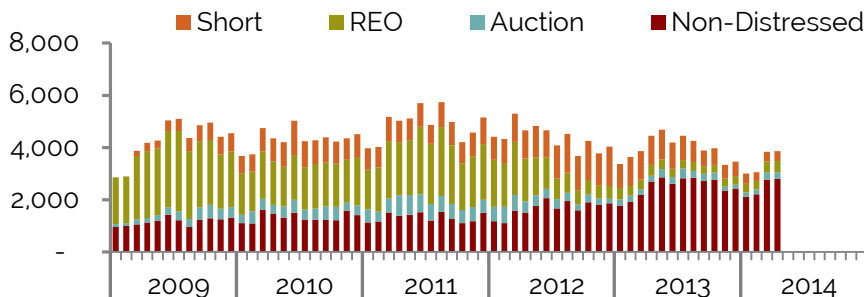
## EXISTING HOME MEDIAN PRICE



## EXISTING HOME SALES (CLOSINGS) (Trailing 12-Month Totals)



## EXISTING HOME SALES BY TYPE



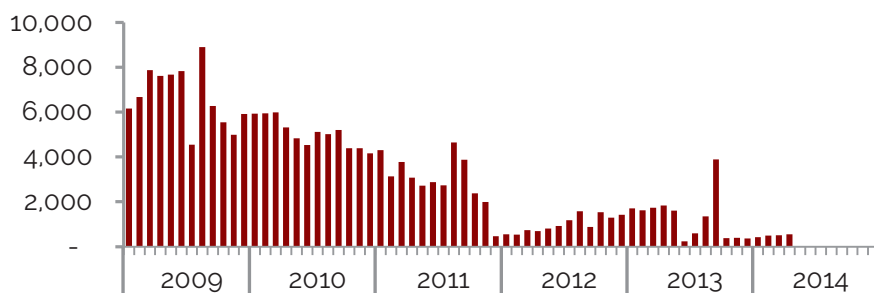
“Existing home prices increased 0.3 percent in April to a median of \$164,454 (from March). Compared to a year ago, resale prices are up 14.6 percent. Distressed sales rose a combined 0.9 percent, slightly faster than the non-distressed market, which sold 0.6 percent more homes than in March. Although auction sales declined 6.1 percent during the month, additional foreclosure and short sale activity led the market to clear more distressed inventory in April.”



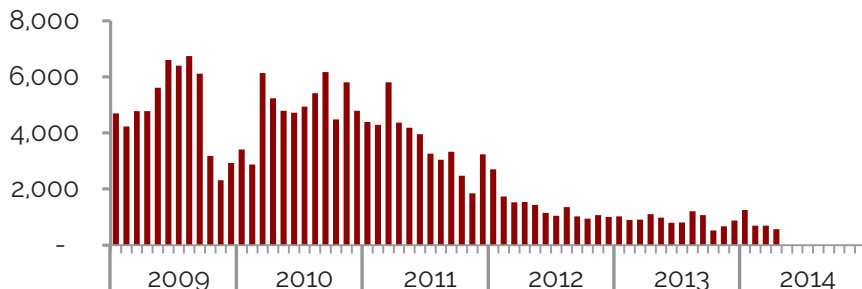
# Foreclosure Market

	Current Period <b>April 2014</b>	vs. Previous Period <b>March 2014</b>	vs. Last Year <b>April 2013</b>
<b>Notices of Default</b>	555	9.0% ▲	1,828
<i>Trailing 12 Months</i>	10,803	-10.5% ▼	16,498
<b>Notices of Trustee Sale</b>	565	-18.9% ▼	1,102
<i>Trailing 12 Months</i>	10,121	-5.0% ▼	12,951
<b>Trustee Deeds</b>	514	-25.7% ▼	513
<i>Trailing 12 Months</i>	6,770	0.0% ▲	8,262

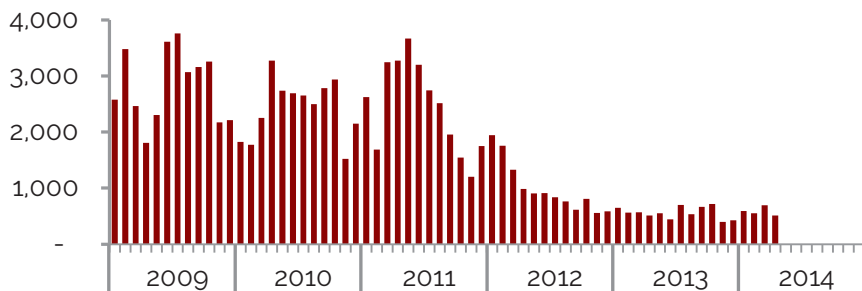
## NOTICES OF DEFAULT



## NOTICES OF TRUSTEE SALE



## TRUSTEE DEEDS (FORECLOSURES)



"Notices of default remain 69.6 percent lower than last year, but have increased for a fourth consecutive month. Notices of trustee sales remain 48.7 percent below last year's levels. With 514 trustee deeds (foreclosures), the market is only 0.2 percent above last year's foreclosure volume. During the past 12 months, foreclosures are down 18.1 percent."

## NATIONAL TITLE CO.

7251 W Lake Mead Blvd., Ste. 350  
Las Vegas, NV 89128

Ph: (702) 873-7020

Fx: (702) 873-2223



Applied Analysis and SalesTraq were retained by National Title Company to summarize and analyze a series of real estate indicators on a recurring basis. While we have no reason to doubt the accuracy of any of the data reported, we have not performed an audit or assurance procedures on these data, and as such, we cannot attest to their completeness.



NTCNV.com