



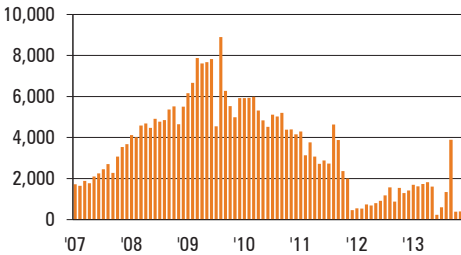
JANUARY 2014

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

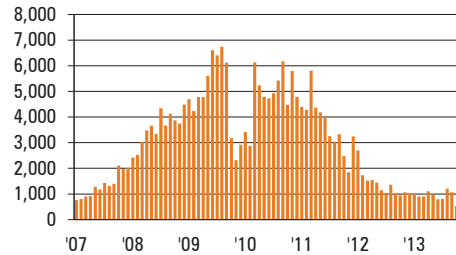
KEY TRENDS

- Notices of default in the City of Las Vegas (the "City") remained relatively flat in November 2013, ending the month at 106 (compared to 103 in October). The latest trend continues to reflect recent regulations, which went into effect in the beginning of October.
- Trustee deeds (foreclosures) in the City declined 46.3 percent month-to-month and 19.1 percent year-over-year to 123 in November. In the past 12 months, there have been 2,042 foreclosures in the City of Las Vegas, which is down 42.3 percent from the prior 12-month period.
- Housing prices are continuing to be affected by recent market dynamics. In November, the new home median price increased 34.1 percent year-over-year to \$293,738, while the existing home median price rose 28.0 percent to \$160,000. New home prices have now reported annual gains for 14 consecutive months, while existing home prices have been up for 20 months.

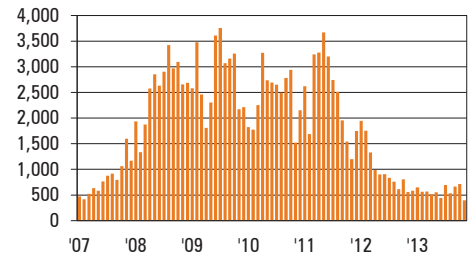
CLARK COUNTY
Notices of Default



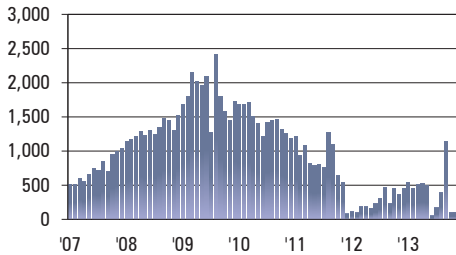
CLARK COUNTY
Notices of Trustee Sale



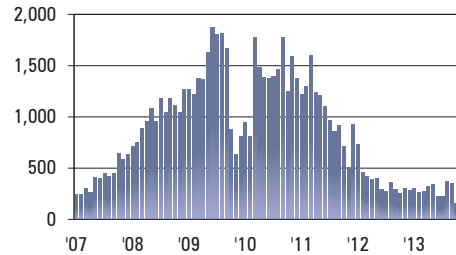
CLARK COUNTY
Trustee Deeds (Foreclosures)



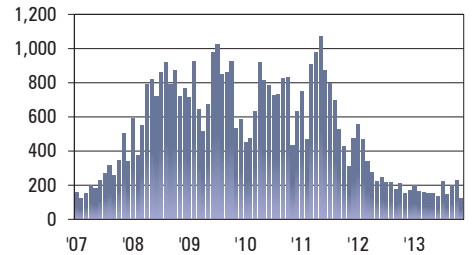
CITY OF LAS VEGAS
Notices of Default



CITY OF LAS VEGAS
Notices of Trustee Sale



CITY OF LAS VEGAS
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units ¹	Notices of Default ²			Notices of Trustee Sale ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,930	14	662	28	25	447	19	17	278	12
City of Las Vegas - Ward 2	33,896	13	705	21	30	471	14	17	272	8
City of Las Vegas - Ward 3	21,756	15	533	24	19	363	17	10	229	11
City of Las Vegas - Ward 4	39,511	25	952	24	43	593	15	17	371	9
City of Las Vegas - Ward 5	23,445	15	652	28	33	486	21	22	310	13
City of Las Vegas - Ward 6	44,832	24	1,435	32	63	951	21	40	582	13
CITY OF LAS VEGAS TOTAL	187,370	106	4,939	26	213	3,311	18	123	2,042	11
Balance of Clark County	466,786	289	11,833	25	457	7,664	16	273	4,833	10
CLARK COUNTY TOTAL	654,156	395	16,772	26	670	10,975	17	396	6,875	11

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.