



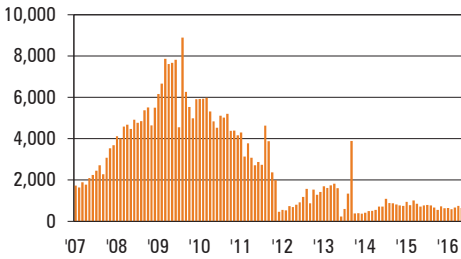
# JULY 2016

## CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

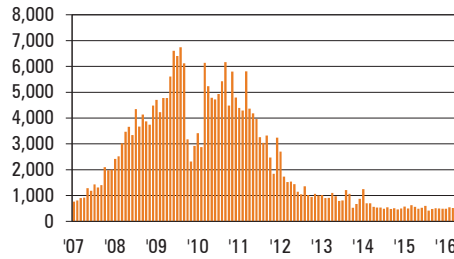
### KEY TRENDS

- Foreclosure starts in the City of Las Vegas (the "City") increased 10.9 percent month-to-month in May 2016, rising from 174 to 193. Compared to a year ago, foreclosure starts decreased 9.8 percent, falling from 214. In the past 12 months, there have been 2,391 notices of default reported in the City, down 19.6 percent from the 2,973 reported in the prior 12-month period.
- Trustee deeds (foreclosures) in the City increased 4.5 percent month-to-month in May 2016, rising from 89 to 93. Compared to the prior year, foreclosures have decreased 11.4 percent, falling from 105. In the past 12 months, there have been 1,263 foreclosures reported in the City, a decrease of 8.1 percent compared to the prior 12-month period.
- In May, Ward 2 reported the greatest month-to-month increase in foreclosure starts, rising 62.5 percent from 16 to 26. Ward 6, which has the most foreclosure starts, had the second greatest increase, rising 25.5 percent from 47 to 59. However, in the past 12 months, Ward 6 reported 611 foreclosure starts, a decrease of 24.1 percent compared to the prior year. During the same time, Ward 4 also reported a significant decrease in the number of foreclosure starts, declining 28.6 percent from 563 to 402.

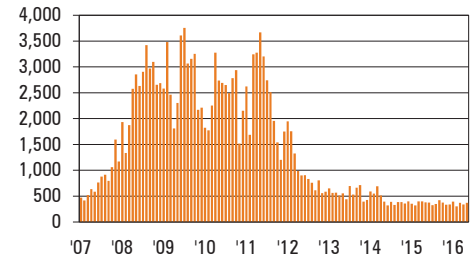
CLARK COUNTY  
Notices of Default



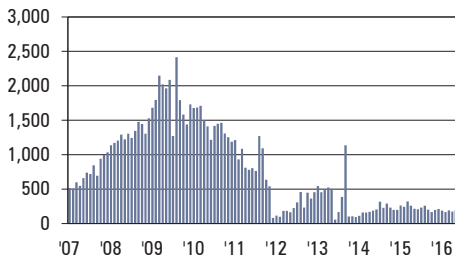
CLARK COUNTY  
Notices of Trustee Sale



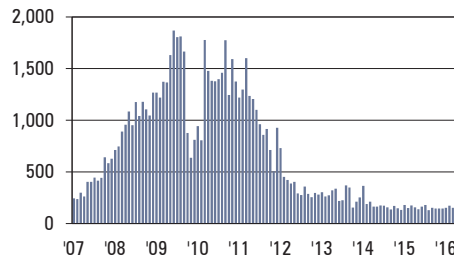
CLARK COUNTY  
Trustee Deeds (Foreclosures)



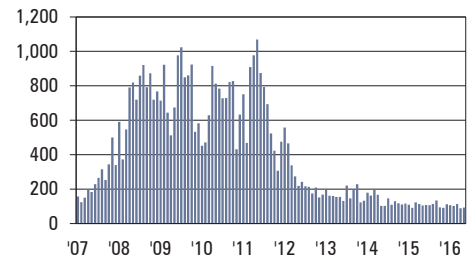
CITY OF LAS VEGAS  
Notices of Default



CITY OF LAS VEGAS  
Notices of Trustee Sale



CITY OF LAS VEGAS  
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units <sup>1</sup>	Notices of Default <sup>2</sup>			Notices of Trustee Sale <sup>3</sup>			Trustee Deeds (Foreclosures) <sup>4</sup>		
		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	23,961	17	359	15	40	301	13	18	202	8
City of Las Vegas - Ward 2	34,564	26	366	11	20	267	8	14	180	5
City of Las Vegas - Ward 3	21,859	26	306	14	23	269	12	16	171	8
City of Las Vegas - Ward 4	39,738	33	402	10	23	310	8	15	208	5
City of Las Vegas - Ward 5	23,395	32	347	15	18	242	10	8	187	8
City of Las Vegas - Ward 6	46,895	59	611	13	27	439	9	22	315	7
<b>CITY OF LAS VEGAS TOTAL</b>	<b>190,412</b>	<b>193</b>	<b>2,391</b>	<b>13</b>	<b>151</b>	<b>1,828</b>	<b>10</b>	<b>93</b>	<b>1,263</b>	<b>7</b>
Balance of Clark County	482,166	457	5,838	12	370	4,231	9	280	3,037	6
<b>CLARK COUNTY TOTAL</b>	<b>672,578</b>	<b>650</b>	<b>8,229</b>	<b>12</b>	<b>521</b>	<b>6,059</b>	<b>9</b>	<b>373</b>	<b>4,300</b>	<b>6</b>

[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*.