

Report on Housing Market Conditions

CBER and Lied Institute Report

Volume 64, 3rd Quarter, 2012

Housing Markets Conditions in 3rd Quarter 2012

The charts and figures within the *CBER-LIED Report on Housing Market Conditions* provide statistical information about the housing market in the Greater Las Vegas Area, Clark County, and the United States. These figures reflect the data from numerous sources and in-house calculations. Please contact the Lied Institute for Real Estate Studies at (702) 895-3223 for questions about this report.

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Housing Units and Vacancies in the Greater Las Vegas Area, by Housing Type: 2012Q3

Type of Housing Unit ^a	Estimated Units in the Greater Las Vegas Area ^b	Estimated Vacant Units in the Greater Las Vegas Area	Vacancy Rate (%)	MLS Listings in the Greater Las Vegas Area ^c	Vacant MLS Listings ^c	MLS Vacancy Rate (%) ^c
Single-family detached	477,387	44,584	9.3%	17,123	6,414	37.5%
Condominium	84,453	14,822	17.6%	2,105	990	47.0%
Townhouse	39,838	4,502	11.3%	1,226	499	40.7%
Apartment	169,331	20,307	12.0%	-	-	-
Total	771,009	84,215	10.9%	20,454	7,903	38.6%

Note: Calculations of the estimated units and vacant units are based on data from Clark County, Nevada and meter counts from NV Energy.

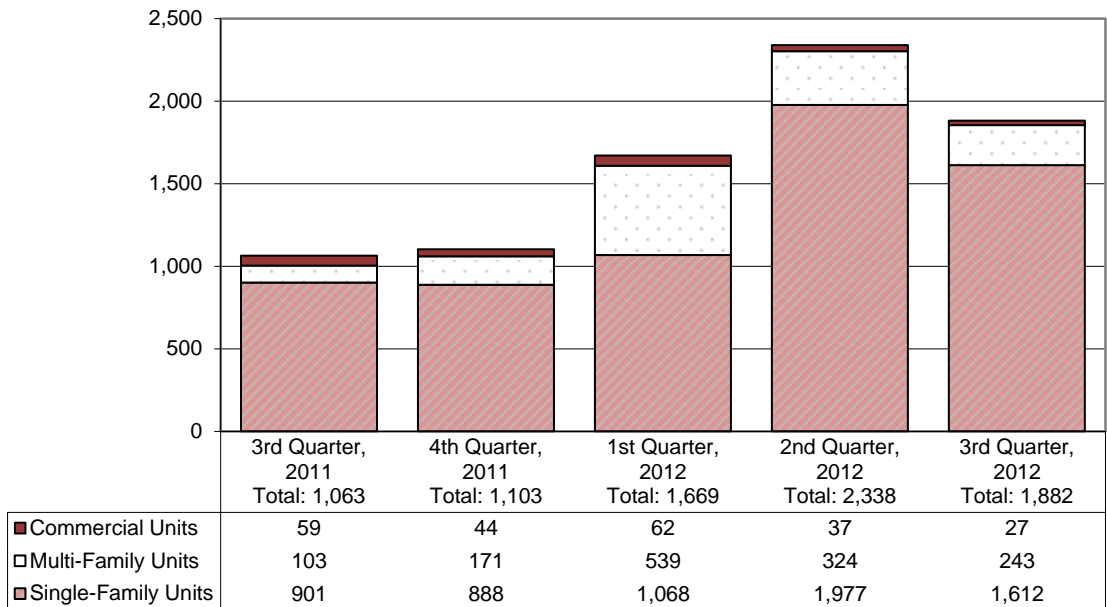
^aExcludes mobile homes and multiplex units.

^bUnit counts provided by Clark County, *Nevada 2011 Population Estimates*.

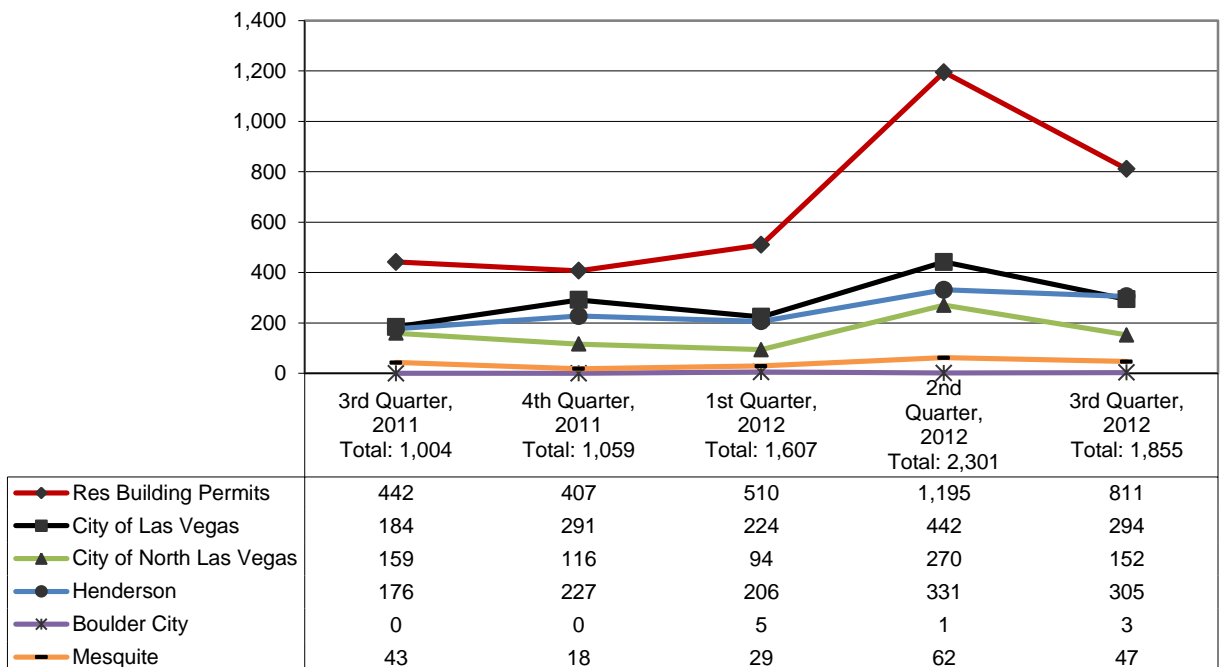
^cMultiple Listing Service data provided by Residential Resources.

Permits: A Future Market Indicator

Permits Issued in Clark County by Type of Unit¹

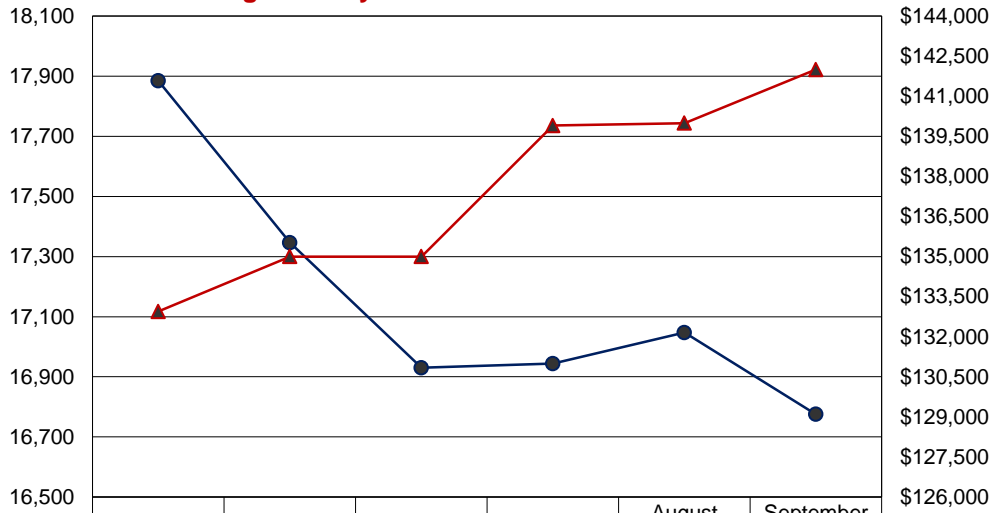


Residential-Building Permits All Types of Unit Permits Issued by Issuing Authority¹



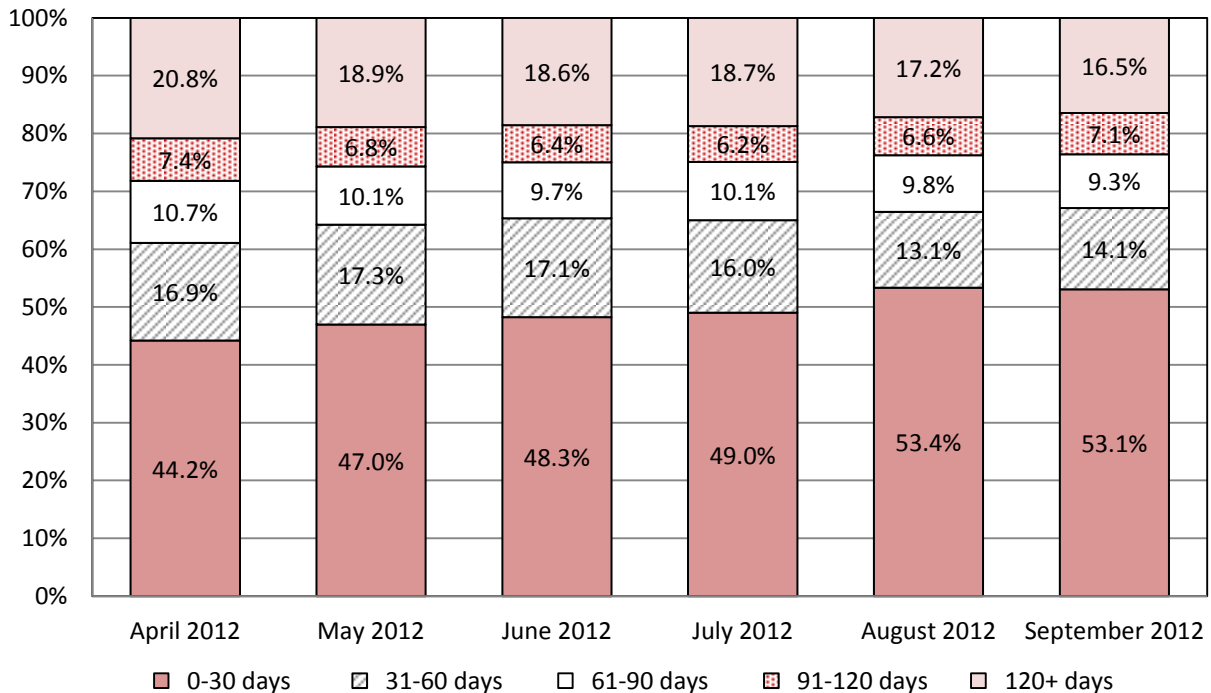
Single-Family Housing Market: Details

MLS-Listed Inventory and Median List Price of Existing Single-Family Residential Units²



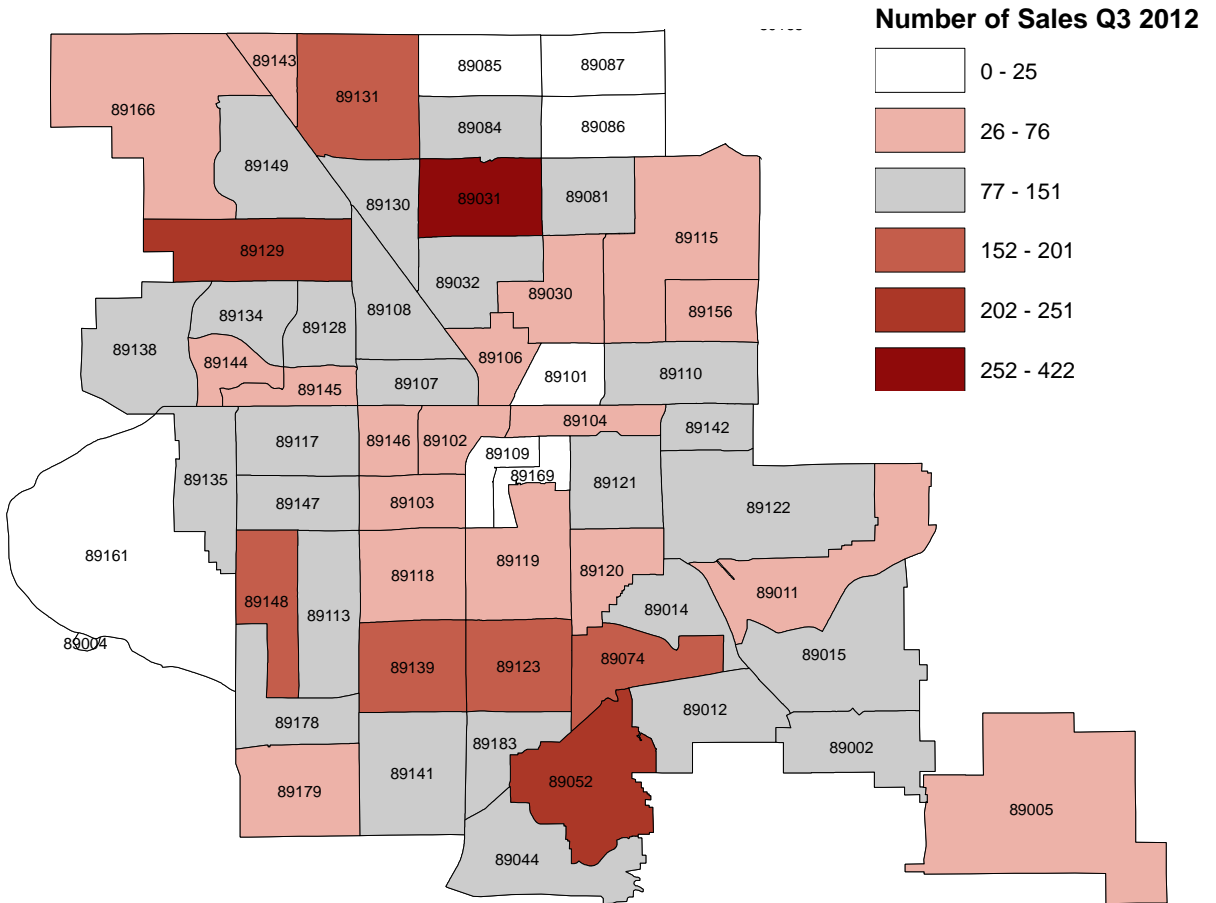
● Available units (left axis)	17,884	17,346	16,930	16,944	17,047	16,775
▲ Median list price (right axis)	\$132,945	\$135,000	\$135,000	\$139,900	\$139,990	\$142,000

Percent of Existing Single-Family Residential Units Sold by Time on Market²



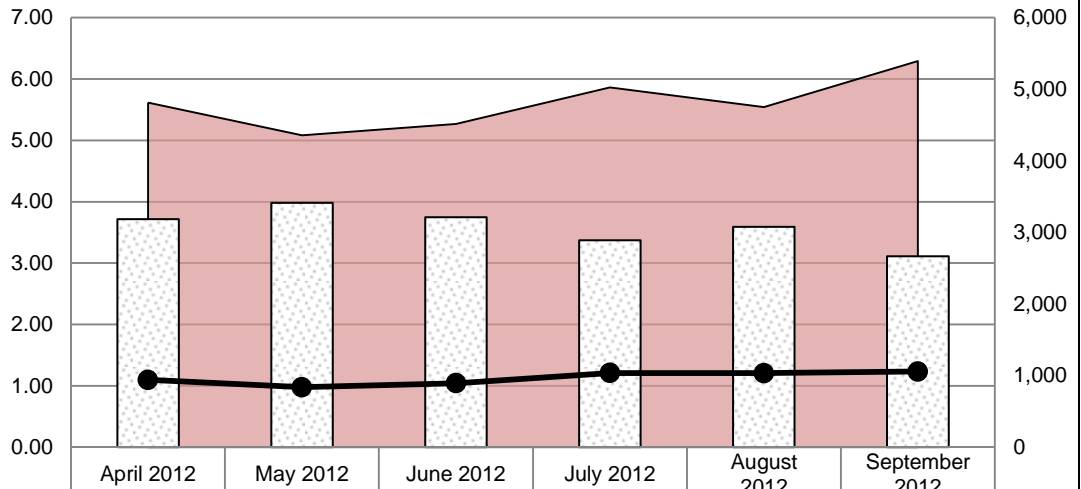
Single-Family Housing Market: Details

Number of Single-Family Homes Sold, 3rd Quarter, 2012²



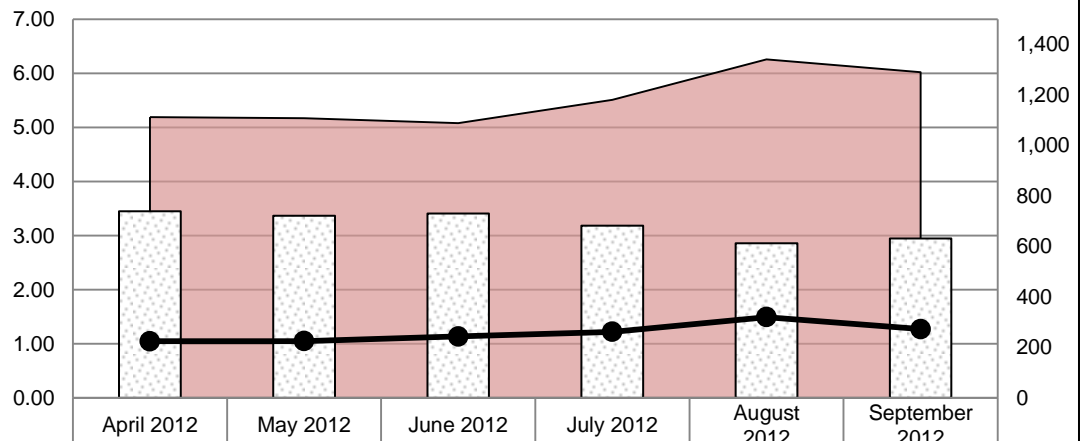
Single-Family Housing/Condo & Townhouse Market: Details*

Inventory Ratios and Number of Single-Family Residential Units Sold^{2**}



■ Absorption rate	5.62	5.08	5.27	5.86	5.54	6.29
▨ No. of units sold	3,185	3,413	3,214	2,890	3,076	2,666
● New listings to sales	1.10	0.98	1.04	1.21	1.21	1.23

Inventory Ratios and Number of Condo & Townhouse Units Sold^{2**}



■ Absorption rate	5.19	5.17	5.08	5.51	6.26	6.02
▨ No. of units sold	739	721	731	682	612	632
● New listings to sales	1.05	1.05	1.14	1.22	1.49	1.27

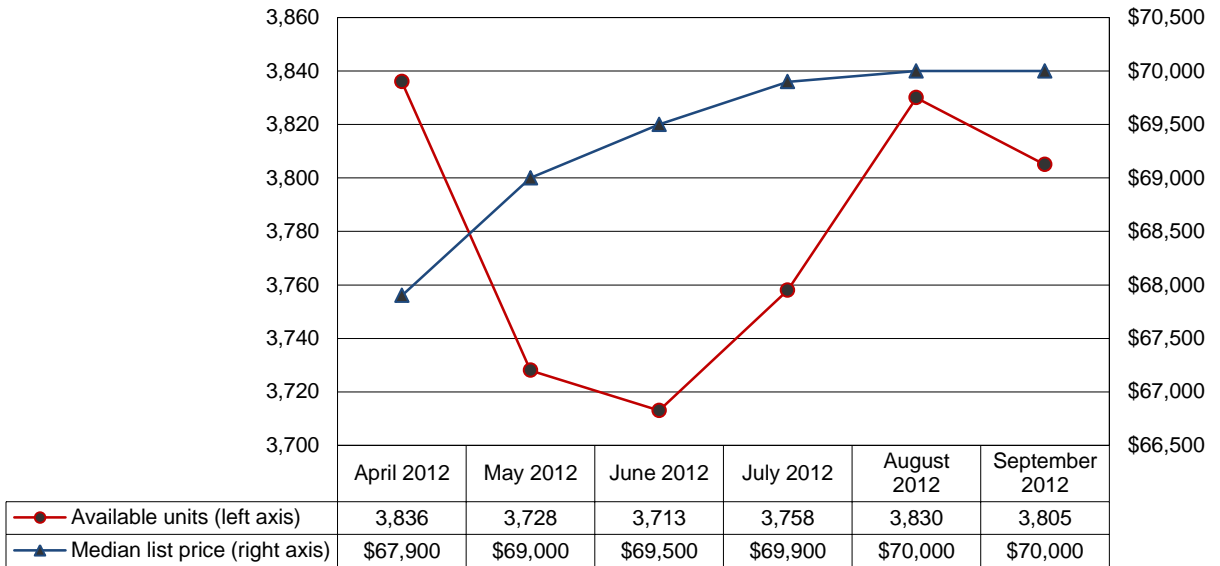
*All condominium and townhouse entities consist of 1-4 units.

**Data are not seasonally adjusted.

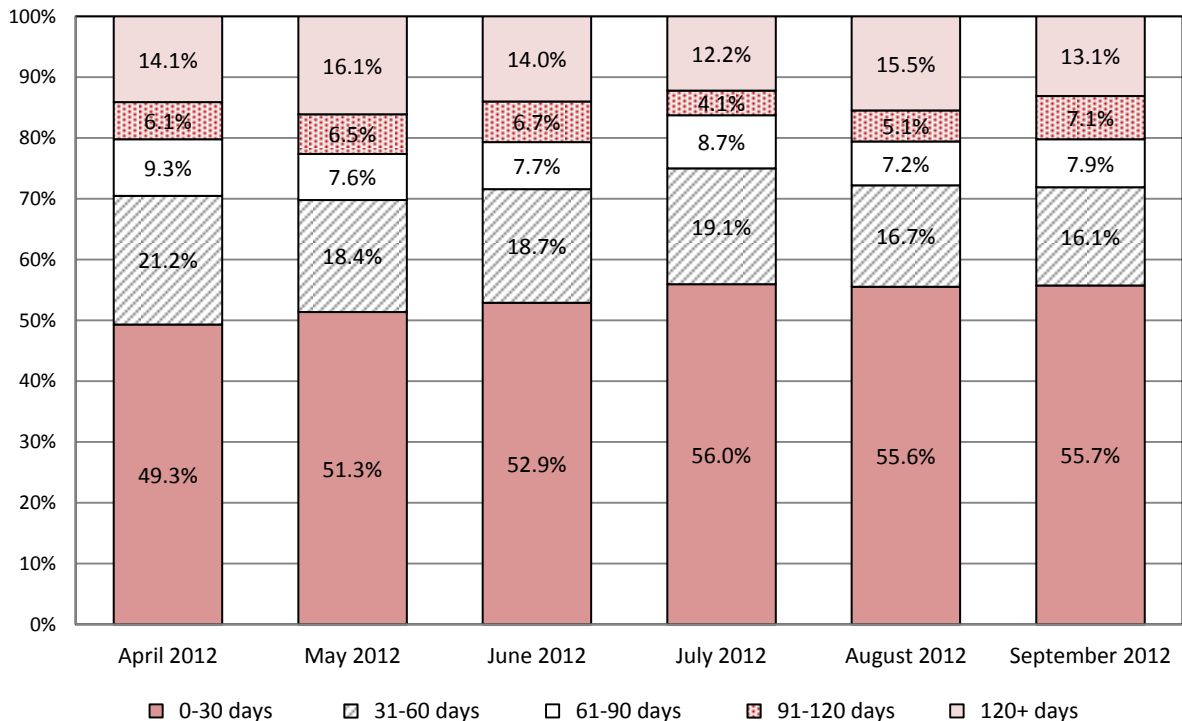
Note: The figures display a graphical presentation of inventory movements. The absorption rate is calculated by dividing the number of listings at the end of the month by the number of units sold during that same month. The absorption rate can be interpreted as the number of months needed to deplete the inventory if no more units are listed and if the number of units sold remains constant. The new listings to sales ratio is calculated by dividing the number of new listings in a month by the number of units sold during that same month.

Condo & Townhouse Market: Details

MLS Listed Inventory and Median List Price of Existing Condo & Townhouse Units²



Percent Existing Condo & Townhouse Units Sold by Time on Market²



Apartment Market: Details

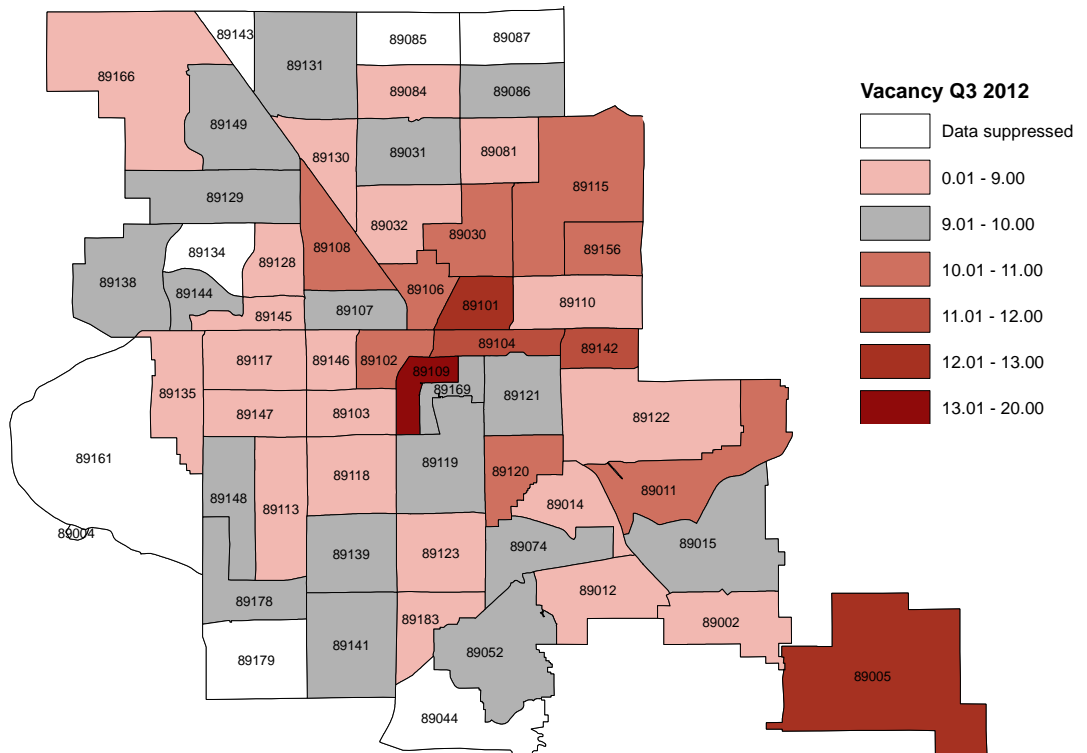
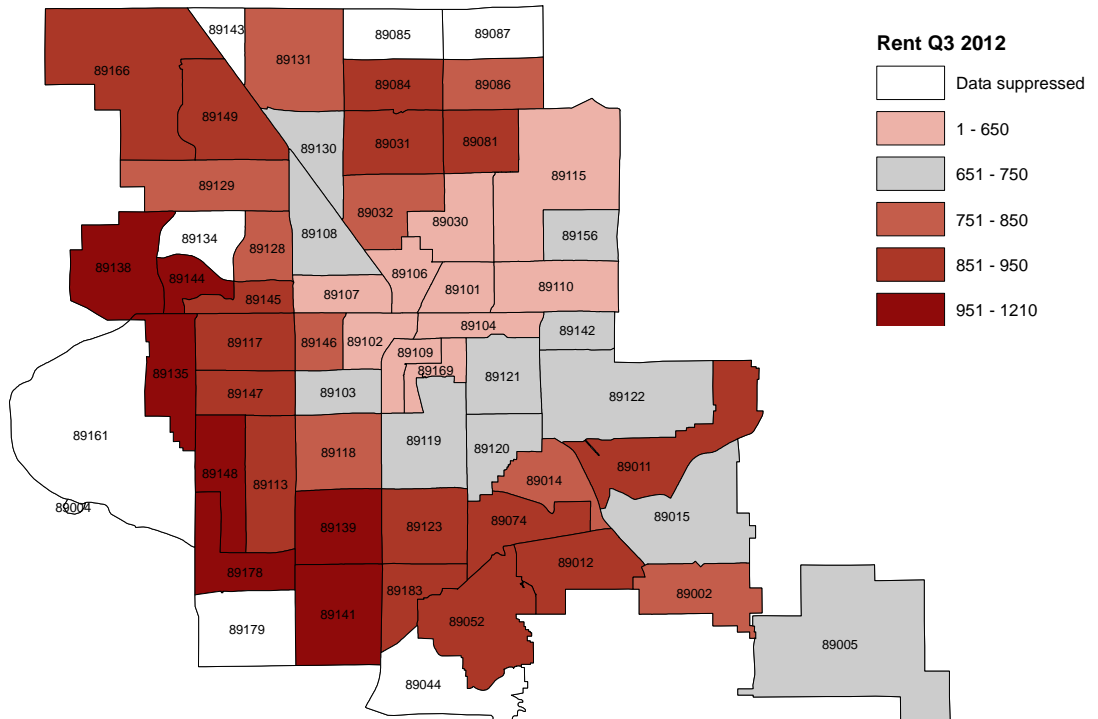
Apartment Rental and Vacancy Rates by Zip Code Area⁴

ZIP CODE	UNIT RATES										AVERAGE RATES		UNITS	
	Studio		1 Bed		2 Bed/1 Bath		2 Bed/2 Bath		3 Bed		Rent	Vacancy	Total Units	Vacant Units
	Furnished	Unfurnished	Furnished	Unfurnished	Furnished	Unfurnished	Furnished	Unfurnished	Furnished	Unfurnished				
89002	.	.	.	701	.	665	.	951	.	1021	827	6.1%	354	22
89005	.	.	.	600	.	663	.	.	.	863	708	.	417	.
89011	.	.	.	781	.	854	.	952	.	996	901	10.1%	887	89
89012	.	.	.	757	.	800	.	925	.	1105	902	9.0%	1943	174
89014	.	593	.	675	.	756	.	821	.	974	803	8.7%	5626	492
89015	.	.	.	611	.	679	.	719	.	830	713	9.3%	2488	230
89030	.	.	.	528	.	556	.	635	.	735	616	10.4%	2349	244
89031	805	.	949	878	9.1%	1084	98
89032	.	658	.	688	.	.	.	800	.	904	790	8.6%	2217	191
89052	.	.	.	766	.	840	.	937	.	1131	910	9.5%	2666	254
89074	.	.	.	785	.	.	.	921	.	1127	905	9.5%	2758	262
89081	.	.	.	709	.	838	.	840	.	986	853	7.8%	1540	120
89084	.	.	.	726	.	775	.	915	.	1082	859	8.1%	580	47
89086	.	.	.	685	.	818	.	813	.	927	802	9.2%	1107	102
89101	543	455	598	511	.	606	799	643	.	695	554	12.0%	9793	1178
89102	.	531	.	568	.	607	.	710	.	787	638	10.2%	9019	917
89103	.	572	698	622	788	678	818	763	.	897	710	8.9%	6699	597
89104	422	413	450	501	.	595	.	645	.	749	565	11.4%	3176	363
89106	600	379	665	518	.	544	.	664	.	829	614	10.6%	4164	440
89107	.	462	.	536	.	598	.	649	.	826	623	9.2%	2728	252
89108	.	494	.	621	.	638	.	750	.	898	721	10.4%	8764	910
89109	499	498	625	583	.	568	.	704	.	695	631	19.2%	2778	534
89110	.	.	.	546	.	595	.	626	.	758	631	8.7%	3819	333
89113	.	.	.	797	.	.	.	963	.	1214	938	8.9%	901	80
89115	520	445	650	533	.	564	.	633	.	738	613	10.2%	5952	609
89117	.	.	.	754	.	858	.	866	.	1040	862	8.9%	7883	700
89118	.	515	.	710	.	712	.	879	.	995	810	8.5%	2736	233
89119	541	522	604	596	650	602	.	762	.	898	680	9.9%	13472	1330
89120	.	572	.	623	.	698	.	745	.	897	730	10.1%	2217	225
89121	.	491	809	573	.	620	.	688	.	796	660	9.5%	6864	655
89122	466	.	705	621	956	790	.	748	.	895	732	9.0%	4946	445
89123	.	596	.	734	.	1105	.	868	.	1083	854	9.0%	4402	395
89128	.	.	.	681	.	.	.	782	.	911	788	8.4%	2390	200
89129	.	658	.	663	.	915	795	829	.	1028	795	9.5%	1930	183
89130	.	.	.	608	.	.	.	710	.	900	725	6.6%	624	41
89131	.	.	.	685	.	.	.	793	.	1012	830	9.6%	347	33
89135	.	.	.	875	.	.	.	1112	.	1224	1059	8.1%	412	33
89138	.	.	.	1028	.	1098	.	1285	.	1415	1206	9.5%	1362	130
89139	.	.	.	846	.	935	.	1043	.	1185	1008	9.7%	1385	134
89141	.	.	.	830	.	935	.	1005	.	1210	995	9.7%	340	33
89142	.	.	.	574	.	599	.	686	.	804	672	11.3%	1646	185
89144	.	.	.	896	.	.	.	1054	.	1254	1101	9.0%	480	43
89145	.	.	.	752	.	737	.	918	.	1079	933	8.5%	1073	91
89146	.	410	.	631	.	592	.	773	.	963	759	8.2%	2261	185
89147	.	.	.	767	.	820	.	905	.	1012	896	8.4%	3130	263
89148	.	.	.	862	.	996	.	990	.	1069	964	9.1%	1839	167
89149	.	.	.	749	.	976	.	999	.	885	885	9.8%	1842	181
89156	.	.	.	571	.	.	.	688	.	0	662	11.0%	999	110
89166	.	.	.	754	.	860	.	982	.	0	905	8.9%	144	13
89169	596	465	673	551	.	649	.	701	.	0	625	9.7%	9151	889
89178	.	.	.	825	.	1060	.	1060	.	0	981	9.1%	539	49
89183	.	.	.	775	.	875	.	884	.	0	888	8.0%	3306	263
METRO LV	532	506	655	650	828	683	806	799	.	942	747	9.5%	161529	15361

"." Number of observations insufficient for statistical purposes.

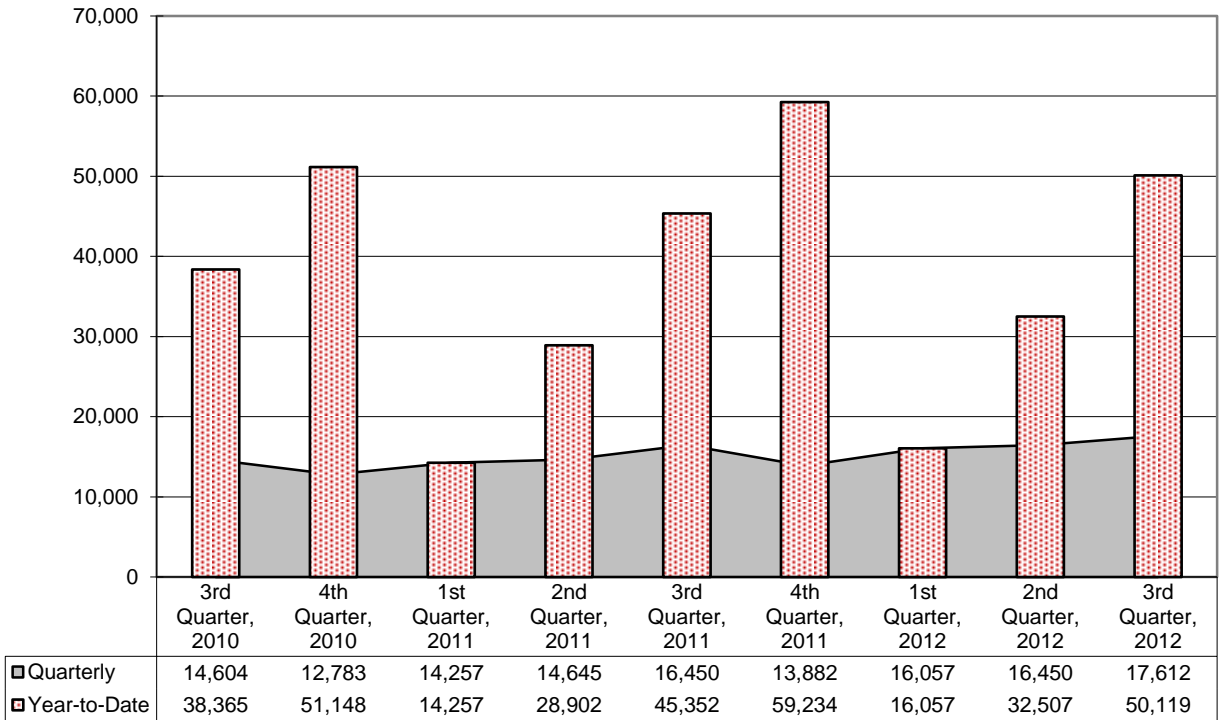
Apartment Market: Details

Apartment Rental and Vacancy Rates by Zip Code Area⁴

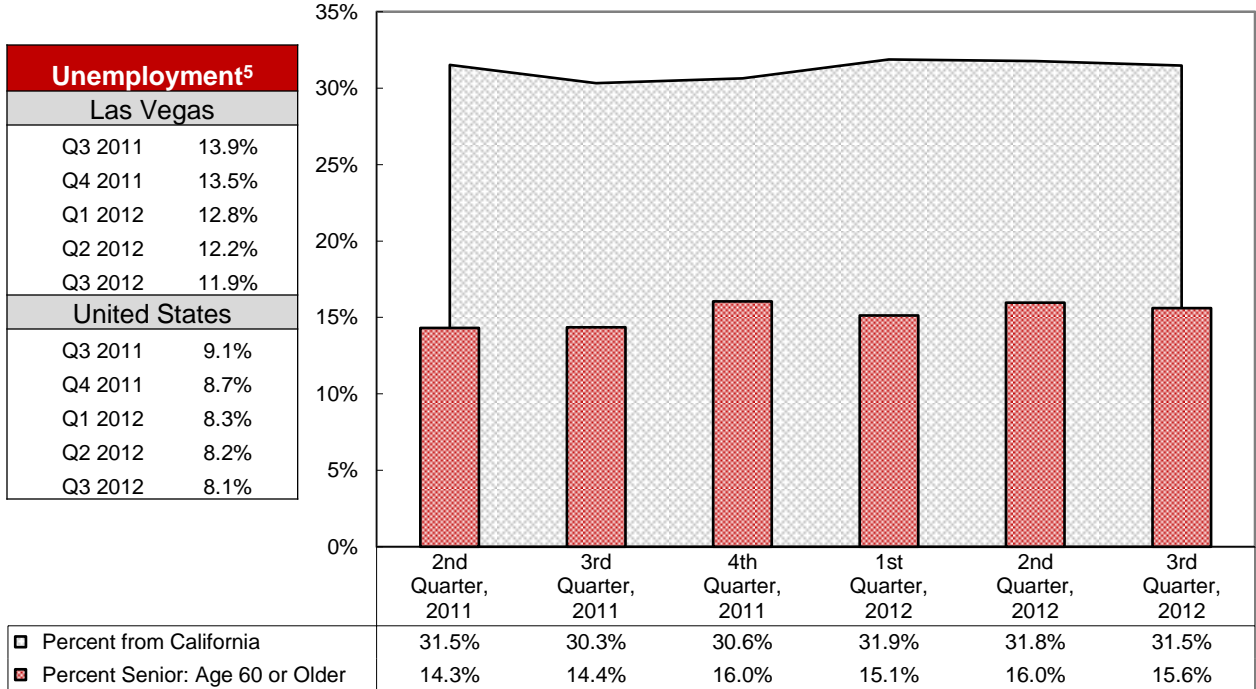


Local Population and Unemployment Indicators

Clark County Redeemed Drivers' Licenses⁴



Clark County Redeemed Drivers' Licenses: Major Categories⁴



Unemployment⁵

Las Vegas

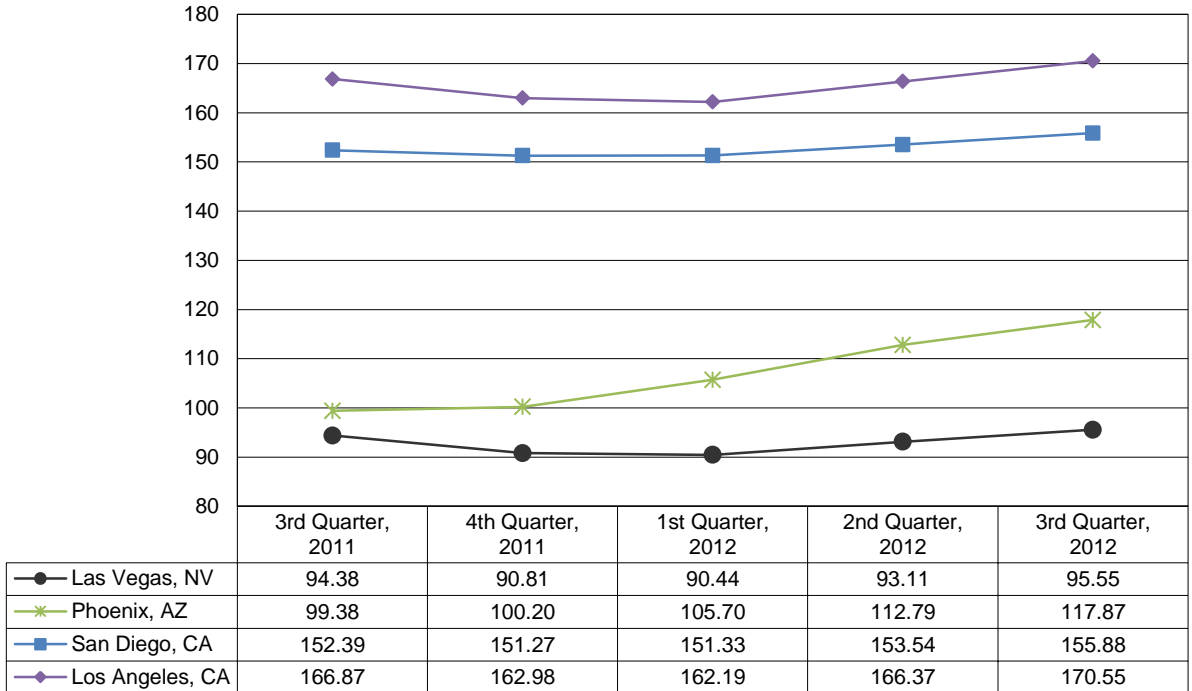
Q3 2011	13.9%
Q4 2011	13.5%
Q1 2012	12.8%
Q2 2012	12.2%
Q3 2012	11.9%

United States

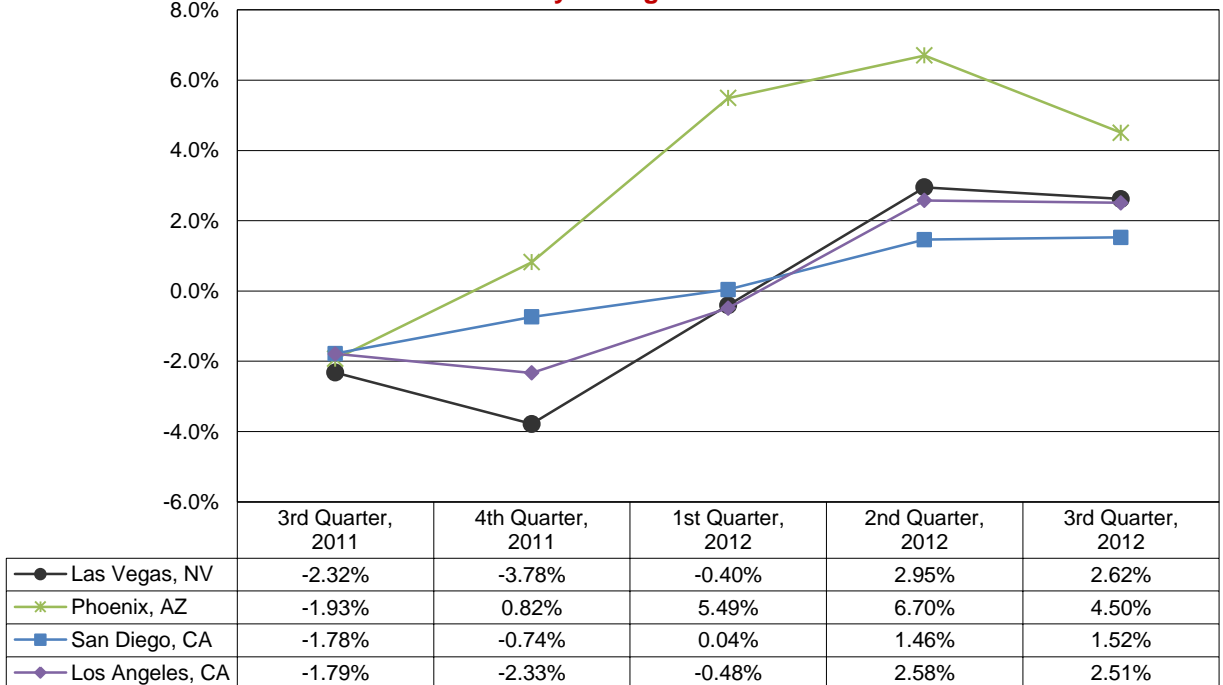
Q3 2011	9.1%
Q4 2011	8.7%
Q1 2012	8.3%
Q2 2012	8.2%
Q3 2012	8.1%

Housing Market: Regional Comparisons

Case Shiller® Index in Selected Western Cities⁶



Quarterly Change of Case Shiller® Index⁶

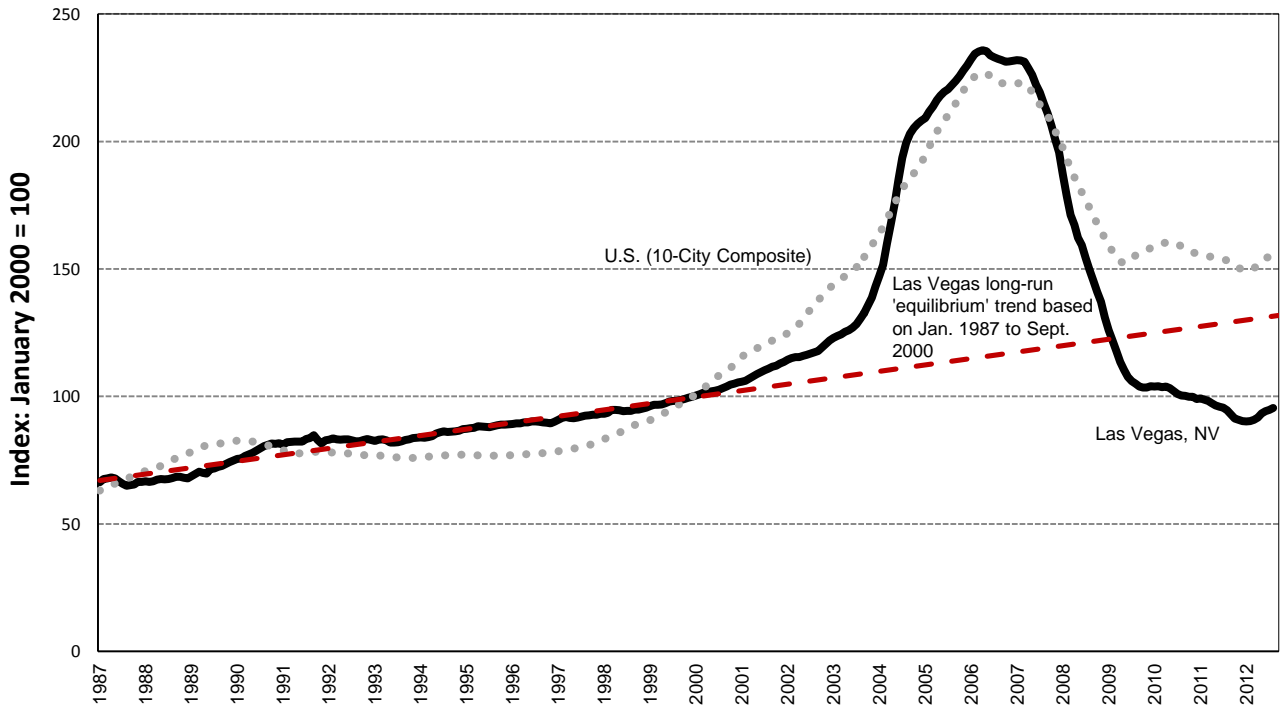


National Housing Market Conditions⁷

	Latest quarter	Previous quarter	Same quarter previous year	% change from previous quarter	% change from last year
HOUSING PRODUCTION					
Permits	834	756	629	10.37	32.52
Starts	786	736	614	6.84	28.01
Under construction	497	475	416	4.78	19.46
Completions	679	630	617	7.67	9.99
Manufactured (mobile) home shipments	53	55	51	-2.44	3.90
HOUSING MARKET					
New homes sold	377	362	298	3.96	26.26
New homes for sale	144	143	164	0.70	-11.99
Month's supply of new homes	5	5	7	-4.17	-29.59
Existing homes sold	4683	4537	4247	3.23	10.28
Existing homes for sale	2373	2447	3023	-3.00	-21.50
Month's supply of existing homes	6	6	9	-5.67	-28.52
Median new home price	242900	238700	223500	1.76	8.68
Average new home price	287900	282700	263000	1.84	9.47
Constant house quality new home price	29200	282700	276200	-89.67	-89.43
Median existing home price	185533	180933	169233	2.54	9.63
Average existing home price	233767	229833	217567	1.71	7.45
Composite housing affordability index	189	187	182	0.92	4.03
Fixed-rate housing affordability index	187	184	180	1.45	4.20
Apartments completed	26600	15800	13000	68.35	104.62
Percentage of apartments rented in 3 months	67	60	51	11.67	31.37
Median asking rent	1032	1065	1037	-3.10	-0.48
Manufactured (mobile) home placements	48	48	47	-0.69	1.41
Average manufactured (mobile) home sales price (in dollars)	63000	61300	61200	2.77	2.94
Builders housing market index	37.3	27.0	14.7	38.27	154.55
Builders current sales activity	38.7	28.7	14.7	34.88	163.64
Builders future sales expectations	45.7	32.7	19.0	39.80	140.35
Builders prospective buyer traffic	29.3	21.3	12.0	37.50	144.44
HOUSING FINANCE					
Conventional fixed-rate 30 year	3.54	3.80	4.31	-6.76	-17.87
Conventional ARMs	2.65	2.76	2.91	-3.86	-8.92
Conventional fixed-rate 15 year	2.83	3.04	3.49	-6.91	-18.83
FHA applications received	167748	156463	129034	7.21	30.00
FHA total endorsements	115423	110165	94662	4.77	21.93
FHA purchase endorsements	66005	64537	70245	2.27	-6.04
VA guaranties	48933	48860	32624	0.15	49.99
PMI certificates	40232	33392	25034	20.48	60.71
HOUSING INVESTMENT					
GDP (in billions of dollars)	15776	15586	15163	1.22	4.04
Residential Fixed Investment (in billions of dollars)	388	373	336	4.08	15.41
RFI percent of GDP	2.5	2.4	2.2	2.82	10.93
HOUSING INVENTORY					
All housing units	132839	132718	132353	0.09	0.37
Occupied units	114695	114200	113548	0.43	1.01
Owner occupied	75076	74832	75251	0.33	-0.23
Rental vacancy rate	8.6	8.6	9.8	0.00	-12.24

Housing Market: Case-Shiller® Home Price Index

Case-Shiller® Home Price Index: January 1987 to September 2012



Source: S&P/Case-Shiller® Home Price Indices <http://www.standardandpoors.com/>

Sources:

¹Local building permit-issuing agencies and *State of the Cities Data Systems* by U.S. Department of Housing and Urban Development

²Greater Las Vegas Association of Realtors data based on MLS records, which do not necessarily account for newly constructed homes sold by local builders.

³CBER/Lied Institute calculations using CoreLogic Real Estate Solutions–RealQuest data base on new and existing recorded home sales.

⁴Nevada Department of Motor Vehicles.

⁵The Bureau of Labor Statistics.

⁶S&P/Case-Shiller® Home Price Indices: *Home Price Index Levels - Seasonally Adjusted, April 2012* (<http://www.standardandpoors.com/>).

⁷*U.S. Housing Market Conditions 1st Quarter, 2012* (<http://www.huduser.org/portal/periodicals/ushmc/ushmc.html>).

Note: As of the 1st Quarter, 2005 report, statistics in the Single-Family Housing-Market Details section have been revised to reflect only single-family housing.

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