



Report on Nevada's Housing Market

This series of reports on Nevada's Housing Market is co-presented by the Lied Institute for Real Estate Studies at the University of Nevada, Las Vegas and the State of Nevada Department of Business & Industry. These reports provide monthly updates with quarterly commentary on housing market trends for stakeholders throughout Nevada, which will be crucial as Nevada embarks on a path of housing recovery.

Funding provided by the Housing Data and Index Project, a joint initiative of



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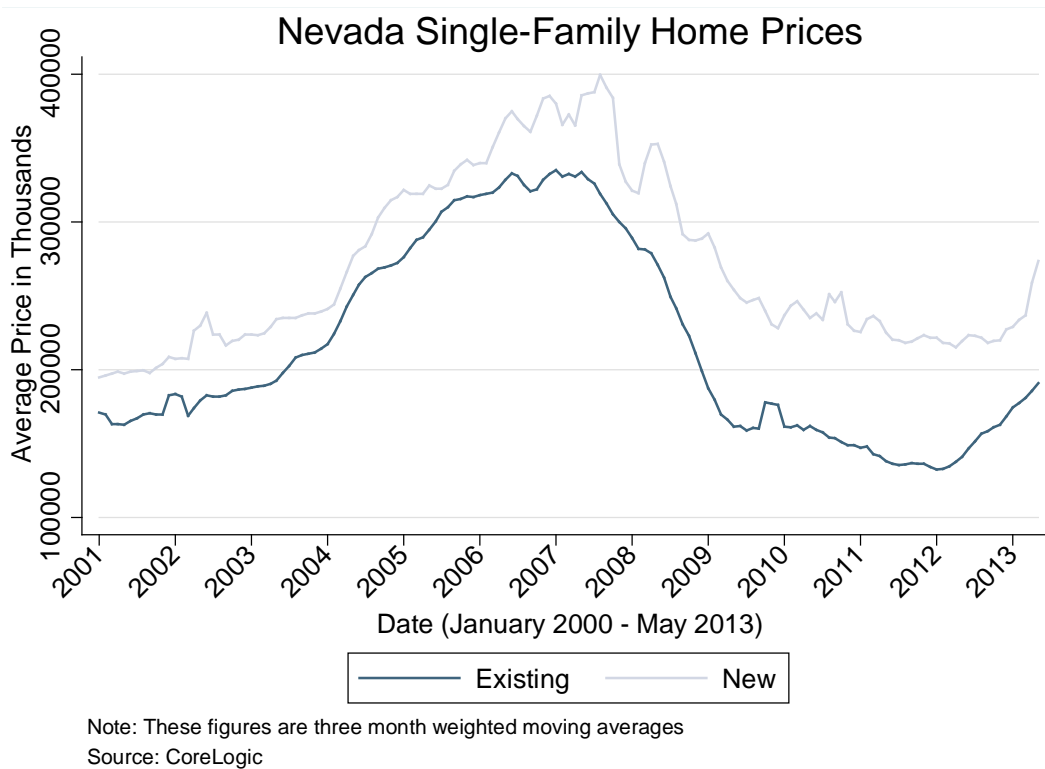
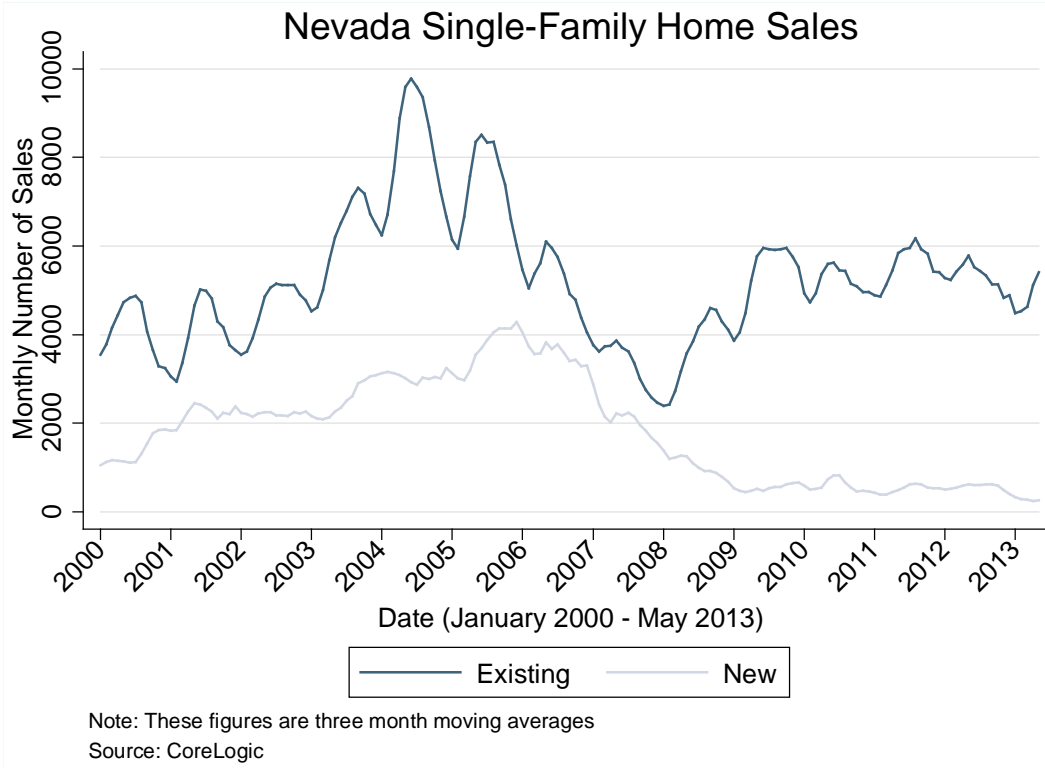


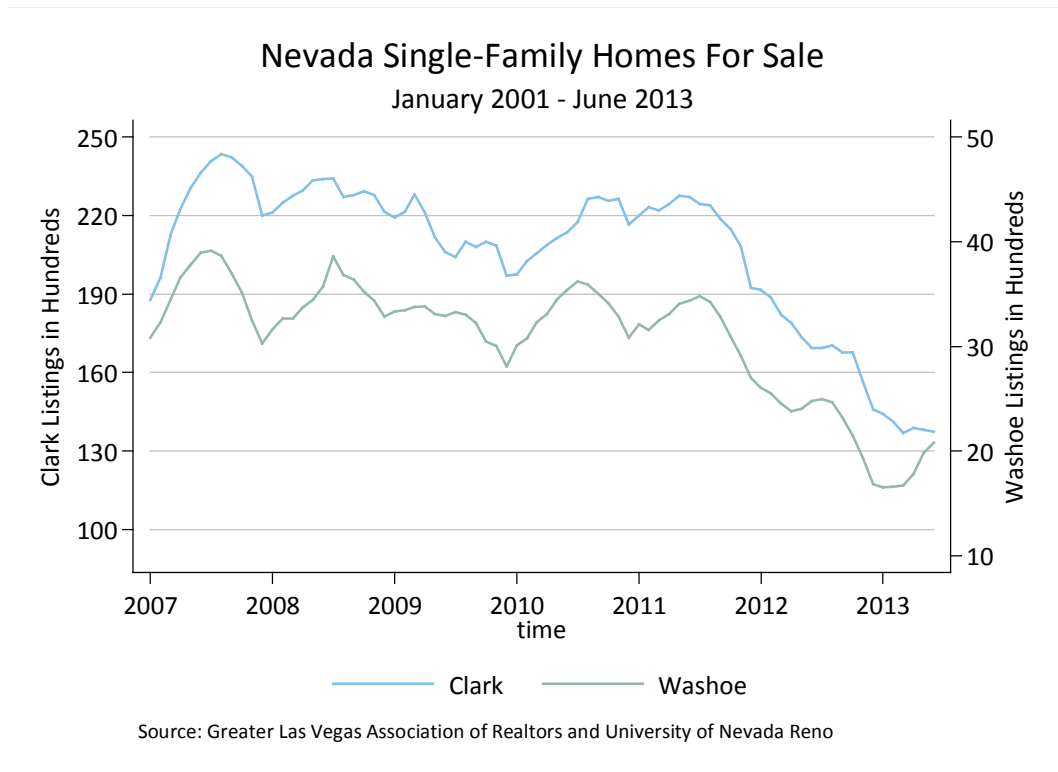
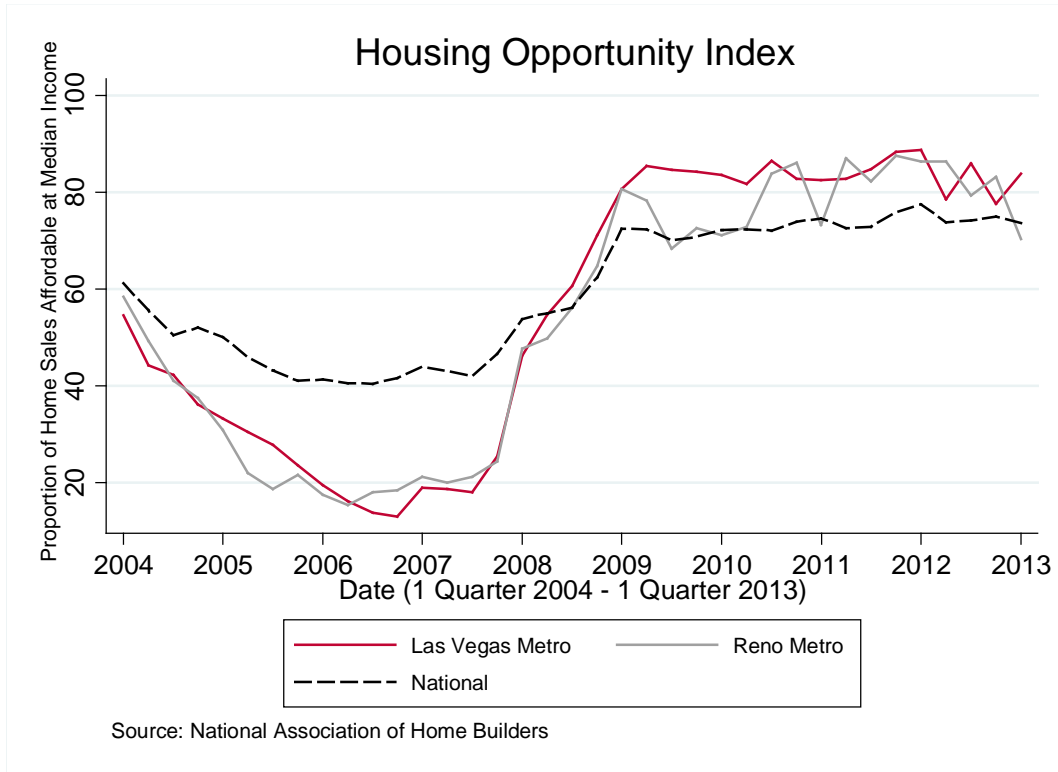
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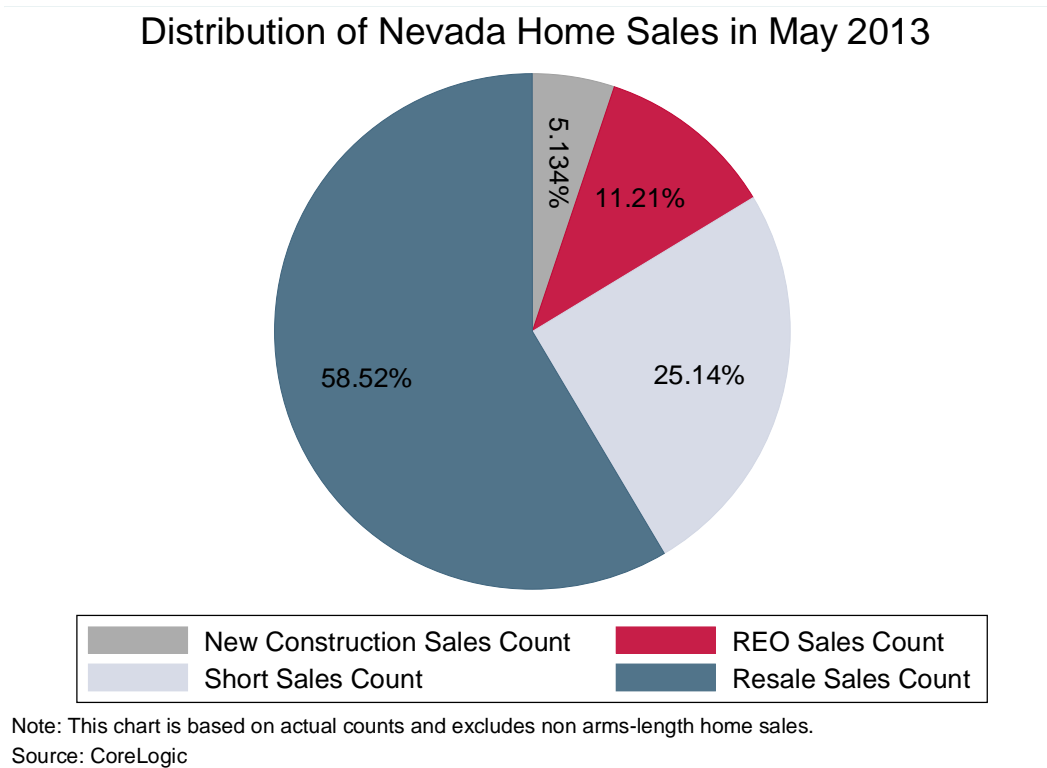
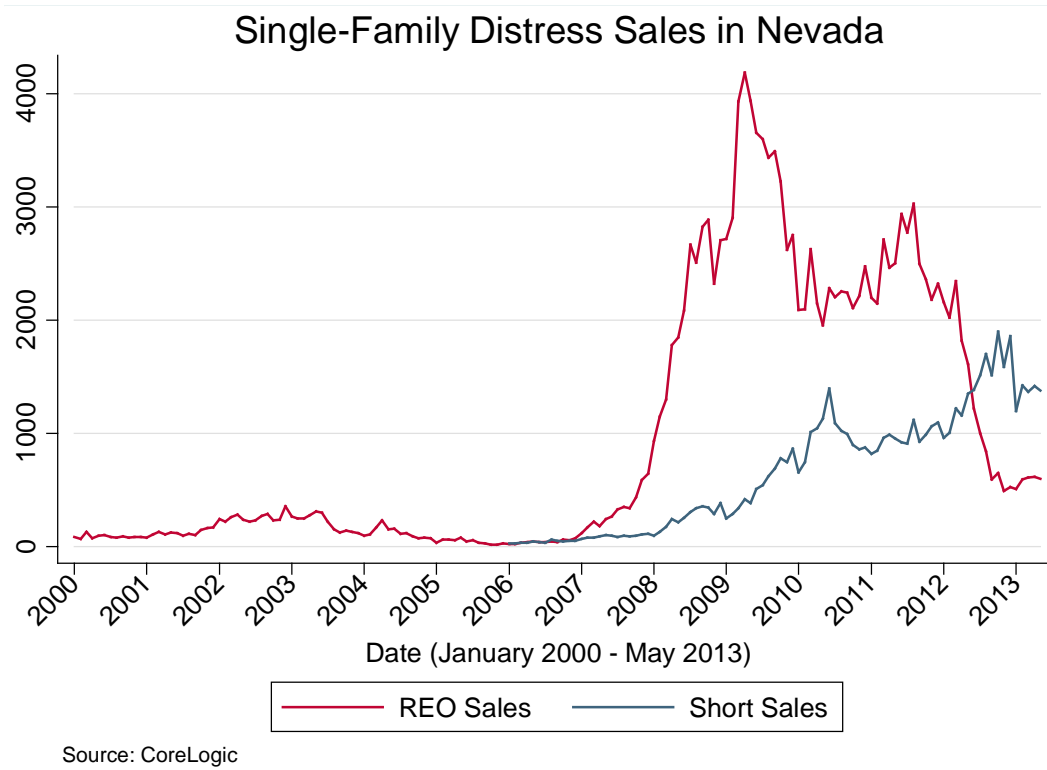
Highlights Revealed in July 2013

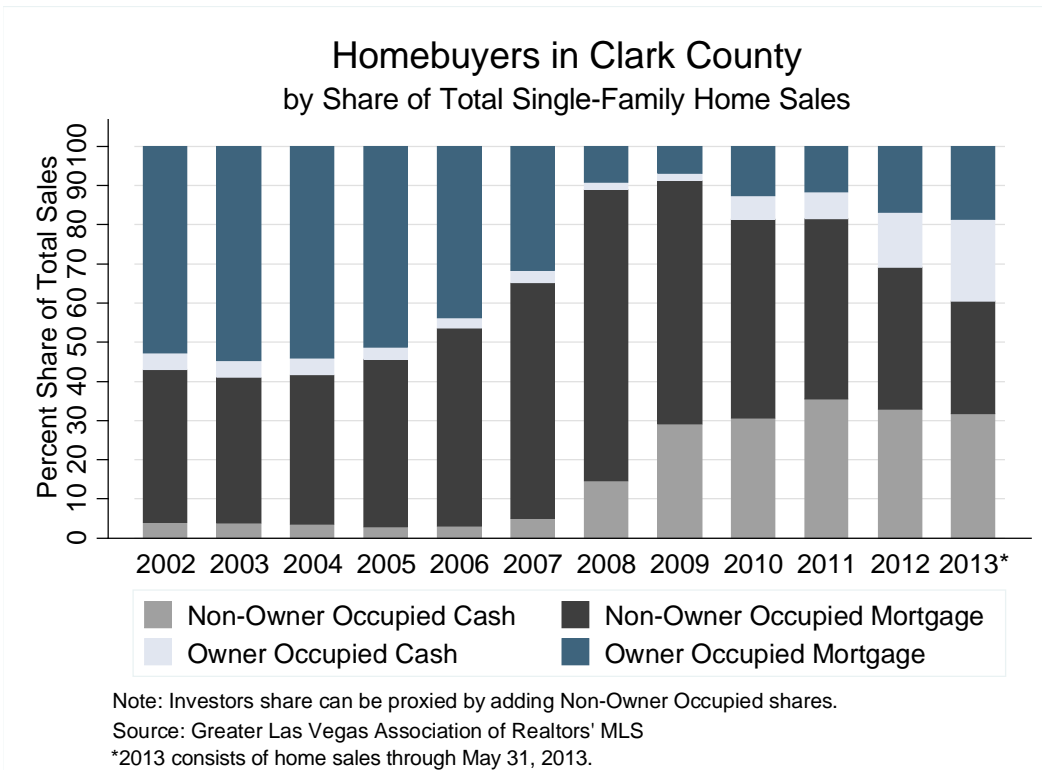
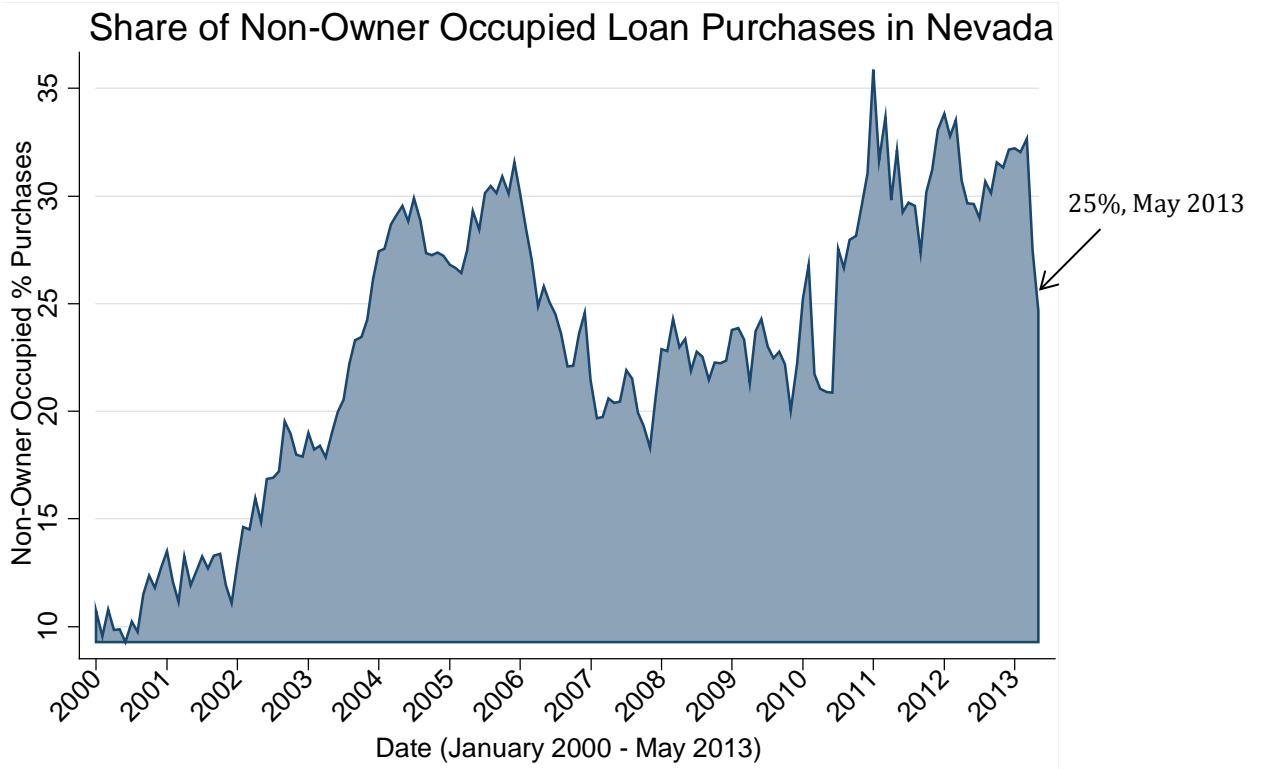
- ❖ In May 2013, existing single-family home sales in Nevada increased to 5,404 reflecting an 8.8 percent increase from the previous month. New single-family home sales in Nevada increased to 260 during the same month (page 9).
- ❖ Average home prices continue to show positive improvements. Average price for existing single-family home sales increased 2.84 percent month-to-month in May rising to \$191,067. Average prices for new and distress home sales in most regions throughout Nevada (North, South, and Rural) also saw increases (page 9).
- ❖ The number of available homes for sale remains low in both Washoe and Clark County. During June 2013 there were 13,750 listings in Clark and 2,079 listings in Washoe. In Washoe County, however, available homes for sales have been increasing each successive month since the start of the year (page 3).
- ❖ The share of distress home sales continues to decline. In May 2013, one in four was a short sale while 11.21 percent of all home sales were real estate owned (REO). This complements growth of traditional home sales (page 4).
- ❖ The share of non-owner occupied loan purchases, a proxy of investors in the market, is about 25 percent of loan purchases in May 2013. Those are loan purchases done by homebuyers that do not intend to live in the house (page 5).
- ❖ In Clark County, the share of non-owner occupied cash purchases is greater than 30 percent of all homes sold through May of this year. Sixty percent of those same home sales were done by non-owner occupants (page 5).
- ❖ Peaking in February 2013 at 18.5 percent, foreclosure inventory continues to decline and now represents 4.11 percent of all mortgages as of May 2013. This shows that more than 20,000 single-family homes have funneled out of the foreclosure inventory (page 6).
- ❖ Lenders are reporting lower levels of foreclosure starts. The first quarter of 2013 showed that less than 1 percent of all loans are starting the foreclosure process compared to 3.6 percent in 2009 (page 6).
- ❖ The number of recorded notices of default dropped by 31.4 percent from May to June 2013 as a three month moving average. This is a reverse from the increasing patterns that were seen during the previous year. In addition, notices of trustee sales (auctions) fell by 2.75 percent. The level, however, has not varied too much from around 1,000 auctions per month over the past twelve months (page 7).

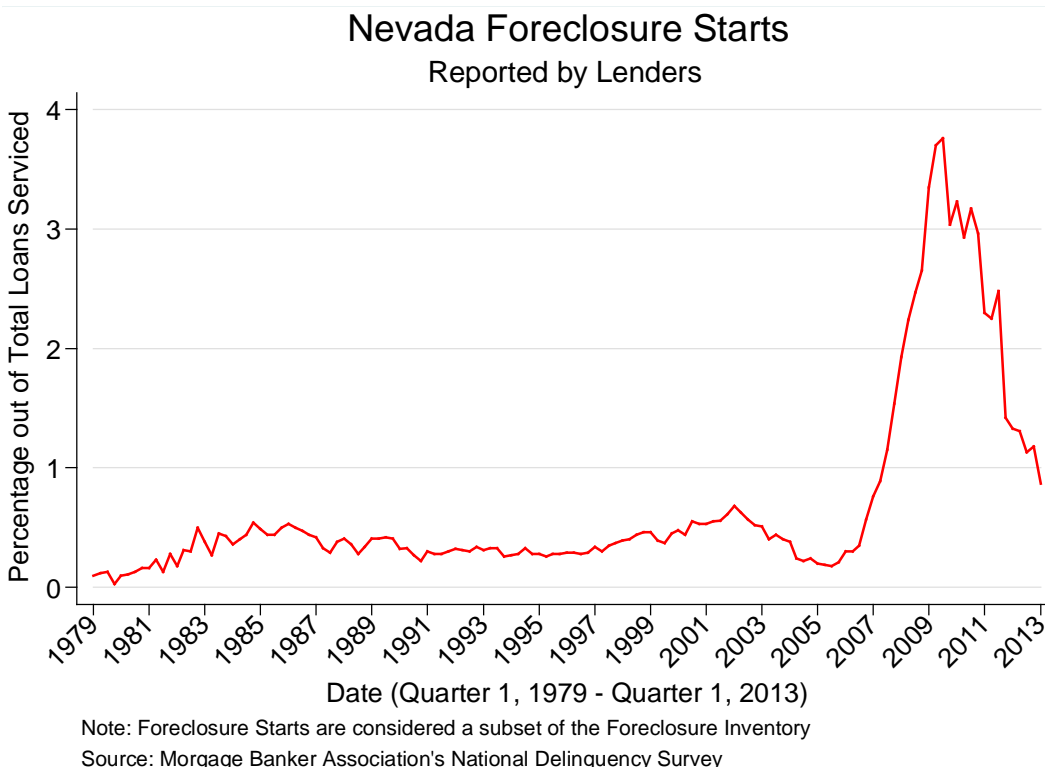
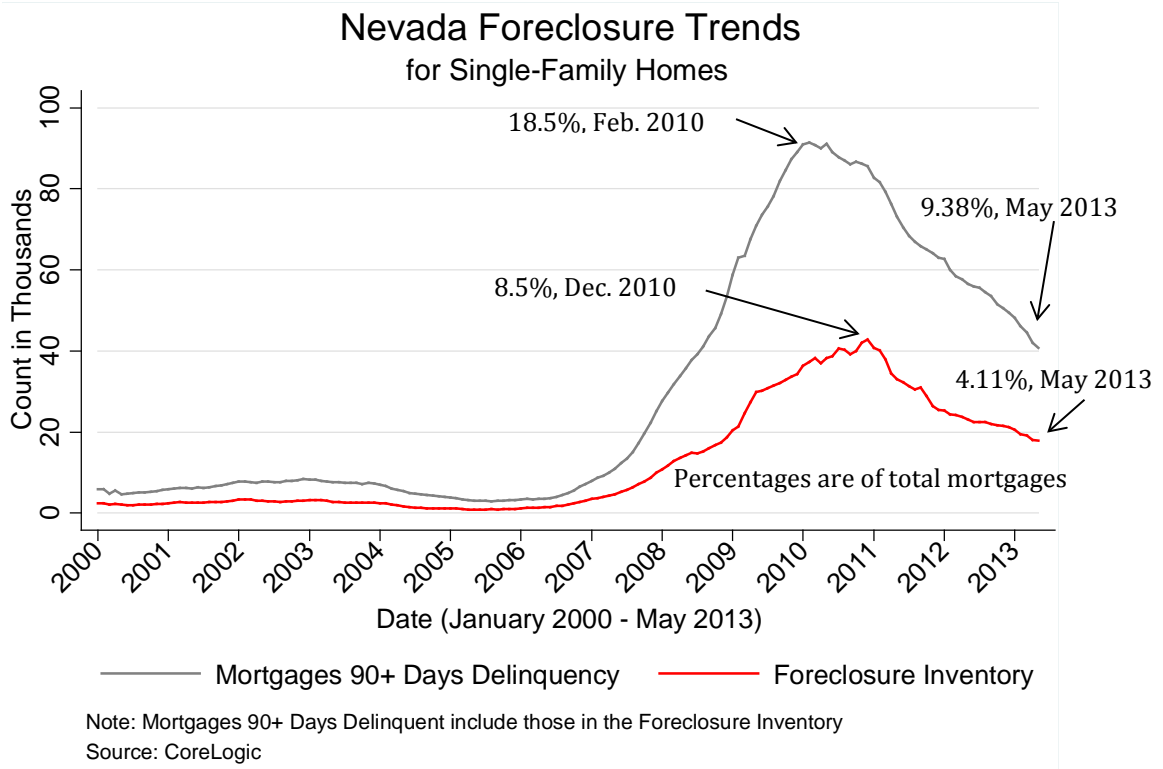
- Luis A. Lopez, Data Analyst

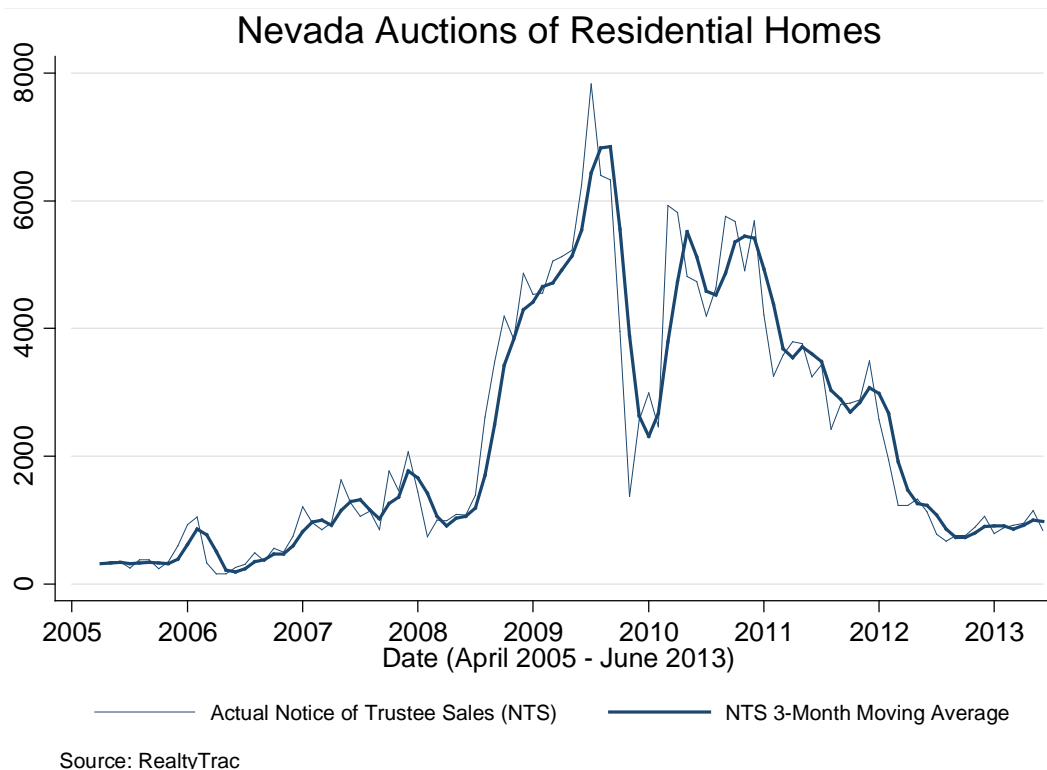
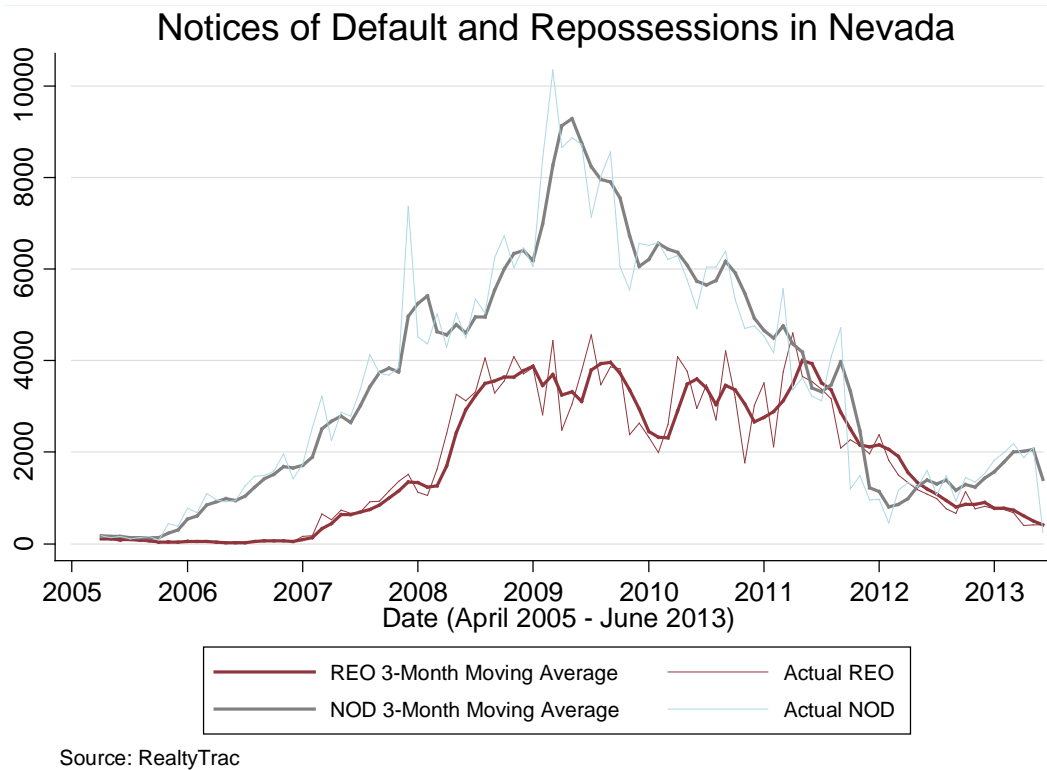












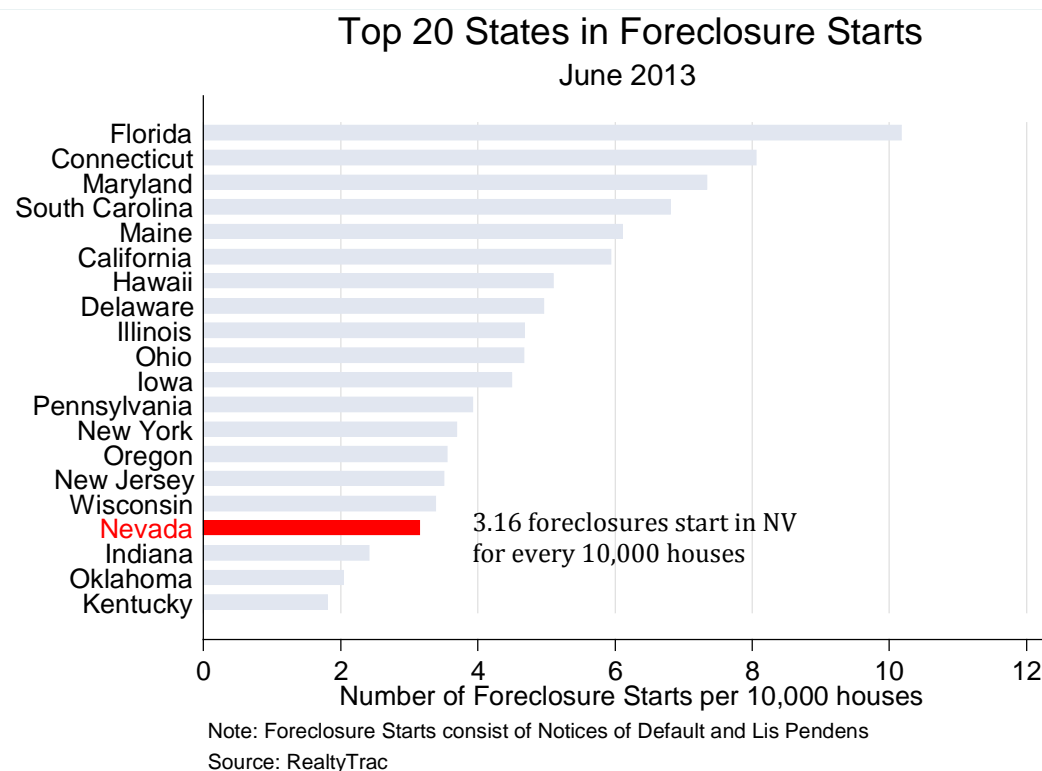
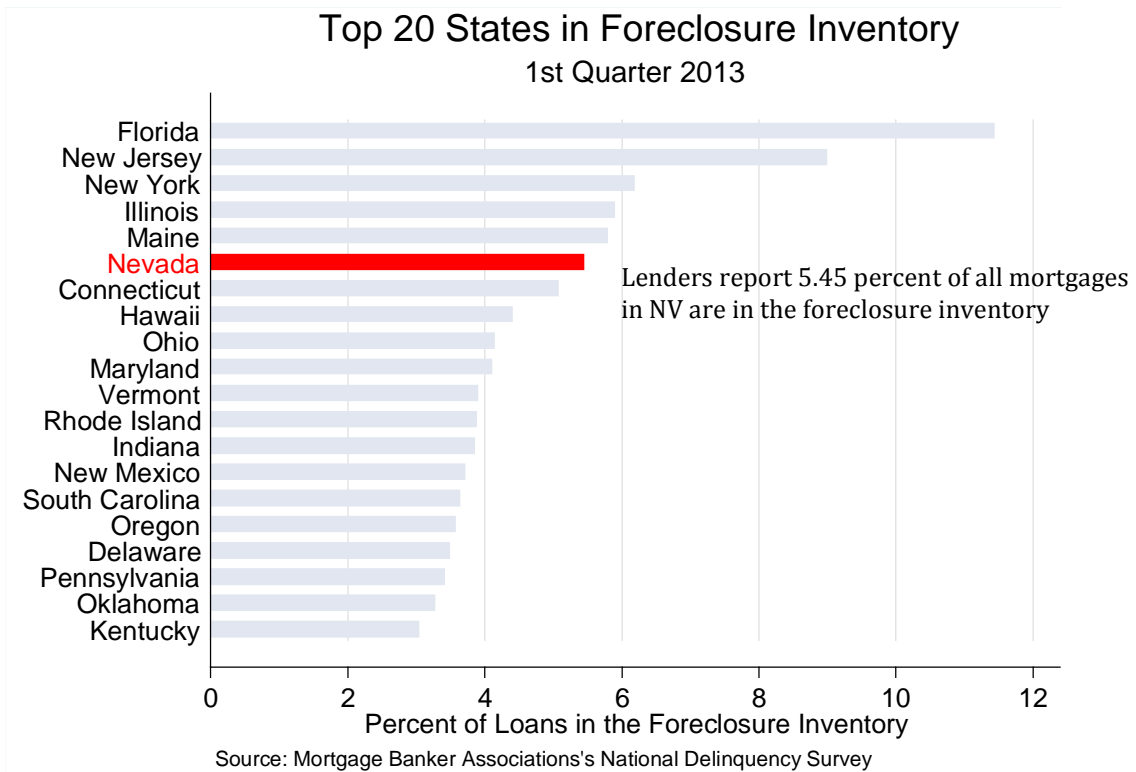


Table 1: Supply and Demand Housing Market Trends for 2013

Single-Family Home Sales*		Feb	Mar	Apr	May	M2M Change
Nevada	New	285	272	241	260	7.89%
	Existing	4,490	4,566	4,967	5,404	8.80%
	Distress Share	29.74%	27.94%	27.36%	26.04%	-4.84%
South	New	190	171	150	159	6.00%
	Existing	3,538	3,607	3,956	4,270	7.95%
	Distress Share	30.77%	29.04%	28.13%	27.18%	-3.38%
North	New	87	92	81	87	7.38%
	Existing	855	858	928	1,034	11.50%
	Distress Share	27.31%	25.24%	25.54%	23.10%	-9.52%
Rural	New	9	8	9	13	42.86%
	Existing	97	101	84	100	19.52%
	Distress Share	8.91%	7.08%	8.22%	3.13%	-61.89%
Residential Construction						
Nevada	Total Starts	633	1013	1131	1268	137
	Single-Family	590	874	869	1004	135
	Multifamily	43	139	262	264	2
South	Total Starts	470	739	905	832	-73
	Single-Family	470	708	689	822	133
	Multifamily	0	31	216	10	-206
North	Total Starts	143	117	183	375	192
	Single-Family	100	117	141	121	-20
	Multifamily	43	0	42	254	212
Rural	Total Starts	20	157	43	61	18
	Single-Family	20	49	39	61	22
	Multifamily	0	108	4	0	-4
Average Single-Family Sales Price*						
Nevada	New	\$ 233,438	\$ 236,133	\$ 259,911	\$ 273,695	5.30%
	Existing	177,955	181,090	185,799	191,067	2.84%
	Distress	148,619	146,390	151,919	152,908	0.65%
South	New	226,076	235,957	274,863	290,862	5.82%
	Existing	167,739	172,674	179,173	184,586	3.02%
	Distress	147,150	146,363	152,798	154,702	1.25%
North	New	260,083	254,522	252,255	255,877	1.44%
	Existing	233,857	230,865	228,945	237,204	3.61%
	Distress	167,042	157,976	159,058	159,541	0.30%
Rural	New	243,293	256,357	252,540	274,133	8.55%
	Existing	168,033	170,615	173,263	144,963	-16.33%
	Distress	218,180	199,145	208,243	432,737	107.80%

Source: Lied Institute tabulation of CoreLogic Data and HUD Permit Data

*Figures portray Three-Month Weighted Averages.

South includes Clark, Lincoln, and Nye County.

North includes Carson City, Churchill, Douglass, Lyon, Storey, and Washoe County.

Rural includes Elko, Esmeralda, Eureka, Humboldt, Lander, Mineral, Pershing, and White Pine County.

About the Lied Institute

The Lied Institute was established in 1989 by the Lee Business School at the University of Nevada, Las Vegas to foster excellence in real estate education and research. Through partnerships with business and community leaders, the Lied Institute strives to improve the real estate business and effective public-policy practices in Southern Nevada. The institute produces relevant and timely real estate research, supports educational programs in real estate economics and finance for students and professionals, and provides community outreach and continuing education.

About the Department of Business & Industry

The Department of Business and Industry is a cabinet level agency in Nevada State government. The Department's objective is to encourage and promote the development and growth of business and to ensure the legal operation of business in order to protect consumers by maintaining a fair and competitive regulatory environment. The Director's office at Business and Industry manages a number of programs and initiatives to address the needs of small businesses, homeowners and consumers including small business advocacy, bond programs, access to capital, housing retention programs, constituent services and fraud prevention and education.

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