



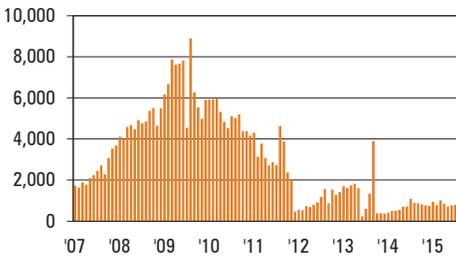
OCTOBER 2015

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

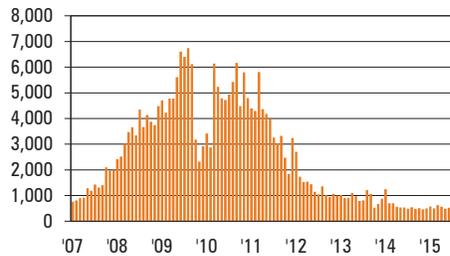
KEY TRENDS

- The City of Las Vegas (the "City") reported 259 notices of default in August 2015, which represents an increase of 11.2 percent from the prior month and a gain of 12.6 percent from a year ago. In the past 12 months, foreclosure starts in the City declined 2.3 percent year-over-year to 2,919, resulting in a notice of default rate of 15 per 1,000 housing units.
- Trustee deeds (foreclosures) in the City increased 5.6 percent month-over-month to 113 in August 2015, while they are up 3.7 percent compared to a year ago. There have been 1,346 foreclosures in the City in the past 12 months, which is down 27.3 percent from the prior year period and represents a foreclosure rate of 7 per 1,000 housing units.
- In the past 12 months, Ward 1 reported the highest notice of default rate among City of Las Vegas wards with 18 per 1,000 housing units, while Ward 2 witnessed the lowest rate of 12 per 1,000 units. Wards 1, 3 and 5 each reported a foreclosure rate above the city-wide average, with 9 foreclosures per 1,000 housing units. Meanwhile, Ward 2 reported the lowest foreclosure rate, with 5 per 1,000 units.

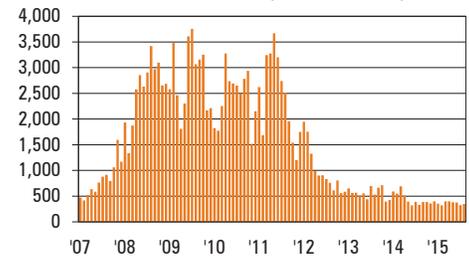
CLARK COUNTY
Notices of Default



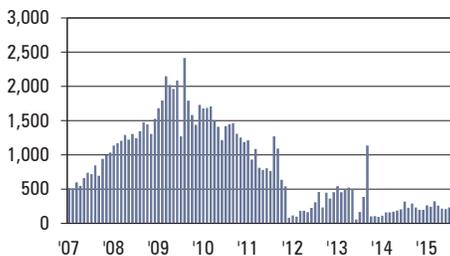
CLARK COUNTY
Notices of Trustee Sale



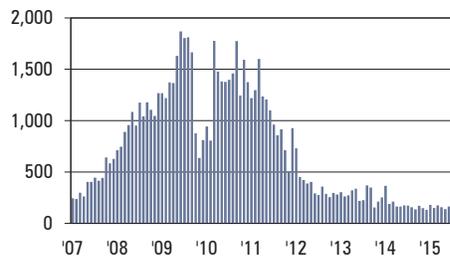
CLARK COUNTY
Trustee Deeds (Foreclosures)



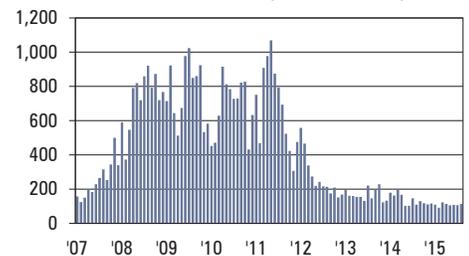
CITY OF LAS VEGAS
Notices of Default



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	23,951	48	433	18	17	271	11	11	213	9
City of Las Vegas - Ward 2	34,258	48	419	12	20	239	7	12	157	5
City of Las Vegas - Ward 3	21,757	28	366	17	15	262	12	20	191	9
City of Las Vegas - Ward 4	39,560	39	520	13	23	344	9	20	244	6
City of Las Vegas - Ward 5	23,415	33	409	17	17	278	12	19	222	9
City of Las Vegas - Ward 6	46,242	63	772	17	37	464	10	31	319	7
CITY OF LAS VEGAS TOTAL	189,183	259	2,919	15	129	1,858	10	113	1,346	7
Balance of Clark County	472,018	512	6,913	15	284	4,379	9	234	3,084	7
CLARK COUNTY TOTAL	661,201	771	9,832	15	413	6,237	9	347	4,430	7

[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*.