



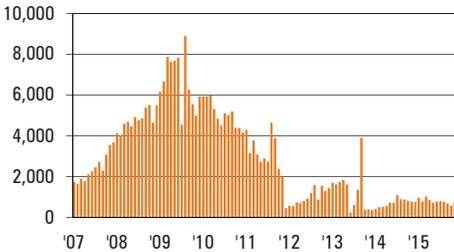
# JANUARY 2016

## CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

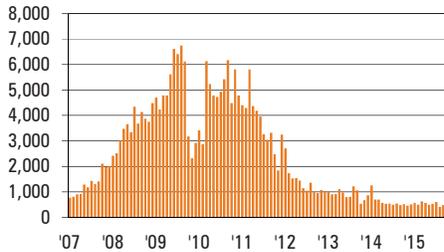
### KEY TRENDS

- Foreclosure starts in the City of Las Vegas (the "City") increased 19.9 percent from October 2015 to November 2015 to 199. Meanwhile, compared to a year ago, foreclosure starts were relatively flat in the latest period, rising from 198. In the past 12 months, there have been 2,768 notices of default reported in the City, which is up 17.3 percent from last year.
- Trustee deeds (foreclosures) in the City fell 2.1 percent month-to-month and 17.1 percent year-over-year to 92. There have been 1,307 foreclosures in the past 12 months, which represents a decline of 21.2 percent from the prior 12-month period.
- In November 2015, there were 1,973 single-family resale home closings, down 2.9 percent compared to a year ago. However, the median resale closing price increased 8.9 percent year-over-year during the period to \$220,000.

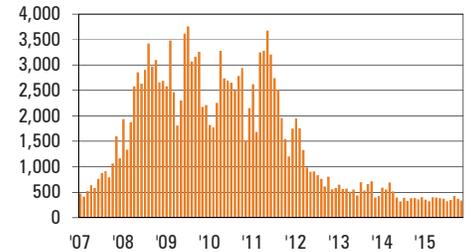
CLARK COUNTY  
Notices of Default



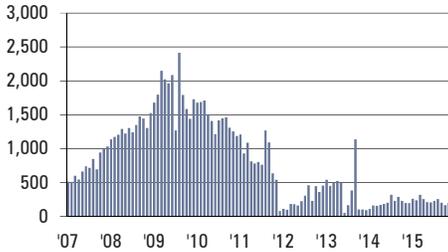
CLARK COUNTY  
Notices of Trustee Sale



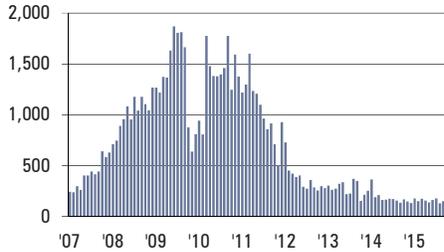
CLARK COUNTY  
Trustee Deeds (Foreclosures)



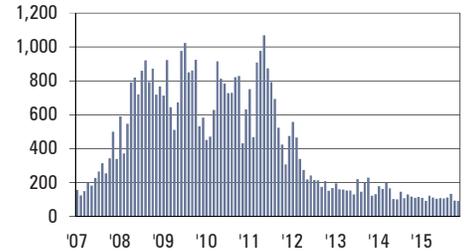
CITY OF LAS VEGAS  
Notices of Default



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	23,959	29	409	17	17	288	12	18	214	9
City of Las Vegas - Ward 2	34,278	31	424	12	29	247	7	11	156	5
City of Las Vegas - Ward 3	21,855	23	337	15	24	260	12	12	178	8
City of Las Vegas - Ward 4	39,741	40	483	12	24	336	8	17	243	6
City of Las Vegas - Ward 5	23,416	24	377	16	14	259	11	14	214	9
City of Las Vegas - Ward 6	46,290	52	738	16	37	456	10	20	302	7
<b>CITY OF LAS VEGAS TOTAL</b>	<b>189,539</b>	<b>199</b>	<b>2,768</b>	<b>15</b>	<b>145</b>	<b>1,846</b>	<b>10</b>	<b>92</b>	<b>1,307</b>	<b>7</b>
Balance of Clark County	472,286	530	6,570	14	357	4,426	9	245	3,129	7
<b>CLARK COUNTY TOTAL</b>	<b>661,825</b>	<b>729</b>	<b>9,338</b>	<b>14</b>	<b>502</b>	<b>6,272</b>	<b>9</b>	<b>337</b>	<b>4,436</b>	<b>7</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*.