

Q2, 2008 LAS VEGAS AREA MID & HIGH-RISE SNAPSHOT

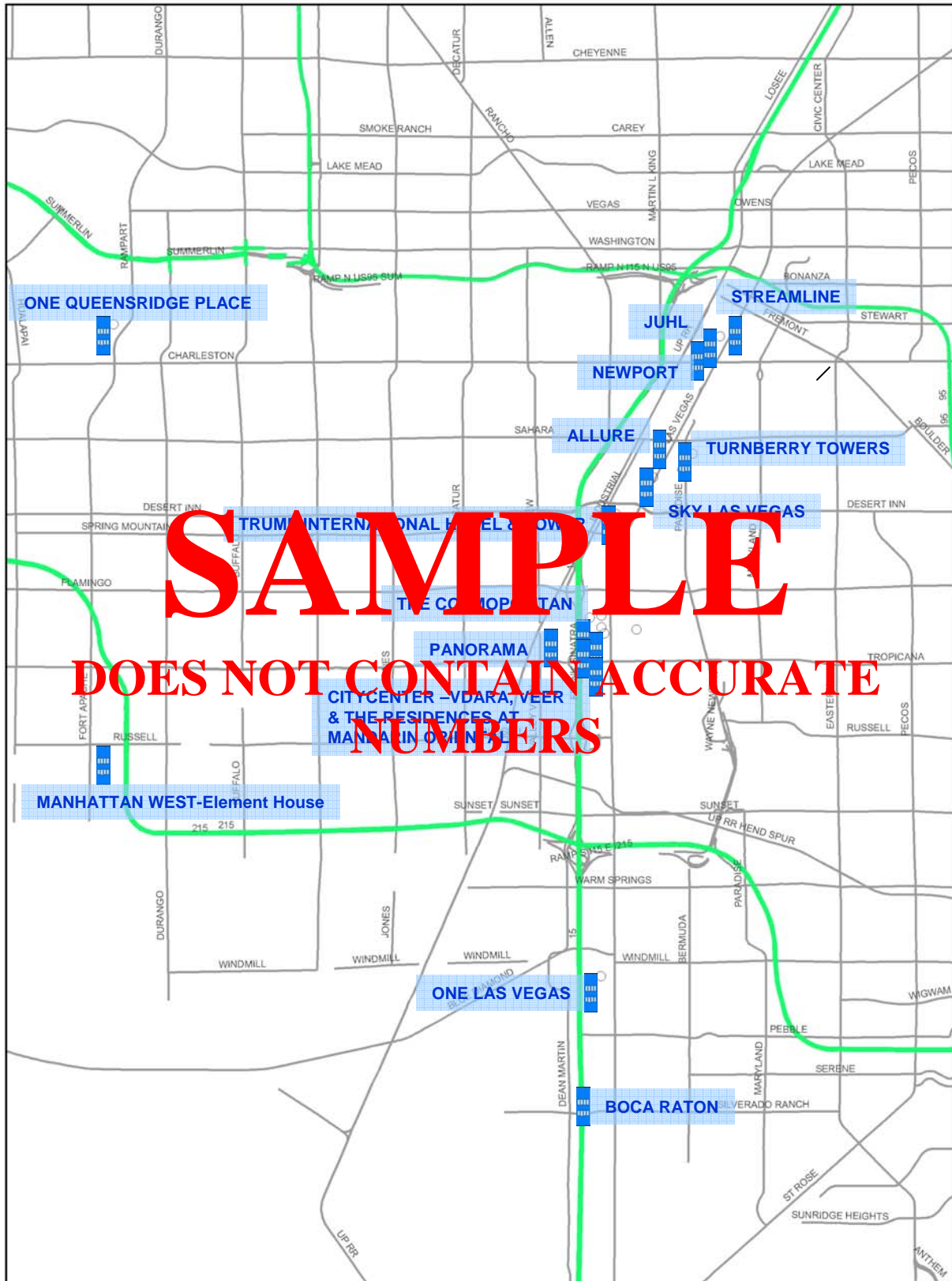
Includes July MLS listings

Prepared by

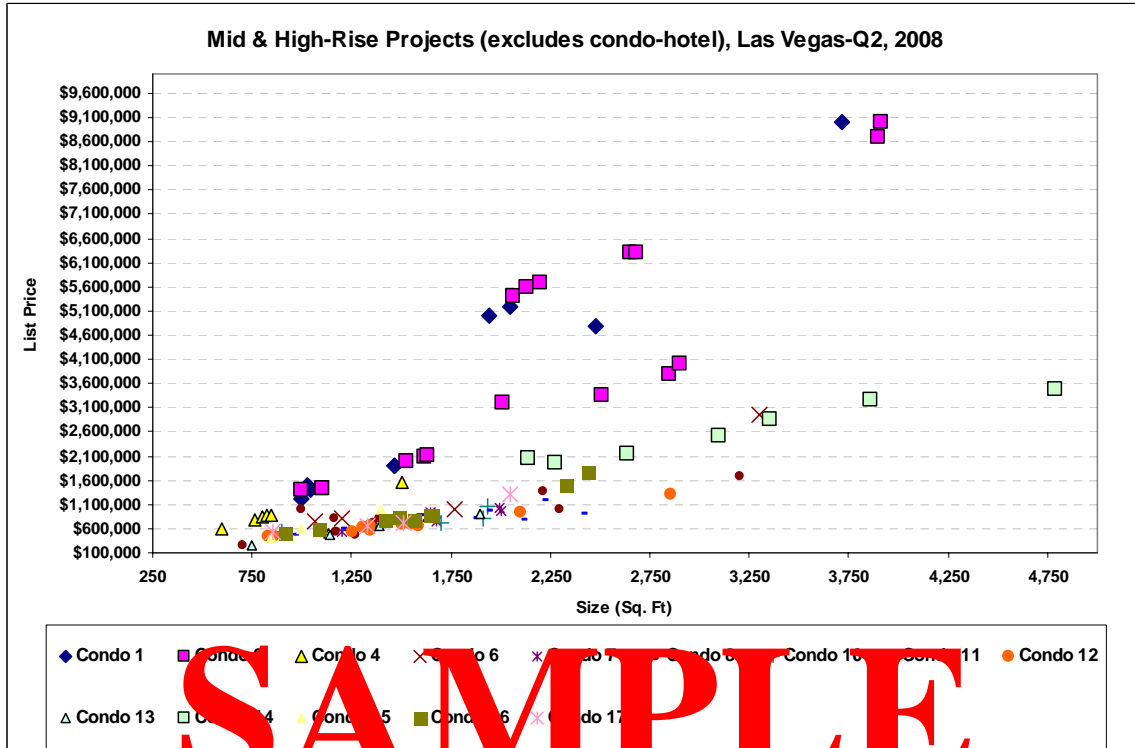
Brian Krueger, Senior VP of Developer Services

&

John McClelland, Director of Research *Market IQ*

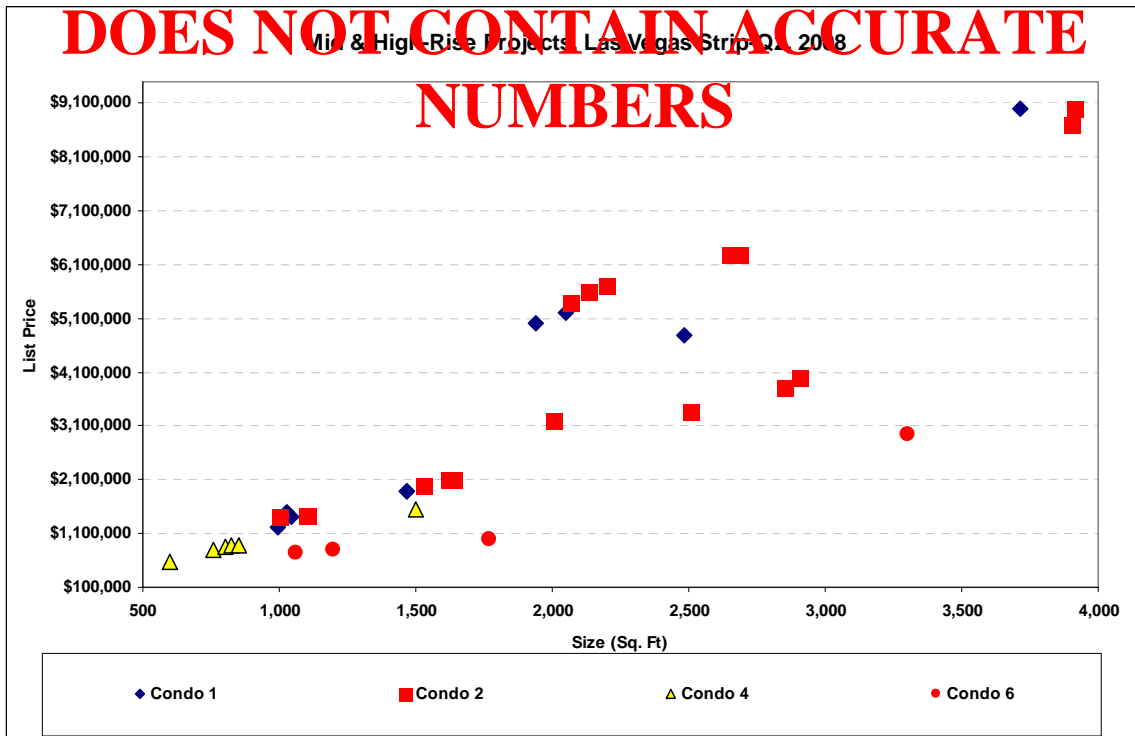


Source: Coldwell Banker Premier Realty.

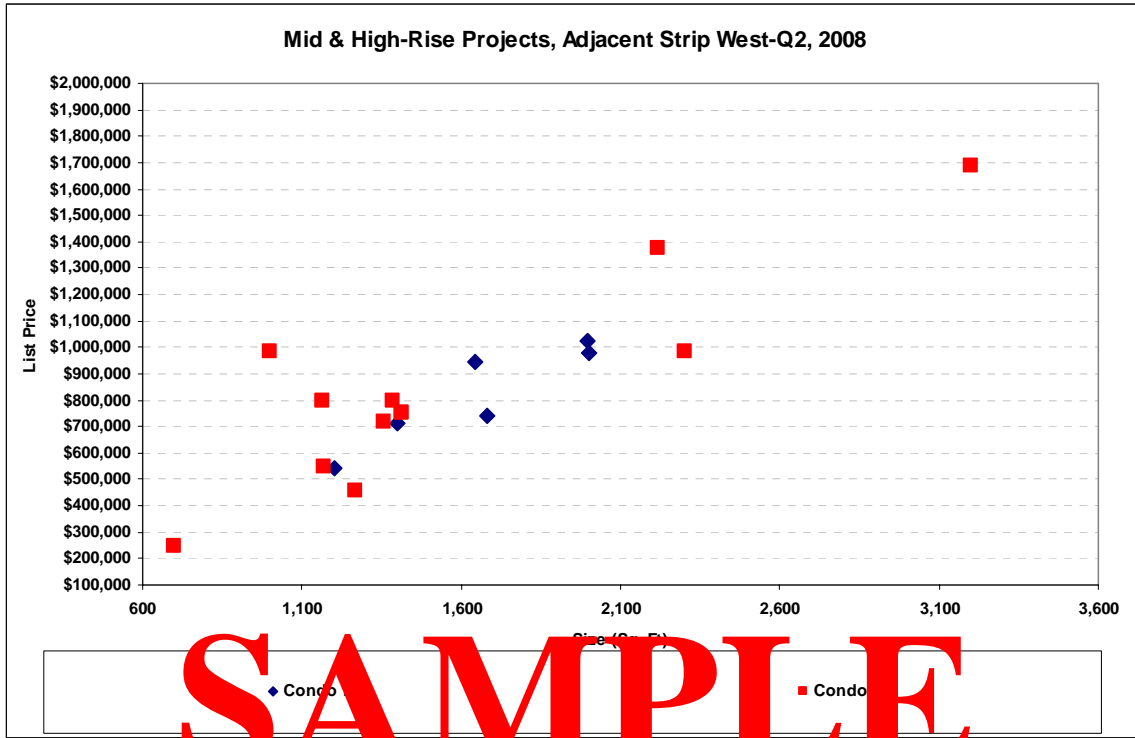


Source: Hanley Wood, Salestrag, Coldwell Banker Premier Realty

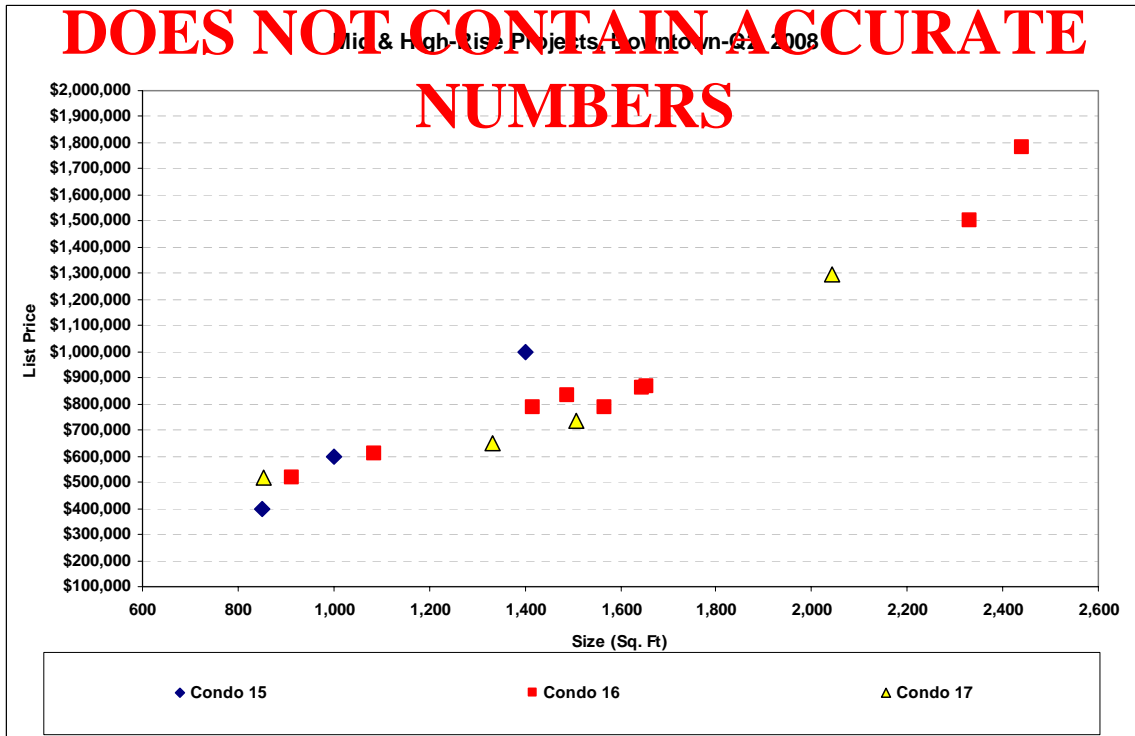
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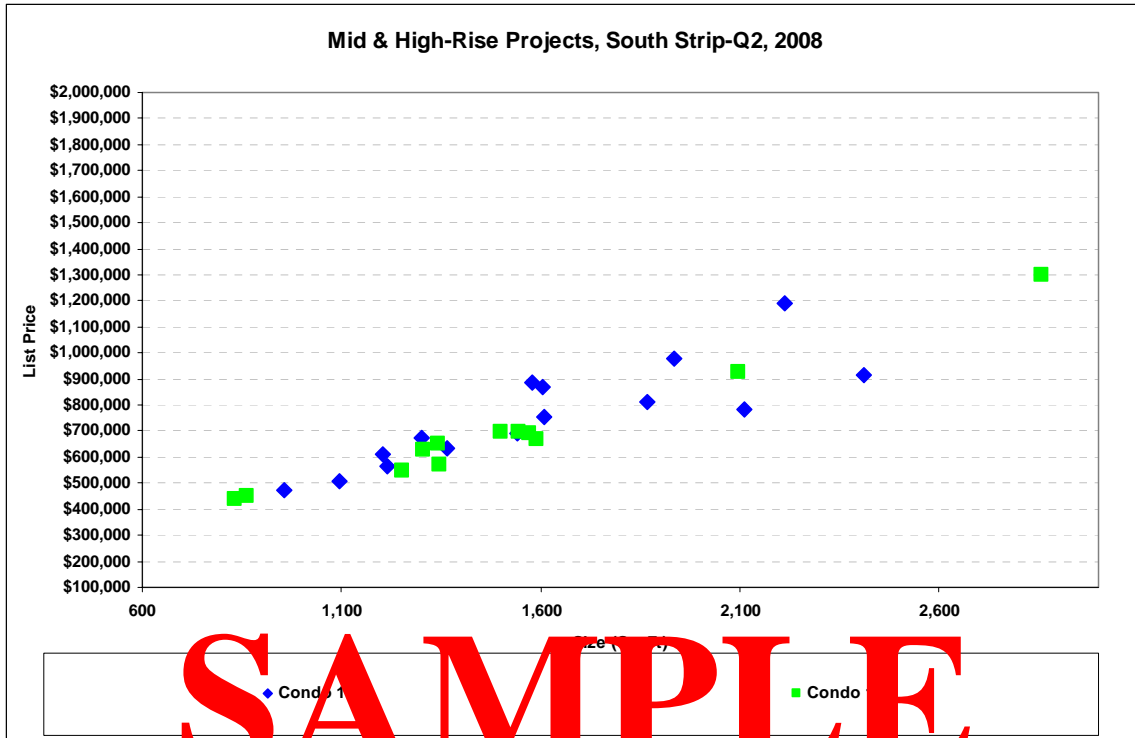
Source: Hanley Wood, Salestrag, Coldwell Banker Premier Realty



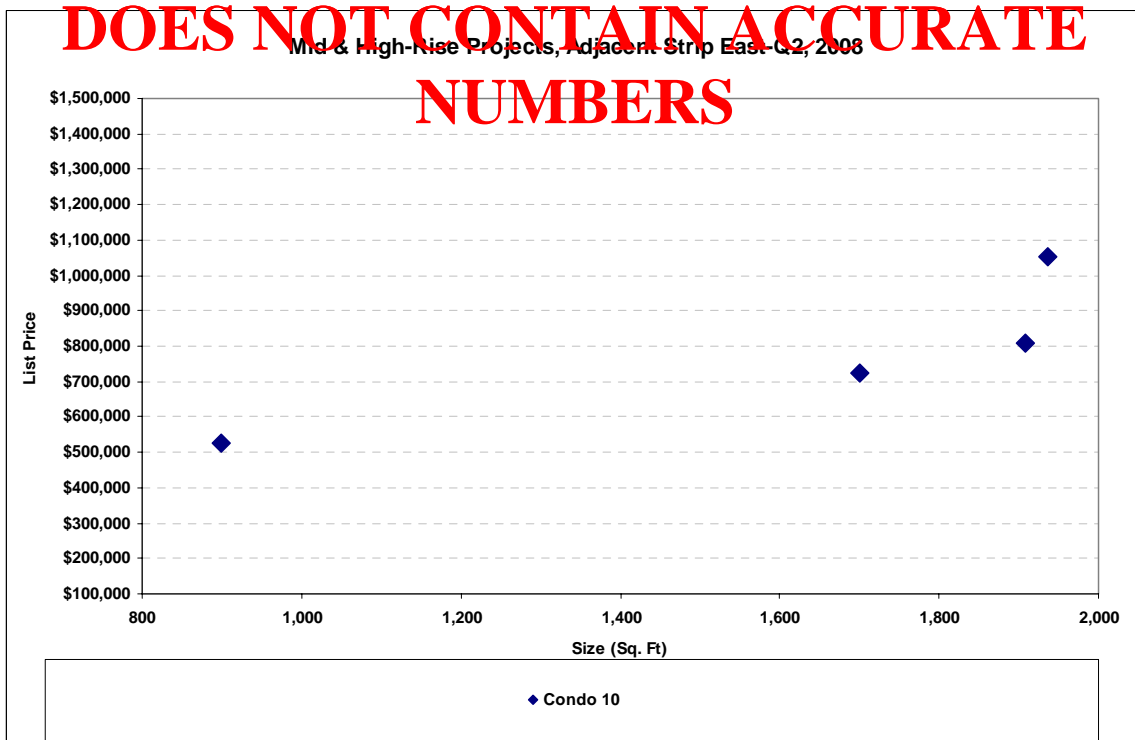
Source: Hanley Wood, Salestrag, Coldwell Banker Premier Realty



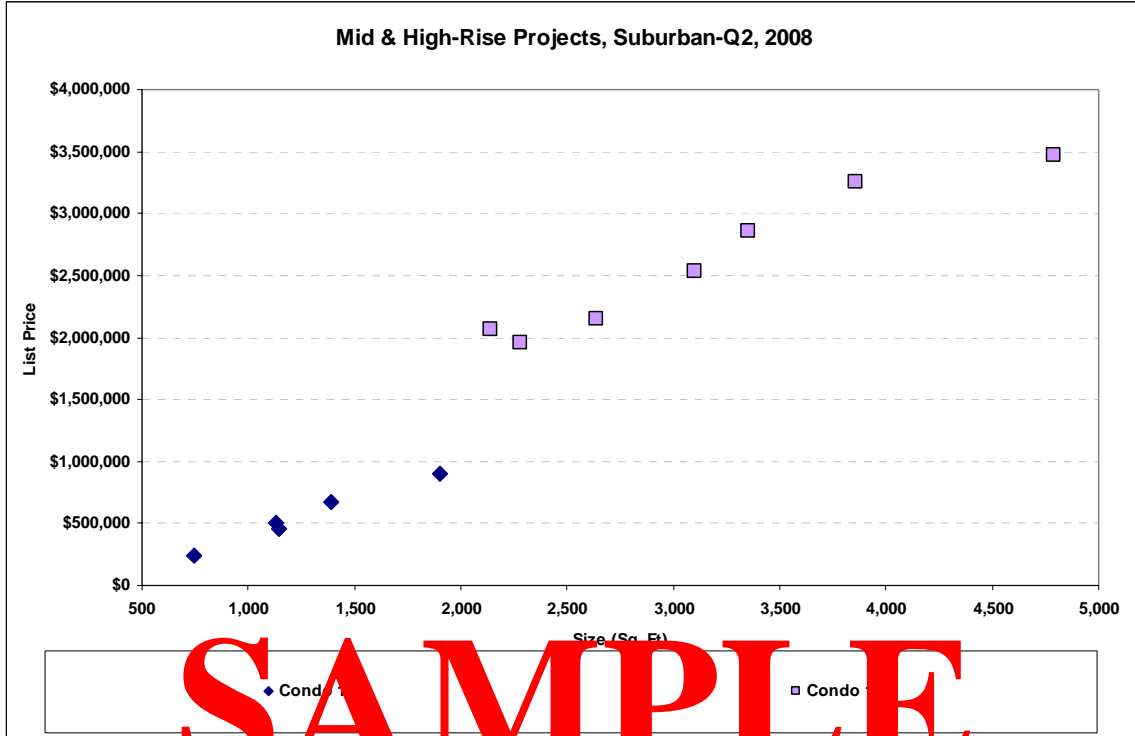
Source: Hanley Wood, Salestrag, Coldwell Banker Premier Realty.



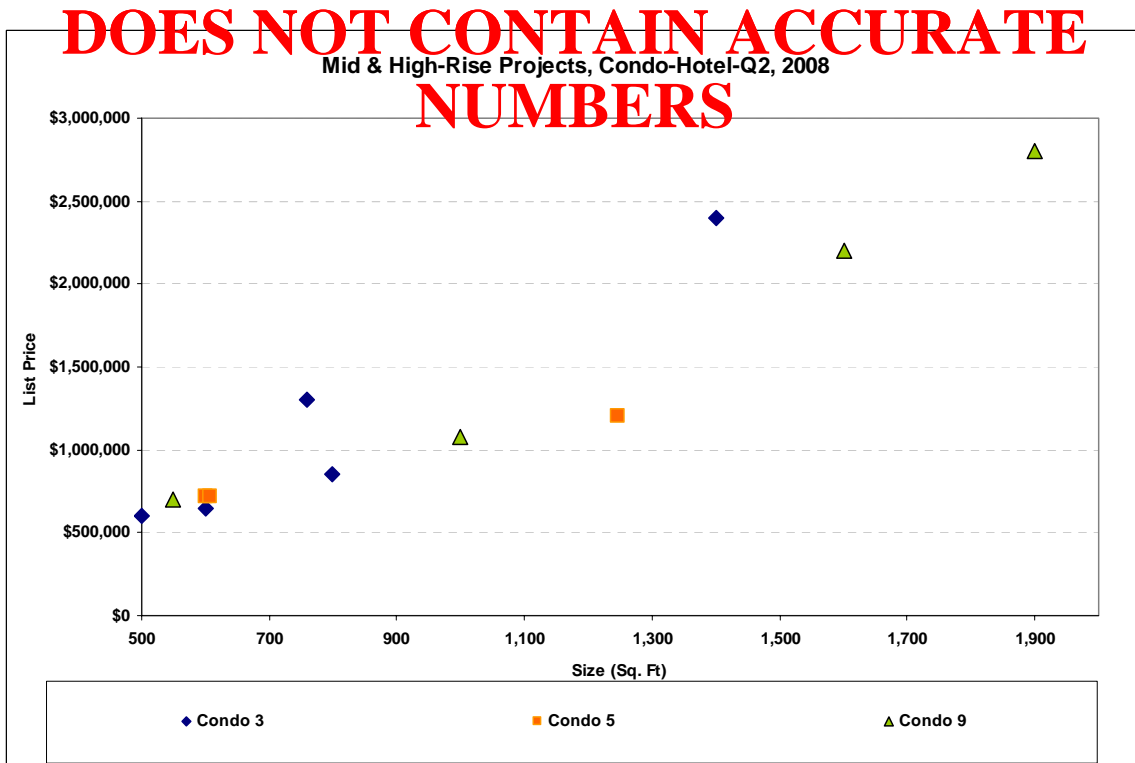
Source: Hanley Wood, Salestrag, Coldwell Banker Premier Realty.



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Source: Hanley Wood, Salestrag, Coldwell Banker Premier Realty.



LAS VEGAS AREA MID & HIGH-RISE PROJECTS-NEW HOMES



PROJECT NAME	Developer/Project Open Date	Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Plan Type	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA
STRIP												
Condo 1	Developer 1 09/14/2007	207	207	90	9	2	0	1+Den/1+1/2	995	\$1,205,000	\$1,217	-
								2/2	1,025	\$1,497,000	\$1,471	-
								1/1+1/2	1,045	\$1,411,000	\$1,350	-
								2/2+1/2	1,465	\$1,889,000	\$1,289	-
								2+Den/2+1/2	1,465	\$1,886,000	\$1,287	-
								2/2+1/2	1,938	\$5,000,000	\$2,580	-
								2+Den/2+1/2	2,050	\$5,200,000	\$2,576	-
								2+Den/2+1/2	2,481	\$4,800,000	\$1,935	-
								3/3+1/2	3,715	\$9,000,000	\$2,423	-
								Average	1,558	\$2,861,000	\$1,713	-
Condo 2	Developer 2 01/29/2007	227	227	225	13	1	0	1/1+1/2	1,000	\$1,400,000	\$1,306	-
								1/1+1/2	1,100	\$1,432,600	\$1,306	-
								1/1+1/2	1,105	\$1,443,000	\$1,306	-
								1+Den/1+1/2	1,529	\$2,000,000	\$1,308	-
								1+Den/1+1/2	1,619	\$2,100,000	\$1,297	-
								1+Den/1+1/2	1,635	\$2,120,000	\$1,297	-
								2/2+1/2	2,008	\$3,200,000	\$1,594	-
								2/2+1/2	2,065	\$5,400,000	\$2,615	-
								2/2+1/2	2,130	\$5,600,000	\$2,630	-
								2/2+1/2	2,200	\$5,700,000	\$2,596	-
								2/2+1/2	2,507	\$3,367,000	\$1,343	-
								2+Den/2+1/2	2,650	\$6,300,000	\$2,376	-
								2+Den/2+1/2	2,685	\$6,300,000	\$2,346	-
								2/2+1/2	2,850	\$3,800,000	\$1,343	-
								2+Den/2+1/2	2,904	\$4,000,000	\$1,377	-
								3+Den/3+1/2	3,900	\$8,700,000	\$2,256	-
								3+Den/3+1/2	3,910	\$9,000,000	\$2,302	-
								Average	2,223	\$4,227,212	\$1,800	-
Condo 3	Developer 3 01/29/2007	1543	1543	720	42	3	0	1/1	500	\$600,000	\$1,126	\$728
								1/1	600	\$650,000	\$1,062	\$891
								1/1+1/2	760	\$1,300,000	\$1,711	\$1,107
								1/1+1/2	798	\$850,000	\$1,065	\$1,162
								2/2	1,400	\$2,400,000	\$1,728	\$2,022
								Average	818	\$1,160,000	\$1,338	\$1,182
Condo 4	Developer 4 01/29/2007	674	674	420	30	2	0	0/1	600	\$582,960	\$1,041	-
								0/1	760	\$789,583	\$1,042	-
								1/1	800	\$859,375	\$1,042	-
								1/1	825	\$878,604	\$1,041	-
								1/1	850	\$882,768	\$1,041	-
								2/1+1/2	1,500	\$1,559,418	\$1,041	-
								Average	889	\$925,451	\$1,041	-
Condo 5	Developer 5 02/14/2005	2100	2082	1900	48	1	0	Studio	600	\$715,000	\$1,186	\$370
								Studio	607	\$715,000	\$1,178	\$372
								1/2	1,246	\$1,200,000	\$963	\$765
								Average	819	\$876,667	\$1,109	\$502
Condo 6	Developer 6 2/01/2004	379	408	400	10	0	31	1/1	1,060	\$741,000	\$697	\$446
								2/2	1,200	\$800,000	\$667	\$503
								2/2	1,769	\$1,000,000	\$565	\$742
								2/2+1/2	3,300	\$2,955,000	\$895	\$1,385
								Average	1,833	\$1,374,000	\$706	\$769

SAMPLE

DOES NOT CONTAIN ACCURATE NUMBERS

STRIP SUMMARY-Condo/Hotel		Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA
Min		1,543	1,543	720	42	1	-	500	\$600,000	\$963	\$370
Max		2,100	2,082	1,900	48	3	-	1,400	\$2,400,000	\$1,728	\$2,022
Median		1,822	1,813	1,310	45	2	-	684	\$782,500	\$1,152	\$828
Average		1,822	1,813	1,310	45	2	-	814	\$1,053,750	\$1,252	\$927

STRIP SUMMARY- Condo		Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA
Min		207	207	90	9	-	-	600	\$582,960	\$565	\$446
Max		674	674	420	30	2	318	3,910	\$9,000,000	\$2,630	\$1,385
Median		318	318	313	11	1	-	1,627	\$2,050,000	\$1,307	\$623
Average		379	379	284	15	1	80	1,851	\$3,188,870	\$1,550	\$446



LAS VEGAS AREA MID & HIGH-RISE PROJECTS-NEW HOMES



PROJECT NAME	Developer/Project Open Date	Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Plan Type	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA	
ADJACENT STRIP WEST													
Condo 7	Developer 7 12/15/2004	428	428	350	8	1	170	1/1	1,200	\$540,500	\$474	\$318	
								2/2	1,400	\$710,470	\$514	\$385	
								1/2	1,645	\$943,223	\$573	\$458	
								2/2	1,680	\$740,740	\$441	\$468	
								2/2	1,997	\$1,025,894	\$514	\$557	
								1/2	2,000	\$981,888	\$491	\$557	
									Average	1,641	\$823,786	\$501	\$457
Condo 8	Developer 8 02/01/2004	1026	1026	970	19	0	598	1/1+1/2	700	\$245,000	\$350	\$364	
								2/2	1,000	\$985,000	\$919	\$557	
								2/2	1,163	\$799,000	\$687	\$605	
								2/2+1/2	1,169	\$549,000	\$470	\$608	
								1/1+1/2	1,270	\$460,000	\$362	\$660	
								2+Dent1+1/2	1,359	\$719,000	\$529	\$707	
								2/2+1/2	1,387	\$799,000	\$576	\$721	
								2/2	1,413	\$750,000	\$531	\$735	
								2/2	1,413	\$750,000	\$531	\$735	
								3/2+1/2	2,217	\$1,375,000	\$620	\$1,153	
								2/2+1/2	2,300	\$986,500	\$429	\$1,196	
2+Dent/3	3,200	\$1,690,000	\$512	\$1,715									
									Average	1,563	\$842,292	\$543	\$813
Condo 9	Developer 9 12/15/2004	1282	1282	1300	27	2	200	Studio/1	550	\$700,000	\$1,273	\$365	
								1/1	1,000	\$1,080,000	\$1,080	\$664	
								1/1	1,600	\$2,200,000	\$1,375	\$1,062	
								2/2	1,900	\$2,800,000	\$1,474	\$1,261	
								3/3	3,000	\$5,800,000	\$1,933	\$1,991	
									Average	1,610	\$2,516,000	\$1,427	\$1,068

STRIP SUMMARY CONDO-(Excludes Trump which is Condo-Hotel)												
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Average	
Project Units Planned	428	1,026	72	72	72	72	72	72	72	72	72	
Project Total Units Released	428	1,026	7	7	7	7	7	7	7	7	7	
Project Total Units Sold	350	970	7	7	7	7	7	7	7	7	7	
Project Sales Rate-Overall	8	19	1	1	1	1	1	1	1	1	1	
Project Sales Rate-3 month avg.	-	1	1	1	1	1	1	1	1	1	1	
Closed	170	598	1	1	1	1	1	1	1	1	1	
Sq.Ft	550	3,200	1,413	1,413	1,413	1,413	1,413	1,413	1,413	1,413	1,413	
Plan Avg. Price	\$245,000	\$5,800,000	\$1,201,314	\$1,201,314	\$1,201,314	\$1,201,314	\$1,201,314	\$1,201,314	\$1,201,314	\$1,201,314	\$1,201,314	
Price/Sq.Ft	\$350	\$1,933	\$724	\$724	\$724	\$724	\$724	\$724	\$724	\$724	\$724	
HOA	\$318	\$1,991	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	

SAMPLE
DOES NOT CONTAIN ACCURATE
NUMBERS

ADJACENT STRIP EAST													
Condo 10	Developer 10 04/01/2004	636	636	420	1	0	3	1/1+1/2	900	\$525,000	\$574	\$532	
								2/2	1,700	\$725,000	\$427	\$811	
								2/2	1,909	\$810,000	\$424	\$931	
								3/2+1/2	1,937	\$1,055,000	\$545	\$926	

SOUTH STRIP													
Condo 11	Developer 11 12/15/2004	756	378	210	4	-3	17	1/1	1,175	\$95	\$474,900	\$496	\$303
								1/1	1,099	\$506,900	\$463	\$303	
								2/1+(.5)+(75)	1,204	\$609,900	\$507	\$429	
								1/1+(.75)+(5)	1,214	\$565,900	\$466	\$429	
								2/1.75	1,301	\$675,900	\$520	\$429	
								2/1+(.5)+(75)	1,365	\$632,900	\$464	\$429	
								2/1+(.5)+(75)	1,540	\$692,900	\$450	\$594	
								2+D/1.75	1,580	\$885,000	\$560	\$594	
								2/2	1,605	\$870,000	\$542	\$594	
								2+D/1+(.75)+(5)	1,608	\$753,900	\$469	\$594	
								2+D/1+(.75)+(5)	1,866	\$810,900	\$435	\$594	
								2/2.5	1,936	\$977,000	\$505	\$594	
								2+D/1+(.75)+(5)	2,111	\$784,900	\$372	\$594	
								3/3	2,211	\$1,188,000	\$537	\$594	
								2/2	2,413	\$912,900	\$378	\$594	
									Average	1,600	\$756,127	\$478	\$511
Condo 12	Developer 12 05/01/2005	890	360	260	7	-1	36	1/1	831	\$439,000	\$528	\$300	
								1/1	861	\$449,000	\$521	\$311	
								2/2	1,252	\$549,000	\$438	\$452	
								2/2	1,305	\$629,000	\$482	\$471	
								2/2	1,344	\$649,000	\$483	\$485	
								2/2	1,348	\$672,000	\$424	\$487	
								2/2+1/2	1,501	\$699,000	\$466	\$542	
								2/2+1/2	1,546	\$699,000	\$452	\$558	
								2/2+1/2	1,572	\$689,000	\$438	\$568	
								2/2	1,590	\$669,000	\$421	\$574	
								3/3+1/2	2,098	\$929,000	\$443	\$757	
3/3+1/2	2,857	\$1,299,000	\$455	\$1,031									
									Average	1,509	\$689,250	\$463	\$545

SOUTH STRIP SUMMARY												
Min	756	360	210	4	(3)	36	831	\$439,000	\$528	\$300		
Max	890	378	260	7	(1)	172	2,857	\$1,299,000	\$560	\$1,031		
Median	823	369	235	6	(2)	104	1,540	\$689,000	\$466	\$558		
Average	823	369	235	6	(2)	104	1,560	\$726,404	\$471	\$528		



LAS VEGAS AREA MID & HIGH-RISE PROJECTS-NEW HOMES



PROJECT NAME	Developer/Project Open Date	Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Plan Type	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA	
SUBURBAN													
Condo 13	Developer 13 3/30/2007	700	206	135	9	6	0	1/1	745	\$239,900	\$322	\$195	
								2/2	1,133	\$499,900	\$441	\$195	
								2/2	1,143	\$461,900	\$404	\$195	
								3/2	1,392	\$673,900	\$484	\$195	
								3/2	1,899	\$902,000	\$475	\$195	
									Average	1,262	\$555,520	\$440	\$195
Condo 14	Developer 14 06/05/2005	218	218	190	5	0	125	2/2+1/2	2,138	\$2,069,000	\$968	\$1,382	
								2/2+1/2	2,277	\$1,956,000	\$859	\$1,472	
								2/2+1/2	2,638	\$2,154,000	\$817	\$1,705	
								3/3+1/2	3,100	\$2,535,000	\$818	\$2,004	
								3/3+1/2	3,356	\$2,855,000	\$851	\$2,169	
								3/3+1/2	3,856	\$3,257,000	\$845	\$2,493	
									Average	3,165	\$2,614,714	\$840	\$2,046

SUBURBAN SUMMARY		Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA
Min		218	206	135	5	-	-	745	\$239,900	\$322	\$195
Max		700	218	190	9	6	125	4,792	\$3,477,000	\$968	\$3,098
Median		459	212	163	7	3	63	2,208	\$2,012,500	\$771	\$1,427
Average		459	212	163	7	3	63	2,372	\$1,756,717	\$667	\$1,275

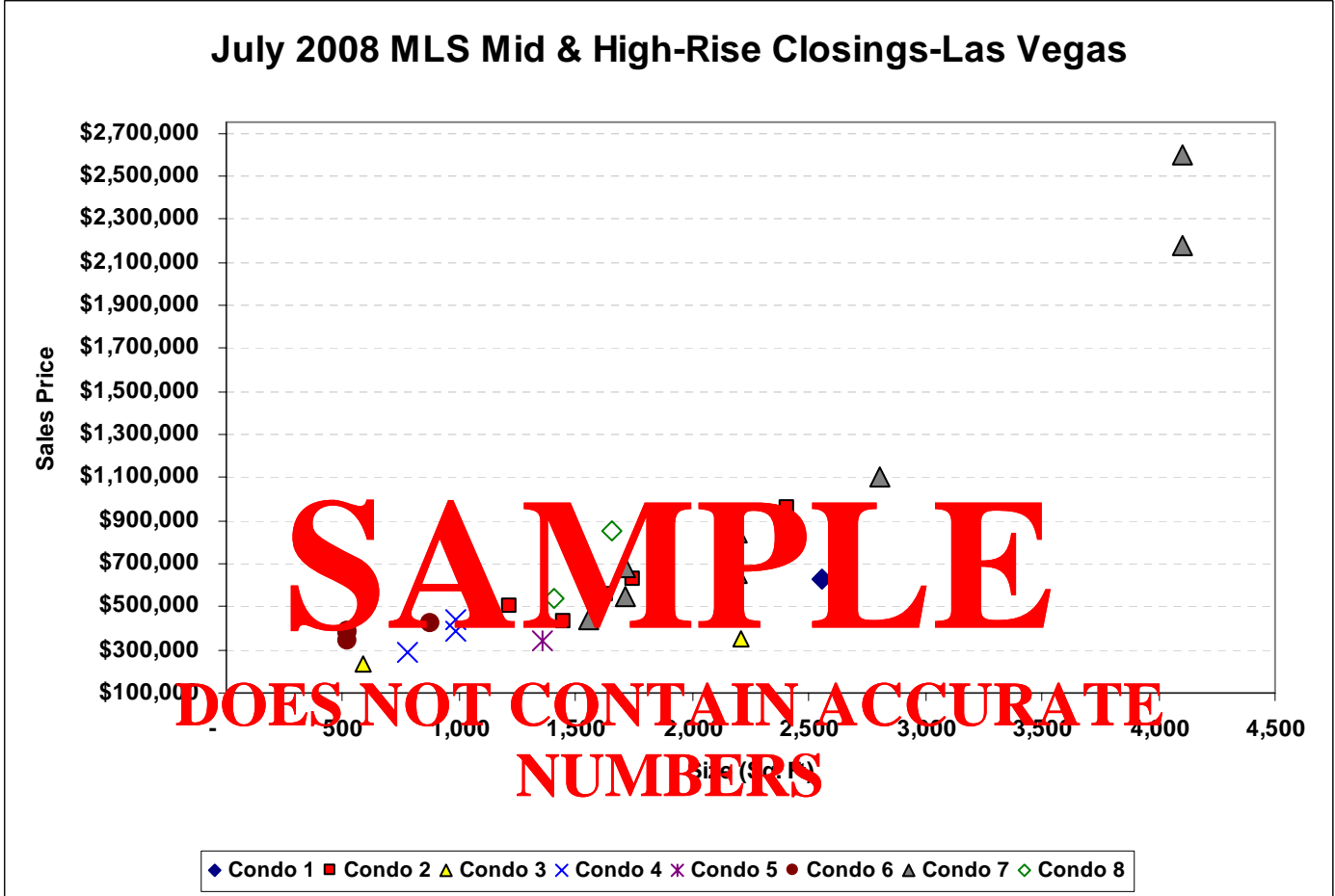
DOWNTOWN													
Condo 15	Developer 15 09/01/2005	341	253	225	7	-1	0	1/1	850	\$395,000	\$465	\$380	
								1/1	1,000	\$599,500	\$600	\$447	
								2/2	1,400	\$1,000,000	\$714	\$626	
									Average	1,083	\$664,833	\$593	\$484
Condo 16	Developer 16 07/30/2005	168	168	120	3.4	-	100	1/1	912	\$516,375	\$566	\$435	
								1/1	1,085	\$608,175	\$561	\$518	
								1/1	1,566	\$785,400	\$502	\$747	
								1/1	1,418	\$786,675	\$555	\$676	
								1/2	1,490	\$830,875	\$558	\$711	
								1/2	1,644	\$863,175	\$525	\$784	
								1/2	1,654	\$866,150	\$524	\$789	
								2/2	2,330	\$1,499,999	\$644	\$1,111	
									Average	1,615	\$949,092	\$574	\$770
Condo 17	Developer 17 03/29/2005	275	275	160	4.1	-	20	1/1+1/2	854	\$519,000	\$608	\$245	
								2/2	1,333	\$648,000	\$486	\$382	
								2/2+1/2	1,509	\$736,000	\$488	\$432	
								2/2+1/2	2,211	\$1,295,000	\$634	\$585	
									Average	1,433	\$799,500	\$554	\$411

DOWNTOWN SUMMARY		Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA
Min		218	206	135	5	(1)	-	850	\$395,000	\$465	\$245
Max		700	253	225	9	-	100	2,439	\$1,785,000	\$732	\$1,163
Median		400	215	176	7	-	20	1,509	\$786,675	\$558	\$676
Average		399	220	176	7	(0)	40	1,560	\$903,063	\$568	\$660

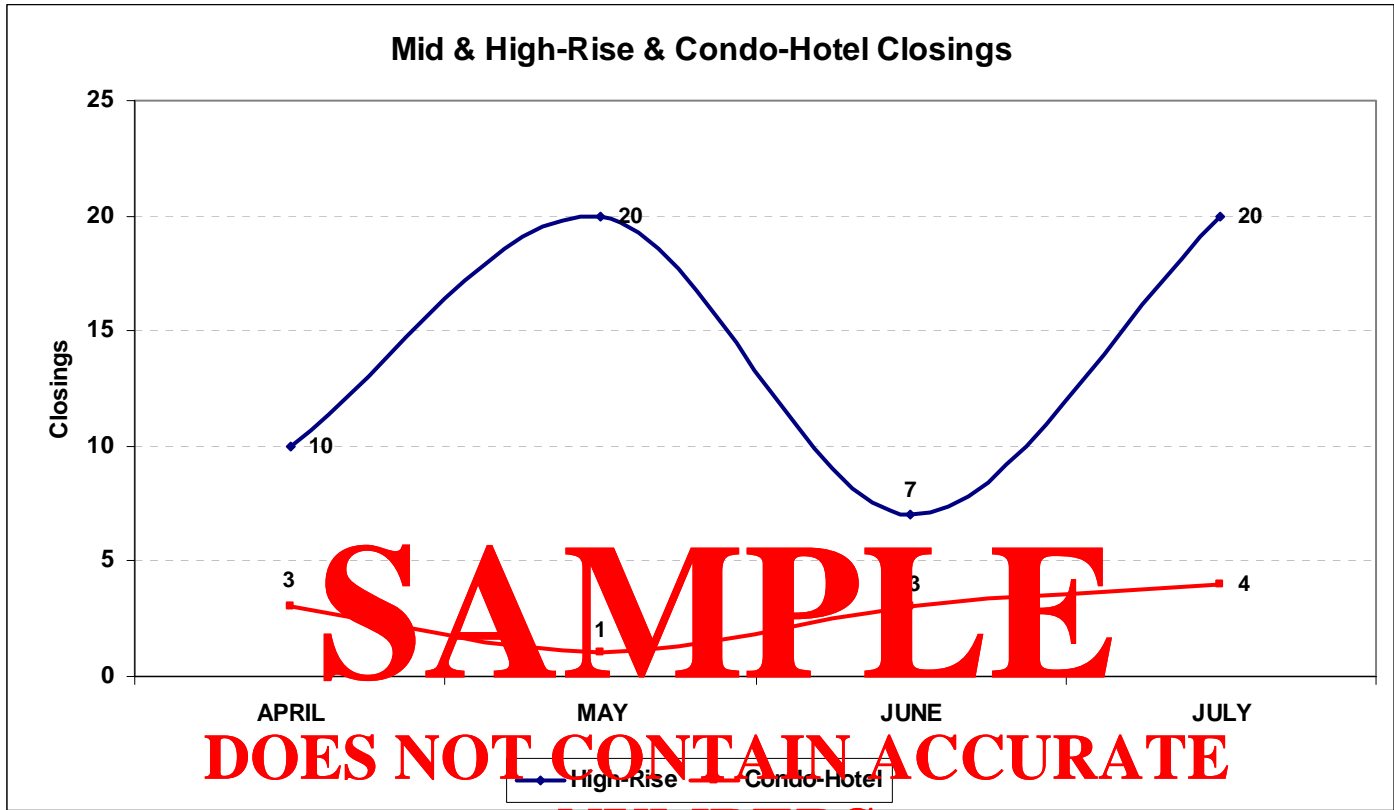
LAS VEGAS AREA SUMMARY		Project Units Planned	Project Total Units Released	Project Total Units Sold	Project Sales Rate-Overall	Project Sales Rate-3 month avg.	Closed	Sq.Ft	Plan Avg. Price	Price/Sq.Ft	HOA
Min		168	168	90	3	(3)	-	500	\$239,900	\$322	\$195
Max		2,100	2,082	1,900	48	6	598	3,910	\$9,000,000	\$2,630	\$2,022
Median		636	378	260	9	-	36	1,465	\$863,175	\$573	\$594
Average		699	610	476	15	1	120	1,581	\$1,597,474	\$911	\$652

Source: Hanley-Wood, Salestraq, Coldwell Banker Premier Realty, Clark County Assessor.
 Note: Overall sales rate & 3 month sales rate calculated from June.
 1. Averages are simple averages and do not take into account unit mix.
 2. Some plan footages include balconies. When known only heated space is used.
 3. HOA's are estimated
 4. CityCenter does not contribute to market data providers so CityCenter figures are estimates from Hanley Wood.

SAMPLE
DOES NOT CONTAIN ACCURATE
NUMBERS



Source: Mlxchange.



Source: Mlxchange.

July 2008 MLS Mid & High-Rise Closings- Las Vegas

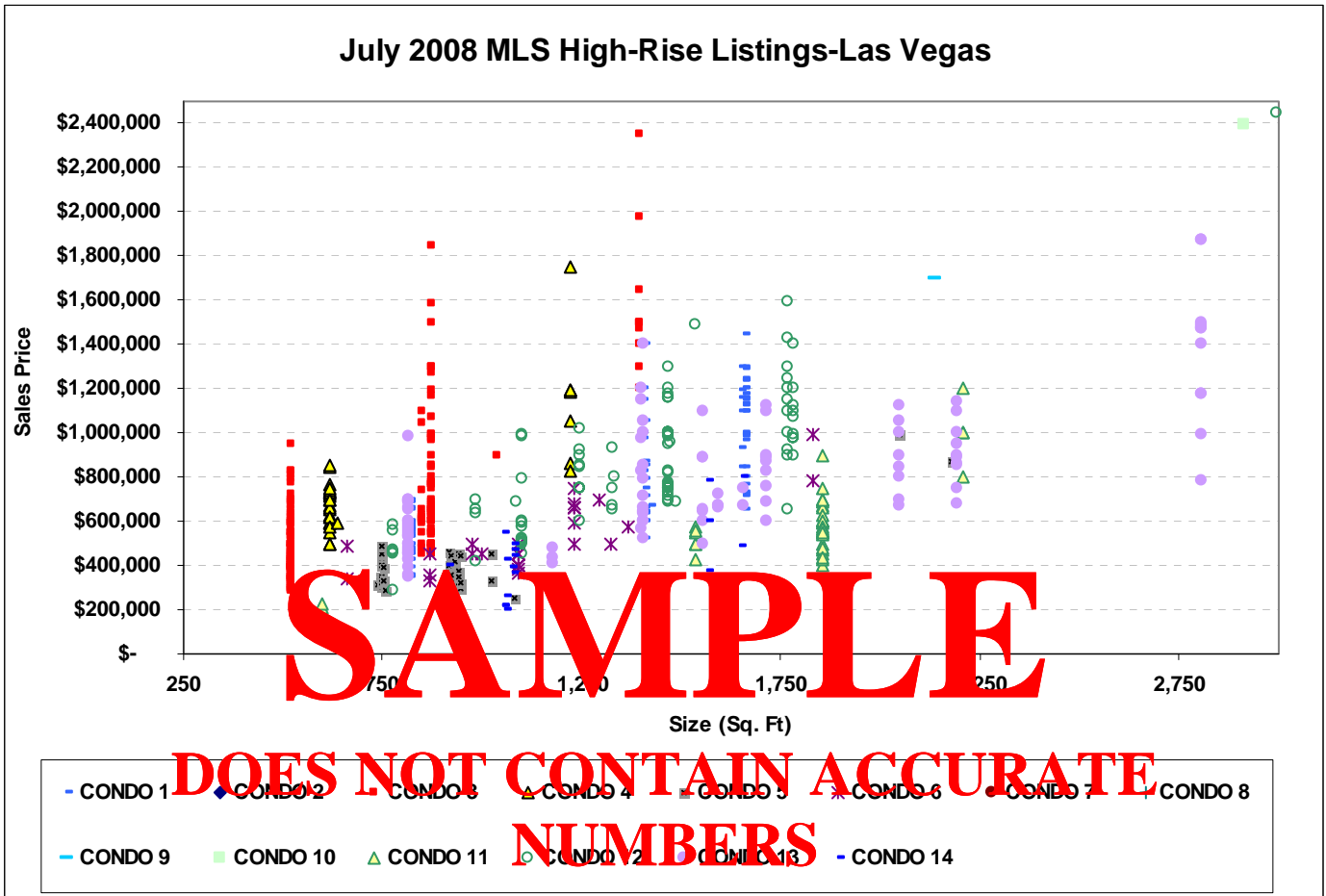
Project	Bed/Bath	SqFt	Sale Price	Sale Price \$/SF	Orig. List Price	List Price	Sale % of Original List	Sale % of List	Comp Days on Market	Act Close Date	Contract Date	Year Built
Condo 1	2/3	2,554	\$625,000	\$245	\$750,000	\$650,000	83%	96%	501	7/22/2008	5/21/2008	2005
Average		2,554	\$625,000	\$245	\$750,000	\$650,000	83%	96%	501			2005
Condo 2	2/2	1,445	\$435,000	\$301	\$499,990	\$499,990	87%	87%	47	7/8/2008	6/2/2008	2006
Condo 2	2/2	1,633	\$560,000	\$343	\$849,000	\$599,000	66%	93%	437	7/15/2008	5/8/2008	2006
Condo 2	2/3	2,181	\$940,900	\$431	\$1,199,000	\$1,100,000	78%	86%	484	7/23/2008	6/26/2008	2006
Condo 2	2/3	2,406	\$960,000	\$399	\$1,099,990	\$1,025,000	87%	94%	63	7/25/2008	7/19/2008	2006
Condo 2	2/2	1,212	\$500,000	\$413	\$535,000	\$535,000	93%	93%	76	7/2/2008	6/5/2008	2005
Condo 2	2/3	1,746	\$625,000	\$358	\$689,000	\$689,000	91%	91%	236	7/7/2008	6/27/2008	2005
Average		1,771	\$670,150	\$374	\$811,997	\$741,332	83%	90%	224			2006
Condo 3	3/3	2,208	\$350,000	\$159	\$450,000	\$400,000	78%	88%	336	7/18/2008	7/9/2008	1974
Condo 3	0/1	584	\$230,000	\$394	\$280,000	\$259,000	82%	89%	303	7/18/2008	6/30/2008	1974
Average		1,396	\$290,000	\$276	\$365,000	\$329,500	79%	88%	320			1974
Condo 4	1/1	778	\$290,000	\$373	\$375,000	\$299,999	77%	97%	155	7/3/2008	5/12/2008	2006
Condo 4	1/1	985	\$385,000	\$391	\$460,000	\$399,999	84%	96%	255	7/21/2008	6/27/2008	2006
Condo 4	1/1	985	\$444,396	\$451	\$469,000	\$469,000	95%	95%	168	7/14/2008	6/23/2008	2006
Average		916	\$373,132	\$405	\$434,667	\$389,666	86%	96%	193			2006
Condo 5	1/2	1,357	\$340,000	\$251	\$385,000	\$345,000	88%	99%	181	7/21/2008	5/30/2008	2005
Average		1,357	\$340,000	\$251	\$385,000	\$345,000	88%	99%	181			2005
Condo 6	2/2	1,556	\$443,000	\$285	\$913,000	\$443,000	49%	100%	187	8/1/2008	6/23/2008	2001
Condo 6	2/2	1,712	\$550,000	\$321	\$754,900	\$599,900	73%	92%	307	7/10/2008	6/4/2008	2002
Condo 6	2/2	95	\$5,000	\$50	\$5,000	\$5,000	89%	99%	144	7/15/2008	6/12/2008	2002
Condo 6	3/4	1,005	\$1,000,000	\$1,000	\$1,000,000	\$1,000,000	64%	92%	462	7/31/2008	6/20/2008	2002
Condo 6	3/5	1,005	\$2,000,000	\$2,000	\$2,000,000	\$2,000,000	74%	77%	272	7/15/2008	6/26/2008	2002
Condo 6	4/5	1,005	\$2,750,000	\$2,750	\$2,750,000	\$2,750,000	91%	91%	116	7/18/2008	6/18/2008	2002
Condo 6	2/2	1,005	\$99,900	\$99	\$99,900	\$99,900	100%	100%	215	7/25/2008	6/30/2008	2005
Condo 6	2/2	2,150	\$500,000	\$233	\$900,000	\$900,000	89%	77%	237	7/21/2008	7/2/2008	2005
Average		2,540	\$710,988	\$276	\$1,350,000	\$866,000	76%	96%	243			2003
Condo 7	2/2	1,405	\$535,000	\$381	\$579,000	\$579,000	92%	92%	327	7/30/2008	7/18/2008	2006
Condo 7	2/2	1,657	\$850,000	\$513	\$969,000	\$969,000	88%	88%	163	7/2/2008	6/15/2008	2006
Average		1,531	\$692,500	\$447	\$774,000	\$774,000	89%	89%	245			2006
Overall Market Summary	Average	896	\$744,690	\$377	\$938,860	\$692,208	82%	92%	247			2002
	Min	584	\$230,000	\$159	\$280,000	\$259,000	49%	77%	47			1974
Total Closings	Median	1,712	\$560,000	\$385	\$750,000	\$599,900	84%	92%	236			2005
23	Max	4,103	\$2,750,000	\$2,750	\$2,750,000	\$2,995,000	100%	100%	501			2006

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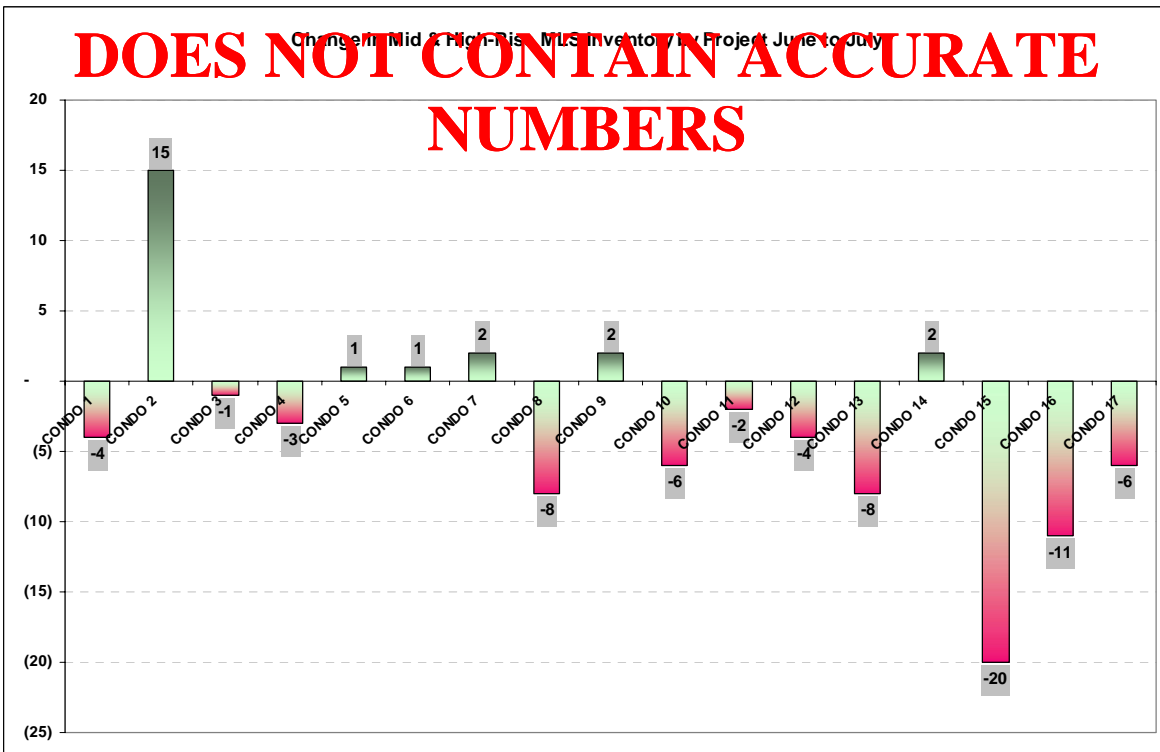
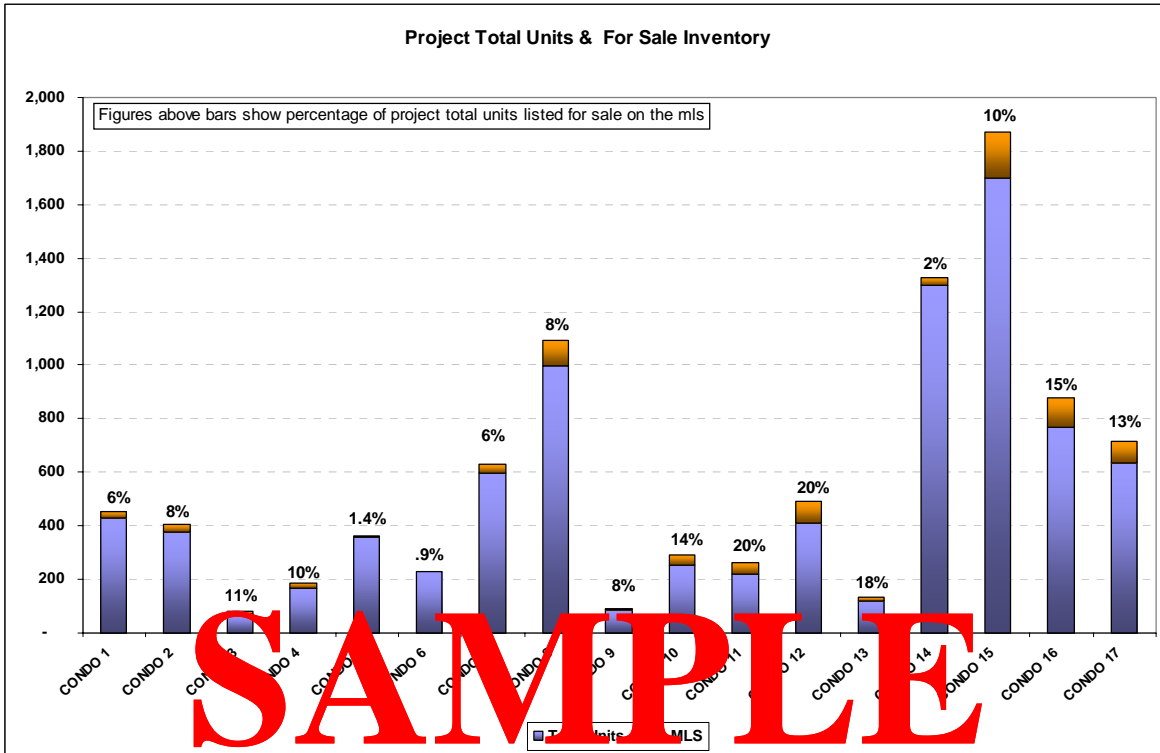
CONDO-HOTEL

Condo 8	1/1	520	\$381,000	\$733	\$370,900	\$370,900	103%	103%	57	7/11/2008	5/30/2008	2006
Condo 8	1/1	520	\$390,000	\$750	\$424,000	\$425,500	92%	92%	112	7/23/2008	6/16/2008	2005
Condo 8	1/1	520	\$340,000	\$654	\$349,900	\$349,900	97%	97%	105	7/28/2008	3/21/2008	2005
Condo 8	1/2	874	\$425,000	\$486	\$459,900	\$439,900	92%	97%	490	7/17/2008	6/19/2008	2006
Average		609	\$384,000	\$656	\$401,175	\$396,550	96%	97%	191			2006
Overall Market Summary	Average	609	\$384,000	\$656	\$401,175	\$396,550	96%	97%	191			2006
	Min	520	\$340,000	\$486	\$349,900	\$349,900	97%	97%	57			2005
Total Closings	Median	520	\$385,500	\$693	\$397,450	\$398,200	97%	97%	109			2006
4	Max	874	\$425,000	\$750	\$459,900	\$439,900	92%	97%	490			2006

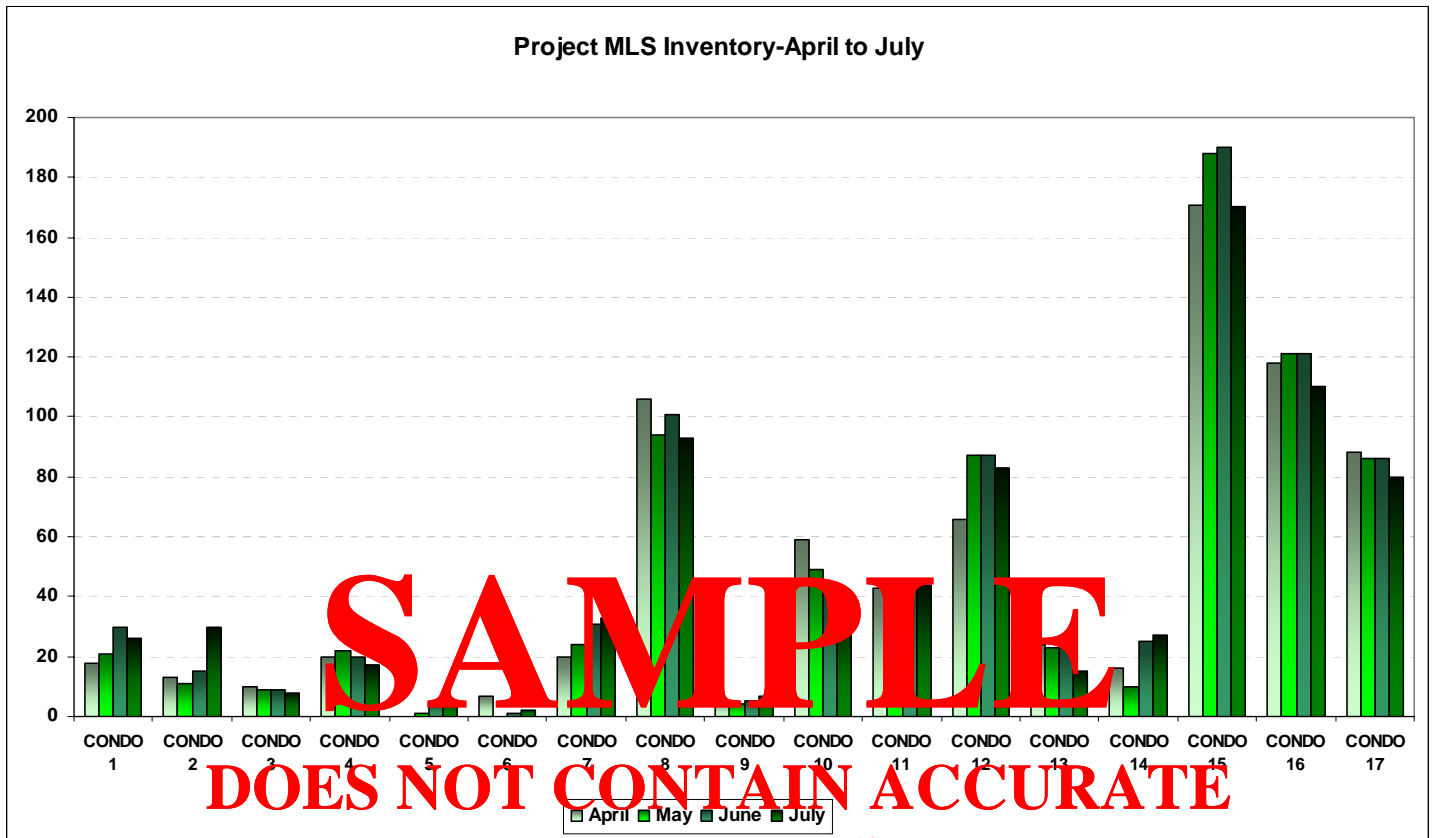
Source: Mlxchange.



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July 2008 MLS Mid & High-Rise Listings- Las Vegas

Project	Number of Units	Bed/Bath	Avg. SqFt	Avg. List Price	Avg. List Price \$/SF	Avg. Orig List Price	Avg. List % of Original List	Avg. Comp Days on Market	Year Built	
CONDO 1	11	1/1	1,021	\$412,627	\$404	\$448,636	92%	97	2006	
	2	1/2	974	\$474,495	\$487	\$519,495	91%	90	2006	
	9	2/2	1,265	\$624,000	\$493	\$647,978	96%	86	2006	
	2	3/2	1,828	\$887,500	\$486	\$887,500	100%	75	2006	
	2	0/1	662	\$413,499	\$625	\$418,499	99%	60	2006	
Project Total/Average	26		1,136	\$527,149	\$464	\$554,530	95%	88	2006	
CONDO 2	2	1/1	586	\$273,950	\$467	\$293,950	93%	117	2007	
	2	1/2	1,017	\$485,300	\$484	\$485,300	100%	31	2007	
	18	2/2	947	\$443,594	\$469	\$463,600	96%	64	2007	
	6	2/3	1,403	\$633,158	\$447	\$632,092	100%	72	2007	
	1	3/3	2,006	\$1,020,000	\$508	\$1,020,000	100%	31	2007	
Project Total/Average	29		1,058	\$493,867	\$467	\$507,443	97%	66	2007	
CONDO 3	1	1/1	877	\$350,000	\$399	\$440,000	80%	421	2005	
	5	2/2	2,257	\$856,600	\$380	\$976,700	88%	432	2005	
	1	2/3	3,151	\$748,500	\$238	\$748,500	100%	218	2005	
	1	3/3	2,911	\$599,000	\$206	\$725,000	83%	451	2005	
	Project Total/Average	8		2,278	\$747,563	\$328	\$849,625	88%	406	2005
CONDO 4	11	1/1	1,050	\$368,231	\$351	\$431,800	85%	163	2006	
	5	2/2	1,597	\$608,980	\$381	\$772,080	79%	225	2006	
	1	0/1	1,072	\$395,000	\$368	\$395,000	100%	253	2006	
Project Total/Average	17		1,240	\$457,404	\$369	\$532,960	88%	214	2006	
CONDO 5	1	1/2	n/a	\$399,000	n/a	\$399,000	100%	478	2007	
	4	2/2	1,355	\$548,450	\$405	\$548,450	100%	36	2008	
	Project Total/Average	5		1,355	\$518,560	\$383	\$518,560	100%	124	2008
CONDO 6	1	2/3	2,137	\$1,699,000	\$795	\$1,699,000	100%	17	2006	
	1	3/4	3,355	\$2,989,000	\$894	\$2,989,000	100%	40	2006	
	Project Total/Average	2		2,746	\$2,349,000	\$855	\$2,349,000	100%	29	2006
CONDO 7	11	1/2	877	\$398,000	\$356	\$420,803	85%	200	2005	
	1	1/3	753	\$349,000	\$476	\$359,000	97%	26	2005	
	1	2/2	1,085	\$551,000	\$429	\$579,873	73%	146	2006	
	1	2/3	1,014	\$958,000	\$476	\$988,909	96%	201	2006	
	1	3/4	1,201	\$3,999,000	\$769	\$999,999	96%	290	2006	
	Project Total/Average	15		1,690	\$8,500,000	\$1,232	\$500,000	96%	129	2006
CONDO 8	1	2/3	2,251	\$2,995,000	\$1,331	\$2,995,000	100%	70	2000	
	2	3/4	2,913	\$2,597,500	\$892	\$2,597,500	100%	15	2000	
	1	3/5	4,903	\$5,950,000	\$1,214	\$5,950,000	100%	201	2000	
	1	4/5	4,903	\$7,995,000	\$1,631	\$7,995,000	95%	43	2000	
	Project Total/Average	5		4,200	\$6,626,000	\$1,596	\$6,626,000	98%	46	2000
	CONDO 9	5	1/2	1,598	\$565,000	\$353	\$580,200	97%	319	1974
2		1/3	1,534	\$491,000	\$323	\$551,500	89%	344	1974	
1		2/3	1,855	\$899,000	\$485	\$899,000	100%	32	1974	
30		2/3	1,411	\$3,300,000	\$320	\$674,760	91%	257	1974	
1		2/4	1,856	\$550,000	\$296	\$550,000	100%	11	1974	
2		3/3	2,852	\$1,497,000	\$512	\$1,647,000	91%	143	1974	
1		3/4	3,712	\$1,888,000	\$509	\$2,220,000	85%	223	1974	
2		0/1	600	\$218,500	\$364	\$223,500	98%	355	1974	
Project Total/Average		44		1,866	\$658,451	\$353	\$719,473	92%	256	1974
CONDO 10		9	1/1	847	\$506,615	\$599	\$516,070	98%	130	2006
	2	1/2	1,036	\$669,500	\$647	\$669,500	100%	84	2006	
	20	2/2	1,207	\$757,435	\$622	\$806,763	94%	157	2006	
	47	2/3	1,612	\$1,080,622	\$649	\$1,103,431	98%	123	2006	
	1	2/4	1,467	\$683,900	\$466	\$683,900	100%	21	2006	
	3	3/4	1,781	\$1,083,000	\$608	\$1,083,000	100%	136	2006	
	Project Total/Average	83		1,465	\$1,036,980	\$708	\$1,033,892	100%	130	2006
CONDO 11	14	1/2	1,563	\$448,321	\$286	\$526,536	85%	197	2005	
	4	2/2	1,630	\$648,250	\$398	\$686,225	94%	253	2005	
	1	3/5	4,610	\$2,799,990	\$607	\$2,799,990	100%	370	2005	
	3	0/2	1,481	\$346,933	\$234	\$566,333	61%	190	2005	
	Project Total/Average	22		1,702	\$577,740	\$339	\$664,336	87%	214	2005
CONDO 12	4	1/2	1,179	\$455,725	\$387	\$460,725	99%	110	2005	
	34	2/2	1,664	\$809,318	\$488	\$872,406	93%	284	2003	
	36	2/3	2,096	\$961,786	\$455	\$1,032,766	93%	296	2003	
	2	2/4	4,057	\$6,259,950	\$1,089	\$6,259,950	100%	217	2002	
	21	3/3	2,805	\$1,424,995	\$508	\$1,489,900	96%	157	2003	
	8	3/5	4,243	\$3,307,500	\$771	\$3,345,000	99%	168	2003	
	1	3/6	5,609	\$3,299,000	\$588	\$3,299,000	100%	25	2005	
	2	4/5	4,103	\$2,631,500	\$641	\$14,894,000	18%	185	2002	
	1	4/6	6,421	\$11,500,000	\$1,791	\$11,500,000	100%	101	2003	
	2	5/6	6,090	\$5,850,000	\$960	\$5,597,500	105%	110	2002	
	2	5/7	5,779	\$4,737,500	\$820	\$5,075,000	93%	474	2003	
	1	5/9	9,125	\$10,950,000	\$1,200	\$13,687,500	80%	359	2002	
	Project Total/Average	114		2,551	\$1,623,296	\$636	\$1,919,926	85%	244	2003
	CONDO 13	30	1/2	814	\$538,451	\$661	\$559,793	96%	176	2006
45		2/2	1,550	\$954,361	\$614	\$1,250,968	76%	226	2006	
2		2/3	1,657	\$1,109,000	\$669	\$1,109,000	100%	241	2006	
1		3/2	1,657	\$1,299,000	\$784	\$1,299,000	100%	14	2007	
6		3/3	1,646	\$1,088,667	\$661	\$1,139,667	96%	230	2006	
Project Total/Average		84		1,294	\$817,467	\$632	\$989,679	83%	208	2006
Overall Market Summary										
	Total Units	Average	1,753	\$1,051,017	\$600	\$1,163,726	90%	187	2003	
		Min	586	\$199,999	\$341	\$199,999	100%	1	1974	
		Median	1,572	\$699,000	\$445	\$749,000	93%	147	2006	
		Max	9,125	\$20,000,000	\$2,192	\$27,000,000	74%	909	2008	

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CONDO-HOTEL										
Project	Number of Units	Bed/Bath	Avg. SqFt	Avg. List Price	Avg. List Price \$/SF	Avg. Orig List Price	Avg. List % of Original List	Avg. Comp Days on Market	Year Built	
CONDO 14	5	1/1	736	\$952,580	\$1,267	\$952,580	100%	31	2006	
	6	1/2	1,220	\$1,052,000	\$862	\$1,129,917	93%	94	2006	
	22	0/1	616	\$650,668	\$1,057	\$674,241	97%	82	2006	
CONDO 15	33		744	\$769,382	\$1,053	\$799,264	96%	76	2006	
CONDO 16	35	1/1	862	\$367,694	\$433	\$432,637	88%	270	2006	
	2	2/2	2,115	\$935,000	\$443	\$1,062,500	90%	232	2006	
Project Total/Average	35		930	\$398,359	\$433	\$466,684	88%	268	2006	
CONDO 17	14	1/2	967	\$1,059,057	\$1,113	\$1,084,336	98%	98	2008	
	1	2/3	N/A	\$2,950,000	N/A	\$2,950,000	100%	49	2008	
	12	0/1	527	\$804,742	\$361	\$816,075	99%	79	2008	
Project Total/Average	27		727	\$941,681	\$703	\$960,523	98%	89	2008	
CONDO 18	90	1/1	524	\$467,784	\$889	\$496,816	94%	230	2006	
	58	1/2	863	\$695,600	\$805	\$758,546	91%	300	2006	
	2	2/2	1,217	\$1,049,450	\$863	\$1,074,450	97%	97	2006	
	14	2/3	1,204	\$1,511,071	\$1,289	\$1,571,786	96%	168	2006	
	14	0/1	520	\$560,000	\$81	\$560,000	95%	274	2006	
Project Total/Average	178		689	\$630,355	\$808	\$670,001	93%	252	2006	
Overall Market Summary	Total Units		43	\$650,000	\$86	\$700,000	94%	216	2006	
	Average		520	\$250,000	\$81	\$280,000	40%	2	2005	
	Median		615	\$350,000	\$394	\$615,000	100%	128	2006	
	Max		2,180	\$2,950,000	\$1,353	\$2,950,000	100%	783	2008	

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Source: Mlxchange.

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Definitions:

- Low-Rise (L): 0-4 Stories
- Mid-Rise (M): 5-20 Stories
- High-Rise (H): Greater than 20 stories.