



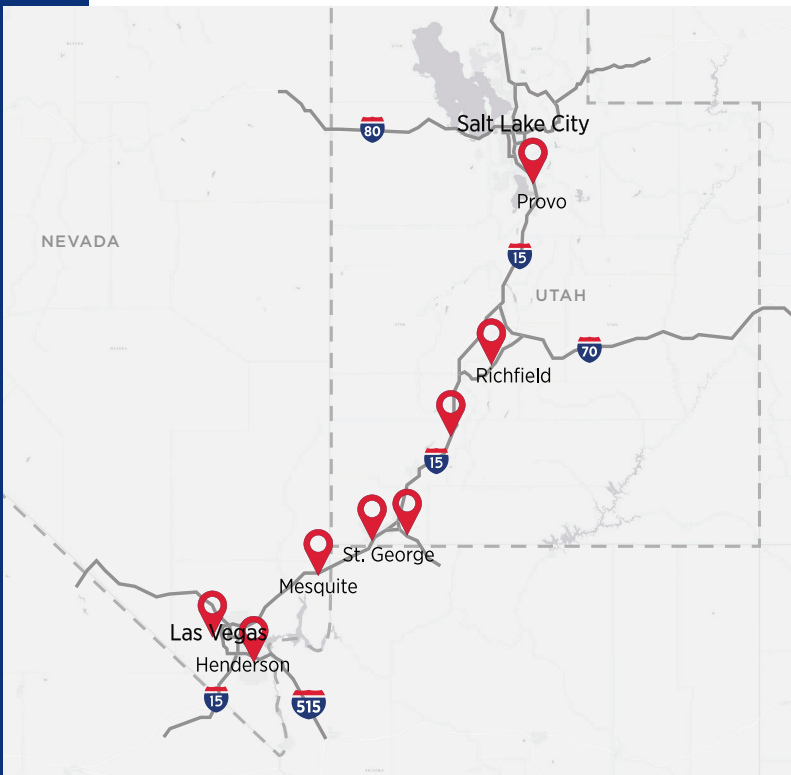
ERA BROKERS CONSOLIDATED

MONTHLY MARKET REPORT UPDATE



OFFERED AT \$364,900

1096 East 300 North Beaver, UT 84713



MARKET REPORT:

Las Vegas Area
Washington County
Hurricane Valley
Mesquite, Nevada
Sevier County
Beaver County
Iron County
Davis County
Salt Lake County
Summit County
Utah County
Weber County

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MARKET REPORT – December 2016 BEAVER COUNTY

HIGHLIGHTS:

- Inventory fell 19.8% from previous November.

Year-Over-Year

-16.7%

Change in
New Listings

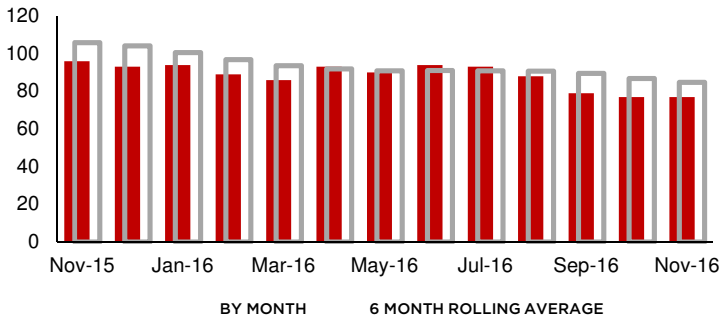
-80.0%

Change in
Closed Sales

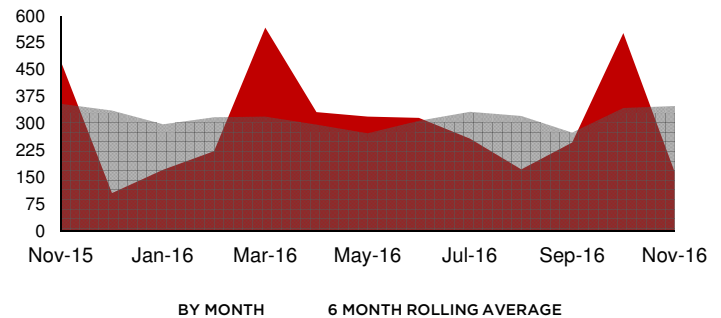
-19.8%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

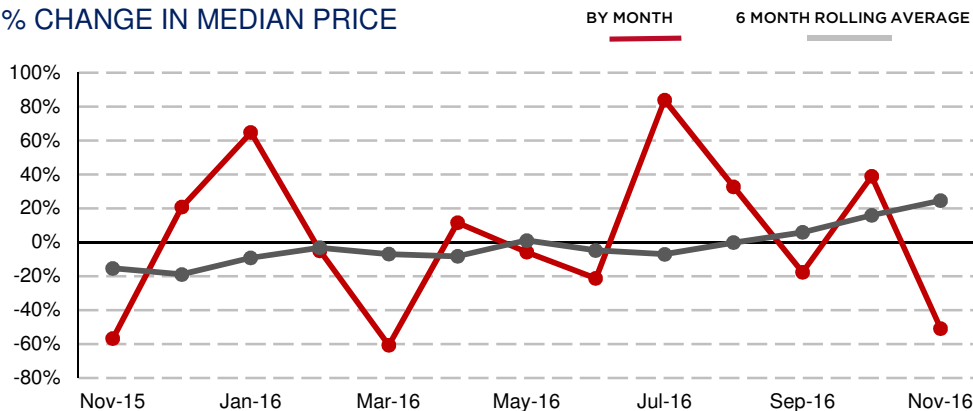


12 MONTH COMPARISON

6 MONTH AVG

	November 2015		November 2016	+ / -	Last 6 Months	+ / -
New Listings	6		5	-16.7%	9	-22%
Pending Sales	5		7	40.0%	8	17%
Closed Sales	5		1	-80.0%	7	5%
Median Sales Price	\$64,900		\$31,900	-50.8%	\$141,805	25%
Average Sales Price	\$93,180		\$31,900	-65.8%	\$148,907	2%
List to Sale Price Ratio	81.2%		88.3%	8.7%	87.4%	-18.0%
Days on Market	474		167	-64.8%	349	-2%
Inventory of Homes for Sale	96		77	-19.8%	85	-20%
Months Supply of Inventory	19.2		77.0	301.0%	26.4	39%
Building Permits	0		0		0	

% CHANGE IN MEDIAN PRICE



24.6%

Year over year price change
for the six month rolling average.

MARKET REPORT – December 2016

DAVIS COUNTY

HIGHLIGHTS:

- New Listing fell 23% from previous October to 388 units.
- Median Sales Price increased 8.7% to \$250,000.
- Average DOM fell 12.2% to 36 days.

Year-Over-Year

-23.0%

Change in
New Listings

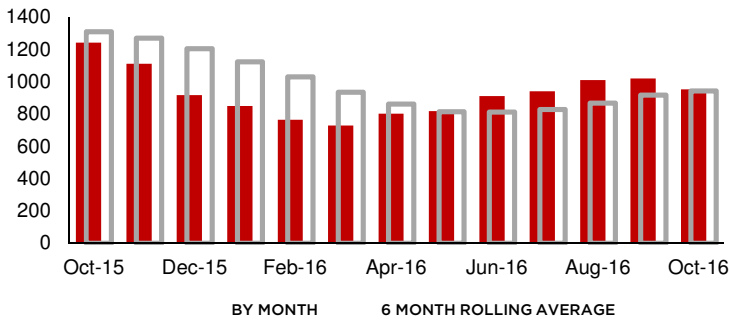
-13.3%

Change in
Closed Sales

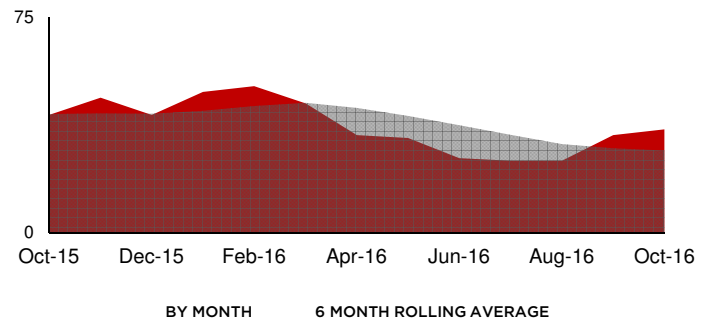
-23.2%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



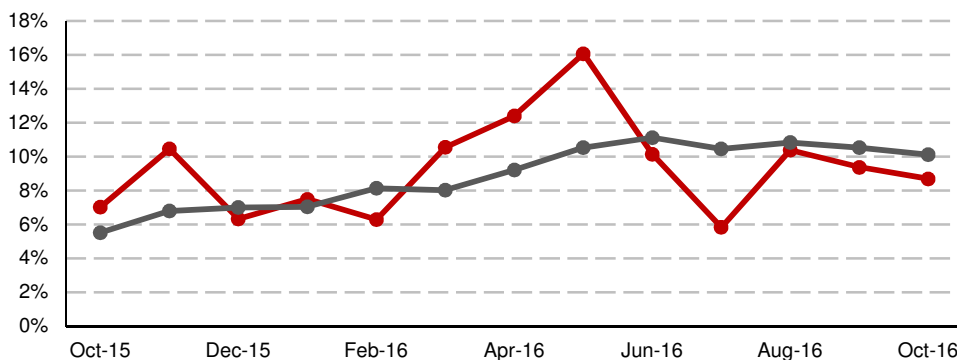
12 MONTH COMPARISON

6 MONTH AVG

	October 2015		October 2016	+ / -	Last 6 Months	+ / -
New Listings	504		388	-23.0%	604	1%
Pending Sales	396		359	-9.3%	471	-1%
Closed Sales	375		325	-13.3%	476	1%
Median Sales Price	\$230,000		\$250,000	8.7%	\$255,538	10%
Average Sales Price	\$252,458		\$277,834	10.1%	\$279,093	9%
List to Sale Price Ratio	96.2%		96.9%	0.7%	98.2%	-2.7%
Days on Market	41		36	-12.2%	29	-31%
Inventory of Homes for Sale	1242		954	-23.2%	943	-28%
Months Supply of Inventory	3.3		2.9	-11.4%	2.1	-24%
Building Permits	84		93	10.7%	98	3%

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE



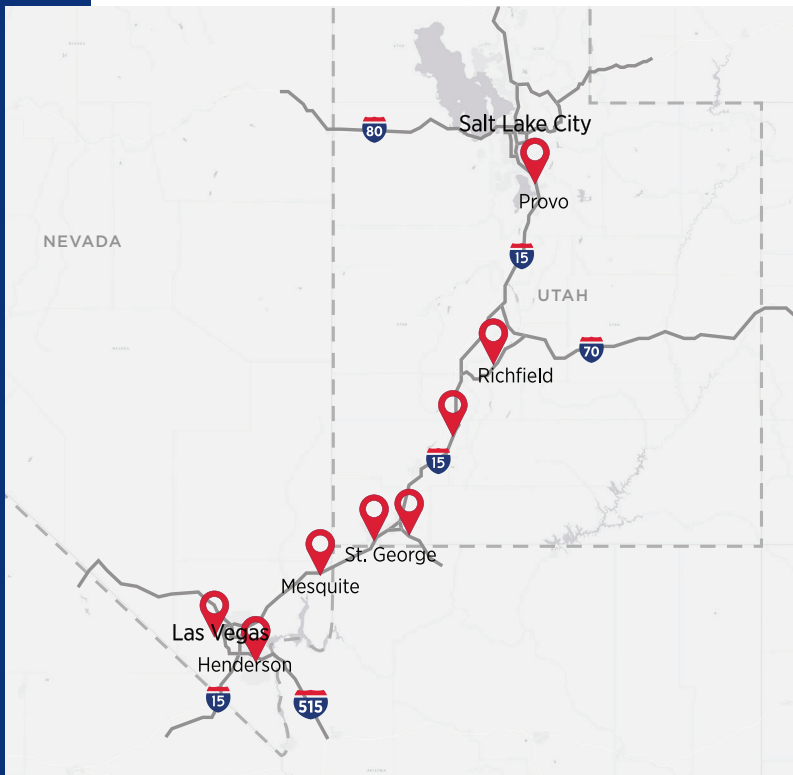


ERA BROKERS CONSOLIDATED

MONTHLY MARKET REPORT UPDATE



OFFERED AT \$895,000
1898 N Kolob Road #7 Virgin, UT 84779



MARKET REPORT:

Las Vegas Area
Washington County
Hurricane Valley
Mesquite, Nevada
Sevier County
Beaver County
Iron County
Davis County
Salt Lake County
Summit County
Utah County
Weber County

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HIGHLIGHTS:

- New Listings increased 44.3% from November 2015.
- Closed Sales nearly doubled from a year ago, increasing 91.2%.
- Building Permits increased 73.9% from last November.

Year-Over-Year

44.3%

Change in
New Listings

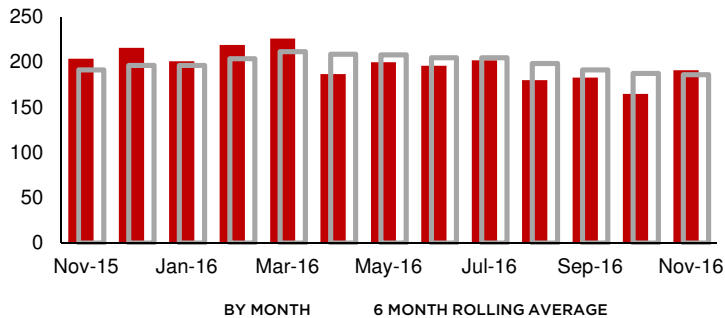
91.2%

Change in
Closed Sales

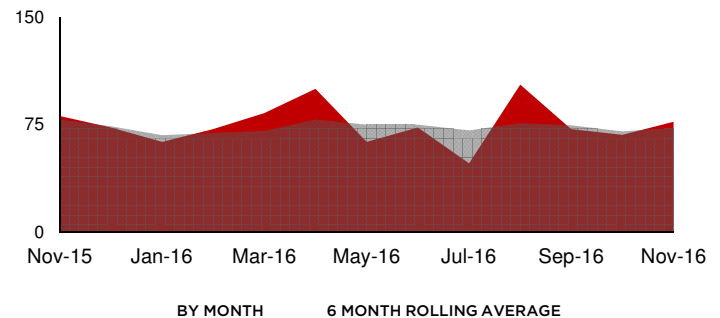
-6.4%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



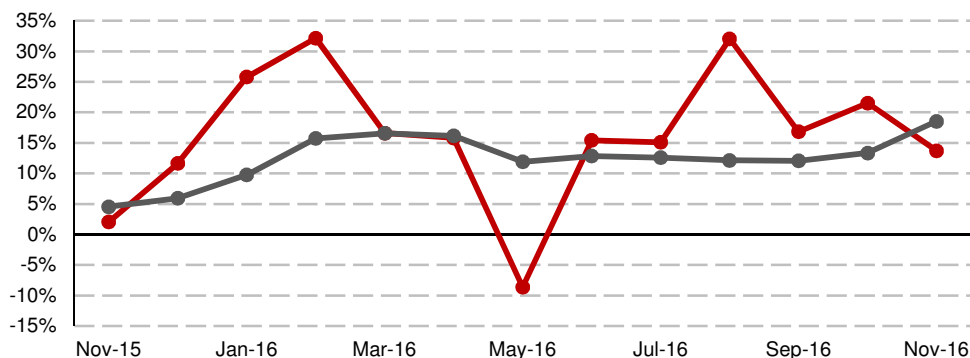
12 MONTH COMPARISON

6 MONTH AVG

	November 2015		November 2016	+ / -	Last 6 Months	+ / -
New Listings	61		88	44.3%	81	22%
Pending Sales	44		58	31.8%	60	31%
Closed Sales	34		65	91.2%	57	31%
Median Sales Price	\$206,688		\$235,000	13.7%	\$232,349	19%
Average Sales Price	\$208,448		\$256,415	23.0%	\$244,295	19%
List to Sale Price Ratio	97.9%		97.0%	-0.9%	96.9%	-3.4%
Days on Market	81		77	-4.9%	73	-7%
Inventory of Homes for Sale	204		191	-6.4%	186	-3%
Months Supply of Inventory	6.0		2.9	-51.0%	3.3	-28%
Building Permits	23		40	73.9%	31	27%

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE



18.5%

Year over year price change
for the six month rolling average.

MARKET REPORT – December 2016

IRON COUNTY

HIGHLIGHTS:

- New Listings increased 29.9% from November 2015.
- Closed Sales increased 16.4% from previous November.
- Building Permits increased 66.7% from last November.

Year-Over-Year

29.9%

 Change in
New Listings

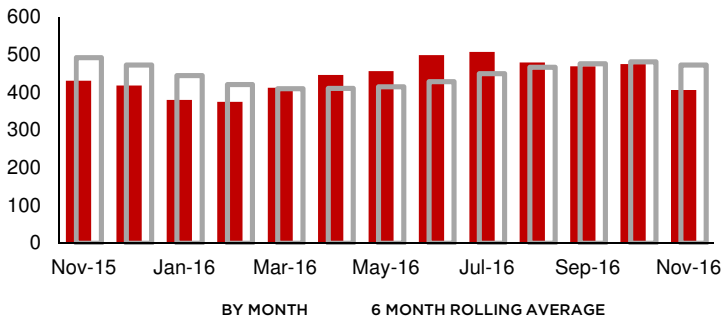
16.4%

 Change in
Closed Sales

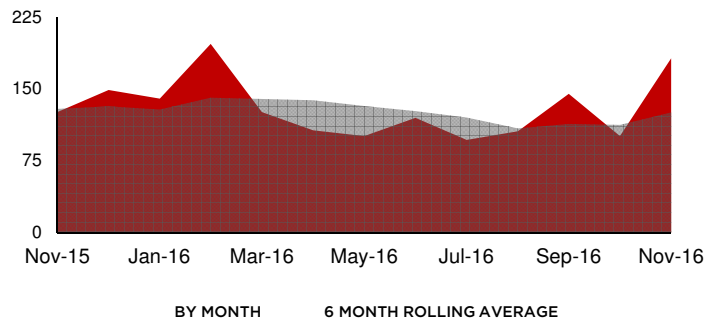
-5.6%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



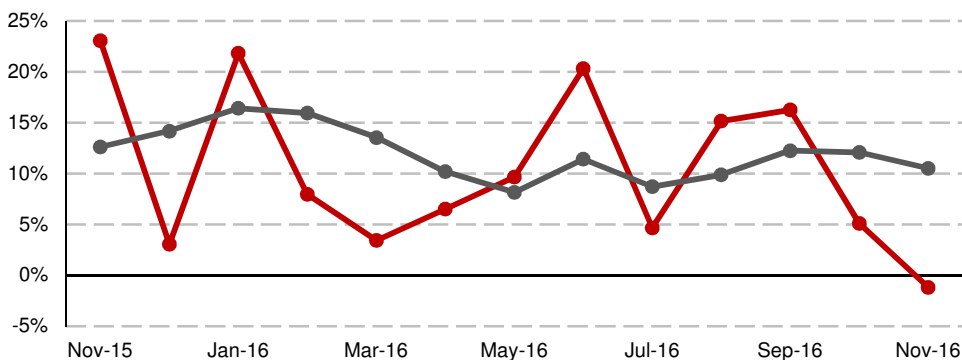
12 MONTH COMPARISON

6 MONTH AVG

	November 2015		November 2016	+ / -	Last 6 Months	+ / -
New Listings	67		87	29.9%	105	2%
Pending Sales	56		71	26.8%	94	10%
Closed Sales	67		78	16.4%	87	7%
Median Sales Price	\$168,000		\$166,000	-1.2%	\$173,608	11%
Average Sales Price	\$183,793		\$181,449	-1.3%	\$187,077	8%
List to Sale Price Ratio	93.9%		95.2%	1.4%	95.6%	-4.8%
Days on Market	126		182	44.4%	126	-3%
Inventory of Homes for Sale	431		407	-5.6%	473	-4%
Months Supply of Inventory	6.4		5.2	-18.9%	5.3	-14%
Building Permits	9		15	66.7%	17	-6%

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE



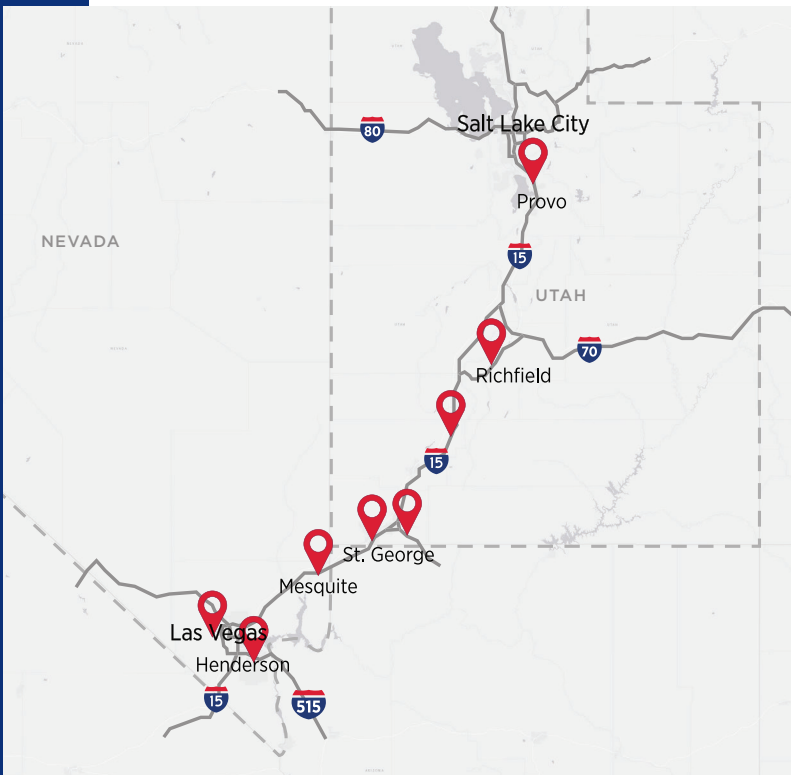
ERA BROKERS CONSOLIDATED

MONTHLY MARKET REPORT UPDATE



OFFERED AT \$499,000

8775 KILLIANS GREENS DR Las Vegas, NV 89131



MARKET REPORT:

Las Vegas Area

Washington County
Hurricane Valley
Mesquite, Nevada
Sevier County
Beaver County
Iron County
Davis County
Salt Lake County
Summit County
Utah County
Weber County

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LAS VEGAS

HIGHLIGHTS:

- Closed Sales increased 30.5% from November 2015
- Inventory continues to decline, falling 20.5% from previous November
- Building Permits increased 20.2% to 524 units.

Year-Over-Year

4.3%

 Change in
New Listings

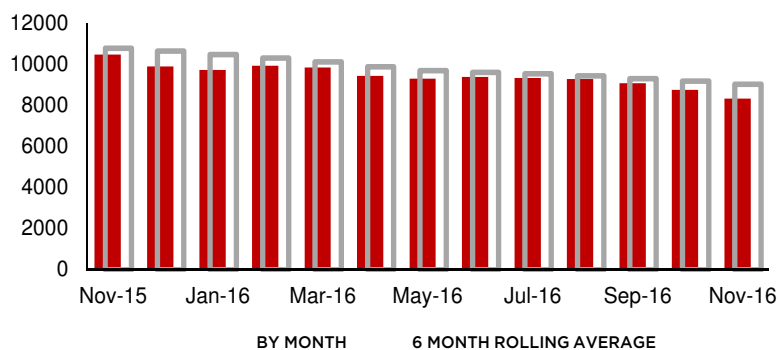
30.5%

 Change in
Closed Sales

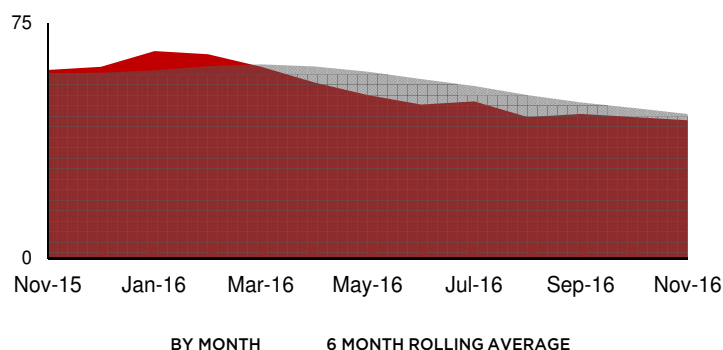
-20.5%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

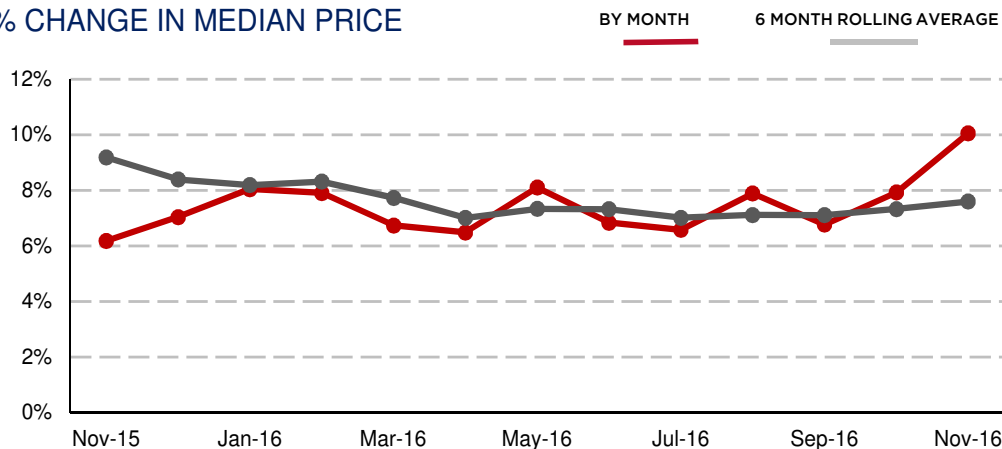


12 MONTH COMPARISON

	November 2015		November 2016	+ / -	Last 6 Months	+ / -
New Listings	2835		2957	4.3%	3630	-1%
Closed Sales	2052		2678	30.5%	3004	10%
Median Sales Price	\$189,000		\$208,000	10.1%	\$204,660	8%
Average Sales Price	\$219,510		\$235,421	7.2%	\$227,060	6%
List to Sale Price Ratio	98.6%		98.9%	0.3%	98.8%	-1.1%
Days on Market	60		44	-26.7%	46	-22%
Inventory of Homes for Sale	10472		8324	-20.5%	9017	-16%
Months Supply of Inventory	5.1		3.1	-39.1%	3.1	-24%
Building Permits	436		524	20.2%	605	-4%

6 MONTH AVG

% CHANGE IN MEDIAN PRICE


7.6%

 Year over year price change
for the six month rolling average.

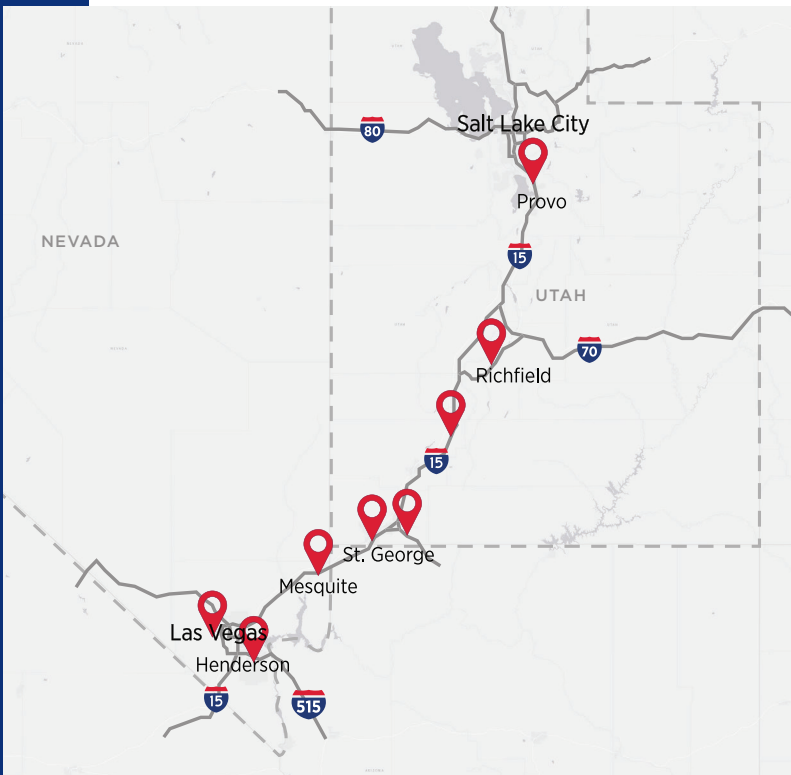
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MONTHLY MARKET REPORT UPDATE



OFFERED AT \$349,900

895 Crest View Mesquite, NV 89027



MARKET REPORT:

Las Vegas Area
Washington County
Hurricane Valley

Mesquite, Nevada

Sevier County
Beaver County
Iron County
Davis County
Salt Lake County
Summit County
Utah County
Weber County

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MARKET REPORT – December 2016

MESQUITE AREA

HIGHLIGHTS:

- New Listings increased 27% from November 2016.
- Closed Sales increased 65.8%.
- Inventory continues its trend falling 38.5% from previous November.

Year-Over-Year

27.0%

 Change in
New Listings

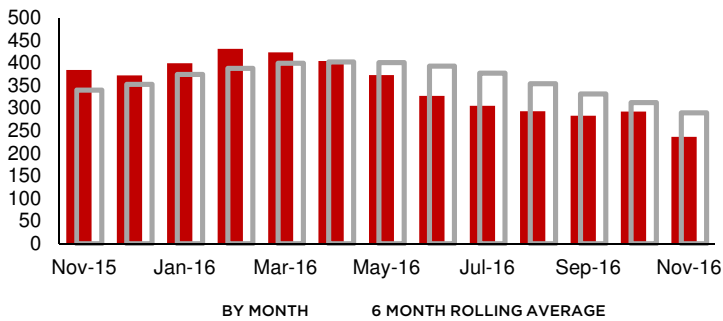
65.8%

 Change in
Closed Sales

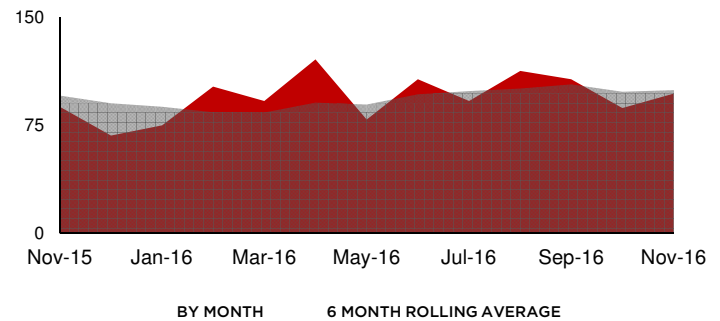
-38.5%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE

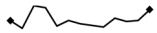
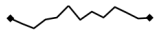

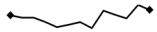




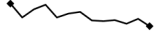



DAYS ON MARKET



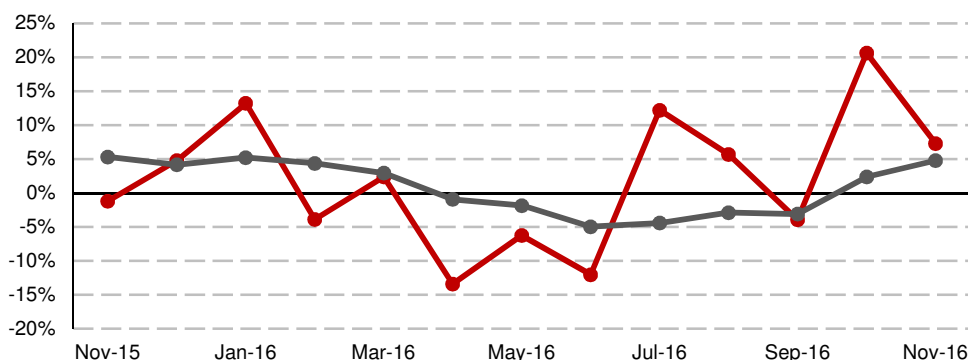
12 MONTH COMPARISON

6 MONTH AVG

	November 2015		November 2016	+ / -	Last 6 Months	+ / -
New Listings	74		94	27.0%	77	8%
Pending Sales	107		108	0.9%	115	14%
Closed Sales	38		63	65.8%	59	21%
Median Sales Price	\$203,500		\$218,300	7.3%	\$205,021	5%
Average Sales Price	\$213,097		\$225,716	5.9%	\$217,546	2%
List to Sale Price Ratio	92.7%		97.8%	5.5%	97.6%	-3.7%
Days on Market	88		97	10.2%	99	4%
Inventory of Homes for Sale	384		236	-38.5%	289	-15%
Months Supply of Inventory	10.1		3.7	-62.9%	4.9	-32%
Building Permits	14		33	135.7%	26	71%

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE


4.8%

 Year over year price change
for the six month rolling average.

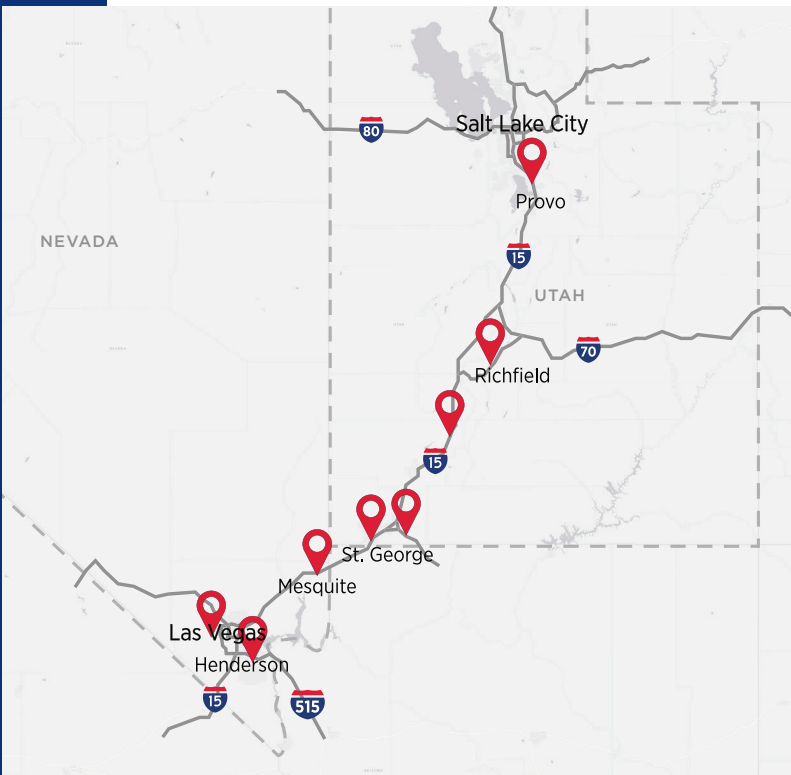
ERA BROKERS CONSOLIDATED

MONTHLY MARKET REPORT UPDATE



OFFERED AT \$749,900

5558 W Rustic Hill Rd Herriman, UT 84096



MARKET REPORT:

Las Vegas Area
Washington County
Hurricane Valley
Mesquite, Nevada
Sevier County
Beaver County
Iron County
Davis County
Salt Lake County
Summit County
Utah County
Weber County

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MARKET REPORT – December 2016

SALT LAKE COUNTY

HIGHLIGHTS:

- New Listing fell 18.6% from previous October to 1,434 units.
- Closed Sales decreased 17.2% to 1,098 units.
- Median Sales Price increased 9.8% from October 2015 to \$268,950.

Year-Over-Year

-18.6%

Change in
New Listings

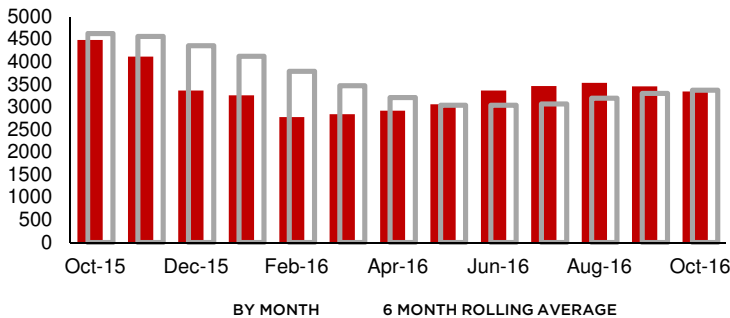
-17.2%

Change in
Closed Sales

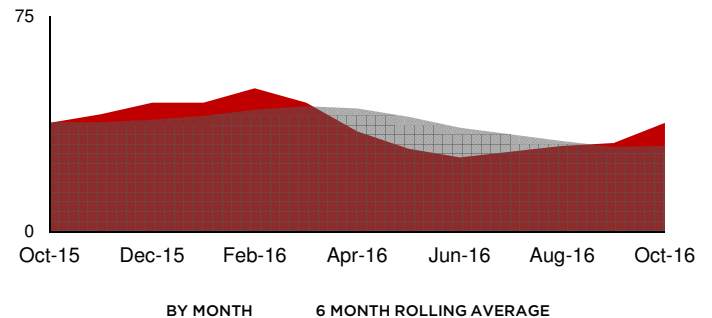
-25.5%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



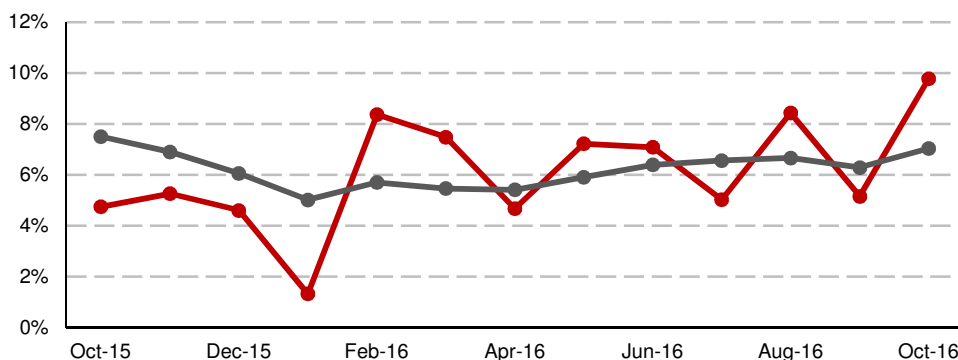
12 MONTH COMPARISON

6 MONTH AVG

	October 2015		October 2016	+ / -	Last 6 Months	+ / -
New Listings	1762		1434	-18.6%	2040	-2%
Pending Sales	1450		1207	-16.8%	1581	-4%
Closed Sales	1326		1098	-17.2%	1575	-1%
Median Sales Price	\$245,000		\$268,950	9.8%	\$270,984	7%
Average Sales Price	\$281,229		\$305,110	8.5%	\$310,251	7%
List to Sale Price Ratio	97.1%		97.5%	0.4%	98.4%	-2.2%
Days on Market	38		38	0.0%	30	-22%
Inventory of Homes for Sale	4482		3339	-25.5%	3366	-27%
Months Supply of Inventory	3.4		3.0	-10.0%	2.3	-21%
Building Permits	259		301	16.2%	273	0%

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE





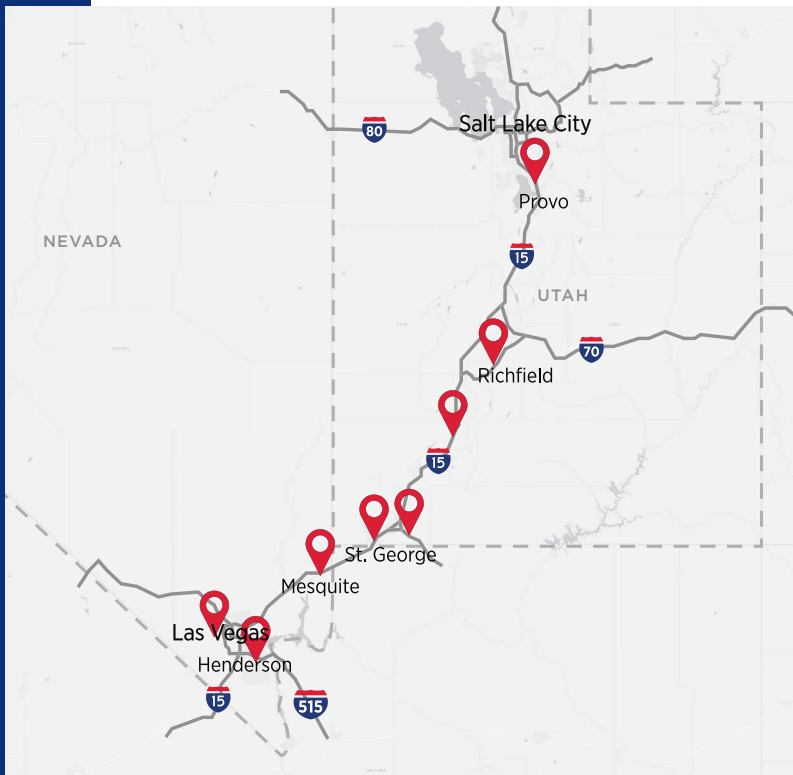
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MONTHLY MARKET REPORT UPDATE



OFFERED AT \$189,500

146 N 100 W Richfield, UT 84701



MARKET REPORT:

Las Vegas Area
Washington County
Hurricane Valley
Mesquite, Nevada
Sevier County
Beaver County
Iron County
Davis County
Salt Lake County
Summit County
Utah County
Weber County

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HIGHLIGHTS:

- Median Sales Price increased 8% over previous October to \$124,750.

Year-Over-Year

-65.0%

Change in
New Listings

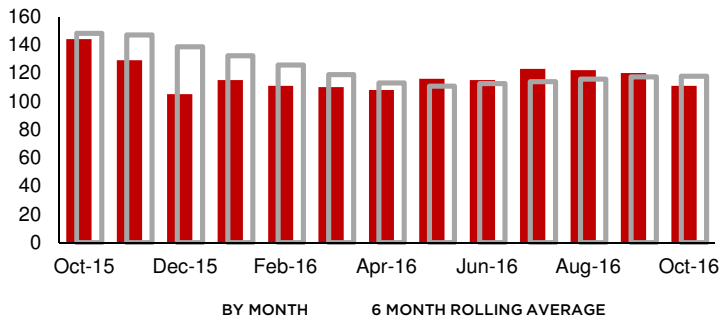
-50.0%

Change in
Closed Sales

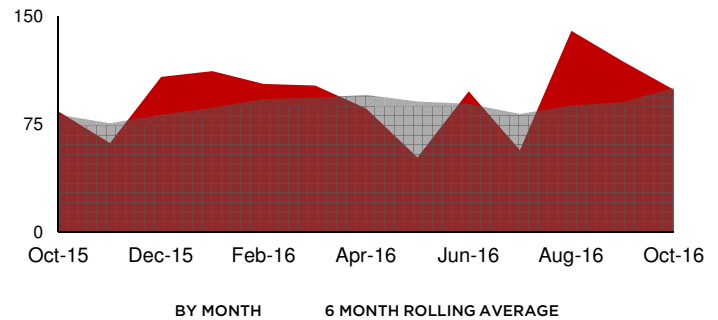
-22.9%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



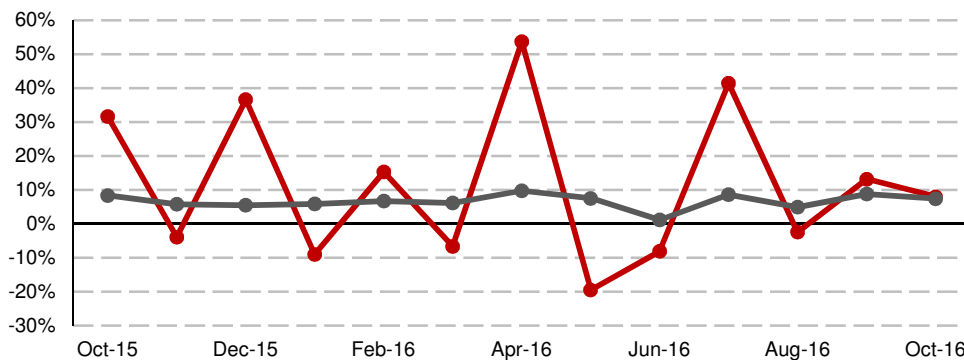
12 MONTH COMPARISON

6 MONTH AVG

	October 2015		October 2016	+ / -	Last 6 Months	+ / -
New Listings	20		7	-65.0%	25	-21%
Pending Sales	20		10	-50.0%	17	-17%
Closed Sales	28		14	-50.0%	21	24%
Median Sales Price	\$115,500		\$124,750	8.0%	\$138,768	7%
Average Sales Price	\$135,943		\$169,637	24.8%	\$162,645	16%
List to Sale Price Ratio	89.9%		87.1%	-3.1%	92.2%	-10.8%
Days on Market	84		99	17.9%	101	23%
Inventory of Homes for Sale	144		111	-22.9%	118	-20%
Months Supply of Inventory	5.1		7.9	54.2%	6.0	-37%
Building Permits	0		0		0	

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE



MARKET REPORT - December 2016

SUMMIT COUNTY

HIGHLIGHTS:

- New Listing fell 31.1% from previous October to 122 units.
- Closed Sales decreased 17.2% to 1,098 units.
- Median Sales Price increased 13.8% from October 2015 to \$642,800.

Year-Over-Year

-31.1%

 Change in
New Listings

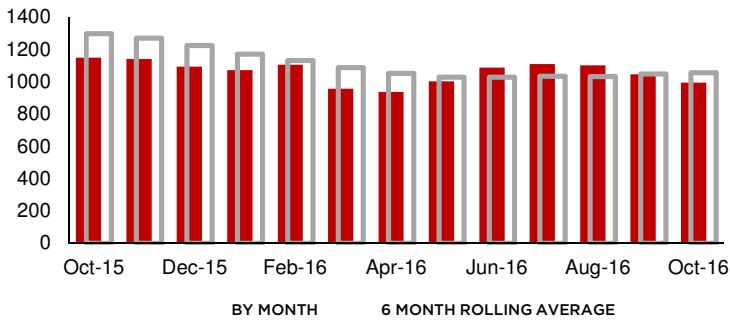
-16.1%

 Change in
Closed Sales

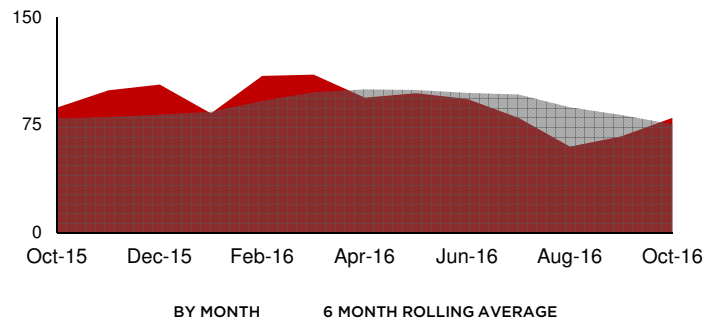
-13.6%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

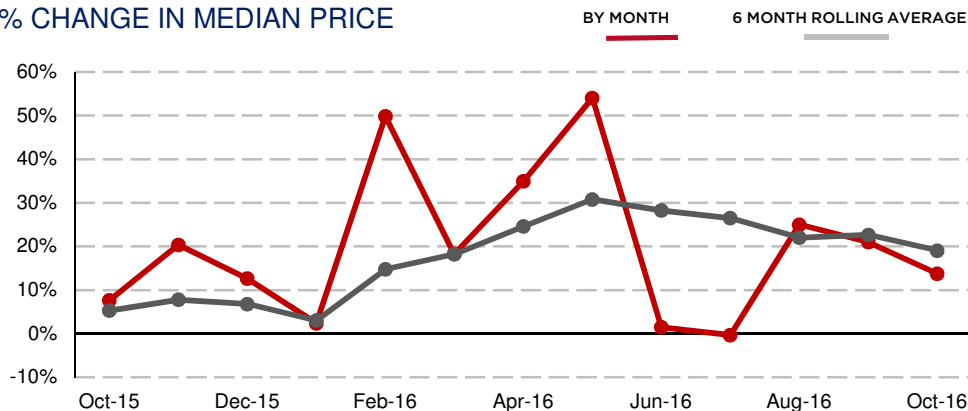


12 MONTH COMPARISON

6 MONTH AVG

	October 2015		October 2016	+ / -	Last 6 Months	+ / -
New Listings	177		122	-31.1%	233	-14%
Pending Sales	137		116	-15.3%	154	-8%
Closed Sales	174		146	-16.1%	141	-19%
Median Sales Price	\$565,000		\$642,800	13.8%	\$656,887	19%
Average Sales Price	\$945,075		\$926,488	-2.0%	\$951,190	7%
List to Sale Price Ratio	93.8%		94.0%	0.2%	94.4%	-5.1%
Days on Market	87		80	-8.0%	76	-5%
Inventory of Homes for Sale	1150		994	-13.6%	1057	-19%
Months Supply of Inventory	6.6		6.8	3.0%	7.8	4%
Building Permits	22		14	-36.4%	15	8%

% CHANGE IN MEDIAN PRICE





ERA BROKERS CONSOLIDATED

MONTHLY MARKET REPORT UPDATE

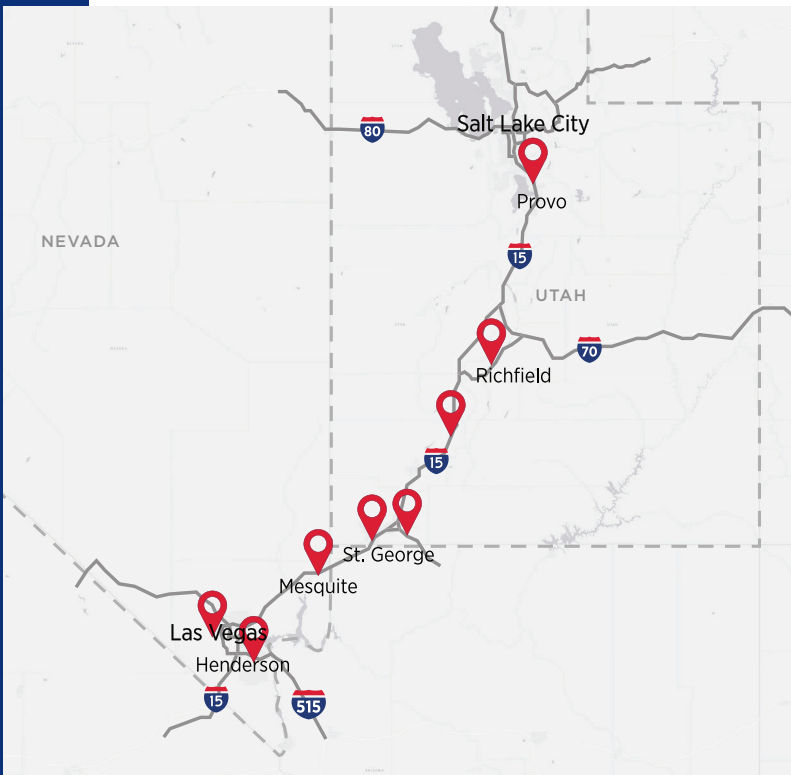


OFFERED AT \$375,900
10816 N 5870 W HIGHLAND, UT 84003



MARKET REPORT:

Las Vegas Area
Washington County
Hurricane Valley
Mesquite, Nevada
Sevier County
Beaver County
Iron County
Davis County
Salt Lake County
Summit County
Utah County
Weber County



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MARKET REPORT – December 2016

UTAH COUNTY

HIGHLIGHTS:

- Inventory fell 16.9% to 2,189 units.
- Average DOM fell 20.8% to 38 days.
- New Listings rose 15.1% to 1,059 units.

Year-Over-Year

15.1%

 Change in
New Listings

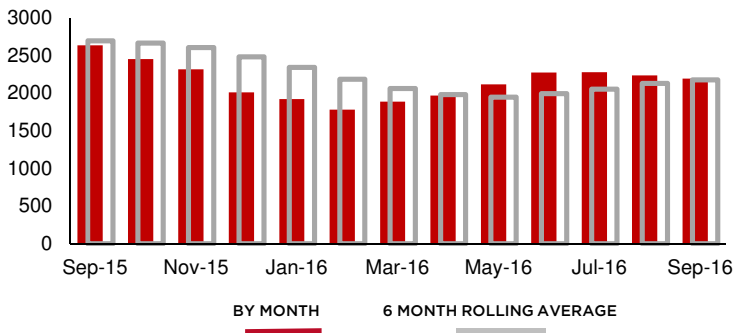
-0.9%

 Change in
Closed Sales

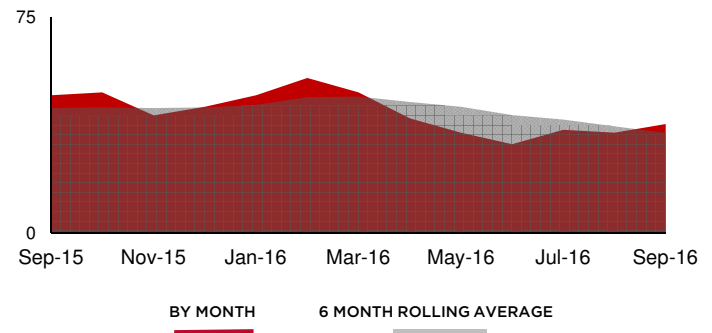
-16.9%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

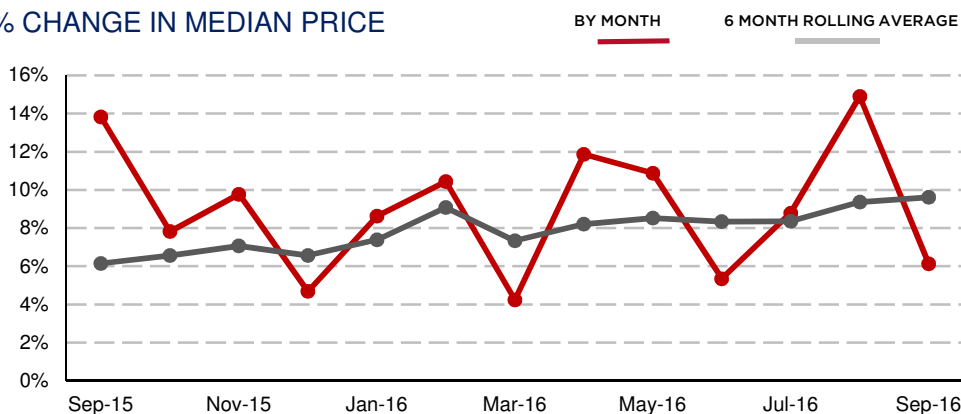


12 MONTH COMPARISON

6 MONTH AVG

	September 2015		September 2016	+ / -	Last 6 Months	+ / -
New Listings	920		1059	15.1%	1175	9%
Pending Sales	708		732	3.4%	878	3%
Closed Sales	752		745	-0.9%	804	-2%
Median Sales Price	\$245,000		\$260,000	6.1%	\$258,623	10%
Average Sales Price	\$274,999		\$298,159	8.4%	\$292,992	10%
List to Sale Price Ratio	98.2%		98.4%	0.2%	98.9%	-1.4%
Days on Market	48		38	-20.8%	35	-20%
Inventory of Homes for Sale	2634		2189	-16.9%	2176	-19%
Months Supply of Inventory	3.5		2.9	-16.1%	2.7	-18%
Building Permits	240		238	-0.8%	300	15%

% CHANGE IN MEDIAN PRICE


9.6%

 Year over year price change
for the six month rolling average.

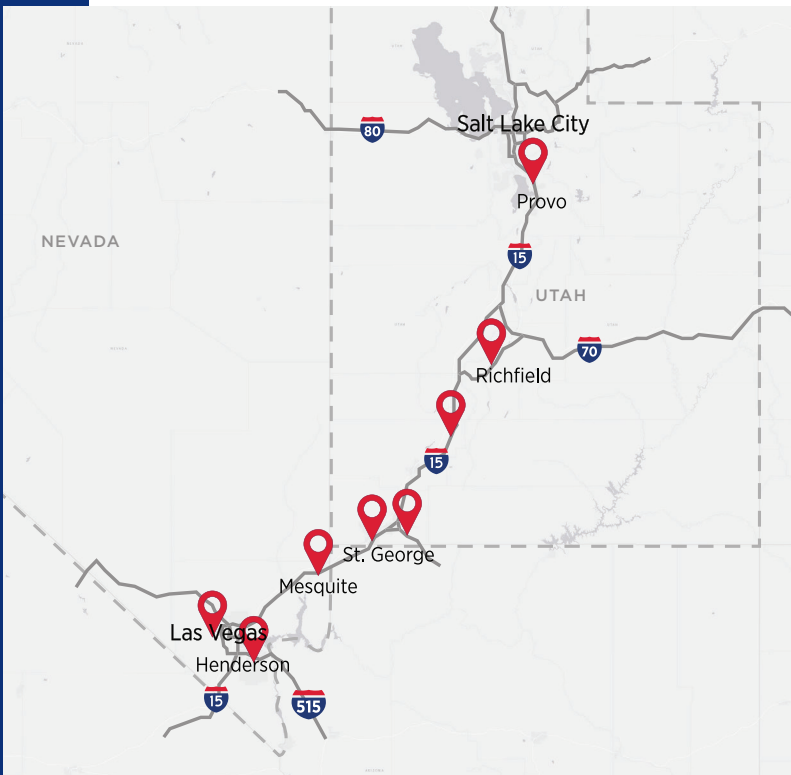
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MONTHLY MARKET REPORT UPDATE



OFFERED AT \$2,480,000

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MARKET REPORT:

Las Vegas Area

Washington County

Hurricane Valley

Mesquite, Nevada

Sevier County

Beaver County

Iron County

Davis County

Salt Lake County

Summit County

Utah County

Weber County

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MARKET REPORT – December 2016

WASHINGTON COUNTY

HIGHLIGHTS:

- Median Sales Price is up 8.7% to \$250,000.
- Closed Sales increased 33.6% from previous November.
- Building Permits increased 26.7% from last November.

Year-Over-Year

10.2%

 Change in
New Listings

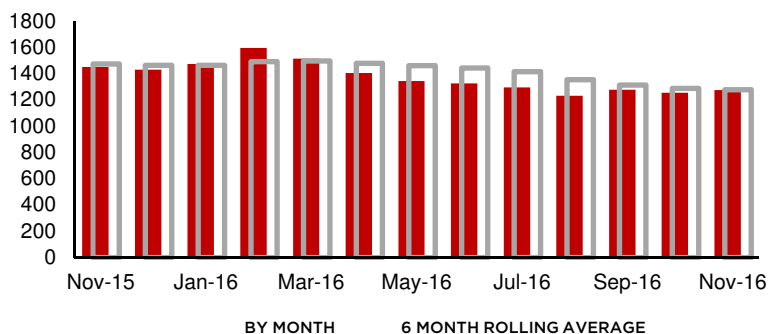
33.6%

 Change in
Closed Sales

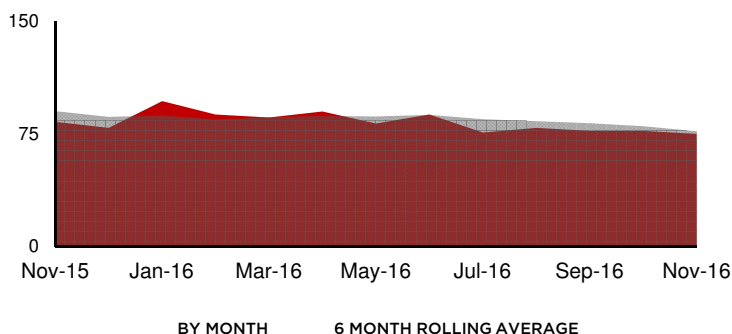
-12.1%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



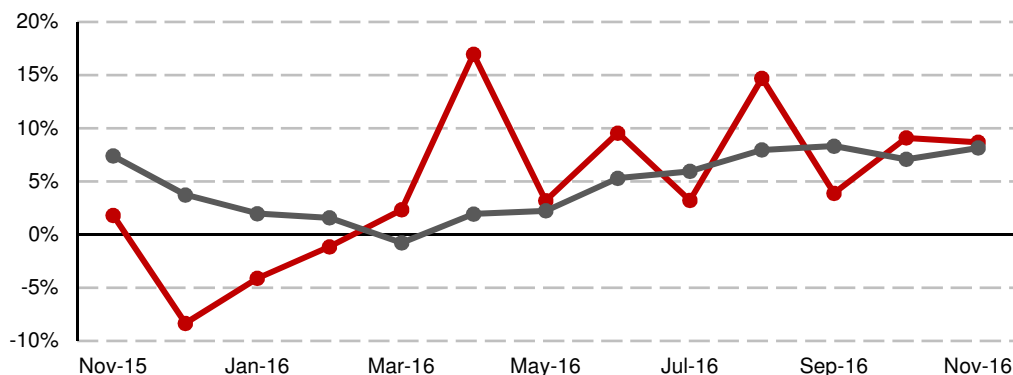
12 MONTH COMPARISON

6 MONTH AVG

	November 2015		November 2016	+ / -	Last 6 Months	+ / -
New Listings	364		401	10.2%	460	1%
Pending Sales	290		338	16.6%	366	12%
Closed Sales	247		330	33.6%	360	14%
Median Sales Price	\$230,000		\$250,000	8.7%	\$246,428	8%
Average Sales Price	\$269,296		\$292,666	8.7%	\$277,966	6%
List to Sale Price Ratio	96.8%		97.0%	0.2%	97.4%	-3.6%
Days on Market	83		75	-9.6%	77	-15%
Inventory of Homes for Sale	1453		1277	-12.1%	1279	-13%
Months Supply of Inventory	5.9		3.9	-34.2%	3.7	-23%
Building Permits	116		147	26.7%	143	5%

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE



MARKET REPORT - December 2016

WEBER COUNTY

HIGHLIGHTS:

- Inventory fell 24.5% to 997 units.
- Closed Sales decreased 15% to 306 units.
- Median Sales Price increased 11.5% from October 2015 to \$199,000.

Year-Over-Year

-12.8%

Change in
New Listings

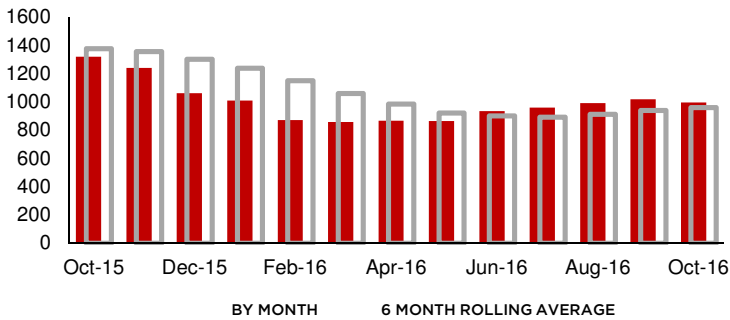
-15.0%

Change in
Closed Sales

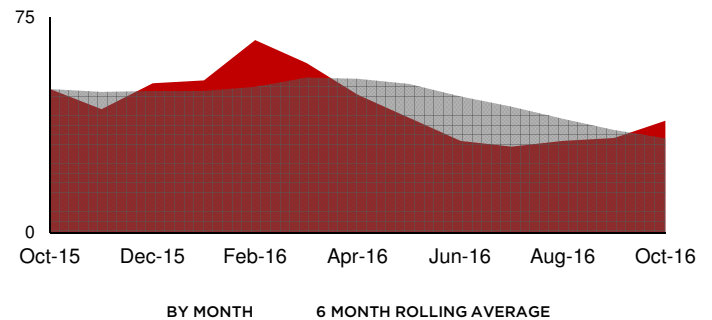
-24.5%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



12 MONTH COMPARISON

6 MONTH AVG

	October 2015		October 2016	+ / -	Last 6 Months	+ / -
New Listings	421		367	-12.8%	518	1%
Pending Sales	370		302	-18.4%	406	-3%
Closed Sales	360		306	-15.0%	418	3%
Median Sales Price	\$178,500		\$199,000	11.5%	\$192,028	10%
Average Sales Price	\$220,648		\$229,024	3.8%	\$222,156	9%
List to Sale Price Ratio	95.9%		96.9%	1.0%	98.3%	-3.2%
Days on Market	50		39	-22.0%	33	-34%
Inventory of Homes for Sale	1321		997	-24.5%	961	-30%
Months Supply of Inventory	3.7		3.3	-11.2%	2.5	-27%
Building Permits	52		41	-21.2%	50	17%

% CHANGE IN MEDIAN PRICE

BY MONTH 6 MONTH ROLLING AVERAGE

