



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2016

### Greater Las Vegas Snapshot by Sale Type

|                                           | Available Units | Pending Units | Last Month's Sold Units | Median List Price | Average List Price | Median Sold Price | Average Sold Price | Months of Inventory | 30 Day Absorption Rate | Average DOM |
|-------------------------------------------|-----------------|---------------|-------------------------|-------------------|--------------------|-------------------|--------------------|---------------------|------------------------|-------------|
| <b>SFR</b>                                | 7,955           | 5,662         | 2,833                   | 250,000           | 314,692            | 236,000           | 275,885            | 2.8                 | 35.6%                  | 50          |
| <b>CON/TWH/MAN</b>                        | 1,618           | 1,266         | 662                     | 119,900           | 133,655            | 110,000           | 120,344            | 2.4                 | 40.9%                  | 62          |
| <b>Total Residential</b>                  | <b>9,573</b>    | <b>6,928</b>  | <b>3,495</b>            | <b>234,900</b>    | <b>298,401</b>     | <b>210,000</b>    | <b>243,786</b>     | <b>2.7</b>          | <b>36.5%</b>           | <b>55</b>   |
| <b>Hi-Rise</b>                            | 643             | 136           | 75                      | 366,900           | 674,279            | 238,000           | 367,413            | 8.6                 | 11.7%                  | 89          |
| <b>Multiple Dwelling</b>                  | 145             | 90            | 32                      | 232,500           | 251,417            | 190,000           | 195,208            | 4.5                 | 22.1%                  | 59          |
| <b>Vacant Land</b>                        | 2,542           | 94            | 37                      | 62,500            | 258,456            | 54,750            | 131,432            | 68.7                | 1.5%                   | 216         |
|                                           | Available Units | Pending Units | YTD Sold Units          | Median List Price | Average List Price | Median Sold Price | Average Sold Price | Months of Inventory | Absorption Rate        | Average DOM |
| <b>Luxury Sales (RES &amp; VER) \$1M+</b> | 539             | 80            | 25                      | 1,425,888         | 2,017,520          | 1,475,000         | 2,164,000          | 18                  | 4.6%                   | 130         |

This data includes all GLVAR listings and sales within the Greater Las Vegas market area.

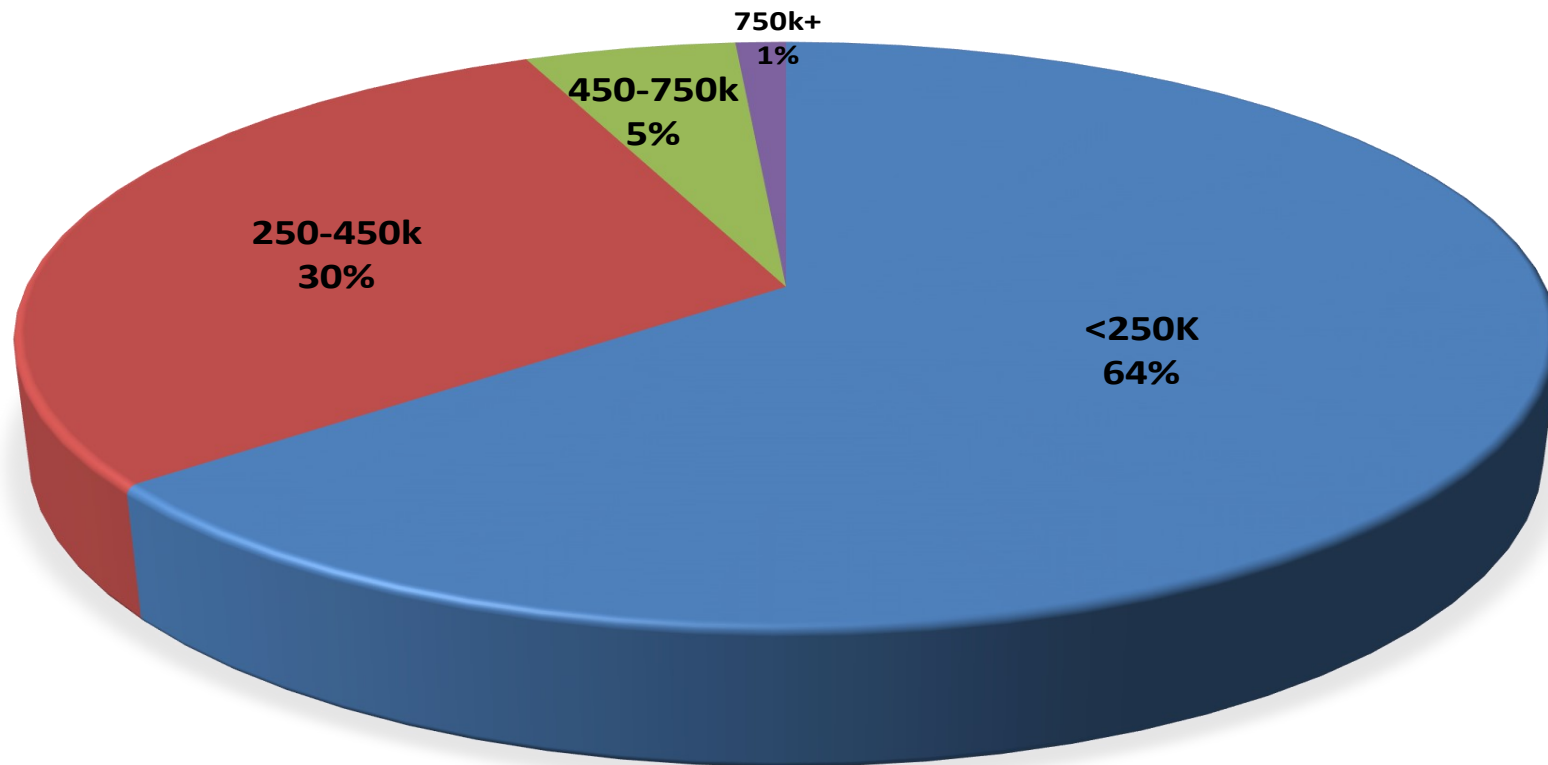
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Las Vegas Market Update - August 2016

## CLOSED UNITS BY PRICE POINT



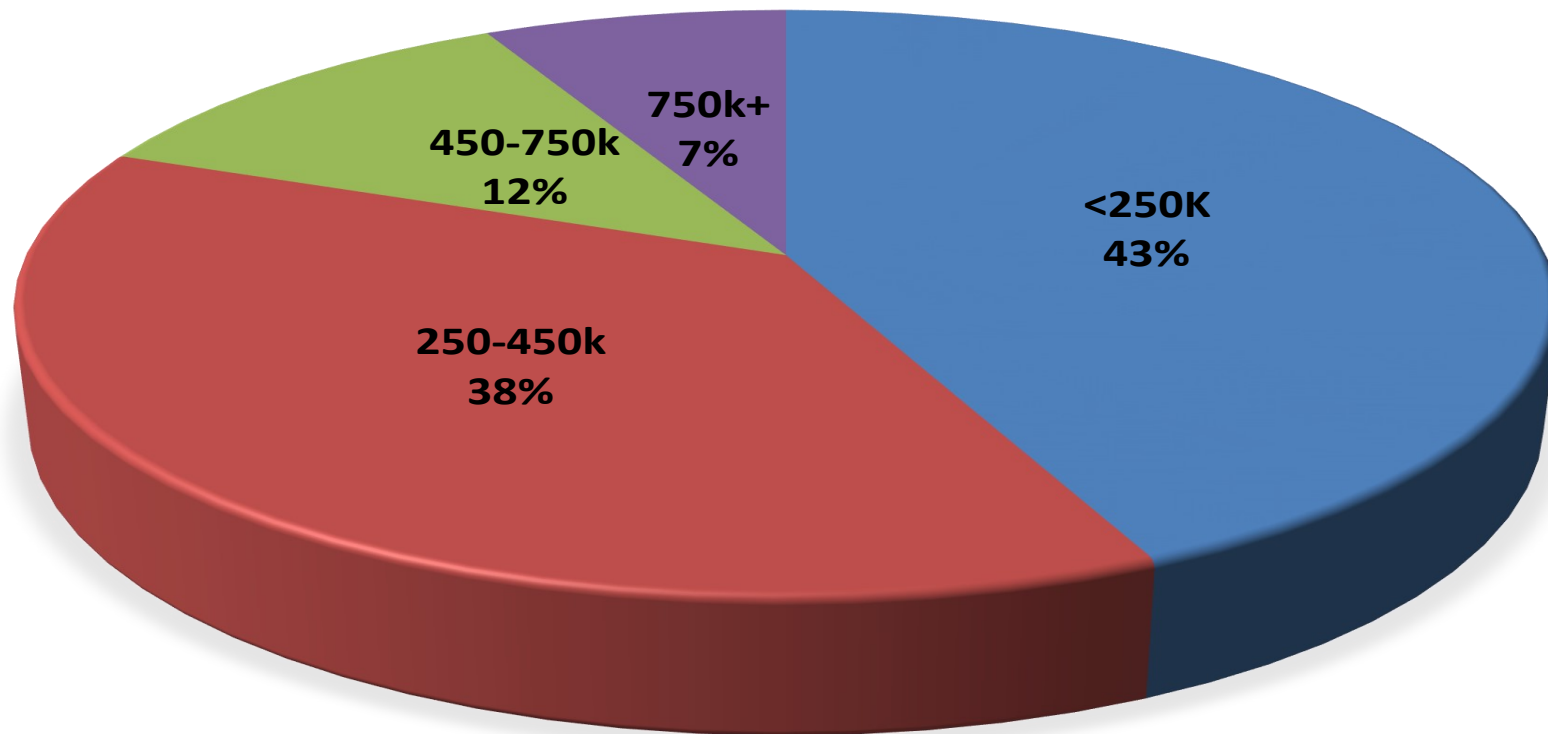
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## CLOSED VOLUME BY PRICE POINT



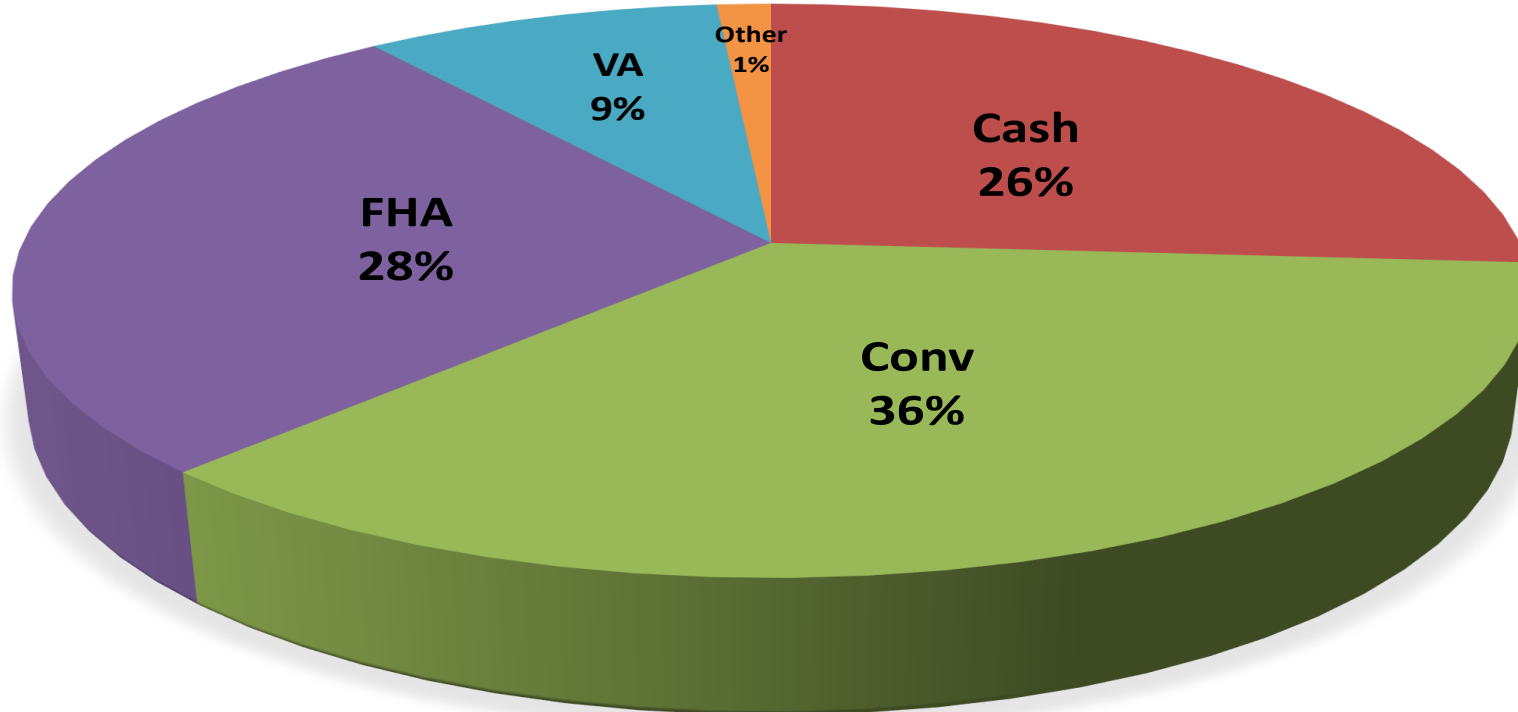
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## Last Month's Closings by Sold Terms



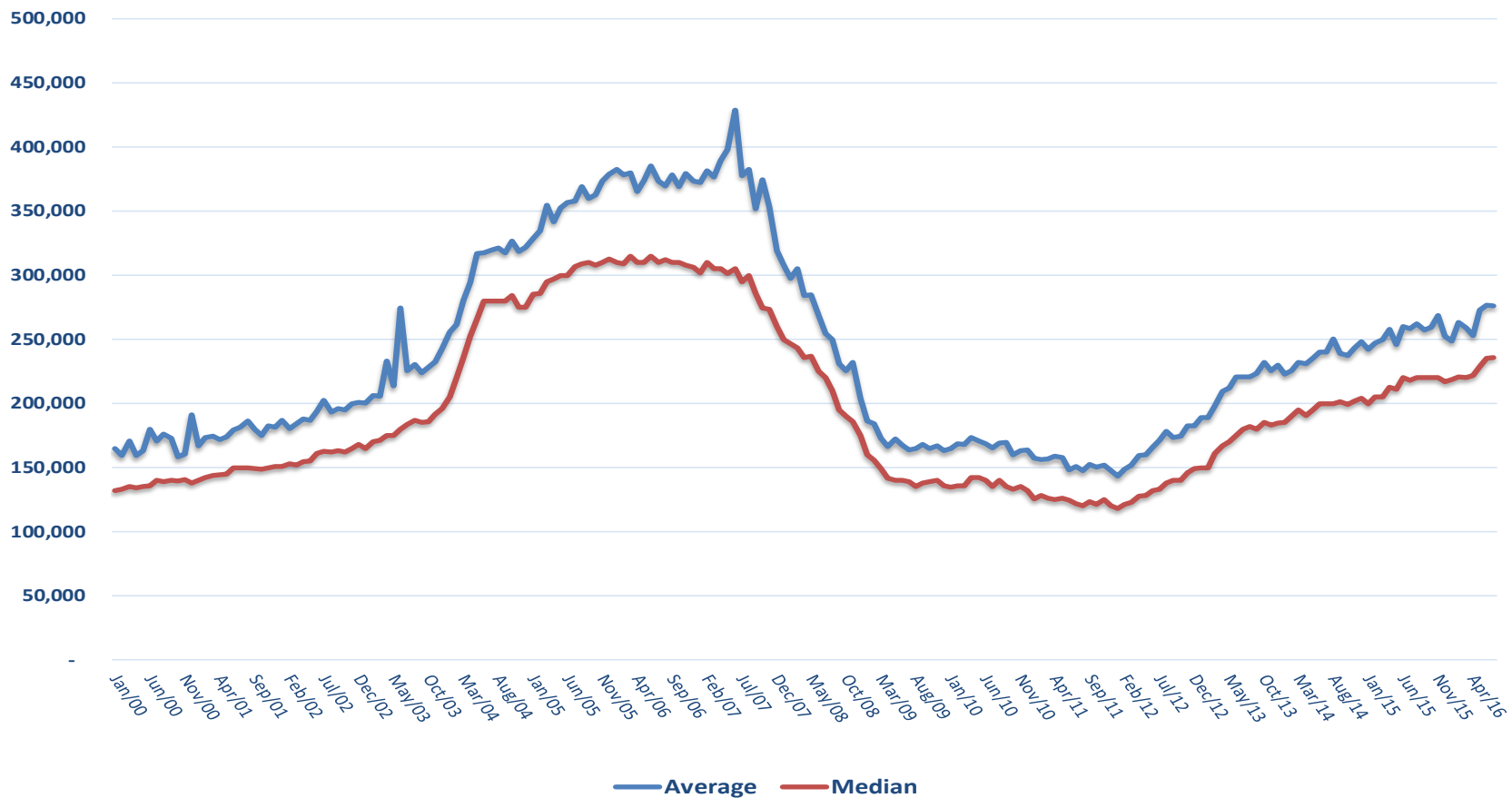
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## SFR Market Prices



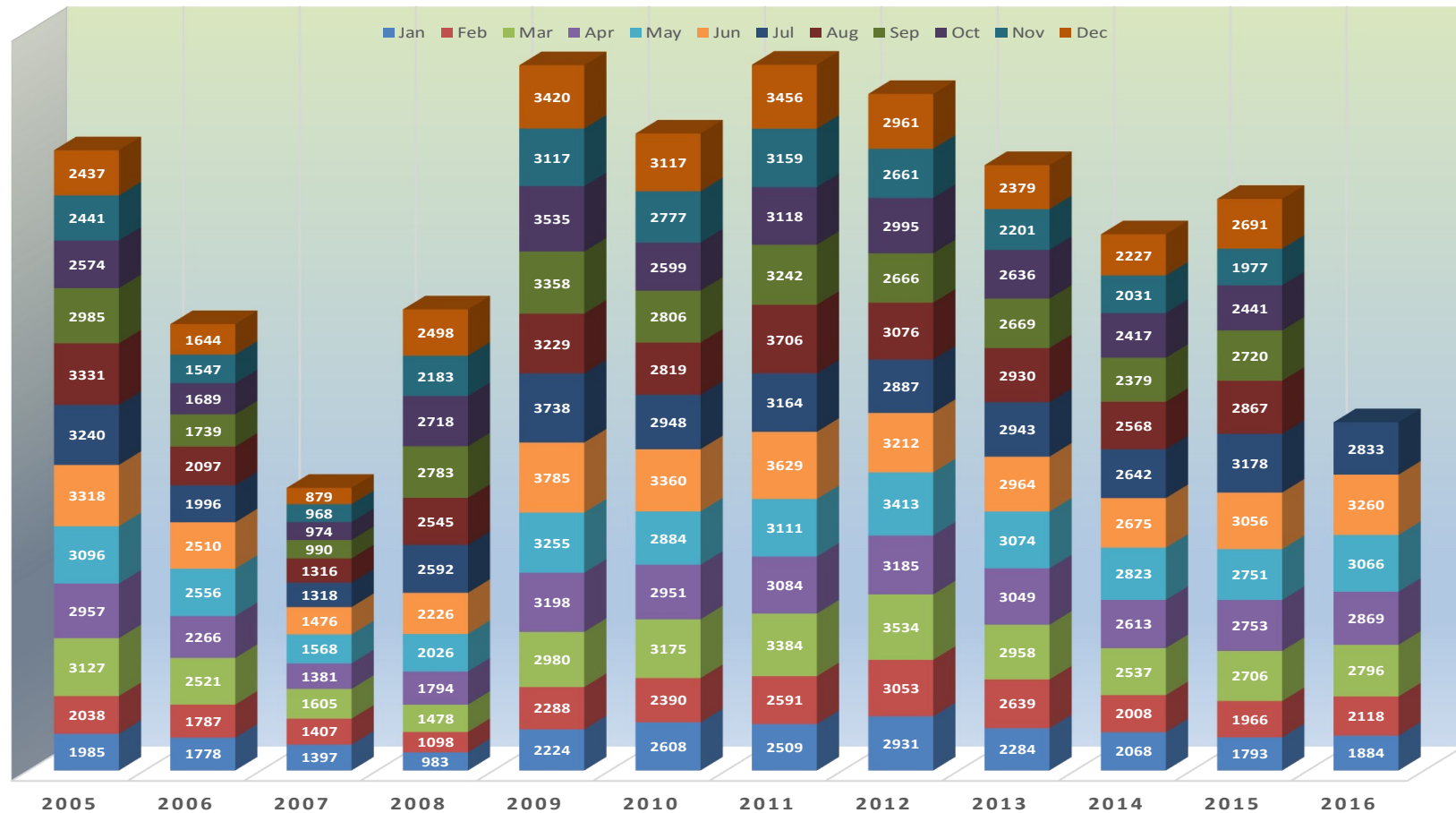
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## Las Vegas Market Update - August 2016

### SINGLE FAMILY RESIDENTIAL CLOSINGS



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## Las Vegas Market Update - August 2016

### SFR Closed Sales in Selected Communities - Last Six Months

|                       | Feb | Mar | Apr | May | June | July | Trendline | Ave Days to Sell |
|-----------------------|-----|-----|-----|-----|------|------|-----------|------------------|
| Aliante               | 20  | 30  | 32  | 32  | 37   | 30   |           | 35               |
| Anthem                | 18  | 30  | 28  | 46  | 51   | 39   |           | 74               |
| Boulder City          | 15  | 13  | 21  | 18  | 10   | 20   |           | 128              |
| Centennial Hills      | 20  | 35  | 29  | 38  | 36   | 36   |           | 26               |
| Desert/South Shores   | 16  | 17  | 15  | 12  | 25   | 26   |           | 55               |
| Green Valley          | 41  | 47  | 38  | 55  | 54   | 58   |           | 44               |
| Green Valley Ranch    | 16  | 16  | 16  | 11  | 25   | 21   |           | 40               |
| High Rise Sales       | 54  | 63  | 57  | 81  | 81   | 75   |           | 89               |
| Iron Mountain Ranch   | 9   | 19  | 11  | 15  | 12   | 13   |           | 33               |
| Mountains Edge        | 51  | 69  | 72  | 74  | 100  | 74   |           | 60               |
| Pahrump/Nye           | 29  | 38  | 31  | 52  | 44   | 23   |           | 54               |
| Peccole Ranch         | 14  | 8   | 13  | 9   | 21   | 8    |           | 54               |
| Providence            | 28  | 45  | 40  | 38  | 54   | 49   |           | 33               |
| Red Rock Country Club | 6   | 5   | 3   | 7   | 8    | 6    |           | 89               |
| Rhodes Ranch          | 20  | 25  | 20  | 20  | 31   | 12   |           | 82               |
| Seven Hills           | 10  | 12  | 19  | 26  | 20   | 12   |           | 62               |
| Silverado Ranch       | 31  | 40  | 45  | 43  | 46   | 47   |           | 34               |
| Southern Highlands    | 32  | 37  | 41  | 43  | 55   | 33   |           | 79               |
| Spring Valley         | 15  | 18  | 18  | 27  | 31   | 23   |           | 31               |
| Summerlin             | 73  | 107 | 90  | 120 | 117  | 121  |           | 57               |
| Sun City Anthem       | 16  | 27  | 33  | 42  | 33   | 38   |           | 70               |
| Sun City Summerlin    | 26  | 27  | 29  | 48  | 31   | 26   |           | 57               |
| The Lakes             | 16  | 38  | 24  | 16  | 18   | 23   |           | 59               |

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## Las Vegas Market Update - August 2016

### SFR Closed Average Sales Prices in Selected Communities - Last Six Months

|                       | Feb       | Mar     | Apr     | May     | June      | July    | Price Movement |
|-----------------------|-----------|---------|---------|---------|-----------|---------|----------------|
| Aliante               | 257,950   | 264,984 | 284,053 | 268,507 | 285,639   | 286,138 |                |
| Anthem                | 407,272   | 523,947 | 425,810 | 508,135 | 449,663   | 537,666 |                |
| Boulder City          | 304,327   | 310,100 | 378,679 | 293,761 | 289,100   | 347,757 |                |
| Centennial Hills      | 272,554   | 291,552 | 263,346 | 285,885 | 306,425   | 300,377 |                |
| Desert/South Shores   | 269,659   | 290,494 | 368,533 | 394,217 | 313,270   | 314,877 |                |
| Green Valley          | 319,624   | 295,158 | 307,989 | 302,884 | 384,449   | 339,097 |                |
| Green Valley Ranch    | 335,038   | 334,813 | 310,439 | 355,455 | 380,269   | 351,679 |                |
| High Rise Sales       | 503,586   | 446,713 | 343,950 | 350,787 | 333,669   | 367,413 |                |
| Iron Mountain Ranch   | 236,656   | 245,384 | 267,573 | 256,688 | 321,167   | 291,646 |                |
| Mountains Edge        | 293,958   | 270,249 | 276,650 | 282,323 | 289,114   | 285,225 |                |
| Pahrump/Nye           | 173,383   | 185,472 | 204,546 | 178,653 | 175,226   | 205,187 |                |
| Peccole Ranch         | 281,964   | 302,125 | 262,369 | 283,028 | 292,852   | 302,988 |                |
| Providence            | 239,476   | 246,144 | 255,943 | 279,918 | 258,516   | 264,701 |                |
| Red Rock Country Club | 1,550,833 | 882,500 | 780,833 | 860,129 | 1,049,300 | 940,583 |                |
| Rhodes Ranch          | 309,360   | 315,505 | 310,964 | 331,592 | 322,222   | 309,033 |                |
| Seven Hills           | 478,550   | 463,533 | 551,147 | 533,200 | 515,070   | 493,333 |                |
| Silverado Ranch       | 249,789   | 243,994 | 234,881 | 266,447 | 249,540   | 233,725 |                |
| Southern Highlands    | 382,009   | 327,223 | 339,749 | 422,379 | 369,603   | 346,345 |                |
| Spring Valley         | 227,753   | 228,250 | 239,856 | 245,454 | 259,978   | 245,061 |                |
| Summerlin             | 408,957   | 454,968 | 352,151 | 446,947 | 517,483   | 486,015 |                |
| Sun City Anthem       | 324,868   | 386,456 | 374,733 | 360,633 | 365,164   | 336,300 |                |
| Sun City Summerlin    | 269,021   | 302,020 | 277,831 | 301,221 | 333,545   | 283,129 |                |
| The Lakes             | 388,994   | 322,052 | 314,408 | 367,633 | 274,542   | 270,599 |                |

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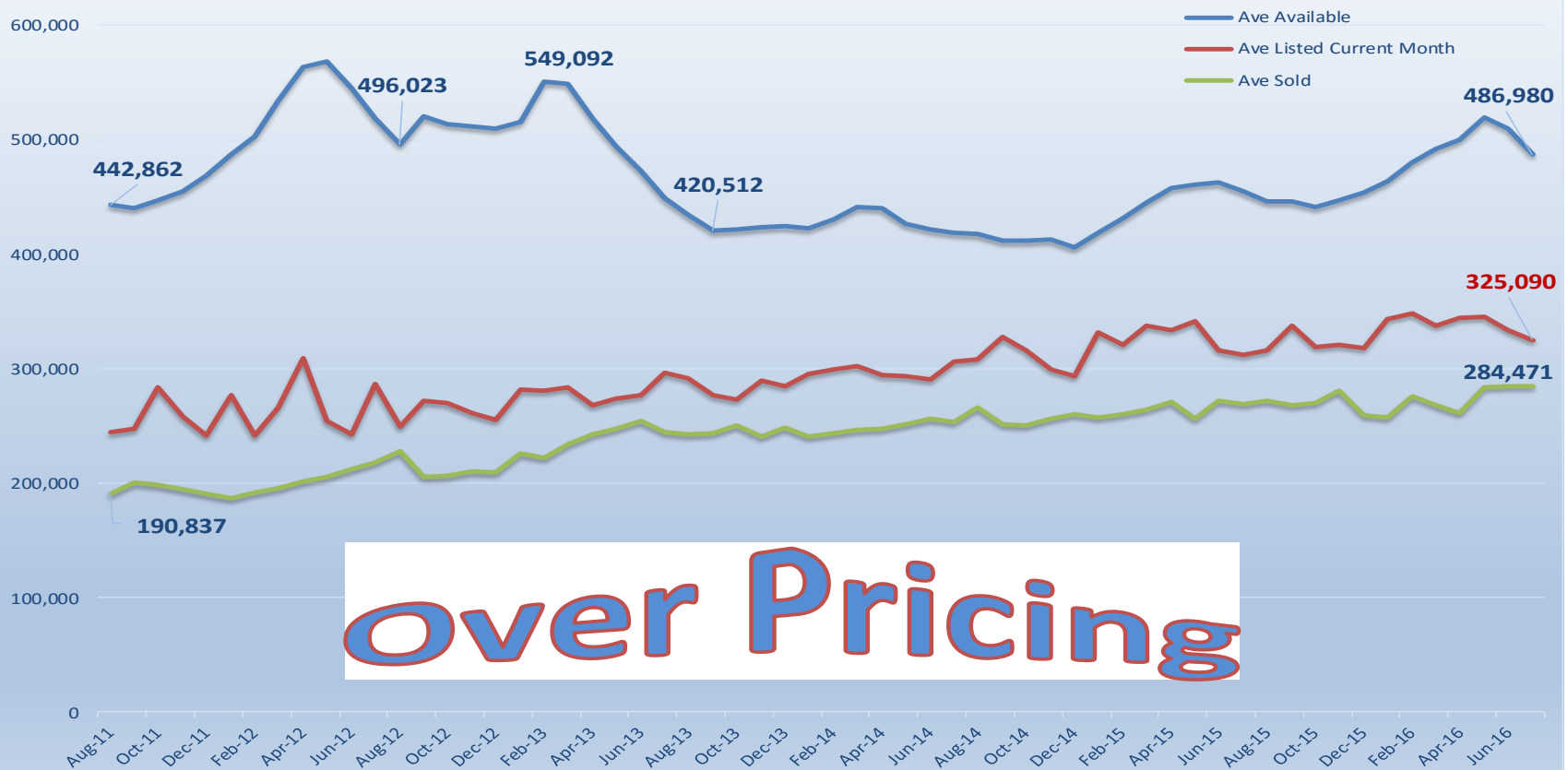




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## Las Vegas Market Update - August 2016

Greater Las Vegas  
SFR Average Equity Listing vs Sale Prices

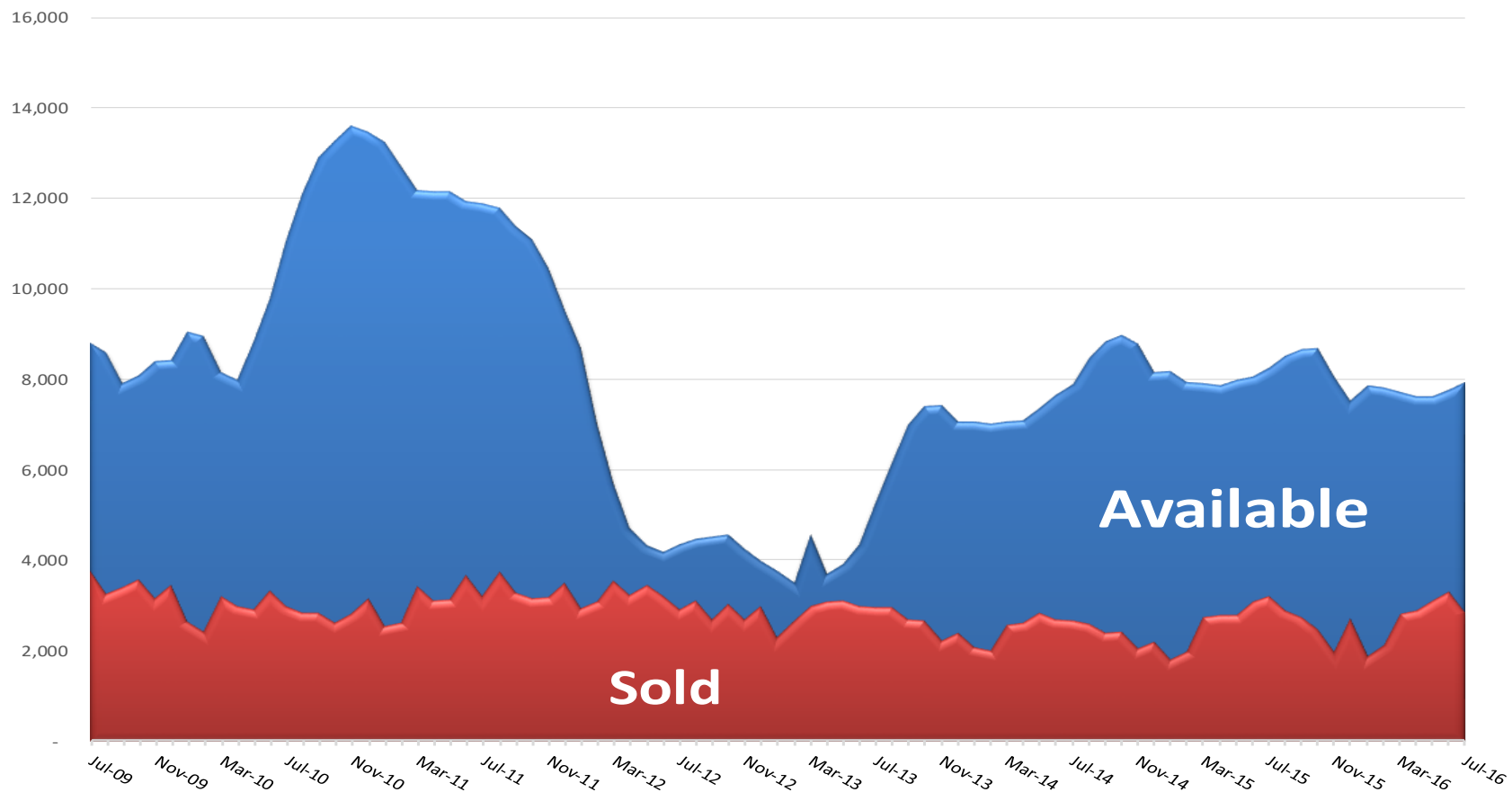




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## Single Family Residences (SFR)



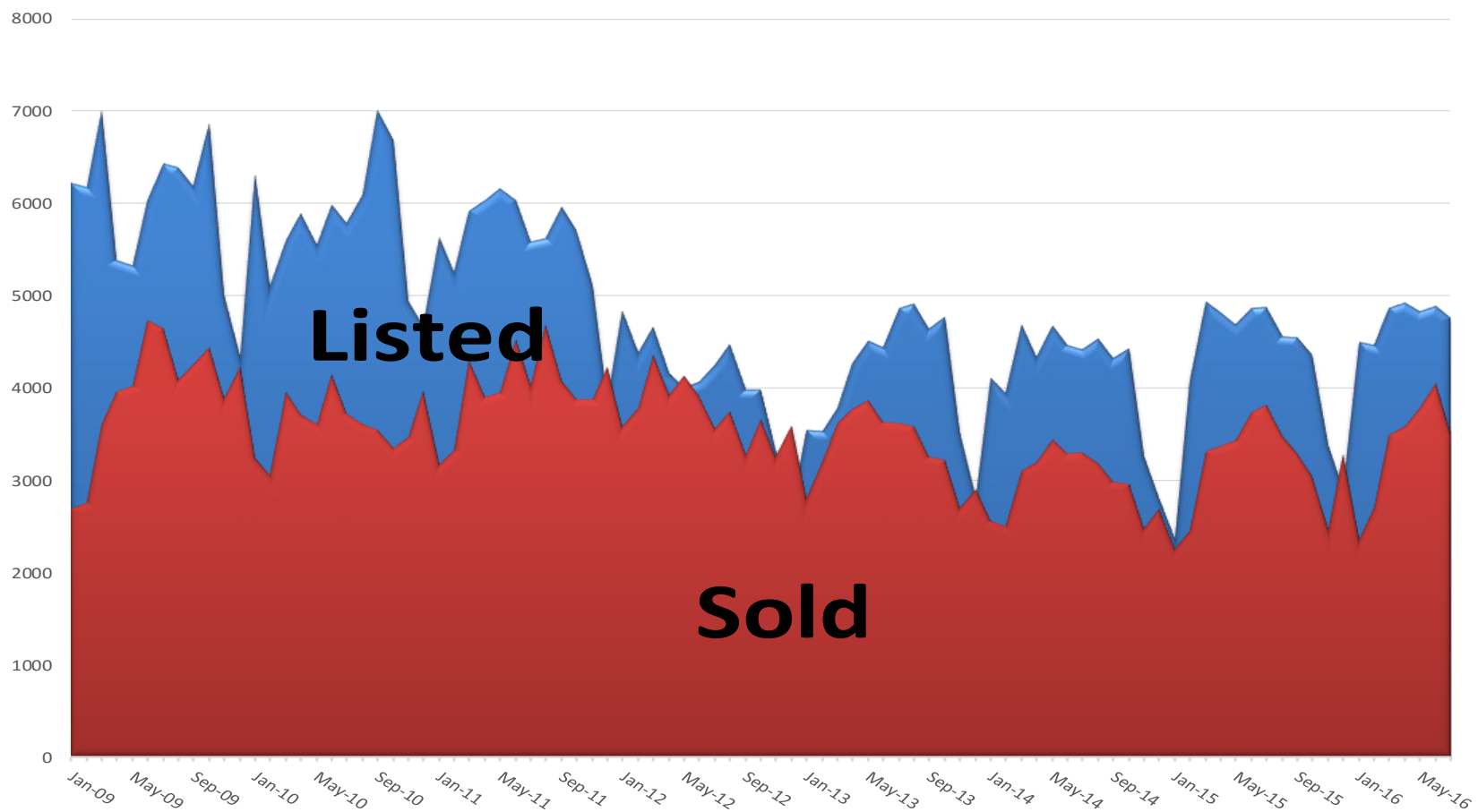
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## Residential Listings Taken vs Listings Sold



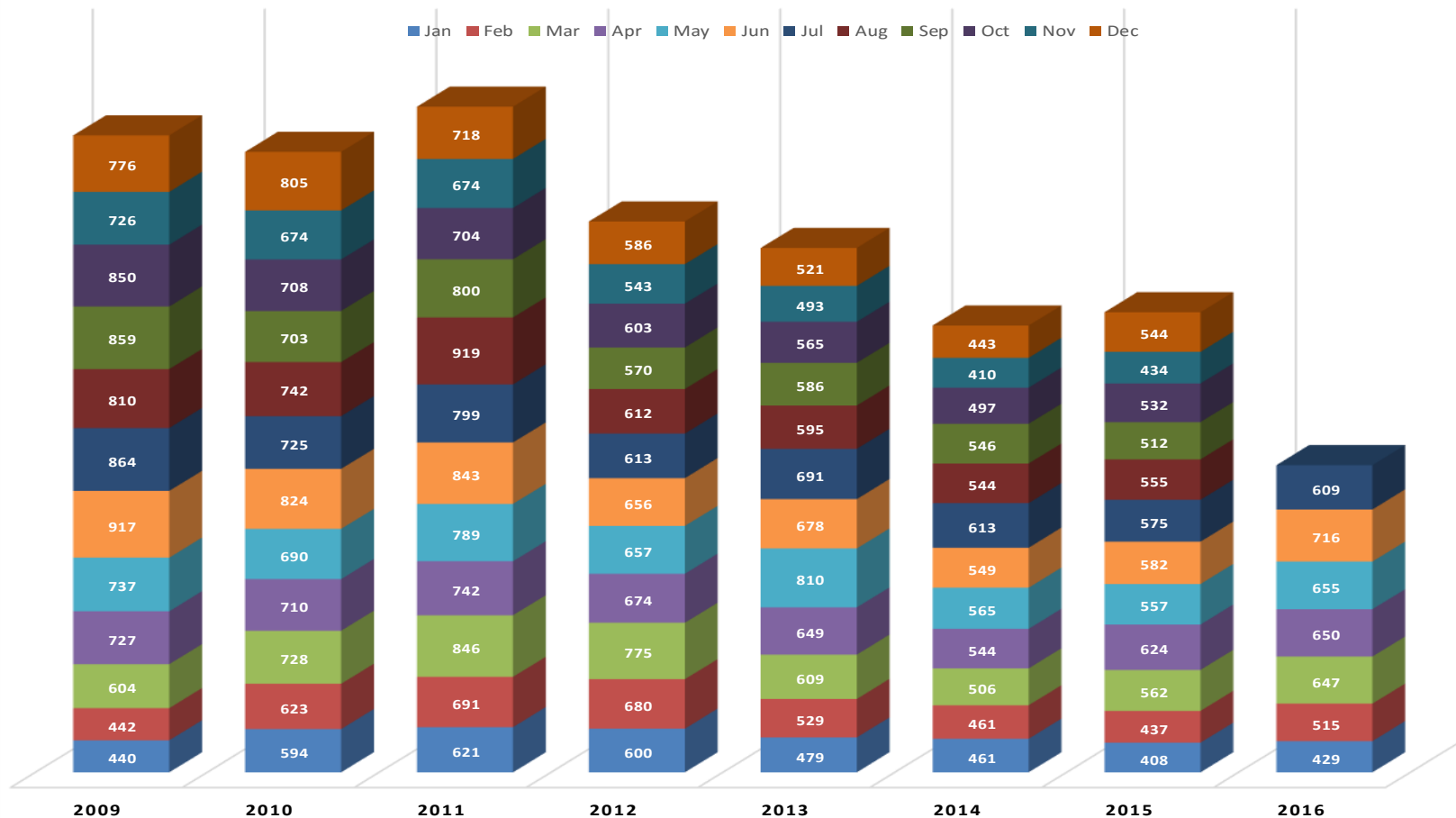
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### CONDO / TOWNHOME CLOSINGS



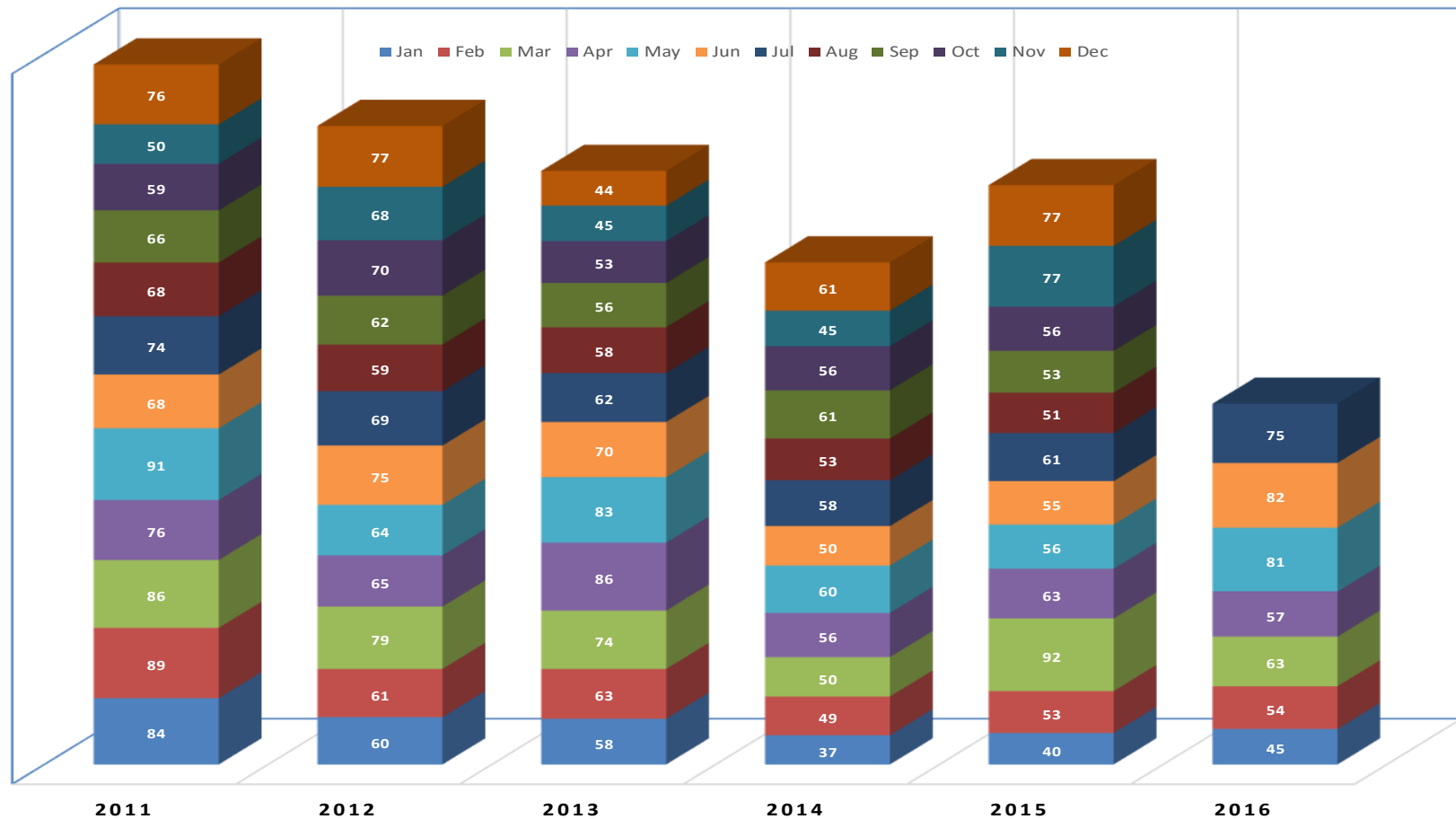
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### VERTICAL / HI-RISE CLOSINGS



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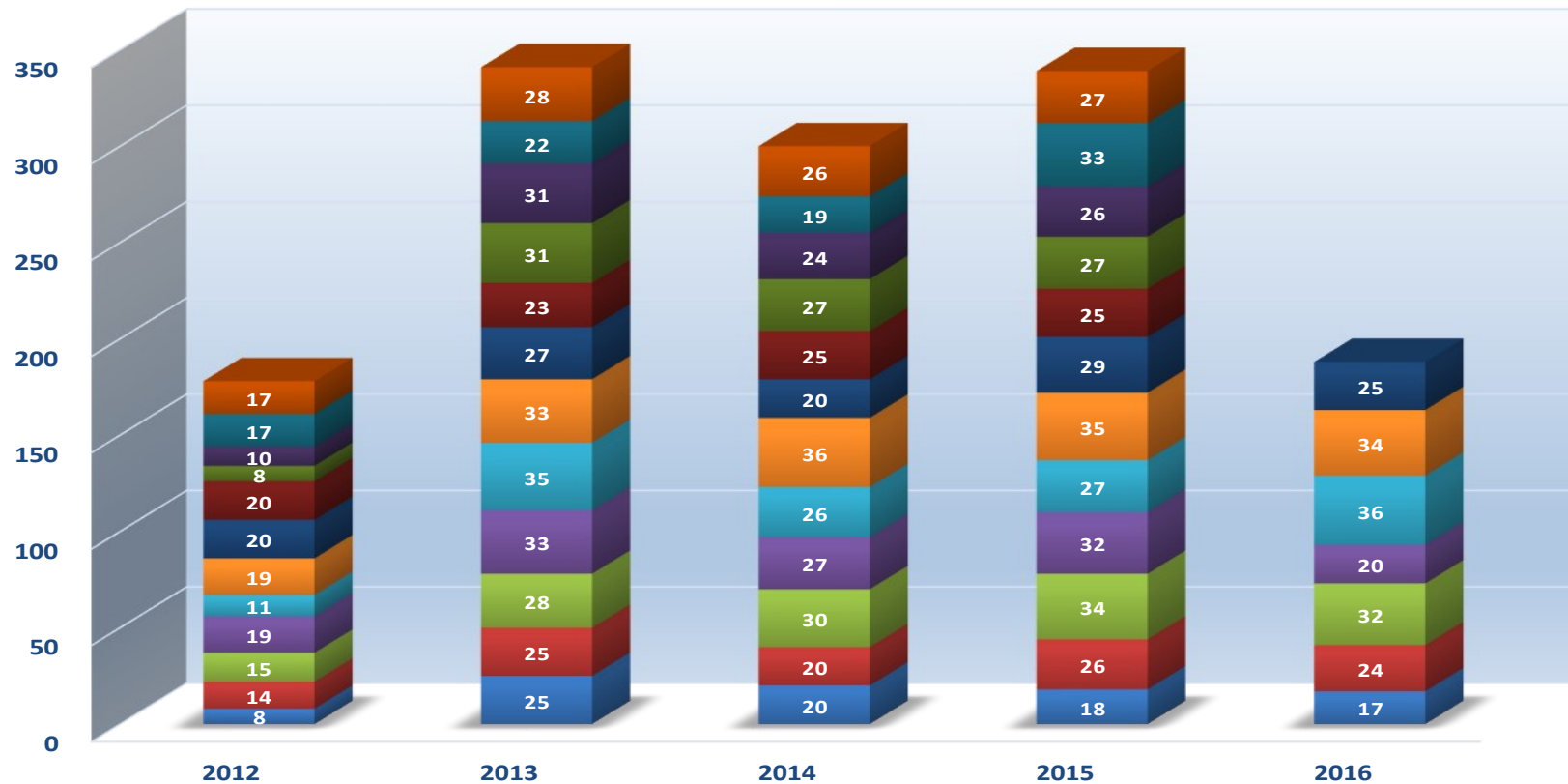


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### Greater Las Vegas Luxury Sales \$1,000,000 and Over

■ Jan ■ Feb ■ Mar ■ Apr ■ May ■ Jun ■ Jul ■ Aug ■ Sep ■ Oct ■ Nov ■ Dec



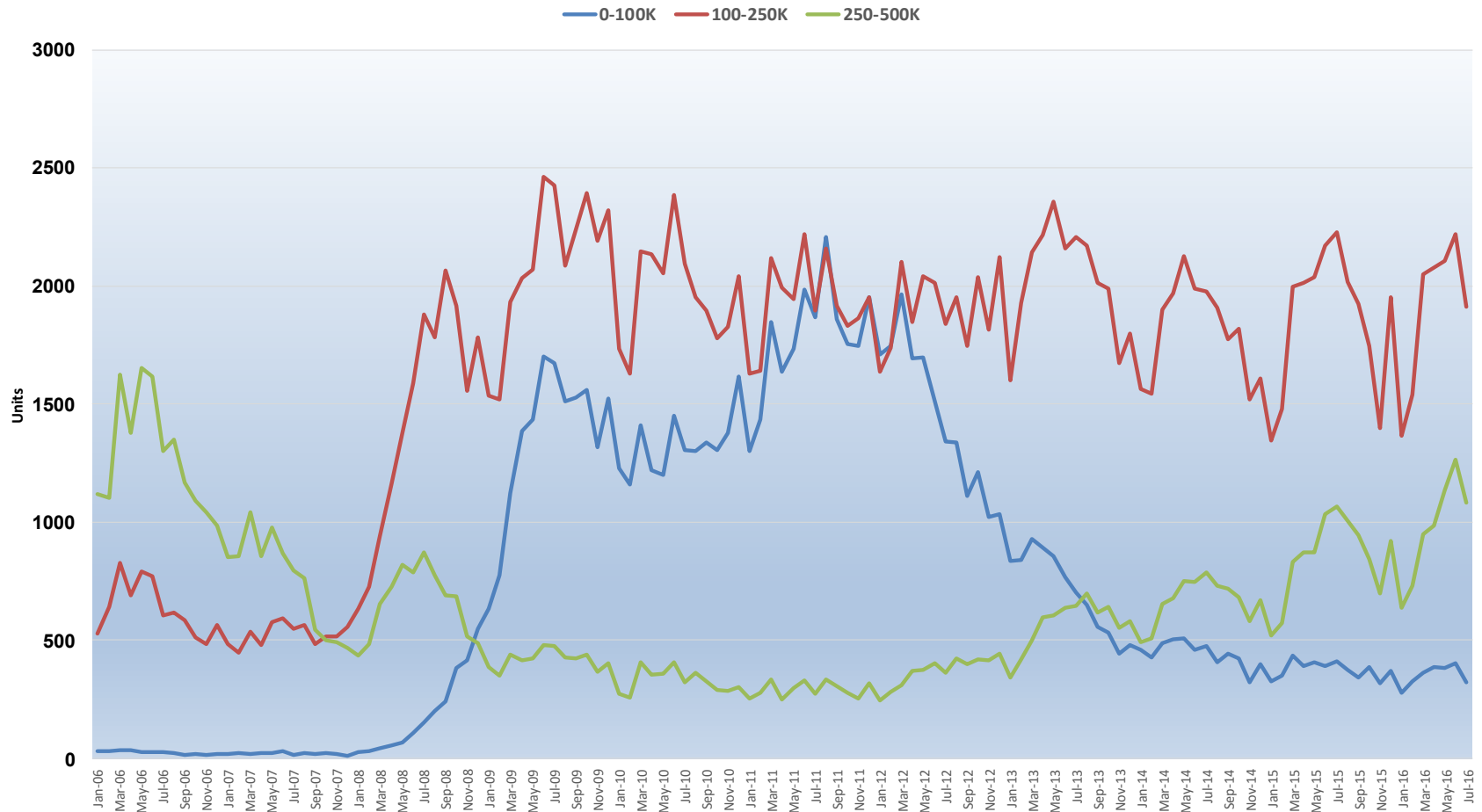
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## Las Vegas Market Update - August 2016

Closed Units By Price Point



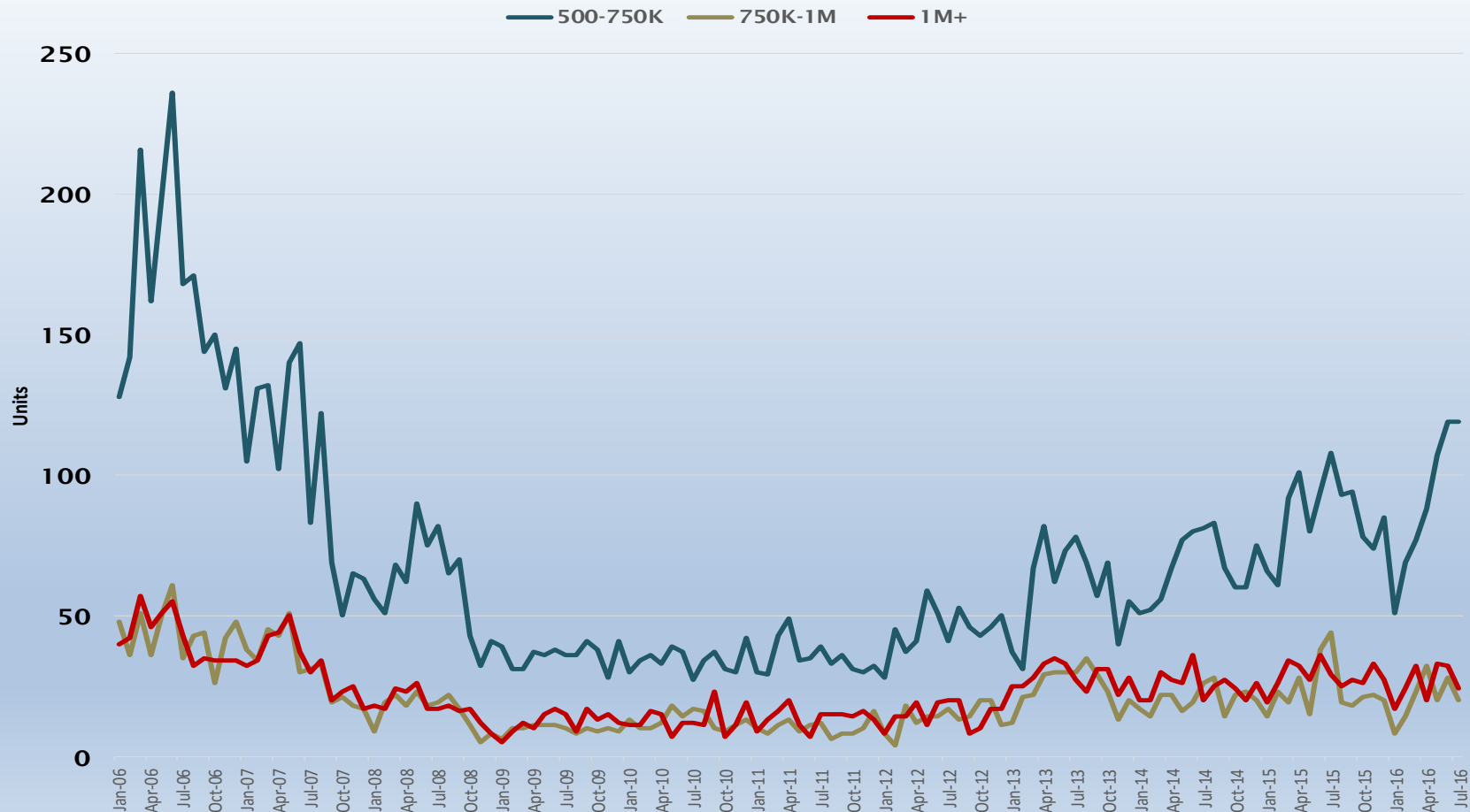
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### Closed Units By Price Point



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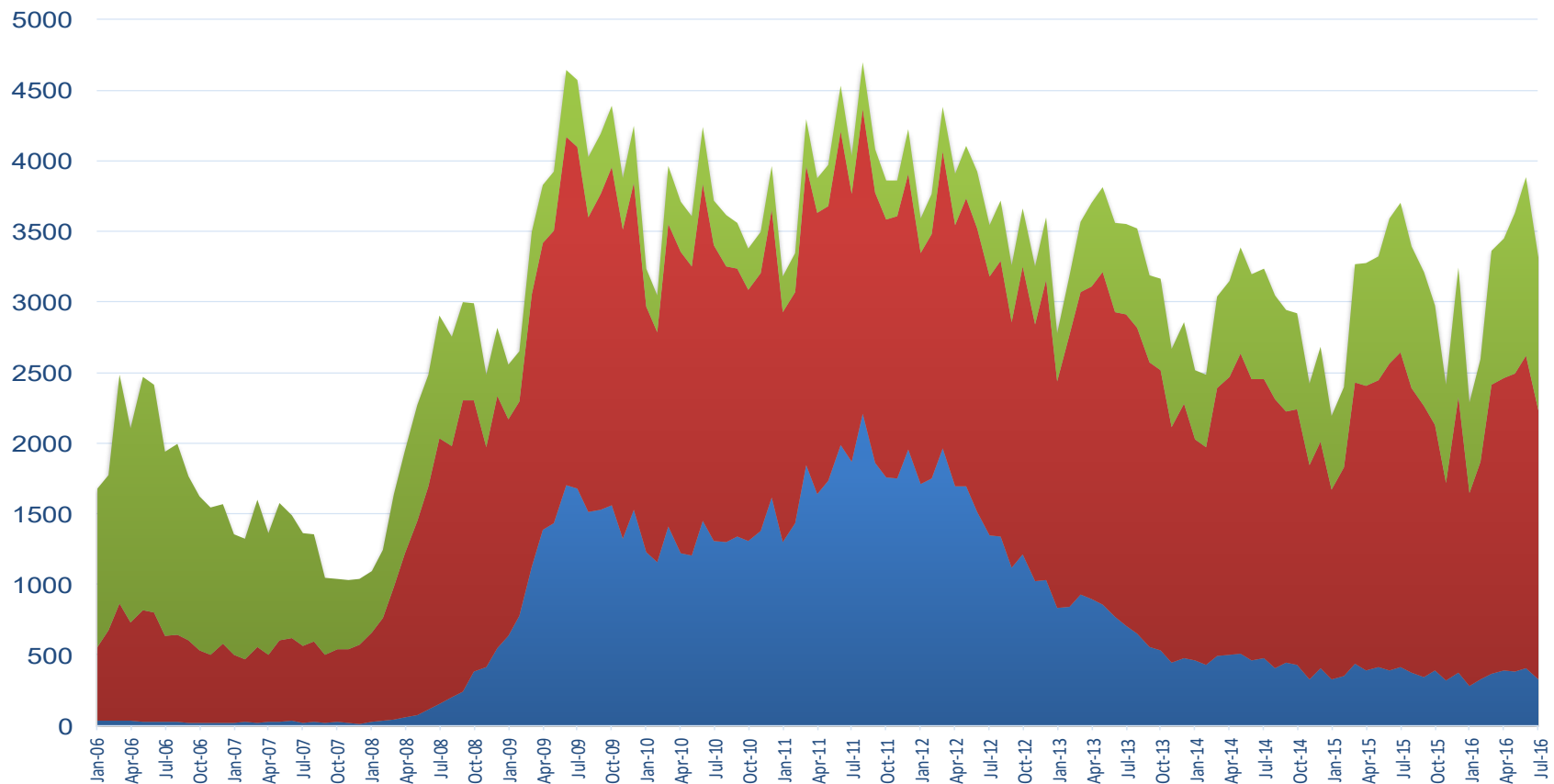


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## Closed Units By Price Point

■ 0-100K ■ 100-250K ■ 250-500K



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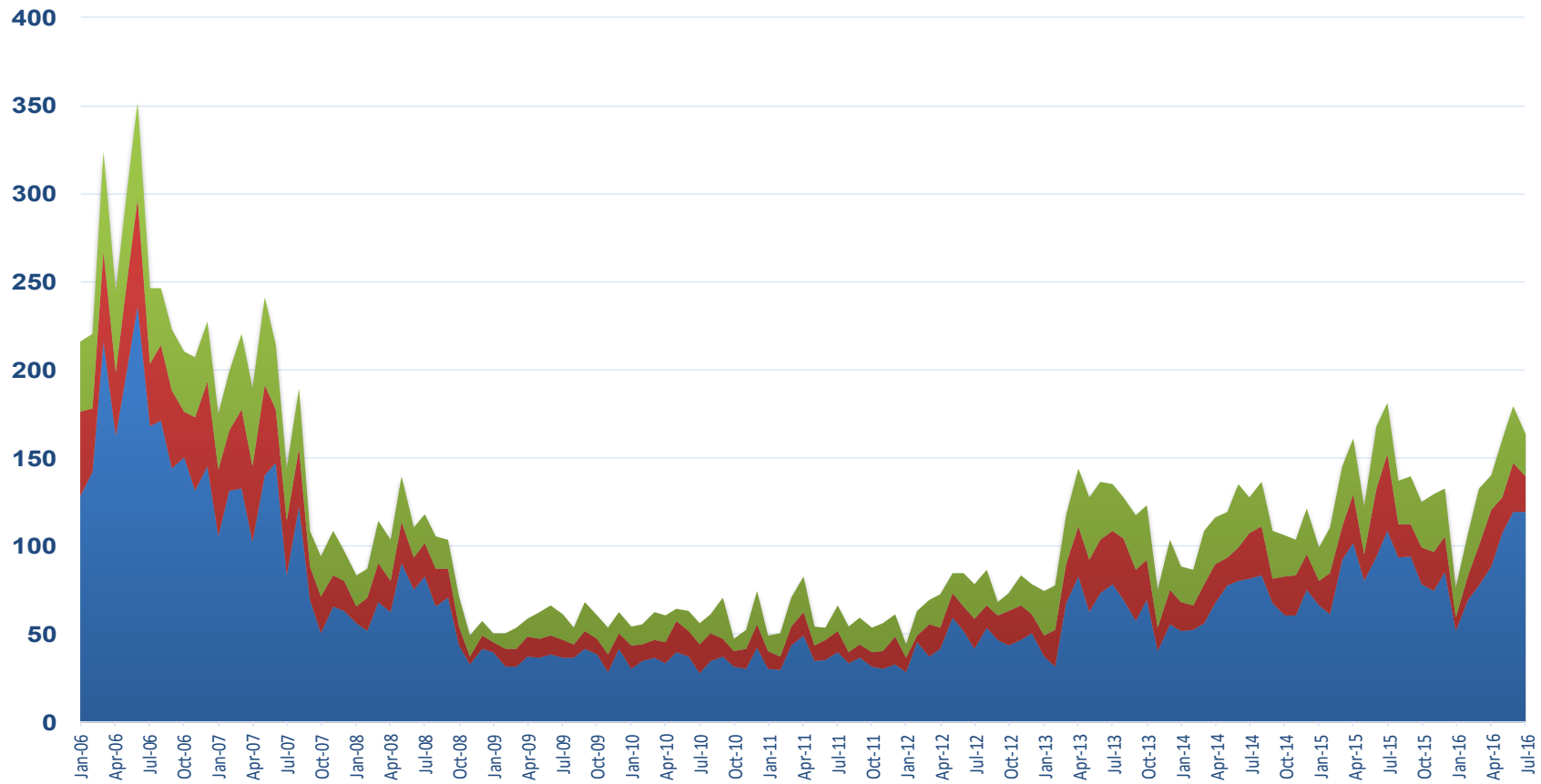


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## Closed Units By Price Point

■ 500-750K ■ 750K-1M ■ 1M+



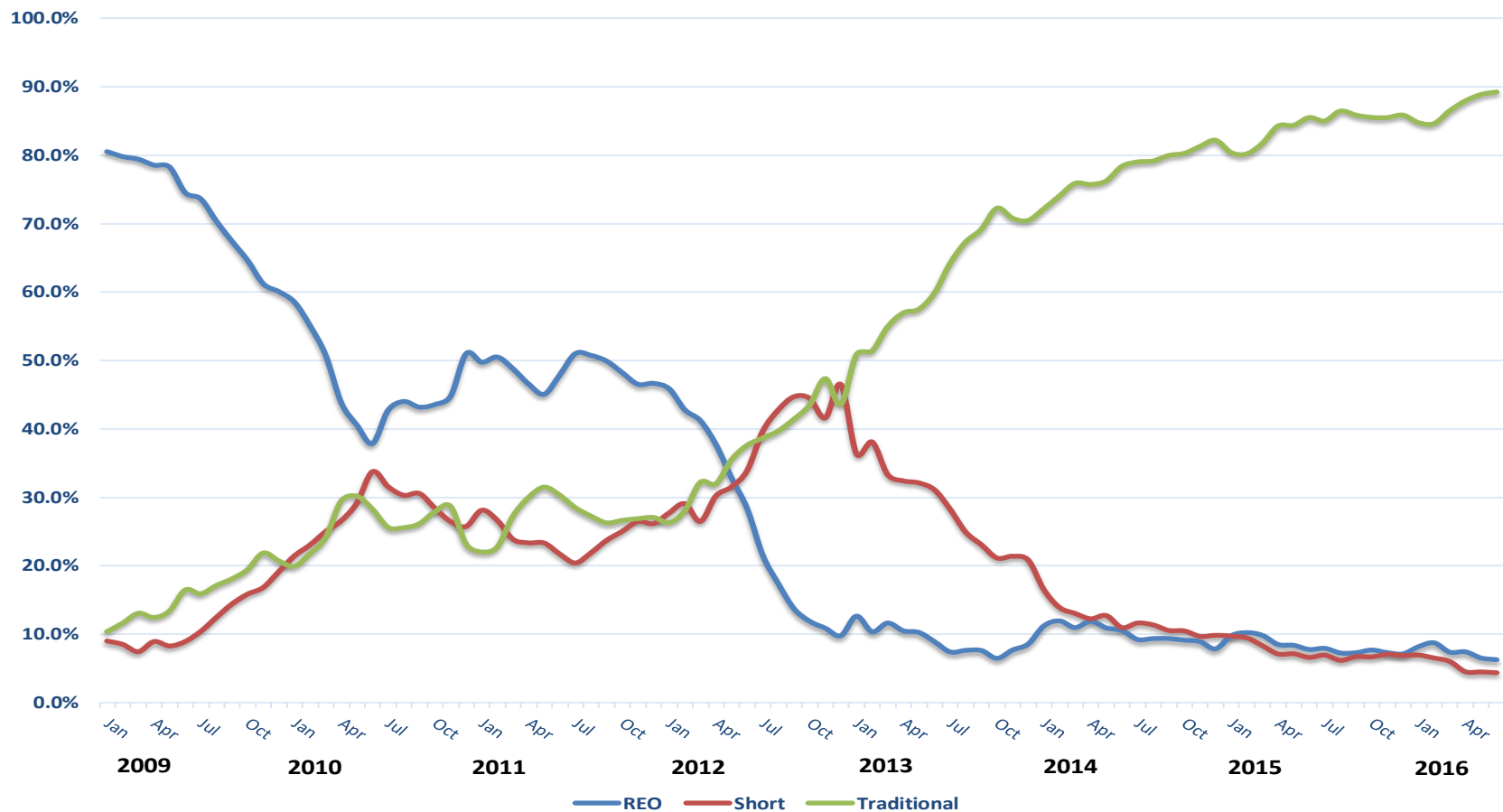
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## Closed Sales Trend by Type



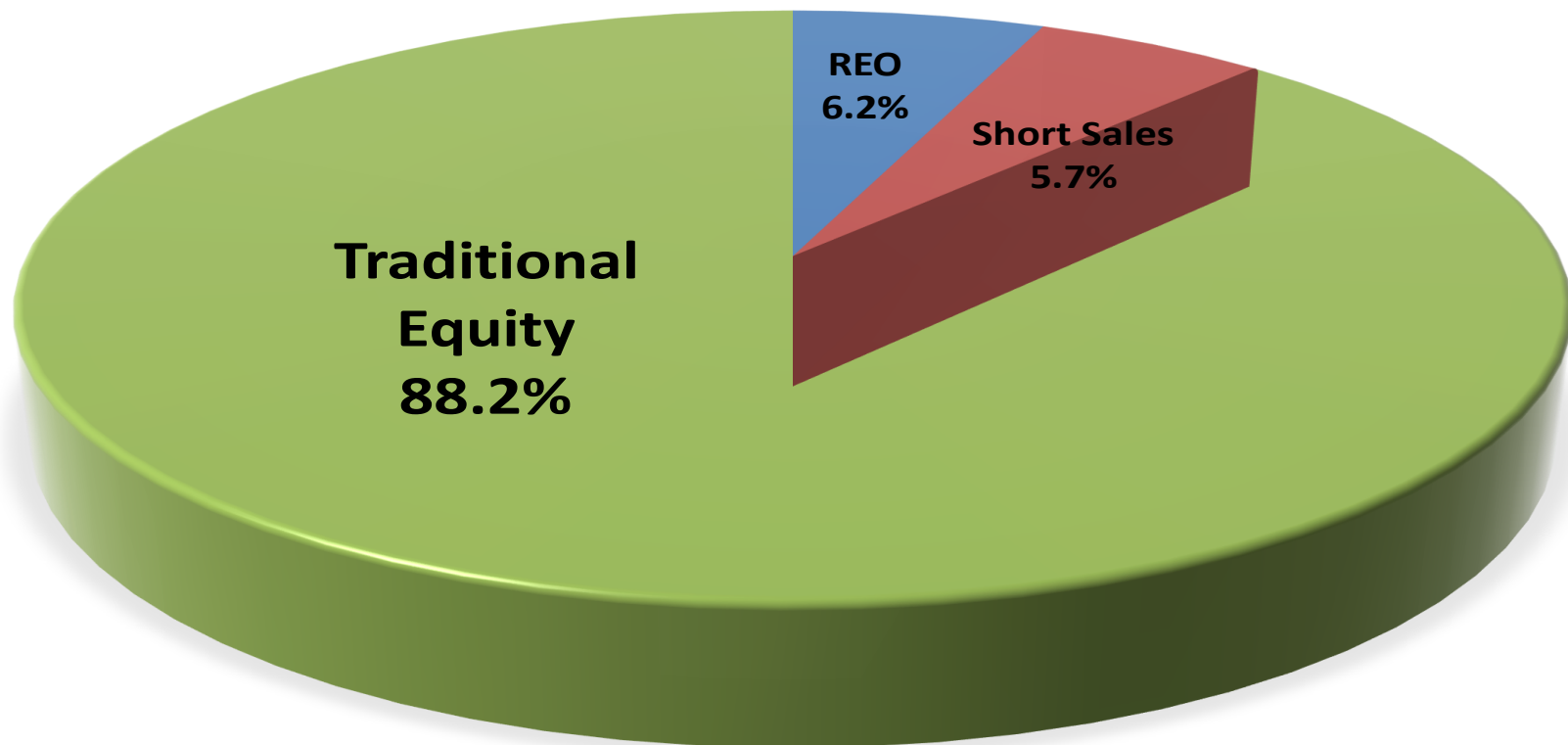
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## Last Month's Closings by Type



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