



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - October 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
SFR	7,996	5,061	2,935	259,000	344,649	233,850	267,327	2.7	36.7%	44
CON/TWH/MAN	1,273	1,136	676	119,900	136,055	110,000	122,218	1.9	53.1%	50
<i>Total Residential</i>	<i>9,269</i>	<i>6,197</i>	<i>3,611</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.6</i>	<i>39.0%</i>	<i>55</i>
Hi-Rise	615	115	77	325,000	504,194	259,900	411,403	8.0	12.5%	100
Multiple Dwelling	155	95	27	175,000	198,896	200,000	198,007	5.7	17.4%	68
Vacant Land	2,532	74	59	51,450	341,892	60,000	106,305	42.9	2.3%	219
	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
Luxury Sales (RES & VER) \$1M+	550	68	238	1,575,000	2,167,679	1,500,000	1,838,563	18	6.2%	124

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

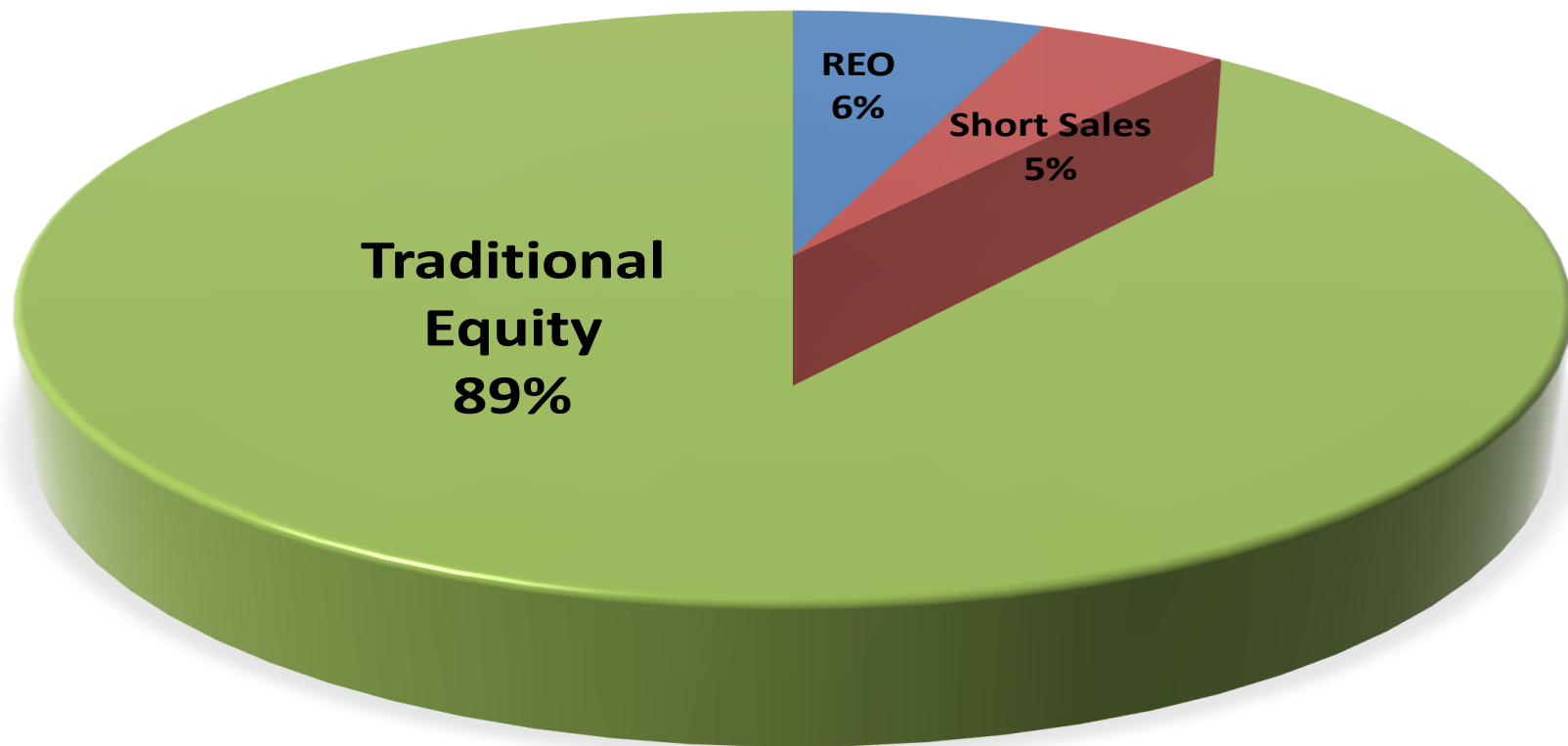
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# EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2016

## Last Month's Closings by Type



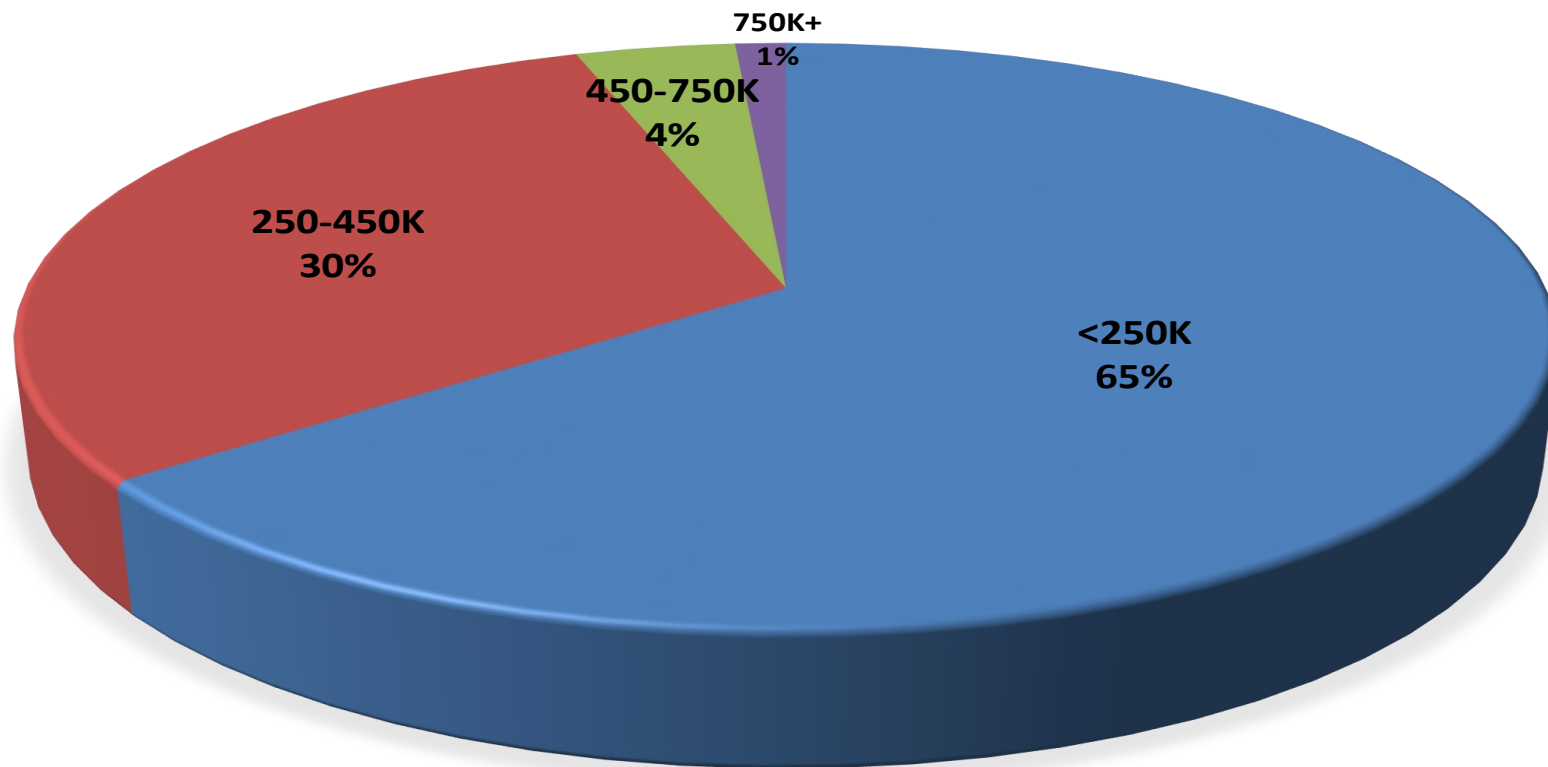
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**CLOSED UNITS BY PRICE POINT**



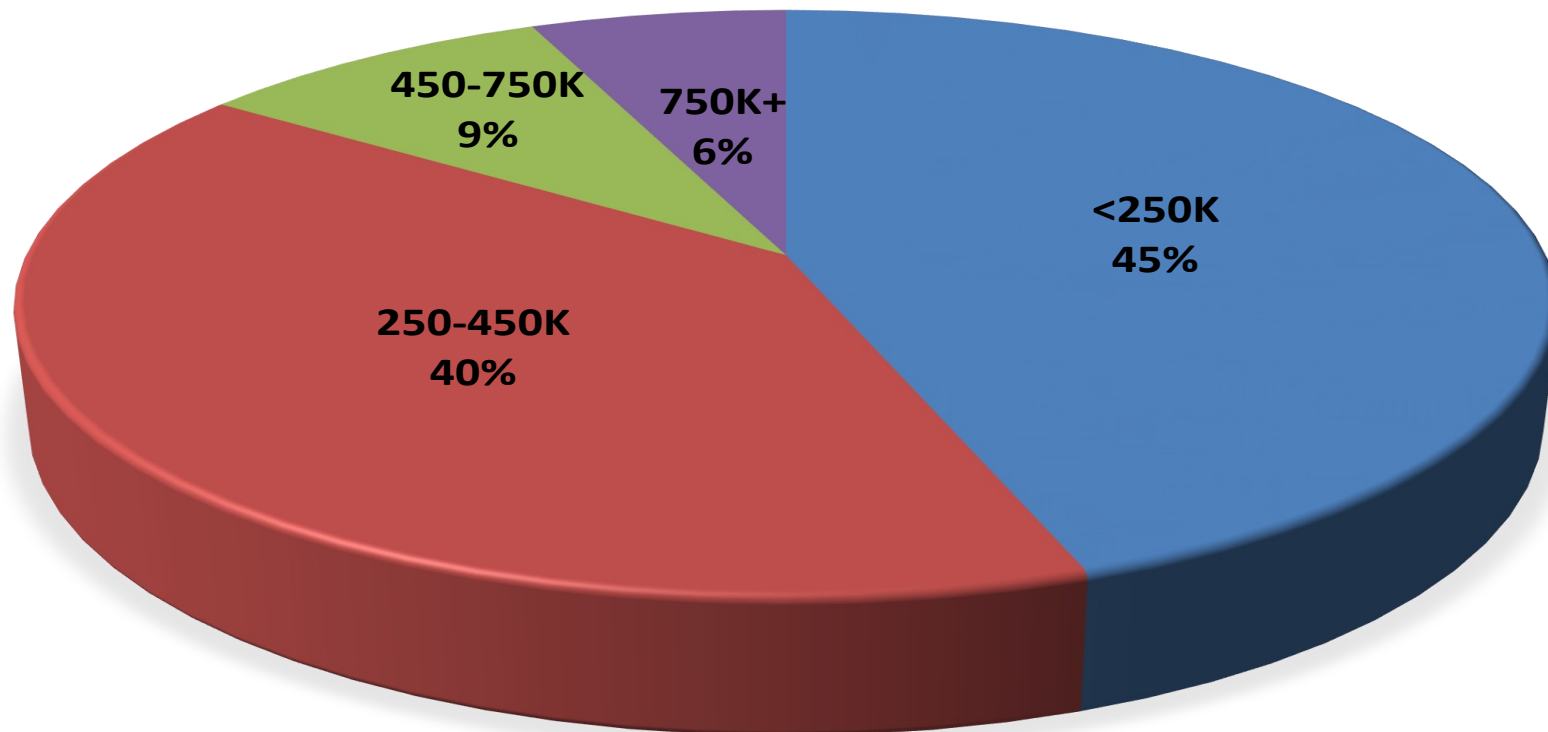
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# EQUITY TITLE OF NEVADA

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## CLOSED VOLUME BY PRICE POINT



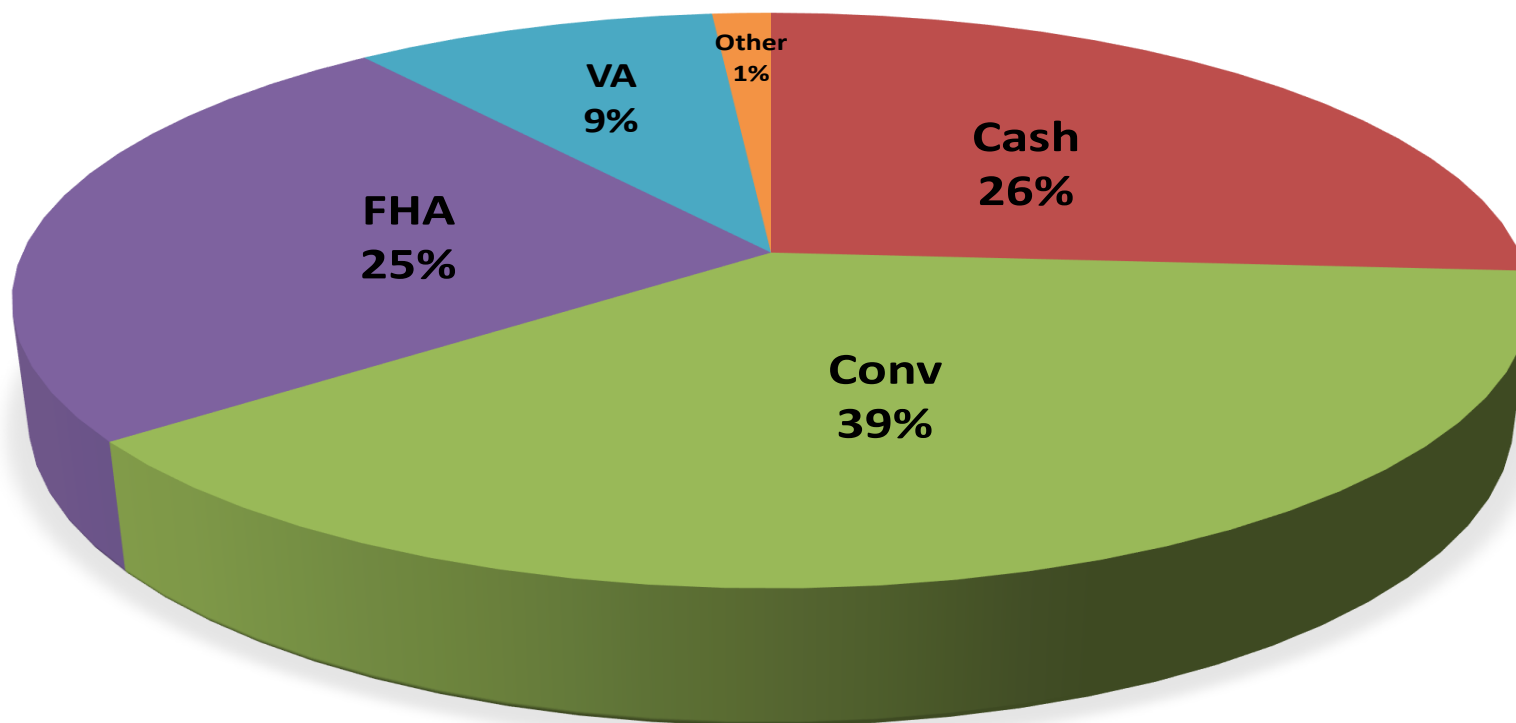
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## Last Month's Closings by Sold Terms



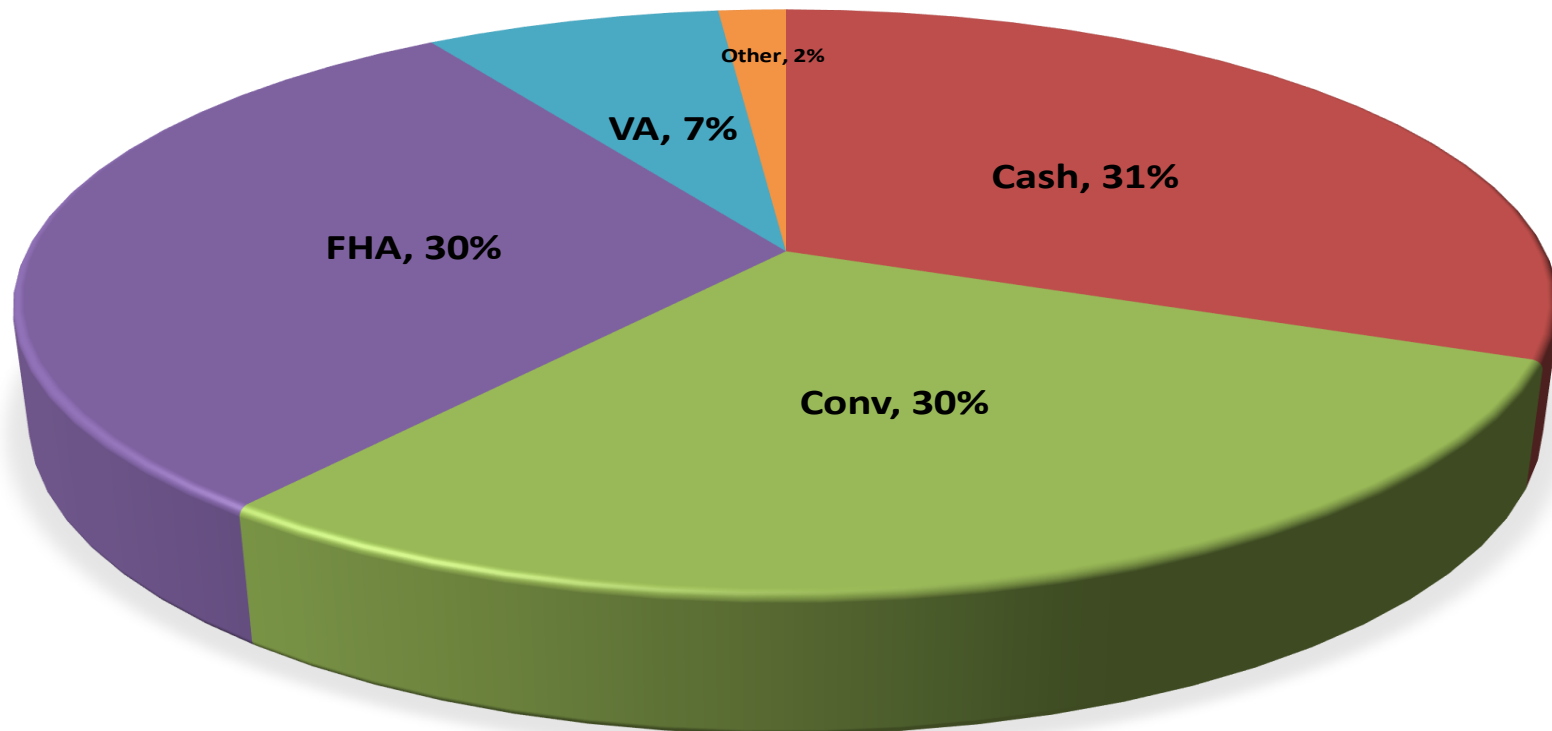
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**Closings By Sold Terms  
Closings Less Than \$250,000**



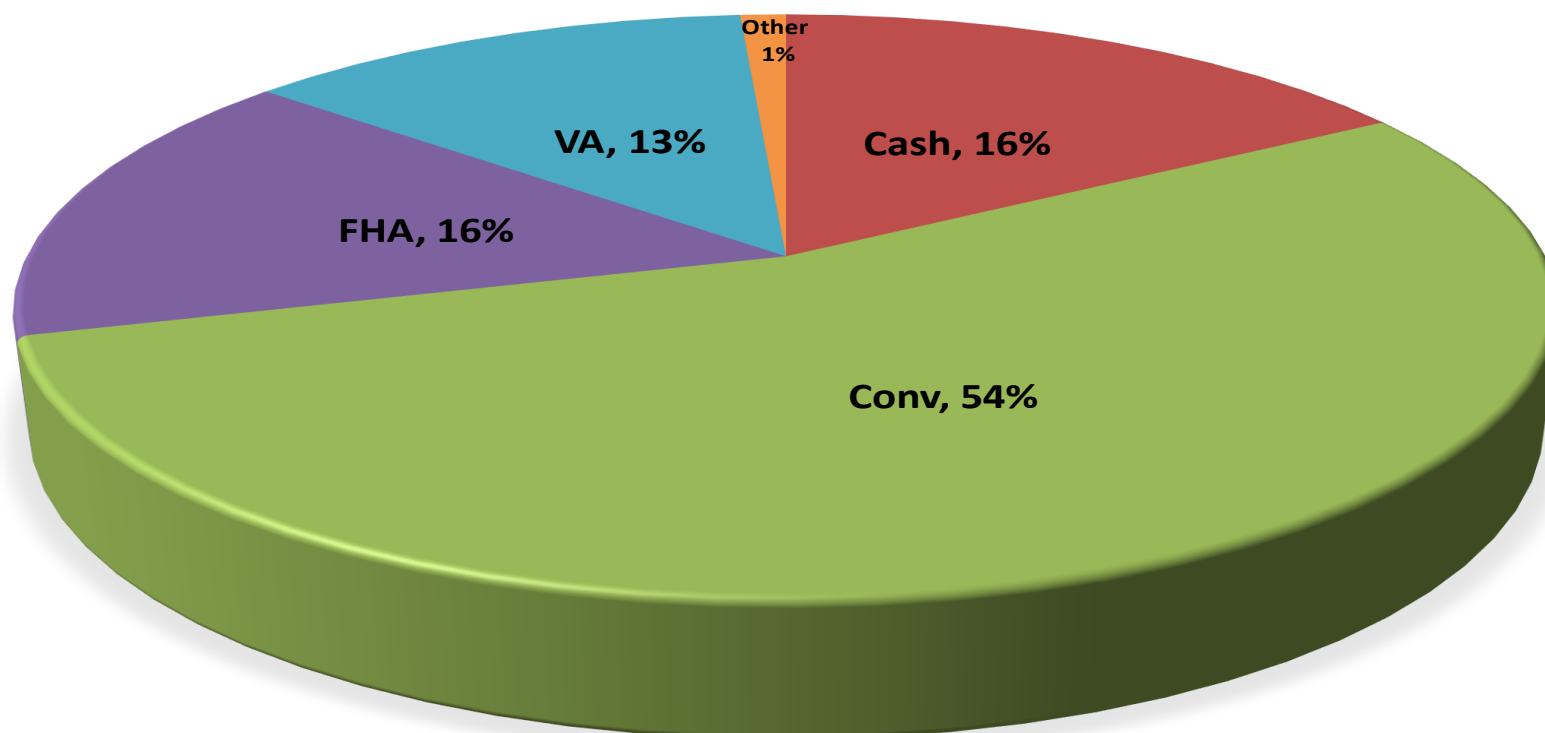
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**Closings By Sold Terms**  
**Closings Between \$250,000 and \$750,000**

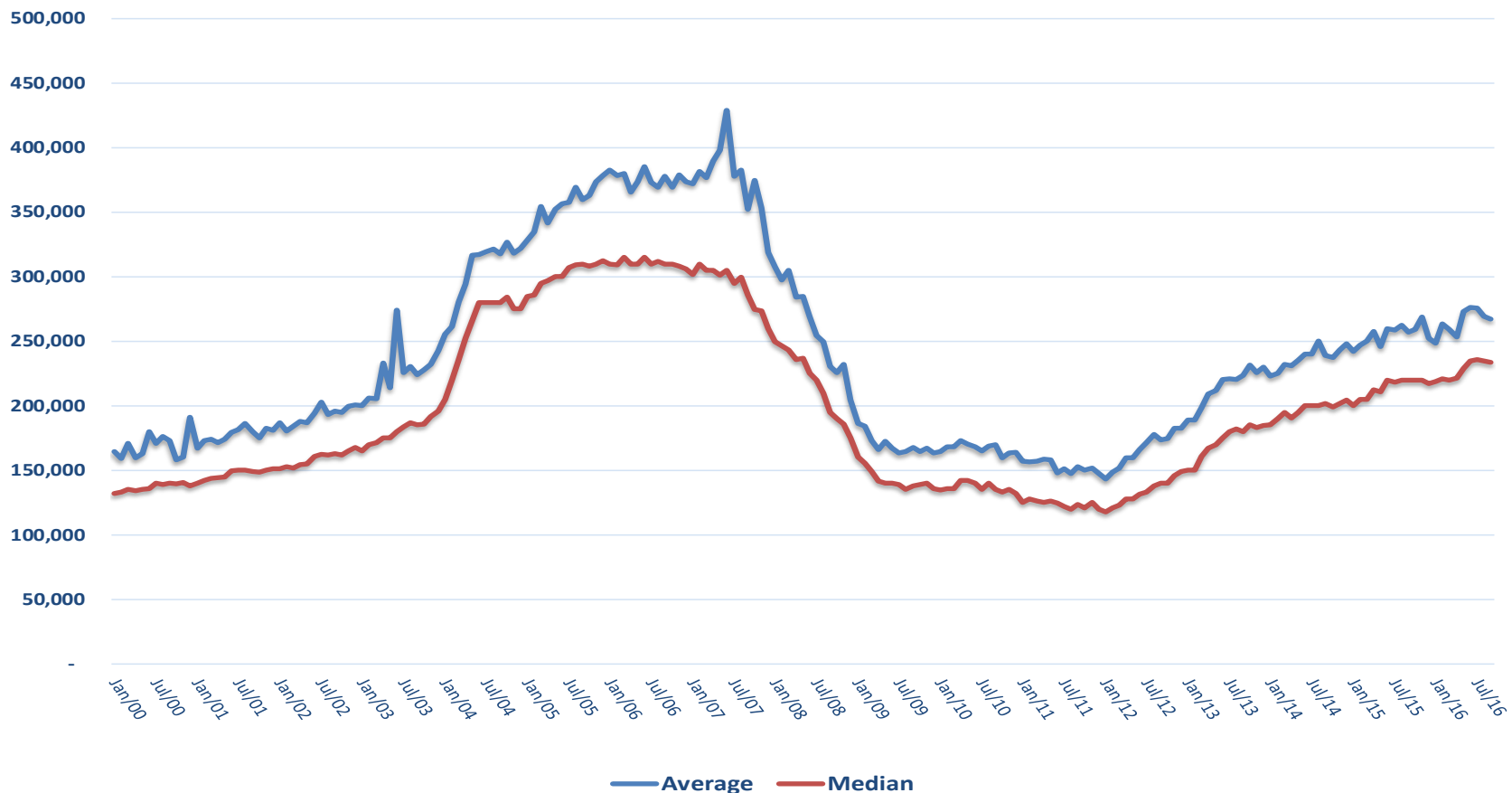




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2016

## SFR Market Prices



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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - October 2016

### SINGLE FAMILY RESIDENTIAL CLOSINGS



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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - October 2016

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

	Apr	May	June	July	Aug	Sep	Sparklines	Ave Days to Sell
Aliante	32	32	37	30	25	37		47
Anthem	28	46	51	39	50	23		55
Centennial Hills	29	38	36	36	43	47		26
Desert/South Shores	15	12	25	26	16	18		57
Green Valley	38	55	54	58	62	51		54
Green Valley Ranch	16	11	25	21	23	15		33
Inspirada	10	7	19	15	16	14		49
Iron Mountain Ranch	11	15	12	13	20	10		76
Mountains Edge	72	74	100	74	86	82		42
Peccole Ranch	13	9	21	8	15	10		85
Providence	40	38	54	49	44	50		35
Red Rock Country Club	3	7	8	6	6	2		181
Rhodes Ranch	20	20	31	12	33	30		65
Seven Hills	19	26	20	12	18	19		72
Silverado Ranch	45	43	46	47	58	37		23
Southern Highlands	41	43	55	33	49	51		37
Spring Valley	18	27	31	23	29	31		31
Summerlin	90	120	117	121	135	96		49
Sun City Anthem	33	42	33	38	23	31		60
Sun City Summerlin	29	48	31	26	31	31		55
The Lakes	24	16	18	23	18	20		37
Other Groups								
Boulder City	21	18	10	20	14	22		76
Pahrump/Nye	31	52	44	23	49	44		72
High Rise Sales	57	81	81	75	71	77		100

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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - October 2016

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

	Apr	May	June	July	August	September	Price Movement
Aliante	284,053	268,507	285,639	286,138	280,228	264,043	
Anthem	425,810	508,135	449,663	537,666	433,923	410,813	
Centennial Hills	263,346	285,885	306,425	300,377	282,167	290,263	
Desert/South Shores	368,533	394,217	313,270	314,877	349,975	294,083	
Green Valley	307,989	302,884	384,449	339,097	348,041	311,999	
Green Valley Ranch	310,439	355,455	380,269	351,679	367,509	308,768	
Inspirada	368,001	404,825	339,372	358,525	311,934	370,362	
Iron Mountain Ranch	267,573	256,688	321,167	291,646	265,413	285,100	
Mountains Edge	276,650	282,323	289,114	285,225	281,998	273,740	
Peccole Ranch	262,369	283,028	292,852	302,988	292,467	333,980	
Providence	255,943	279,918	258,516	264,701	254,451	267,691	
Red Rock Country Club	780,833	860,129	1,049,300	940,583	867,625	2,440,000	
Rhodes Ranch	310,964	331,592	322,222	309,033	342,684	353,892	
Seven Hills	551,147	533,200	515,070	493,333	700,528	369,868	
Silverado Ranch	234,881	266,447	249,540	233,725	272,502	247,154	
Southern Highlands	339,749	422,379	369,603	346,345	329,227	375,386	
Spring Valley	239,856	245,454	259,978	245,061	235,183	231,429	
Summerlin	352,151	446,947	517,483	486,015	432,249	433,176	
Sun City Anthem	374,733	360,633	365,164	336,300	358,453	382,780	
Sun City Summerlin	277,831	301,221	333,545	283,129	292,884	286,061	
The Lakes	314,408	367,633	274,542	270,599	301,697	349,835	
Other Groups							
Boulder City	378,679	293,761	289,100	347,757	262,343	311,842	
Pahrump/Nye	204,546	178,653	175,226	205,187	186,952	178,897	
High Rise Sales	343,950	350,787	333,669	365,648	383,359	411,403	

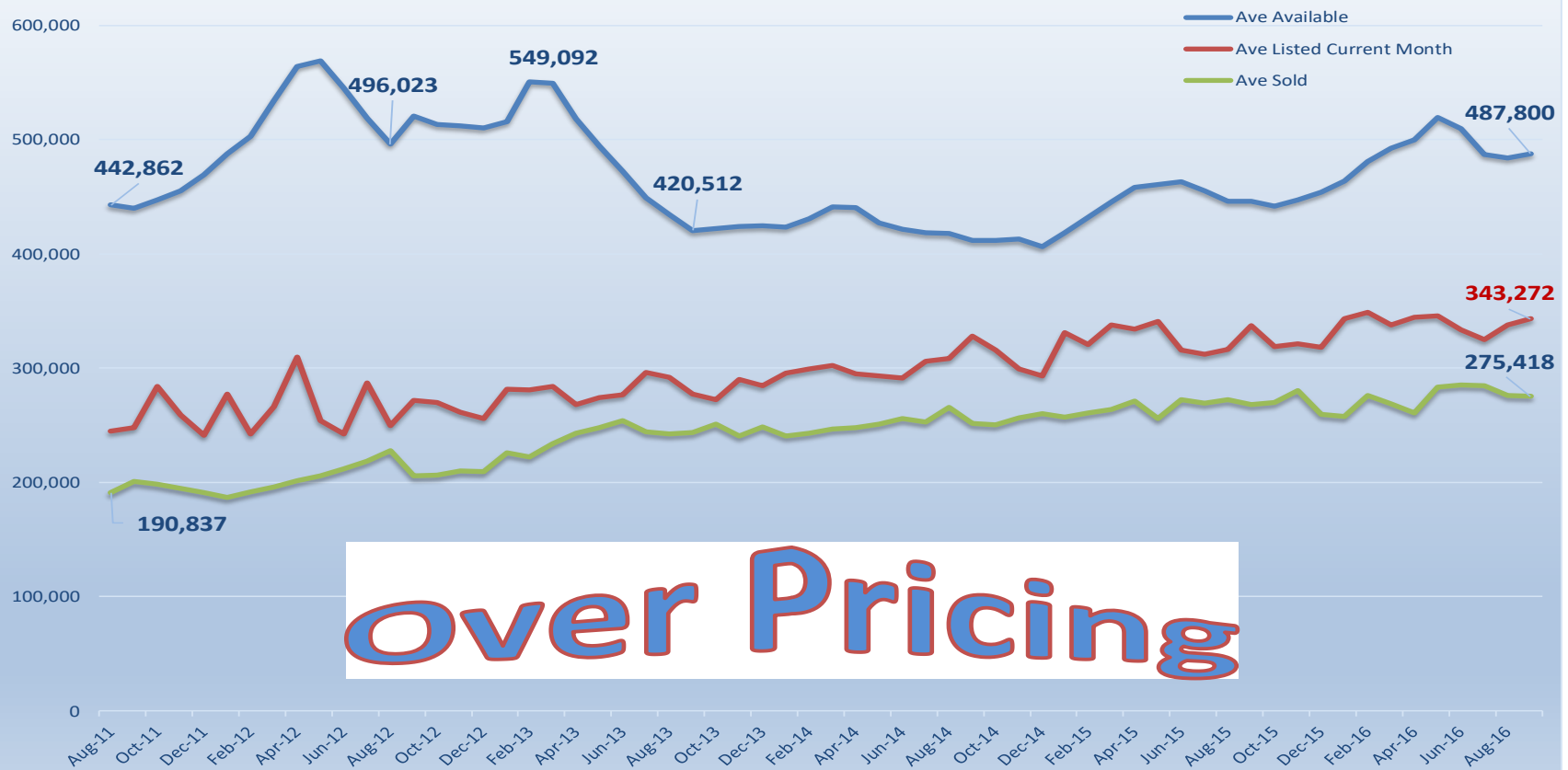
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## Las Vegas Market Update - October 2016

Greater Las Vegas  
SFR Average Equity Listing vs Sale Prices

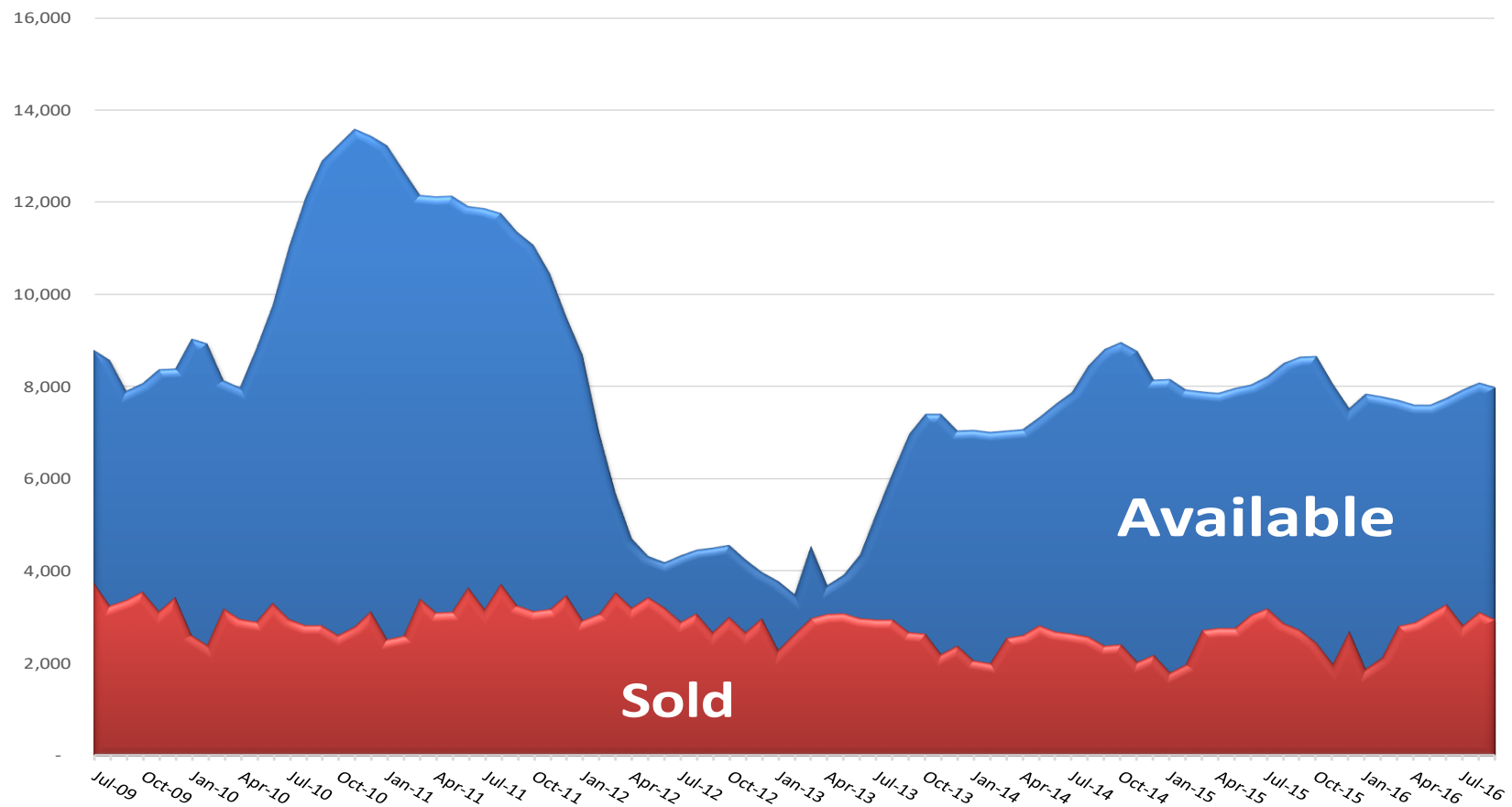




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Las Vegas Market Update - October 2016

## Single Family Residences (SFR)



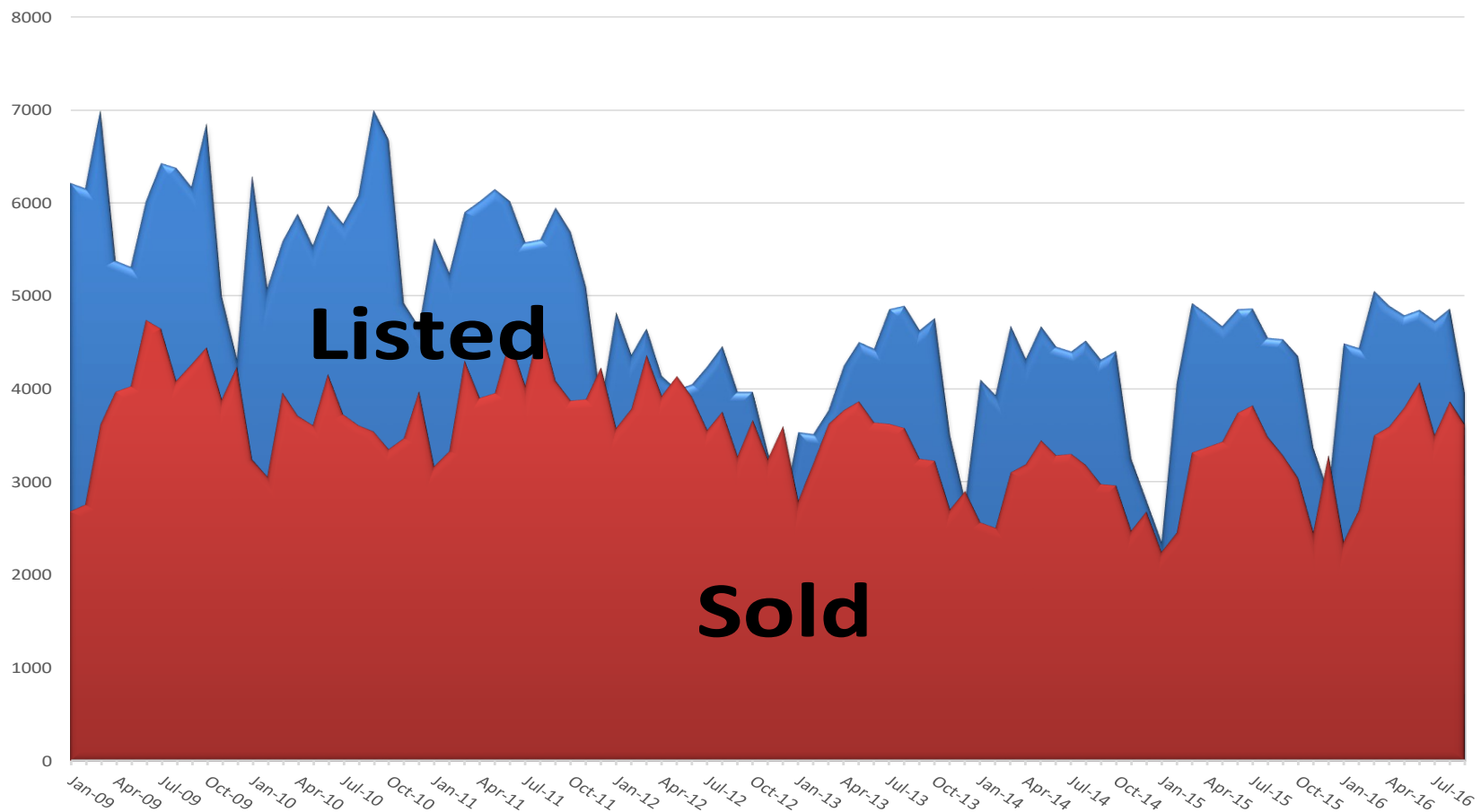
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Las Vegas Market Update - October 2016

## Residential Listings Taken vs Listings Sold



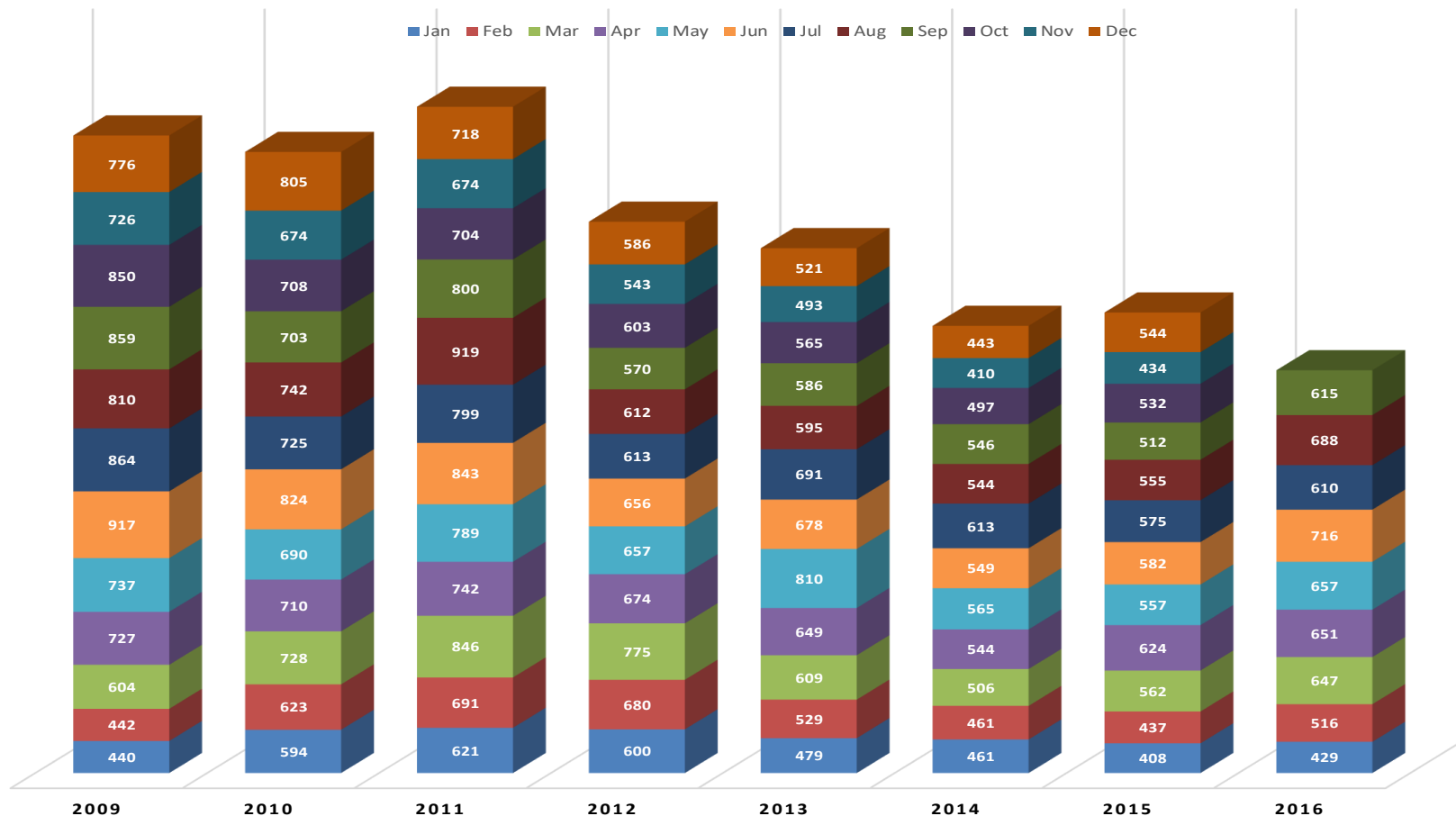
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### CONDO / TOWNHOME CLOSINGS



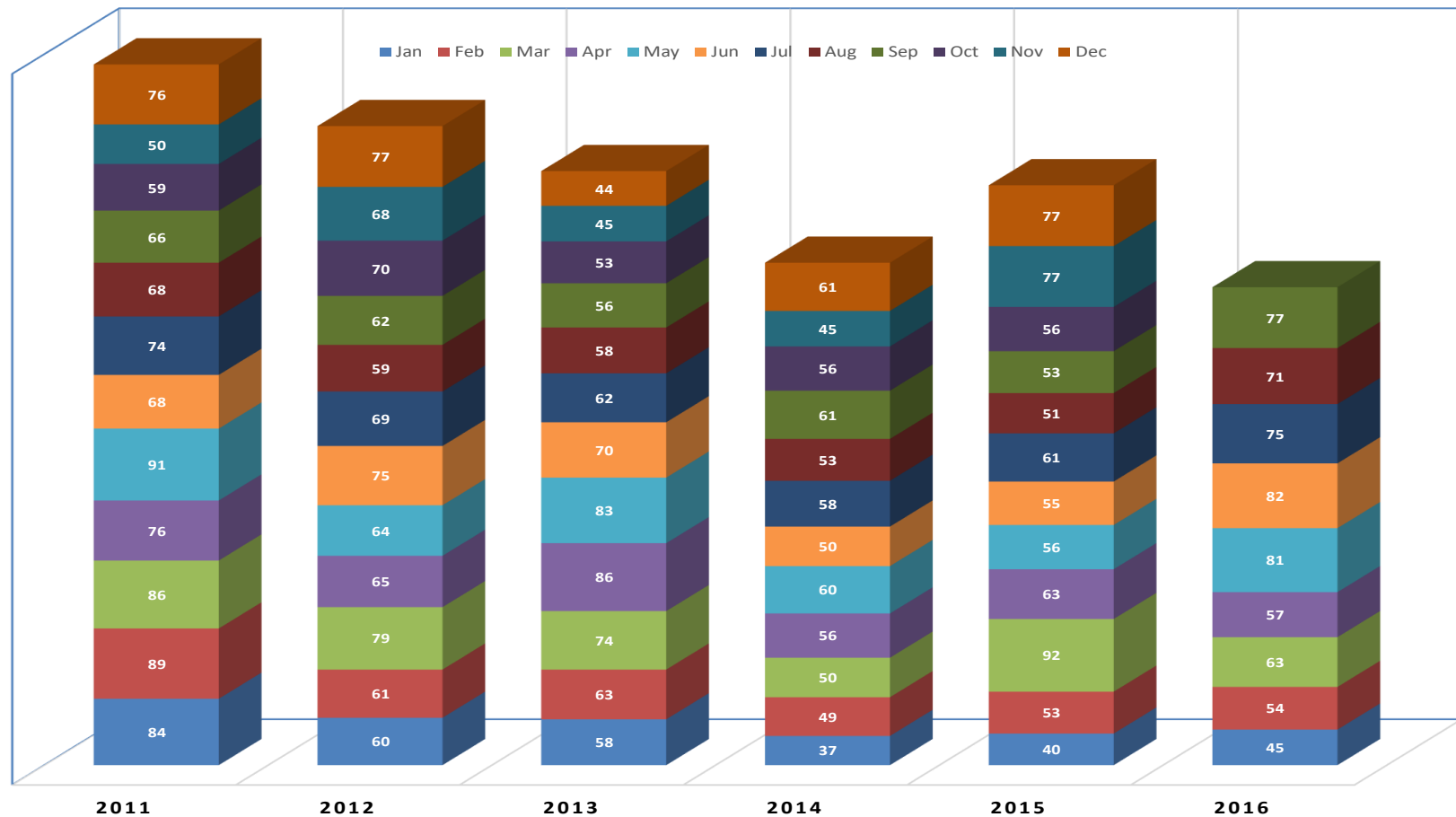
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### VERTICAL / HI-RISE CLOSINGS



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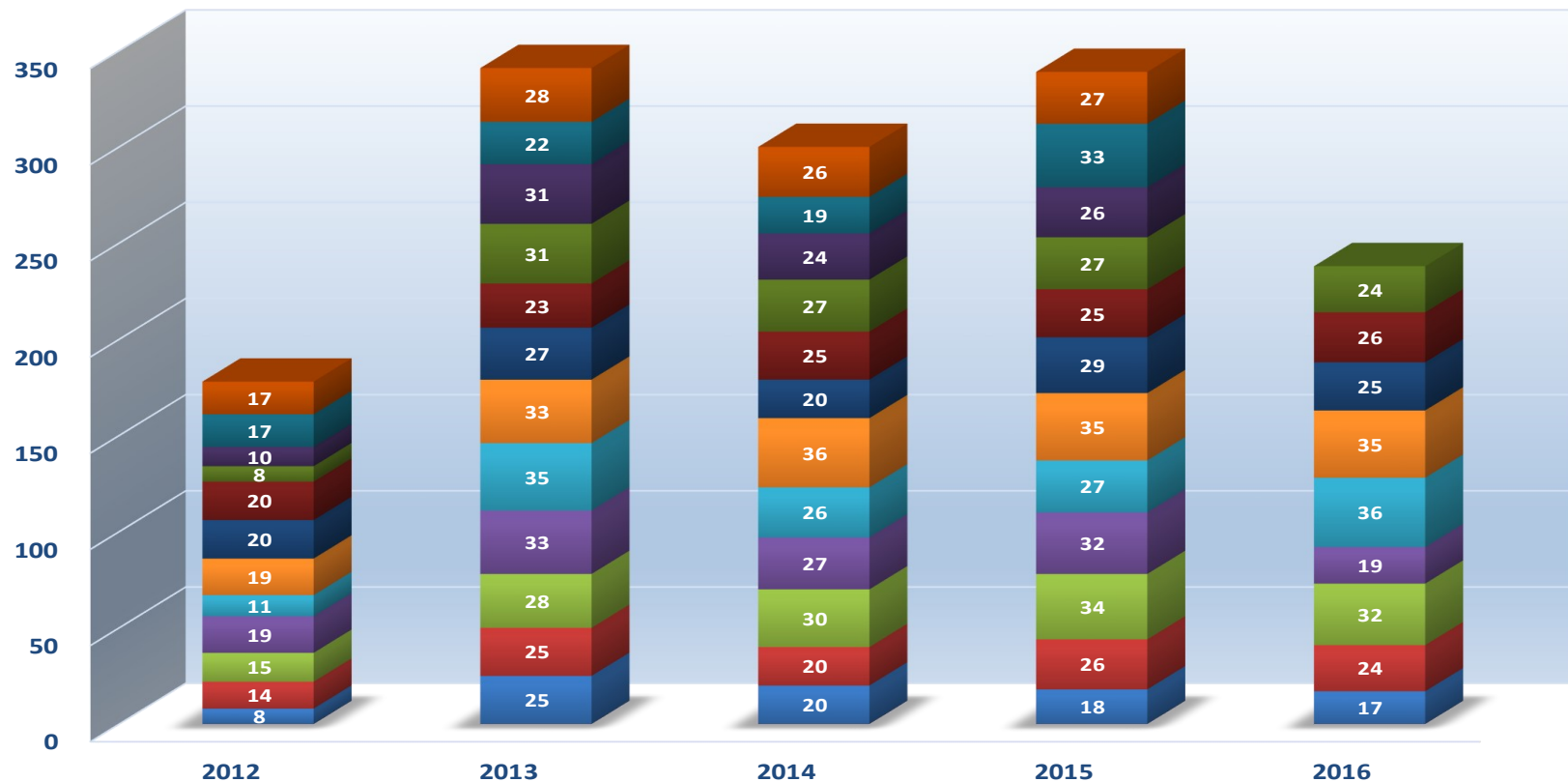


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### Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



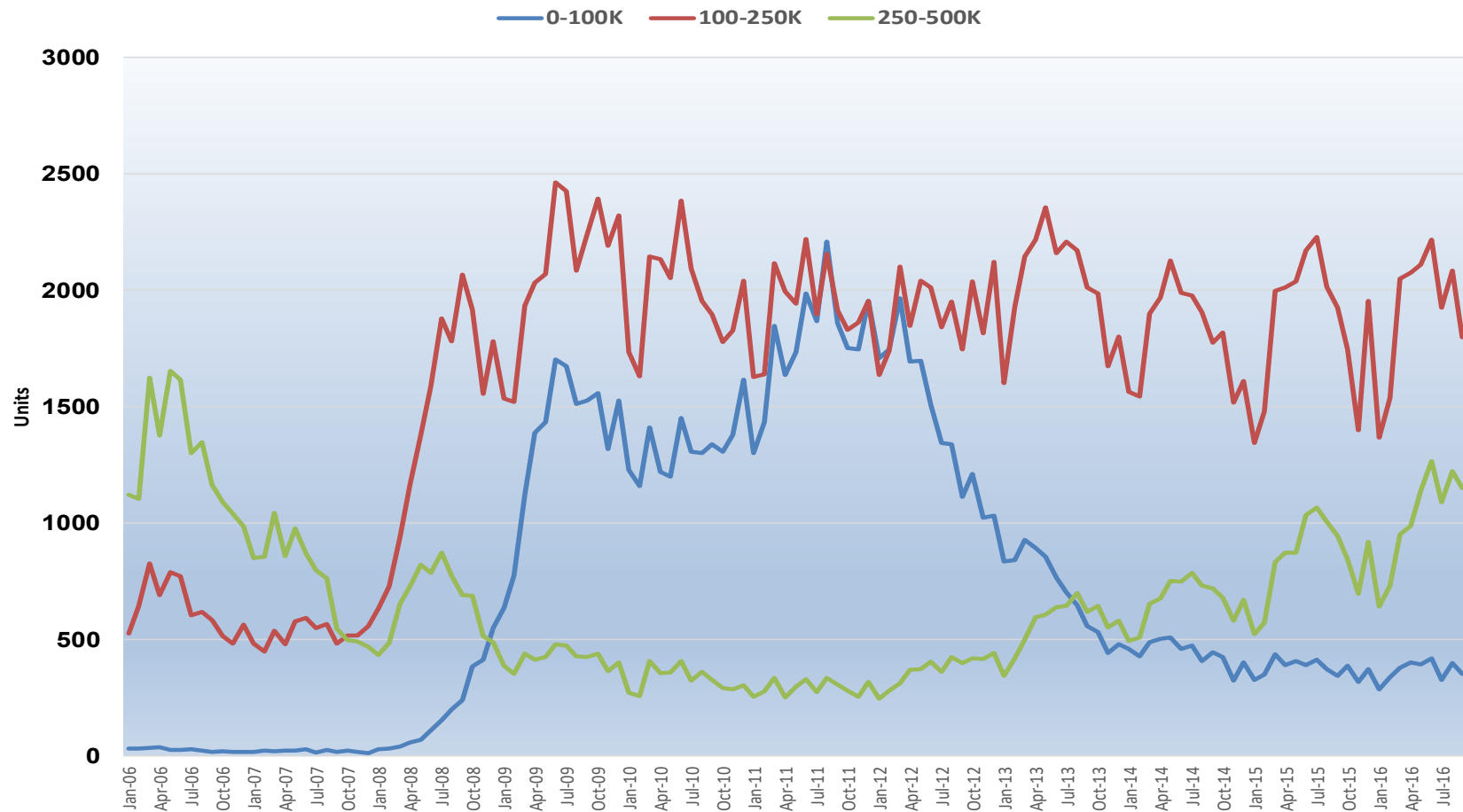
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## Las Vegas Market Update - October 2016

### Closed Units By Price Point



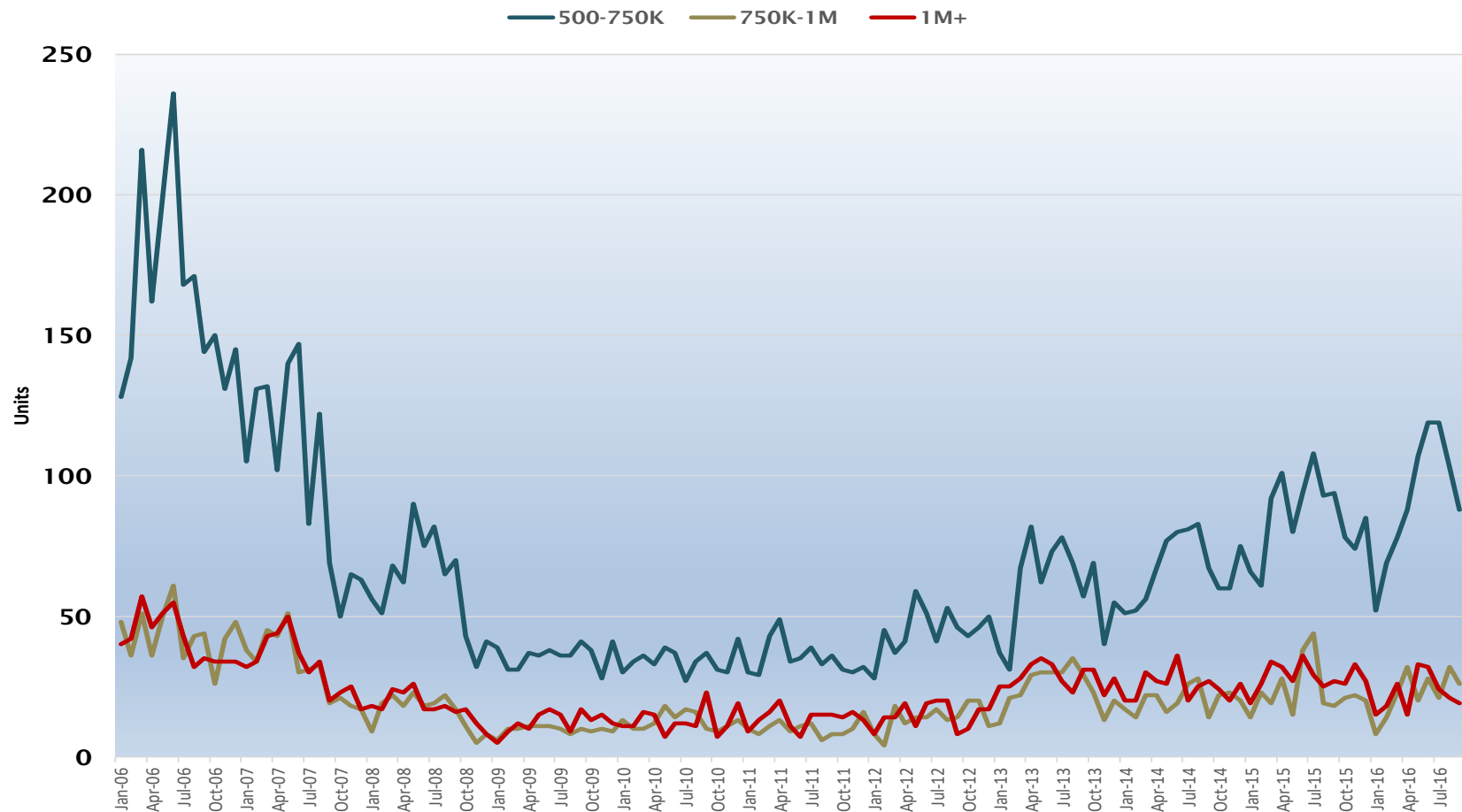
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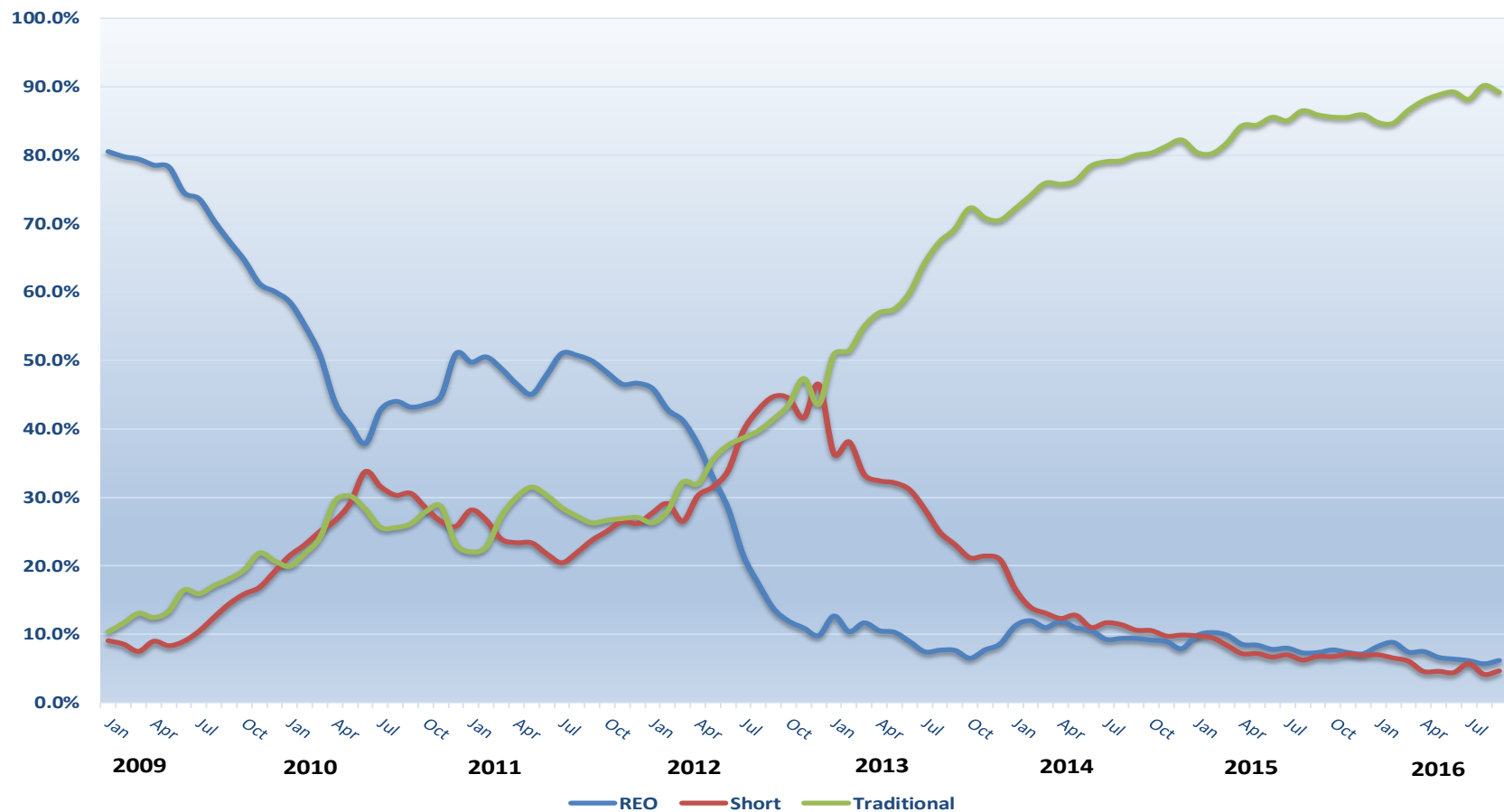
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## Closed Sales Trend by Type



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