



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 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	7,608	4,927	2,624	300,000	465,942	232,000	267,563	2.9	34.5%	46
CON/TWH/MAN	1,233	1,007	572	119,900	148,656	117,000	128,305	2.2	46.4%	49
<i>Total Residential</i>	<i>8,841</i>	<i>5,934</i>	<i>3,196</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.8</i>	<i>36.1%</i>	<i>55</i>
Hi-Rise	577	133	47	399,900	759,014	305,000	513,372	12.3	8.1%	106
Multiple Dwelling	154	92	26	208,950	232,214	163,050	170,351	5.9	16.9%	63
Vacant Land	2,530	88	49	59,900	268,034	55,000	179,780	51.6	1.9%	198
	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+	533	64	265	1,700,000	2,571,440	1,495,000	1,819,615	24	7.1%	124

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

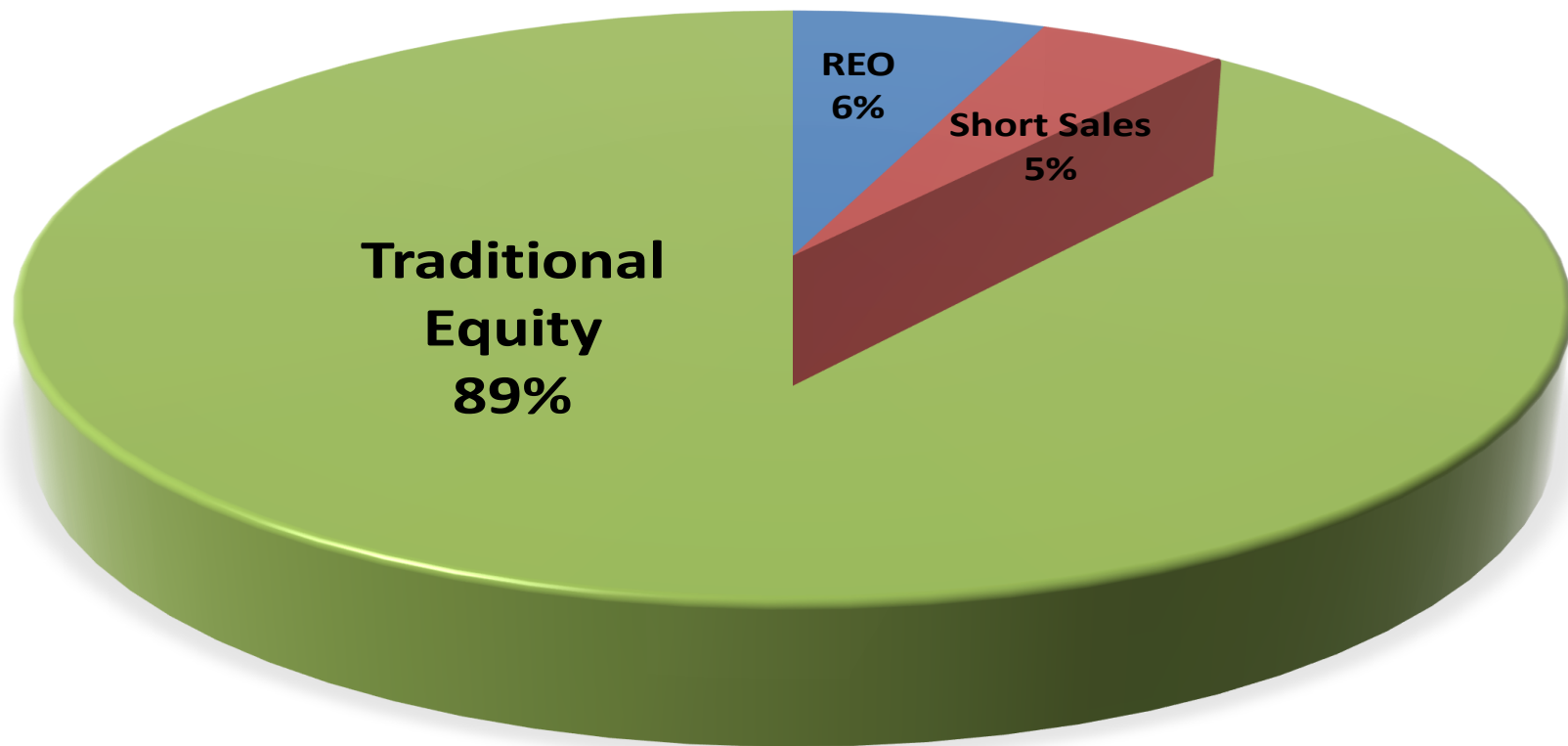
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Last Month's Closings by Type



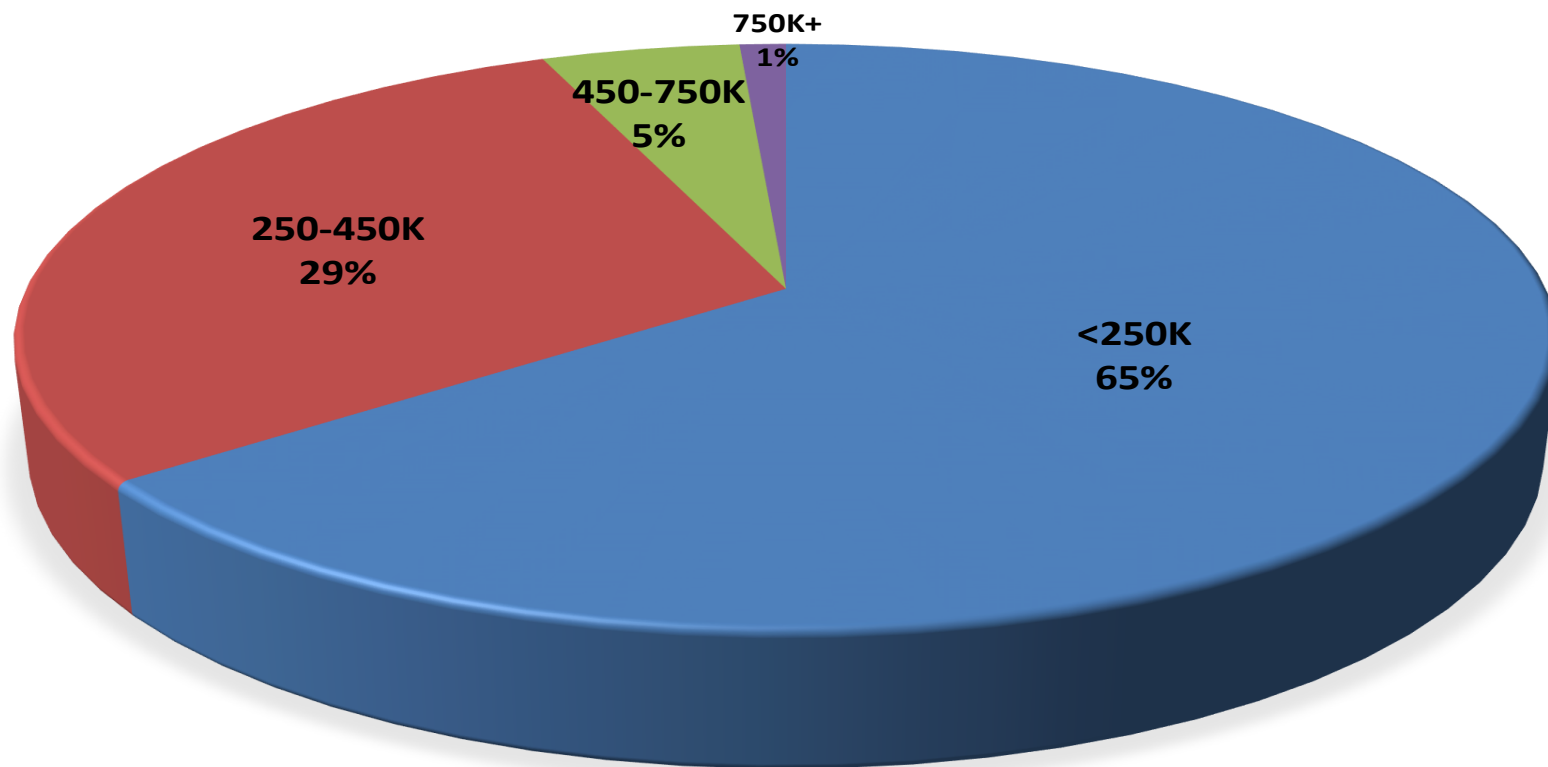
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CLOSED UNITS BY PRICE POINT



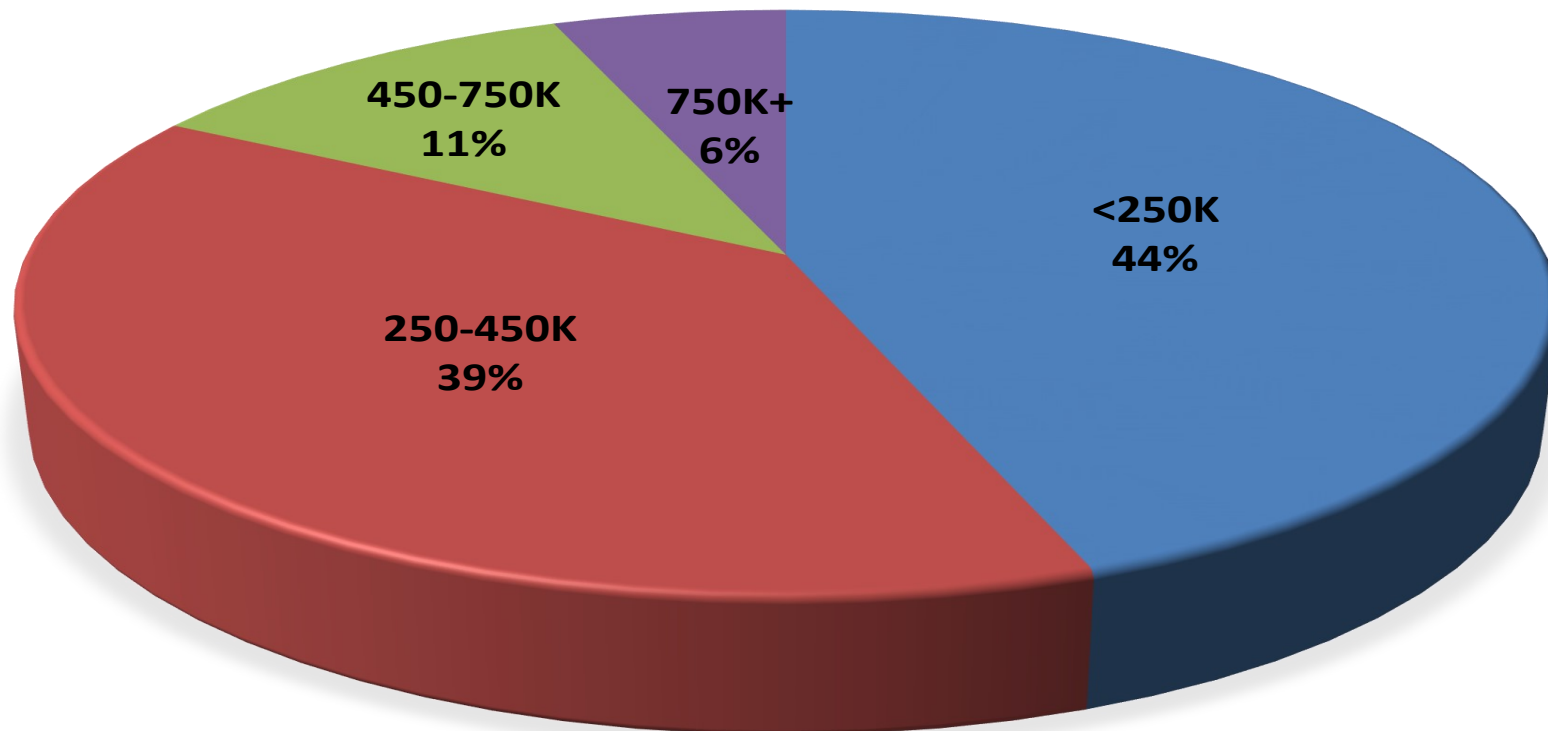
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CLOSED VOLUME BY PRICE POINT



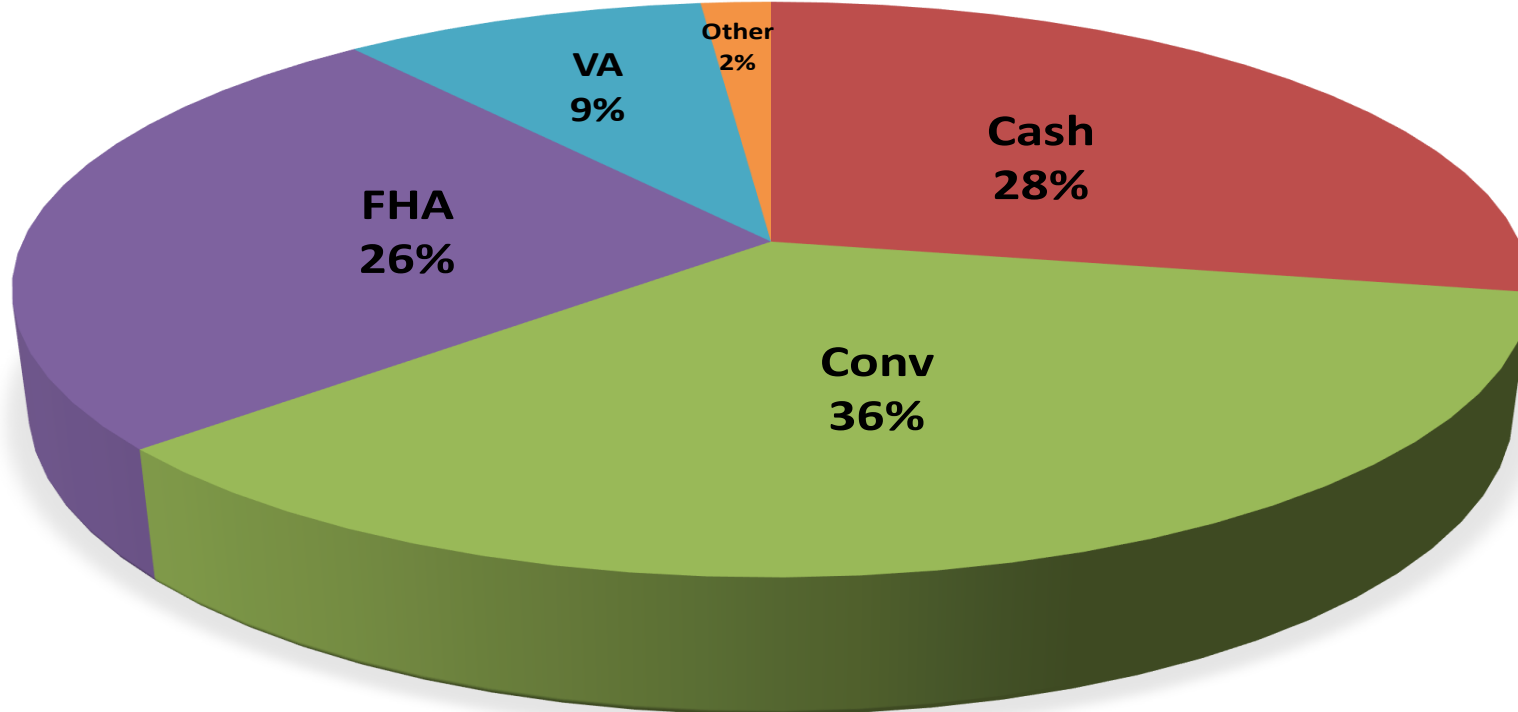
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Last Month's Closings by Sold Terms



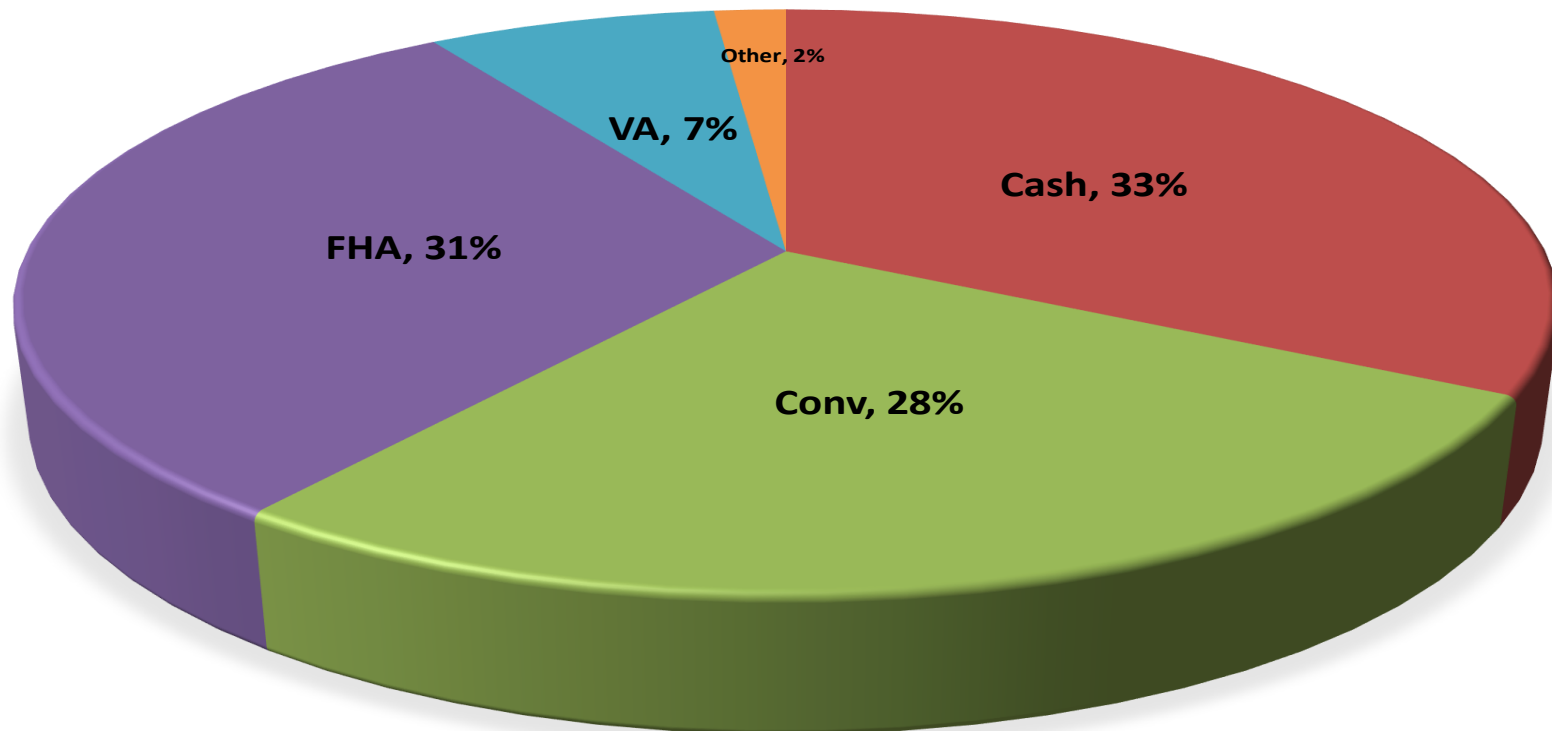
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**Closings By Sold Terms
Closings Less Than \$250,000**

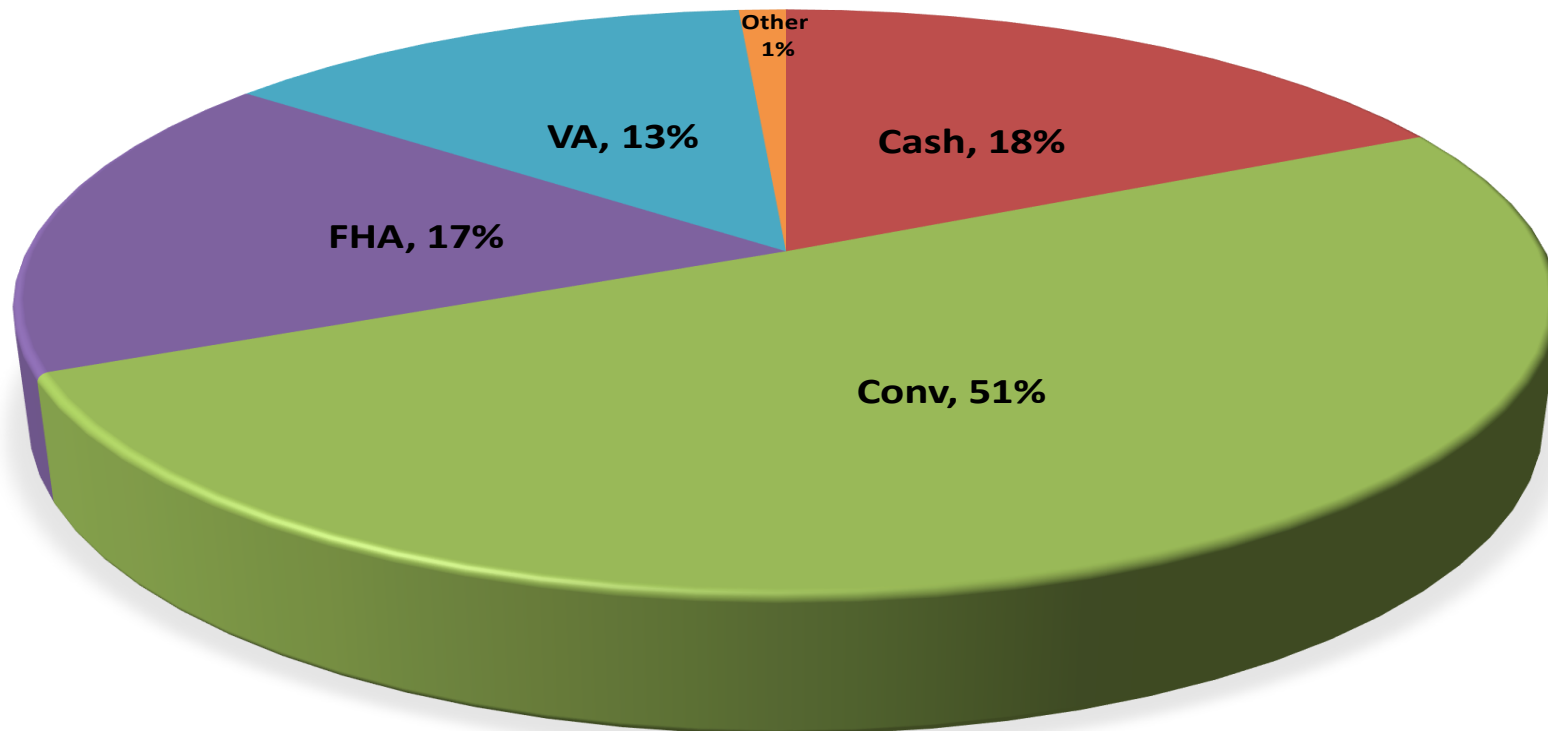




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Closings By Sold Terms
Closings Between \$250,000 and \$750,000

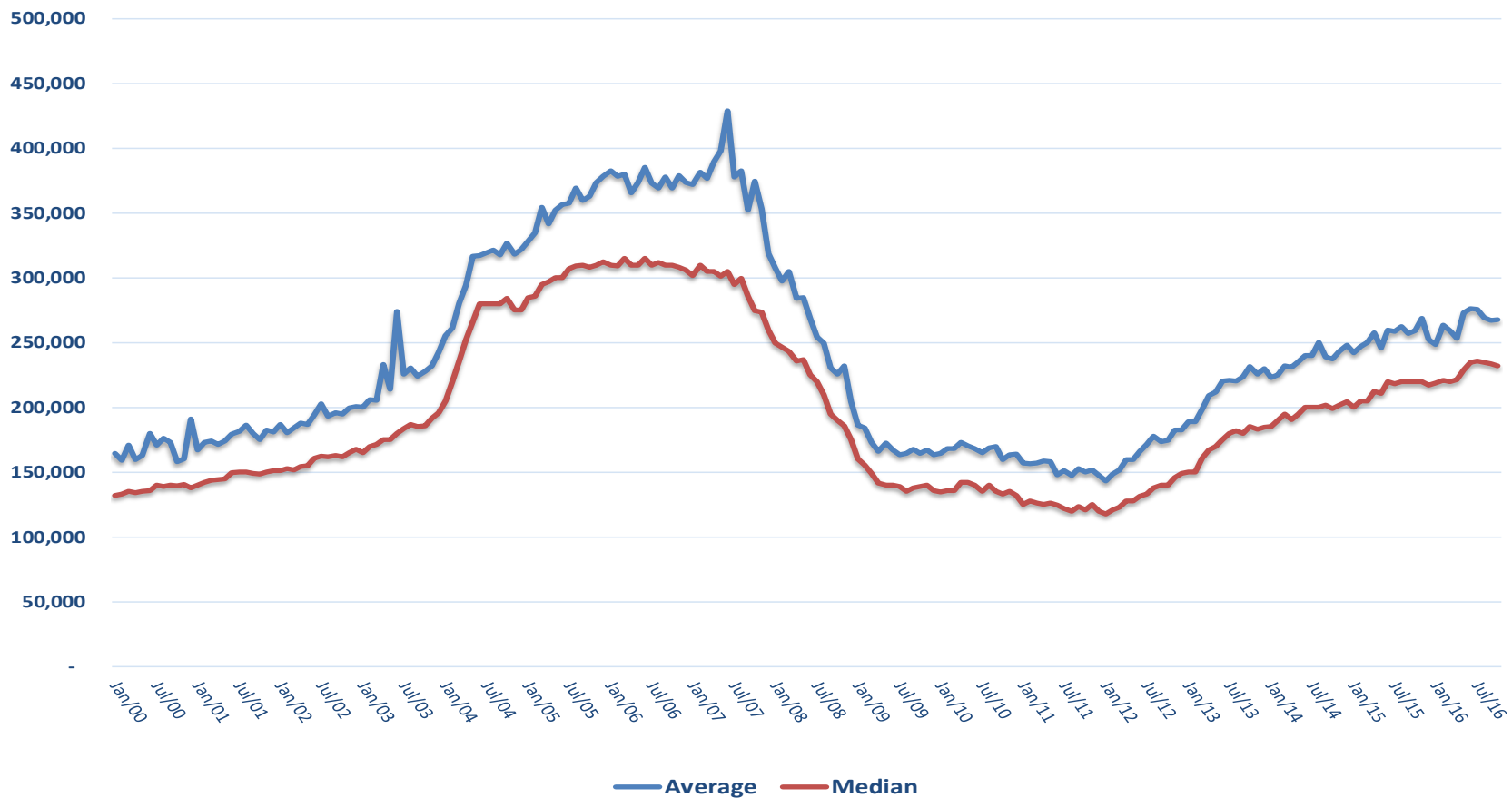




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SFR Market Prices



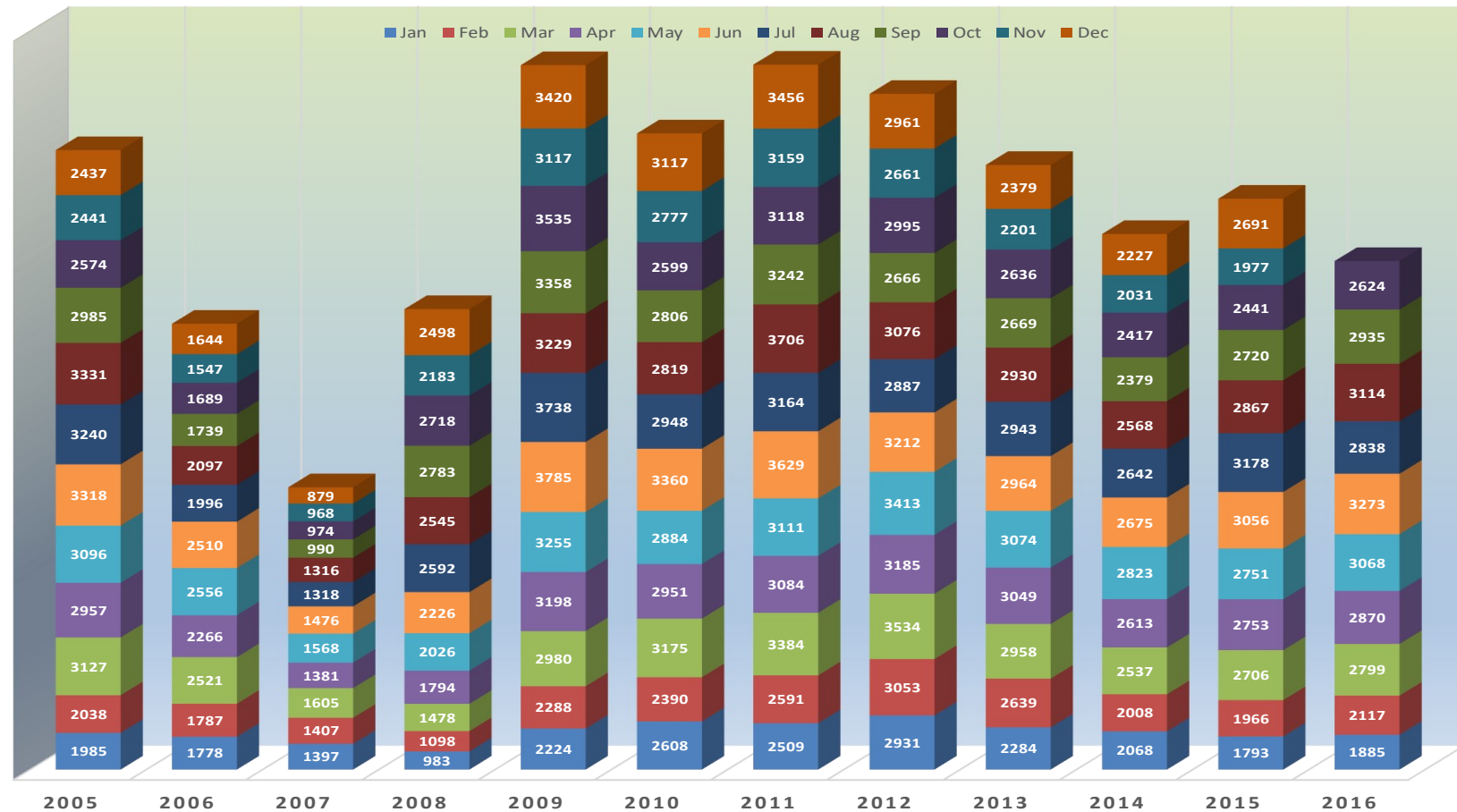
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SINGLE FAMILY RESIDENTIAL CLOSINGS



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SFR Closed Sales in Selected Communities - Last Six Months

	May	June	July	Aug	Sep	Oct	Sparklines	Ave Days to Sell
Aliante	32	37	30	25	37	30		39
Anthem	46	51	39	50	23	28		77
Centennial Hills	38	36	36	43	47	35		30
Desert/South Shores	12	25	26	16	18	13		39
Green Valley	55	54	58	62	51	40		35
Green Valley Ranch	11	25	21	23	15	15		33
Inspirada	7	19	15	16	14	16		76
Iron Mountain Ranch	15	12	13	20	10	13		37
Mountains Edge	74	100	74	86	82	61		45
Peccole Ranch	9	21	8	15	10	14		43
Providence	38	54	49	44	50	41		39
Red Rock Country Club	7	8	6	6	2	3		132
Rhodes Ranch	20	31	12	33	30	14		57
Seven Hills	26	20	12	18	19	15		65
Silverado Ranch	43	46	47	58	37	48		41
Southern Highlands	43	55	33	49	51	42		69
Spring Valley	27	31	23	29	31	12		29
Summerlin	120	117	121	135	96	110		62
Sun City Anthem	42	33	38	23	31	30		66
Sun City Summerlin	48	31	26	31	31	31		59
The Lakes	16	18	23	18	20	15		50
Other Groups								
Boulder City	18	10	20	14	22	9		82
Pahrump/Nye	52	44	23	49	44	41		69
High Rise Sales	81	81	75	71	77	47		106

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

	May	June	July	August	September	October	Price Movement
Aliante	268,507	285,639	286,138	280,228	264,043	282,570	
Anthem	508,135	449,663	537,666	433,923	410,813	536,675	
Centennial Hills	285,885	306,425	300,377	282,167	290,263	286,885	
Desert/South Shores	394,217	313,270	314,877	349,975	294,083	320,651	
Green Valley	302,884	384,449	339,097	348,041	311,999	301,974	
Green Valley Ranch	355,455	380,269	351,679	367,509	308,768	321,545	
Inspirada	404,825	339,372	358,525	311,934	370,362	422,870	
Iron Mountain Ranch	256,688	321,167	291,646	265,413	285,100	267,937	
Mountains Edge	282,323	289,114	285,225	281,998	273,740	286,323	
Peccole Ranch	283,028	292,852	302,988	292,467	333,980	300,920	
Providence	279,918	258,516	264,701	254,451	267,691	268,988	
Red Rock Country Club	860,129	1,049,300	940,583	867,625	2,440,000	828,333	
Rhodes Ranch	331,592	322,222	309,033	342,684	353,892	351,750	
Seven Hills	533,200	515,070	493,333	700,528	369,868	542,460	
Silverado Ranch	266,447	249,540	233,725	272,502	247,154	247,603	
Southern Highlands	422,379	369,603	346,345	329,227	375,386	388,098	
Spring Valley	245,454	259,978	245,061	235,183	231,429	255,950	
Summerlin	446,947	517,483	486,015	432,249	433,176	449,027	
Sun City Anthem	360,633	365,164	336,300	358,453	382,780	370,893	
Sun City Summerlin	301,221	333,545	283,129	292,884	286,061	269,139	
The Lakes	367,633	274,542	270,599	301,697	349,835	286,720	
Other Groups							
Boulder City	293,761	289,100	347,757	262,343	311,842	331,056	
Pahrump/Nye	178,653	175,226	205,187	186,952	178,897	186,331	
High Rise Sales	350,787	333,669	365,648	383,359	411,403	513,372	

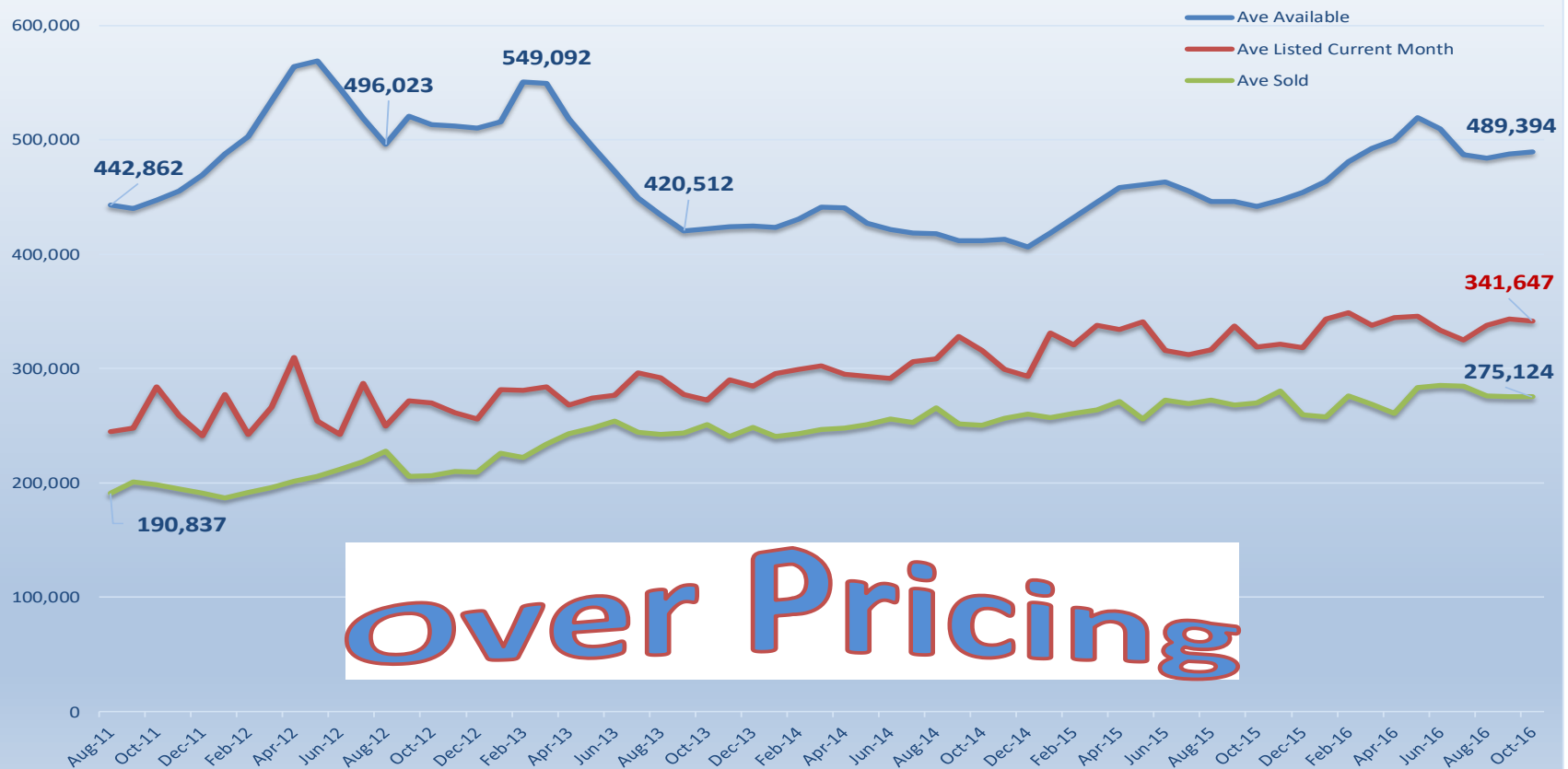
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Greater Las Vegas
SFR Average Equity Listing vs Sale Prices

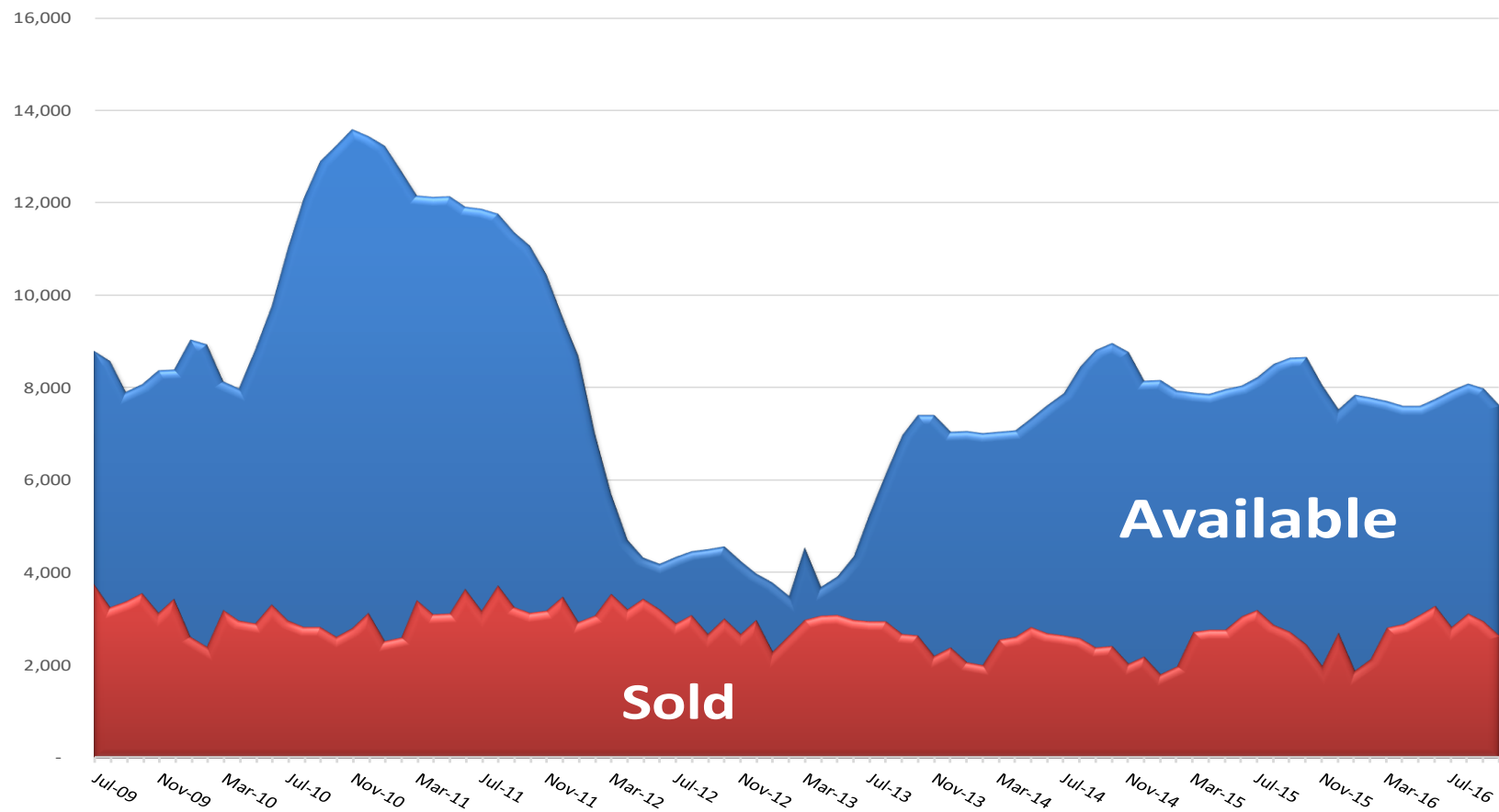




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Single Family Residences (SFR)



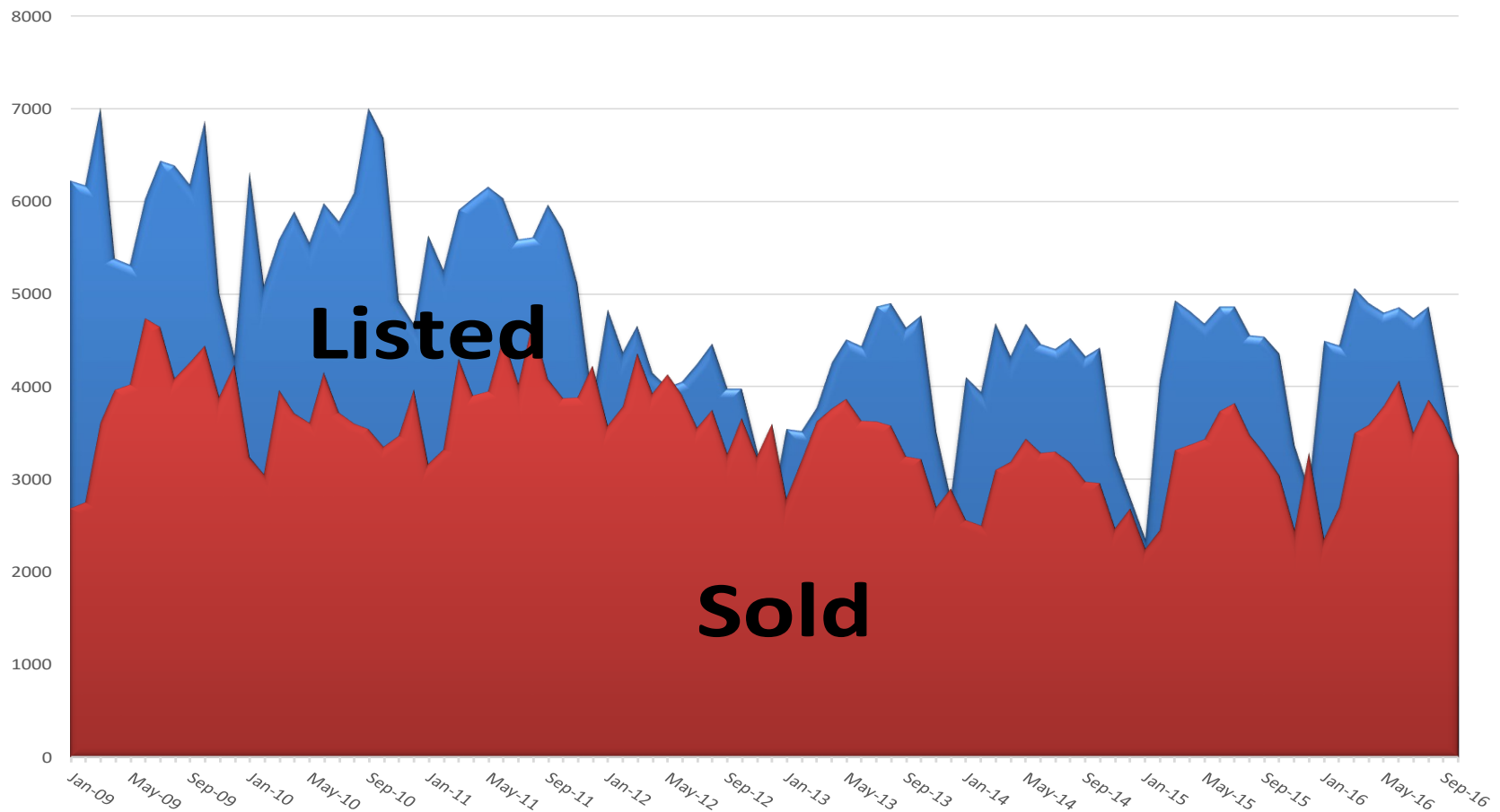
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Residential Listings Taken vs Listings Sold



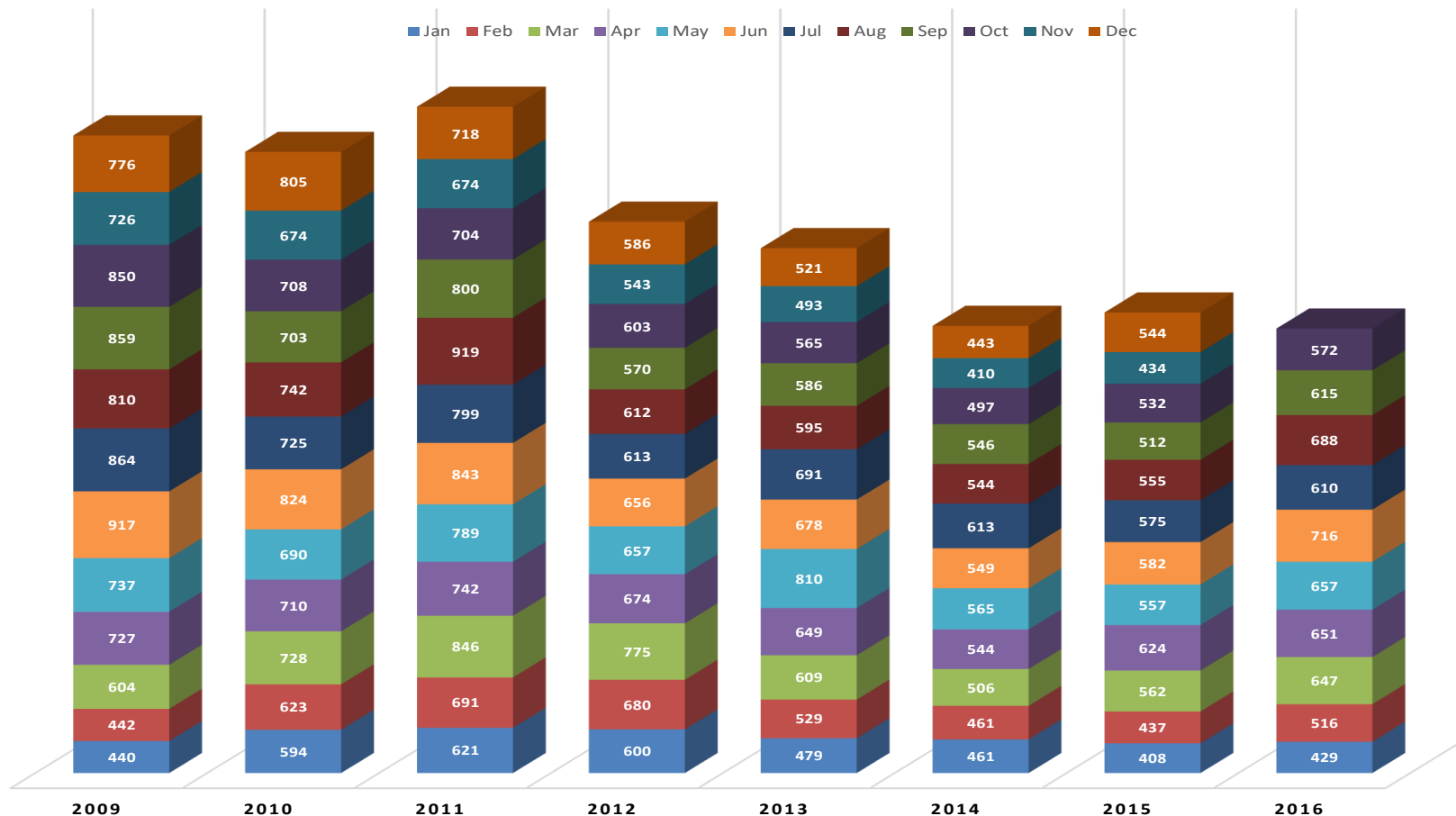
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CONDO / TOWNHOME CLOSINGS



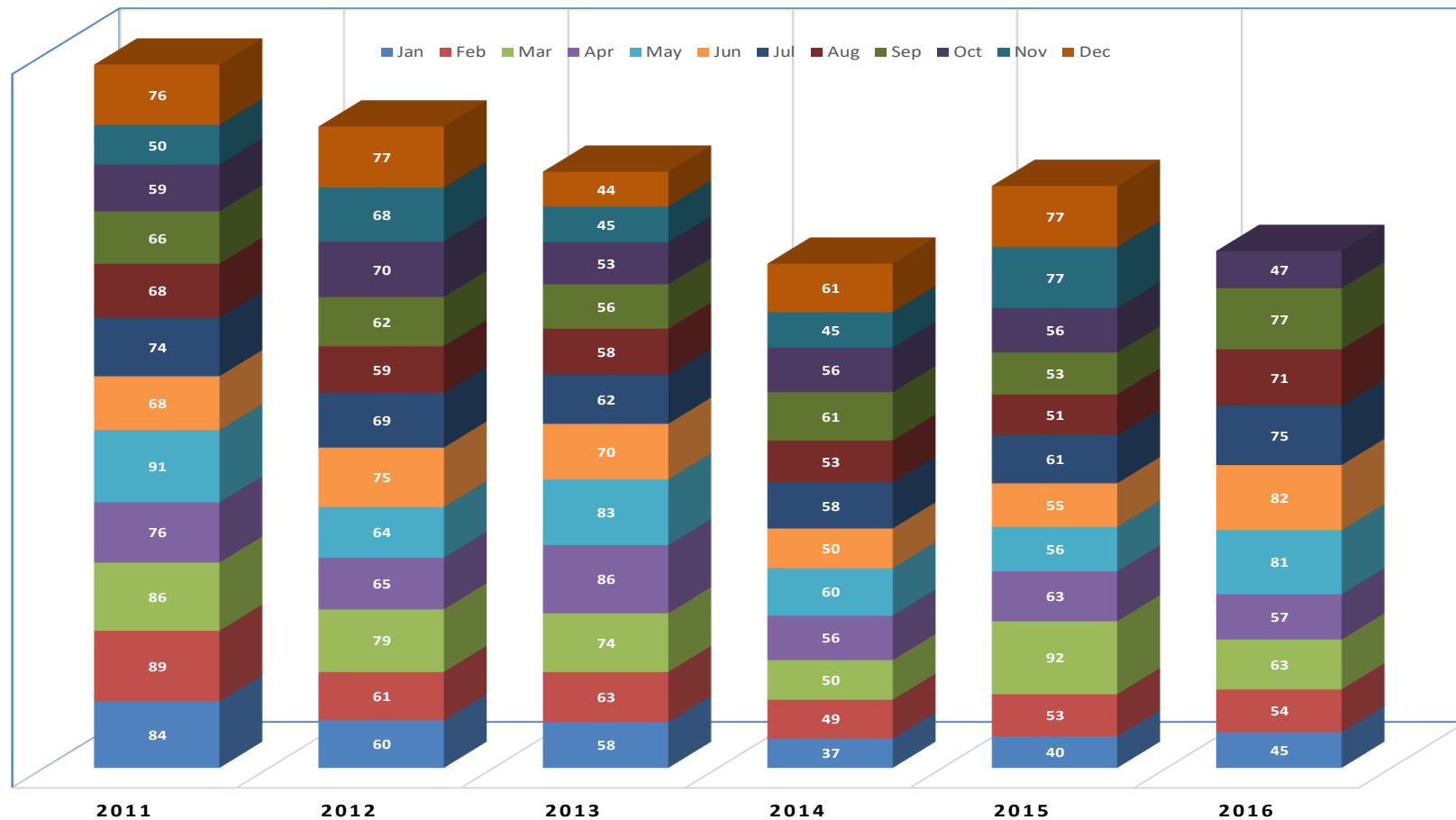
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VERTICAL / HI-RISE CLOSINGS



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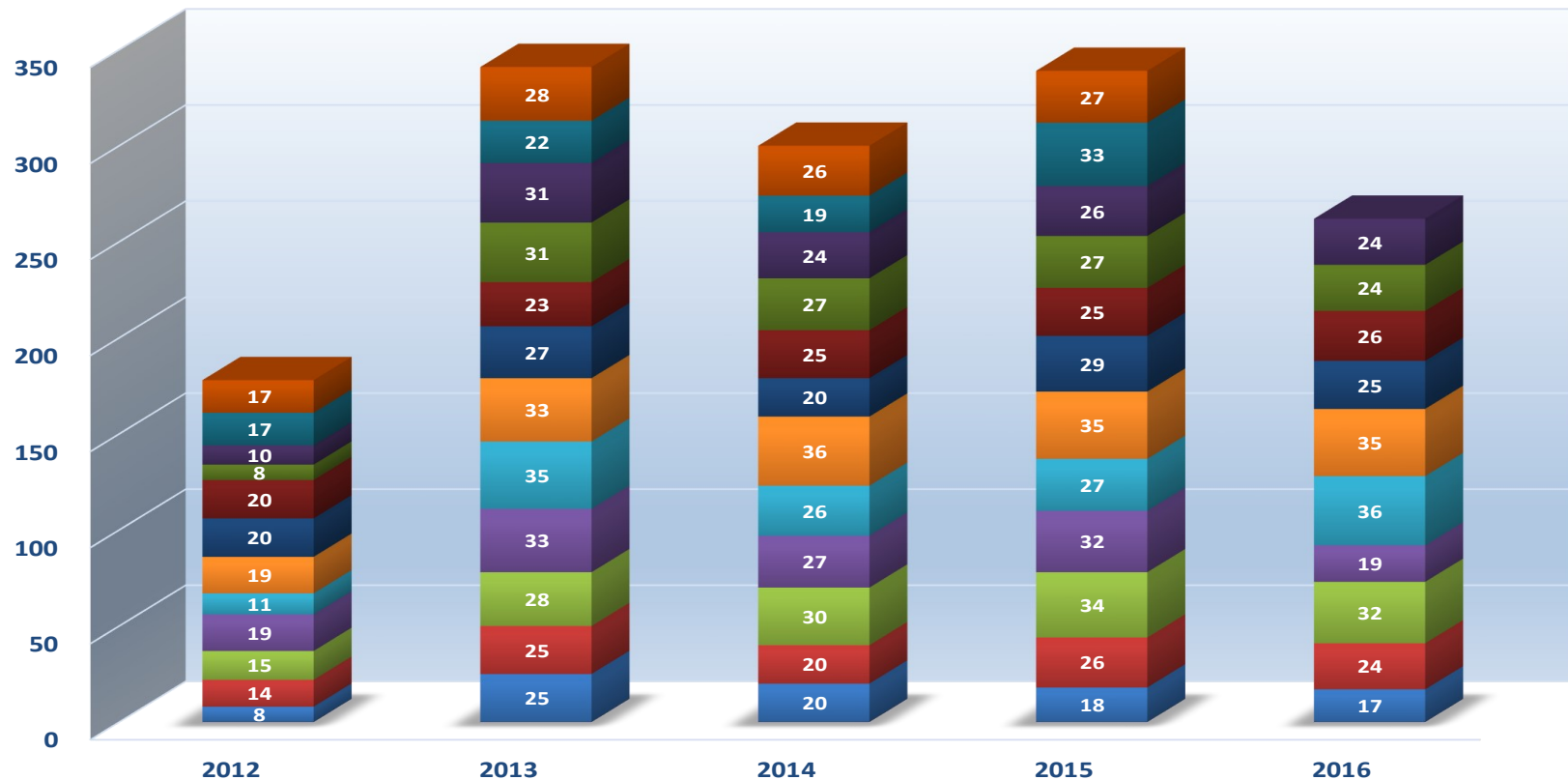


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



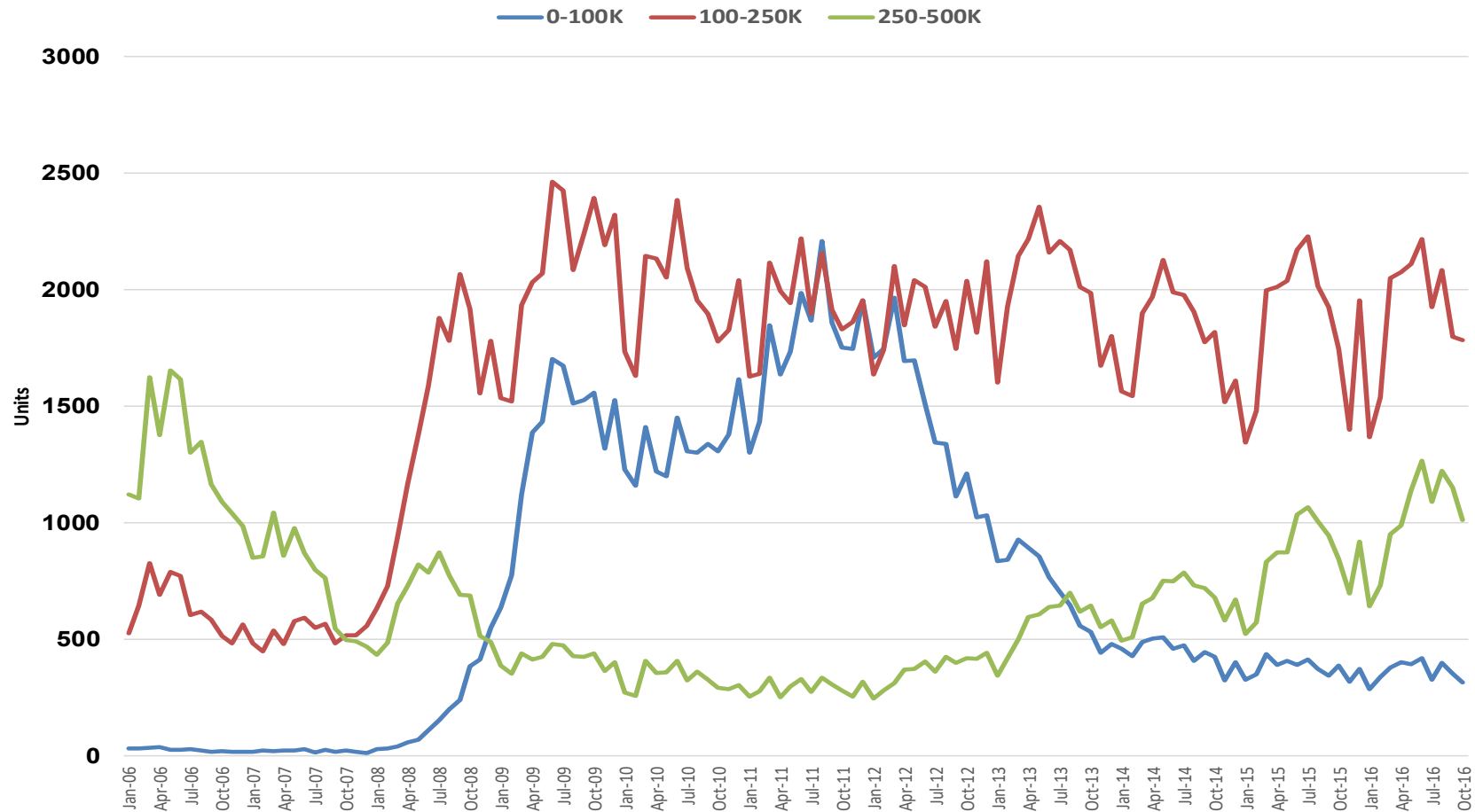
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Closed Units By Price Point



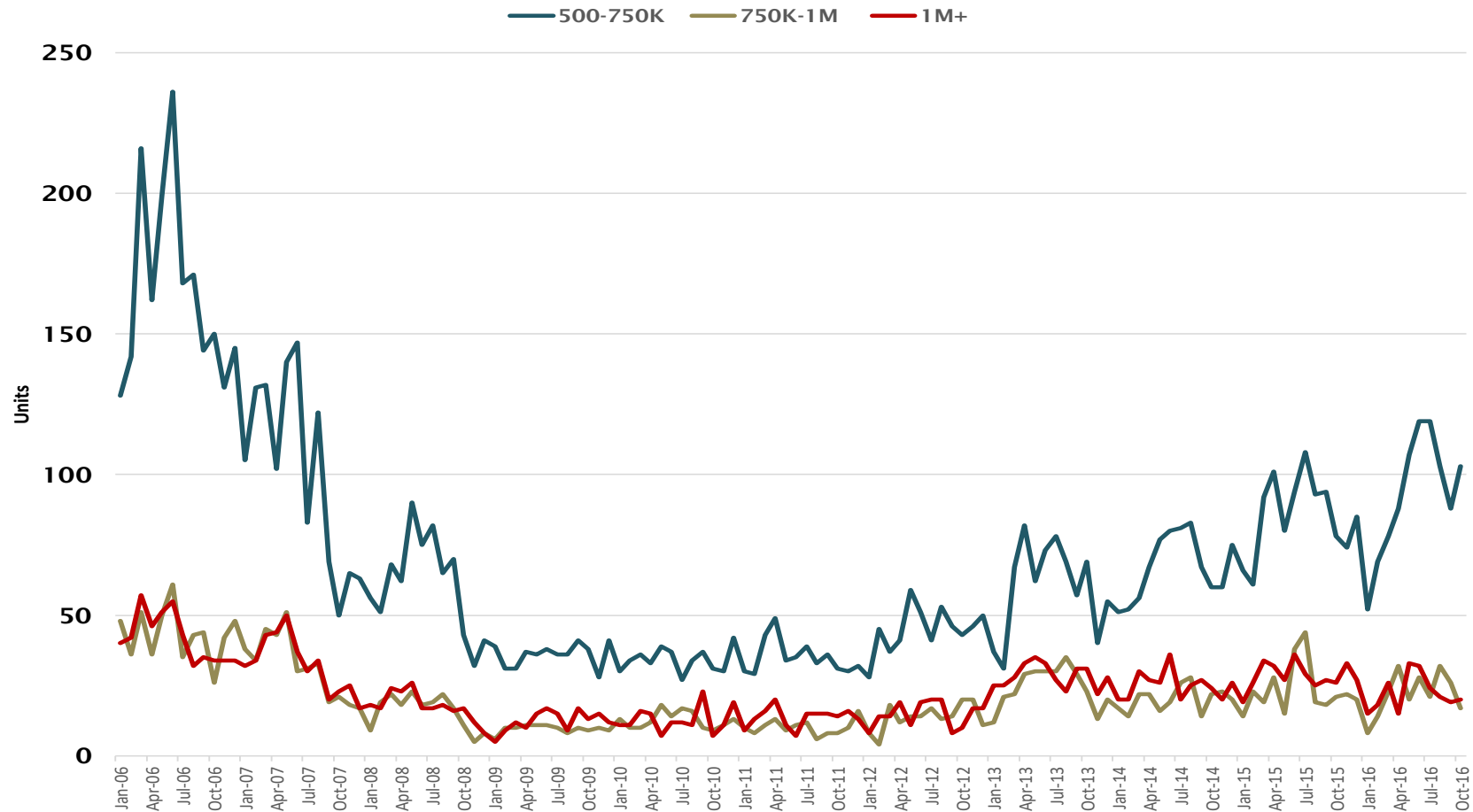
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Closed Units By Price Point



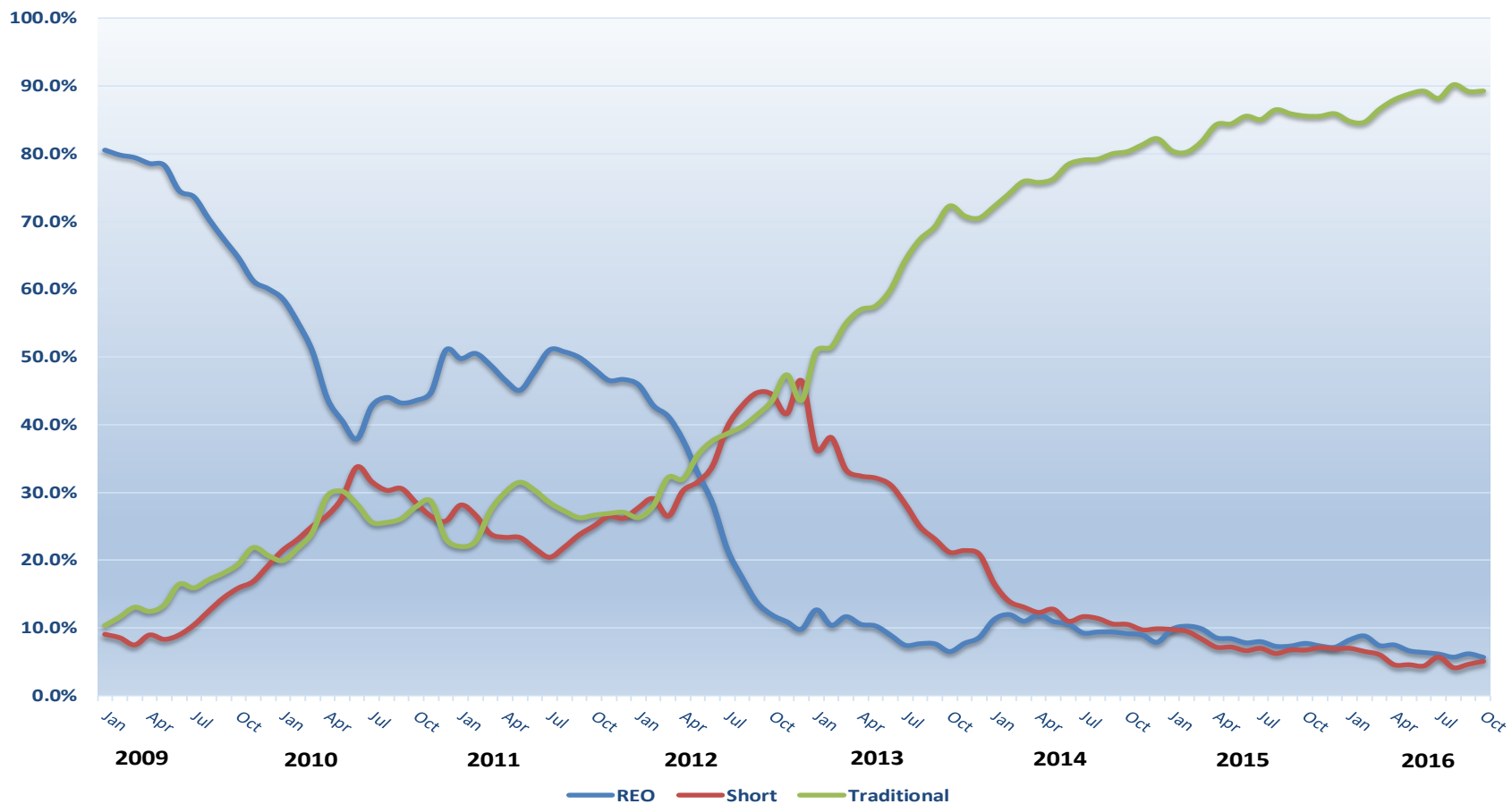
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Closed Sales Trend by Type



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