



EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2017

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	6,323	4,429	2,144	319,000	493,775	238,000	271,738	2.9	33.9%	51
CON/TWH	898	968	530	130,000	161,491	113,450	129,949	1.7	59.0%	48
<i>Total Residential</i>	<i>7,221</i>	<i>5,397</i>	<i>2,674</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.7</i>	<i>37.0%</i>	<i>55</i>
Hi-Rise	485	117	51	425,000	800,902	309,910	432,039	9.5	10.5%	133
Multiple Dwelling	119	83	27	212,900	232,016	215,000	213,853	4.4	22.7%	72
Vacant Land	2,453	83	62	64,500	282,894	82,500	310,244	39.6	2.5%	254
	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+	490	52	19	1,837,500	2,658,017	1,400,000	1,648,895	29	0.6%	78

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

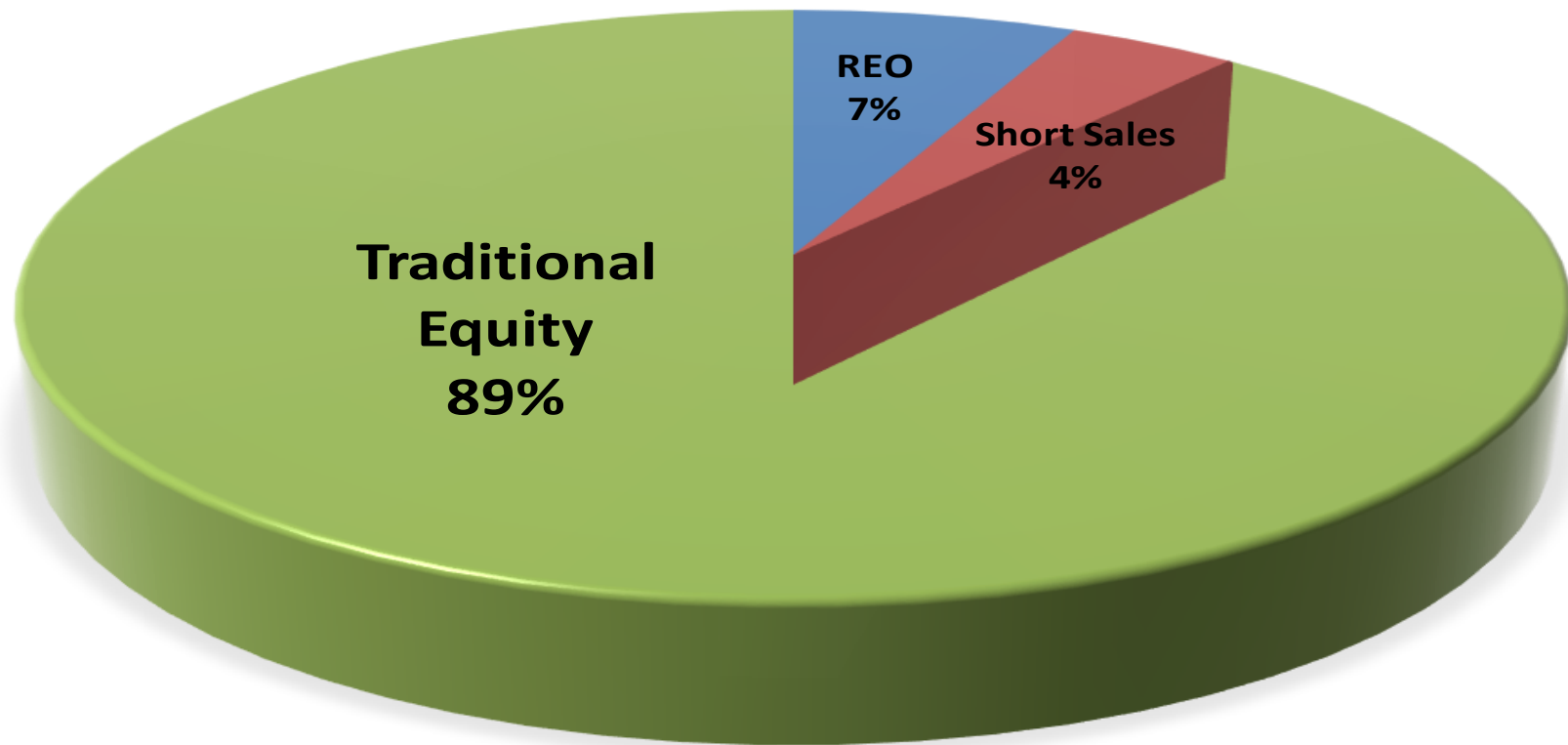
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Last Month's Closings by Type



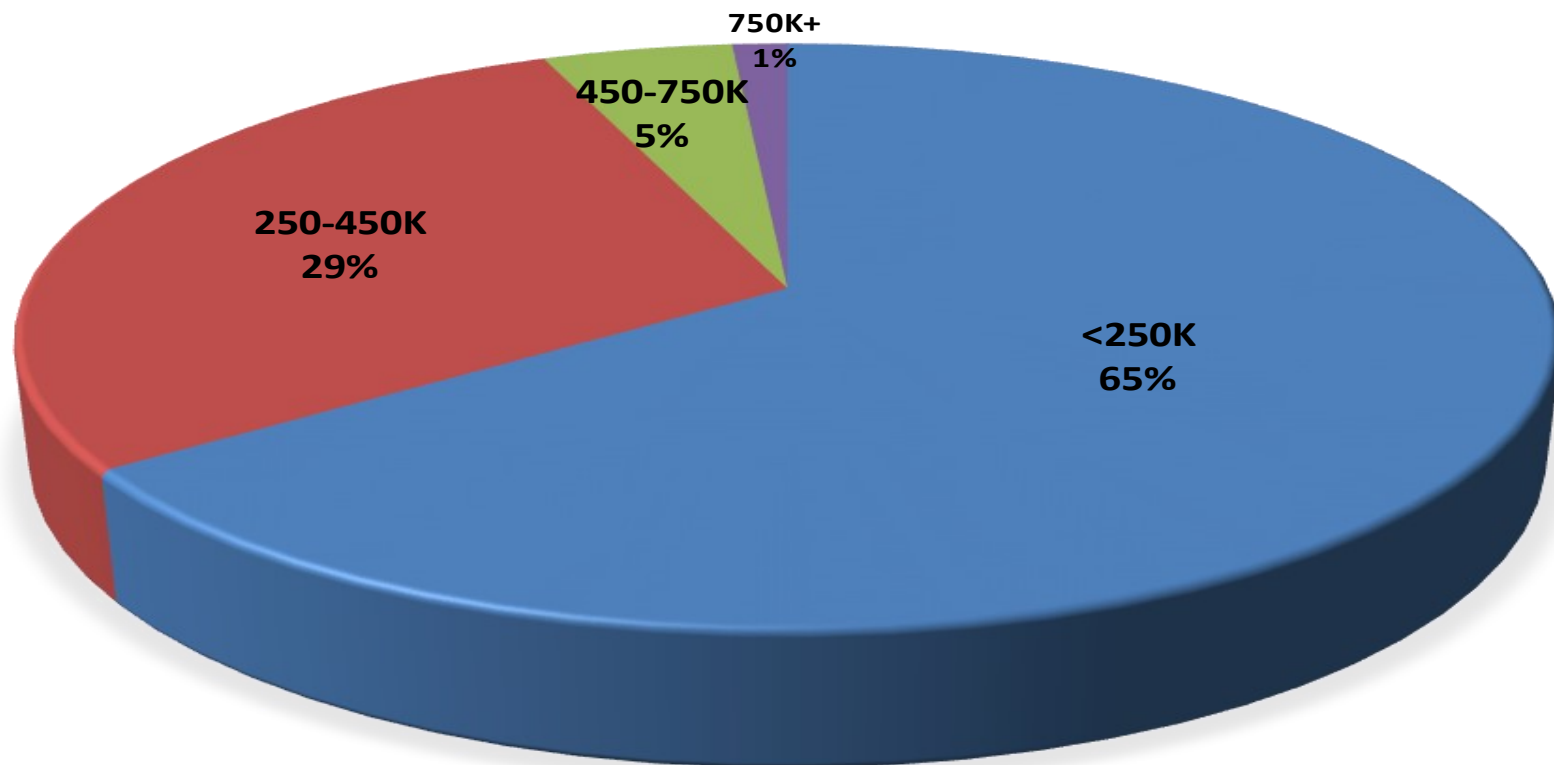
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CLOSED UNITS BY PRICE POINT



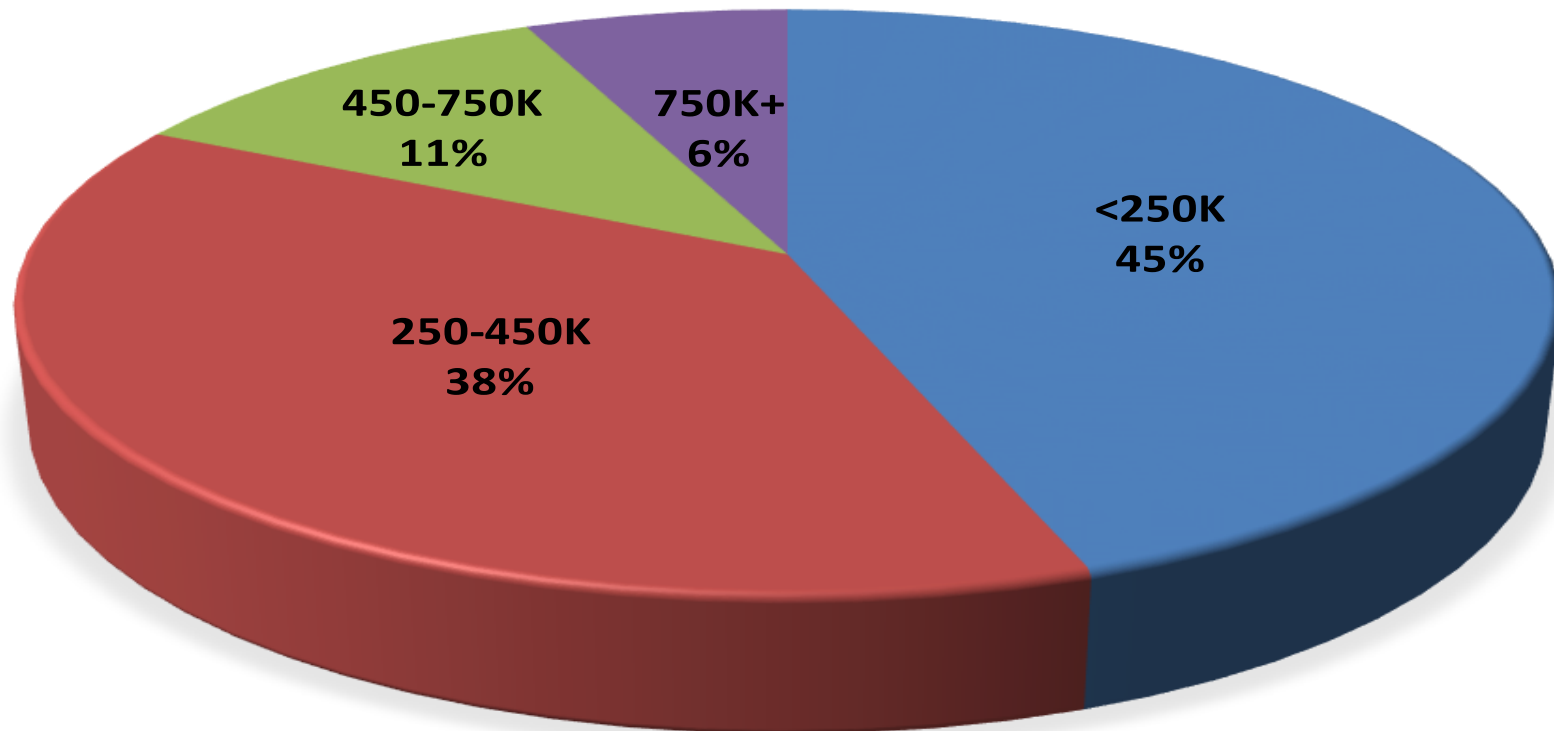
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CLOSED VOLUME BY PRICE POINT



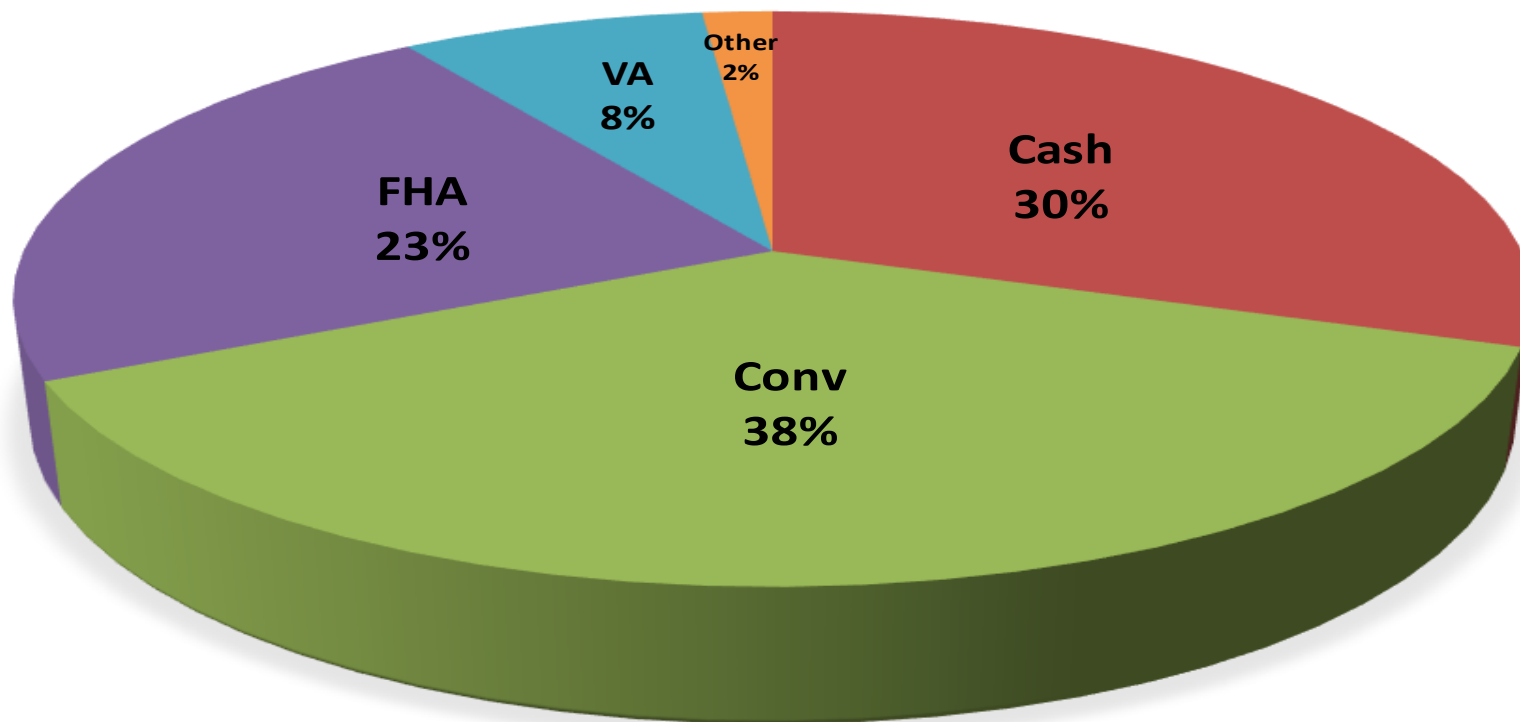
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Last Month's Closings by Sold Terms



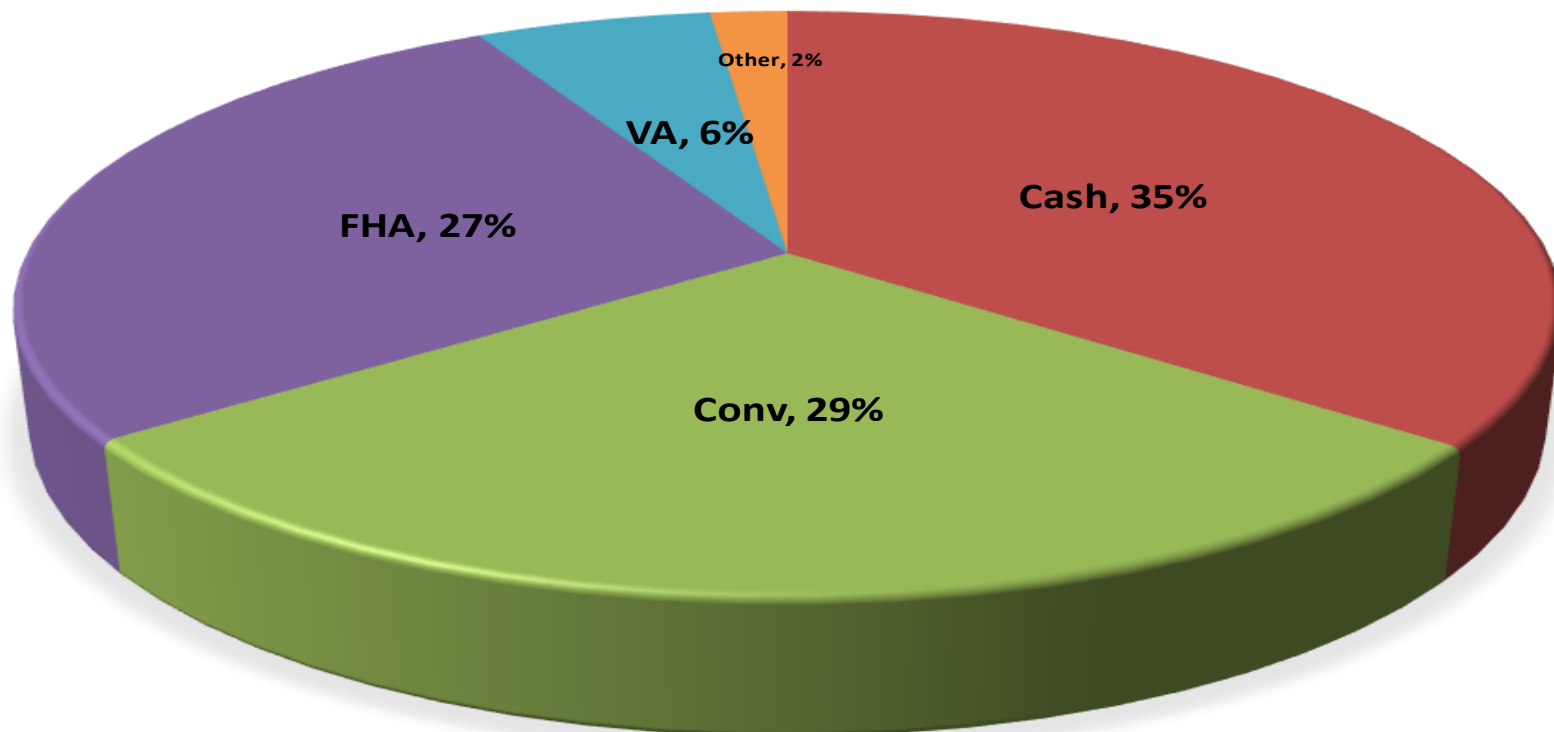
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**Closings By Sold Terms
Closings Less Than \$250,000**

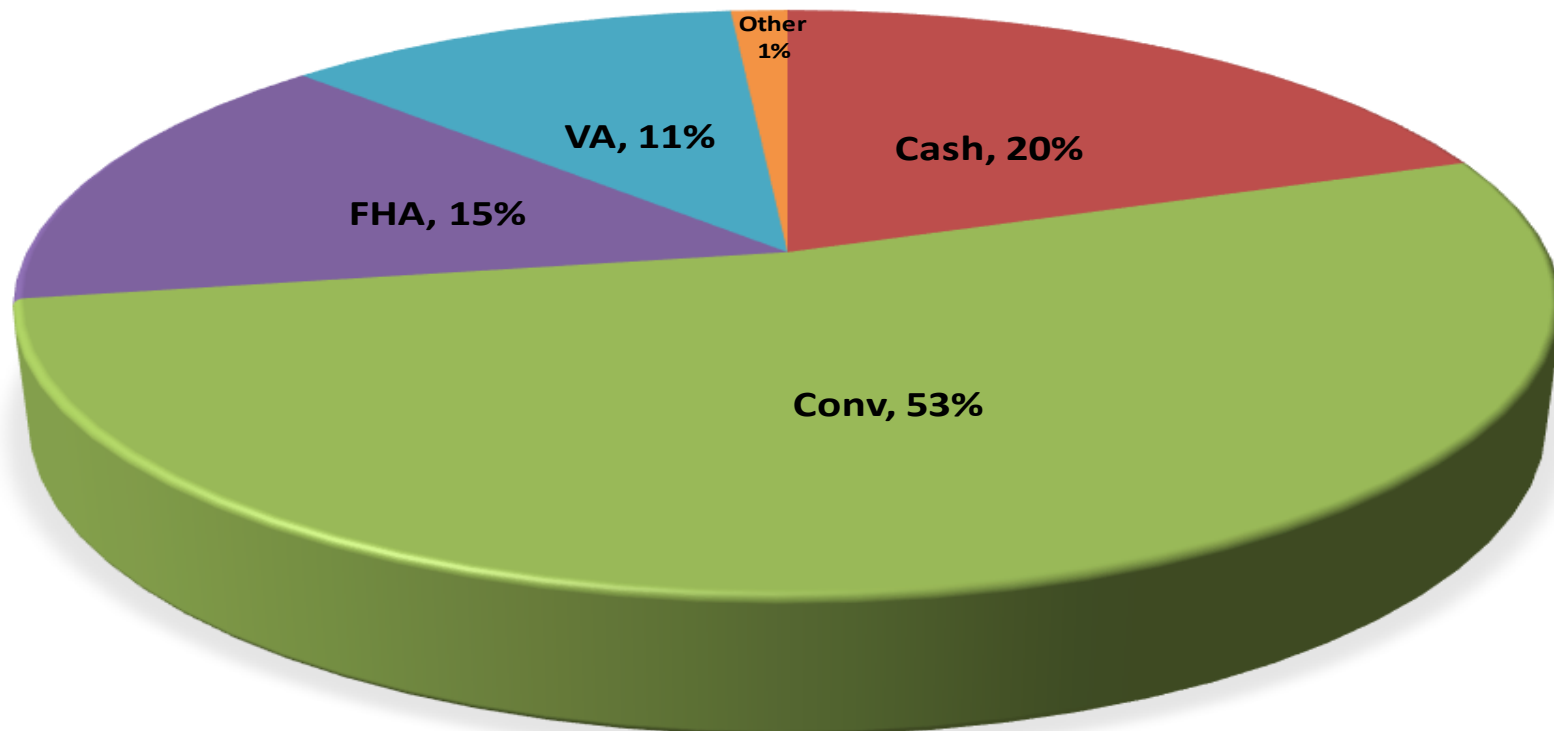




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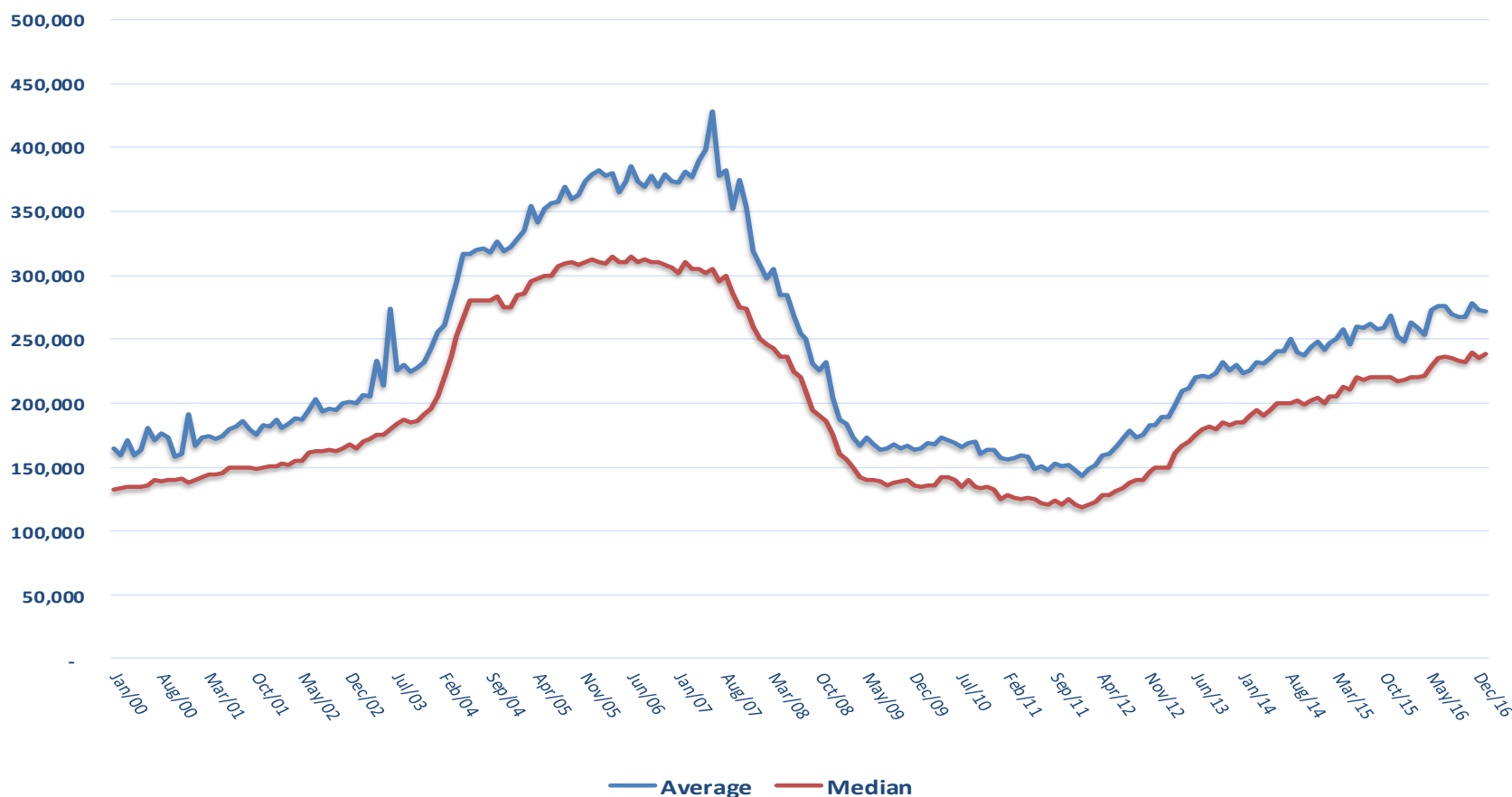
Closings By Sold Terms
Closings Between \$250,000 and \$750,000





Las Vegas Market Update - February 2017

SFR Market Prices



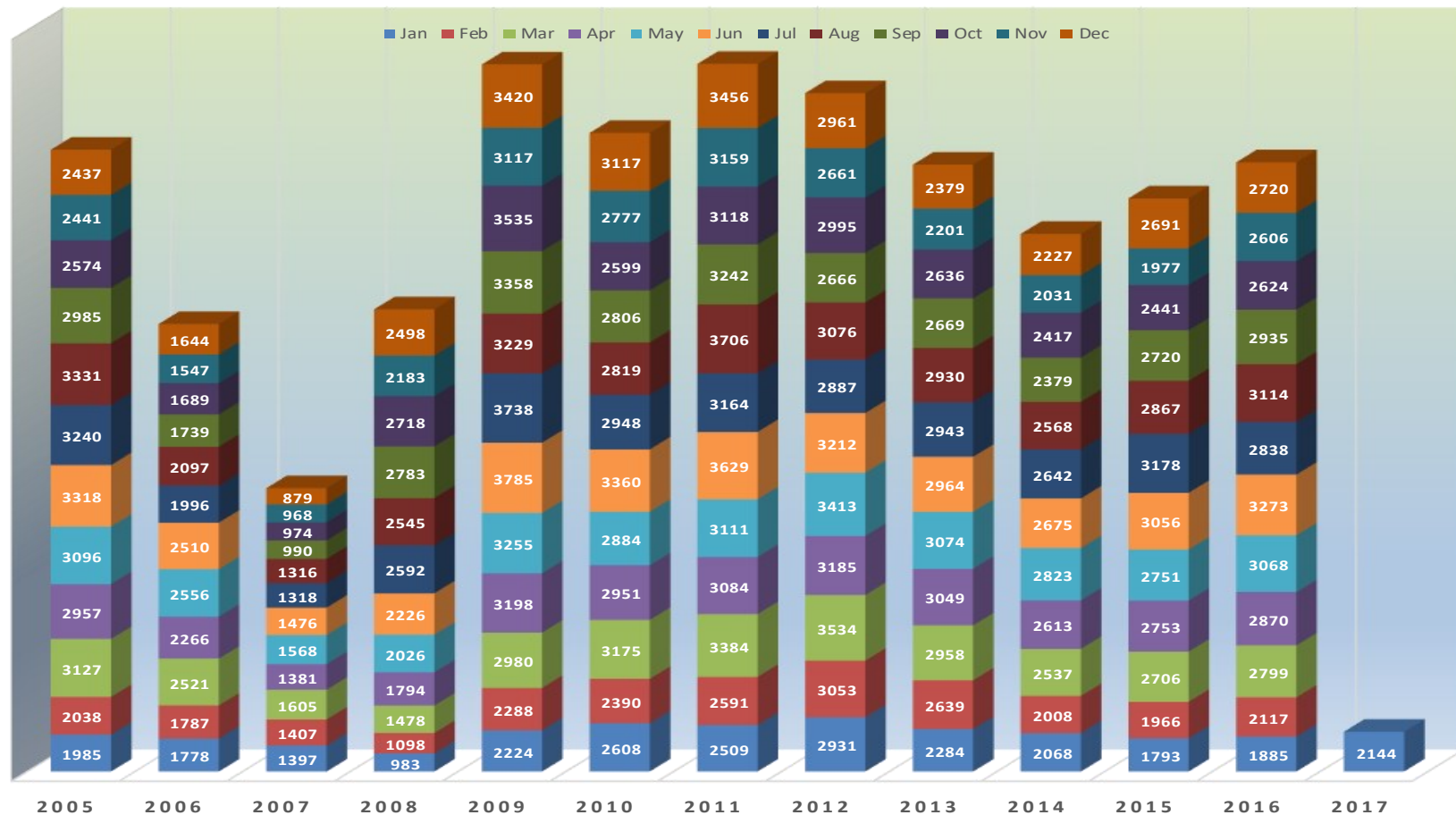
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Las Vegas Market Update - February 2017

SINGLE FAMILY RESIDENTIAL CLOSINGS



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Las Vegas Market Update - February 2017

SFR Closed Sales in Selected Communities - Last Six Months

	Aug	Sep	Oct	Nov	Dec	Jan 2017	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	25	37	30	31	25	27	—■—■—■—■	2	70
Ant hem	50	23	28	22	24	24	■—■—■—■—■	5	99
Centennial Hills	43	47	35	27	32	25	■—■—■—■—■	2	33
Desert /South Shores	16	18	13	21	15	11	—■—■—■—■—■	6	64
Green Valley	62	51	40	34	56	42	■—■—■—■—■	3	42
Green Valley Ranch	32	24	23	23	25	23	■—■—■—■—■	3	42
Inspirada	16	14	16	6	21	11	—■—■—■—■—■	5	60
Iron Mountain Ranch	20	10	13	10	13	3	■—■—■—■—■	7	78
Mountains Edge	86	82	61	75	61	63	■—■—■—■—■	3	45
Peccole Ranch	15	10	14	10	12	10	■—■—■—■—■	4	43
Providence	44	50	41	46	45	34	■—■—■—■—■	2	42
Red Rock Country Club	6	2	3	5	4	6	■—■—■—■—■	8	97
Rhodes Ranch	33	30	14	34	29	10	■—■—■—■—■	9	81
Seven Hills	18	19	15	16	15	10	■—■—■—■—■	7	66
Siena	8	8	6	6	4	3	■—■—■—■—■	20	54
Silverado Ranch	58	37	48	40	46	30	■—■—■—■—■	3	42
Southern Highlands	49	51	42	48	49	37	■—■—■—■—■	5	81
Spring Valley	29	31	12	23	29	19	■—■—■—■—■	3	64
Summerlin	135	96	110	112	105	79	■—■—■—■—■	5	56
Sun City Anthem	23	31	30	35	29	28	—■—■—■—■—■	5	64
Sun City Summerlin	31	31	31	38	30	24	—■—■—■—■—■	3	56
The Lakes	18	20	15	16	20	14	■—■—■—■—■	4	46
Other Groups									
Boulder City	14	22	9	16	18	13	—■—■—■—■—■	8	101
Pahrump/Nye	49	44	41	33	39	31	■—■—■—■—■	7	86
High Rise Sales	71	77	48	71	93	51	■—■—■—■—■	11	133

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

	August	September	October	November	December	January 2017	Price Movement
Aliante	280,228	264,043	282,570	272,619	305,687	300,841	
Anthem	433,923	410,813	536,675	421,536	421,093	419,988	
Centennial Hills	282,167	290,263	286,885	255,863	325,969	258,423	
Desert/South Shores	349,975	294,083	320,651	377,257	353,383	374,536	
Green Valley	348,041	311,999	301,974	348,048	298,666	339,593	
Green Valley Ranch	332,210	299,418	327,312	341,343	372,476	315,456	
Inspirada	311,934	370,362	422,870	312,775	417,602	319,593	
Iron Mountain Ranch	265,413	285,100	267,937	288,600	329,338	232,833	
Mountains Edge	281,998	273,740	286,323	274,613	275,307	275,631	
Peccole Ranch	292,467	333,980	300,920	300,000	282,500	319,200	
Providence	254,451	267,691	268,988	274,195	272,723	267,433	
Red Rock Country Club	867,625	2,440,000	828,333	727,851	647,995	944,800	
Rhodes Ranch	342,684	353,892	351,750	312,960	338,898	325,841	
Seven Hills	700,528	369,868	542,460	321,131	493,683	592,640	
Siena	393,181	353,863	425,417	414,333	458,231	413,333	
Silverado Ranch	272,502	247,154	247,603	289,529	262,965	263,652	
Southern Highlands	329,227	375,386	388,098	394,023	444,887	342,238	
Spring Valley	235,183	231,429	255,950	255,807	247,814	208,050	
Summerlin	432,249	433,176	449,027	482,054	466,094	456,243	
Sun City Anthem	358,453	382,780	370,893	350,243	378,011	408,354	
Sun City Summerlin	292,884	286,061	269,139	329,087	316,977	298,308	
The Lakes	301,697	349,835	286,720	316,862	281,725	306,814	
Other Groups							
Boulder City	262,343	311,842	331,056	269,528	340,386	312,185	
Pahrump/Nye	186,952	178,897	186,331	188,903	180,852	185,853	
High Rise Sales	383,359	411,403	513,372	528,611	385,873	432,039	

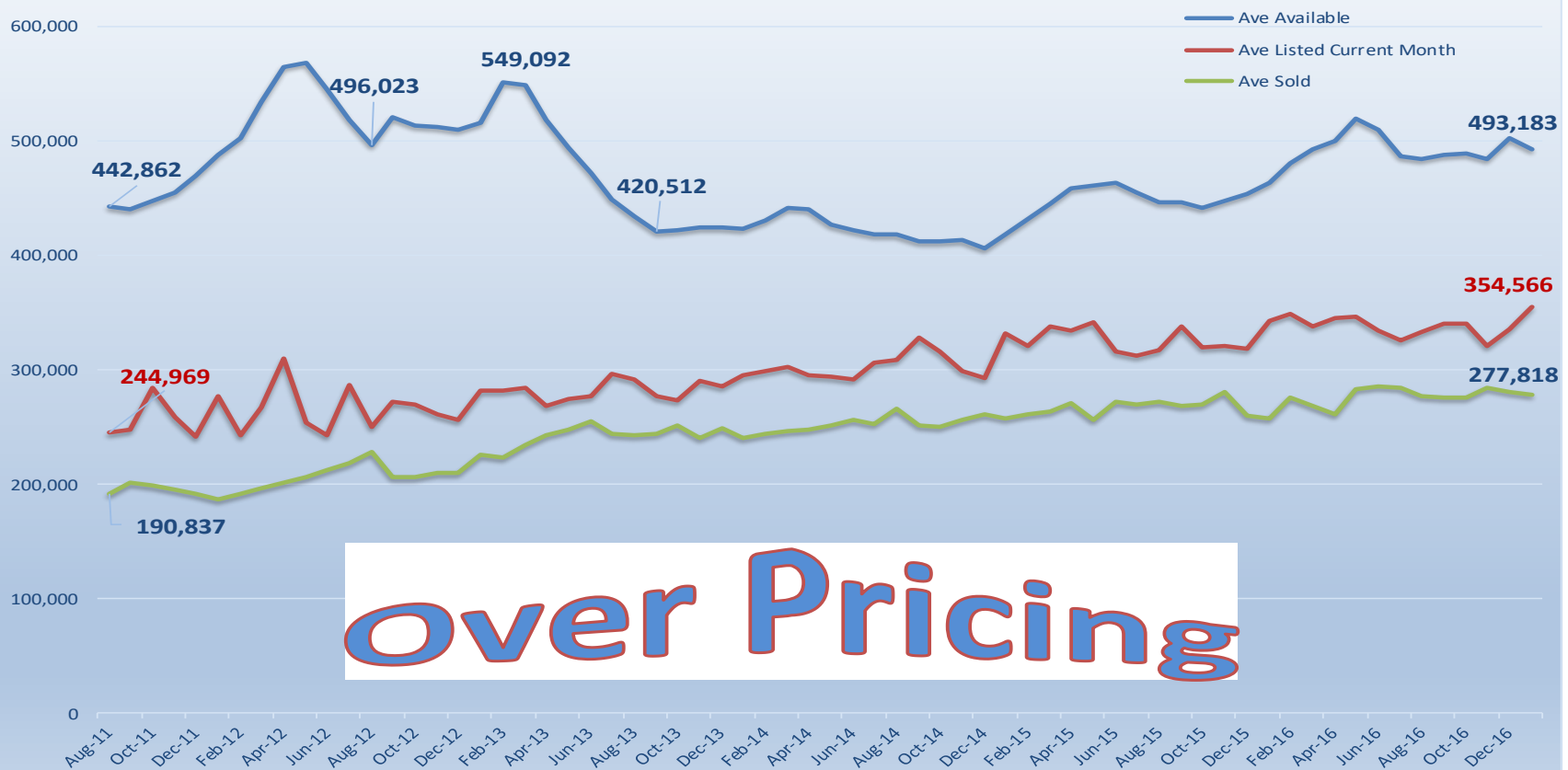
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Greater Las Vegas
SFR Average Equity Listing vs Sale Prices

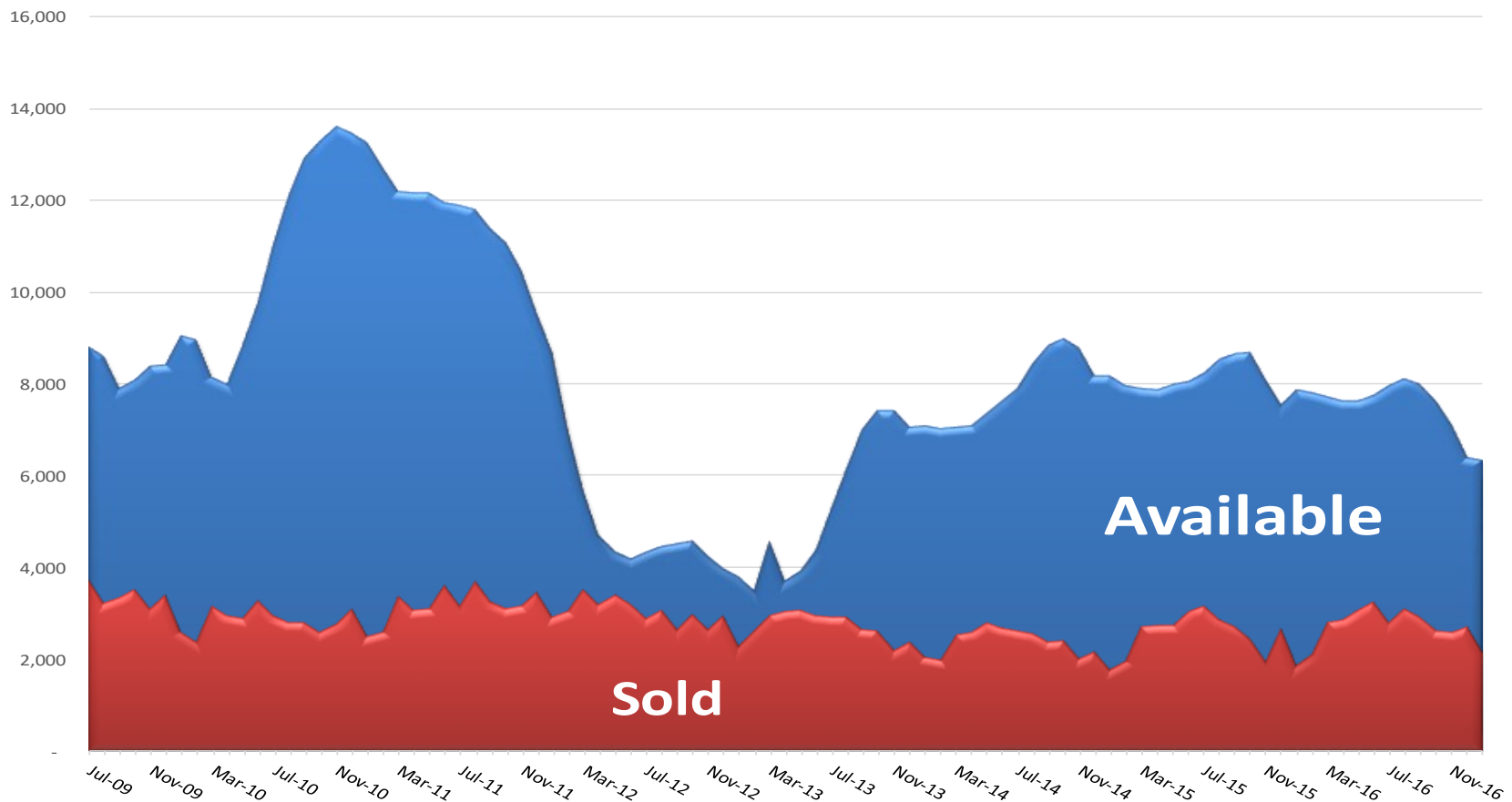




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Single Family Residences (SFR)



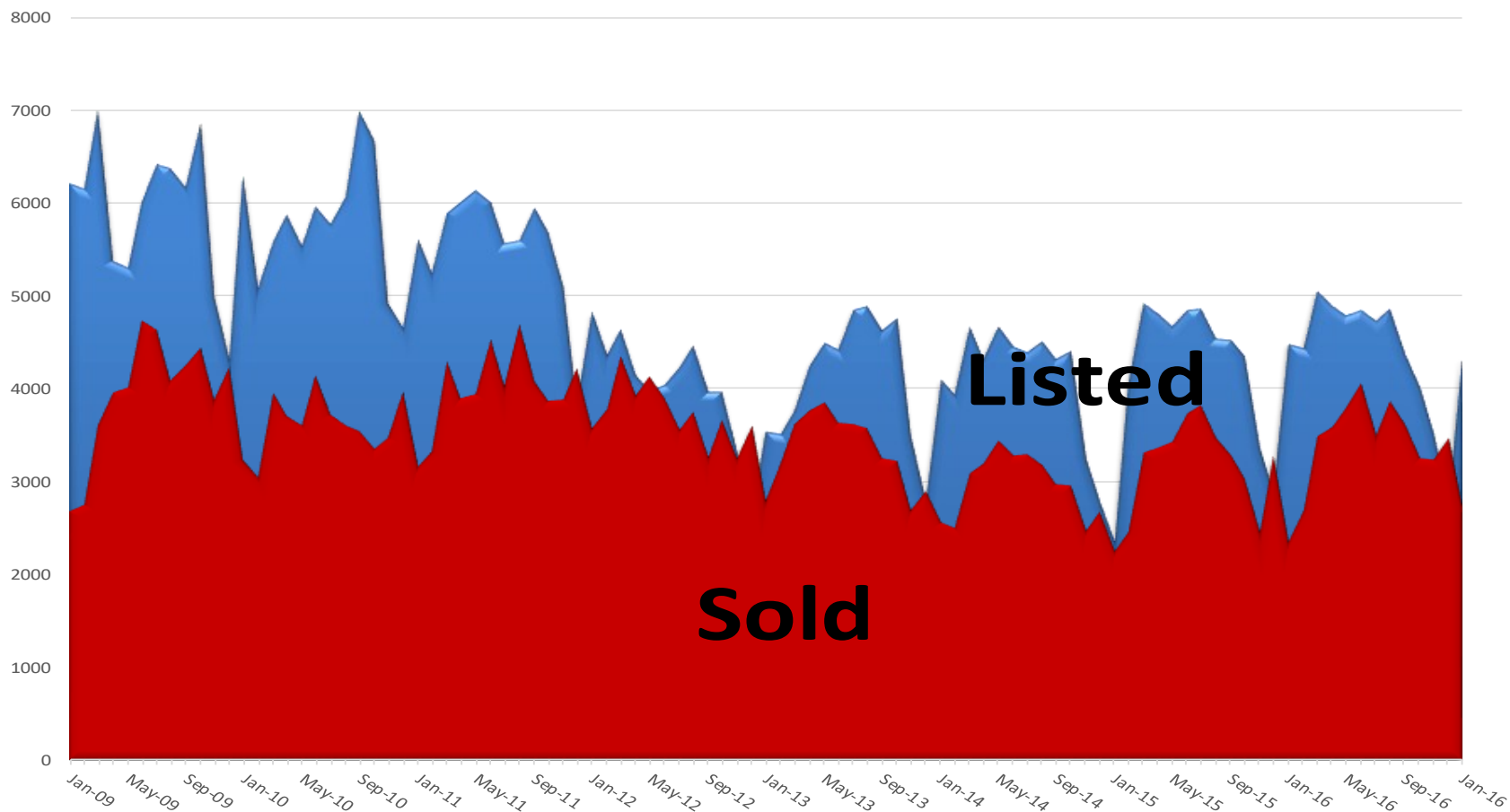
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Residential Listings Taken vs Listings Sold



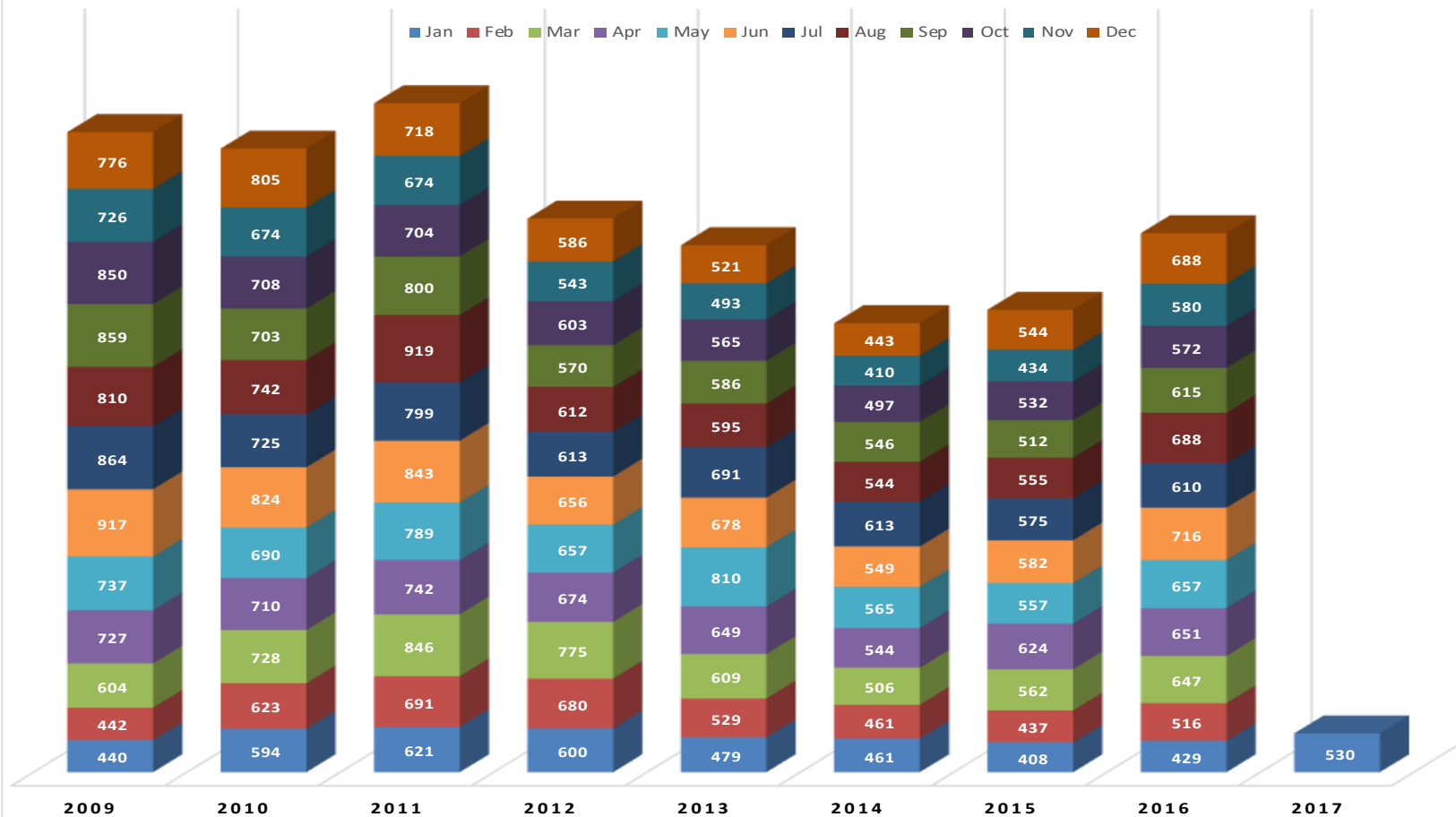
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CONDO / TOWNHOME CLOSINGS



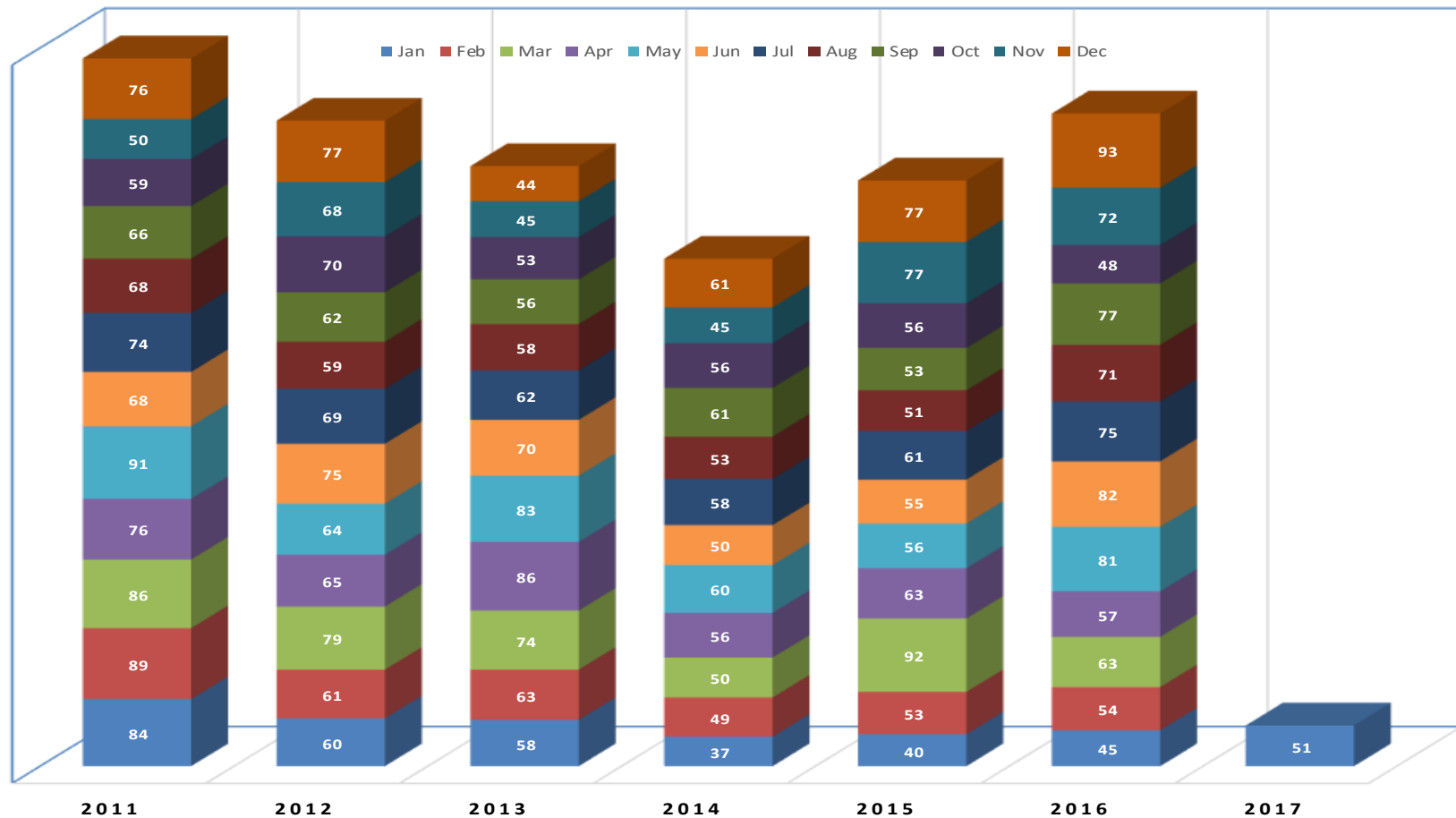
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VERTICAL / HI-RISE CLOSINGS



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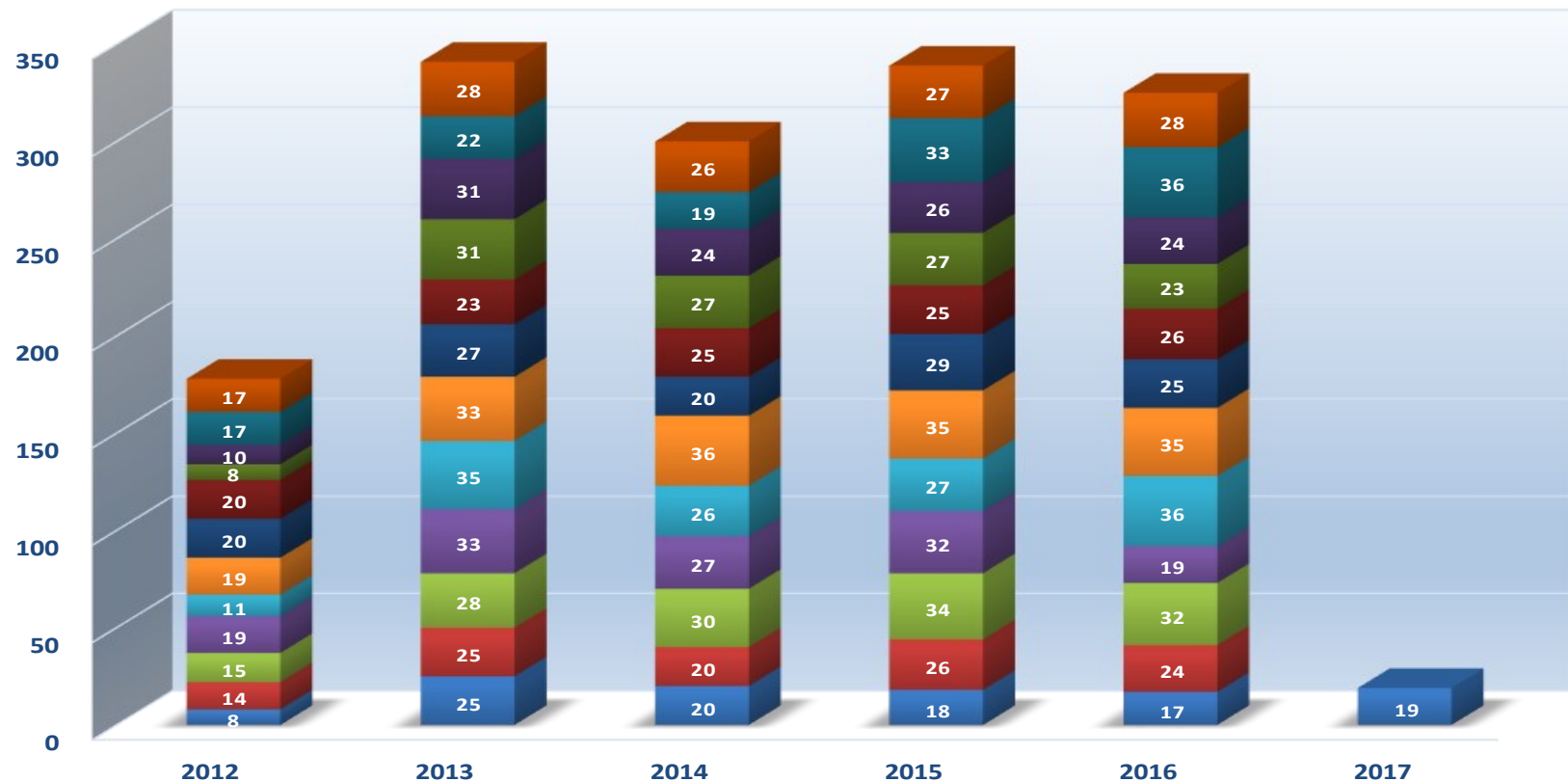


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



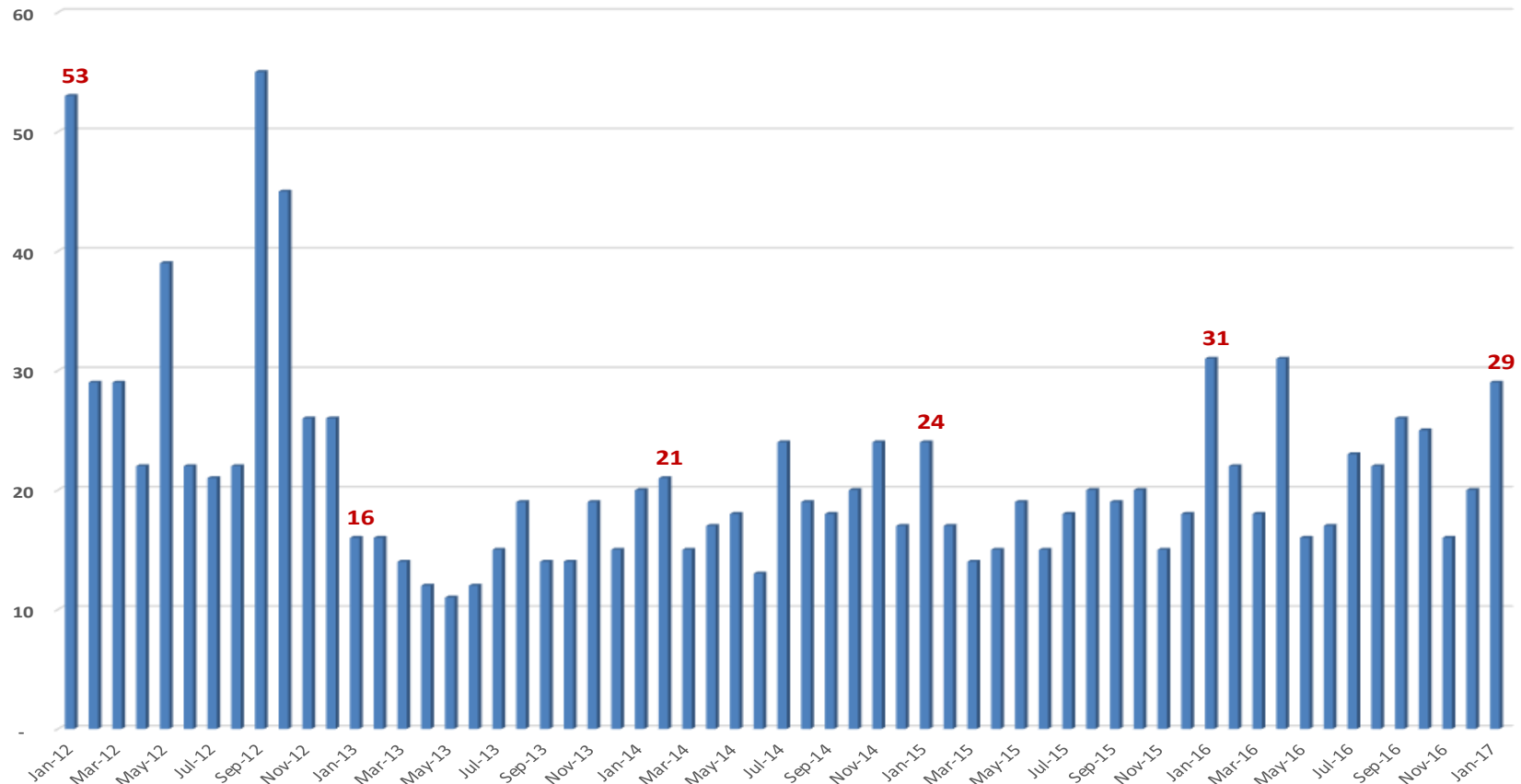
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Luxury Market - \$1,000,000 and Over Months of Inventory



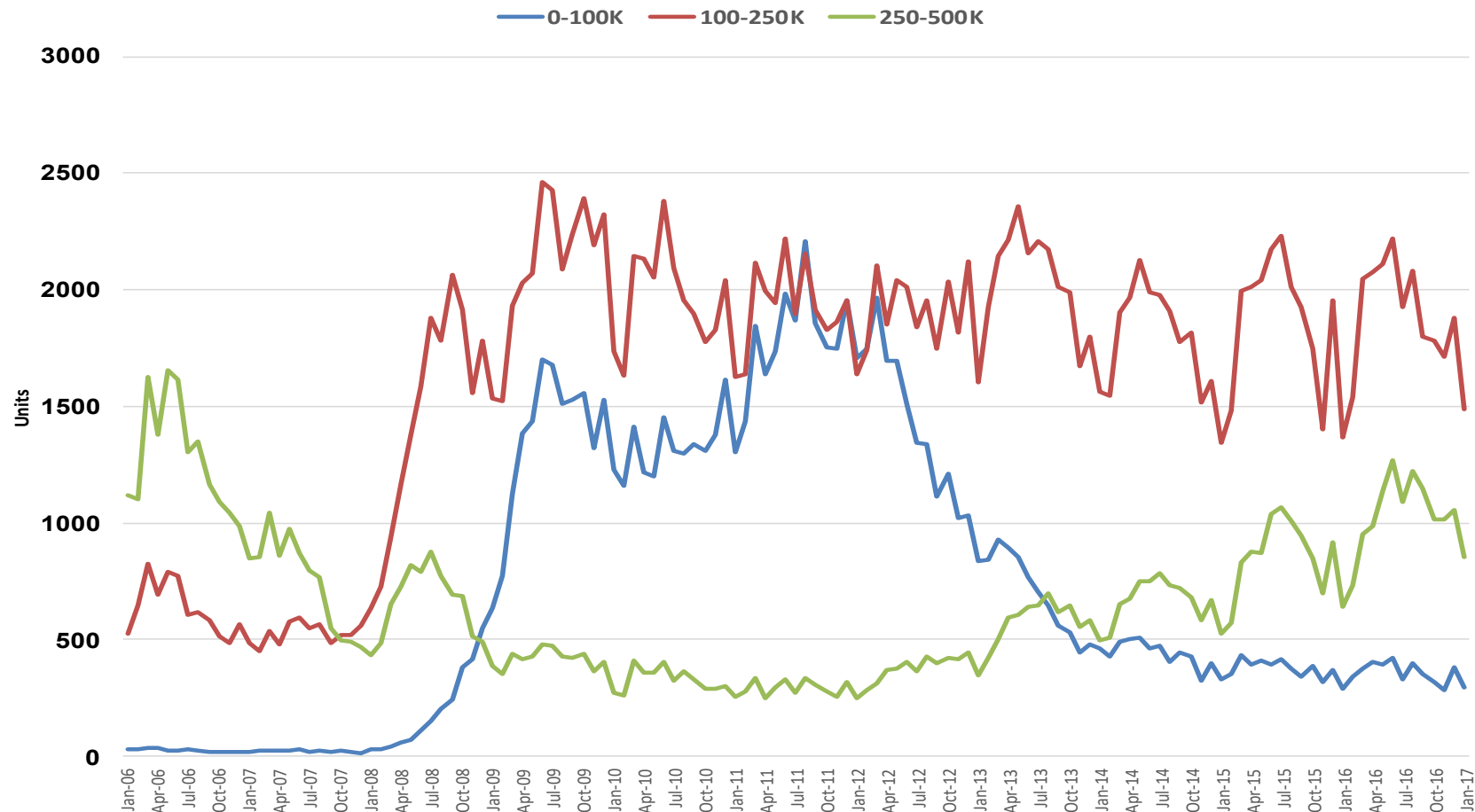
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Closed Units By Price Point



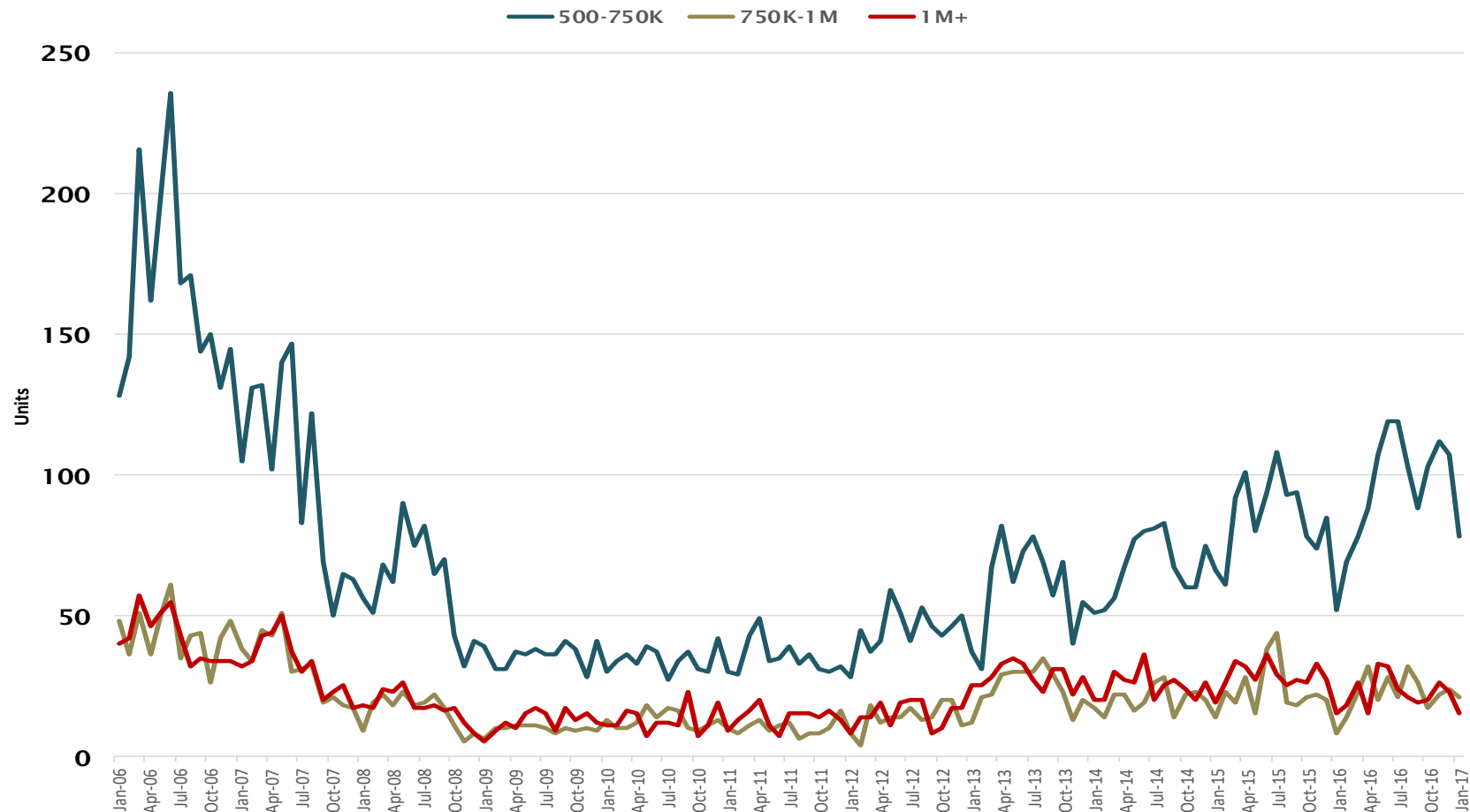
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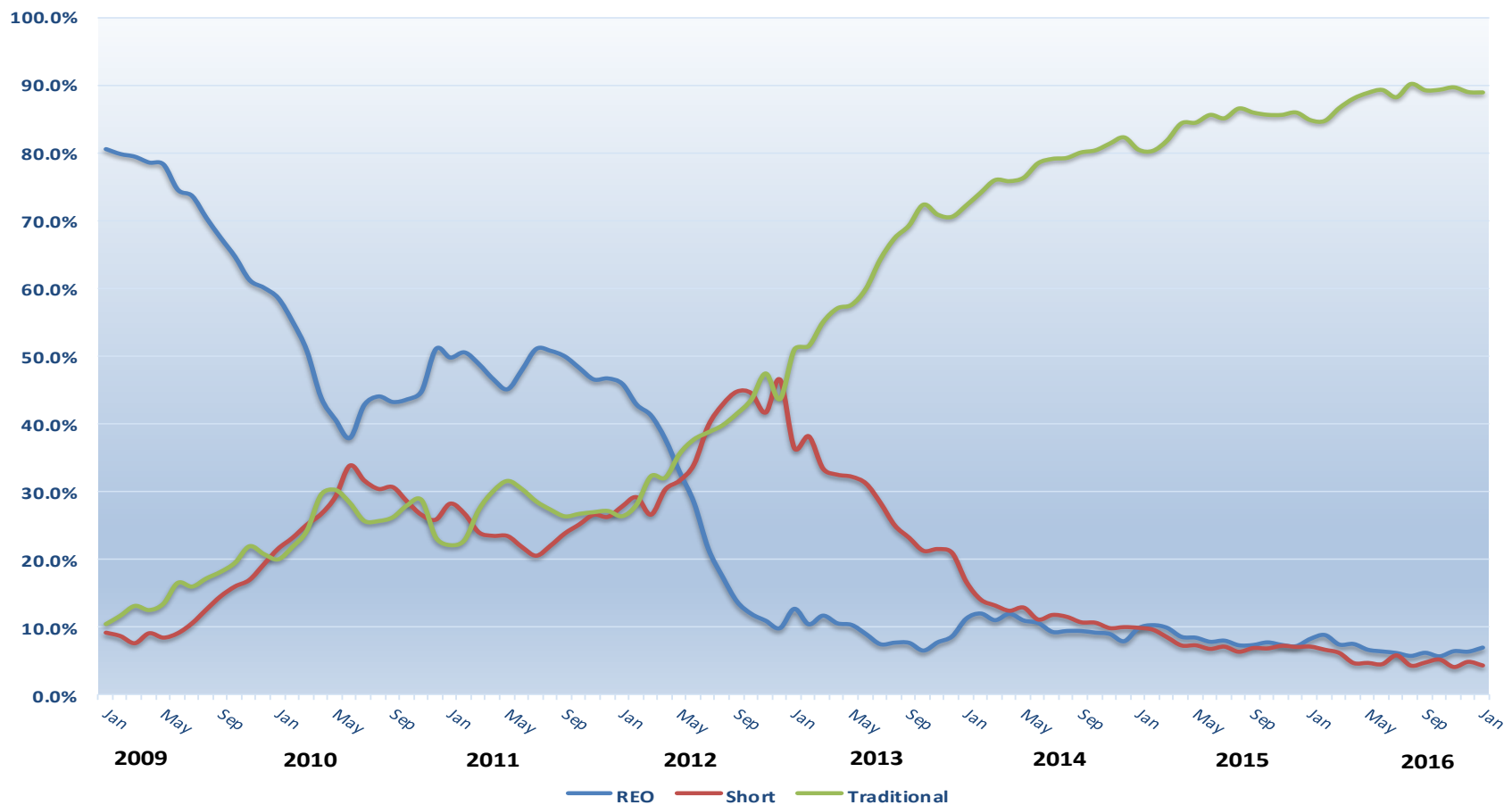
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Closed Sales Trend by Type



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