



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2018

### 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	4,344	4,532	2,880	376,500	612,768	289,500	333,762	1.5	66.3%	30
CON/TWH	923	1,001	694	160,000	200,160	155,000	168,630	1.3	75.2%	23
<b>Total Residential</b>	<b>5,267</b>	<b>5,533</b>	<b>3,574</b>	<b>234,900</b>	<b>298,401</b>	<b>210,000</b>	<b>243,786</b>	<b>1.5</b>	<b>67.9%</b>	<b>55</b>
Hi-Rise	366	139	86	429,750	764,125	309,950	413,419	5.3	23.5%	79
Multiple Dwelling	63	78	38	285,000	322,925	279,250	286,117	1.7	60.3%	35
Vacant Land	2,234	209	120	66,750	344,782	45,000	138,330	18.6	5.4%	162
	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+	472	95	167	1,750,000	2,606,956	1,395,000	1,926,307	14	5.1%	96

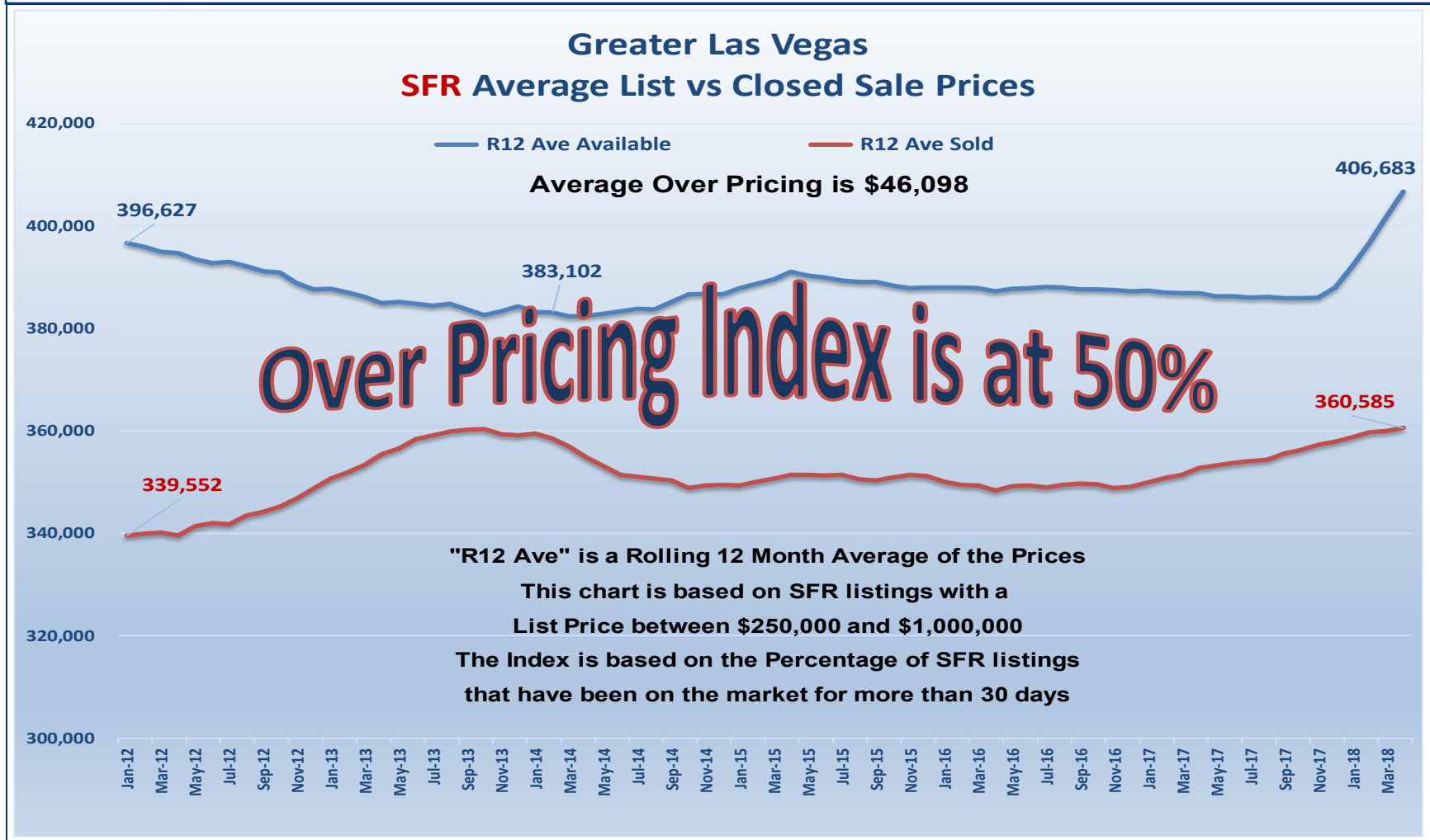
This data includes all GLVAR listings and sales within the Greater Las Vegas market area.

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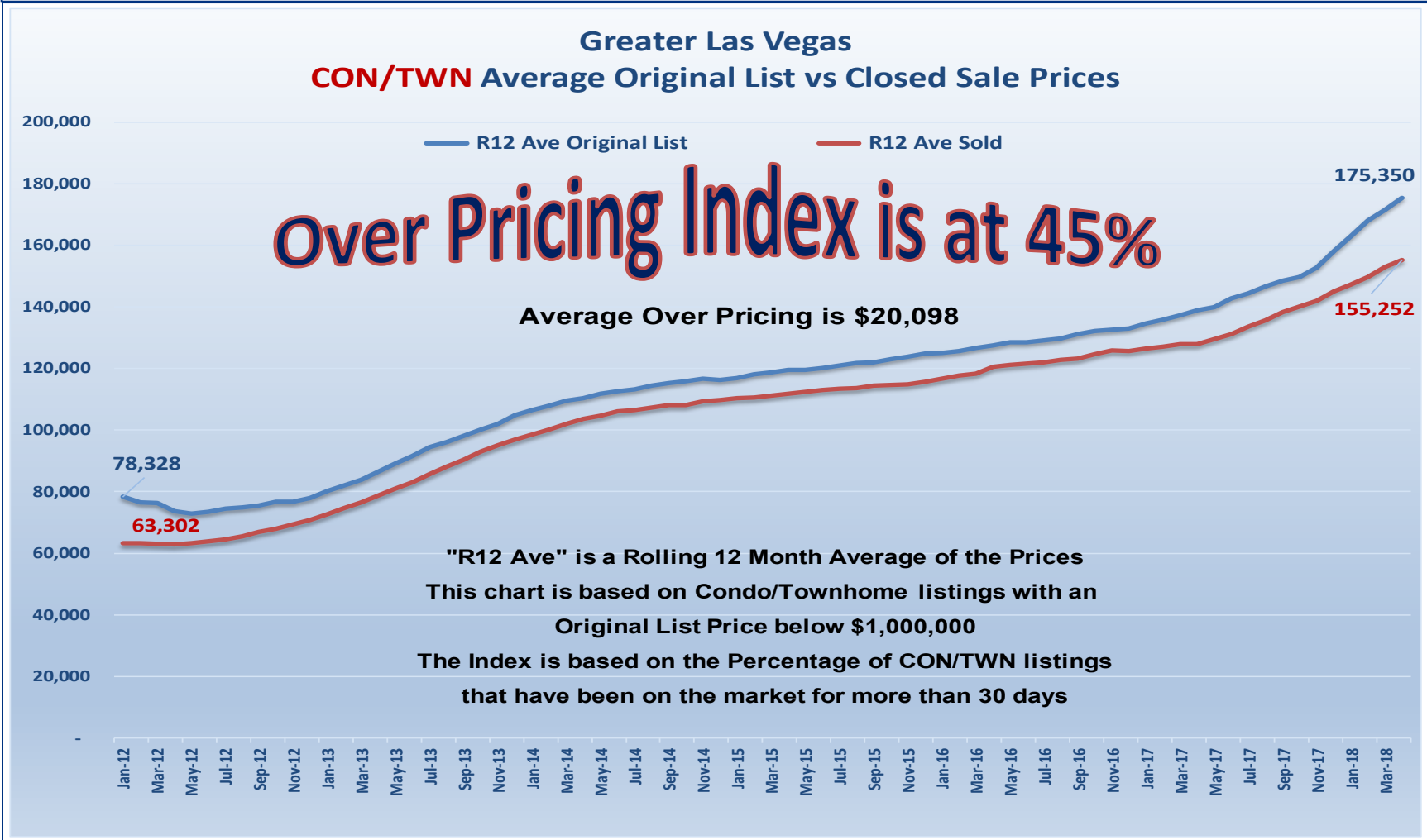
## Las Vegas Market Update - May 2018





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## Las Vegas Market Update - May 2018





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## Las Vegas Market Update - May 2018

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

	Nov	Dec	Jan 2018	Feb	Mar	Apr	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	21	25	23	17	32	30		1	30
Anthem	17	24	12	12	23	19		2	58
Centennial Hills	26	29	21	20	35	30		2	15
Desert/South Shores	15	23	10	21	21	23		2	27
Green Valley	36	43	42	35	61	40		3	32
Green Valley Ranch	22	11	10	17	20	17		2	21
Inspirada	11	11	13	13	26	37		1	70
Iron Mountain Ranch	10	9	9	7	11	10		2	50
Mountains Edge	56	57	50	51	80	71		1	19
Peccole Ranch	14	13	9	10	19	13		1	18
Providence	38	41	30	38	43	39		2	24
Red Rock Country Club	5	4	4	7	10	6		7	72
Rhodes Ranch	23	24	17	11	26	24		3	30
Seven Hills	9	20	17	17	16	15		4	33
Siena (SFR & TWH)	9	11	16	14	26	15		4	49
Silverado Ranch	39	33	31	26	34	50		1	19
Southern Highlands	38	47	32	38	37	51		2	31
Spring Valley	33	24	24	16	18	35		1	40
Summerlin	61	50	40	39	67	70		2	31
Sun City Anthem	31	28	25	26	35	40		2	41
Sun City Summerlin	40	34	29	44	40	30		2	17
The Lakes	19	15	14	15	19	18		2	49
<b>Other Groups</b>									
Boulder City	16	16	13	10	23	17		4	48
Pahrump/Nye	36	51	50	47	52	55		2	49
High Rise Sales	80	85	64	78	90	86		5	79
Luxury Sales (\$1M+)	39	46	25	51	46	37		14	81

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## Las Vegas Market Update - May 2018

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

	November	December	January 2018	February	March	April	Price Movement
Aliante	310,467	309,216	317,300	312,141	334,667	363,514	
Anthem	420,553	426,513	427,833	379,942	415,641	421,192	
Centennial Hills	319,050	374,963	311,114	331,323	314,114	364,592	
Desert/South Shores	364,983	340,648	310,989	410,630	362,829	368,498	
Green Valley	331,959	346,885	370,512	412,891	345,843	396,085	
Green Valley Ranch	345,750	306,973	434,200	404,971	405,496	430,253	
Inspirada	424,470	425,231	440,511	371,935	403,043	430,503	
Iron Mountain Ranch	279,095	338,722	261,822	261,500	302,590	345,460	
Mountains Edge	294,820	311,618	311,822	313,489	315,927	327,945	
Pecole Ranch	310,538	324,485	335,722	330,199	341,184	323,697	
Providence	289,771	291,317	299,256	307,628	310,823	320,107	
Red Rock Country Club	1,075,697	1,216,250	1,100,000	1,490,000	1,348,300	728,333	
Rhodes Ranch	391,000	358,663	349,829	364,715	388,861	447,280	
Seven Hills	825,667	578,995	639,641	647,618	601,784	465,900	
Siena	402,403	427,000	504,154	495,855	445,654	550,445	
Silverado Ranch	280,416	253,261	293,097	301,917	302,435	300,152	
Southern Highlands	586,131	486,636	517,648	819,786	442,603	419,301	
Spring Valley	297,754	267,680	276,010	267,094	262,417	293,308	
Summerlin	501,881	469,434	517,523	455,992	845,897	547,365	
Sun City Anthem	432,765	410,725	416,893	416,823	390,997	428,486	
Sun City Summerlin	320,911	324,766	335,193	302,522	371,135	326,915	
The Lakes	329,957	345,387	467,114	372,950	344,394	340,556	
Other Groups							
Boulder City	300,425	444,616	344,154	364,350	316,278	384,282	
Pahrump/Nye	219,212	218,016	206,323	214,400	212,194	251,978	
High Rise Sales	480,586	625,043	533,857	665,591	431,462	413,419	
Luxury Sales (\$1M+)	1,875,544	1,940,647	1,895,827	1,975,000	2,073,490	1,664,883	

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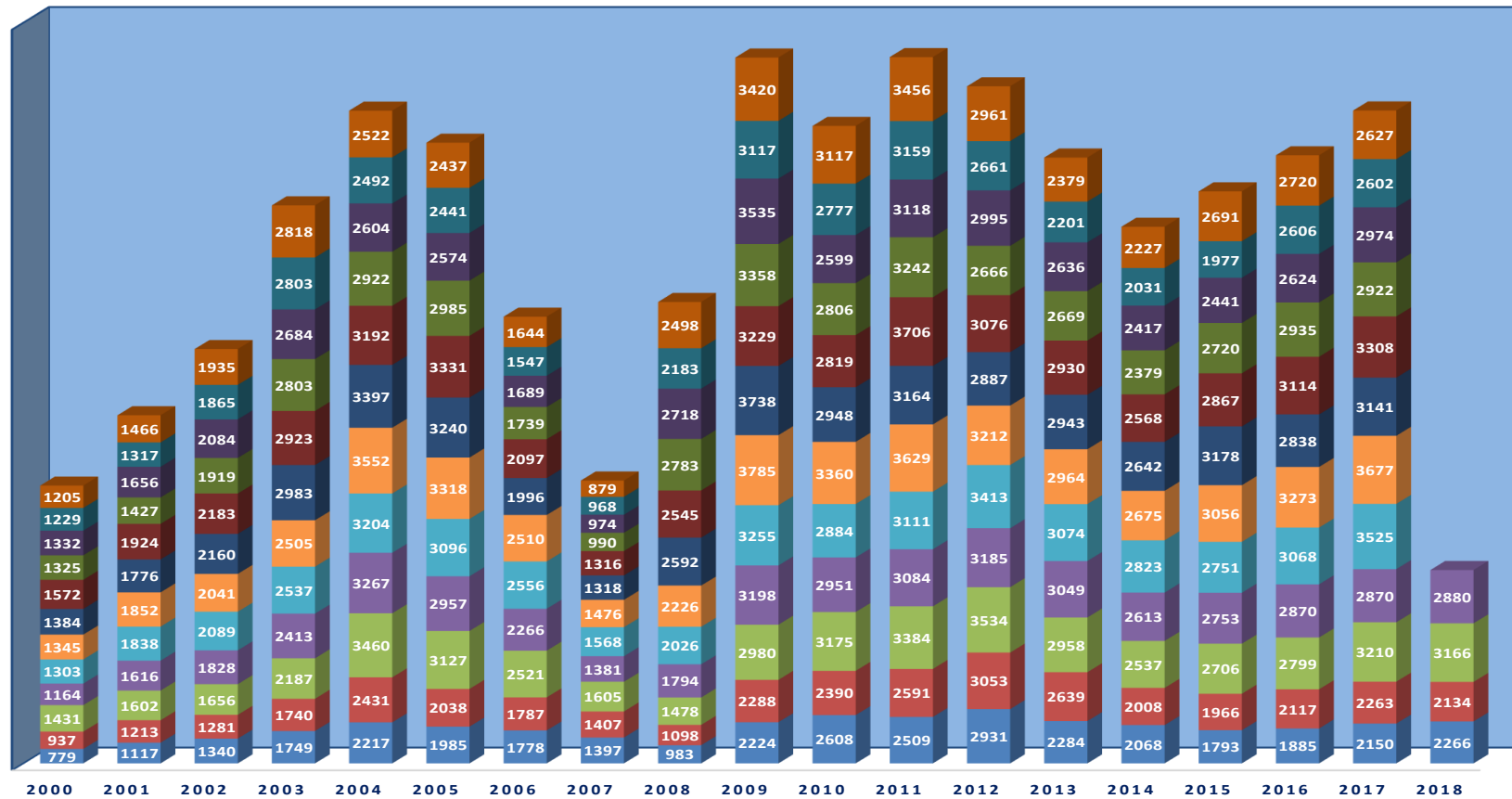


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2018

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



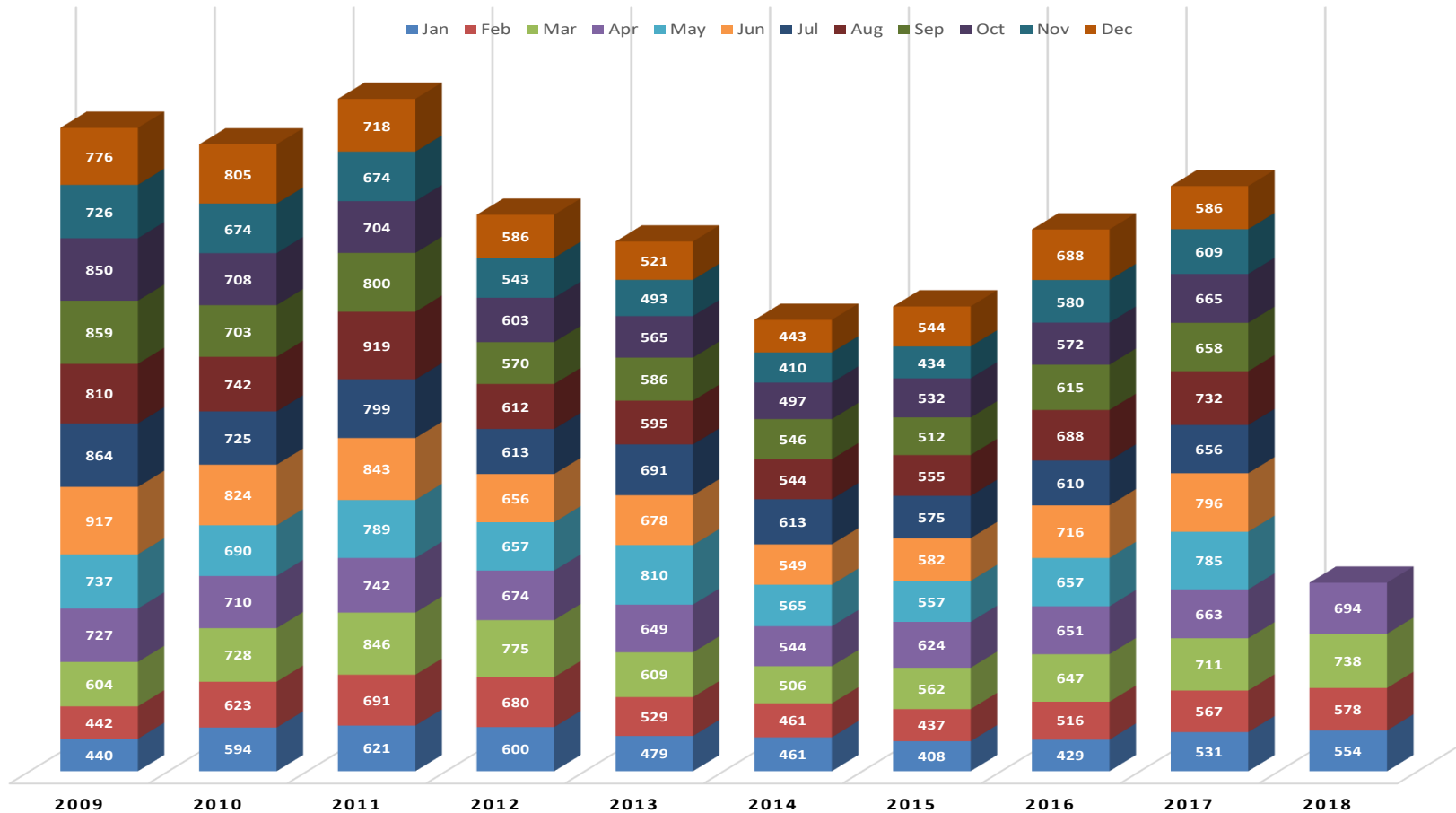
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## Las Vegas Market Update - May 2018

### CONDO / TOWNHOME CLOSINGS



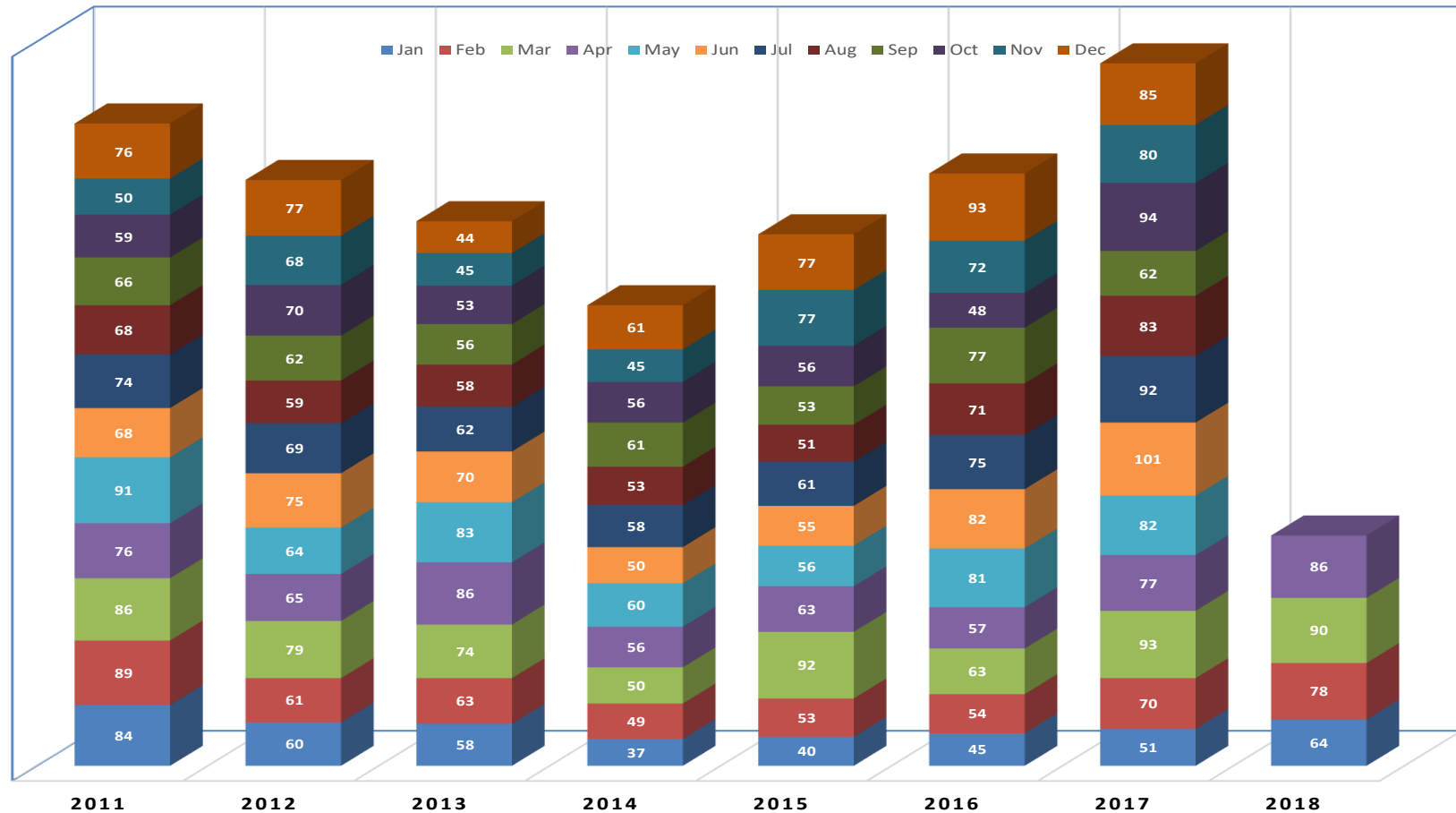
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## Las Vegas Market Update - May 2018

### Vertical / Hi-Rise Closings



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## Las Vegas Market Update - May 2018

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

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



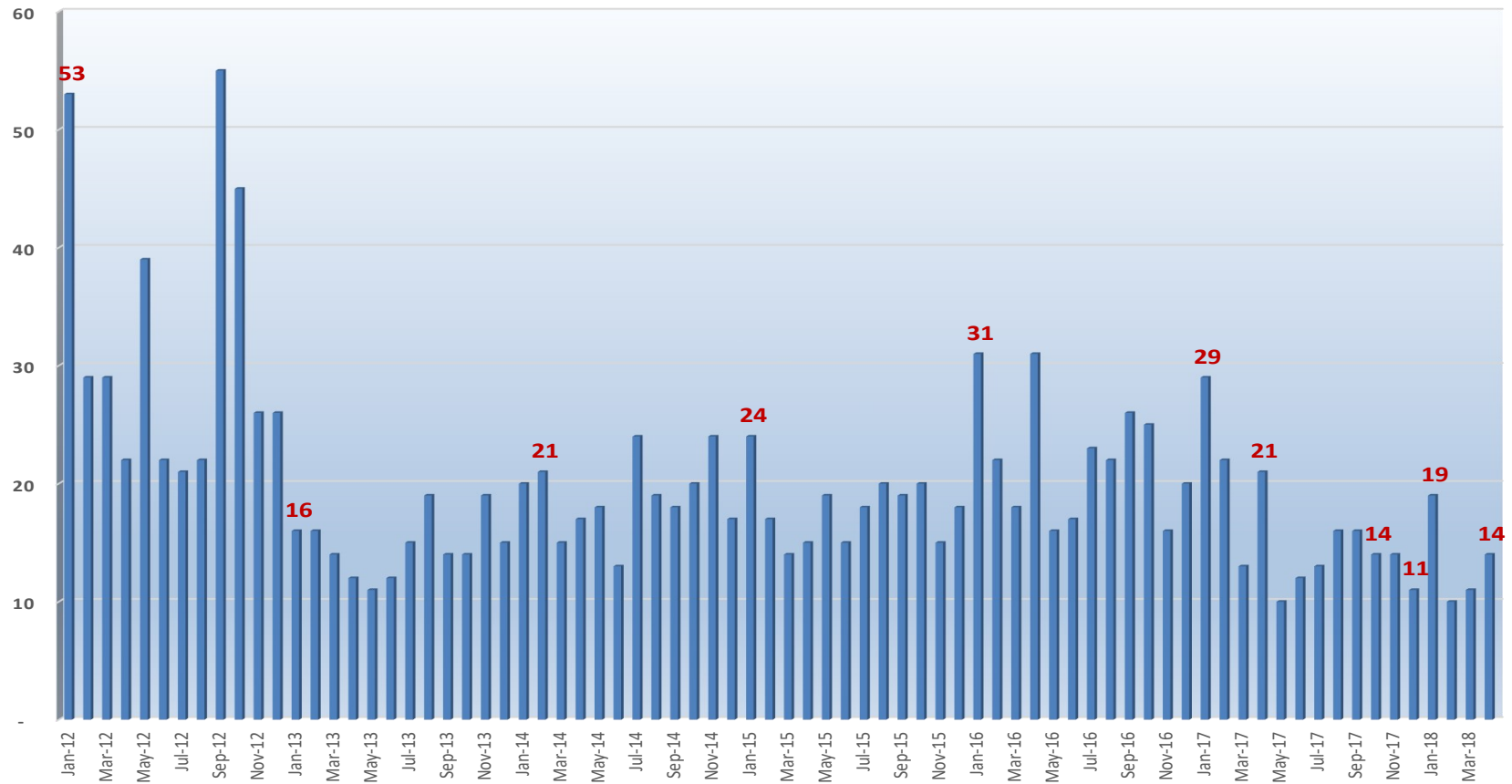
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## Las Vegas Market Update - May 2018

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



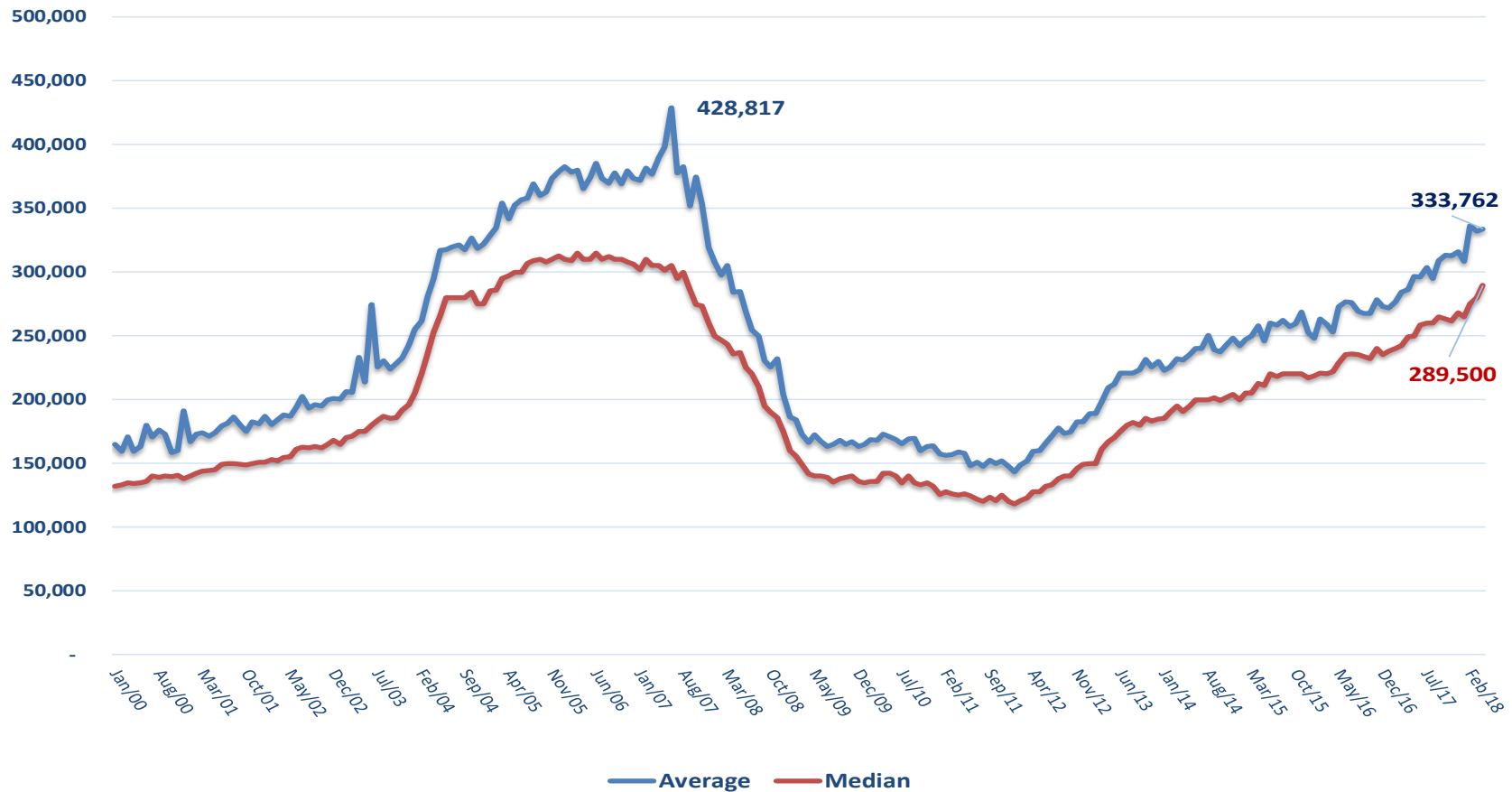
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## Las Vegas Market Update - May 2018

### SFR Market Prices



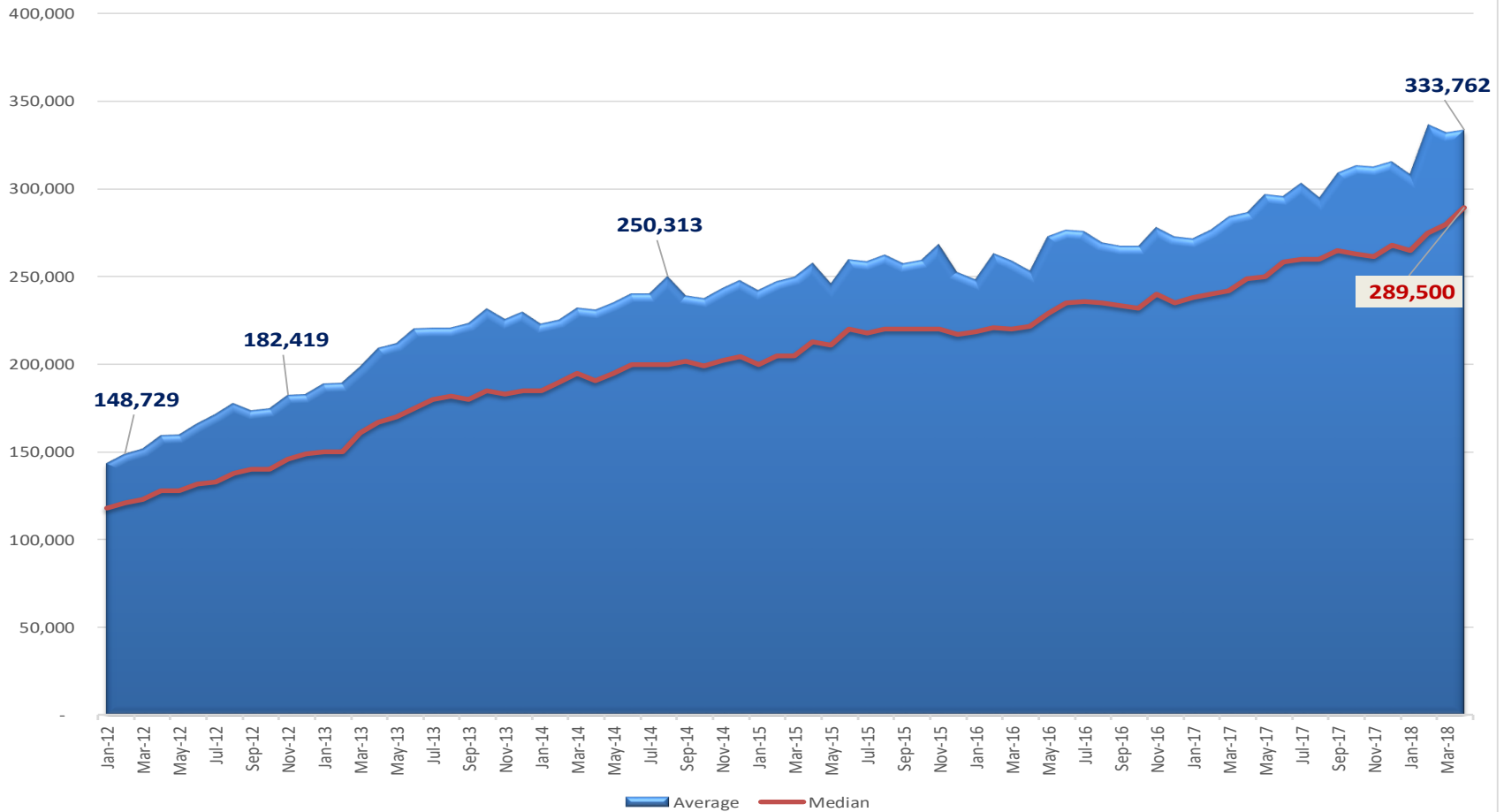
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## Las Vegas Market Update - May 2018

### Single Family Residential Price Trend



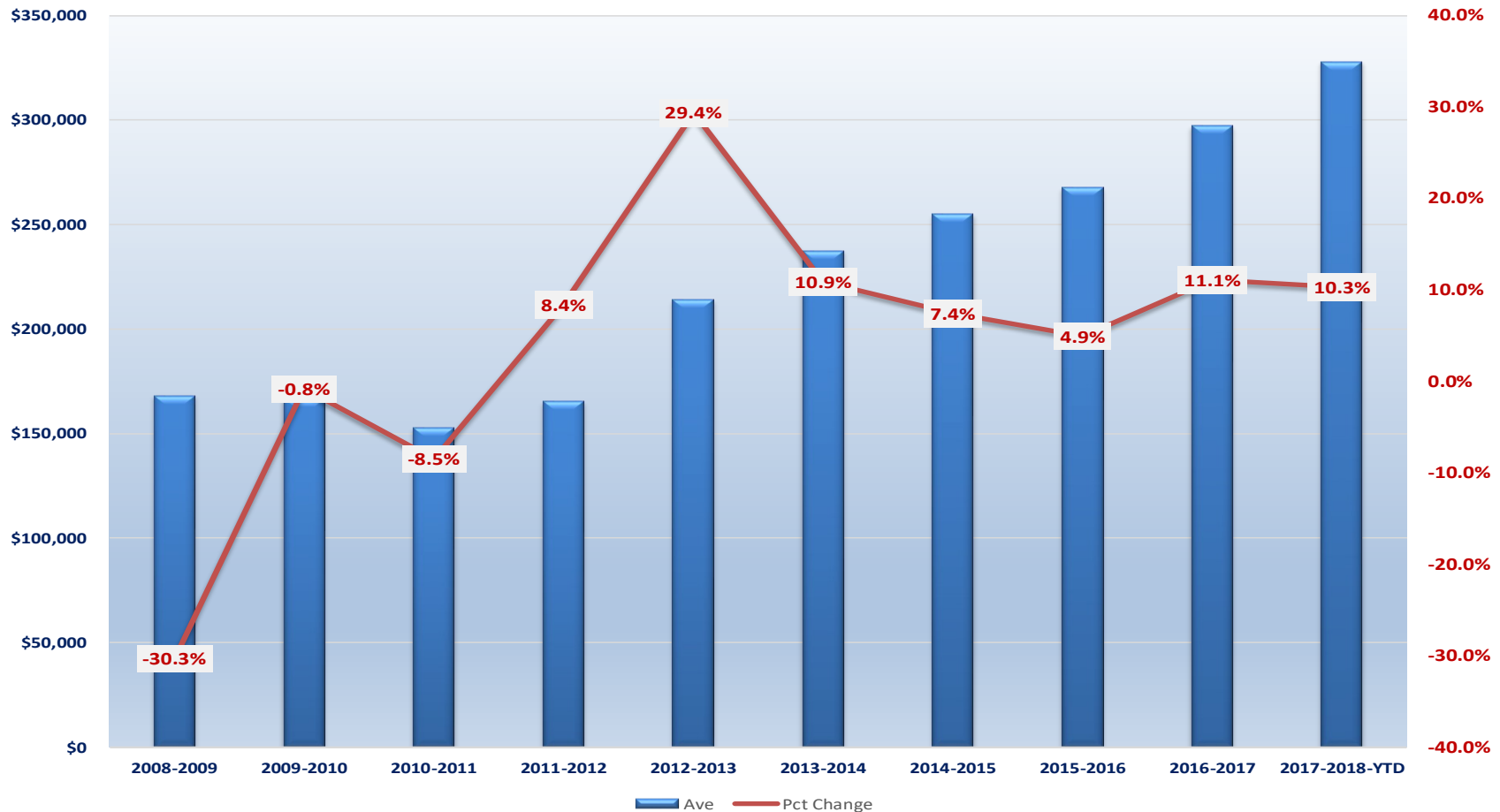
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## Las Vegas Market Update - May 2018

SFR Average Price and Year Over Year Percent Change



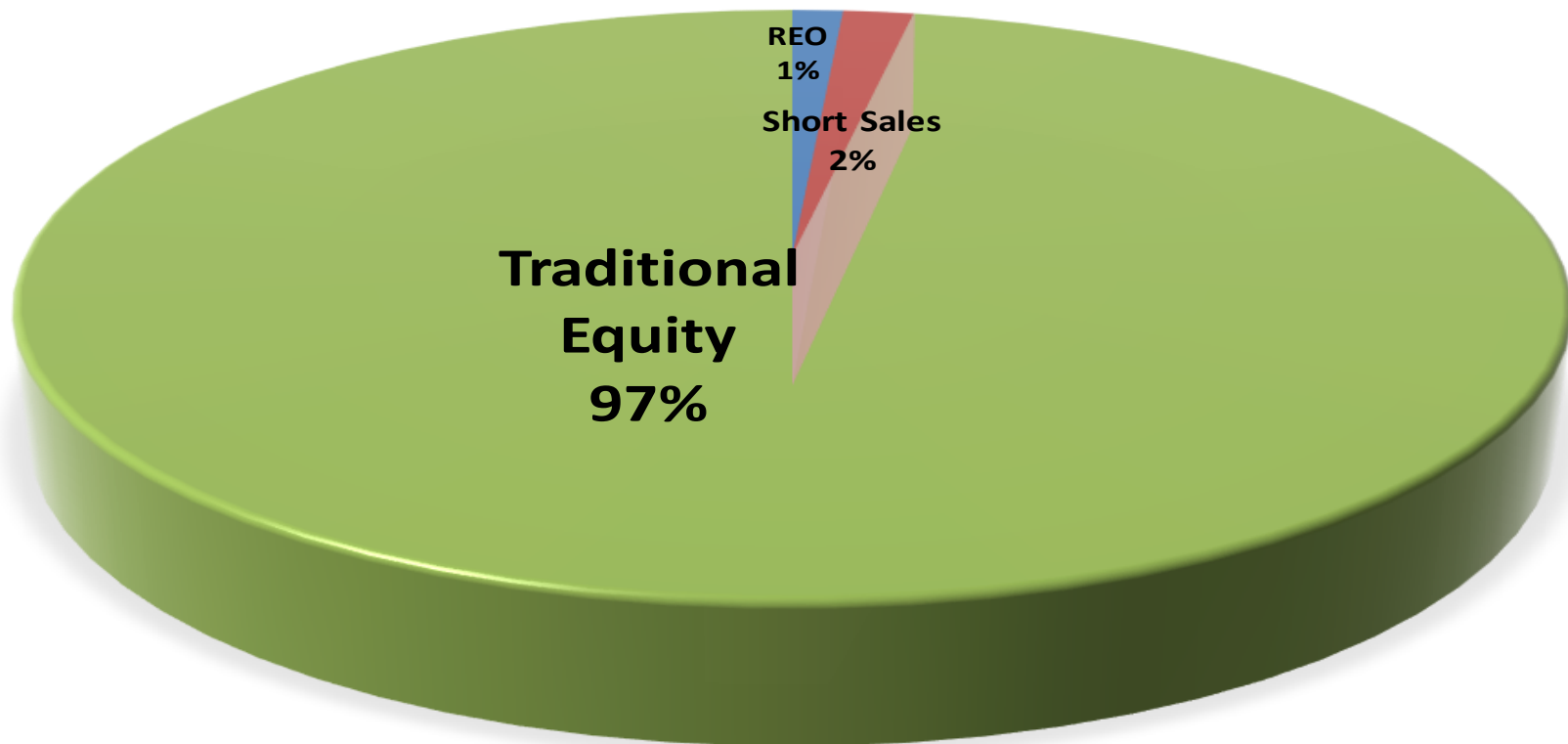
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Las Vegas Market Update - May 2018

## Last Month's Closings by Type

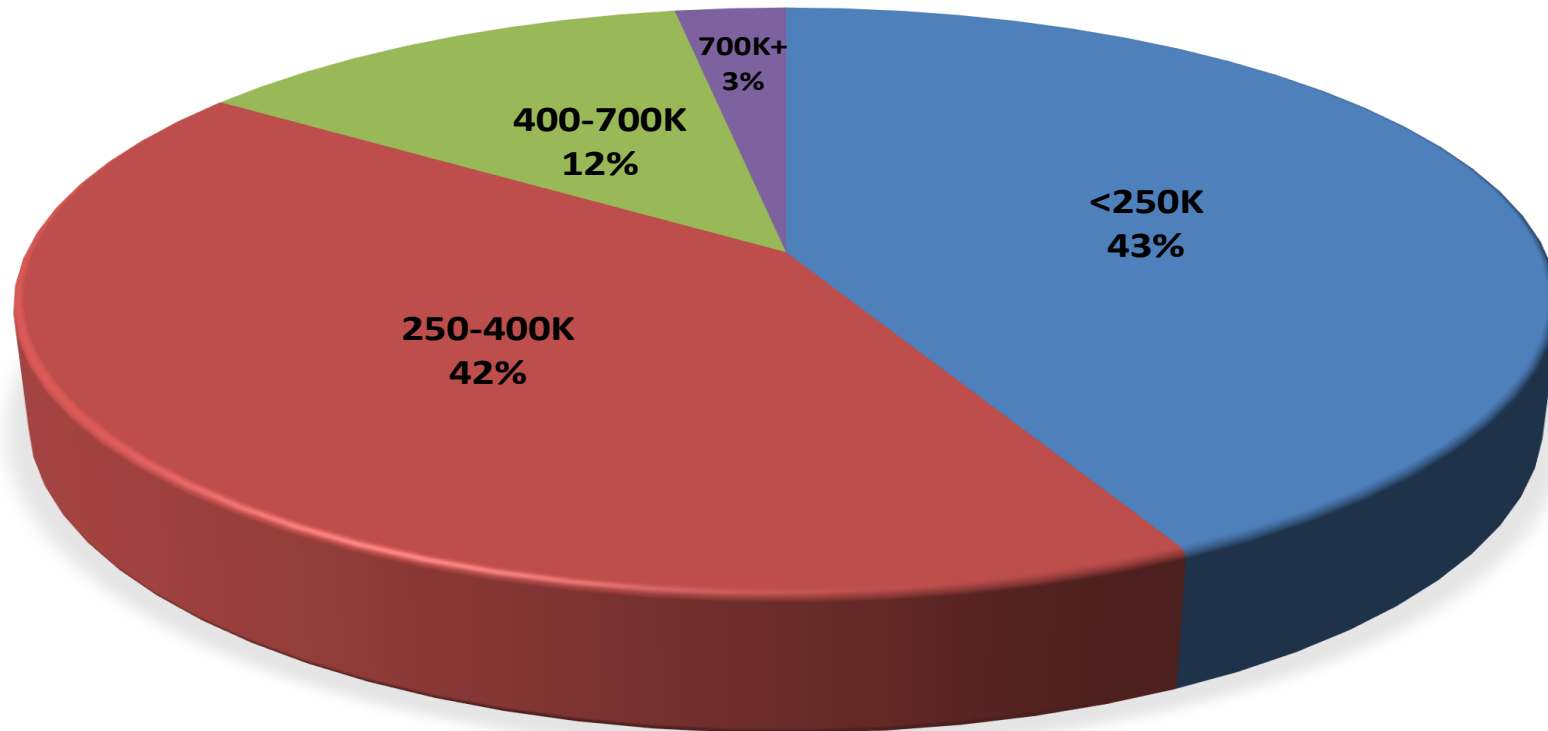




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Las Vegas Market Update - May 2018

## Closed Units by Price Point



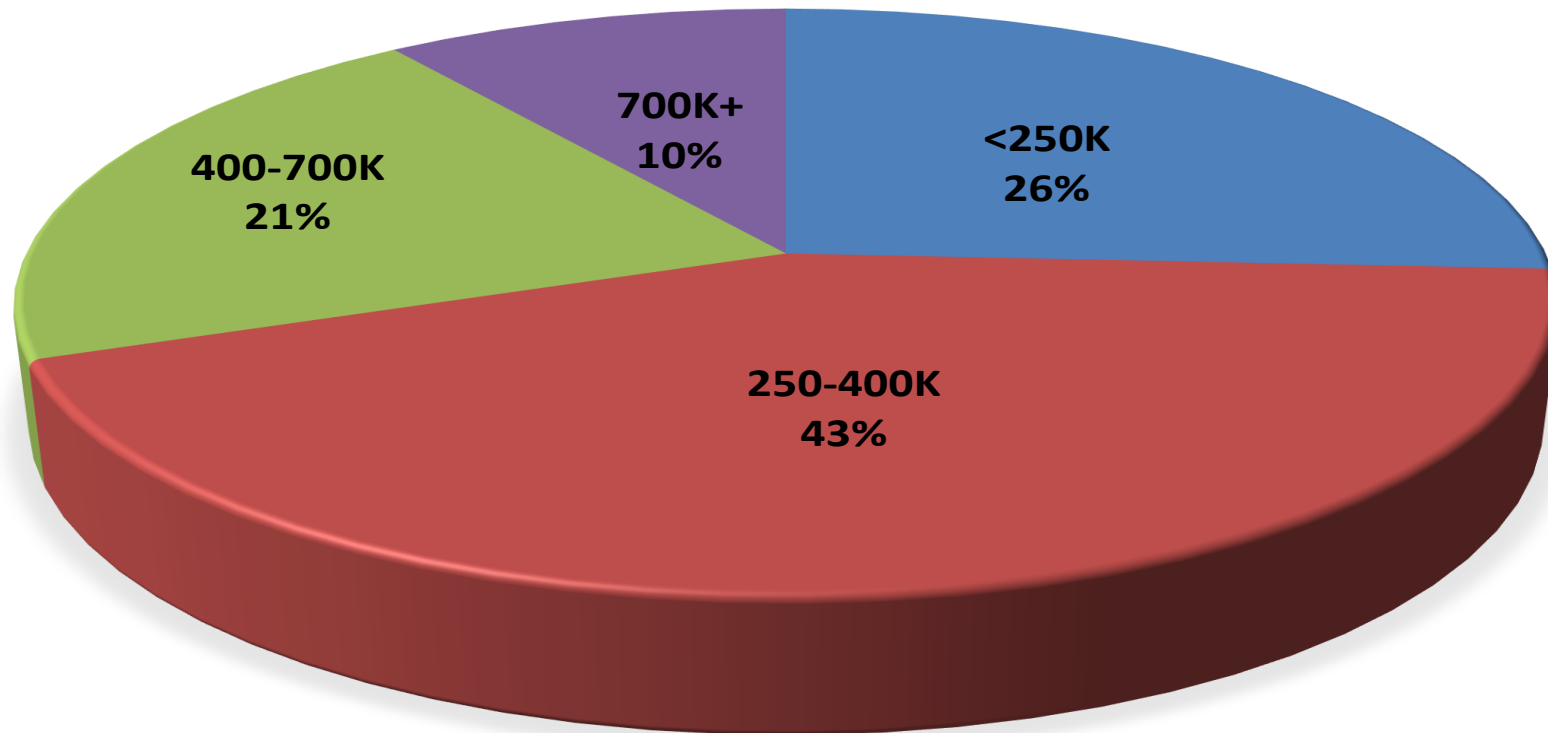
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Las Vegas Market Update - May 2018

## CLOSED VOLUME BY PRICE POINT



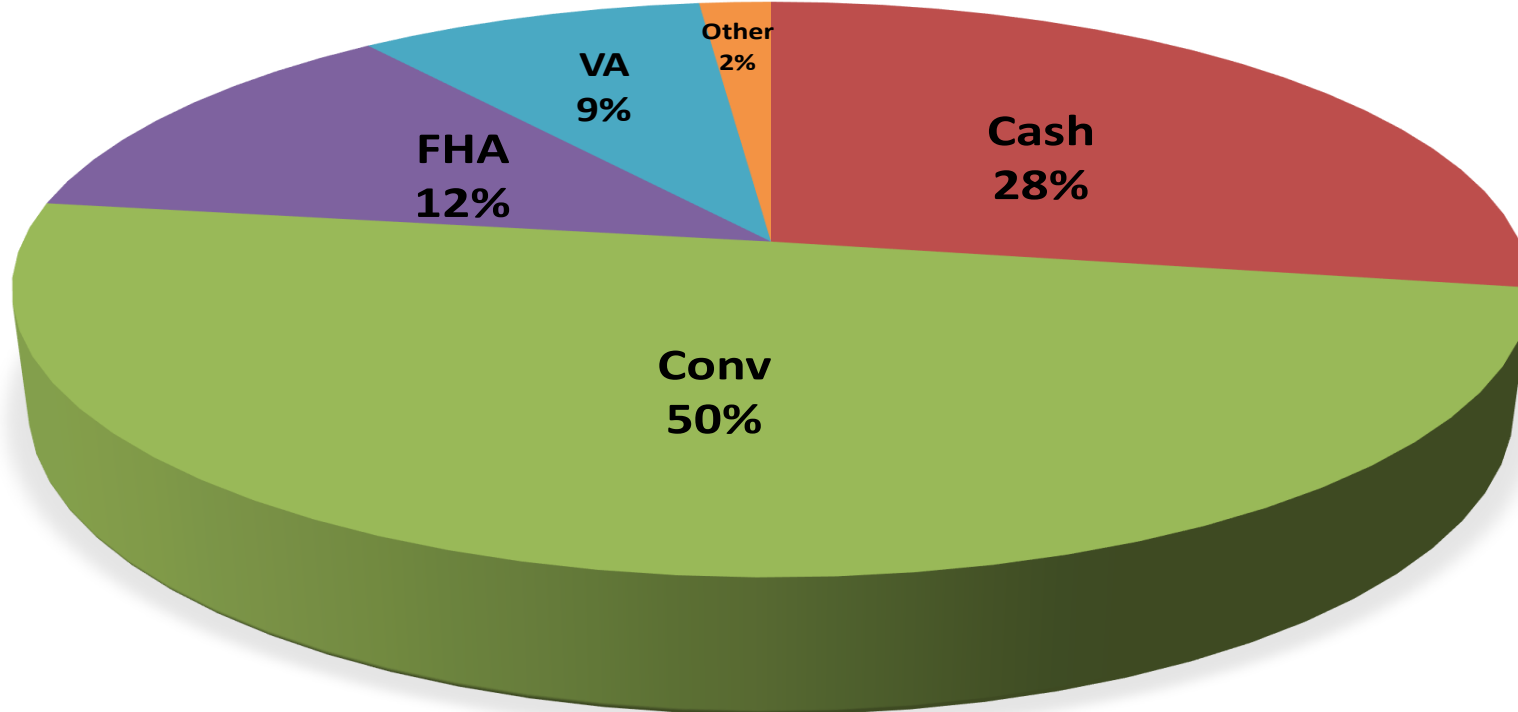
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## Last Month's Closings by Sold Terms



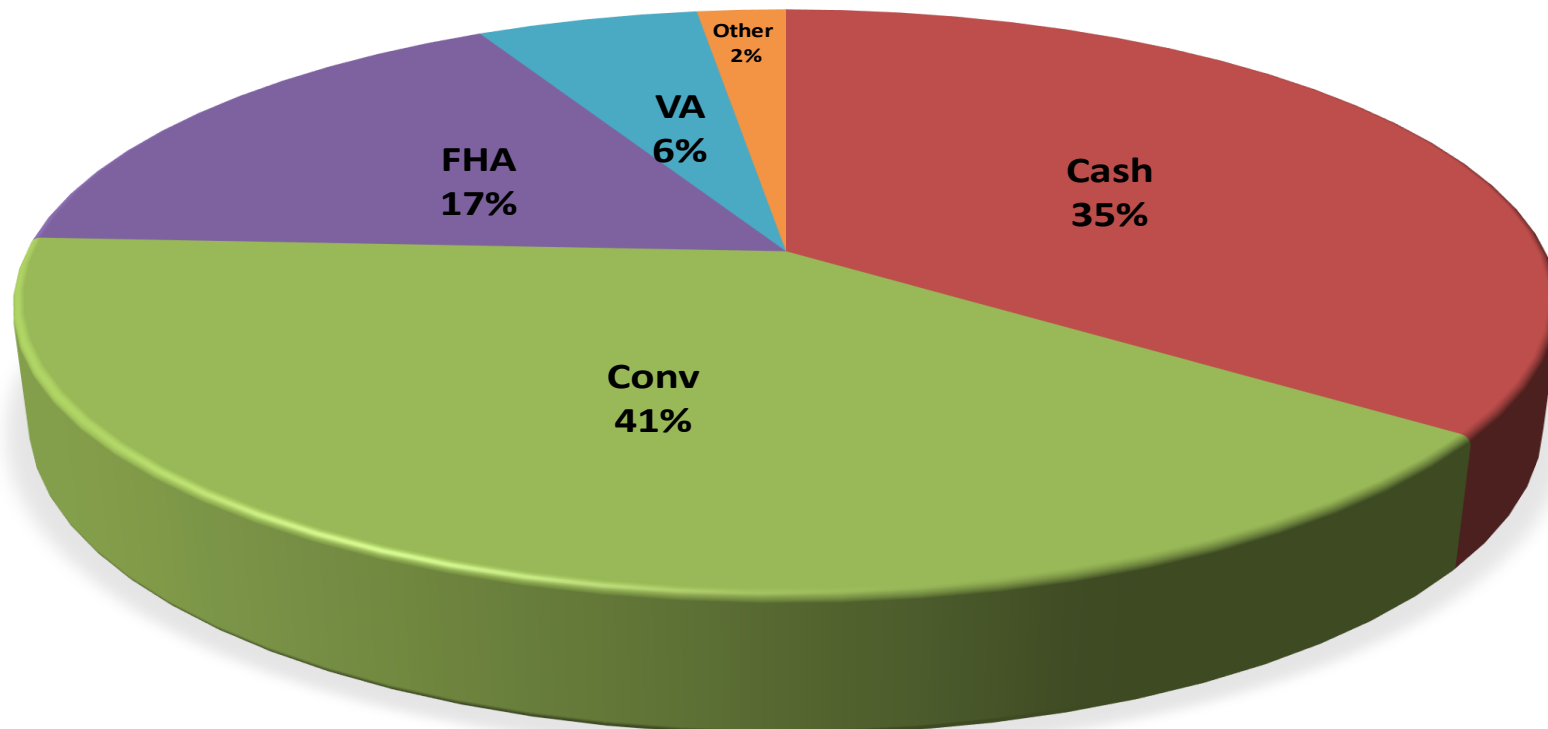
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Closings By Sold Terms  
Closings Less Than \$250,000

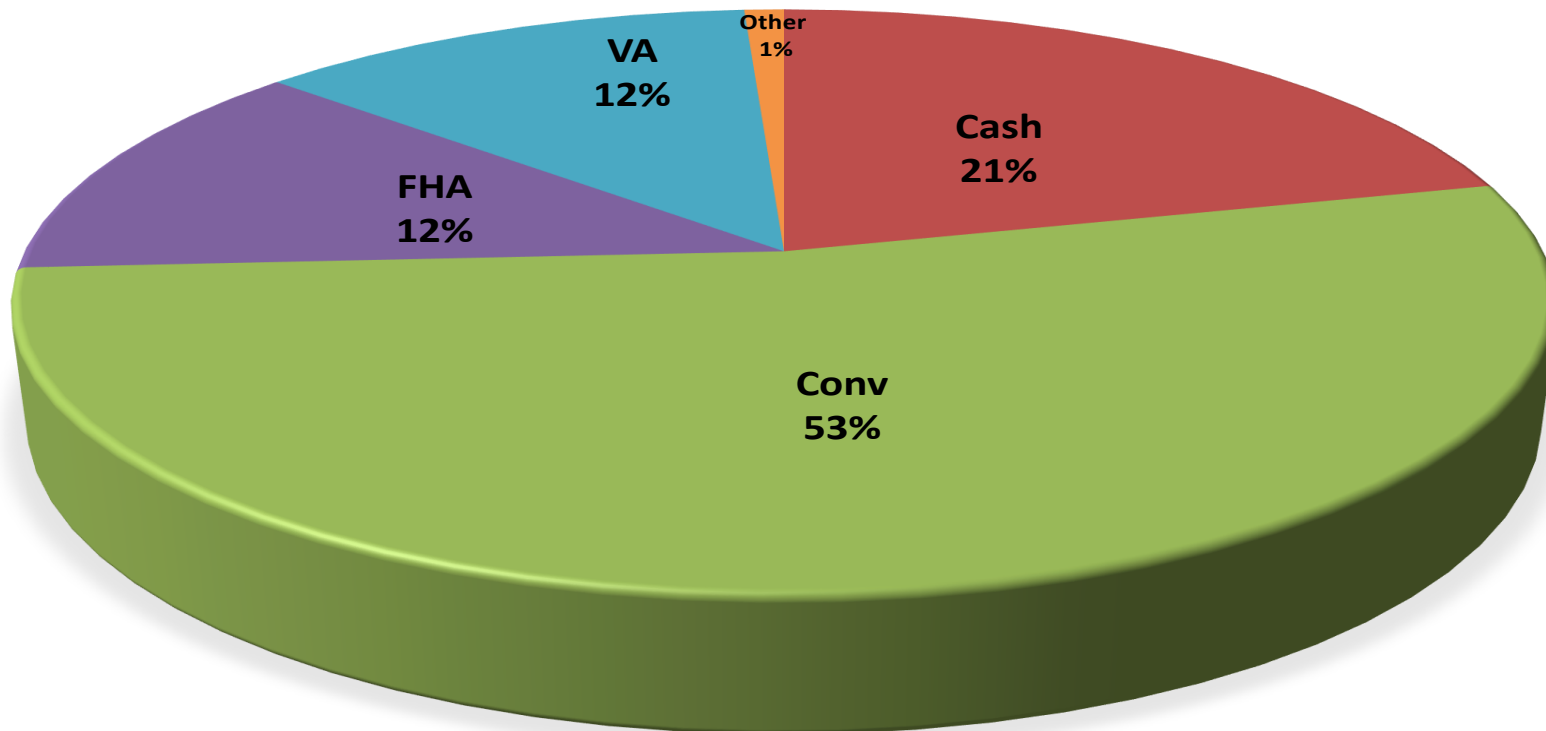




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**Closings By Sold Terms**  
**Closings Between \$250,000 and \$400,000**

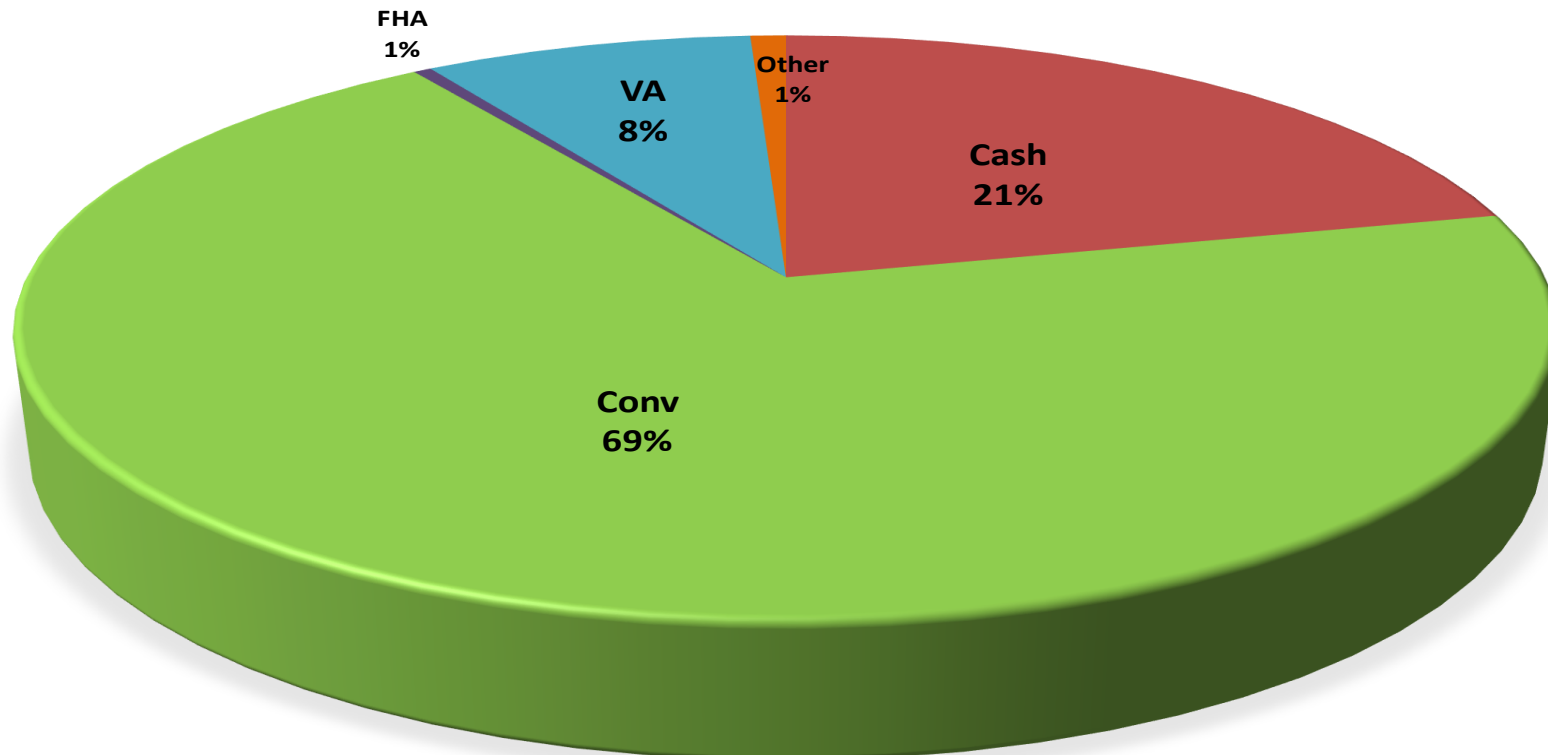




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Las Vegas Market Update - May 2018

**Closings By Sold Terms**  
**Closings Between \$400,000 and \$700,000**

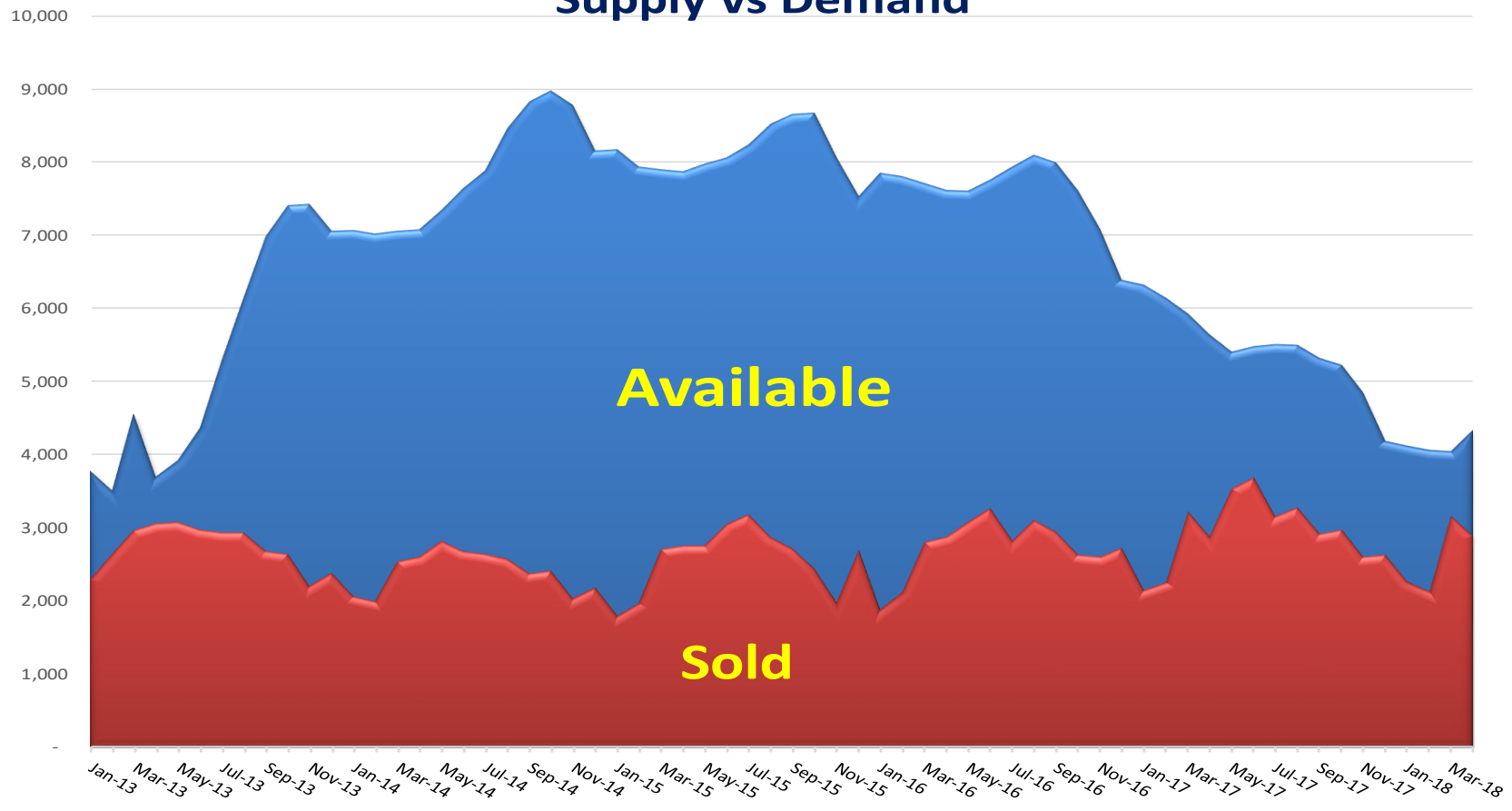




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## Las Vegas Market Update - May 2018

### Single Family Residences (SFR) Supply vs Demand



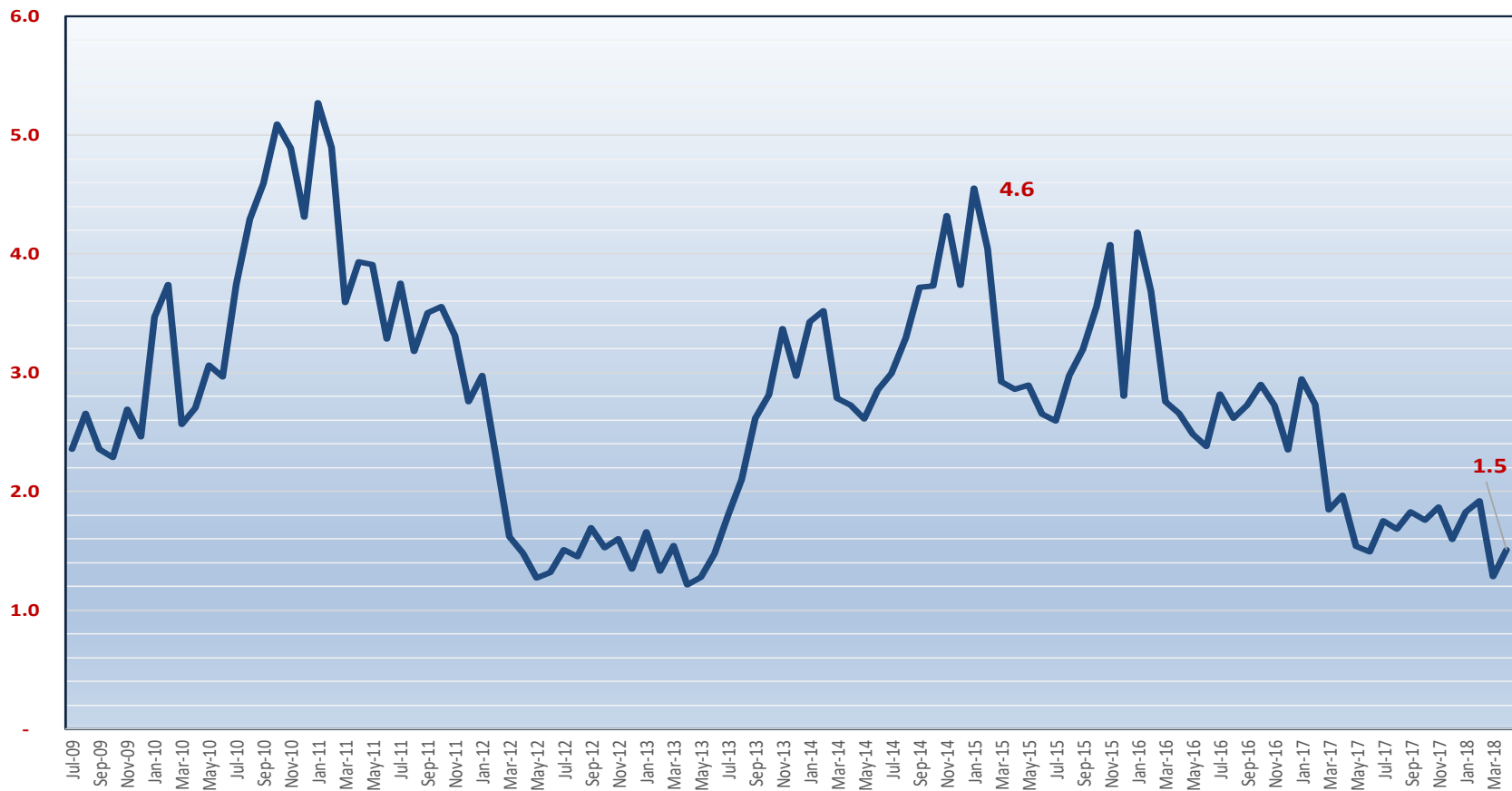
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## Las Vegas Market Update - May 2018

### Single Family Residential Homes Months of Inventory



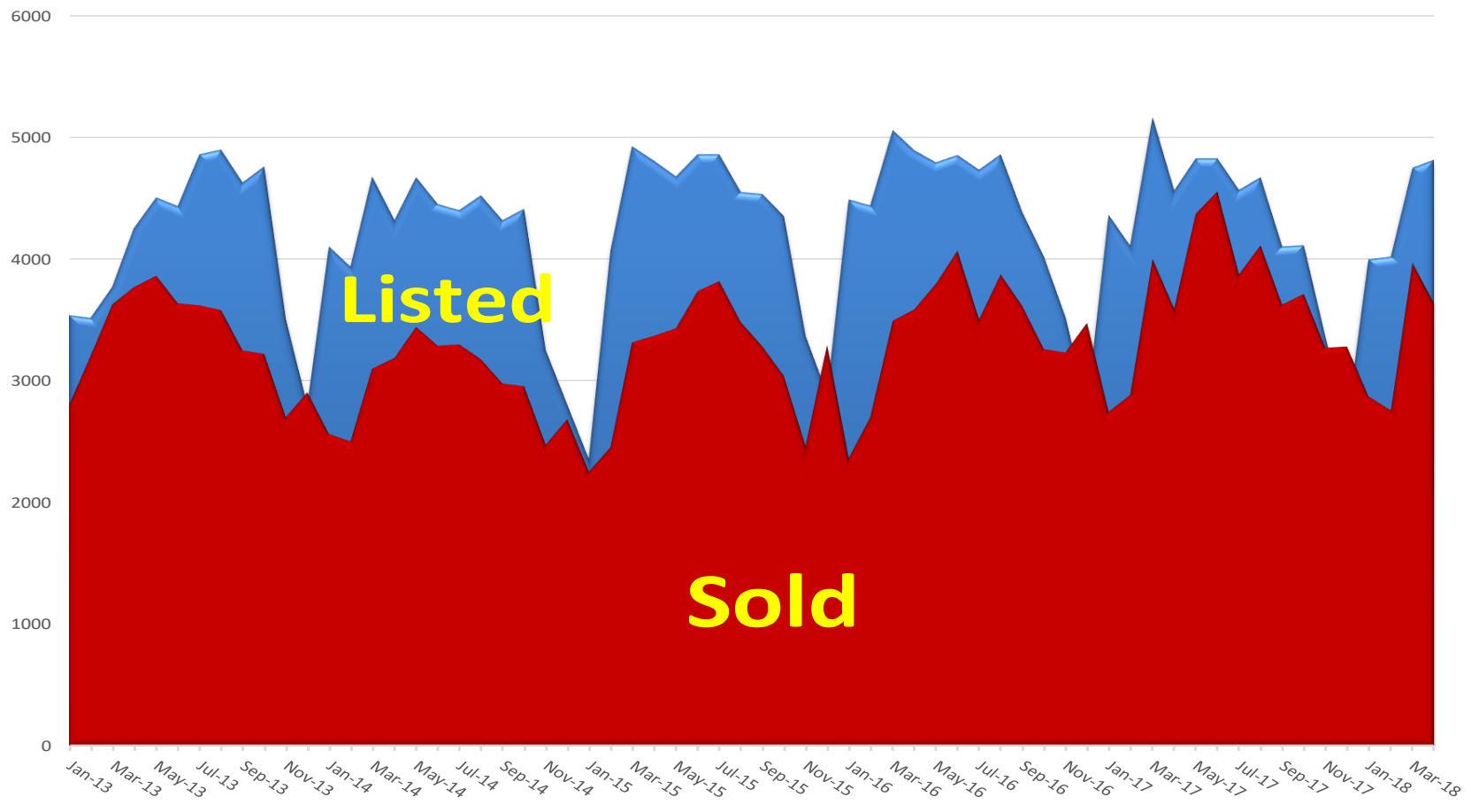
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## Las Vegas Market Update - May 2018

### Residential Listings Taken vs Listings Sold



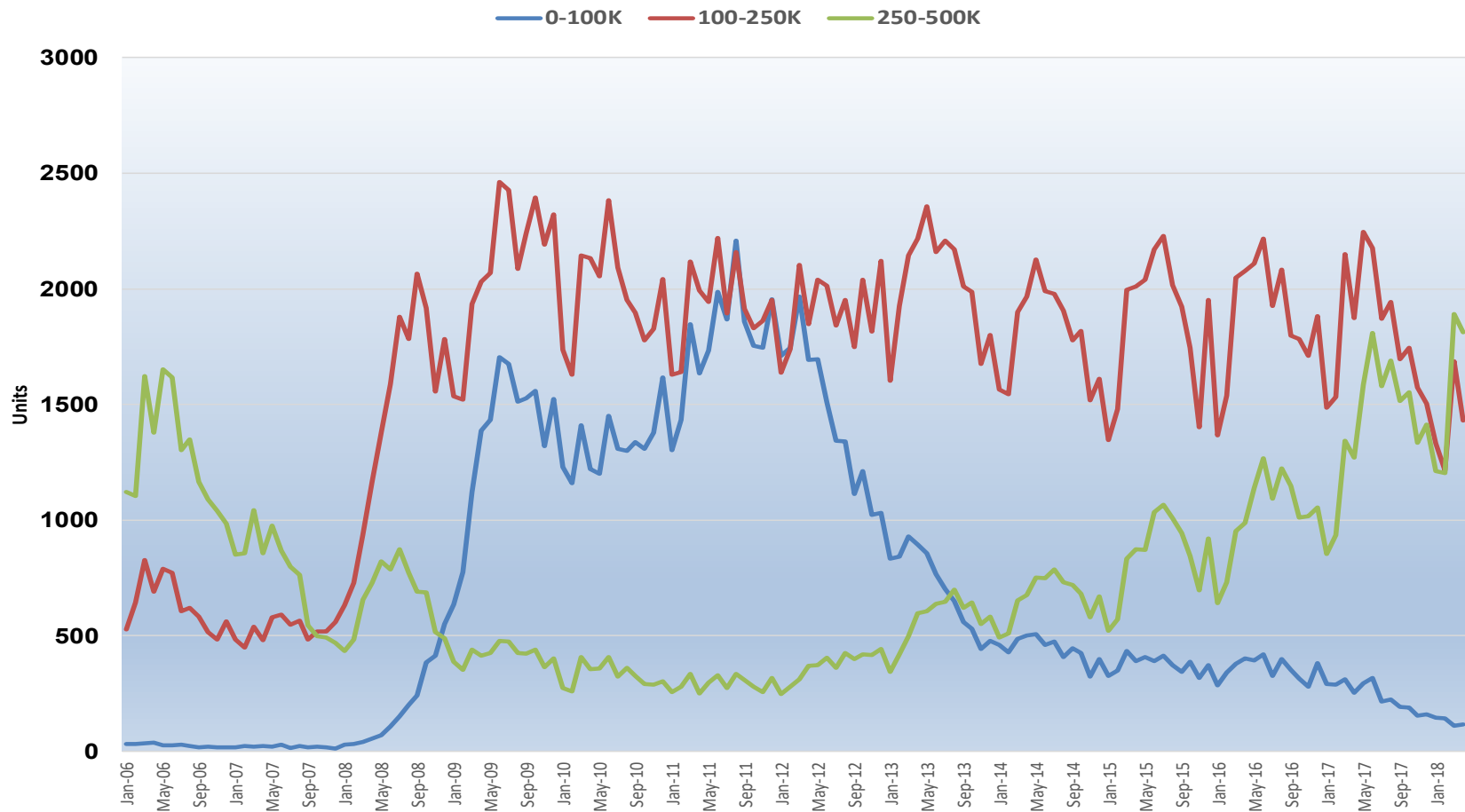
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## Las Vegas Market Update - May 2018

### Closed Units By Price Point



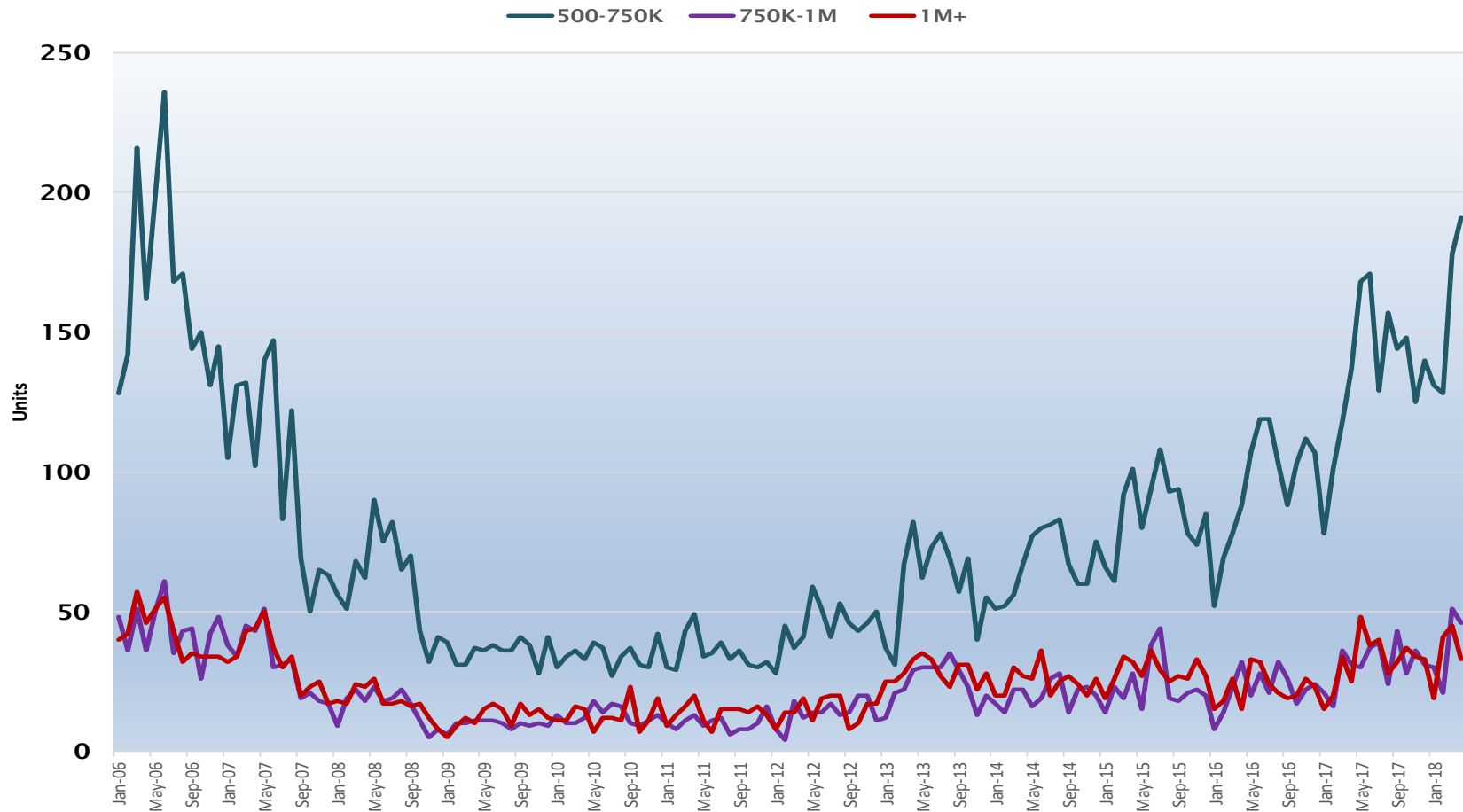
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### Closed Units By Price Point



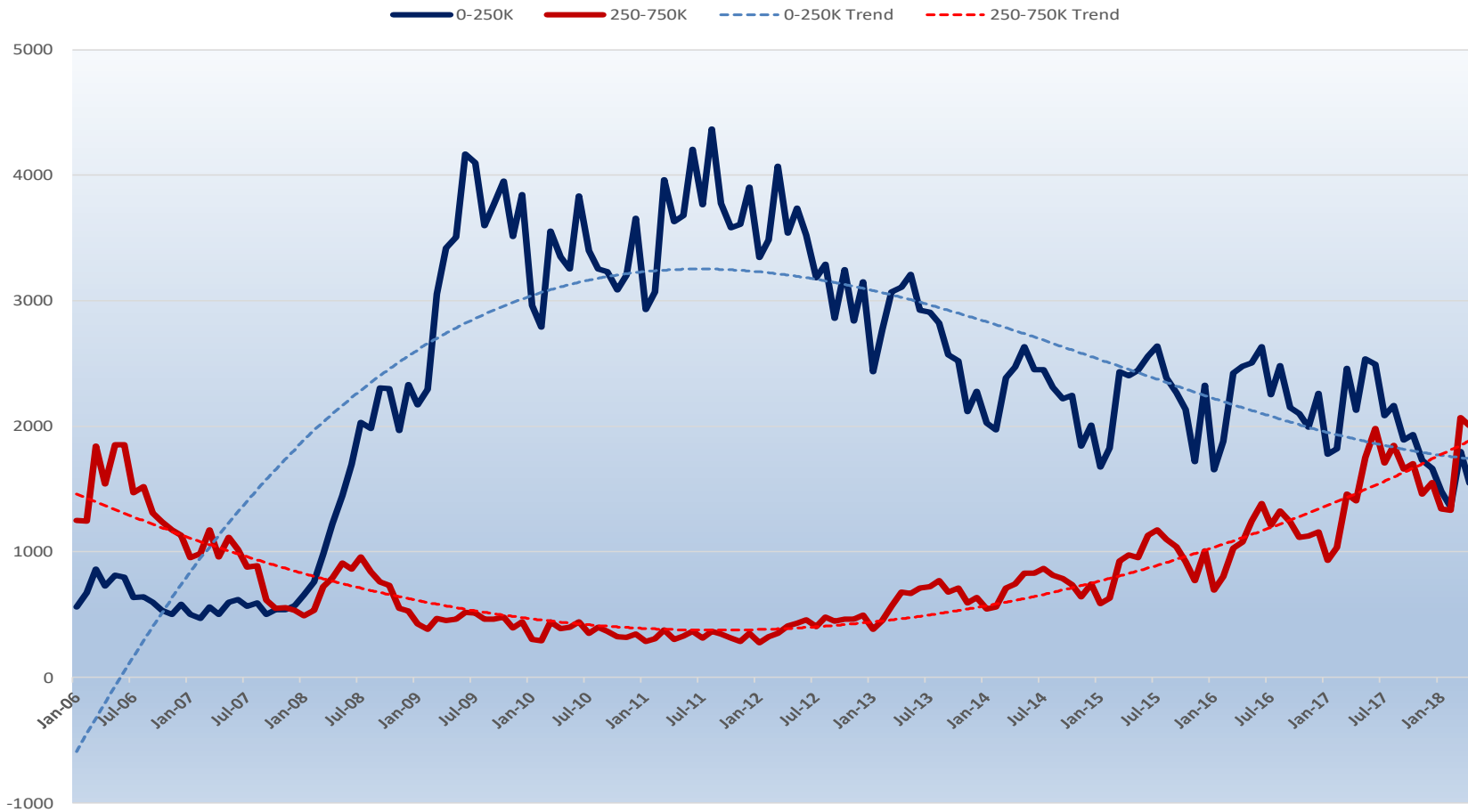
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## Las Vegas Market Update - May 2018

### Residential Closed Units Trend by Price Point



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