



EQUITY TITLE OF NEVADA

Las Vegas Market Update - July 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	4,702	4,467	3,261	385,000	618,212	290,000	337,938	1.4	69.4%	27
CON/TWH	915	1,038	820	165,000	196,405	166,250	177,927	1.1	89.6%	24
<i>Total Residential</i>	<i>5,617</i>	<i>5,505</i>	<i>4,081</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>1.4</i>	<i>72.7%</i>	<i>55</i>
Hi-Rise	352	130	94	449,000	824,547	360,450	513,808	4.7	26.7%	42
Multiple Dwelling	83	50	30	317,000	326,334	289,500	306,380	2.8	36.1%	46
Vacant Land	2,249	173	111	69,900	361,983	30,000	108,213	20.3	4.9%	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
Luxury Sales (RES & VER) \$1M+	499	89	260	1,799,900	2,652,324	1,365,000	1,799,631	10	7.4%	87

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

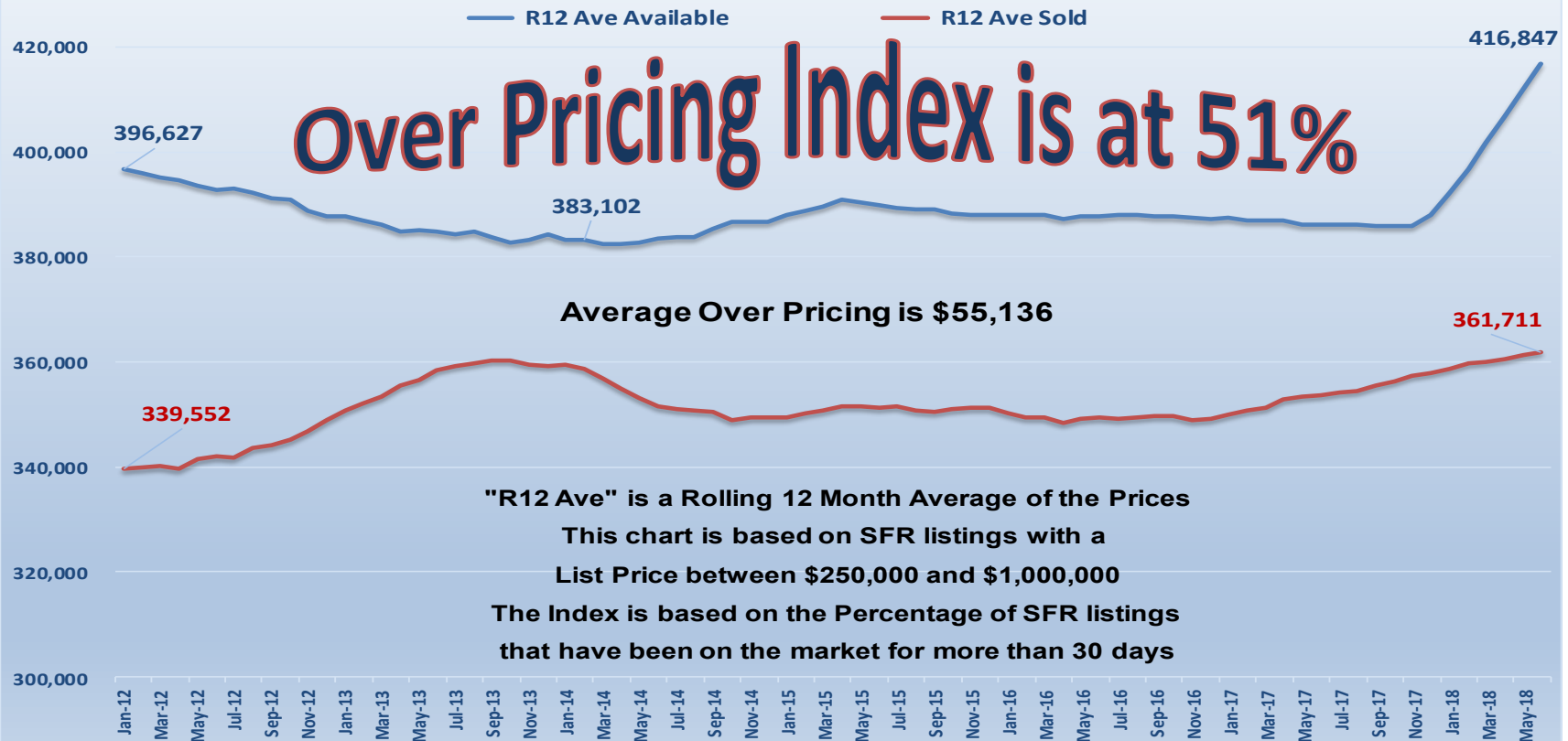
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Las Vegas Market Update - July 2018

Greater Las Vegas SFR Average List vs Closed Sale Prices

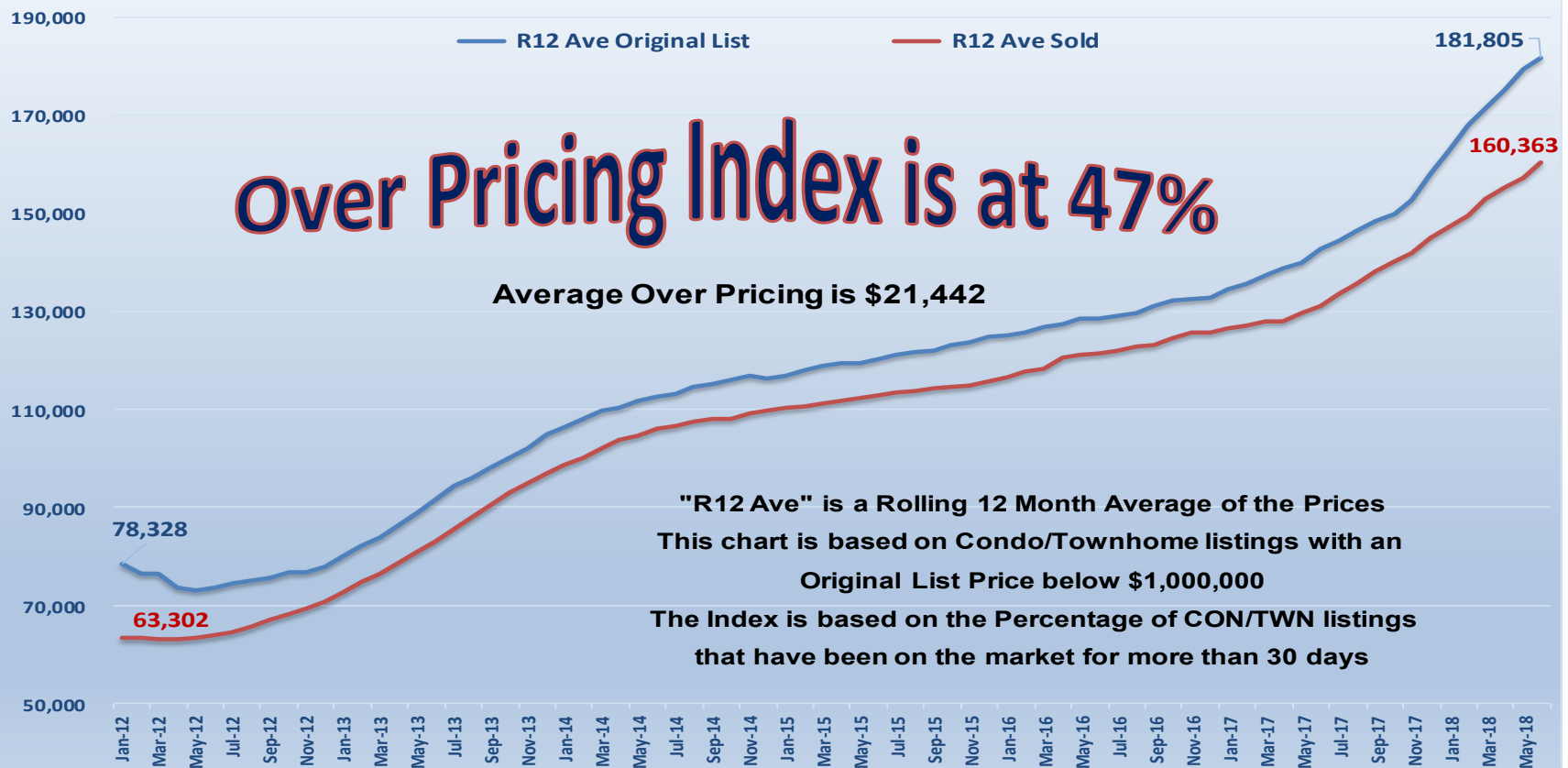




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Las Vegas Market Update - July 2018

Greater Las Vegas CON/TWN Average Original List vs Closed Sale Prices





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Las Vegas Market Update - July 2018

SFR Closed Sales in Selected Communities - Last Six Months

	Jan 2018	Feb	Mar	Apr	May	Jun	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	23	17	32	29	27	32	— — ■ ■ ■ ■ ■	2	24
Anthem	12	12	23	19	19	23	— — ■ ■ ■ ■ ■	2	39
Centennial Hills	21	20	35	30	31	32	— — ■ ■ ■ ■ ■	2	33
Desert/South Shores	10	21	21	23	29	18	— ■ ■ ■ ■ ■ —	3	45
Green Valley	42	35	61	40	51	66	— ■ ■ — ■ ■ ■	1	21
Green Valley Ranch	10	17	20	17	28	22	— ■ ■ ■ ■ ■ —	2	15
Inspirada	13	13	26	37	23	17	— — ■ ■ ■ ■ —	3	20
Iron Mountain Ranch	9	7	11	11	17	15	— — ■ ■ ■ ■ ■	1	15
Mountains Edge	50	51	80	71	80	85	— ■ ■ ■ ■ ■ ■	2	18
Peccole Ranch	9	10	19	13	14	18	— ■ ■ ■ ■ ■ —	1	19
Providence	30	38	43	39	51	60	— ■ ■ ■ ■ ■ ■	1	16
Red Rock Country Club	4	7	10	6	12	10	— ■ ■ ■ ■ ■ ■	4	75
Rhodes Ranch	17	11	26	24	37	23	— ■ ■ ■ ■ ■ —	3	42
Seven Hills	17	17	16	15	14	12	■ ■ ■ ■ ■ — —	5	87
Siena (SFR & TWH)	16	14	26	15	14	17	— ■ ■ — — — —	2	54
Silverado Ranch	31	26	34	50	46	45	— ■ ■ ■ ■ ■ ■	2	18
Silverstone Ranch	6	7	7	9	15	7	— — — ■ ■ ■ —	3	5
Southern Highlands	32	38	37	51	60	50	— — ■ ■ ■ ■ ■	3	24
Spring Valley	24	16	18	35	38	34	— ■ ■ ■ ■ ■ ■	2	30
Summerlin	40	39	67	70	74	67	— ■ ■ ■ ■ ■ ■	2	36
Sun City Anthem	25	26	35	40	44	41	— ■ ■ ■ ■ ■ ■	2	37
Sun City Summerlin	29	44	40	30	29	46	— ■ ■ ■ — ■ ■	1	23
The Lakes	14	15	19	18	12	16	— ■ ■ ■ ■ ■ —	4	35
Other Groups									
Boulder City	13	10	23	17	28	16	— ■ ■ ■ ■ ■ —	5	39
Pahrump/Nye	50	47	52	55	53	67	— ■ ■ ■ ■ ■ ■	2	50
High Rise Sales	64	78	90	86	86	94	— ■ ■ ■ ■ ■ ■	5	42
Luxury Sales (\$1M+)	25	51	46	37	44	57	— ■ ■ ■ ■ ■ ■	10	87

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Las Vegas Market Update - July 2018

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

	January 2018	February	March	April	May	June	Price Movement
Aliante	317,300	312,141	334,667	363,514	365,232	348,232	— — — — —
Anthem	427,833	379,942	415,641	421,192	409,711	445,121	— — — — —
Centennial Hills	311,114	331,323	314,114	364,592	355,383	403,452	— — — — —
Desert/South Shores	310,989	410,630	362,829	368,498	399,475	379,572	— — — — —
Green Valley	370,512	412,891	345,843	396,085	405,947	386,645	— — — — —
Green Valley Ranch	434,200	404,971	405,496	430,253	426,800	462,195	— — — — —
Inspirada	440,511	371,935	403,043	430,503	377,319	365,781	— — — — —
Iron Mountain Ranch	261,822	261,500	302,590	345,460	366,794	354,693	— — — — —
Mountains Edge	311,822	313,489	315,927	327,945	340,102	336,342	— — — — —
Peccole Ranch	335,722	330,199	341,184	323,697	354,171	343,500	— — — — —
Providence	299,256	307,628	310,823	320,107	310,865	323,126	— — — — —
Red Rock Country Club	1,100,000	1,490,000	1,348,300	728,333	1,068,869	1,015,350	— — — — —
Rhodes Ranch	349,829	364,715	388,861	447,280	376,308	405,343	— — — — —
Seven Hills	639,641	647,618	601,784	465,900	472,293	424,783	— — — — —
Siena	504,154	495,855	445,654	550,445	429,357	420,065	— — — — —
Silverado Ranch	293,097	301,917	302,435	300,152	325,191	313,562	— — — — —
Silverstone Ranch	287,698	309,000	337,929	326,333	356,273	398,143	— — — — —
Southern Highlands	517,648	819,786	442,603	419,301	514,529	430,605	— — — — —
Spring Valley	276,010	267,094	262,417	293,308	308,978	305,216	— — — — —
Summerlin	517,523	455,992	845,897	547,365	489,646	590,523	— — — — —
Sun City Anthem	416,893	416,823	390,997	428,486	416,116	416,866	— — — — —
Sun City Summerlin	335,193	302,522	371,135	326,915	372,425	348,213	— — — — —
The Lakes	467,114	372,950	344,394	340,556	441,667	520,750	— — — — —
Other Groups							
Boulder City	344,154	364,350	316,278	384,282	443,557	339,867	— — — — —
Pahrump/Nye	206,323	214,400	212,194	251,978	252,549	241,070	— — — — —
High Rise Sales	533,857	665,591	431,462	413,419	352,070	513,808	— — — — —
Luxury Sales (\$1M+)	1,895,827	1,975,000	2,073,490	1,664,883	1,546,106	1,675,047	— — — — —

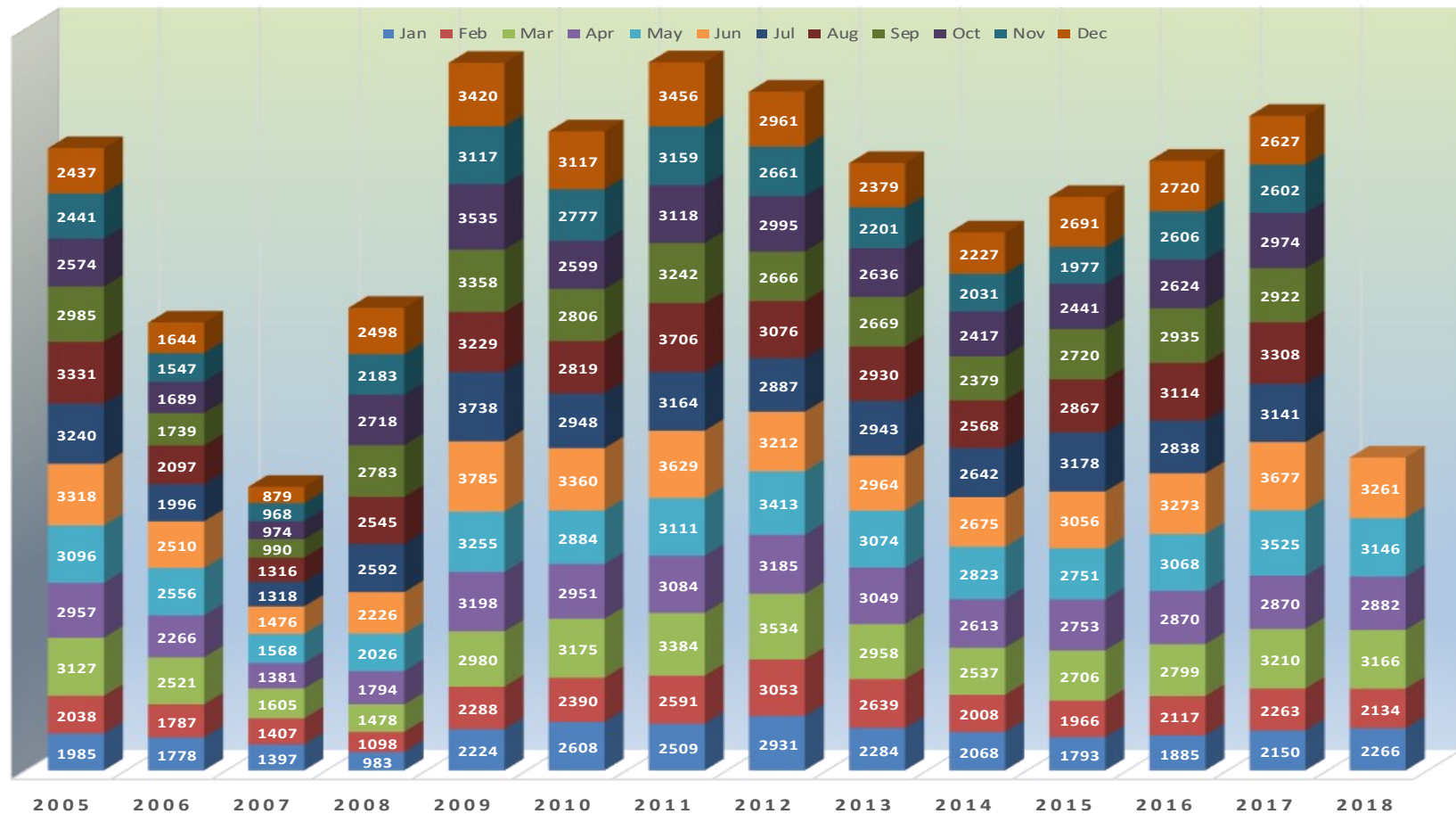
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SINGLE FAMILY RESIDENTIAL CLOSINGS



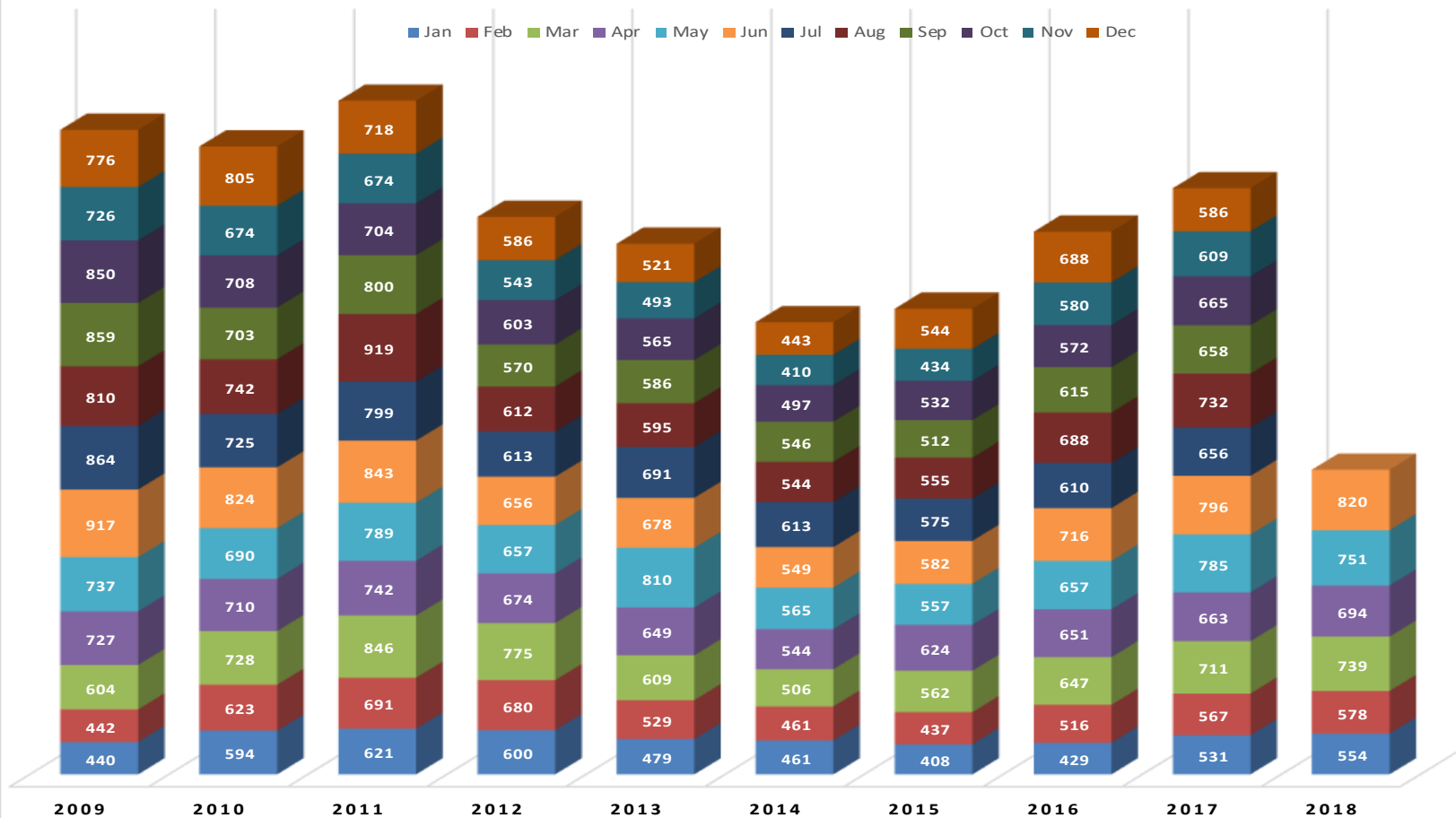
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CONDO / TOWNHOME CLOSINGS



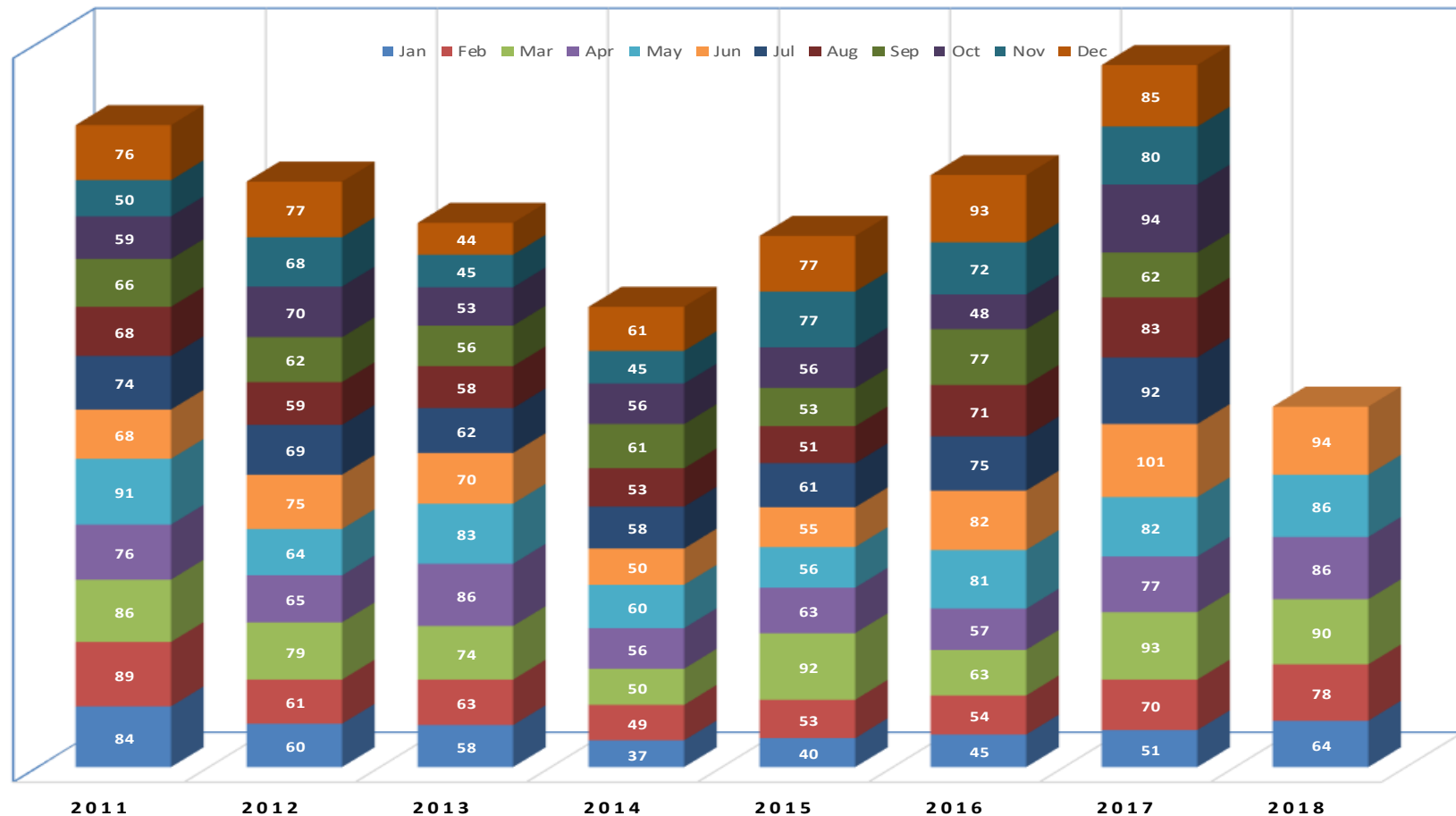
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Vertical / Hi-Rise Closings



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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



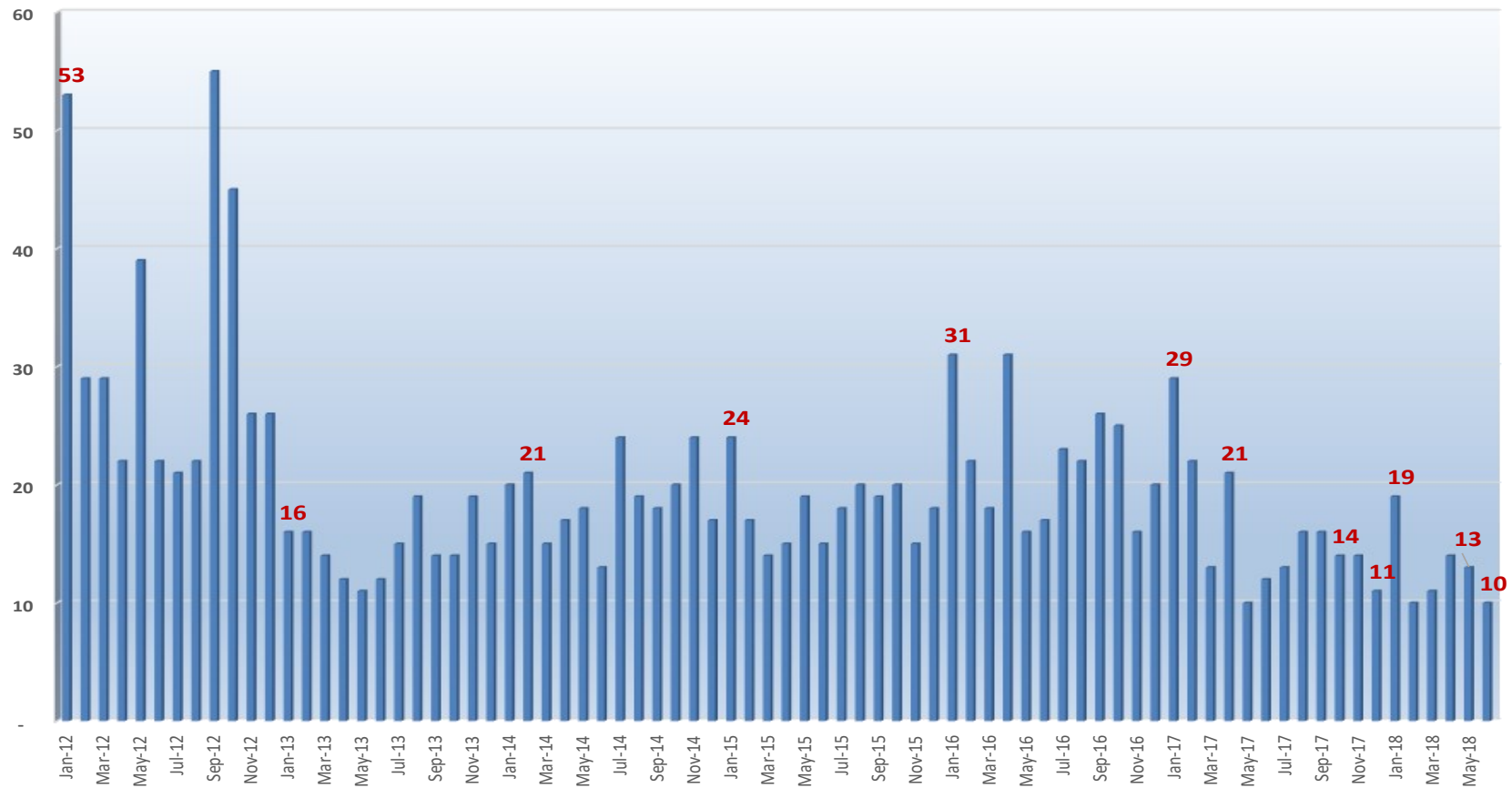
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Luxury Market - \$1,000,000 and Over Months of Inventory



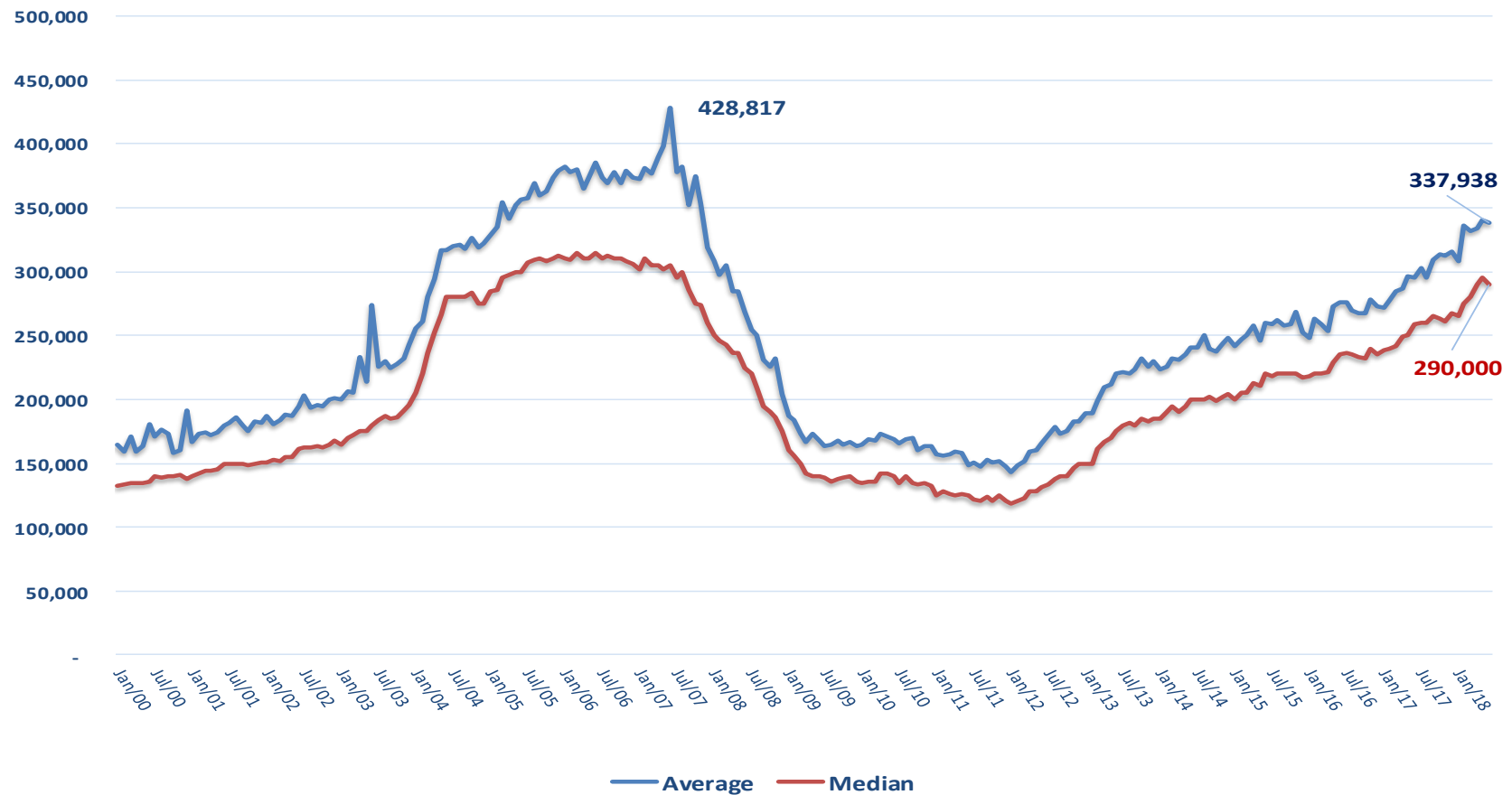
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SFR Market Prices



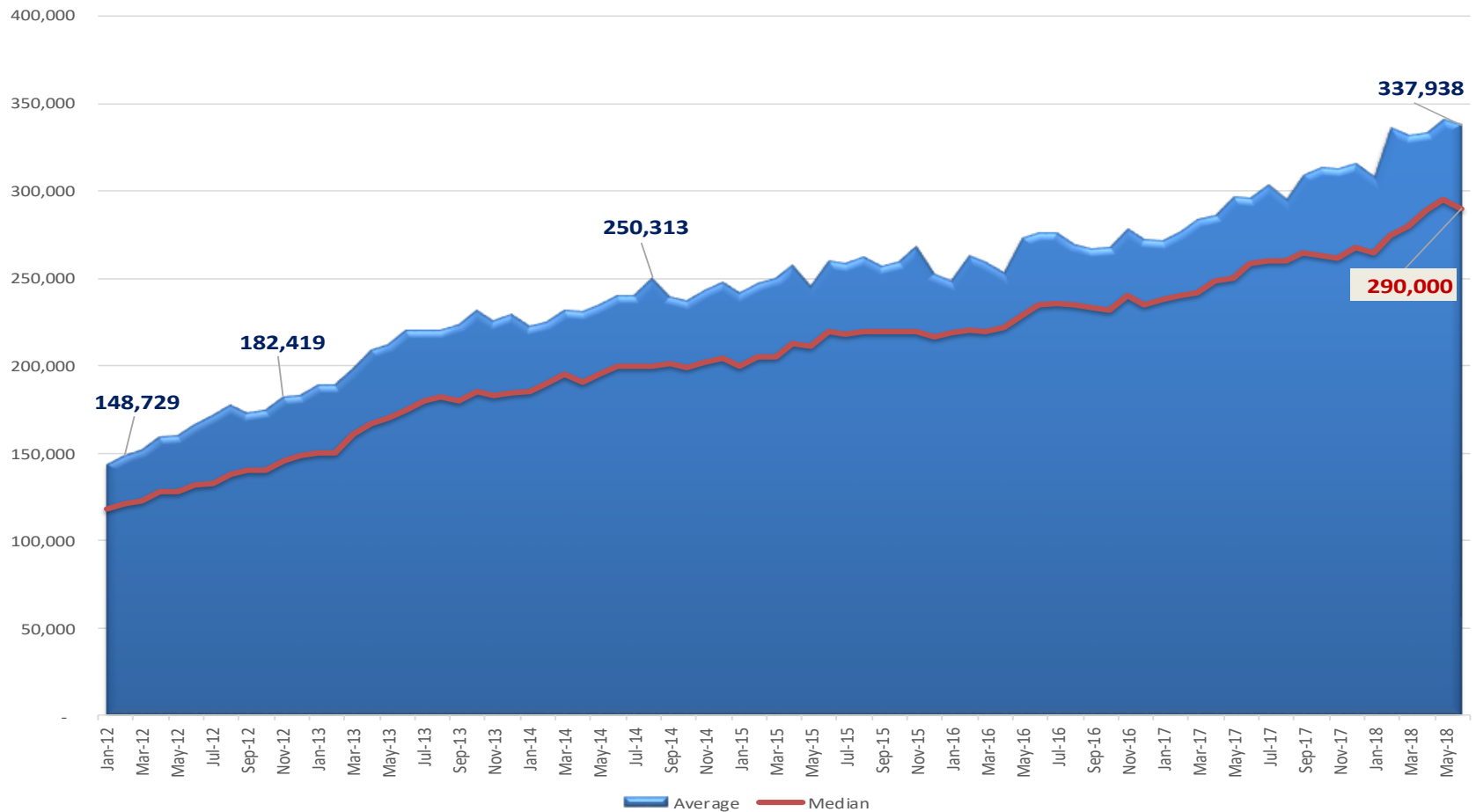
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Las Vegas Market Update - July 2018

Single Family Residential Price Trend



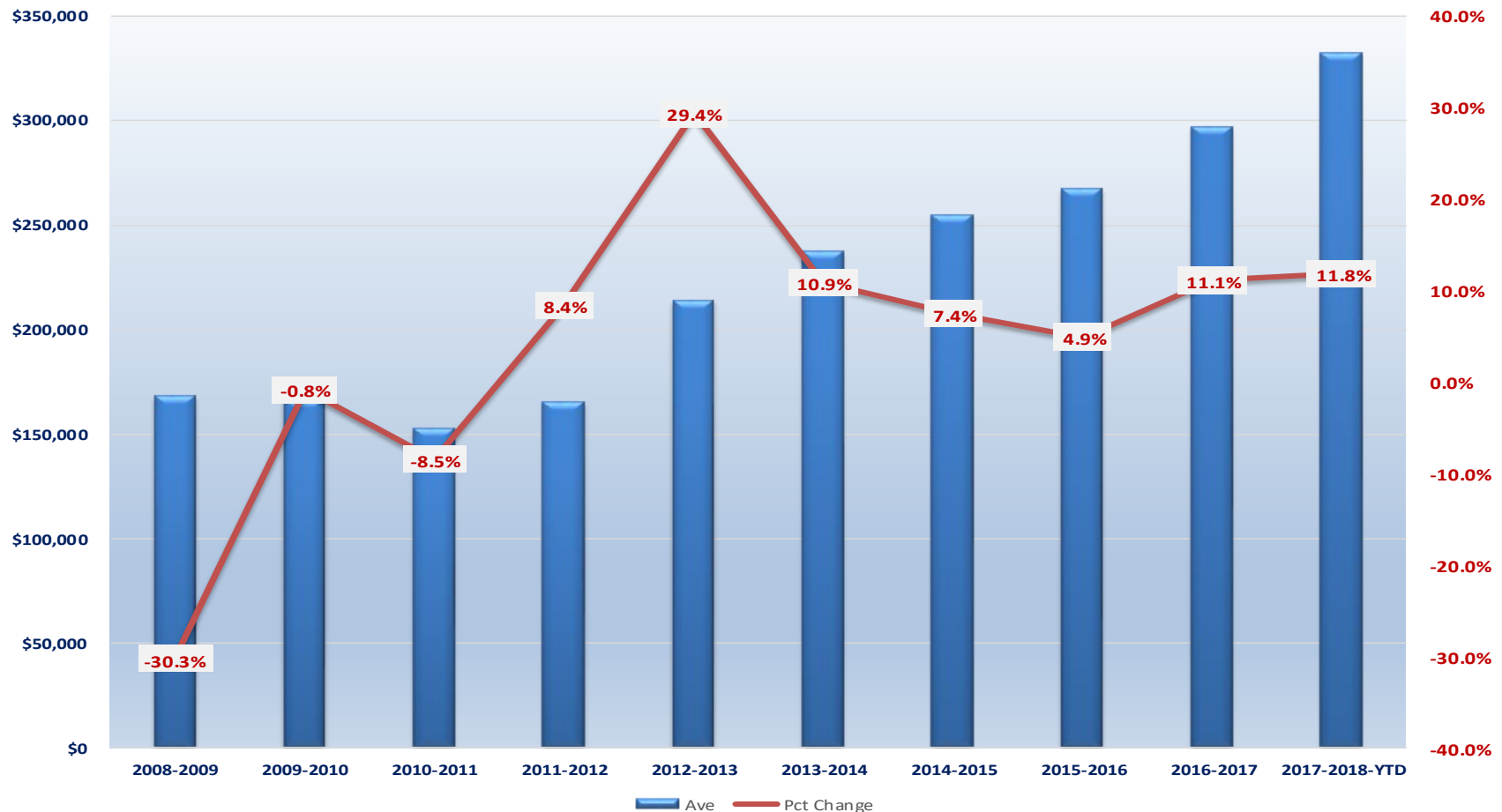
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SFR Average Price and Year Over Year Percent Change



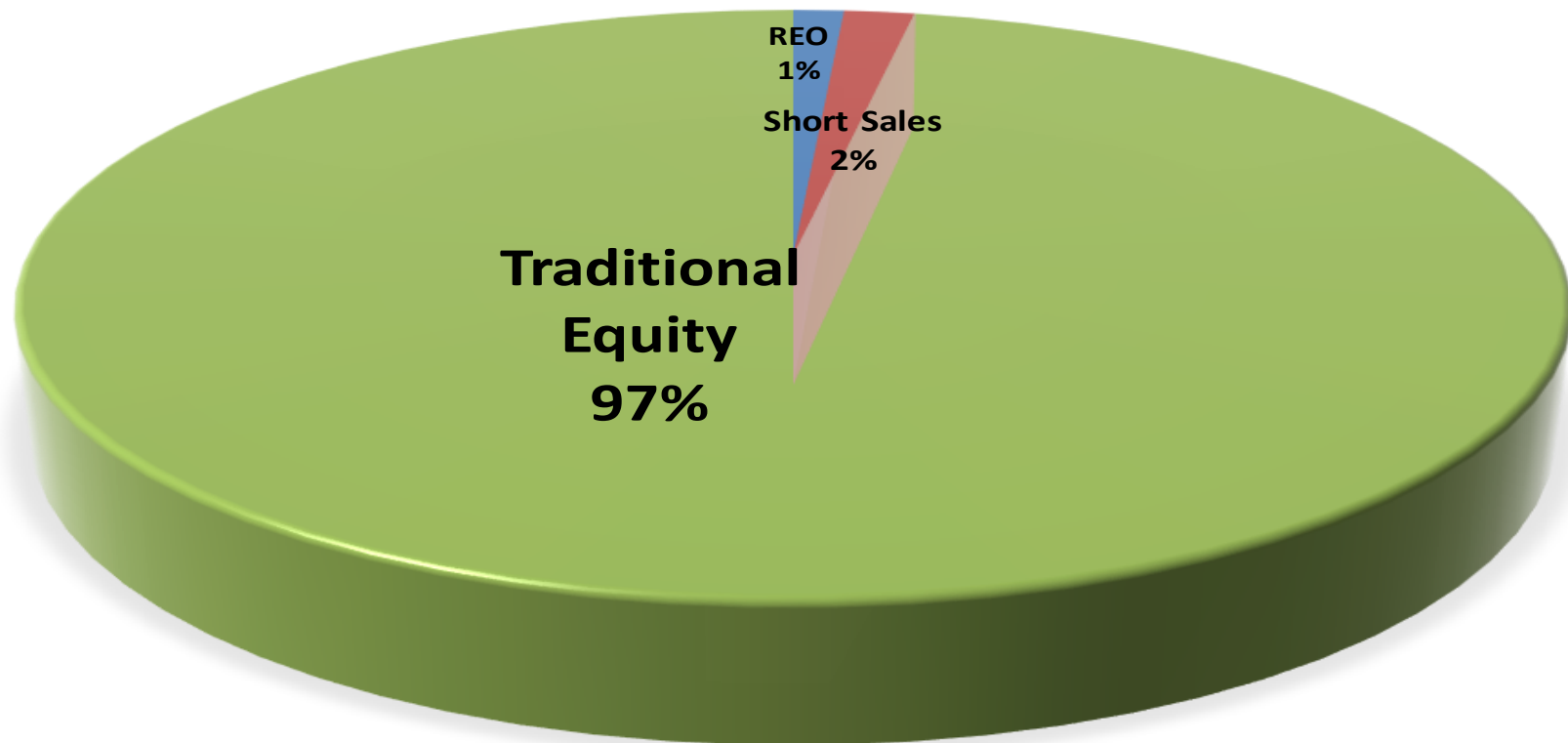
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Last Month's Closings by Type



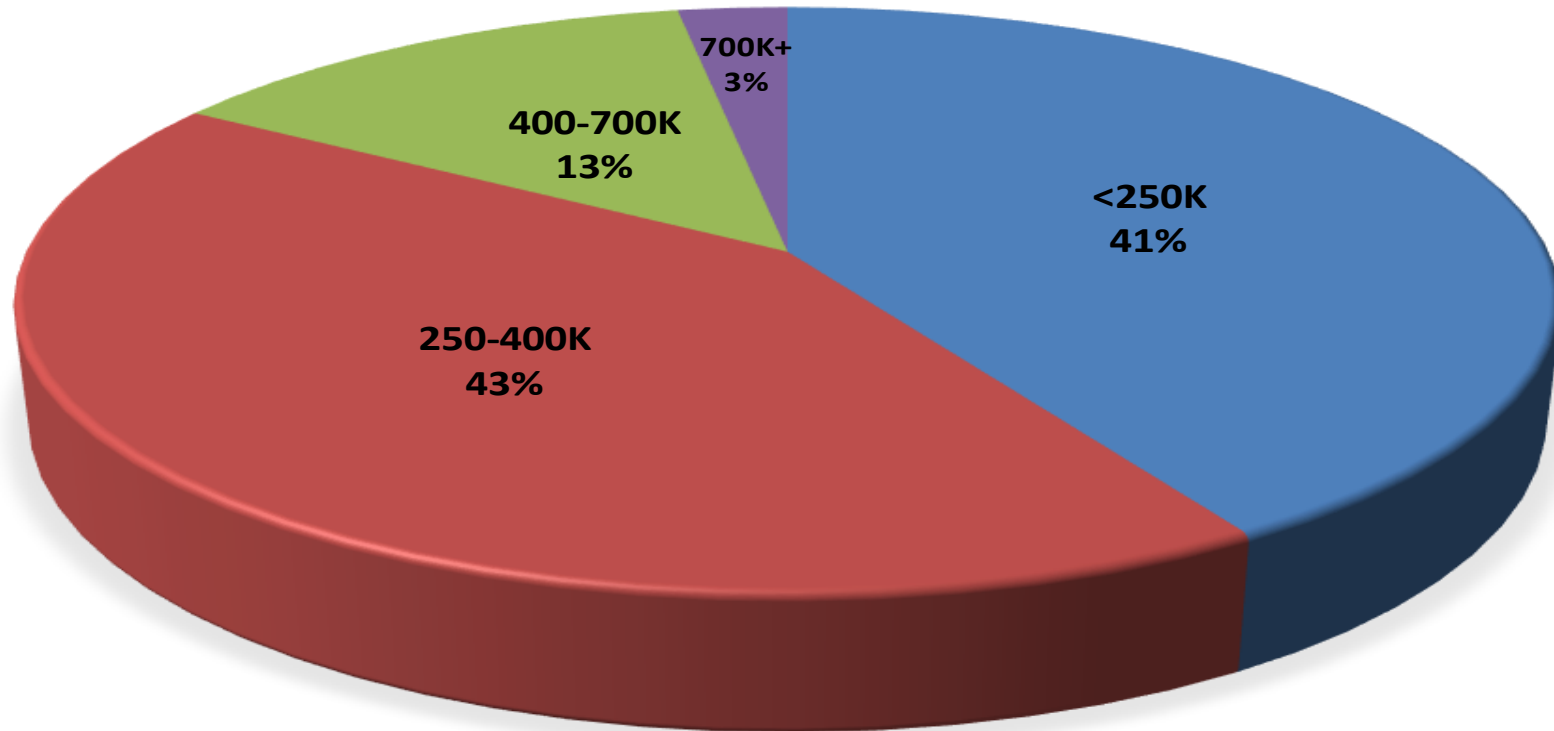
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Closed Units by Price Point



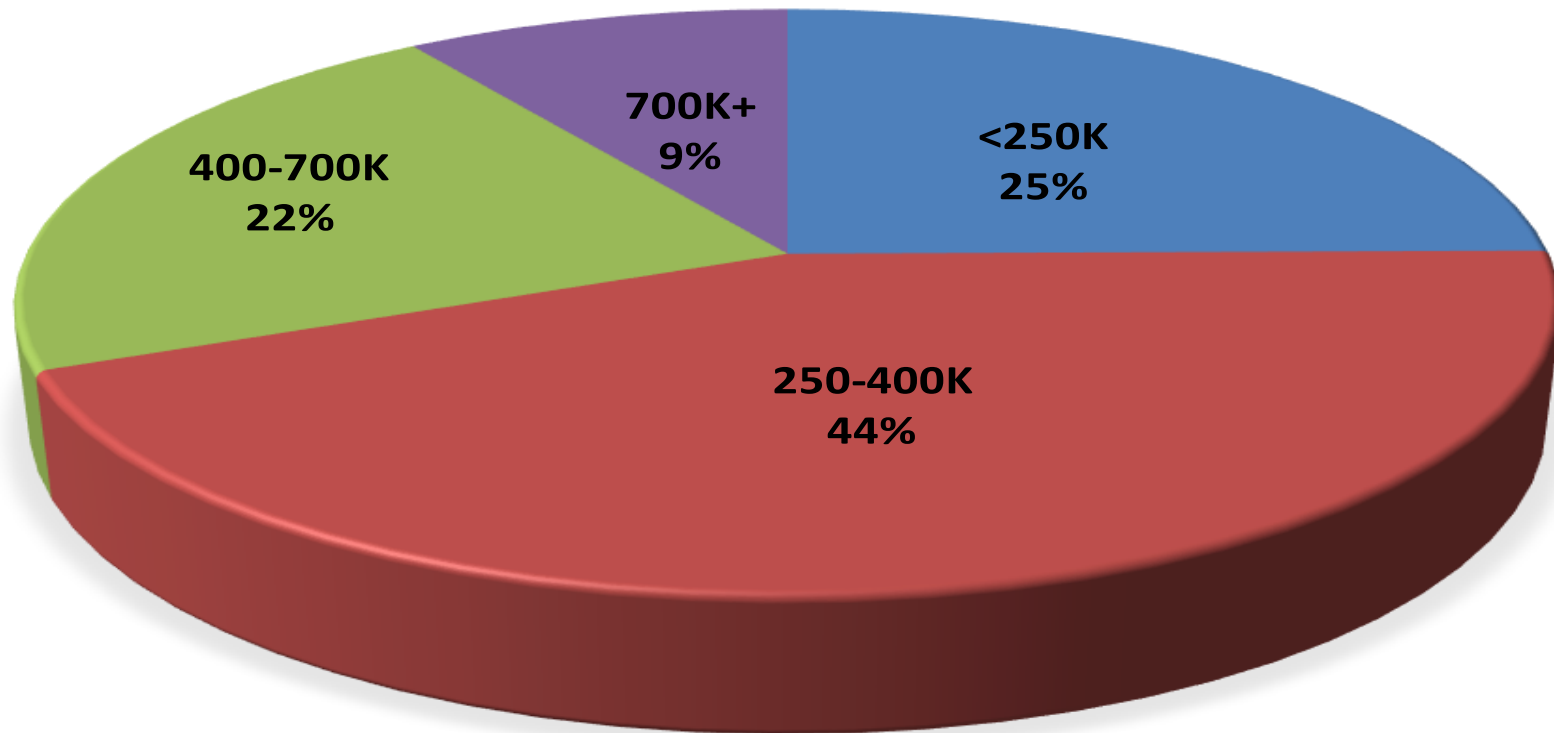
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CLOSED VOLUME BY PRICE POINT



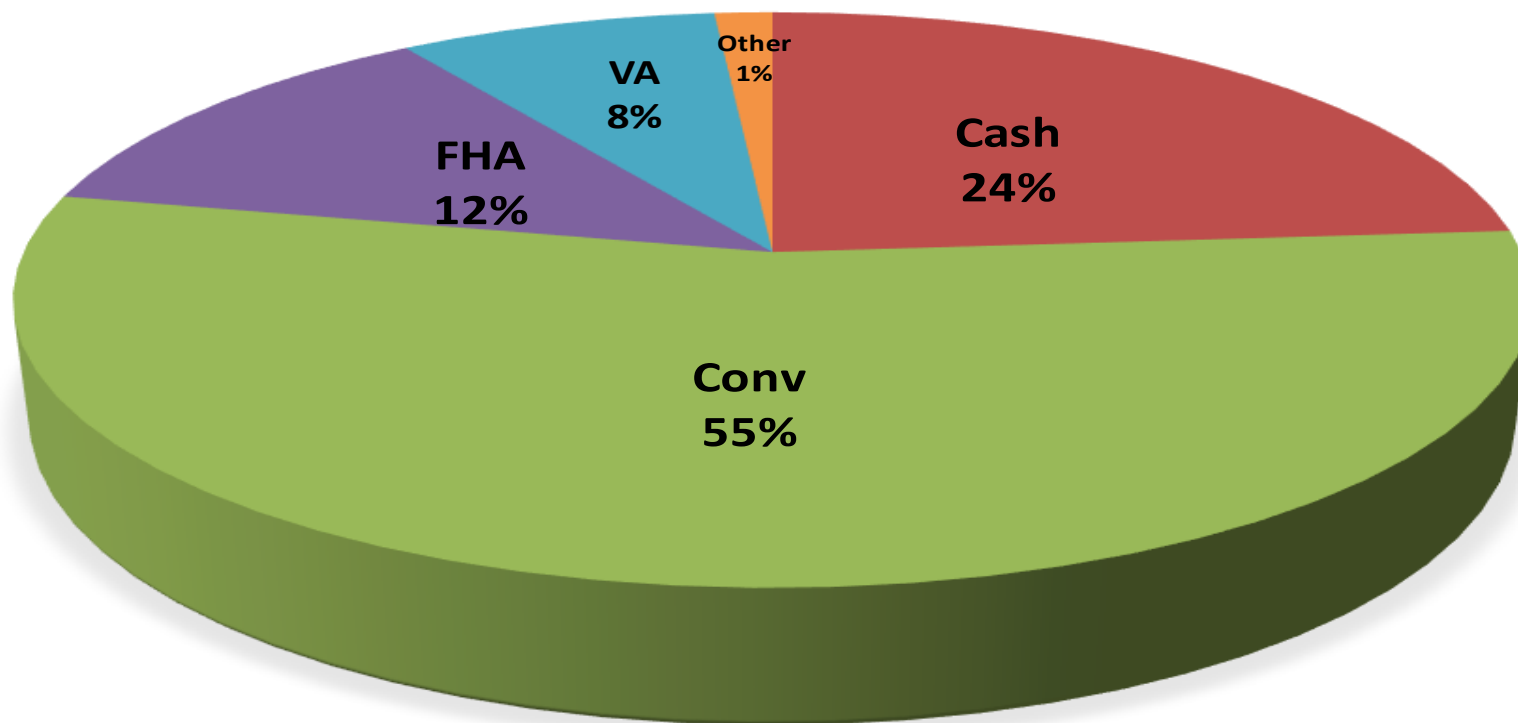
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Last Month's Closings by Sold Terms



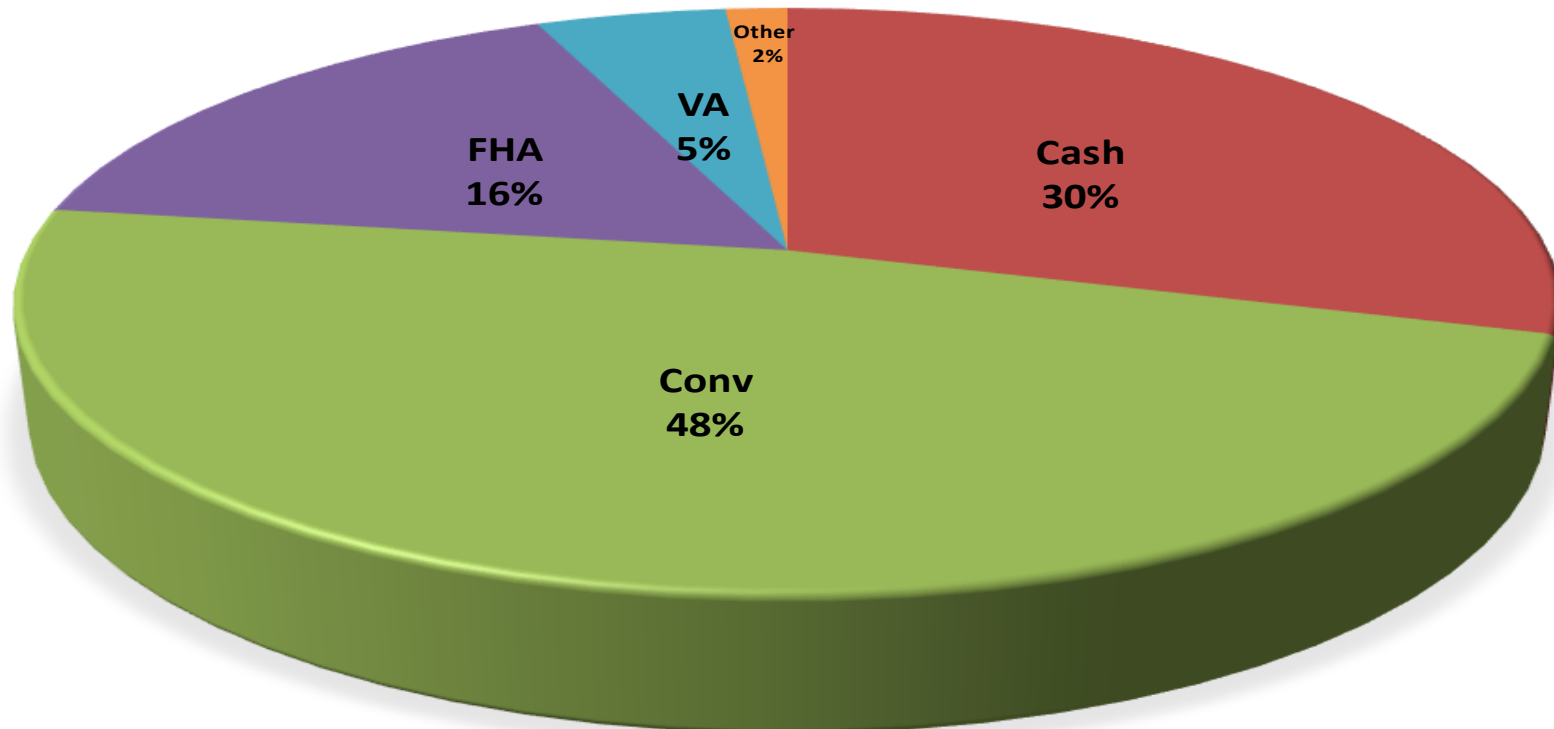
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**Closings By Sold Terms
Closings Less Than \$250,000**

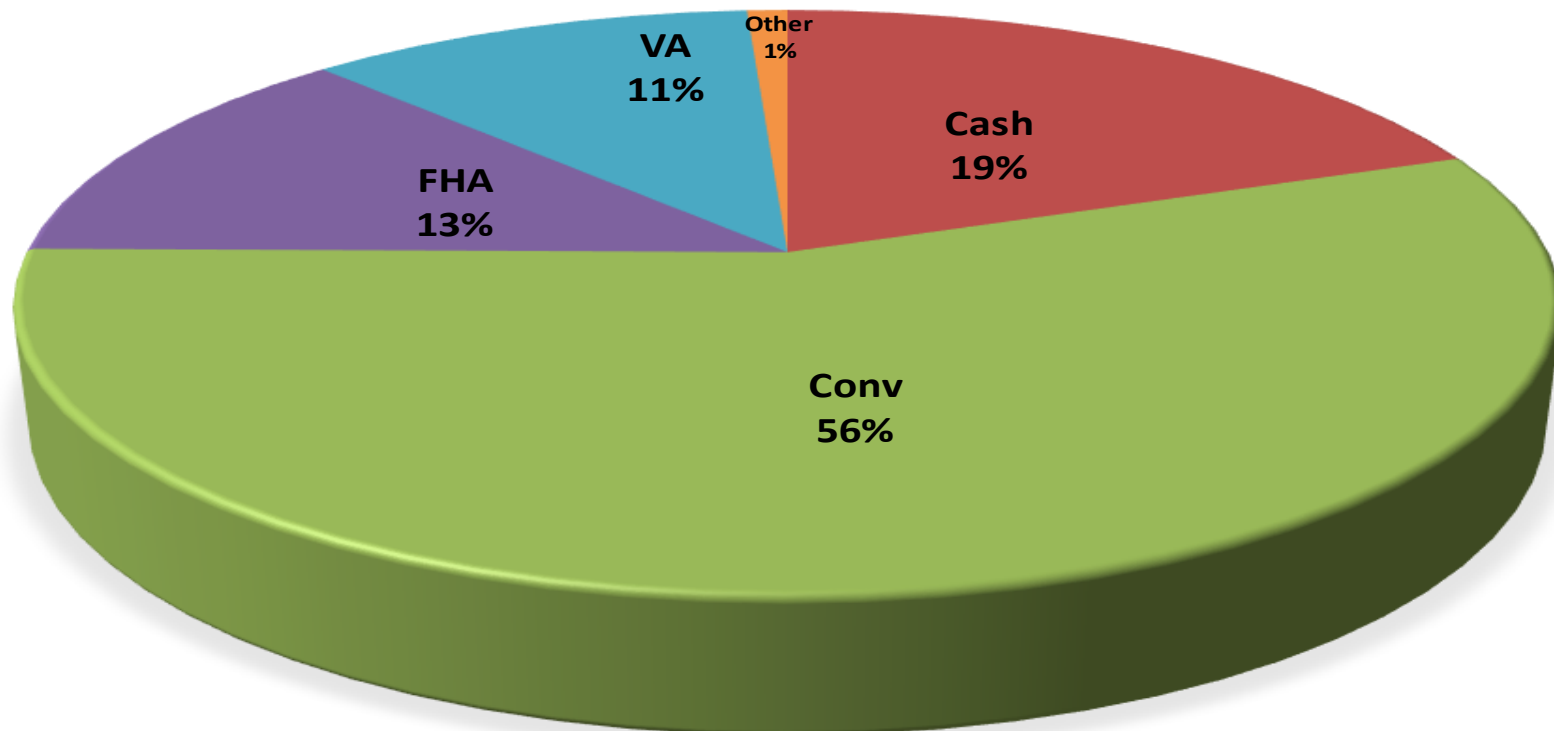




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Las Vegas Market Update - July 2018

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



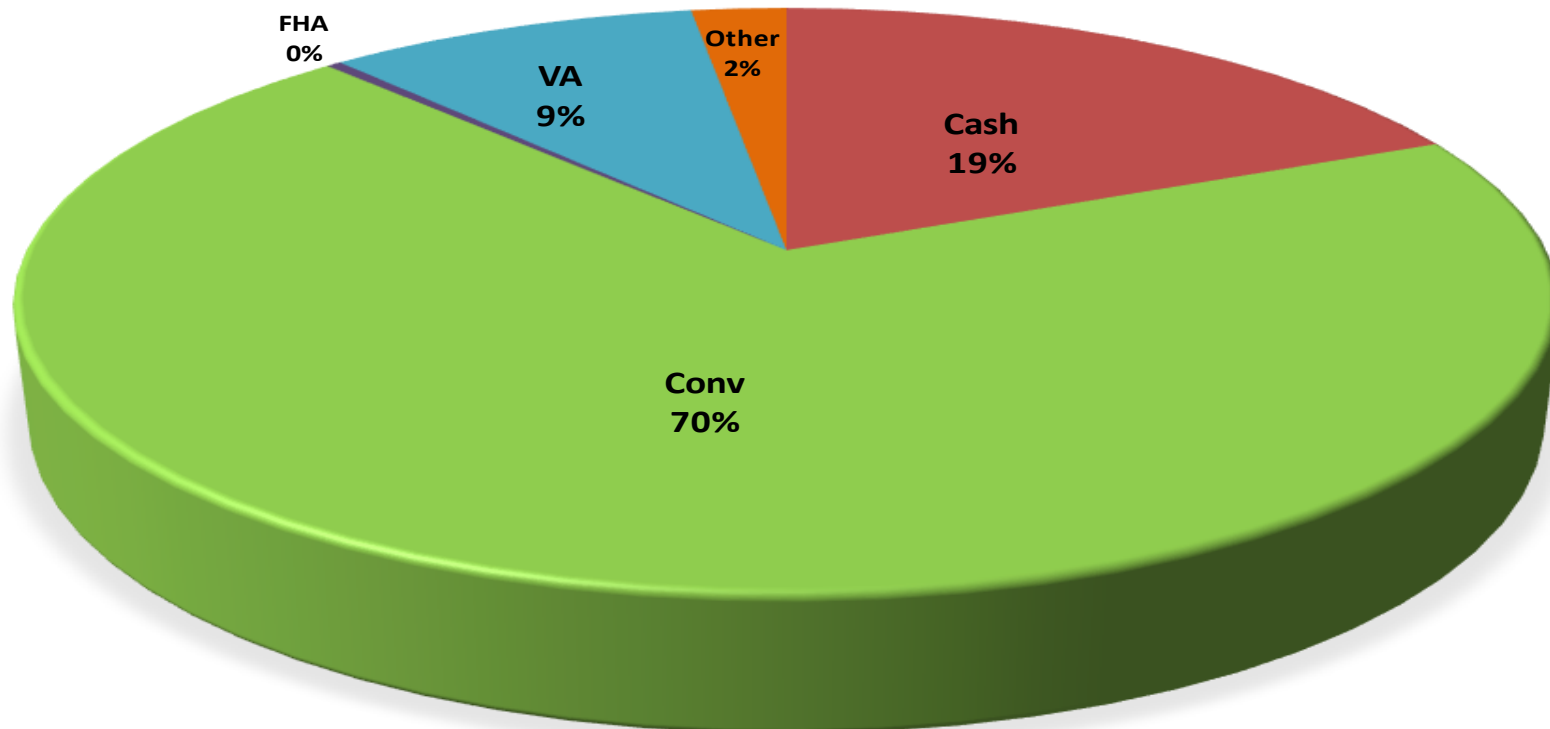
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

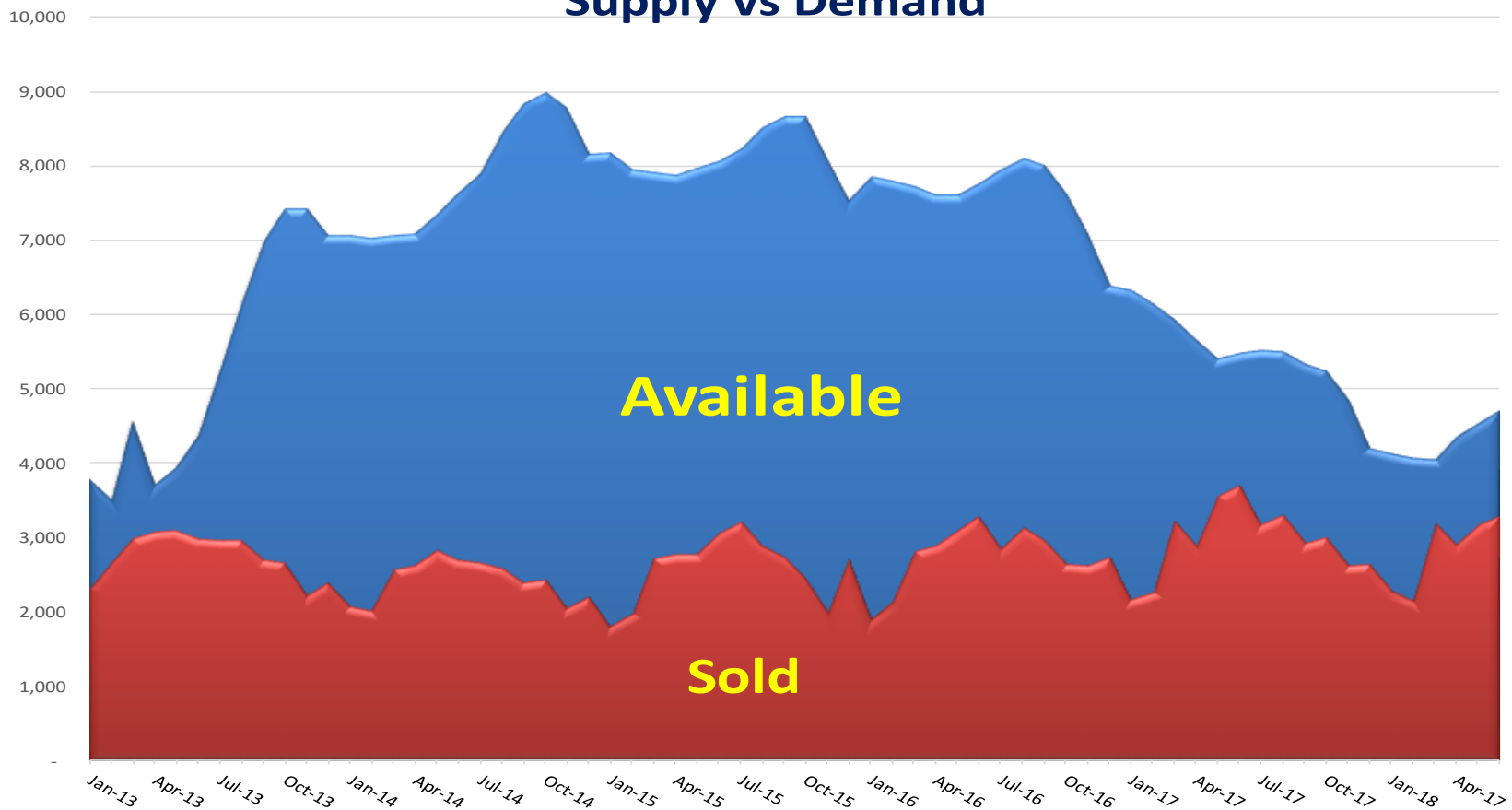




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Single Family Residences (SFR) Supply vs Demand



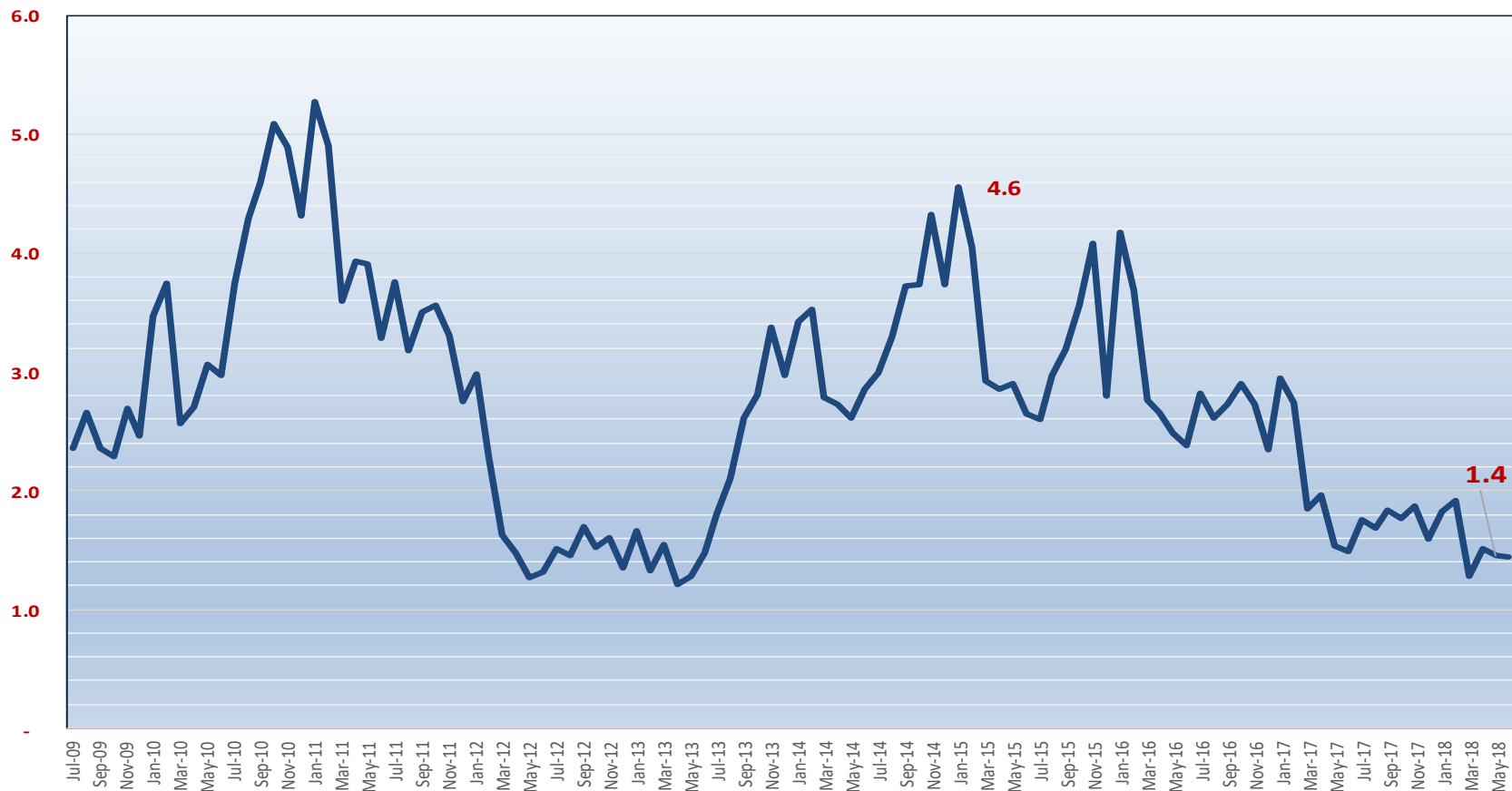
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Single Family Residential Homes Months of Inventory



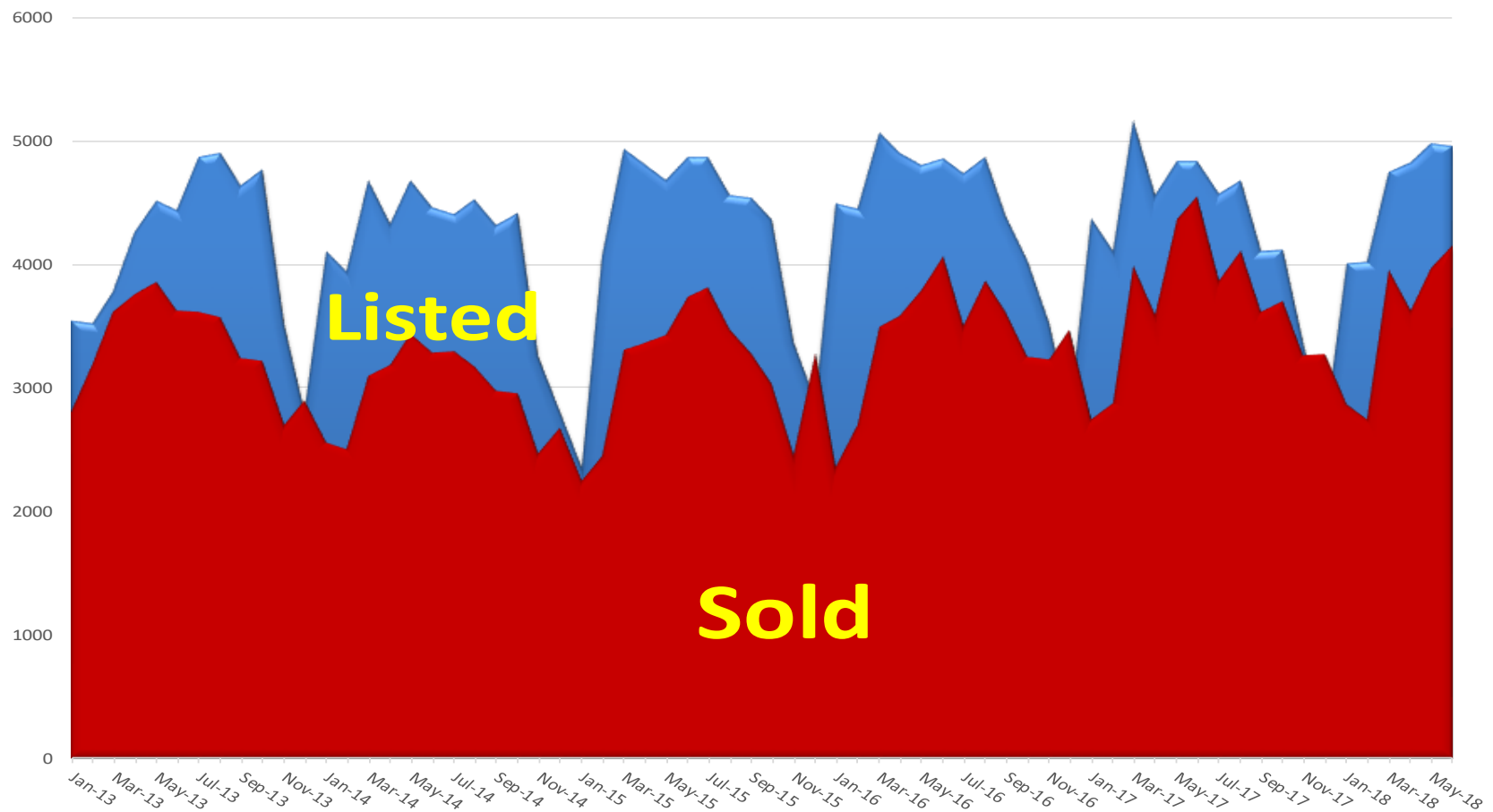
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Residential Listings Taken vs Listings Sold



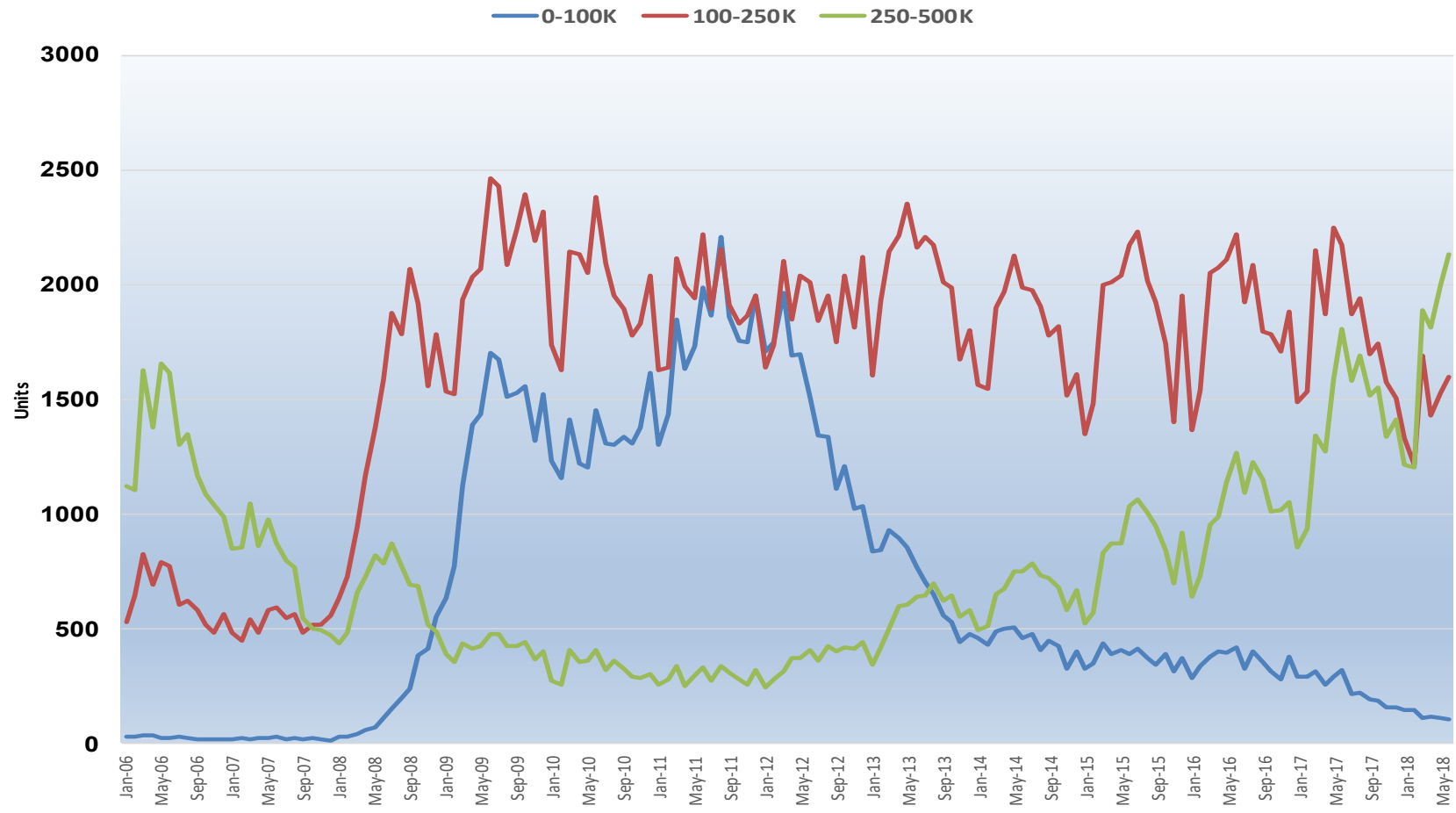
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Closed Units By Price Point



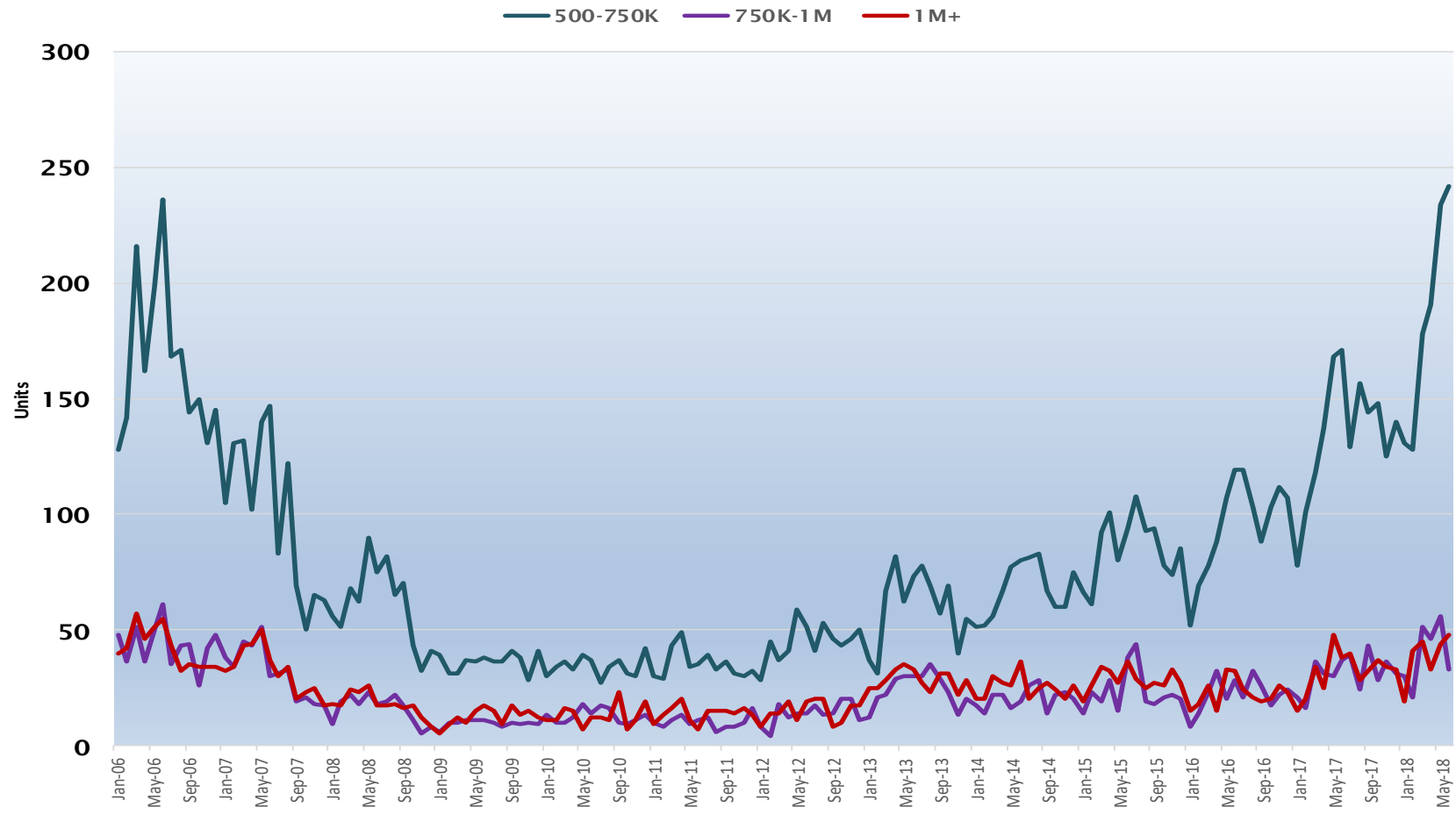
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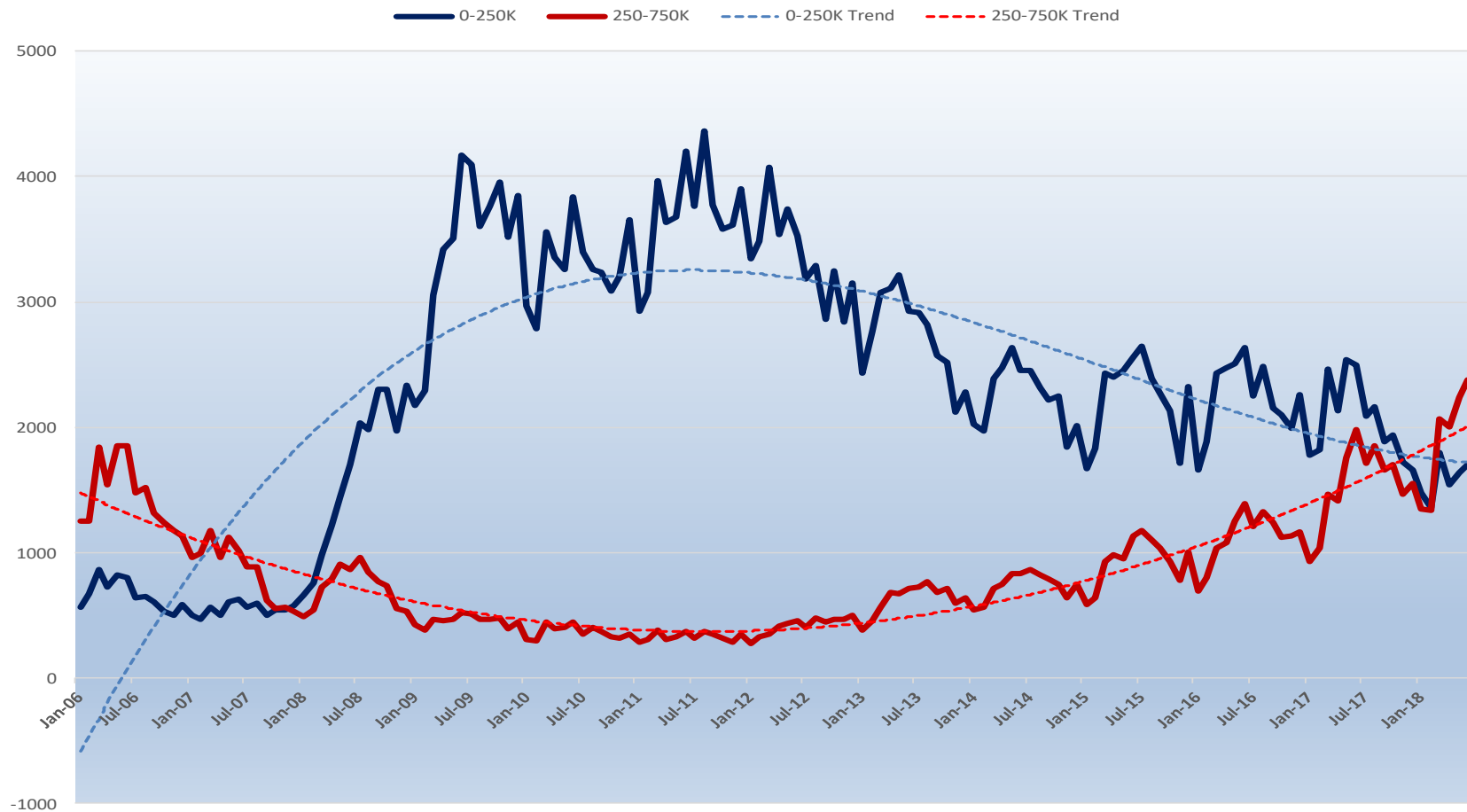
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Residential Closed Units Trend by Price Point



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