



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 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	5,294	3,980	3,185	375,000	579,953	290,000	332,409	1.7	60.2%	28
CON/TWH	998	981	768	169,900	200,419	165,500	176,956	1.3	77.0%	26
<i>Total Residential</i>	<i>6,292</i>	<i>4,961</i>	<i>3,953</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>1.6</i>	<i>62.8%</i>	<i>55</i>
Hi-Rise	358	136	90	450,000	806,627	337,500	445,687	5.0	25.1%	74
Multiple Dwelling	94	60	27	304,950	356,722	280,000	273,548	3.5	28.7%	28
Vacant Land	2,297	184	93	70,000	349,652	41,000	133,456	24.7	4.0%	170
	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+	493	97	304	1,717,931	2,566,996	1,365,000	1,772,318	13	8.8%	95

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

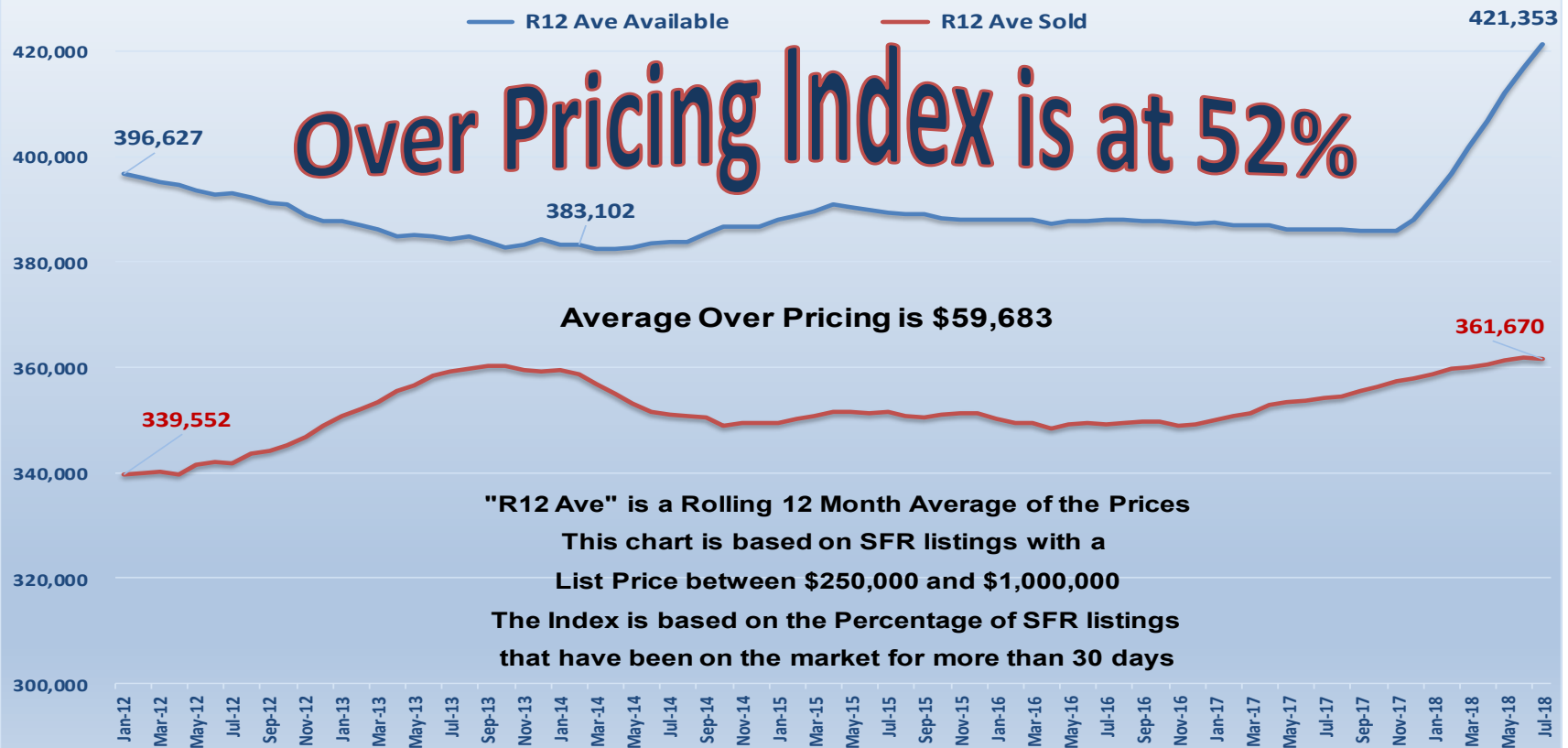
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Las Vegas Market Update - August 2018

Greater Las Vegas SFR Average List vs Closed Sale Prices

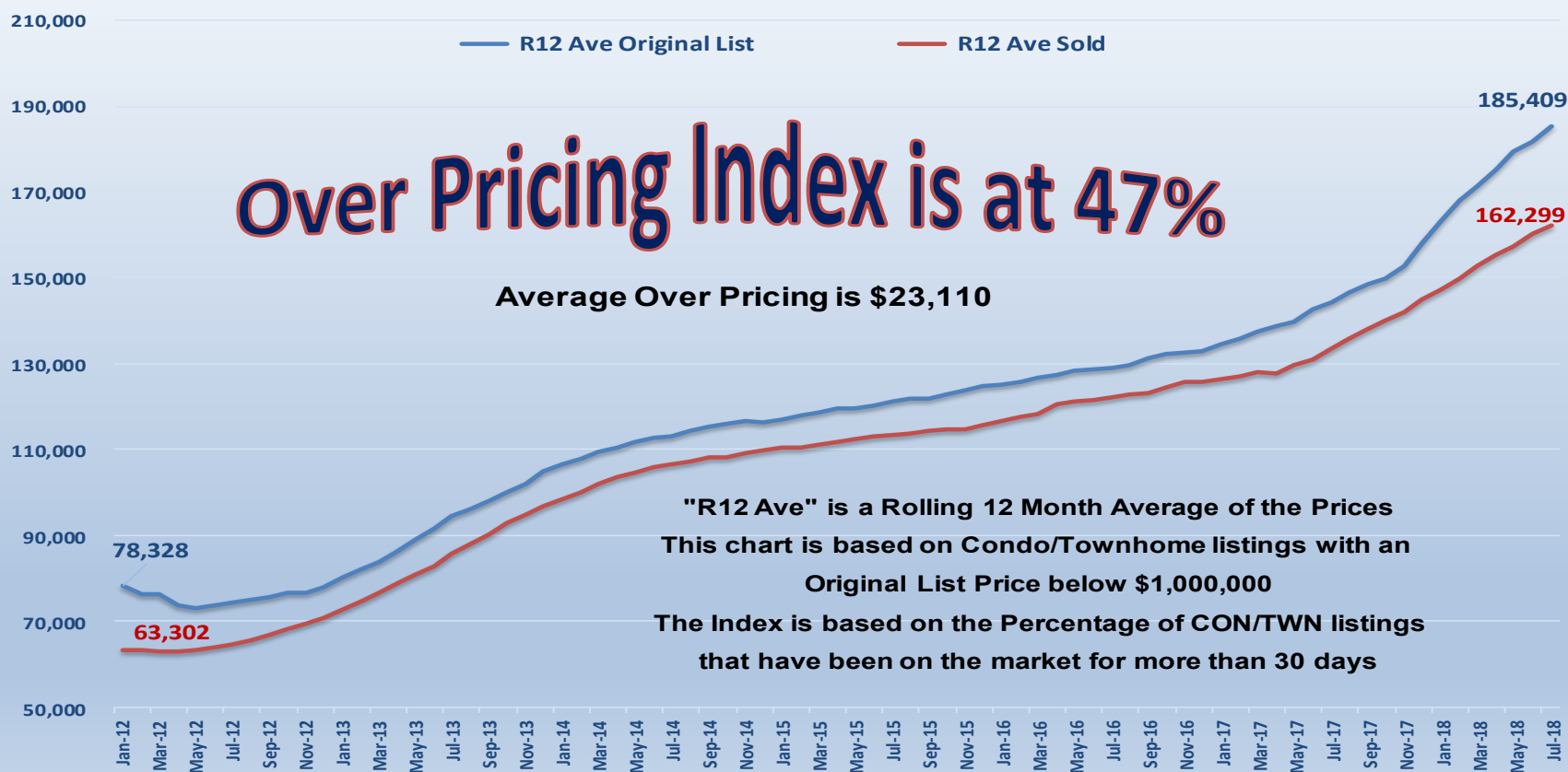




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Las Vegas Market Update - August 2018

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





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SFR Closed Sales in Selected Communities - Last Six Months

	2018 Feb	Mar	Apr	May	Jun	Jul	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	17	32	29	27	32	36	—■—■—■—■—■	2	26
Ant hem	12	23	19	19	23	17	—■—■—■—■—■	3	41
Centennial Hills	20	35	30	31	32	38	—■—■—■—■—■	2	17
Desert /South Shores	21	21	23	29	18	20	—■—■—■—■—■	3	27
Green Valley	35	61	40	51	66	48	—■—■—■—■—■	2	31
Green Valley Ranch	17	20	17	28	22	16	—■—■—■—■—■	2	30
Inspirada	13	26	37	23	17	15	—■—■—■—■—■	3	28
Iron Mountain Ranch	7	11	11	17	15	16	—■—■—■—■—■	2	23
Lake Las Vegas	4	6	10	6	15	9	—■—■—■—■—■	3	122
Mountains Edge	51	80	71	80	85	68	—■—■—■—■—■	2	17
Peccole Ranch	10	19	13	14	18	14	—■—■—■—■—■	2	23
Providence	38	43	39	51	62	45	—■—■—■—■—■	2	15
Red Rock Country Club	7	10	6	12	10	8	—■—■—■—■—■	5	84
Rhodes Ranch	11	26	24	37	24	20	—■—■—■—■—■	4	26
Seven Hills	17	16	15	14	12	13	■—■—■—■—■—■	4	40
Siena (SFR & TWH)	14	26	15	14	18	14	—■—■—■—■—■	3	59
Silverado Ranch	26	34	50	46	46	39	—■—■—■—■—■	1	28
Silverstone Ranch	7	7	9	15	7	9	—■—■—■—■—■	2	42
Southern Highlands	38	37	51	60	50	64	—■—■—■—■—■	2	31
Spring Valley	16	18	35	38	35	25	—■—■—■—■—■	3	26
Summerlin	39	67	70	74	67	66	—■—■—■—■—■	3	34
Sun City Anthem	26	35	40	44	41	26	—■—■—■—■—■	3	40
Sun City Summerlin	44	40	30	29	46	22	■—■—■—■—■—■	2	32
The Lakes	15	19	18	12	16	27	—■—■—■—■—■	2	24
Other Groups									
Boulder City	10	23	17	28	16	14	—■—■—■—■—■	5	33
Pahrump/Nye	47	52	55	53	67	53	—■—■—■—■—■	3	65
High Rise Sales	78	90	86	86	94	90	—■—■—■—■—■	5	74
Luxury Sales (\$1M+)	51	46	37	44	58	43	■—■—■—■—■—■	13	135

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

	2018 February	March	April	May	June	July	Price Movement
Aliante	312,141	334,667	363,514	365,232	348,232	355,022	
Ant hem	379,942	415,641	421,192	409,711	445,121	419,112	
Centennial Hills	331,323	314,114	364,592	355,383	403,452	378,616	
Desert /South Shores	410,630	362,829	368,498	399,475	379,572	394,915	
Green Valley	412,891	345,843	396,085	405,947	386,645	398,525	
Green Valley Ranch	404,971	405,496	430,253	426,800	462,195	483,688	
Inspirada	371,935	403,043	430,503	377,319	365,781	407,929	
Iron Mountain Ranch	261,500	302,590	345,460	366,794	354,693	318,688	
Lake Las Vegas	535,233	668,129	572,333	619,066	633,102	630,034	
Mountains Edge	313,489	315,927	327,945	340,102	336,342	328,815	
Peccole Ranch	330,199	341,184	323,697	354,171	343,500	368,618	
Providence	307,628	310,823	320,107	310,865	323,126	318,862	
Red Rock Country Club	1,490,000	1,348,300	728,333	1,068,869	1,015,350	984,999	
Rhodes Ranch	364,715	388,861	447,280	376,308	405,343	345,392	
Seven Hills	647,618	601,784	465,900	472,293	424,783	830,068	
Siena	495,855	445,654	550,445	429,357	416,450	387,350	
Silverado Ranch	301,917	302,435	300,152	325,191	313,562	320,123	
Silverstone Ranch	309,000	337,929	326,333	356,273	398,143	377,878	
Sout hern Highlands	819,786	442,603	419,301	514,529	430,605	476,798	
Spring Valley	267,094	262,417	293,308	308,978	305,216	341,512	
Summerlin	455,992	845,897	547,365	489,646	590,523	526,277	
Sun City Ant hem	416,823	390,997	428,486	416,116	416,866	432,846	
Sun City Summerlin	302,522	371,135	326,915	372,425	348,213	373,707	
The Lakes	372,950	344,394	340,556	441,667	520,750	374,970	
Other Groups							
Boulder City	364,350	316,278	384,282	443,557	339,867	369,814	
Pahrump/Nye	214,400	212,194	251,978	252,549	241,070	243,171	
High Rise Sales	665,591	431,462	413,419	352,070	513,808	445,687	
Luxury Sales (\$1M+)	1,975,000	2,073,490	1,664,883	1,546,106	1,665,994	1,621,640	

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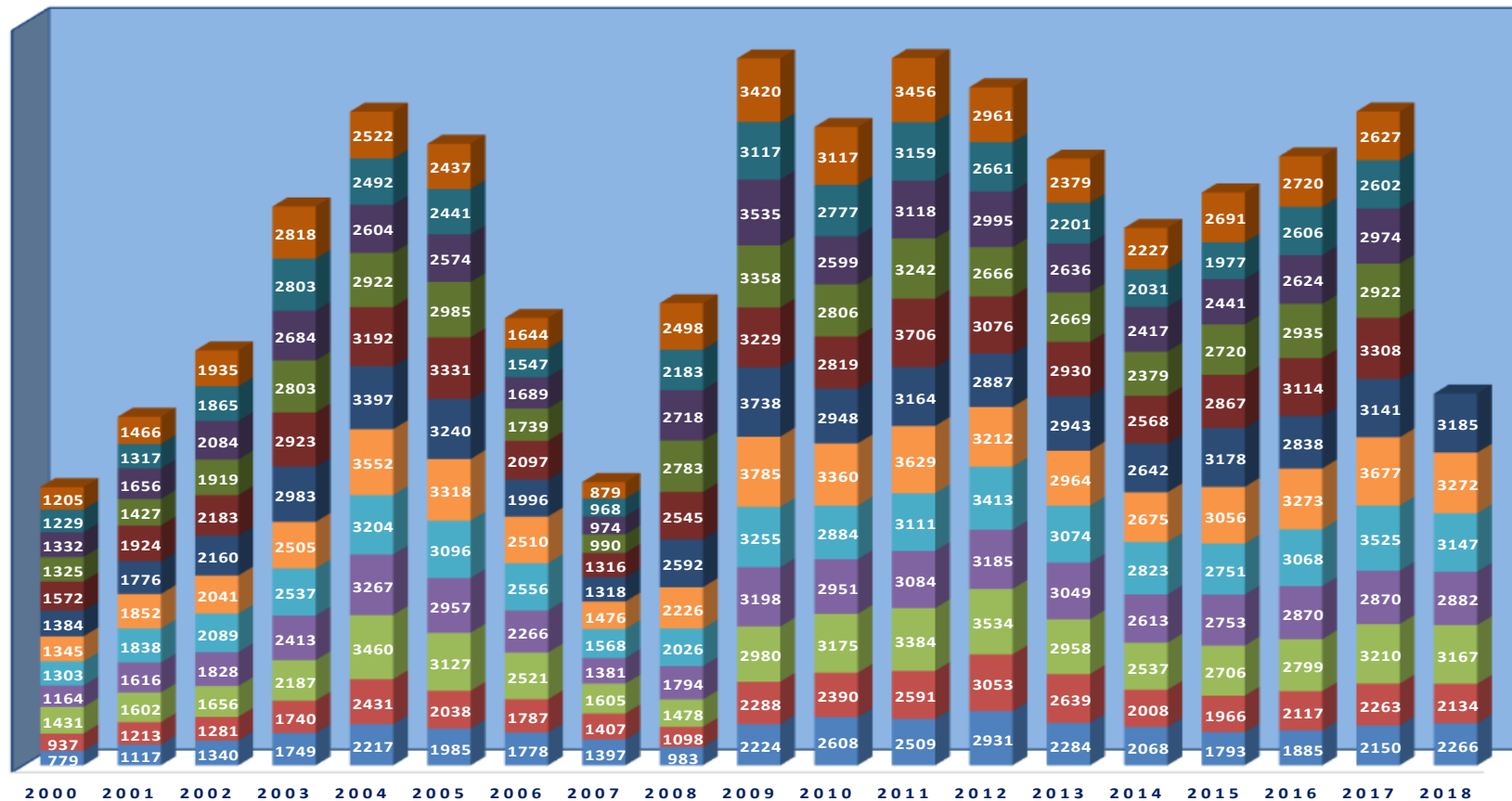


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



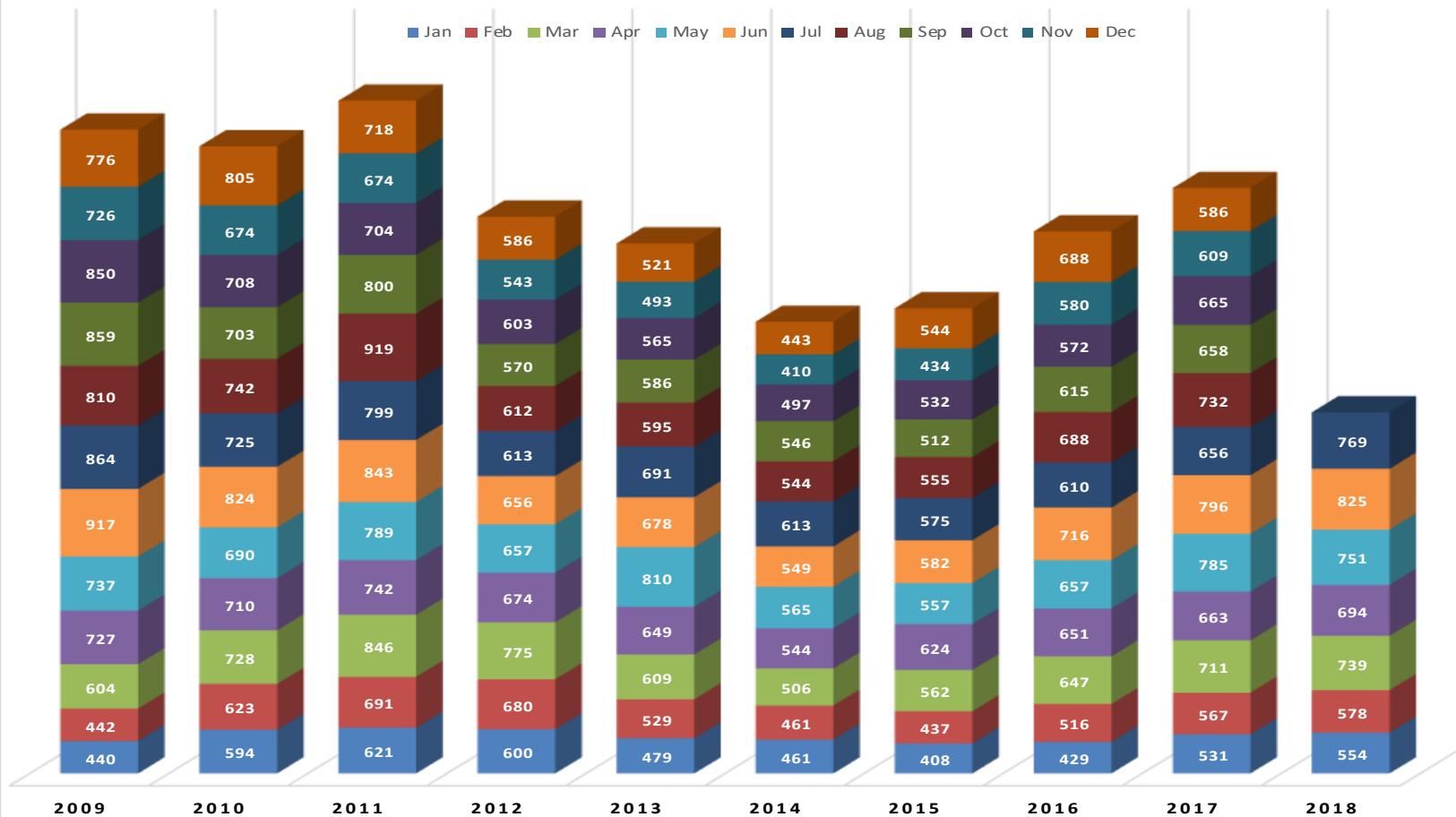
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CONDO / TOWNHOME CLOSINGS



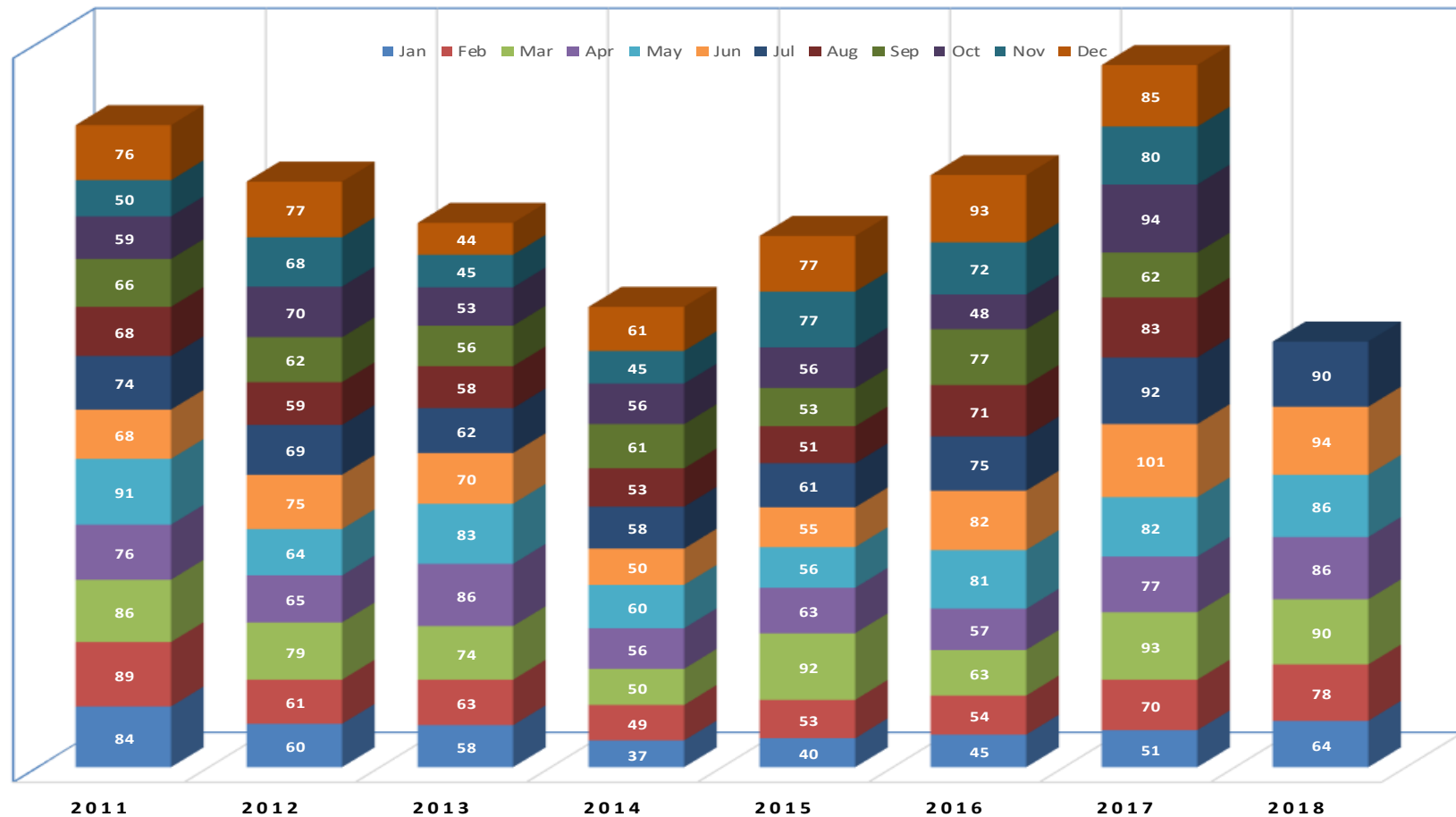
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Vertical / Hi-Rise Closings



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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



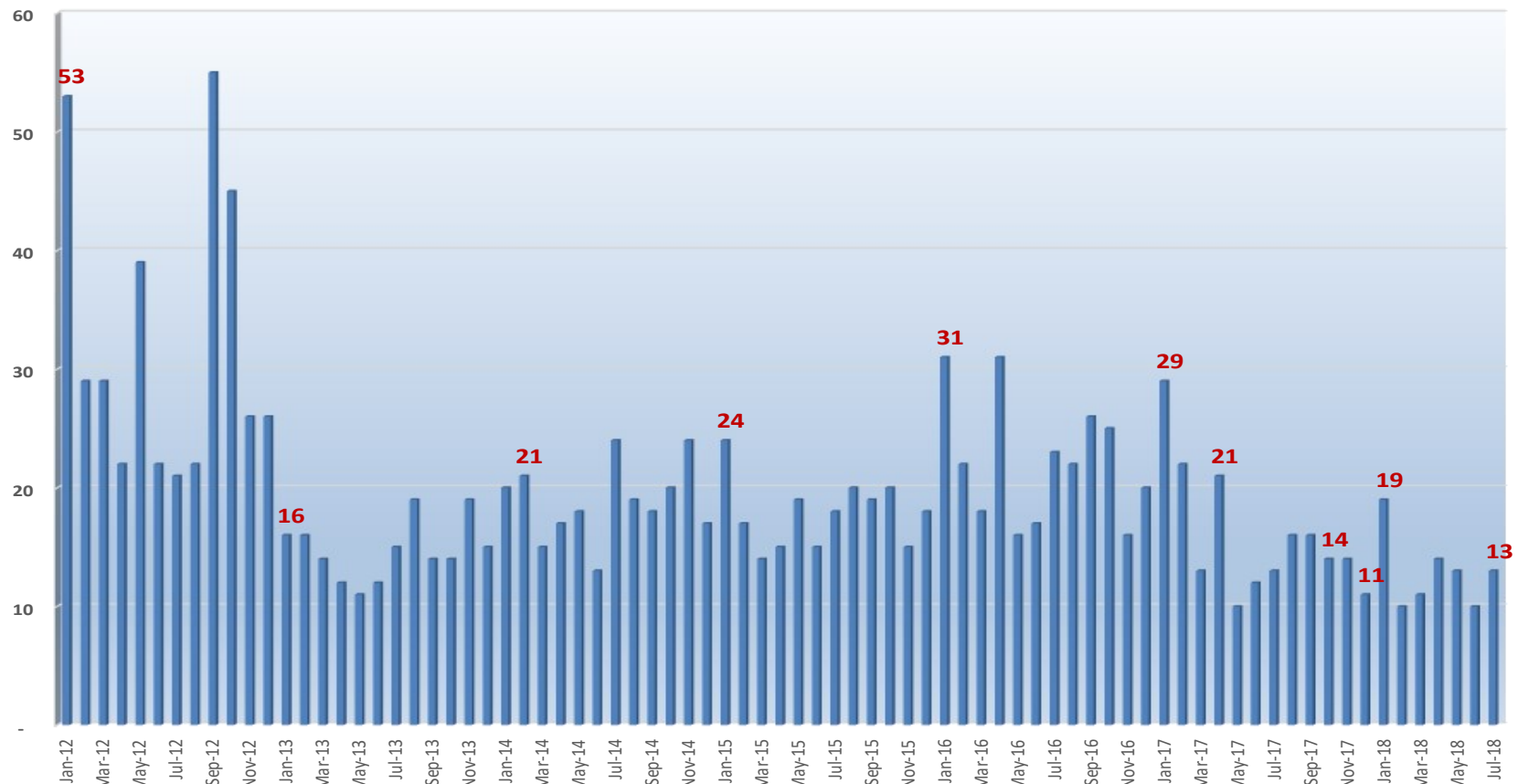
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Luxury Market - \$1,000,000 and Over Months of Inventory



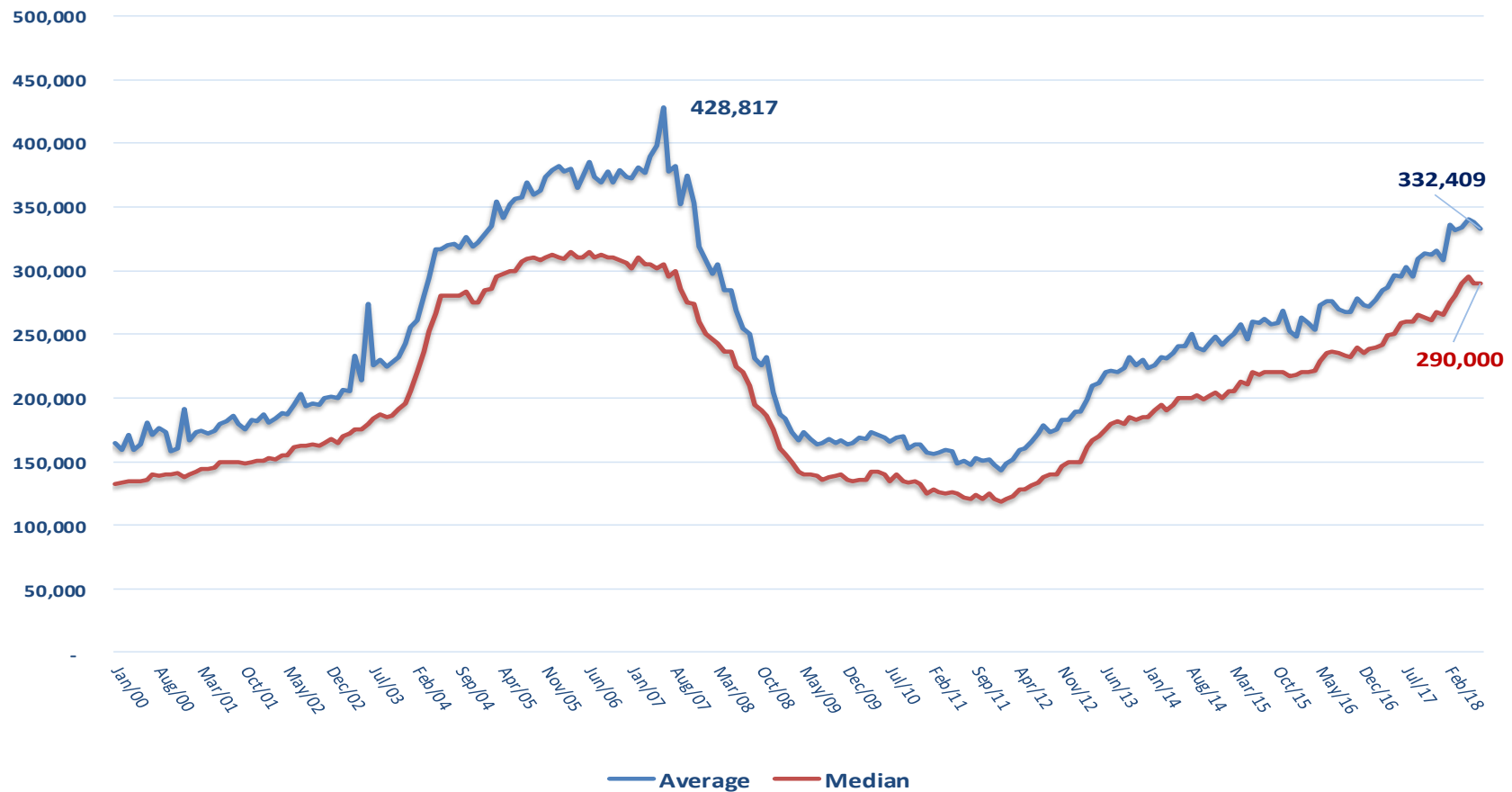
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SFR Market Prices



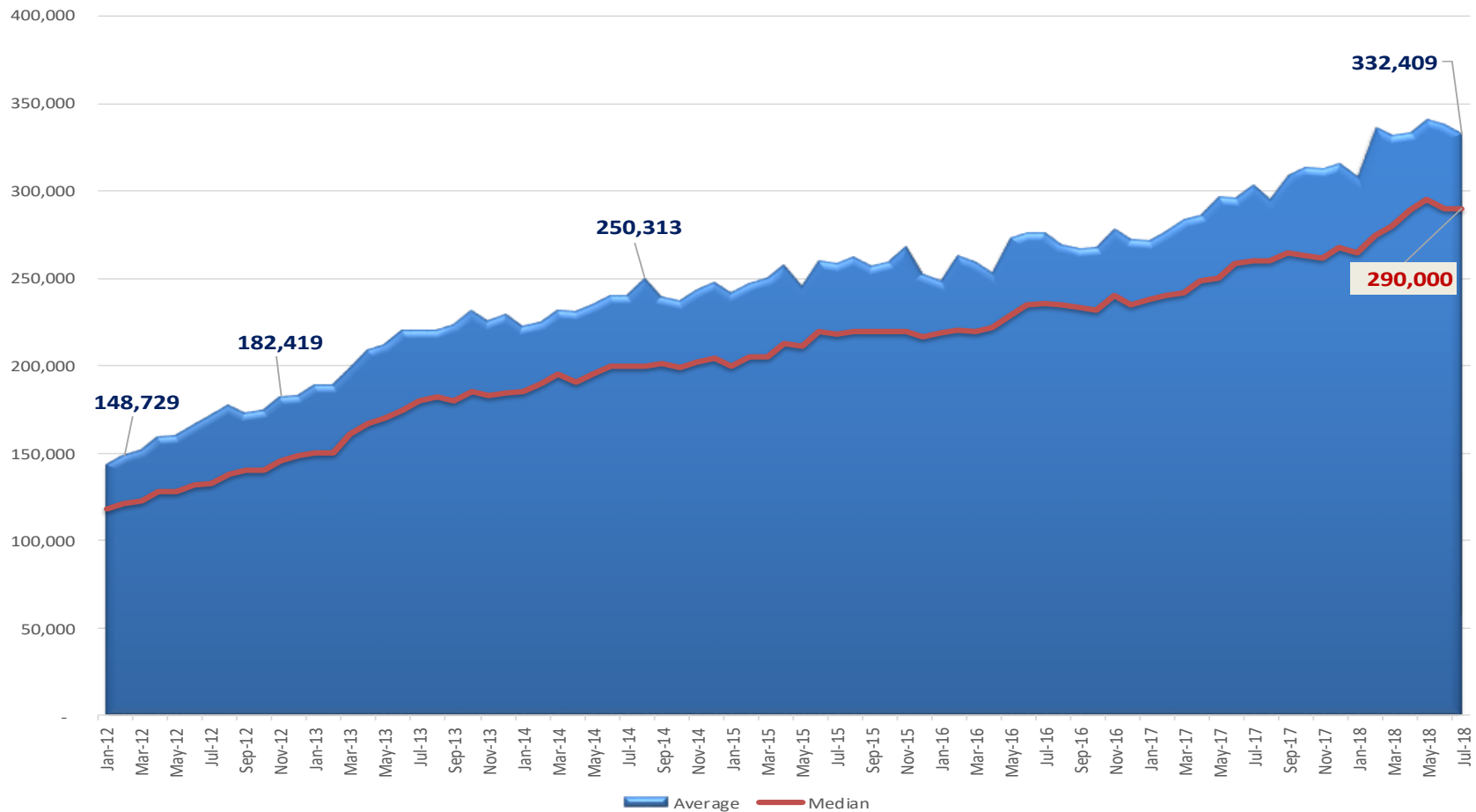
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Single Family Residential Price Trend



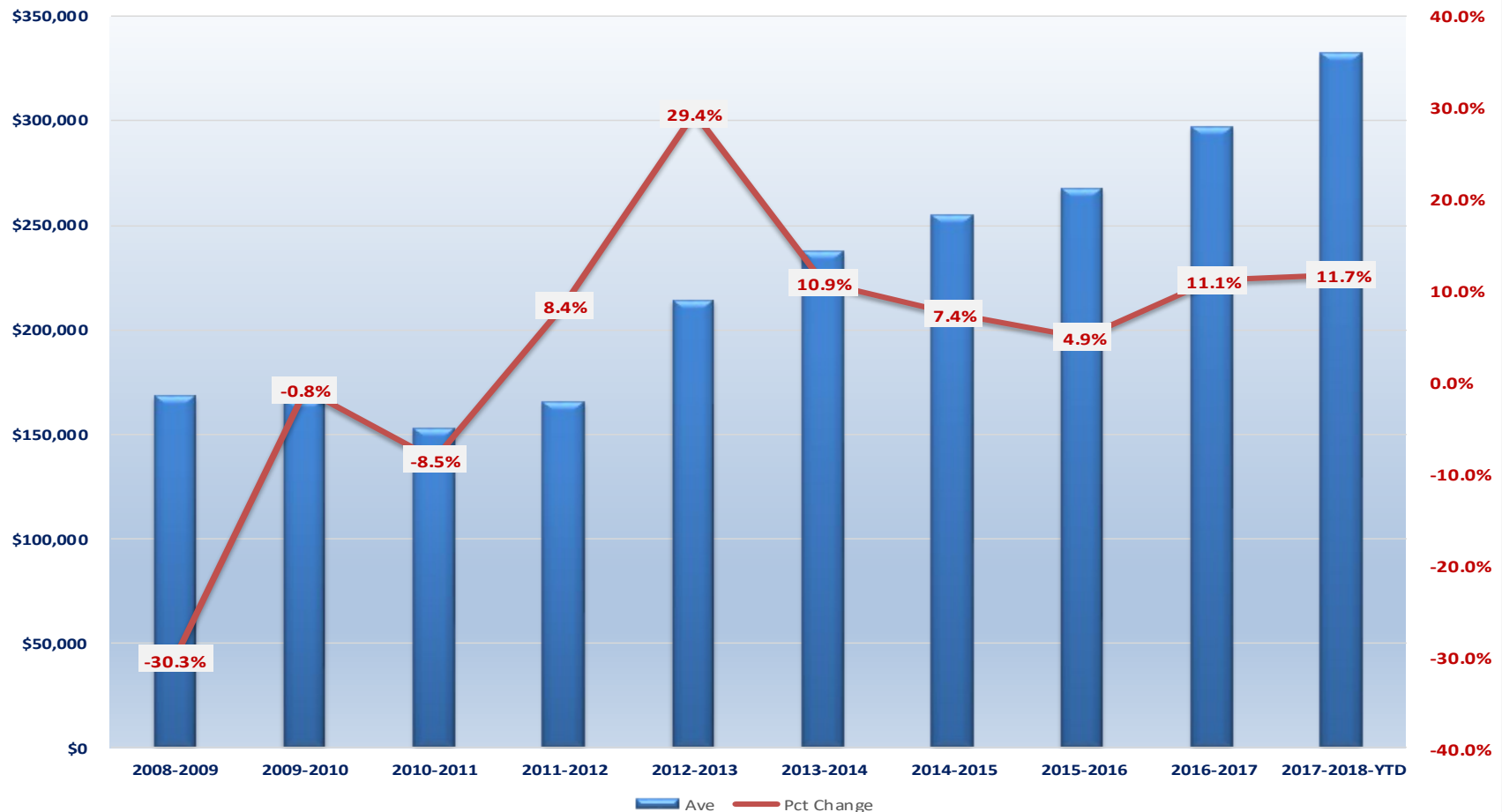
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SFR Average Price and Year Over Year Percent Change



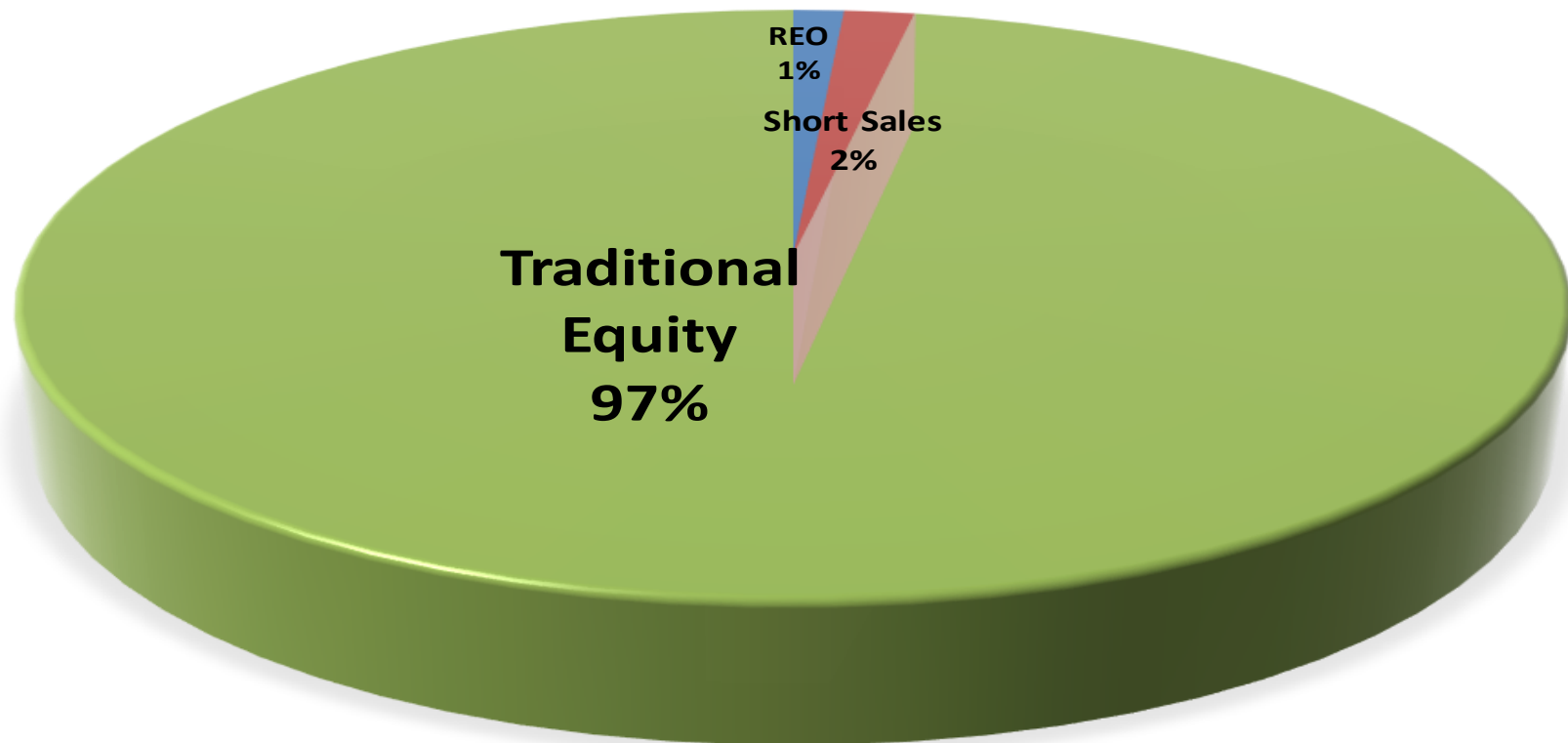
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Last Month's Closings by Type



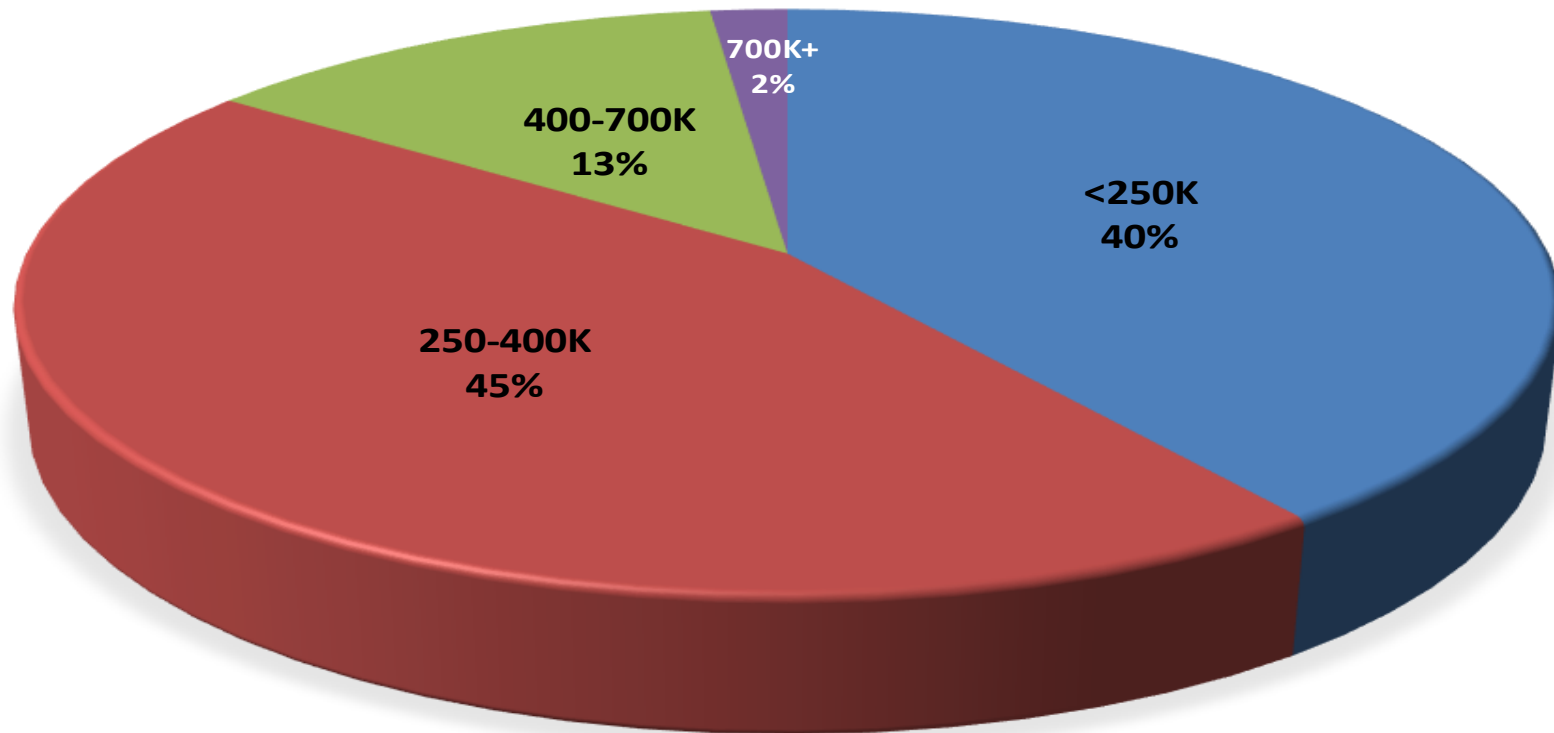
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Closed Units by Price Point



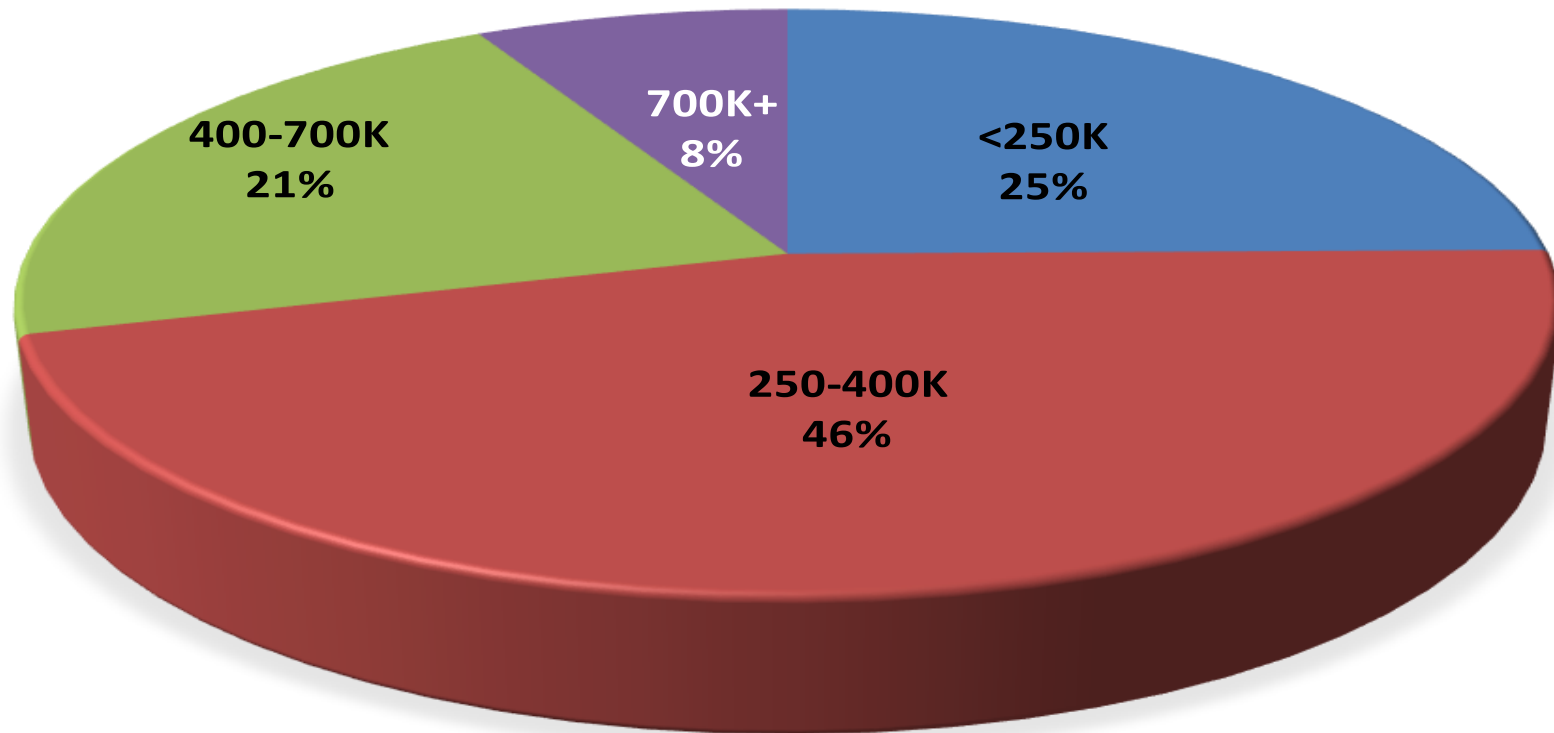
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CLOSED VOLUME BY PRICE POINT



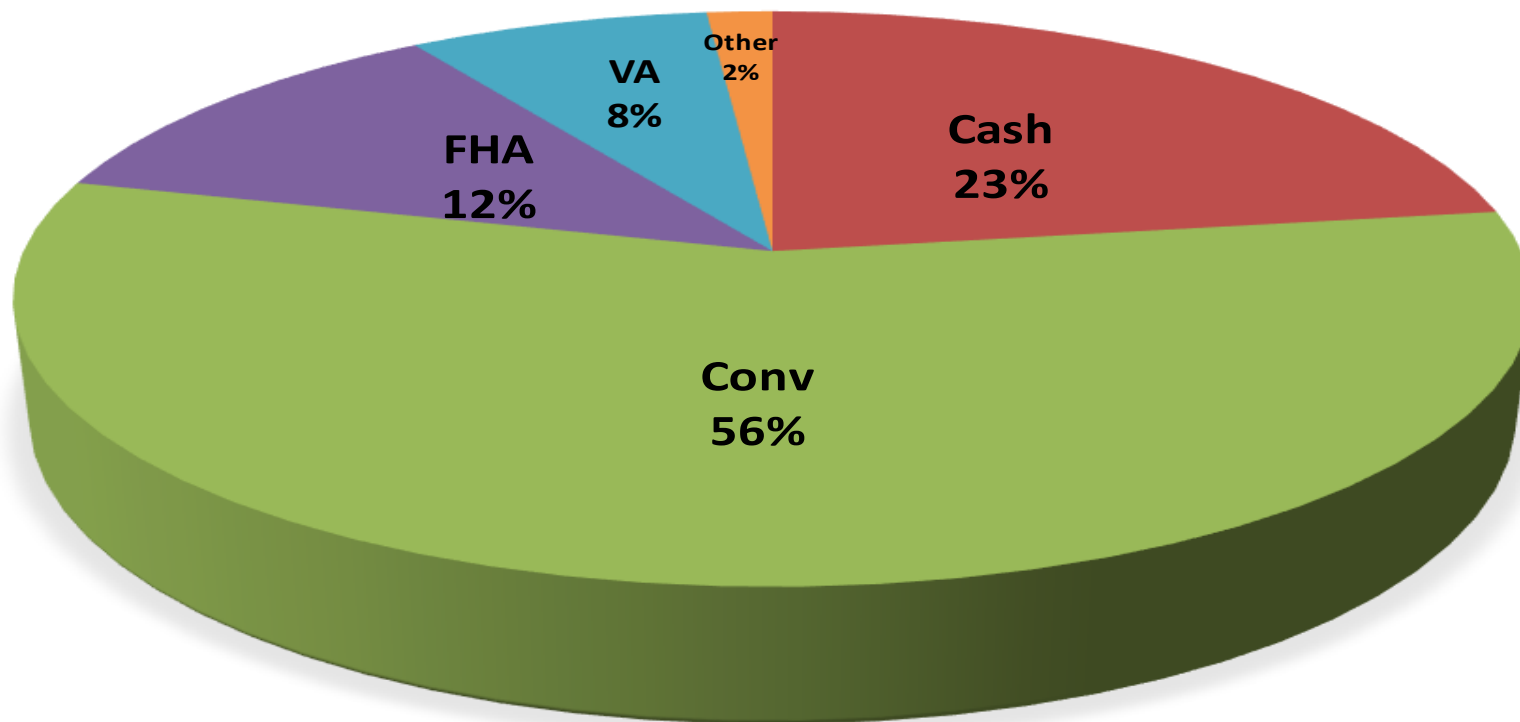
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Last Month's Closings by Sold Terms



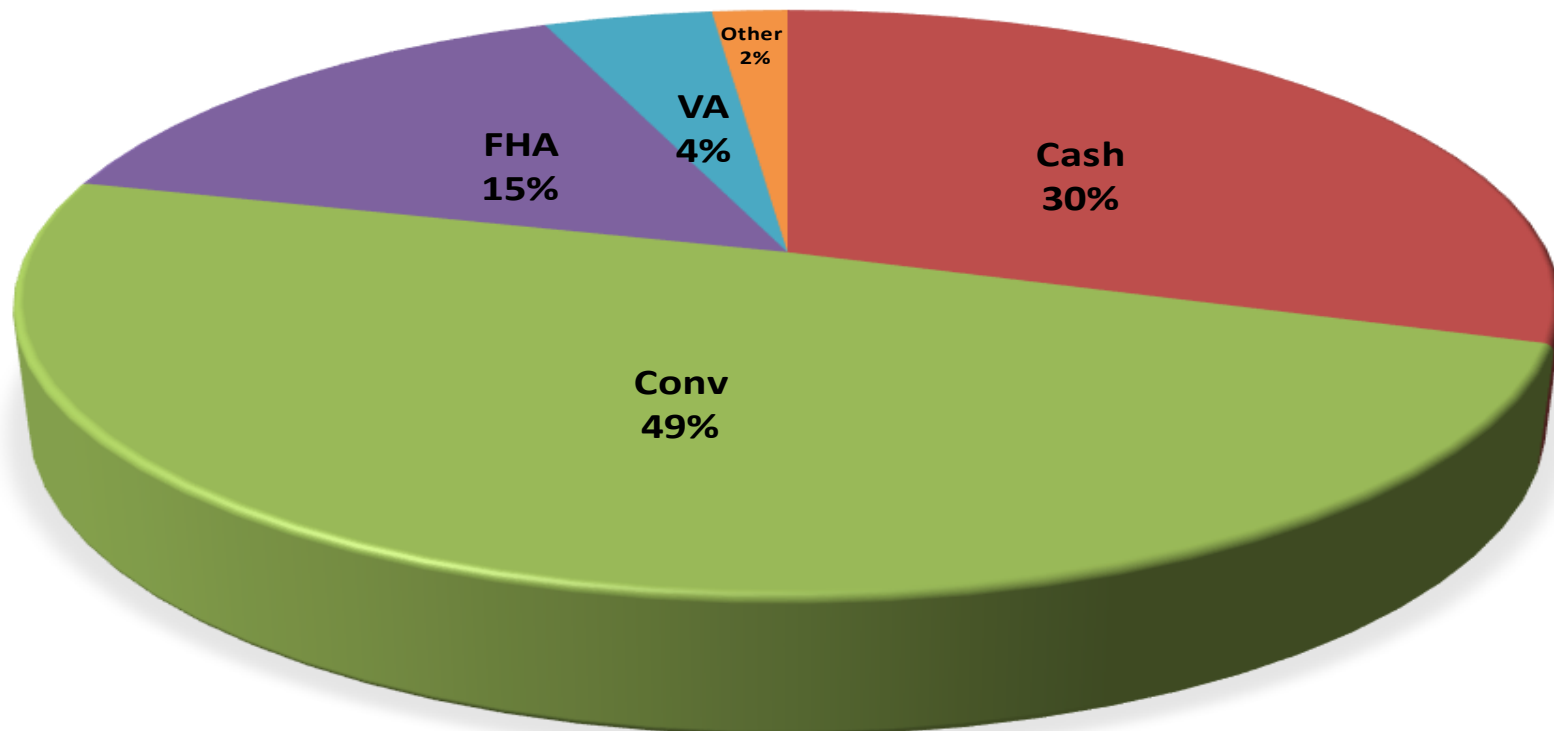
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**Closings By Sold Terms
Closings Less Than \$250,000**

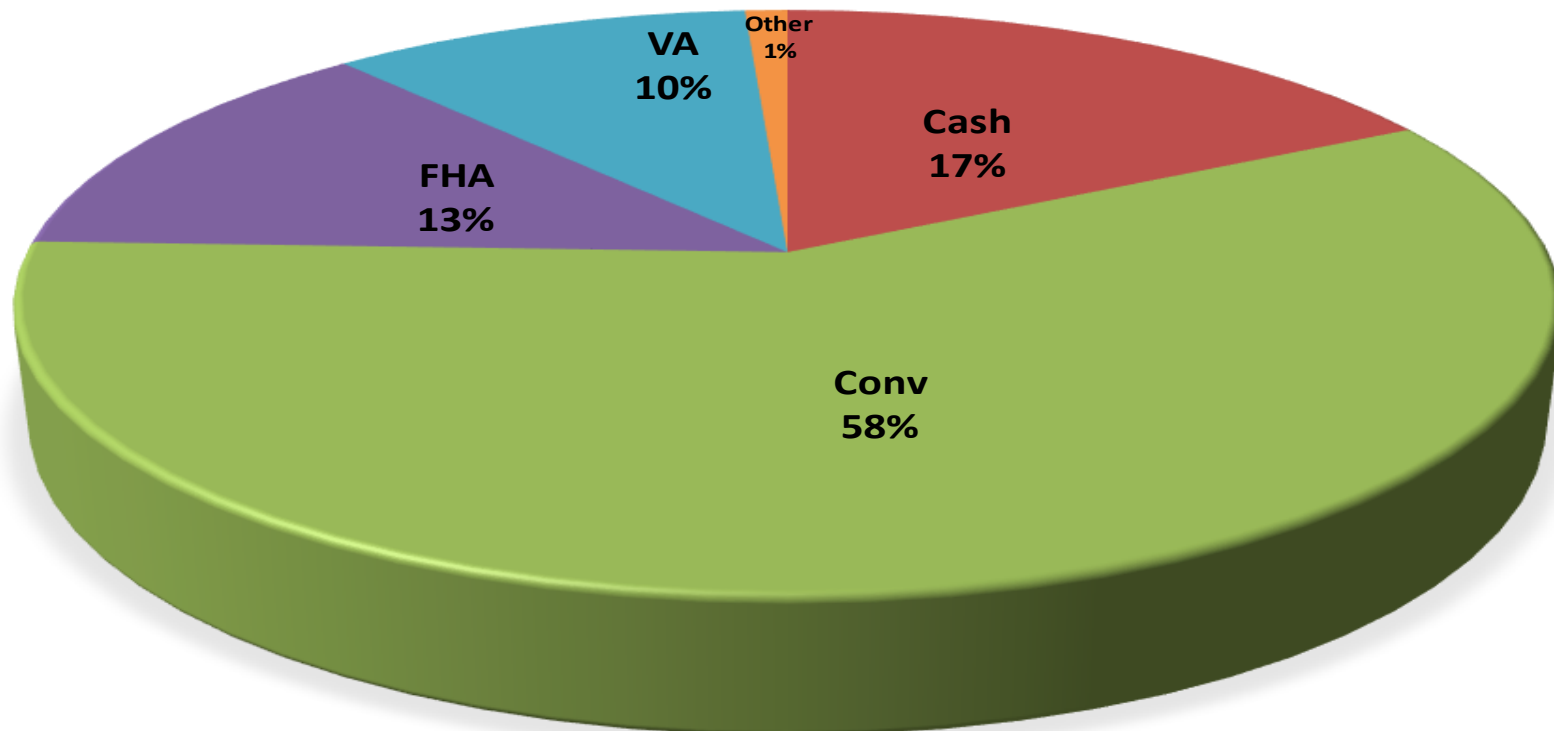




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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

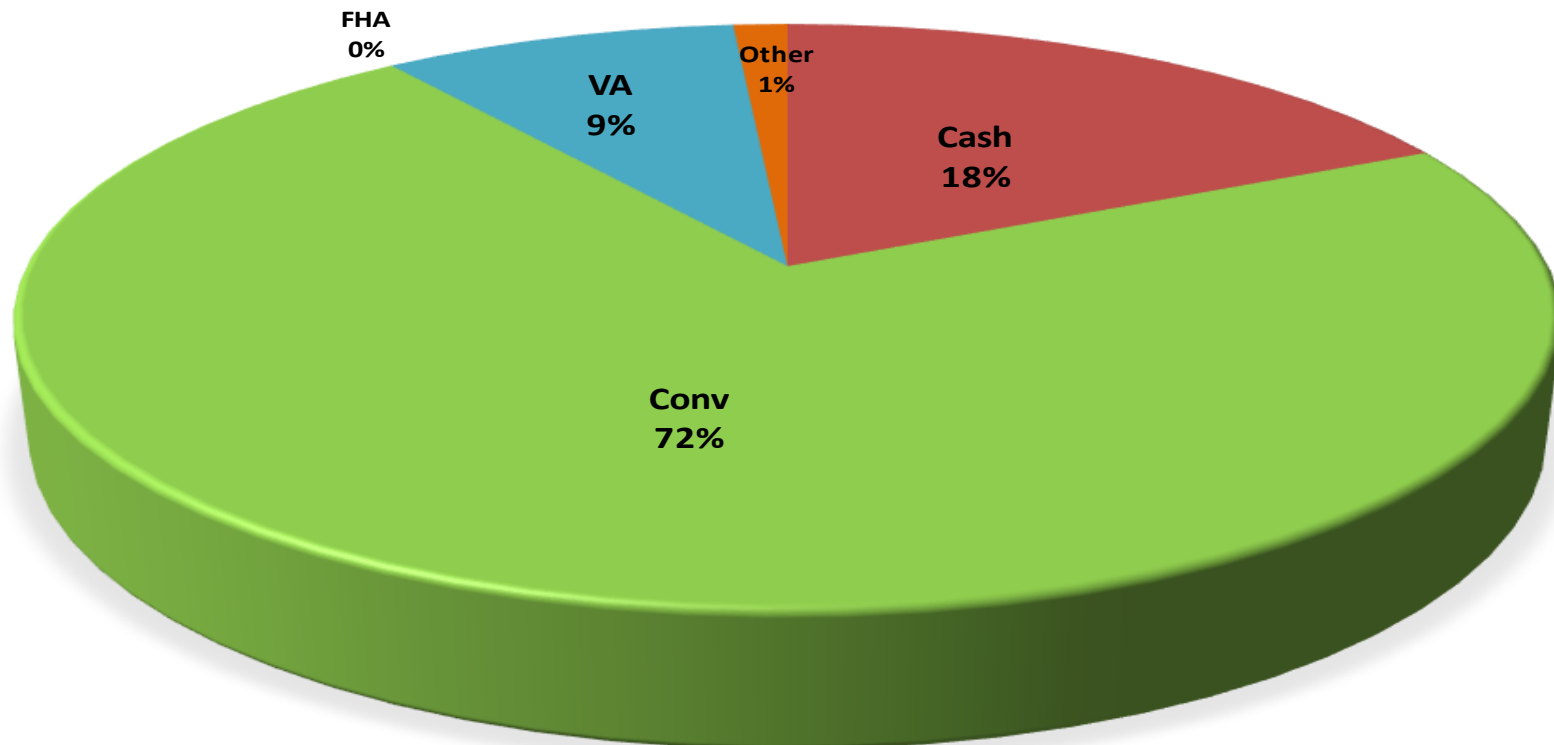




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

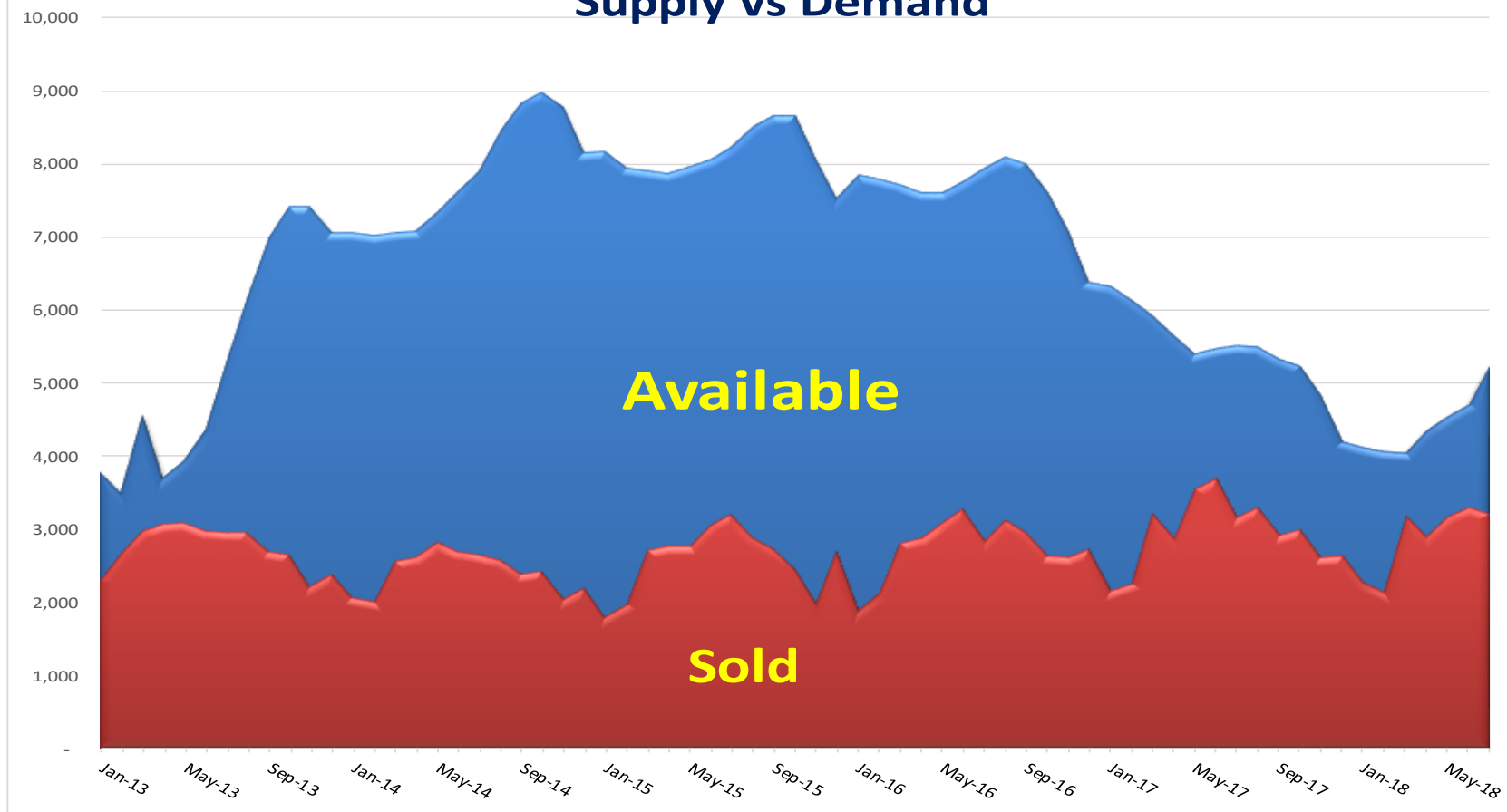




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Single Family Residences (SFR) Supply vs Demand



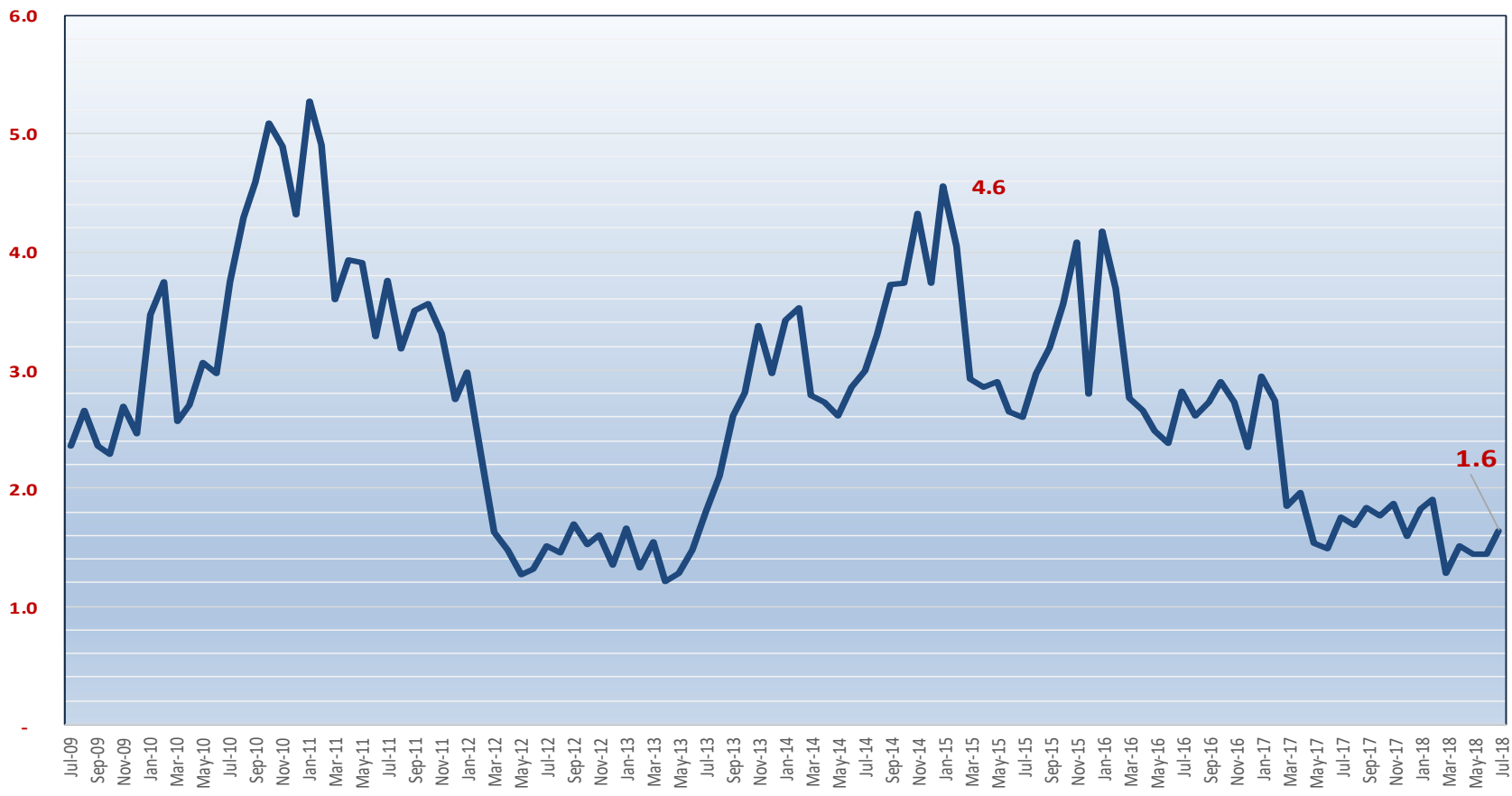
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Single Family Residential Homes Months of Inventory



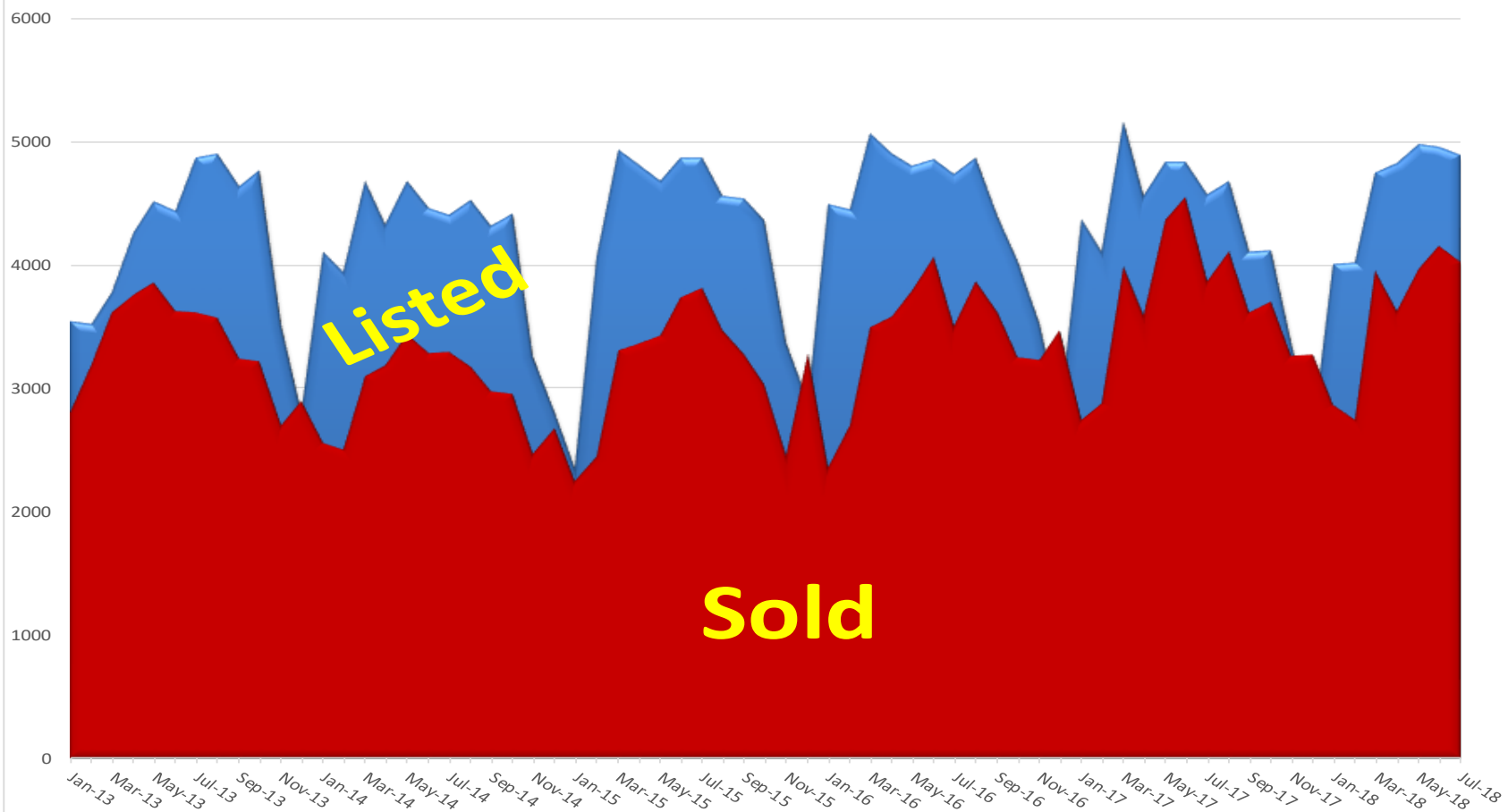
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Residential Listings Taken vs Listings Sold



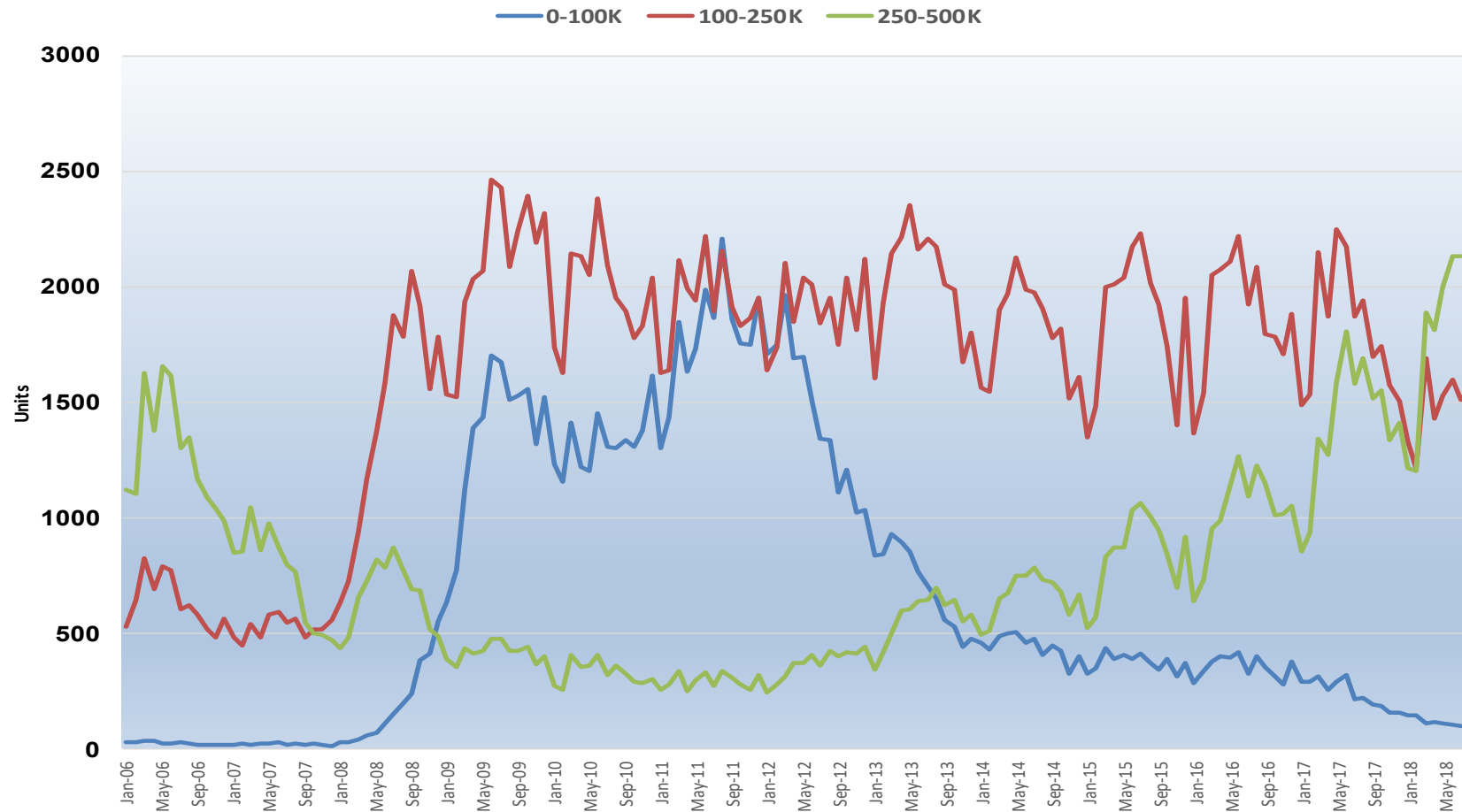
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Closed Units By Price Point



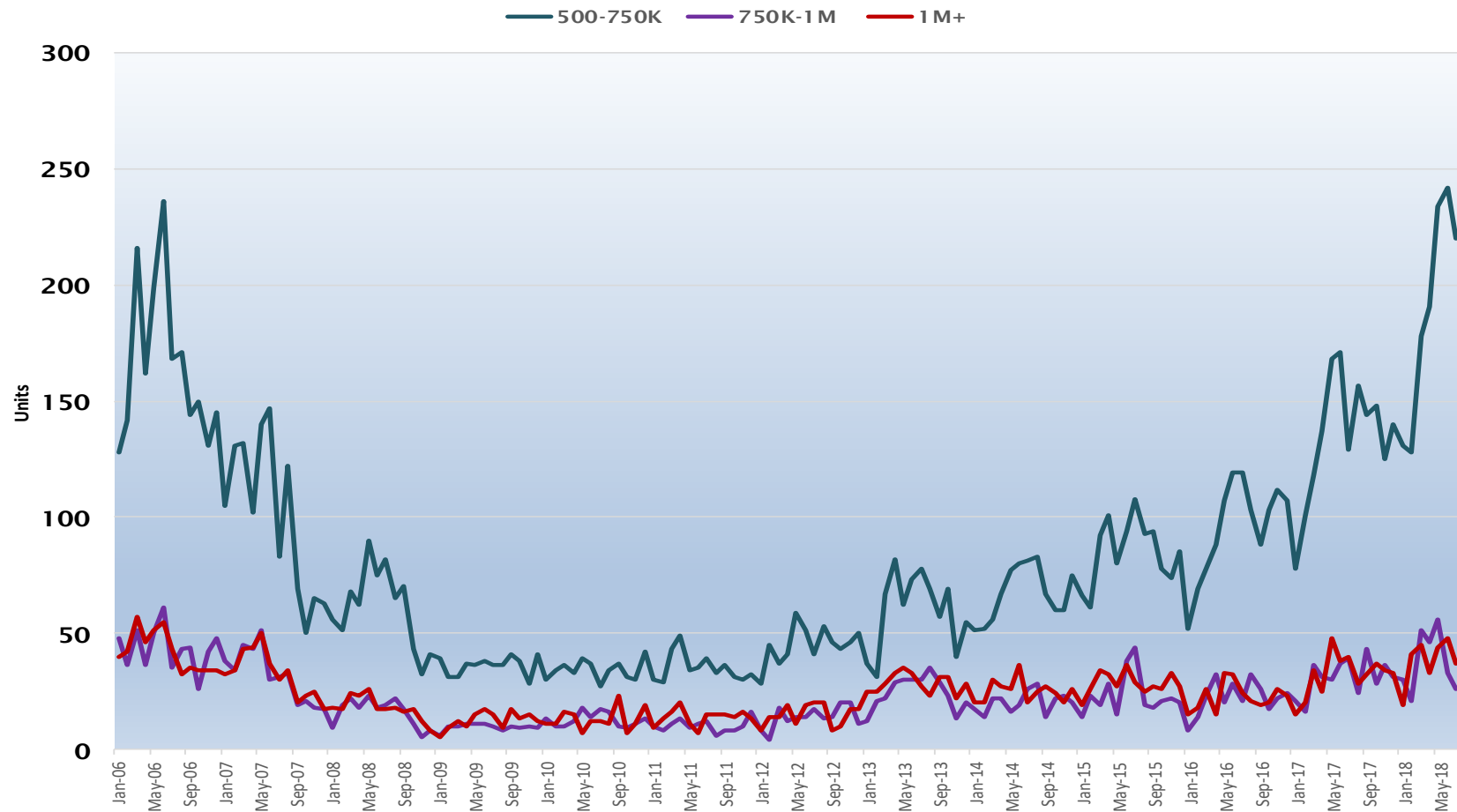
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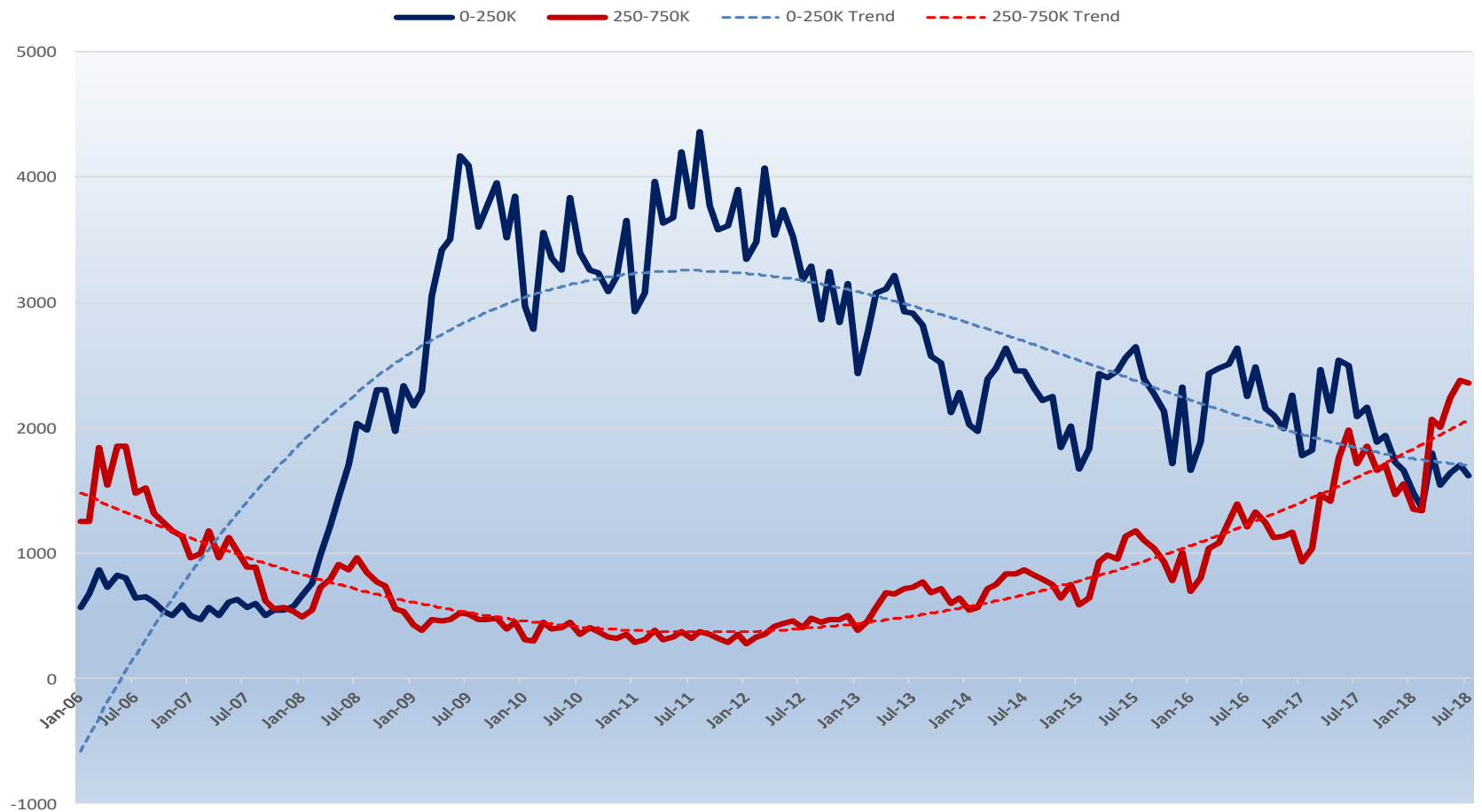
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Residential Closed Units Trend by Price Point



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