



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 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	6,251	3,681	3,091	360,000	554,742	295,000	349,679	2.0	49.4%	29
CON/TWH	1,276	839	815	169,000	195,851	170,000	181,096	1.6	63.9%	26
<i>Total Residential</i>	<i>7,527</i>	<i>4,520</i>	<i>3,906</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>1.9</i>	<i>51.9%</i>	<i>55</i>
Hi-Rise	358	126	92	459,744	864,456	365,950	518,059	4.9	25.7%	37
Multiple Dwelling	99	55	48	350,000	374,104	294,000	273,121	2.1	48.5%	24
Vacant Land	2,377	189	121	68,000	349,917	42,000	147,456	19.6	5.1%	171
	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+	525	74	362	1,724,319	2,624,288	1,370,000	1,778,197	10	9.9%	97

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

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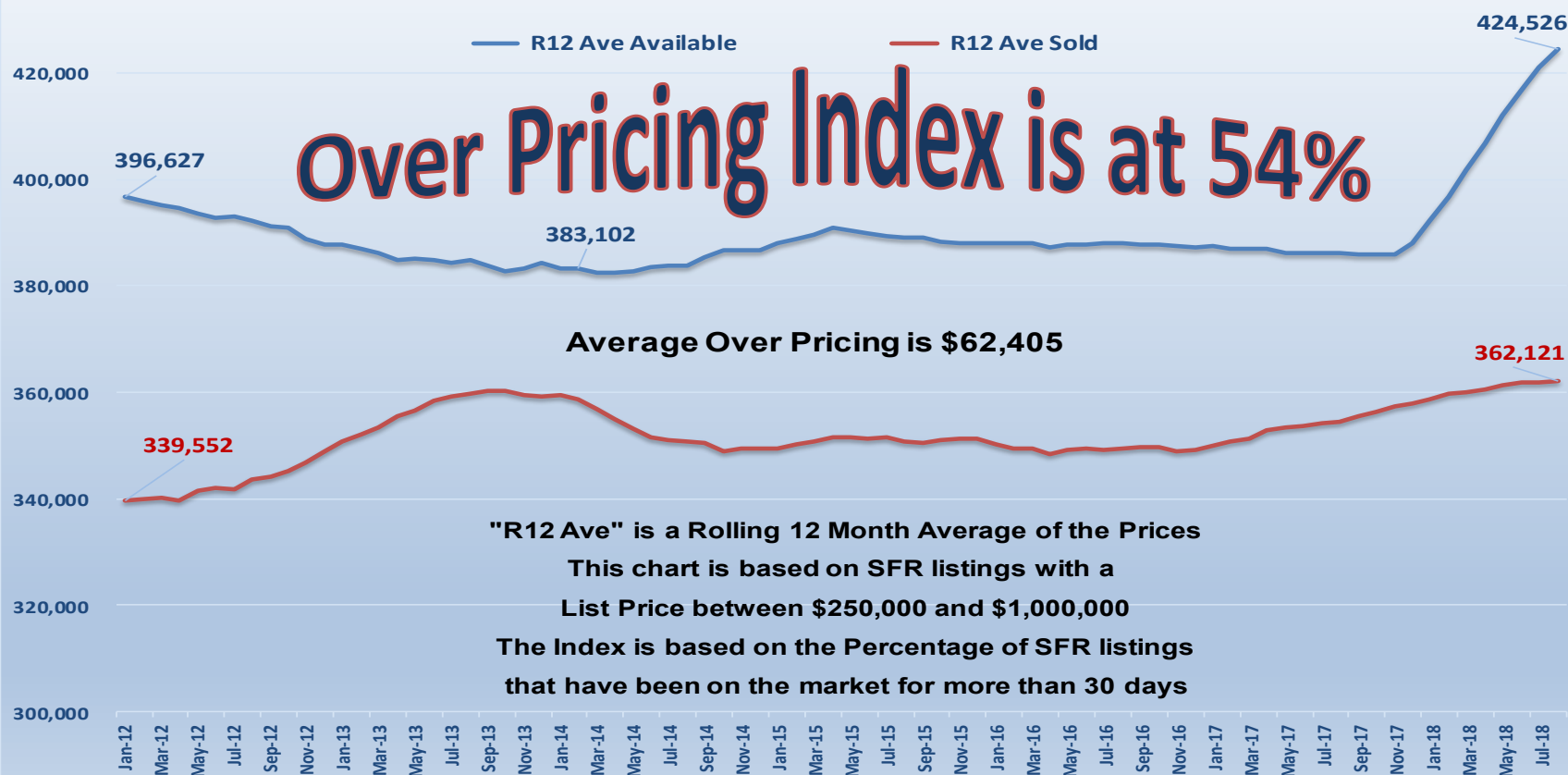


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Las Vegas Market Update - September 2018

Greater Las Vegas

SFR Average List vs Closed Sale Prices

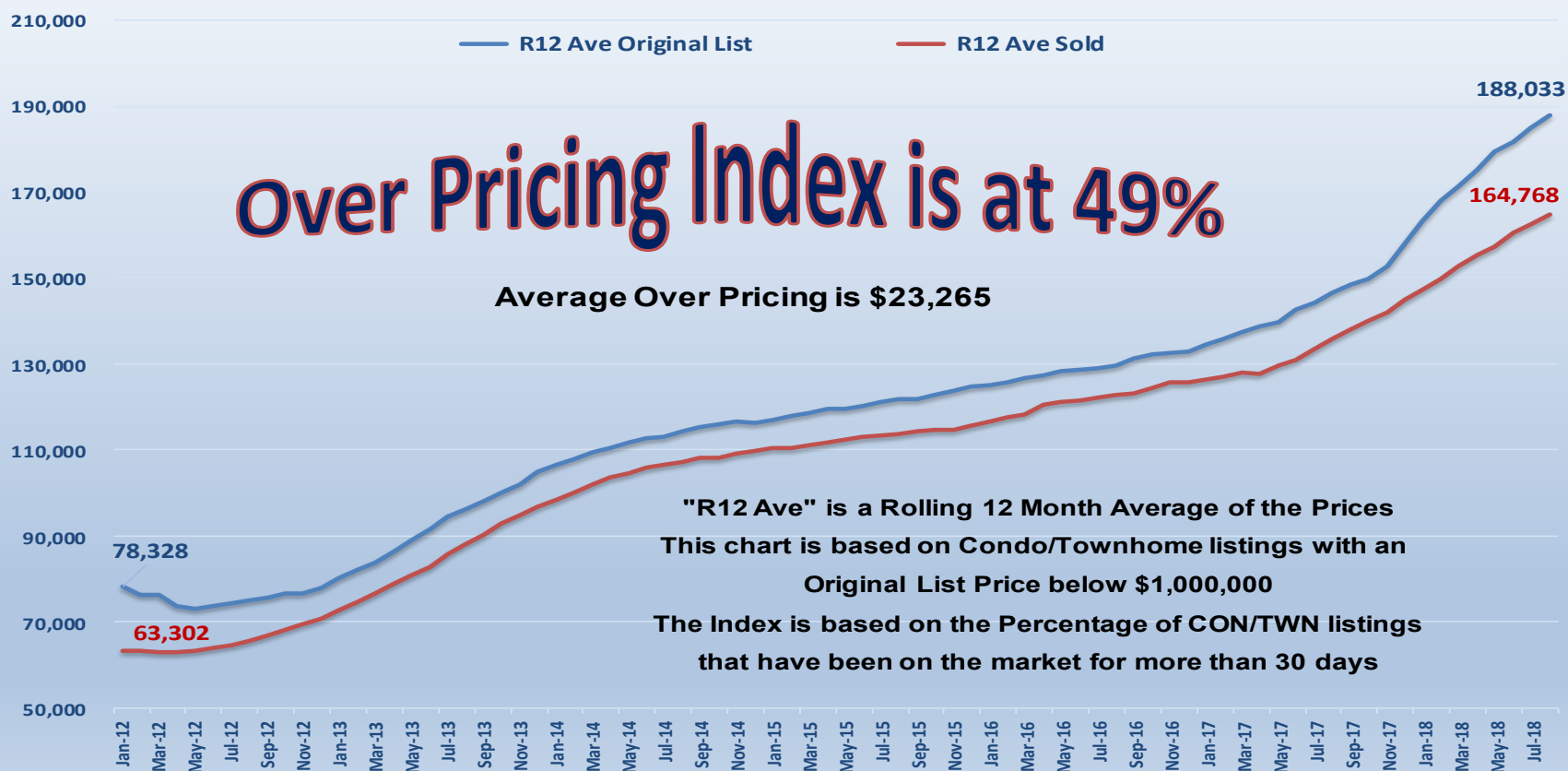




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Las Vegas Market Update - September 2018

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





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Las Vegas Market Update - September 2018

SFR Closed Sales in Selected Communities - Last Six Months

	2018 Mar	Apr	May	Jun	Jul	Aug	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	32	29	27	32	36	34	■ _ _ _ _ ■ ■ ■	2	22
Anthem	23	19	19	23	17	17	■ _ _ _ ■ _ _	3	18
Centennial Hills	35	30	31	32	38	48	■ _ _ _ _ ■ ■	1	24
Desert/South Shores	21	23	29	18	20	27	■ _ ■ _ _ ■ ■	2	35
Green Valley	61	40	51	66	48	56	■ _ _ ■ _ ■ ■	2	30
Green Valley Ranch	20	17	28	22	16	22	■ _ ■ _ _ ■ ■	2	15
Inspirada	26	37	23	17	15	20	■ ■ _ _ _ _	3	52
Iron Mountain Ranch	11	11	17	15	16	8	■ _ ■ ■ ■ ■ _	3	17
Lake Las Vegas	10	6	15	9	12	15	■ _ ■ _ _ ■ ■	2	101
Mountains Edge	80	71	80	85	68	86	■ _ ■ ■ ■ ■ ■	2	24
Peccole Ranch	19	13	14	18	14	14	■ _ _ ■ _ _	2	20
Providence	43	39	51	62	45	48	■ _ ■ ■ _ ■ ■	2	23
Red Rock Country Club	10	6	12	10	8	10	■ _ ■ ■ _ ■ ■	4	49
Rhodes Ranch	26	24	37	24	20	26	■ _ ■ _ _ ■ ■	3	27
Seven Hills	16	15	14	12	13	11	■ ■ ■ _ _ _	6	37
Siena (SFR & TWH)	26	15	14	18	14	16	■ _ _ _ _ _	3	57
Silverado Ranch	34	50	46	46	39	55	■ _ ■ ■ ■ ■ ■	2	17
Silverstone Ranch	7	9	15	7	9	15	■ _ ■ _ _ ■ ■	1	40
Southern Highlands	37	51	60	50	64	36	■ _ ■ ■ ■ ■ ■	4	26
Spring Valley	18	35	38	35	25	29	■ _ ■ ■ ■ _	2	27
Summerlin	67	70	74	67	66	53	■ ■ ■ ■ _ _	3	32
Sun City Anthem	35	40	44	41	26	35	■ ■ ■ ■ _ ■	3	33
Sun City Summerlin	40	30	29	46	22	33	■ _ _ ■ _ ■ ■	2	24
The Lakes	19	18	12	16	27	25	■ _ _ _ ■ ■ ■	3	33
Other Groups									
Boulder City	23	17	28	16	14	25	■ _ ■ _ _ ■ ■	3	69
Pahrump/Nye	52	55	53	67	53	42	■ _ _ ■ ■ _	5	57
High Rise Sales	90	86	86	94	90	92	■ _ _ ■ ■ ■ ■	5	71
Luxury Sales (\$1M+)	46	37	44	58	43	62	■ _ _ ■ _ ■ ■	10	98

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

	2018 March	April	May	June	July	August	Price Movement
Aliante	334,667	363,514	365,232	348,232	355,022	357,406	—■—■—■—■—■
Ant hem	415,641	421,192	409,711	445,121	419,112	442,353	—■—■—■—■—■
Centennial Hills	314,114	364,592	355,383	403,452	378,616	369,050	—■—■—■—■—■
Desert /South Shores	362,829	368,498	399,475	379,572	394,915	373,270	—■—■—■—■—■
Green Valley	345,843	396,085	405,947	386,645	398,525	378,686	—■—■—■—■—■
Green Valley Ranch	405,496	430,253	426,800	462,195	483,688	374,577	—■—■—■—■—■
Inspirada	403,043	430,503	377,319	365,781	407,929	417,697	—■—■—■—■—■
Iron Mountain Ranch	302,590	345,460	366,794	354,693	318,688	407,450	—■—■—■—■—■
Lake Las Vegas	668,129	572,333	619,066	633,102	630,034	982,967	—■—■—■—■—■
Mountains Edge	315,927	327,945	340,102	336,342	328,815	337,570	—■—■—■—■—■
Peccole Ranch	341,184	323,697	354,171	343,500	368,618	347,036	—■—■—■—■—■
Providence	310,823	320,107	310,865	323,126	318,862	320,218	—■—■—■—■—■
Red Rock Country Club	1,348,300	728,333	1,068,869	1,015,350	984,999	1,163,000	—■—■—■—■—■
Rhodes Ranch	388,861	447,280	376,308	405,343	345,392	383,215	—■—■—■—■—■
Seven Hills	601,784	465,900	472,293	424,783	830,068	636,965	—■—■—■—■—■
Siena (SFR & TWH)	445,654	550,445	429,357	416,450	387,350	464,700	—■—■—■—■—■
Silverado Ranch	302,435	300,152	325,191	313,562	320,123	310,599	—■—■—■—■—■
Silverstone Ranch	337,929	326,333	356,273	398,143	377,878	368,767	—■—■—■—■—■
Sout hern Highlands	442,603	419,301	514,529	430,605	476,798	452,183	—■—■—■—■—■
Spring Valley	262,417	293,308	308,978	305,216	341,512	316,418	—■—■—■—■—■
Summerlin	845,897	547,365	489,646	590,523	526,277	521,978	—■—■—■—■—■
Sun City Ant hem	390,997	428,486	416,116	416,866	432,846	447,191	—■—■—■—■—■
Sun City Summerlin	371,135	326,915	372,425	348,213	373,707	360,141	—■—■—■—■—■
The Lakes	344,394	340,556	441,667	520,750	374,970	360,926	—■—■—■—■—■
Other Groups							
Boulder City	316,278	384,282	443,557	339,867	369,814	444,061	—■—■—■—■—■
Pahrump/Nye	212,194	251,978	252,549	241,070	243,171	269,222	—■—■—■—■—■
High Rise Sales	431,462	413,419	352,070	513,808	445,687	518,059	—■—■—■—■—■
Luxury Sales (\$1M+)	2,073,490	1,664,883	1,546,106	1,665,994	1,621,640	1,832,544	—■—■—■—■—■

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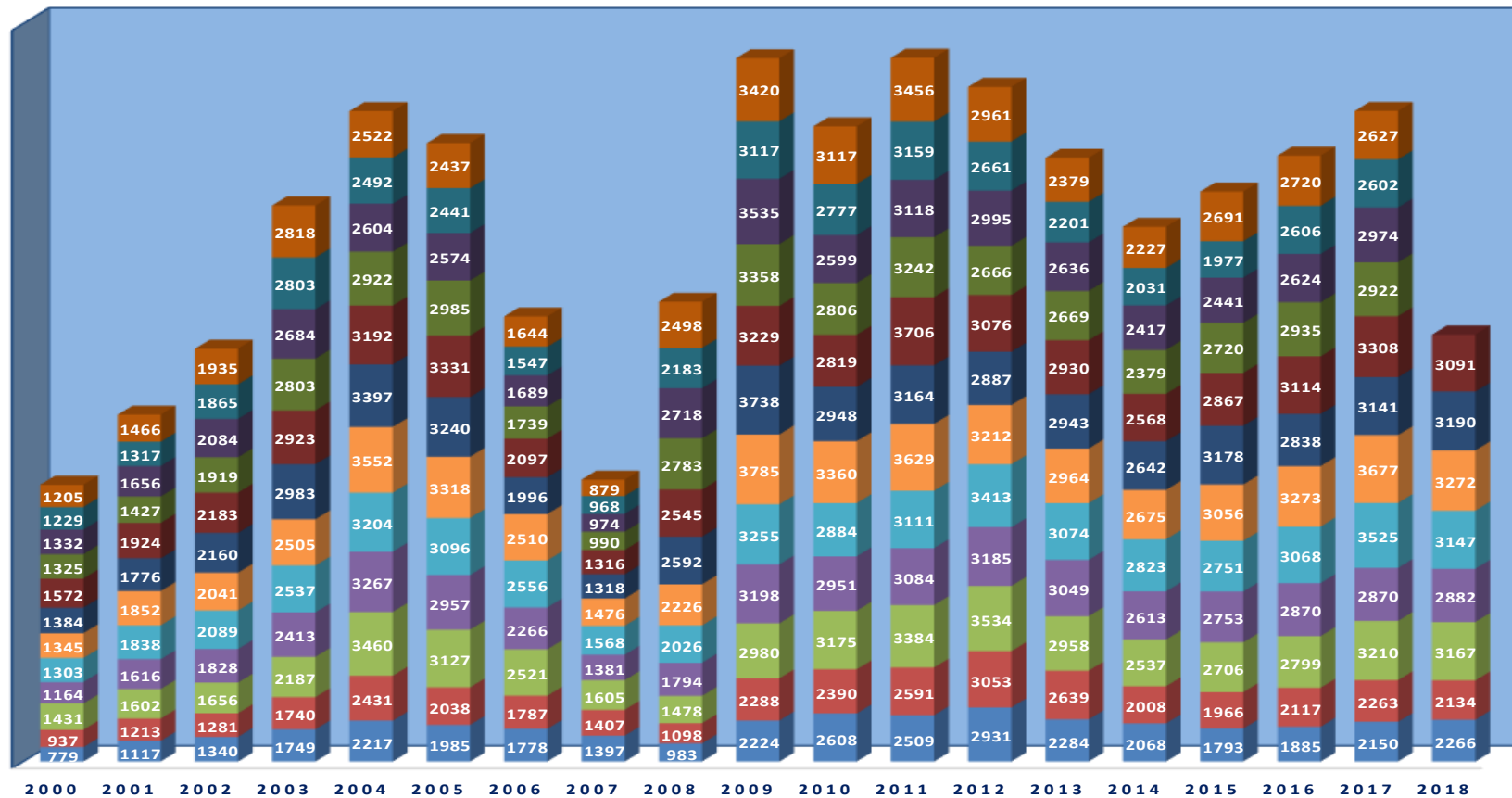


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



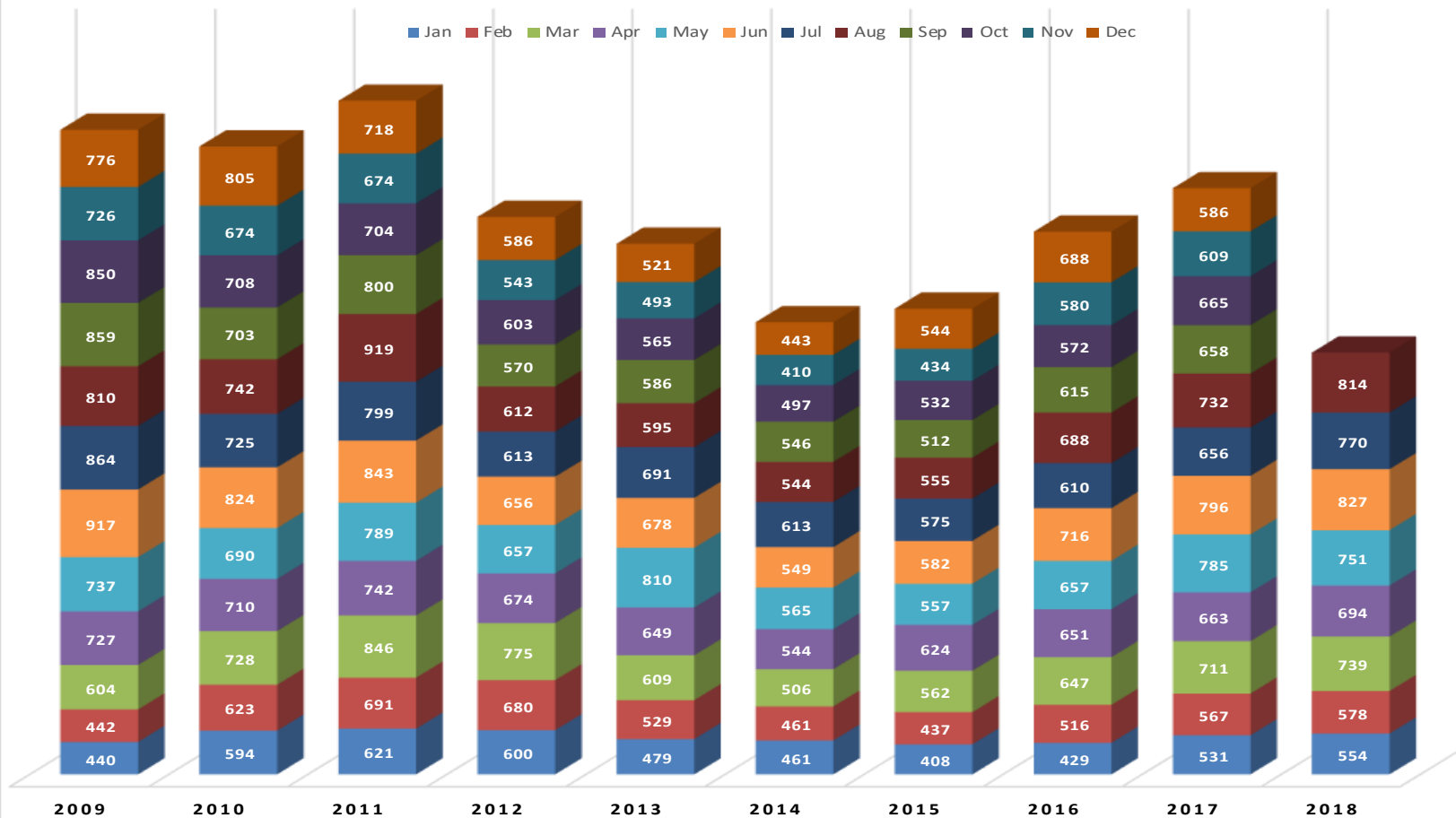
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CONDO / TOWNHOME CLOSINGS



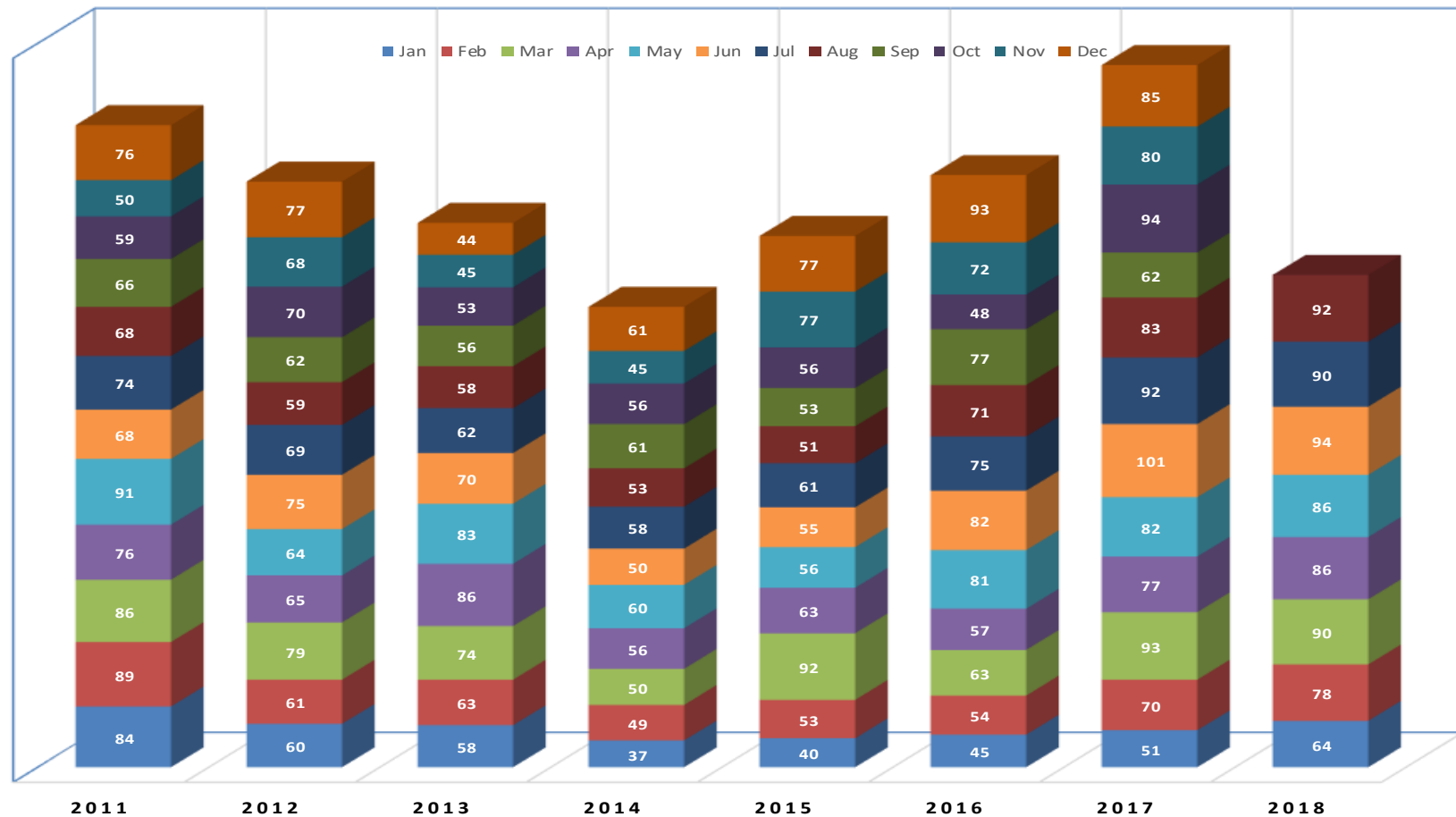
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Vertical / Hi-Rise Closings



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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



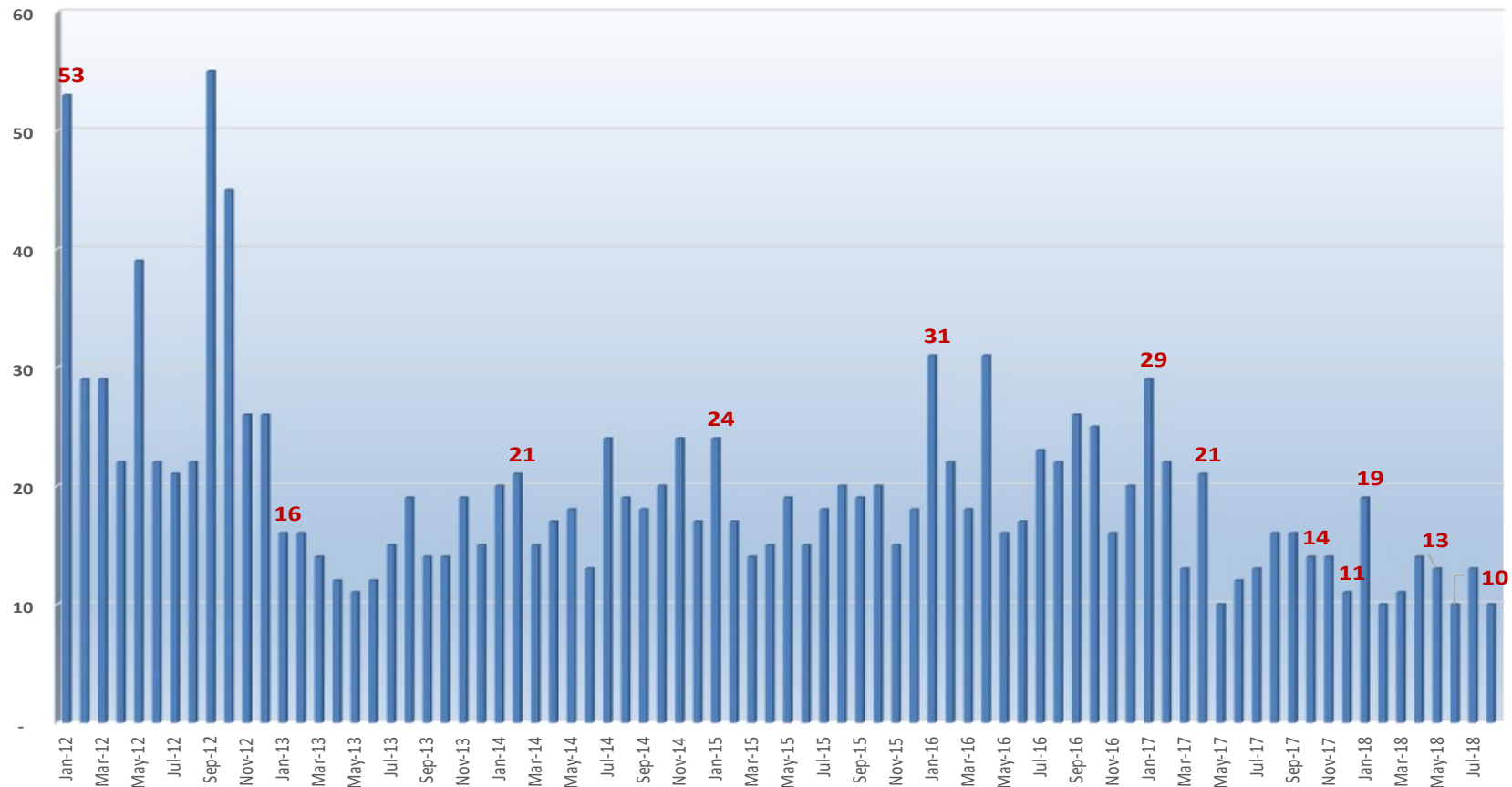
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Luxury Market - \$1,000,000 and Over Months of Inventory

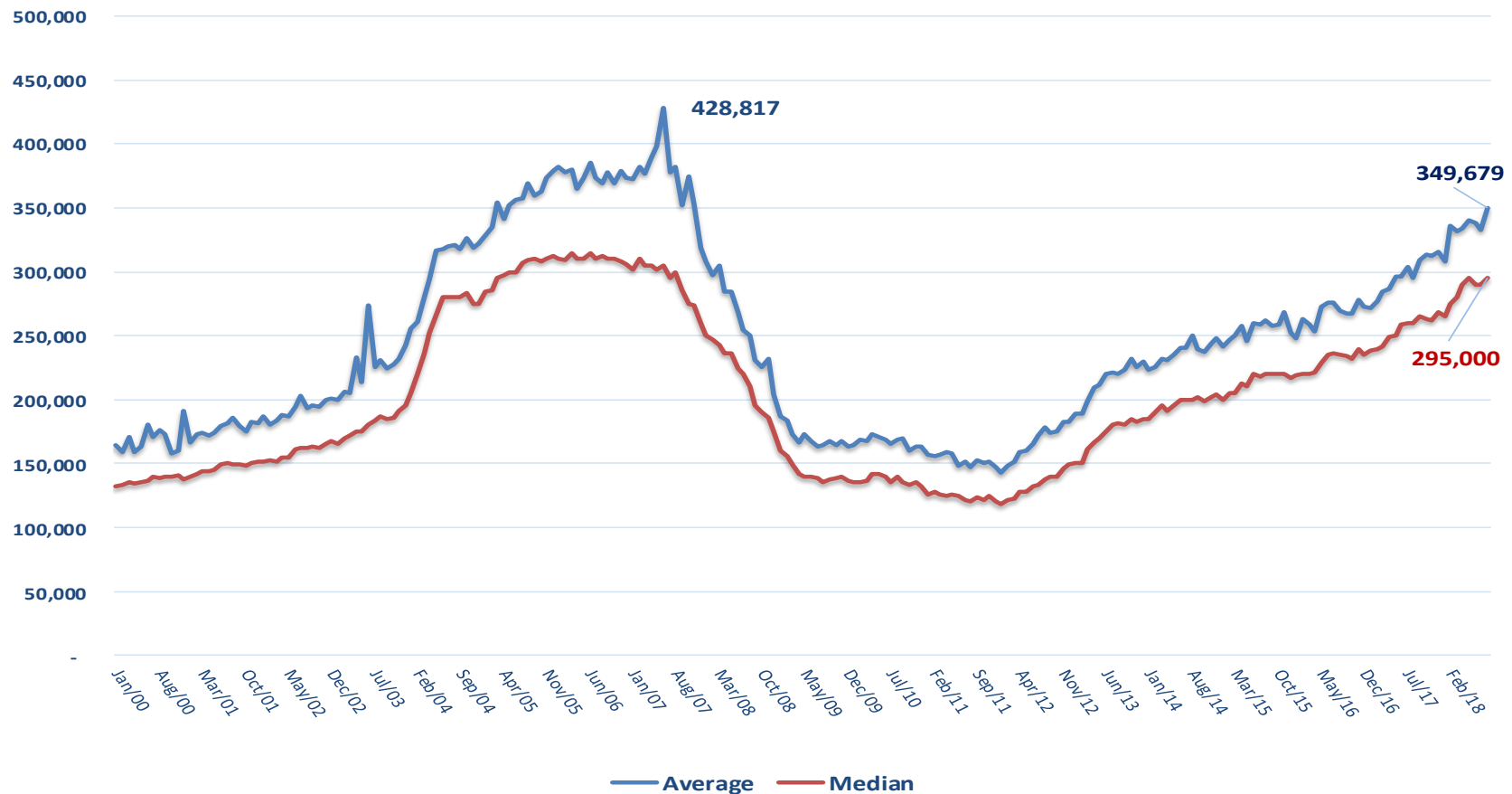


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SFR Market Prices



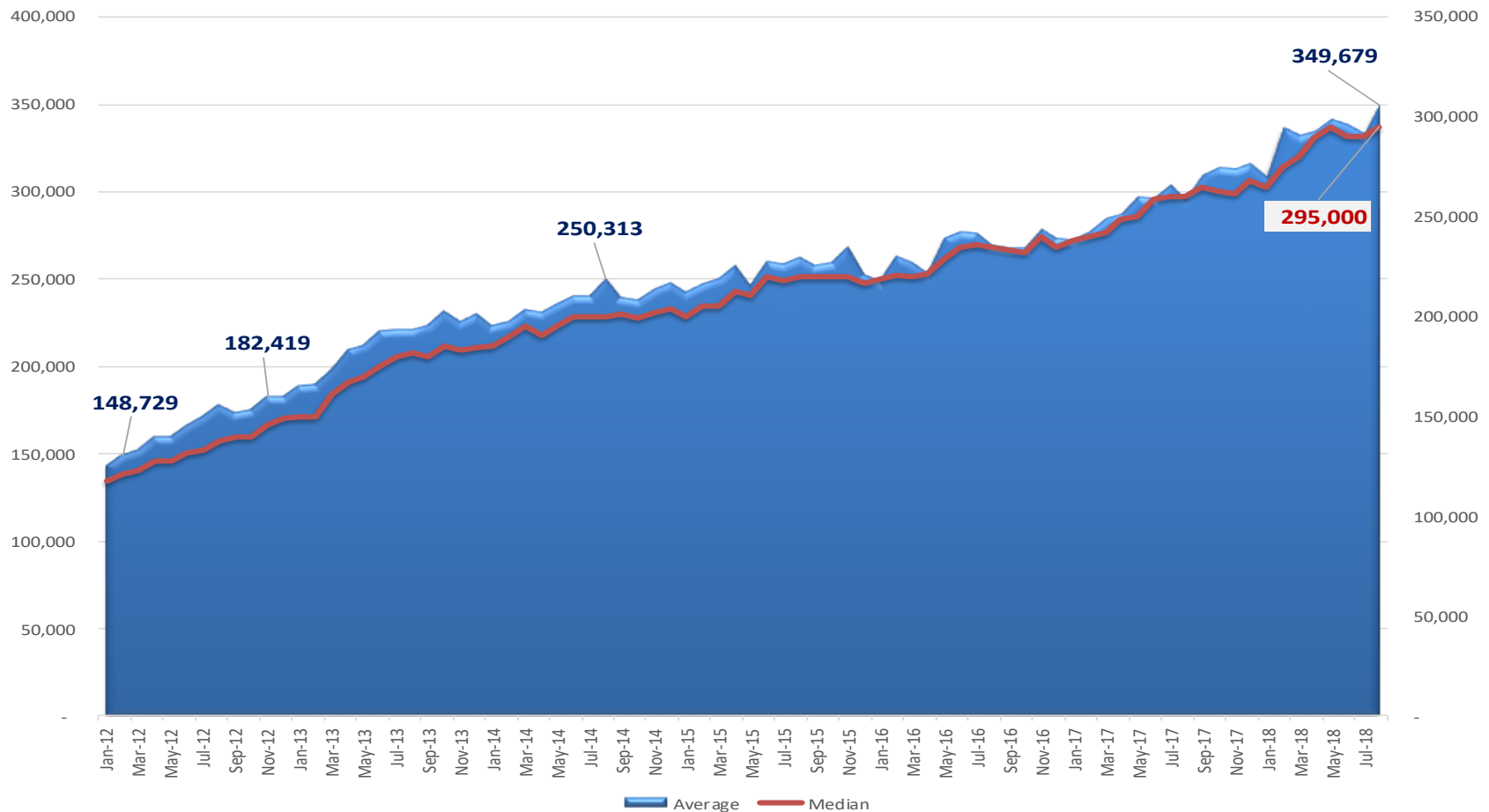
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Single Family Residential Price Trend



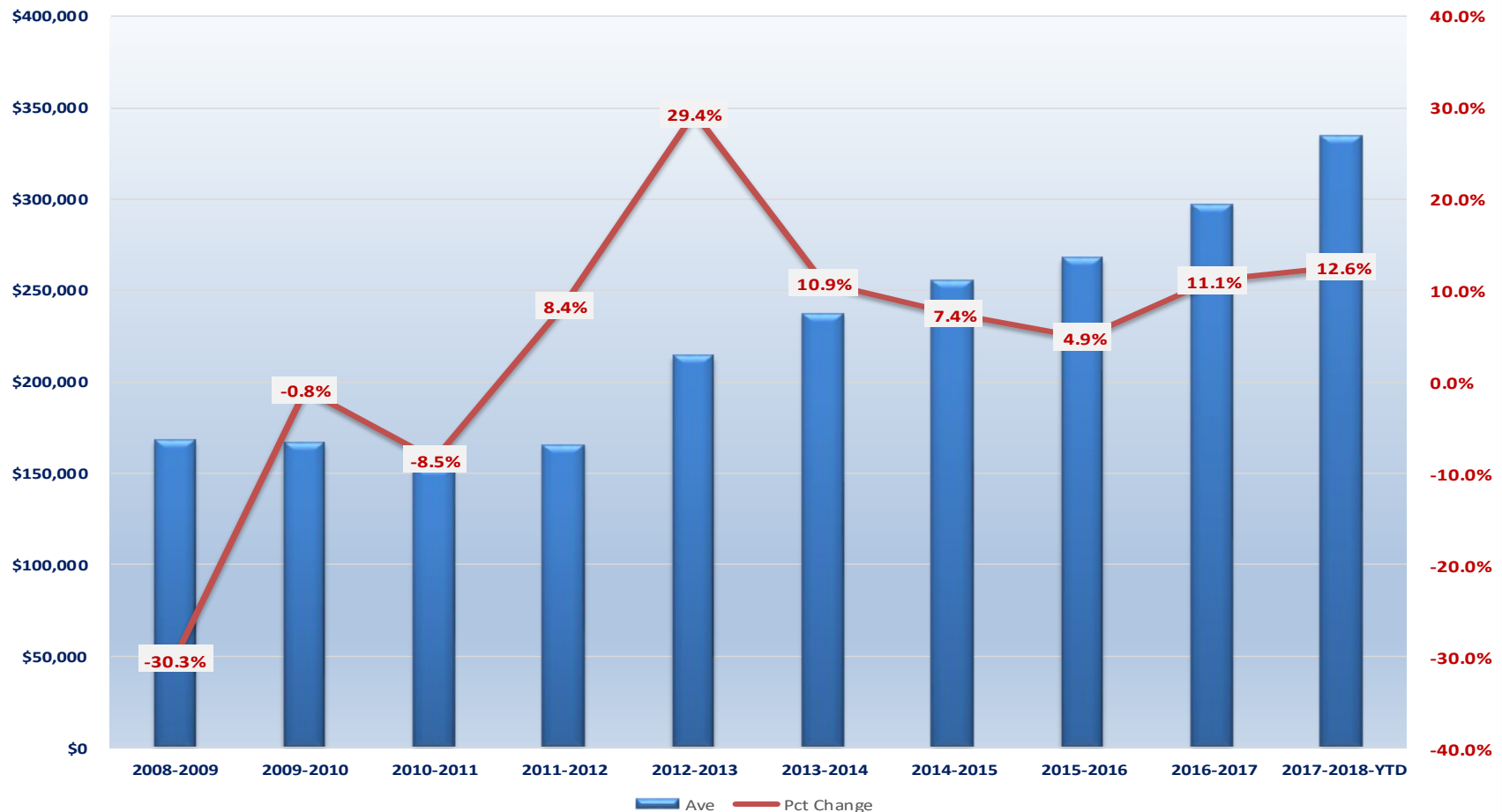
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SFR Average Price and Year Over Year Percent Change



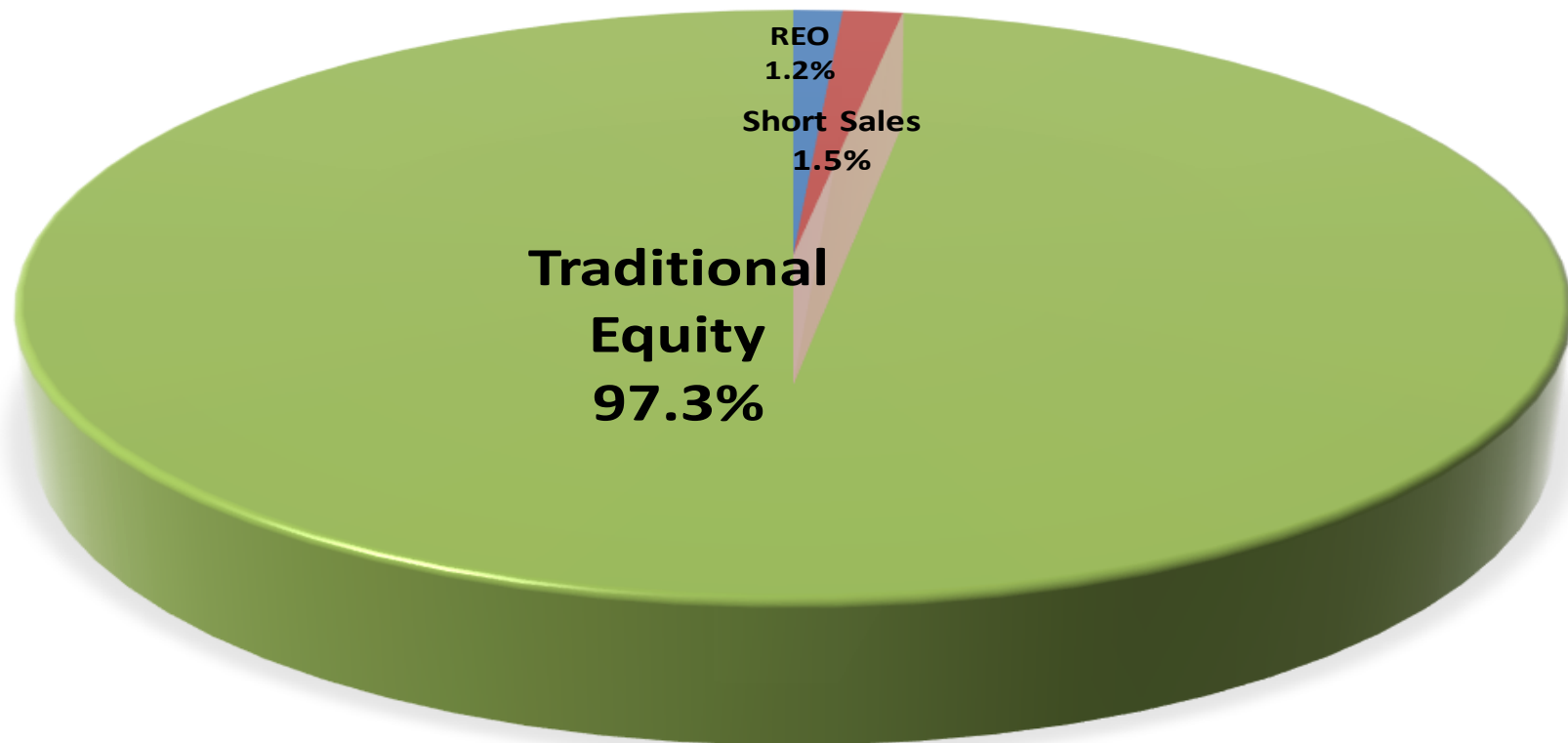
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Last Month's Closings by Type



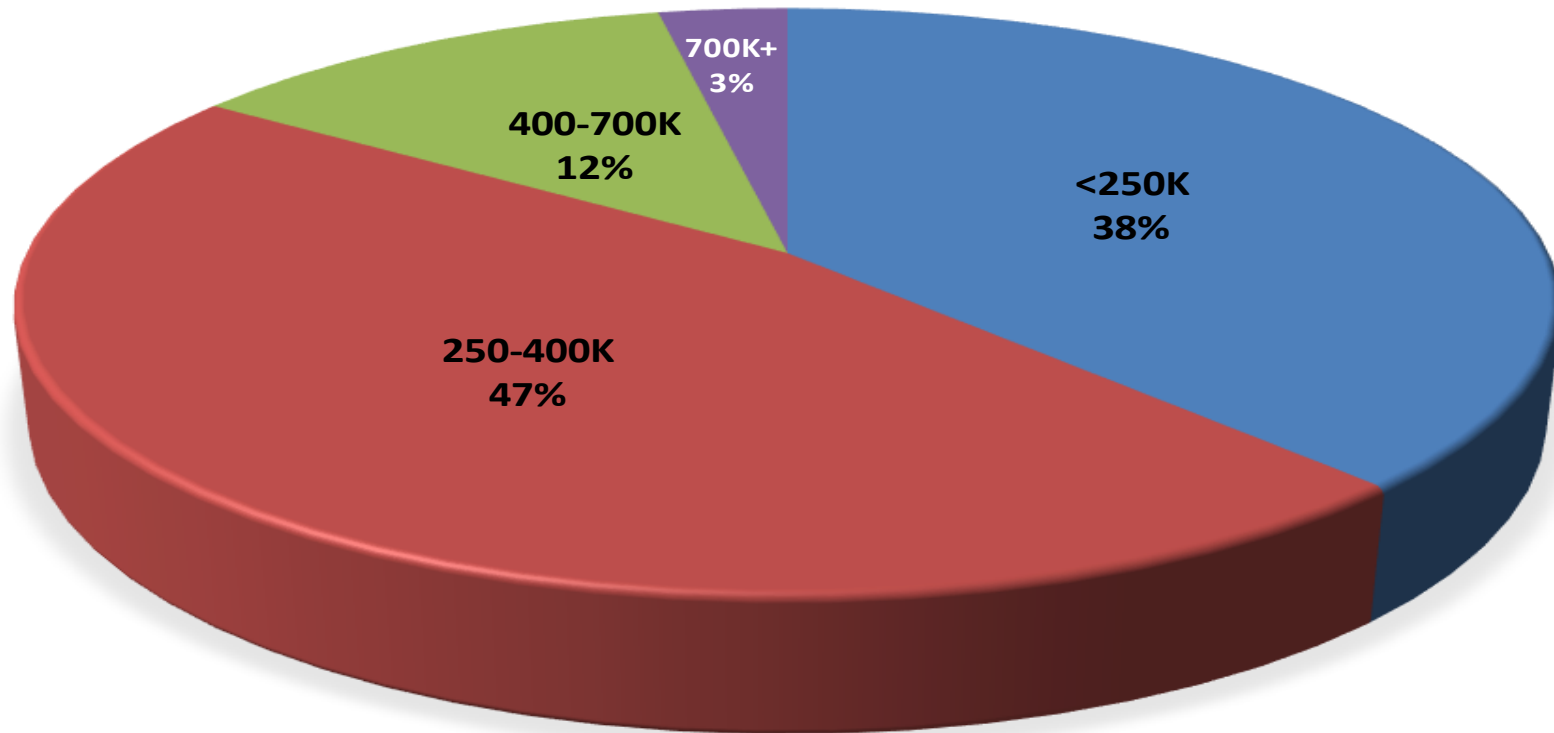
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Closed Units by Price Point



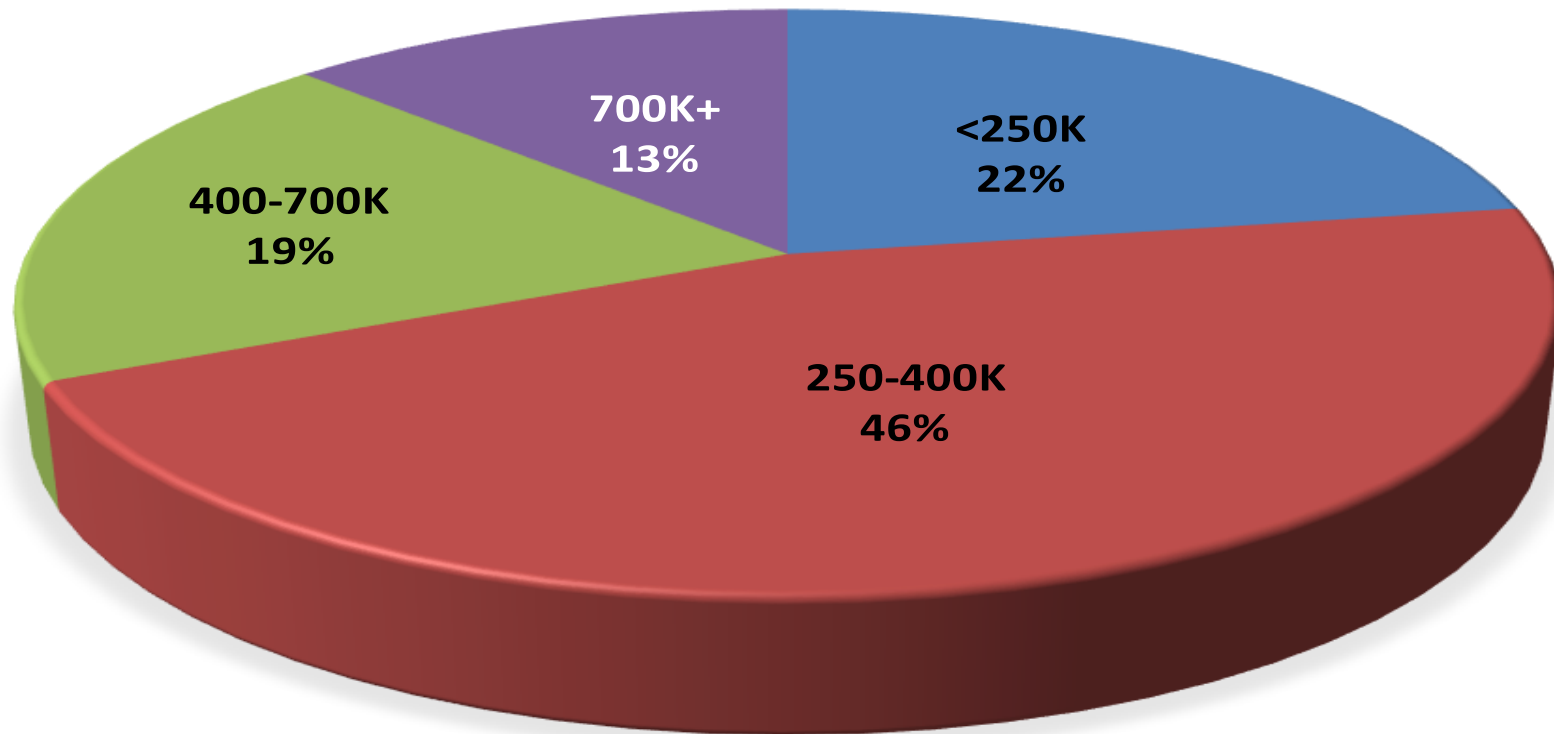
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CLOSED VOLUME BY PRICE POINT



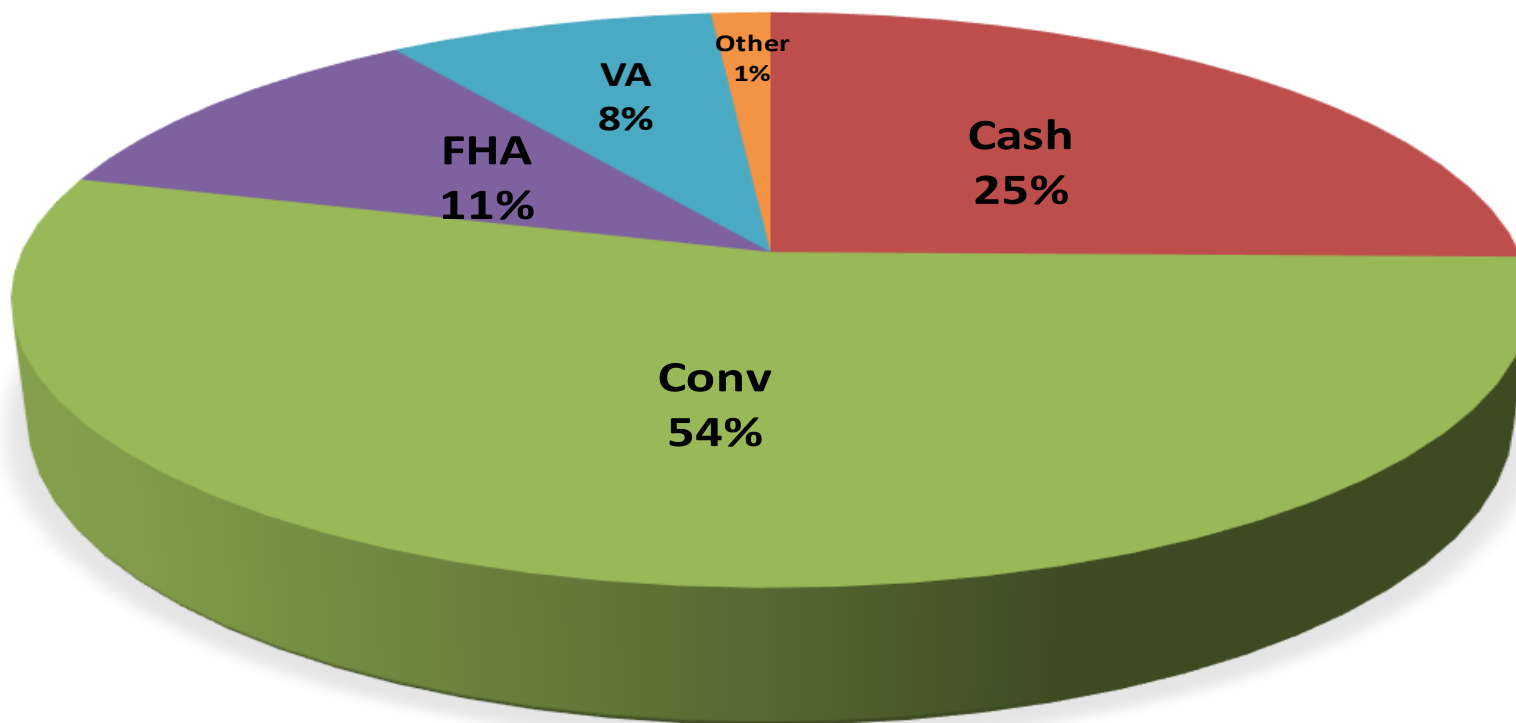
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Last Month's Closings by Sold Terms



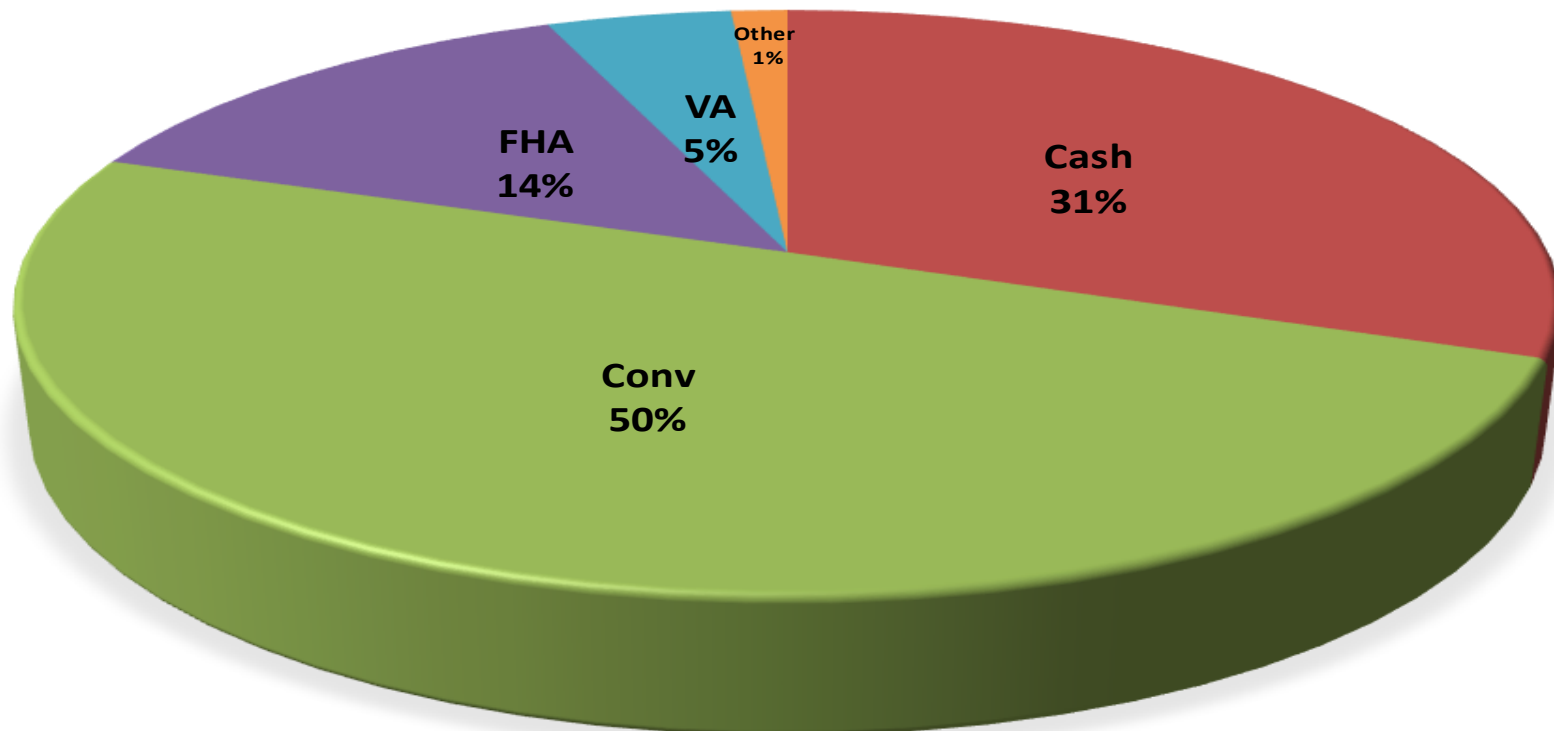
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**Closings By Sold Terms
Closings Less Than \$250,000**

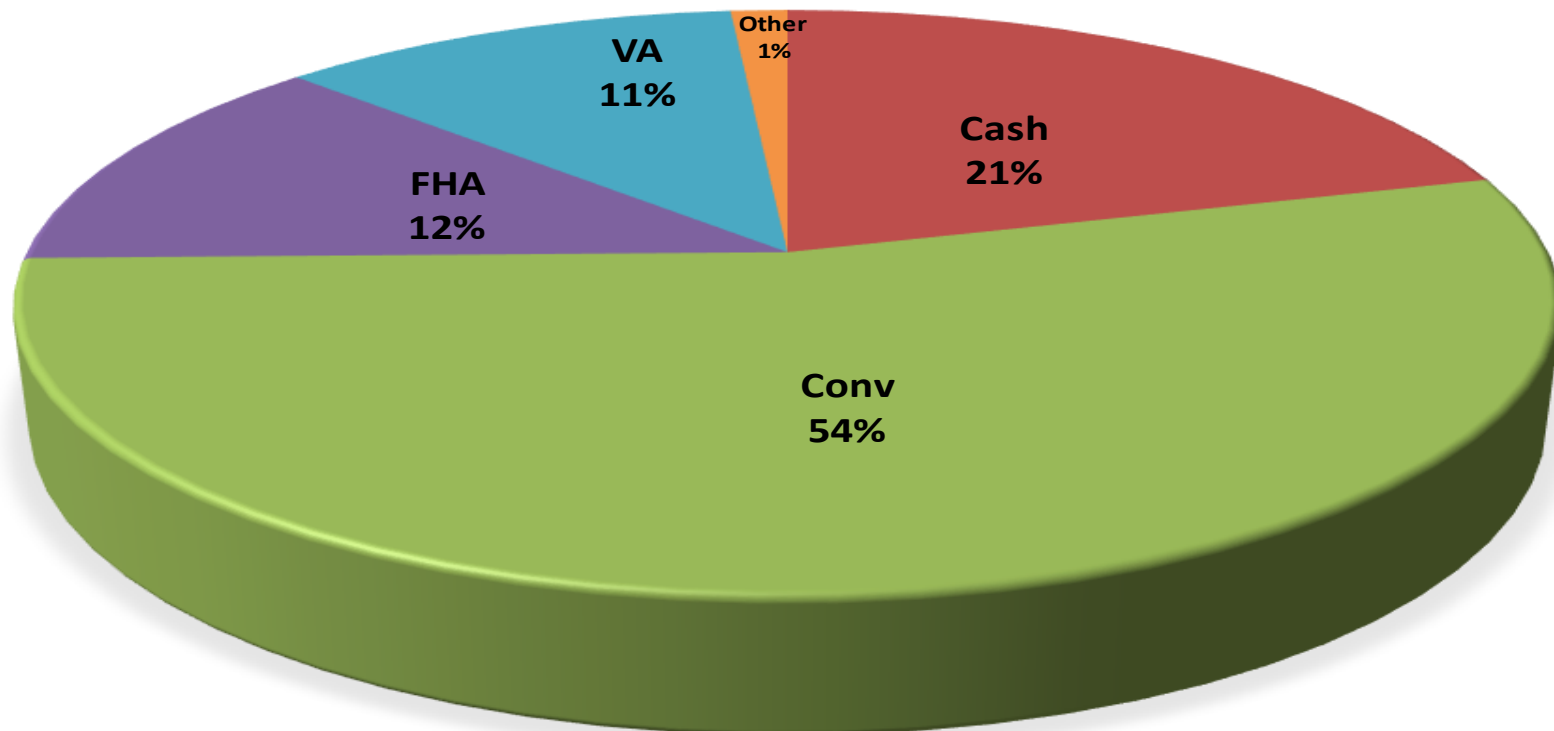




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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

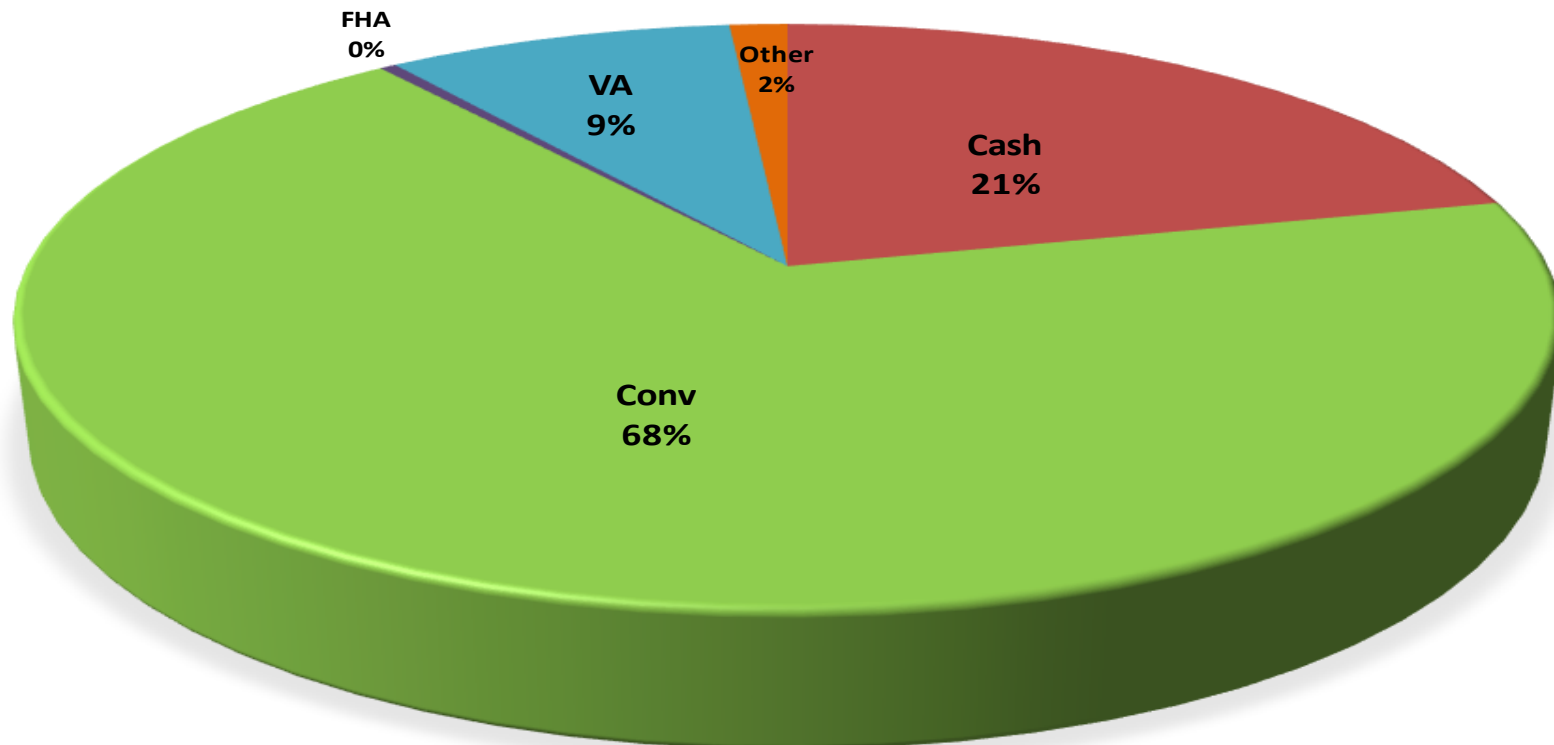




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

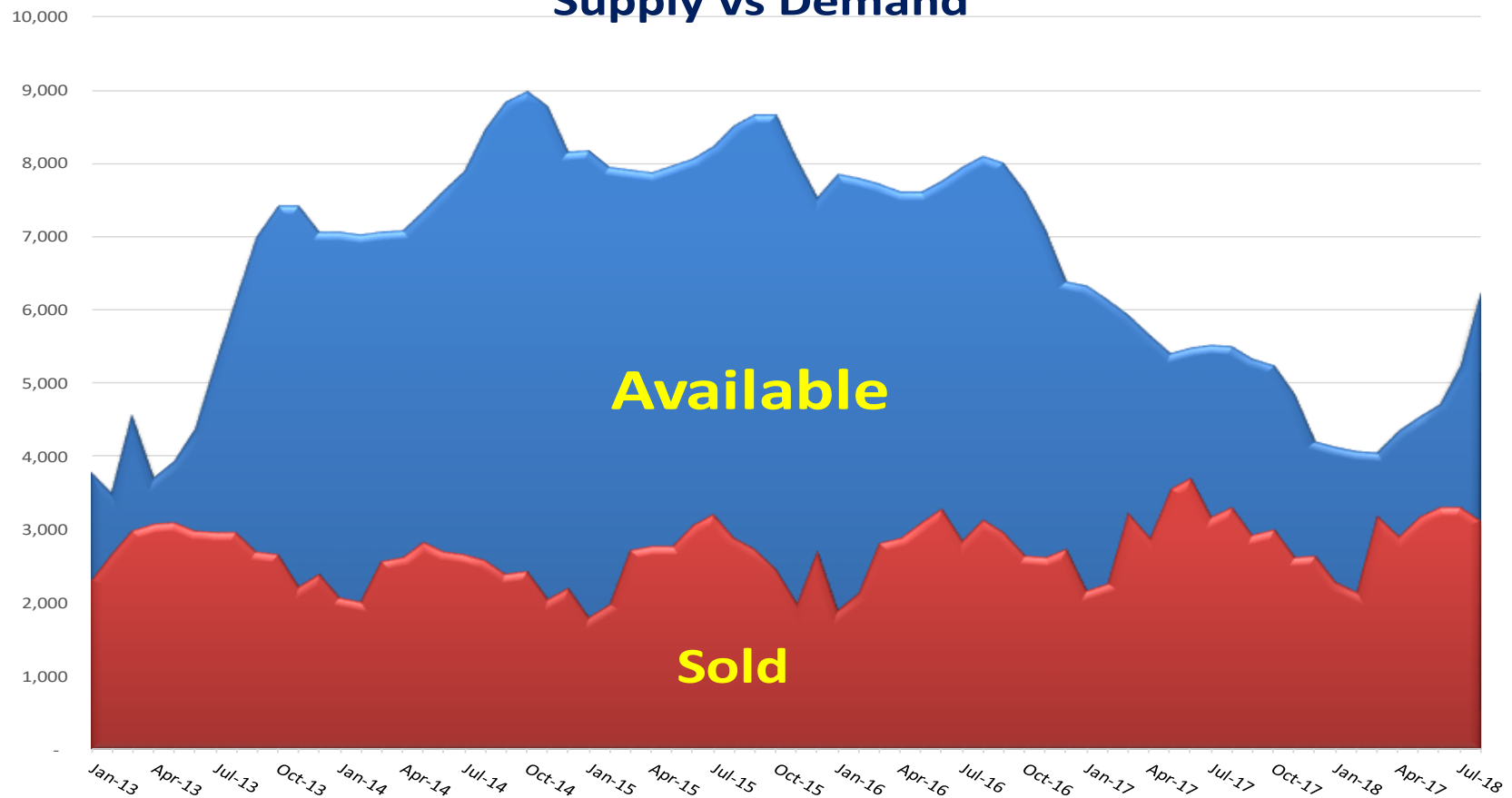




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Single Family Residences (SFR) Supply vs Demand



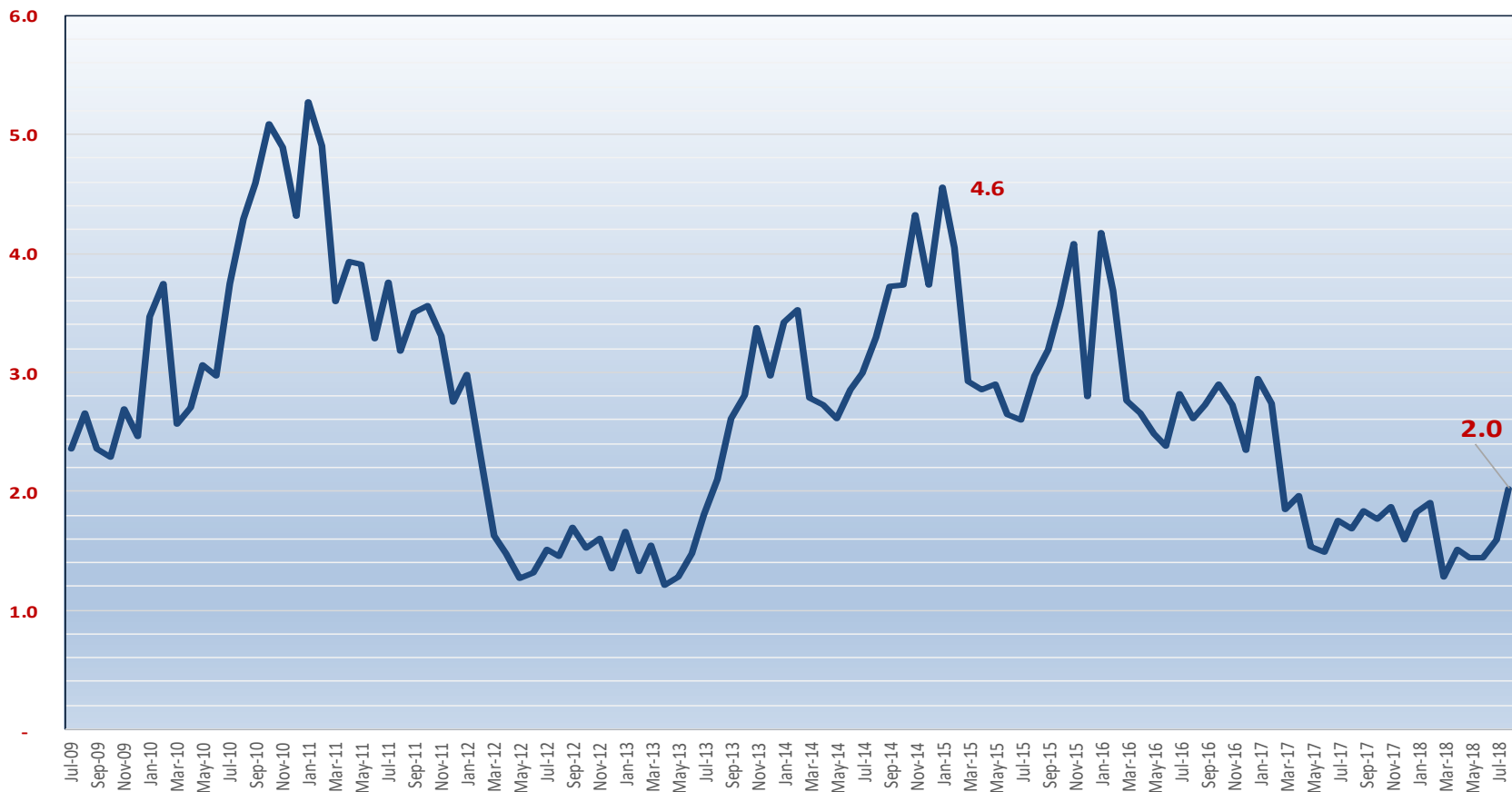
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Single Family Residential Homes Months of Inventory



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Residential Listings Taken vs Listings Sold



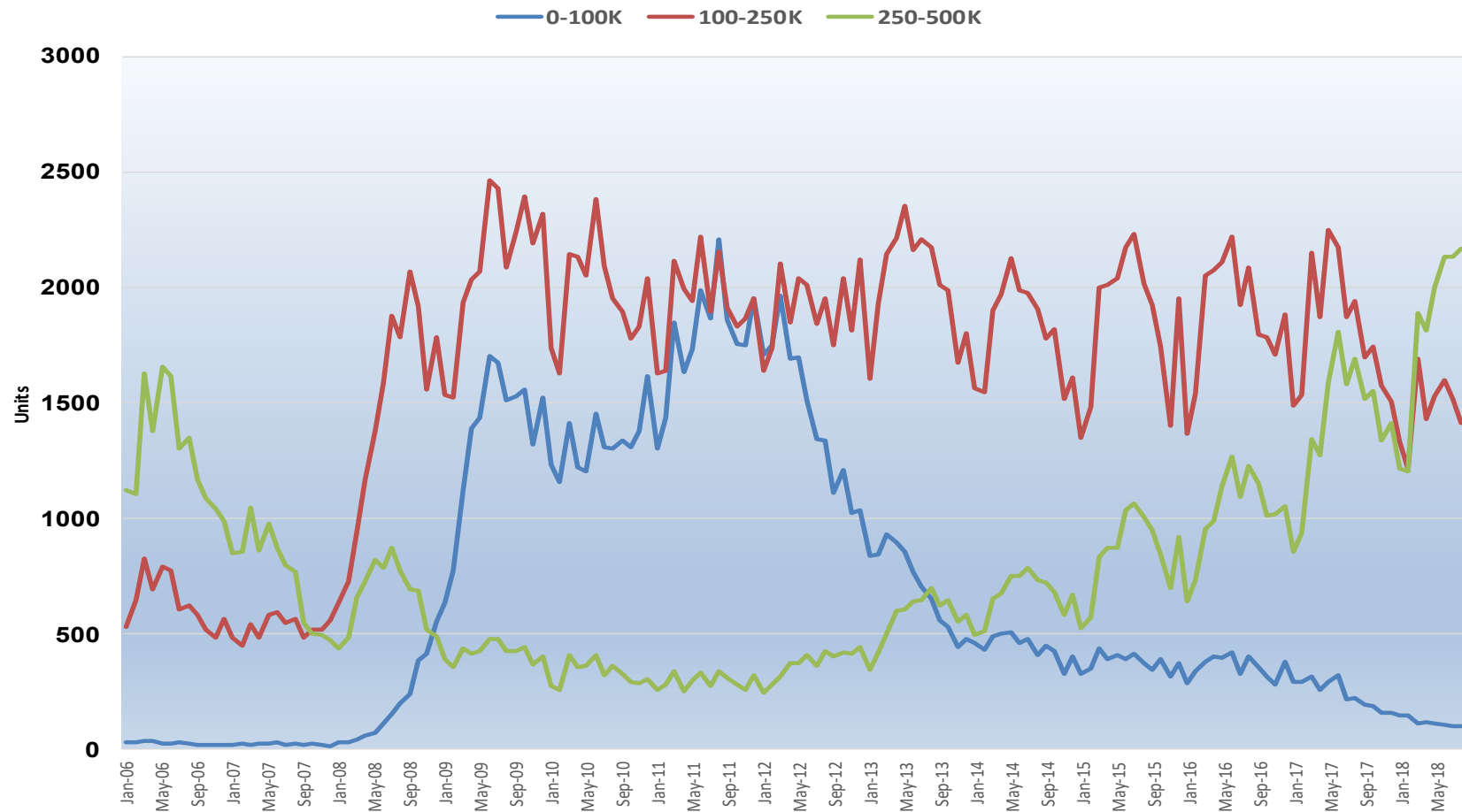
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Closed Units By Price Point



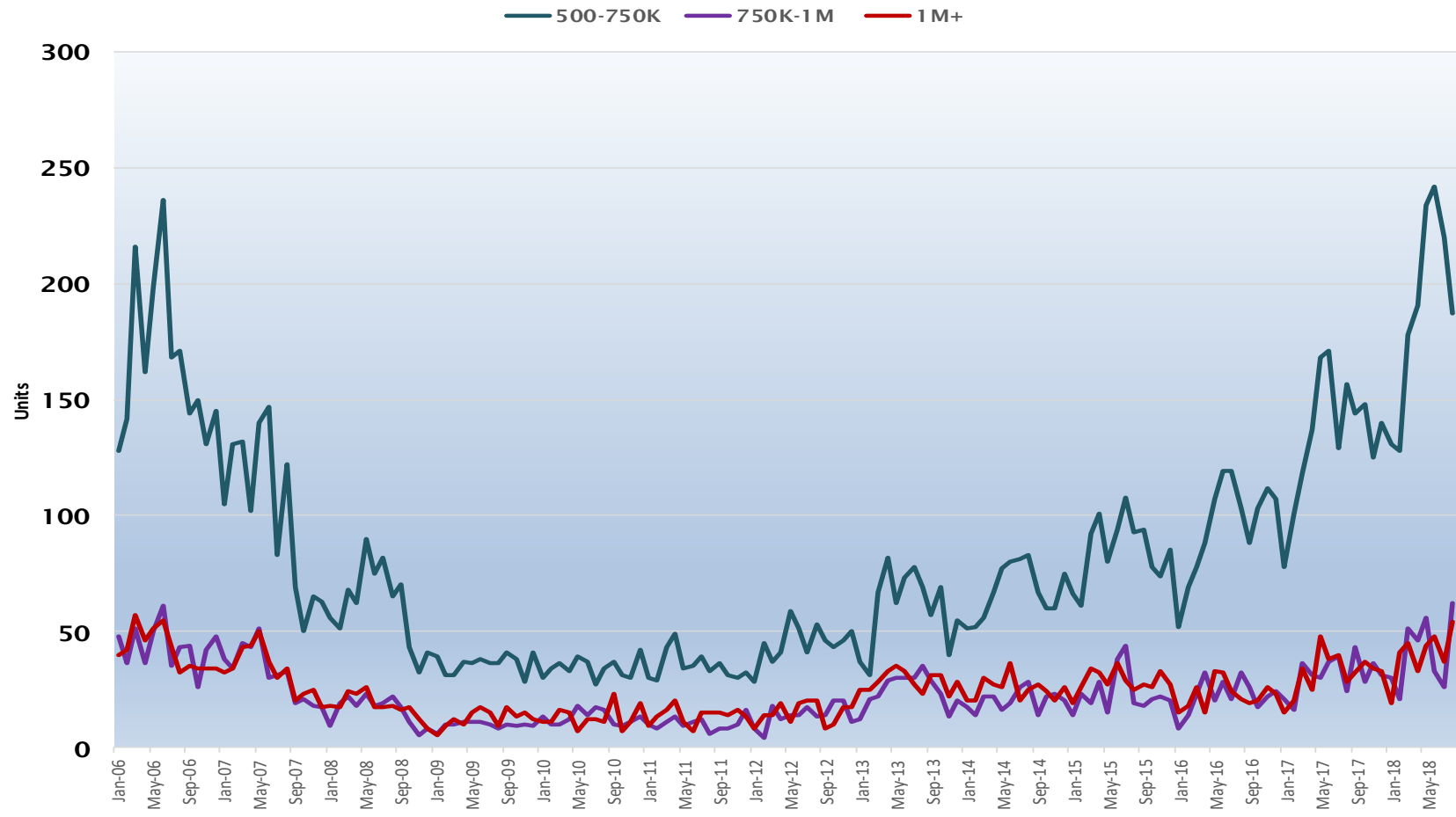
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Closed Units By Price Point



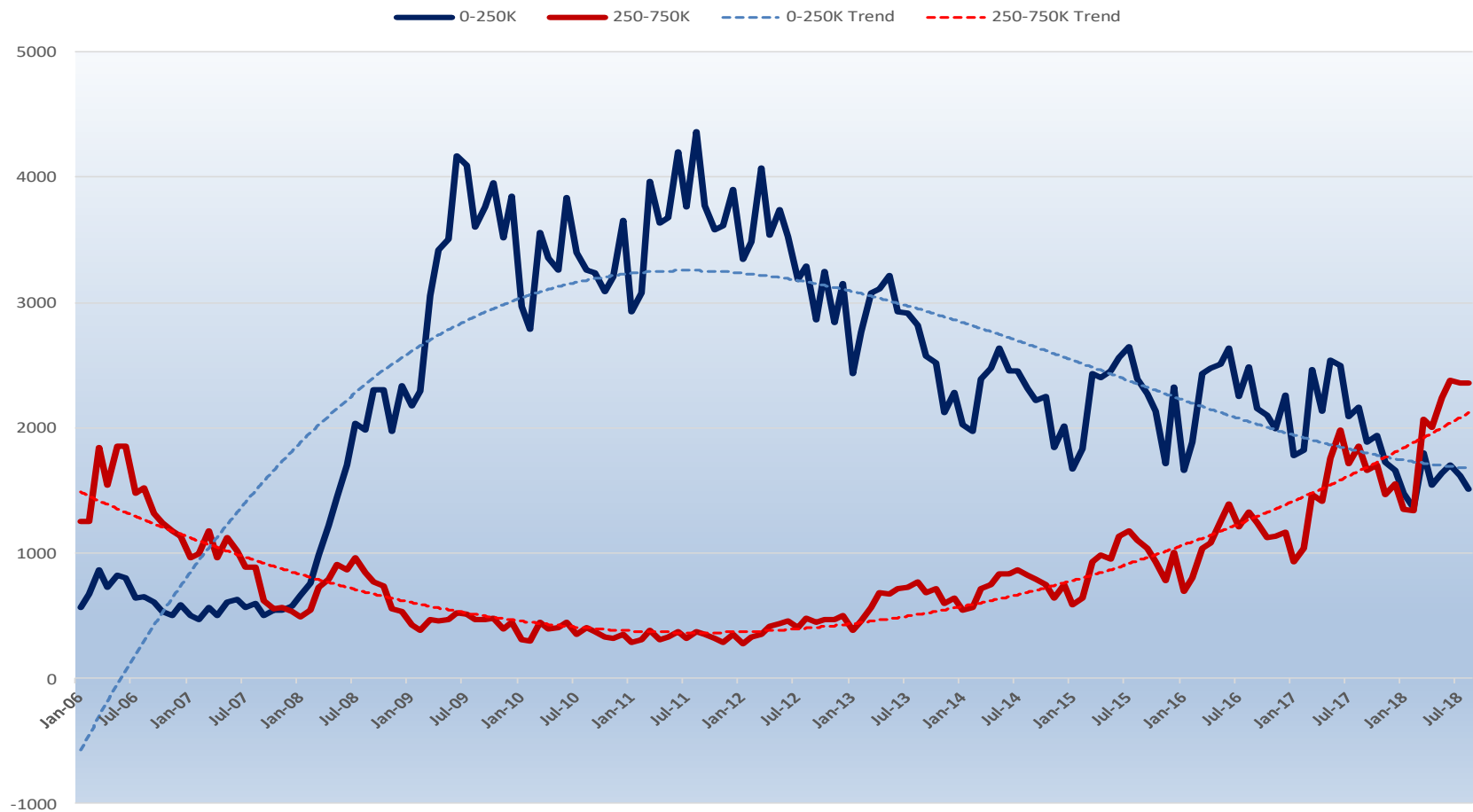
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Residential Closed Units Trend by Price Point



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