



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 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	7,328	3,073	2,686	349,900	527,637	295,000	351,126	2.7	36.7%	33
CON/TWH	1,641	736	648	165,000	191,096	174,450	181,810	2.5	39.5%	29
<i>Total Residential</i>	<i>8,969</i>	<i>3,809</i>	<i>3,334</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.7</i>	<i>37.2%</i>	<i>55</i>
Hi-Rise	399	95	85	449,000	849,576	315,000	468,639	5.7	21.3%	72
Multiple Dwelling	108	49	34	332,450	409,426	320,000	286,185	3.2	31.5%	41
Vacant Land	2,448	165	117	68,591	351,550	50,000	150,462	20.9	4.8%	219
	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+	544	63	430	1,730,000	2,637,935	1,375,000	1,808,589	15	11.3%	98

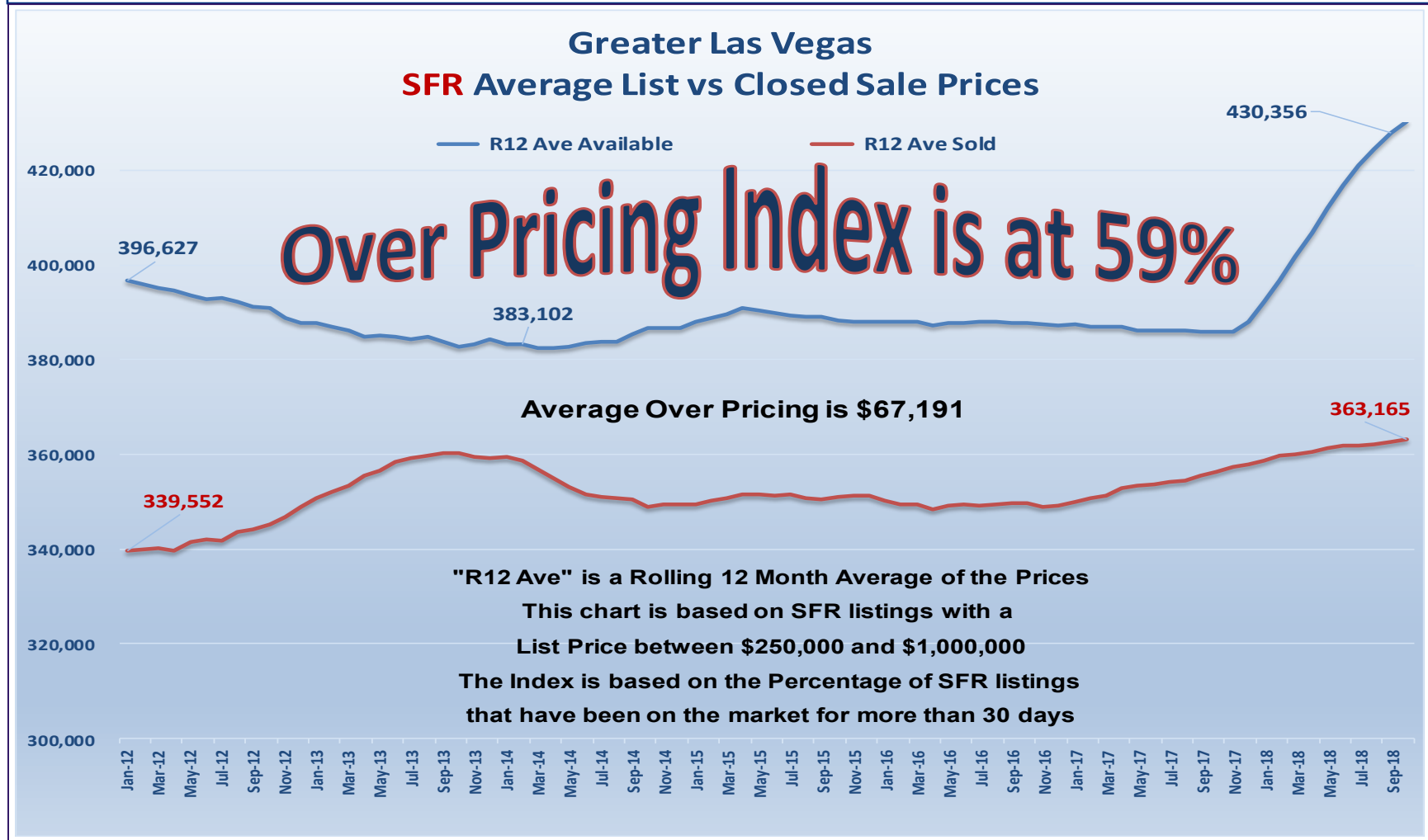
This data includes all GLVAR listings and sales within the Greater Las Vegas market area.

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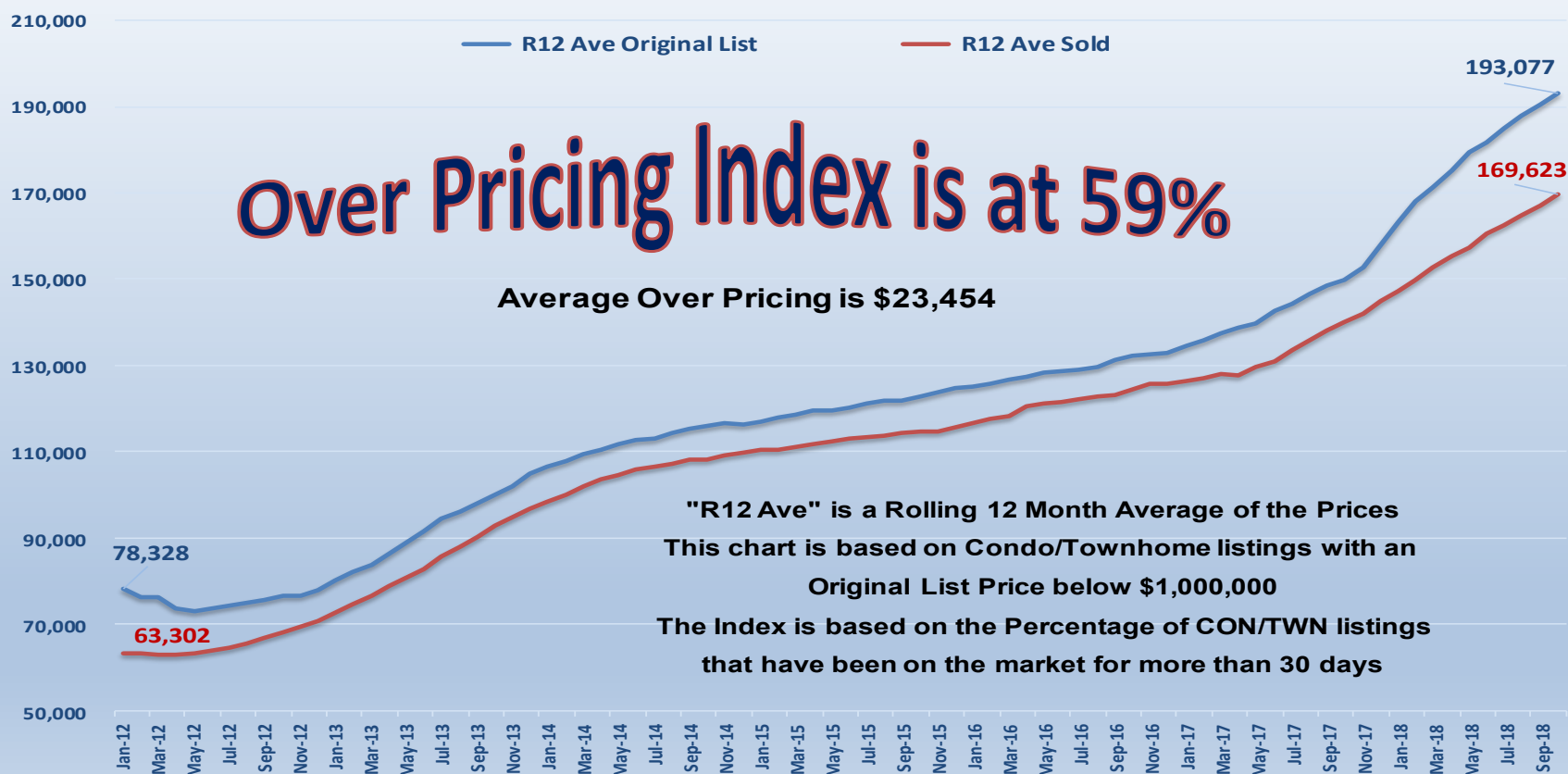
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Greater Las Vegas CON/TWN Average Original List vs Closed Sale Prices





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SFR Closed Sales in Selected Communities - Last Six Months

	May 2018	Jun	Jul	Aug	Sep	Oct	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	27	32	36	34	27	30	— — ■ — — —	2	36
Anthem	19	23	17	17	18	17	— ■ — — — —	3	33
Centennial Hills	31	32	38	48	28	34	— — — ■ — —	2	27
Desert/South Shores	29	18	20	27	15	16	■ — — ■ — —	4	34
Green Valley	51	66	48	56	31	44	— ■ — ■ — —	3	30
Green Valley Ranch	28	22	16	22	18	14	■ — — — — —	3	29
Inspirada	23	17	15	20	15	26	— — — — — ■	2	30
Iron Mountain Ranch	17	15	16	8	10	14	— ■ — — — —	2	30
Lake Las Vegas	15	9	12	15	8	5	— — — ■ — —	10	113
Mountains Edge	80	85	68	86	49	63	— ■ — ■ — —	3	22
Peccole Ranch	14	18	14	14	8	11	— ■ — — — —	3	26
Providence	51	62	45	48	46	43	— ■ — — — —	2	31
Red Rock Country Club	12	10	8	10	5	6	— ■ — — — —	6	63
Rhodes Ranch	37	24	20	26	16	17	— — — — — —	5	47
Seven Hills	14	12	13	11	10	10	— ■ — — — —	7	37
Siena (SFR & TWH)	14	18	14	16	10	11	— ■ — ■ — —	5	76
Silverado Ranch	46	46	39	55	29	45	— — — ■ — —	2	28
Silverstone Ranch	15	7	9	15	4	13	— — — ■ — ■	2	16
Southern Highlands	60	50	64	36	48	46	— ■ — — — —	3	41
Spring Valley	38	35	25	29	18	24	— ■ — — — —	3	23
Summerlin	74	67	66	53	55	51	— ■ — — — —	4	23
Sun City Anthem	44	41	26	35	18	42	— ■ — — — ■	2	35
Sun City Summerlin	29	46	22	33	30	24	— ■ — — — —	3	20
The Lakes	12	16	27	25	14	24	— — ■ — — ■	3	28
Other Groups									
Boulder City	28	16	14	25	17	17	— — — ■ — —	5	40
Pahrump/Nye	53	67	53	42	30	41	— ■ — — — —	6	52
High Rise Sales	86	94	90	92	65	85	— ■ — ■ — ■	6	72
Luxury Sales (\$1M+)	44	58	43	62	28	40	— ■ — ■ — —	15	118

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

	May 2018	June	July	August	September	October	Price Movement
Aliante	365,232	348,232	355,022	357,406	342,004	370,473	
Anthem	409,711	445,121	419,112	442,353	406,439	423,518	
Centennial Hills	355,383	403,452	378,616	369,050	379,014	371,556	
Desert/South Shores	399,475	379,572	394,915	373,270	446,600	382,950	
Green Valley	405,947	386,645	398,525	378,686	350,502	386,461	
Green Valley Ranch	426,800	462,195	483,688	374,577	421,128	375,846	
Inspirada	377,319	365,781	407,929	417,697	406,733	479,234	
Iron Mountain Ranch	366,794	354,693	318,688	407,450	333,400	346,921	
Lake Las Vegas	619,066	633,102	630,034	982,967	637,841	840,000	
Mountains Edge	340,102	336,342	328,815	337,570	344,252	333,332	
Peccole Ranch	354,171	343,500	368,618	347,036	291,000	322,000	
Providence	310,865	323,126	318,862	320,218	339,417	346,236	
Red Rock Country Club	1,068,869	1,015,350	984,999	1,163,000	983,778	1,015,845	
Rhodes Ranch	376,308	405,343	345,392	383,215	440,681	404,348	
Seven Hills	472,293	424,783	830,068	636,965	953,550	583,746	
Siena (SFR & TWH)	429,357	416,450	387,350	464,700	479,163	393,273	
Silverado Ranch	325,191	313,562	320,123	310,599	297,910	317,644	
Silverstone Ranch	356,273	398,143	377,878	368,767	401,975	374,685	
Southern Highlands	514,529	430,605	476,798	452,183	374,420	513,541	
Spring Valley	308,978	305,216	341,512	316,418	307,783	304,863	
Summerlin	489,646	590,523	526,277	521,978	516,902	487,502	
Sun City Anthem	416,116	416,866	432,846	447,191	431,098	439,414	
Sun City Summerlin	372,425	348,213	373,707	360,141	391,437	371,492	
The Lakes	441,667	520,750	374,970	360,926	332,232	376,481	
Other Groups							
Boulder City	443,557	339,867	369,814	444,061	463,641	350,865	
Pahrump/Nye	252,549	241,070	243,171	269,222	239,808	239,954	
High Rise Sales	352,070	513,808	445,687	518,059	437,975	468,639	
Luxury Sales (\$1M+)	1,546,106	1,665,994	1,621,640	1,832,544	1,644,336	2,205,862	

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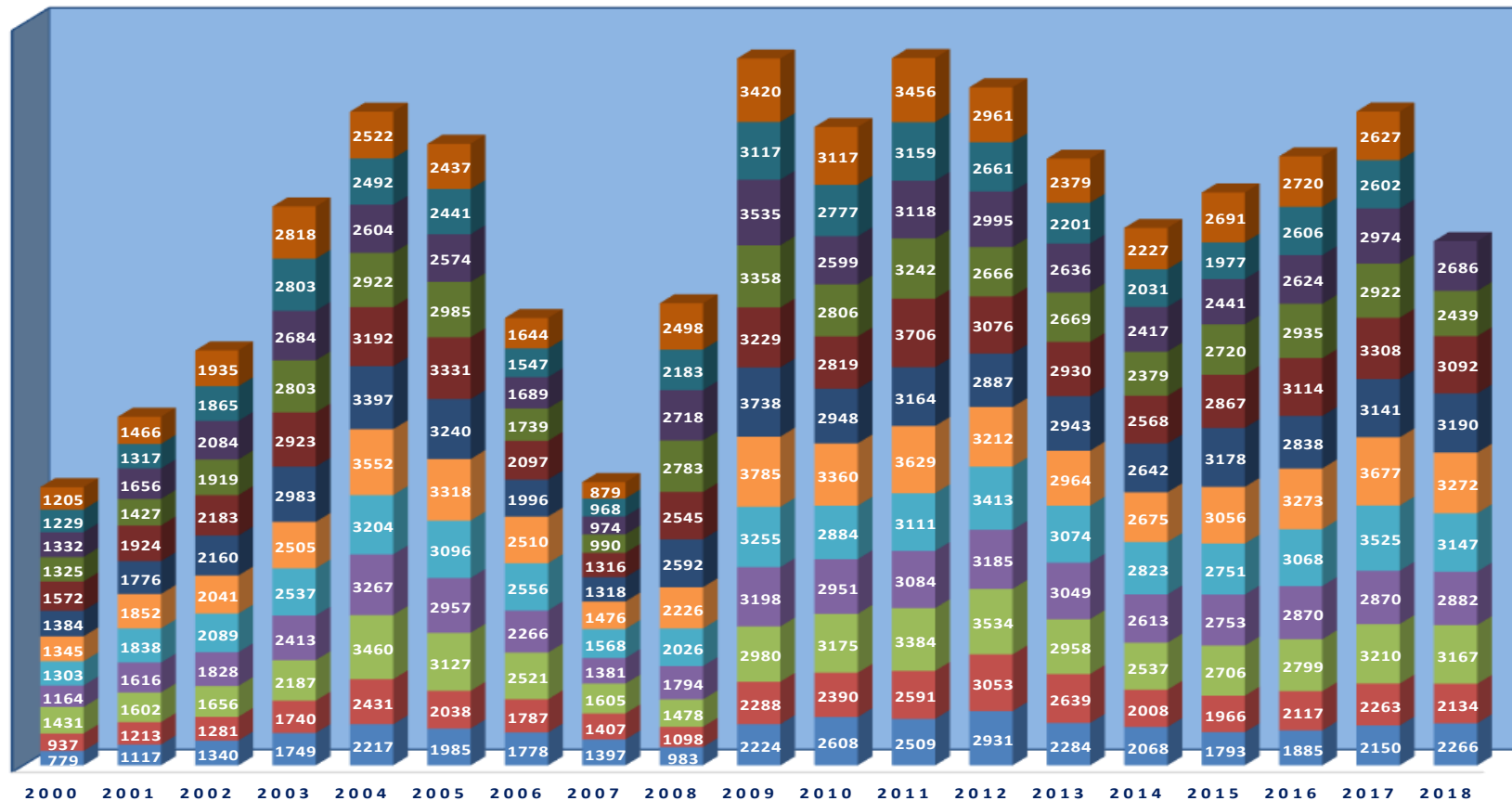


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



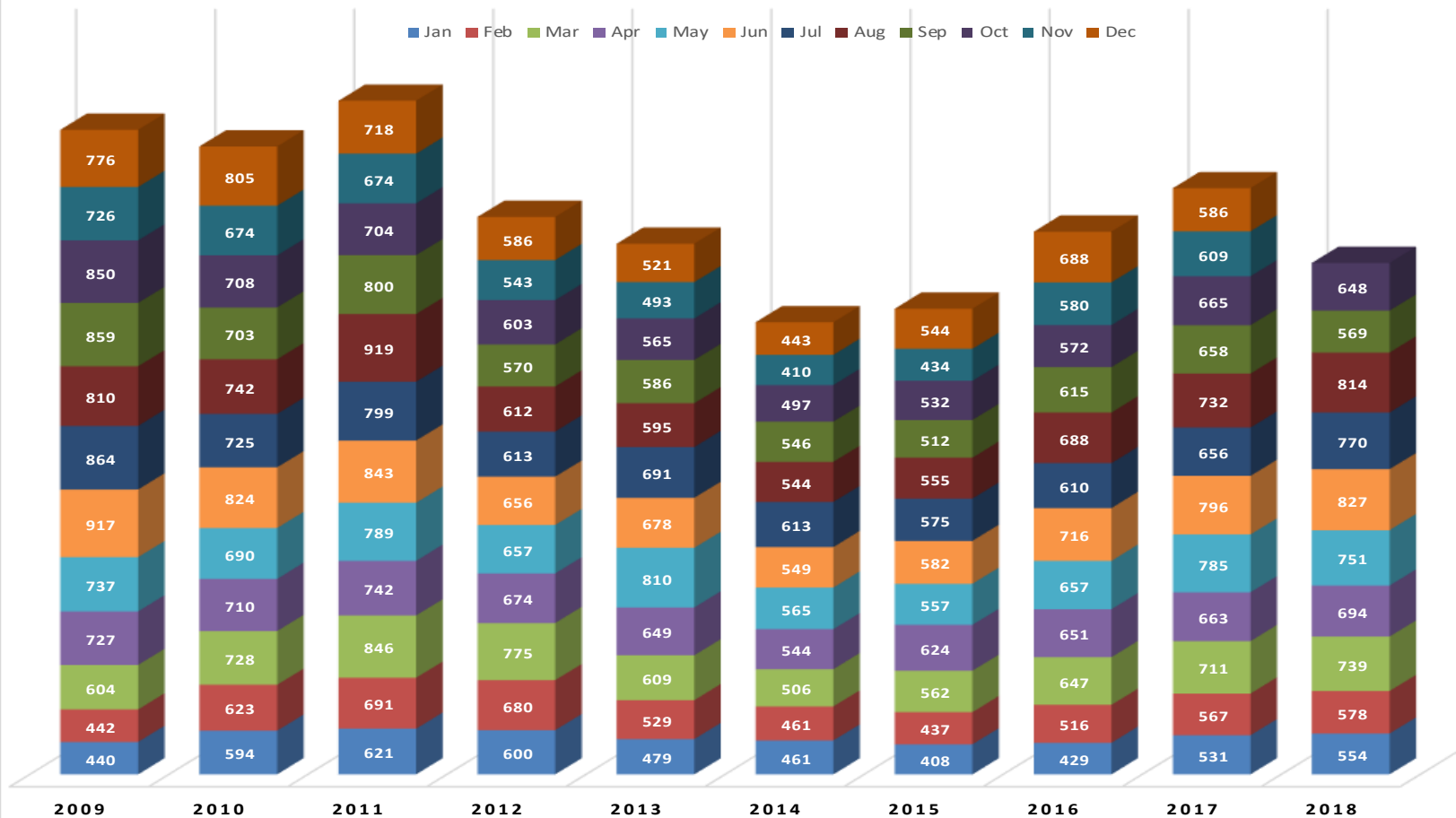
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CONDO / TOWNHOME CLOSINGS



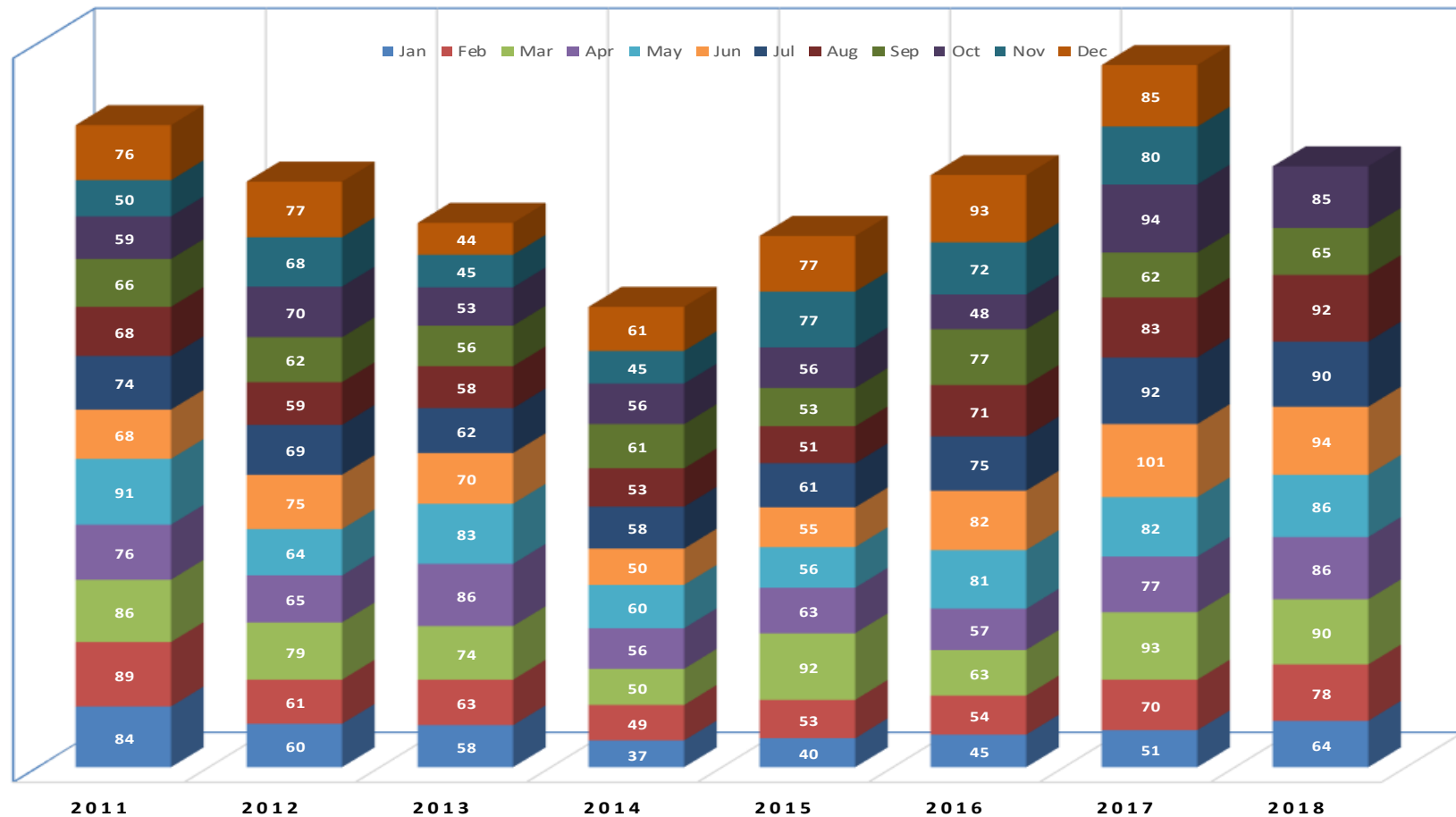
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Vertical / Hi-Rise Closings



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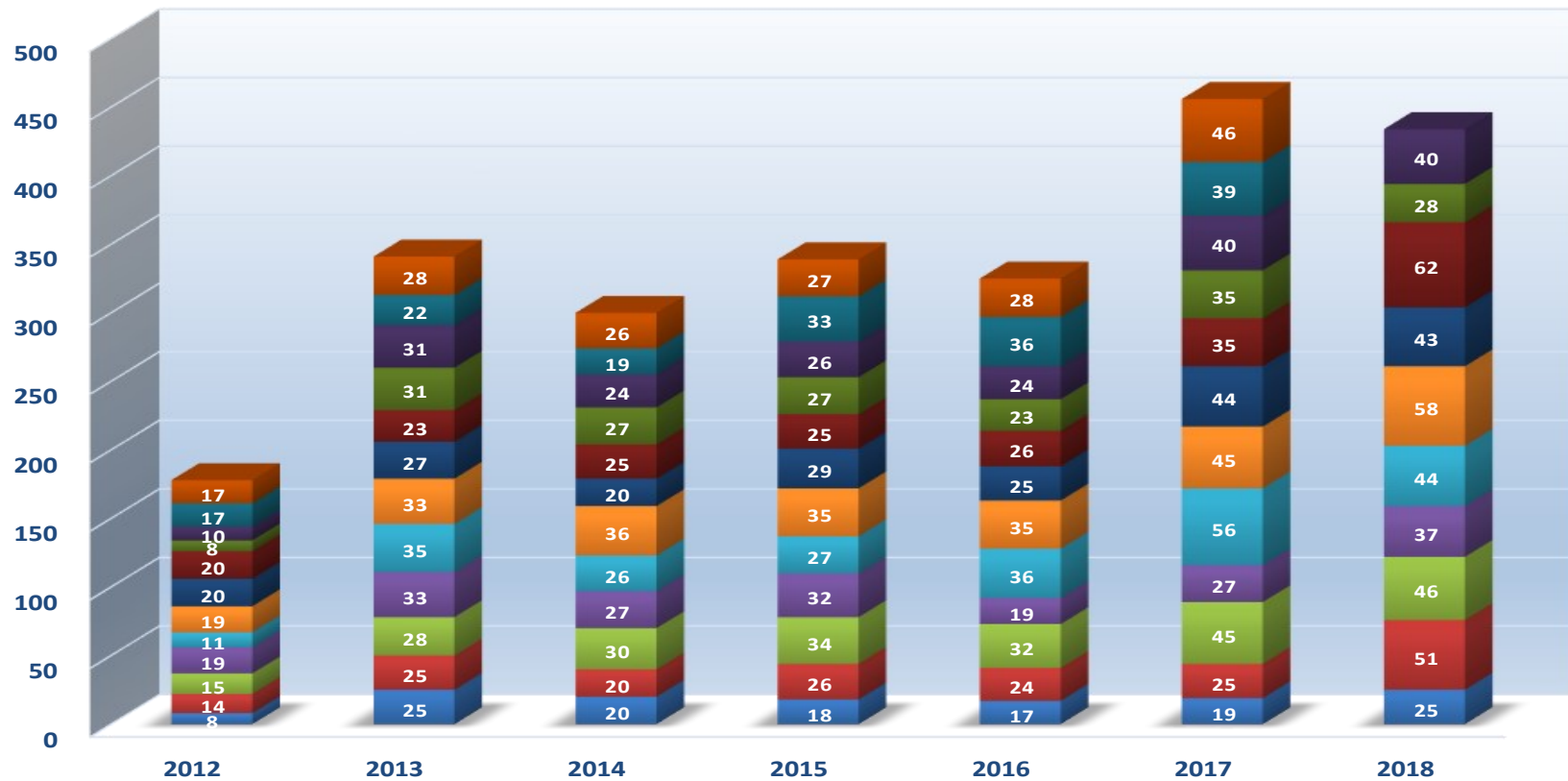


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



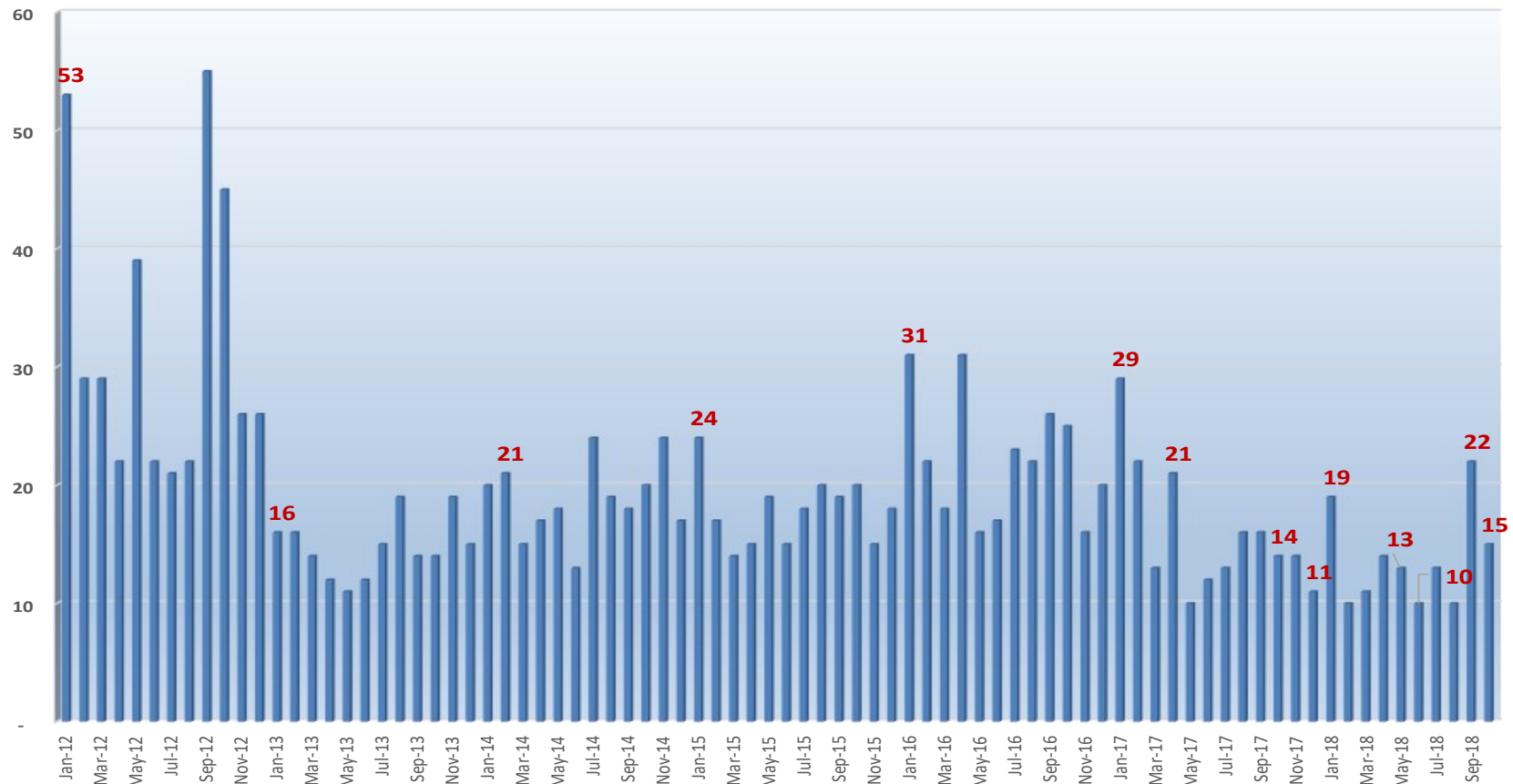
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Luxury Market - \$1,000,000 and Over Months of Inventory



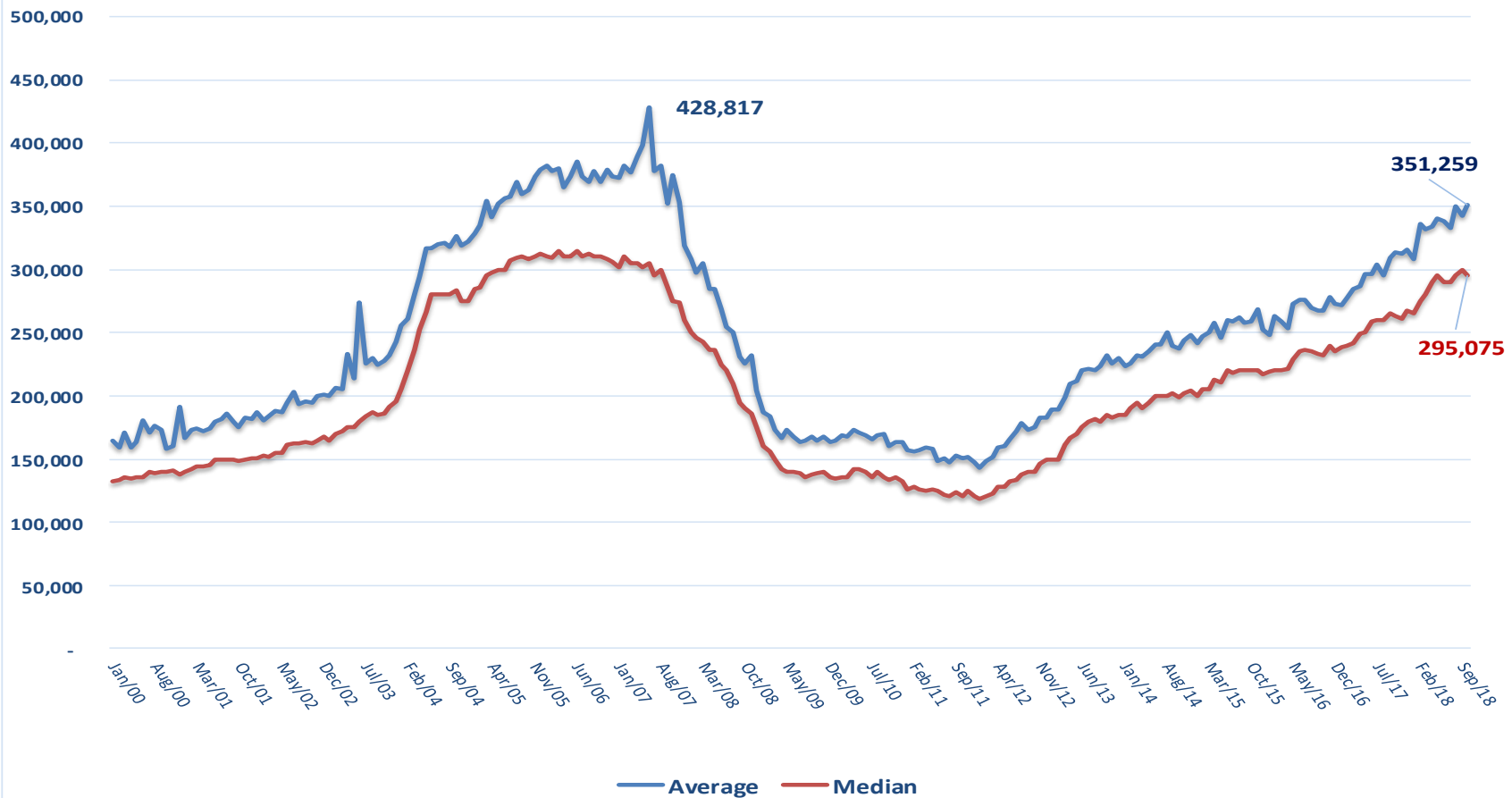
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SFR Market Prices



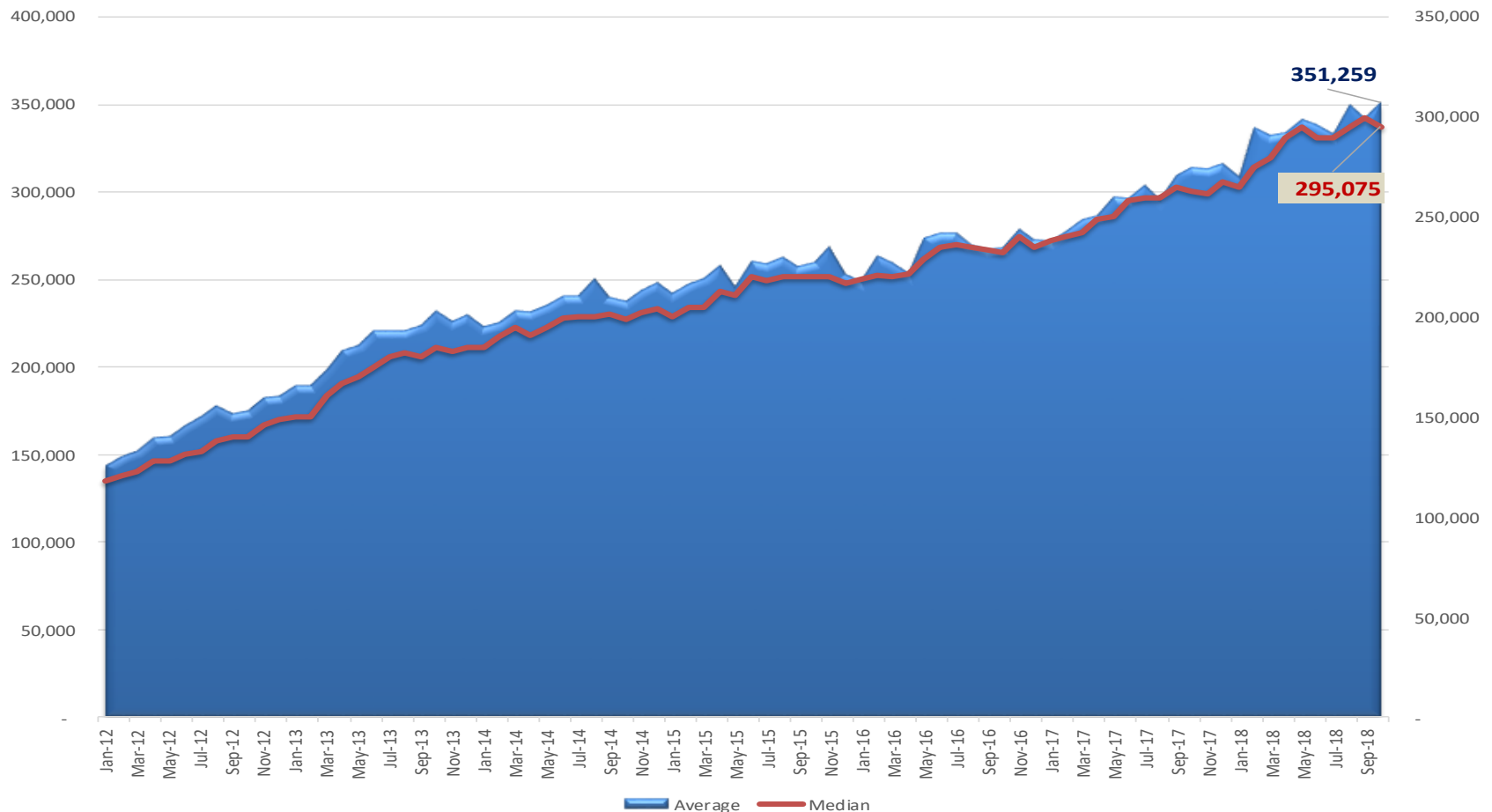
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Single Family Residential Price Trend



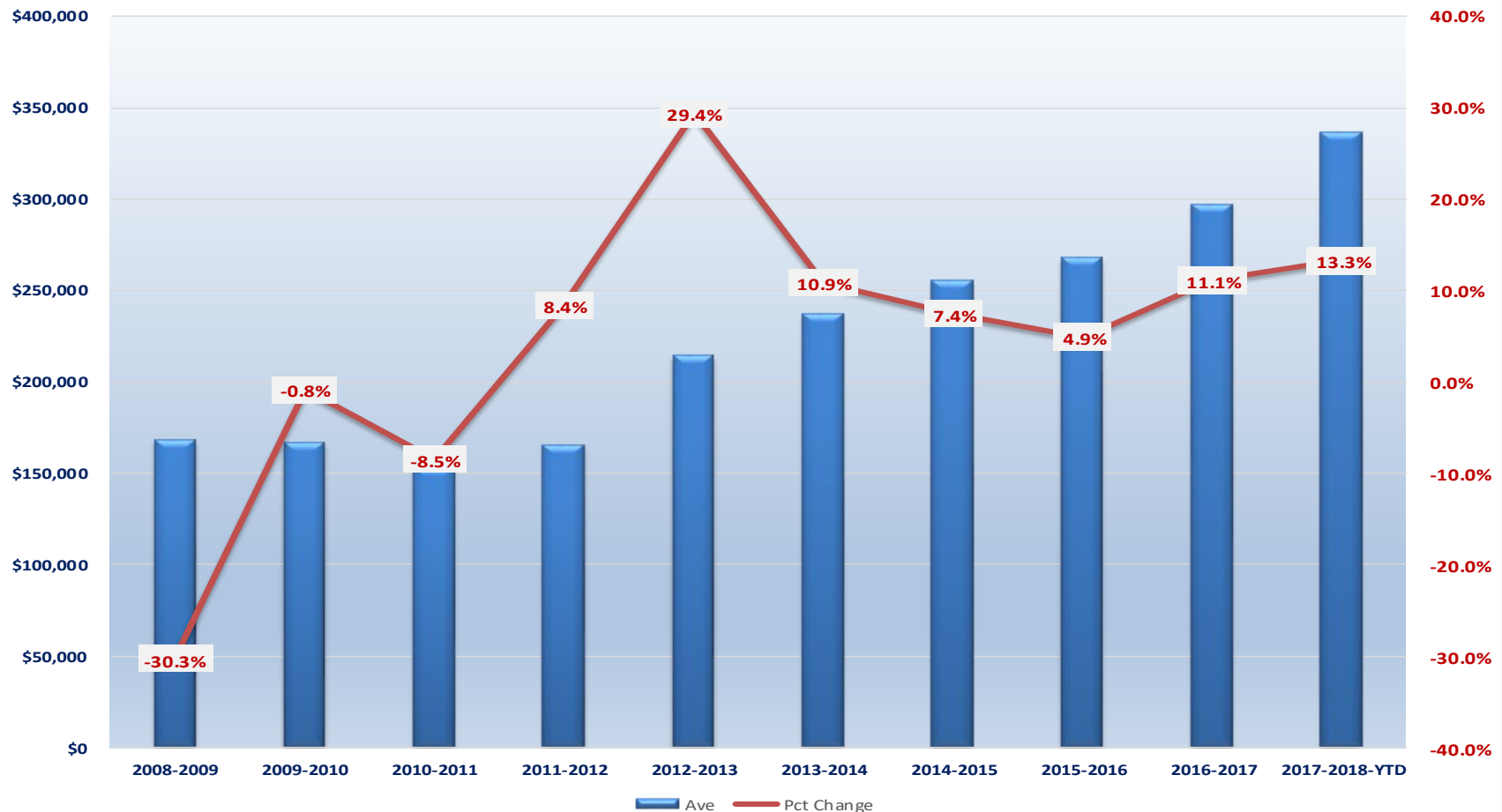
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SFR Average Price and Year Over Year Percent Change



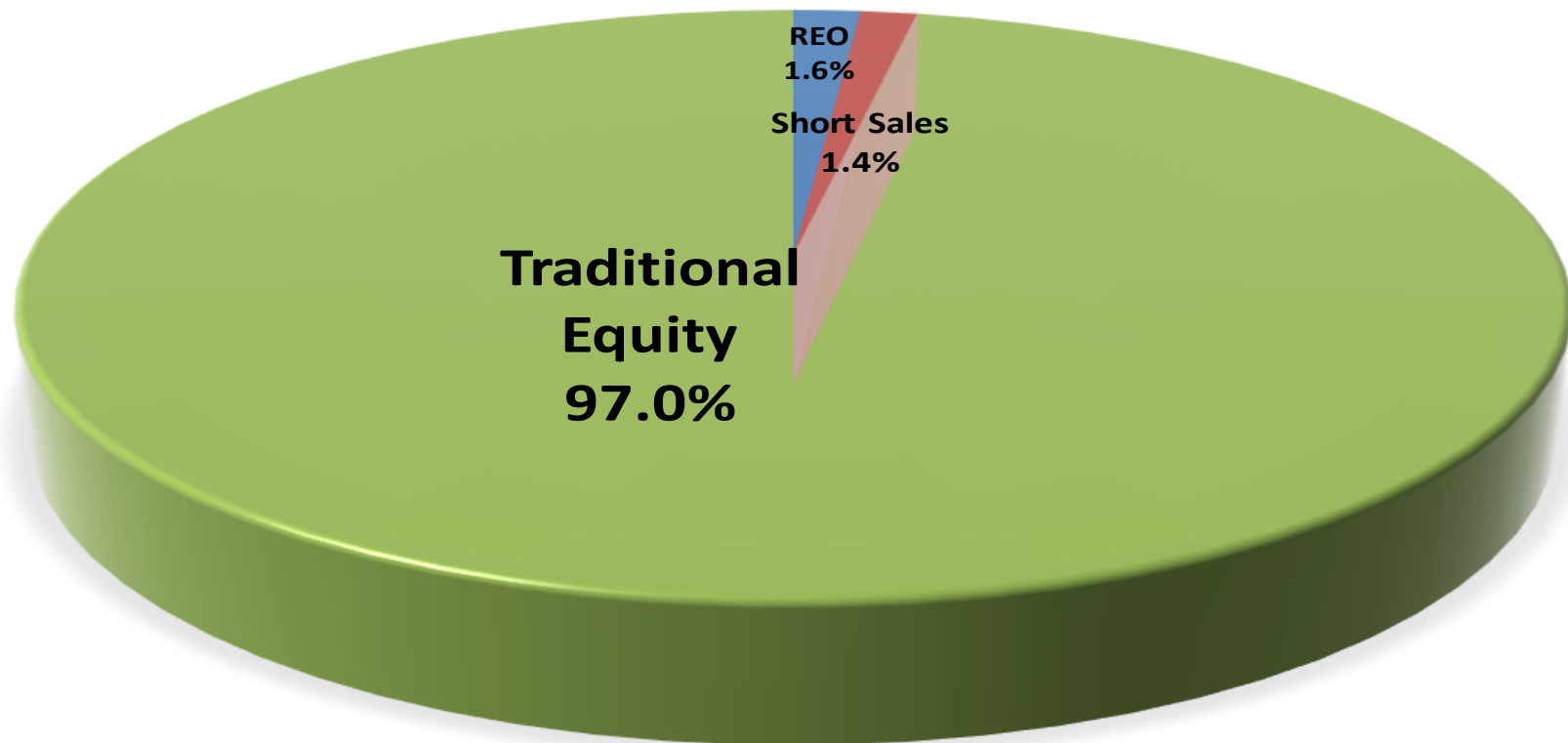
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Last Month's Closings by Type



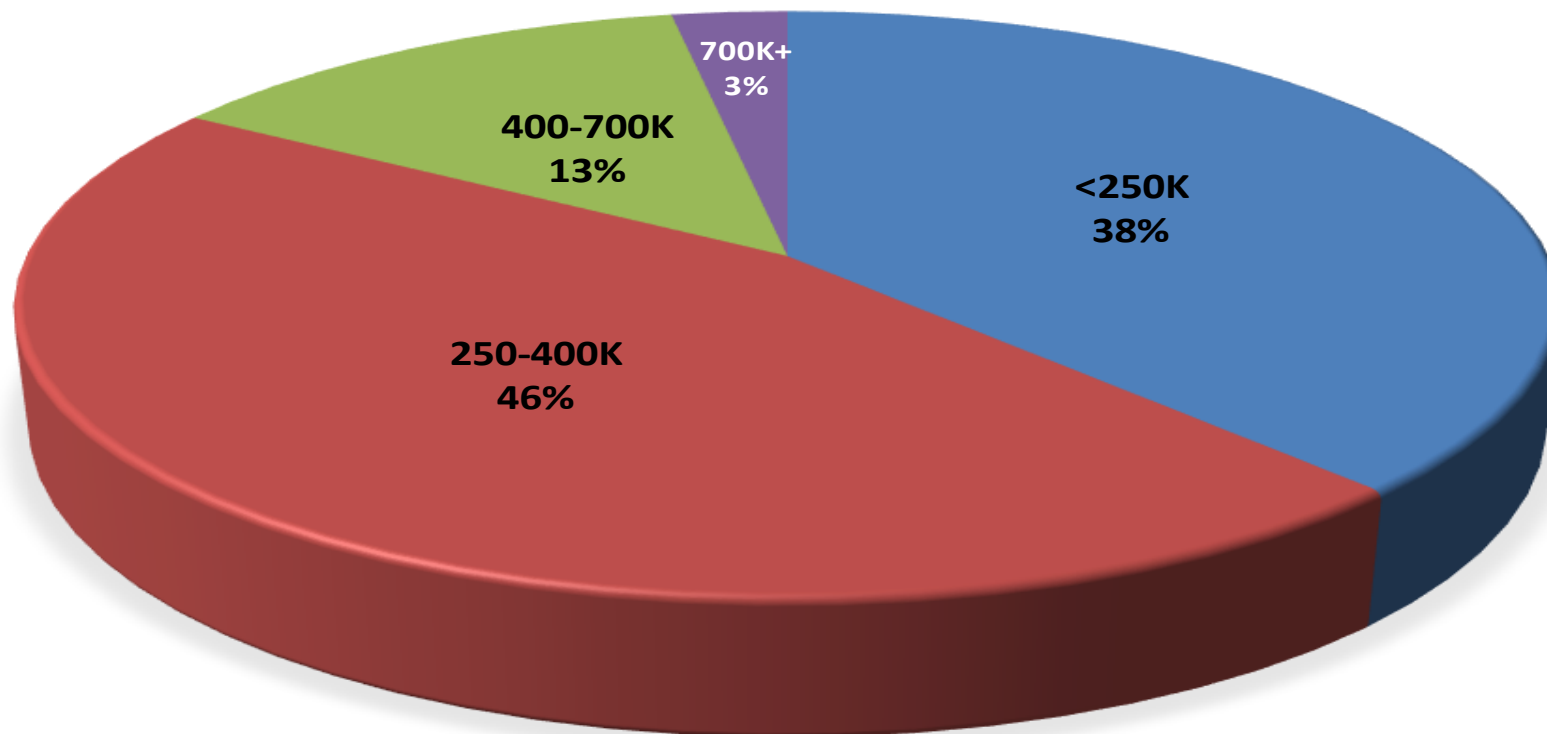
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Closed Units by Price Point



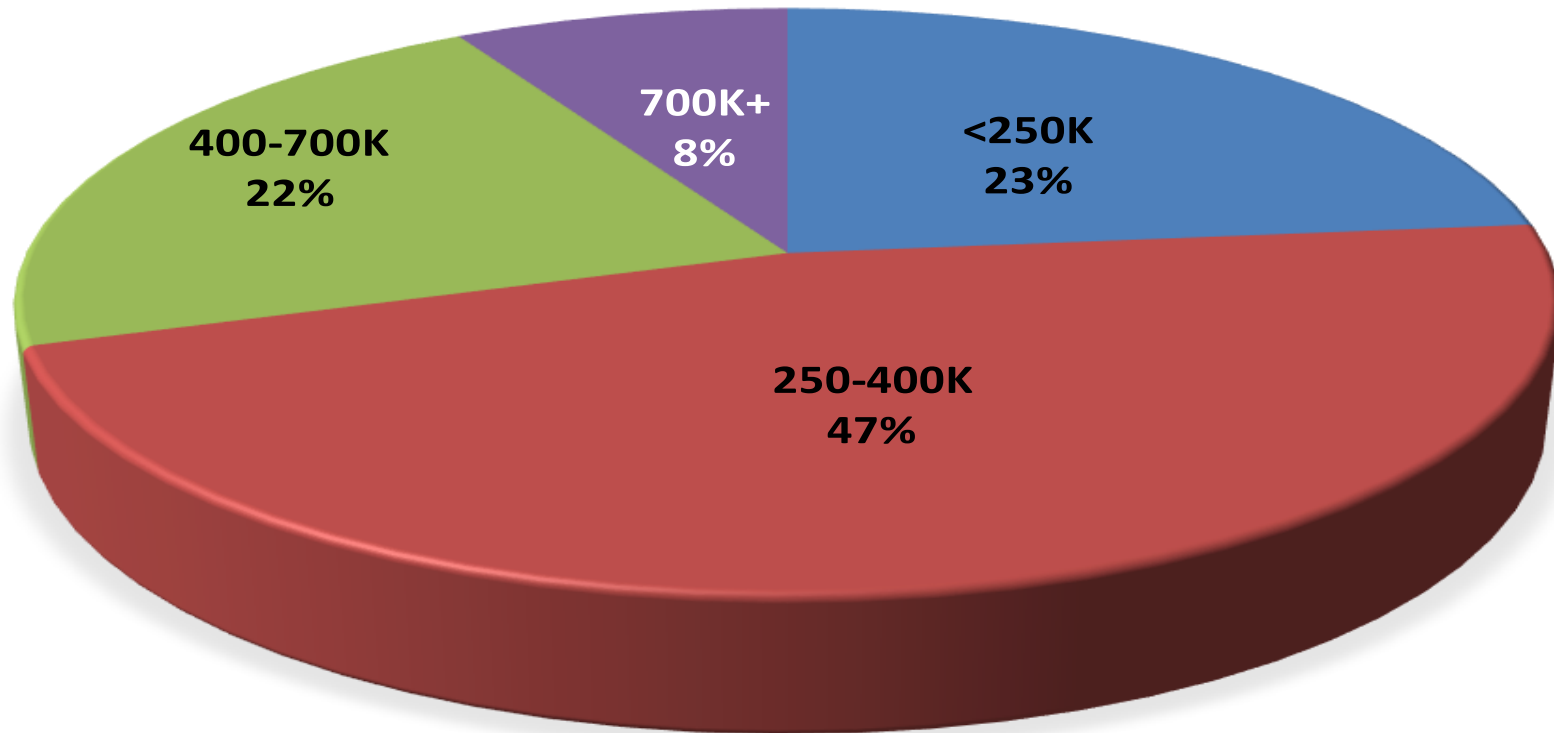
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CLOSED VOLUME BY PRICE POINT



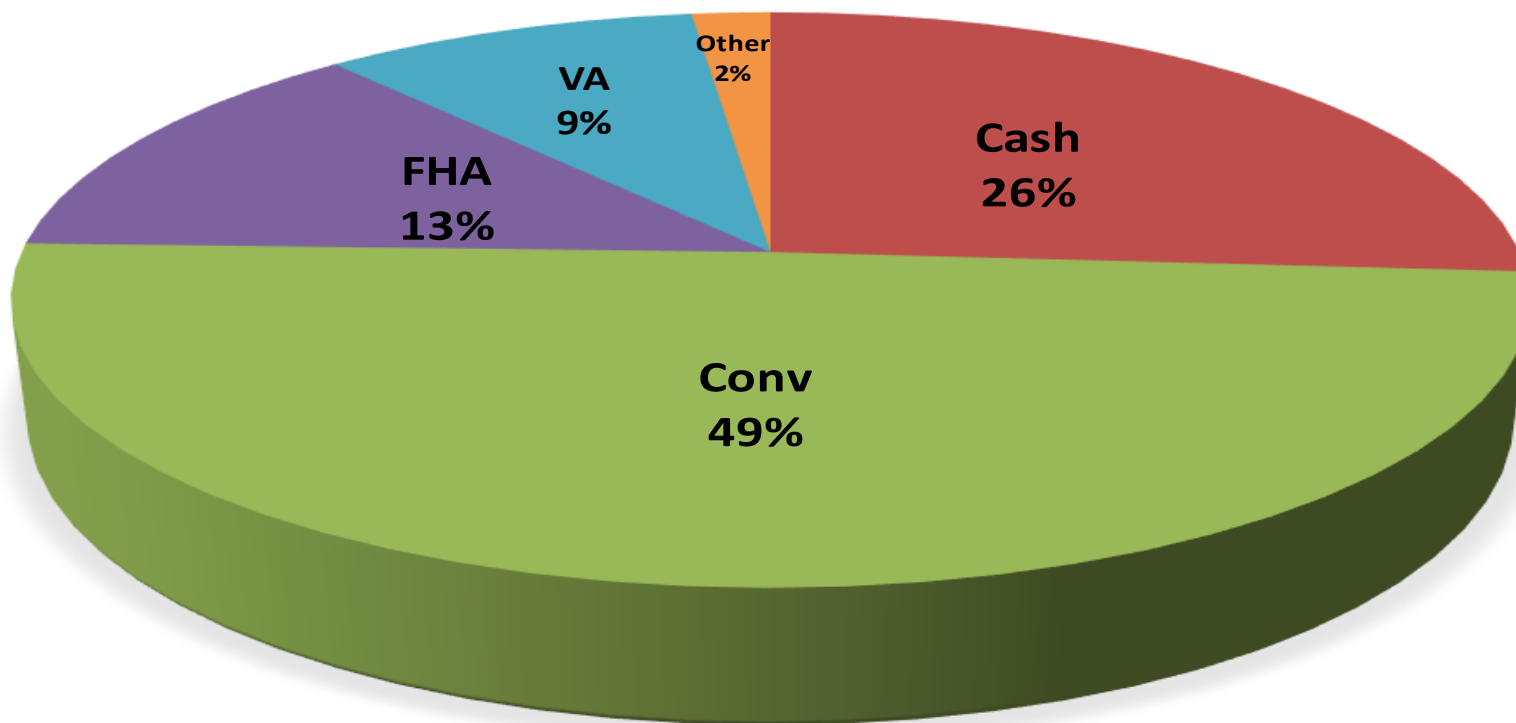
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Last Month's Closings by Sold Terms



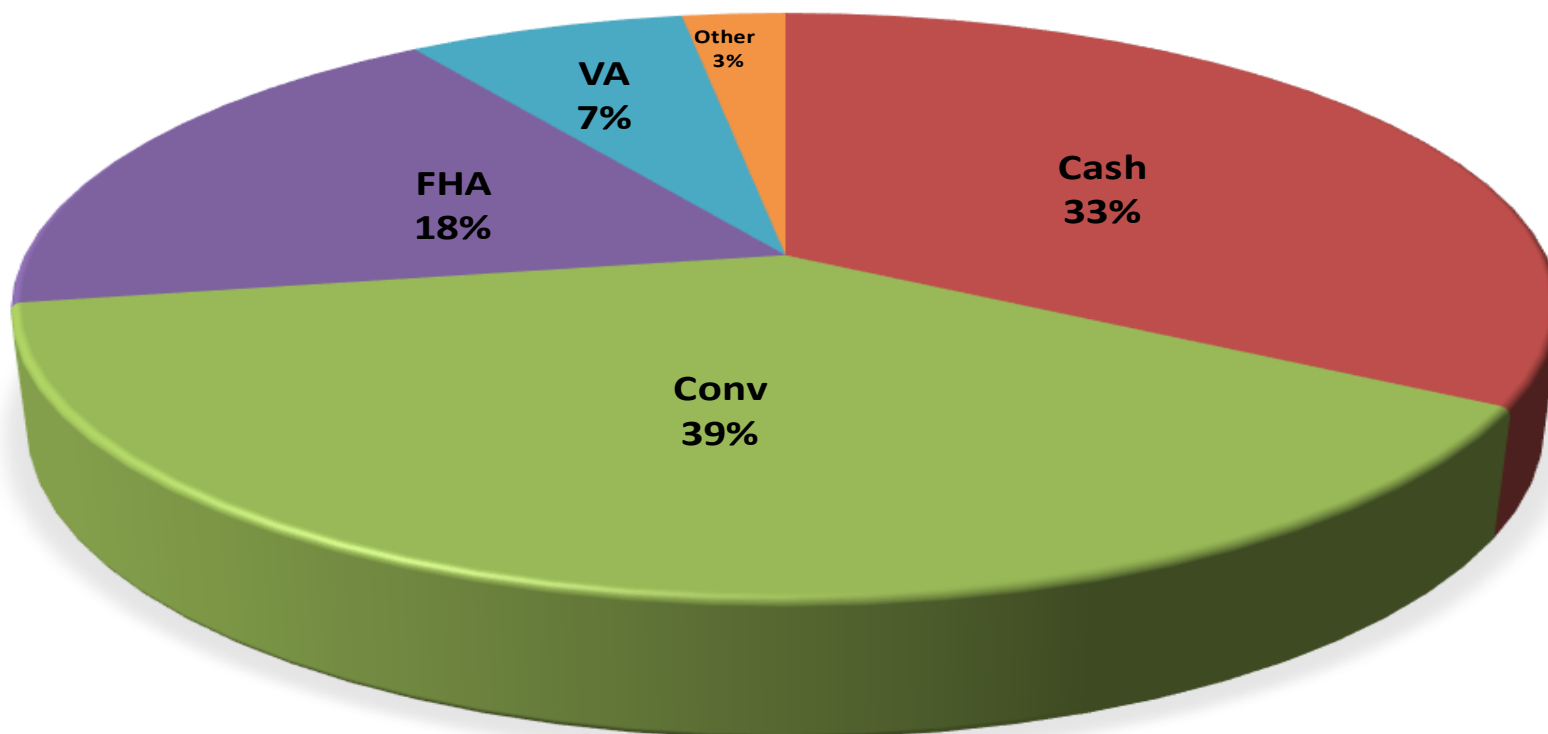
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**Closings By Sold Terms
Closings Less Than \$250,000**



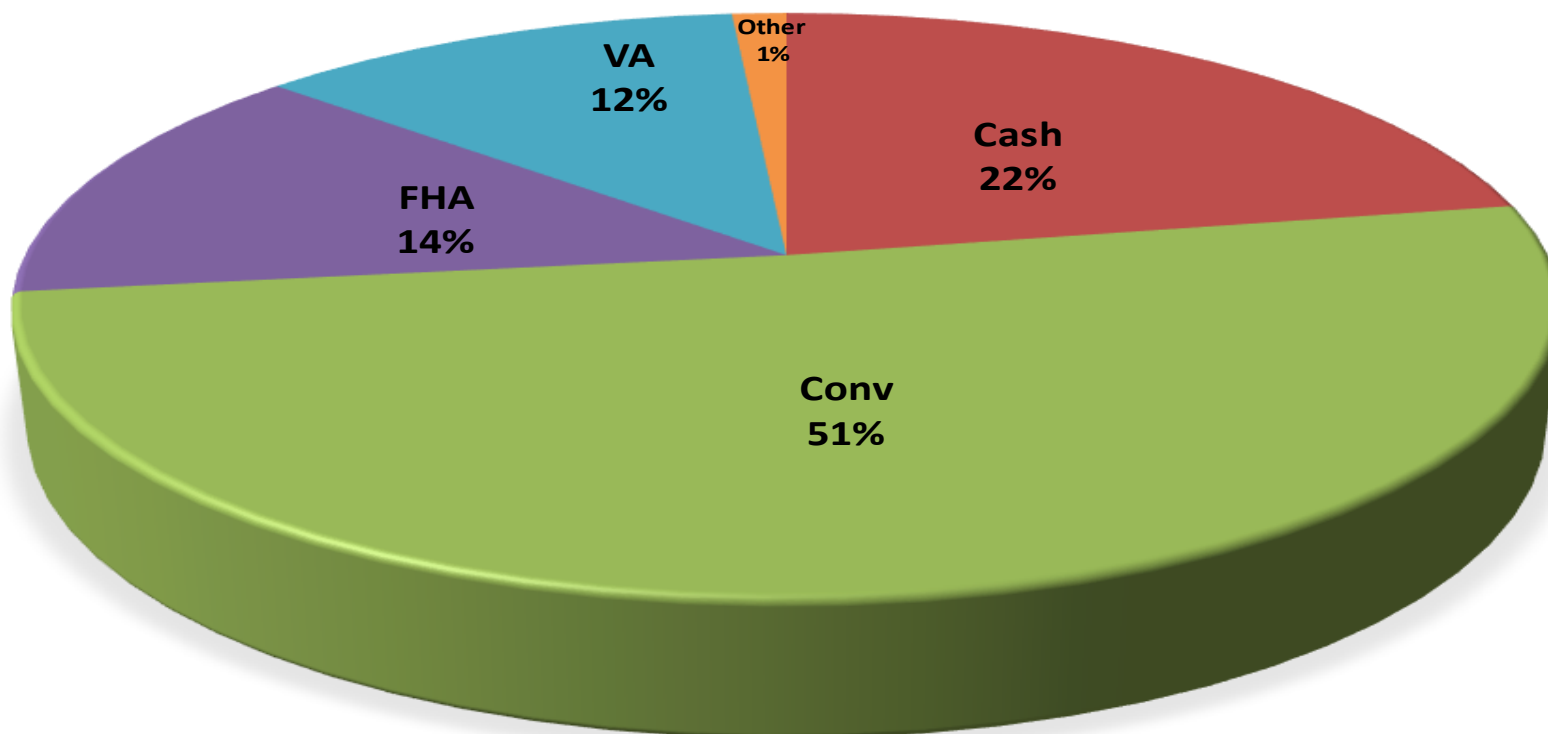
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

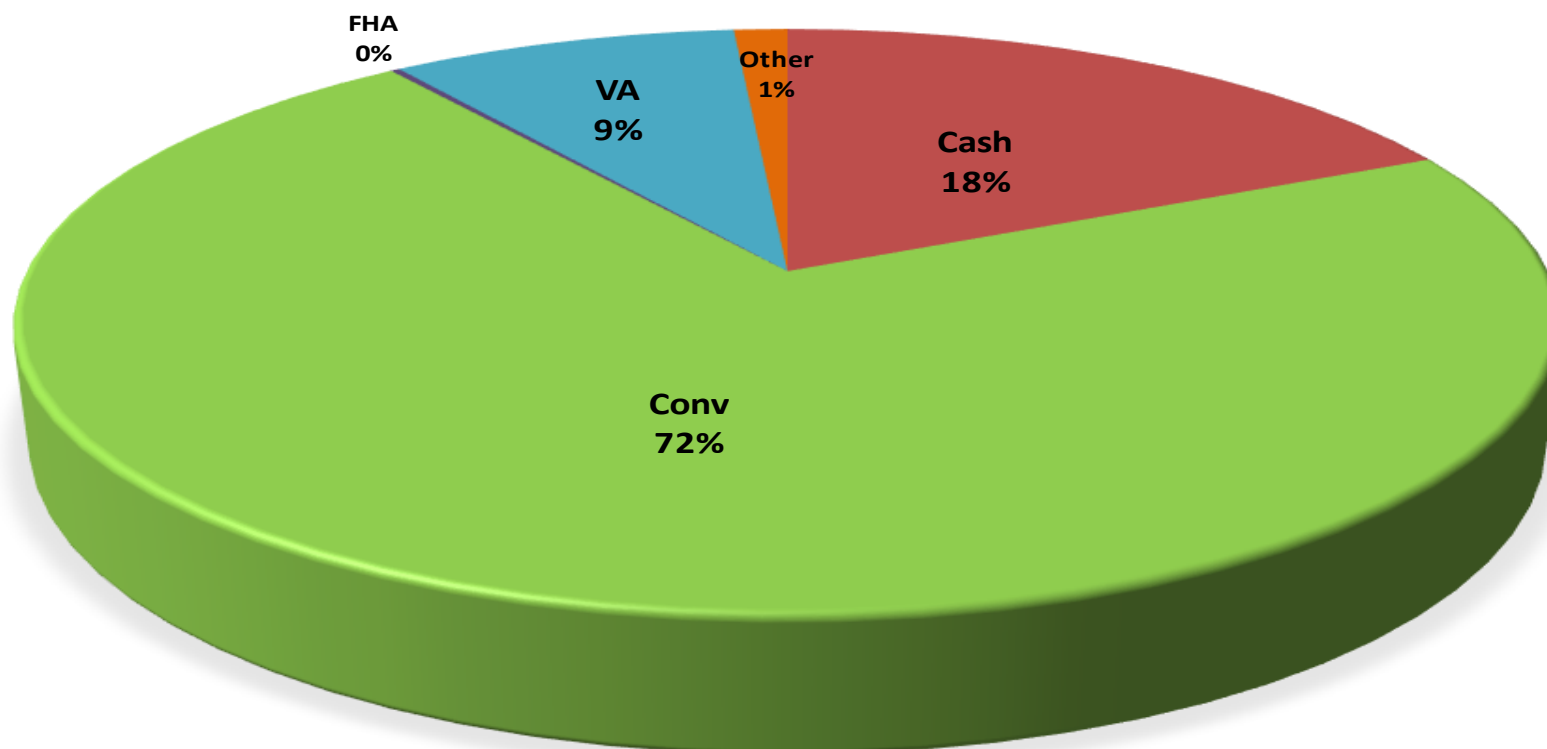




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

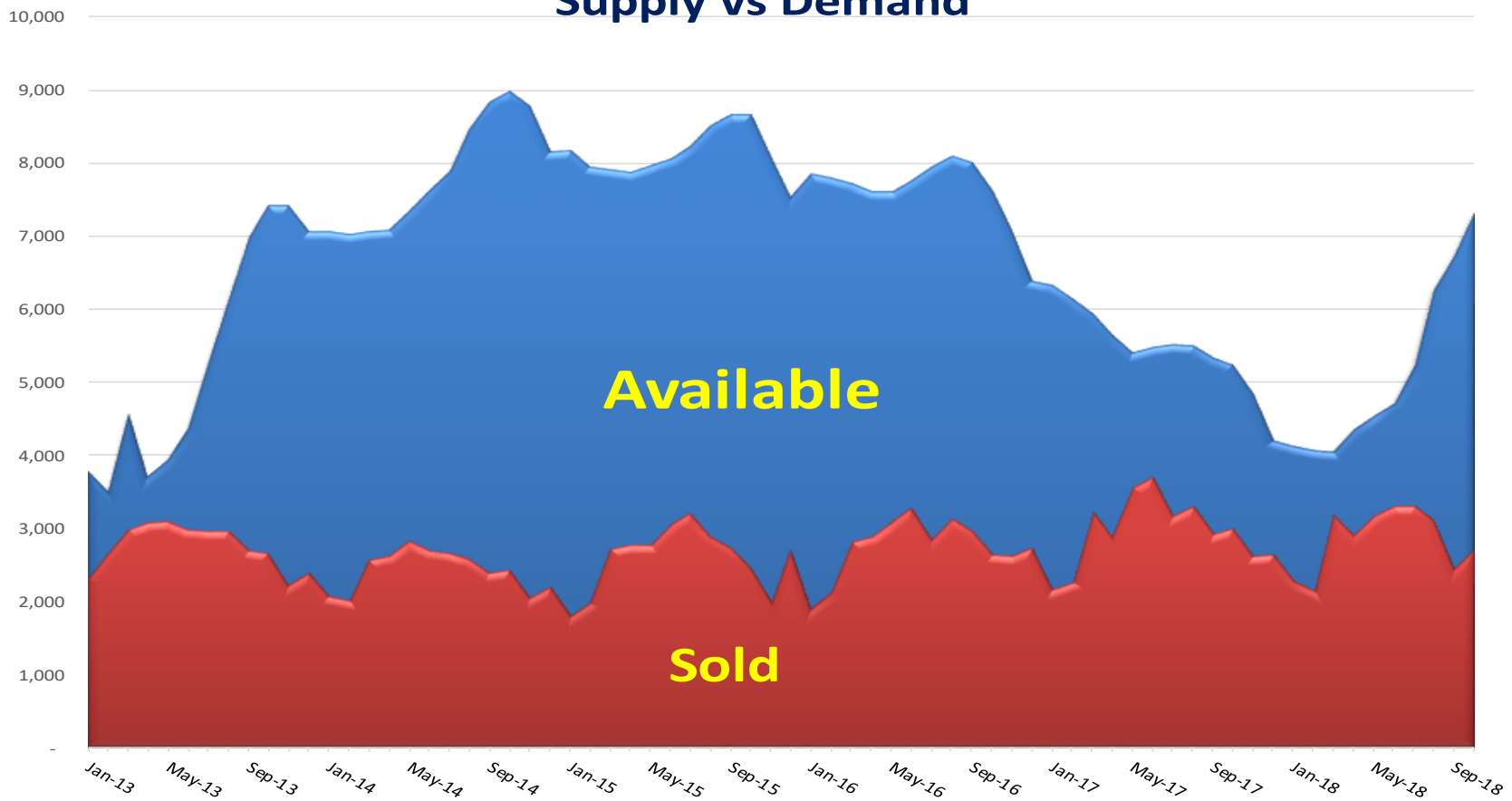




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Single Family Residences (SFR) Supply vs Demand



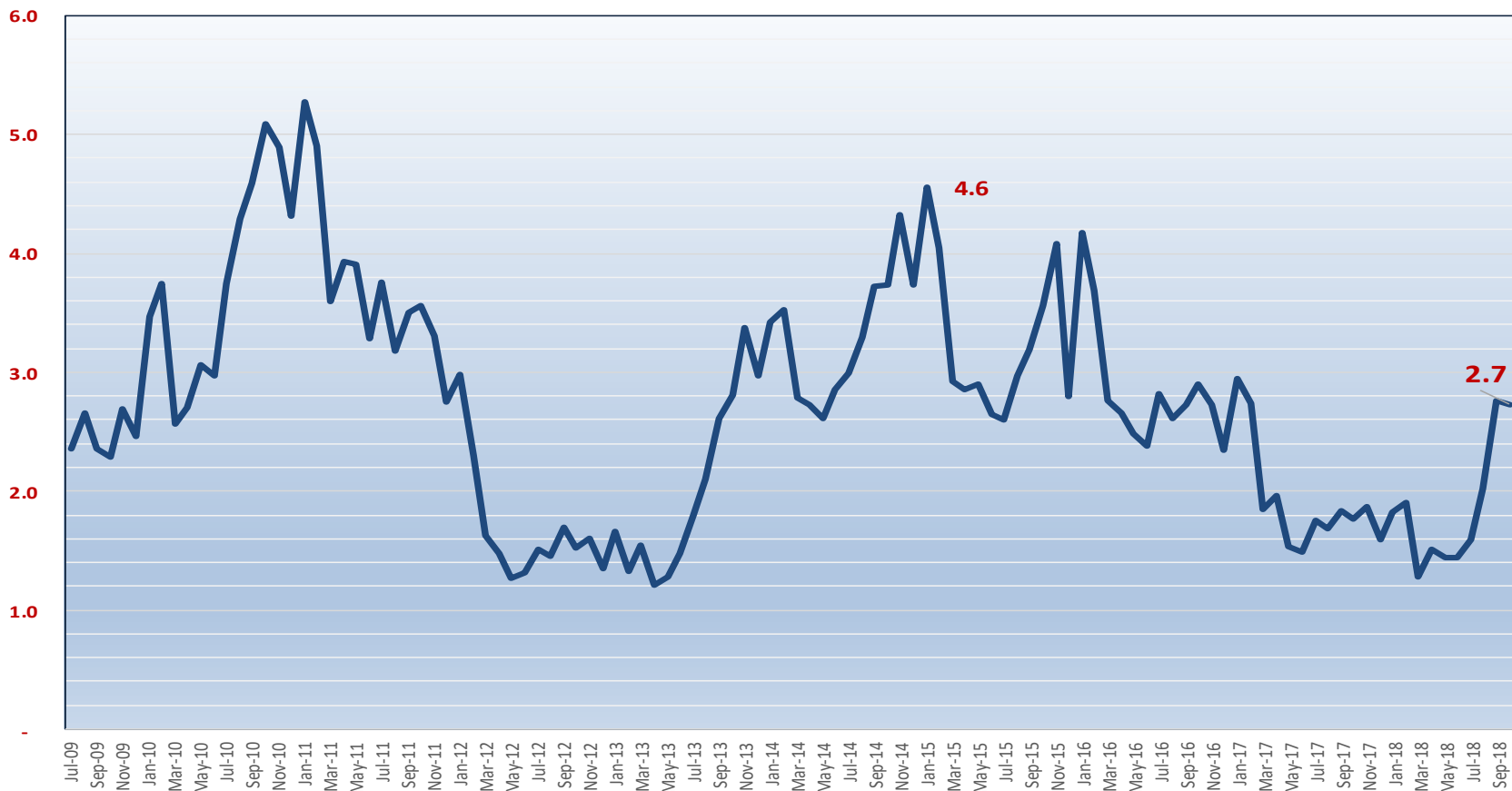
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Single Family Residential Homes Months of Inventory



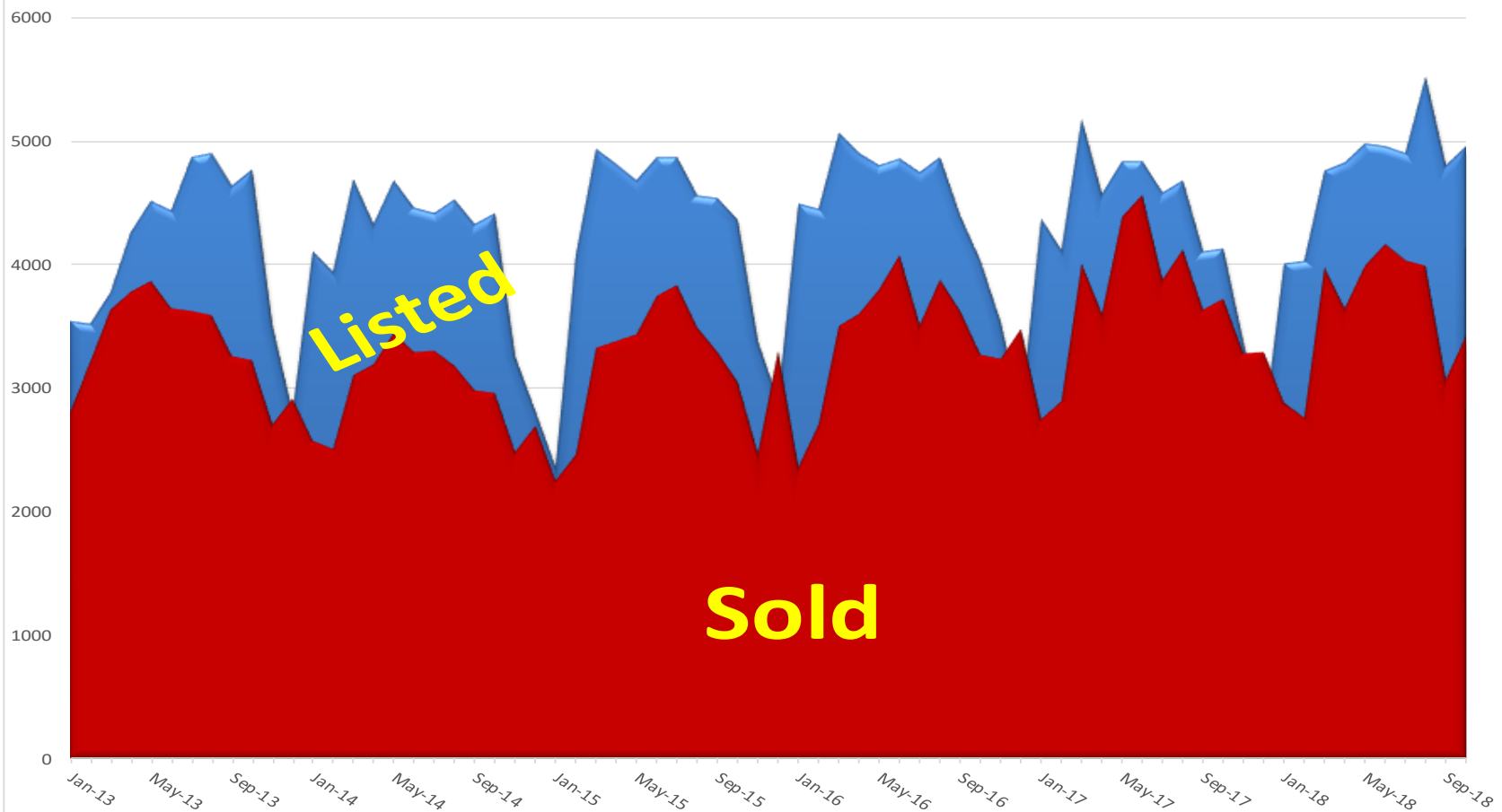
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Residential Listings Taken vs Listings Sold



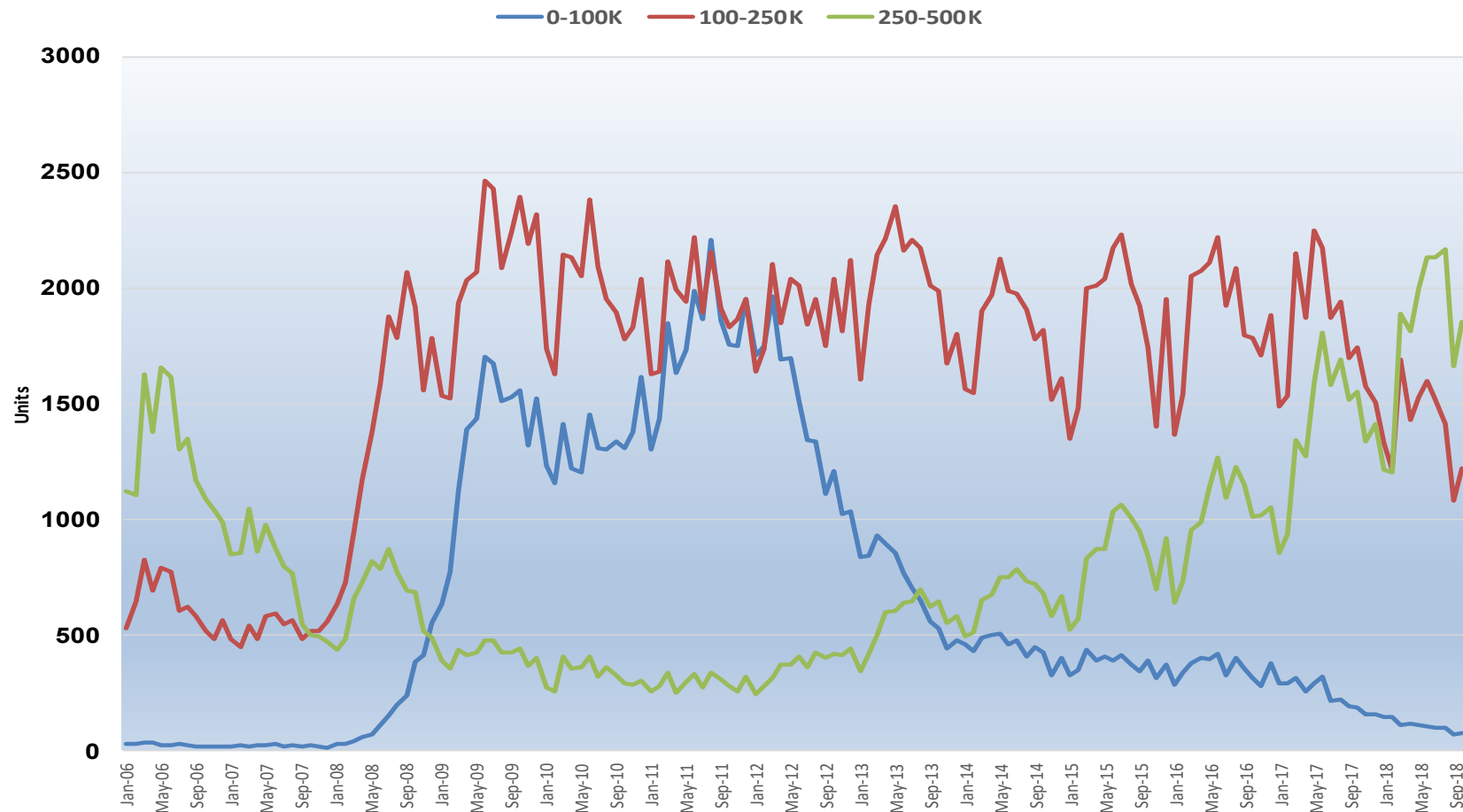
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Closed Units By Price Point



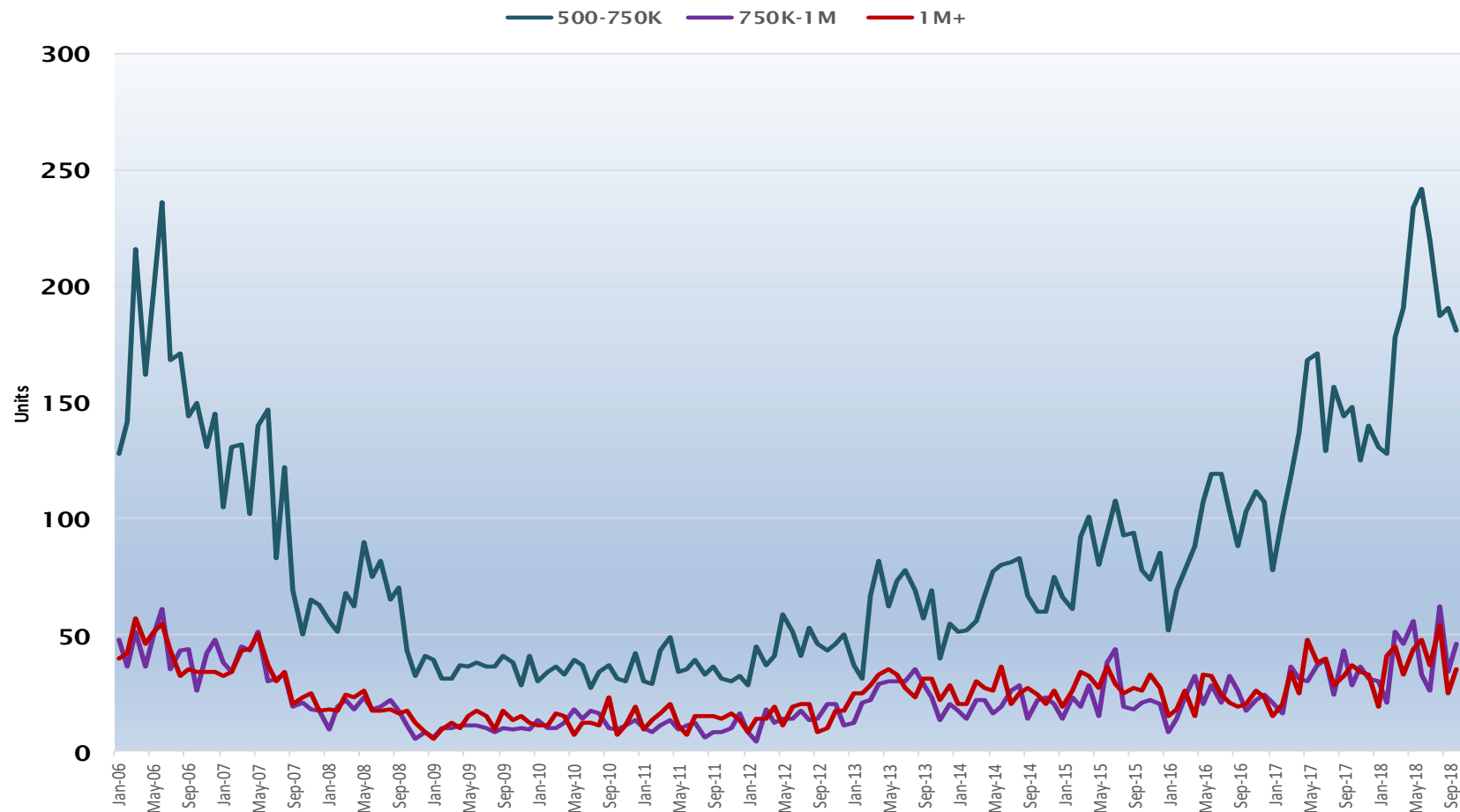
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Closed Units By Price Point



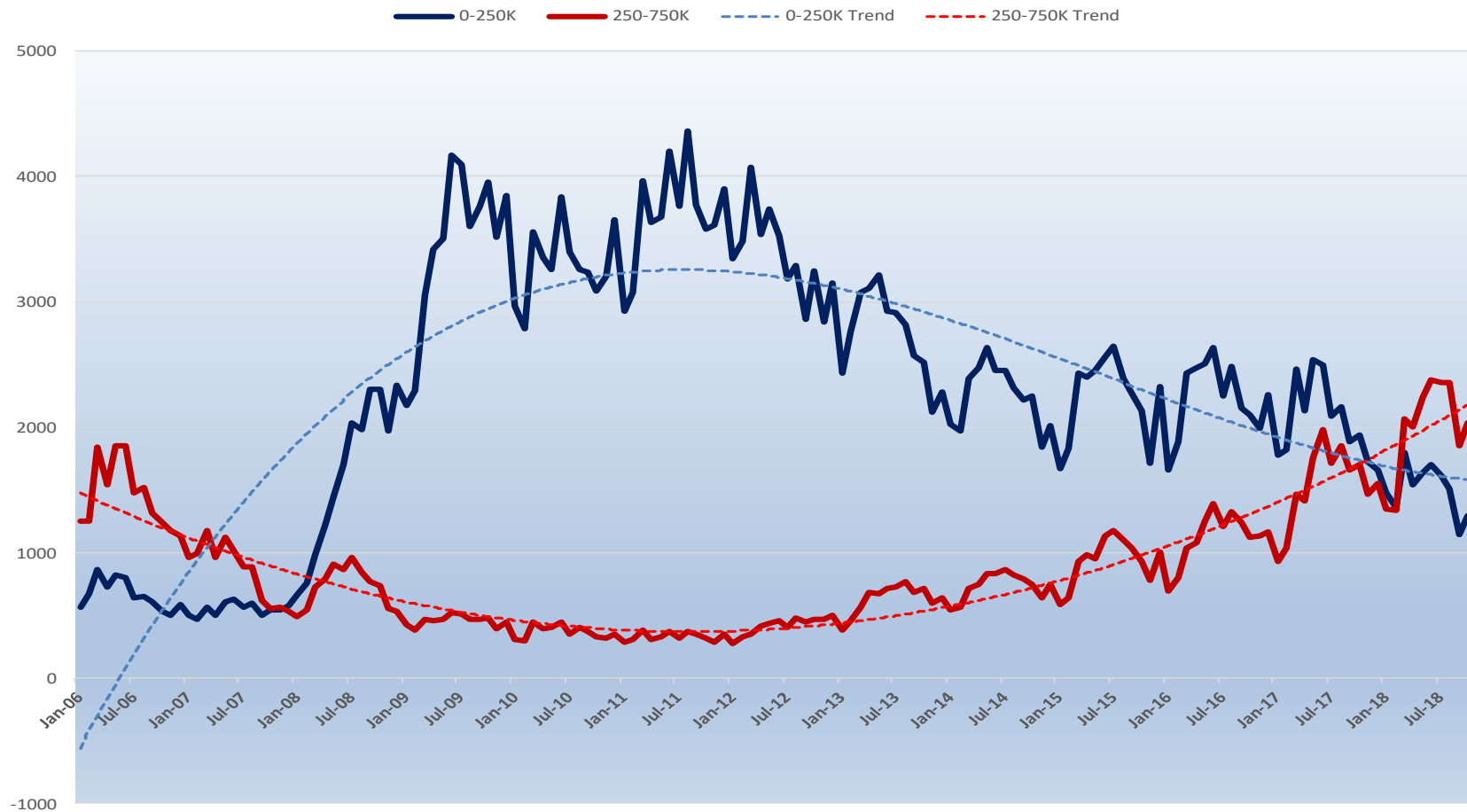
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Residential Closed Units Trend by Price Point



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