



EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 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	6,726	3,486	2,439	354,900	536,463	300,000	342,042	2.8	36.3%	29
CON/TWH	1,484	815	569	165,000	192,835	170,000	183,049	2.6	38.3%	26
<i>Total Residential</i>	<i>8,210</i>	<i>4,301</i>	<i>3,008</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.7</i>	<i>36.6%</i>	<i>55</i>
Hi-Rise	368	122	65	450,000	872,483	329,900	437,975	6.7	17.7%	68
Multiple Dwelling	108	53	20	329,844	382,639	292,500	276,125	5.4	18.5%	22
Vacant Land	2,476	171	112	69,625	354,850	45,000	106,396	22.1	4.5%	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+	531	75	398	1,679,000	2,575,507	1,377,000	1,773,185	22	10.7%	89

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

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Greater Las Vegas SFR Average List vs Closed Sale Prices

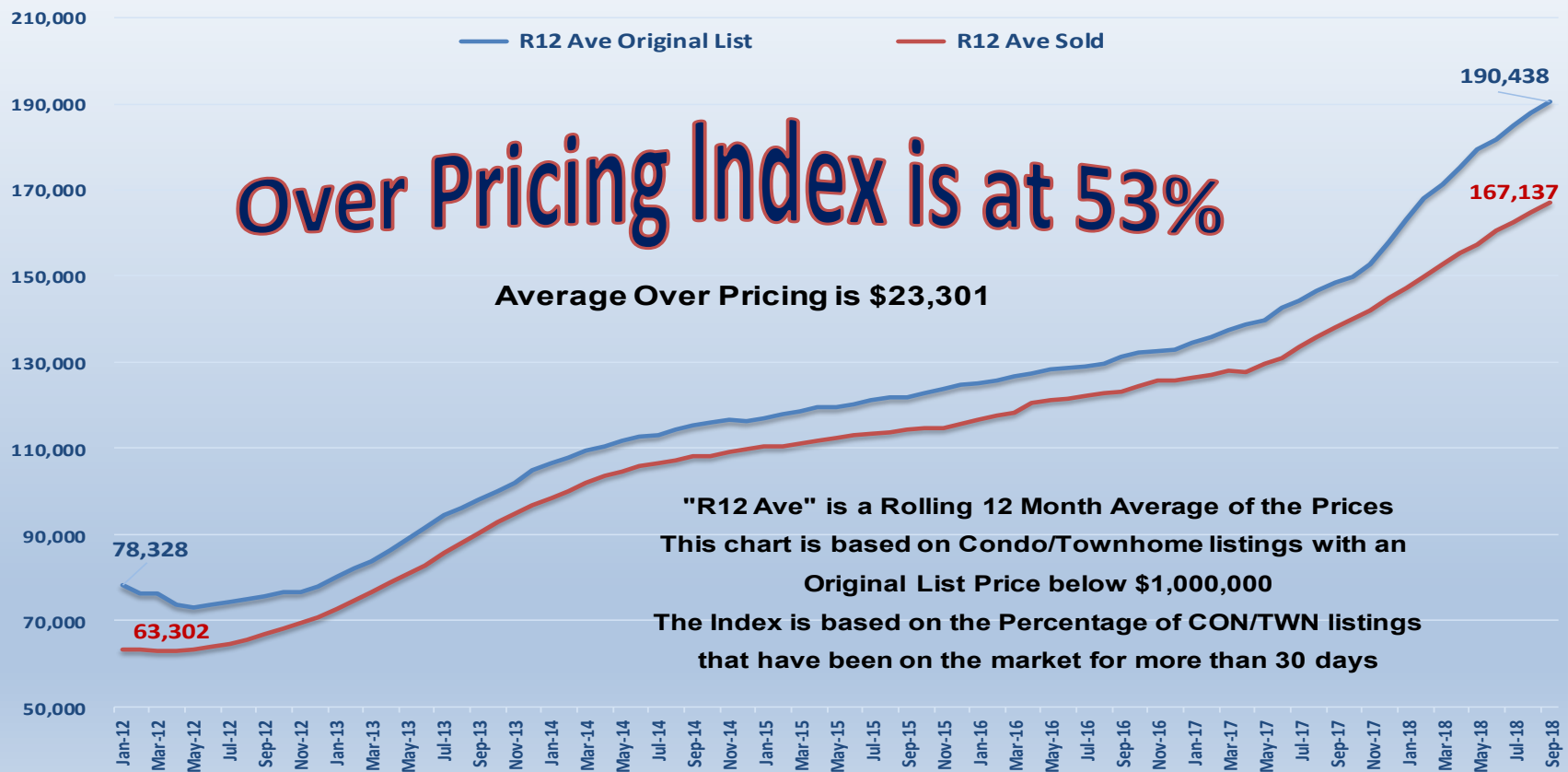




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Las Vegas Market Update - October 2018

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 Apr	May	Jun	Jul	Aug	Sep	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	29	27	32	36	34	27	— — — — —	2	25
Anthem	19	19	23	17	17	18	— — — — —	2	34
Centennial Hills	30	31	32	38	48	28	— — — — —	3	31
Desert/South Shores	23	29	18	20	27	15	— — — — —	4	38
Green Valley	40	51	66	48	56	31	— — — — —	4	26
Green Valley Ranch	17	28	22	16	22	18	— — — — —	3	32
Inspirada	37	23	17	15	20	15	— — — — —	3	45
Iron Mountain Ranch	11	17	15	16	8	10	— — — — —	2	31
Lake Las Vegas	6	15	9	12	15	8	— — — — —	5	67
Mountains Edge	71	80	85	68	86	49	— — — — —	4	27
Peccole Ranch	13	14	18	14	14	8	— — — — —	4	16
Providence	39	51	62	45	48	46	— — — — —	2	24
Red Rock Country Club	6	12	10	8	10	5	— — — — —	9	40
Rhodes Ranch	24	37	24	20	26	16	— — — — —	5	90
Seven Hills	15	14	12	13	11	10	— — — — —	7	42
Siena (SFR & TWH)	15	14	18	14	16	10	— — — — —	5	74
Silverado Ranch	50	46	46	39	55	29	— — — — —	3	14
Silverstone Ranch	9	15	7	9	15	4	— — — — —	6	26
Southern Highlands	51	60	50	64	36	48	— — — — —	3	43
Spring Valley	35	38	35	25	29	18	— — — — —	5	34
Summerlin	70	74	67	66	53	55	— — — — —	3	39
Sun City Anthem	40	44	41	26	35	18	— — — — —	6	38
Sun City Summerlin	30	29	46	22	33	30	— — — — —	2	20
The Lakes	18	12	16	27	25	14	— — — — —	5	33
Other Groups									
Boulder City	17	28	16	14	25	17	— — — — —	4	40
Pahrump/Nye	55	53	67	53	42	30	— — — — —	7	31
High Rise Sales	86	86	94	90	92	65	— — — — —	7	68
Luxury Sales (\$1M+)	37	44	58	43	62	28	— — — — —	22	89

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

	2018 April	May	June	July	August	September	Price Movement
Aliante	363,514	365,232	348,232	355,022	357,406	342,004	
Ant hem	421,192	409,711	445,121	419,112	442,353	406,439	
Centennial Hills	364,592	355,383	403,452	378,616	369,050	379,014	
Desert /South Shores	368,498	399,475	379,572	394,915	373,270	446,600	
Green Valley	396,085	405,947	386,645	398,525	378,686	350,502	
Green Valley Ranch	430,253	426,800	462,195	483,688	374,577	421,128	
Inspirada	430,503	377,319	365,781	407,929	417,697	406,733	
Iron Mountain Ranch	345,460	366,794	354,693	318,688	407,450	333,400	
Lake Las Vegas	572,333	619,066	633,102	630,034	982,967	637,841	
Mountains Edge	327,945	340,102	336,342	328,815	337,570	344,252	
Peccole Ranch	323,697	354,171	343,500	368,618	347,036	291,000	
Providence	320,107	310,865	323,126	318,862	320,218	339,417	
Red Rock Country Club	728,333	1,068,869	1,015,350	984,999	1,163,000	983,778	
Rhodes Ranch	447,280	376,308	405,343	345,392	383,215	440,681	
Seven Hills	465,900	472,293	424,783	830,068	636,965	953,550	
Siena (SFR & TWH)	550,445	429,357	416,450	387,350	464,700	479,163	
Silverado Ranch	300,152	325,191	313,562	320,123	310,599	297,910	
Silverstone Ranch	326,333	356,273	398,143	377,878	368,767	401,975	
Sout hern Highlands	419,301	514,529	430,605	476,798	452,183	374,420	
Spring Valley	293,308	308,978	305,216	341,512	316,418	307,783	
Summerlin	547,365	489,646	590,523	526,277	521,978	516,902	
Sun City Ant hem	428,486	416,116	416,866	432,846	447,191	431,098	
Sun City Summerlin	326,915	372,425	348,213	373,707	360,141	391,437	
The Lakes	340,556	441,667	520,750	374,970	360,926	332,232	
Other Groups							
Boulder City	384,282	443,557	339,867	369,814	444,061	463,641	
Pahrump/Nye	251,978	252,549	241,070	243,171	269,222	239,808	
High Rise Sales	413,419	352,070	513,808	445,687	518,059	437,975	
Luxury Sales (\$1M+)	1,664,883	1,546,106	1,665,994	1,621,640	1,832,544	1,644,336	

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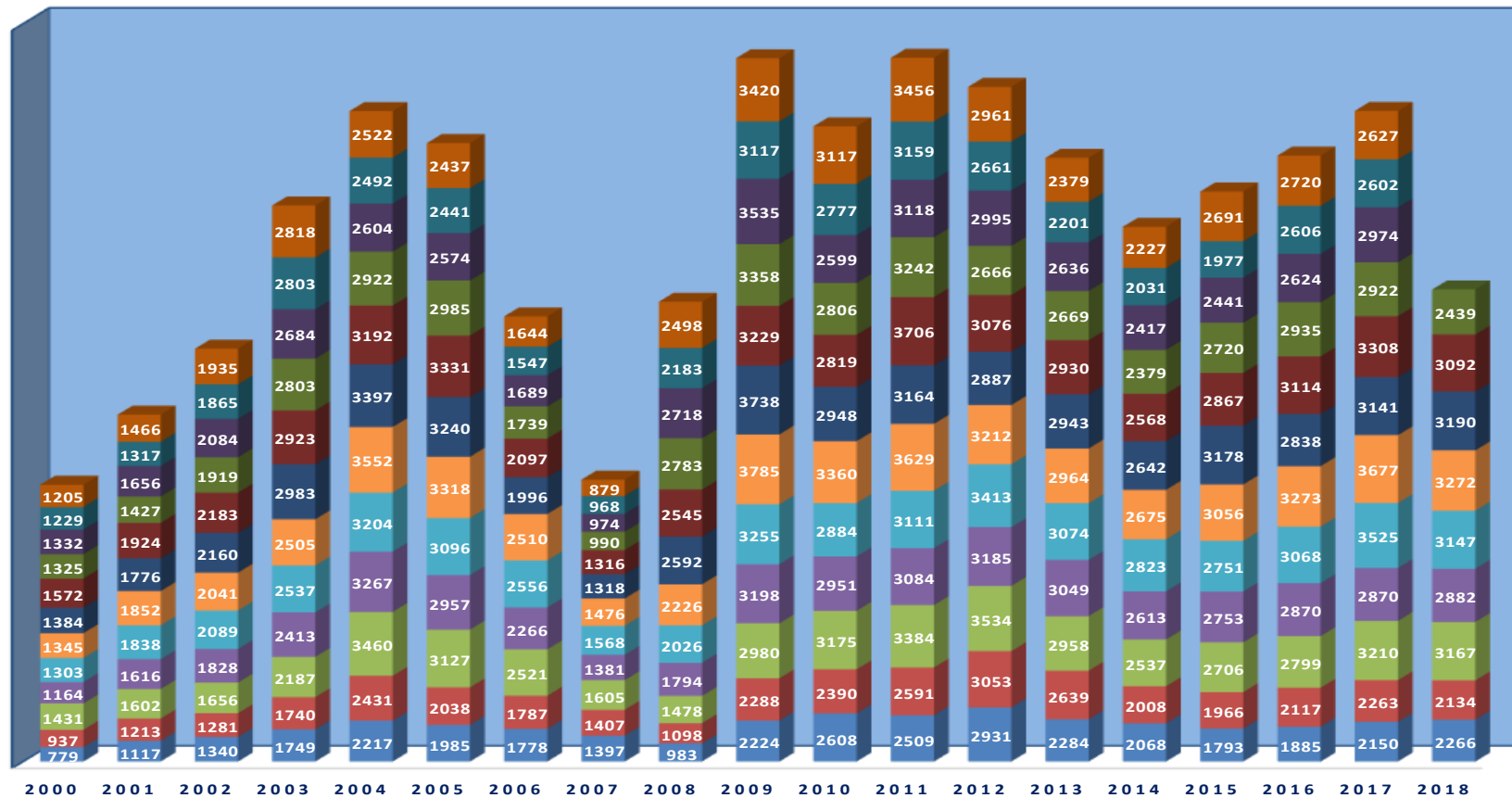


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



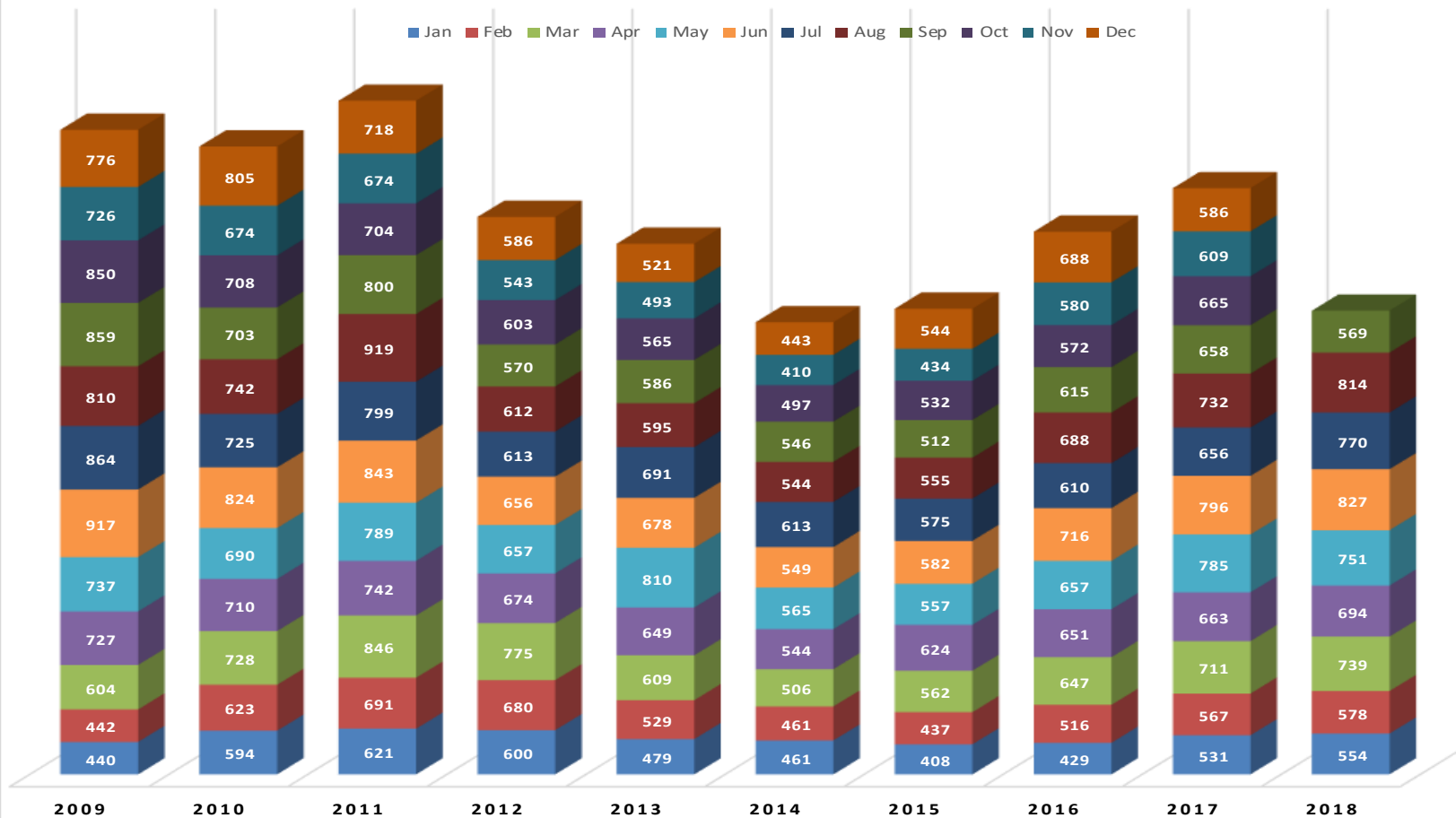
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CONDO / TOWNHOME CLOSINGS



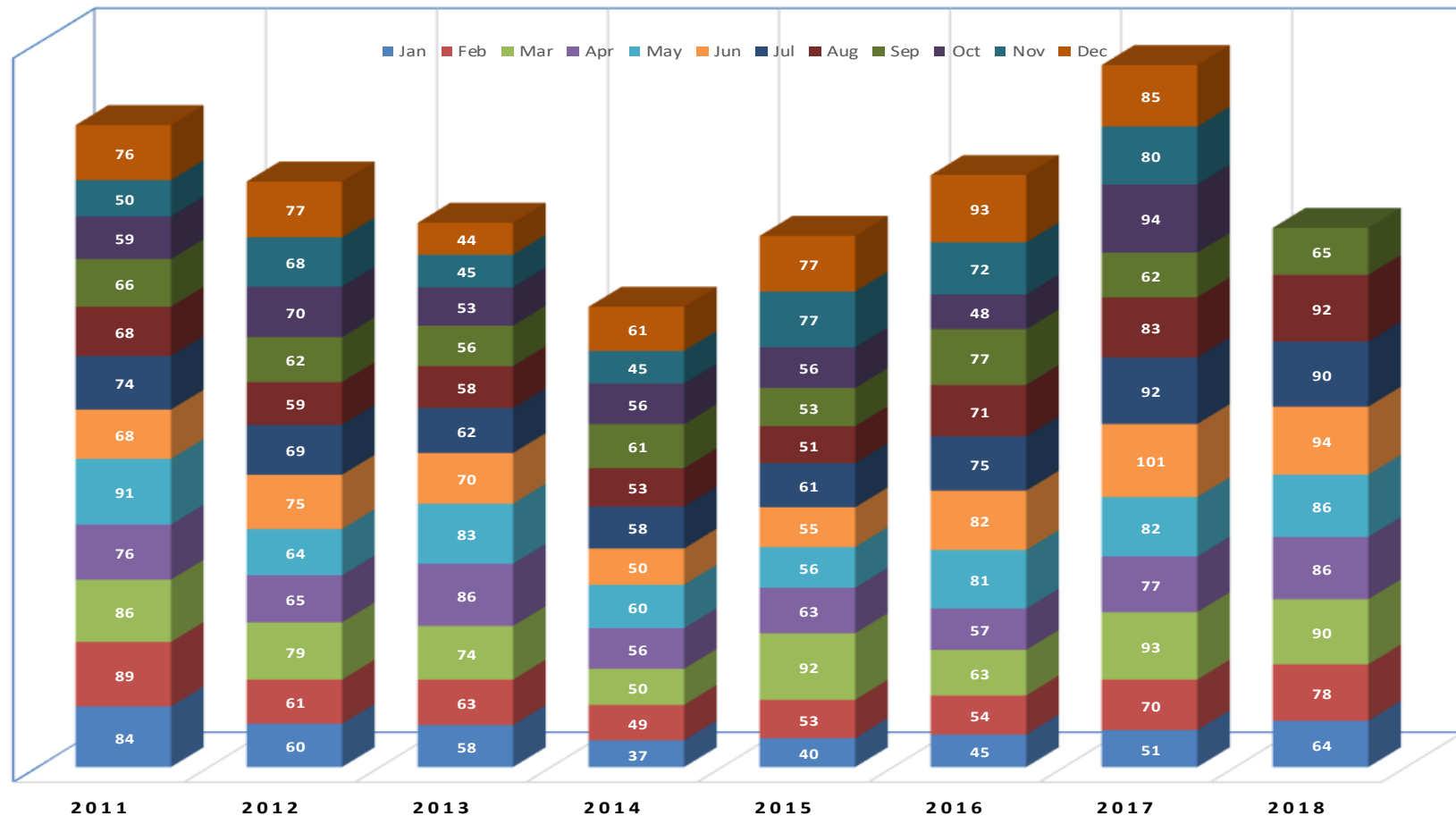
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Vertical / Hi-Rise Closings



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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



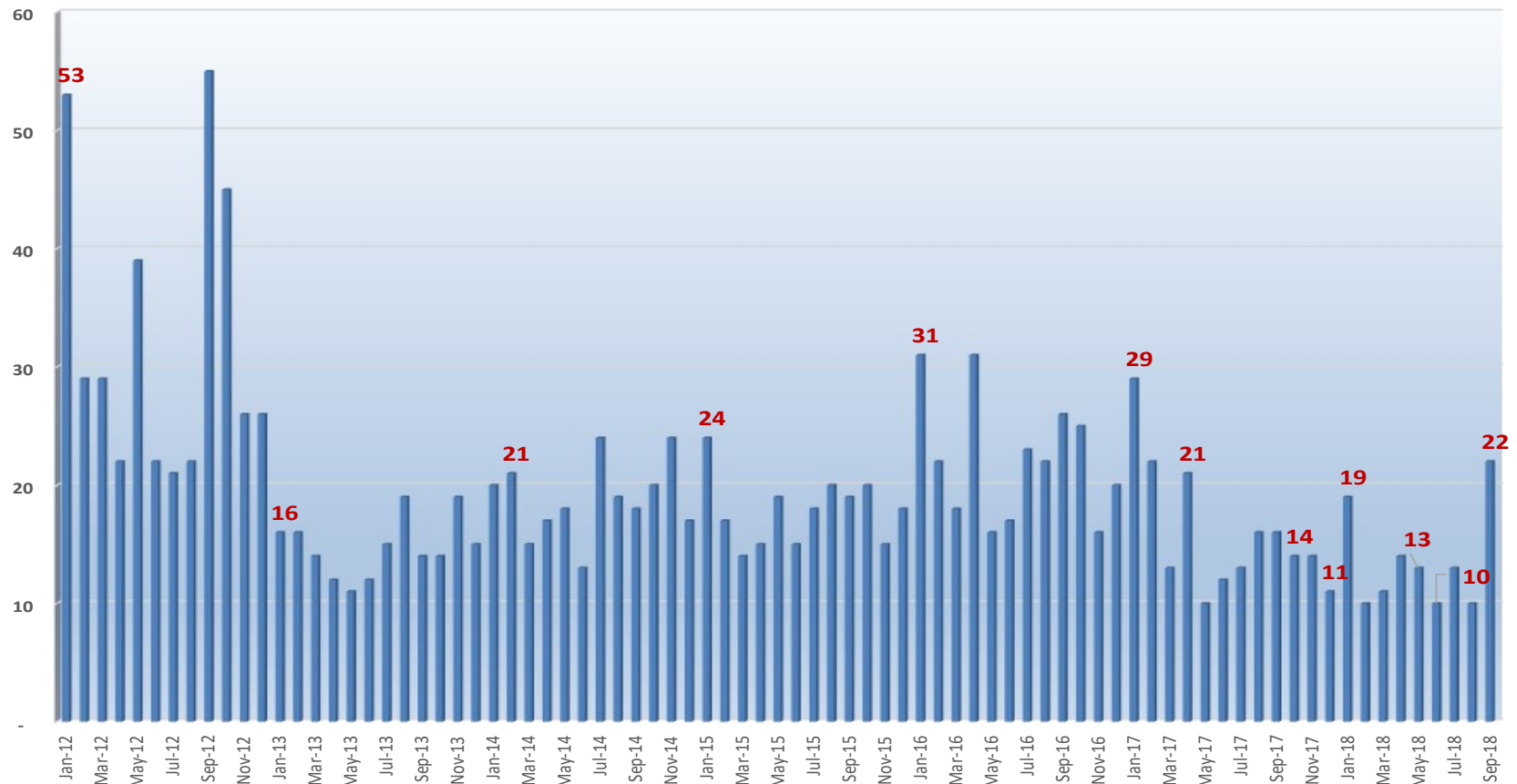
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Luxury Market - \$1,000,000 and Over Months of Inventory



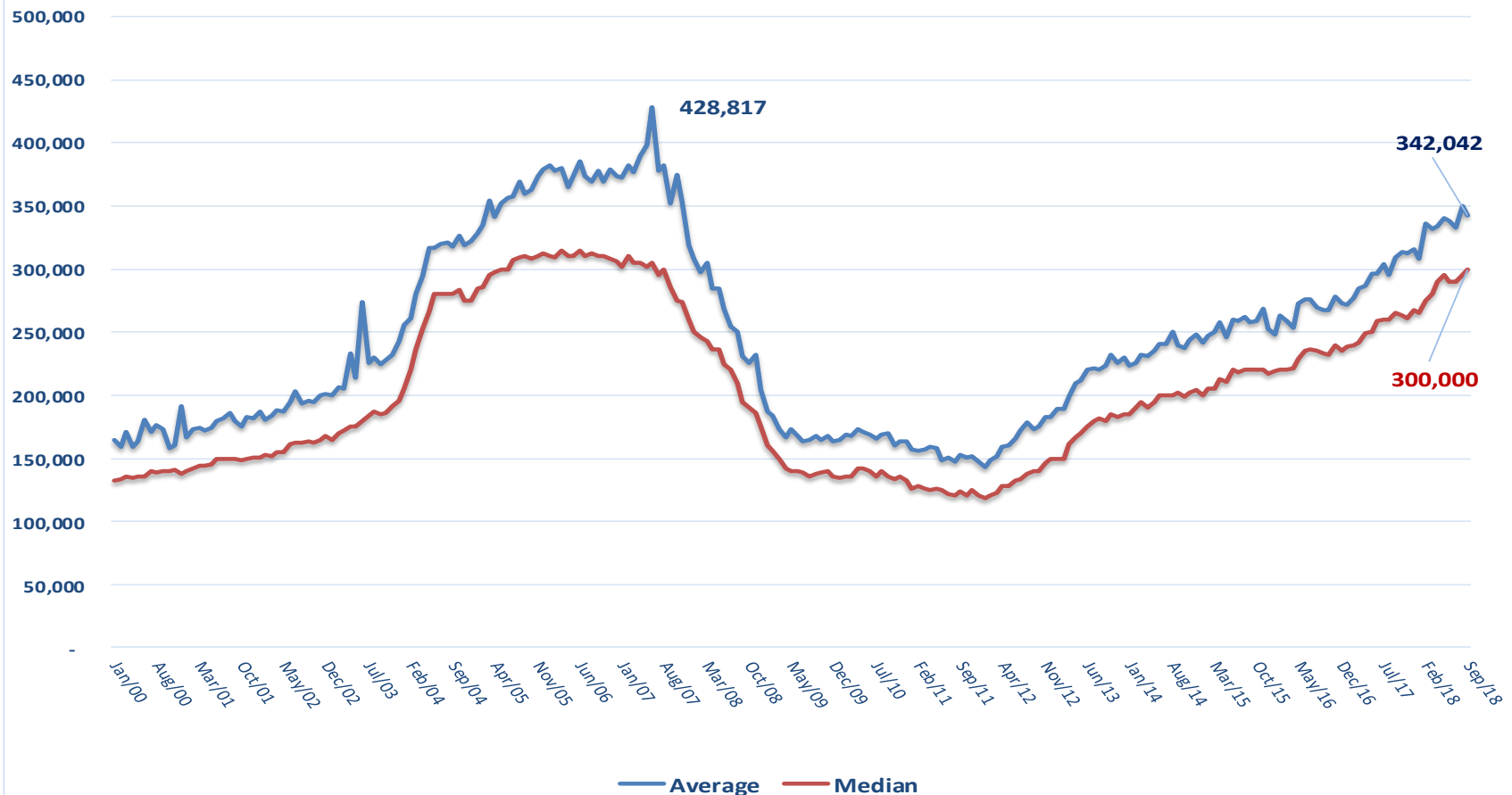
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SFR Market Prices



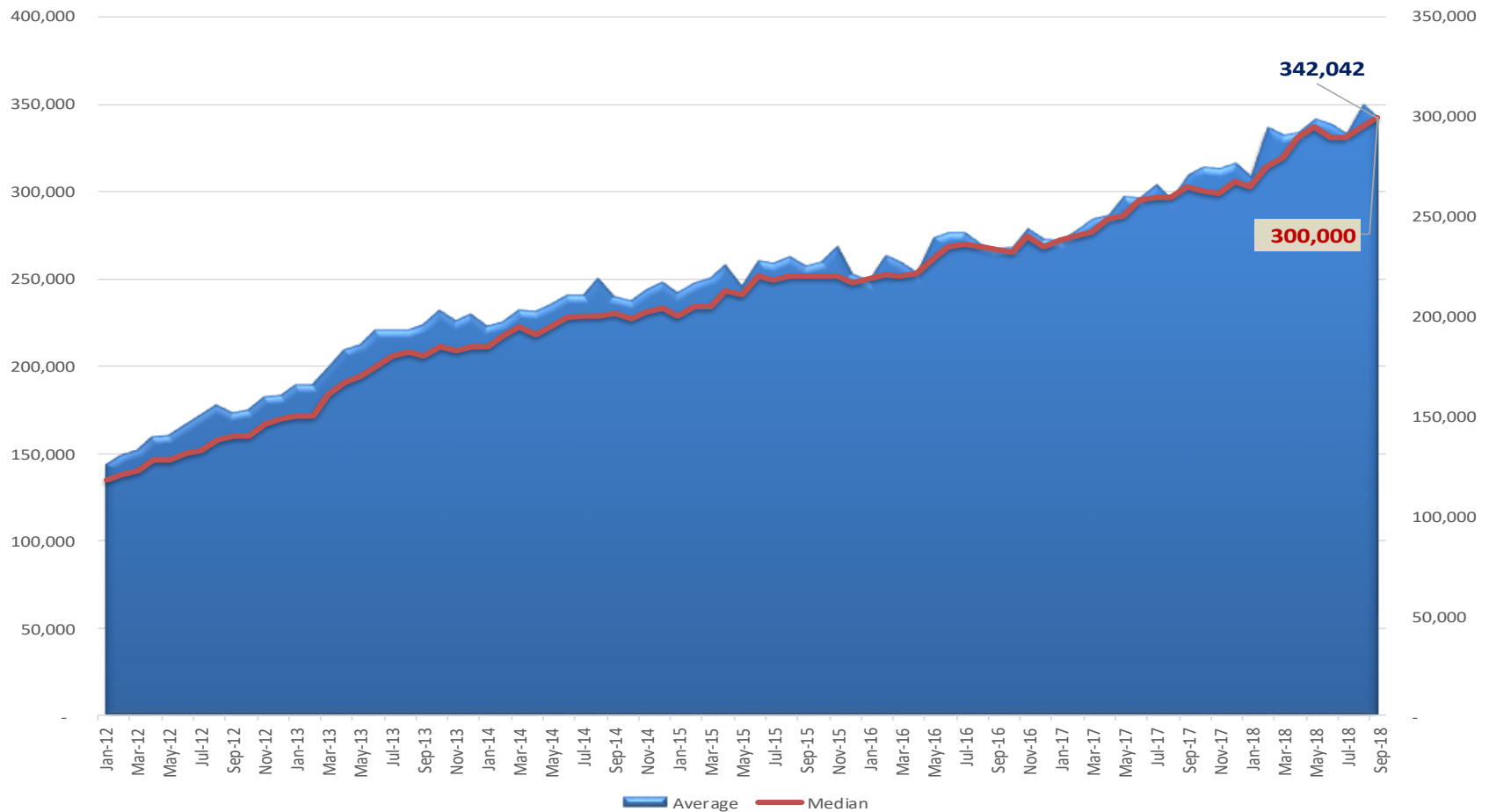
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Las Vegas Market Update - October 2018

Single Family Residential Price Trend



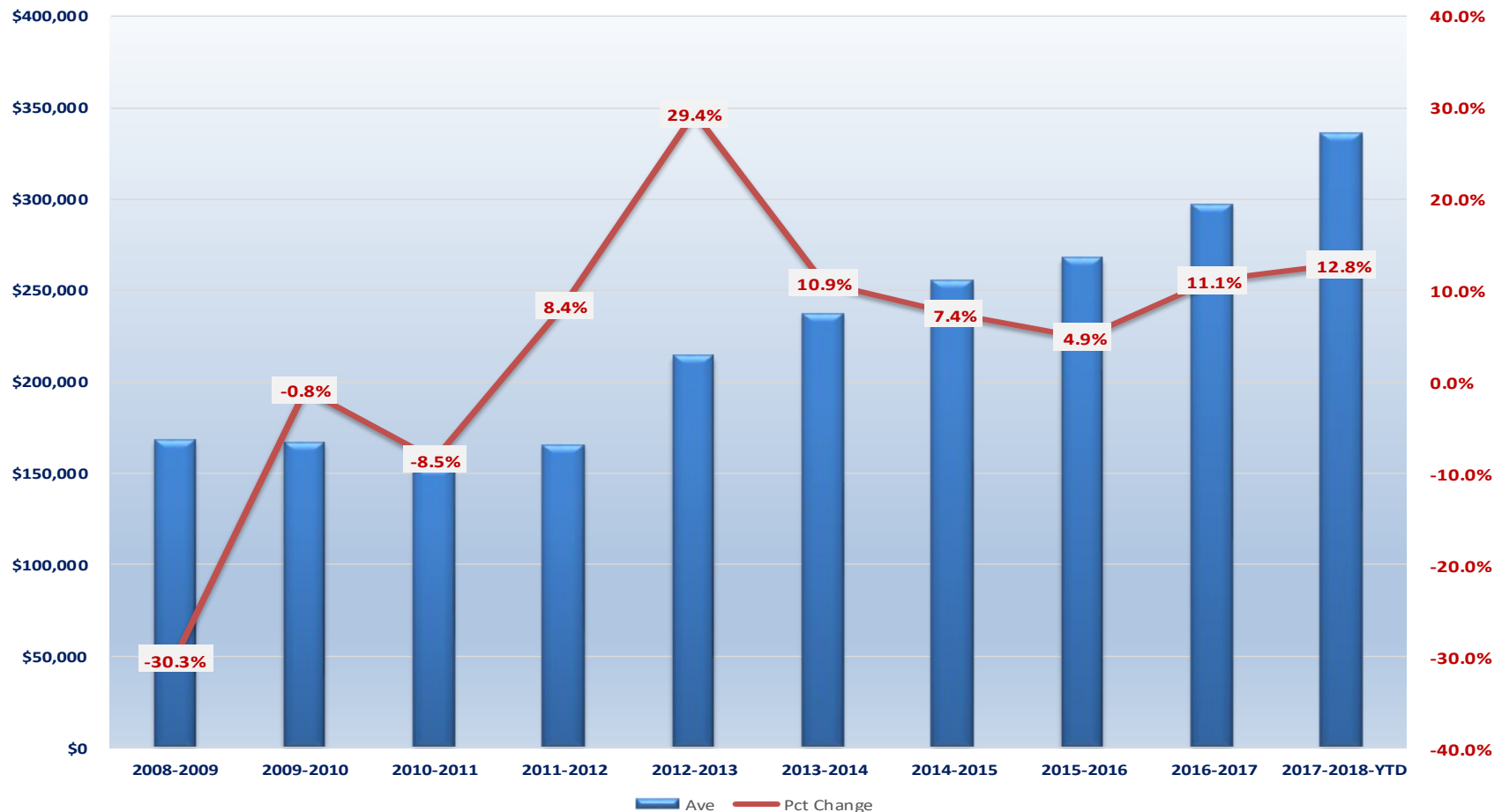
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SFR Average Price and Year Over Year Percent Change



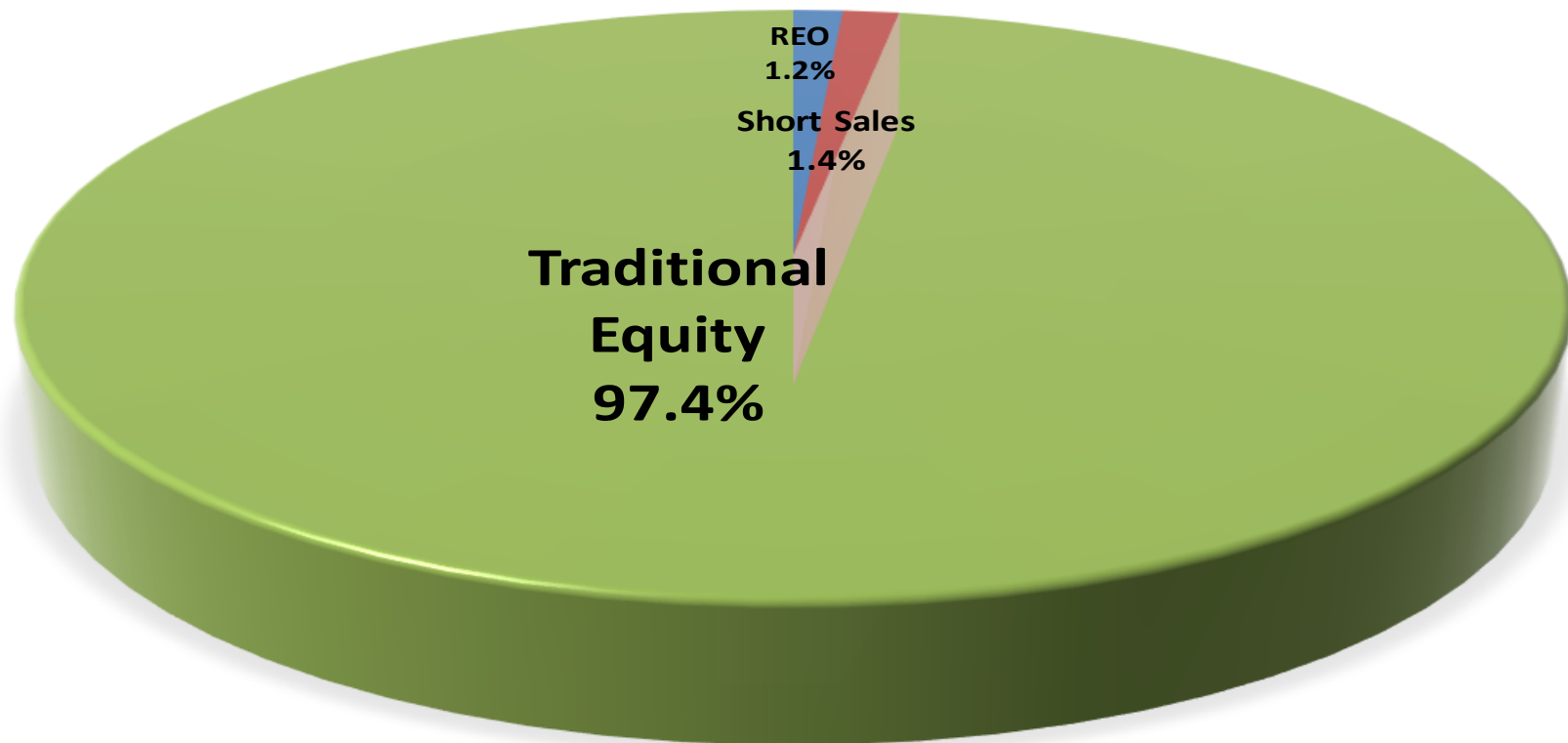
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Las Vegas Market Update - October 2018

Last Month's Closings by Type



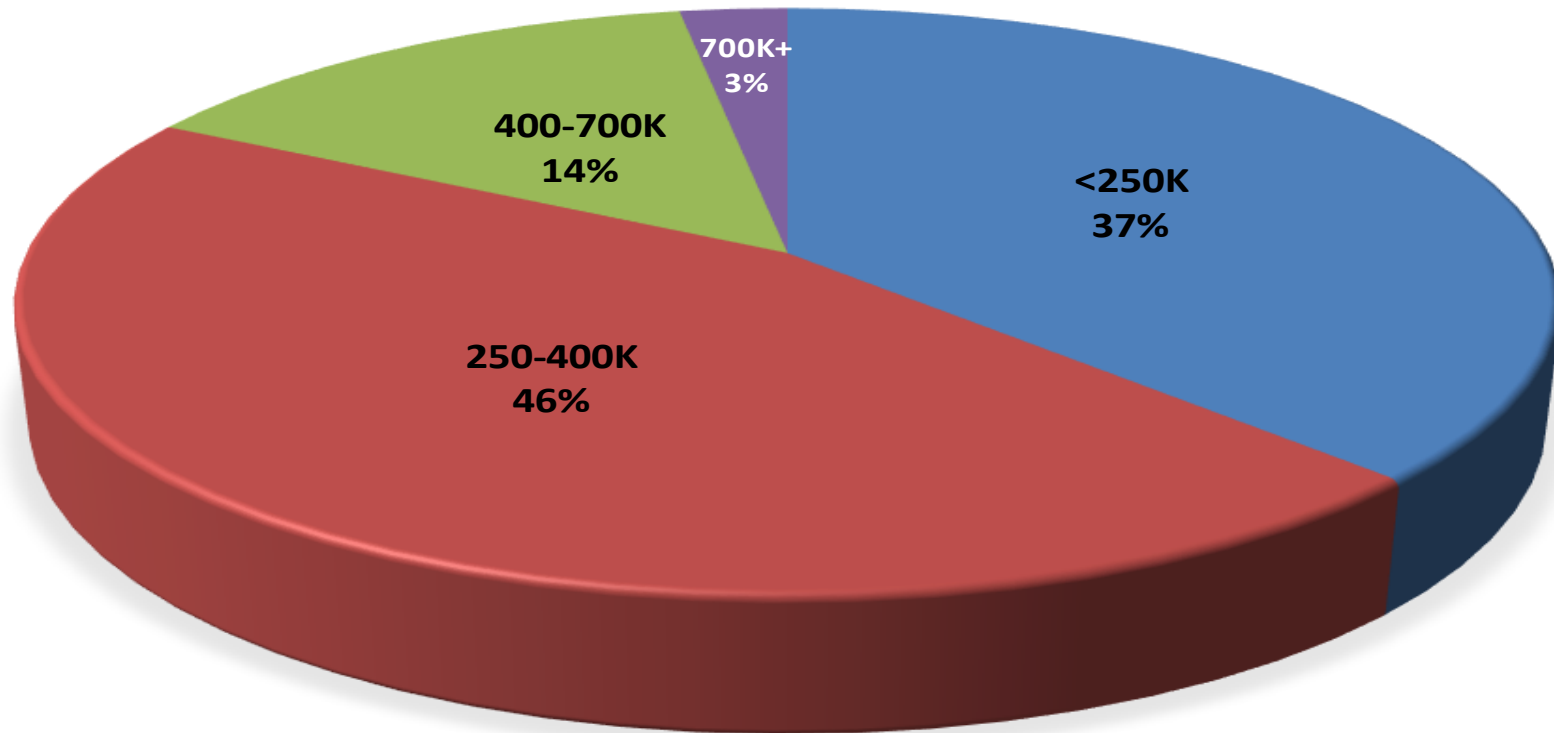
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Closed Units by Price Point



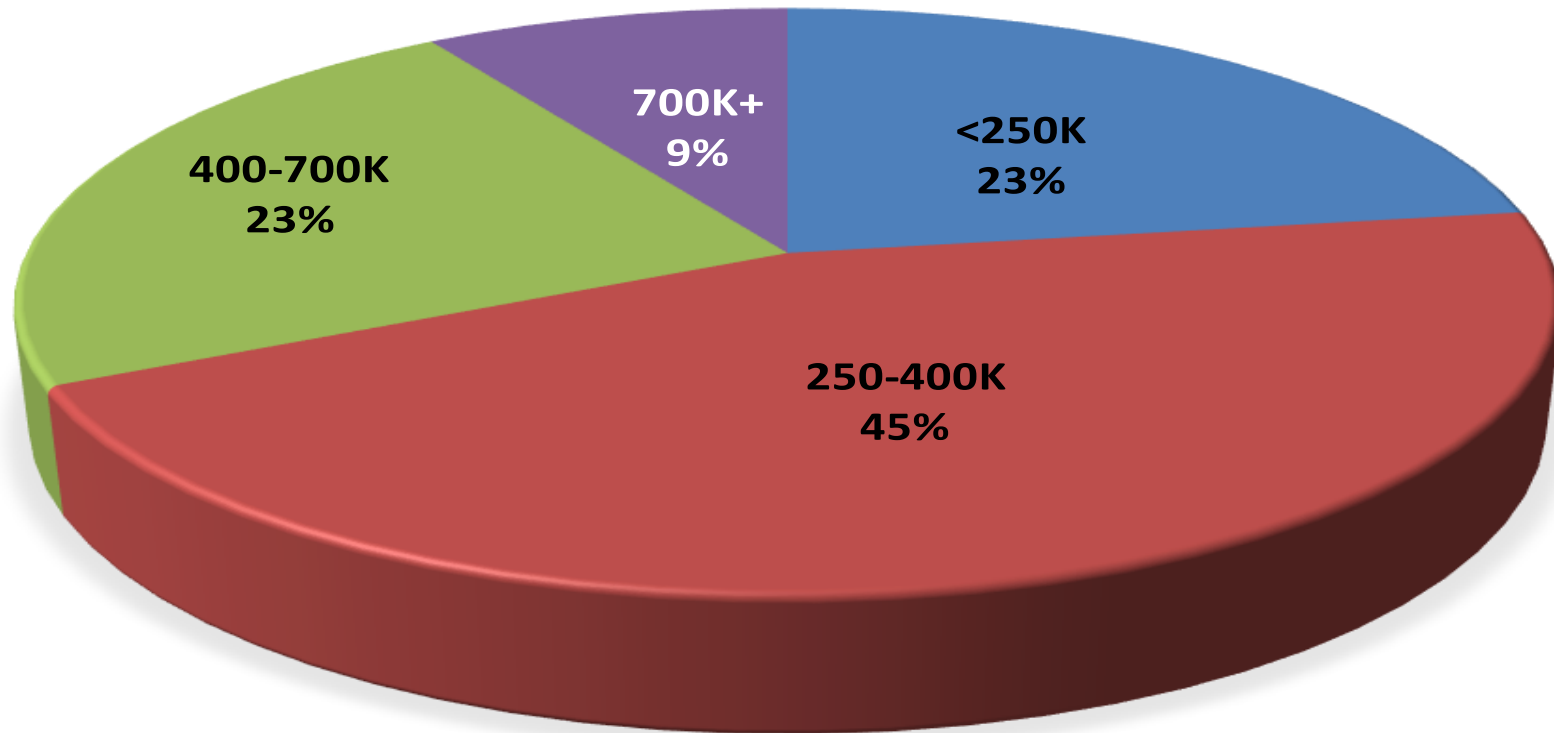
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CLOSED VOLUME BY PRICE POINT



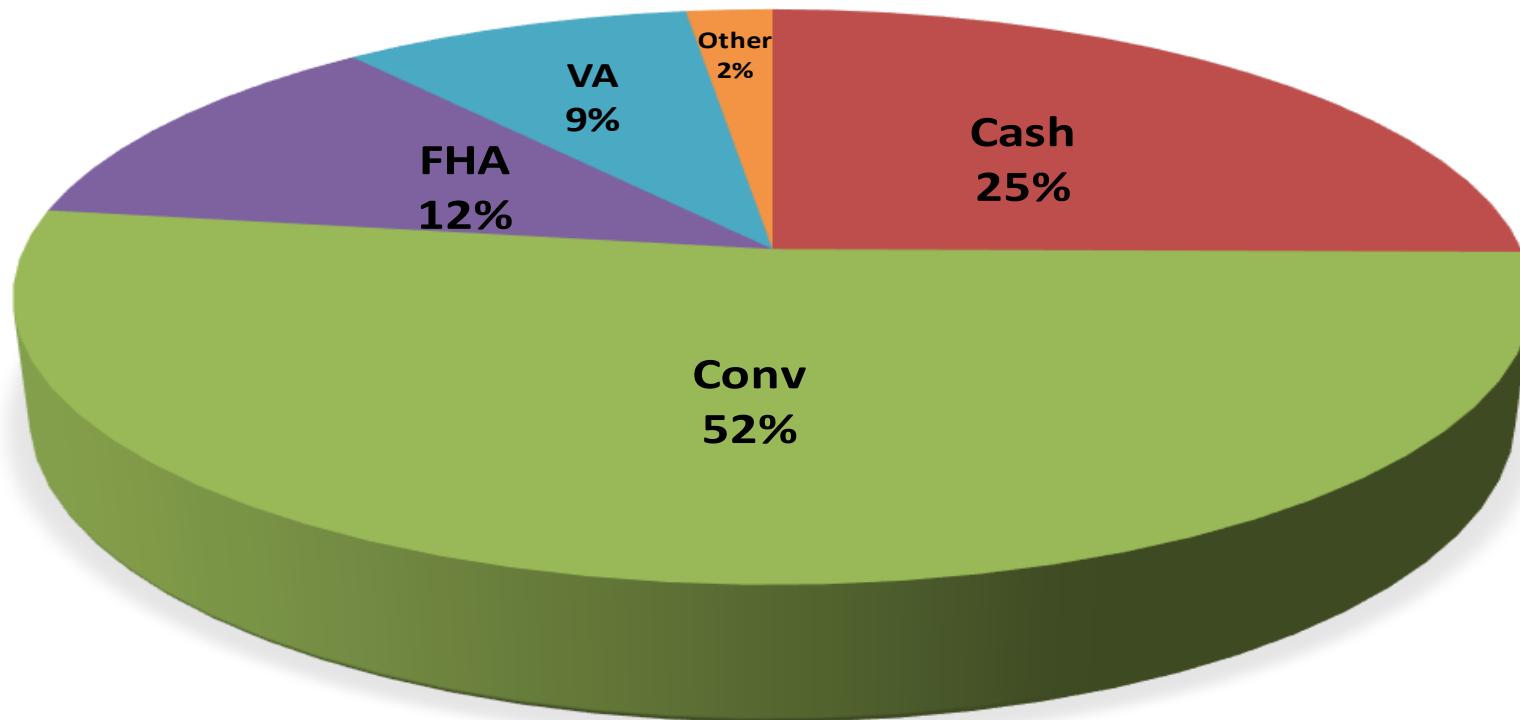
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Last Month's Closings by Sold Terms



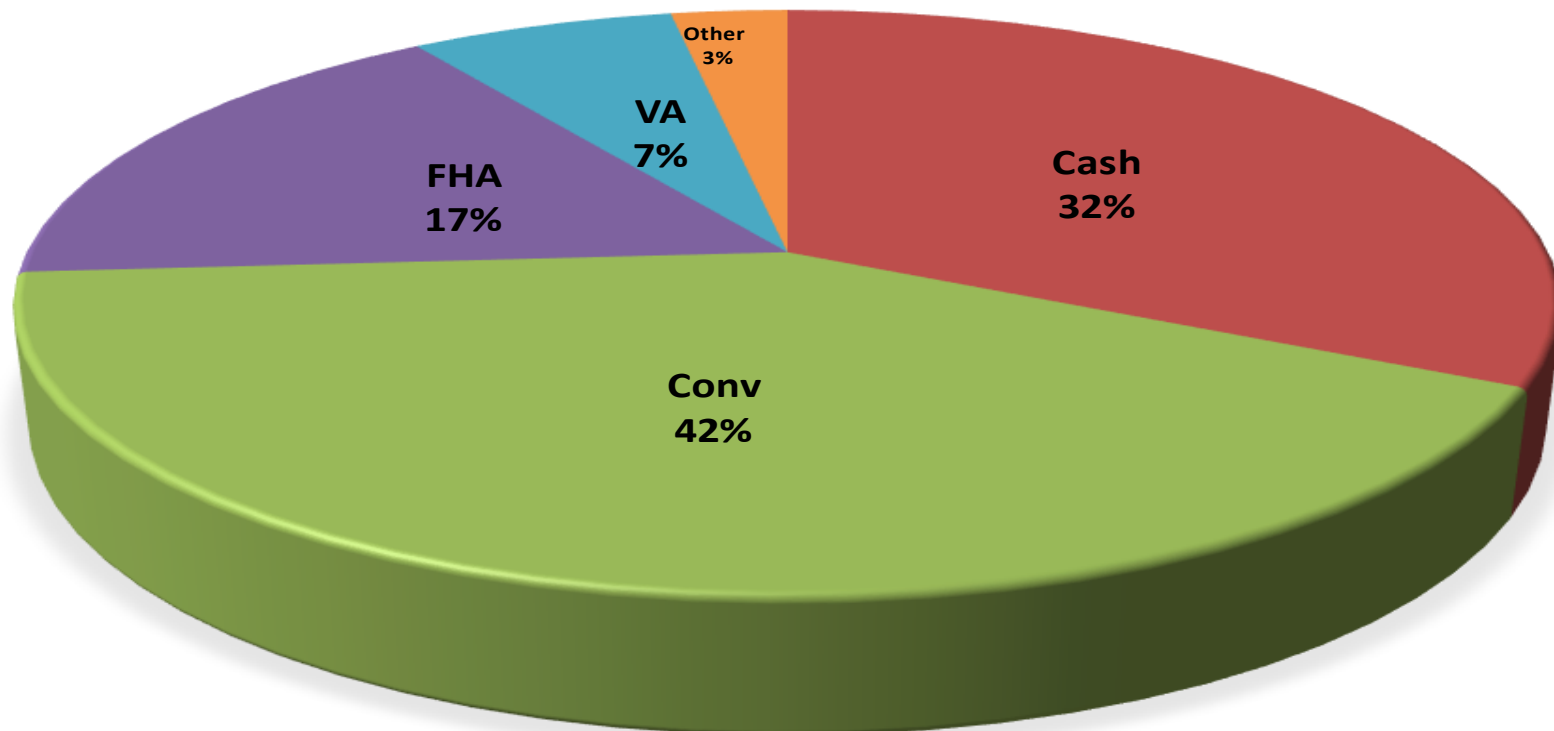
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**Closings By Sold Terms
Closings Less Than \$250,000**



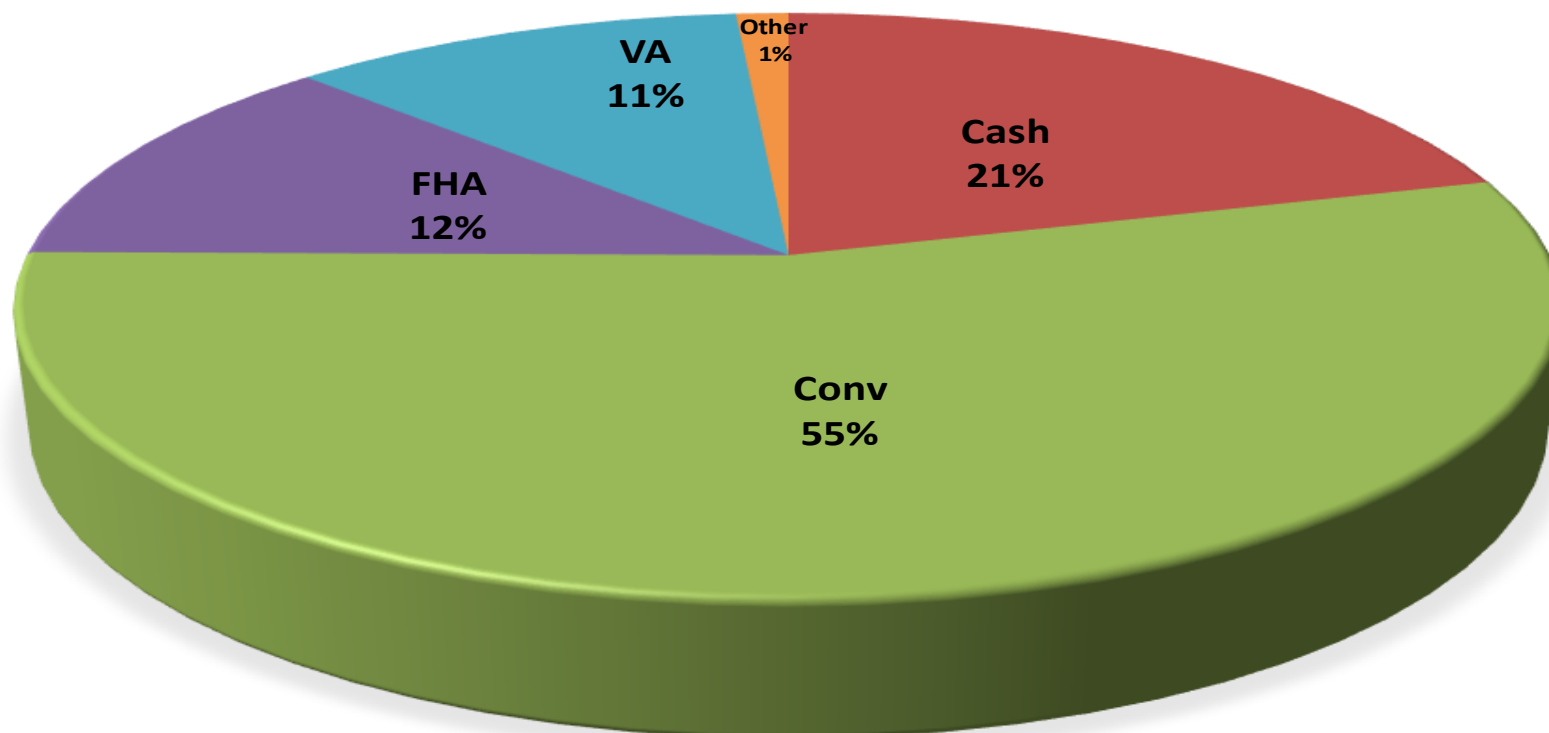
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



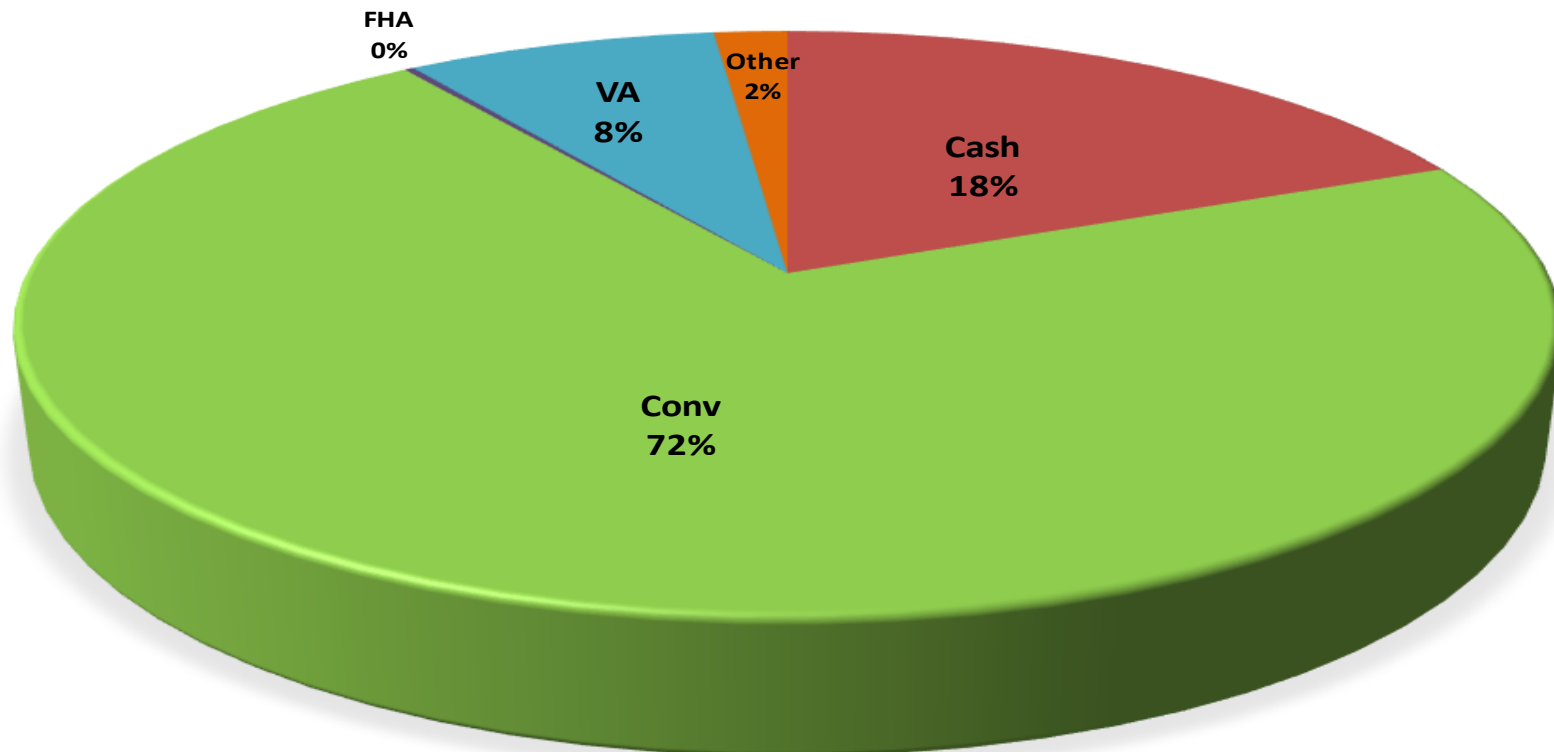
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

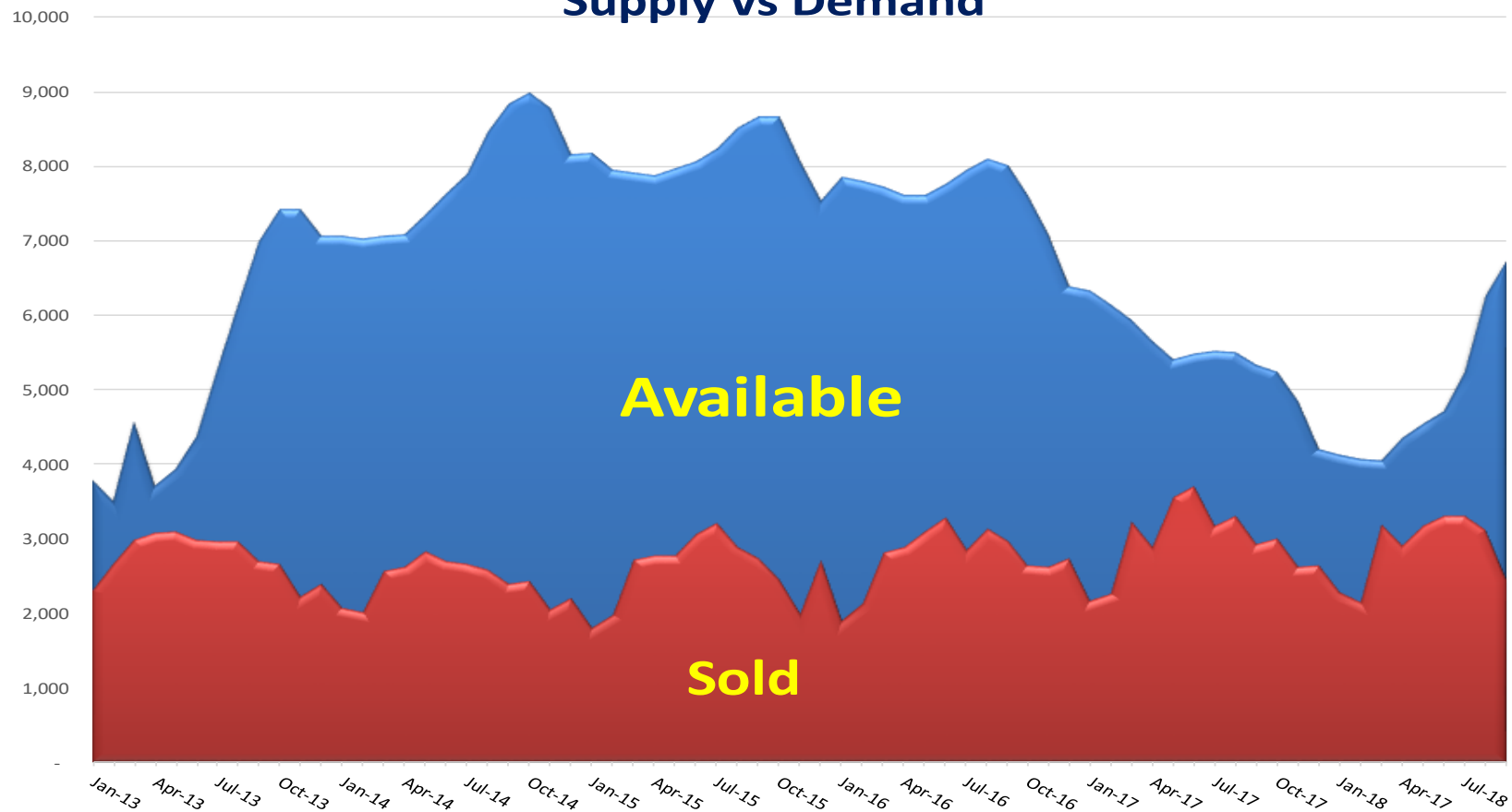




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Single Family Residences (SFR) Supply vs Demand



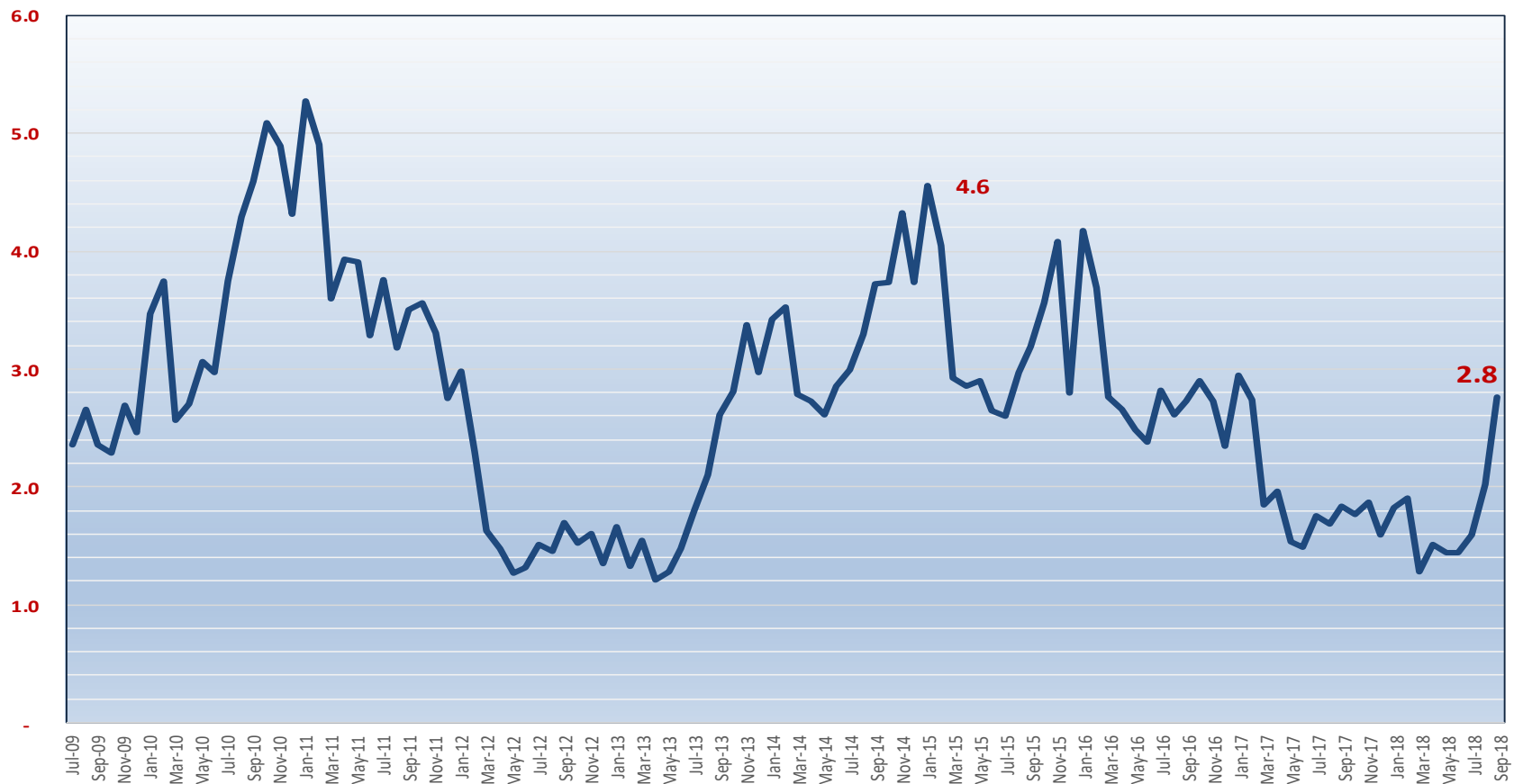
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Single Family Residential Homes Months of Inventory



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Residential Listings Taken vs Listings Sold



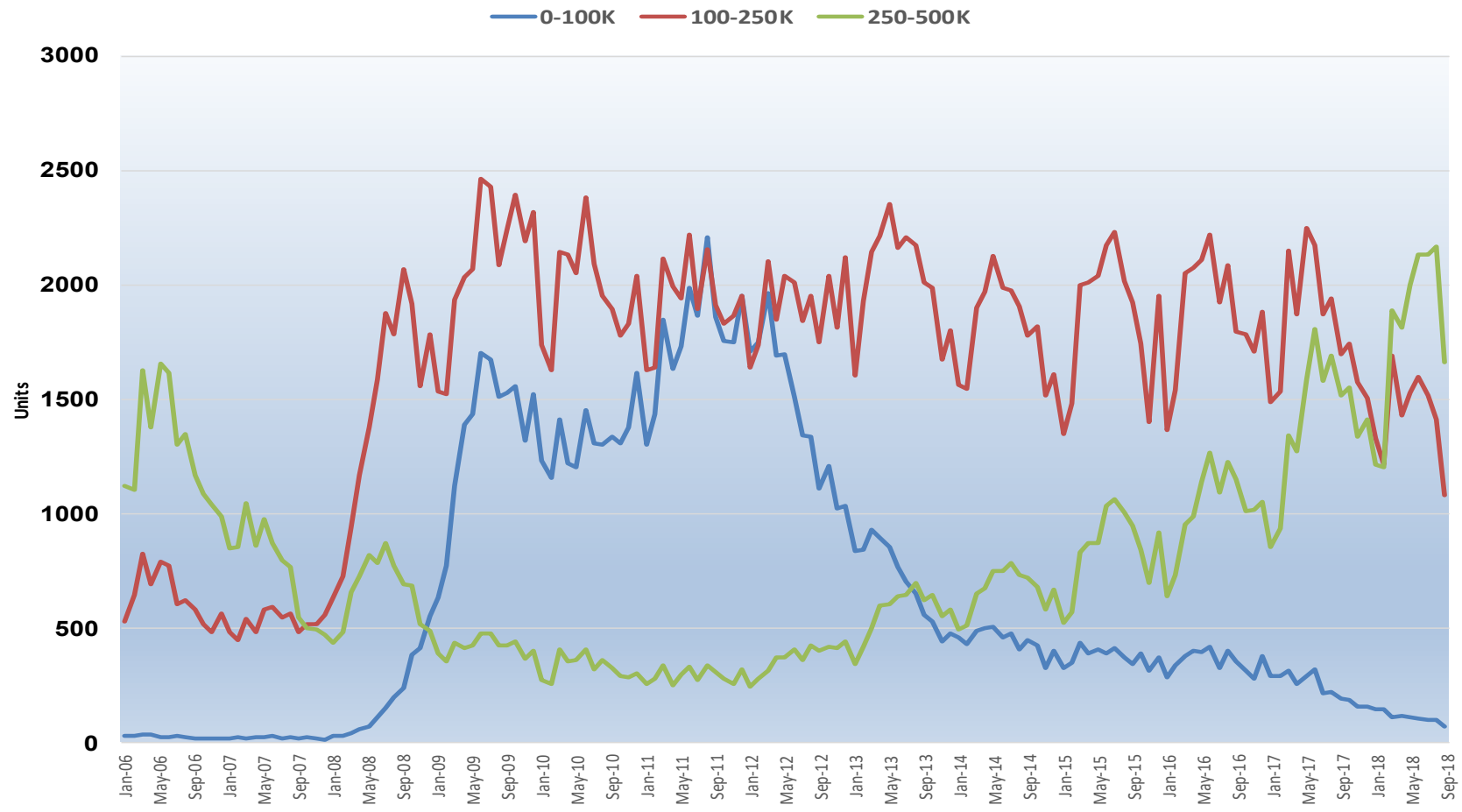
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Closed Units By Price Point



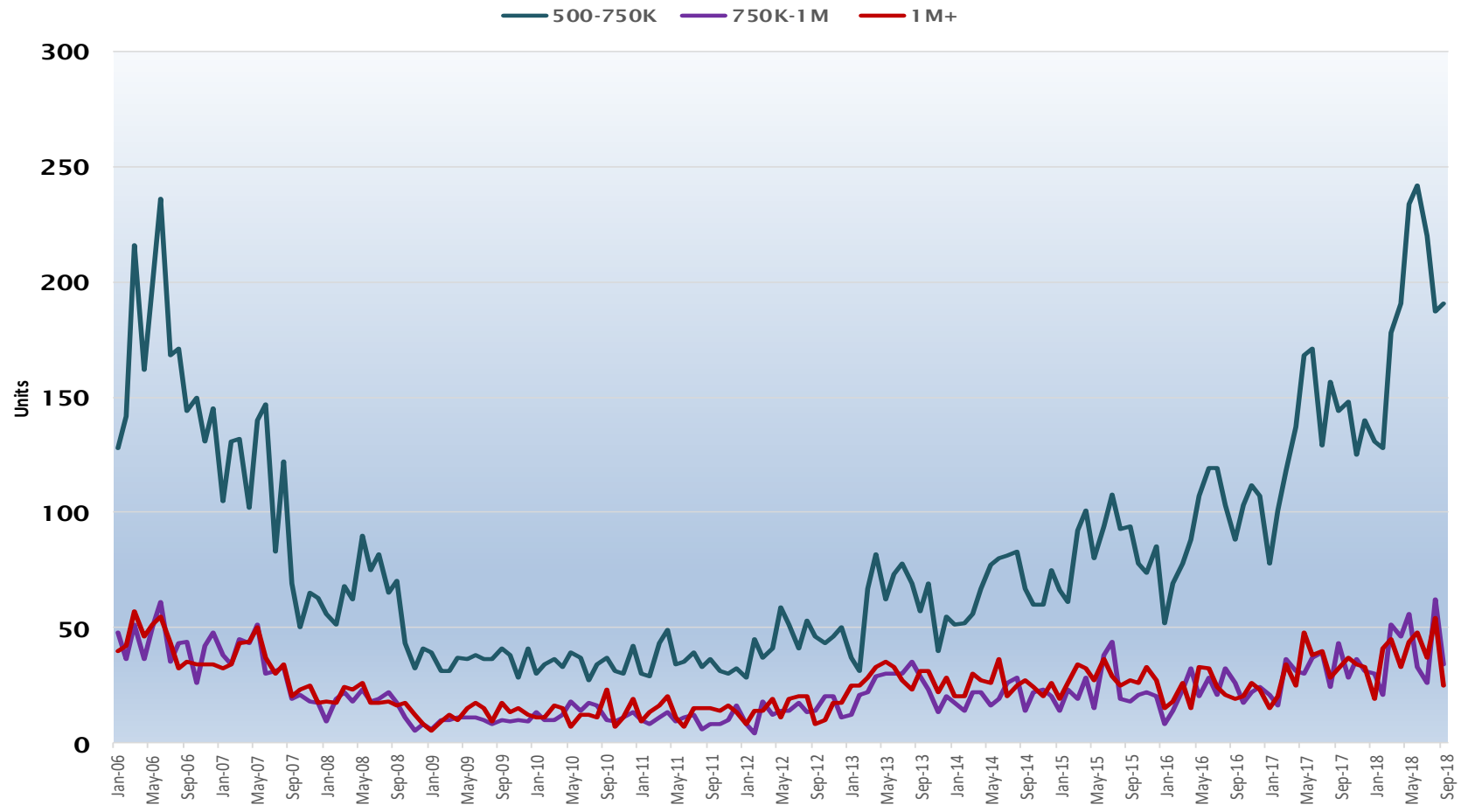
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Closed Units By Price Point



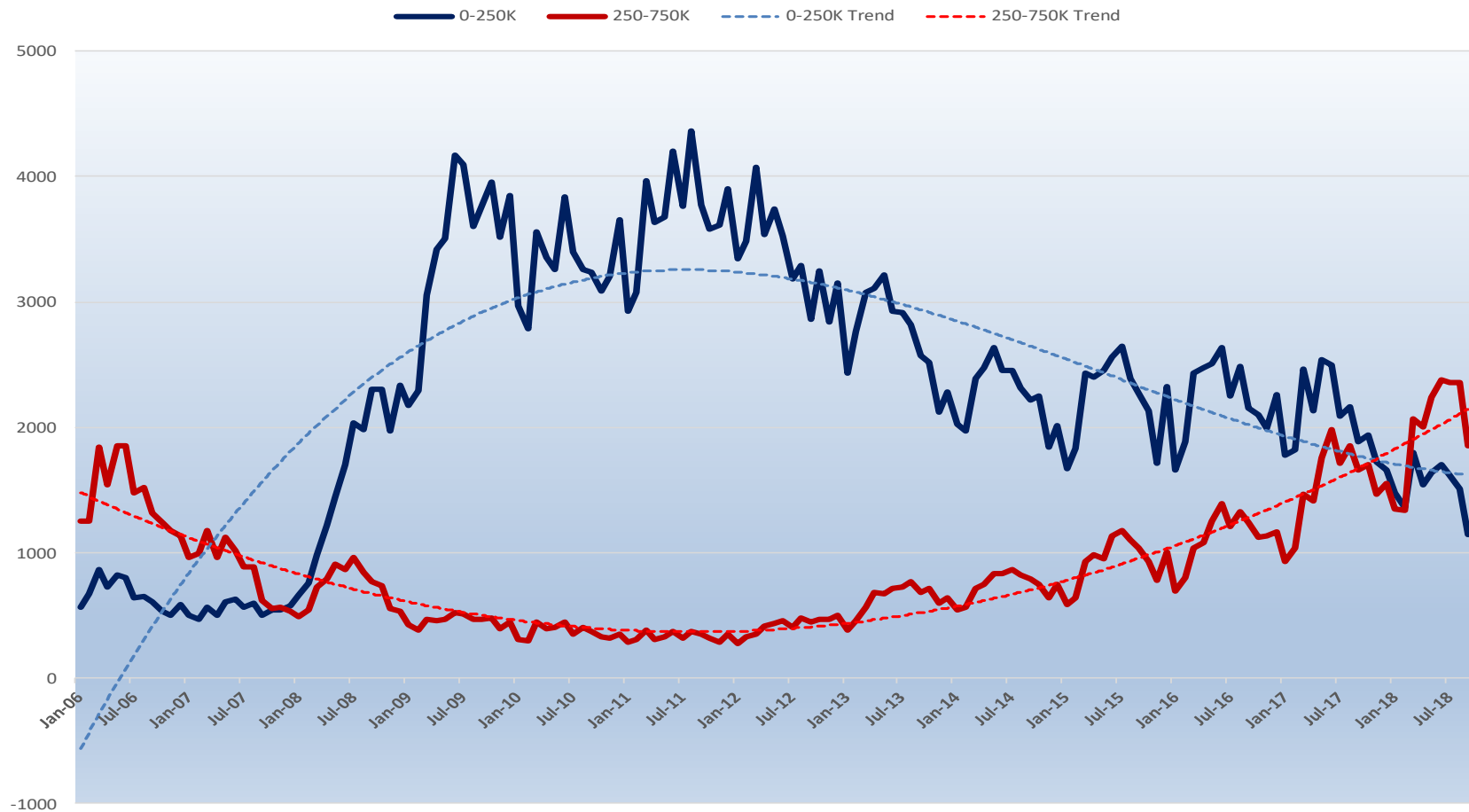
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Residential Closed Units Trend by Price Point



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