



EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 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	7,350	2,979	2,295	344,900	523,352	295,000	341,843	3.2	31.2%	37
CON/TWH	1,680	707	567	168,000	192,508	164,000	175,059	3.0	33.8%	33
<i>Total Residential</i>	<i>9,030</i>	<i>3,686</i>	<i>2,862</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>3.2</i>	<i>31.7%</i>	<i>55</i>
Hi-Rise	412	83	61	445,000	842,330	399,900	497,381	7.8	14.8%	54
Multiple Dwelling	107	57	15	330,000	409,959	320,000	304,867	7.1	14.0%	58
Vacant Land	2,470	169	90	67,841	339,171	53,500	125,427	27.4	3.6%	181
	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+	528	66	460	1,750,000	2,712,267	1,375,000	1,816,330	21	12.4%	97

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

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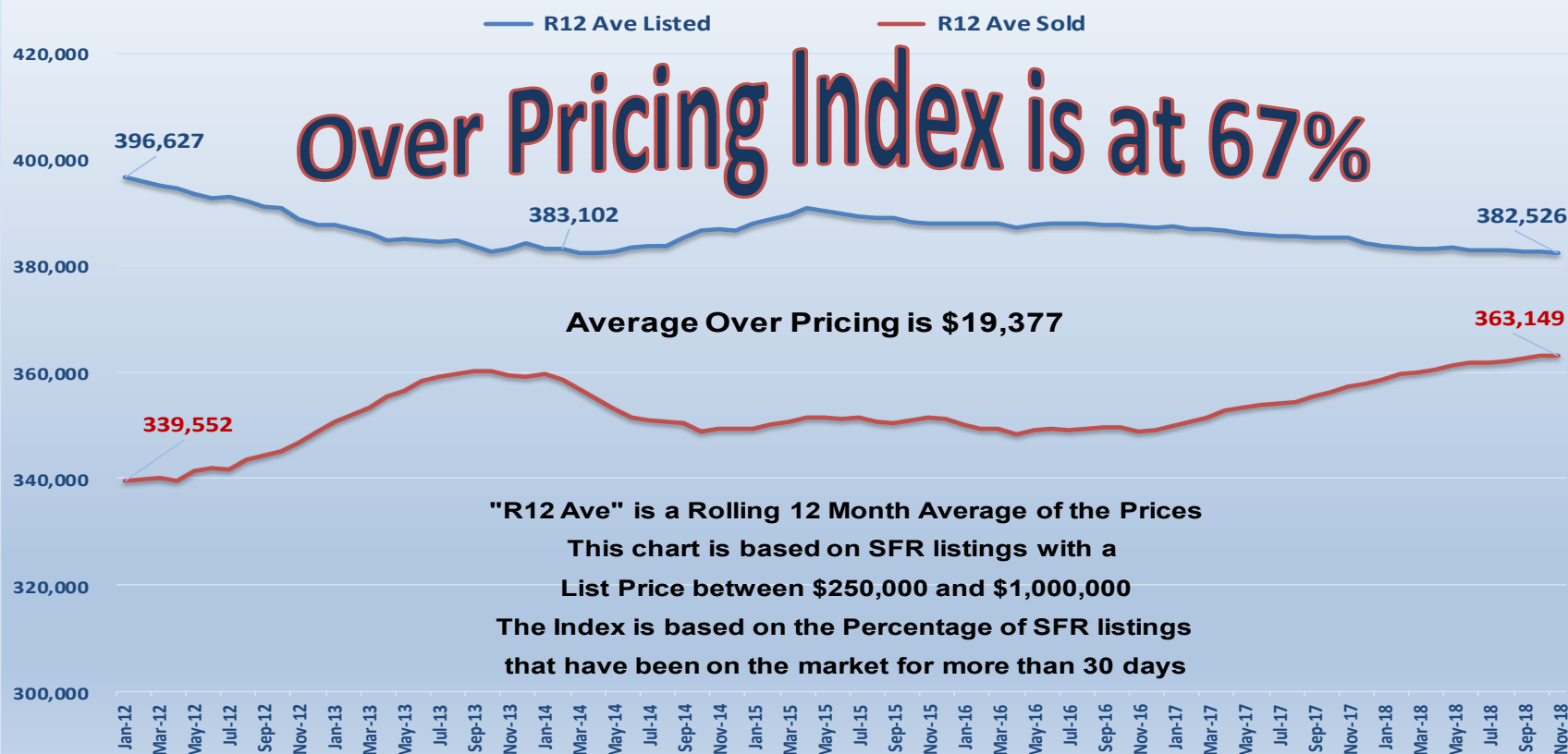


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Las Vegas Market Update - December 2018

Greater Las Vegas

SFR Average List vs Closed Sale Prices

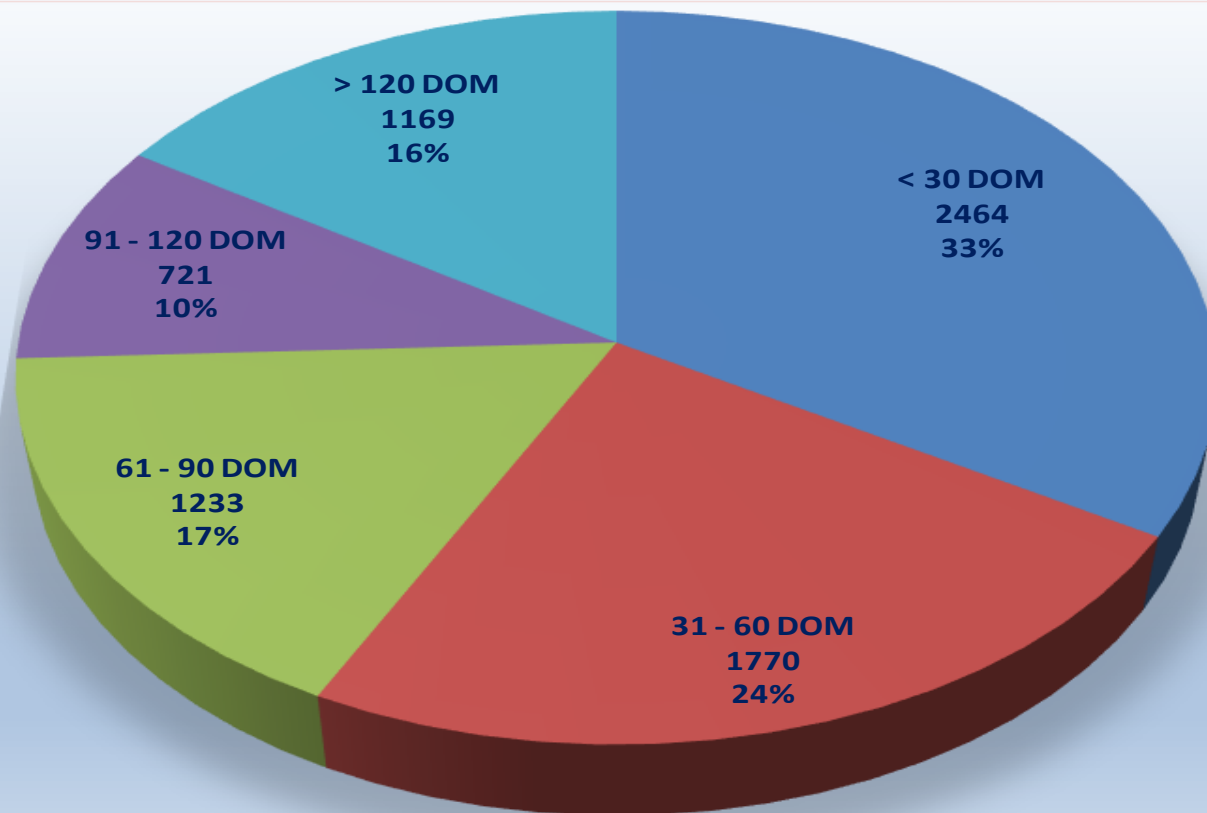




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Available SFR Inventory
Days on Market With No Current Offer



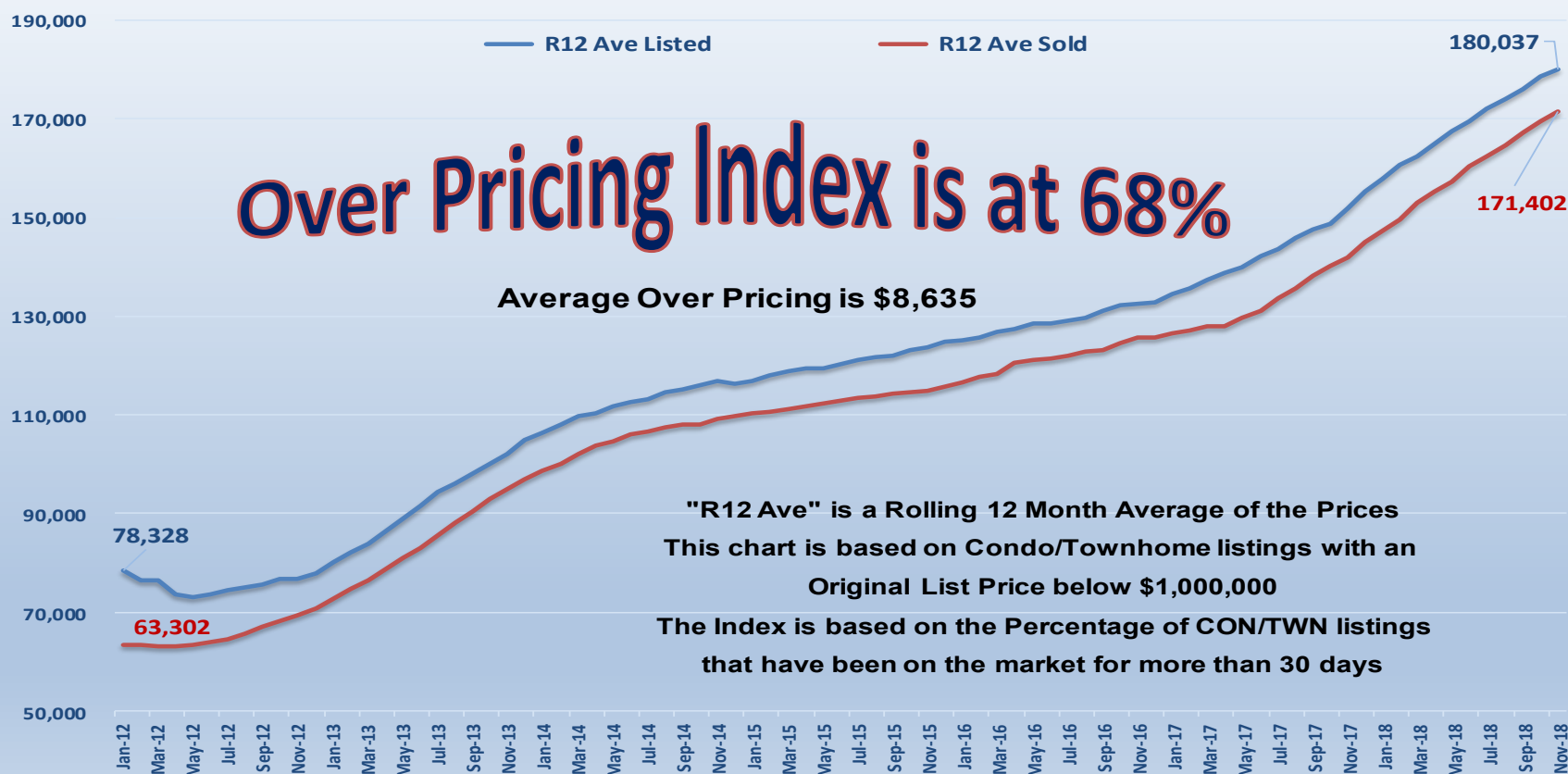
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Las Vegas Market Update - December 2018

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

	Jun 2018	Jul	Aug	Sep	Oct	Nov	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	32	36	34	27	30	18	■ ■ ■ ■ ■ ■	3	29
Anthem	23	17	17	18	17	8	■ ■ ■ ■ ■ ■	6	67
Centennial Hills	32	38	48	28	34	30	■ ■ ■ ■ ■ ■	3	27
Desert/South Shores	18	20	27	15	16	14	■ ■ ■ ■ ■ ■	4	37
Green Valley	66	48	56	31	44	38	■ ■ ■ ■ ■ ■	3	32
Green Valley Ranch	22	16	22	18	14	11	■ ■ ■ ■ ■ ■	4	49
Inspirada	17	15	20	15	27	19	■ ■ ■ ■ ■ ■	2	34
Iron Mountain Ranch	15	16	8	10	14	13	■ ■ ■ ■ ■ ■	2	106
Lake Las Vegas	9	12	15	8	5	4	■ ■ ■ ■ ■ ■	14	52
Mountains Edge	85	68	86	49	63	44	■ ■ ■ ■ ■ ■	4	29
Peccole Ranch	18	14	14	8	11	12	■ ■ ■ ■ ■ ■	2	41
Providence	62	45	48	46	43	33	■ ■ ■ ■ ■ ■	3	34
Red Rock Country Club	10	8	10	5	6	3	■ ■ ■ ■ ■ ■	14	26
Rhodes Ranch	24	20	26	16	17	18	■ ■ ■ ■ ■ ■	4	40
Seven Hills	12	13	11	10	10	6	■ ■ ■ ■ ■ ■	13	42
Siena (SFR & TWH)	18	14	16	10	11	11	■ ■ ■ ■ ■ ■	4	43
Silverado Ranch	46	39	55	29	45	42	■ ■ ■ ■ ■ ■	3	27
Silverstone Ranch	7	9	15	4	13	8	■ ■ ■ ■ ■ ■	3	51
Southern Highlands	50	64	36	48	46	23	■ ■ ■ ■ ■ ■	8	34
Spring Valley	35	25	29	18	25	28	■ ■ ■ ■ ■ ■	3	31
Summerlin	67	66	53	55	52	43	■ ■ ■ ■ ■ ■	5	48
Sun City Anthem	41	26	35	18	42	25	■ ■ ■ ■ ■ ■	4	68
Sun City Summerlin	46	22	33	30	24	27	■ ■ ■ ■ ■ ■	3	33
The Lakes	16	27	25	14	24	16	■ ■ ■ ■ ■ ■	5	38
Other Groups									
Boulder City	16	14	25	17	17	19	■ ■ ■ ■ ■ ■	4	52
Pahrump/Nye	67	53	42	30	42	40	■ ■ ■ ■ ■ ■	6	46
High Rise Sales	94	90	92	65	85	61	■ ■ ■ ■ ■ ■	8	54
Luxury Sales (\$1M+)	58	43	62	28	40	30	■ ■ ■ ■ ■ ■	21	85

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

	June 2018	July	August	September	October	November	Price Movement
Aliante	348,232	355,022	357,406	342,004	370,473	334,247	
Anthem	445,121	419,112	442,353	406,439	423,518	498,750	
Centennial Hills	403,452	378,616	369,050	379,014	371,556	348,321	
Desert/South Shores	379,572	394,915	373,270	446,600	382,950	360,536	
Green Valley	386,645	398,525	378,686	350,502	386,461	379,949	
Green Valley Ranch	462,195	483,688	374,577	421,128	375,846	416,509	
Inspirada	365,781	407,929	417,697	406,733	479,234	423,751	
Iron Mountain Ranch	354,693	318,688	407,450	333,400	346,921	325,292	
Lake Las Vegas	633,102	630,034	982,967	637,841	840,000	459,850	
Mountains Edge	336,342	328,815	337,570	344,252	333,332	339,038	
Peccole Ranch	343,500	368,618	347,036	291,000	322,000	353,117	
Providence	323,126	318,862	320,218	339,417	346,236	340,868	
Red Rock Country Club	1,015,350	984,999	1,163,000	983,778	1,015,845	1,345,000	
Rhodes Ranch	405,343	345,392	383,215	440,681	404,348	387,653	
Seven Hills	424,783	830,068	636,965	953,550	583,746	621,333	
Siena (SFR & TWH)	416,450	387,350	464,700	479,163	393,273	439,726	
Silverado Ranch	313,562	320,123	310,599	297,910	317,644	311,045	
Silverstone Ranch	398,143	377,878	368,767	401,975	374,685	381,988	
Southern Highlands	430,605	476,798	452,183	374,420	513,541	518,796	
Spring Valley	305,216	341,512	316,418	307,783	304,863	317,092	
Summerlin	590,523	526,277	521,978	516,902	487,502	544,272	
Sun City Anthem	416,866	432,846	447,191	431,098	439,414	435,271	
Sun City Summerlin	348,213	373,707	360,141	391,437	371,492	373,756	
The Lakes	520,750	374,970	360,926	332,232	376,481	367,094	
Other Groups							
Boulder City	339,867	369,814	444,061	463,641	350,865	335,495	
Pahrump/Nye	241,070	243,171	269,222	239,808	239,954	251,037	
High Rise Sales	513,808	445,687	518,059	437,975	468,639	497,381	
Luxury Sales (\$1M+)	1,665,994	1,621,640	1,832,544	1,644,336	2,205,862	1,927,292	

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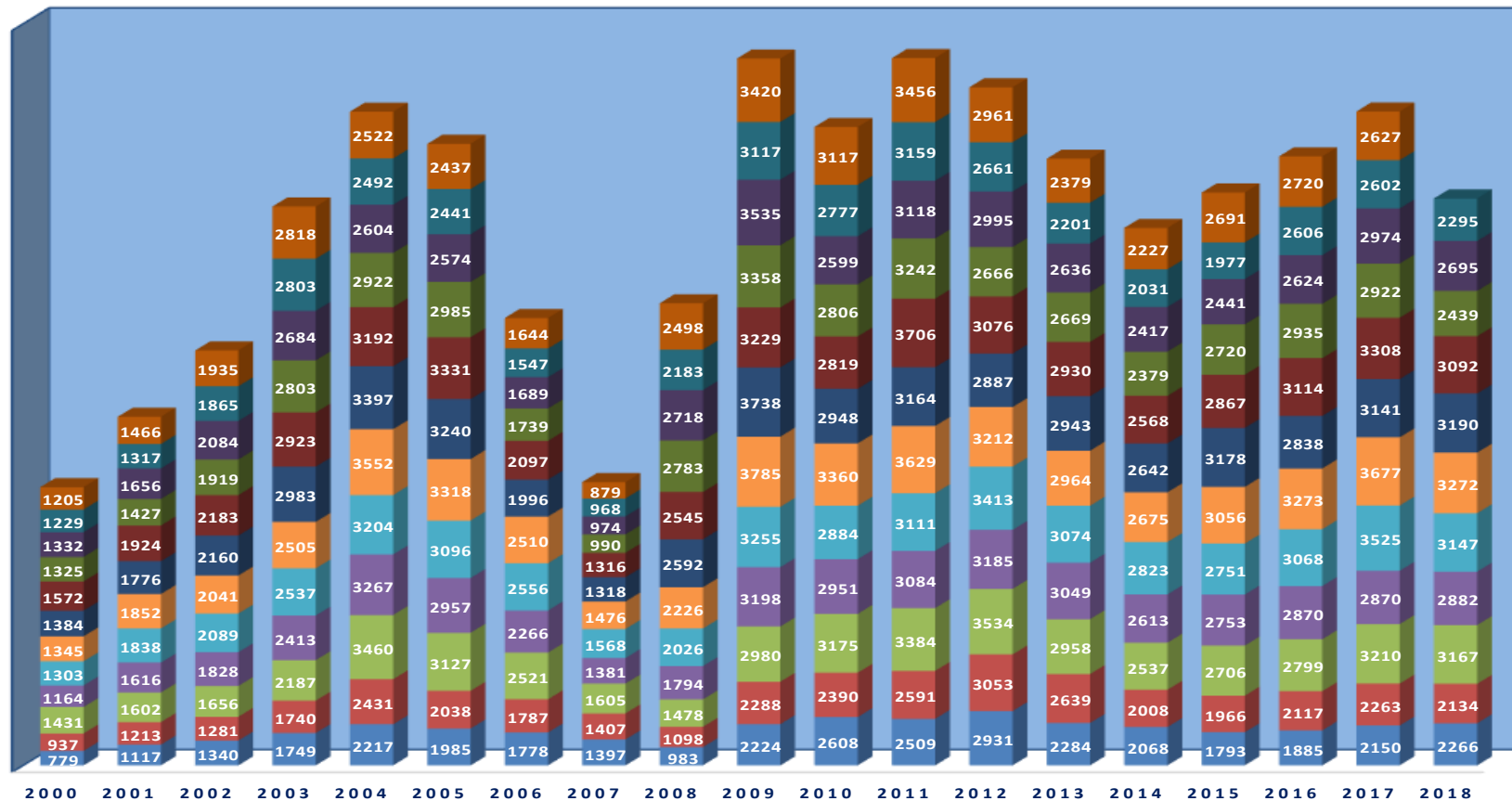


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



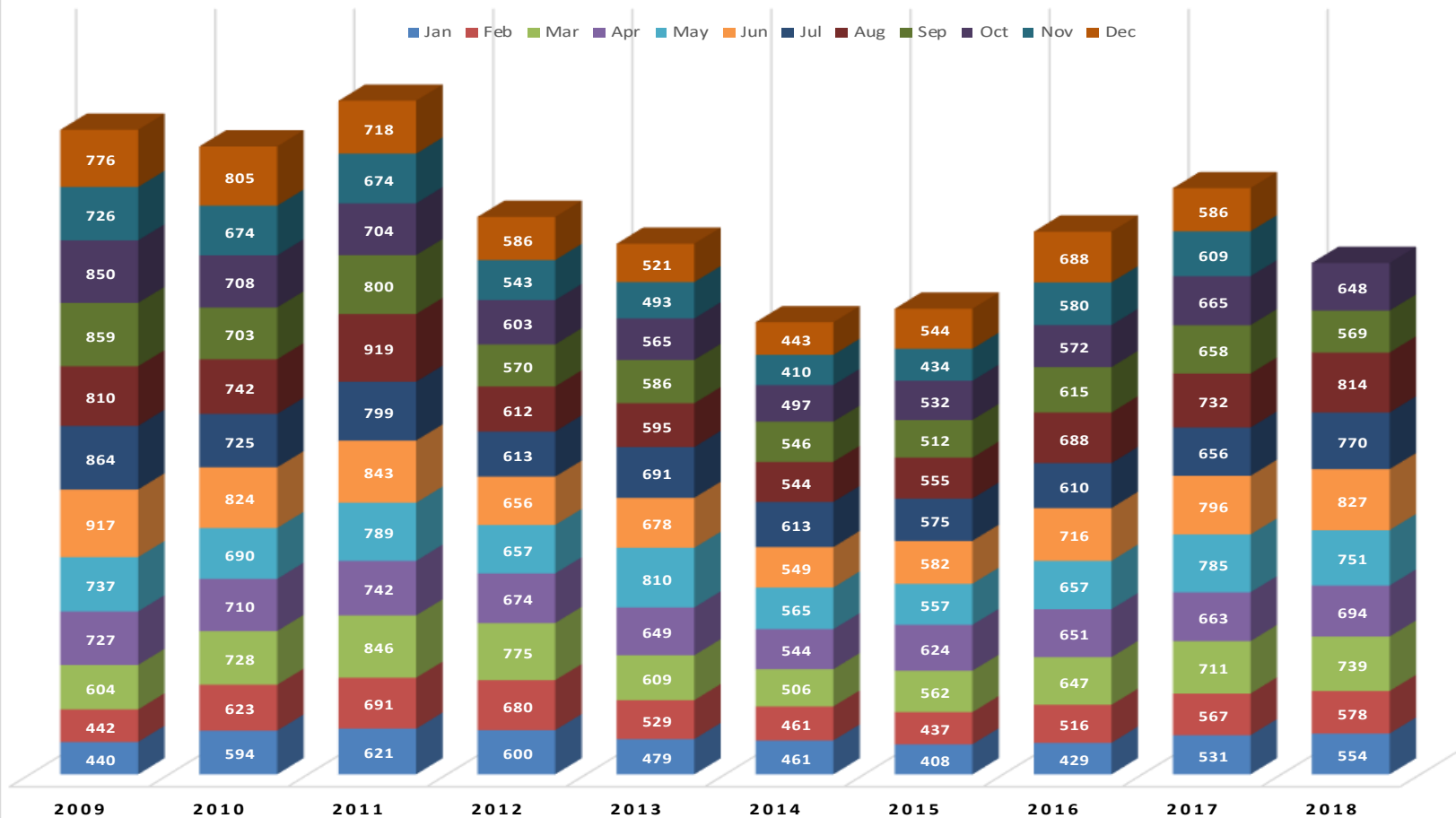
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CONDO / TOWNHOME CLOSINGS



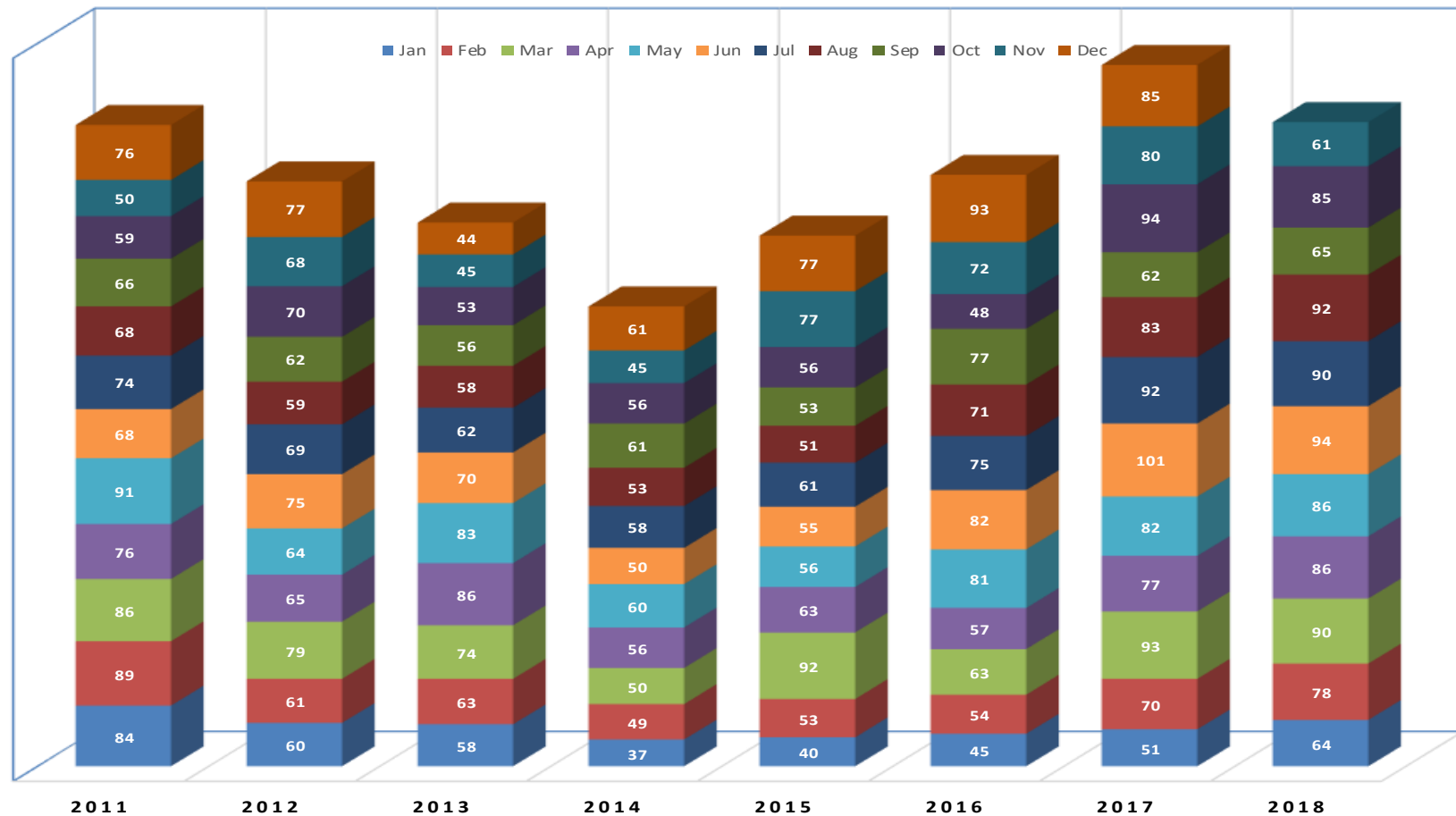
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Vertical / Hi-Rise Closings



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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



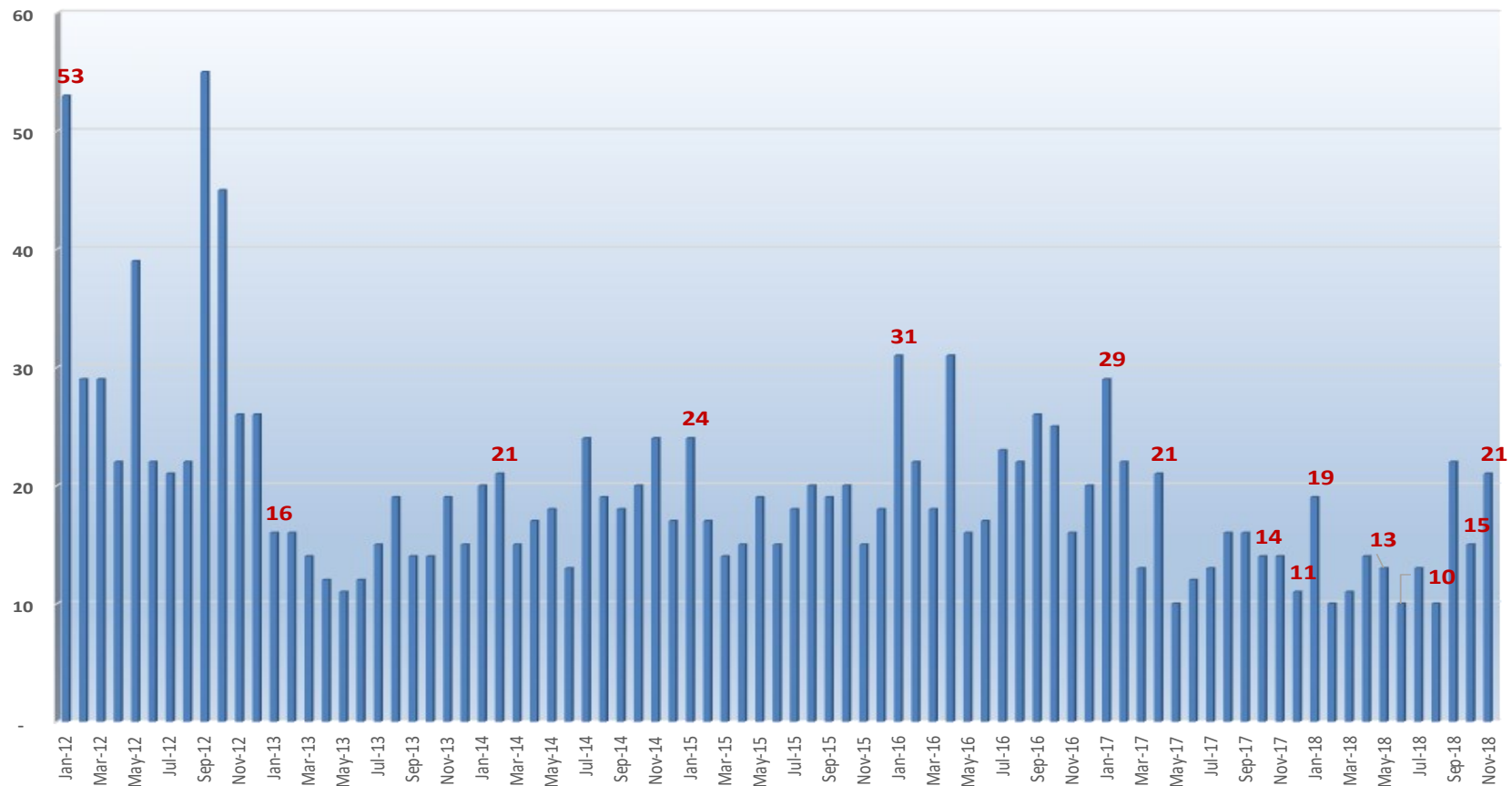
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Luxury Market - \$1,000,000 and Over Months of Inventory



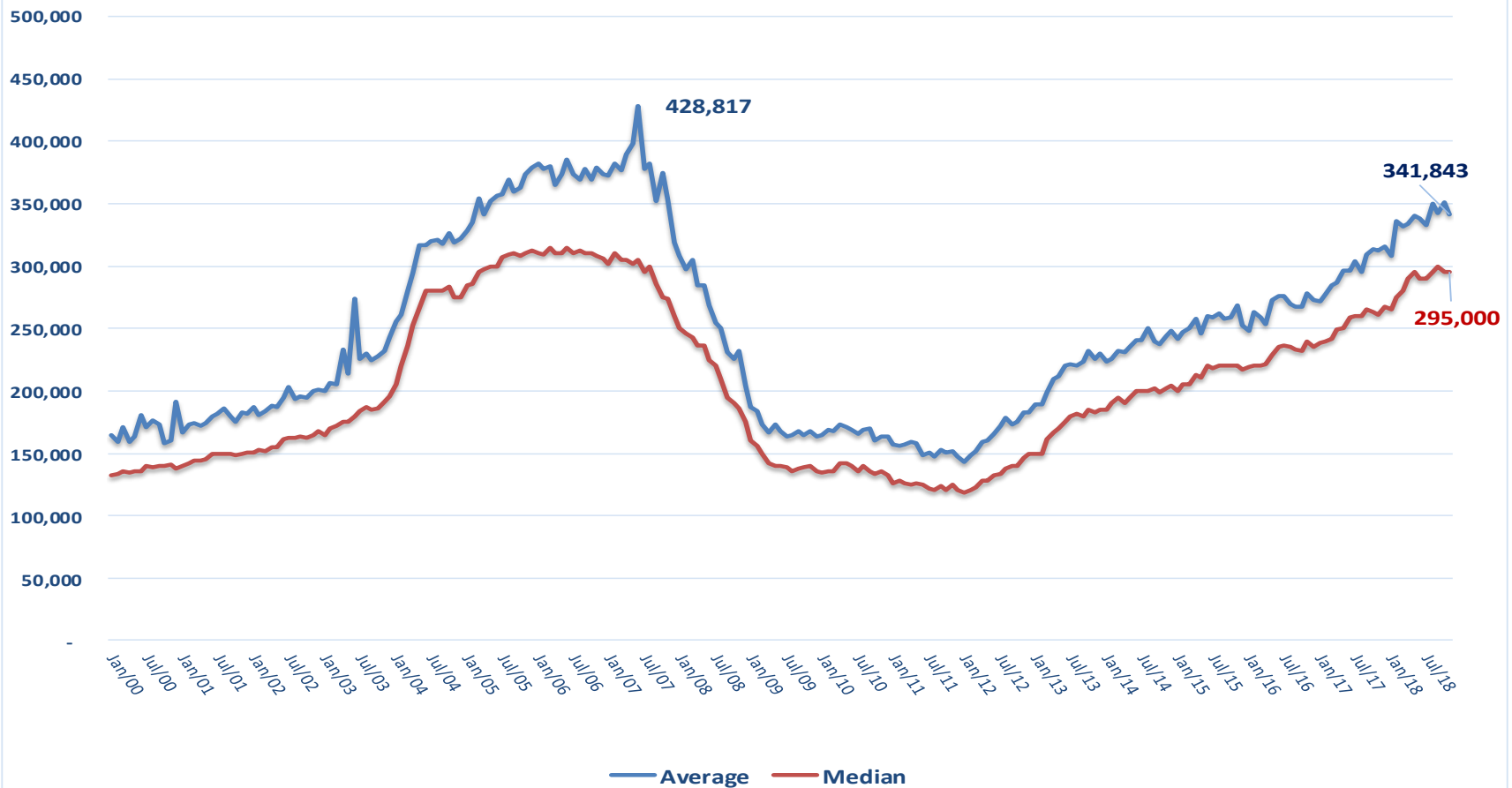
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SFR Market Prices



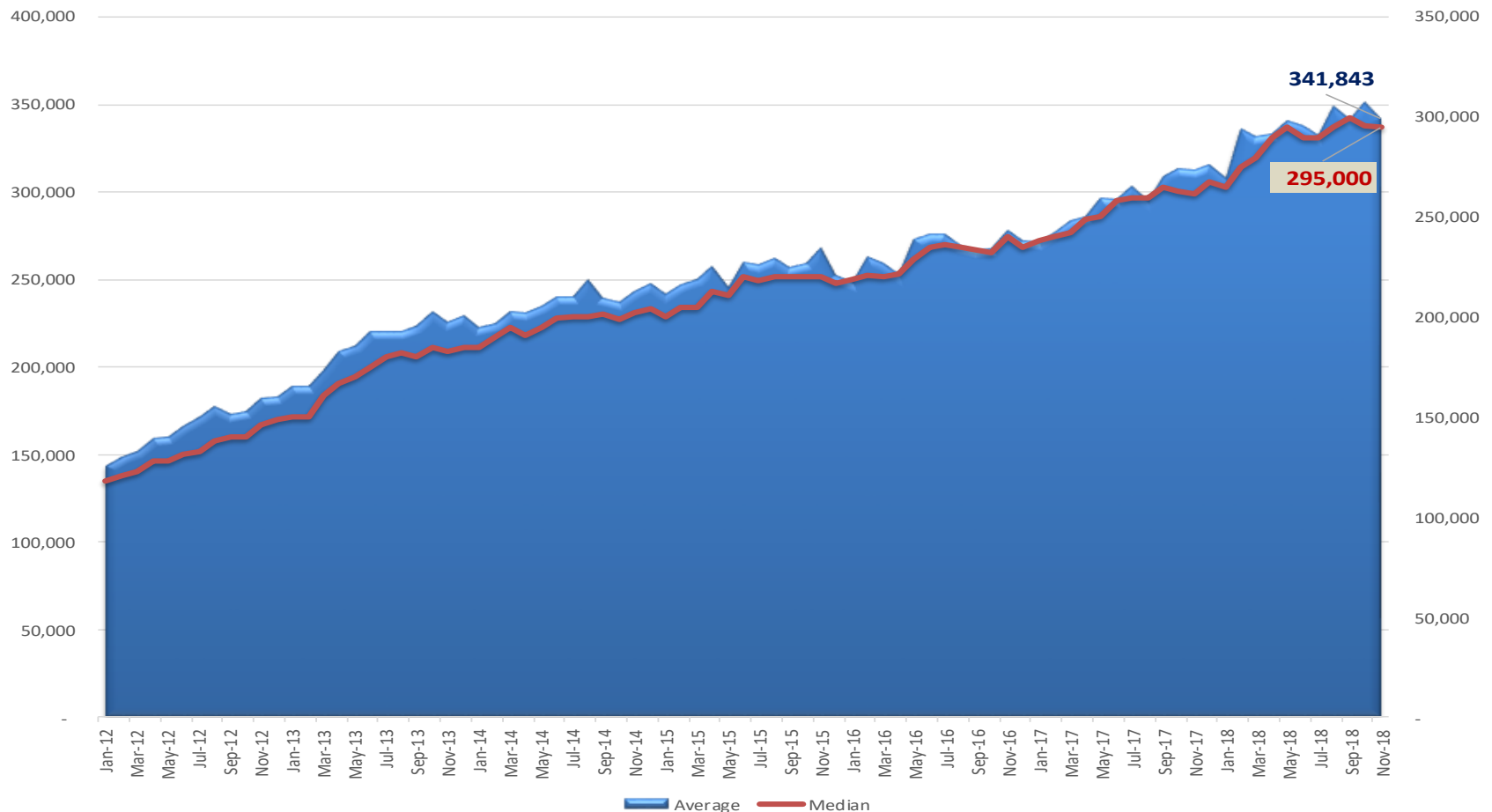
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Single Family Residential Price Trend



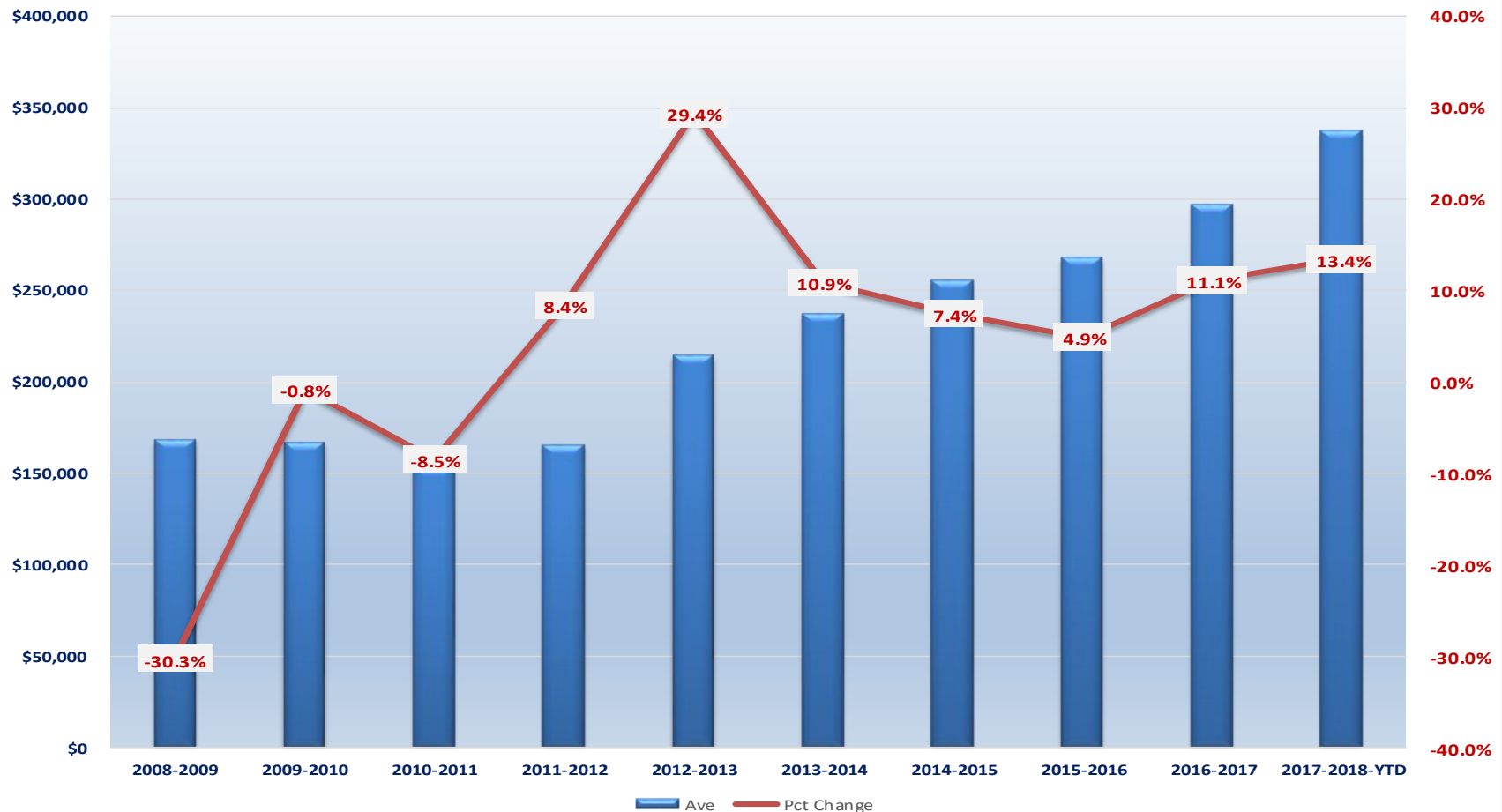
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SFR Average Price and Year Over Year Percent Change



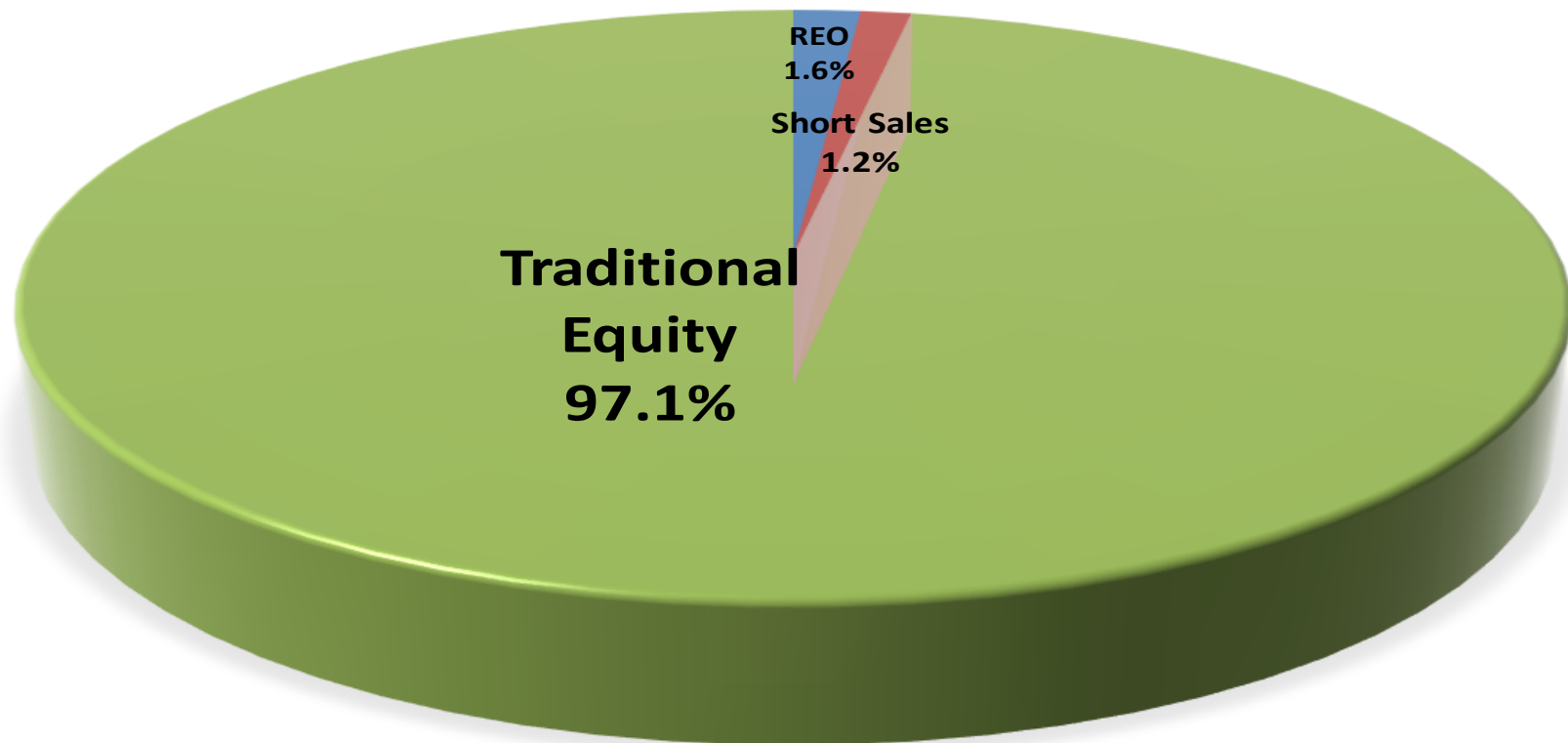
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Last Month's Closings by Type



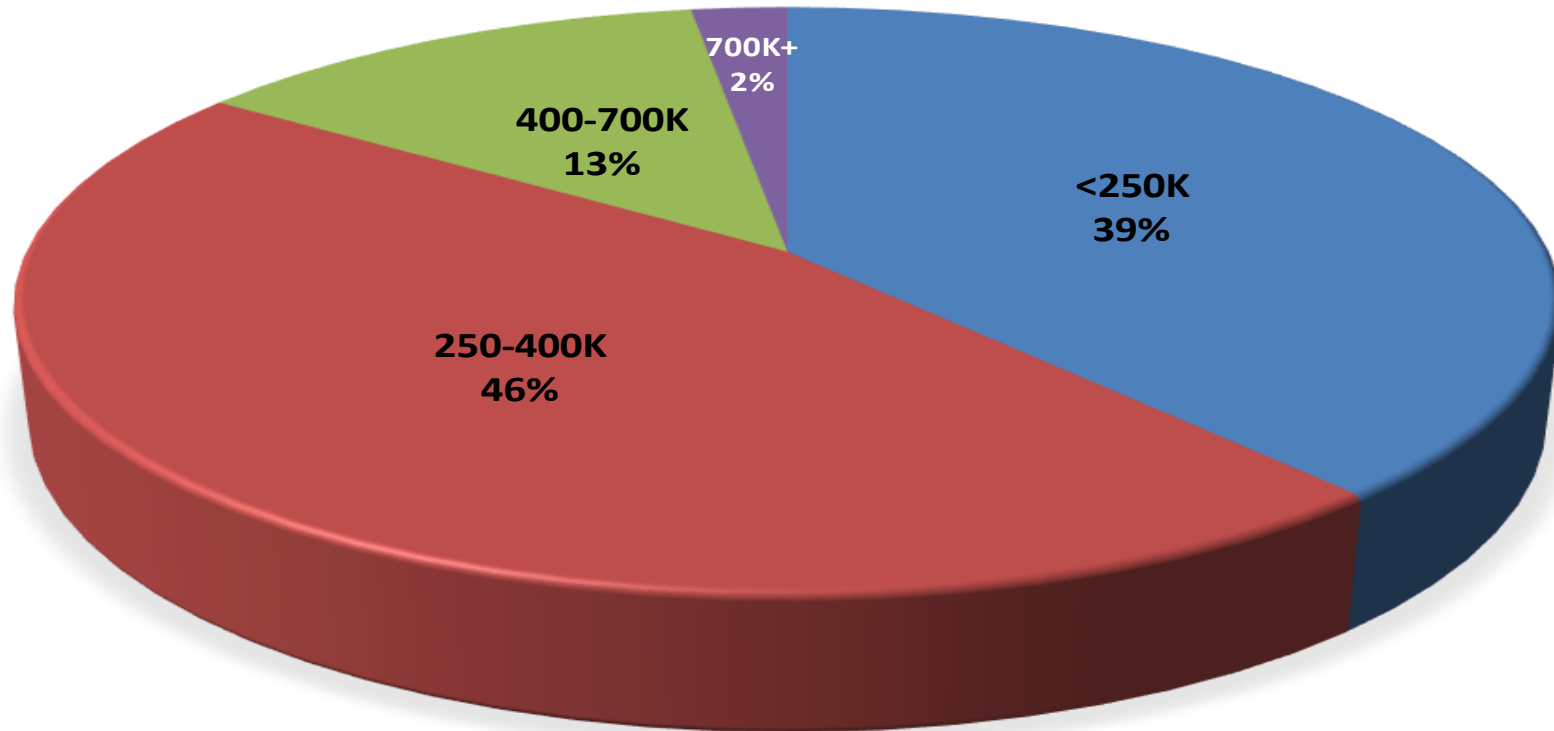
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Closed Units by Price Point



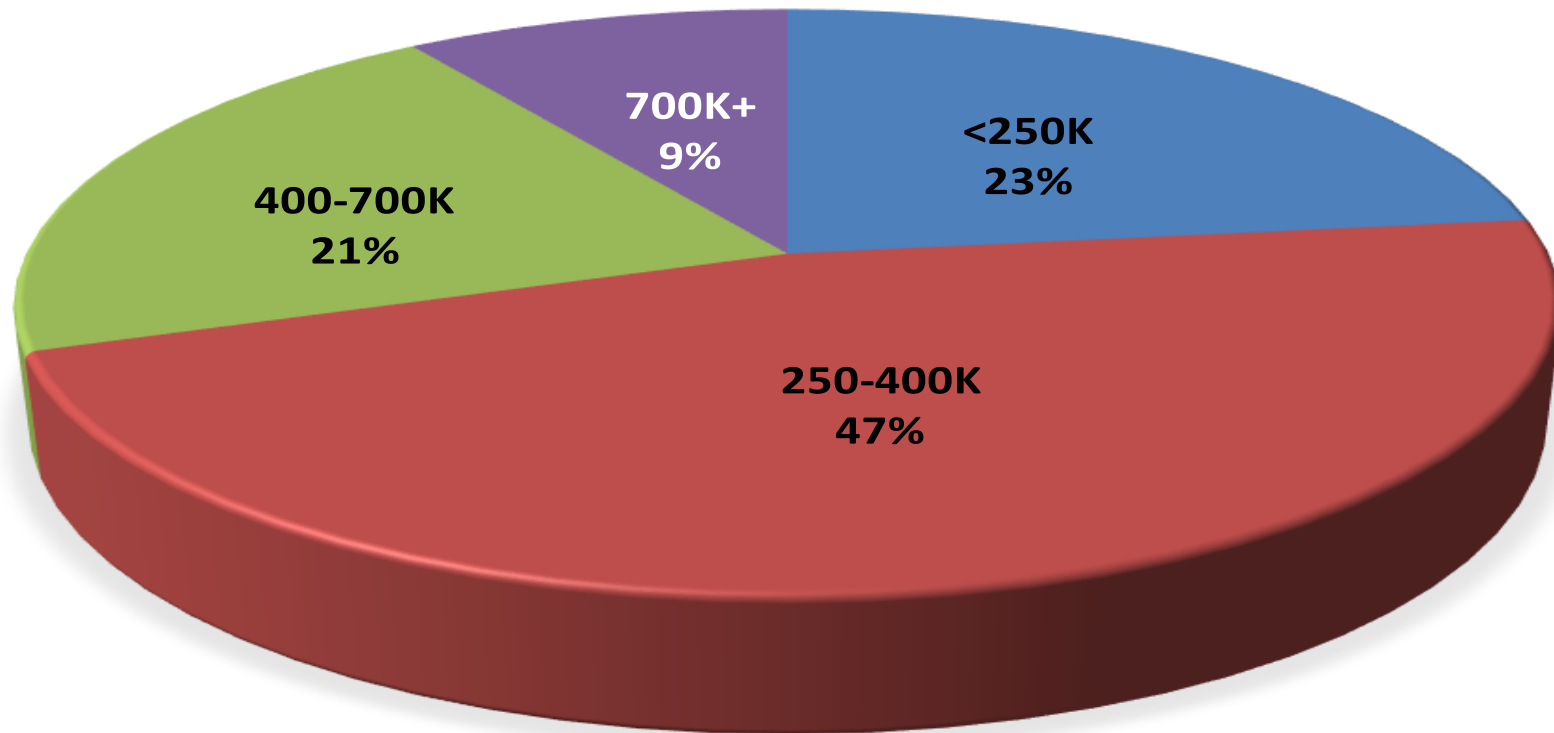
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CLOSED VOLUME BY PRICE POINT



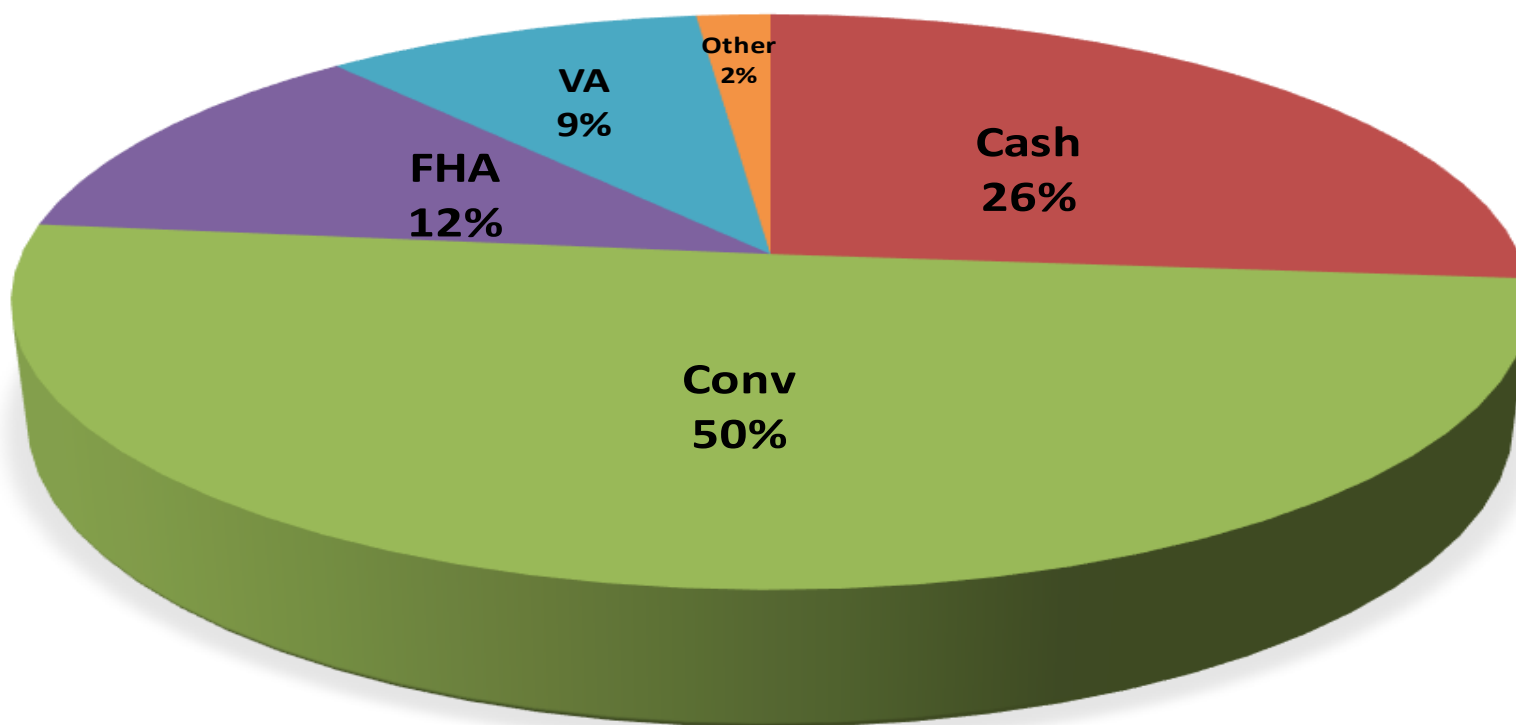
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Last Month's Closings by Sold Terms



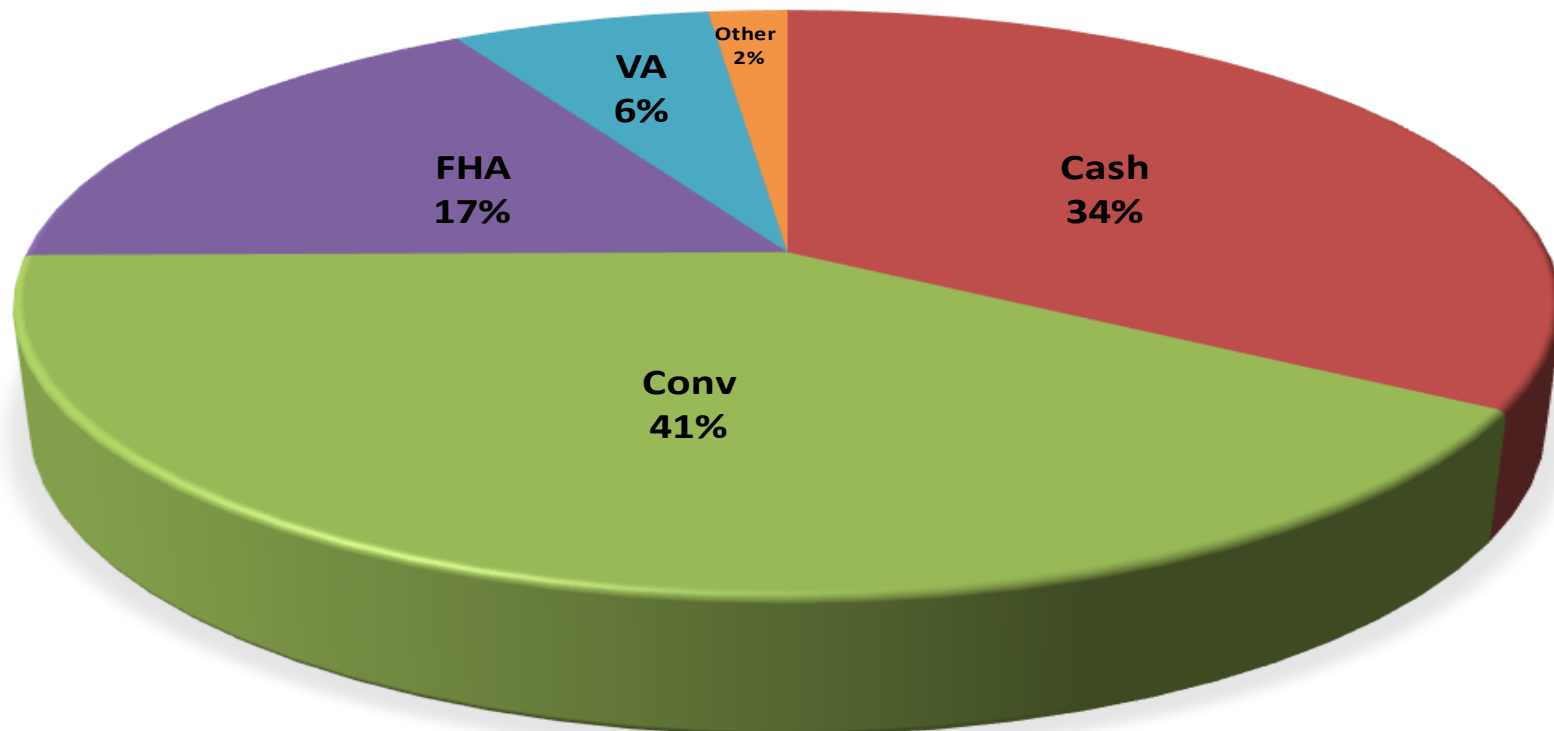
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**Closings By Sold Terms
Closings Less Than \$250,000**



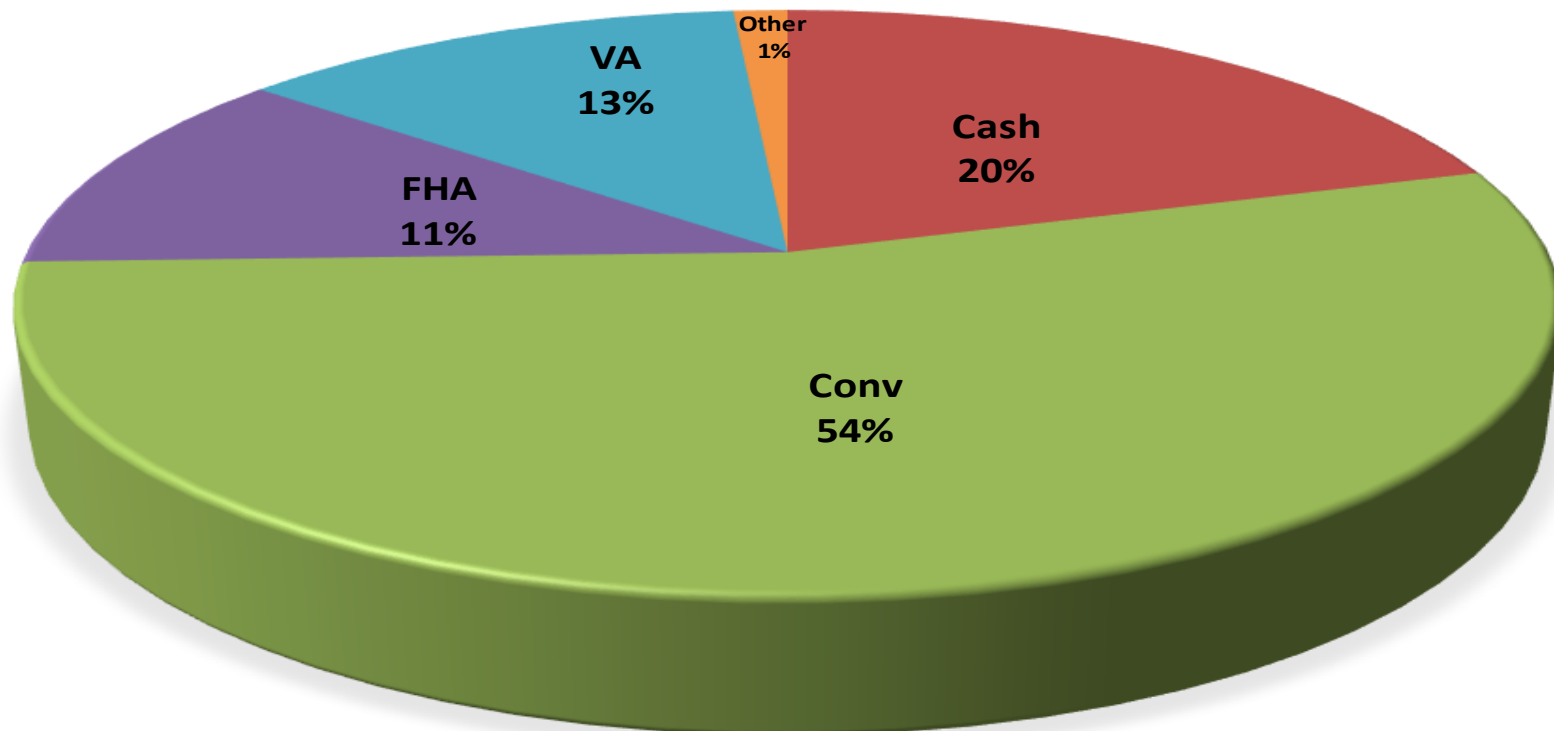
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



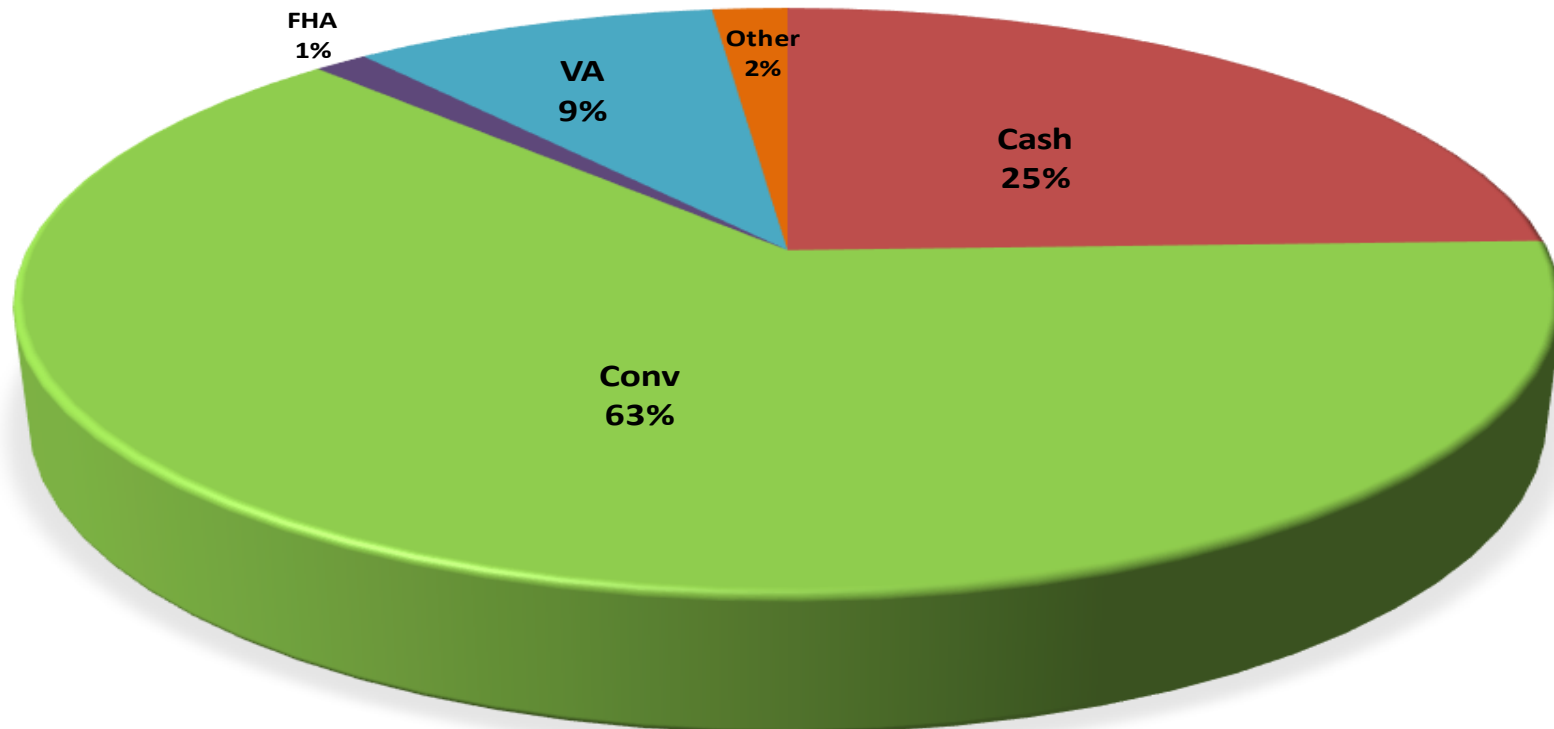
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

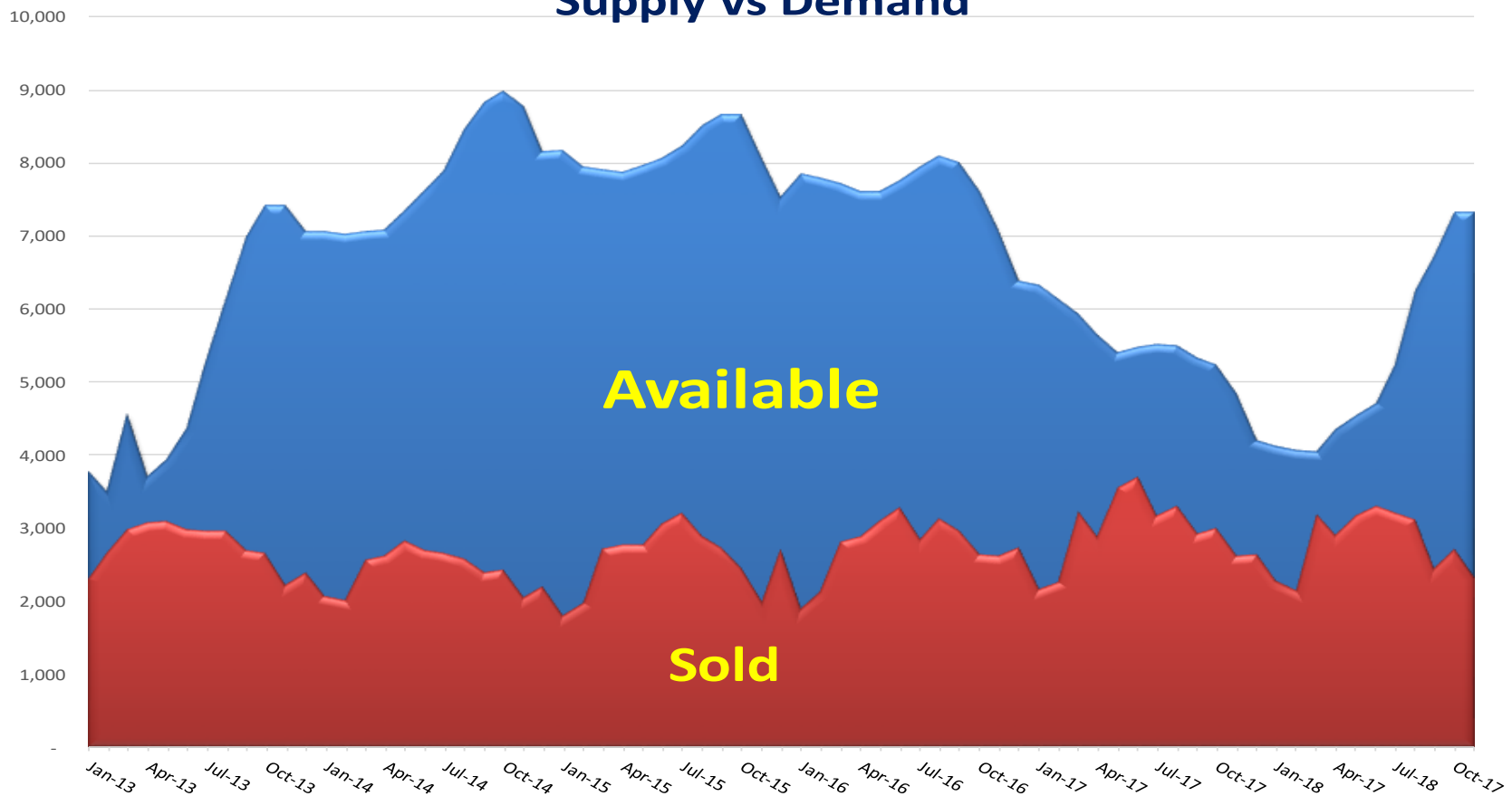




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Single Family Residences (SFR) Supply vs Demand



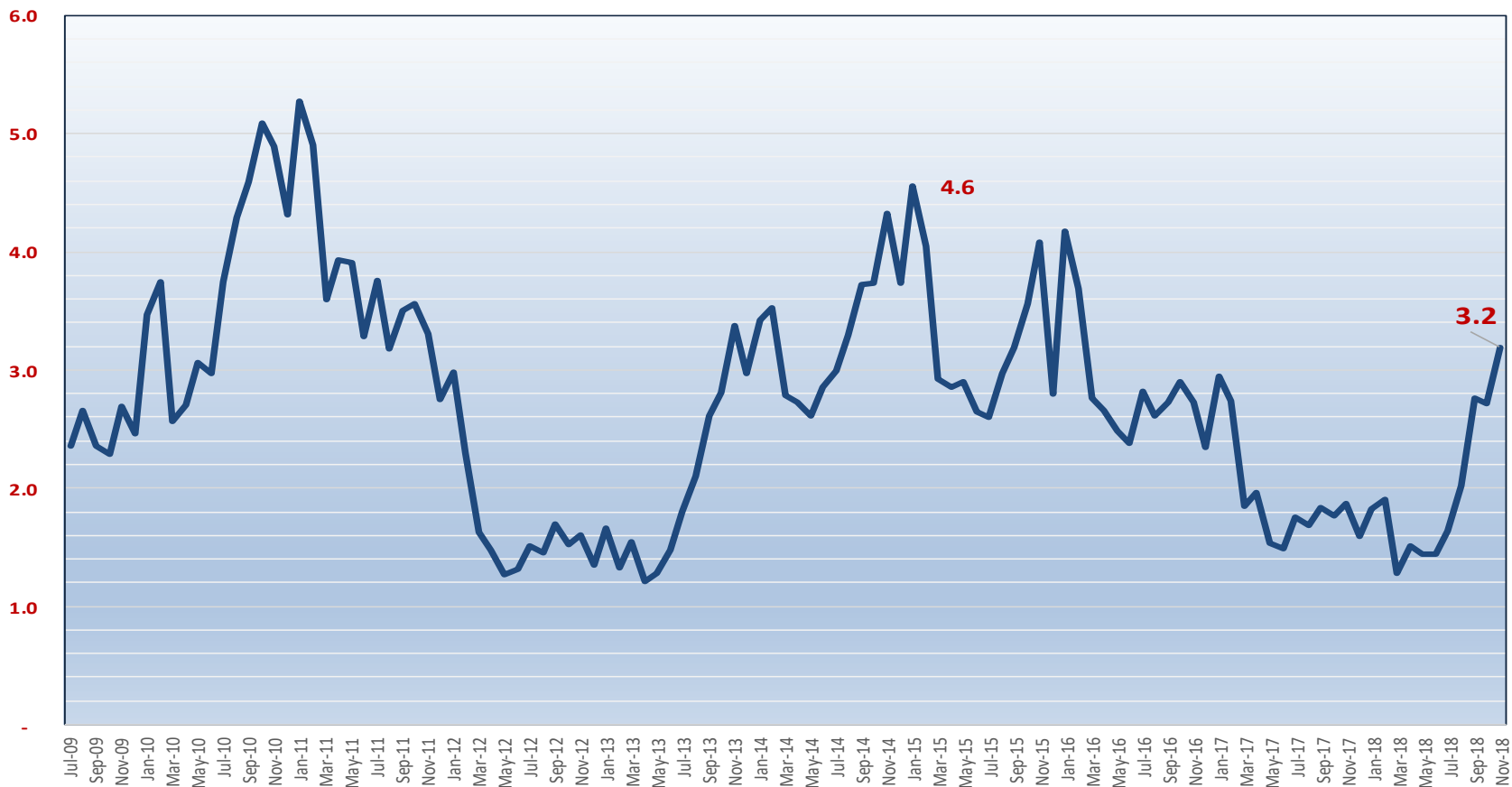
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Single Family Residential Homes Months of Inventory



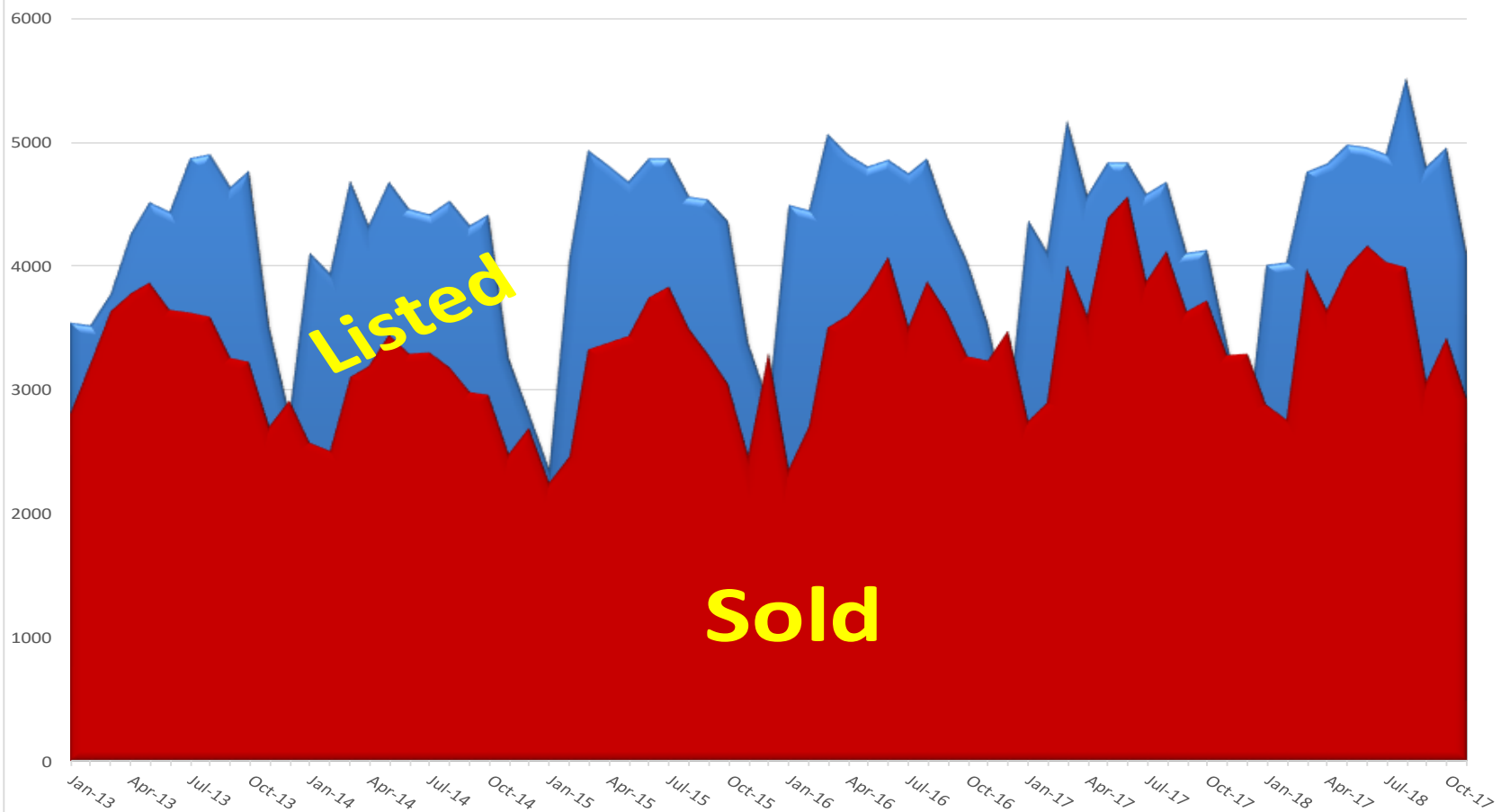
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Residential Listings Taken vs Listings Sold



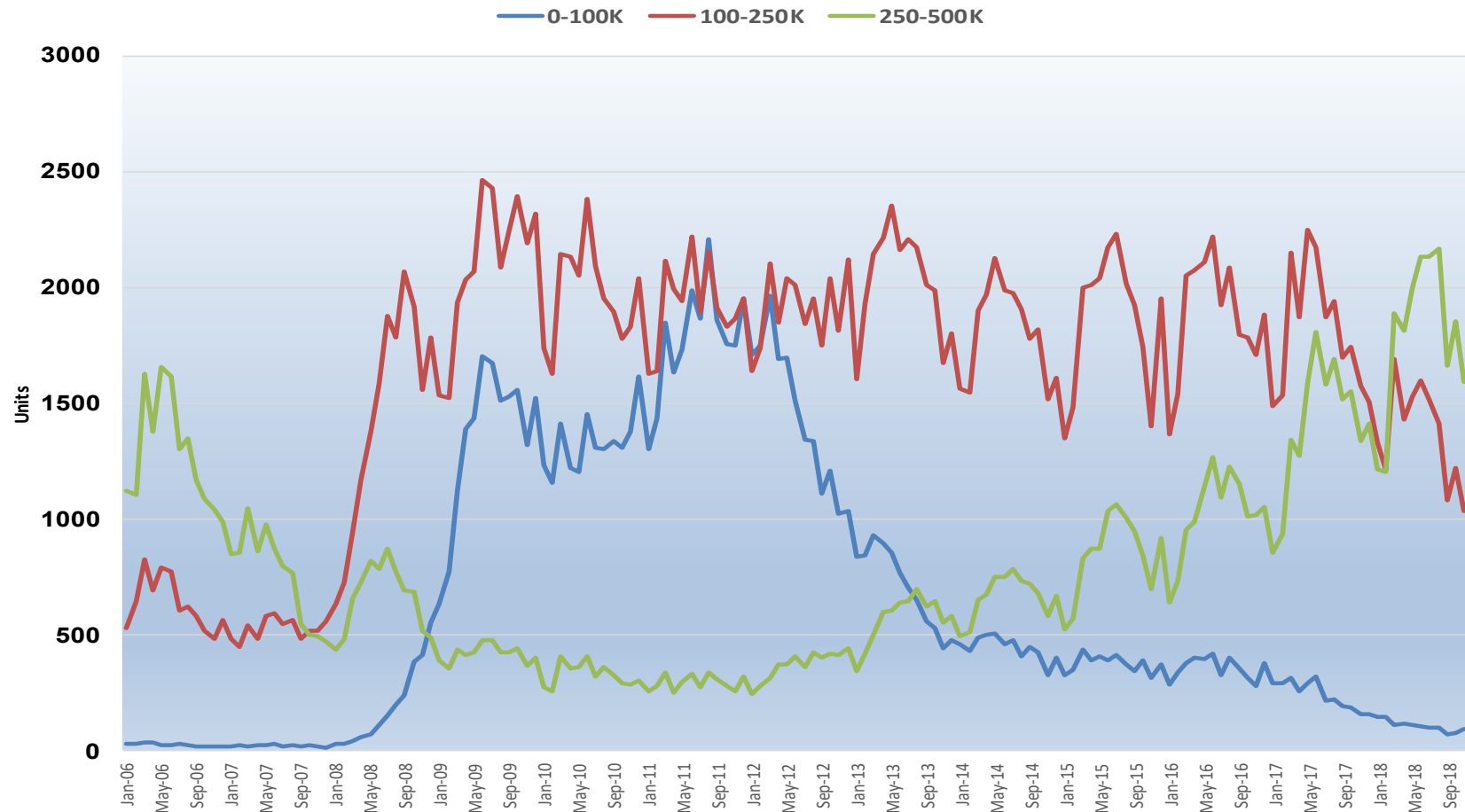
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Closed Units By Price Point



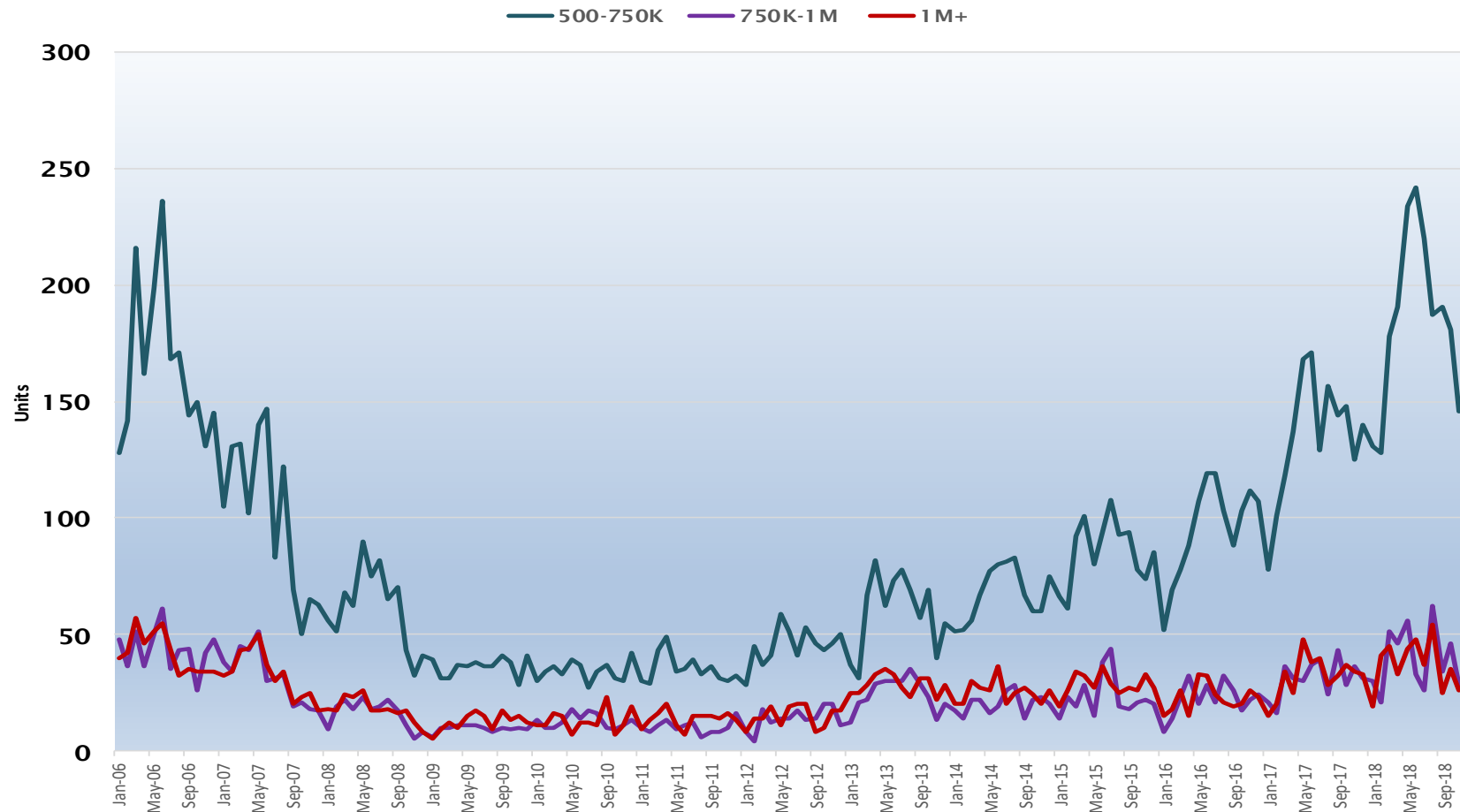
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Closed Units By Price Point



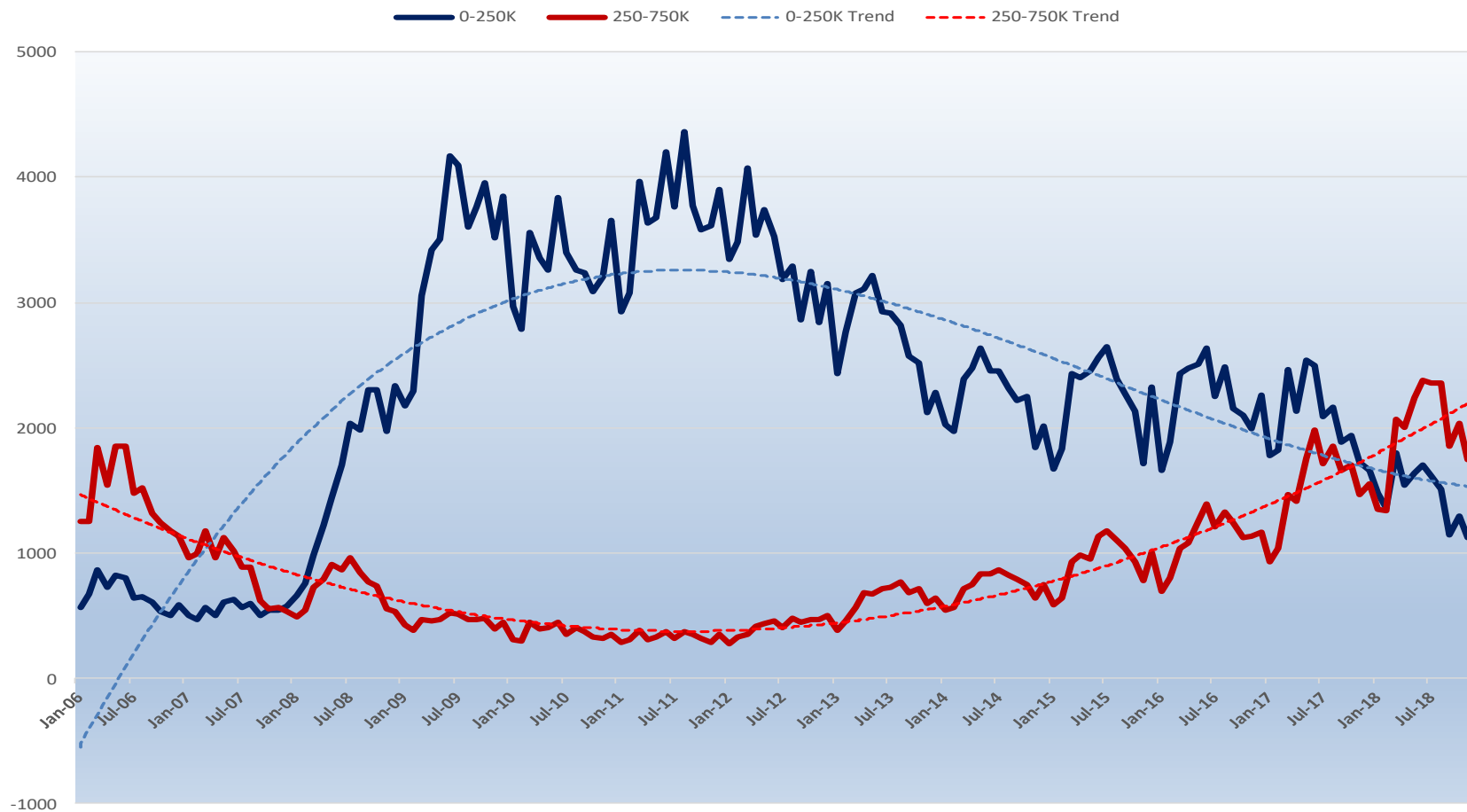
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Residential Closed Units Trend by Price Point



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