



EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2019

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	7,689	2,852	1,823	335,000	514,720	300,000	351,518	4.2	23.7%	45
CON/TWH	1,817	712	482	169,000	191,414	170,000	184,367	3.8	26.5%	46
<i>Total Residential</i>	<i>9,506</i>	<i>3,564</i>	<i>2,305</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>4.1</i>	<i>24.2%</i>	<i>55</i>
Hi-Rise	430	71	47	457,000	865,842	322,500	520,430	10.1	10.9%	58
Multiple Dwelling	125	49	17	335,000	398,696	297,000	300,306	7.4	13.6%	21
Vacant Land	2,357	155	100	69,000	343,476	68,500	156,067	23.6	4.2%	186
	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+	532	74	30	1,750,000	2,794,139	1,344,000	1,794,081	20	0.8%	82

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

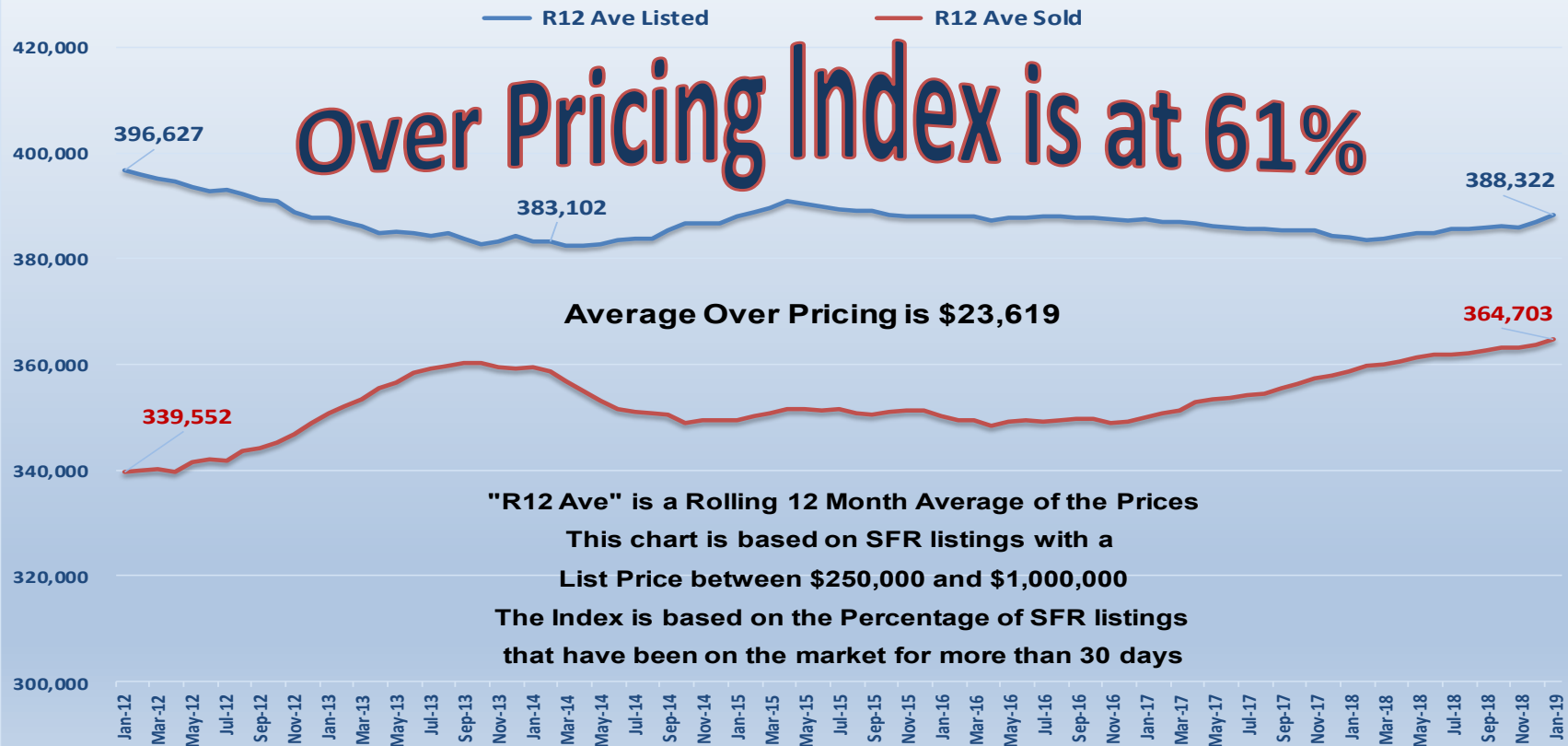
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Greater Las Vegas SFR Average List vs Closed Sale Prices

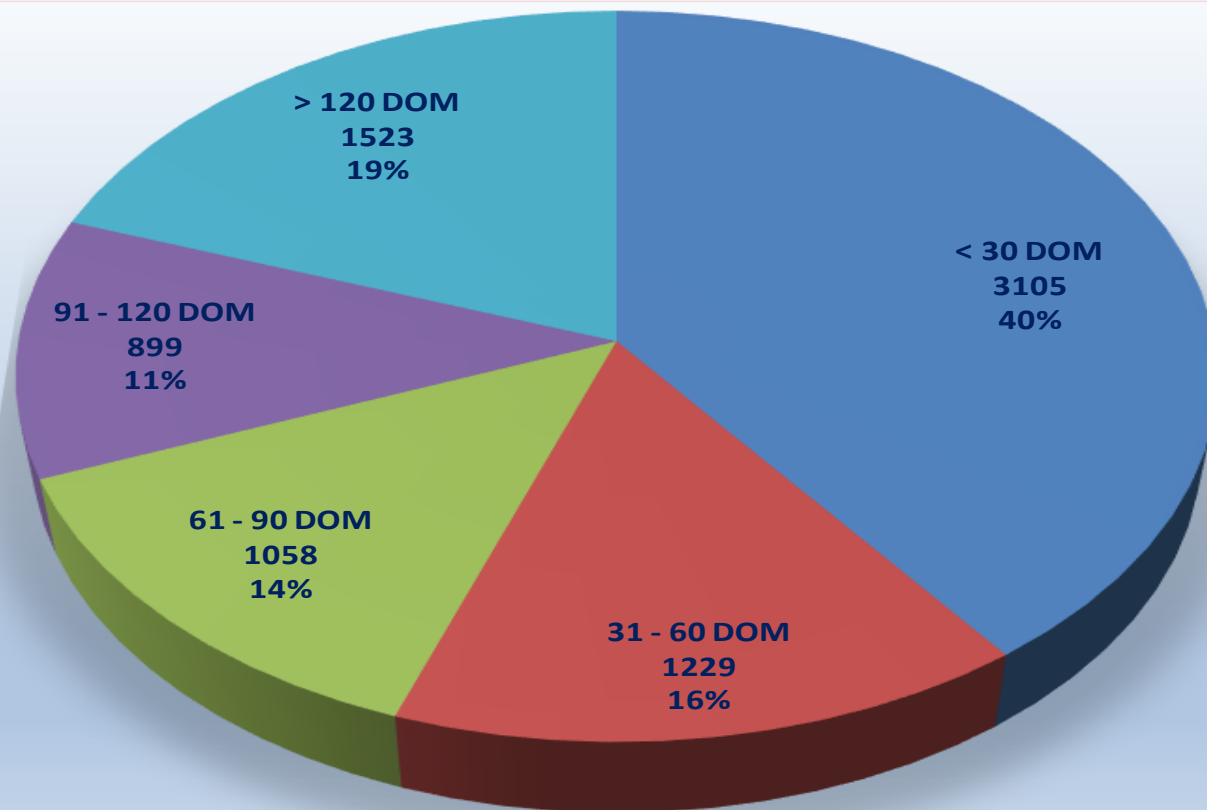




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Available SFR Inventory Days on Market With No Current Offer

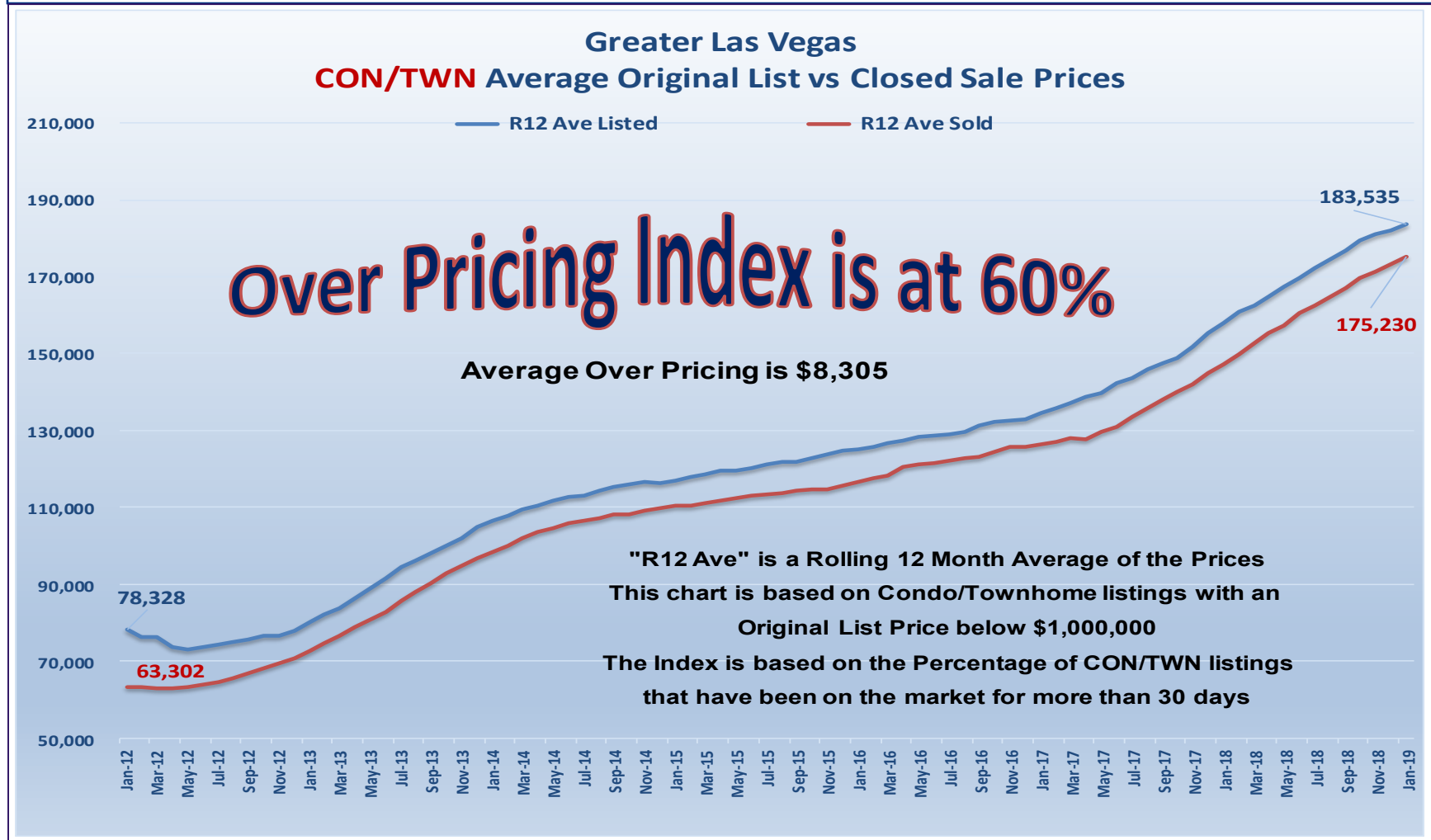


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SFR Closed Sales in Selected Communities - Last Six Months

	2018 Aug	Sep	Oct	Nov	Dec	2019 Jan	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	34	27	30	18	15	18	■ _ _ _ _ _	4	37
Ant hem	17	18	17	8	9	8	■ ■ _ _ _ _	6	69
Centennial Hills	48	28	34	30	21	21	■ _ _ _ _ _	4	27
Desert /South Shores	27	15	16	14	14	12	■ _ _ _ _ _	5	47
Green Valley	56	31	44	38	35	32	■ _ _ _ _ _	3	44
Green Valley Ranch	22	18	14	11	12	11	■ _ _ _ _ _	4	57
Inspirada	20	15	27	19	19	11	■ _ ■ _ _ _	5	82
Iron Mountain Ranch	8	10	14	13	7	6	■ _ ■ _ _ _	5	26
Lake Las Vegas	15	8	5	4	6	5	■ _ _ _ _ _	12	114
Mountains Edge	86	49	63	44	52	30	■ _ _ _ _ _	7	62
Peccole Ranch	14	8	11	12	6	7	■ _ _ _ _ _	4	80
Providence	48	46	43	33	33	23	■ ■ ■ _ _ _	5	35
Red Rock Country Club	10	5	6	3	5	5	■ _ _ _ _ _	8	98
Rhodes Ranch	26	16	17	18	9	9	■ _ _ _ _ _	9	50
Seven Hills	11	10	10	6	8	8	■ ■ ■ _ _ _	9	57
Siena (SFR & TWH)	16	10	11	11	8	16	■ _ _ _ _ ■	3	59
Silverado Ranch	55	29	45	42	26	27	■ _ _ _ _ _	3	42
Silverstone Ranch	15	4	13	8	10	6	■ _ ■ _ _ _	4	38
Southern Highlands	36	48	46	23	41	23	■ _ _ _ _ _	7	57
Spring Valley	29	18	25	28	28	12	■ _ _ _ _ _	6	37
Summerlin	53	55	52	43	47	35	■ ■ ■ _ _ _	6	45
Sun City Anthem	35	18	42	25	18	27	■ _ ■ _ _ _	4	72
Sun City Summerlin	33	30	24	27	27	19	■ _ _ _ _ _	4	53
The Lakes	25	14	24	16	8	4	■ _ ■ _ _ _	18	15
Other Groups									
Boulder City	25	17	17	19	13	11	■ _ _ _ _ _	8	36
Pahrump/Nye	42	30	42	40	37	38	■ _ ■ _ _ _	6	52
High Rise Sales	92	65	85	61	56	46	■ _ ■ _ _ _	11	58
Luxury Sales (\$1M+)	62	28	40	30	37	29	■ _ _ _ _ _	21	82

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

	2018 August	September	October	November	December	2019 January	Price Movement
Aliante	357,406	342,004	370,473	334,247	332,287	353,878	
Anthem	442,353	406,439	423,518	498,750	444,578	480,738	
Centennial Hills	369,050	379,014	371,556	348,321	365,019	382,069	
Desert /South Shores	373,270	446,600	382,950	360,536	327,944	396,771	
Green Valley	378,686	350,502	386,461	379,949	381,833	390,539	
Green Valley Ranch	374,577	421,128	375,846	416,509	406,008	649,636	
Inspirada	417,697	406,733	479,234	423,751	446,208	404,536	
Iron Mountain Ranch	407,450	333,400	346,921	325,292	329,357	361,500	
Lake Las Vegas	982,967	637,841	840,000	459,850	691,690	1,063,858	
Mountains Edge	337,570	344,252	333,332	339,038	337,493	379,760	
Peccole Ranch	347,036	291,000	322,000	353,117	365,000	329,629	
Providence	320,218	339,417	346,236	340,868	329,602	350,436	
Red Rock Country Club	1,163,000	983,778	1,015,845	1,345,000	1,545,111	1,219,400	
Rhodes Ranch	383,215	440,681	404,348	387,653	352,556	410,271	
Seven Hills	636,965	953,550	583,746	621,333	495,238	664,375	
Siena (SFR & TWH)	464,700	479,163	393,273	439,726	460,750	566,306	
Silverado Ranch	310,599	297,910	317,644	311,045	311,015	356,137	
Silverstone Ranch	368,767	401,975	374,685	381,988	358,969	442,058	
Southern Highlands	452,183	374,420	513,541	518,796	481,785	447,959	
Spring Valley	316,418	307,783	304,863	317,092	360,828	271,396	
Summerlin	521,978	516,902	487,502	544,272	563,103	607,569	
Sun City Anthem	447,191	431,098	439,414	435,271	414,790	459,094	
Sun City Summerlin	360,141	391,437	371,492	373,756	379,173	386,900	
The Lakes	360,926	332,232	376,481	367,094	521,238	361,000	
Other Groups							
Boulder City	444,061	463,641	350,865	335,495	467,308	401,300	
Pahrump/Nye	269,222	239,808	239,954	251,037	247,335	241,595	
High Rise Sales	518,059	437,975	468,639	497,381	499,505	520,430	
Luxury Sales (\$1M+)	1,832,544	1,644,336	2,205,862	1,927,292	1,771,488	1,794,081	

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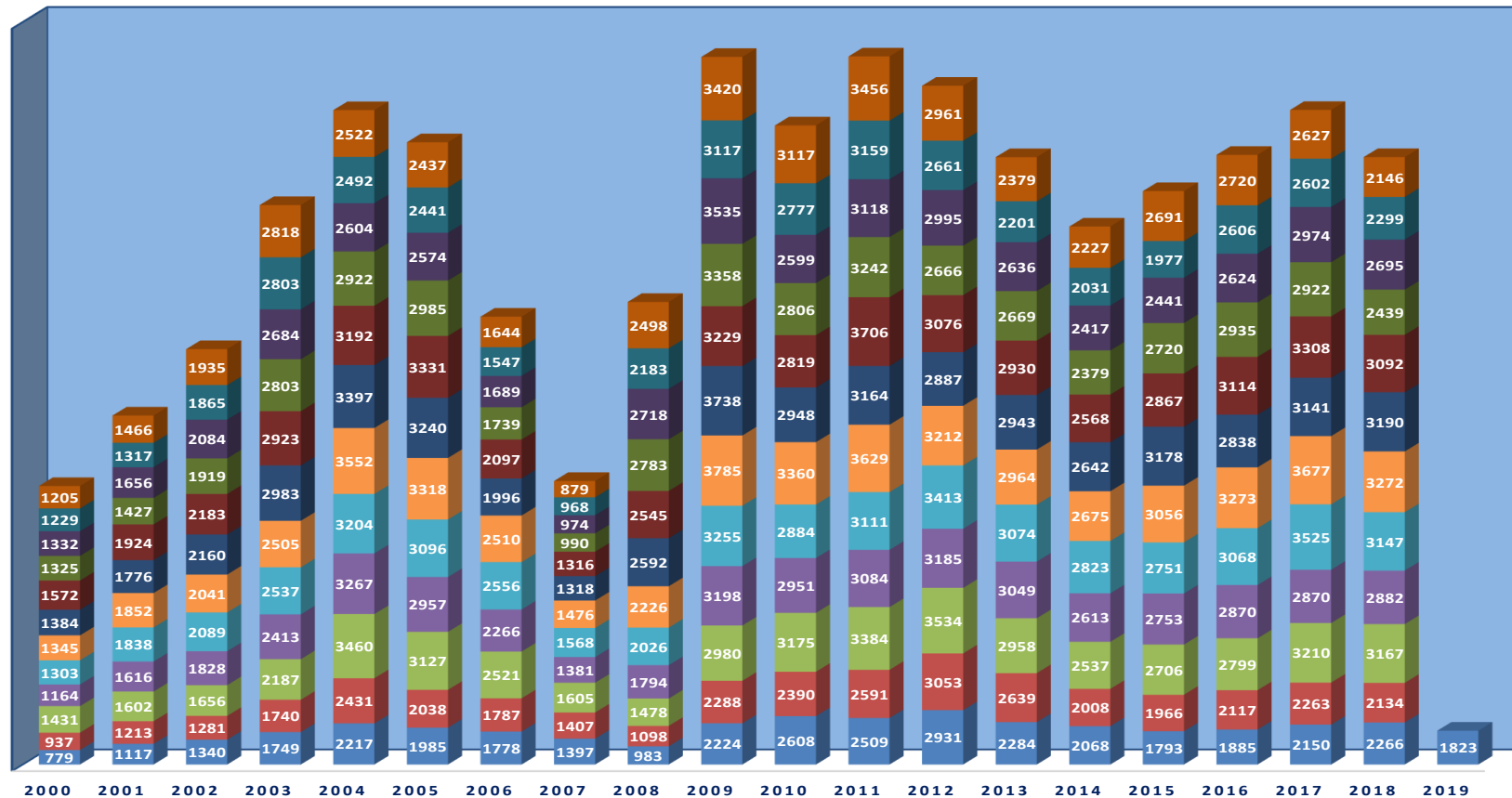


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



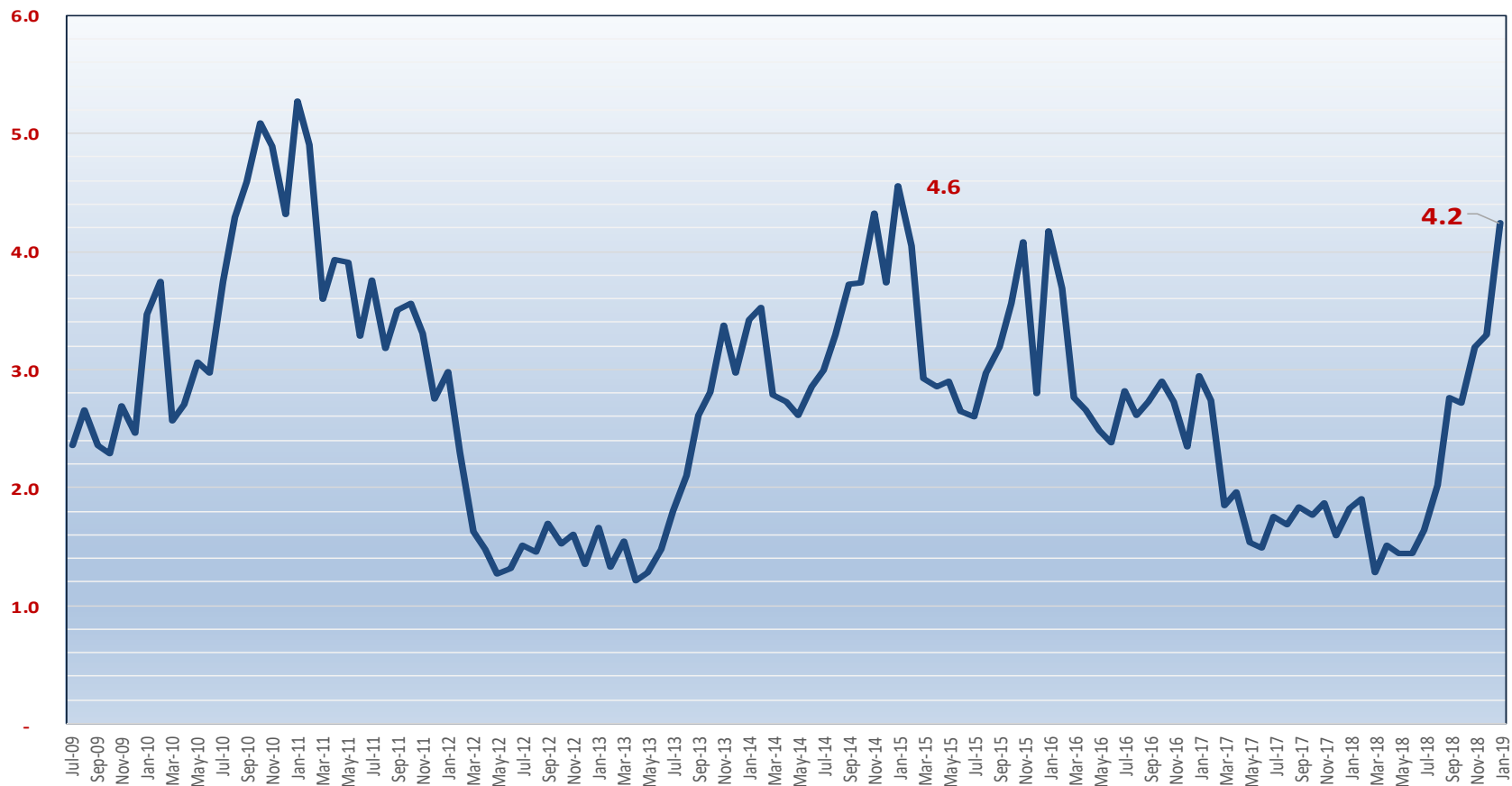
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Single Family Residential Homes Months of Inventory



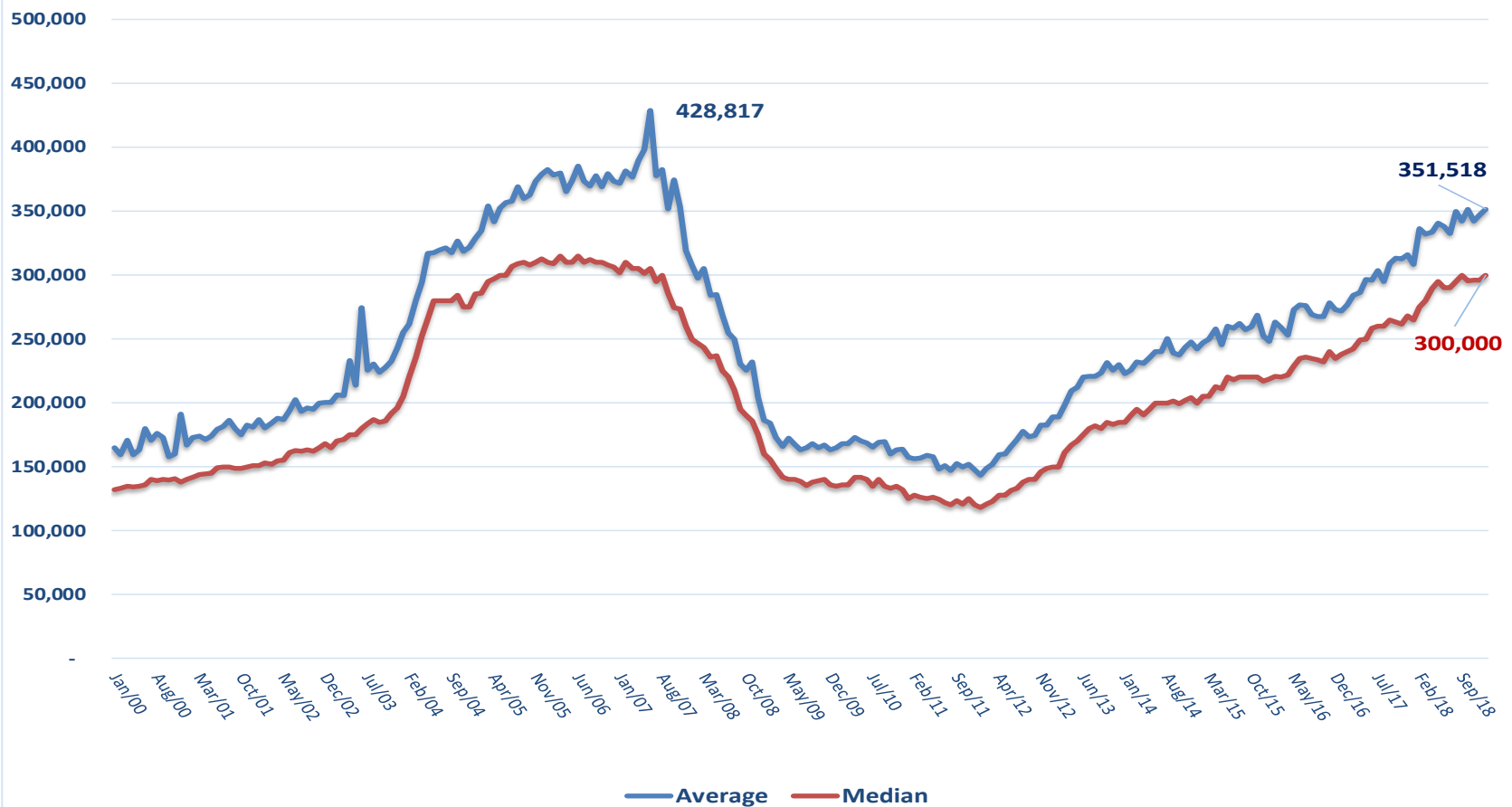
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SFR Market Prices



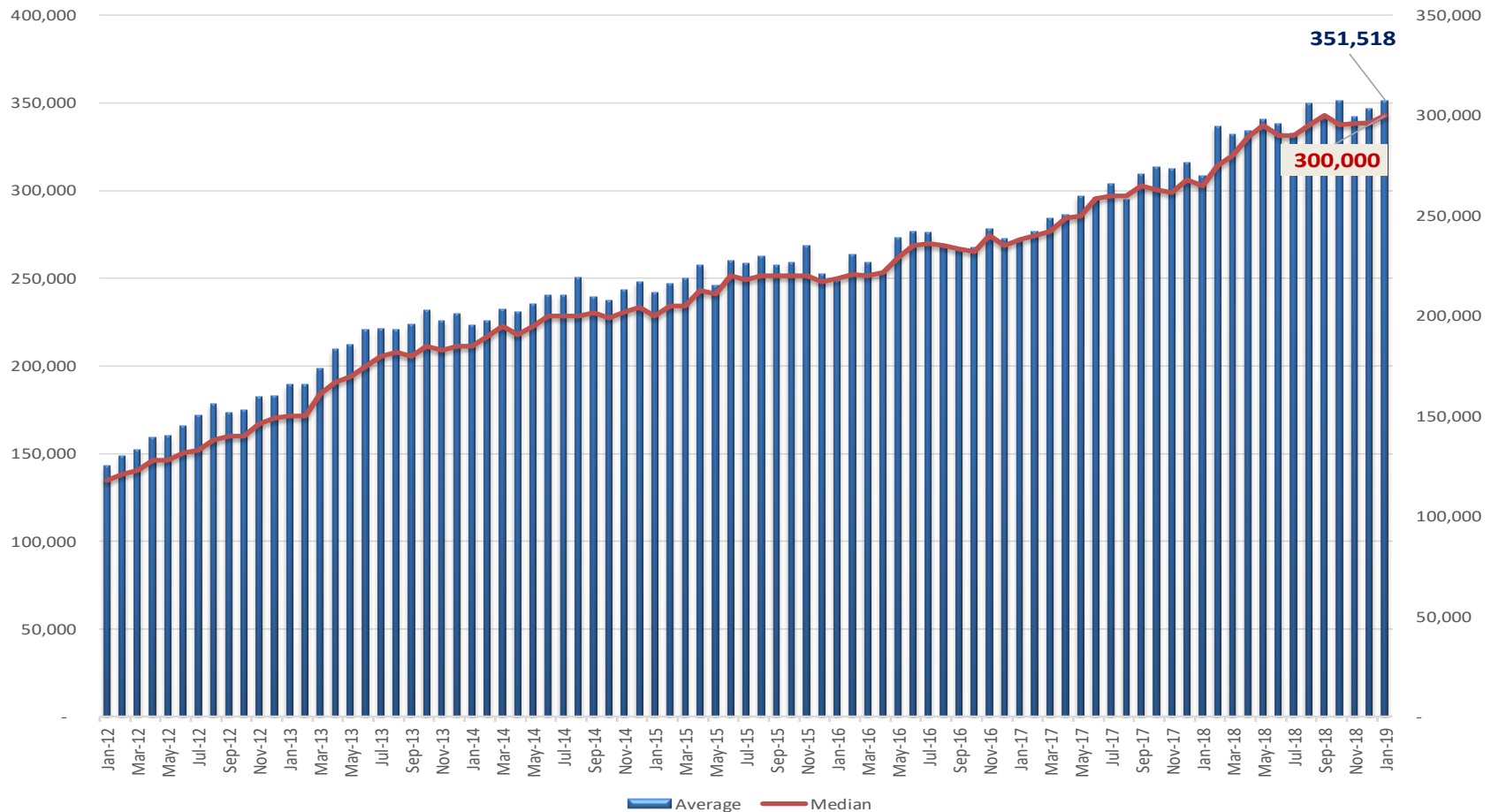
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Las Vegas Market Update - February 2019

Single Family Residential Price Trend



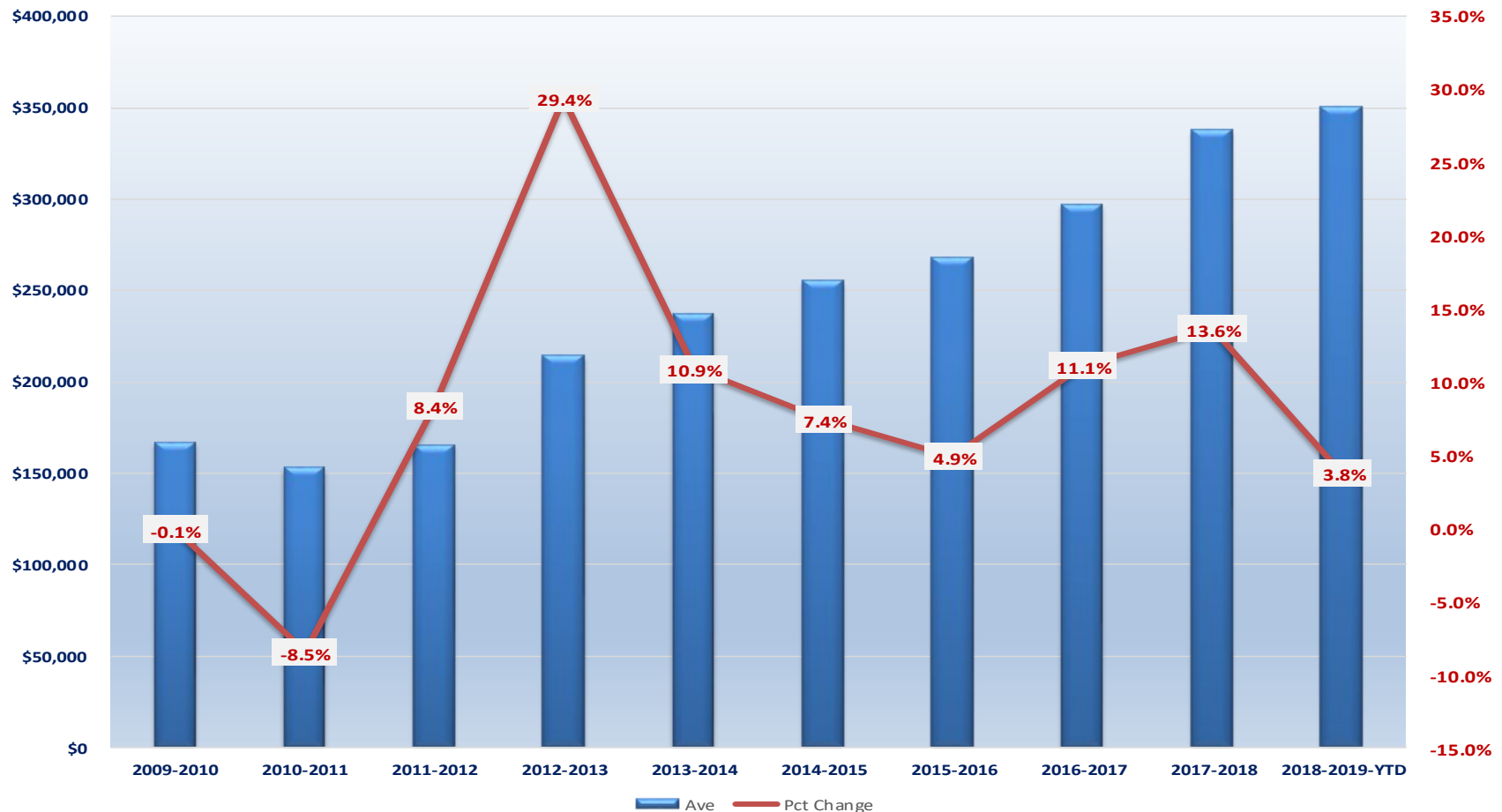
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SFR Average Price and Year Over Year Percent Change



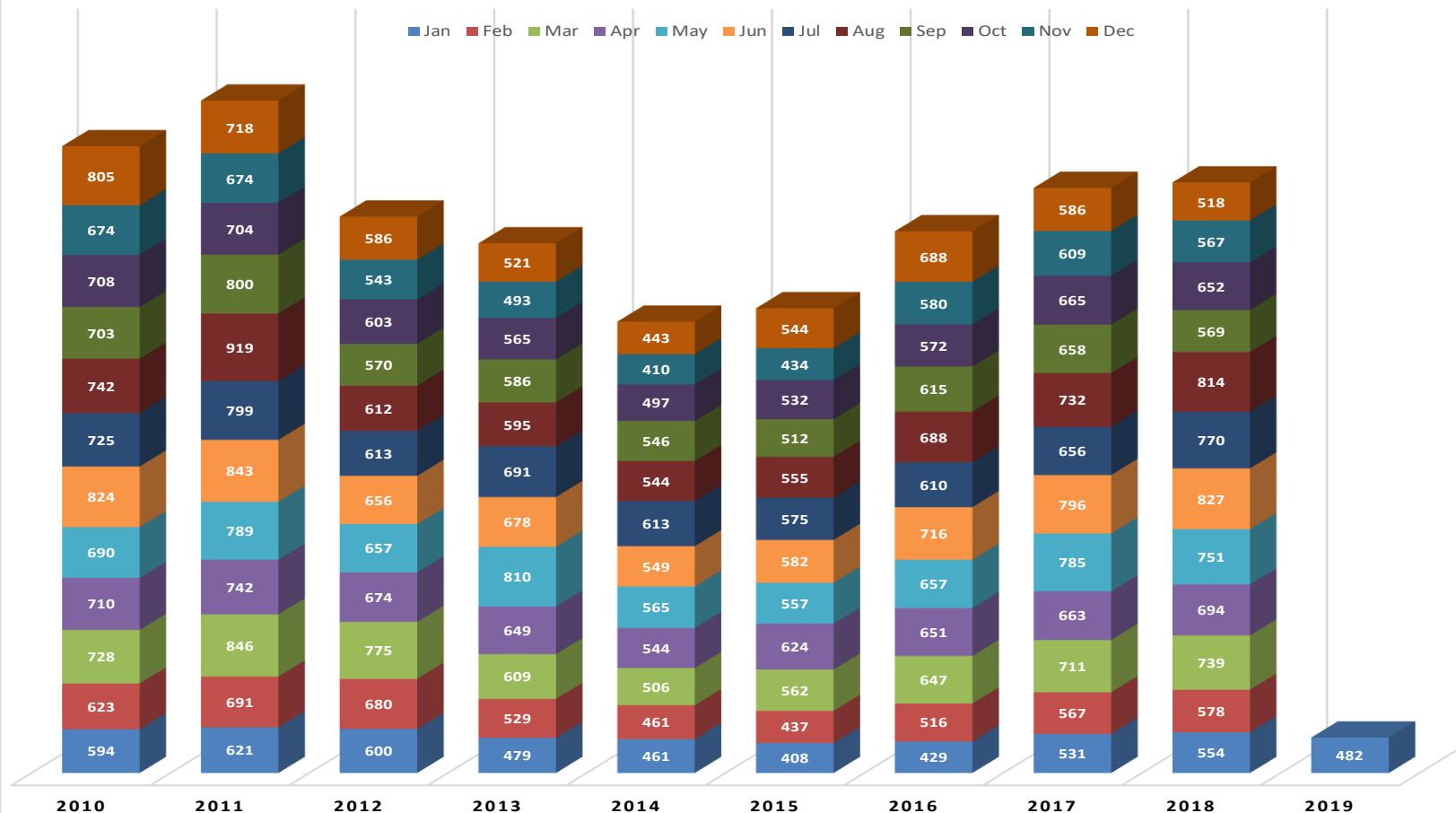
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CONDO / TOWNHOME CLOSINGS



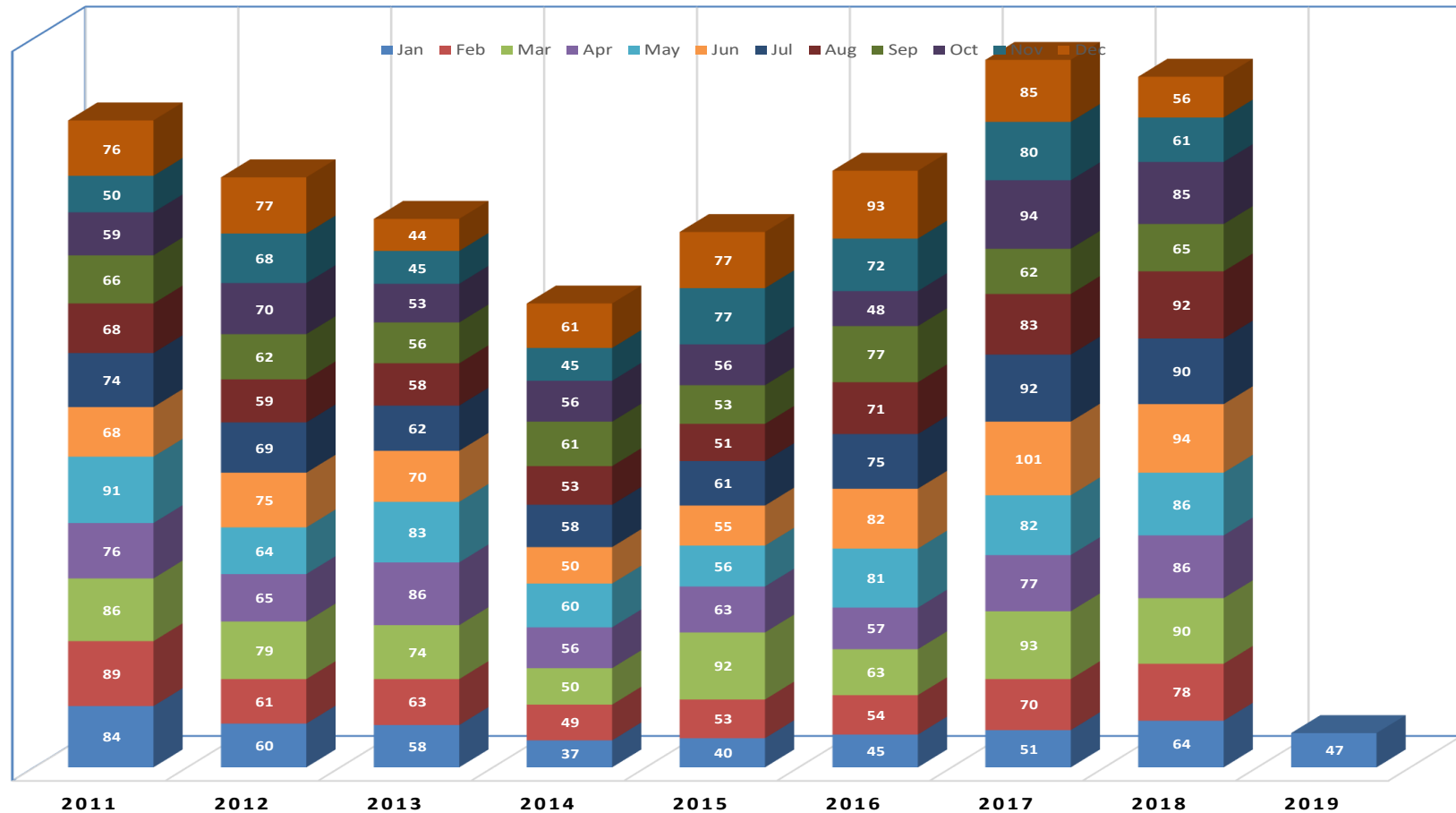
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Vertical / Hi-Rise Closings



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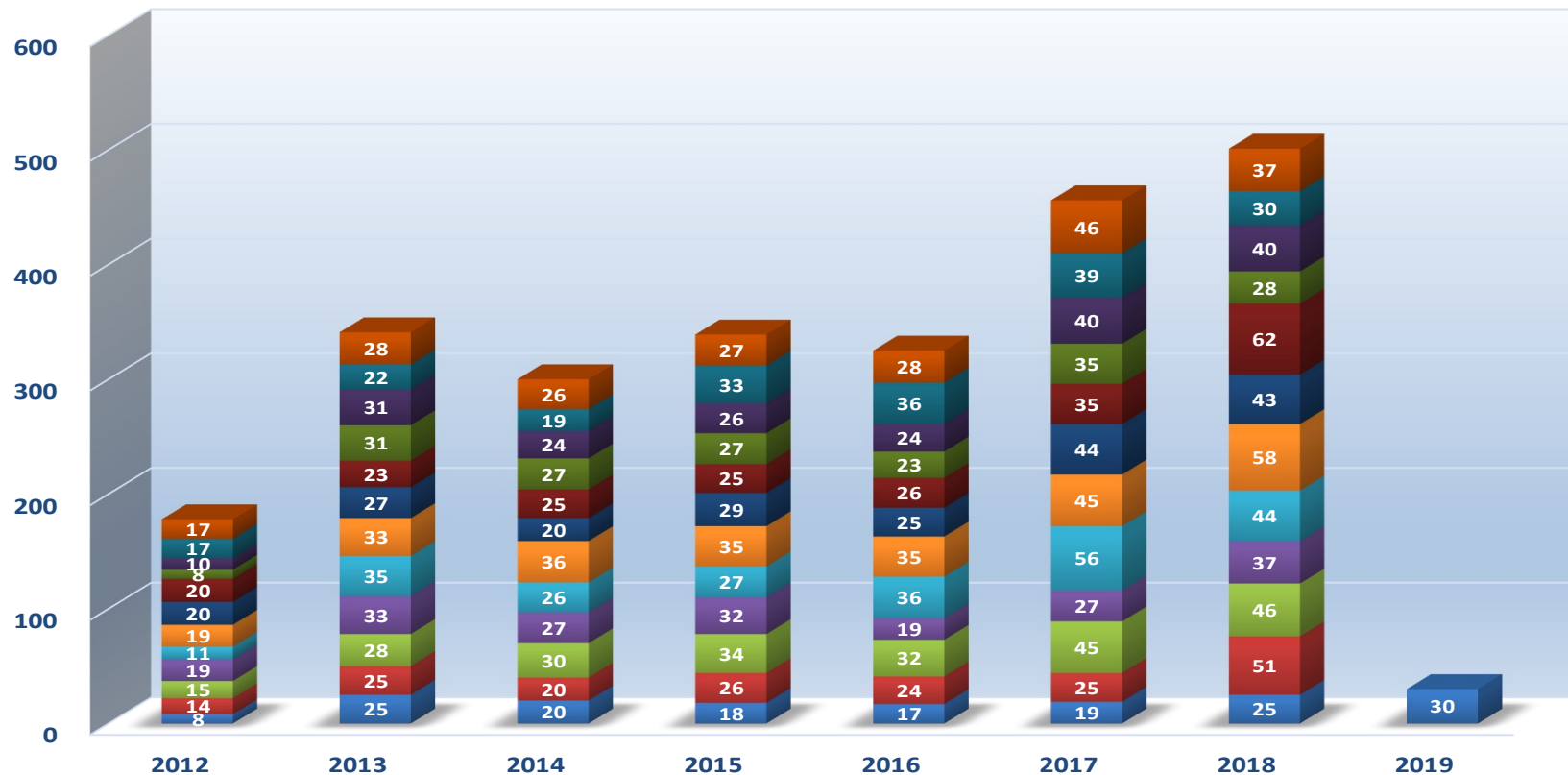


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



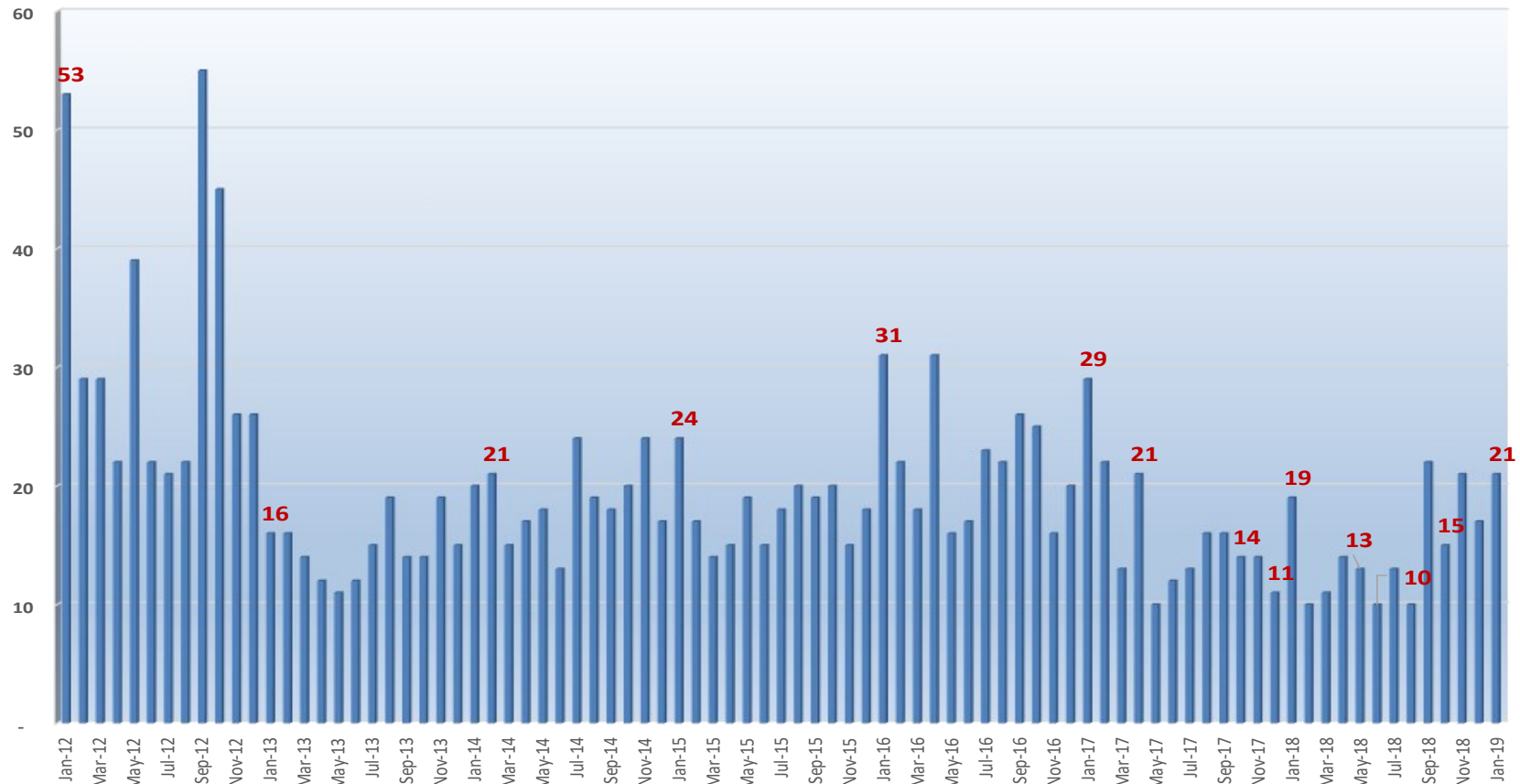
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Luxury Market - \$1,000,000 and Over Months of Inventory



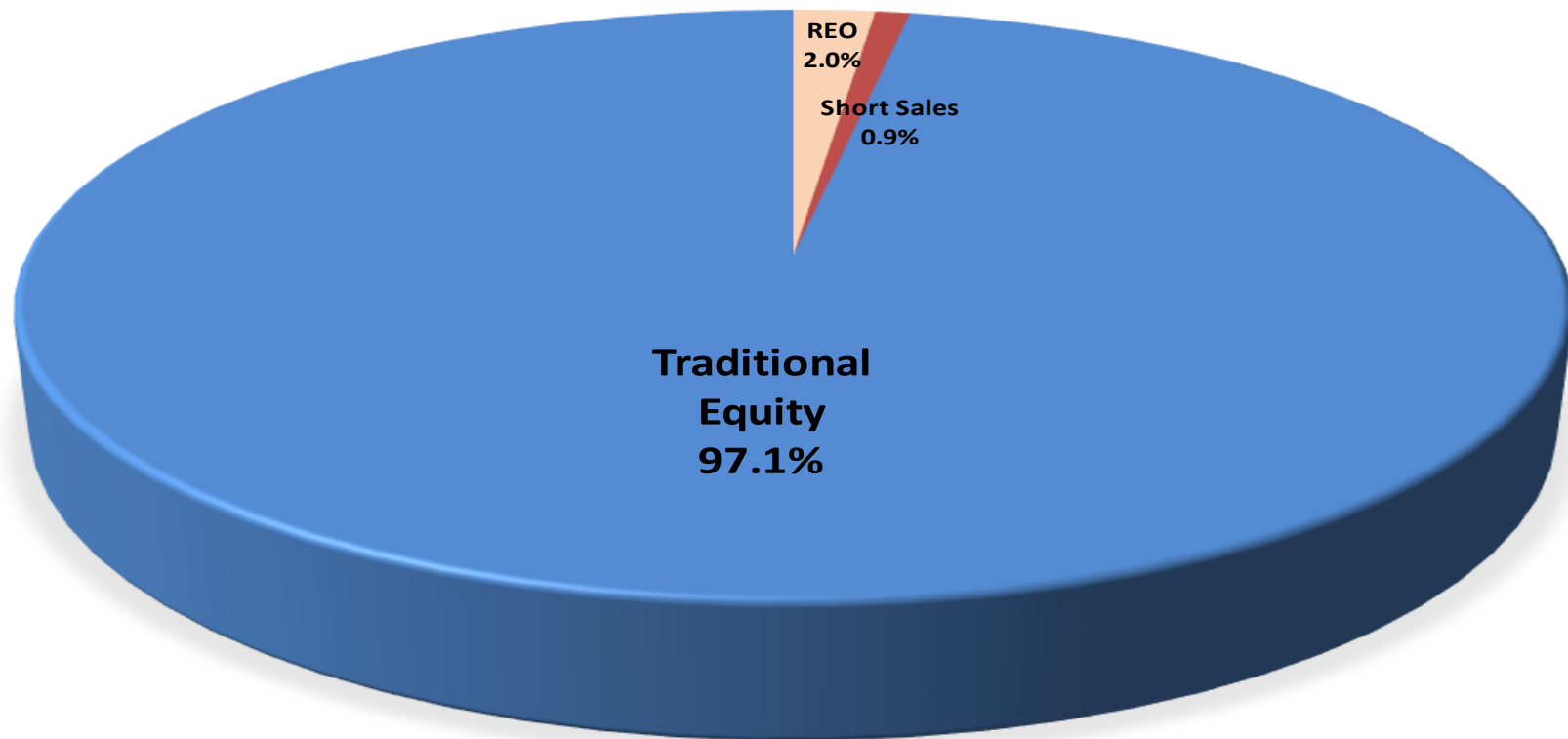
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Last Month's Closings by Type



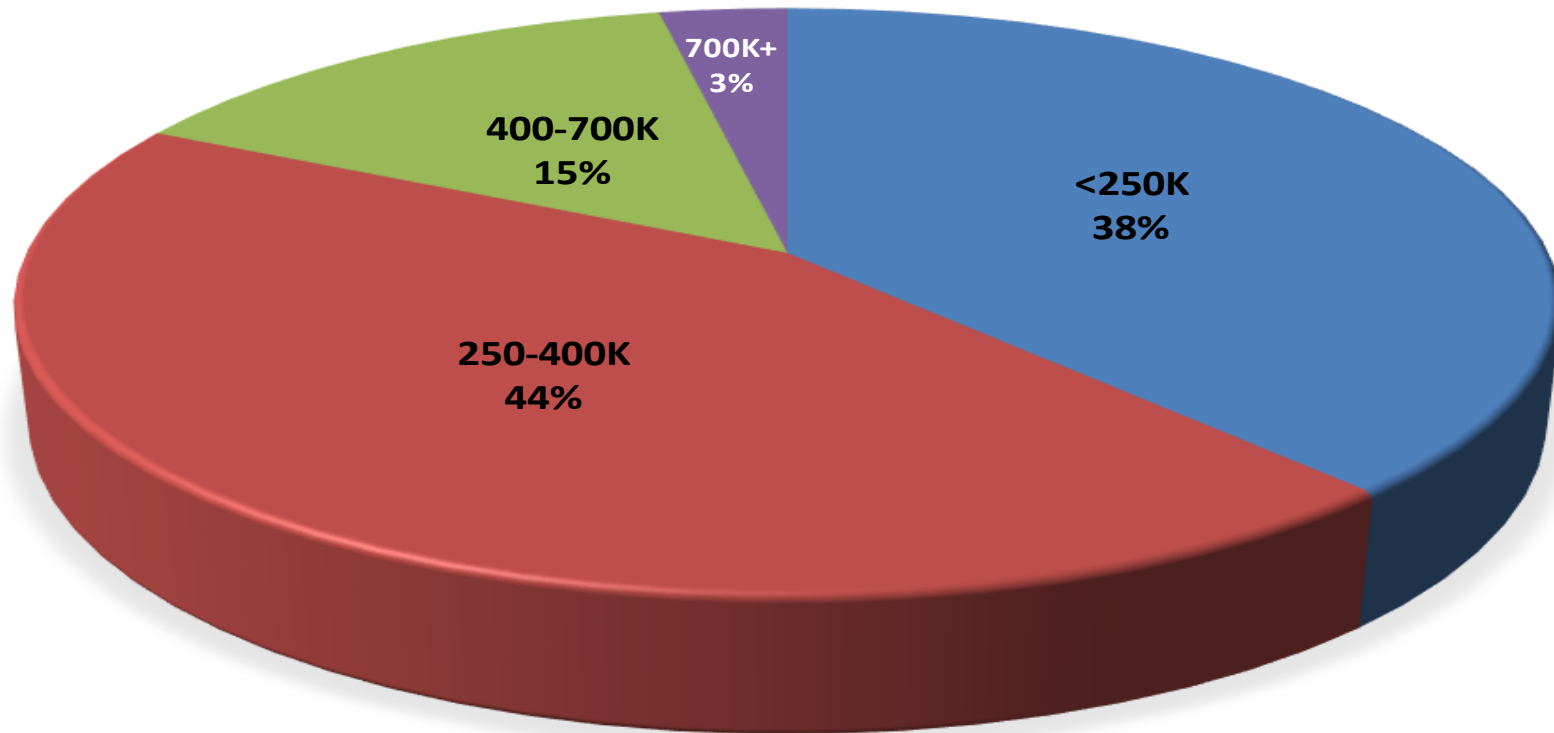
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Closed Units by Price Point



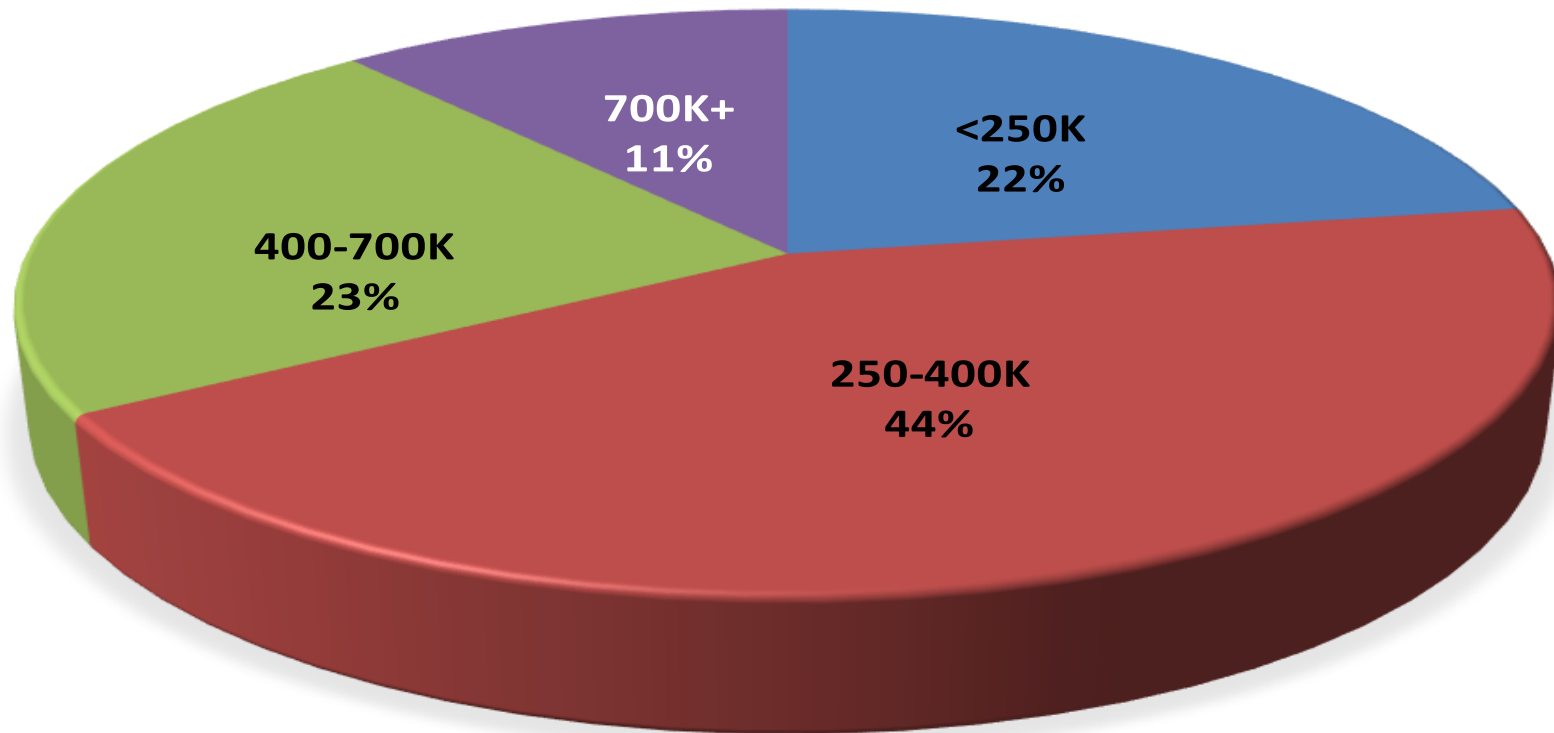
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CLOSED VOLUME BY PRICE POINT



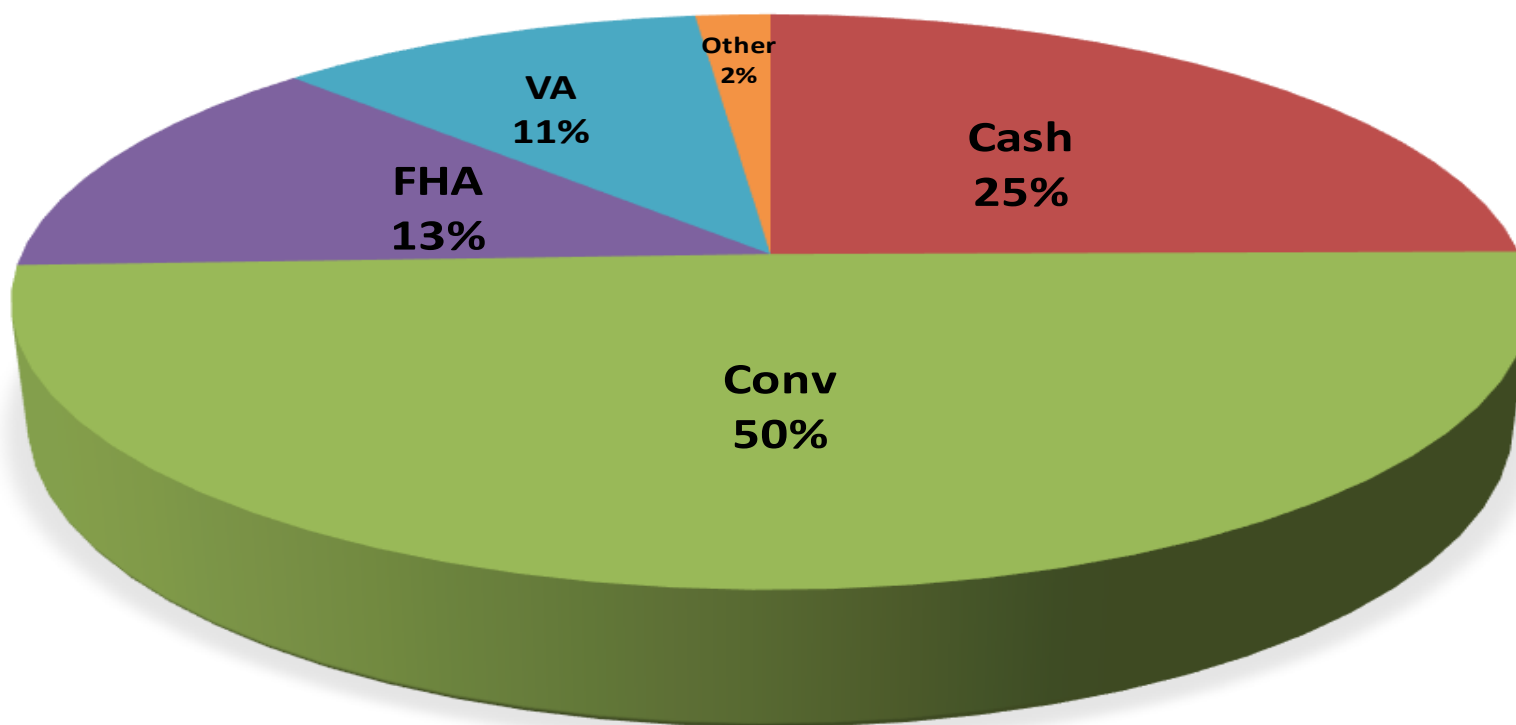
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Last Month's Closings by Sold Terms



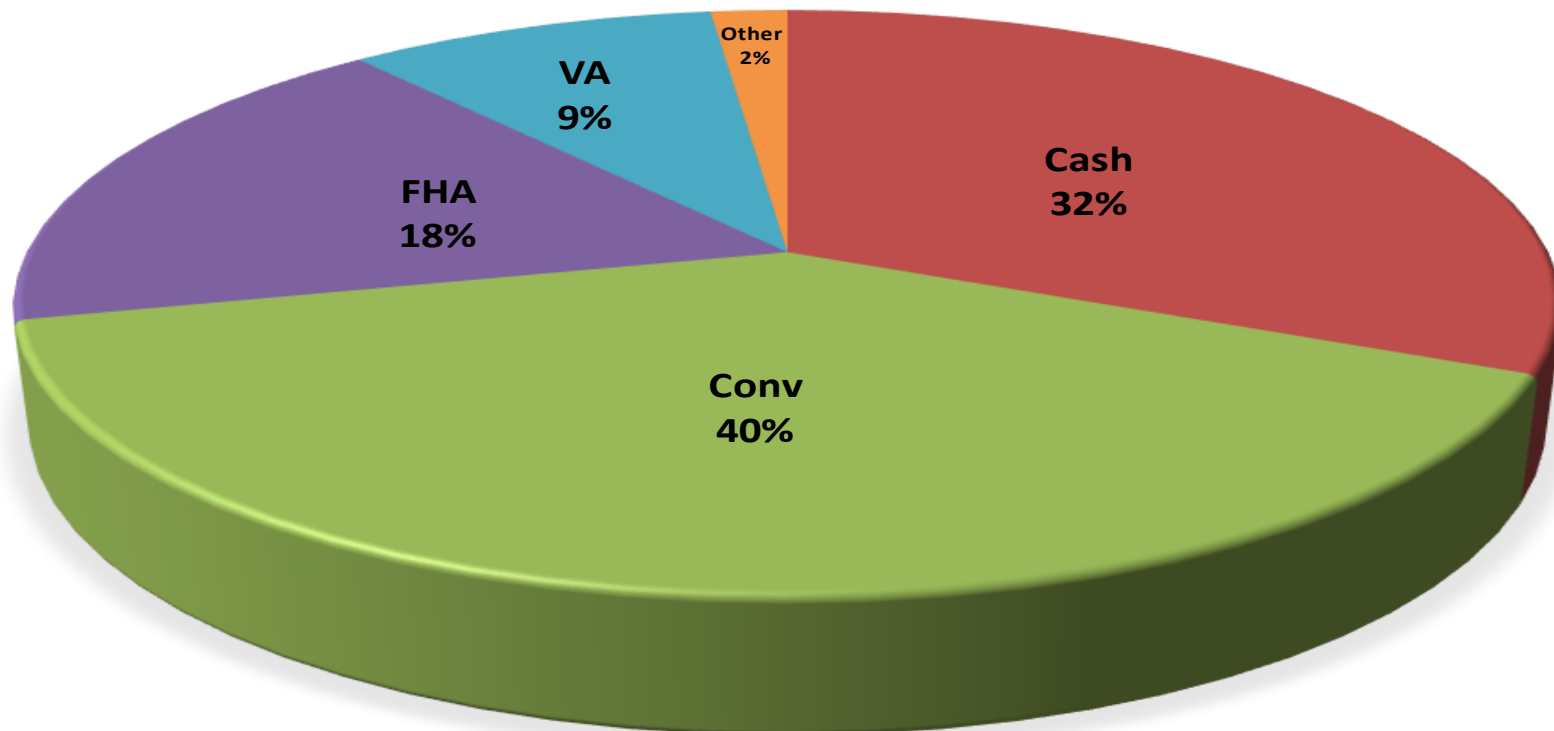
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**Closings By Sold Terms
Closings Less Than \$250,000**



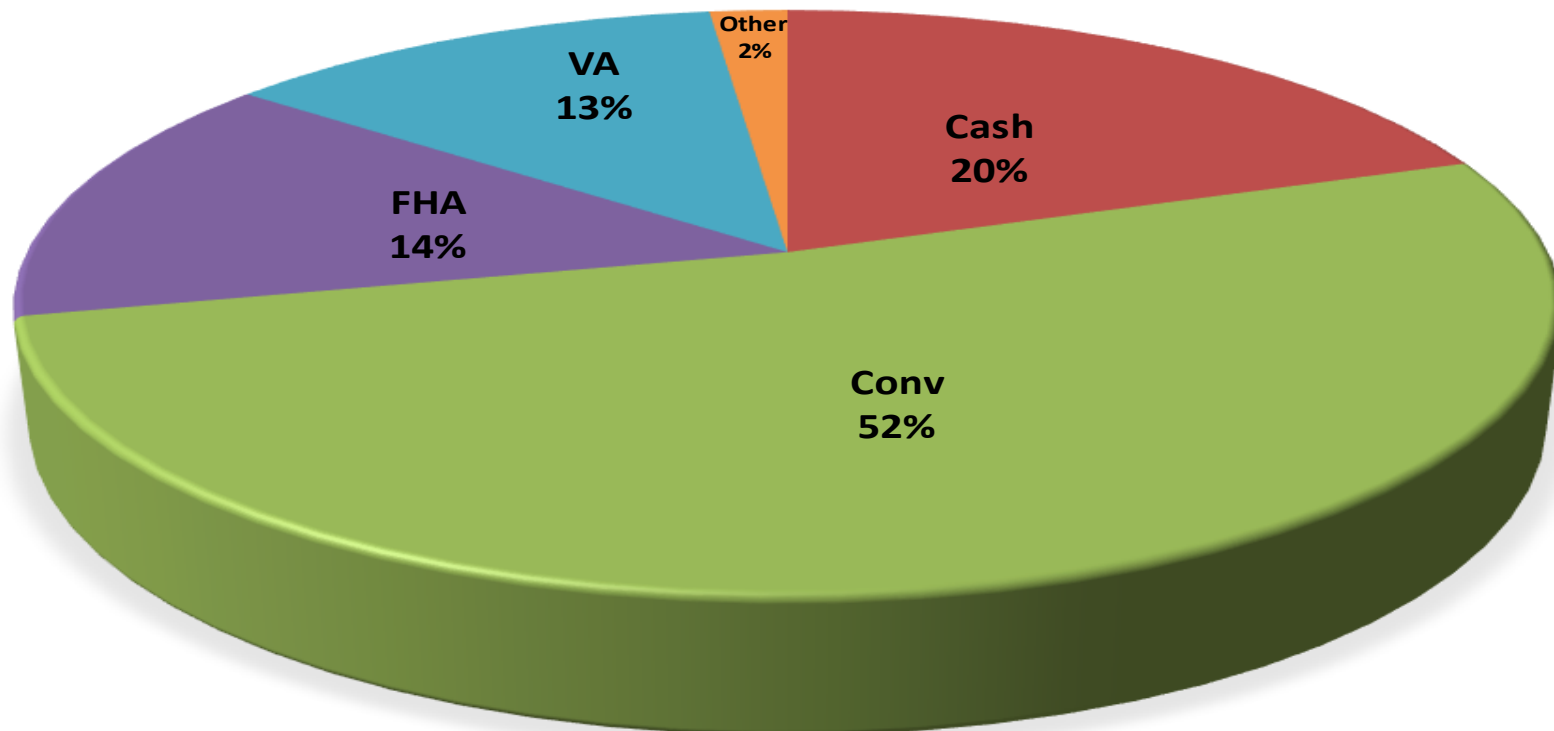
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



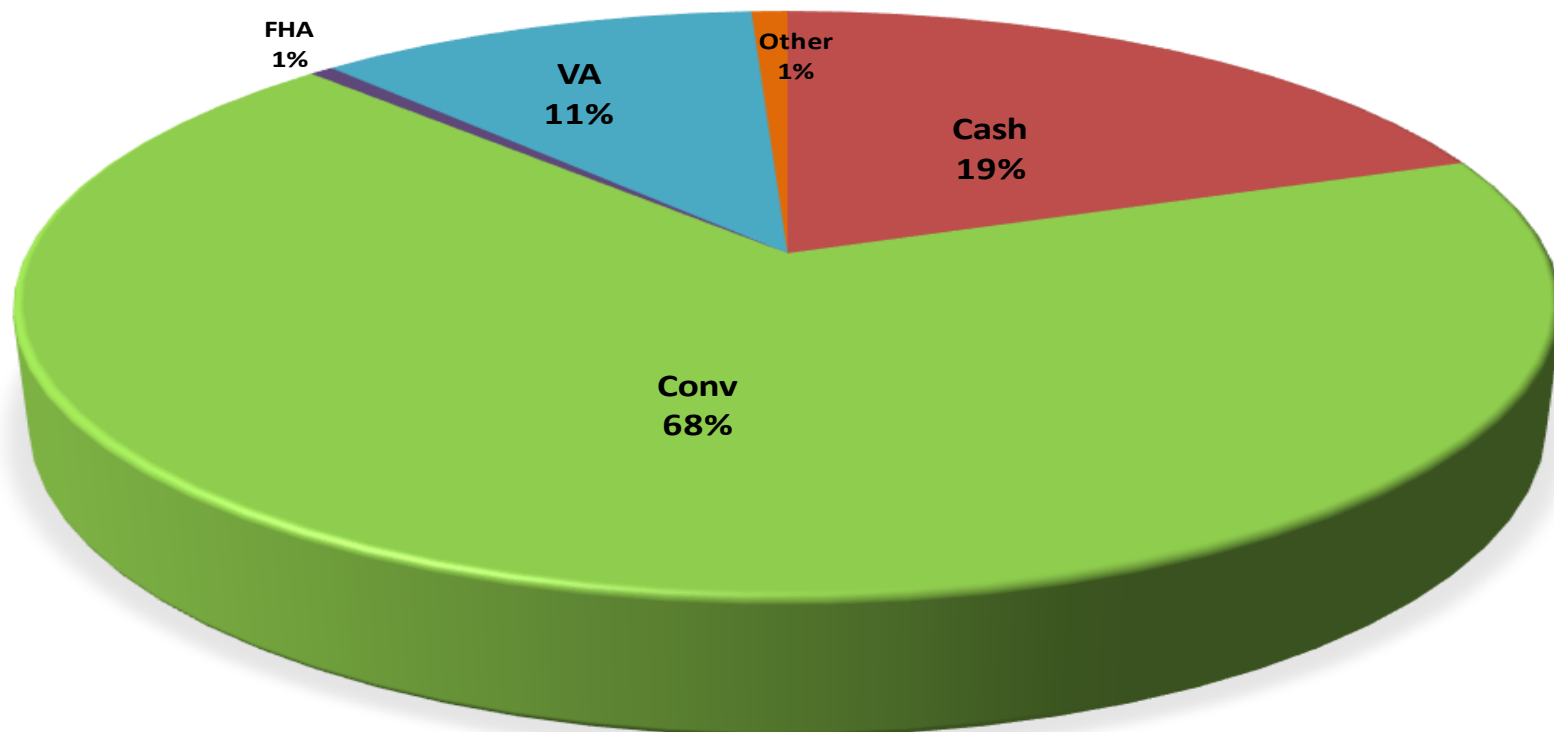
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000



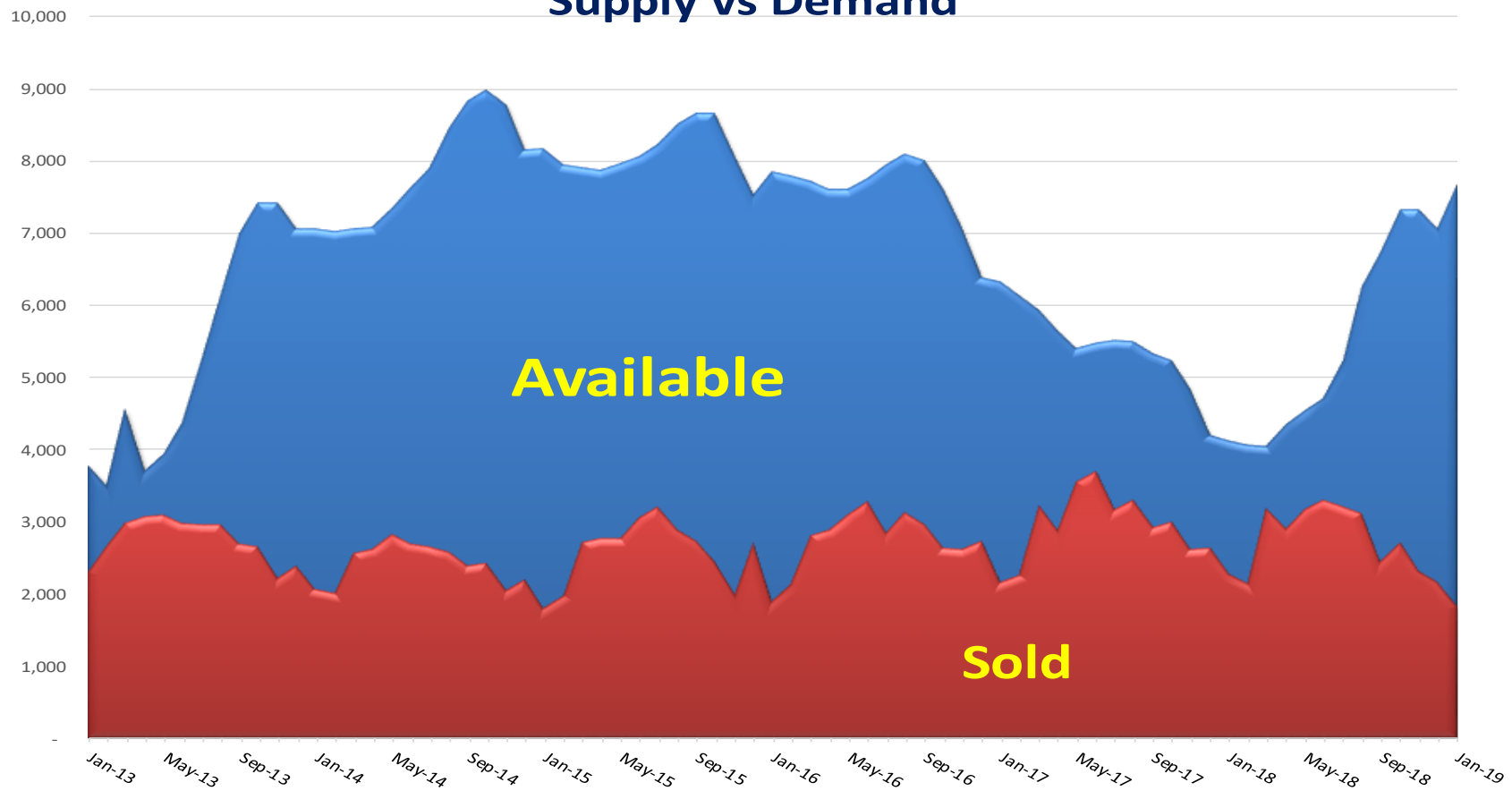
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Single Family Residences (SFR) Supply vs Demand



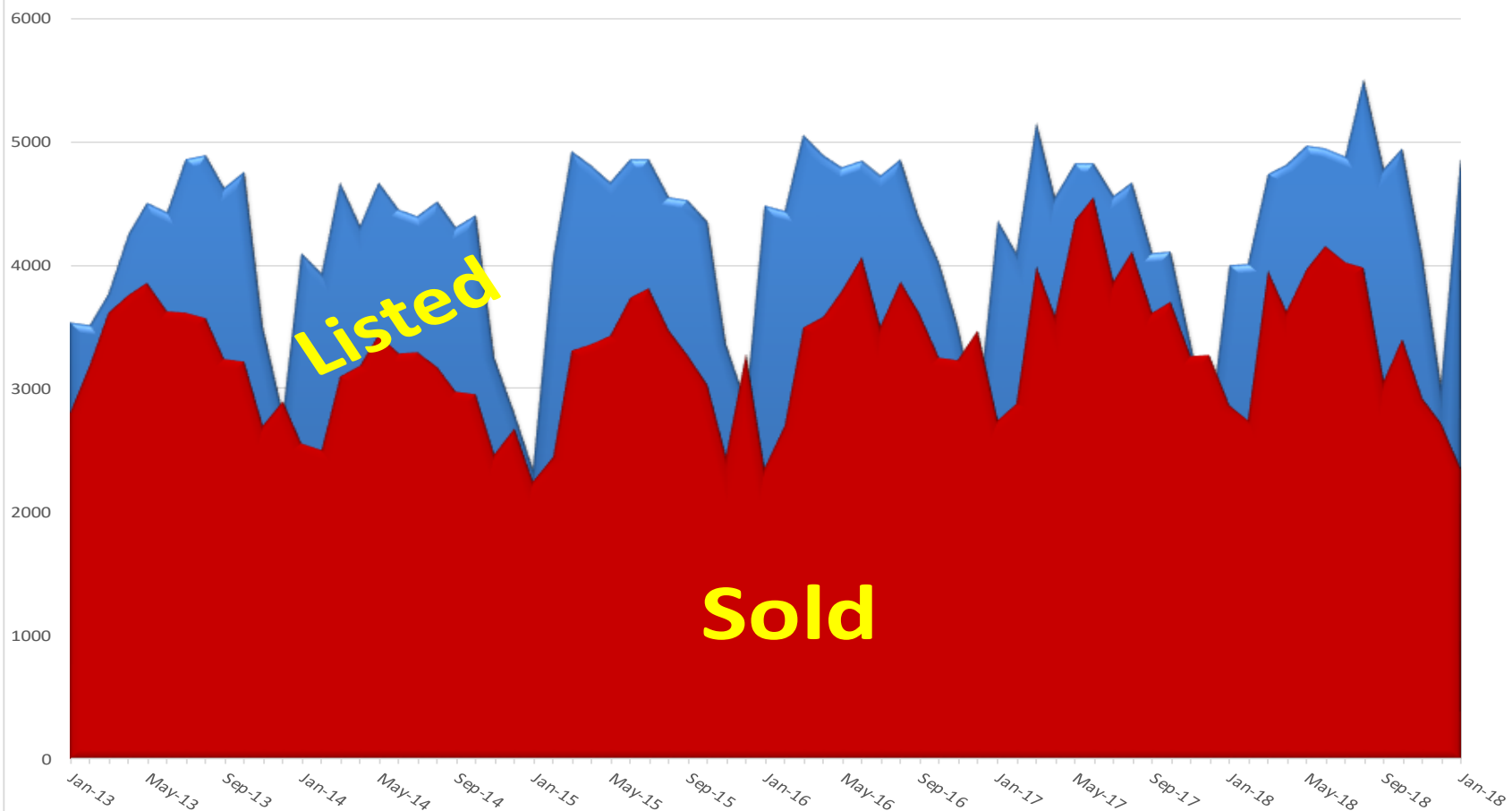
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Residential Listings Taken vs Listings Sold



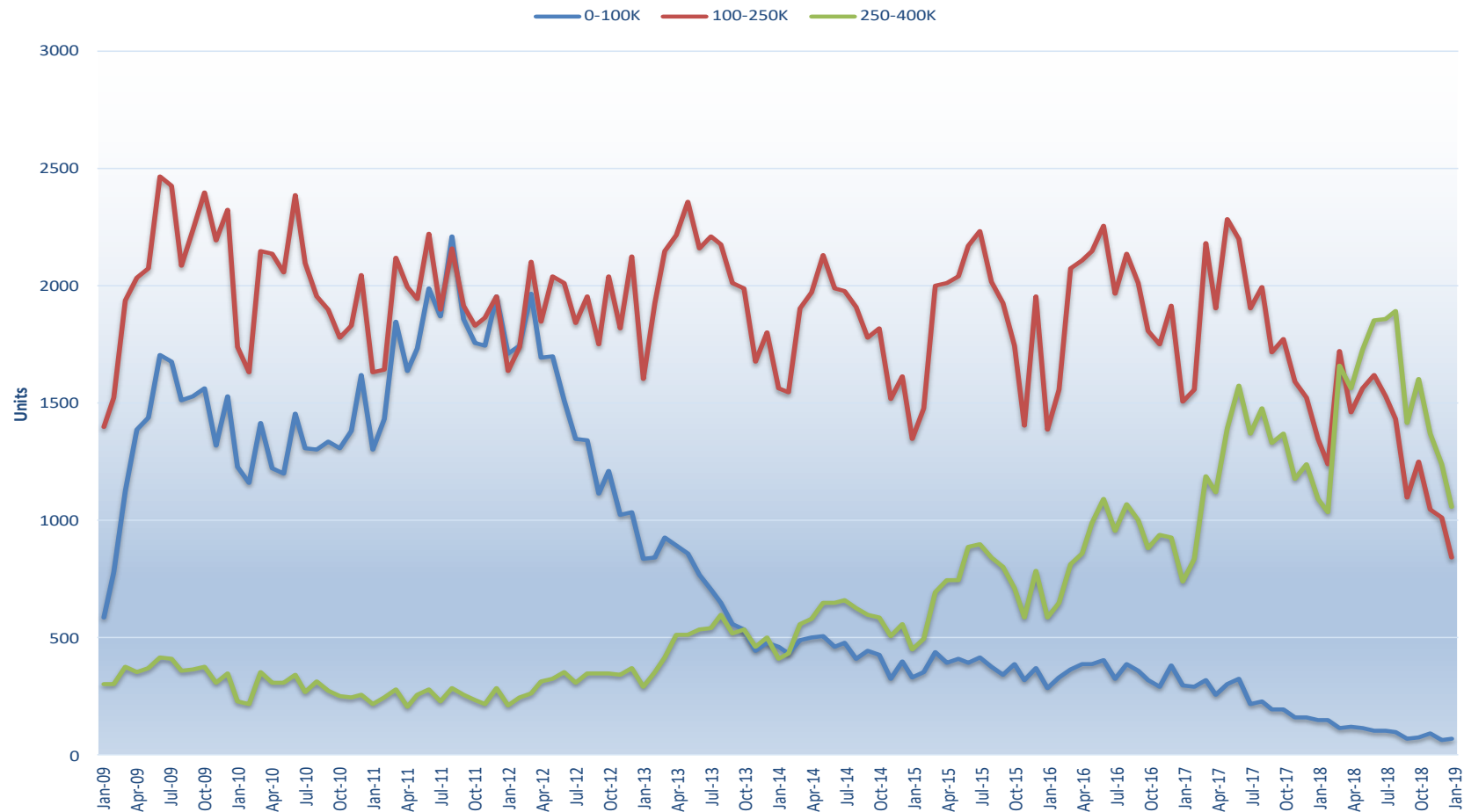
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Closed Units By Price Point - RES & VER



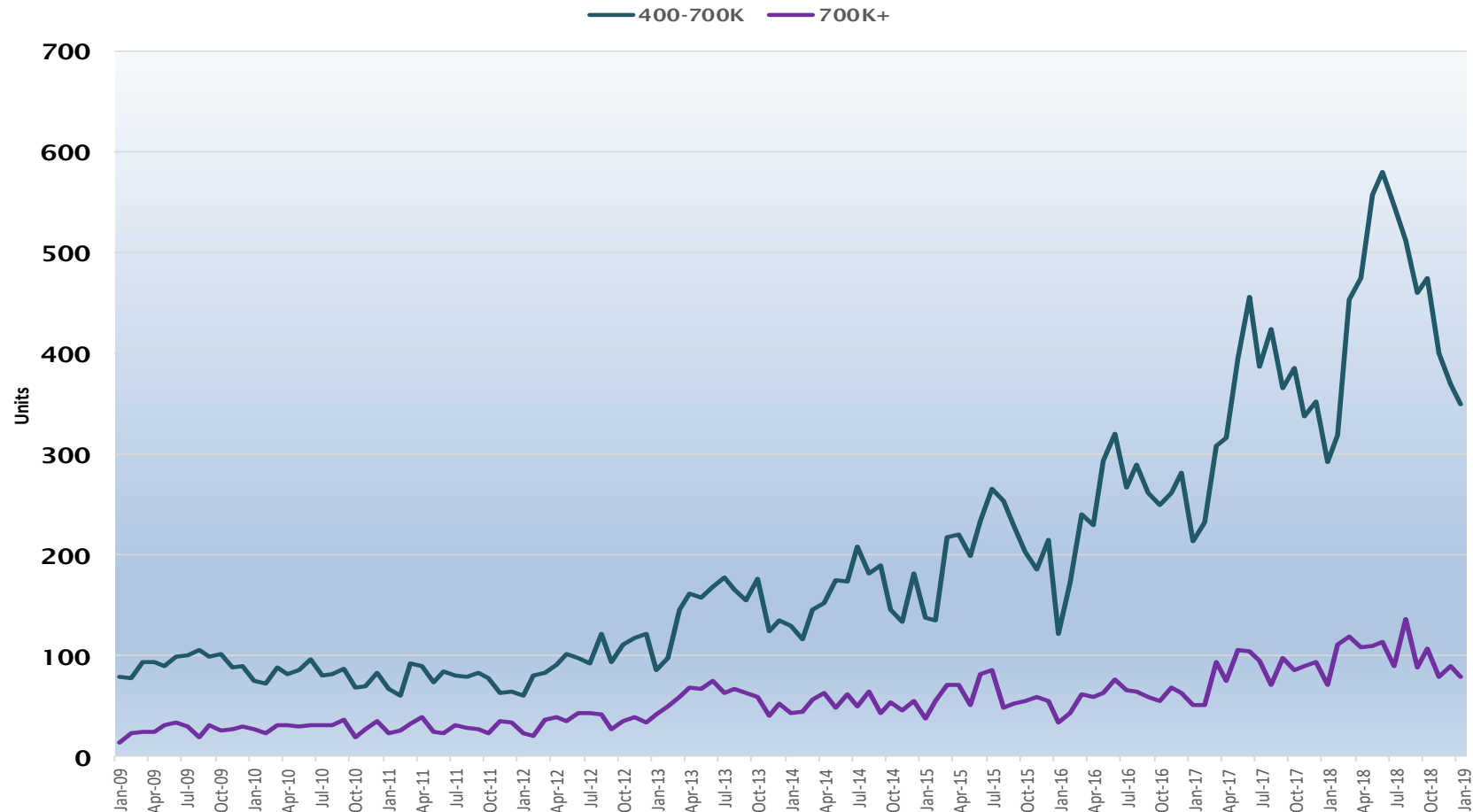
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Closed Units By Price Point - RES & VER



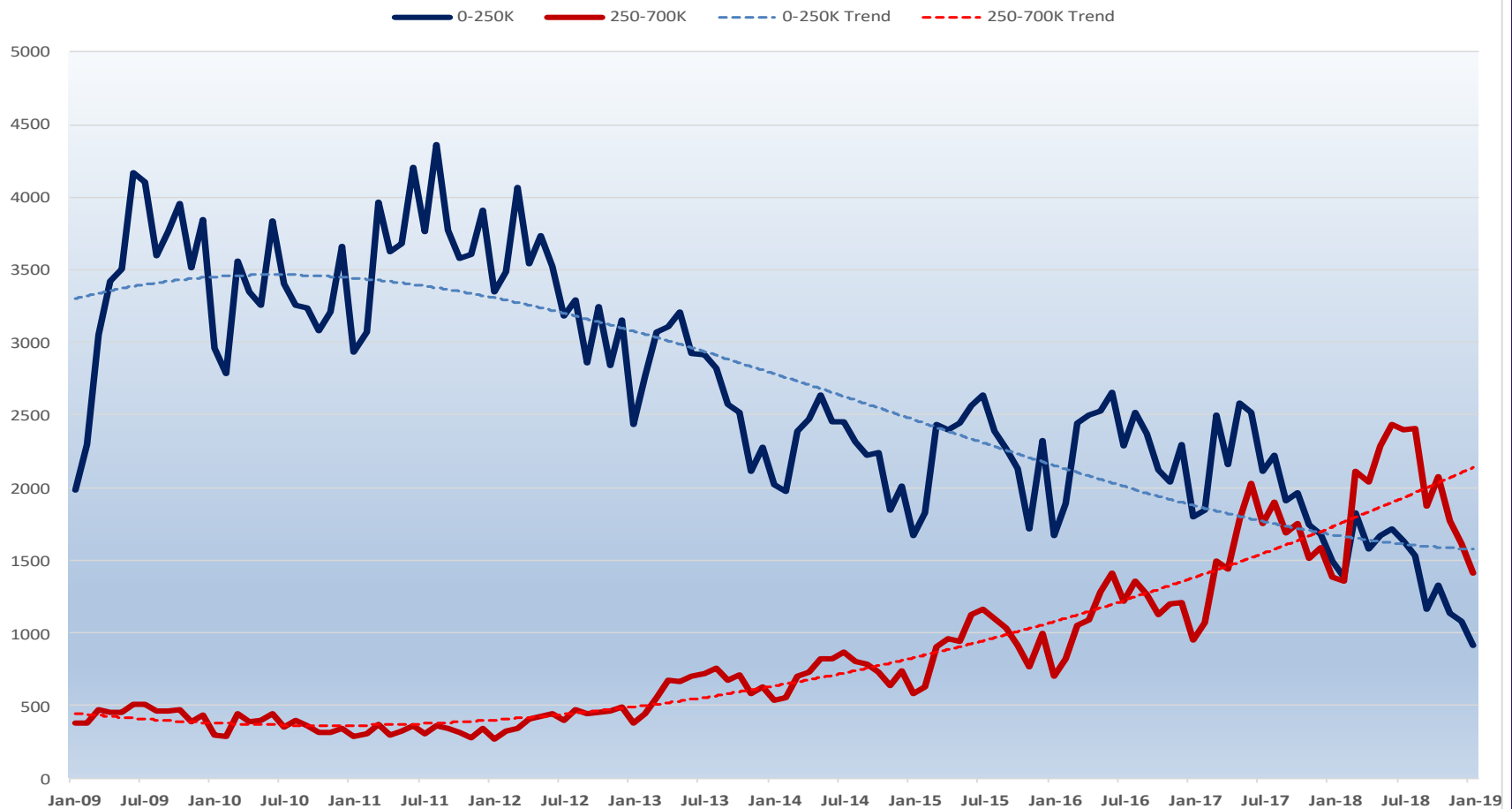
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RES & VER Closed Units Trend by Price Point



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