



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	7,630	3,469	1,959	339,000	520,874	296,000	350,370	3.9	25.7%	49
CON/TWH	1,886	808	544	169,900	192,710	165,000	177,202	3.5	28.8%	47
<i>Total Residential</i>	<i>9,516</i>	<i>4,277</i>	<i>2,503</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>3.8</i>	<i>26.3%</i>	<i>55</i>
Hi-Rise	445	99	48	444,900	818,313	360,000	427,383	10.3	10.8%	61
Multiple Dwelling	128	56	22	335,000	390,794	310,000	312,009	5.8	17.2%	41
Vacant Land	2,409	159	88	75,000	344,092	75,750	293,614	27.4	3.7%	214
	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+	524	88	61	1,782,500	2,852,880	1,369,000	1,876,837	19	1.7%	98

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

Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on January 2019 Data



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Greater Las Vegas SFR Average List vs Closed Sale Prices



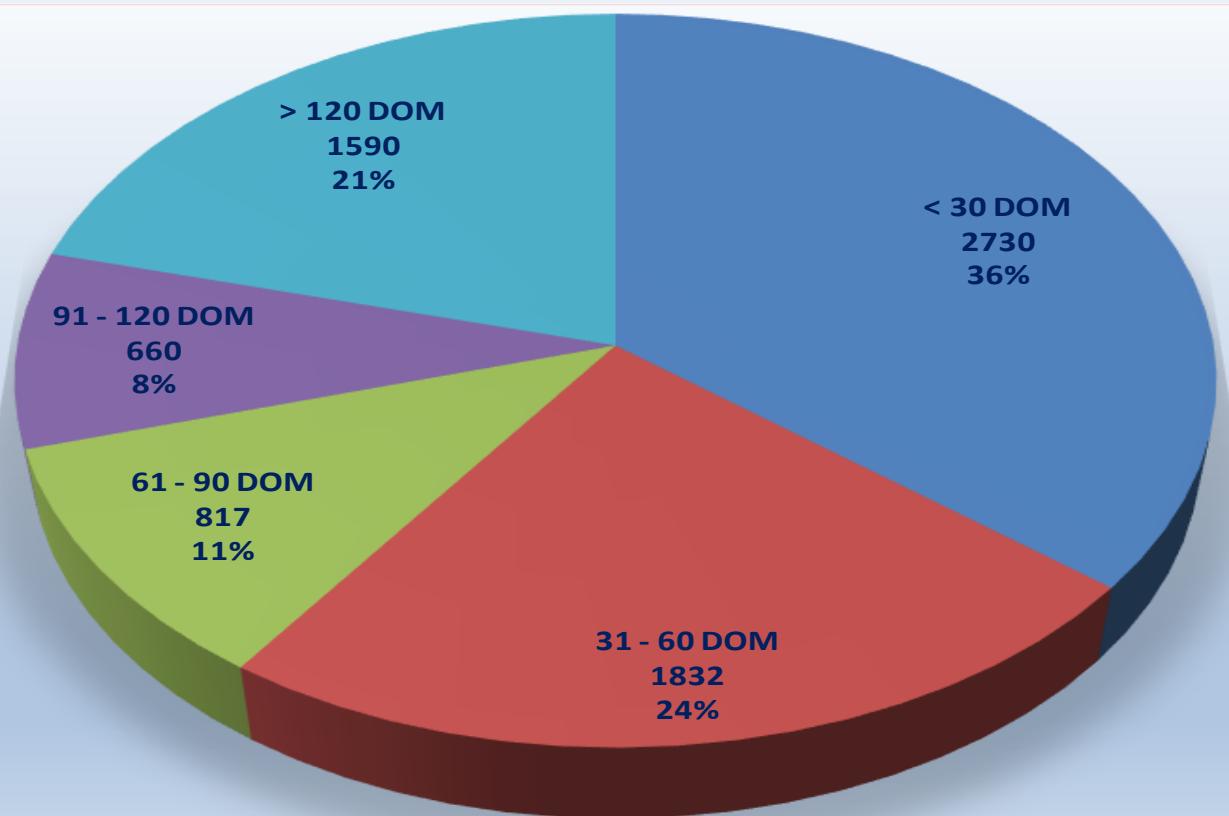
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Available SFR Inventory
Days on Market With No Current Offer



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



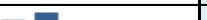
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SFR Closed Sales in Selected Communities - Last Six Months

STR Closed Sales in Selected Communities - East Six Months									
	Sep	Oct	Nov	Dec	2019 Jan	Feb	Sparklines	Months of Inventory	Ave Days to Sell
Aliante	27	30	18	15	18	11		6	18
Anthem	18	17	8	9	8	6		9	19
Centennial Hills	28	34	30	21	21	12		7	44
Desert/South Shores	15	16	14	14	12	10		6	52
Green Valley	31	44	38	35	32	31		4	42
Green Valley Ranch	18	14	11	12	11	13		3	32
Inspirada	15	27	19	19	11	13		4	76
Iron Mountain Ranch	10	14	13	7	6	5		5	28
Lake Las Vegas	8	5	4	6	5	5		10	70
Mountains Edge	49	63	44	52	32	30		7	39
Peccole Ranch	8	11	12	6	7	7		4	53
Providence	46	43	33	33	23	35		3	33
Red Rock Country Club	5	6	3	5	5	7		6	76
Rhodes Ranch	16	17	18	9	9	10		8	73
Seven Hills	10	10	6	8	8	5		14	59
Siena (SFR & TWH)	10	11	11	8	16	12		3	60
Silverado Ranch	29	45	42	26	27	41		2	35
Silverstone Ranch	4	13	8	10	6	2		13	25
Southern Highlands	48	46	23	41	23	34		5	74
Spring Valley	18	25	28	28	12	13		6	57
Summerlin	55	52	43	47	35	38		5	54
Sun City Anthem	18	42	25	18	27	29		4	55
Sun City Summerlin	30	24	27	27	19	20		4	49
The Lakes	14	24	16	8	5	11		7	70
Other Groups									
Boulder City	17	17	19	13	11	14		7	57
Pahrump/Nye	30	42	40	37	38	42		5	58
High Rise Sales	65	85	61	56	47	48		11	61
Luxury Sales (\$1M+)	28	40	30	37	30	31		19	115

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

	September	October	November	December	2019 January	February	Price Movement
Aliante	342,004	370,473	334,247	332,287	353,878	350,382	↓↑↓↓↓
Ant hem	406,439	423,518	498,750	444,578	480,738	480,738	↓↓↑↑↑
Centennial Hills	379,014	371,556	348,321	365,019	382,069	436,208	↑↑↑↑↑
Desert/South Shores	446,600	382,950	360,536	327,944	396,771	373,700	↑↓↓↓↓
Green Valley	350,502	386,461	379,949	381,833	390,539	358,126	↑↑↑↑↑
Green Valley Ranch	421,128	375,846	416,509	406,008	649,636	501,308	↑↑↑↑↑
Inspirada	406,733	479,234	423,751	446,208	404,536	429,941	↑↑↑↑↑
Iron Mountain Ranch	333,400	346,921	325,292	329,357	361,500	414,880	↑↑↑↑↑
Lake Las Vegas	637,841	840,000	459,850	691,690	1,063,858	504,780	↑↑↑↑↑
Mountains Edge	344,252	333,332	339,038	337,493	379,760	346,038	↑↑↑↑↑
Peccole Ranch	291,000	322,000	353,117	365,000	329,629	354,714	↑↑↑↑↑
Providence	339,417	346,236	340,868	329,602	350,436	317,406	↑↑↑↑↑
Red Rock Country Club	983,778	1,015,845	1,345,000	1,545,111	1,219,400	877,571	↑↑↑↑↑
Rhodes Ranch	440,681	404,348	387,653	352,556	410,271	462,400	↑↑↑↑↑
Seven Hills	953,550	583,746	621,333	495,238	664,375	1,904,980	↑↑↑↑↑
Siena (SFR & TWH)	479,163	393,273	439,726	460,750	566,306	469,875	↑↑↑↑↑
Silverado Ranch	297,910	317,644	311,045	311,015	356,137	310,534	↑↑↑↑↑
Silverstone Ranch	401,975	374,685	381,988	358,969	442,058	435,000	↑↑↑↑↑
Southern Highlands	374,420	513,541	518,796	481,785	447,959	588,624	↑↑↑↑↑
Spring Valley	307,783	304,863	317,092	360,828	271,396	457,808	↑↑↑↑↑
Summerlin	516,902	487,502	544,272	563,103	607,569	643,041	↑↑↑↑↑
Sun City Anth em	431,098	439,414	435,271	414,790	459,094	421,183	↑↑↑↑↑
Sun City Summerlin	391,437	371,492	373,756	379,173	386,900	328,593	↑↑↑↑↑
The Lakes	332,232	376,481	367,094	521,238	361,000	436,114	↑↑↑↑↑
Other Groups							
Boulder City	463,641	350,865	335,495	467,308	401,300	451,893	↑↑↑↑↑
Pahrump/Nye	239,808	239,954	251,037	247,335	241,595	258,301	↑↑↑↑↑
High Rise Sales	437,975	468,639	497,381	499,505	517,229	427,383	↑↑↑↑↑
Luxury Sales (\$1M+)	1,644,336	2,205,862	1,927,292	1,771,488	1,787,612	1,963,185	↑↑↑↑↑

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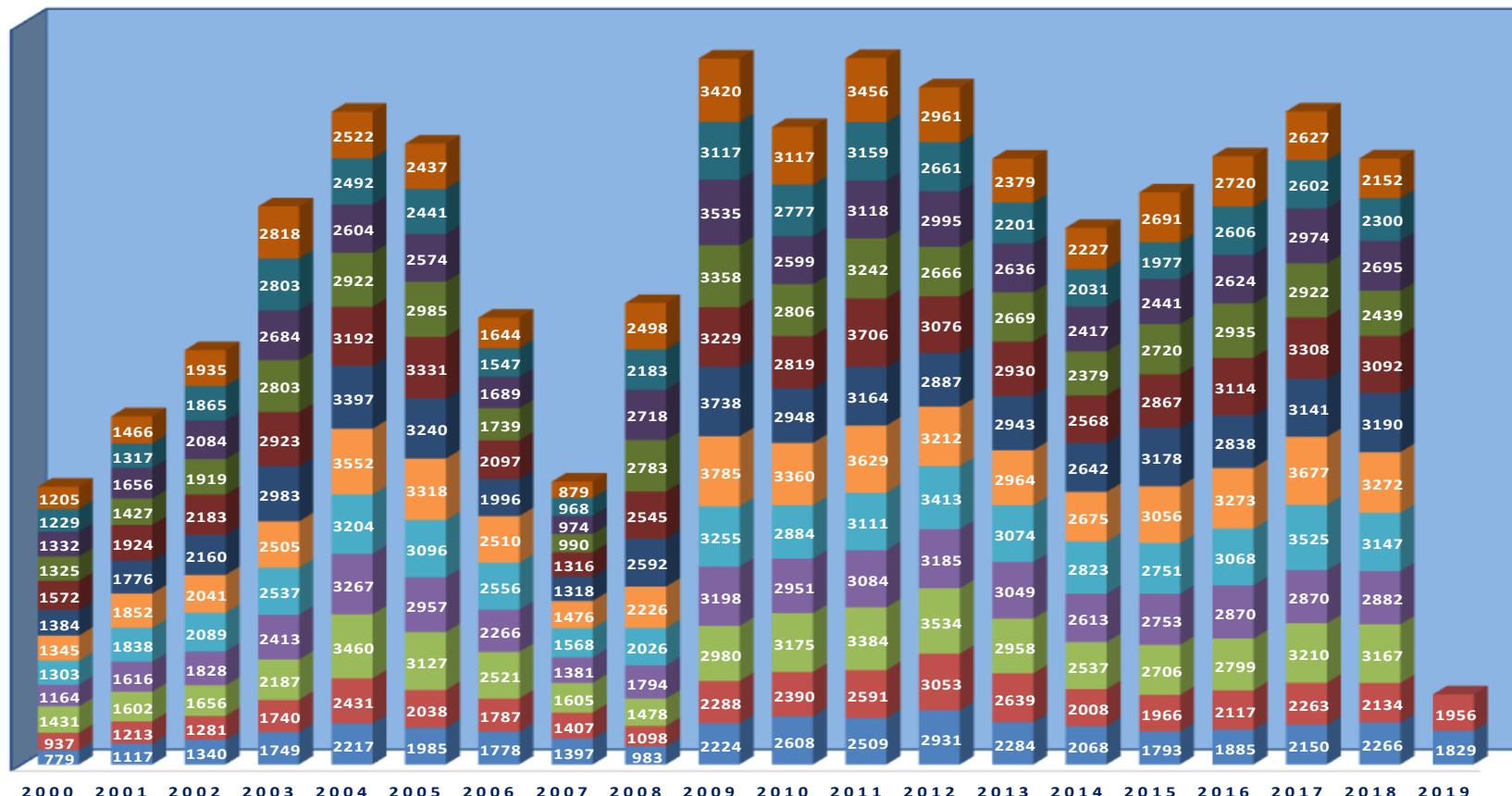


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - February 2019

Single Family Residential Homes Months of Inventory



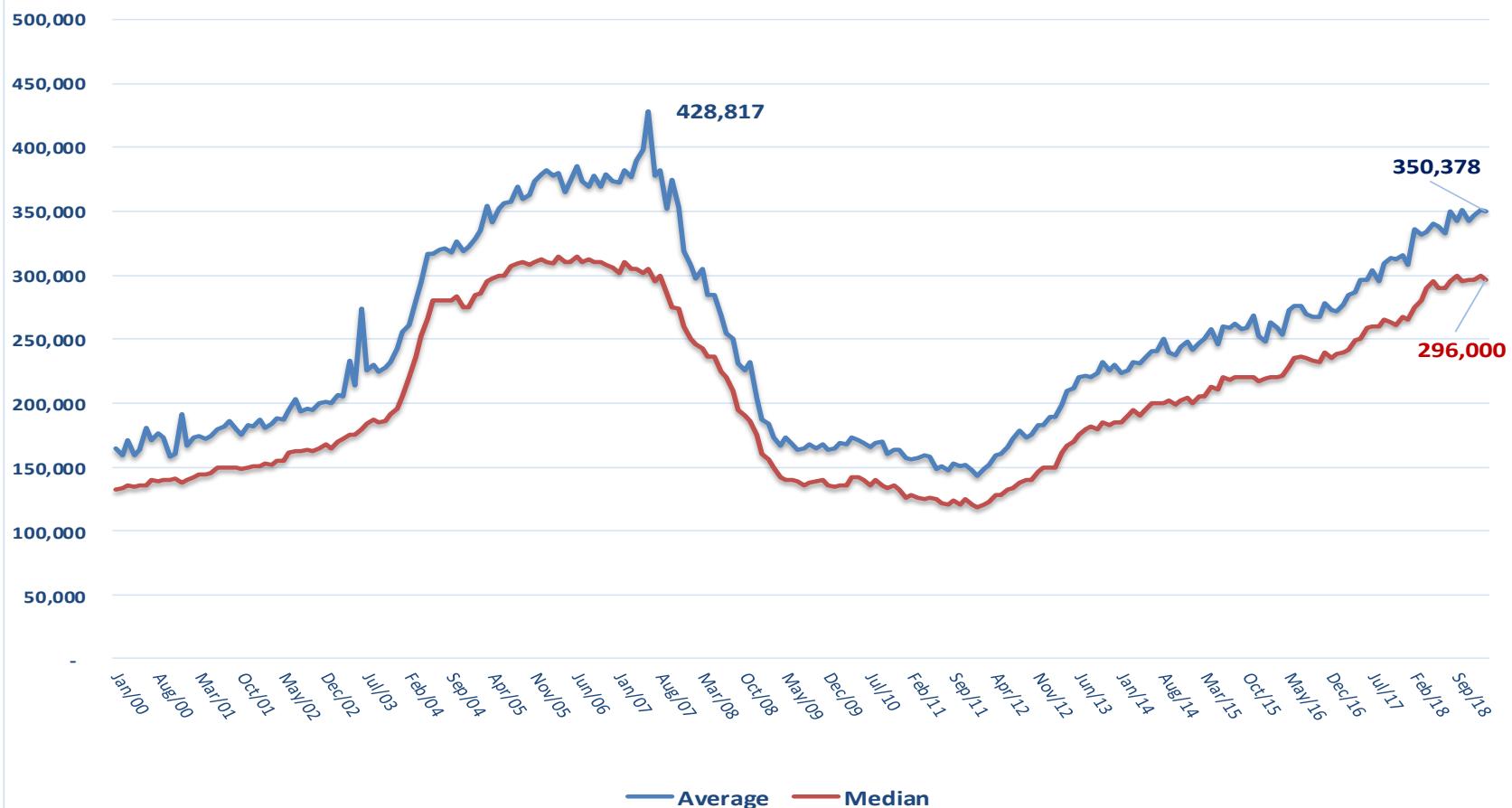
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SFR Market Prices



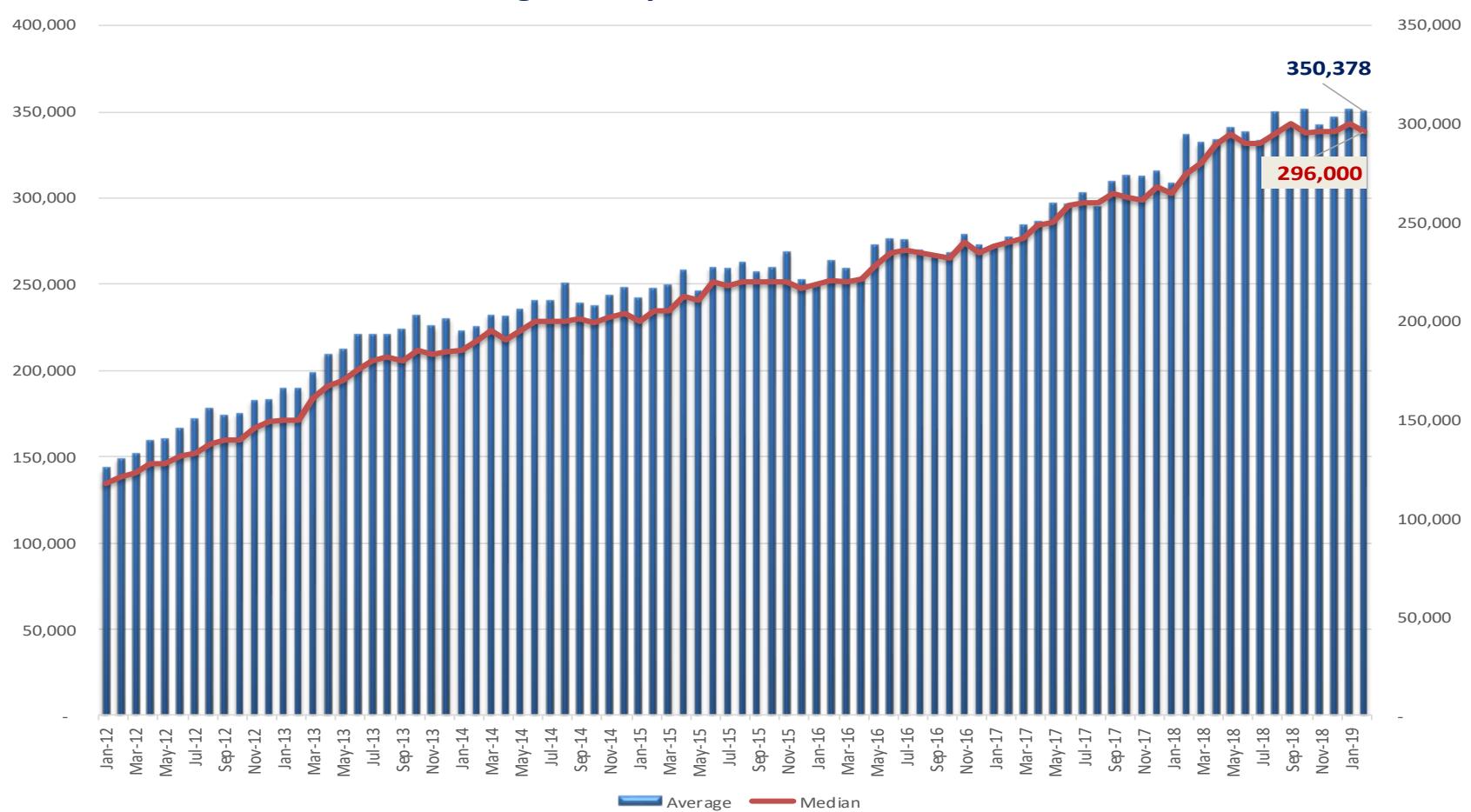
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Las Vegas Market Update - February 2019

Single Family Residential Price Trend

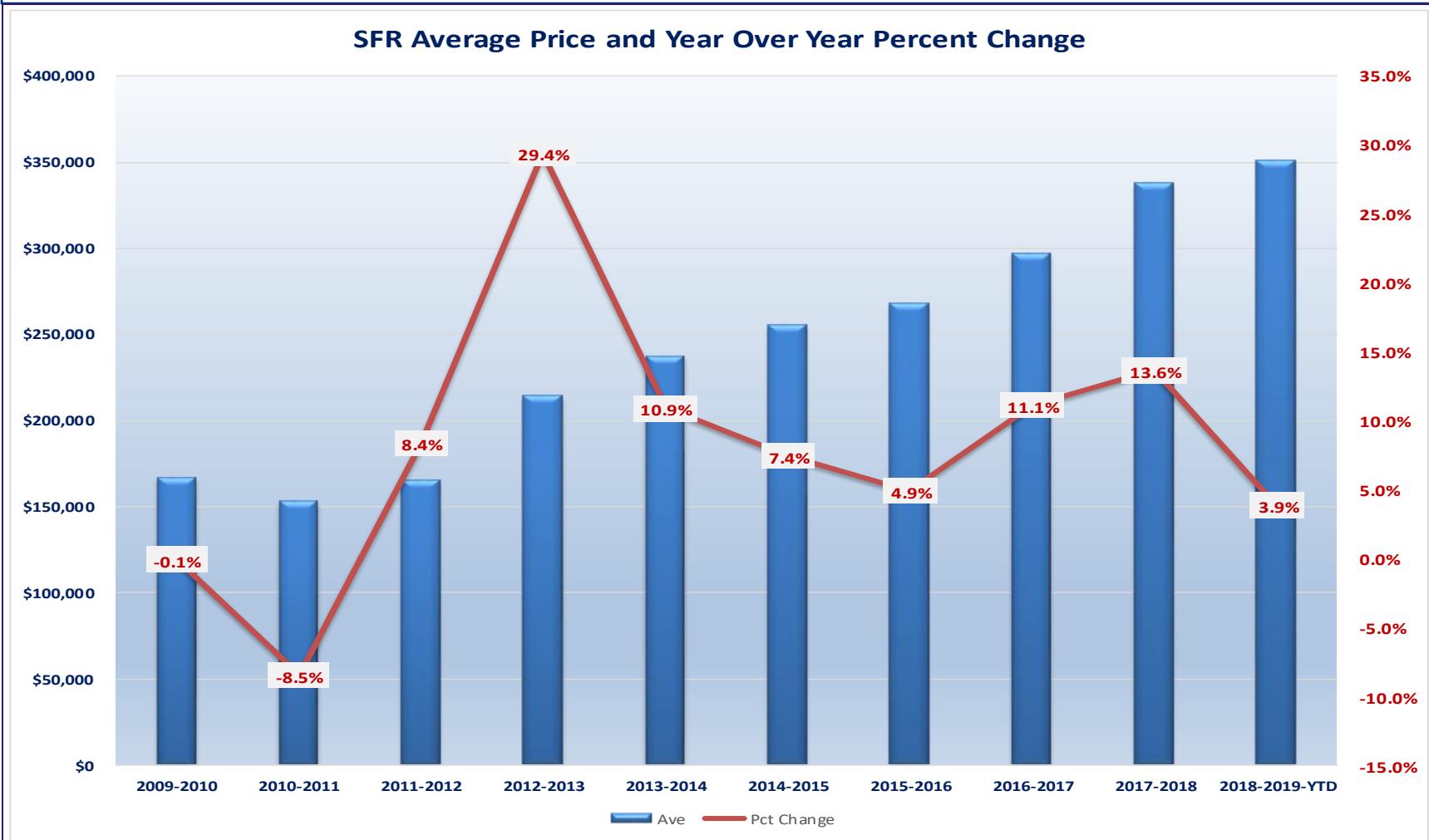


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CONDO / TOWNHOME CLOSINGS



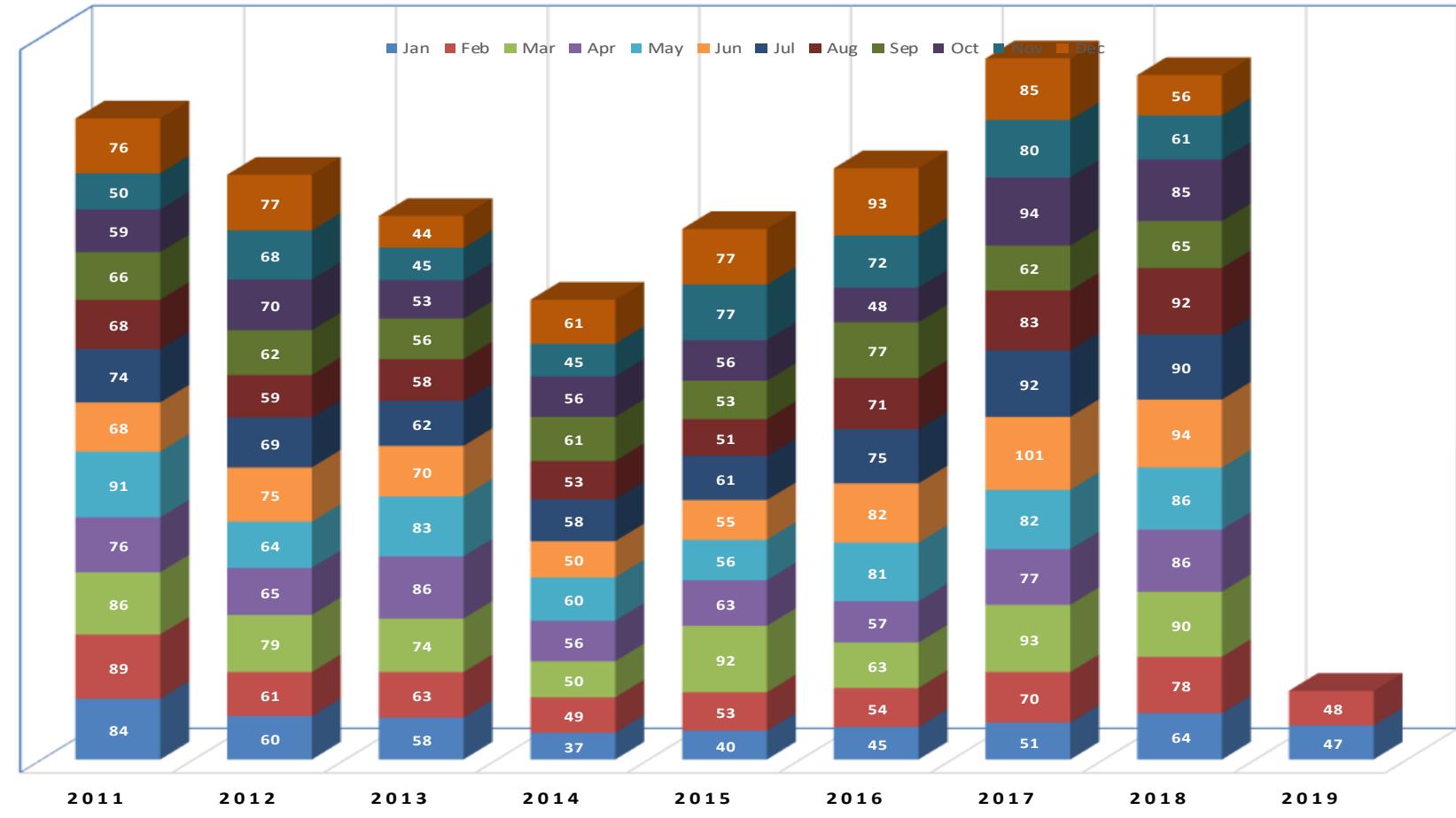
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Vertical / Hi-Rise Closings



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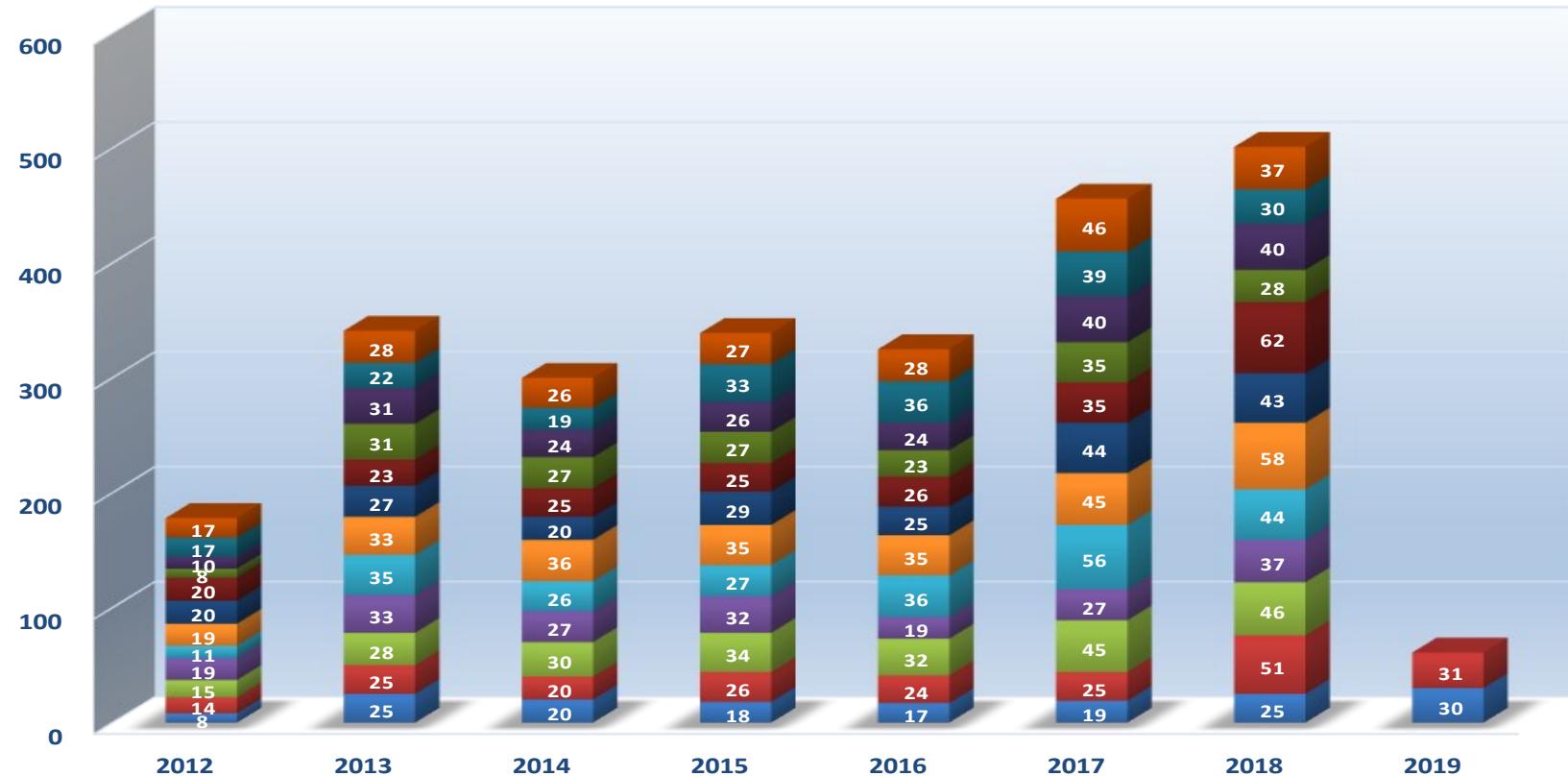


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



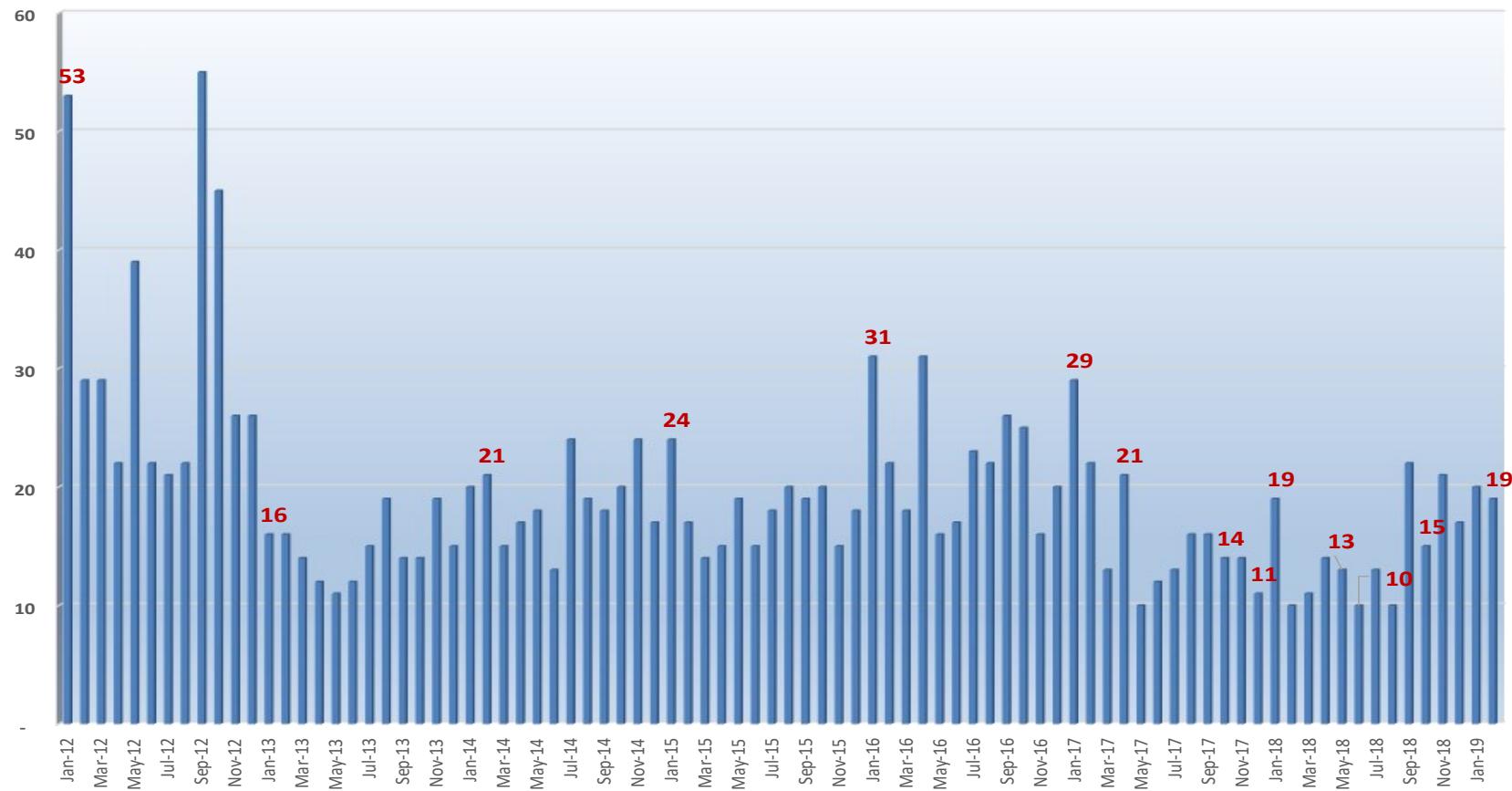
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Las Vegas Market Update - February 2019

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



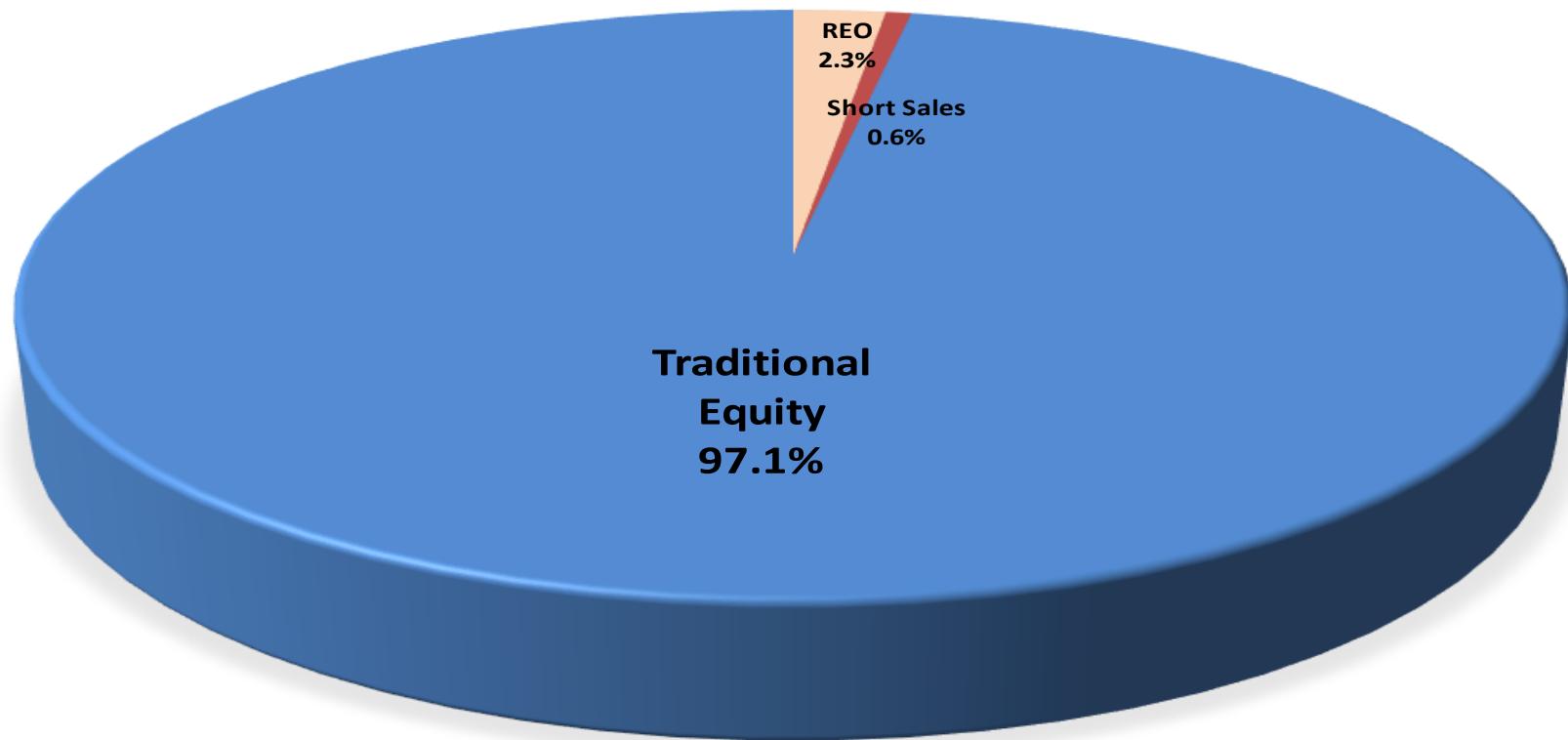
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Last Month's Closings by Type



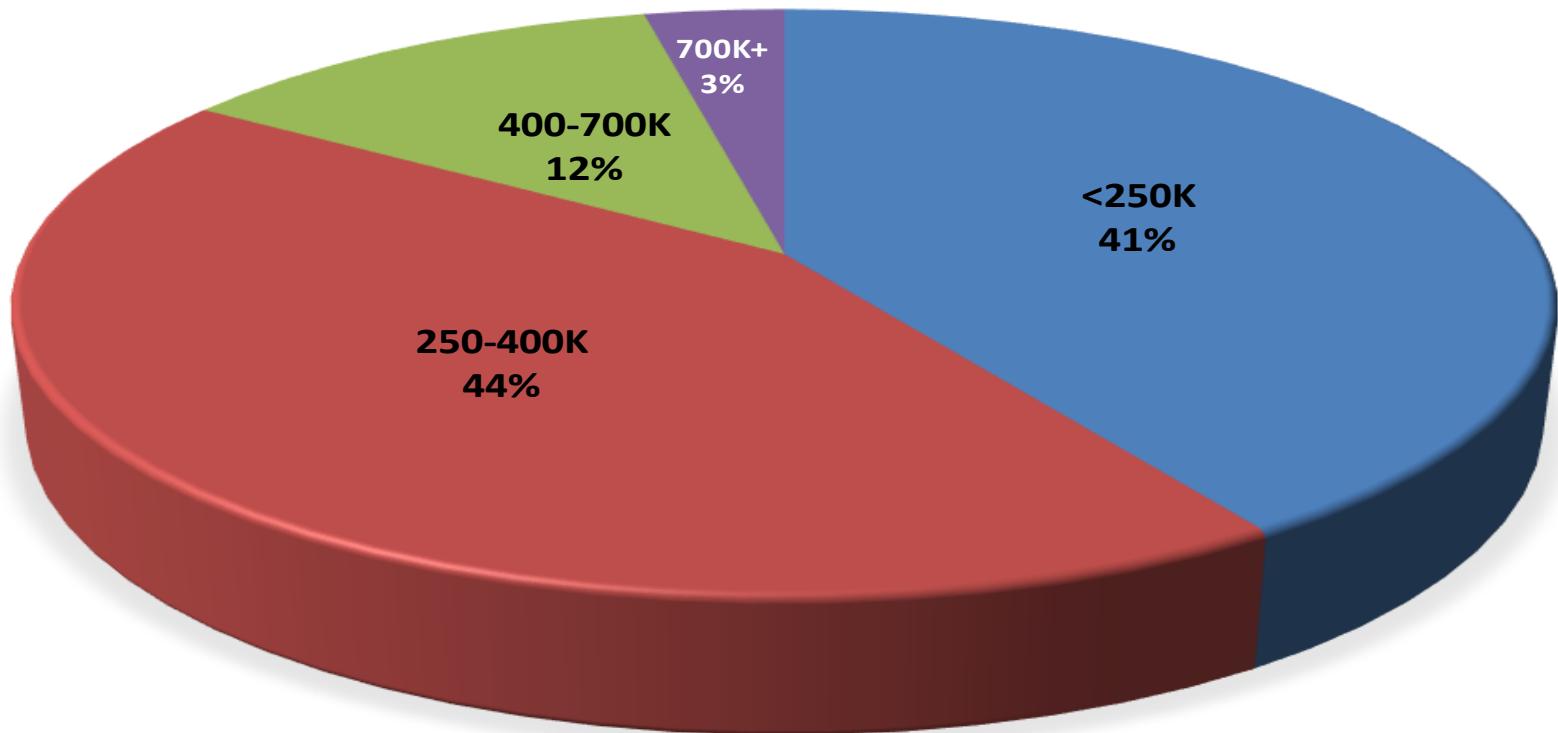
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Closed Units by Price Point



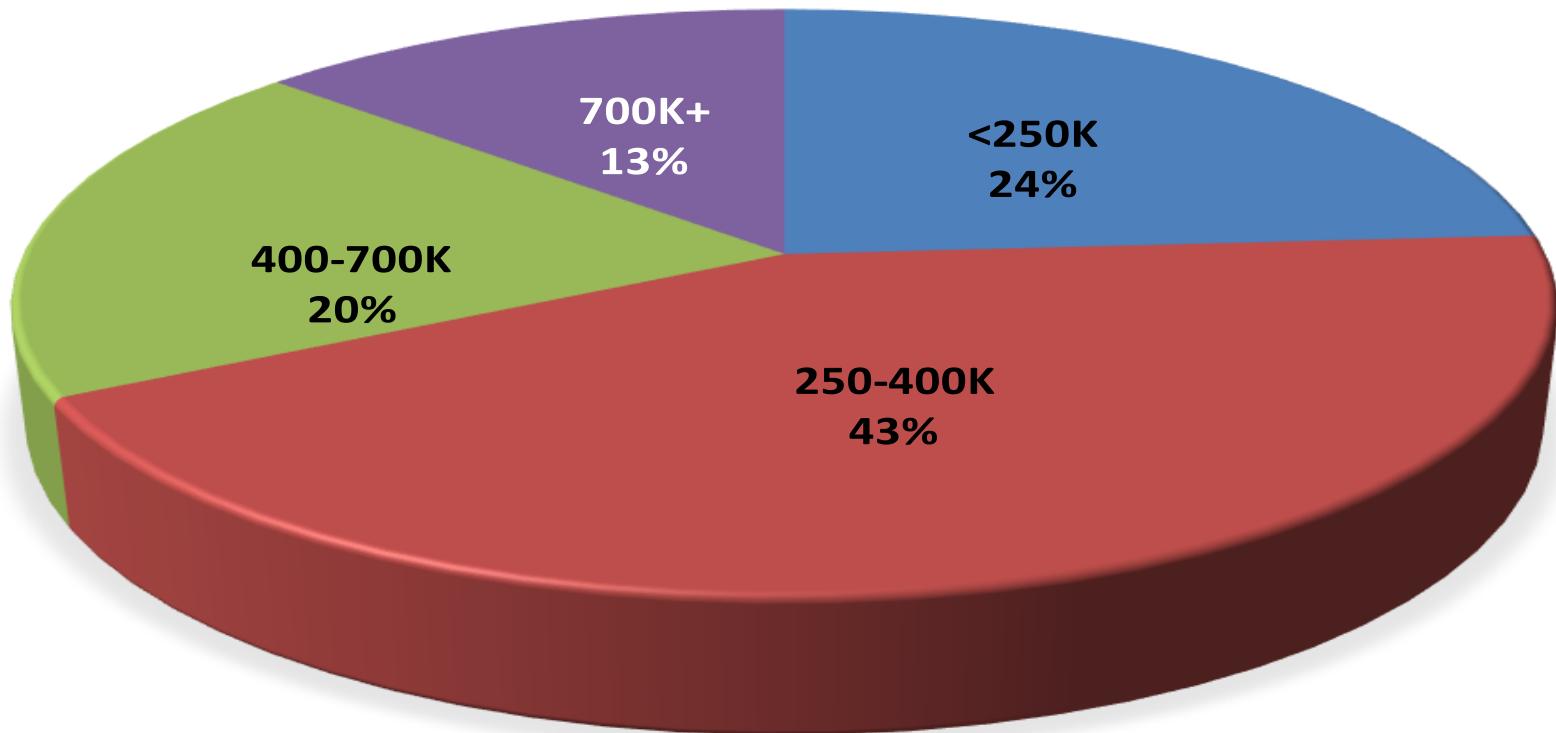
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CLOSED VOLUME BY PRICE POINT



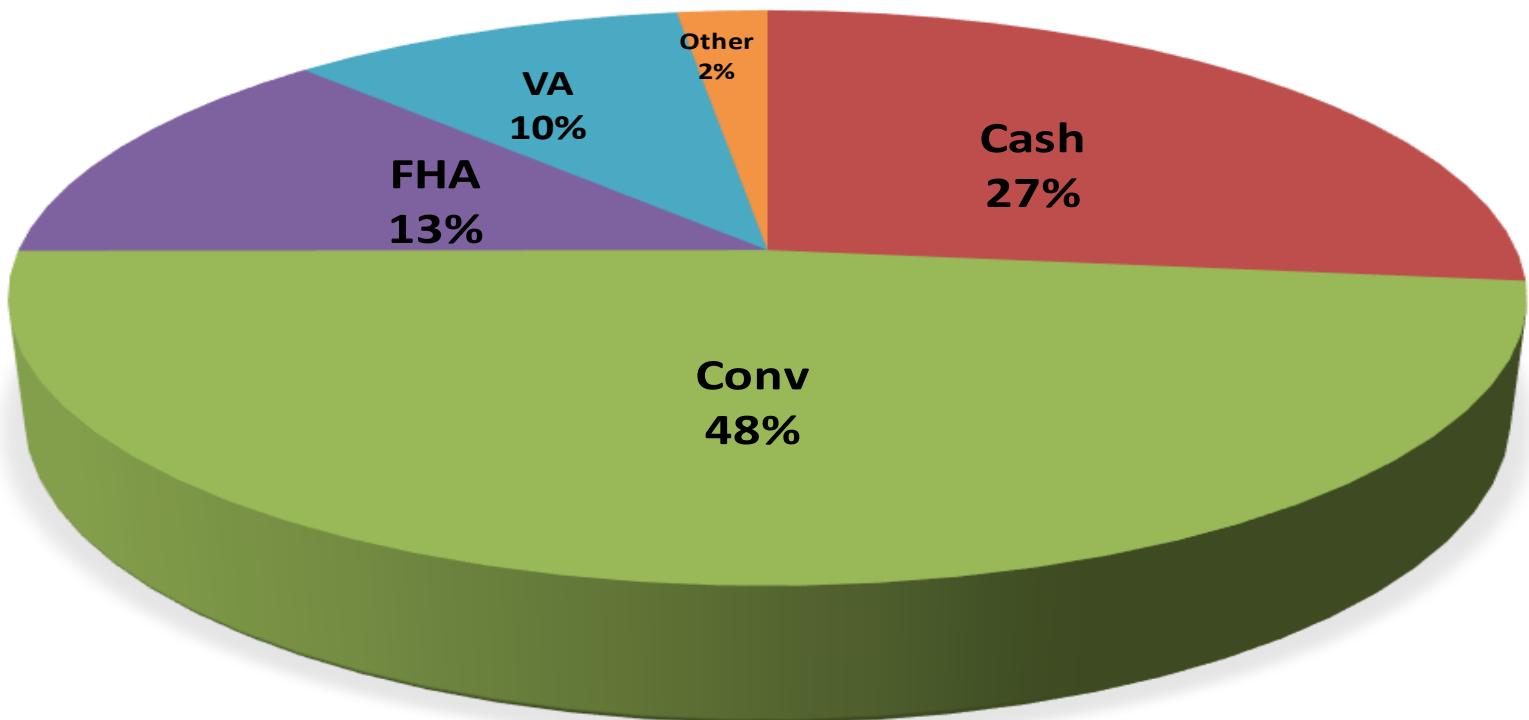
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Last Month's Closings by Sold Terms



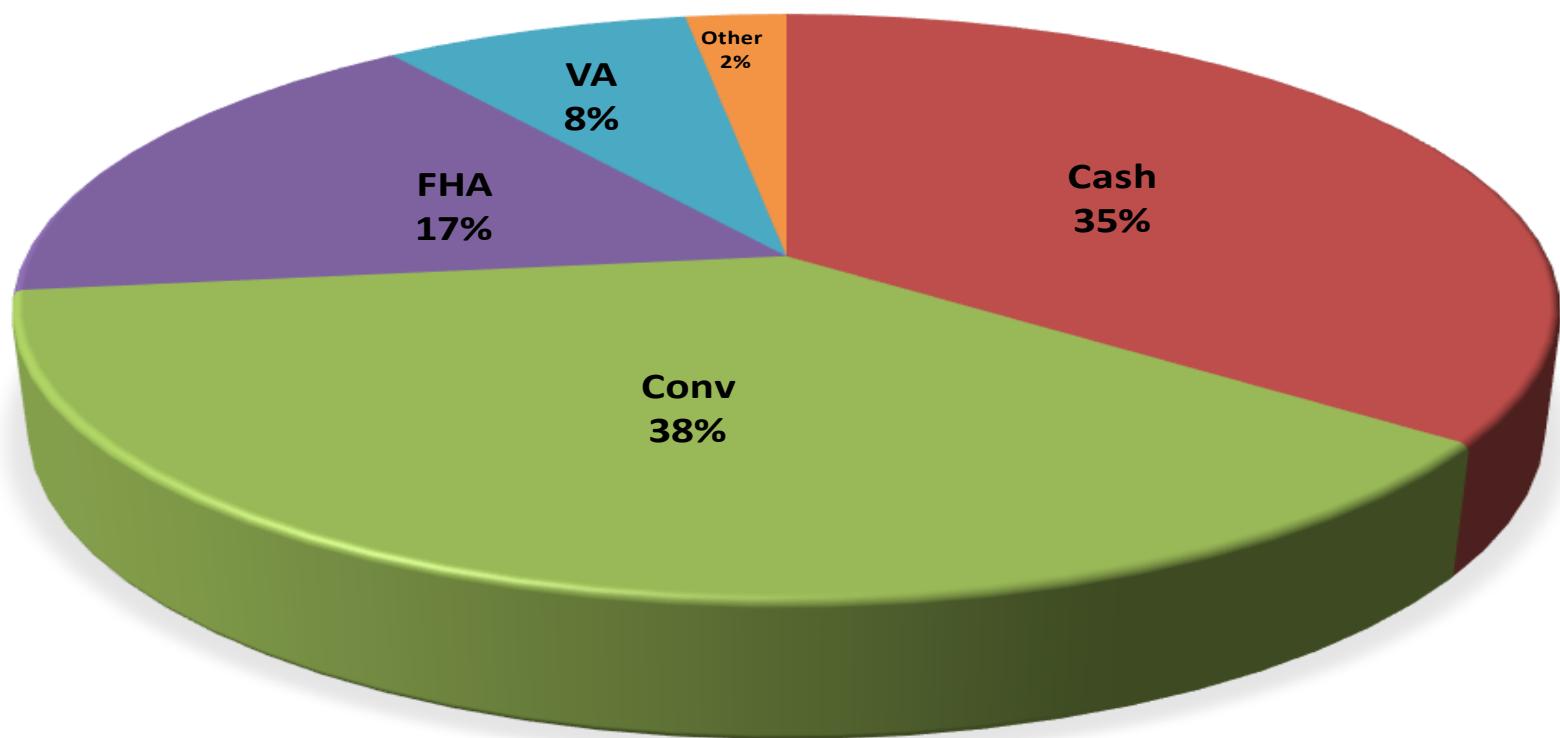
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Closings By Sold Terms
Closings Less Than \$250,000



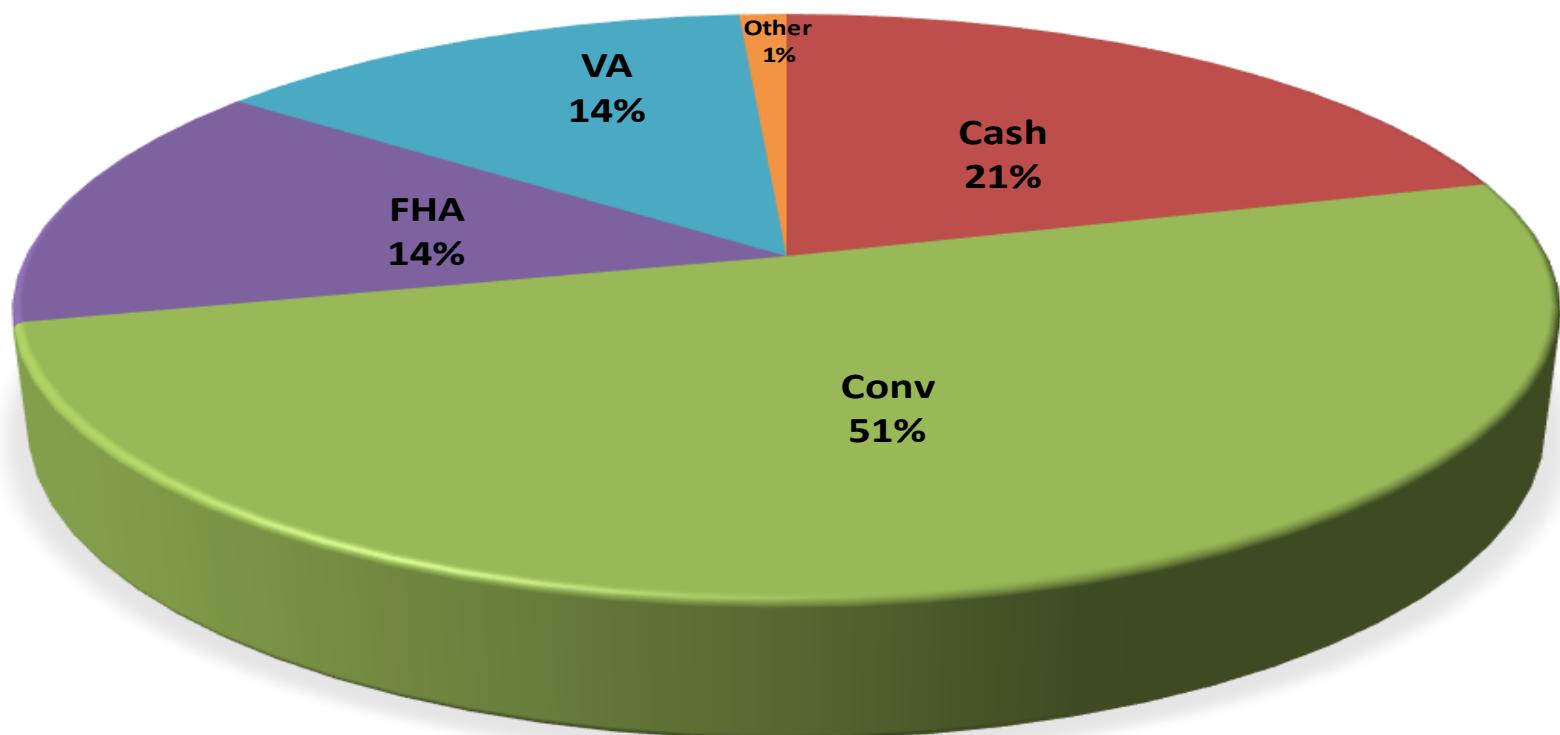
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



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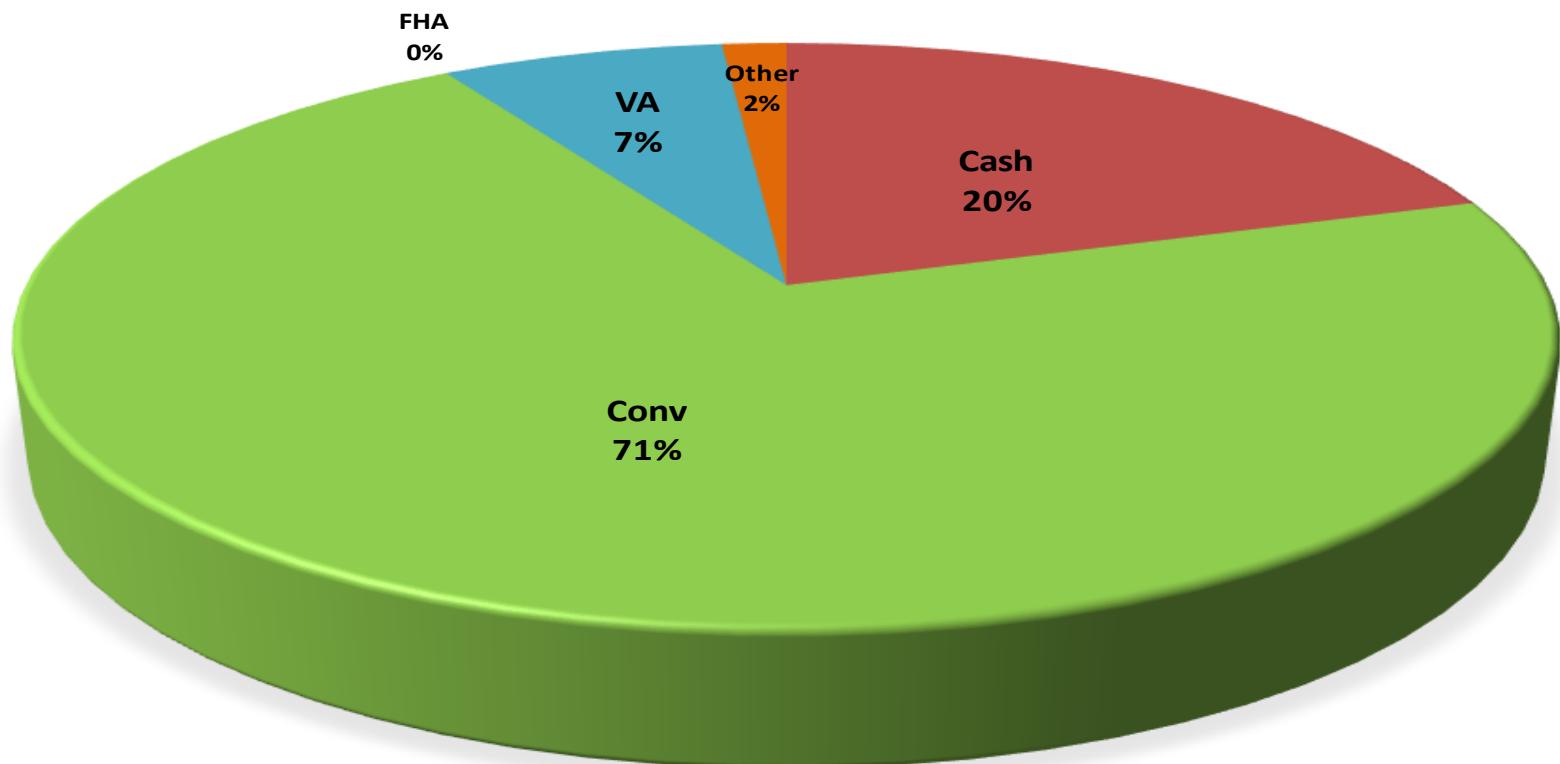


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Las Vegas Market Update - February 2019

Closings By Sold Terms

Closings Between \$400,000 and \$700,000



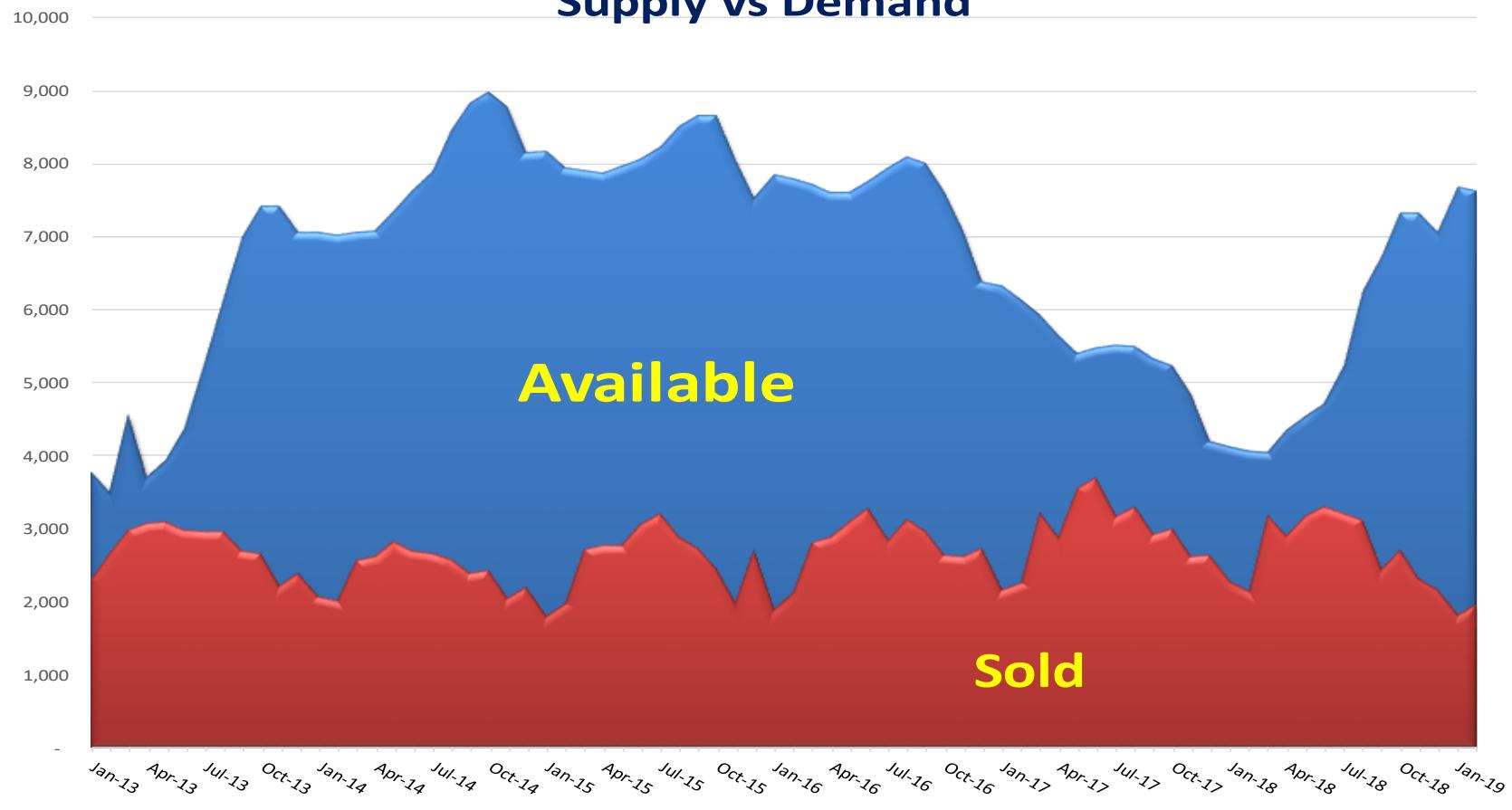
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Single Family Residences (SFR) Supply vs Demand



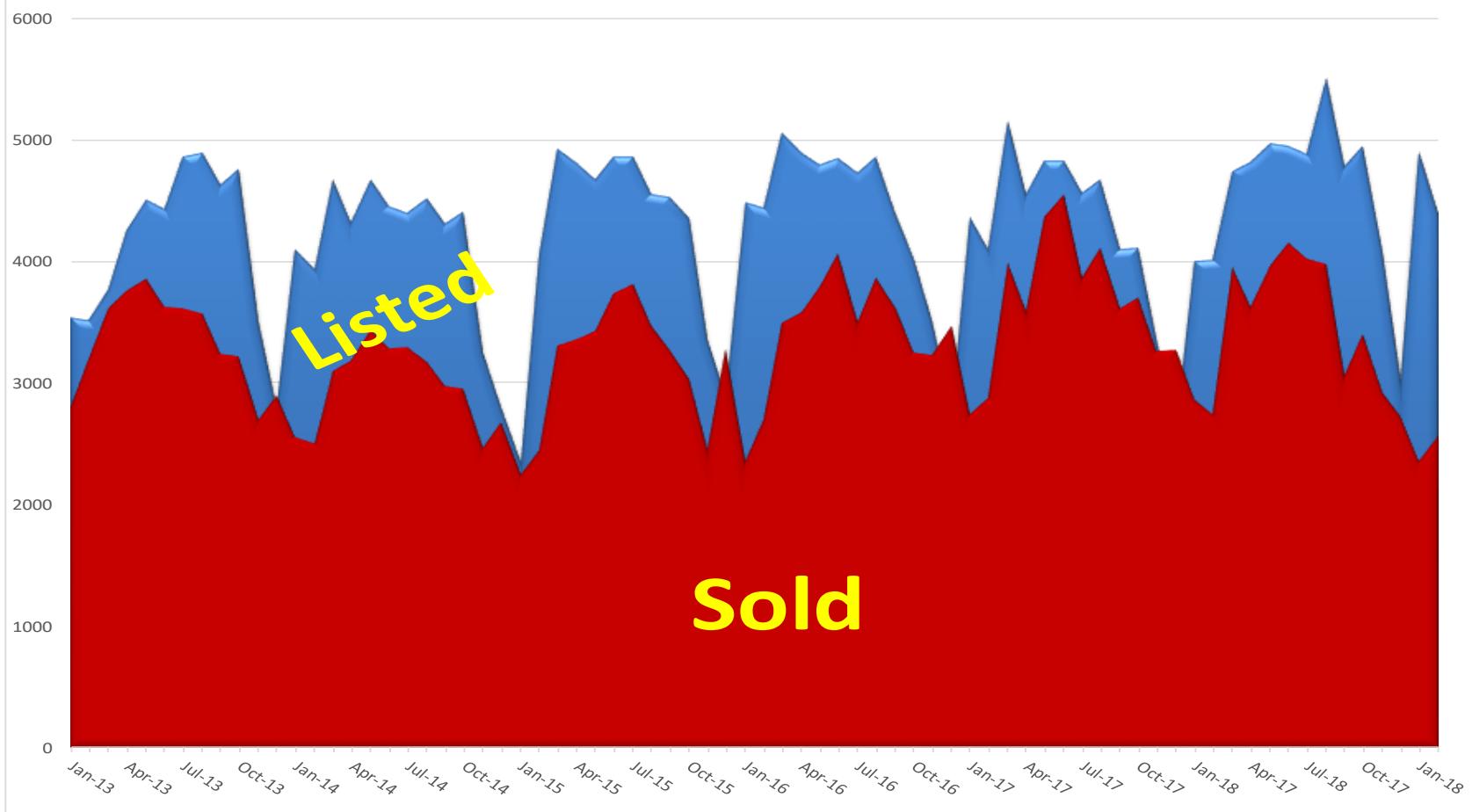
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Residential Listings Taken vs Listings Sold

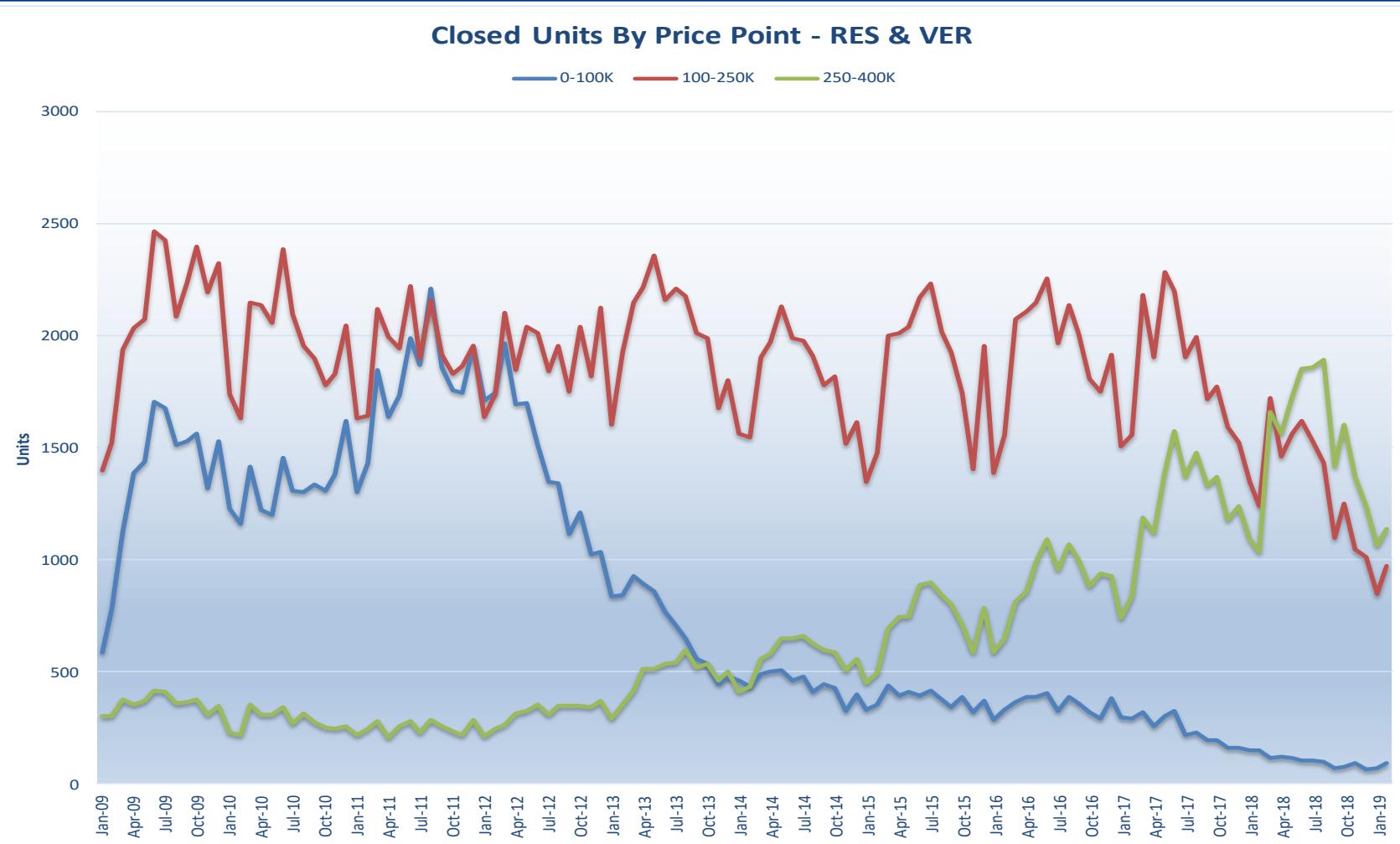


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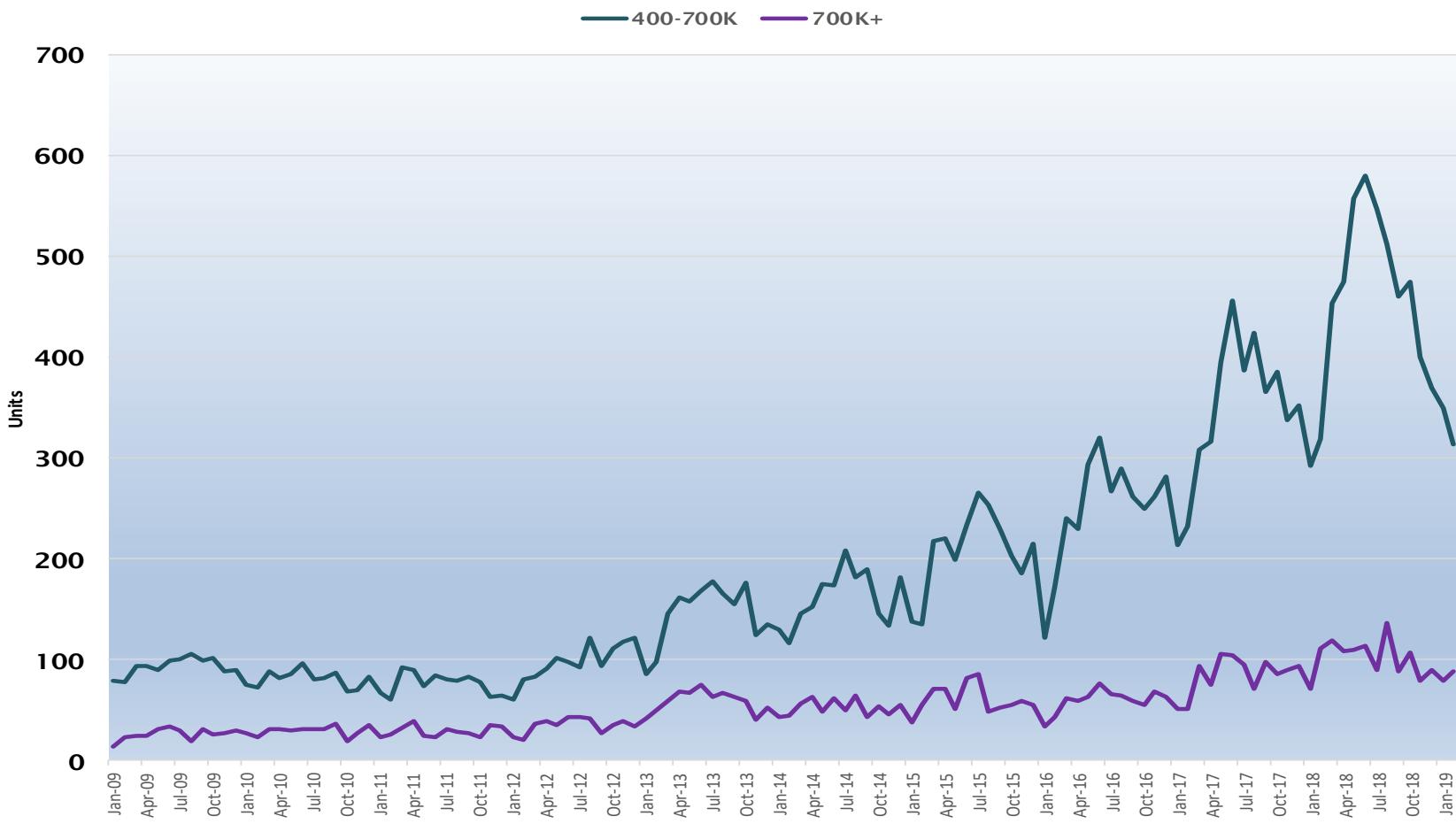
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Closed Units By Price Point - RES & VER



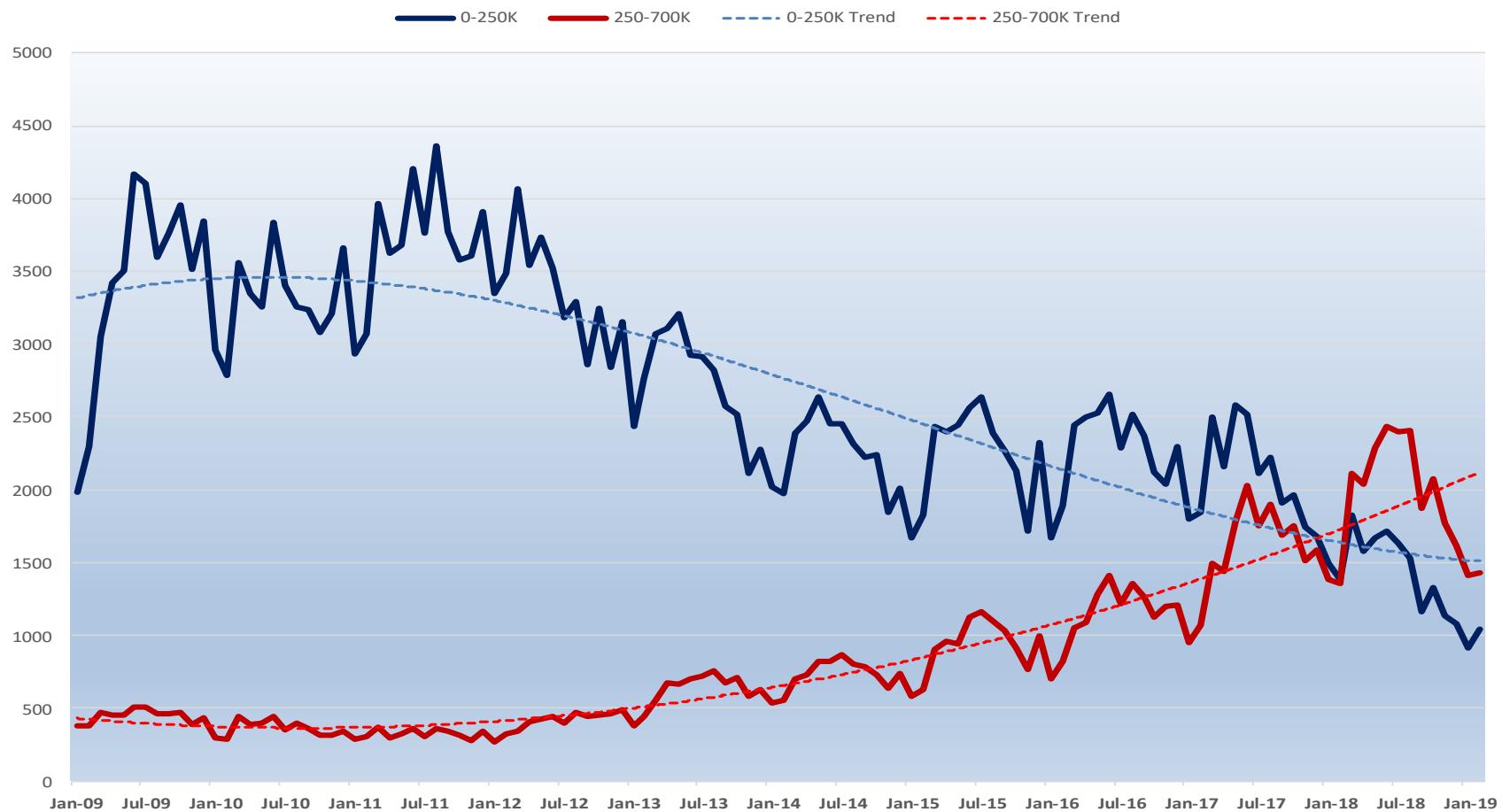
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RES & VER Closed Units Trend by Price Point



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