



EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 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	7,721	3,956	2,616	340,000	524,377	300,000	353,069	3.0	33.9%	49
CON/TWH	1,903	948	634	169,900	193,559	166,500	178,076	3.0	33.3%	46
Total Residential	9,624	4,904	3,250	234,900	298,401	210,000	243,786	3.0	33.8%	55
Hi-Rise	453	93	62	435,000	799,502	340,500	465,837	8.3	13.7%	77
Multiple Dwelling	144	58	30	341,944	393,619	296,500	272,823	4.8	20.8%	48
Vacant Land	2,407	165	96	75,700	344,092	40,000	126,209	25.1	4.0%	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+	554	87	111	1,772,450	2,744,330	1,344,000	1,777,988	12	6.7%	111

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

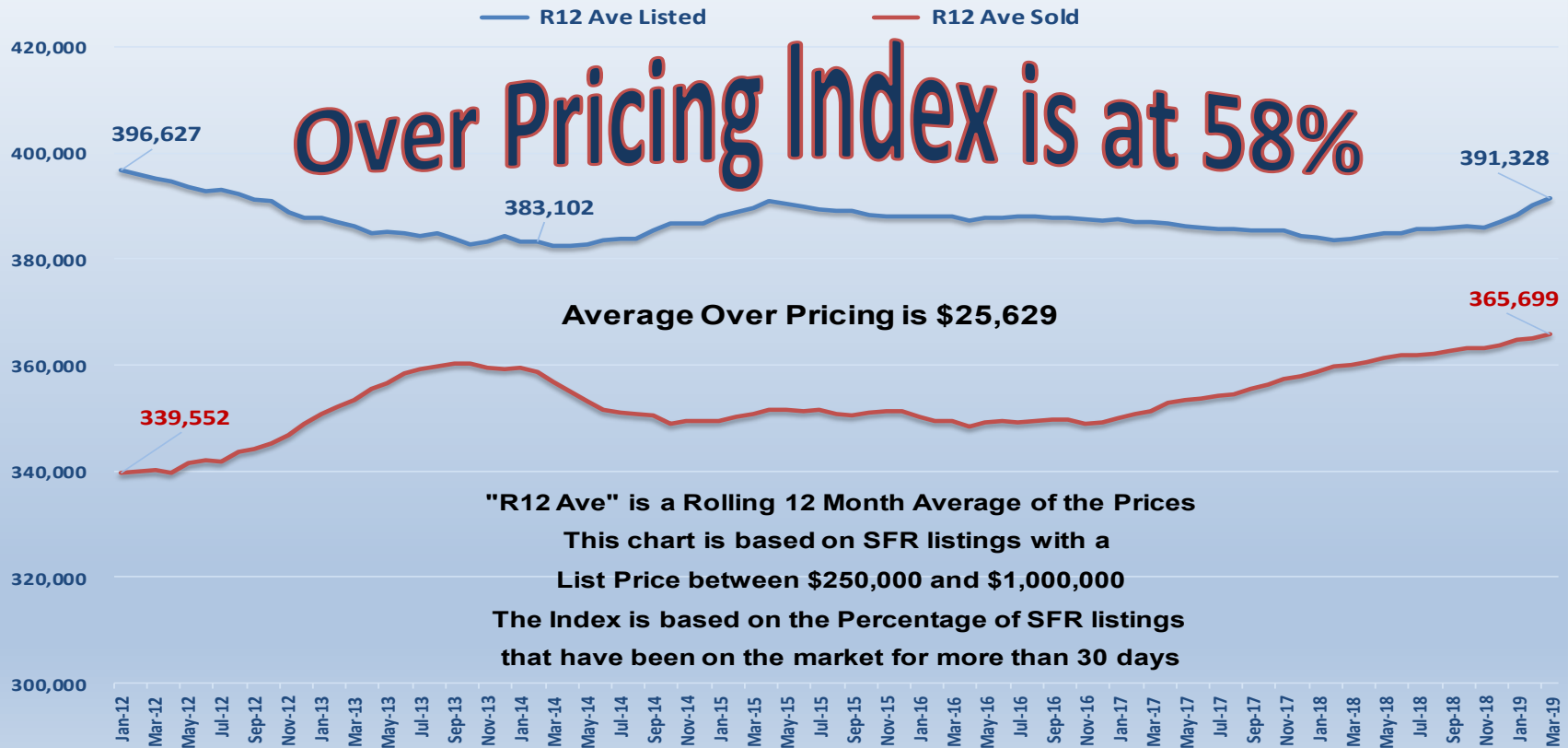
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Greater Las Vegas SFR Average List vs Closed Sale Prices

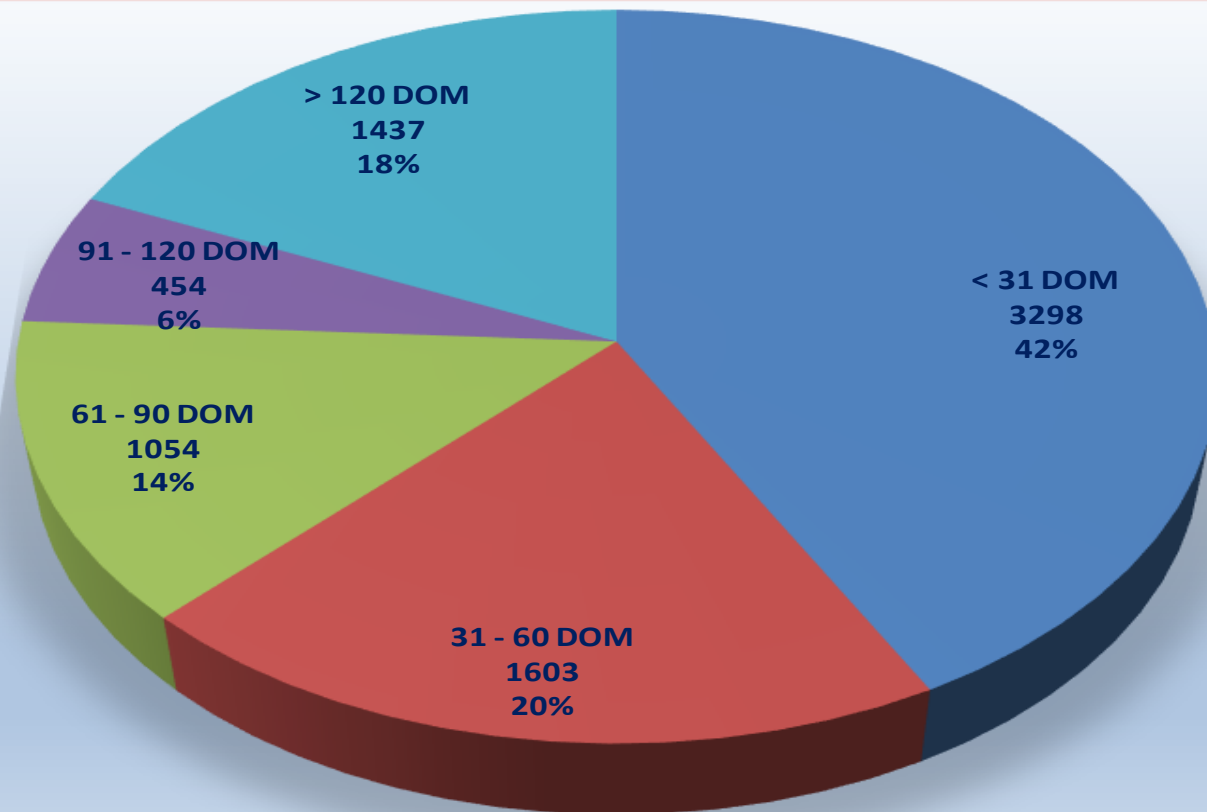




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**Available SFR Inventory
Days on Market With No Current Offer**

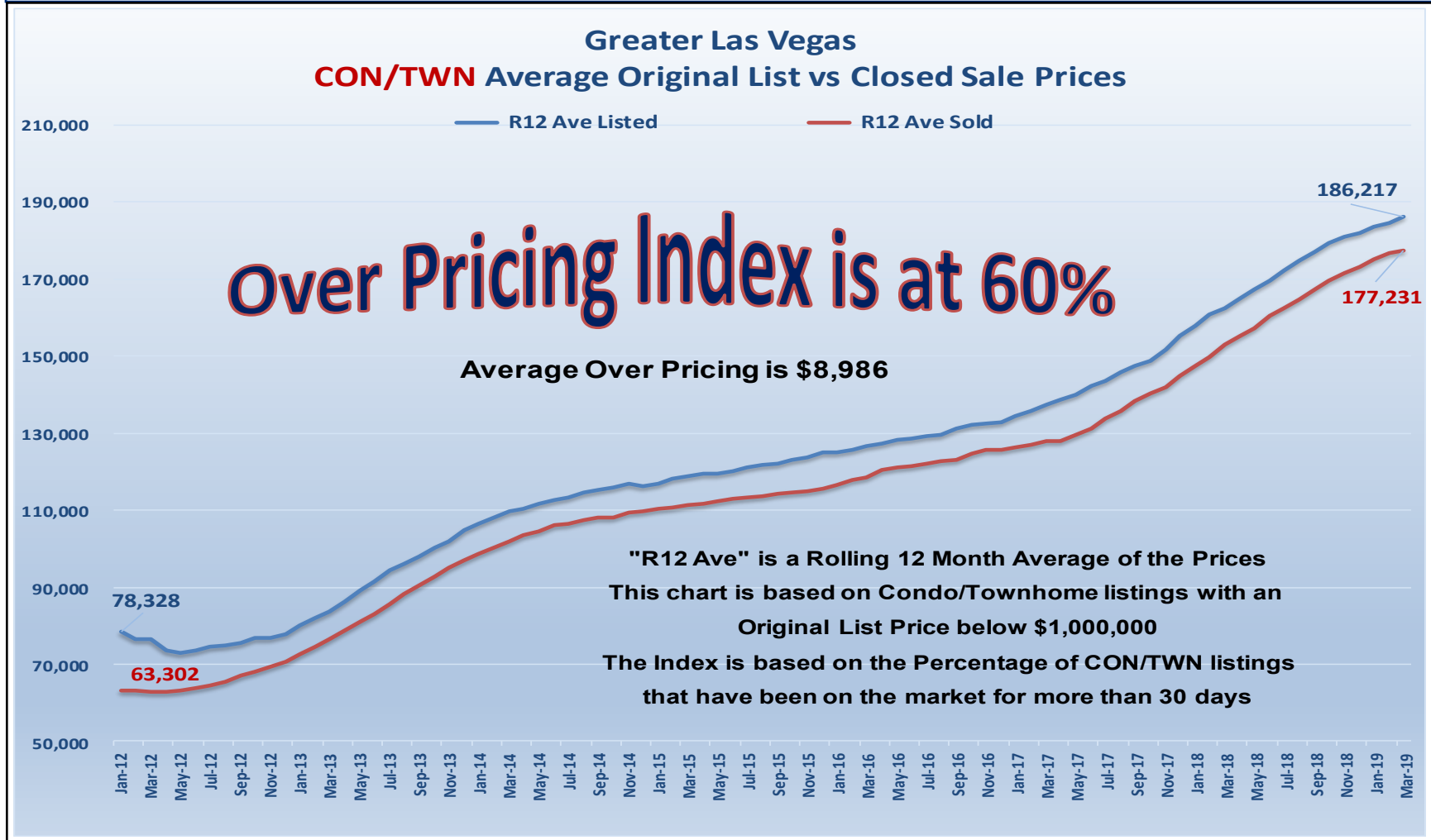


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SFR Closed Sales in Selected Communities - Last Six Months

	Oct	Nov	Dec	2019 Jan	Feb	Mar	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	30	18	15	18	11	18	█ _ _ _ _ _ █	5	352,125	63
Ant hem	17	8	9	8	6	14	█ _ _ _ _ █	3	452,752	25
Centennial Hills	34	30	21	21	12	29	█ █ _ _ _ █	3	379,297	34
Desert /South Shores	16	14	14	12	10	18	█ _ _ _ _ █	4	373,583	33
Green Valley	44	38	35	32	31	41	█ _ _ _ _ █	3	388,134	47
Green Valley Ranch	14	11	12	11	13	15	█ _ _ _ _ █	3	458,015	49
Inspirada	27	19	19	11	13	11	█ _ _ _ _ █	4	442,581	71
Iron Mountain Ranch	14	13	7	6	5	8	█ █ _ _ _ █	5	344,917	58
Lake Las Vegas	5	4	6	5	6	11	_ _ _ _ _ █	5	660,303	83
Mount ains Edge	63	44	52	32	31	66	█ _ _ _ _ █	3	345,798	45
Peccole Ranch	11	12	6	7	7	11	█ █ _ _ _ █	2	354,939	32
Providence	43	33	33	23	35	49	█ _ _ _ _ █	2	342,652	45
Red Rock Cntry Club	6	3	5	5	7	8	█ _ _ _ _ █	6	1,128,651	142
Rhodes Ranch	17	18	9	9	10	23	█ _ _ _ _ █	3	399,303	54
Seven Hills	10	6	8	8	5	12	█ _ _ _ _ █	7	742,648	74
Siena (SFR & TWH)	11	11	8	16	12	12	_ _ _ █ _ █	3	465,898	77
Silverado Ranch	45	42	26	27	41	35	█ █ _ _ _ █	3	320,136	49
Silverstone Ranch	13	8	10	6	2	7	█ _ _ _ _ █	4	388,975	54
Sout hern Highlands	46	23	41	23	35	30	█ _ _ _ _ █	6	516,947	67
Spring Valley	25	28	28	12	13	18	█ █ █ _ _ █	5	335,940	68
Summerlin	52	43	47	35	40	59	█ _ _ _ _ █	3	573,548	42
Sun City Anthem	42	25	18	27	29	19	█ _ _ _ _ █	5	441,926	54
Sun City Summerlin	24	27	27	19	21	23	█ █ █ _ _ █	4	366,567	46
The Lakes	24	16	8	5	11	14	█ _ _ _ _ █	5	390,414	48
Other Groups										
Boulder City	17	19	13	11	14	17	█ █ _ _ _ █	5	393,789	73
Pahrump/Nye	42	40	37	38	42	53	_ _ _ _ _ █	4	249,758	50
High Rise Sales	85	61	56	47	48	62	█ _ _ _ _ █	8	478,699	77
Luxury Sales (\$1M+)	40	30	37	30	31	50	█ _ _ _ _ █	12	1,875,940	111

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

	October	November	December	2019 January	February	March	Price Movement
Aliante	370,473	334,247	332,287	353,878	350,382	355,265	
Anthem	423,518	498,750	444,578	480,738	480,738	439,236	
Centennial Hills	371,556	348,321	365,019	382,069	436,208	405,197	
Desert/South Shores	382,950	360,536	327,944	396,771	373,700	395,378	
Green Valley	386,461	379,949	381,833	390,539	358,126	423,705	
Green Valley Ranch	375,846	416,509	406,008	649,636	501,308	428,707	
Inspirada	479,234	423,751	446,208	404,536	429,941	431,856	
Iron Mountain Ranch	346,921	325,292	329,357	361,500	414,880	330,750	
Lake Las Vegas	840,000	459,850	691,690	1,063,858	516,483	529,409	
Mountains Edge	333,332	339,038	337,493	379,760	344,543	352,869	
Peccole Ranch	322,000	353,117	365,000	329,629	354,714	400,627	
Providence	346,236	340,868	329,602	350,436	317,406	363,876	
Red Rock Country Club	1,015,845	1,345,000	1,545,111	1,219,400	877,571	1,034,813	
Rhodes Ranch	404,348	387,653	352,556	410,271	462,400	391,260	
Seven Hills	583,746	621,333	495,238	664,375	1,904,980	668,542	
Siena (SFR & TWH)	393,273	439,726	460,750	566,306	469,875	422,042	
Silverado Ranch	317,644	311,045	311,015	356,137	310,534	324,502	
Silverstone Ranch	374,685	381,988	358,969	442,058	435,000	407,714	
Southern Highlands	513,541	518,796	481,785	447,959	580,949	547,030	
Spring Valley	304,863	317,092	360,828	271,396	457,808	324,722	
Summerlin	487,502	544,272	563,103	607,569	643,989	611,103	
Sun City Anthem	439,414	435,271	414,790	459,094	421,183	489,211	
Sun City Summerlin	371,492	373,756	379,173	386,900	330,660	354,176	
The Lakes	376,481	367,094	521,238	361,000	436,114	340,793	
Other Groups							
Boulder City	350,865	335,495	467,308	401,300	451,893	392,932	
Pahrump/Nye	239,954	251,037	247,335	241,595	258,301	257,336	
High Rise Sales	468,639	497,381	499,505	517,229	427,383	465,837	
Luxury Sales (\$1M+)	2,205,862	1,927,292	1,771,488	1,787,612	1,963,185	1,657,391	

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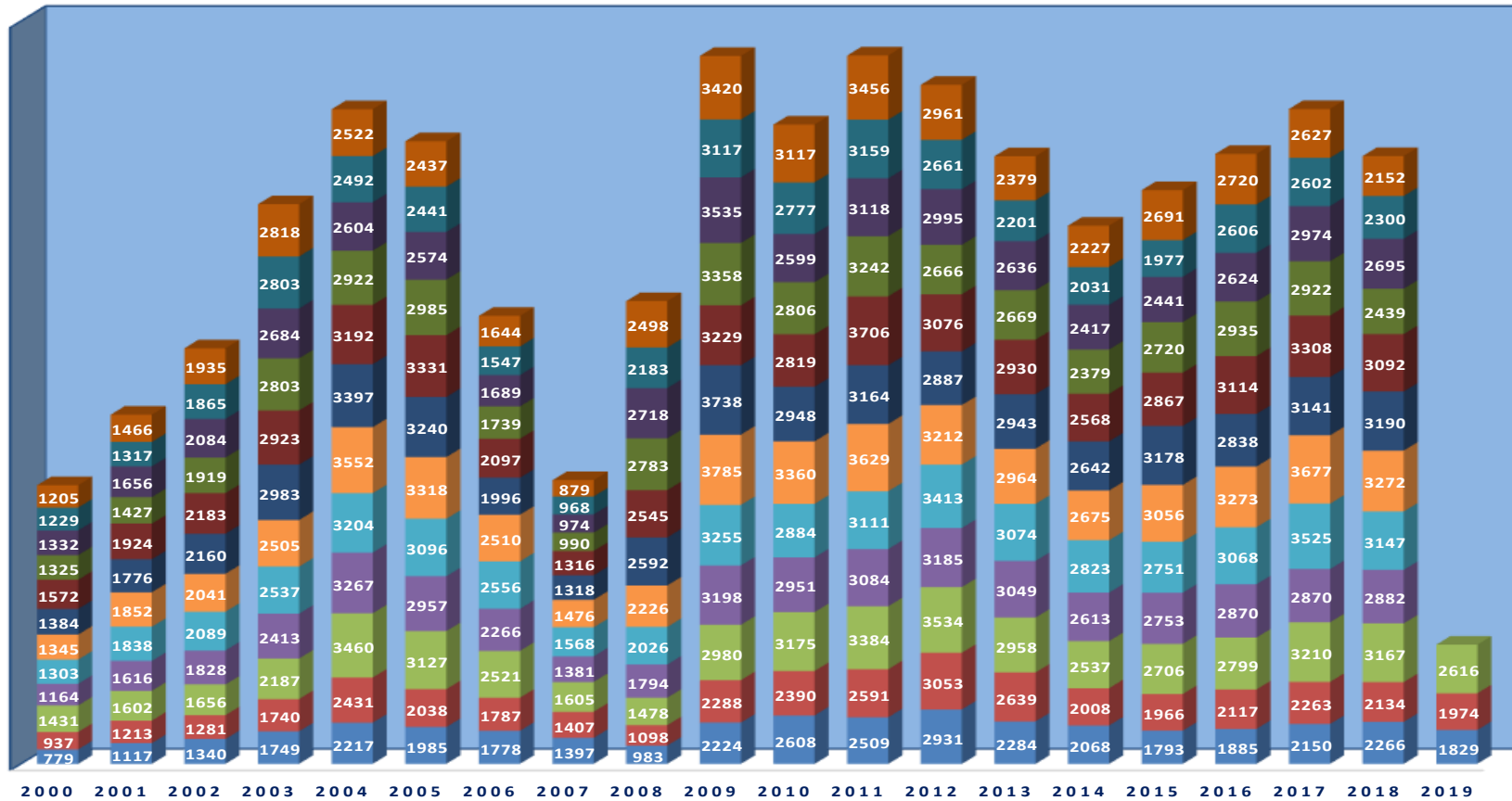


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



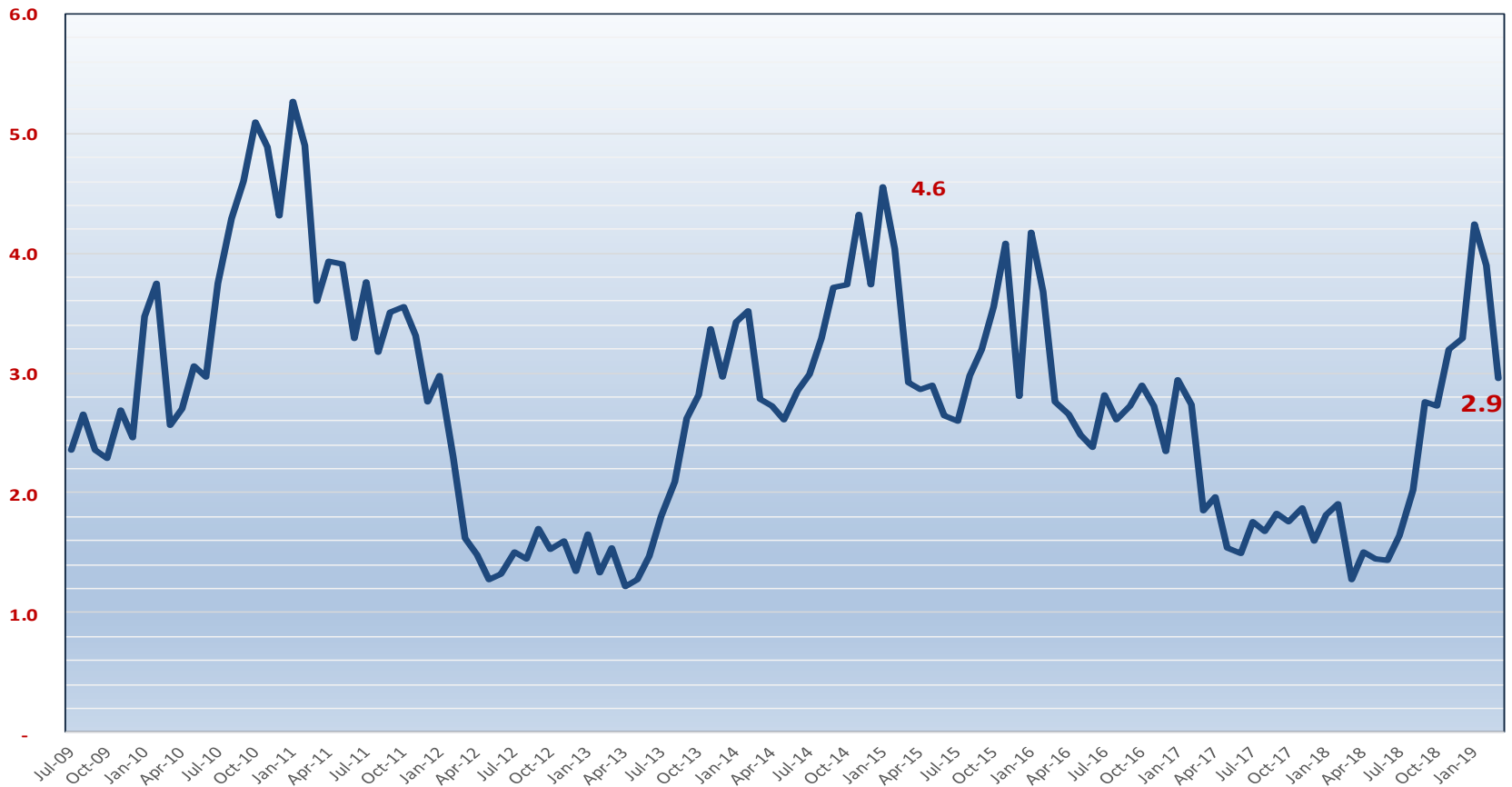
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Single Family Residential Homes Months of Inventory



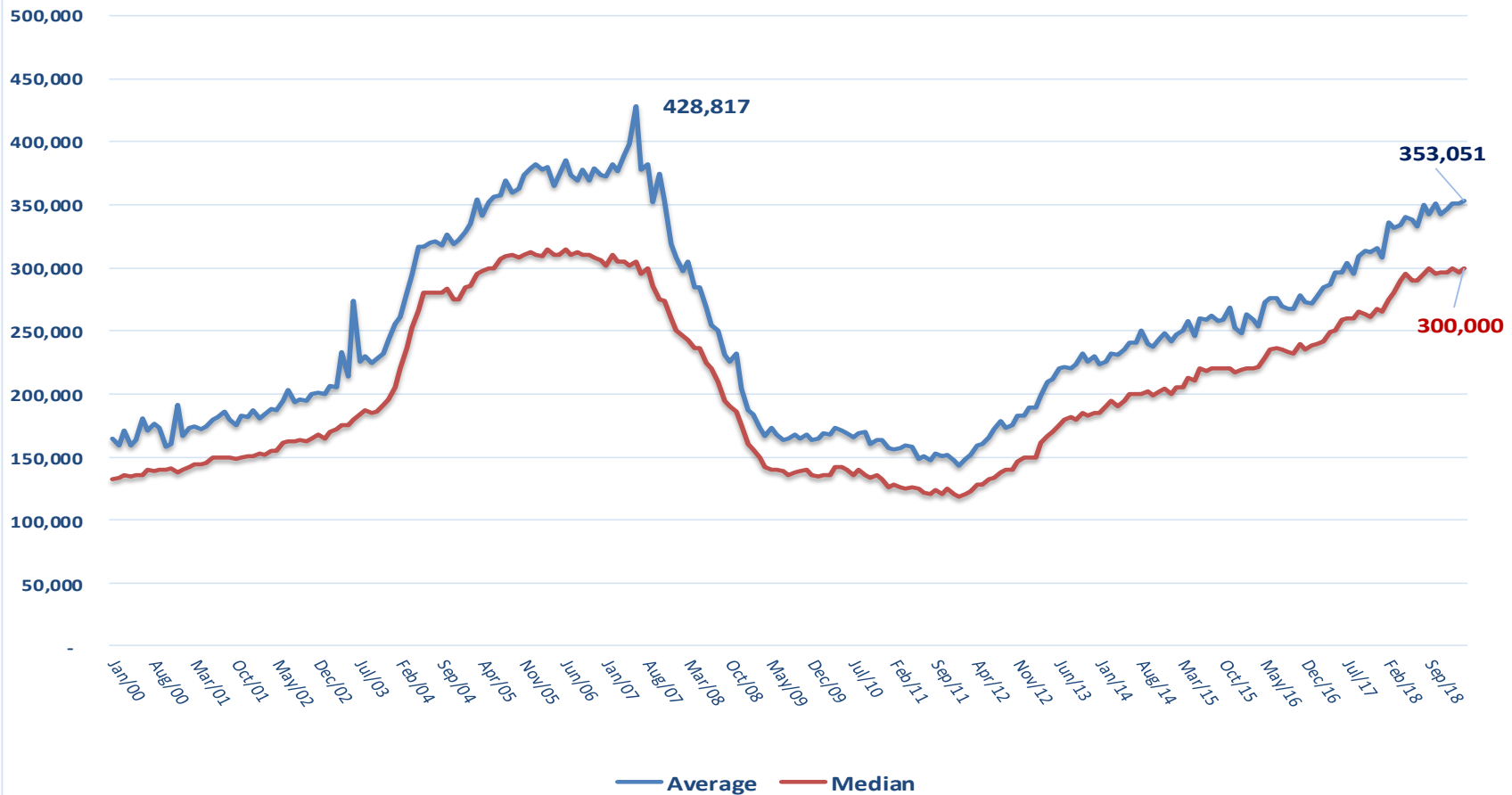
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SFR Market Prices



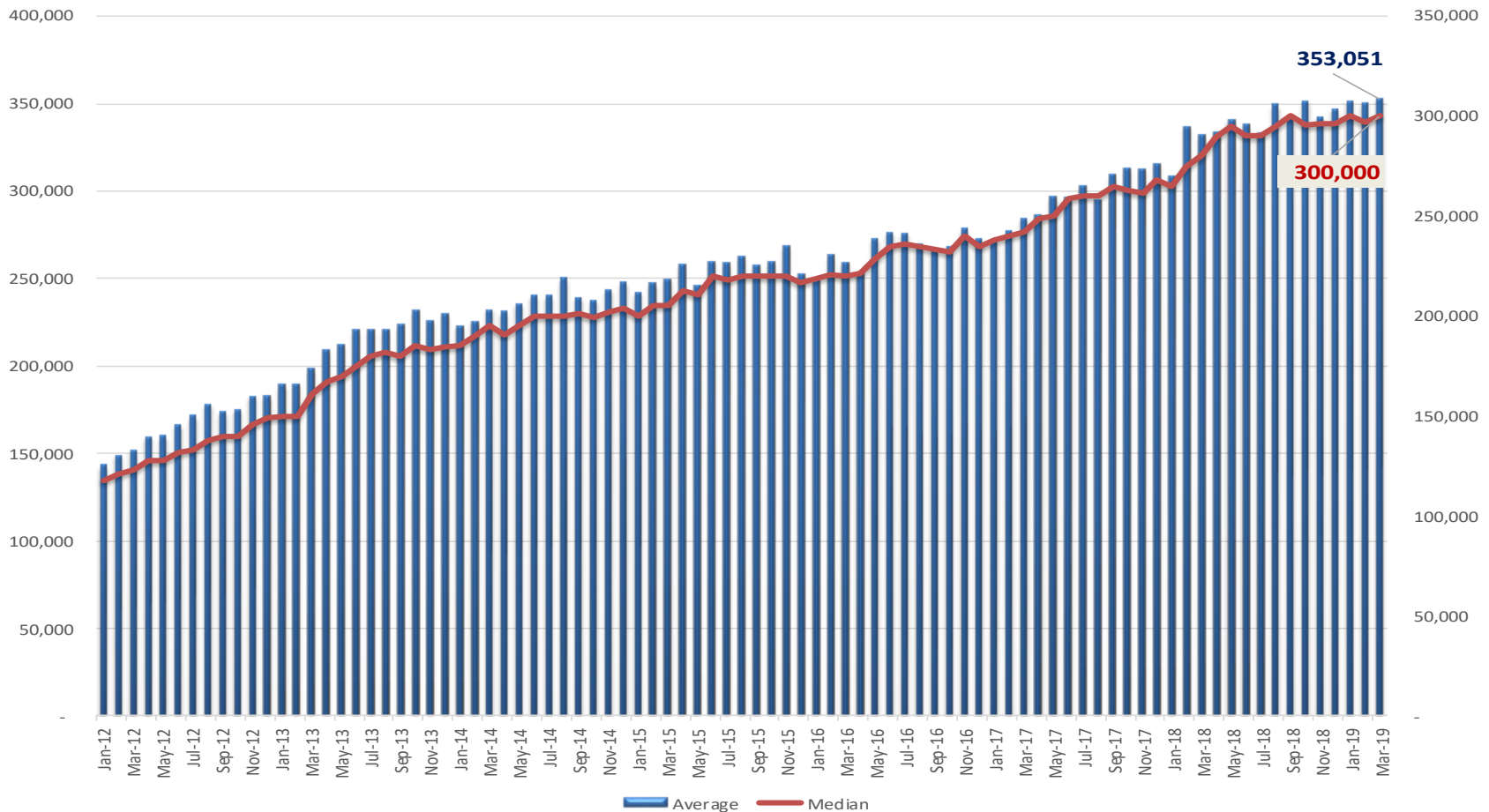
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Las Vegas Market Update - April 2019

Single Family Residential Price Trend



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SFR Average Price and Year Over Year Percent Change



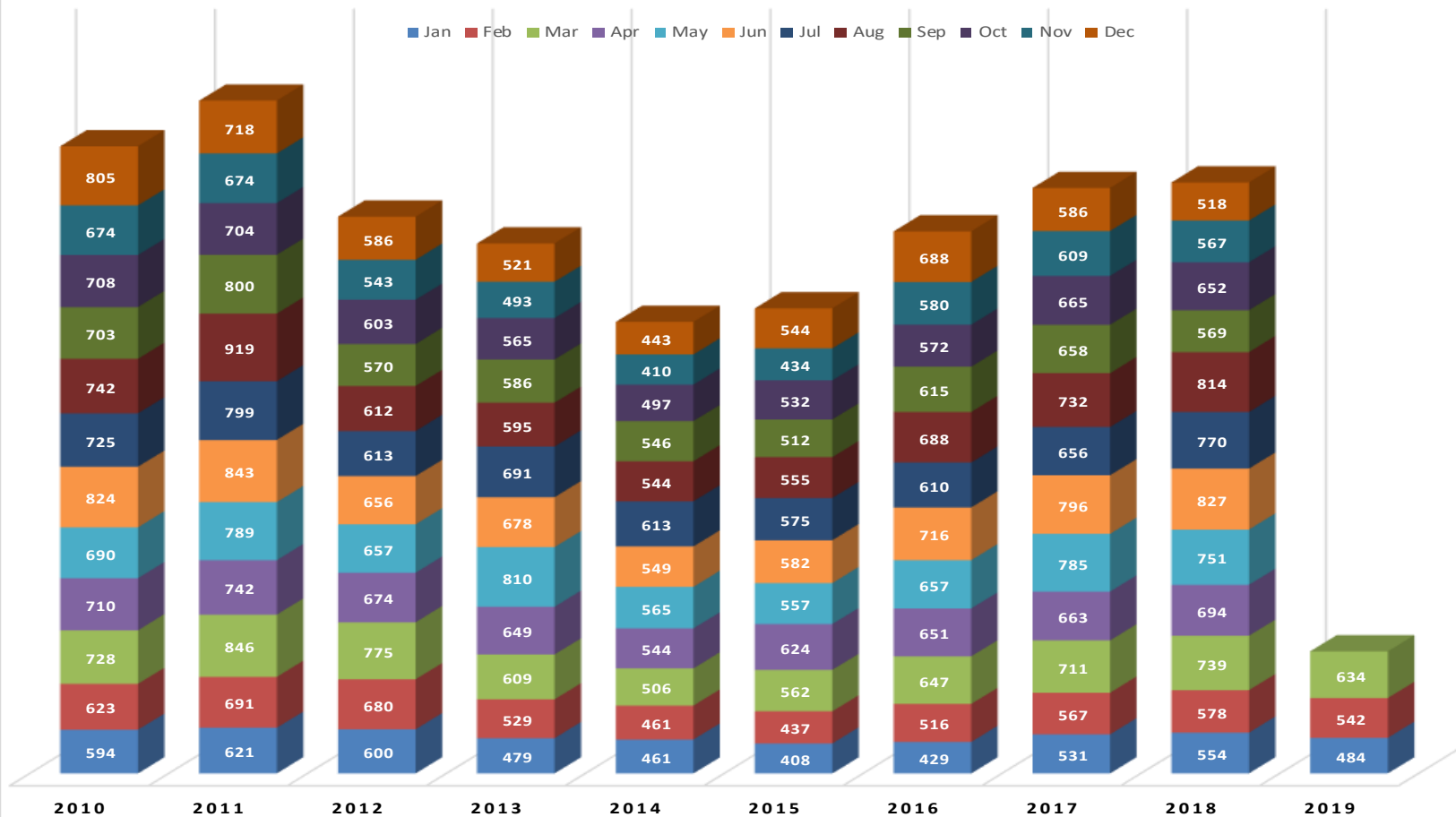
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CONDO / TOWNHOME CLOSINGS



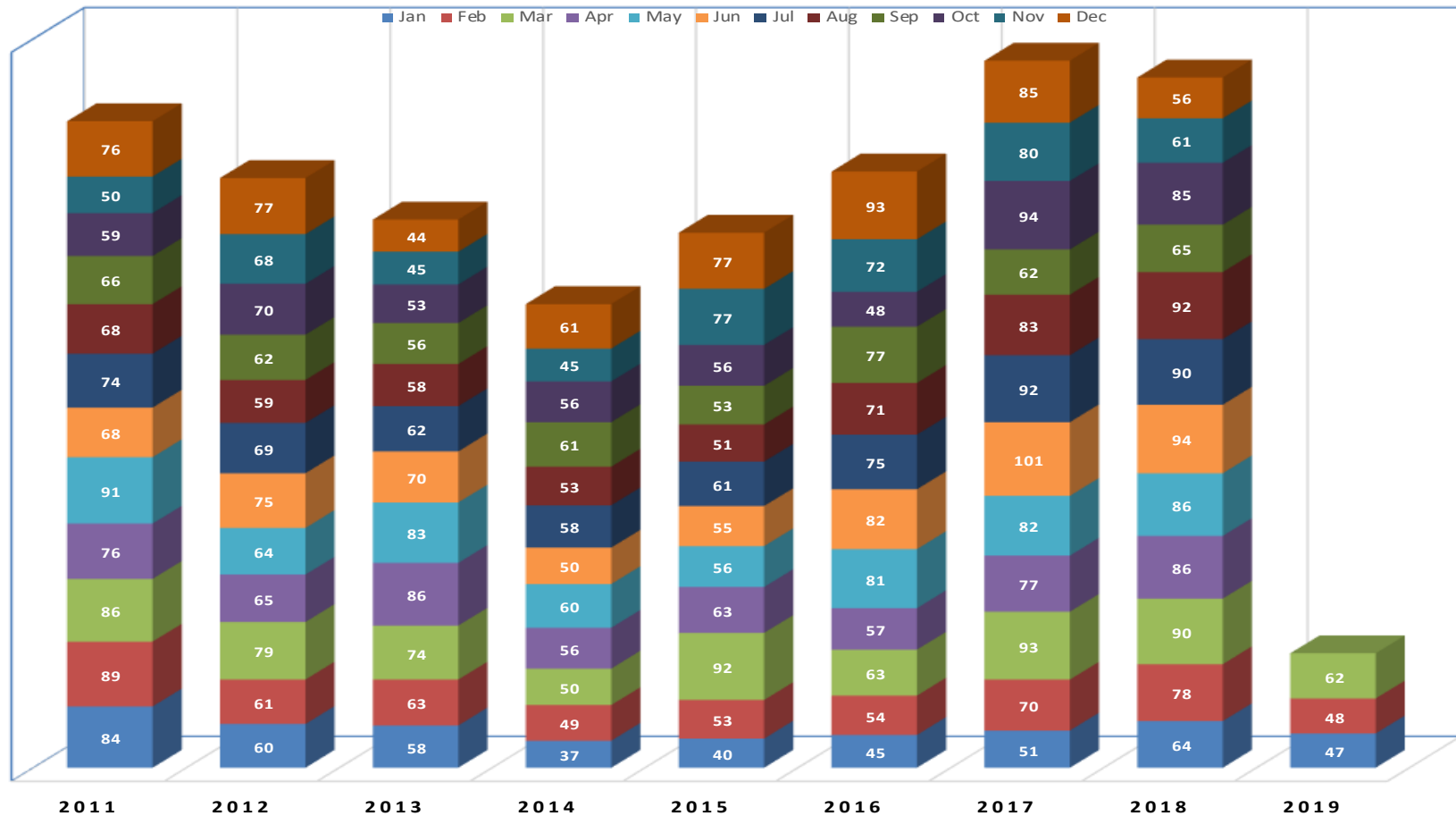
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Vertical / Hi-Rise Closings



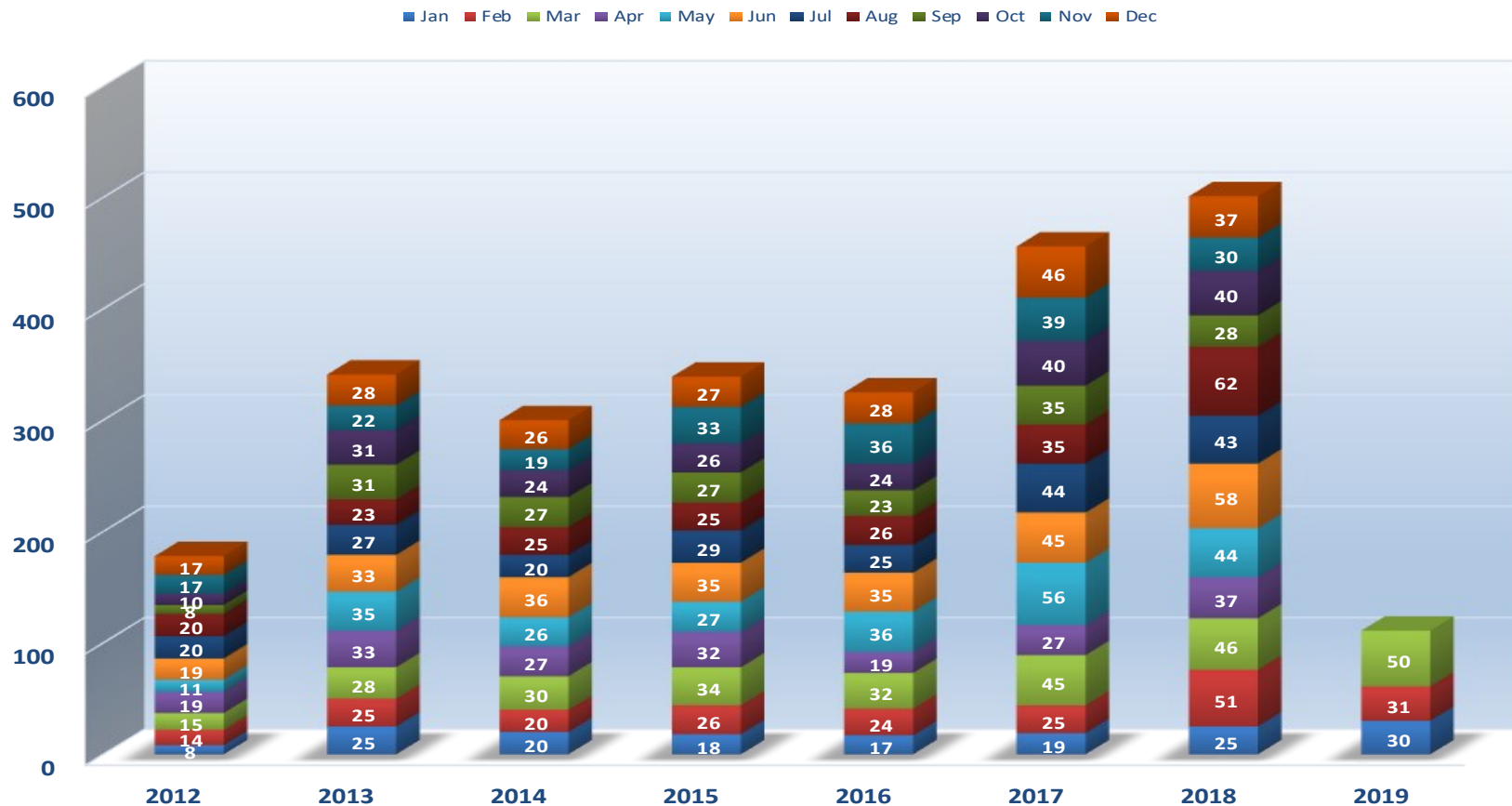
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Greater Las Vegas Luxury Sales
\$1,000,000 and Over



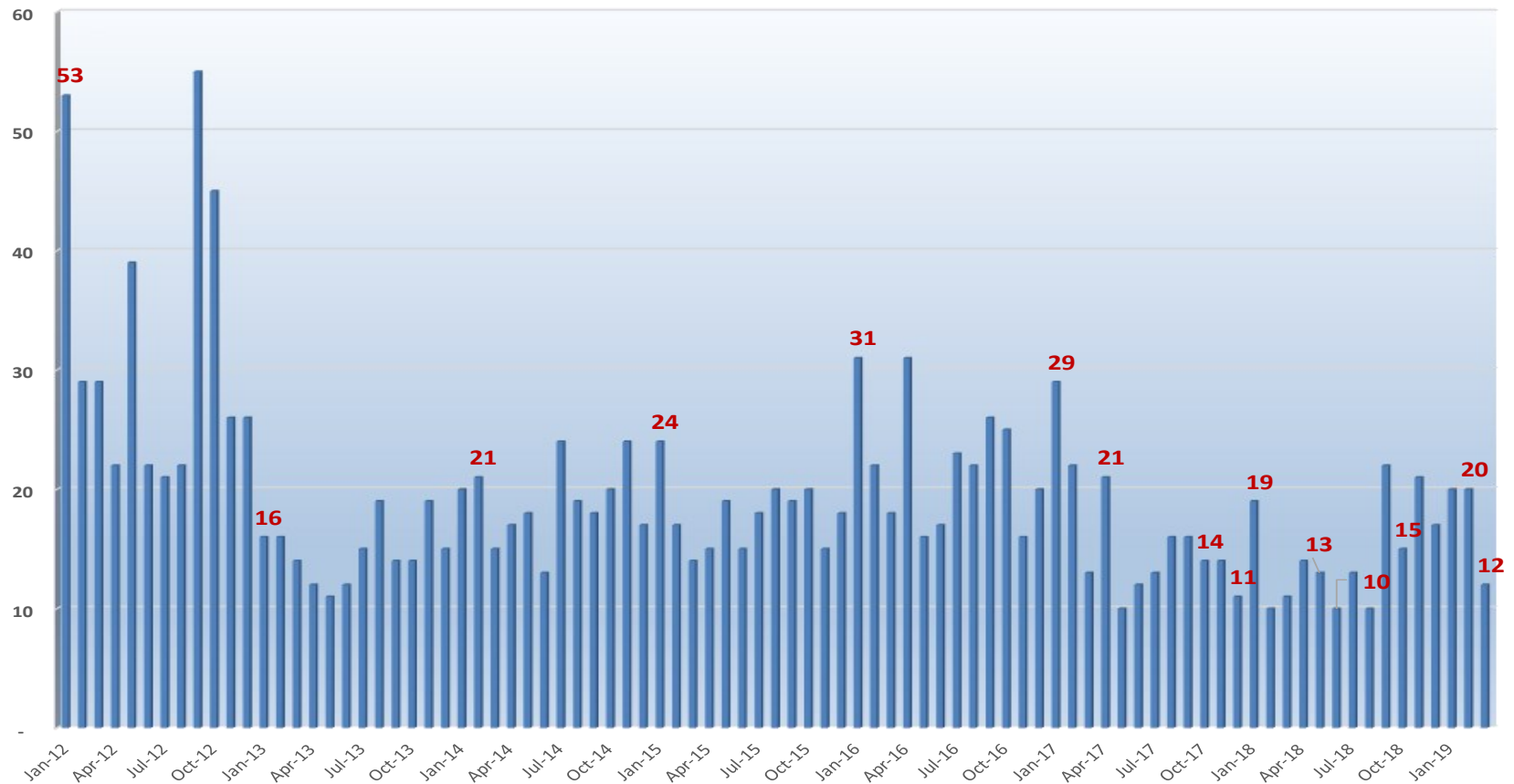
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Luxury Market - \$1,000,000 and Over Months of Inventory



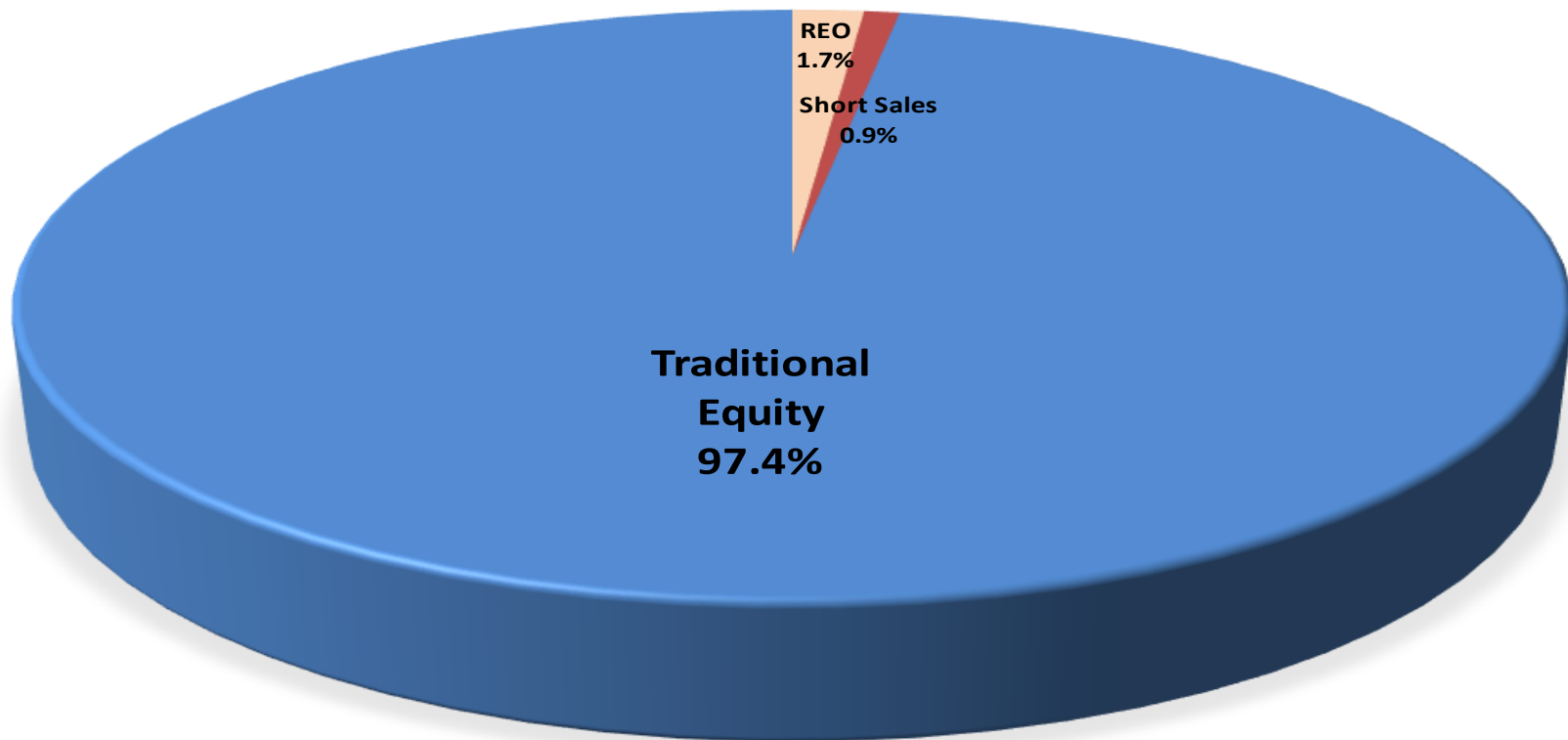
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Last Month's Closings by Type

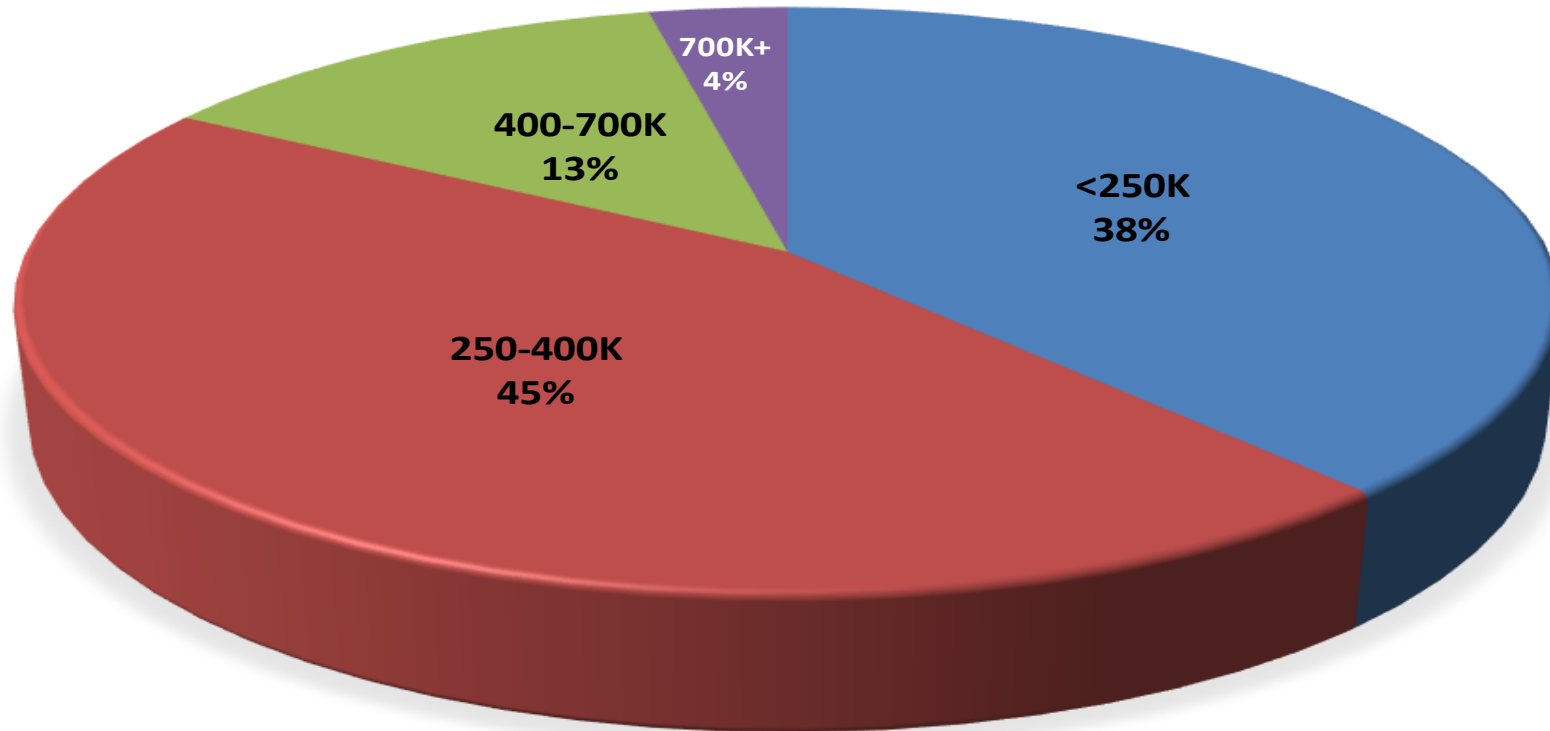




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Closed Units by Price Point



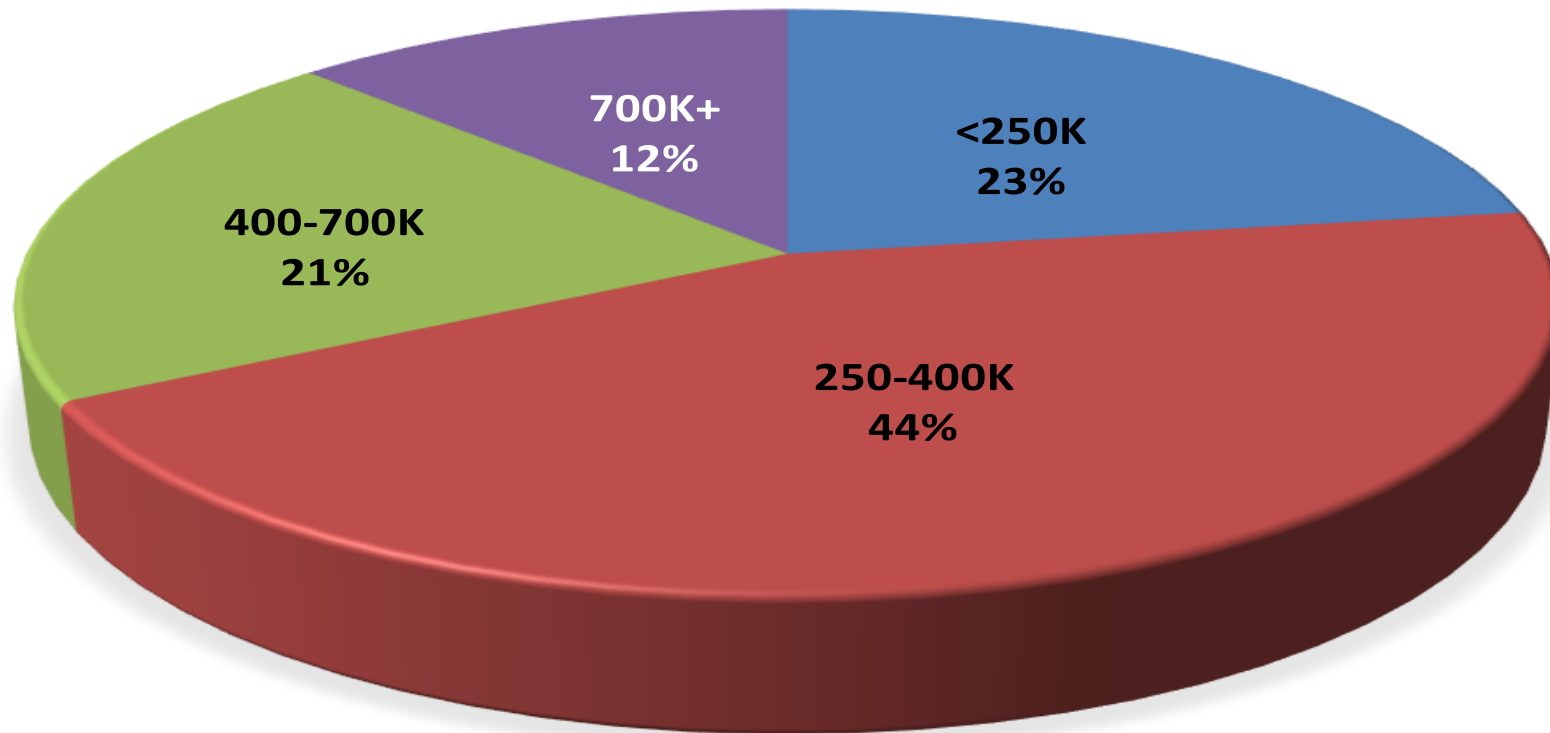
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CLOSED VOLUME BY PRICE POINT



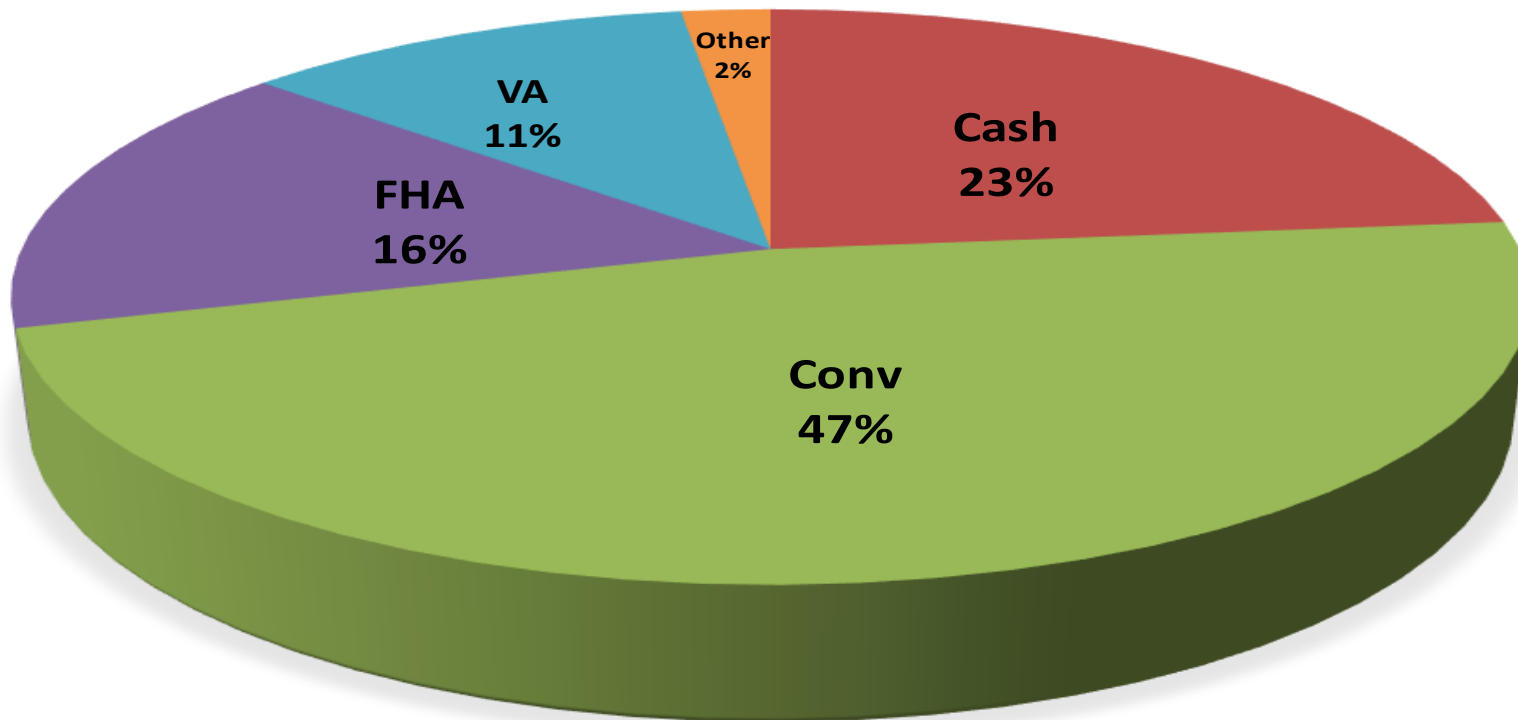
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Last Month's Closings by Sold Terms



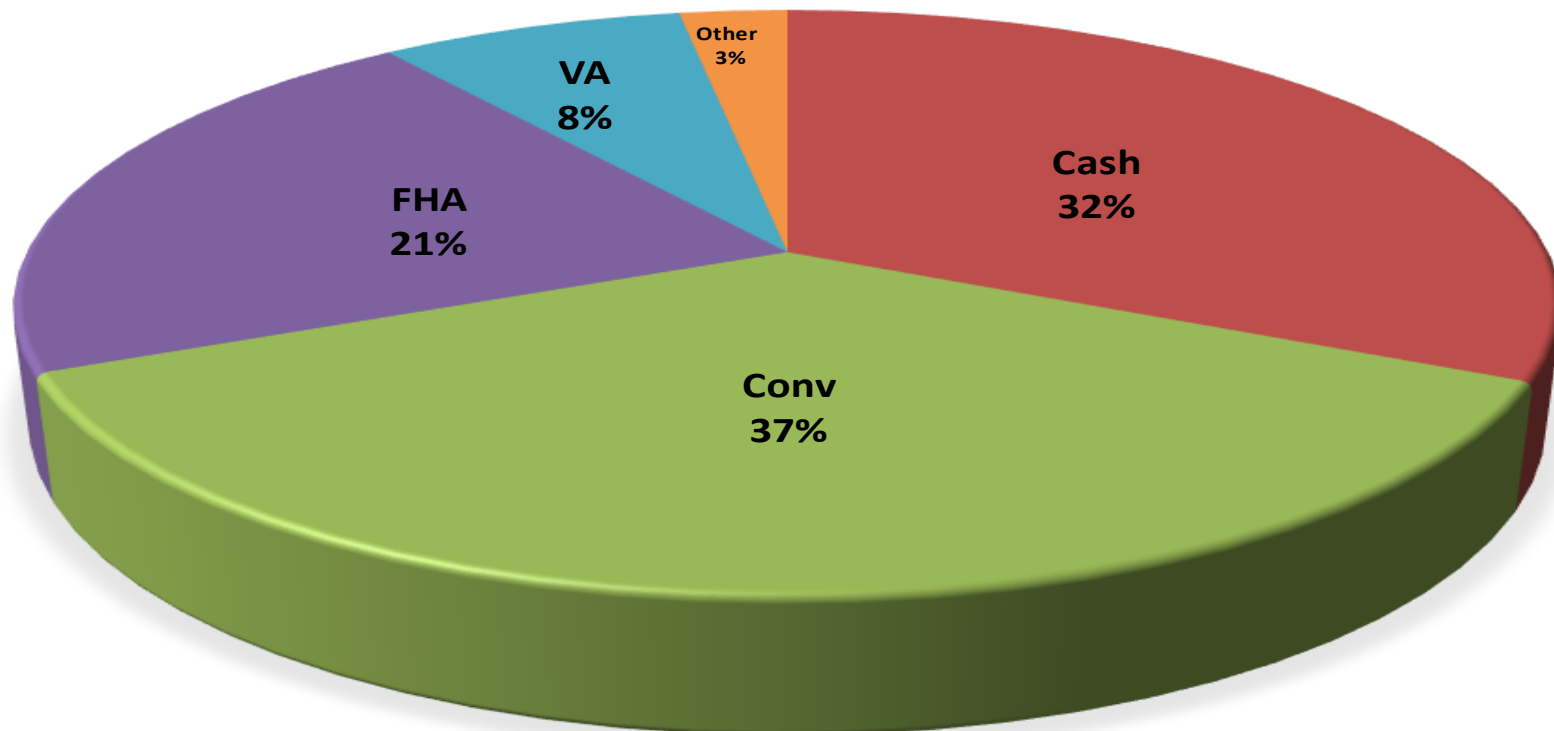
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**Closings By Sold Terms
Closings Less Than \$250,000**

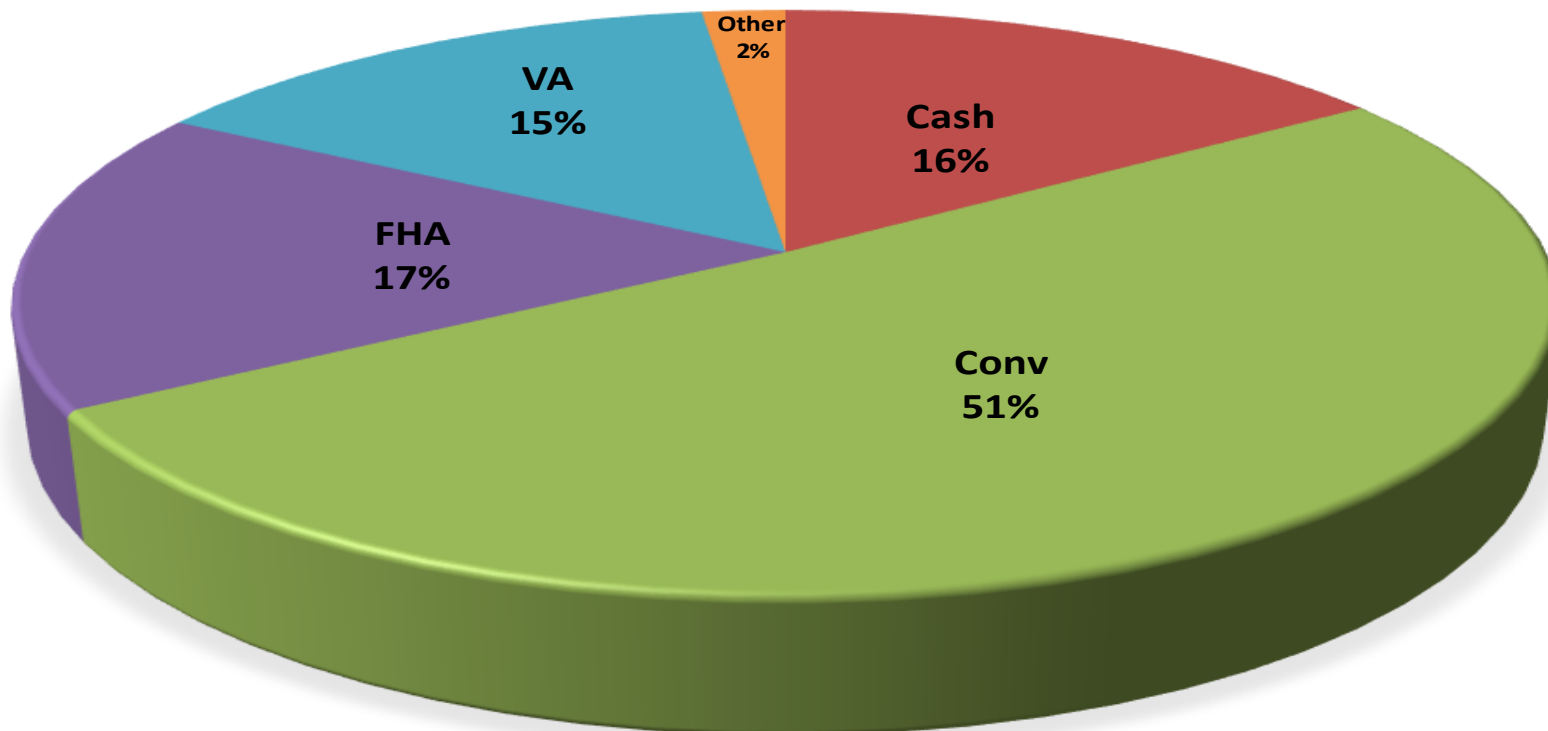




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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

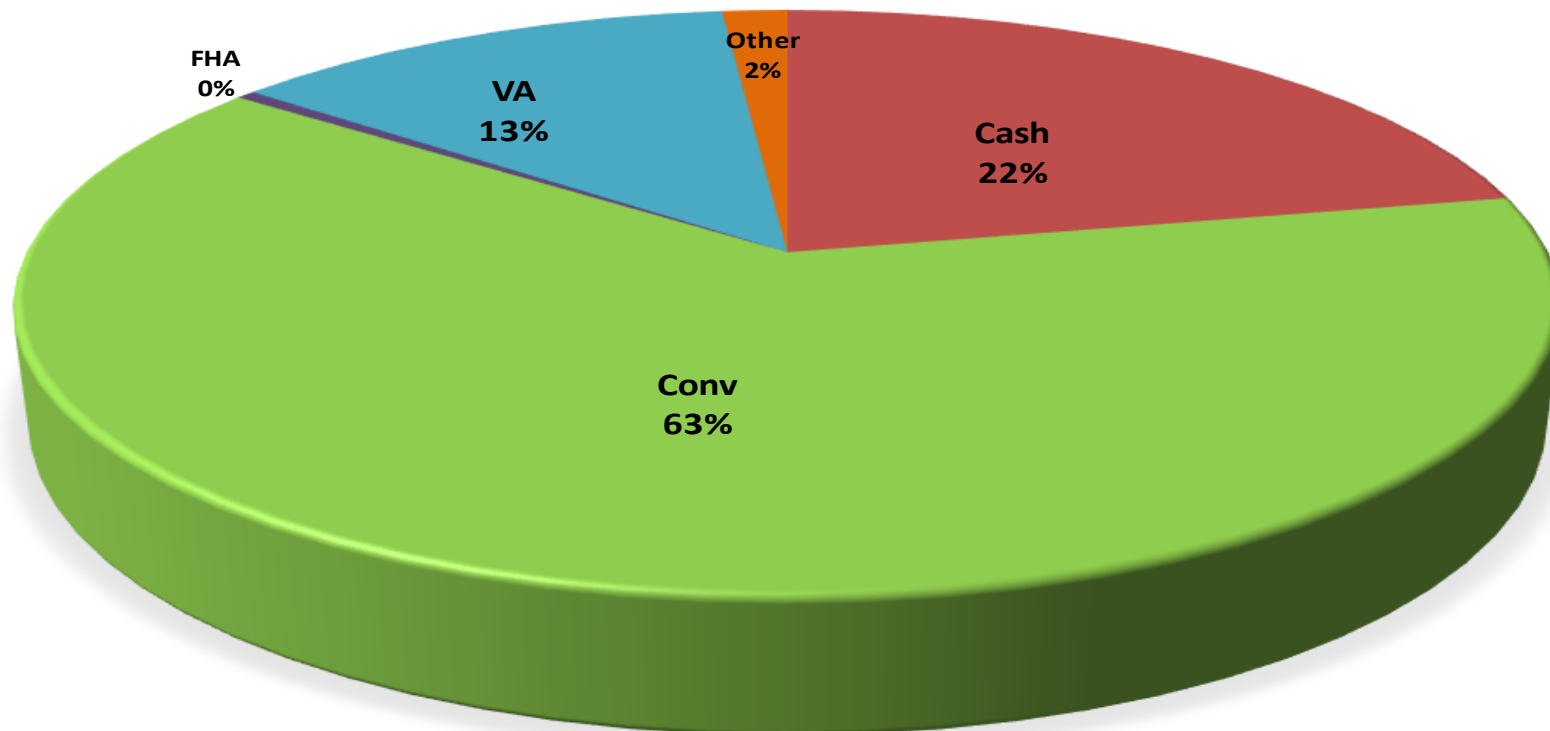




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

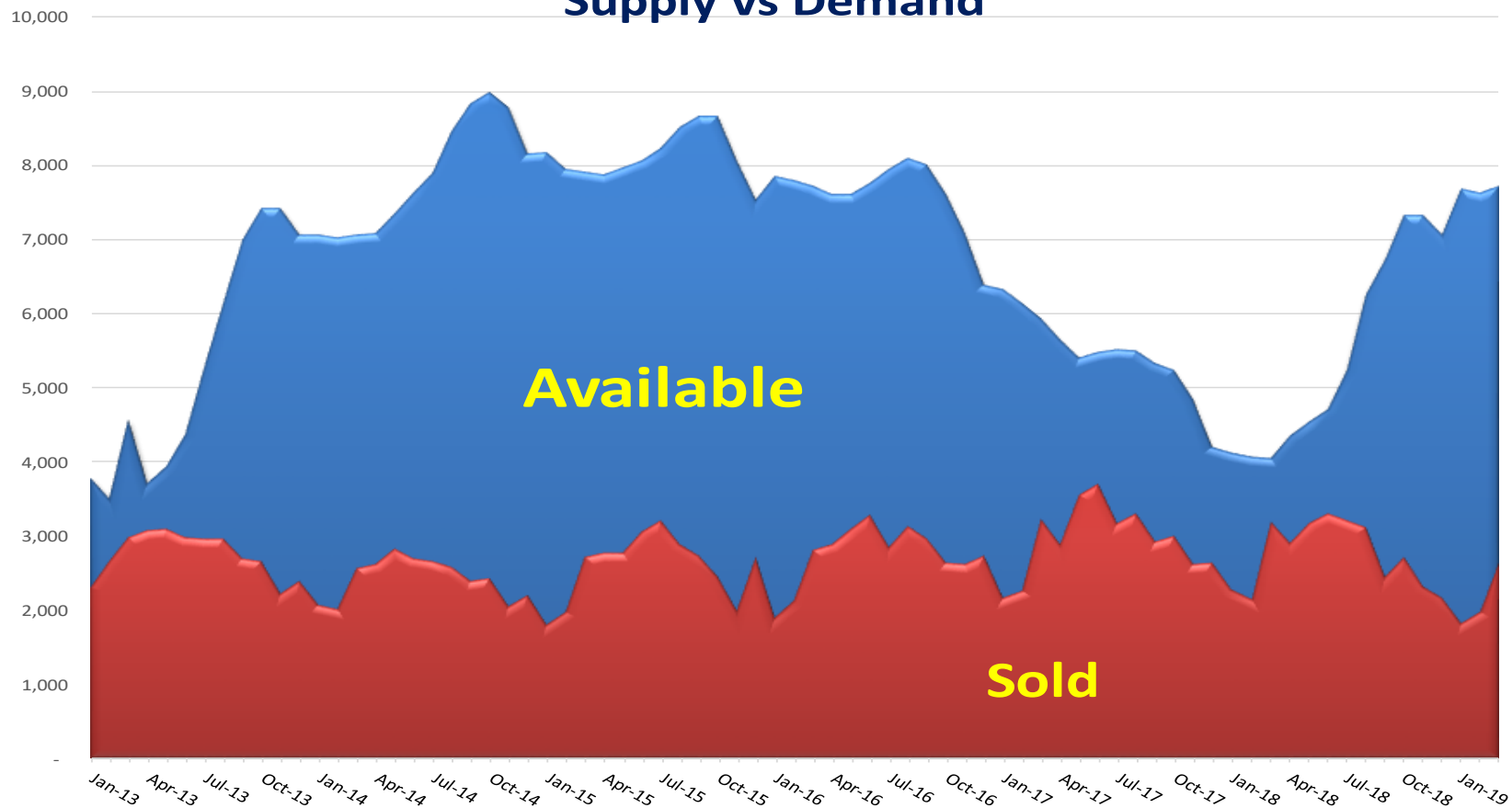




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Single Family Residences (SFR) Supply vs Demand



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Residential Listings Taken vs Listings Sold



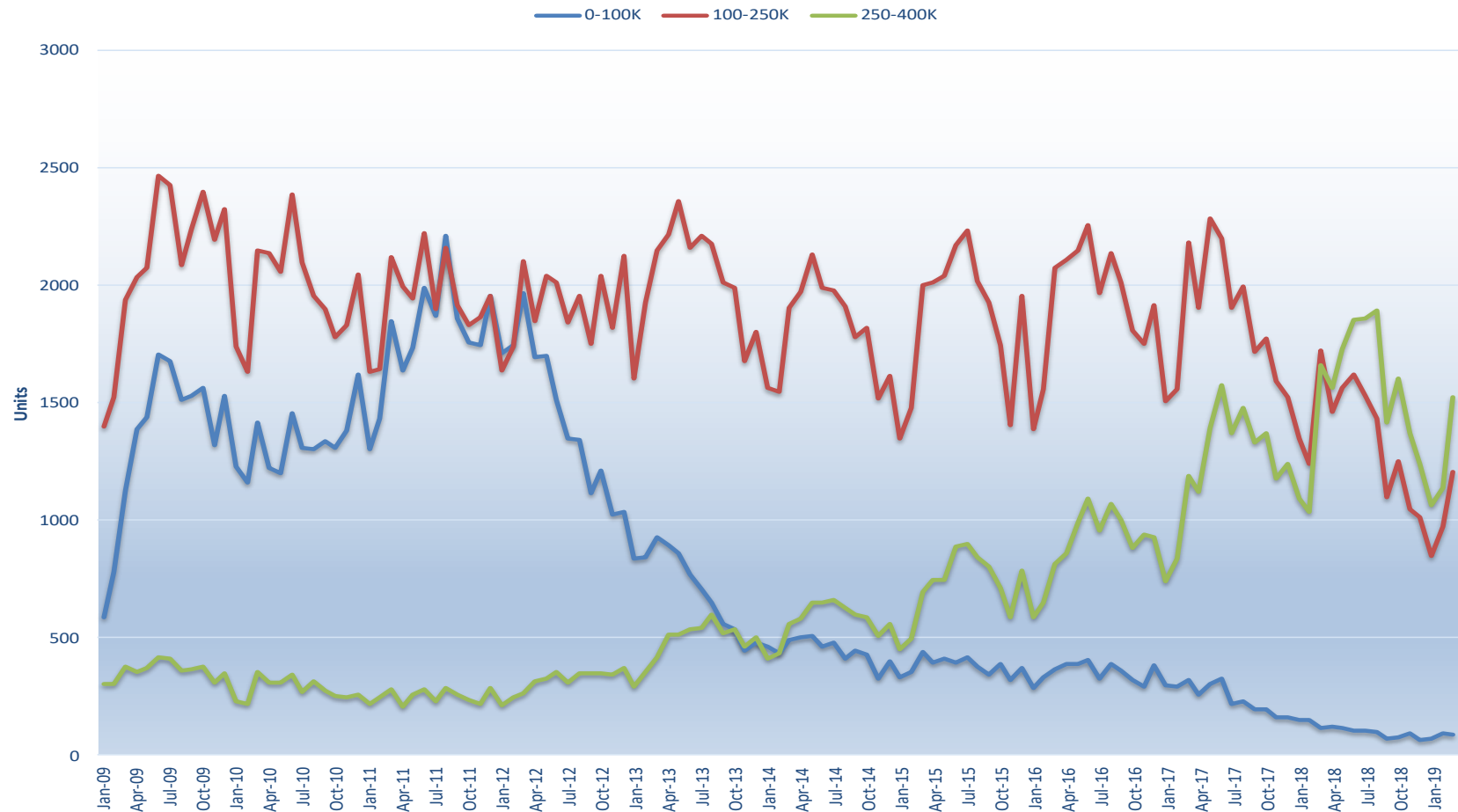
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Closed Units By Price Point - RES & VER



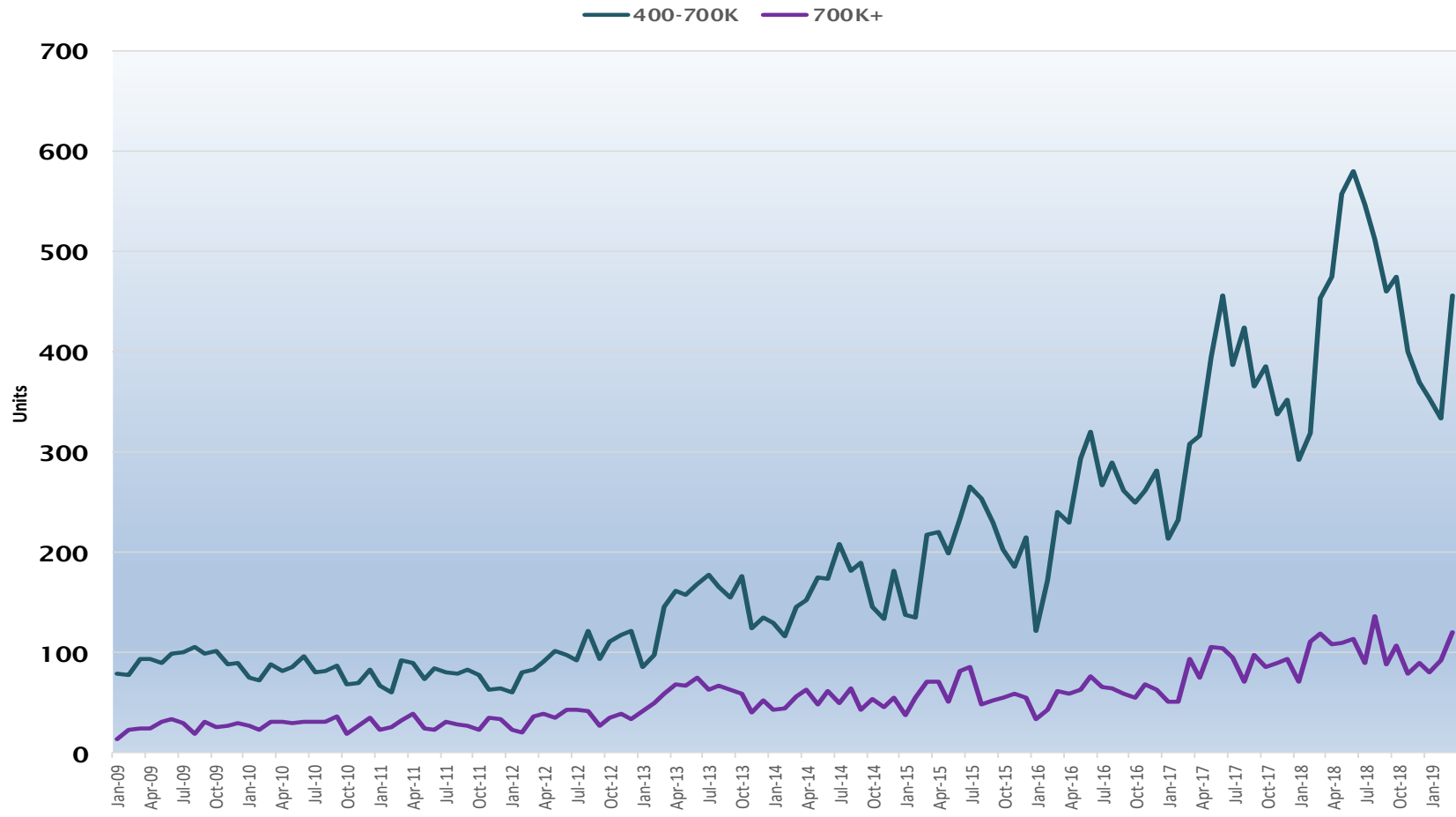
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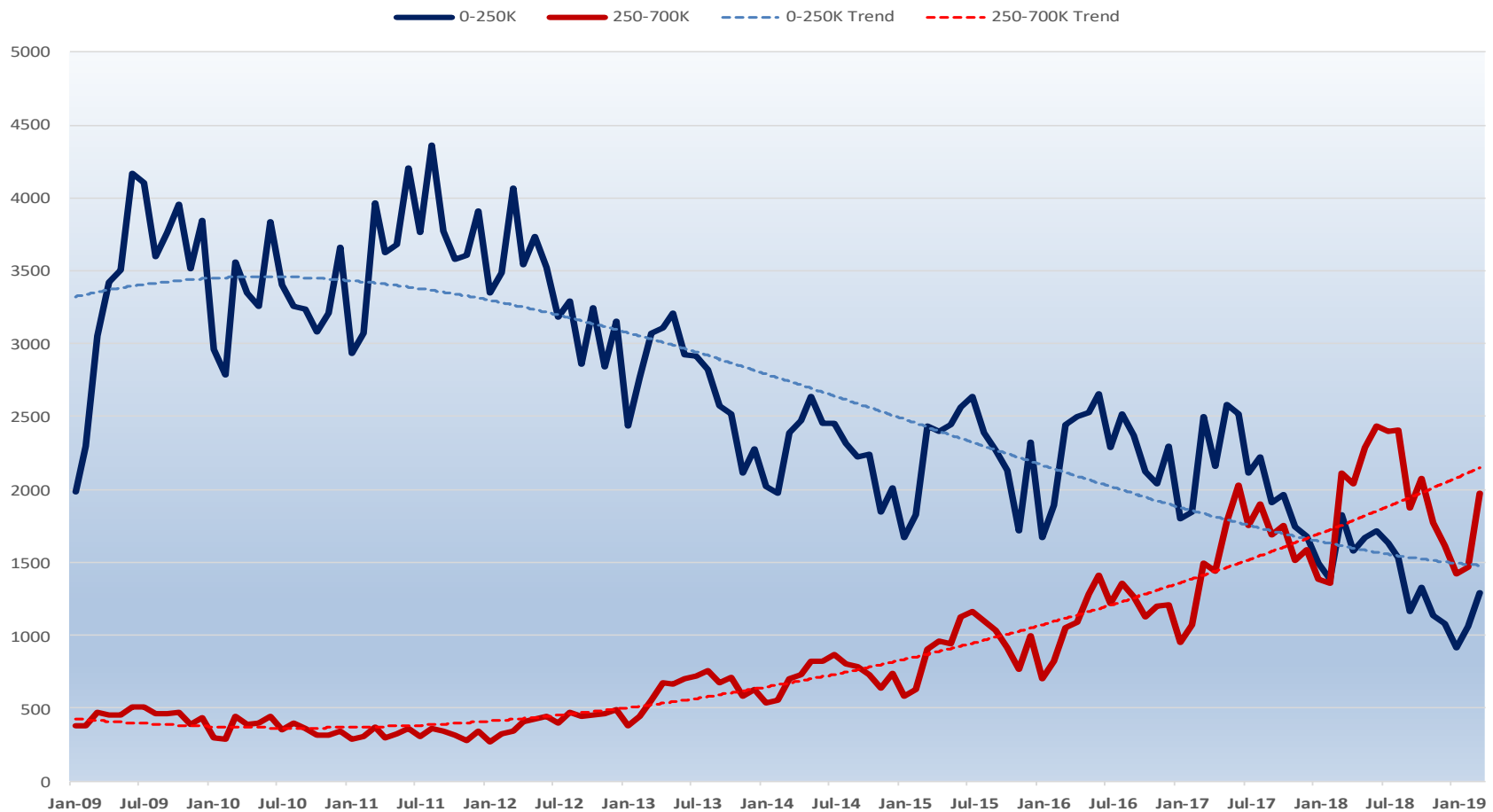
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RES & VER Closed Units Trend by Price Point



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