



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 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 | 8,052 | 4,220 | 2,872 | 349,000 | 529,515 | 300,000 | 344,156 | 2.8 | 35.7% | 46 |
| CON/TWH | 1,959 | 941 | 752 | 170,000 | 194,149 | 172,000 | 183,374 | 2.6 | 38.4% | 41 |
| <i>Total Residential</i> | <i>10,011</i> | <i>5,161</i> | <i>3,624</i> | <i>234,900</i> | <i>298,401</i> | <i>210,000</i> | <i>243,786</i> | <i>2.8</i> | <i>36.2%</i> | <i>55</i> |
| Hi-Rise | 505 | 92 | 69 | 435,000 | 783,115 | 339,900 | 635,254 | 8.3 | 13.7% | 68 |
| Multiple Dwelling | 145 | 67 | 24 | 350,000 | 393,689 | 306,250 | 300,038 | 6.0 | 16.6% | 38 |
| Vacant Land | 2,345 | 165 | 109 | 75,000 | 355,955 | 40,000 | 129,599 | 21.5 | 4.6% | 227 |
| | 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+ | 600 | 108 | 157 | 1,799,000 | 2,652,475 | 1,350,000 | 1,755,204 | 15 | 8.7% | 109 |

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

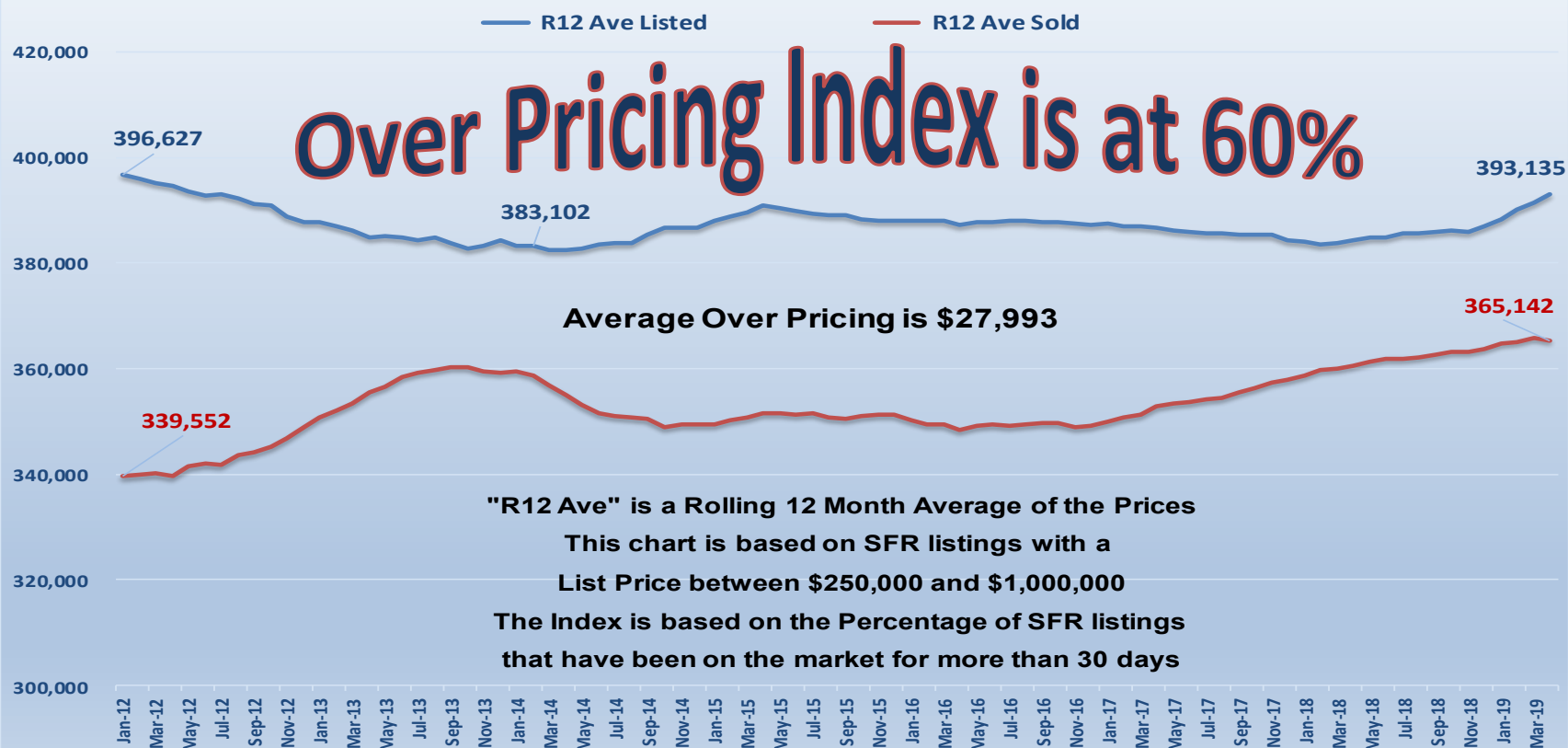
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Las Vegas Market Update - May 2019

Greater Las Vegas SFR Average List vs Closed Sale Prices

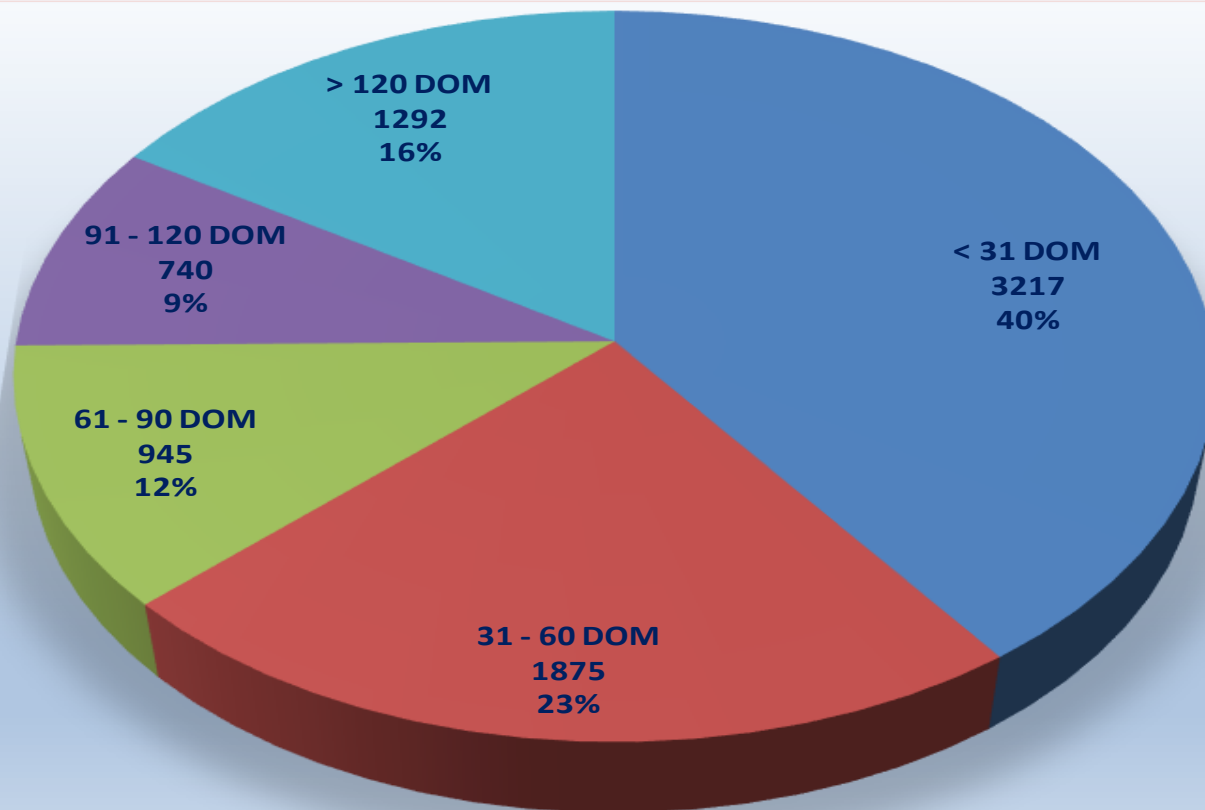




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Las Vegas Market Update - May 2019

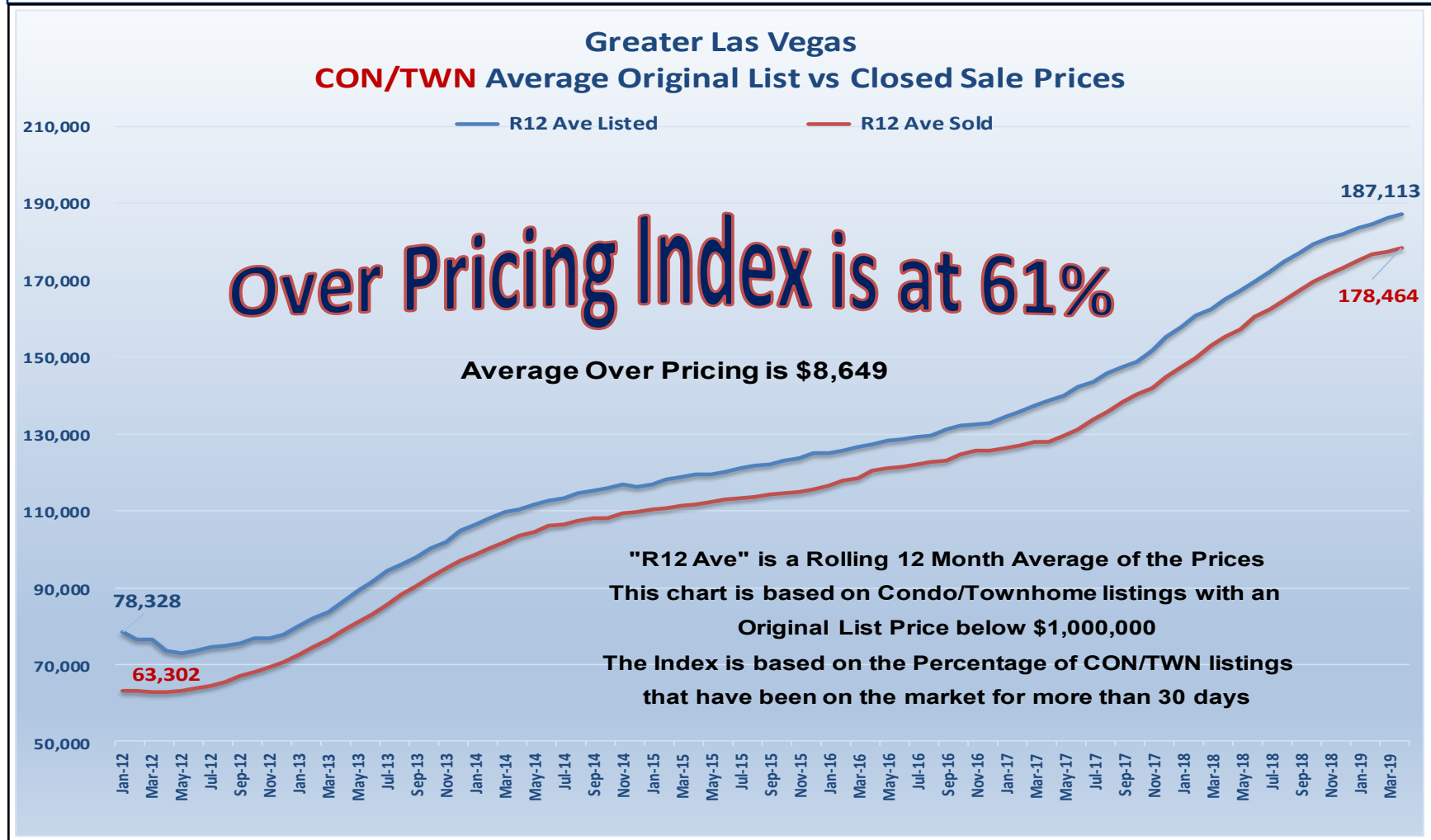
Available SFR Inventory Days on Market With No Current Offer





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SFR Closed Sales in Selected Communities - Last Six Months

| | Nov | Dec | 2019 Jan | Feb | Mar | Apr | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|-----|-----|----------|-----|-----|-----|-------------|---------------------|----------------------|------------------|
| Aliante | 18 | 15 | 18 | 11 | 18 | 26 | ■ _ _ _ _ ■ | 3 | 349,187 | 41 |
| Ant hem | 8 | 9 | 8 | 6 | 14 | 13 | ■ _ _ _ ■ ■ | 3 | 475,771 | 74 |
| Centennial Hills | 30 | 21 | 21 | 12 | 29 | 35 | ■ _ _ _ ■ ■ | 3 | 391,158 | 30 |
| Desert /South Shores | 14 | 14 | 12 | 10 | 18 | 8 | ■ ■ ■ ■ ■ _ | 8 | 372,790 | 79 |
| Green Valley | 38 | 35 | 32 | 31 | 41 | 50 | ■ _ _ _ _ ■ | 3 | 384,724 | 45 |
| Green Valley Ranch | 11 | 12 | 11 | 13 | 15 | 19 | ■ _ _ _ _ ■ | 3 | 465,189 | 41 |
| Inspirada | 19 | 19 | 11 | 13 | 11 | 29 | ■ _ _ _ _ ■ | 1 | 419,627 | 38 |
| Iron Mountain Ranch | 13 | 7 | 6 | 5 | 8 | 8 | ■ _ _ _ _ ■ | 4 | 330,185 | 58 |
| Lake Las Vegas | 4 | 6 | 5 | 6 | 11 | 6 | ■ _ _ _ _ ■ | 11 | 638,830 | 60 |
| Mountains Edge | 44 | 52 | 32 | 31 | 66 | 73 | ■ _ _ _ ■ ■ | 3 | 346,110 | 48 |
| Peccole Ranch | 12 | 6 | 7 | 7 | 11 | 11 | ■ _ _ _ ■ ■ | 3 | 362,959 | 40 |
| Providence | 33 | 33 | 23 | 35 | 49 | 49 | ■ _ _ _ ■ ■ | 2 | 338,700 | 37 |
| Red Rock Cntry Club | 3 | 5 | 5 | 7 | 8 | 4 | ■ _ _ _ ■ ■ | 14 | 1,147,158 | 34 |
| Rhodes Ranch | 18 | 9 | 9 | 10 | 23 | 17 | ■ _ _ _ ■ ■ | 5 | 399,258 | 47 |
| Seven Hills | 6 | 8 | 8 | 5 | 12 | 9 | ■ _ _ _ ■ ■ | 10 | 728,858 | 54 |
| Siena (SFR & TWH) | 11 | 8 | 16 | 12 | 12 | 11 | ■ _ ■ _ _ ■ | 4 | 472,748 | 37 |
| Silverado Ranch | 42 | 26 | 27 | 41 | 35 | 31 | ■ _ _ ■ _ ■ | 3 | 315,982 | 42 |
| Silverstone Ranch | 8 | 10 | 6 | 2 | 7 | 10 | ■ ■ _ _ _ ■ | 3 | 387,115 | 35 |
| Southern Highlands | 23 | 41 | 23 | 35 | 30 | 39 | ■ ■ _ _ _ ■ | 5 | 516,974 | 39 |
| Spring Valley | 28 | 28 | 12 | 13 | 18 | 18 | ■ ■ _ _ _ ■ | 6 | 344,746 | 57 |
| Summerlin | 43 | 47 | 35 | 40 | 59 | 52 | ■ _ _ _ ■ ■ | 4 | 575,960 | 58 |
| Sun City Anthem | 25 | 18 | 27 | 29 | 19 | 38 | ■ _ _ _ ■ ■ | 3 | 439,887 | 55 |
| Sun City Summerlin | 27 | 27 | 19 | 21 | 23 | 29 | ■ ■ _ _ _ ■ | 3 | 372,670 | 36 |
| The Lakes | 16 | 8 | 5 | 11 | 14 | 17 | ■ _ _ ■ ■ ■ | 4 | 381,566 | 47 |
| Other Groups | | | | | | | | | | |
| Boulder City | 19 | 13 | 11 | 14 | 17 | 16 | ■ _ _ _ ■ ■ | 6 | 395,608 | 74 |
| Pahrump/Nye | 40 | 37 | 38 | 42 | 54 | 60 | ■ _ _ _ ■ ■ | 4 | 254,893 | 69 |
| High Rise Sales | 61 | 56 | 47 | 48 | 63 | 69 | ■ _ _ _ ■ ■ | 8 | 512,549 | 68 |
| Luxury Sales (\$1M+) | 30 | 37 | 30 | 31 | 50 | 46 | ■ _ _ _ ■ ■ | 15 | 1,780,941 | 121 |

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Las Vegas Market Update - May 2019

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

| | November | December | 2019 January | February | March | April | Price Movement |
|-----------------------|-----------|-----------|-----------------|-----------|-----------|-----------|-------------------|
| Aliante | 334,247 | 332,287 | 353,878 | 350,382 | 355,265 | 361,317 | — — — — — — — — |
| Anthem | 498,750 | 444,578 | 480,738 | 480,738 | 439,236 | 517,223 | — — — — — — — — |
| Centennial Hills | 348,321 | 365,019 | 382,069 | 436,208 | 405,197 | 421,934 | — — — — — — — — |
| Desert/South Shores | 360,536 | 327,944 | 396,771 | 373,700 | 395,378 | 384,785 | — — — — — — — — |
| Green Valley | 379,949 | 381,833 | 390,539 | 358,126 | 423,705 | 371,180 | — — — — — — — — |
| Green Valley Ranch | 416,509 | 406,008 | 649,636 | 501,308 | 428,707 | 428,052 | — — — — — — — — |
| Inspirada | 423,751 | 446,208 | 404,536 | 429,941 | 431,856 | 395,971 | — — — — — — — — |
| Iron Mountain Ranch | 325,292 | 329,357 | 361,500 | 414,880 | 330,750 | 261,875 | — — — — — — — — |
| Lake Las Vegas | 459,850 | 691,690 | 1,063,858 | 516,483 | 529,409 | 674,050 | — — — — — — — — |
| Mountains Edge | 339,038 | 337,493 | 379,760 | 344,543 | 352,869 | 336,313 | — — — — — — — — |
| Peccole Ranch | 353,117 | 365,000 | 329,629 | 354,714 | 400,627 | 361,373 | — — — — — — — — |
| Providence | 340,868 | 329,602 | 350,436 | 317,406 | 363,876 | 327,894 | — — — — — — — — |
| Red Rock Country Club | 1,345,000 | 1,545,111 | 1,219,400 | 877,571 | 1,034,813 | 1,107,500 | — — — — — — — — |
| Rhodes Ranch | 387,653 | 352,556 | 410,271 | 462,400 | 391,260 | 404,117 | — — — — — — — — |
| Seven Hills | 621,333 | 495,238 | 664,375 | 1,904,980 | 668,542 | 492,544 | — — — — — — — — |
| Siena (SFR & TWH) | 439,726 | 460,750 | 566,306 | 469,875 | 422,042 | 436,864 | — — — — — — — — |
| Silverado Ranch | 311,045 | 311,015 | 356,137 | 310,534 | 324,502 | 289,449 | — — — — — — — — |
| Silverstone Ranch | 381,988 | 358,969 | 442,058 | 435,000 | 407,714 | 362,400 | — — — — — — — — |
| Southern Highlands | 518,796 | 481,785 | 447,959 | 580,949 | 547,030 | 513,059 | — — — — — — — — |
| Spring Valley | 317,092 | 360,828 | 271,396 | 457,808 | 324,722 | 350,013 | — — — — — — — — |
| Summerlin | 544,272 | 563,103 | 607,569 | 643,989 | 611,103 | 500,306 | — — — — — — — — |
| Sun City Anthem | 435,271 | 414,790 | 459,094 | 421,183 | 489,211 | 430,775 | — — — — — — — — |
| Sun City Summerlin | 373,756 | 379,173 | 386,900 | 330,660 | 353,854 | 401,624 | — — — — — — — — |
| The Lakes | 367,094 | 521,238 | 361,000 | 436,114 | 340,793 | 333,788 | — — — — — — — — |
| Other Groups | | | | | | | |
| Boulder City | 335,495 | 467,308 | 401,300 | 451,893 | 392,932 | 358,415 | — — — — — — — — |
| Pahrump/Nye | 251,037 | 247,335 | 241,595 | 258,301 | 259,173 | 264,310 | — — — — — — — — |
| High Rise Sales | 497,381 | 499,505 | 517,229 | 427,383 | 465,837 | 635,254 | — — — — — — — — |
| Luxury Sales (\$1M+) | 1,927,292 | 1,771,488 | 1,787,612 | 1,963,185 | 1,657,391 | 1,700,226 | — — — — — — — — |

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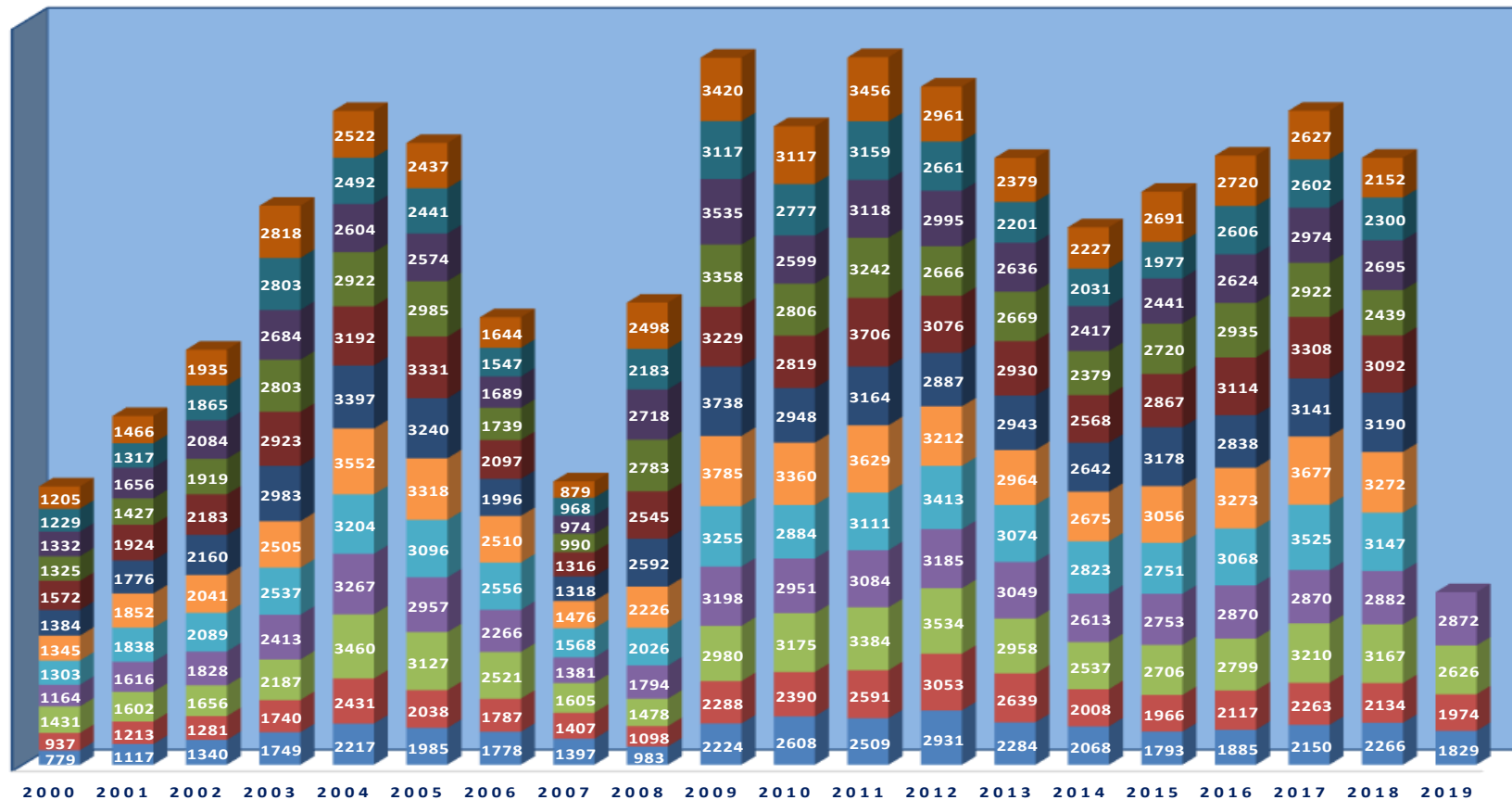


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



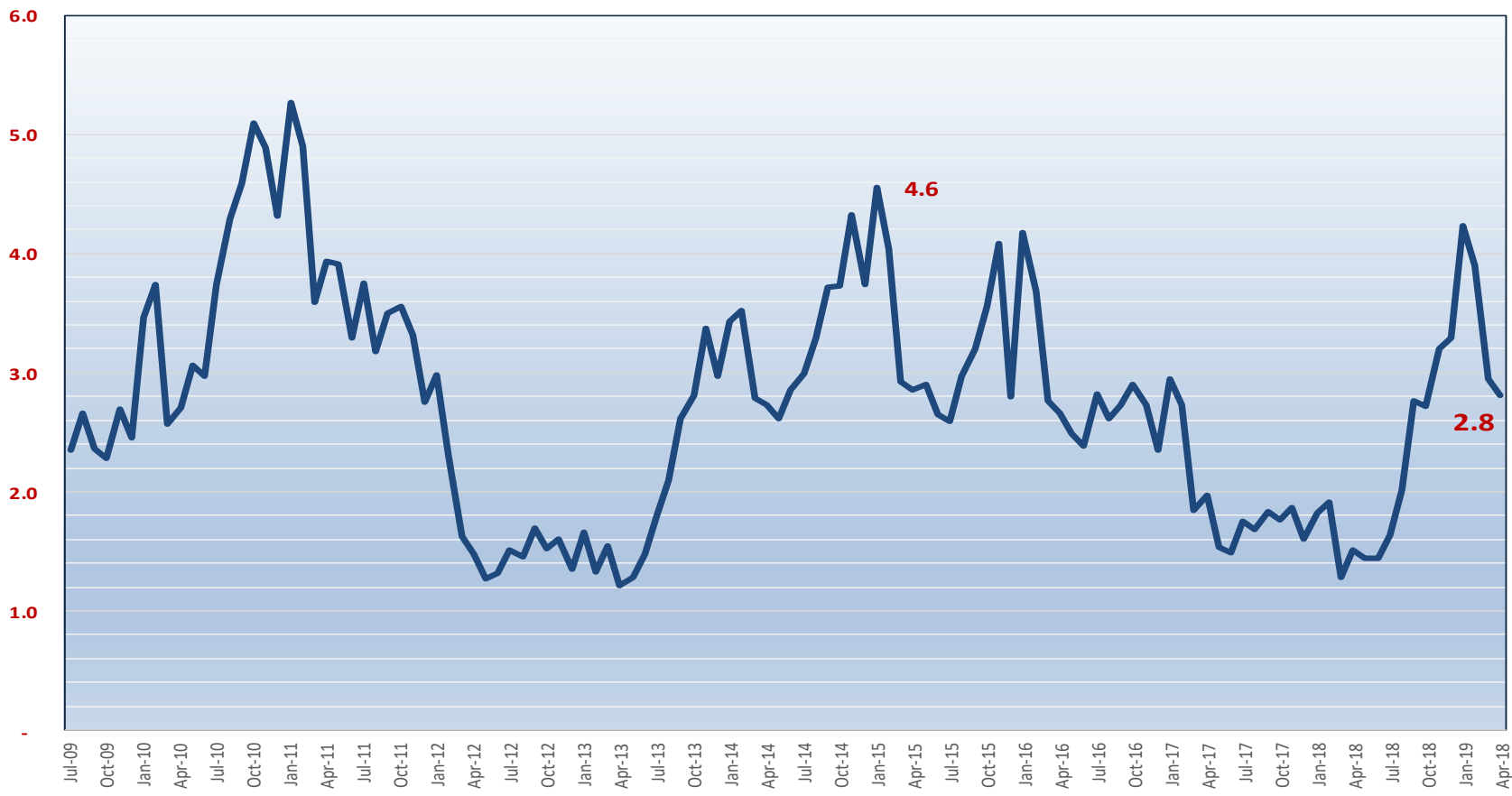
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Single Family Residential Homes Months of Inventory



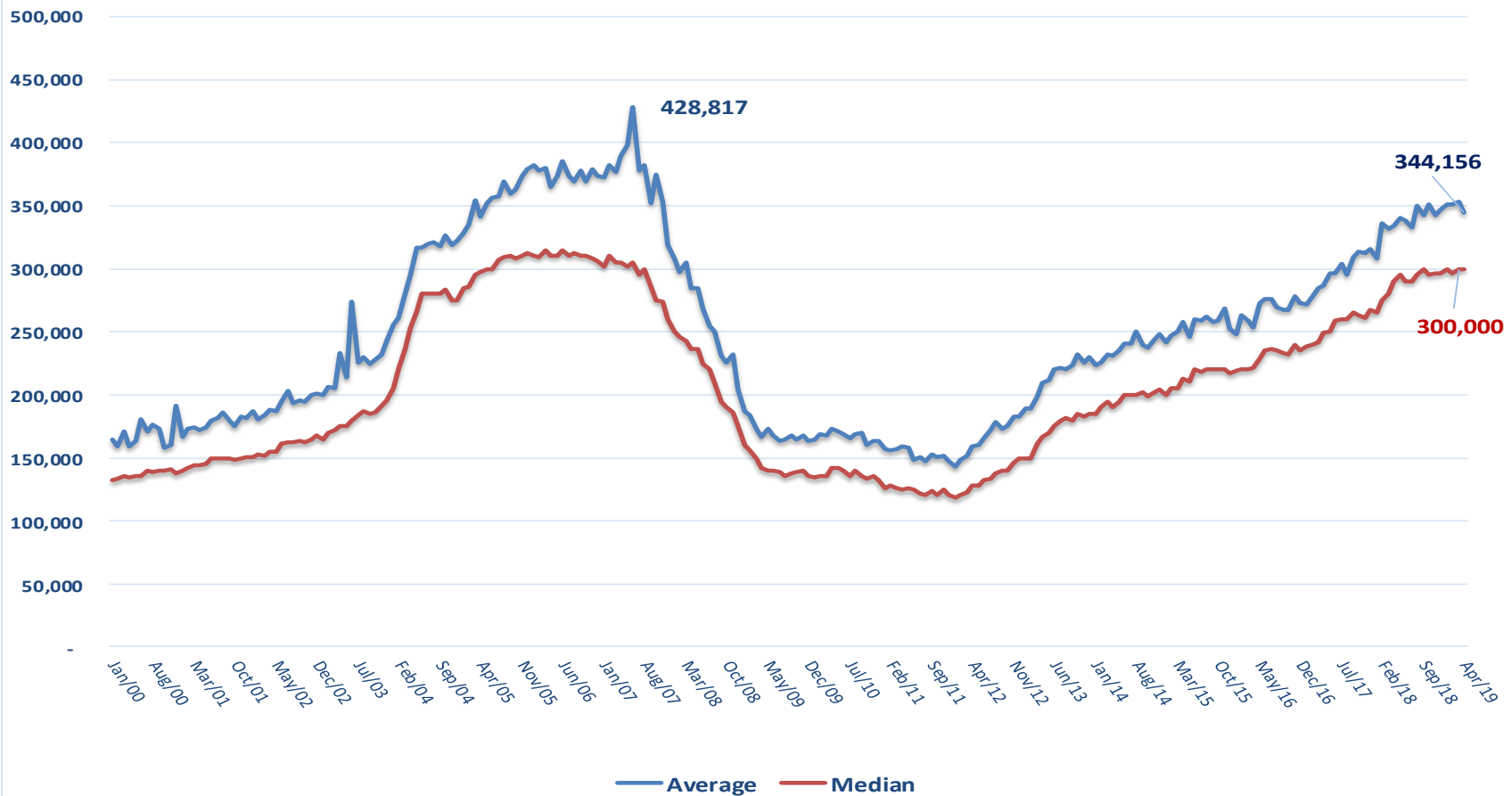
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SFR Market Prices



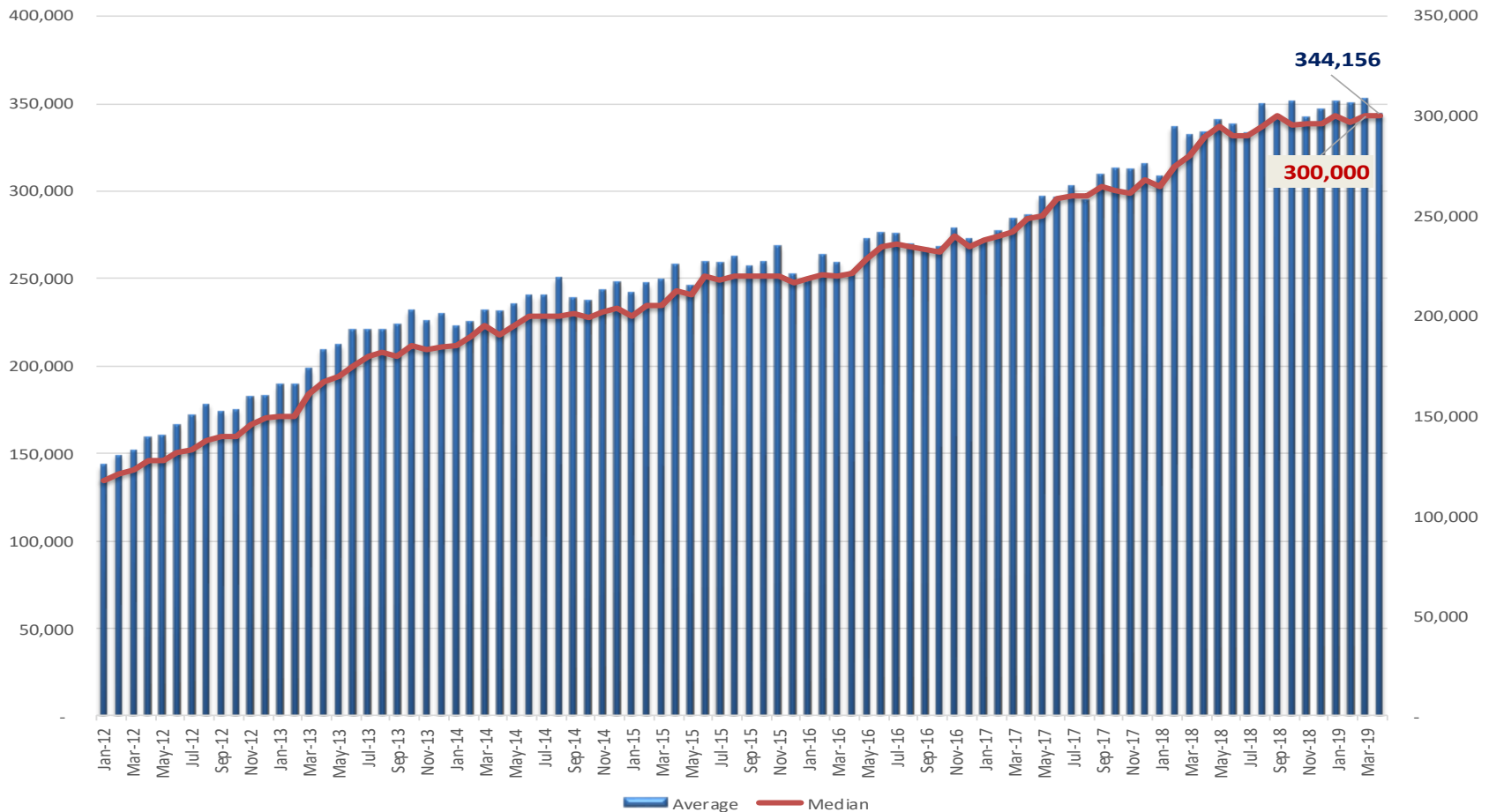
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Single Family Residential Price Trend



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SFR Average Price and Year Over Year Percent Change



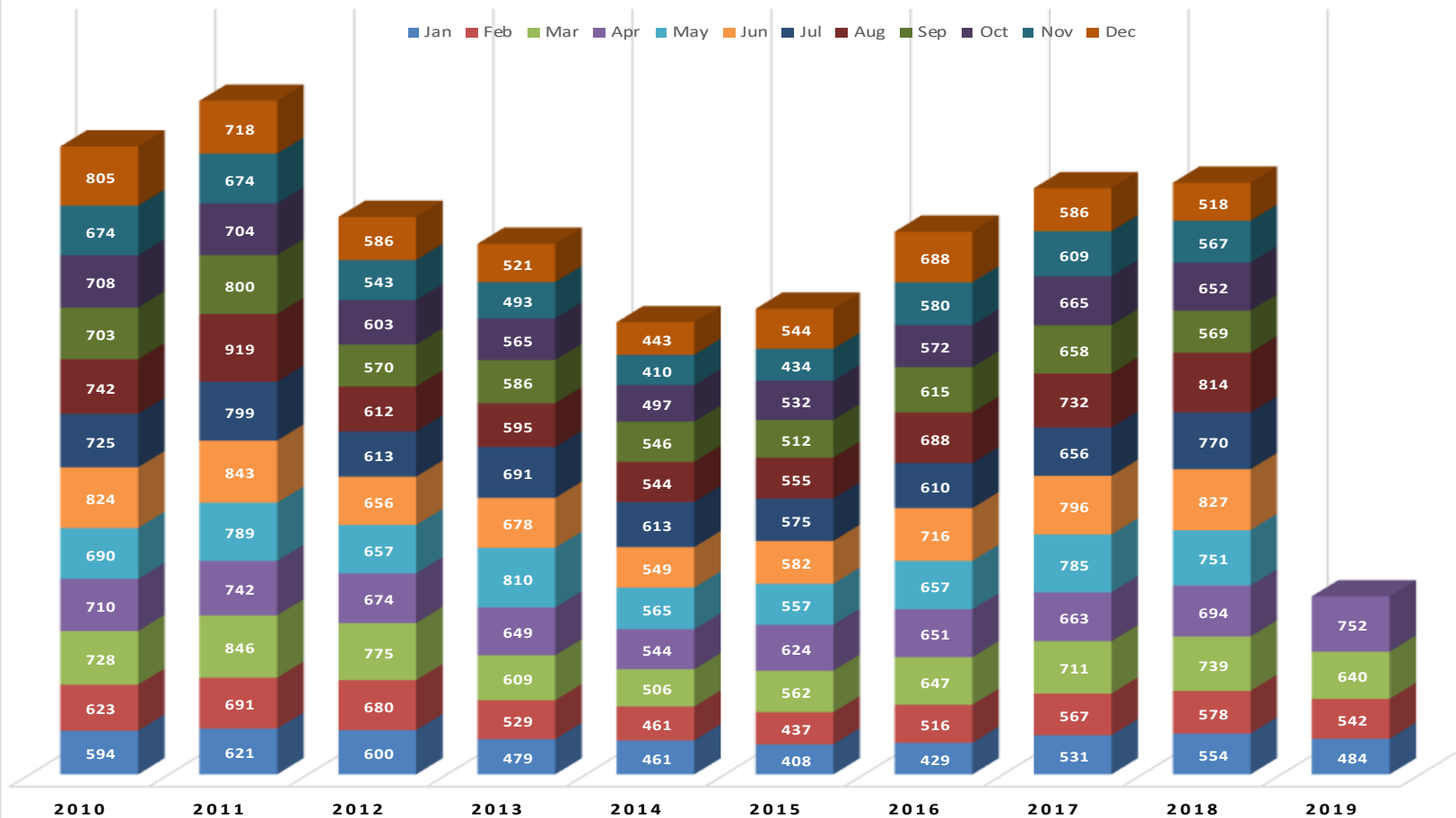
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CONDO / TOWNHOME CLOSINGS



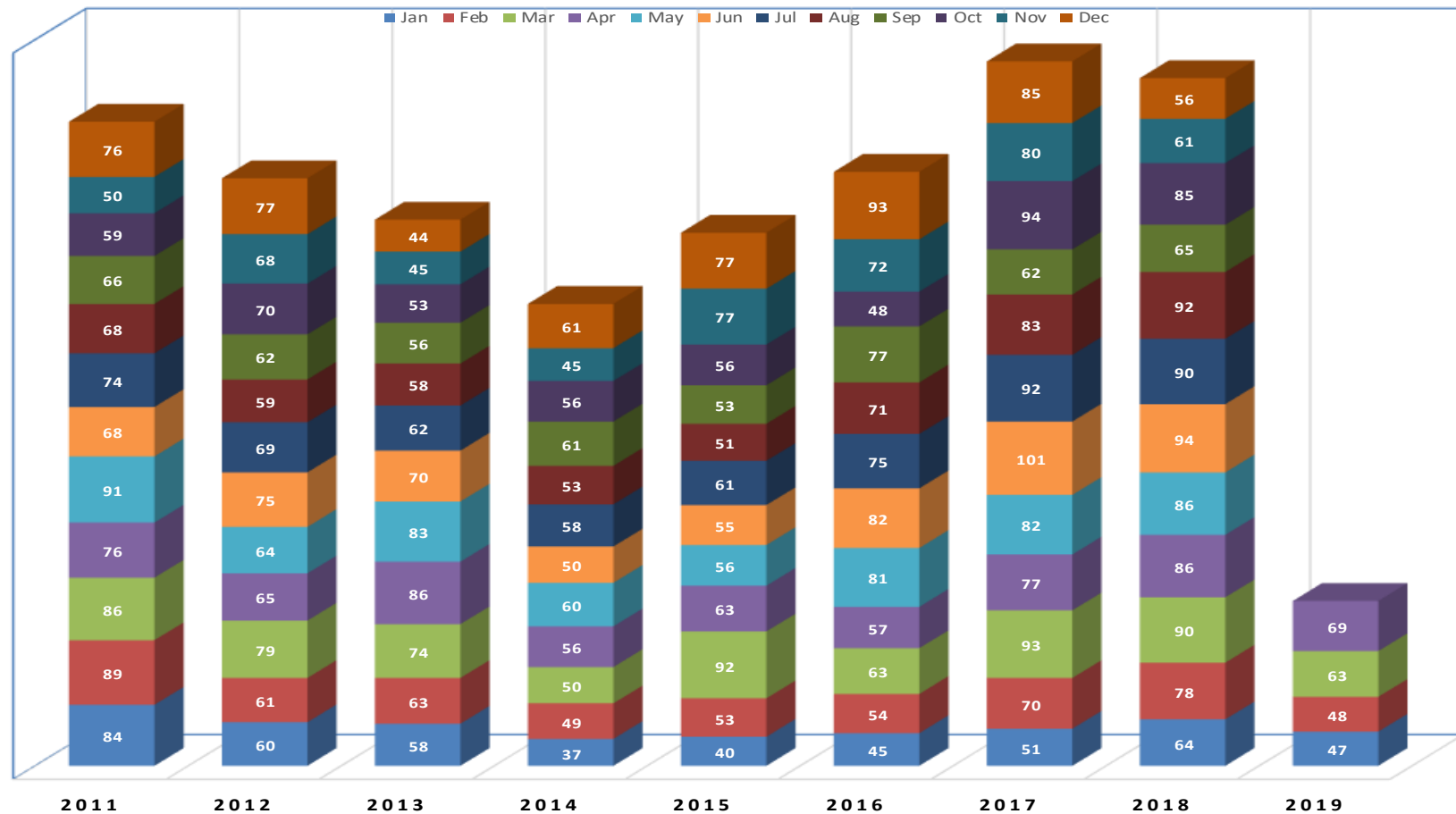
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Vertical / Hi-Rise Closings



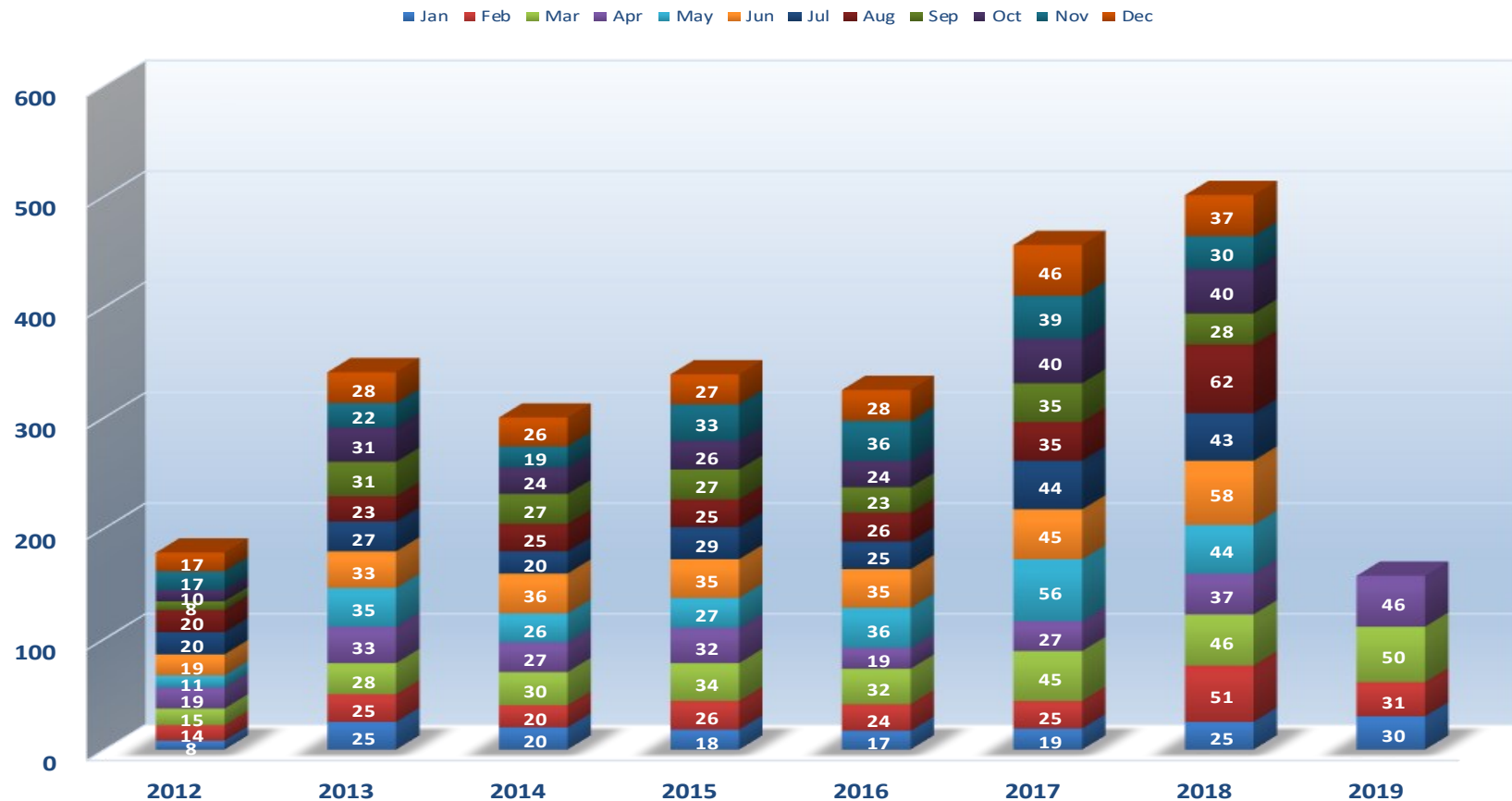
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Greater Las Vegas Luxury Sales \$1,000,000 and Over



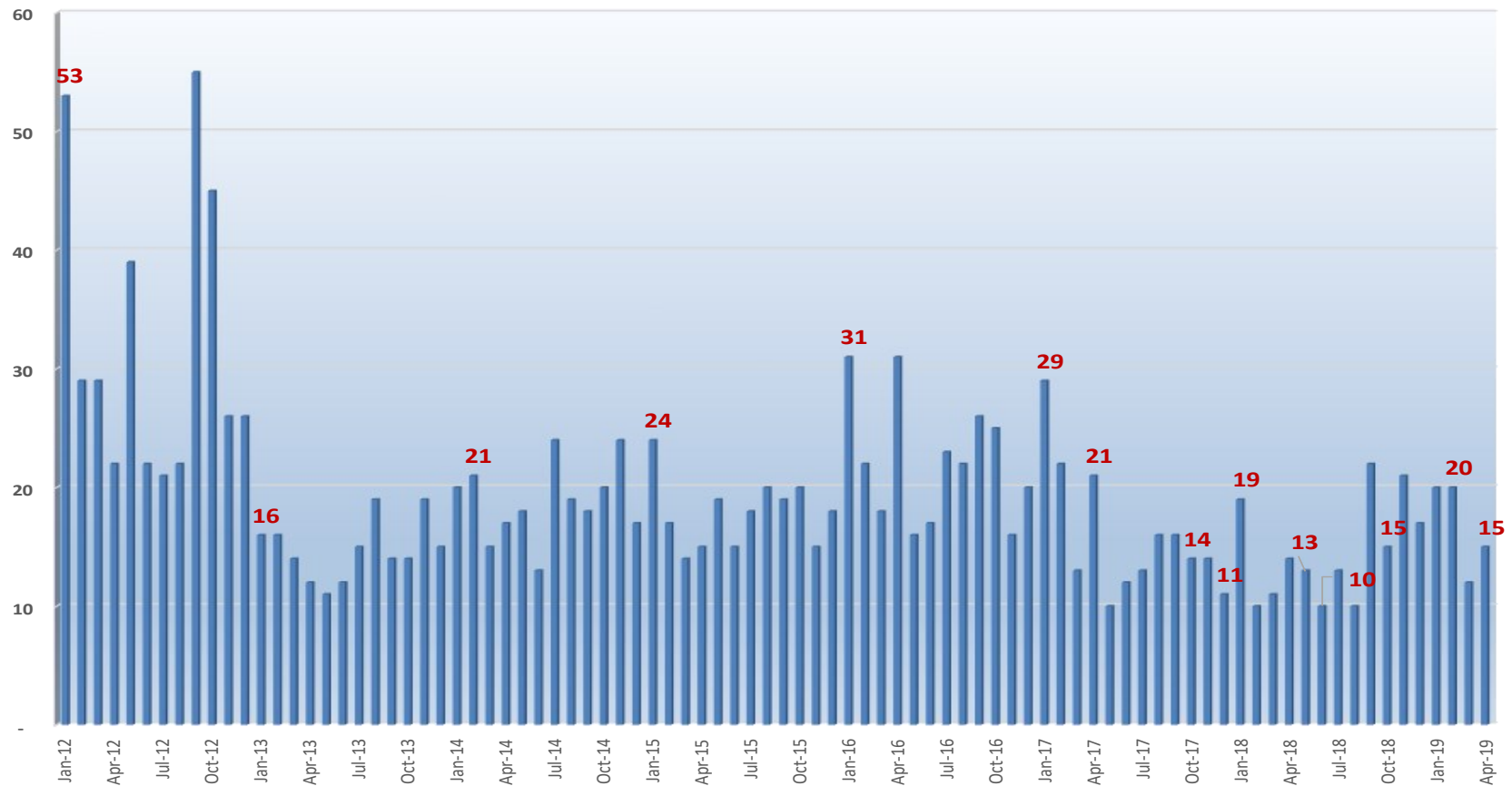
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Luxury Market - \$1,000,000 and Over Months of Inventory



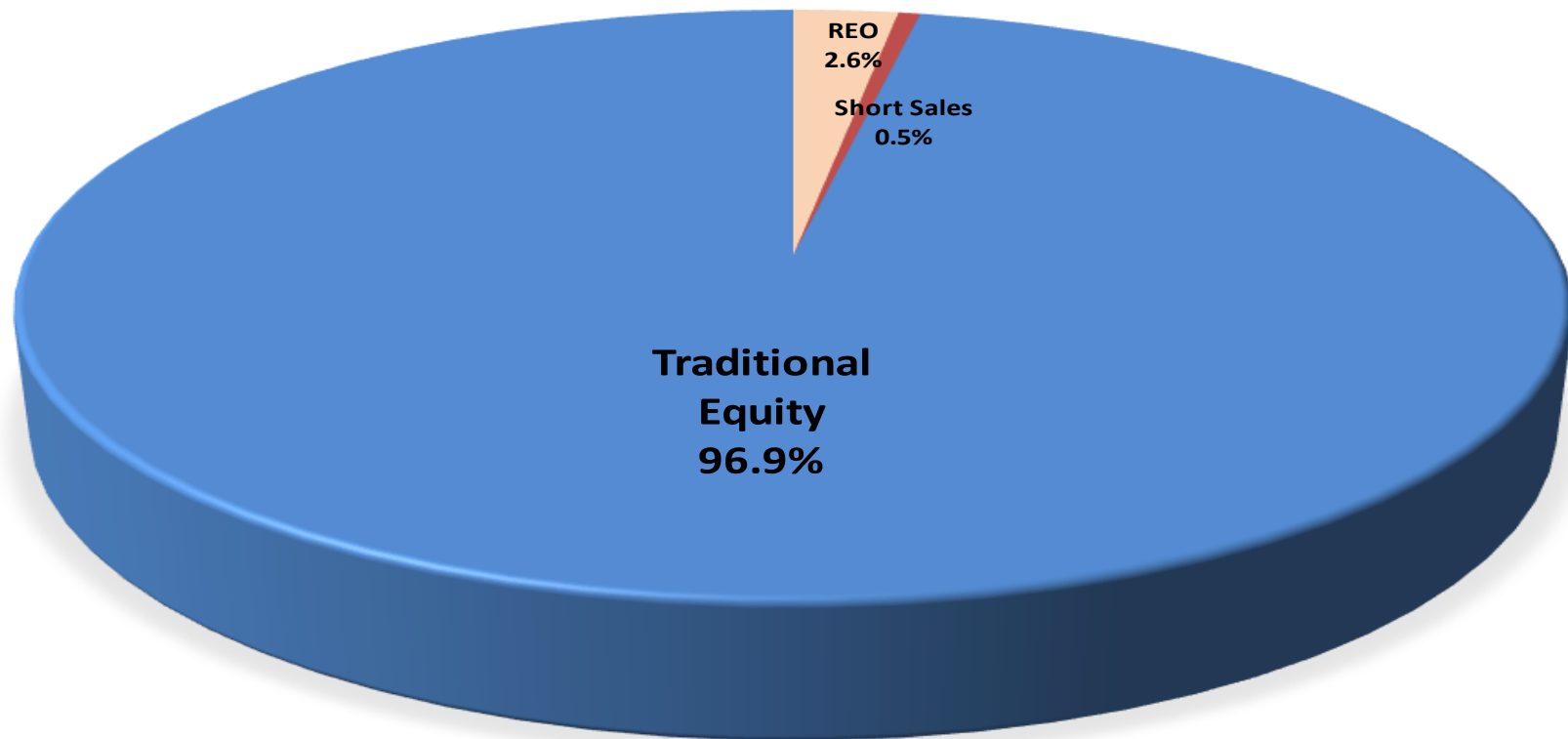
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Last Month's Closings by Type



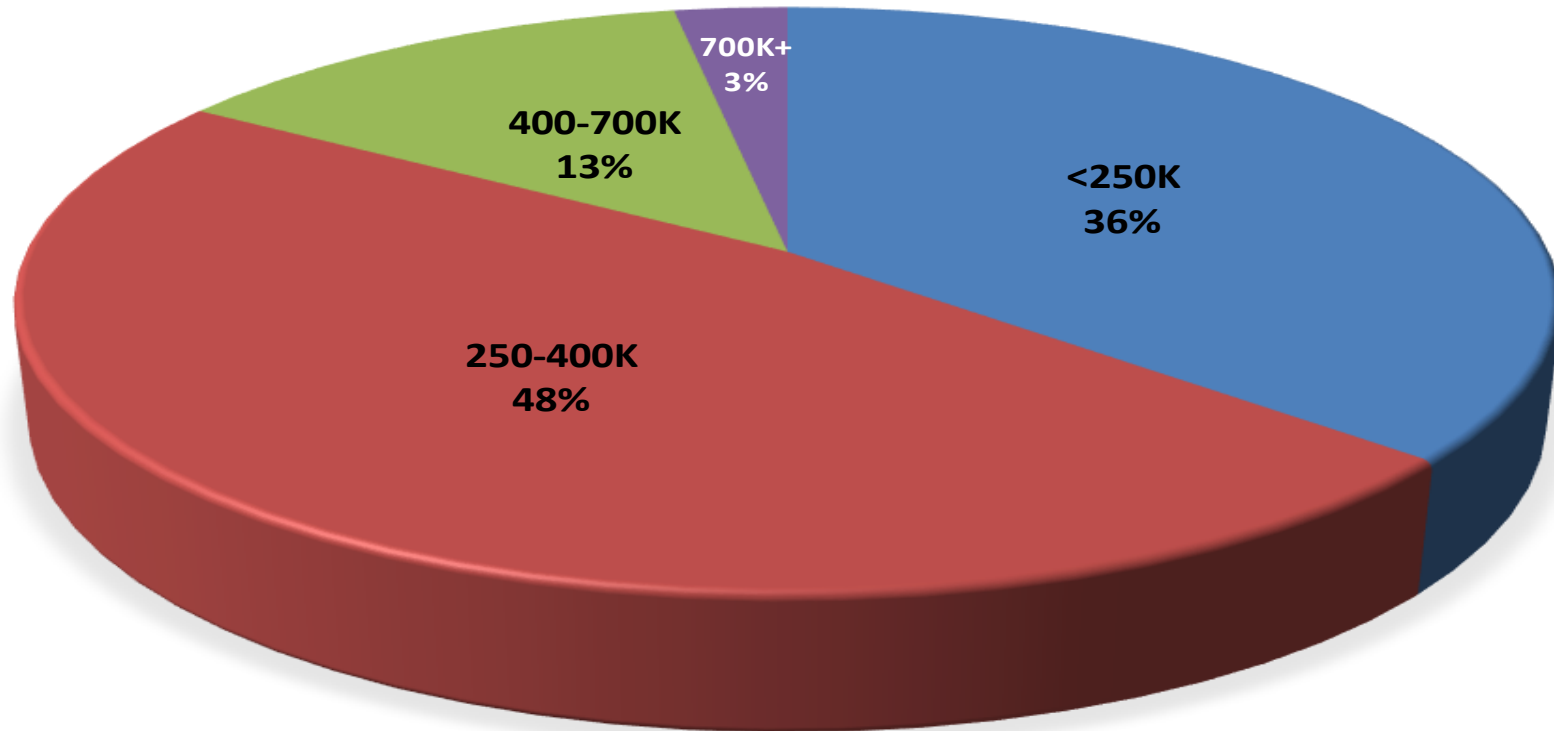
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Closed Units by Price Point



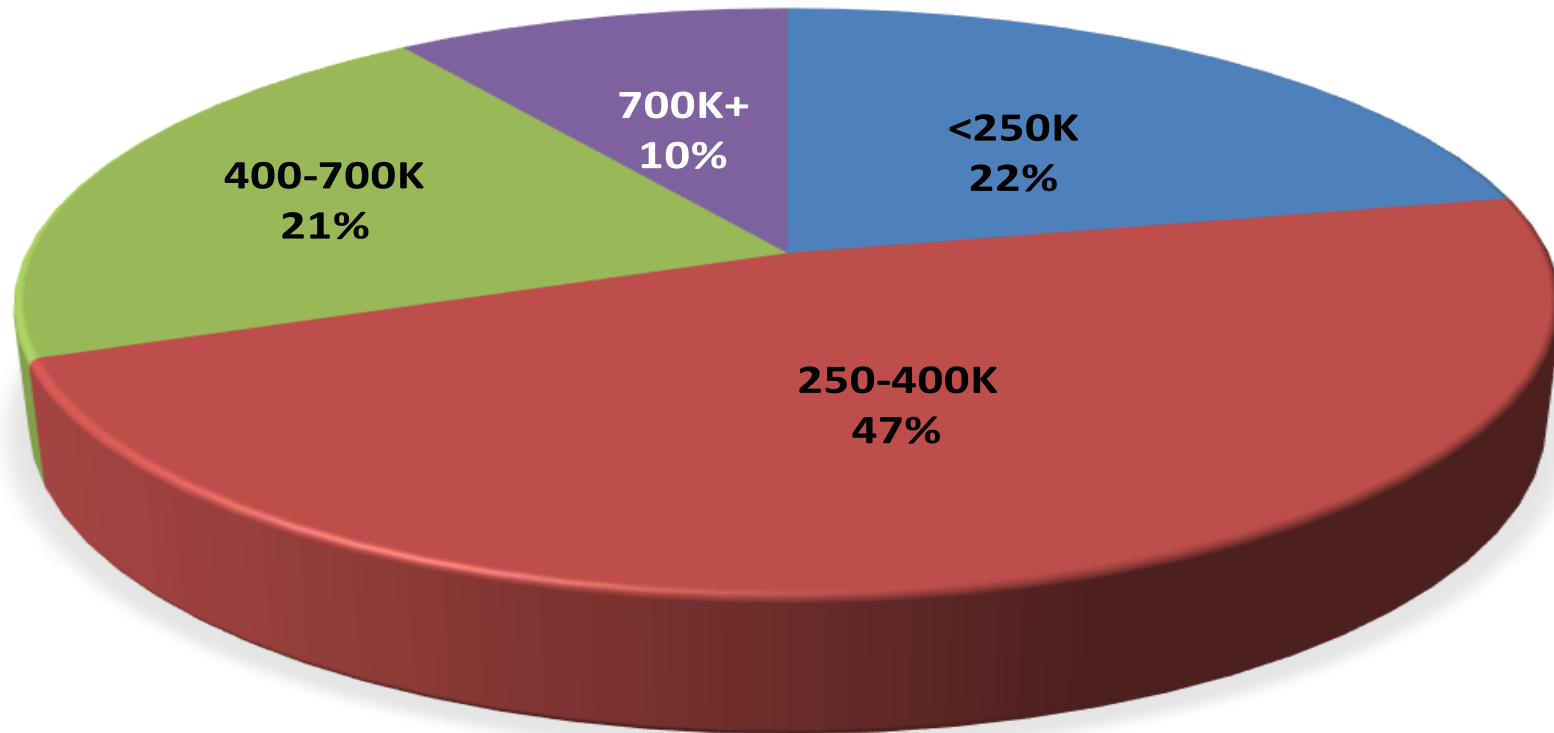
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CLOSED VOLUME BY PRICE POINT



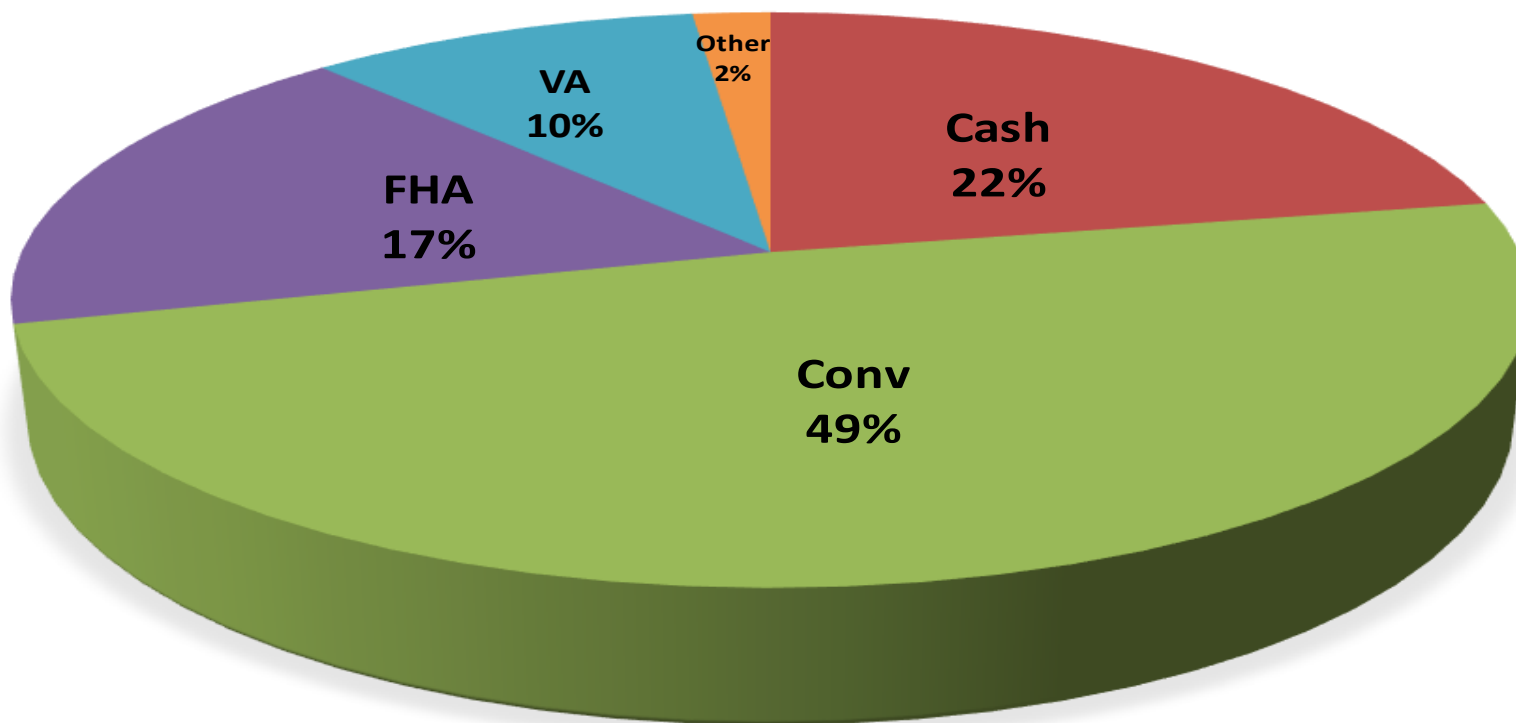
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Last Month's Closings by Sold Terms



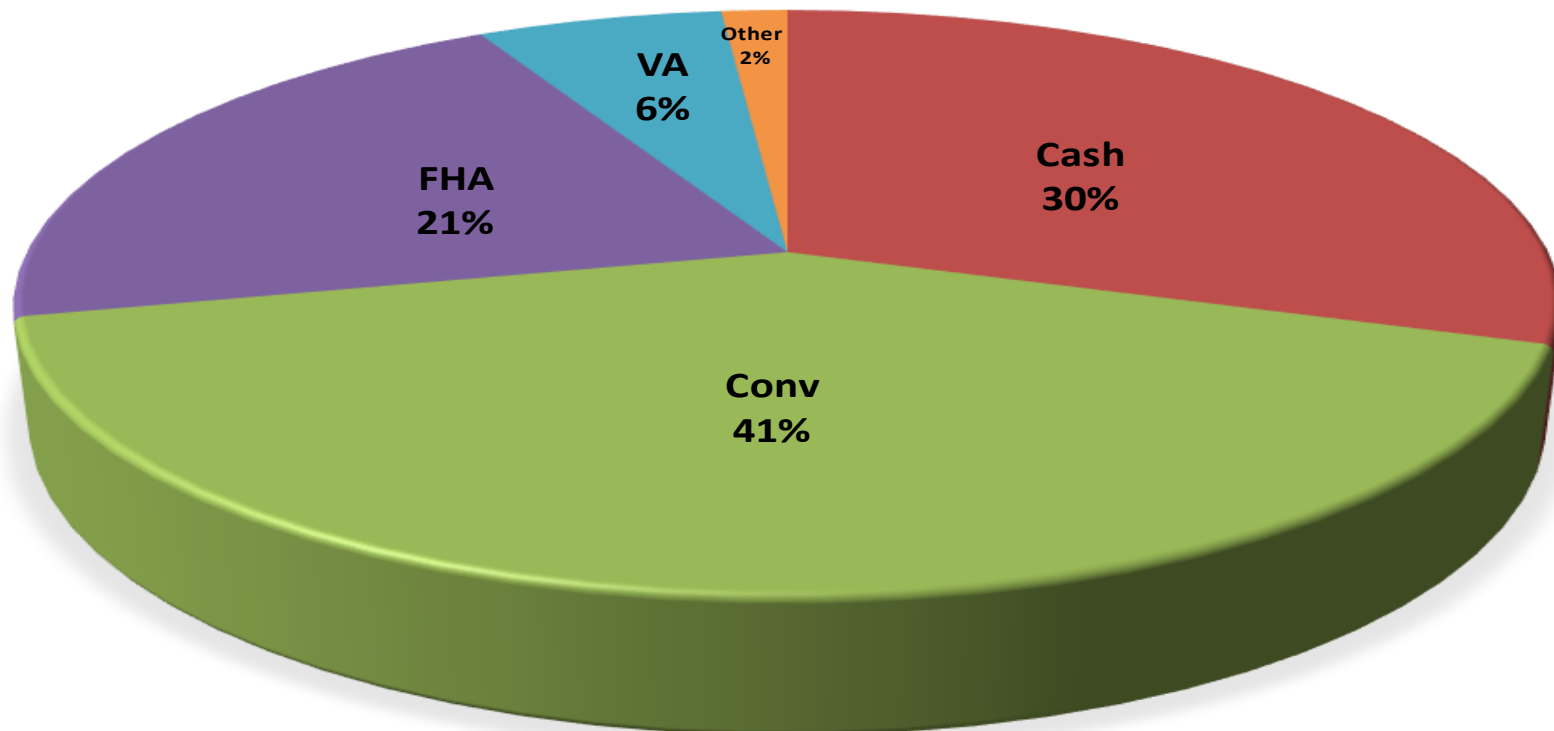
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**Closings By Sold Terms
Closings Less Than \$250,000**

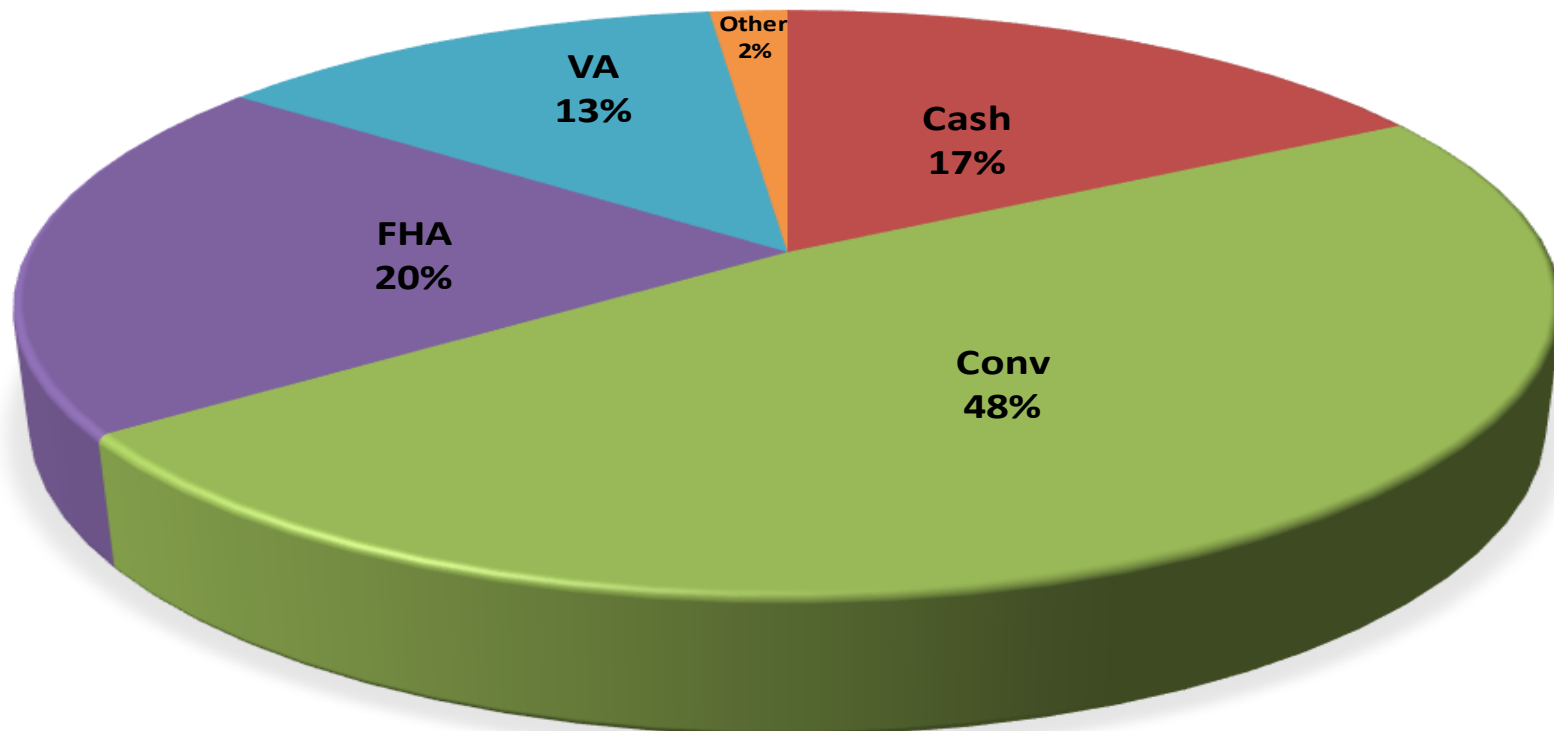




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Las Vegas Market Update - May 2019

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



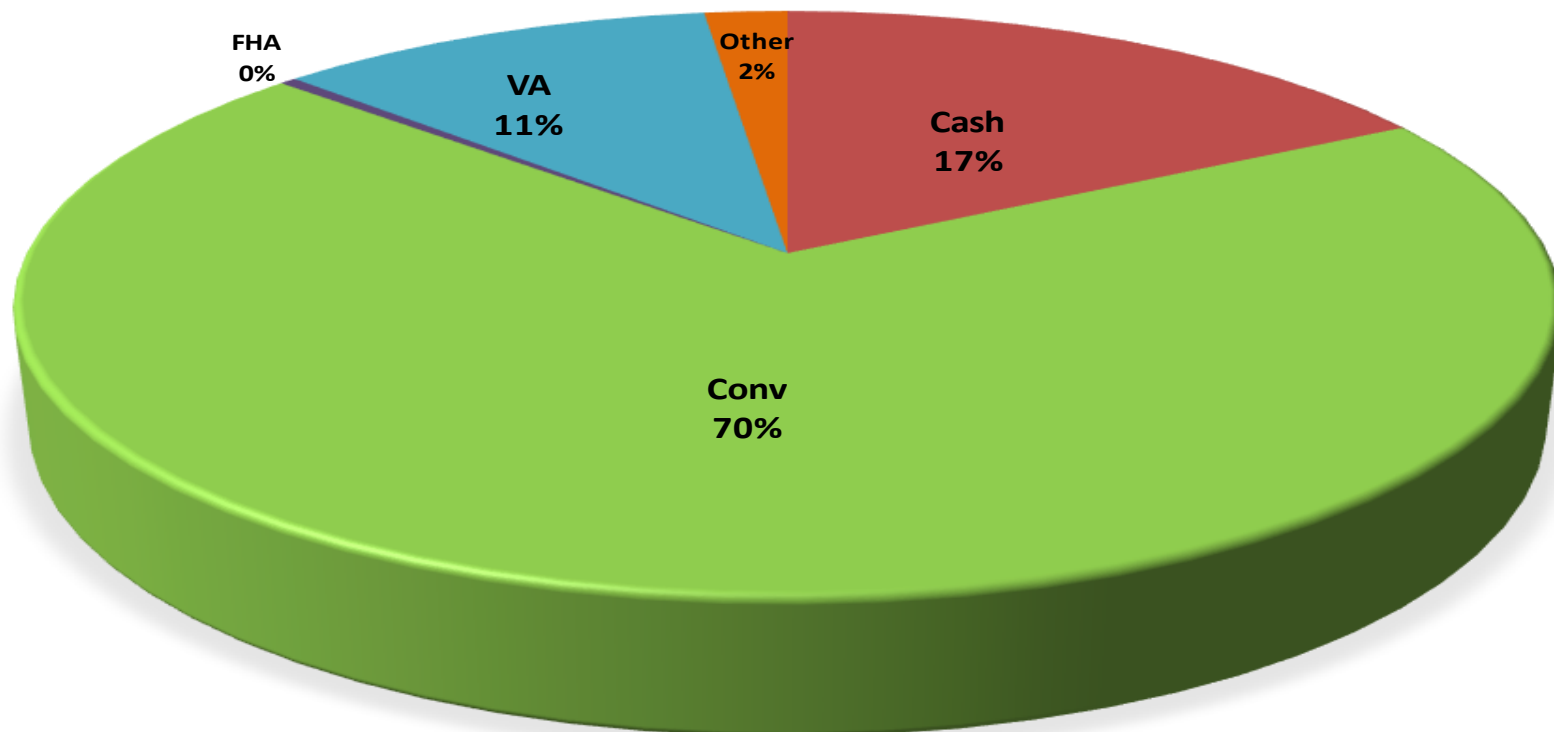
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

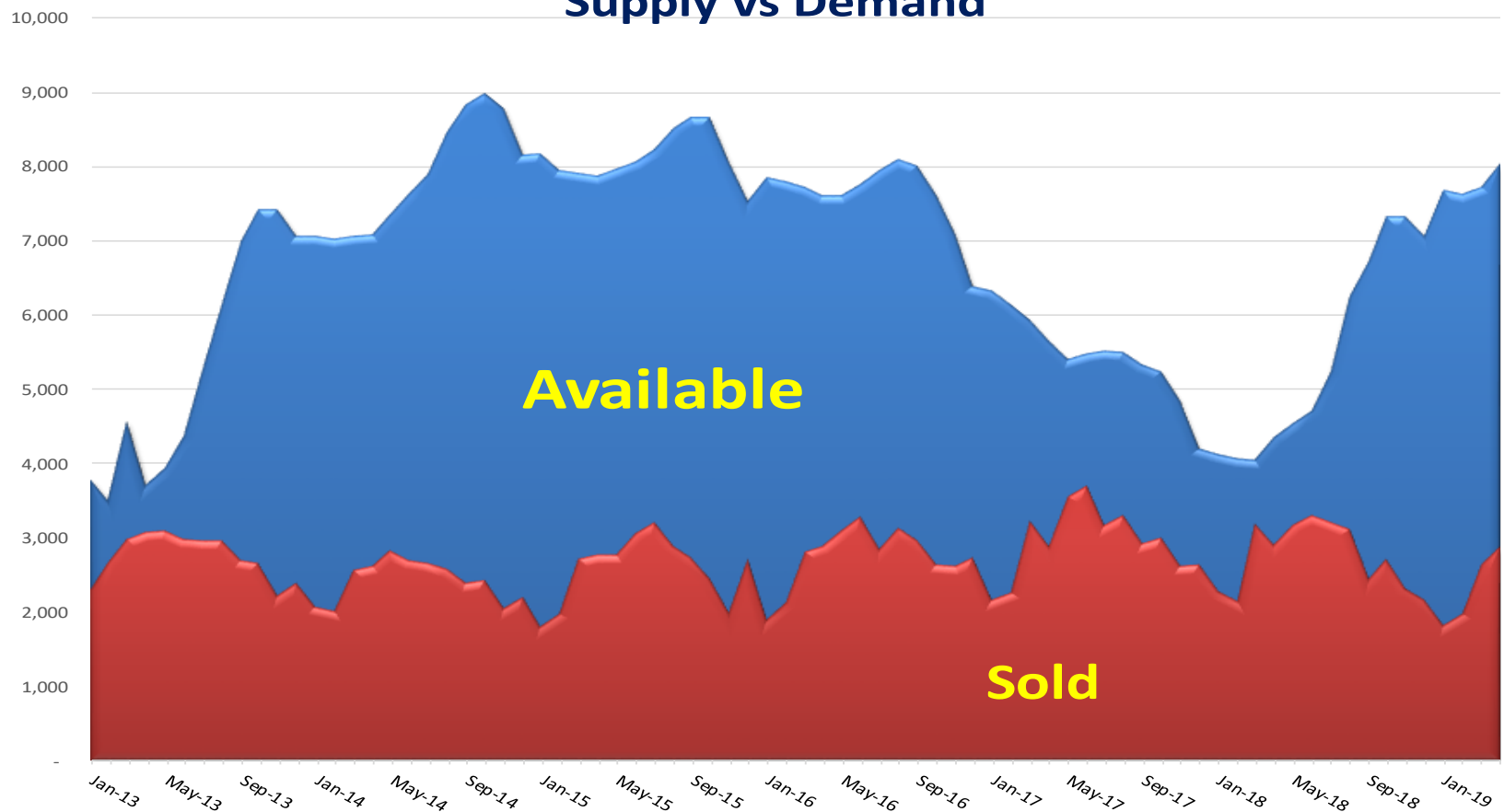




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Single Family Residences (SFR) Supply vs Demand



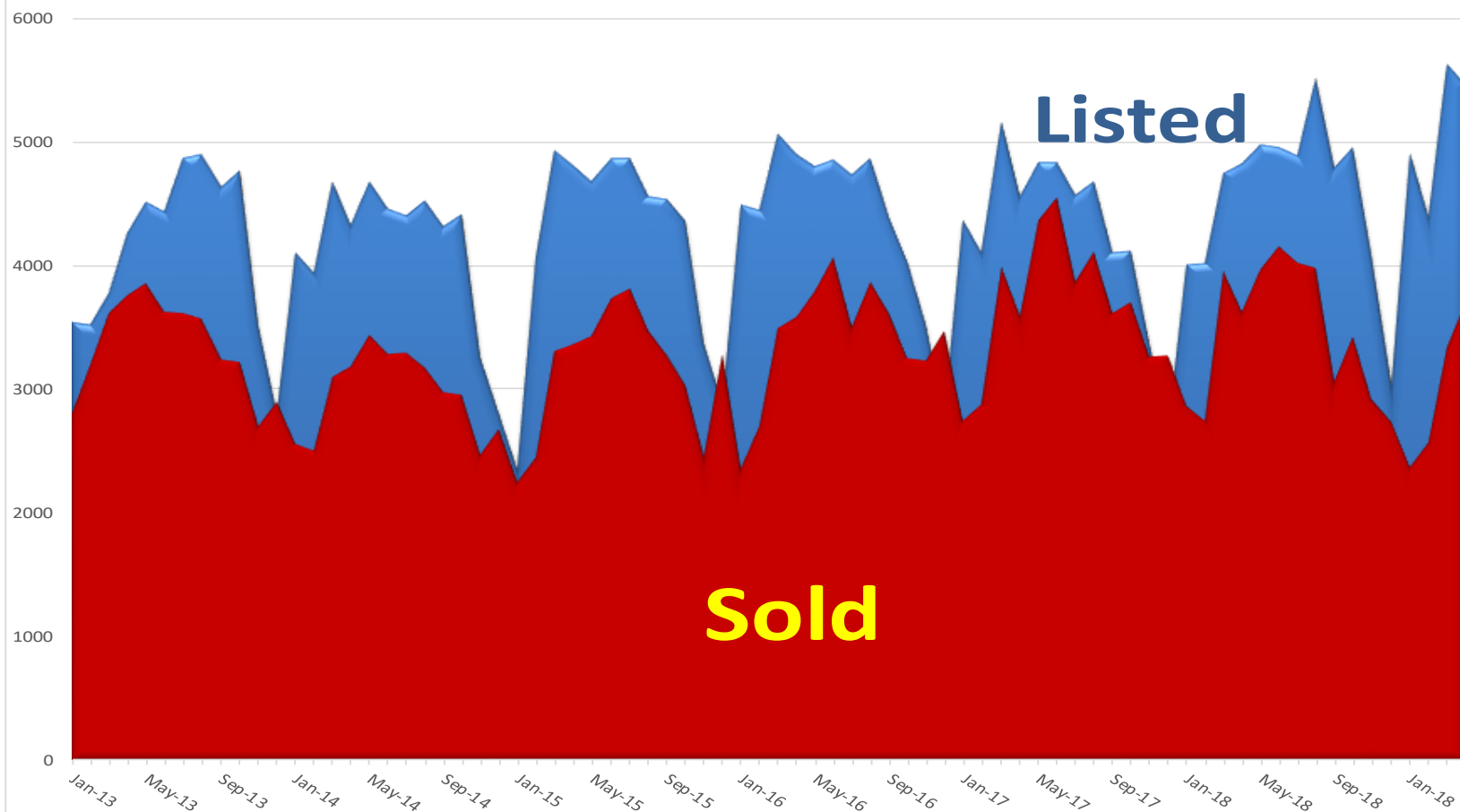
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Residential Listings Taken vs Listings Sold



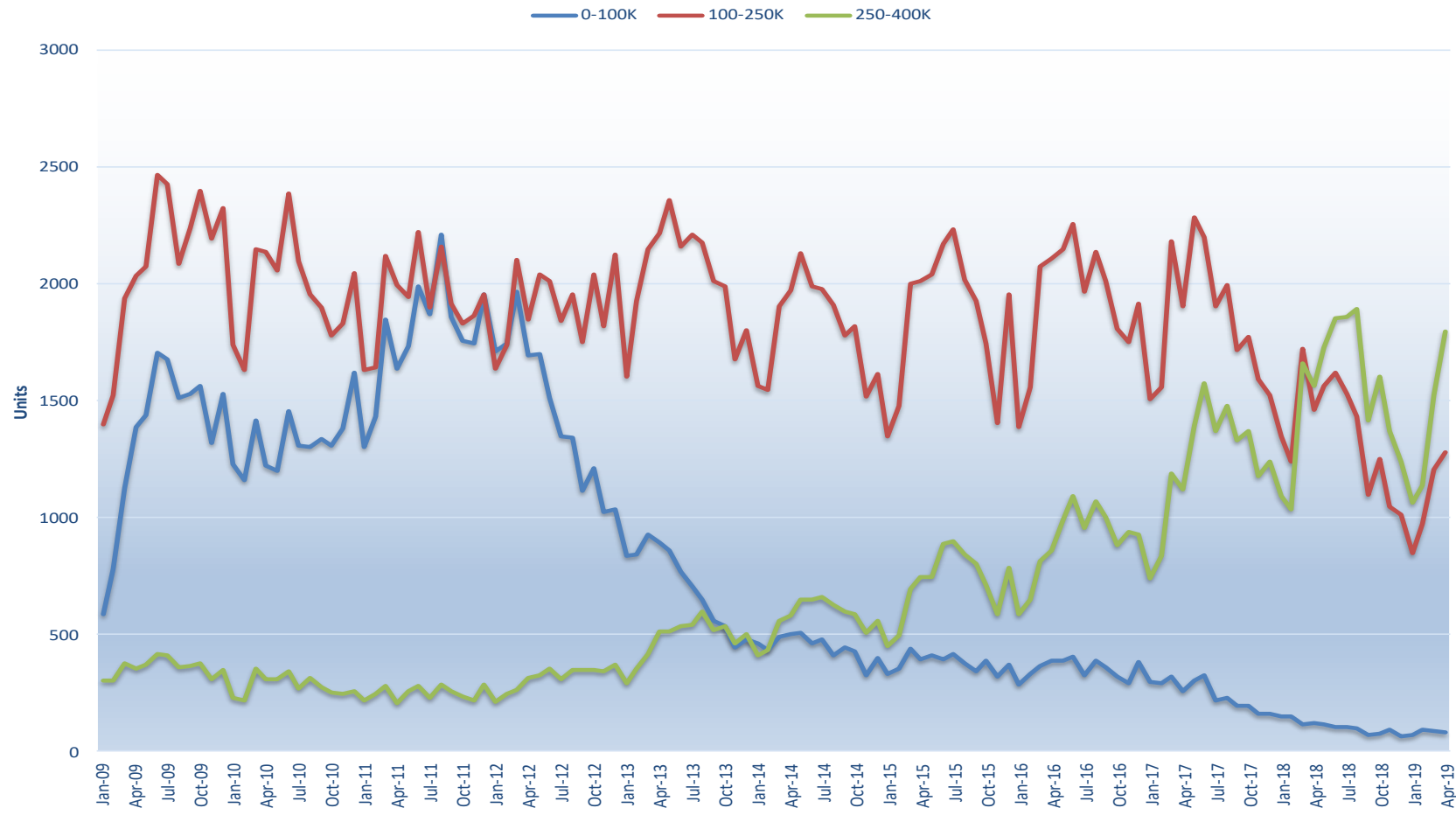
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Closed Units By Price Point - RES & VER



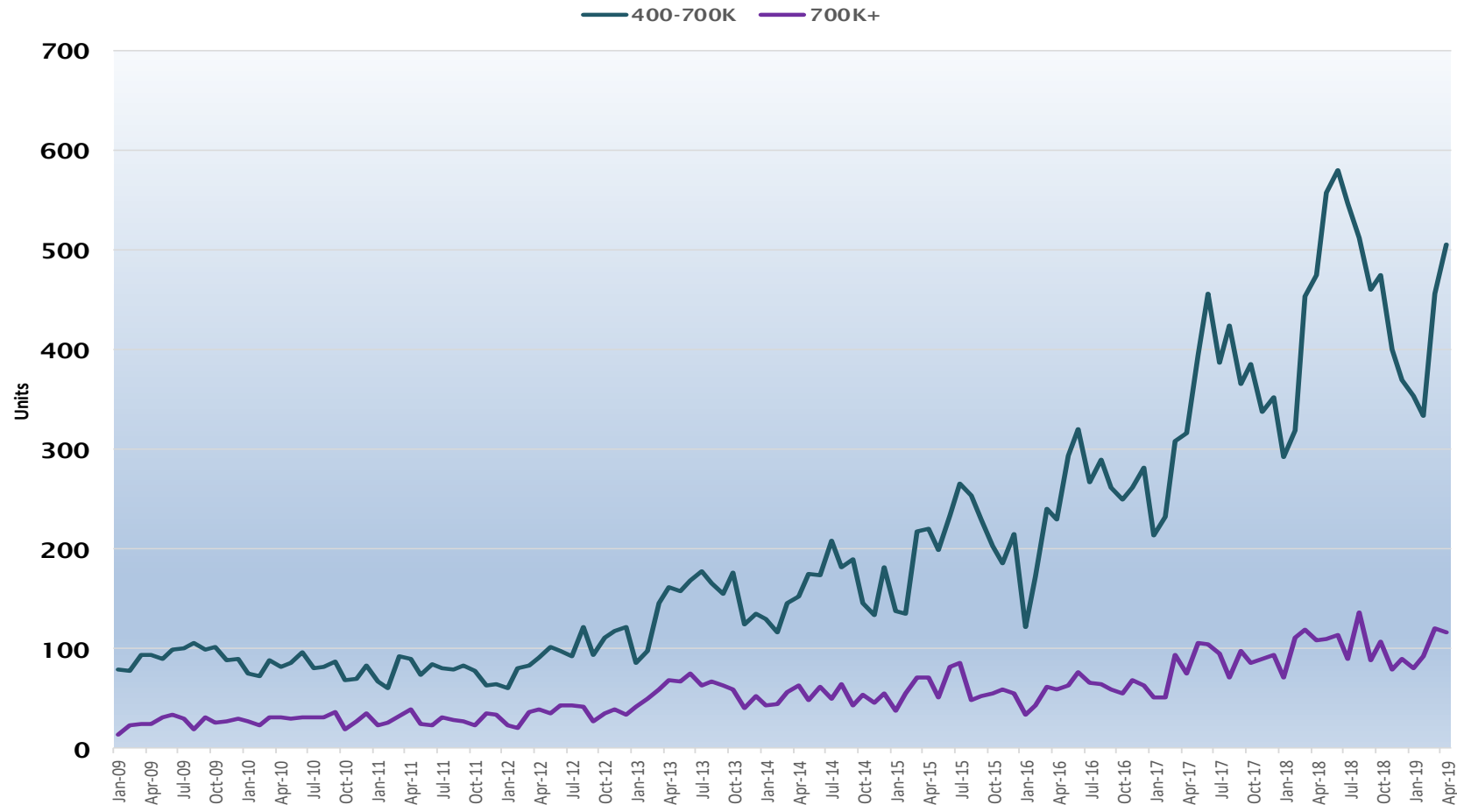
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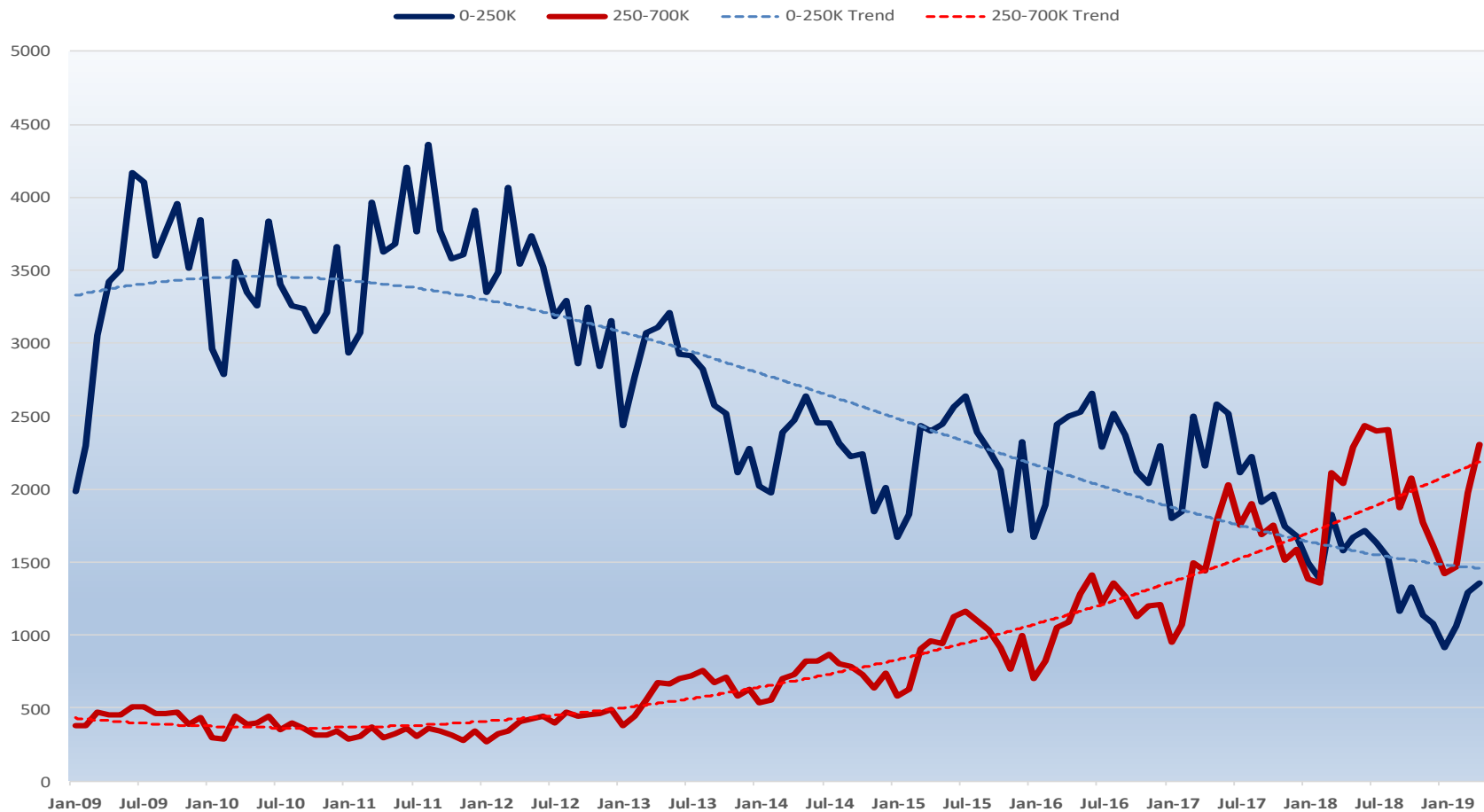
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RES & VER Closed Units Trend by Price Point



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