



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 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	8,308	4,153	3,284	349,967	533,225	300,000	358,124	2.5	39.5%	45
CON/TWH	1,979	960	765	169,900	196,316	179,500	188,465	2.6	38.7%	42
<i>Total Residential</i>	<i>10,287</i>	<i>5,113</i>	<i>4,049</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.5</i>	<i>39.4%</i>	<i>55</i>
Hi-Rise	524	80	69	429,000	769,933	339,900	481,402	8.6	13.2%	53
Multiple Dwelling	126	71	41	350,000	401,615	270,000	275,459	3.1	32.5%	63
Vacant Land	2,346	169	103	75,000	359,281	25,000	155,526	22.8	4.4%	209
	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	89	231	1,799,000	2,652,475	1,369,000	1,711,529	10	12.8%	79

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

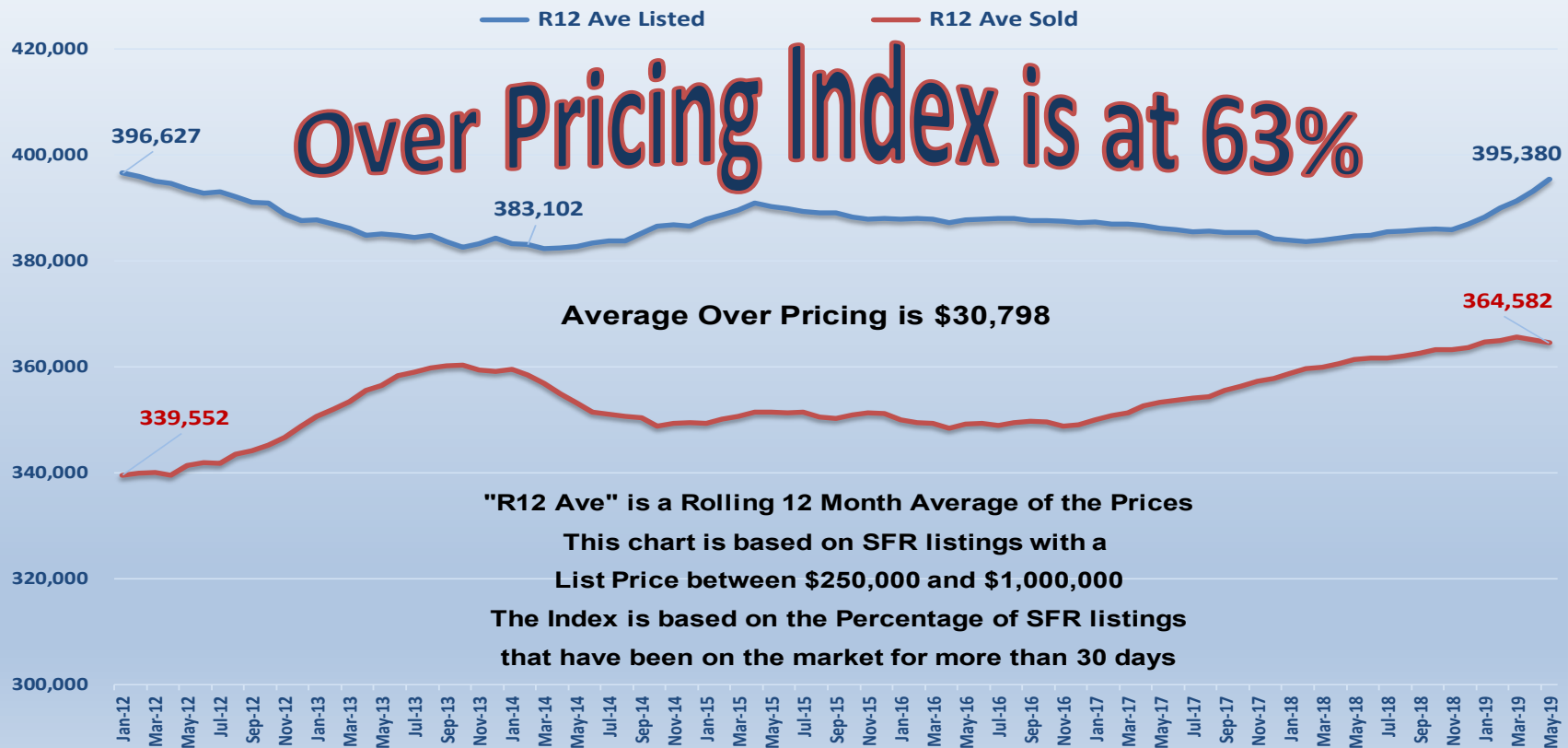
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Greater Las Vegas SFR Average List vs Closed Sale Prices

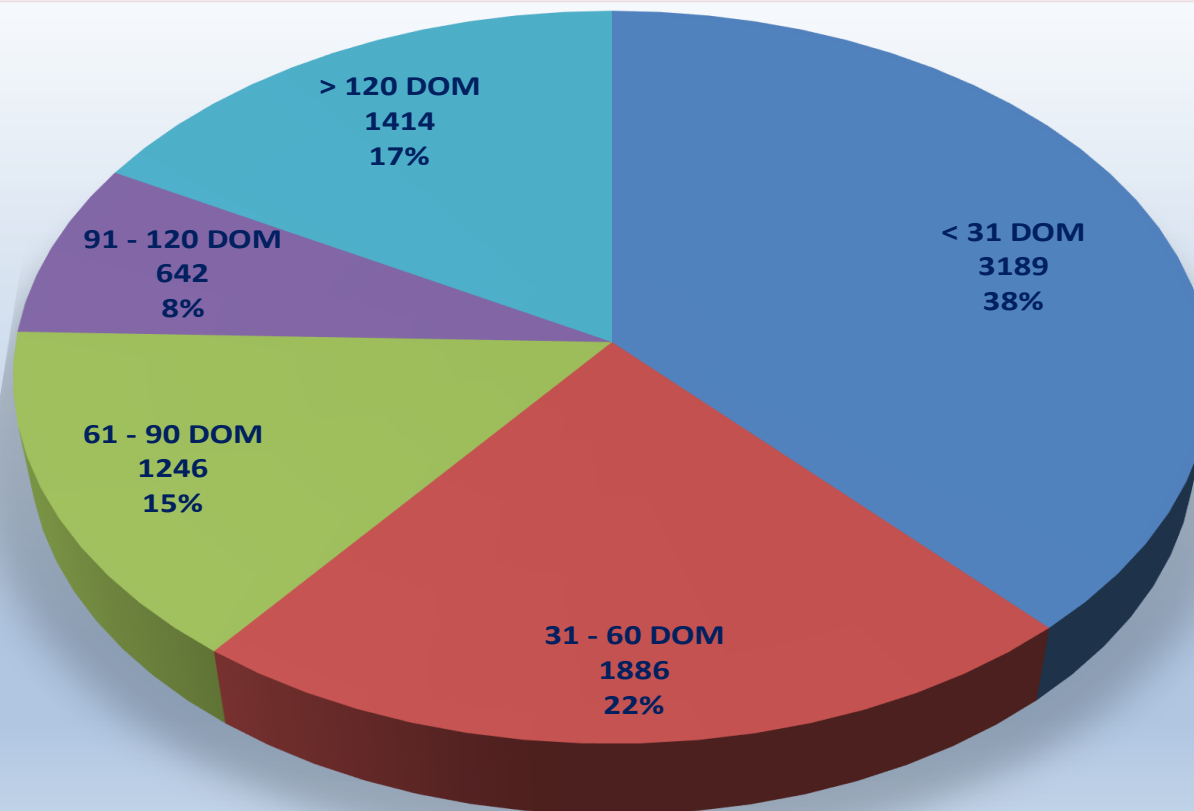




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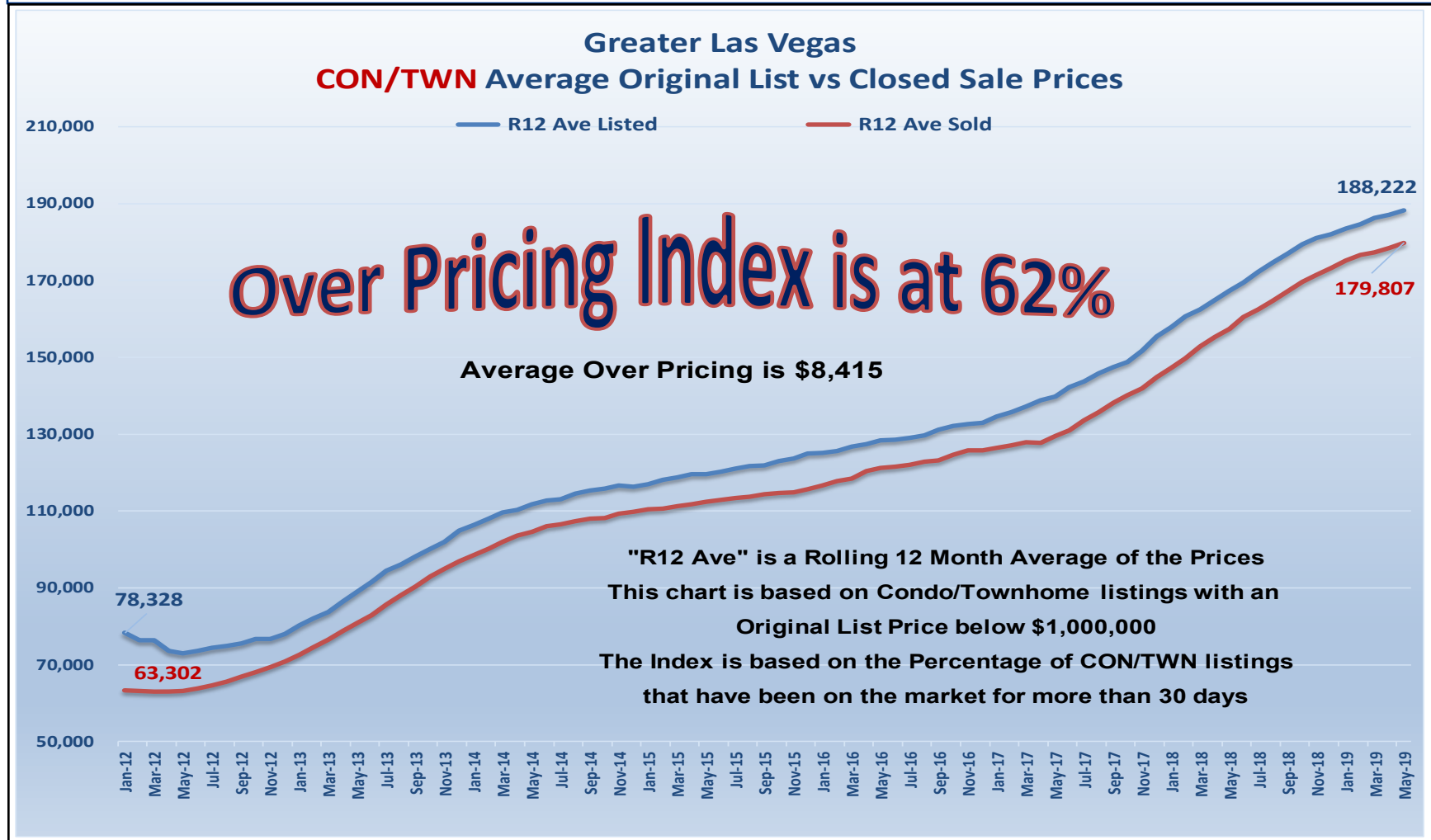
**Available SFR Inventory
Days on Market With No Current Offer**





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SFR Closed Sales in Selected Communities - Last Six Months

	Dec	2019 Jan	Feb	Mar	Apr	May	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	15	18	11	18	26	32		3	353,363	32
Anthem	9	8	6	14	13	9		5	478,348	73
Centennial Hills	21	21	12	29	35	36		3	399,911	35
Desert/South Shores	14	12	10	18	8	19		3	379,370	35
Green Valley	35	32	31	41	50	46		3	388,901	26
Green Valley Ranch	12	11	13	15	19	20		3	476,778	45
Inspirada	19	11	13	11	29	23		2	418,427	42
Iron Mountain Ranch	7	6	5	8	8	13		3	331,519	39
Lake Las Vegas	6	5	6	11	6	10		7	652,182	43
Mountains Edge	52	32	31	66	73	92		2	343,994	35
Pecole Ranch	6	7	7	11	11	12		3	356,552	54
Providence	33	23	35	49	50	48		3	335,977	42
Red Rock Cntry Club	5	5	7	8	4	8		8	1,134,170	99
Rhodes Ranch	9	9	10	23	17	13		8	396,085	38
Seven Hills	8	8	5	12	9	21		4	745,416	21
Siena (SFR & TWH)	8	16	12	12	11	6		6	469,829	28
Silverado Ranch	26	27	41	35	31	49		2	316,816	31
Silverstone Ranch	10	6	2	7	10	8		4	382,187	35
Southern Highlands	41	23	35	30	39	53		4	506,737	47
Spring Valley	28	12	13	18	18	32		3	344,202	61
Summerlin	47	35	40	59	52	74		3	593,713	54
Sun City Anthem	18	27	29	19	38	38		3	435,870	41
Sun City Summerlin	27	19	21	23	29	30		4	379,717	36
The Lakes	8	5	11	14	17	27		2	394,384	49
Other Groups										
Boulder City	13	11	14	17	16	23		4	416,015	81
Pahrump/Nye	37	38	42	54	60	59		4	225,286	70
High Rise Sales	56	47	48	63	69	69		9	509,072	53
Luxury Sales (\$1M+)	37	30	31	50	46	74		10	1,719,807	79

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

	December	2019 January	February	March	April	May	Price Movement
Aliante	332,287	353,878	350,382	355,265	361,317	356,444	
Anthem	444,578	480,738	480,738	439,236	517,223	513,088	
Centennial Hills	365,019	382,069	436,208	405,197	421,934	392,905	
Desert/South Shores	327,944	396,771	373,700	395,378	384,785	391,810	
Green Valley	381,833	390,539	358,126	423,705	371,180	402,122	
Green Valley Ranch	406,008	649,636	501,308	428,707	428,052	490,565	
Inspirada	446,208	404,536	429,941	431,856	395,971	417,505	
Iron Mountain Ranch	329,357	361,500	414,880	330,750	261,875	330,115	
Lake Las Vegas	691,690	1,063,858	516,483	529,409	674,050	625,988	
Mountains Edge	337,493	379,760	344,543	352,869	336,313	334,772	
Peccole Ranch	365,000	329,629	354,714	400,627	361,373	324,283	
Providence	329,602	350,436	317,406	363,876	327,894	326,914	
Red Rock Country Club	1,545,111	1,219,400	877,571	1,034,813	1,107,500	1,161,281	
Rhodes Ranch	352,556	410,271	462,400	391,260	404,117	363,423	
Seven Hills	495,238	664,375	1,904,980	668,542	492,544	747,810	
Siena (SFR & TWH)	460,750	566,306	469,875	422,042	436,864	380,575	
Silverado Ranch	311,015	356,137	310,534	324,502	289,449	315,306	
Silverstone Ranch	358,969	442,058	435,000	407,714	362,400	355,500	
Southern Highlands	481,785	447,959	580,949	547,030	513,059	475,080	
Spring Valley	360,828	271,396	457,808	324,722	350,013	318,492	
Summerlin	563,103	607,569	643,989	611,103	500,306	631,198	
Sun City Anthem	414,790	459,094	421,183	489,211	430,775	418,987	
Sun City Summerlin	379,173	386,900	330,660	353,854	401,624	408,650	
The Lakes	521,238	361,000	436,114	340,793	333,788	411,919	
Other Groups							
Boulder City	467,308	401,300	451,893	392,932	358,415	429,354	
Pahrump/Nye	247,335	241,595	258,301	259,173	264,310	106,750	
High Rise Sales	499,505	517,229	427,383	465,837	635,254	481,402	
Luxury Sales (\$1M+)	1,771,488	1,787,612	1,963,185	1,657,391	1,700,226	1,618,867	

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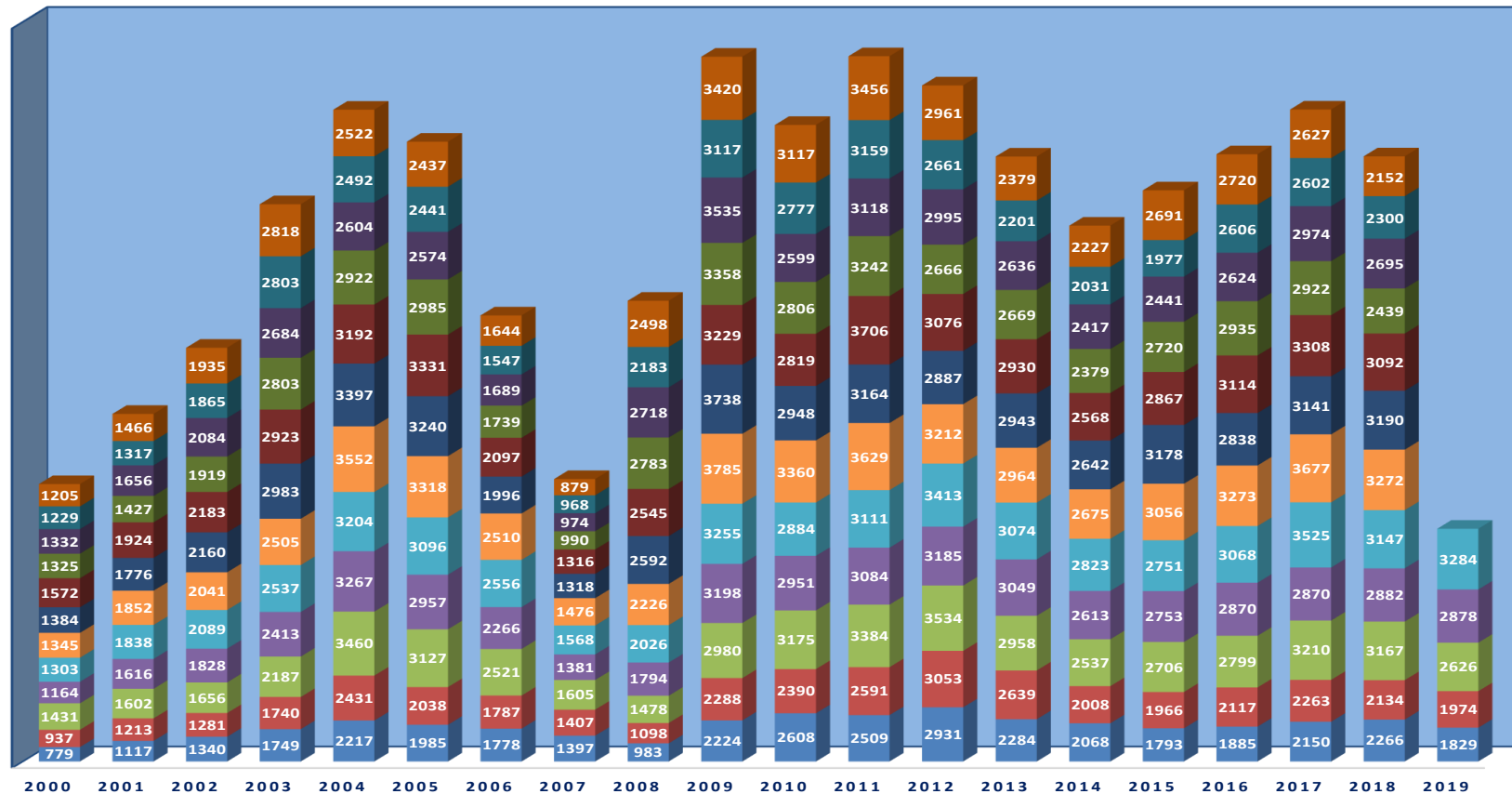


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Las Vegas Market Update - June 2019

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



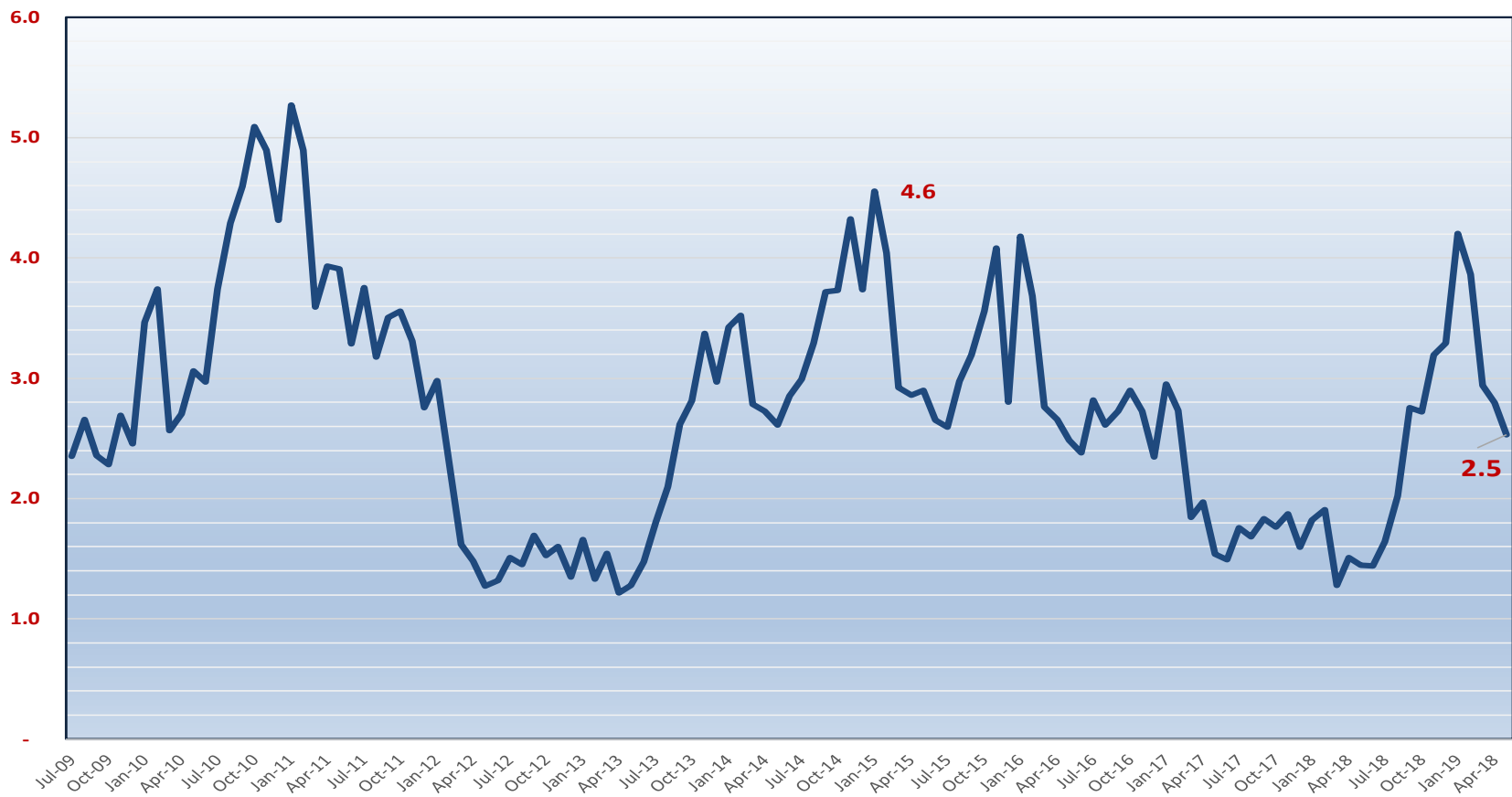
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Single Family Residential Homes Months of Inventory



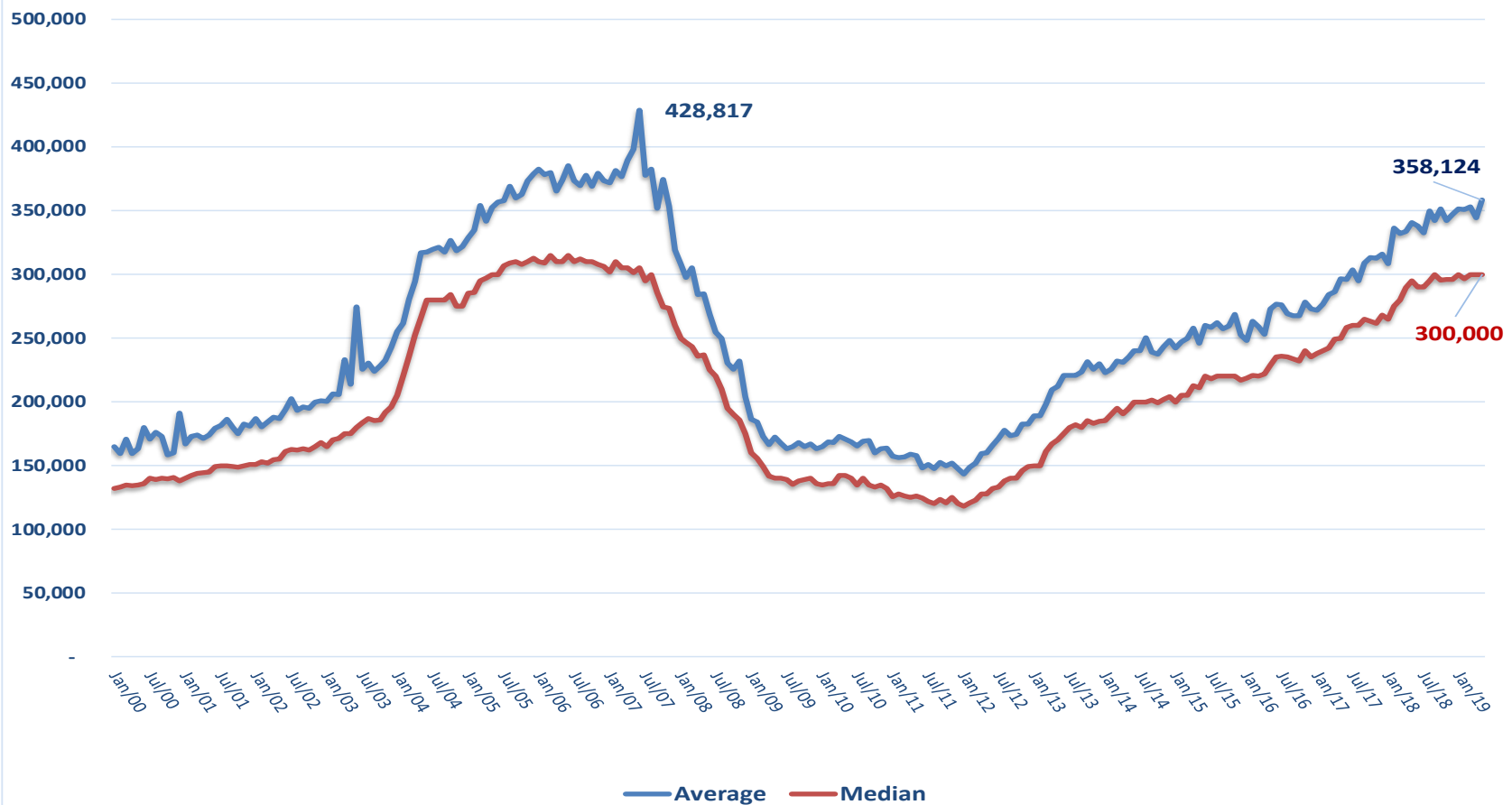
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SFR Market Prices



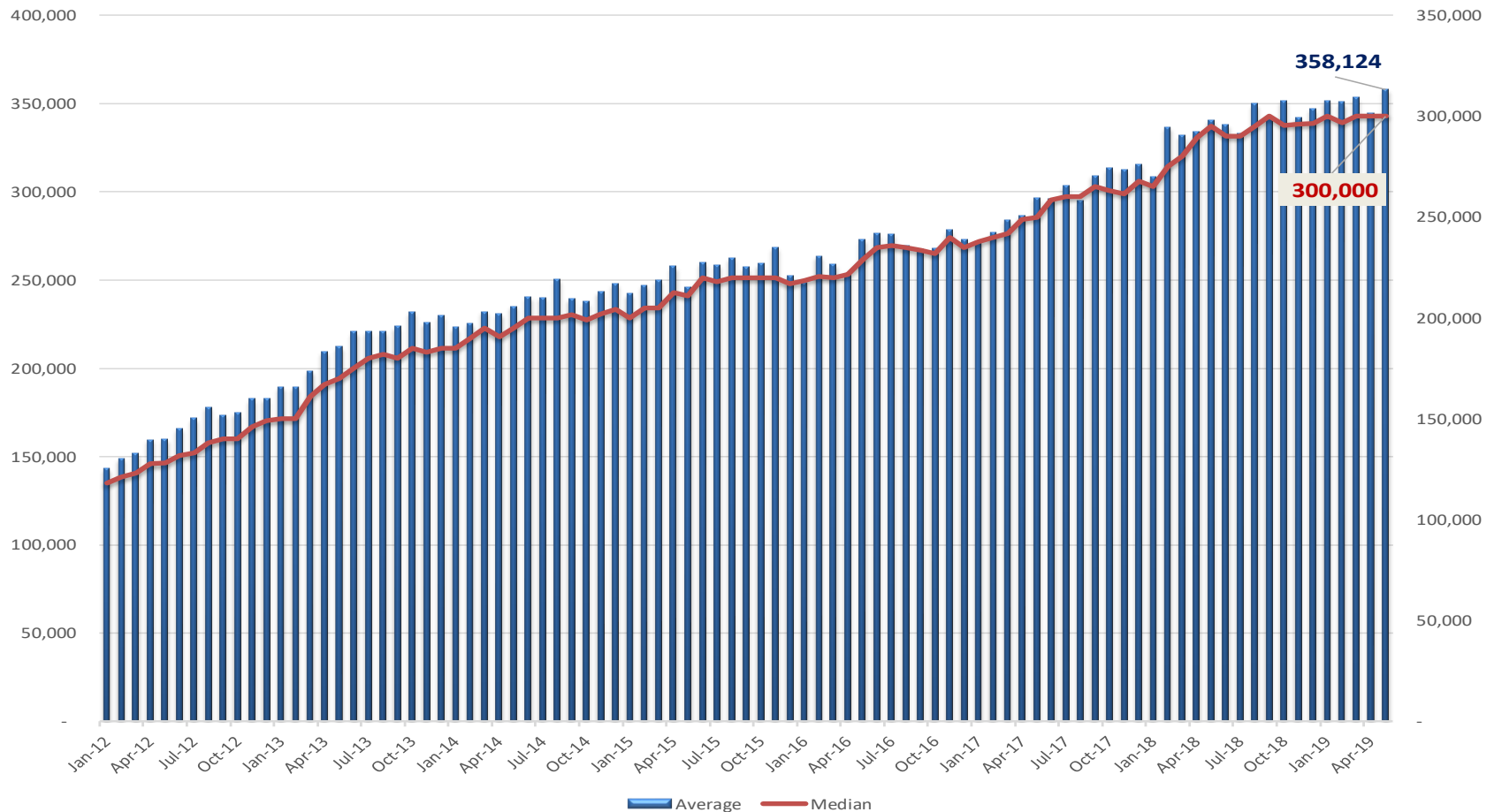
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Single Family Residential Price Trend



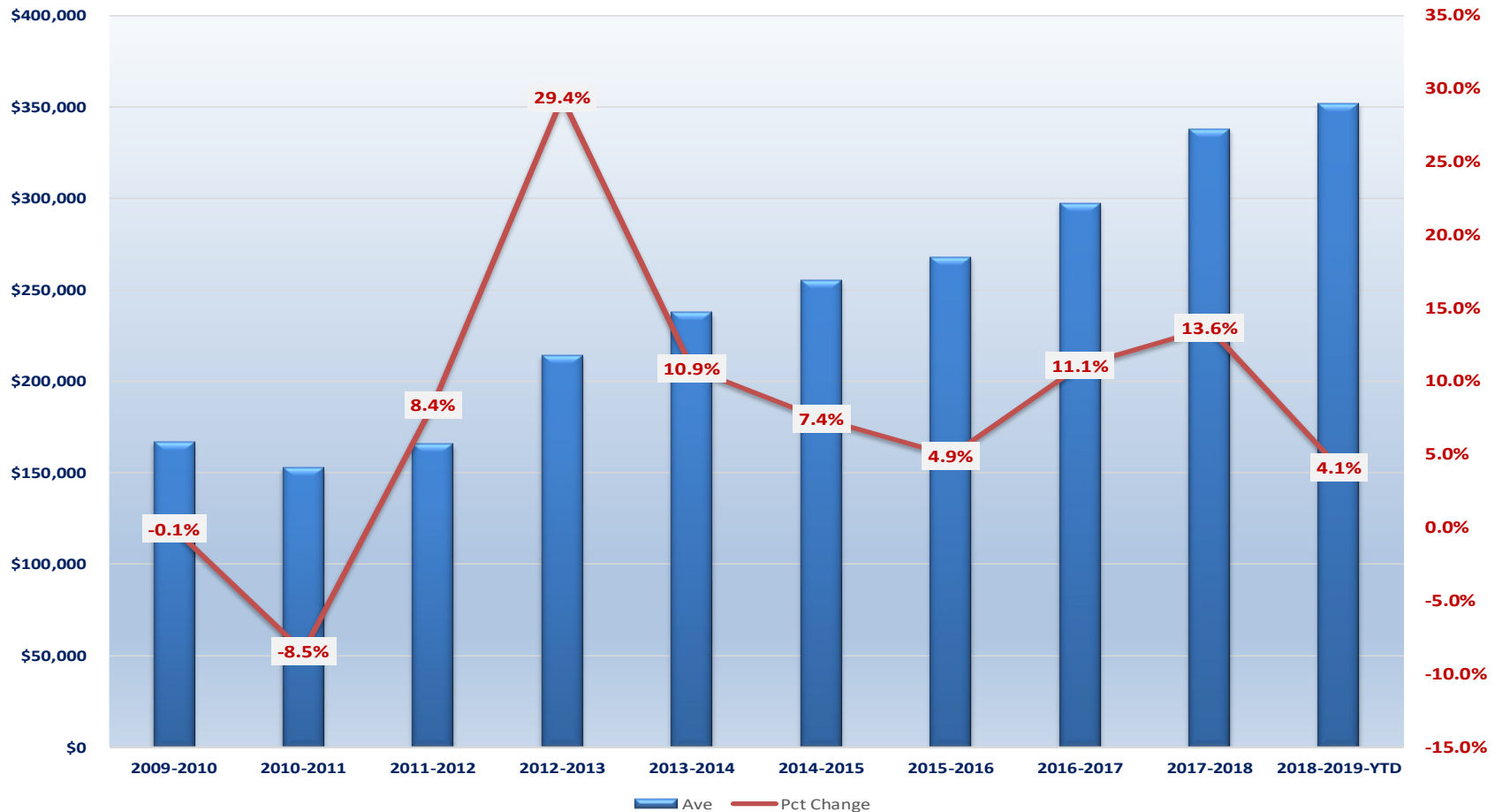
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SFR Average Price and Year Over Year Percent Change



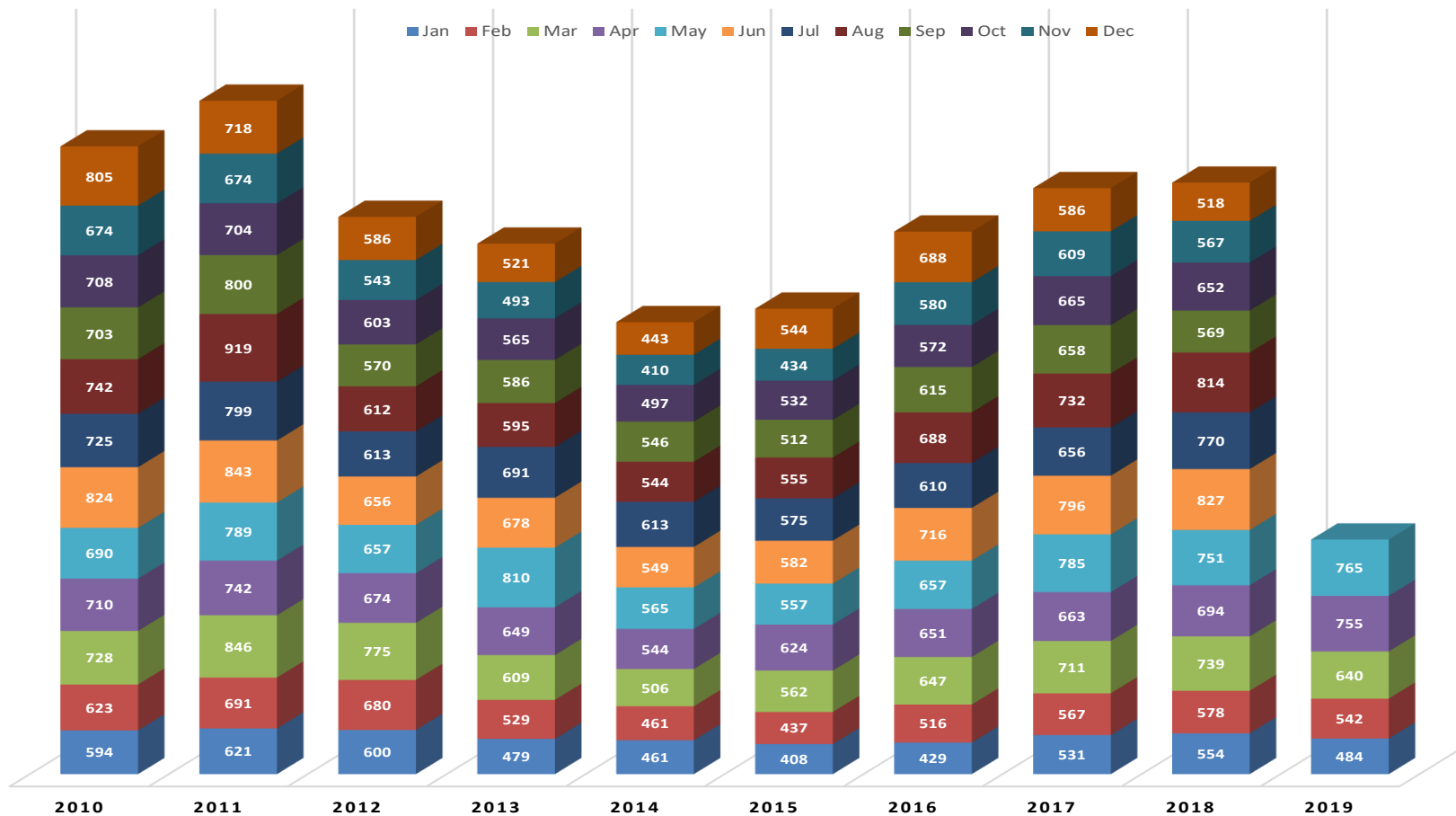
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CONDO / TOWNHOME CLOSINGS



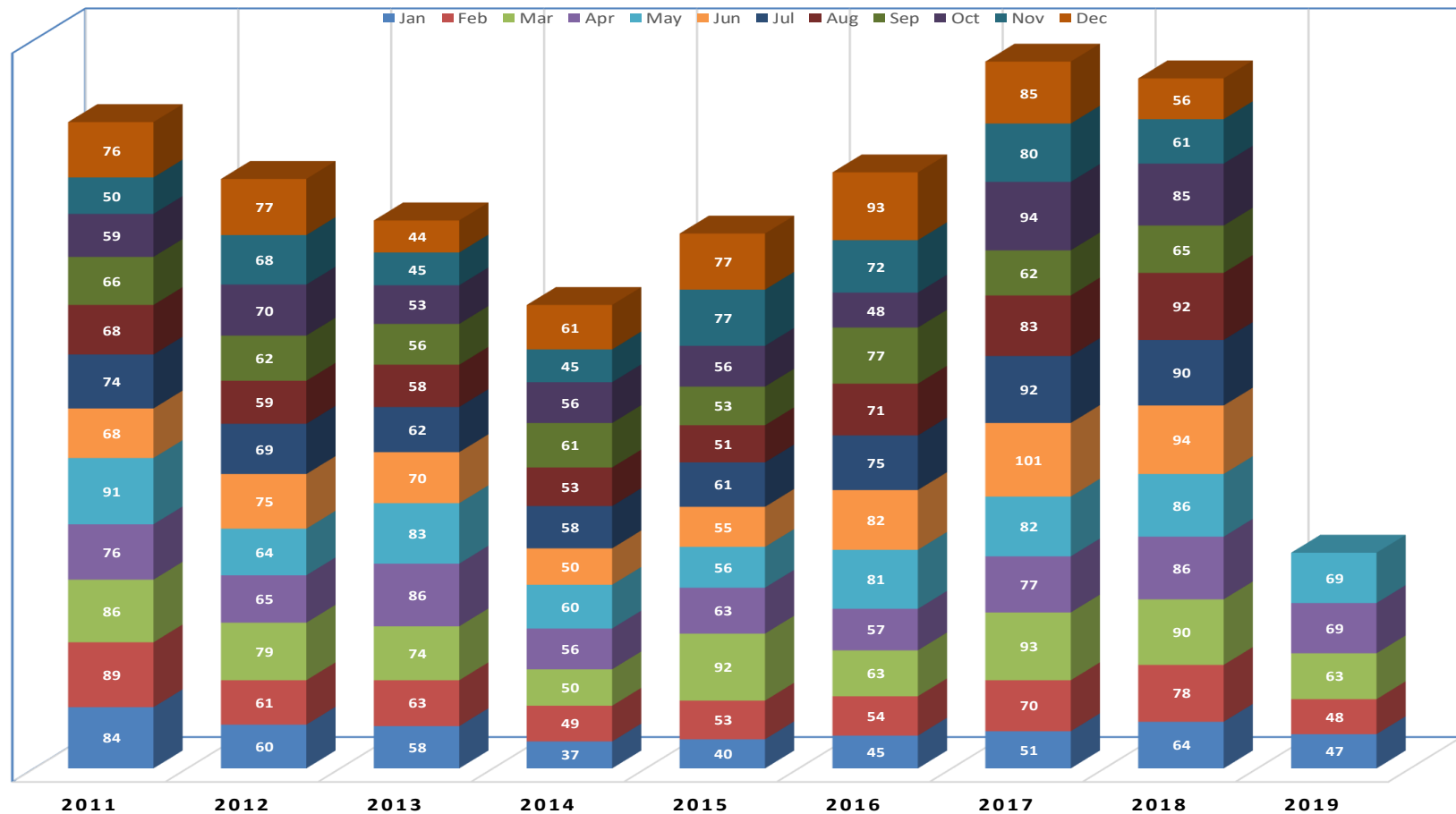
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Vertical / Hi-Rise Closings



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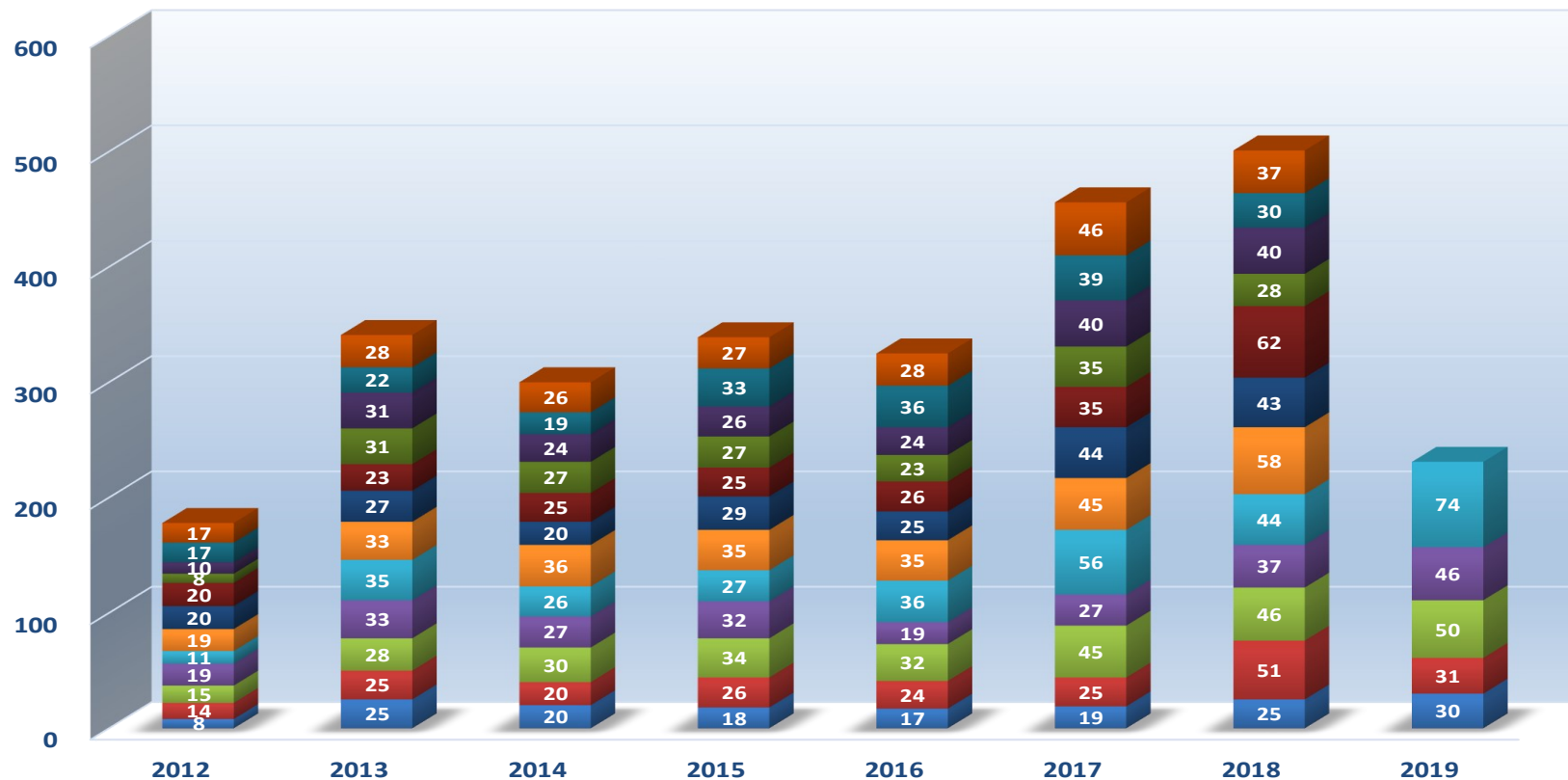


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



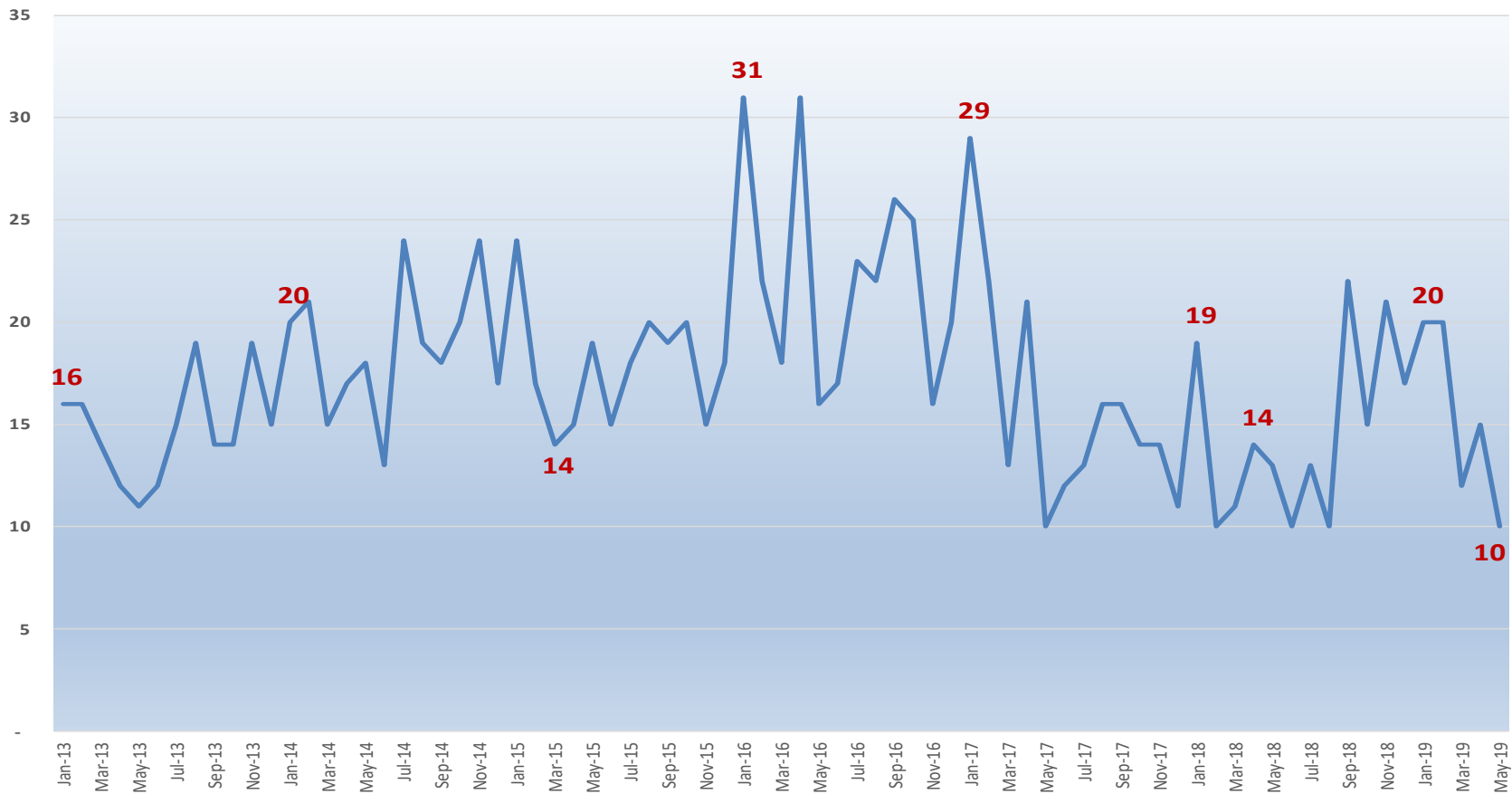
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Luxury Market - \$1,000,000 and Over Months of Inventory



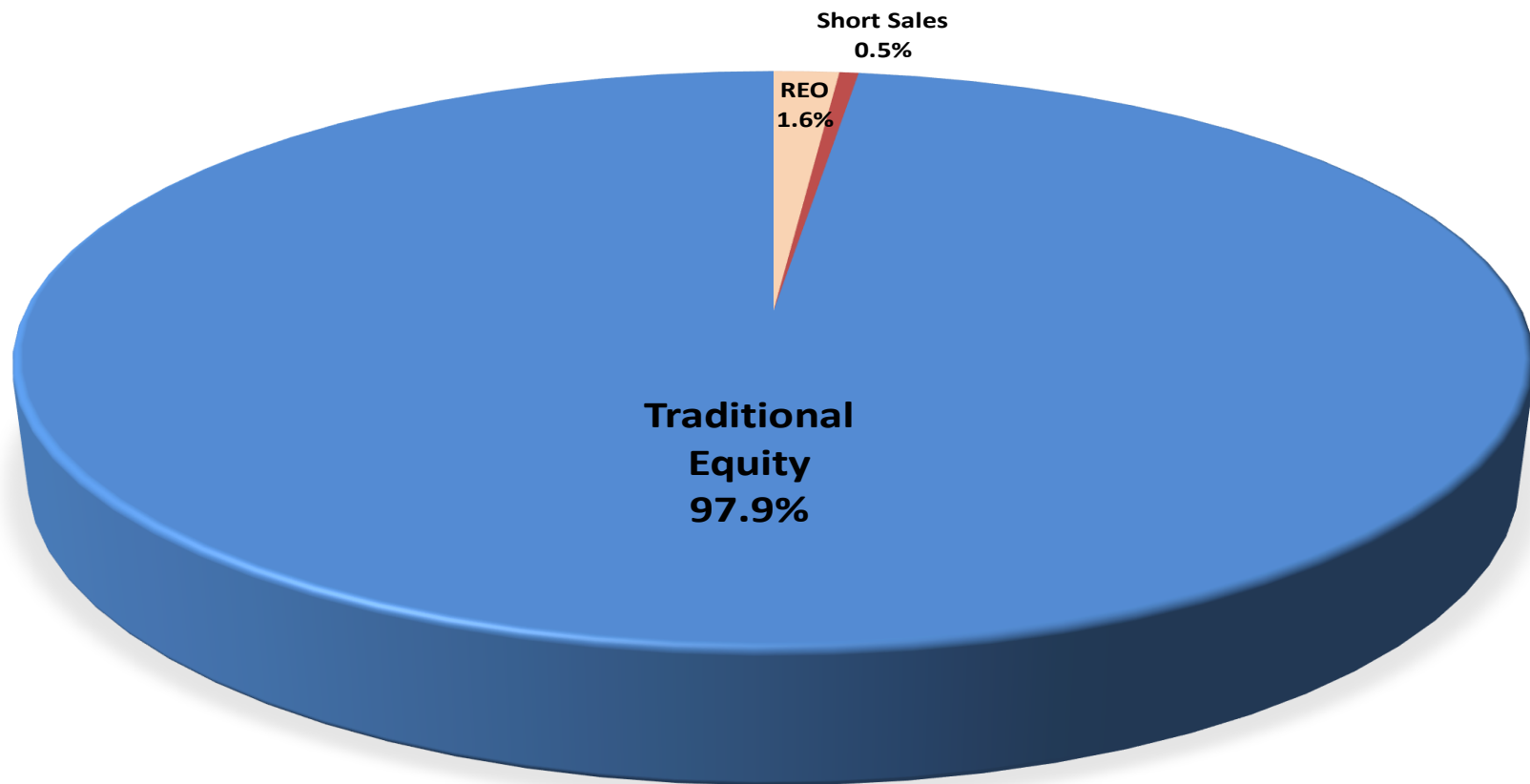
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Last Month's Closings by Type



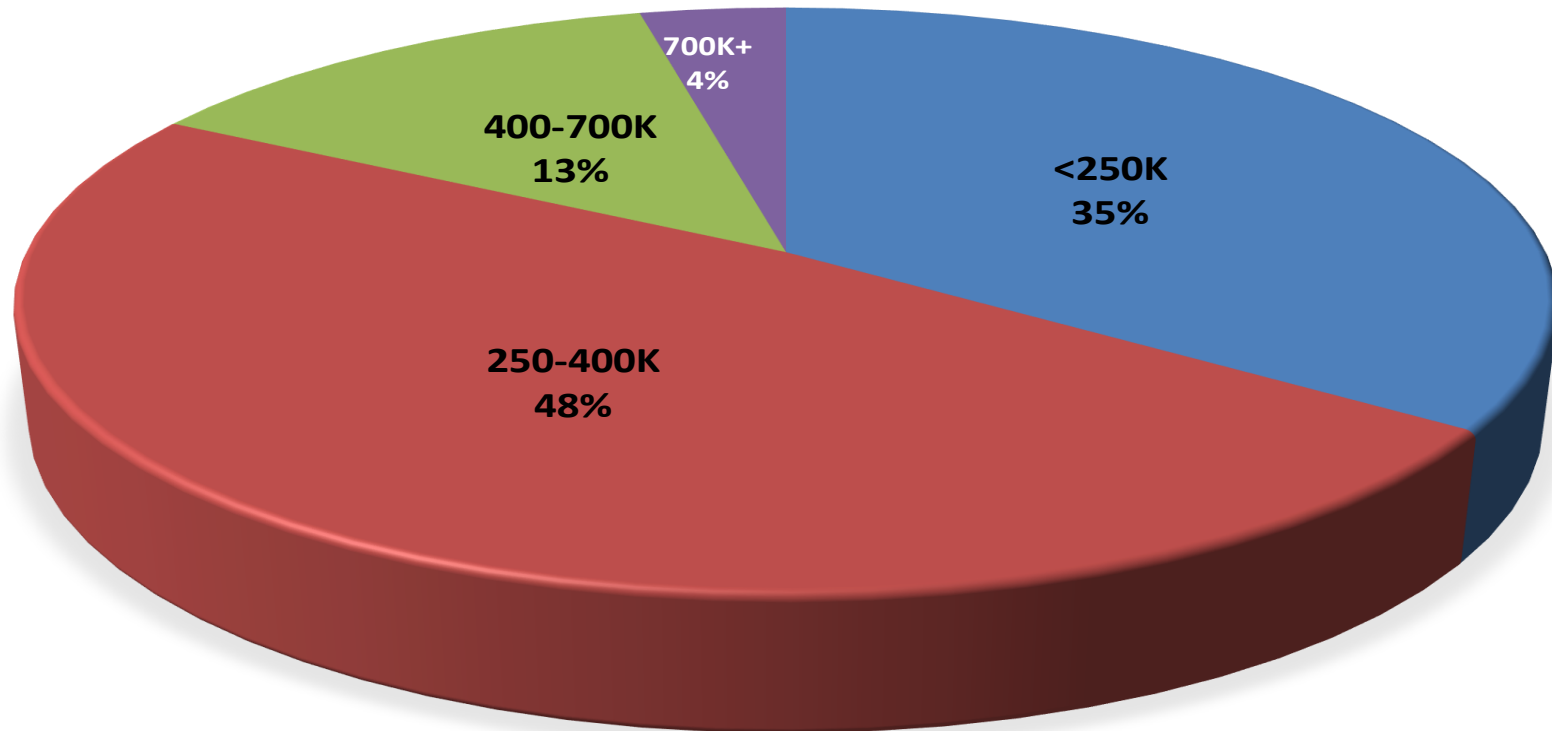
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Closed Units by Price Point



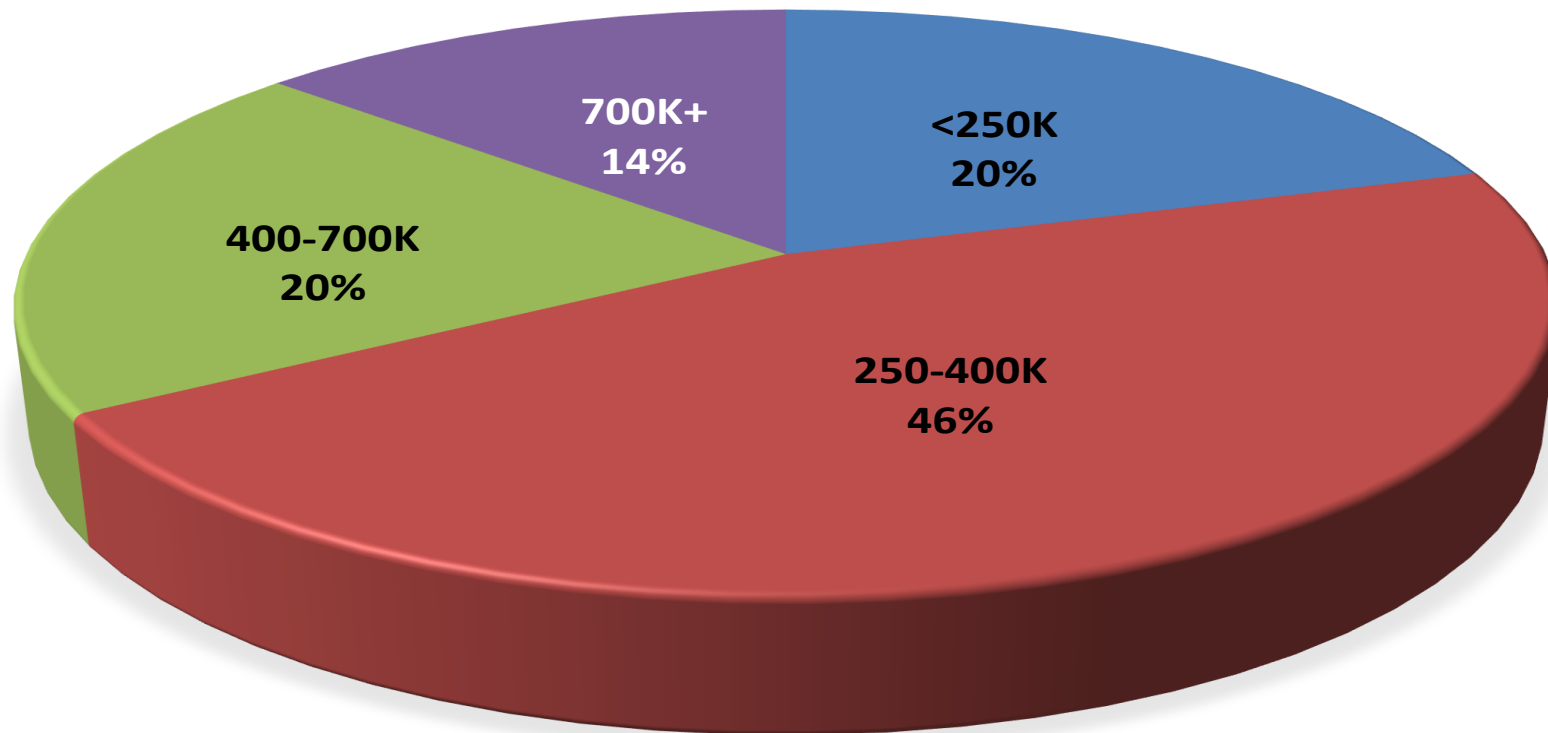
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CLOSED VOLUME BY PRICE POINT



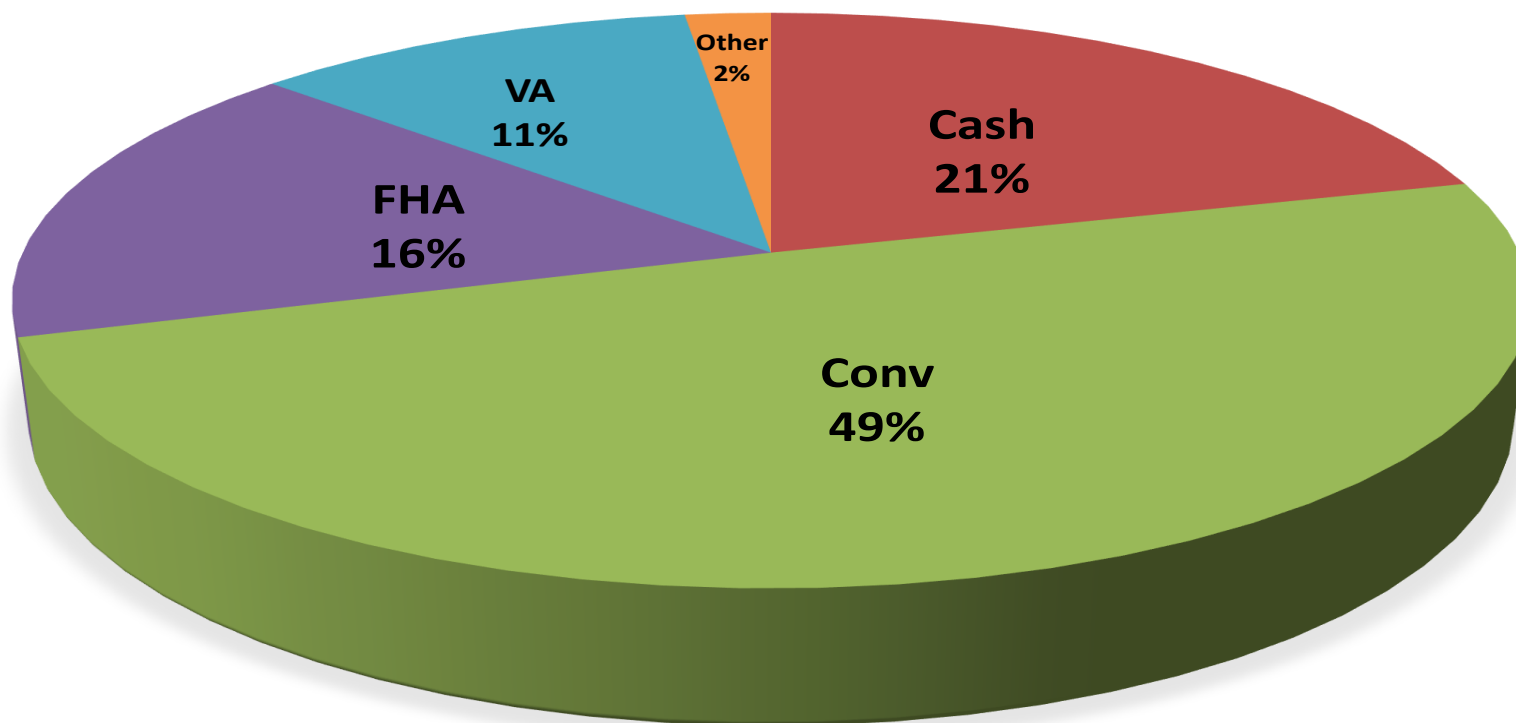
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Last Month's Closings by Sold Terms



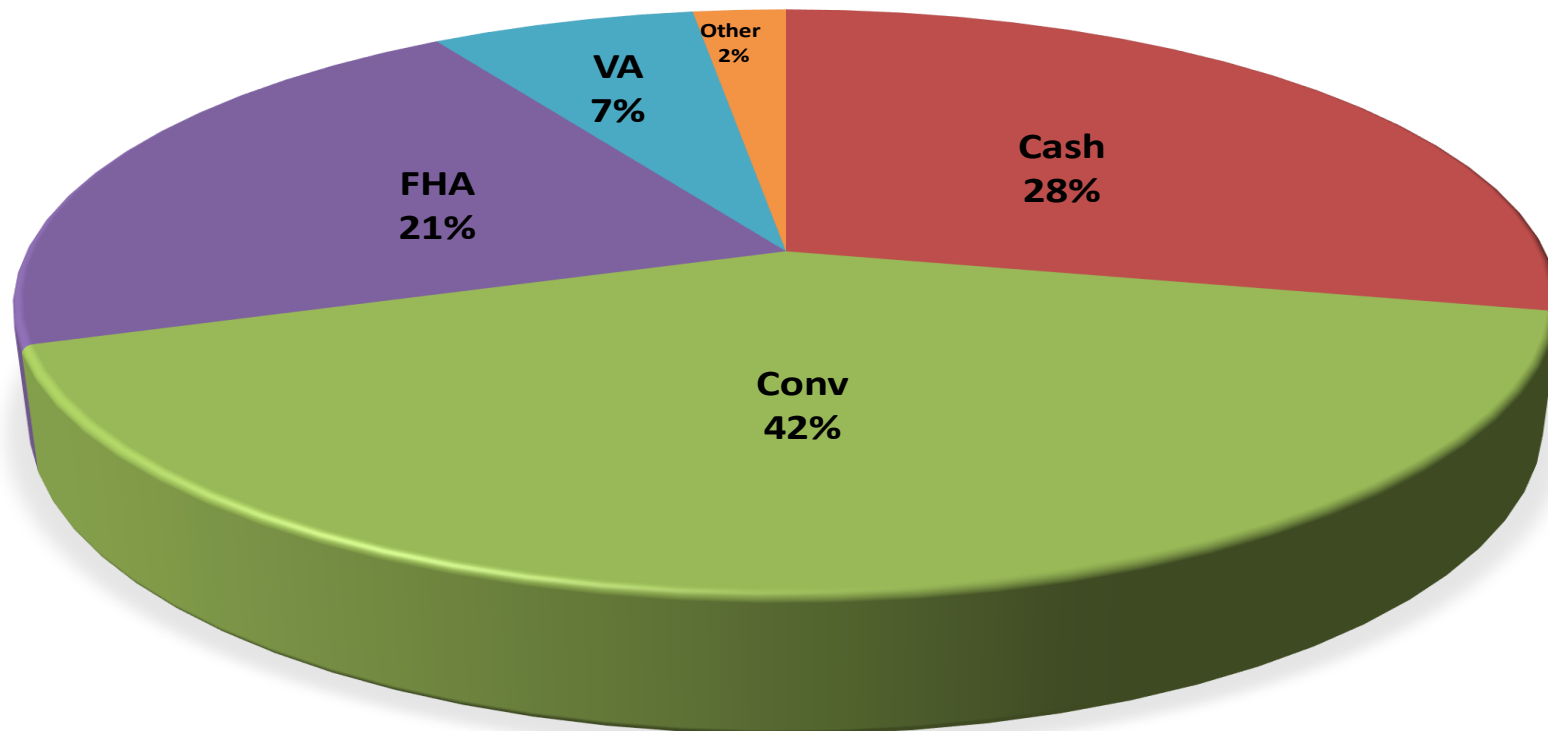
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**Closings By Sold Terms
Closings Less Than \$250,000**



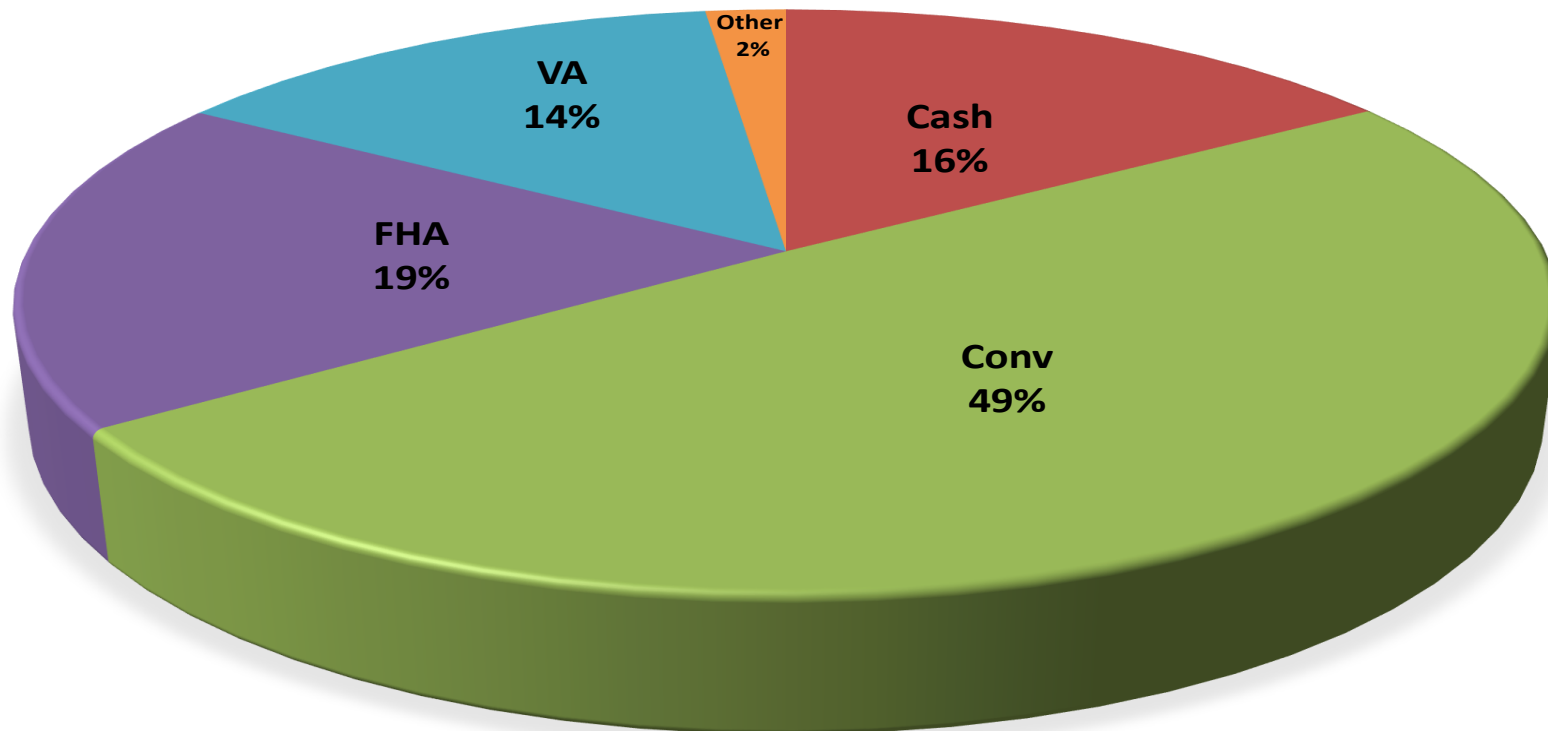
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



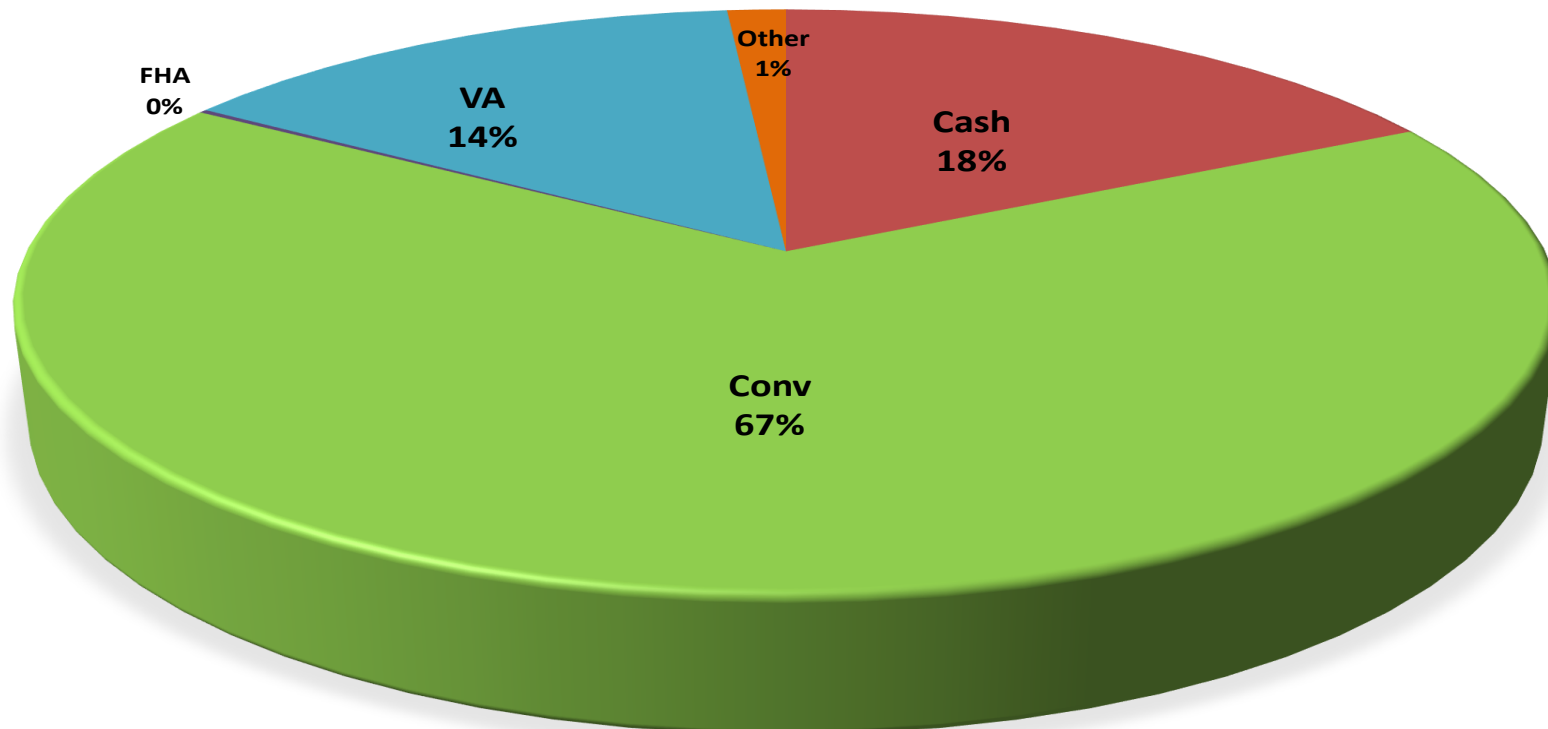
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000



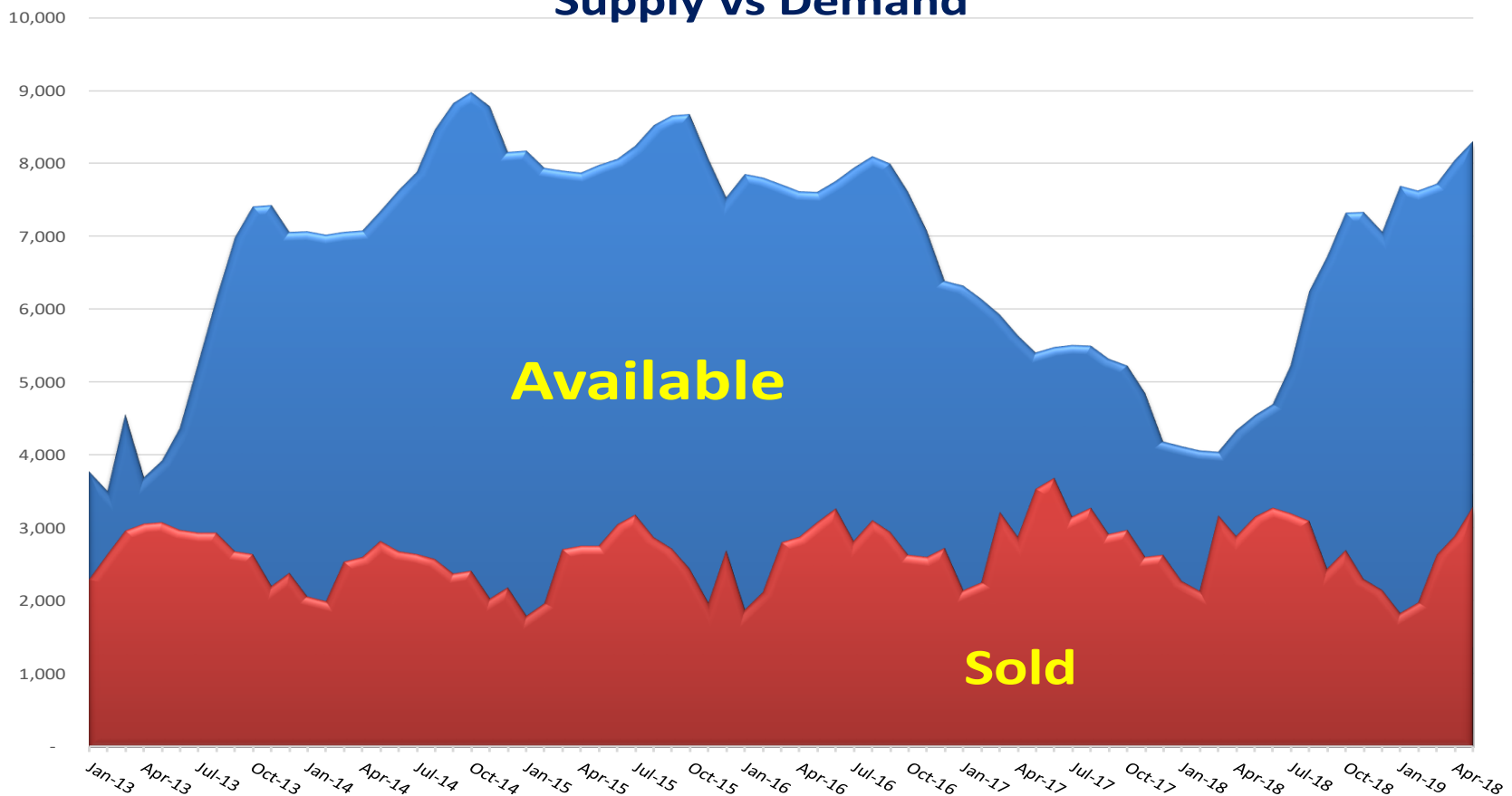
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Single Family Residences (SFR) Supply vs Demand



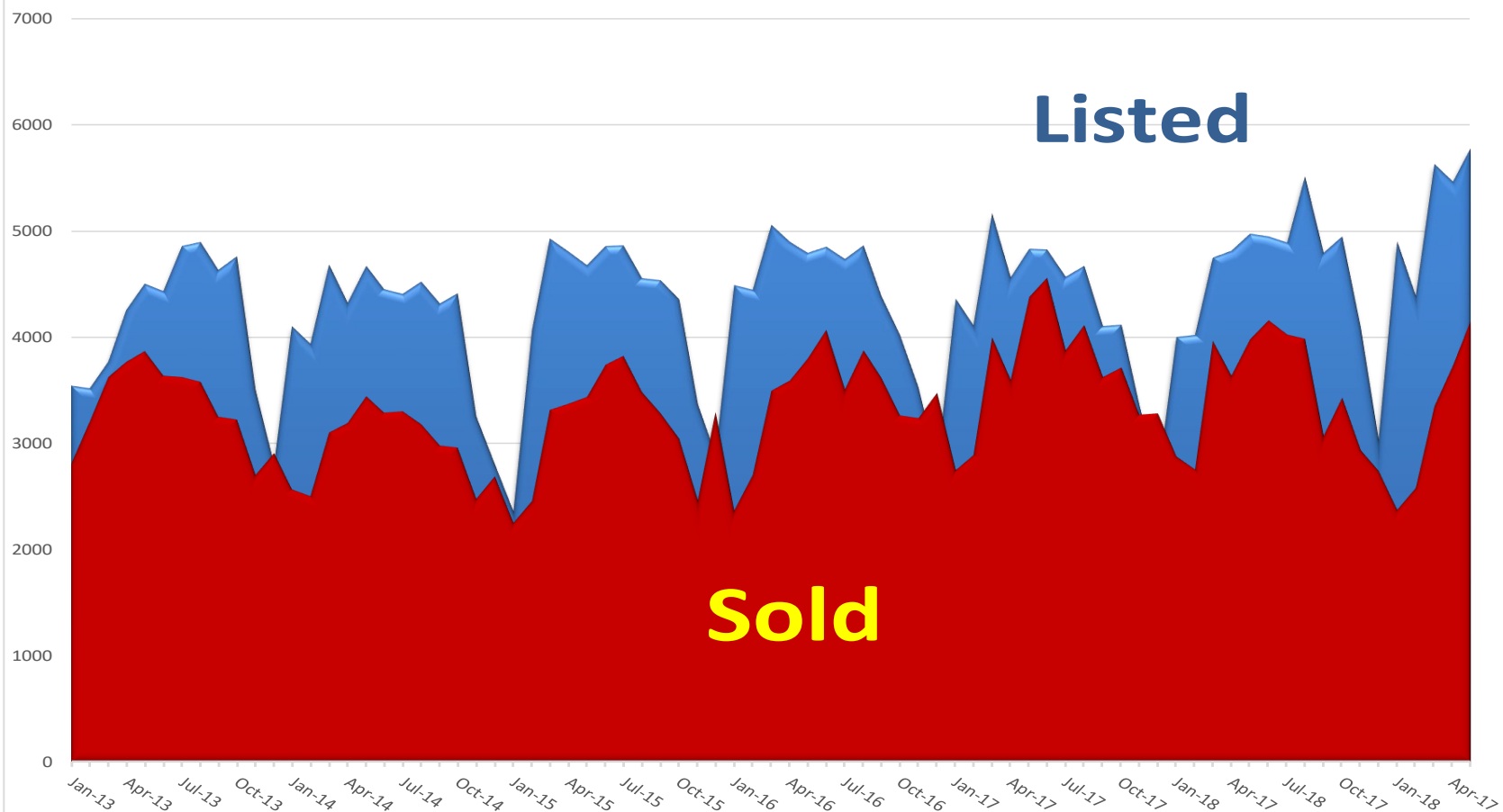
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Residential Listings Taken vs Listings Sold



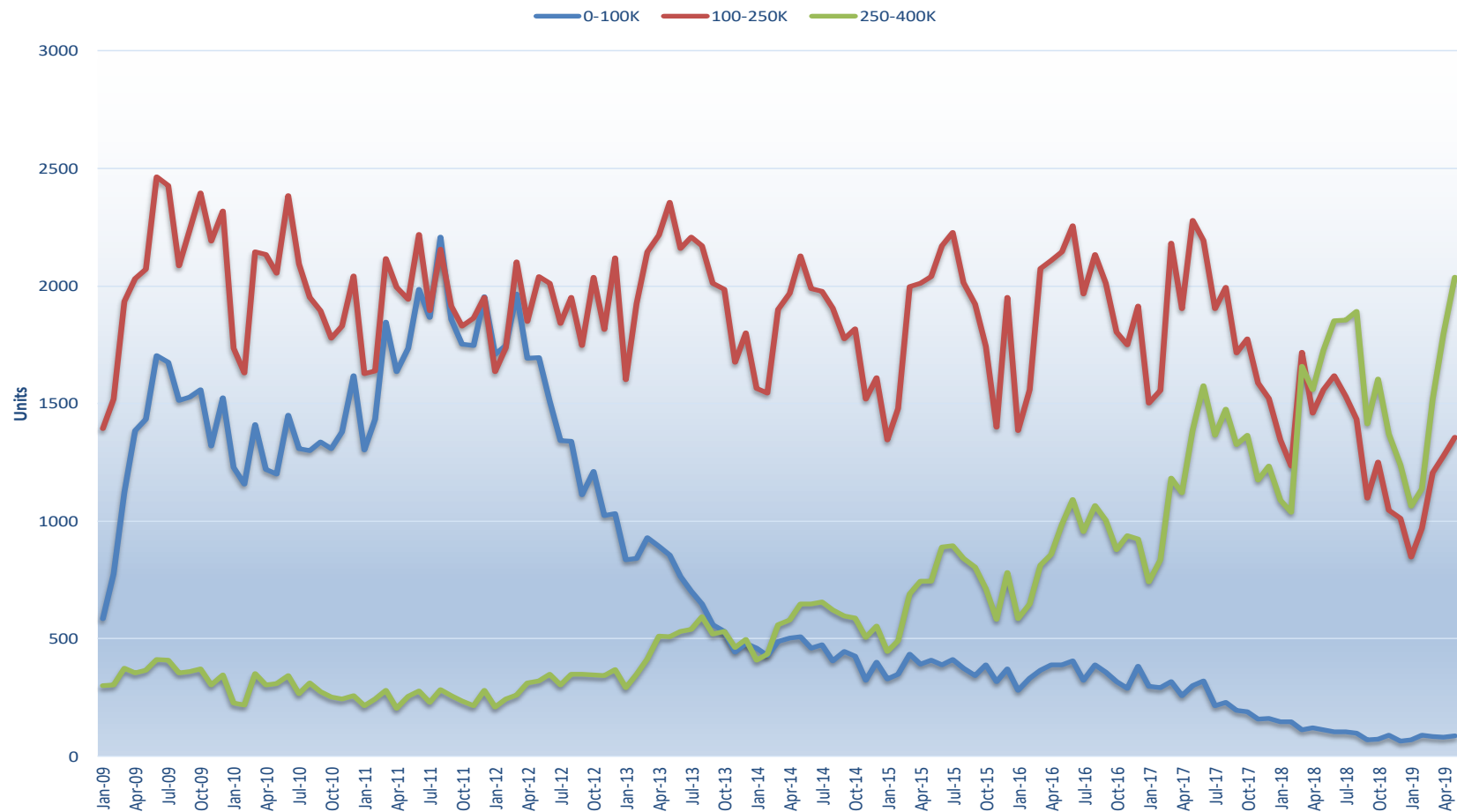
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Closed Units By Price Point - RES & VER



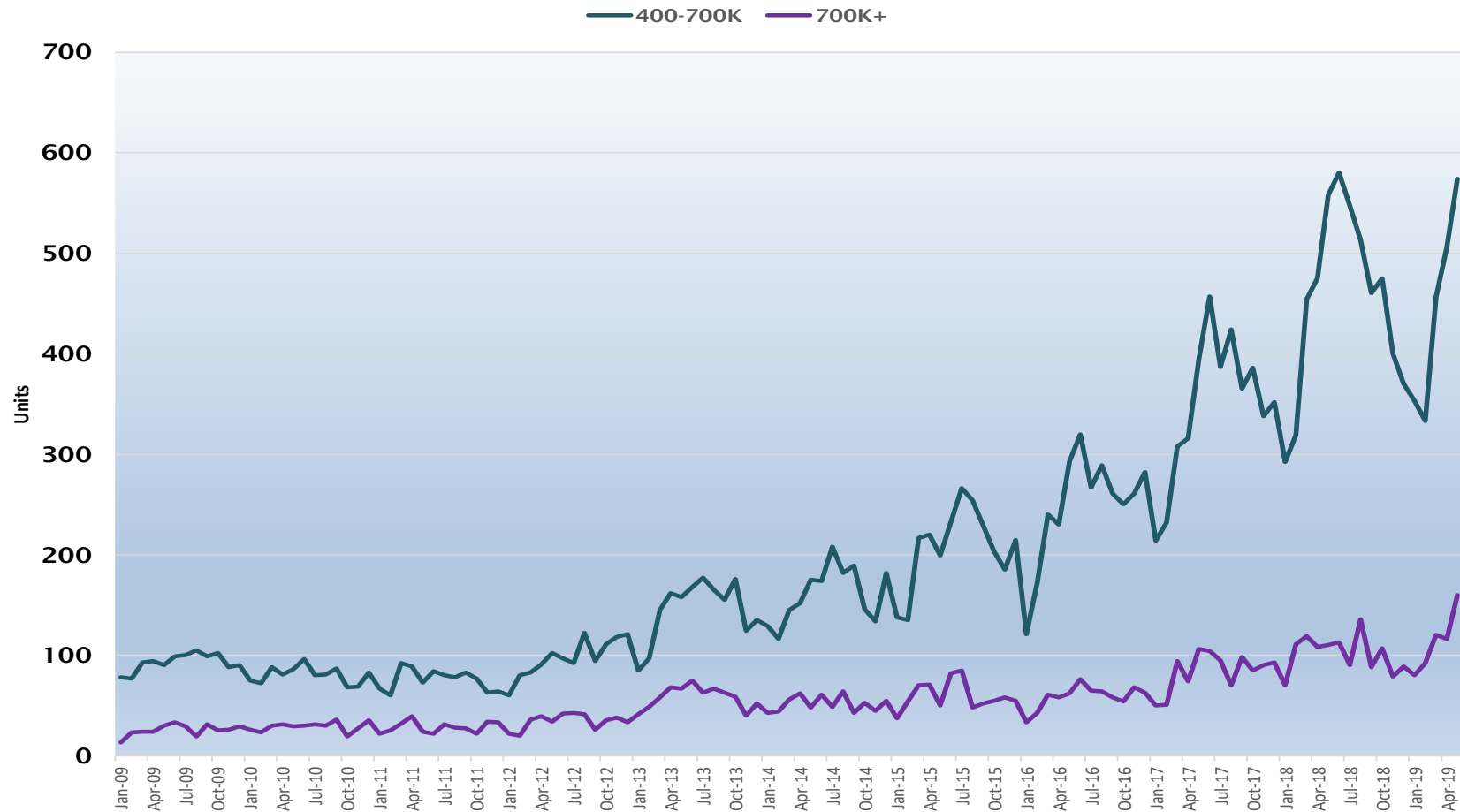
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Closed Units By Price Point - RES & VER



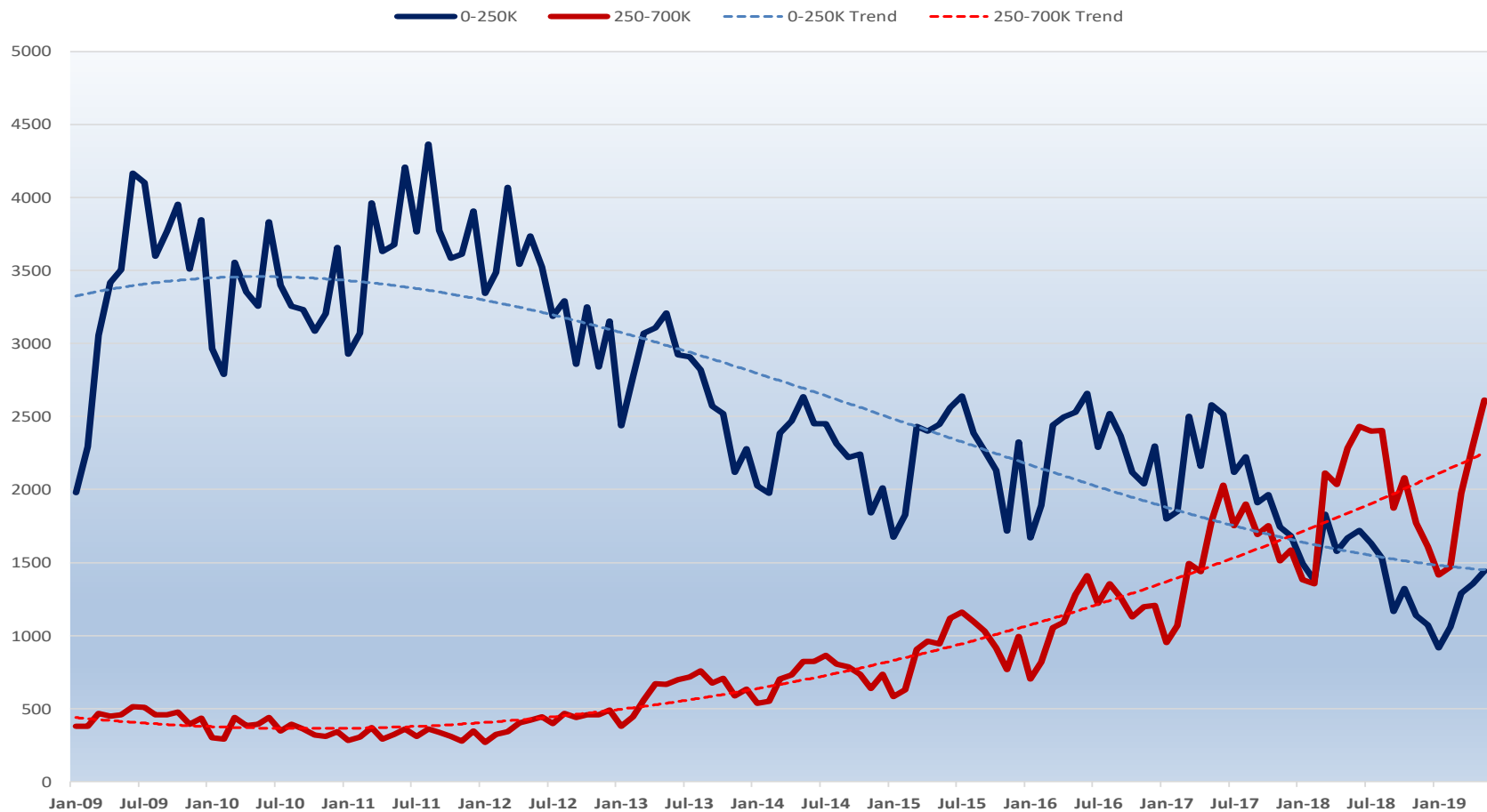
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RES & VER Closed Units Trend by Price Point



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