



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.

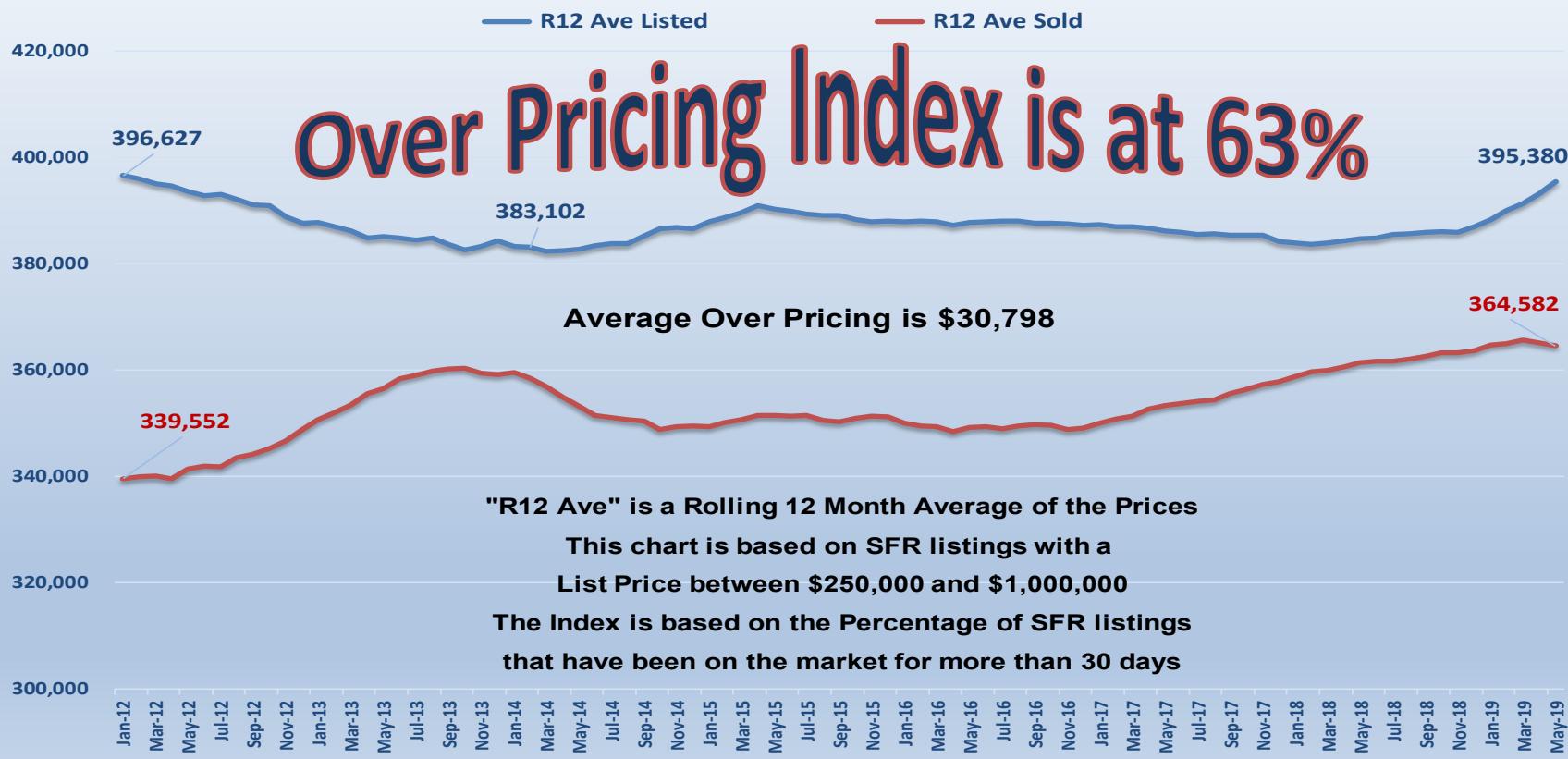
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Las Vegas Market Update - June 2019

Greater Las Vegas SFR Average List vs Closed Sale Prices



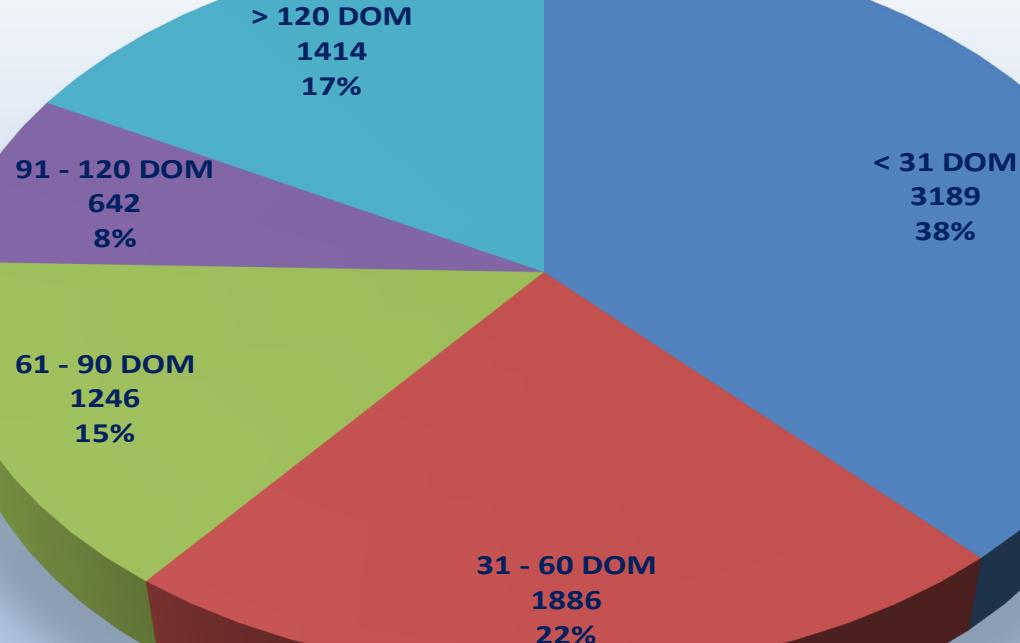
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Available SFR Inventory
Days on Market With No Current Offer



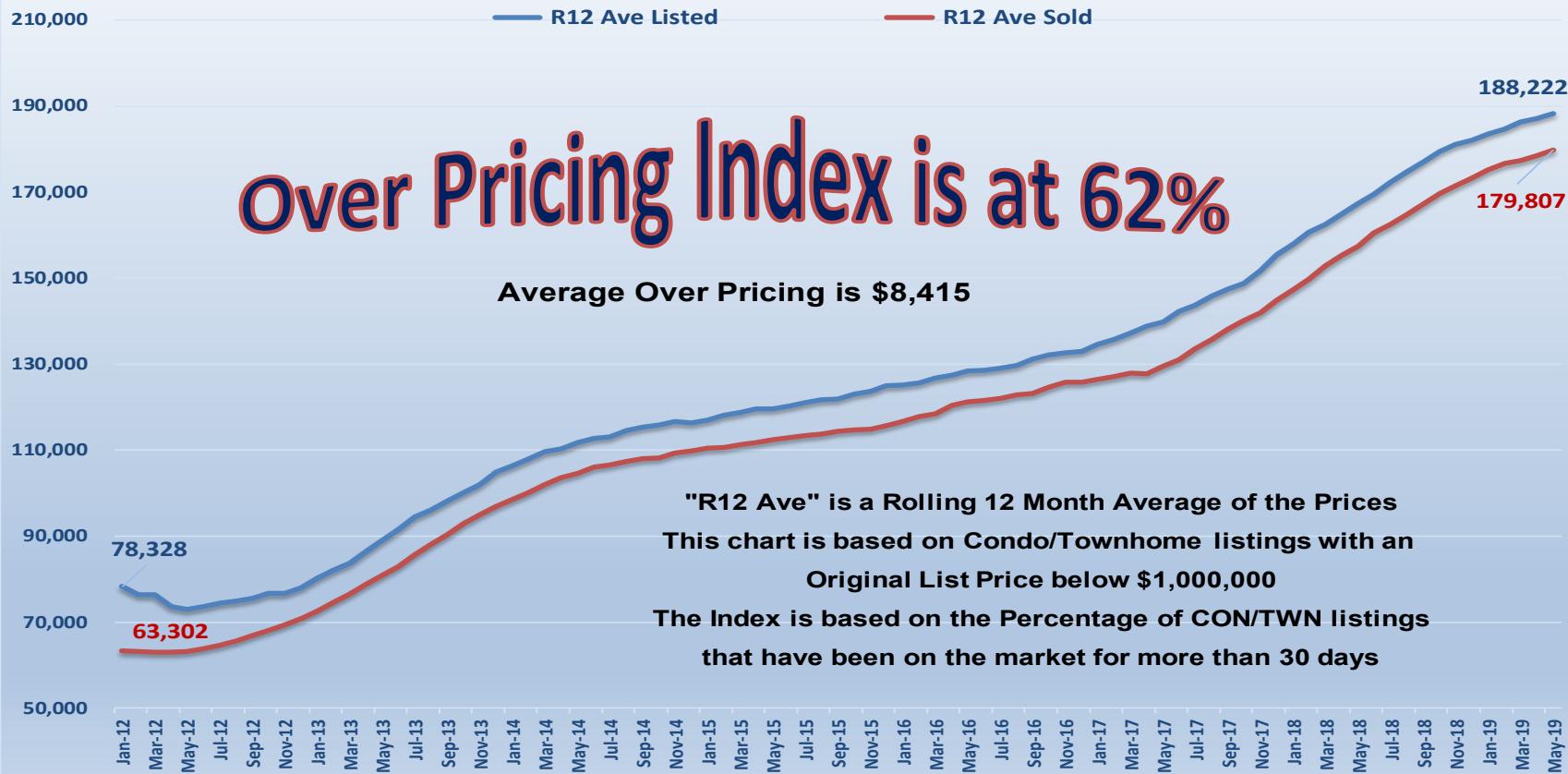
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Greater Las Vegas CON/TWN Average Original List vs Closed Sale Prices



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Las Vegas Market Update - June 2019

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 |
| Peccole 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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Las Vegas Market Update - June 2019

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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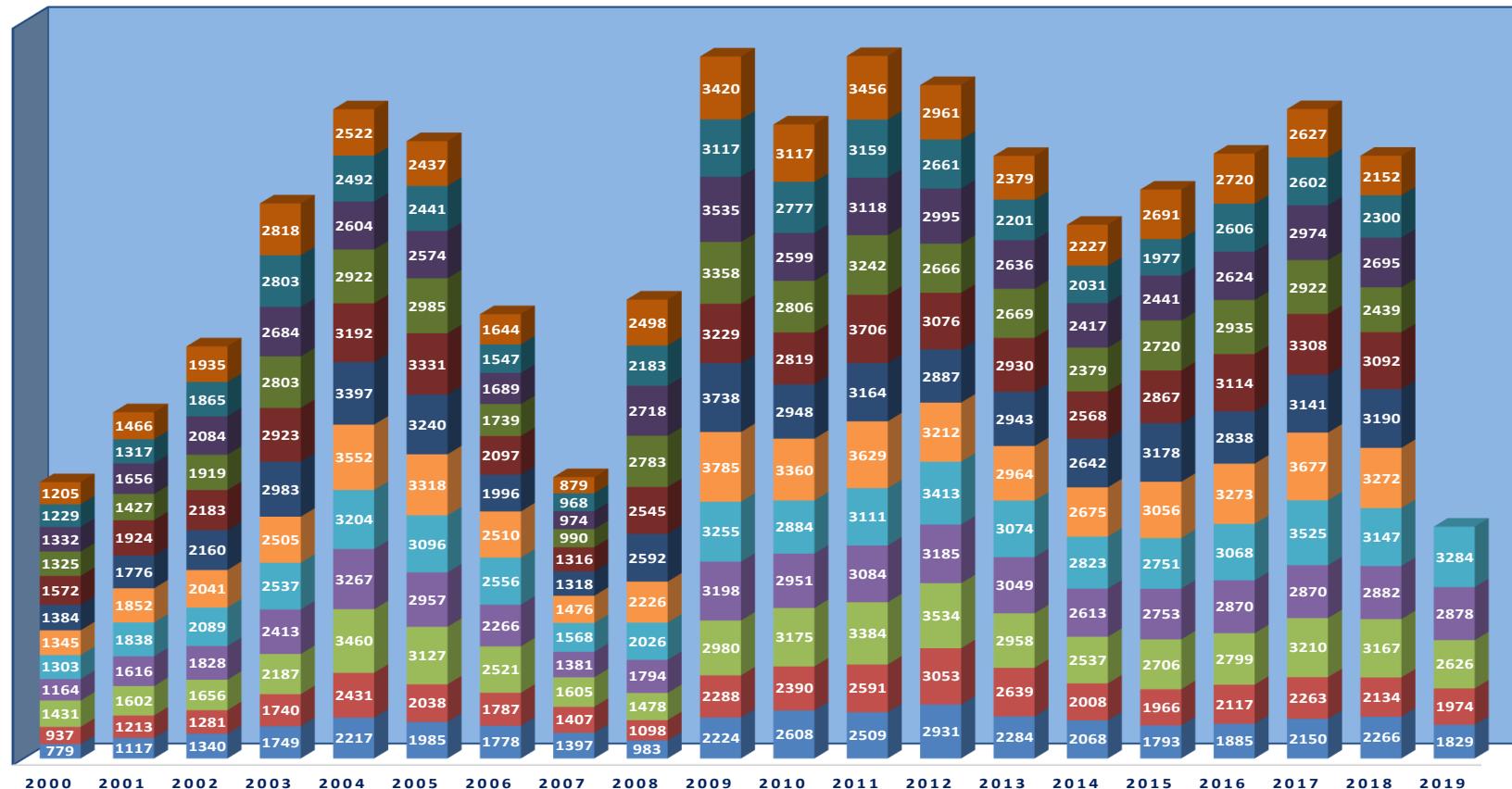


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



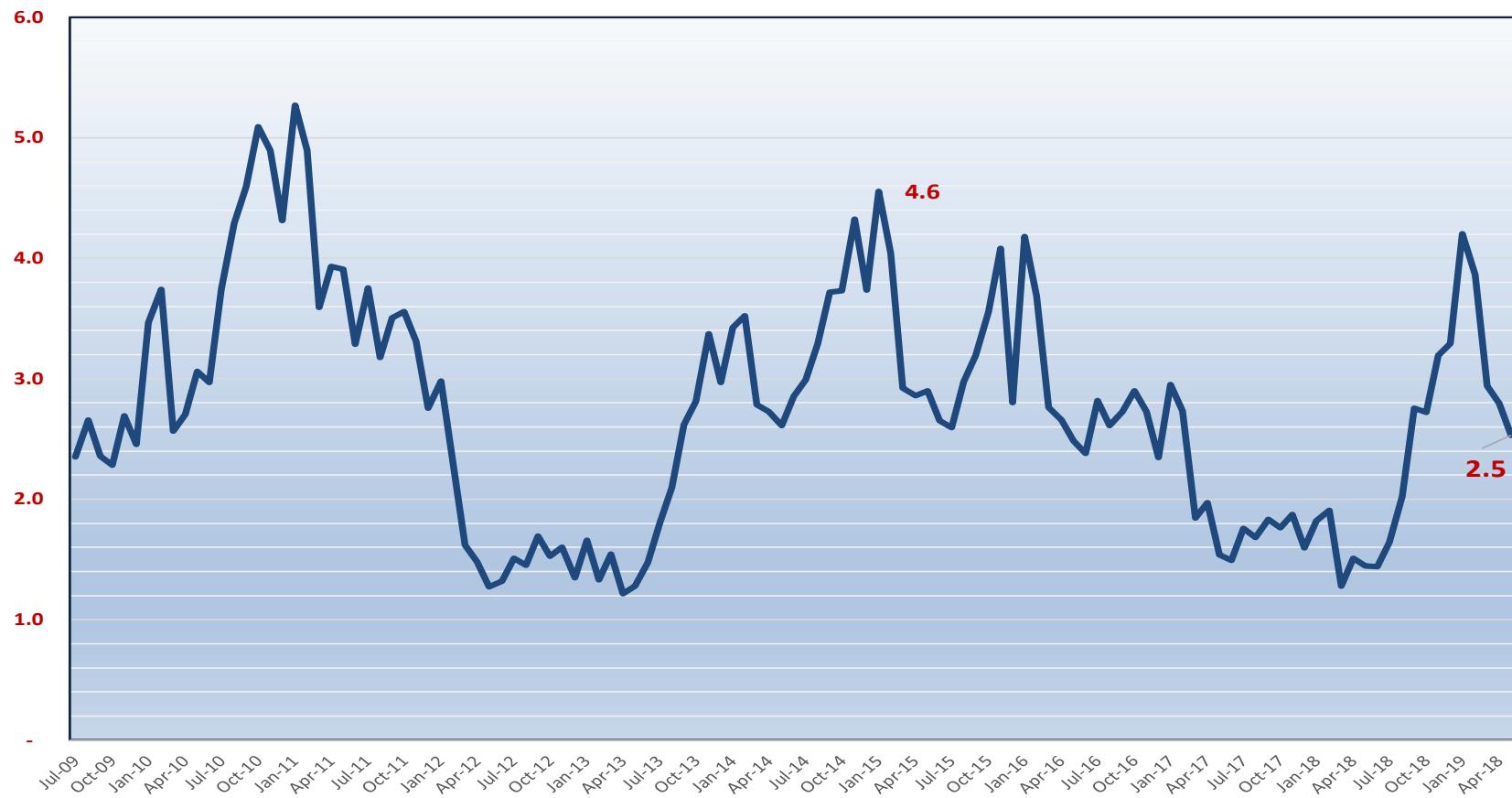
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Single Family Residential Homes Months of Inventory



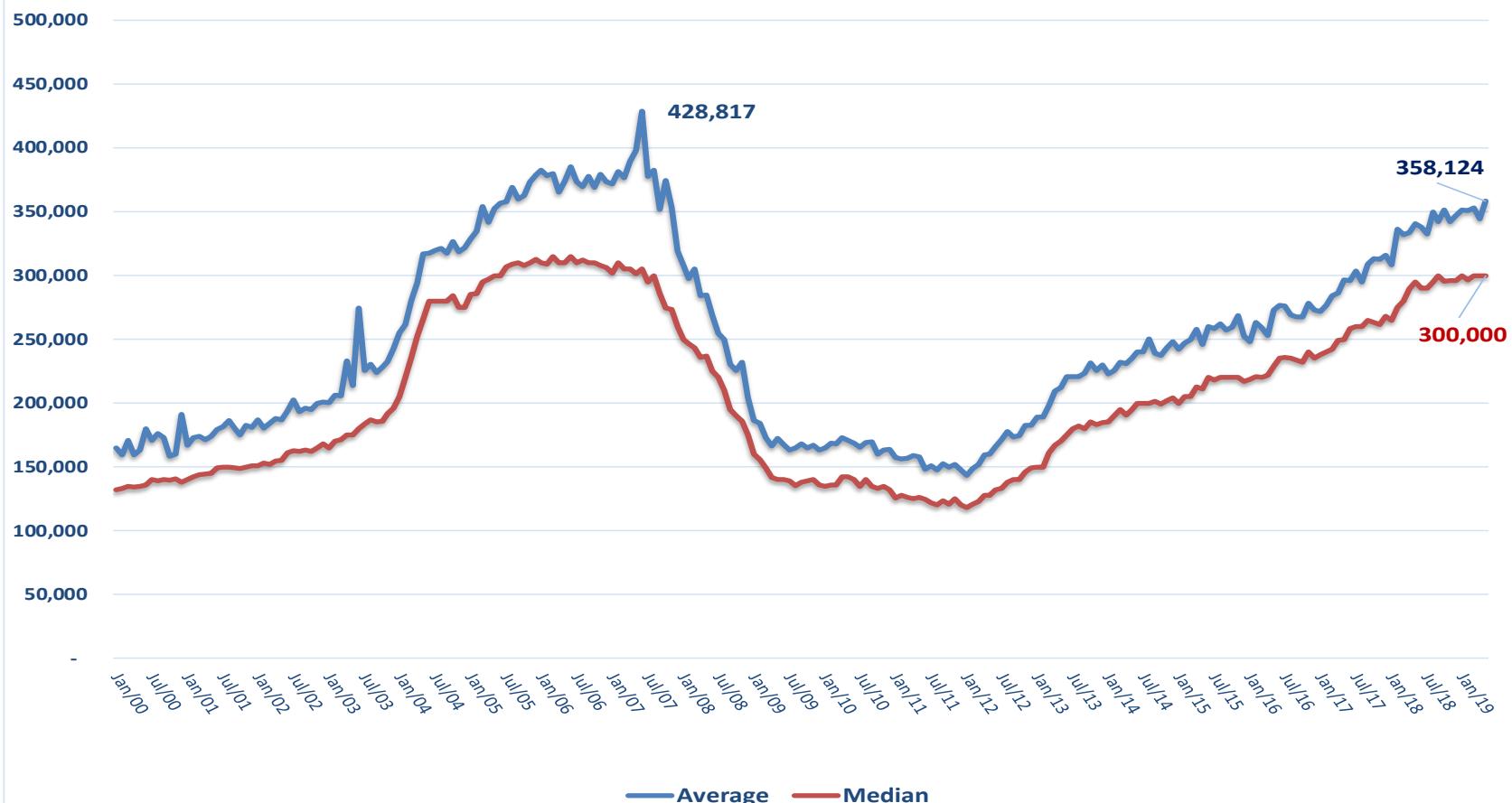
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SFR Market Prices



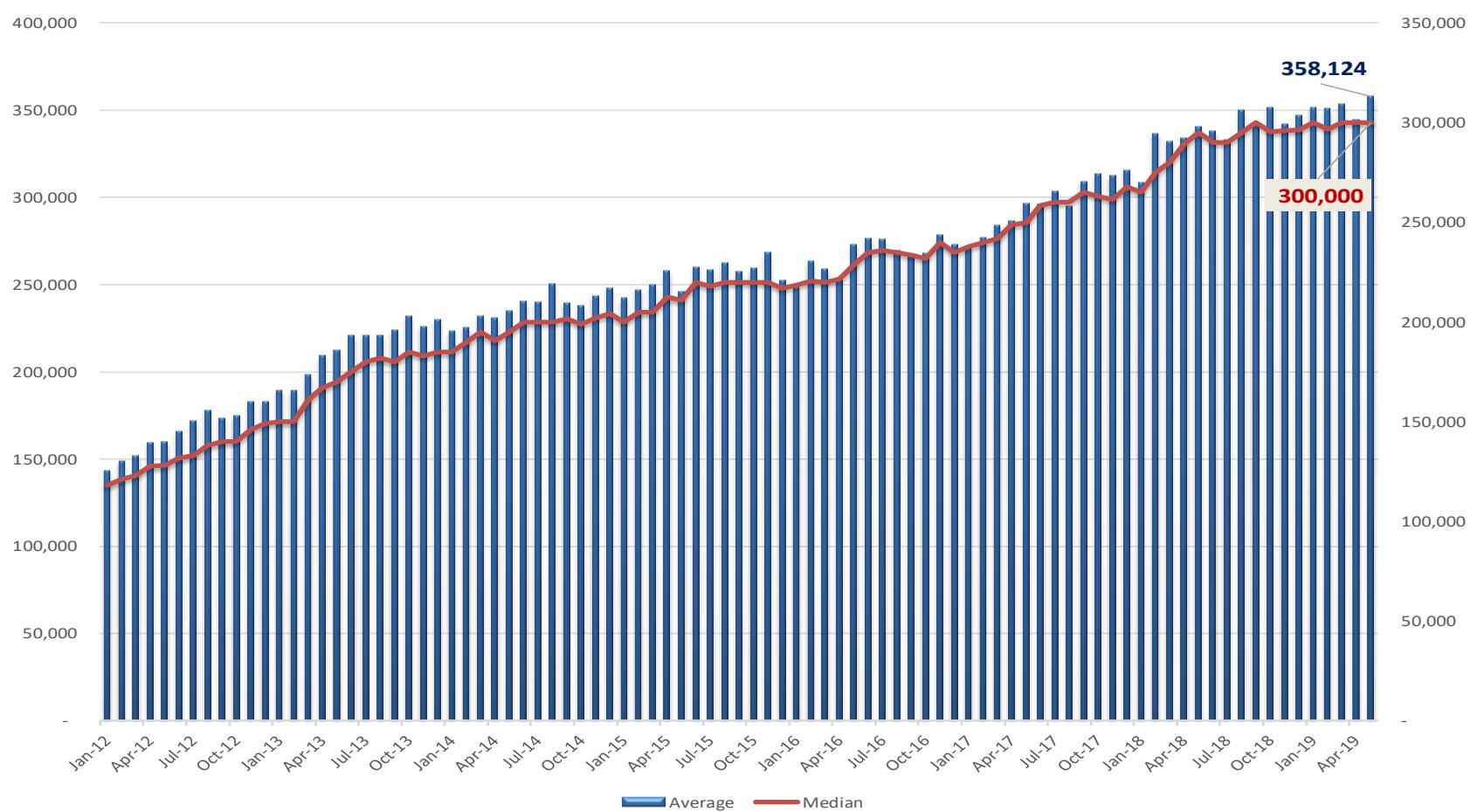
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Las Vegas Market Update - June 2019

Single Family Residential Price Trend

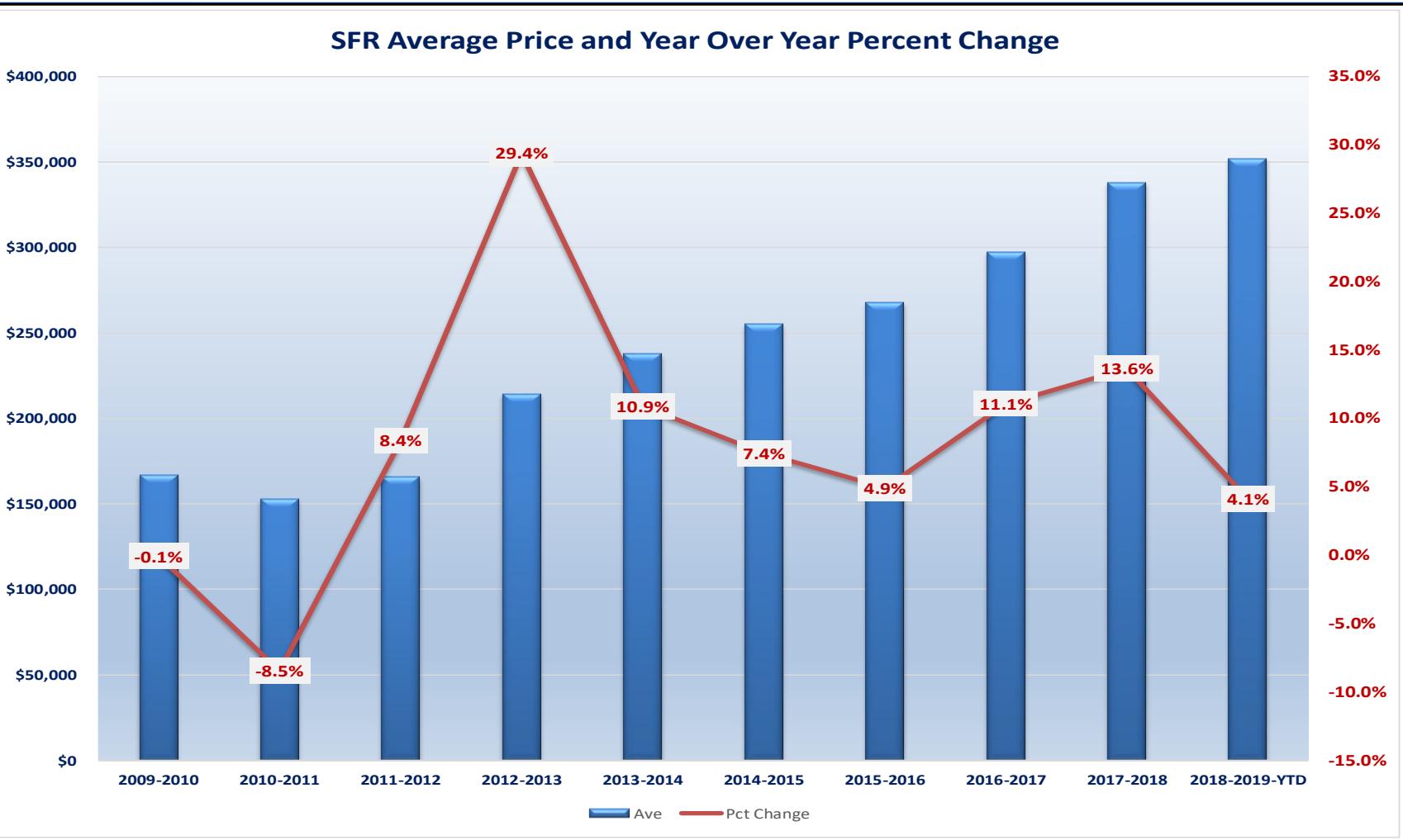


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CONDO / TOWNHOME CLOSINGS



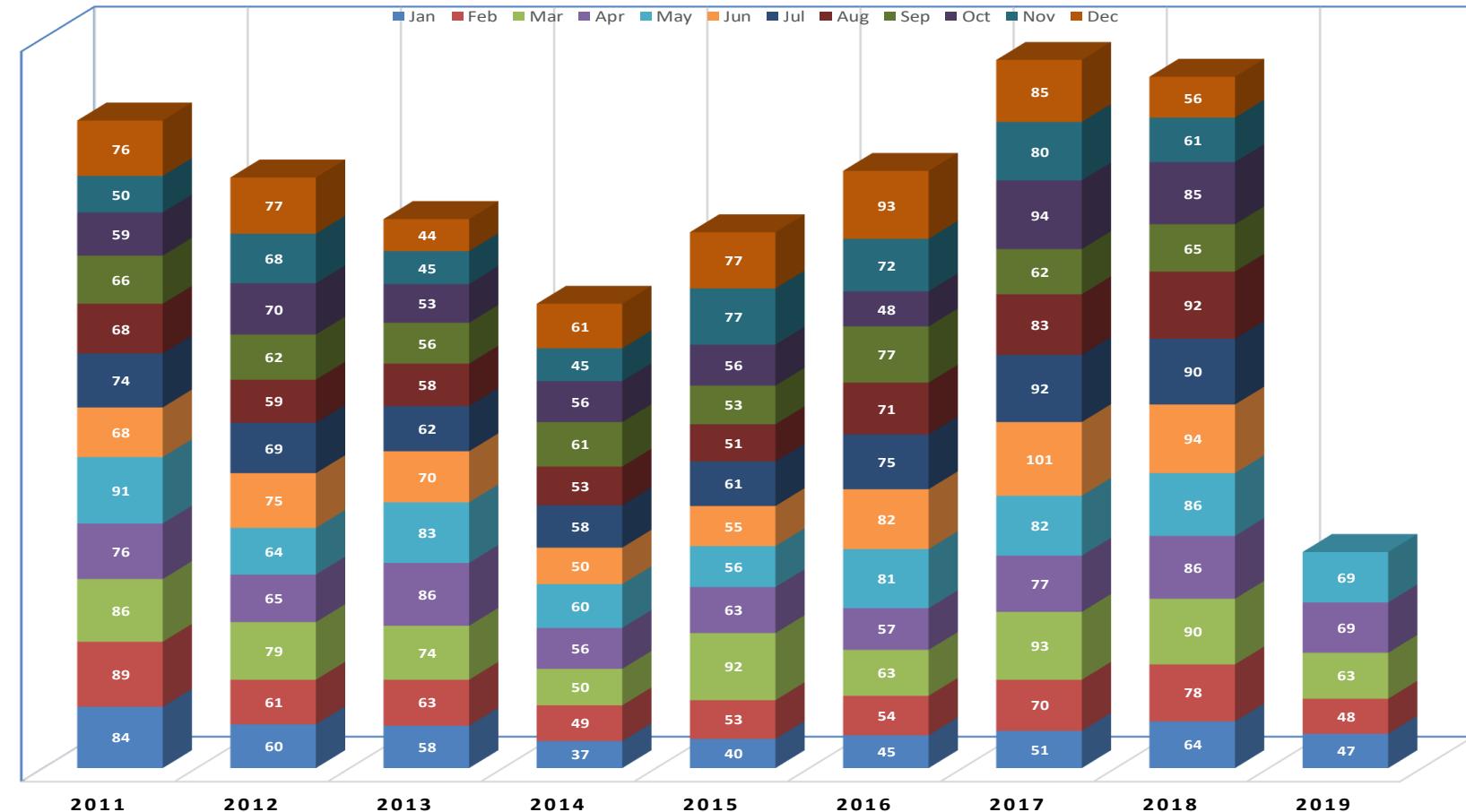
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Vertical / Hi-Rise Closings



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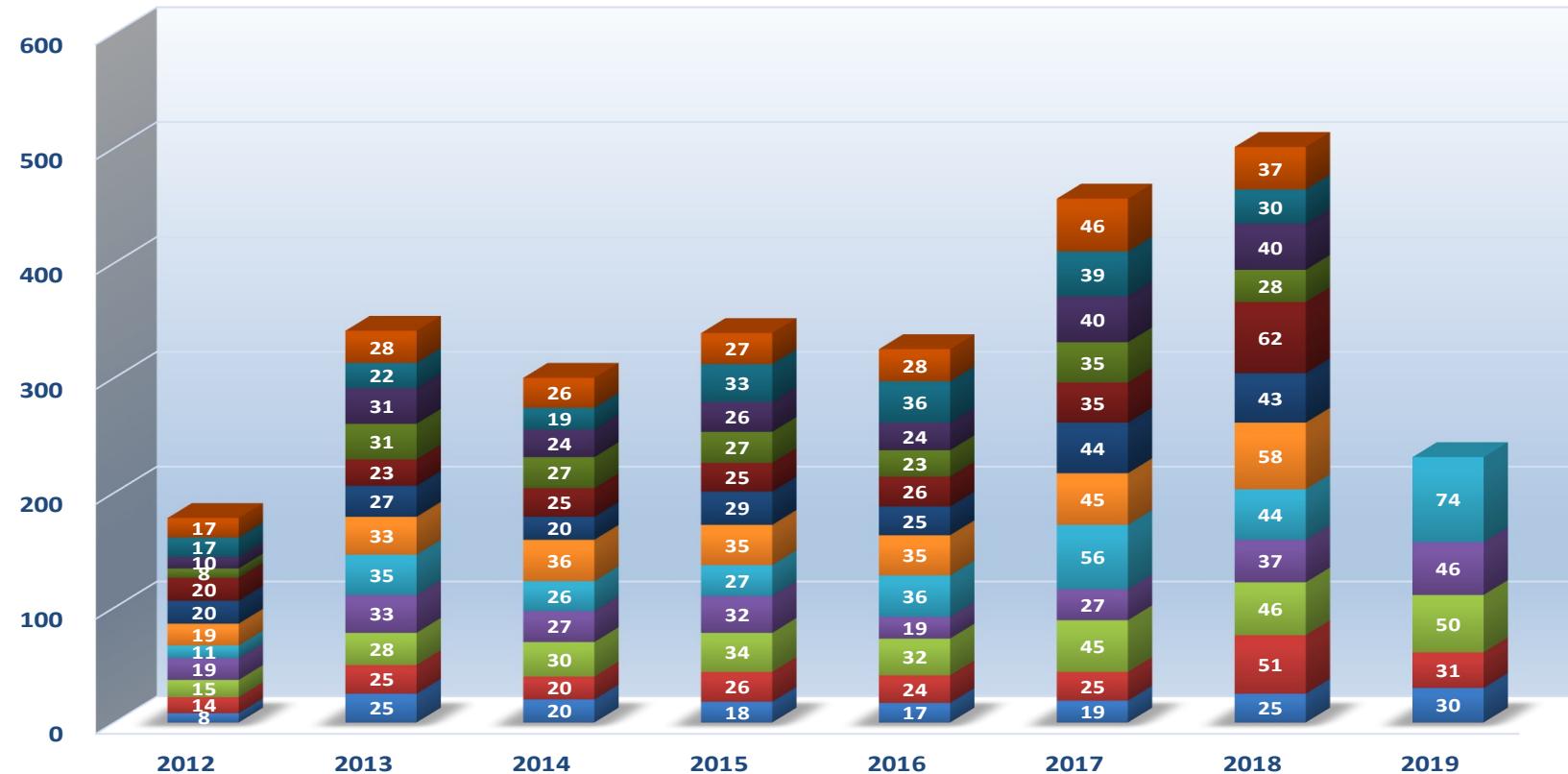


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



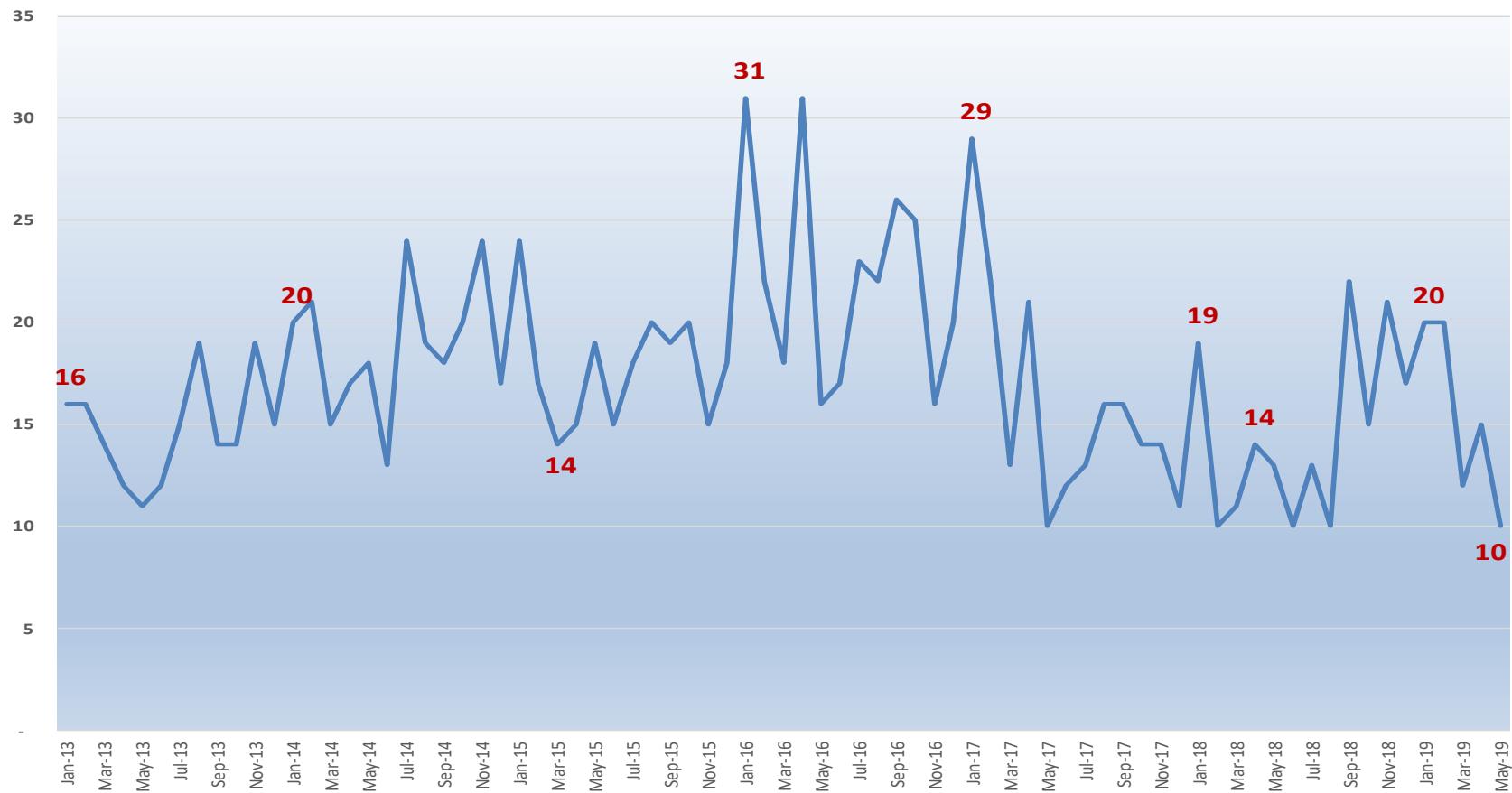
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Luxury Market - \$1,000,000 and Over Months of Inventory



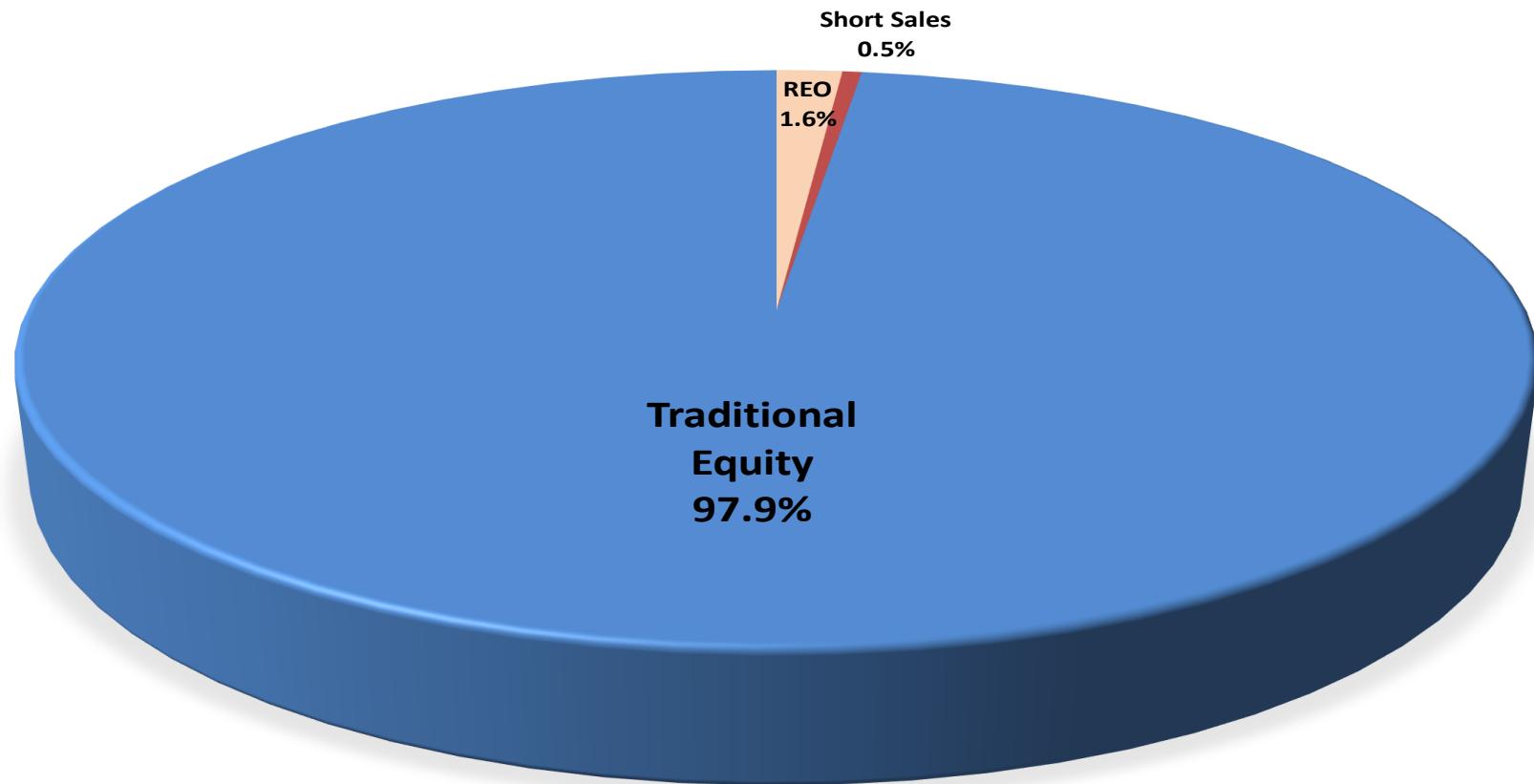
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Last Month's Closings by Type



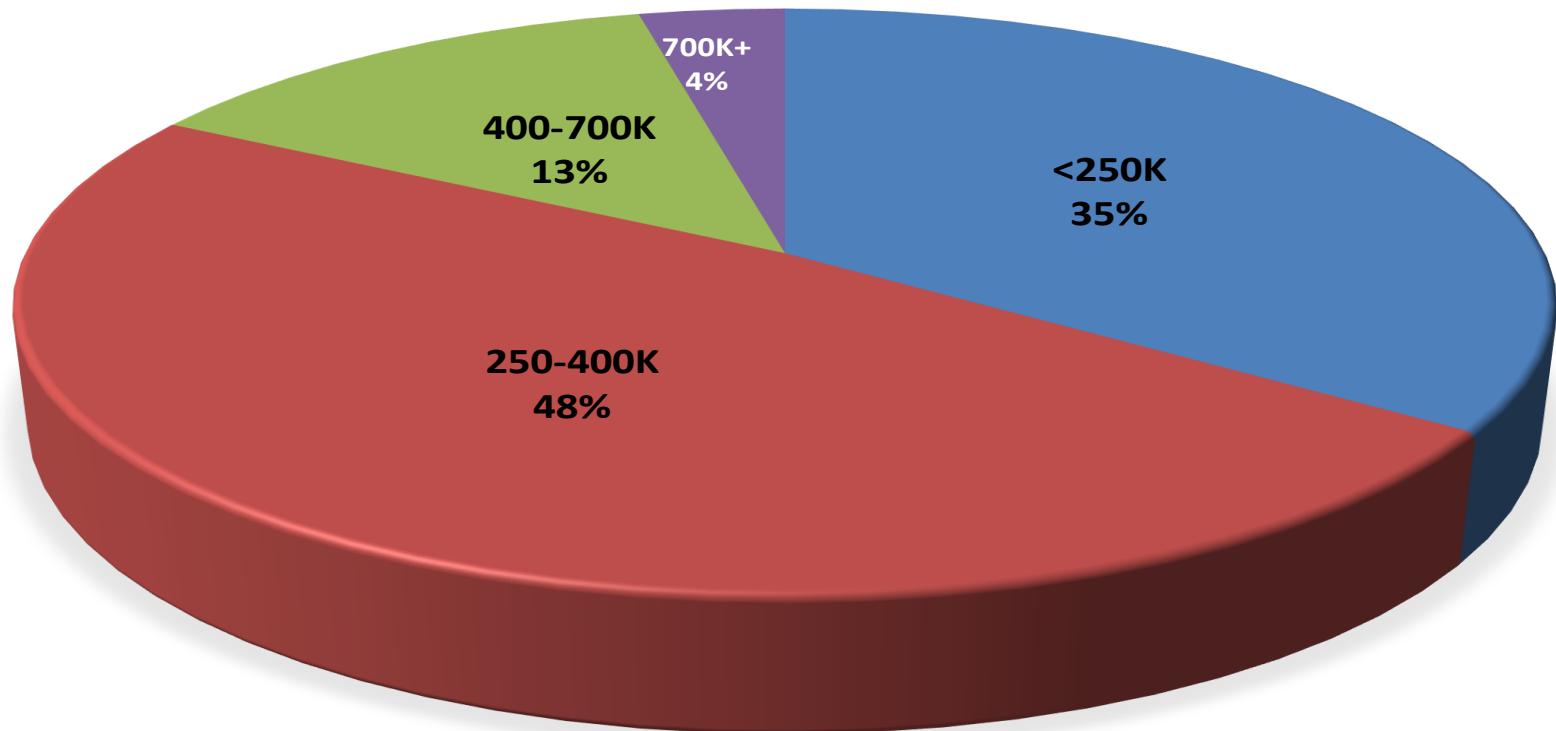
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Closed Units by Price Point



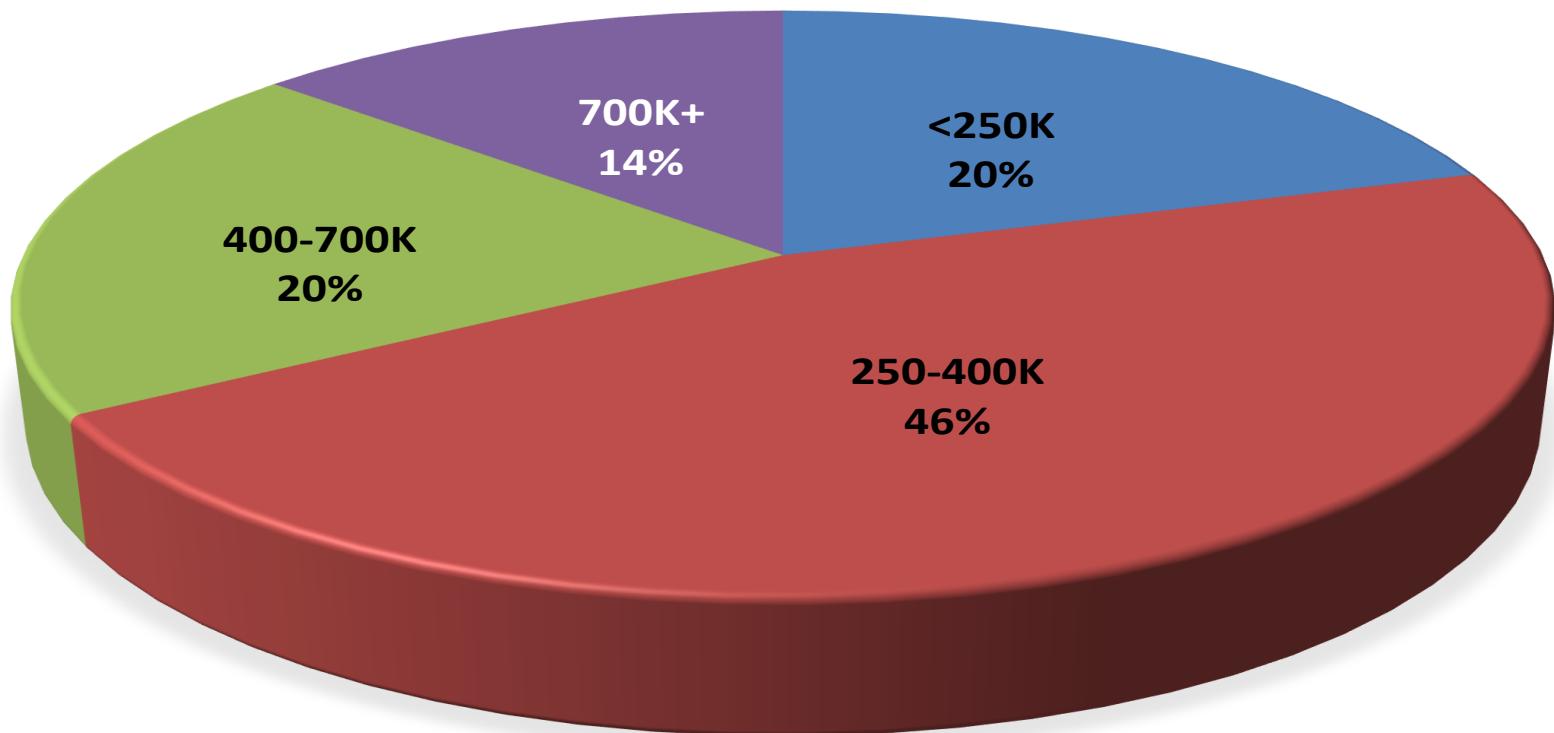
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CLOSED VOLUME BY PRICE POINT



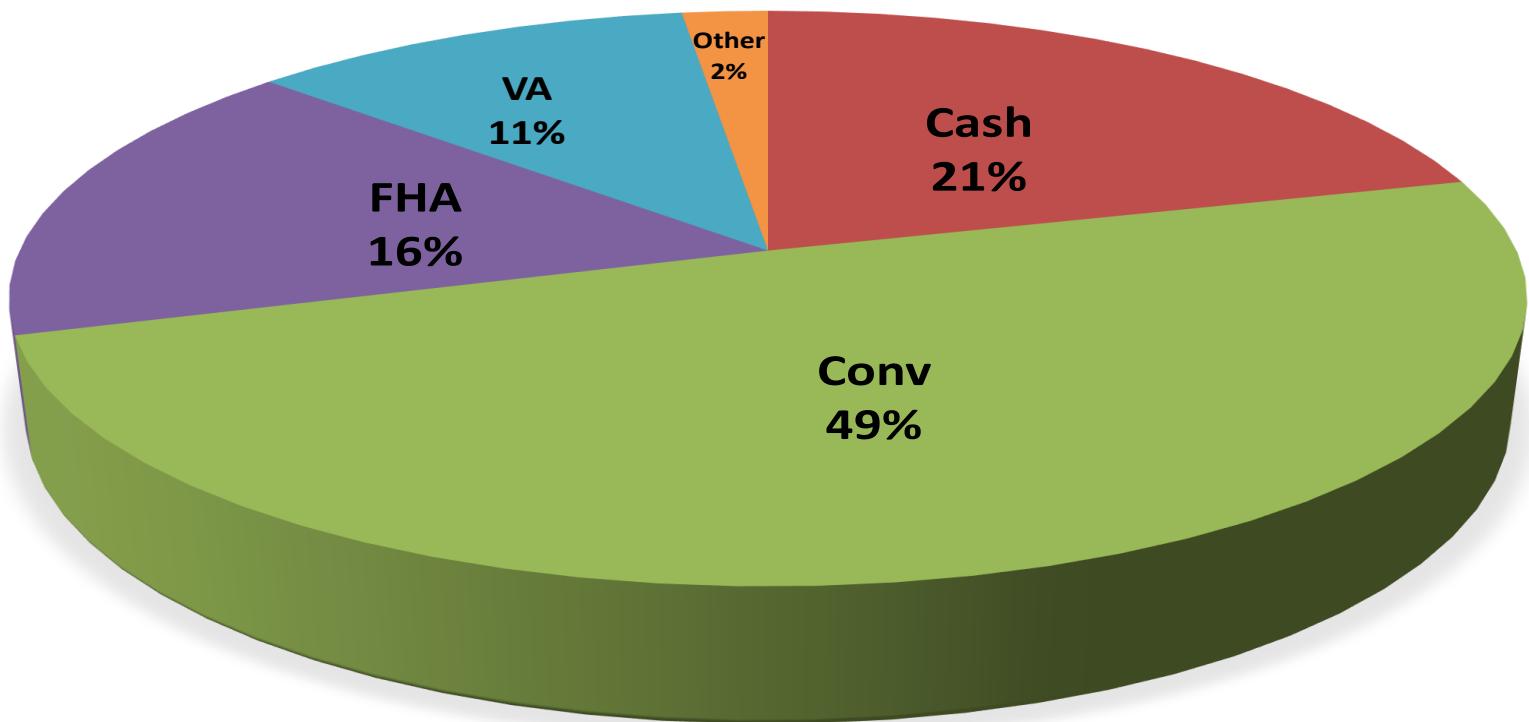
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Last Month's Closings by Sold Terms



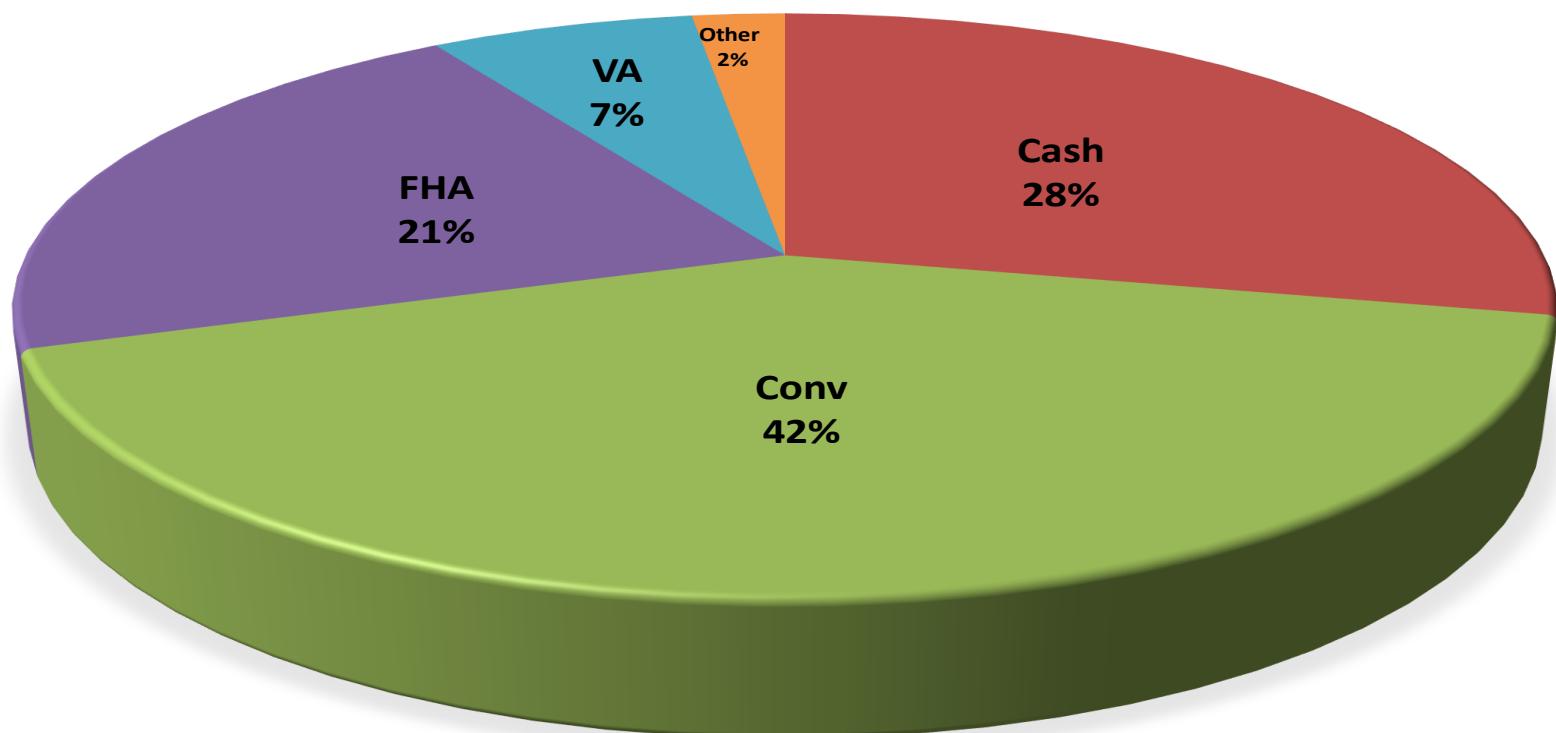
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Closings By Sold Terms
Closings Less Than \$250,000



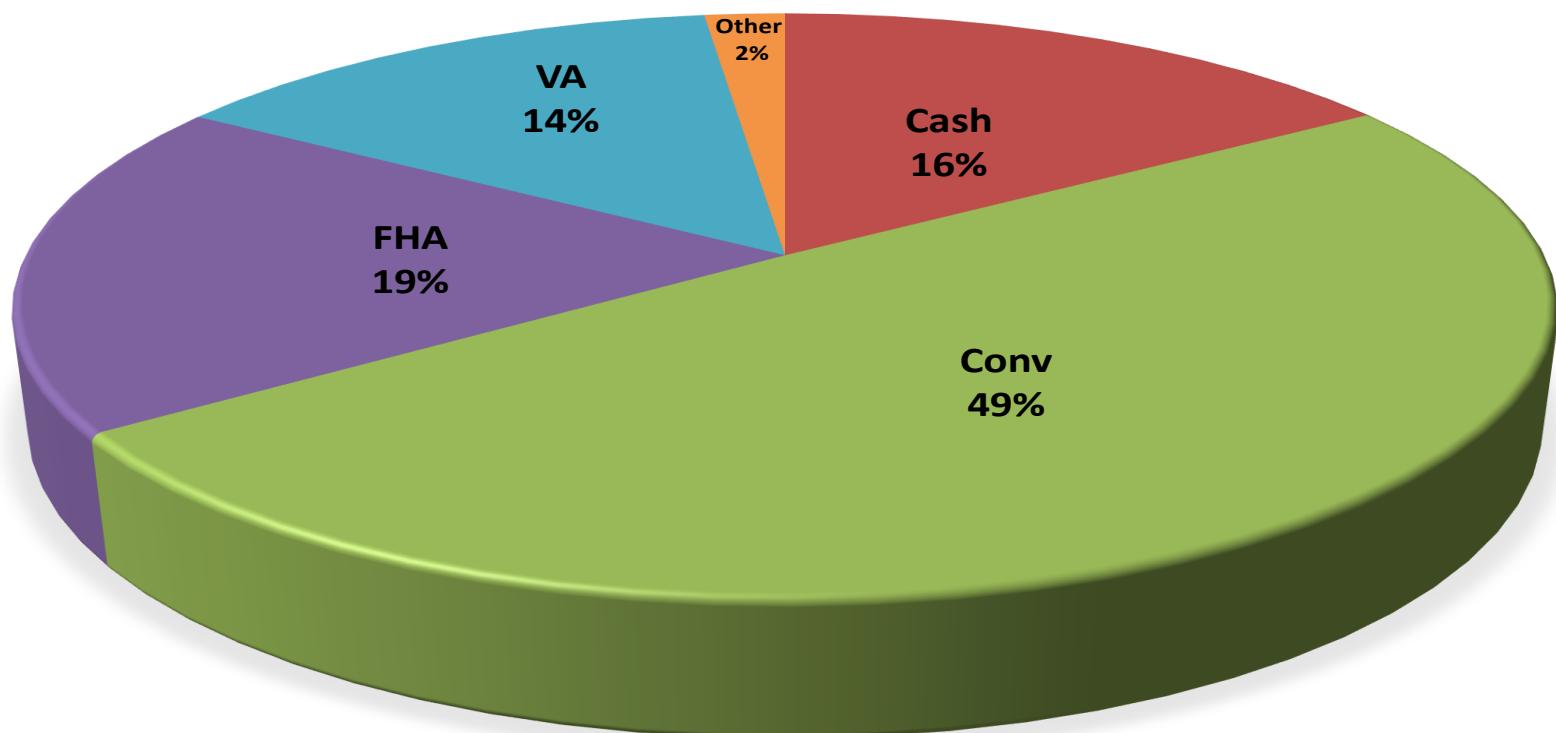
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



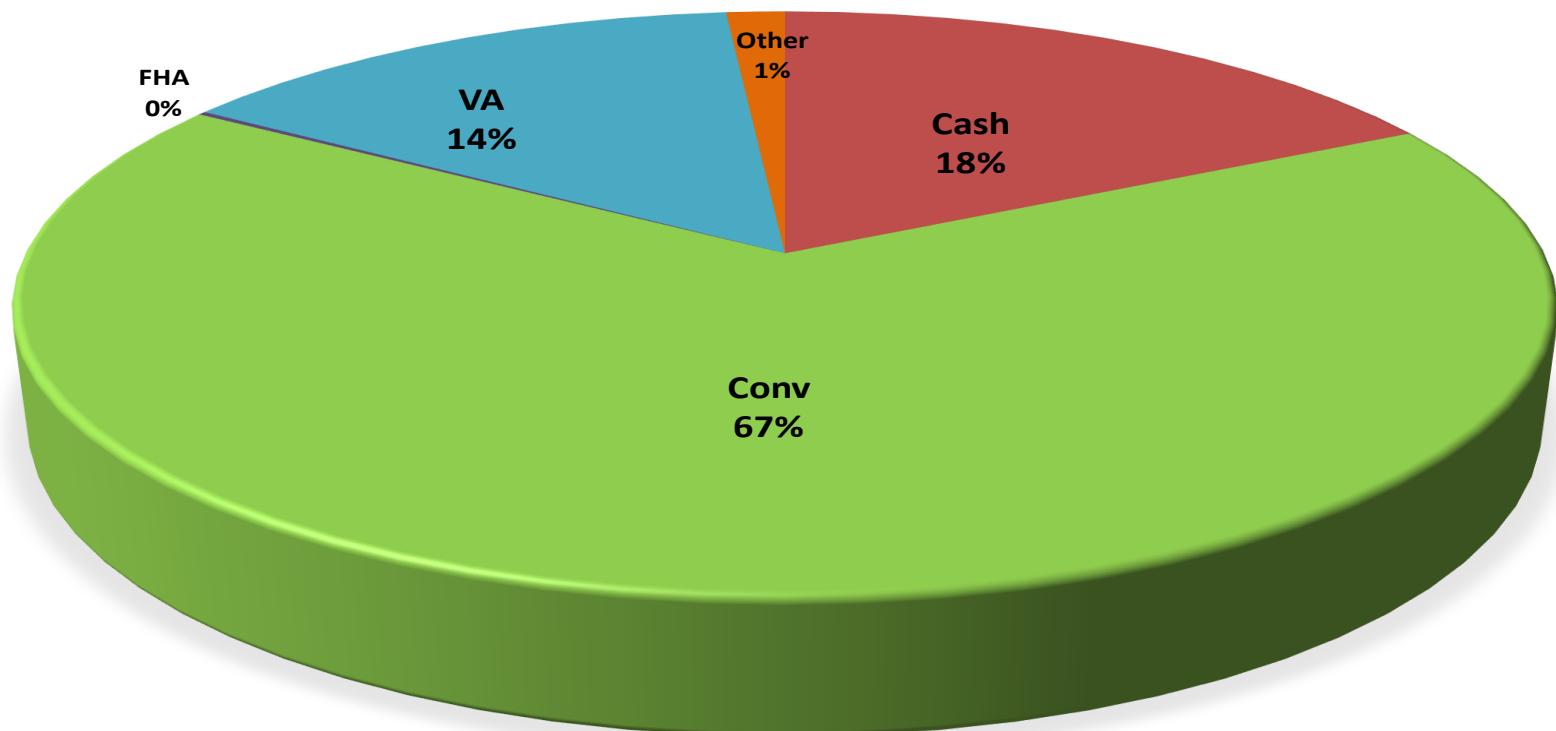
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000



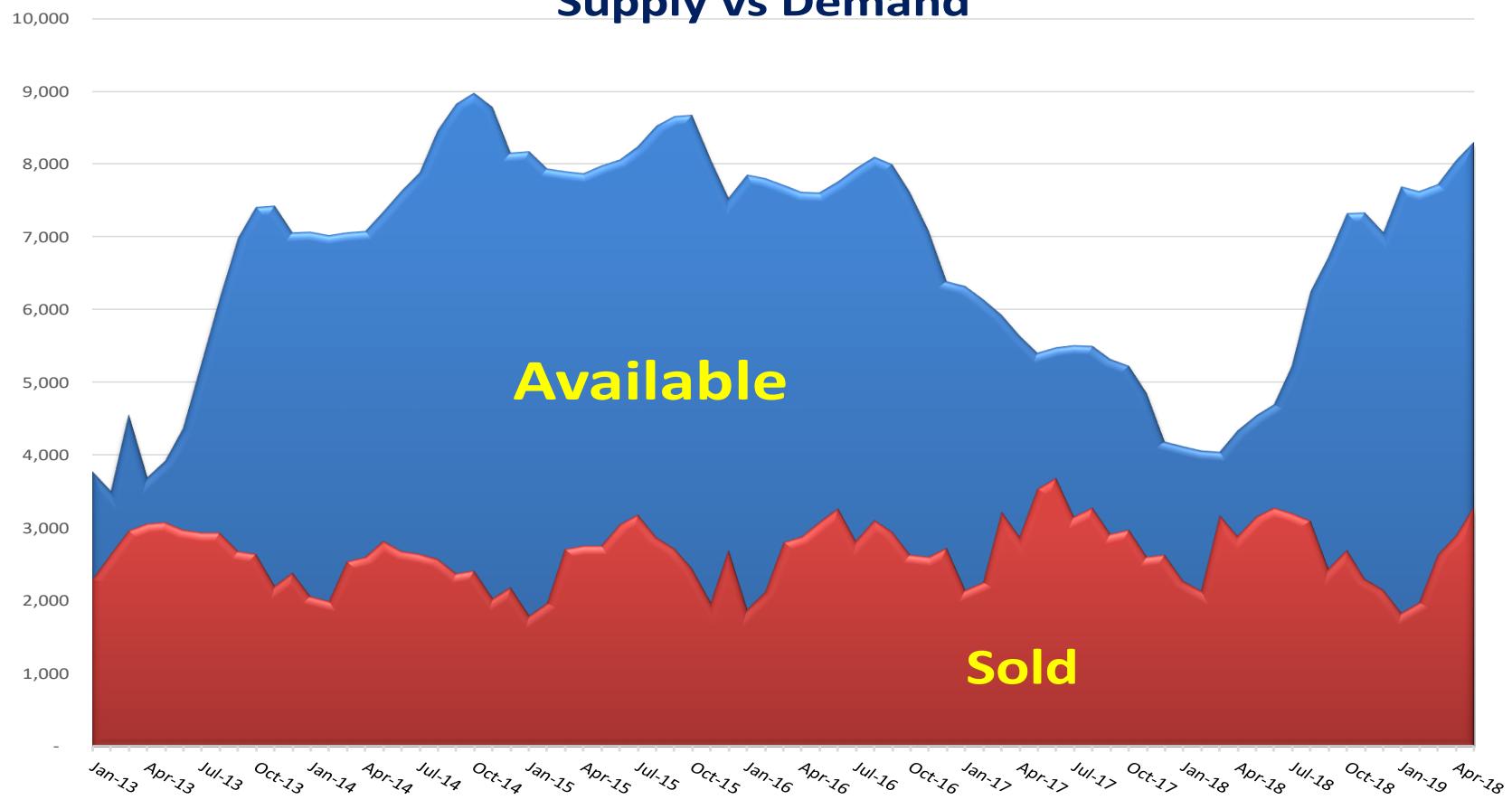
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Single Family Residences (SFR) Supply vs Demand



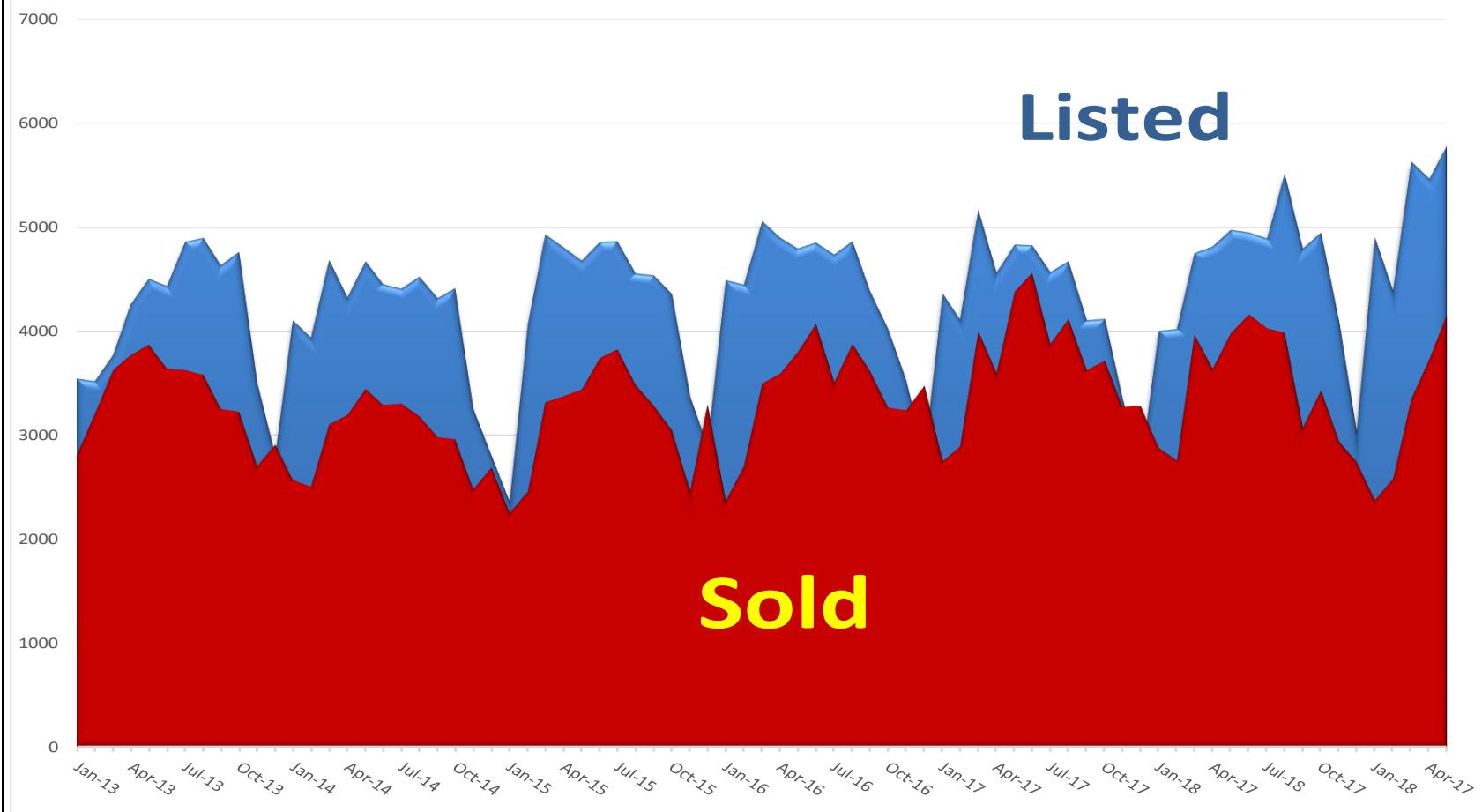
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Residential Listings Taken vs Listings Sold

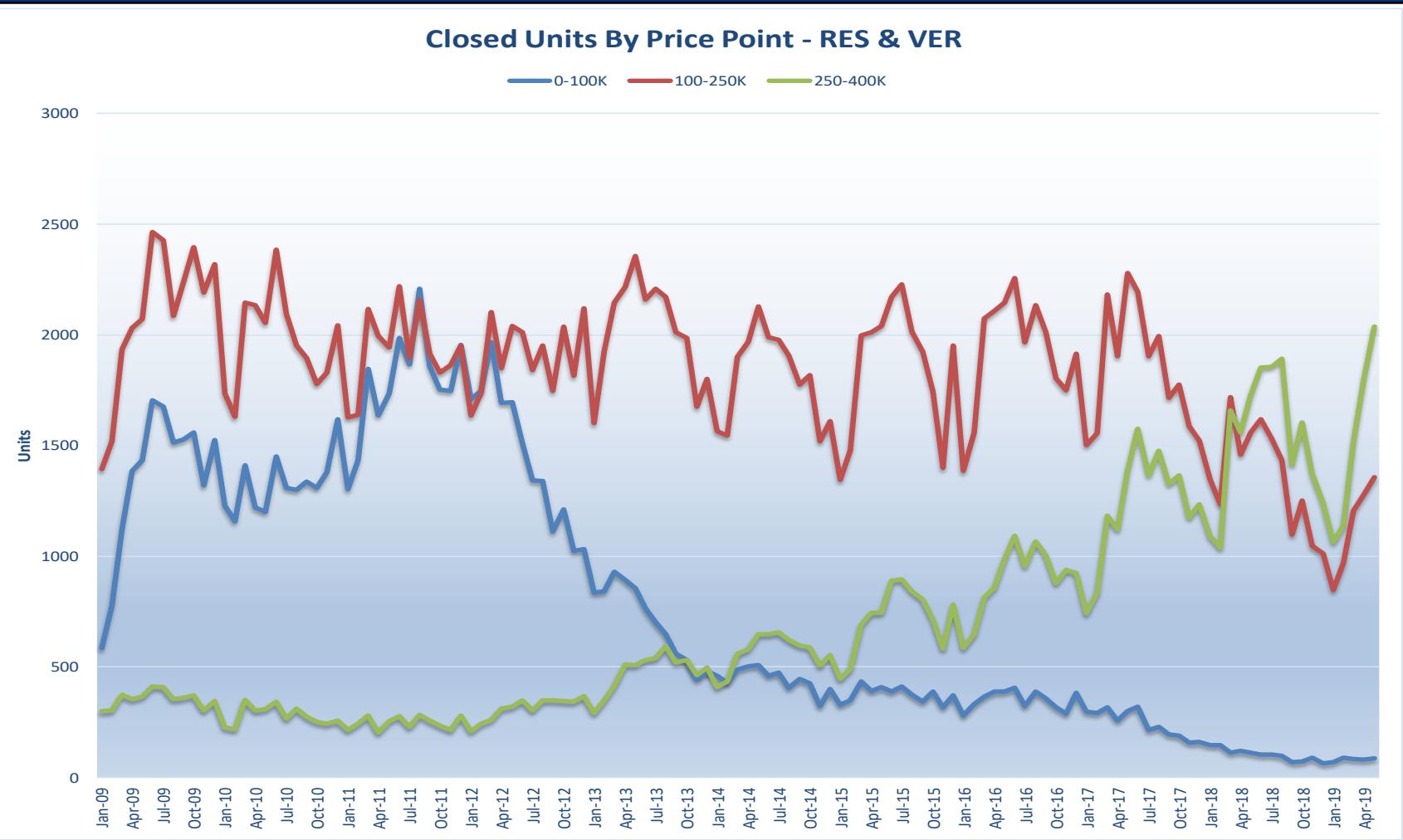


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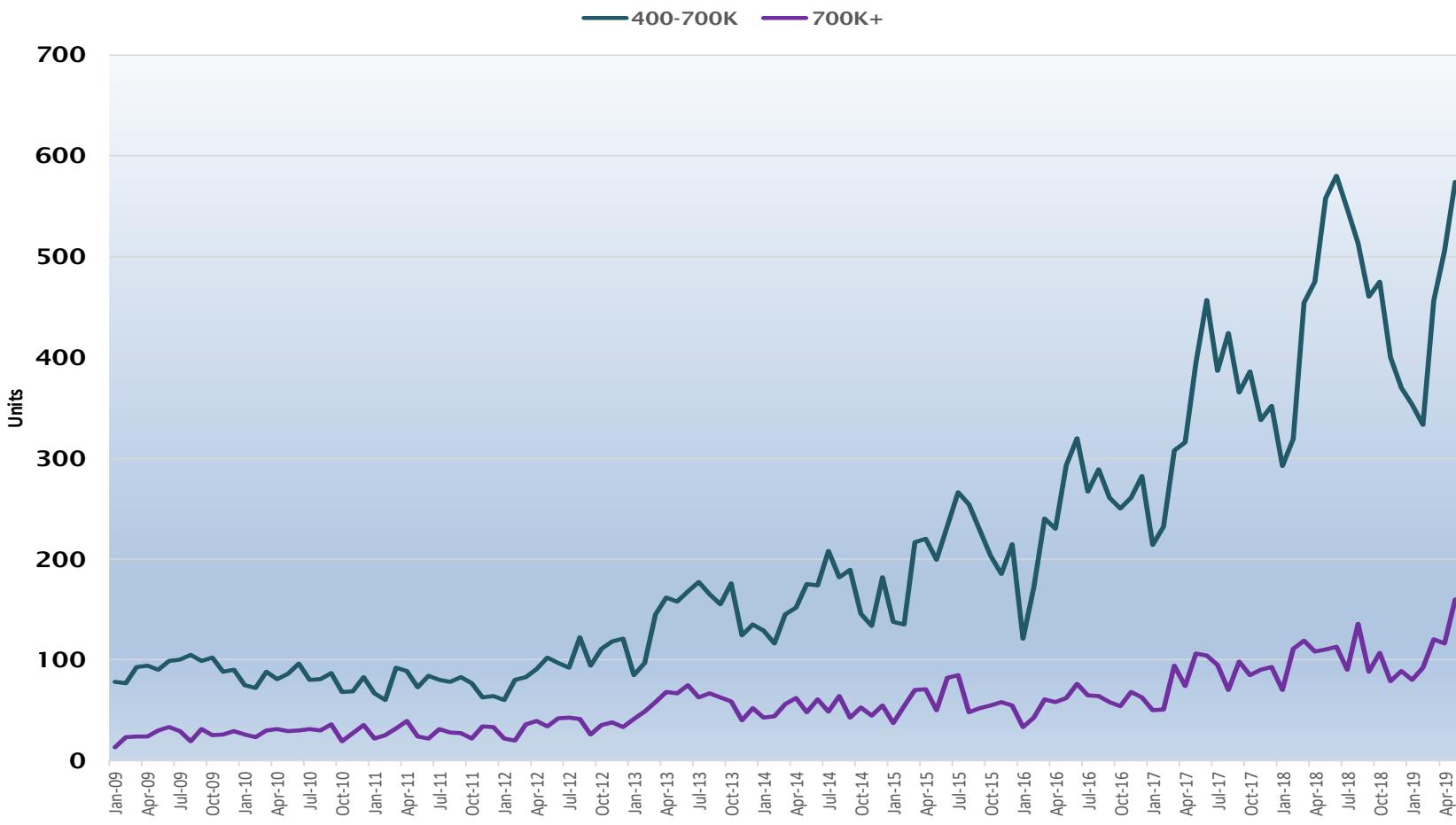
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Closed Units By Price Point - RES & VER



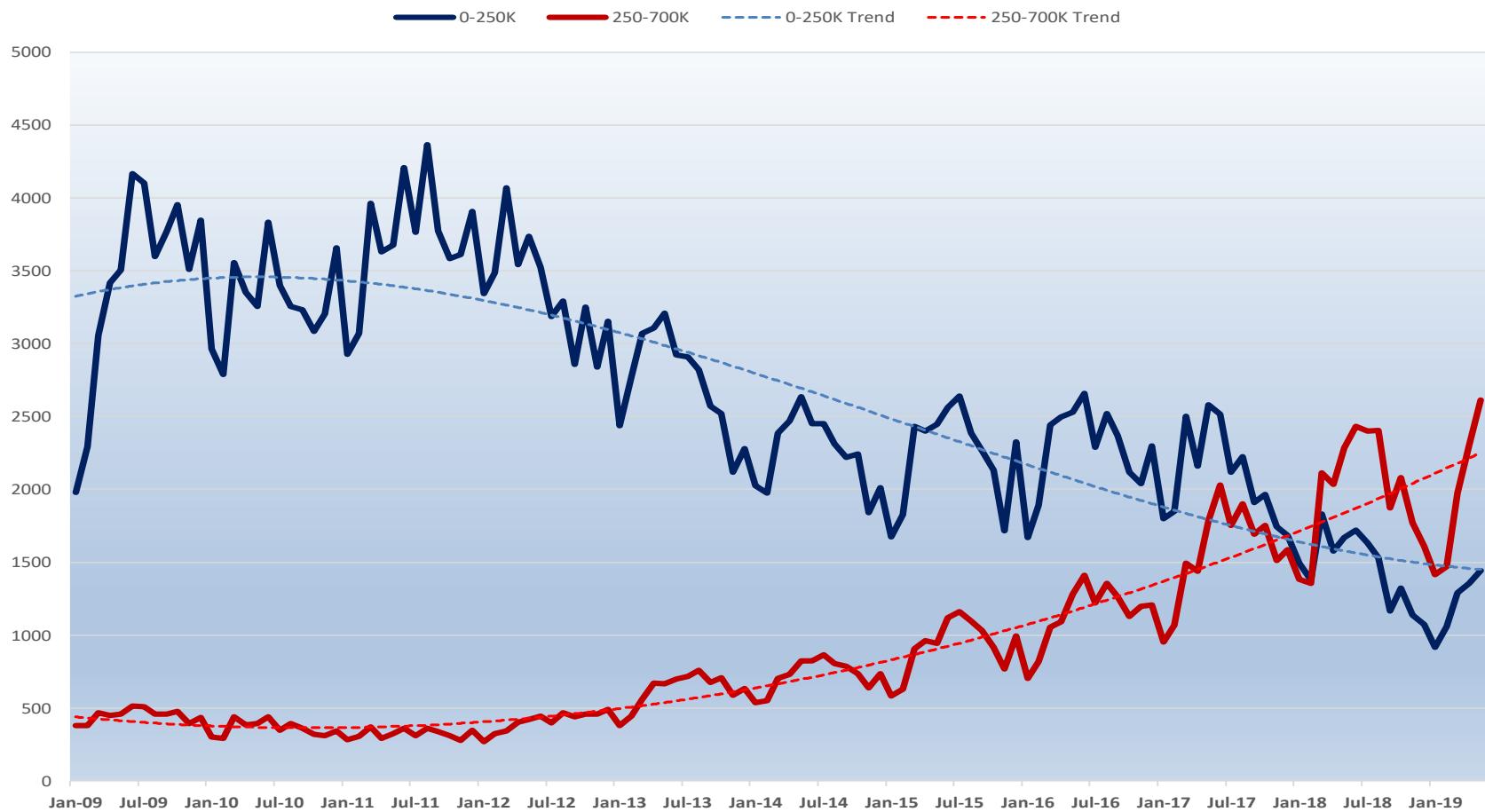
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RES & VER Closed Units Trend by Price Point



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