



EQUITY TITLE OF NEVADA

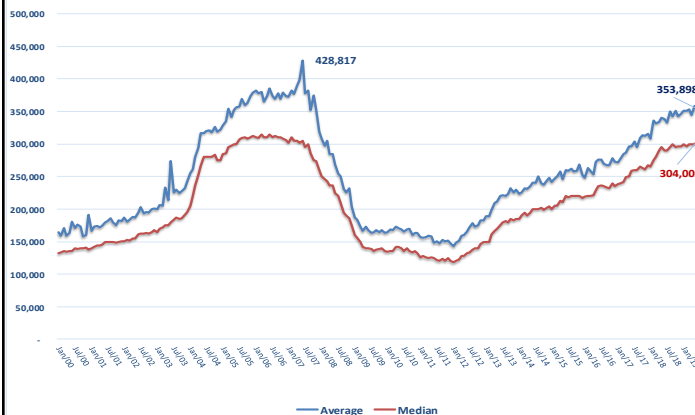
August 2019 Greater Las Vegas Market Update

Greater Las Vegas Snapshot by Sale Type

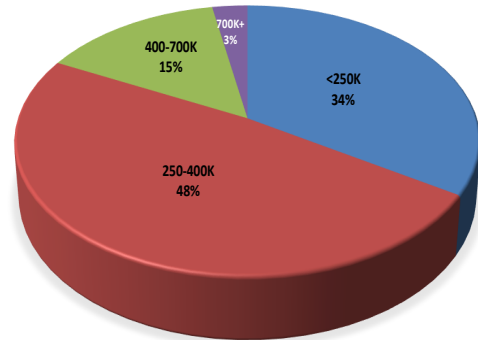
	Available Units	Pending Units	Last Month's Sold Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	8,249	4,010	3,158	349,900	538,405	303,000	359,411	2.6	38.3%	41
CON/TWH	1,967	971	725	169,900	196,876	175,000	183,396	2.7	36.9%	45
Total Residential	10,216	4,981	3,883	234,900	298,401	210,000	243,786	2.6	38.0%	55
Hi-Rise	528	90	45	424,900	775,995	380,000	453,573	12.7	8.5%	64
Multiple Dwelling	106	61	36	352,500	431,487	325,000	325,724	2.9	34.0%	53
Vacant Land	2,445	122	81	75,000	354,205	42,000	195,857	30.2	3.3%	224
	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+	651	82	331	175,000	2,617,027	1,350,000	1,746,190	15	16.9%	92

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

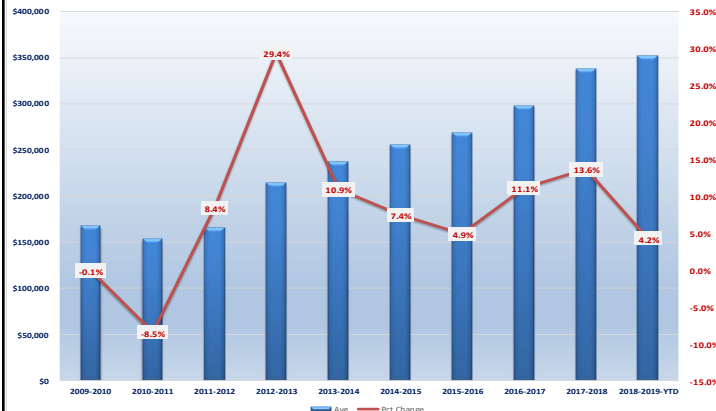
SFR Market Prices



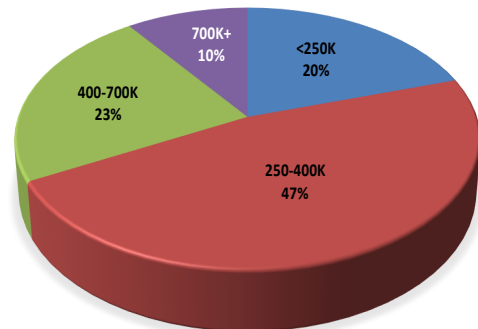
Closed Units by Price Point



SFR Average Price and Year Over Year Percent Change



CLOSED VOLUME BY PRICE POINT

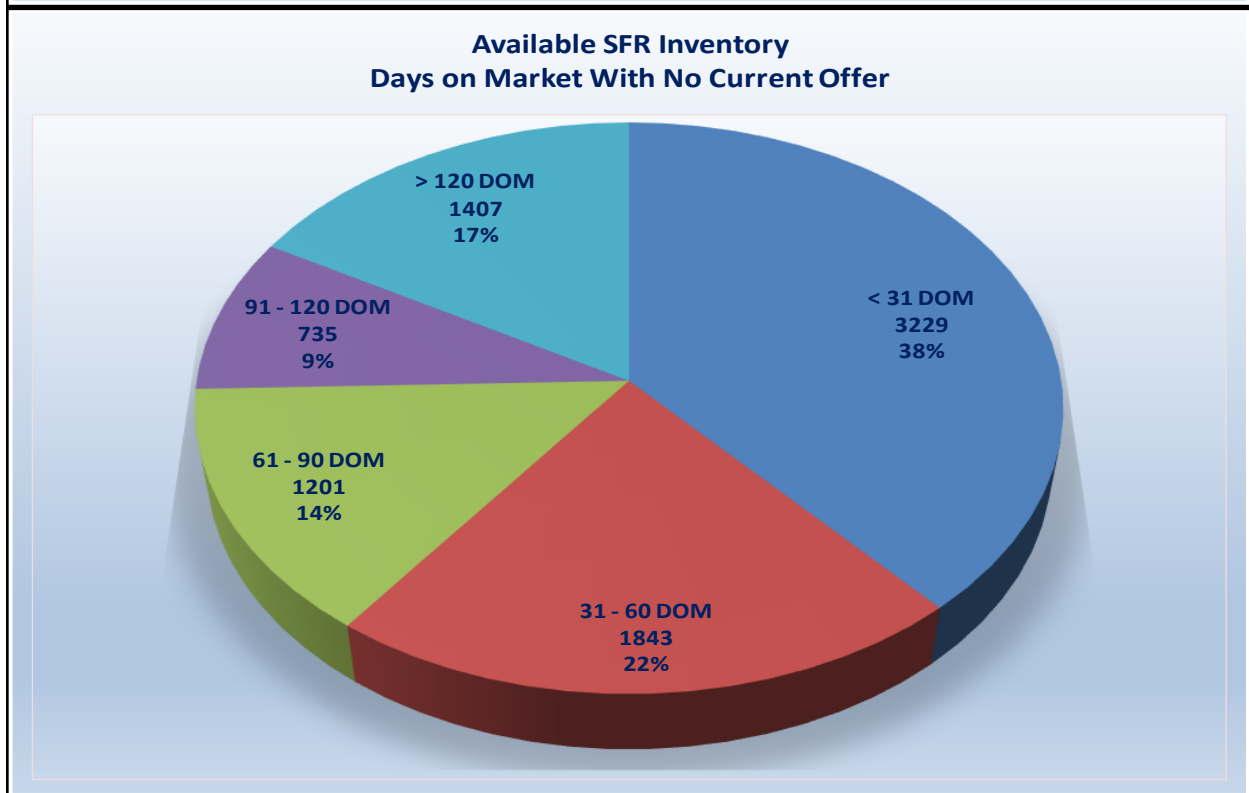


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SFR Closed Sales in Selected Communities - Last Six Months

	2019 Feb	Mar	Apr	May	Jun	Jul	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	11	18	26	32	23	32	— — — — —	2	354,323	42
Anthem	6	14	13	9	13	7	— — — — —	6	485,850	37
Centennial Hills	12	29	35	36	35	60	— — — — —	1	397,546	32
Desert/South Shores	10	18	8	19	18	15	— — — — —	5	397,344	28
Green Valley	31	41	50	46	42	36	— — — — —	4	399,130	40
Green Valley Ranch	13	15	19	20	26	24	— — — — —	2	446,039	27
Inspirada	13	11	29	23	16	22	— — — — —	3	427,121	60
Iron Mountain Ranch	5	8	8	13	10	16	— — — — —	2	337,415	49
Lake Las Vegas	6	11	6	10	13	13	— — — — —	6	624,893	39
Mountains Edge	31	66	73	93	87	82	— — — — —	3	340,410	33
Peccole Ranch	7	11	11	12	13	16	— — — — —	2	367,662	13
Providence	35	49	50	48	44	52	— — — — —	2	340,610	35
Red Rock Cntry Club	7	8	4	8	8	5	— — — — —	12	1,100,776	78
Rhodes Ranch	10	23	17	13	19	24	— — — — —	5	398,360	38
Seven Hills	5	12	9	21	17	19	— — — — —	4	678,634	46
Siena (SFR & TWH)	12	12	11	6	6	16	— — — — —	2	445,957	52
Silverado Ranch	41	35	31	49	34	43	— — — — —	2	316,041	31
Silverstone Ranch	2	7	10	8	10	15	— — — — —	2	382,404	56
Southern Highlands	35	30	39	53	42	52	— — — — —	4	500,724	40
Spring Valley	13	18	18	32	25	30	— — — — —	3	345,374	44
Summerlin	40	59	52	74	52	62	— — — — —	4	566,878	34
Sun City Anthem	29	19	38	38	28	28	— — — — —	4	437,650	55
Sun City Summerlin	21	23	29	30	22	34	— — — — —	3	366,818	44
The Lakes	11	14	17	27	17	20	— — — — —	4	453,108	42
Other Groups										
Boulder City	14	17	16	23	15	17	— — — — —	5	401,695	44
Pahrump/Nye	42	54	60	58	63	58	— — — — —	4	261,621	53
High Rise Sales	48	63	69	69	44	45	— — — — —	13	503,256	64
Luxury Sales (\$1M+)	31	50	46	74	51	49	— — — — —	15	1,742,062	66

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

	2019 February	March	April	May	June	July	Price Movement
Aliante	350,382	355,265	361,317	356,444	356,887	345,503	— — — — —
Anthem	480,738	439,236	517,223	513,088	477,561	505,571	— — — — —
Centennial Hills	436,208	405,197	421,934	392,905	375,808	387,353	— — — — —
Desert/South Shores	373,700	395,378	384,785	391,810	394,939	432,060	— — — — —
Green Valley	358,126	423,705	371,180	402,122	422,451	414,239	— — — — —
Green Valley Ranch	501,308	428,707	428,052	490,565	446,862	403,175	— — — — —
Inspirada	429,941	431,856	395,971	417,505	479,782	435,902	— — — — —
Iron Mountain Ranch	414,880	330,750	261,875	330,115	324,000	368,625	— — — — —
Lake Las Vegas	516,483	529,409	674,050	625,988	744,995	612,092	— — — — —
Mountains Edge	344,543	352,869	336,313	334,772	330,946	348,902	— — — — —
Peccole Ranch	354,714	400,627	361,373	324,283	421,251	343,981	— — — — —
Providence	317,406	363,876	327,894	326,914	339,229	360,342	— — — — —
Red Rock Country Club	877,571	1,034,813	1,107,500	1,161,281	1,054,875	1,490,060	— — — — —
Rhodes Ranch	462,400	391,260	404,117	363,423	422,047	374,574	— — — — —
Seven Hills	1,904,980	668,542	492,544	747,810	588,082	454,995	— — — — —
Siena (SFR & TWH)	469,875	422,042	436,864	380,575	500,300	456,344	— — — — —
Silverado Ranch	310,534	324,502	289,449	315,306	328,572	324,508	— — — — —
Silverstone Ranch	435,000	407,714	362,400	355,500	375,250	396,033	— — — — —
Southern Highlands	580,949	547,030	513,059	475,080	417,938	503,763	— — — — —
Spring Valley	457,808	324,722	350,013	318,492	346,316	334,148	— — — — —
Summerlin	643,989	611,103	500,306	631,198	545,124	472,352	— — — — —
Sun City Anthem	421,183	489,211	430,775	418,987	426,334	465,689	— — — — —
Sun City Summerlin	330,660	353,854	401,624	408,650	364,971	332,516	— — — — —
The Lakes	436,114	340,793	333,788	411,919	569,823	598,895	— — — — —
Other Groups							
Boulder City	451,893	392,932	358,415	429,354	407,017	367,735	— — — — —
Pahrump/Nye	258,301	259,173	264,310	265,379	259,489	262,080	— — — — —
High Rise Sales	427,383	465,837	635,254	481,402	517,689	453,573	— — — — —
Luxury Sales (\$1M+)	1,963,185	1,657,391	1,700,226	1,618,867	1,527,034	2,137,693	— — — — —

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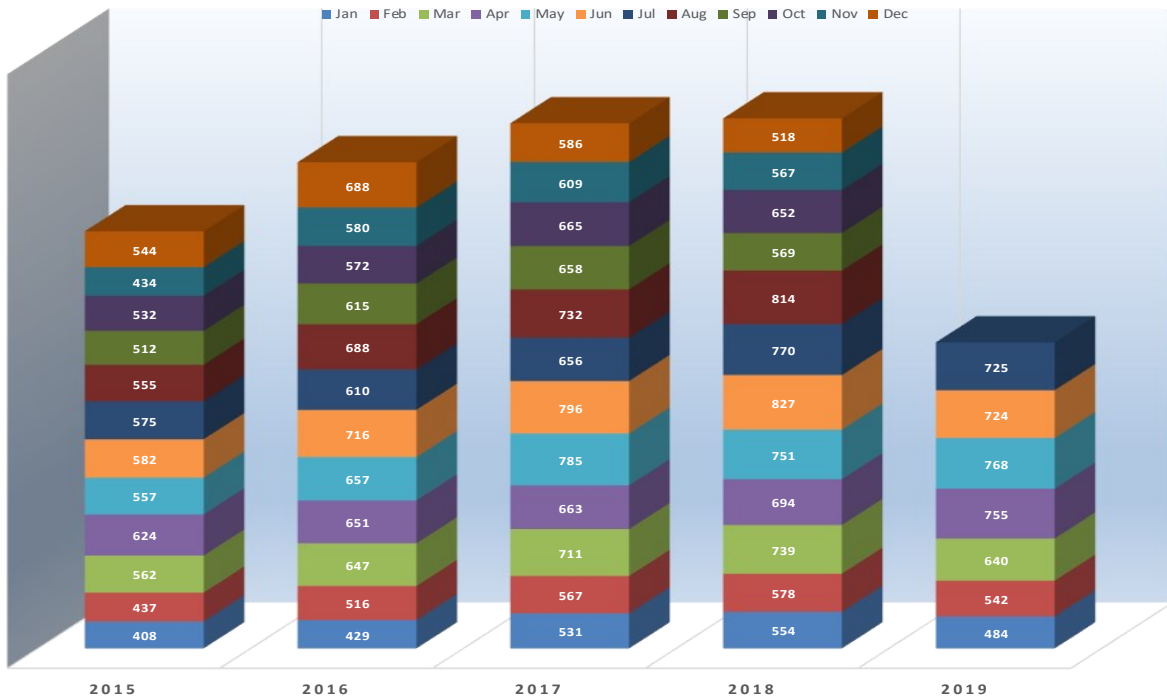
SINGLE FAMILY RESIDENTIAL CLOSINGS

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



CONDO / TOWNHOME CLOSINGS

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

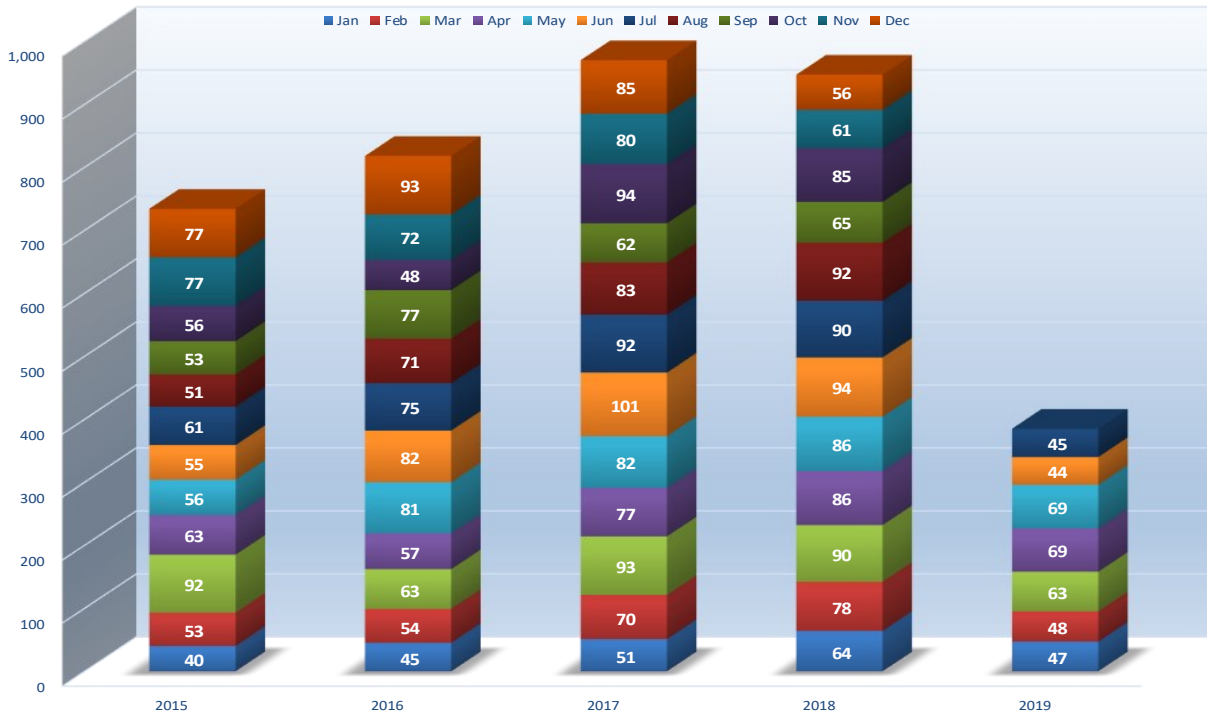




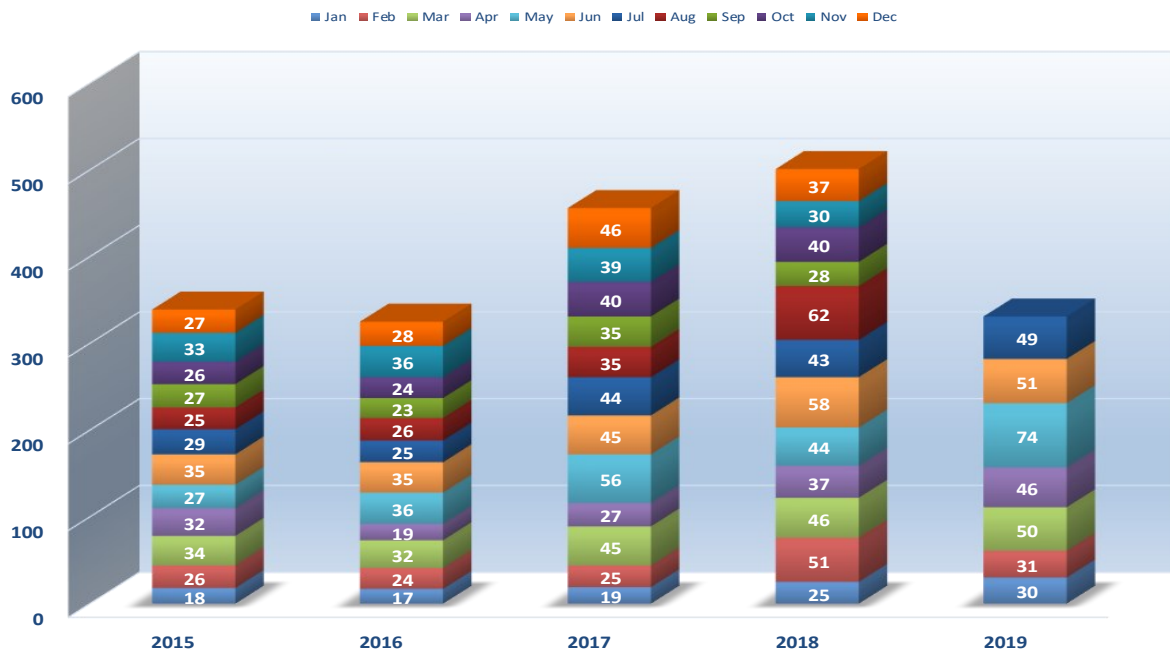
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Vertical / Hi-Rise Closings



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

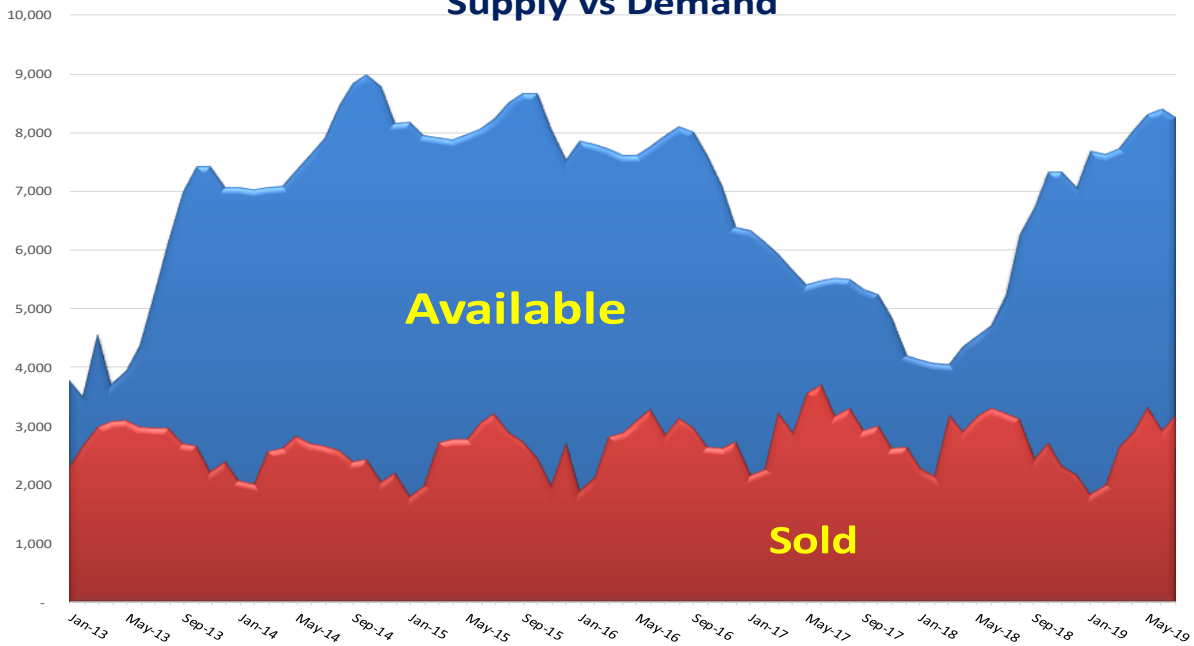




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Single Family Residences (SFR) Supply vs Demand



Single Family Residential Homes Months of Inventory

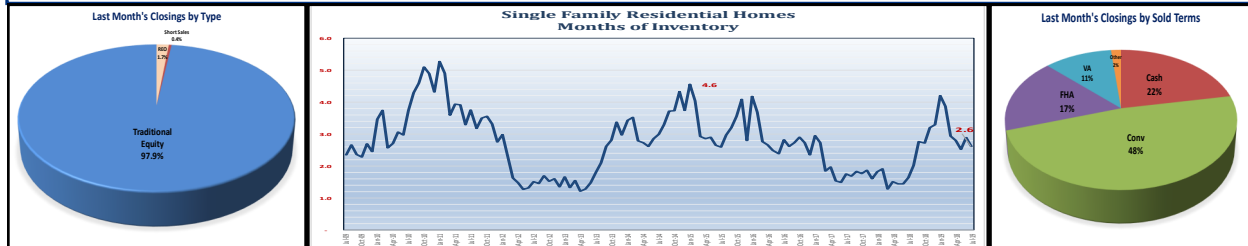


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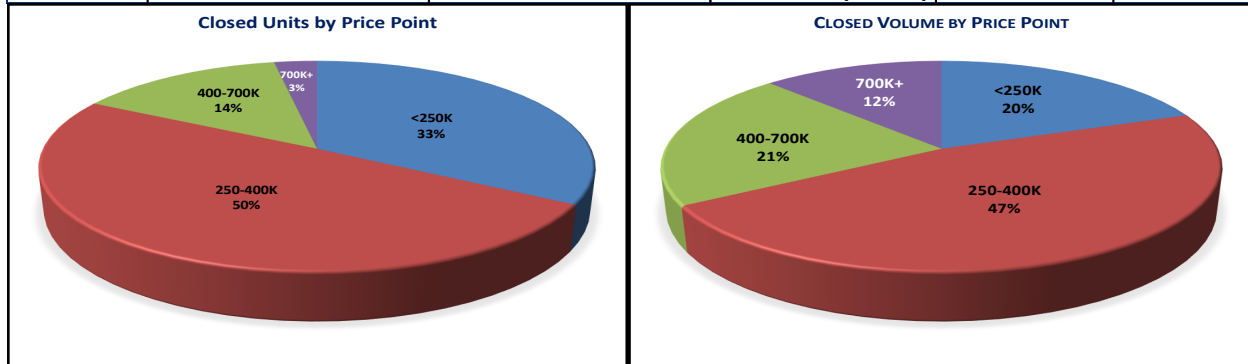


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Closed 2018	Closed 2019	Units Change	% Change
26,291	24,421	(1,870)	-7.1%



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