



# EQUITY TITLE OF NEVADA

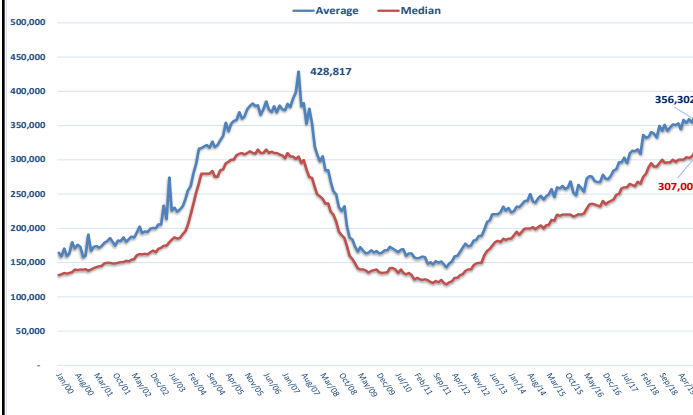
November 2019 Greater Las Vegas Market Update

## Greater Las Vegas Snapshot by Sale Type

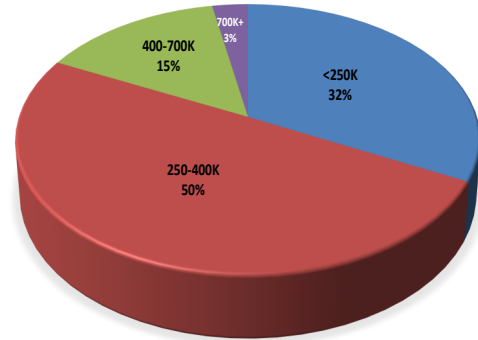
|                                           | Available Units | Pending Units | Last Month's Sold Units | Median List Price | Average List Price | Median Sold Price | Average Sold Price | Months of Inventory | 30 Day Absorption Rate | Average DOM |
|-------------------------------------------|-----------------|---------------|-------------------------|-------------------|--------------------|-------------------|--------------------|---------------------|------------------------|-------------|
| SFR                                       | 7,673           | 3,568         | 2,893                   | 349,900           | 541,681            | 307,000           | 356,418            | 2.7                 | 37.7%                  | 45          |
| CON/TWH                                   | 1,902           | 801           | 669                     | 174,694           | 205,024            | 171,000           | 189,049            | 2.8                 | 35.2%                  | 48          |
| <b>Total Residential</b>                  | <b>9,575</b>    | <b>4,369</b>  | <b>3,562</b>            | <b>234,900</b>    | <b>298,401</b>     | <b>210,000</b>    | <b>243,786</b>     | <b>2.7</b>          | <b>37.2%</b>           | <b>55</b>   |
| Hi-Rise                                   | 566             | 73            | 64                      | 395,000           | 685,183            | 368,500           | 594,654            | 9.8                 | 11.3%                  | 86          |
| Multiple Dwelling                         | 93              | 66            | 35                      | 350,000           | 368,422            | 320,000           | 318,572            | 2.7                 | 37.6%                  | 43          |
| Vacant Land                               | 2,572           | 131           | 87                      | 75,000            | 362,042            | 50,000            | 186,819            | 29.6                | 3.4%                   | 188         |
|                                           | 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 |
| <b>Luxury Sales (RES &amp; VER) \$1M+</b> | <b>620</b>      | <b>106</b>    | <b>479</b>              | <b>1,750,000</b>  | <b>2,600,215</b>   | <b>1,369,000</b>  | <b>1,771,054</b>   | <b>14</b>           | <b>25.8%</b>           | <b>91</b>   |

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

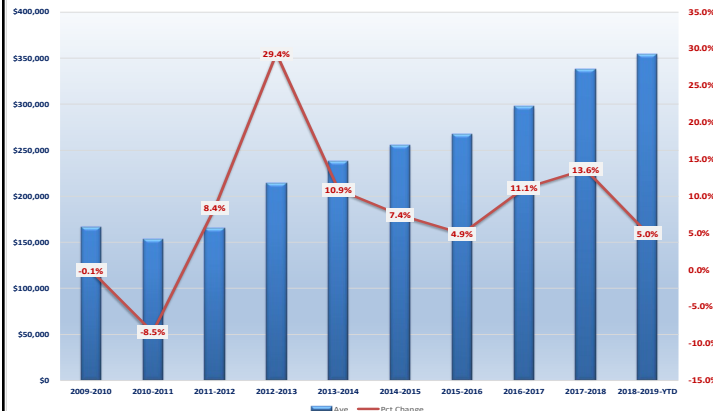
SFR Market Prices



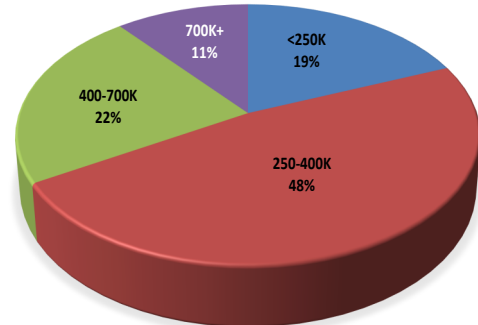
Closed Units by Price Point



SFR Average Price and Year Over Year Percent Change



CLOSED VOLUME BY PRICE POINT



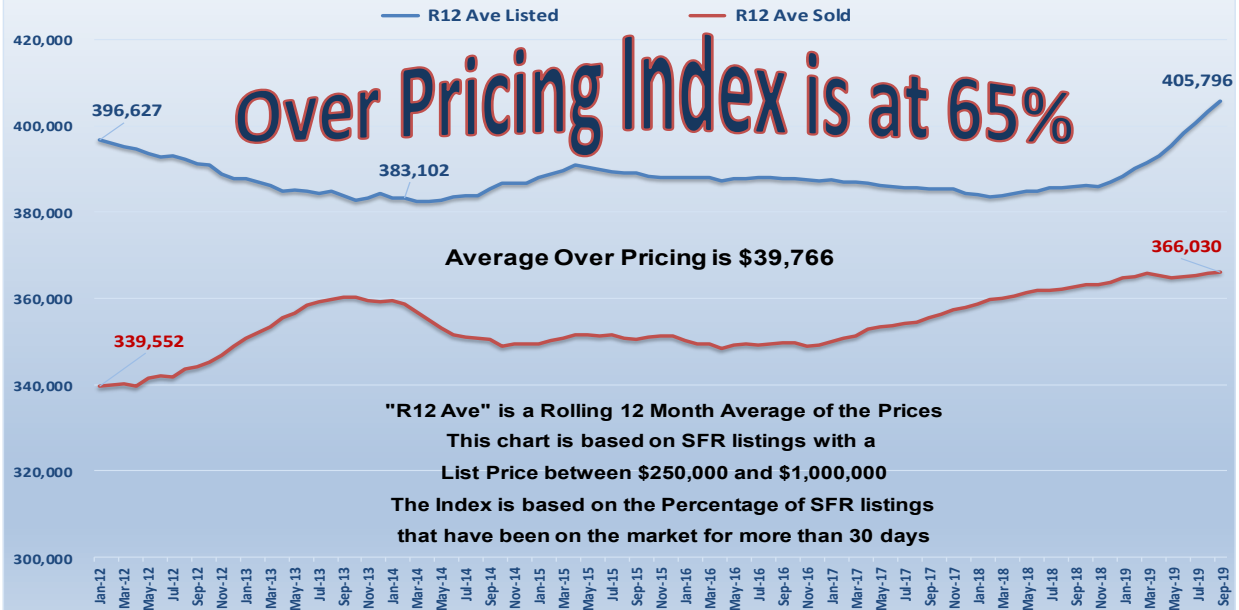
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only



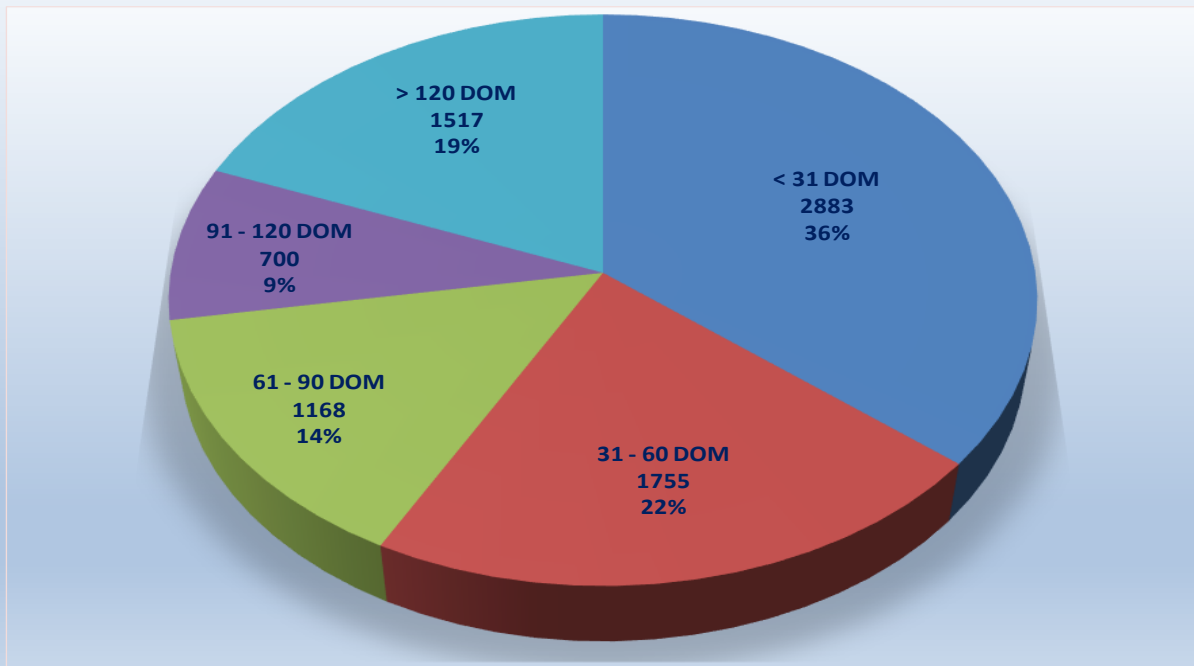
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## Greater Las Vegas SFR Average List vs Closed Sale Prices



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

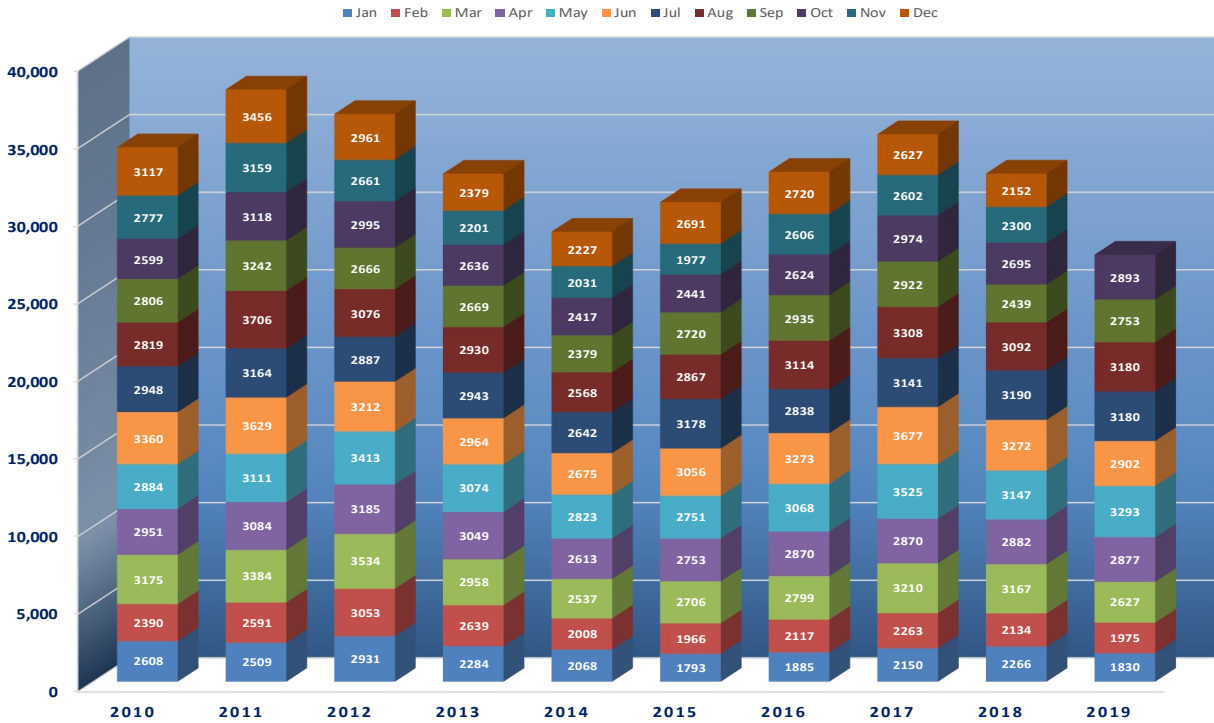




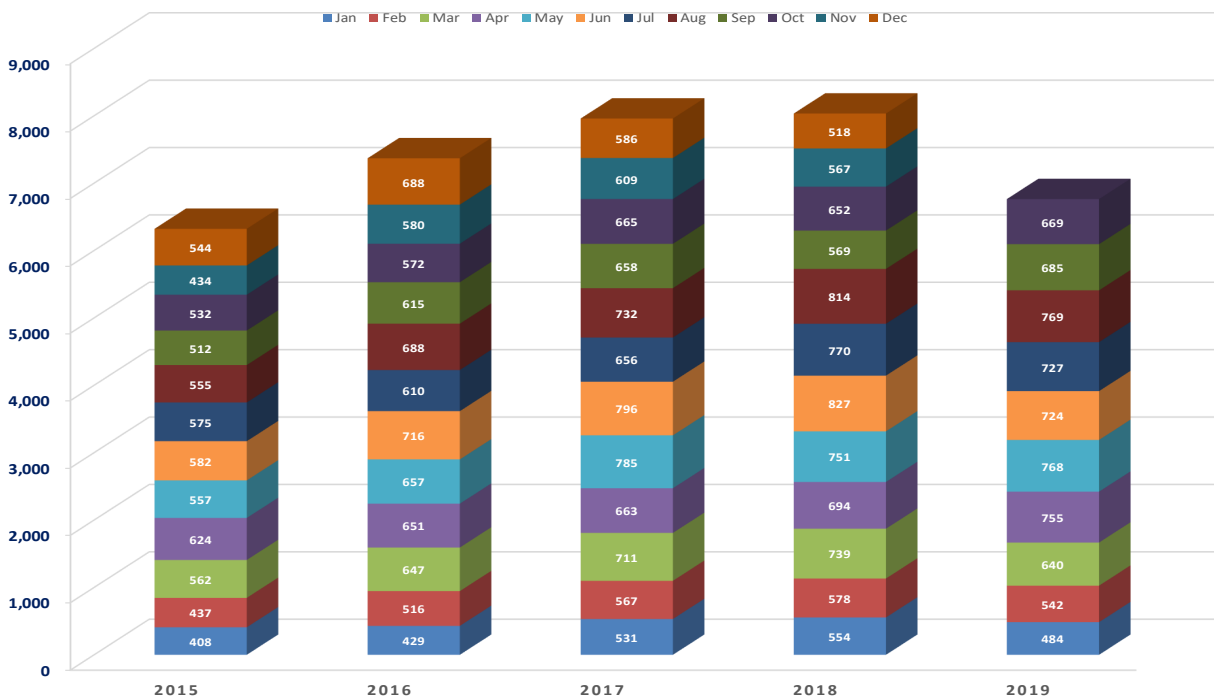
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## SINGLE FAMILY RESIDENTIAL CLOSINGS



## CONDO / TOWNHOME CLOSINGS



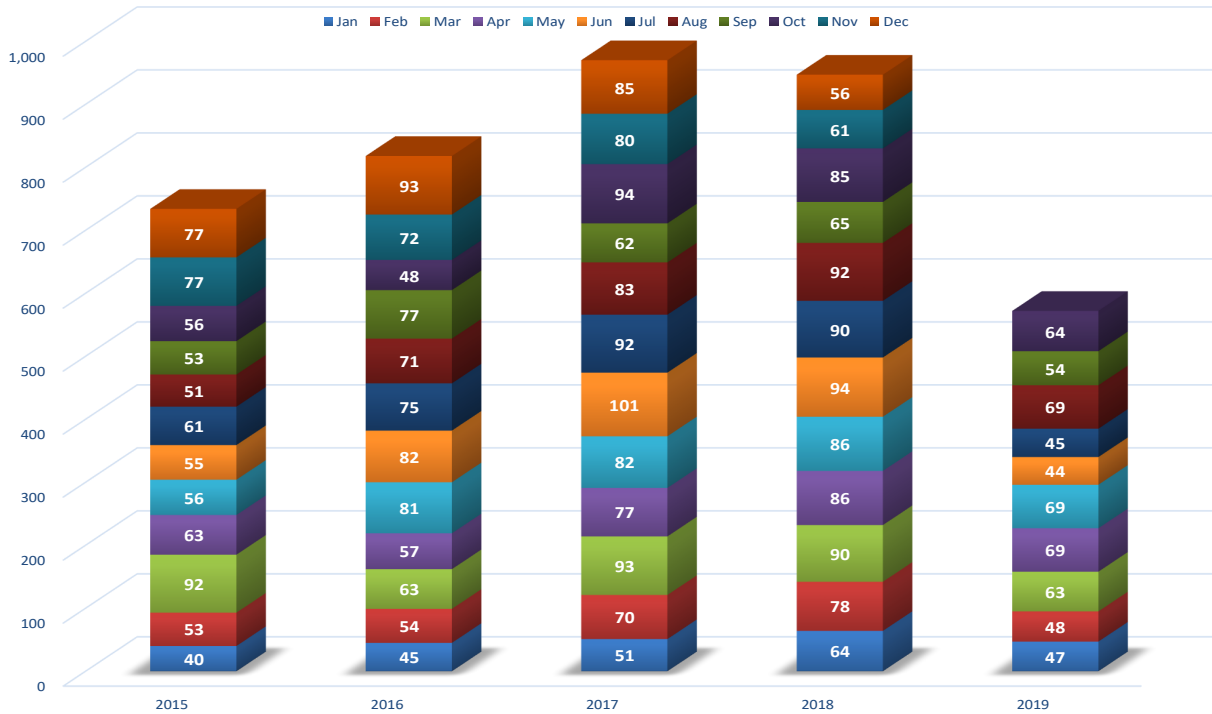
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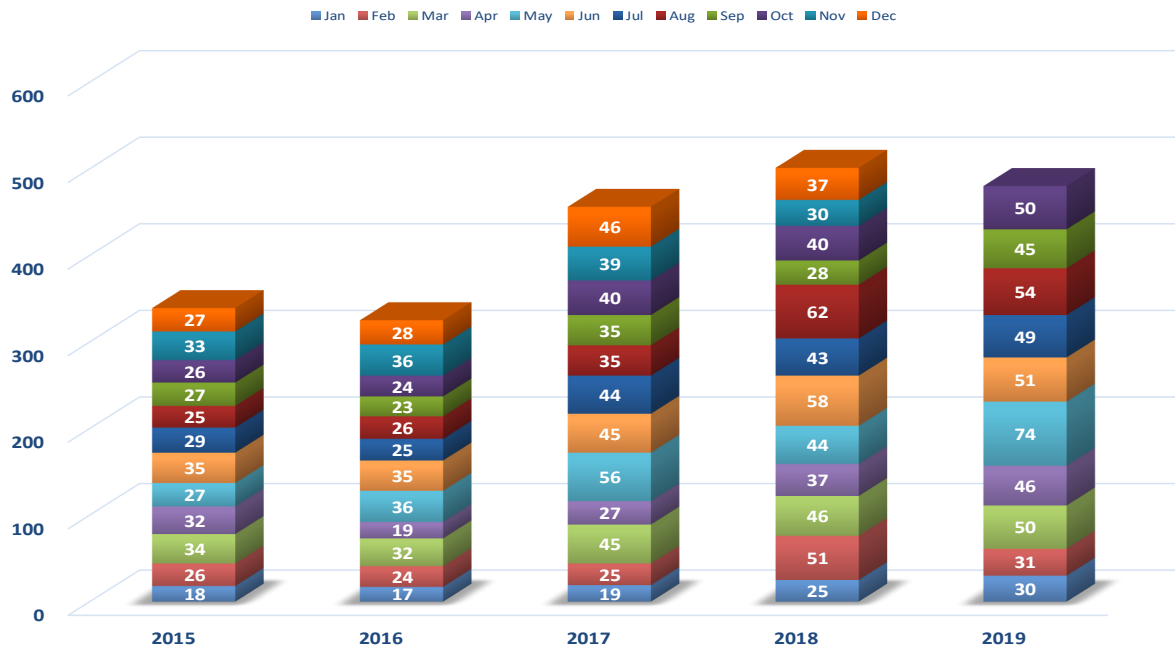
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## November 2019 Greater Las Vegas Market Update

Vertical / Hi-Rise Closings



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

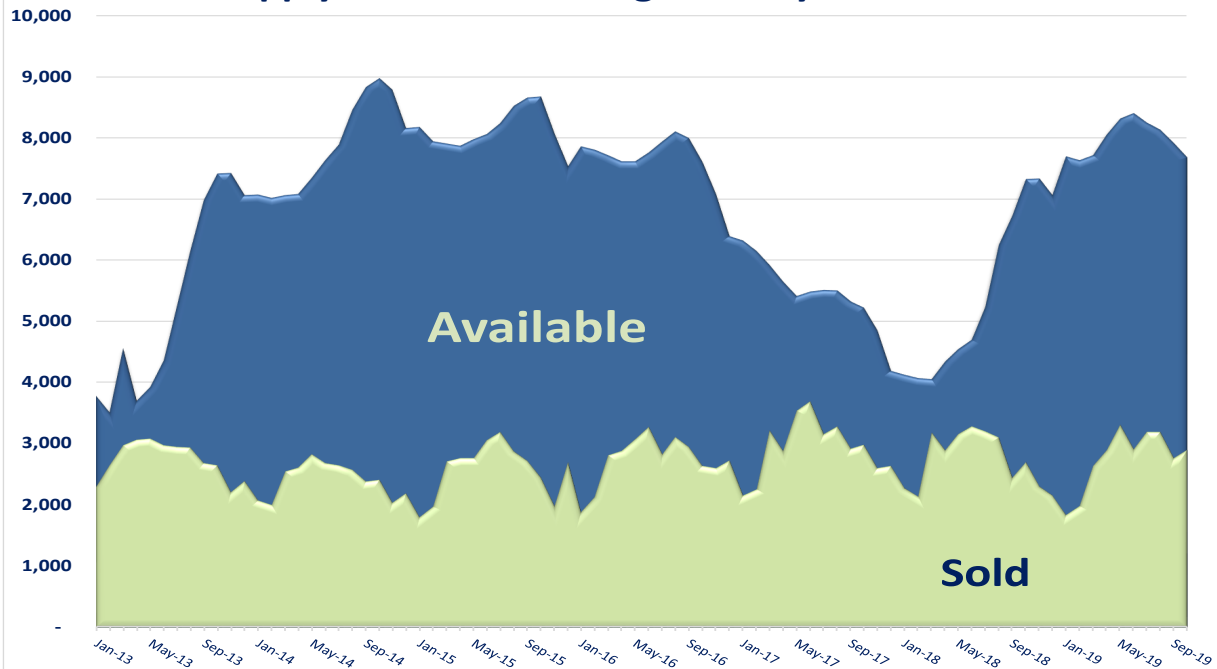




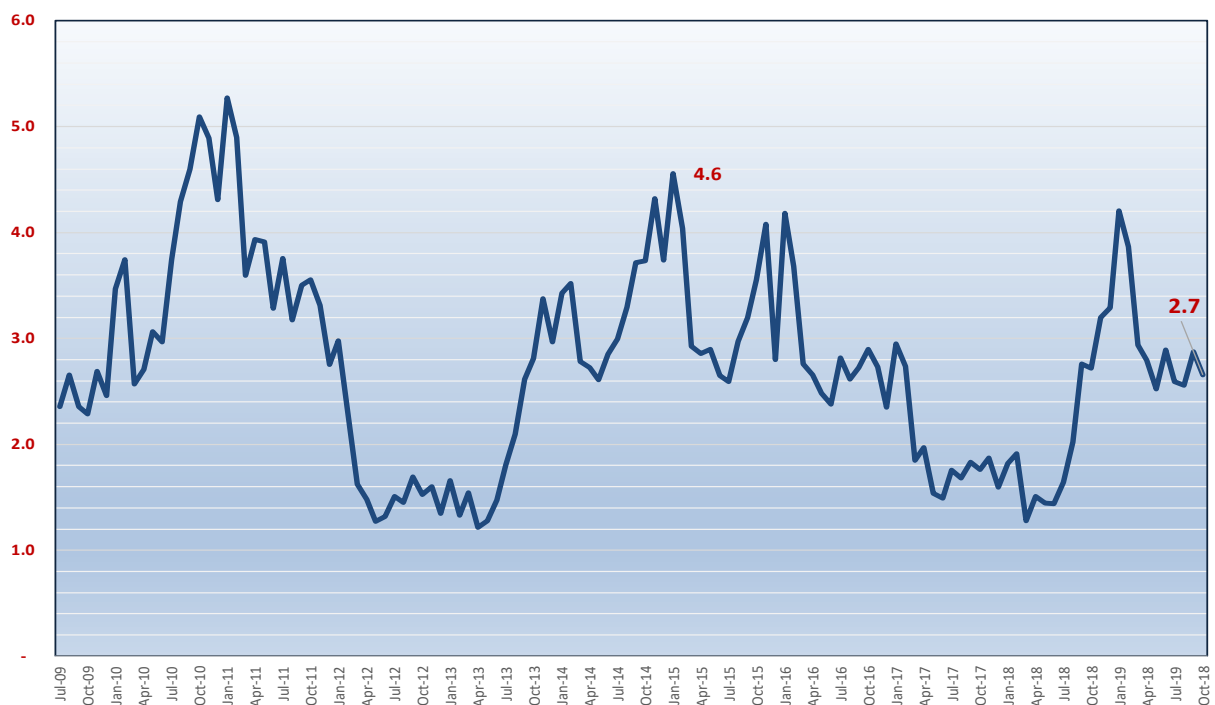
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## Supply vs Demand - Single Family Residential



## Single Family Residential Homes Months of Inventory



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# EQUITY TITLE OF NEVADA

## November 2019 Greater Las Vegas Market Update

### SFR Closed Sales in Selected Communities - Last Six Months

|                      | May 2019 | Jun | Jul | Aug | Sep | Oct | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|----------|-----|-----|-----|-----|-----|------------|---------------------|----------------------|------------------|
| Aliante              | 32       | 23  | 32  | 24  | 17  | 23  |            | 3                   | 365,408              | 40               |
| Anthem               | 9        | 13  | 7   | 10  | 12  | 10  |            | 3                   | 462,260              | 54               |
| Centennial Hills     | 36       | 35  | 60  | 40  | 27  | 29  |            | 3                   | 379,540              | 30               |
| Desert/South Shores  | 19       | 18  | 15  | 21  | 18  | 20  |            | 3                   | 408,751              | 42               |
| Green Valley         | 46       | 42  | 36  | 36  | 49  | 41  |            | 3                   | 401,946              | 33               |
| Green Valley Ranch   | 20       | 26  | 24  | 19  | 19  | 13  |            | 4                   | 433,336              | 36               |
| Inspirada            | 23       | 16  | 22  | 18  | 16  | 37  |            | 2                   | 444,013              | 50               |
| Iron Mountain Ranch  | 13       | 10  | 16  | 20  | 11  | 15  |            | 2                   | 353,619              | 44               |
| Lake Las Vegas       | 10       | 13  | 14  | 11  | 6   | 15  |            | 5                   | 654,943              | 69               |
| MacDonald Highlands  | 4        | 2   | 2   | 2   | 5   | 4   |            | 12                  | 2,321,436            | 277              |
| Mountains Edge       | 93       | 87  | 83  | 77  | 68  | 69  |            | 3                   | 343,802              | 43               |
| Peccole Ranch        | 12       | 13  | 16  | 15  | 12  | 12  |            | 2                   | 358,959              | 24               |
| Providence           | 48       | 44  | 52  | 60  | 46  | 45  |            | 2                   | 341,988              | 42               |
| Red Rock Cntry Club  | 8        | 8   | 5   | 10  | 11  | 9   |            | 5                   | 1,129,401            | 104              |
| Rhodes Ranch         | 13       | 19  | 24  | 21  | 22  | 20  |            | 5                   | 391,558              | 41               |
| Seven Hills          | 21       | 17  | 19  | 15  | 14  | 16  |            | 4                   | 690,058              | 72               |
| Siena (SFR & TWH)    | 6        | 6   | 16  | 8   | 10  | 16  |            | 2                   | 449,299              | 81               |
| Silverado Ranch      | 49       | 34  | 44  | 50  | 42  | 42  |            | 2                   | 324,189              | 45               |
| Silverstone Ranch    | 8        | 10  | 15  | 12  | 10  | 7   |            | 3                   | 384,448              | 31               |
| Southern Highlands   | 53       | 42  | 52  | 53  | 47  | 60  |            | 3                   | 453,582              | 49               |
| Spring Valley        | 32       | 25  | 30  | 23  | 24  | 24  |            | 3                   | 332,521              | 61               |
| Summerlin            | 74       | 52  | 62  | 62  | 61  | 58  |            | 4                   | 544,271              | 47               |
| Sun City Anthem      | 38       | 28  | 28  | 36  | 26  | 28  |            | 4                   | 436,309              | 56               |
| Sun City Summerlin   | 30       | 22  | 34  | 29  | 36  | 29  |            | 3                   | 369,933              | 52               |
| The Lakes            | 27       | 17  | 21  | 22  | 13  | 11  |            | 7                   | 473,578              | 33               |
| The Ridges           | 7        | 6   | 8   | 4   | 4   | 6   |            | 9                   | 2,375,549            | 126              |
| Other Groups         |          |     |     |     |     |     |            |                     |                      |                  |
| Boulder City         | 23       | 15  | 17  | 24  | 9   | 17  |            | 5                   | 423,224              | 66               |
| Pahrump/Nye          | 58       | 63  | 58  | 62  | 48  | 52  |            | 5                   | 258,699              | 59               |
| High Rise Sales      | 69       | 44  | 45  | 69  | 54  | 64  |            | 10                  | 556,814              | 86               |
| Luxury Sales (\$1M+) | 74       | 51  | 49  | 54  | 45  | 50  |            | 14                  | 1,779,397            | 94               |

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

|                       | May 2019  | June      | July      | August    | September | October   | Price Movement |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|----------------|
| Aliante               | 356,444   | 356,887   | 345,503   | 370,504   | 390,347   | 390,347   |                |
| Anthem                | 513,088   | 477,561   | 505,571   | 442,990   | 440,000   | 412,290   |                |
| Centennial Hills      | 392,905   | 375,808   | 387,353   | 420,717   | 330,685   | 339,977   |                |
| Desert/South Shores   | 391,810   | 394,939   | 431,993   | 437,108   | 393,722   | 403,595   |                |
| Green Valley          | 402,122   | 422,451   | 414,239   | 360,539   | 429,036   | 373,932   |                |
| Green Valley Ranch    | 490,565   | 446,862   | 403,175   | 392,741   | 431,300   | 436,231   |                |
| Inspirada             | 417,505   | 479,782   | 435,902   | 432,643   | 460,036   | 448,448   |                |
| Iron Mountain Ranch   | 330,115   | 324,000   | 368,625   | 385,190   | 325,772   | 356,053   |                |
| Lake Las Vegas        | 625,988   | 744,995   | 612,092   | 604,106   | 688,650   | 659,995   |                |
| MacDonald Highlands   | 2,540,000 | 1,192,328 | 2,875,000 | 985,000   | 1,814,527 | 3,692,500 |                |
| Mountains Edge        | 334,772   | 330,946   | 348,902   | 357,006   | 343,287   | 351,822   |                |
| Peccole Ranch         | 324,283   | 421,251   | 343,981   | 375,500   | 334,575   | 349,833   |                |
| Providence            | 326,914   | 339,229   | 360,342   | 348,313   | 341,036   | 332,096   |                |
| Red Rock Country Club | 1,161,281 | 1,054,875 | 1,490,060 | 1,167,489 | 995,909   | 1,087,778 |                |
| Rhodes Ranch          | 363,423   | 422,047   | 374,574   | 405,262   | 402,387   | 374,962   |                |
| Seven Hills           | 747,810   | 588,082   | 454,995   | 764,773   | 1,035,571 | 629,373   |                |
| Siena (SFR & TWH)     | 380,575   | 500,300   | 456,344   | 470,113   | 431,600   | 449,556   |                |
| Silverado Ranch       | 315,306   | 328,572   | 324,508   | 321,308   | 329,752   | 328,537   |                |
| Silverstone Ranch     | 355,500   | 375,250   | 396,033   | 409,242   | 347,390   | 416,286   |                |
| Southern Highlands    | 475,080   | 417,938   | 503,763   | 483,953   | 401,874   | 429,728   |                |
| Spring Valley         | 318,492   | 346,316   | 334,148   | 323,970   | 329,058   | 346,479   |                |
| Summerlin             | 631,198   | 545,124   | 472,352   | 533,861   | 539,405   | 525,724   |                |
| Sun City Anthem       | 418,987   | 426,334   | 465,689   | 430,472   | 437,954   | 446,388   |                |
| Sun City Summerlin    | 408,650   | 364,971   | 332,516   | 351,698   | 385,413   | 376,534   |                |
| The Lakes             | 411,919   | 569,823   | 598,895   | 414,900   | 456,000   | 375,073   |                |
| The Ridges            | 2,162,143 | 1,735,167 | 2,939,312 | 2,931,438 | 3,217,625 | 1,581,243 |                |
| Other Groups          |           |           |           |           |           |           |                |
| Boulder City          | 429,354   | 407,017   | 367,735   | 385,892   | 452,489   | 521,929   |                |
| Pahrump/Nye           | 265,379   | 259,489   | 262,080   | 254,147   | 250,972   | 259,080   |                |
| High Rise Sales       | 481,402   | 517,689   | 453,573   | 654,995   | 600,788   | 594,654   |                |
| Luxury Sales (\$1M+)  | 1,618,867 | 1,527,034 | 2,137,693 | 1,826,997 | 1,804,653 | 1,849,124 |                |

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