



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 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	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
<i>Total Residential</i>	<i>9,575</i>	<i>4,369</i>	<i>3,562</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.7</i>	<i>37.2%</i>	<i>55</i>
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
Luxury Sales (RES & VER) \$1M+	620	106	479	1,750,000	2,600,215	1,369,000	1,771,054	14	25.8%	91

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

Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Greater Las Vegas SFR Average List vs Closed Sale Prices

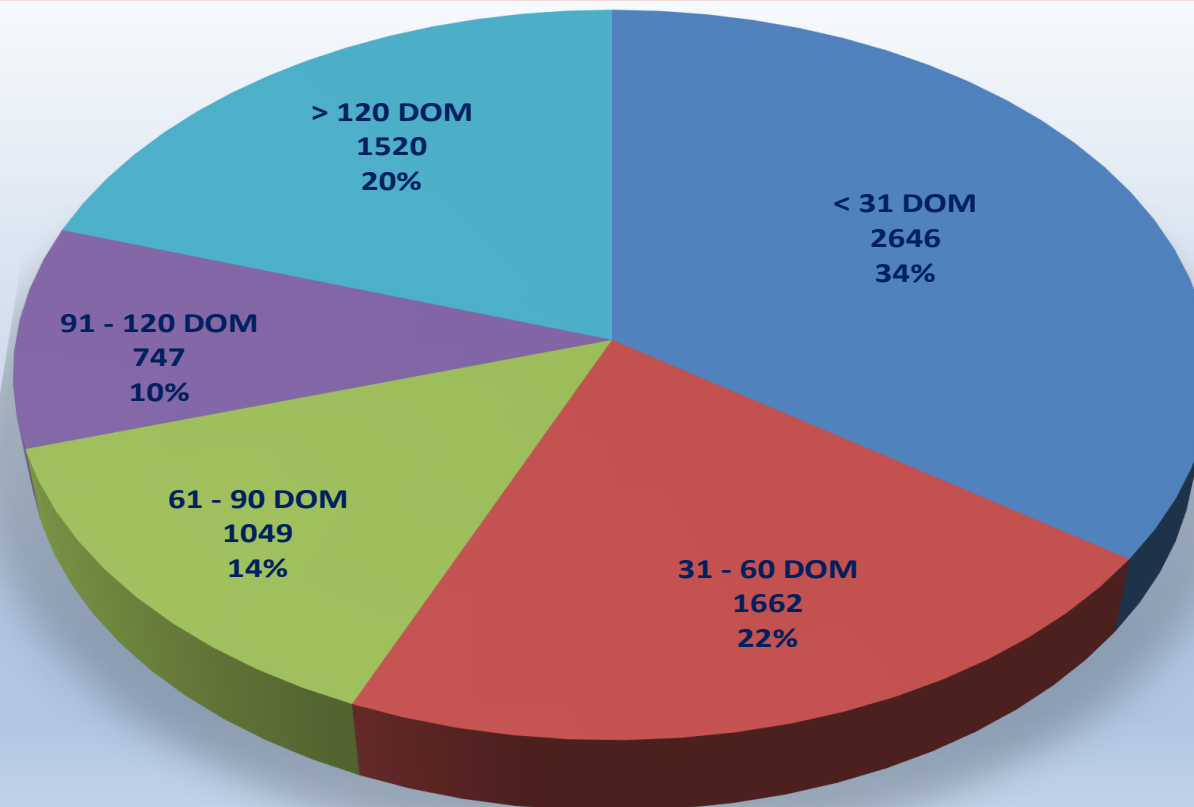




EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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

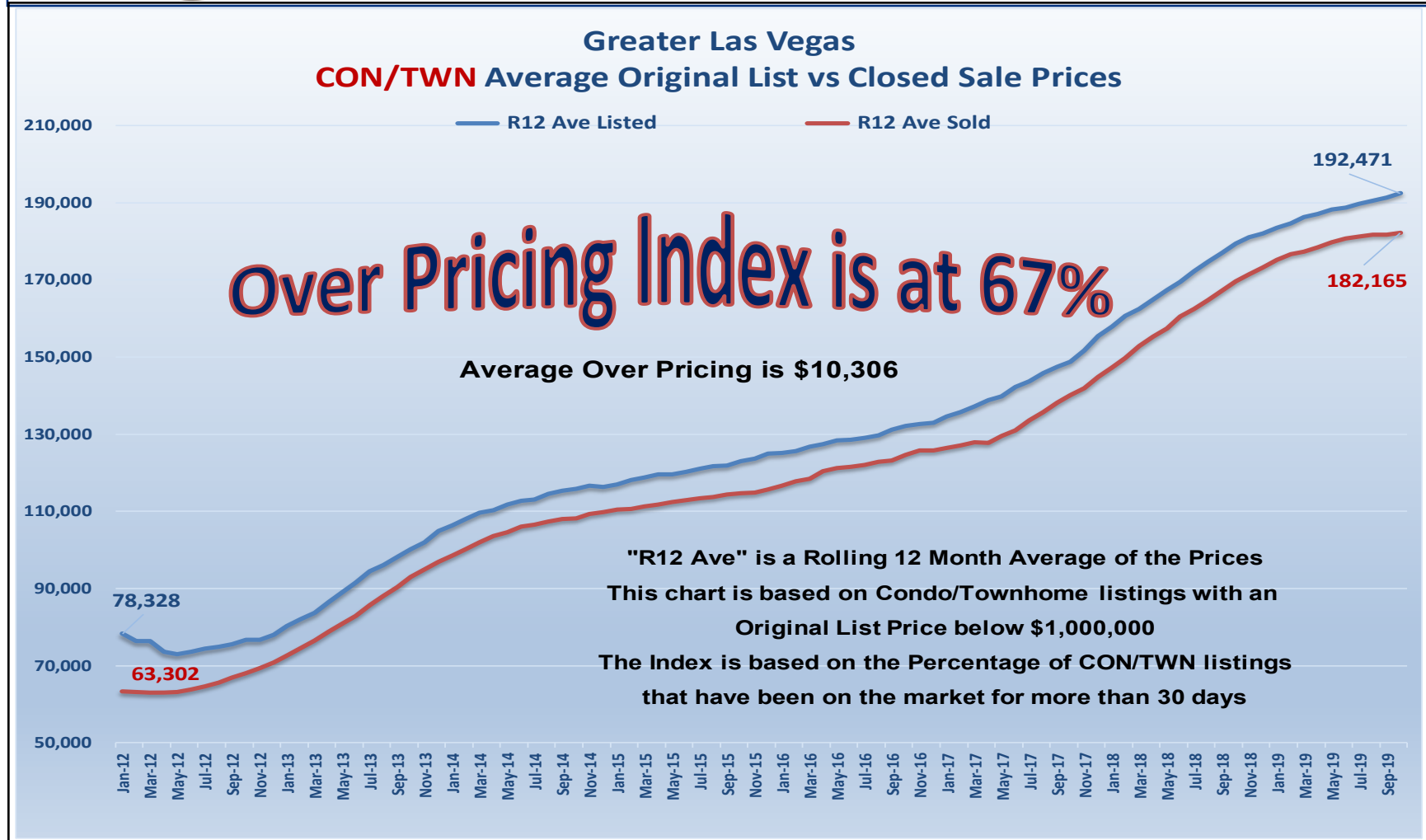


Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019





EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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

Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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	

Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data

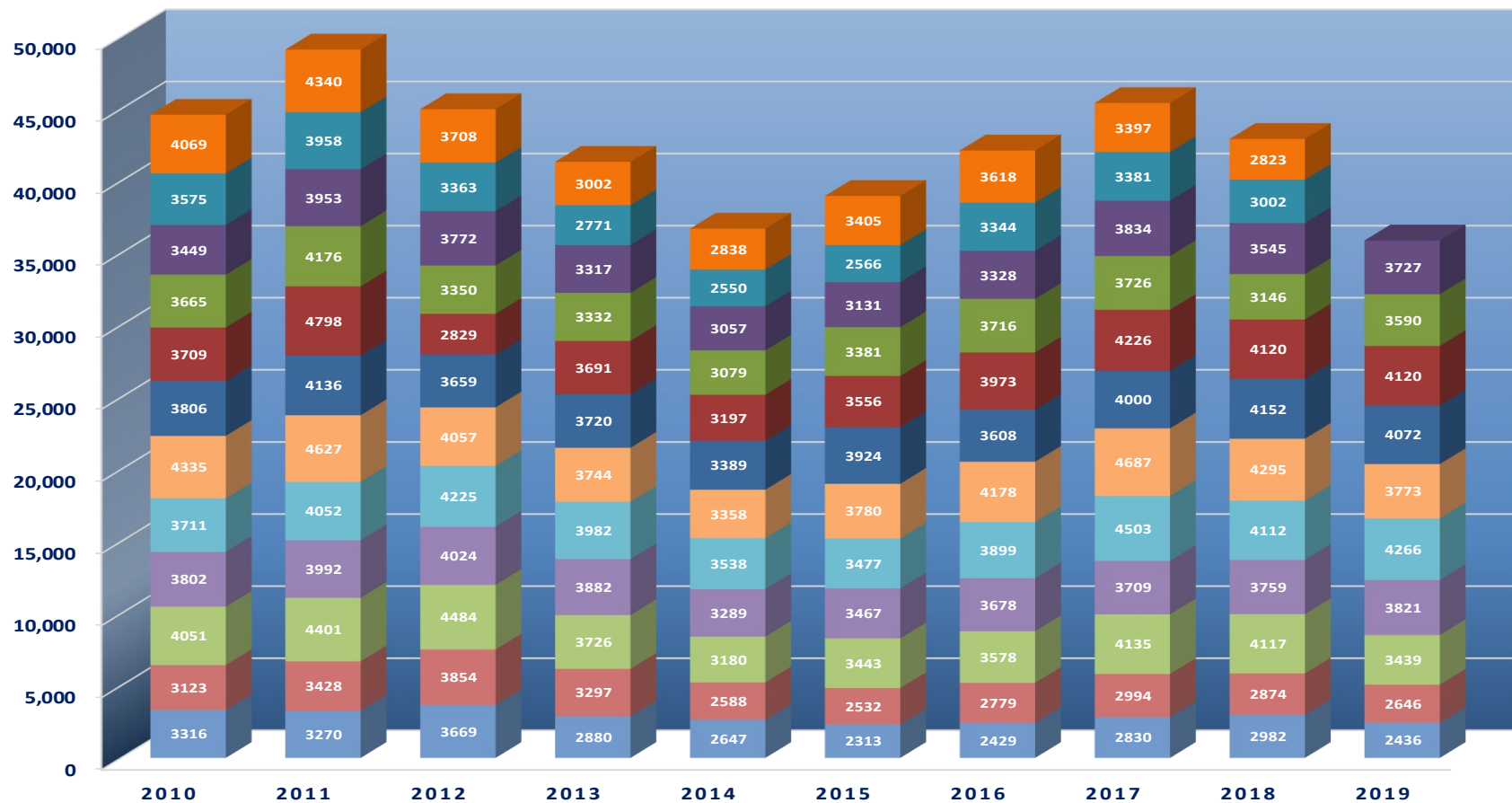


EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

ALL RESALE CLOSINGS - RES, VER, MULTI

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



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data

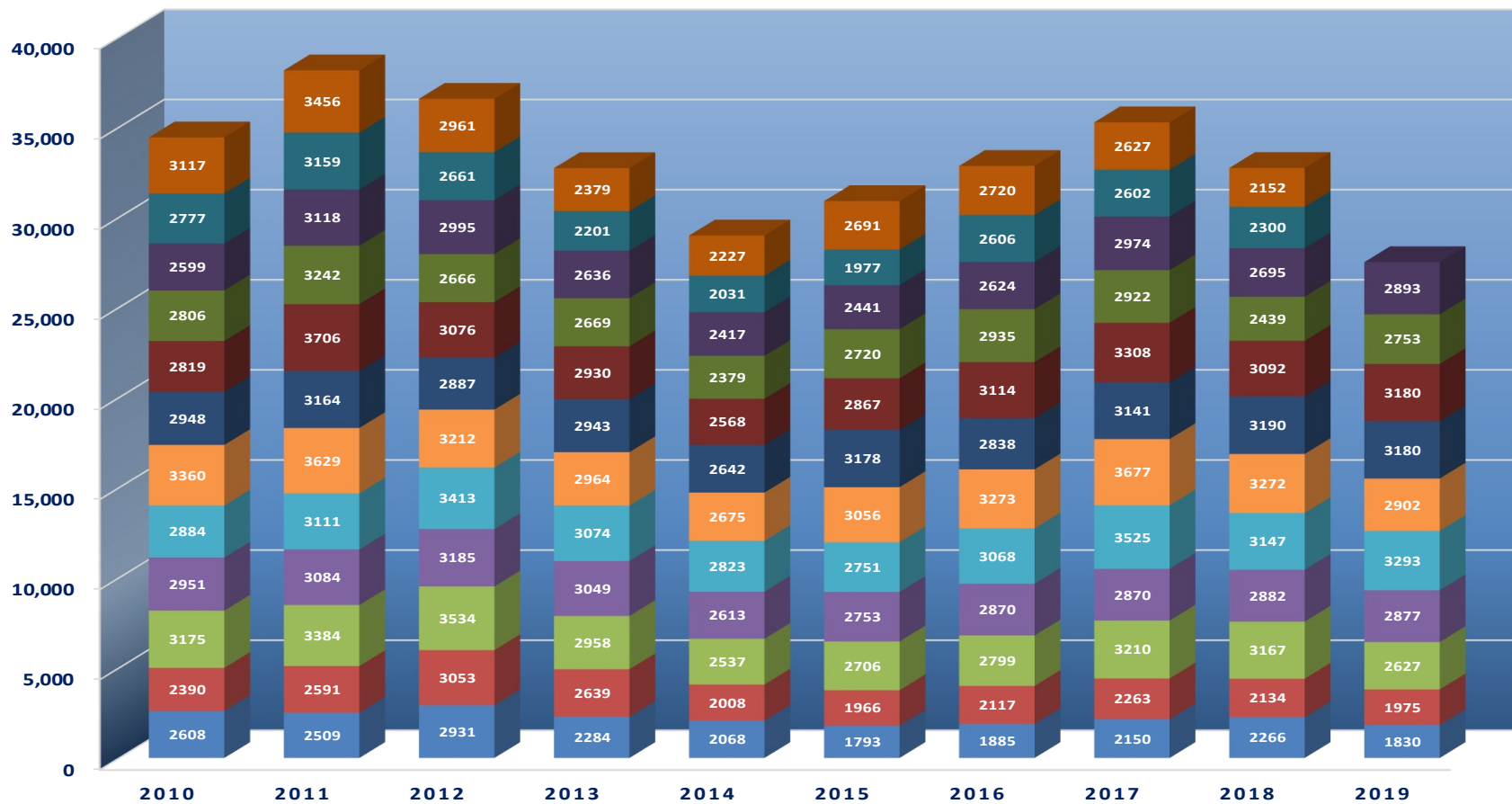


EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



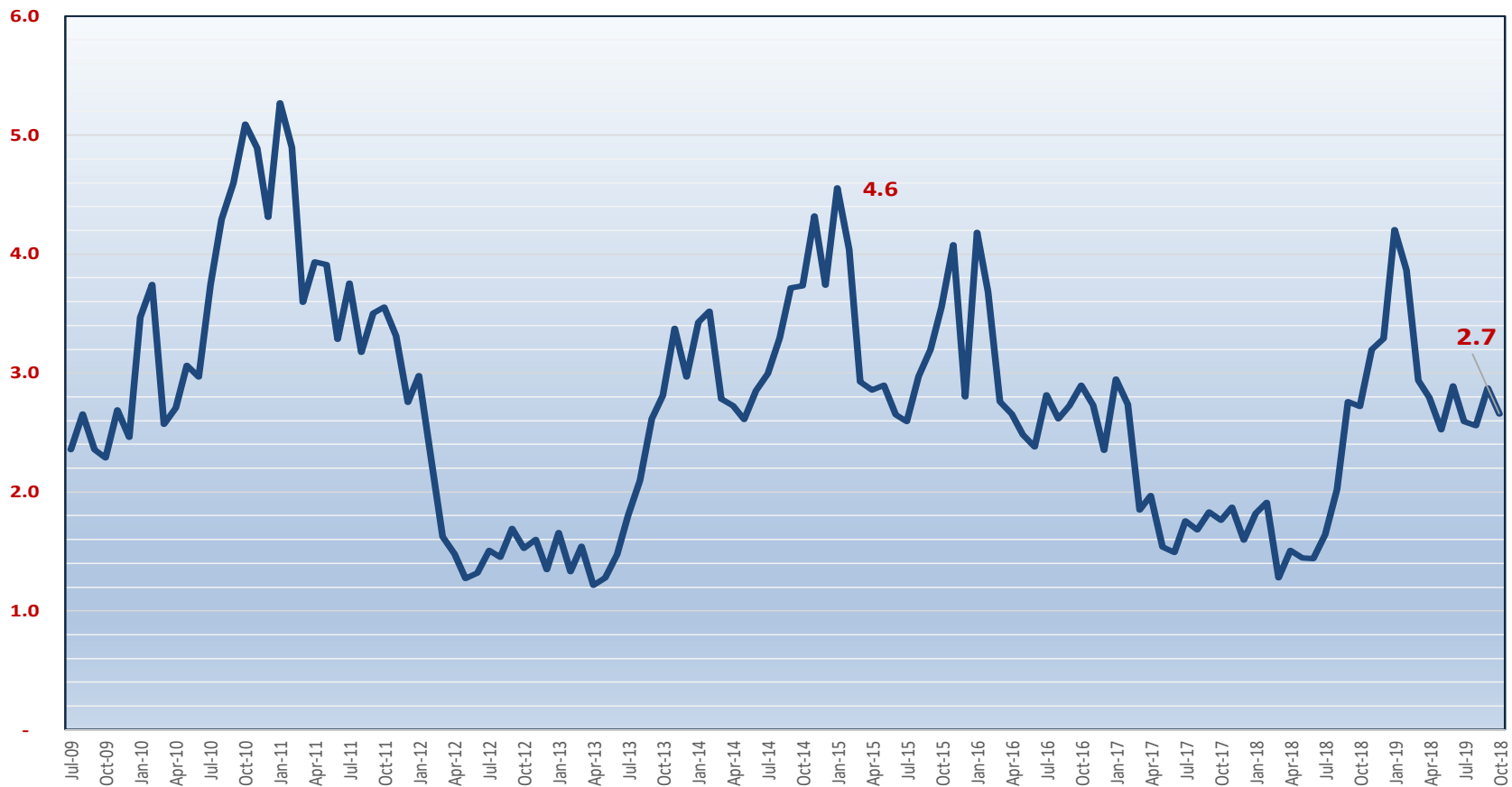
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Single Family Residential Homes Months of Inventory



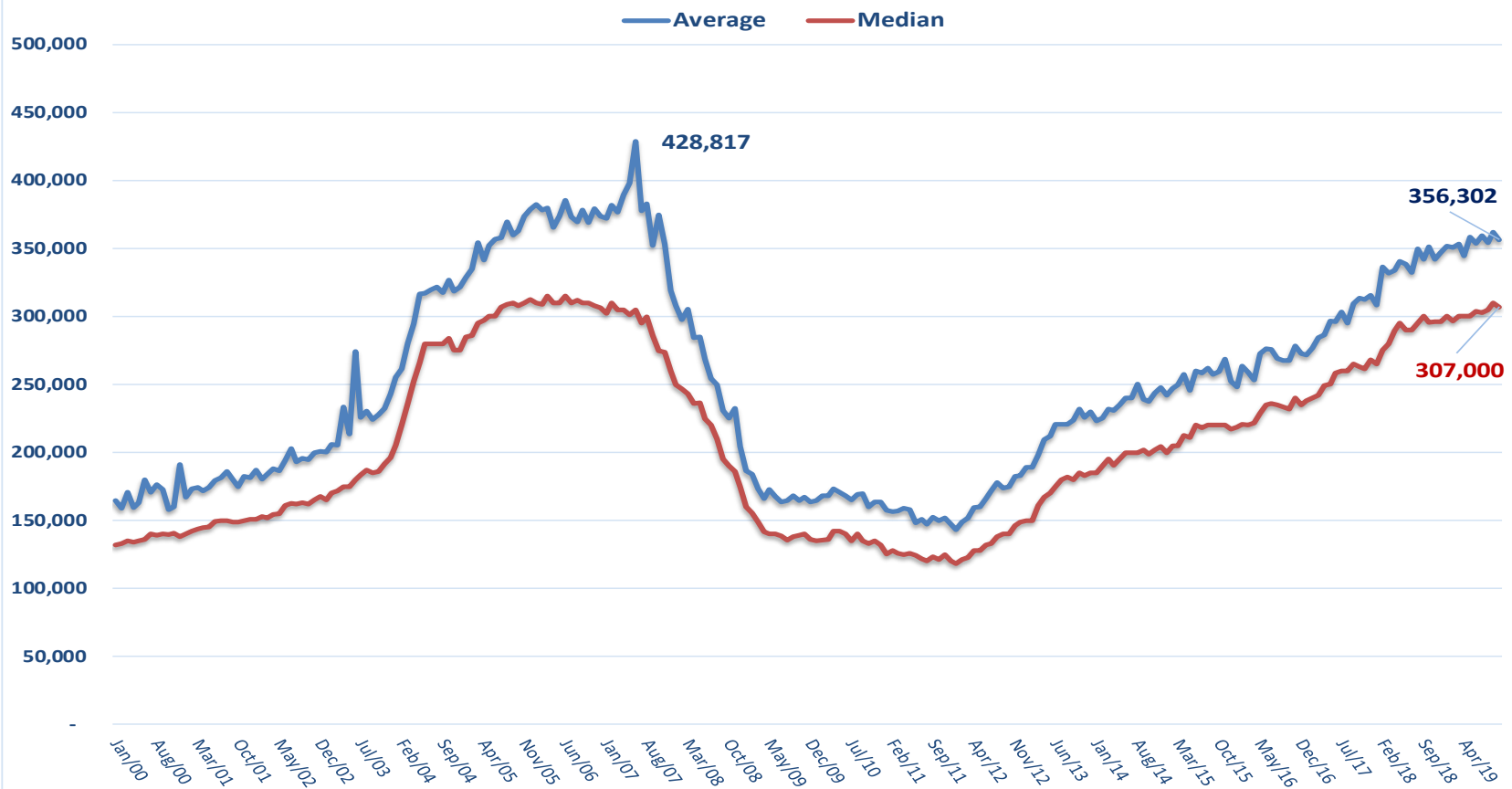
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

SFR Market Prices



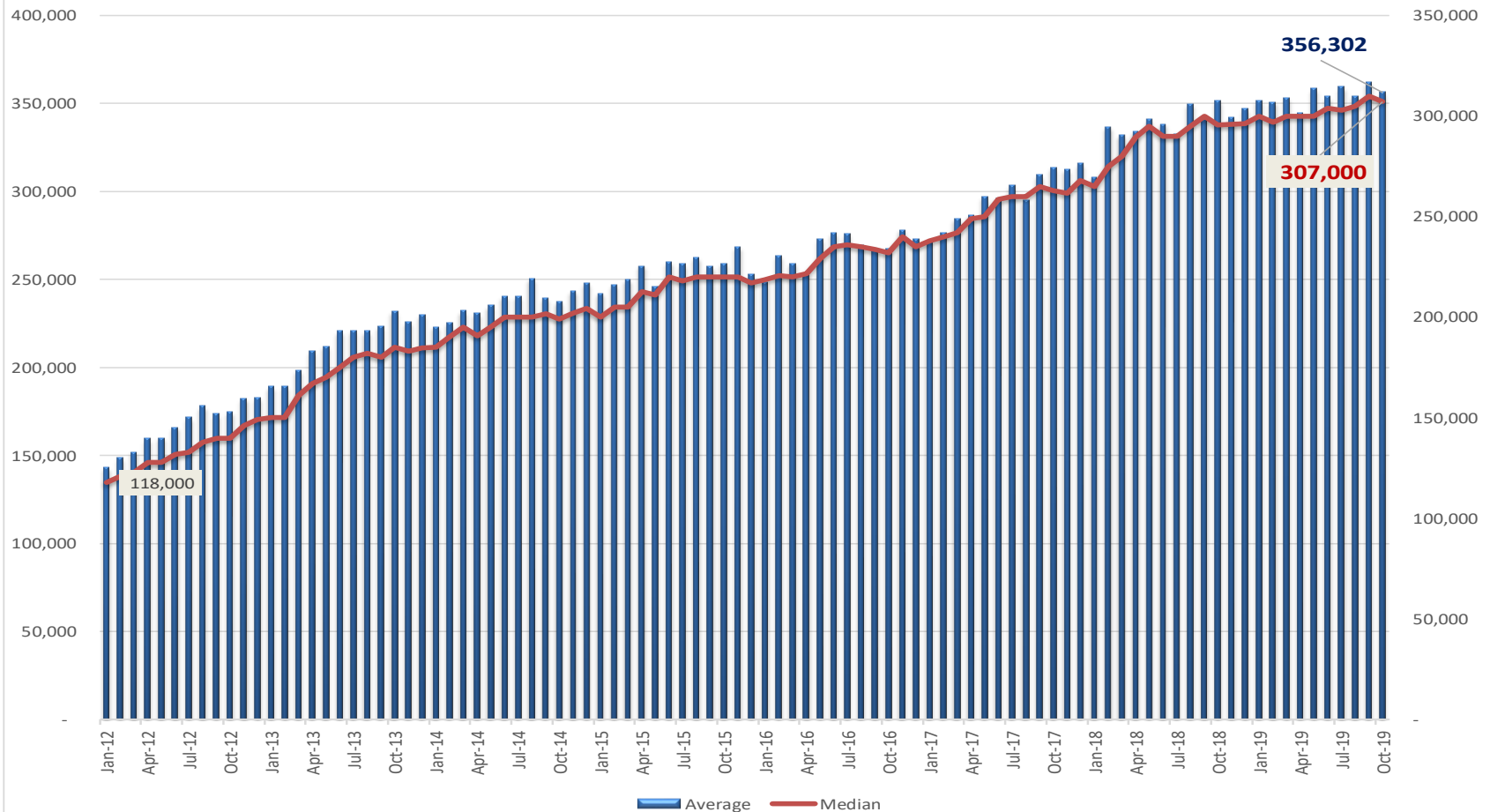
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Single Family Residential Price Trend



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

SFR Average Price and Year Over Year Percent Change



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data

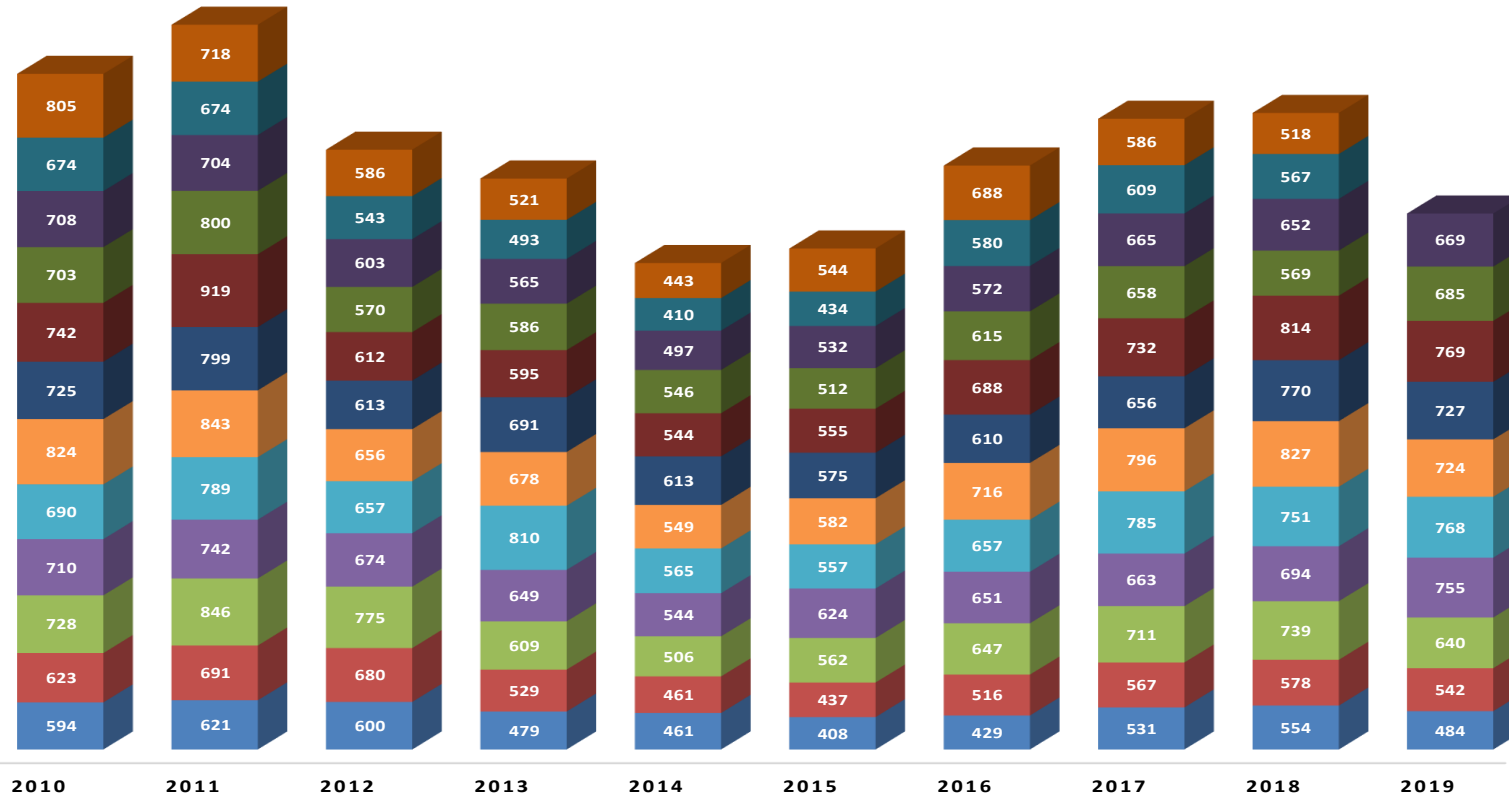


EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

CONDO / TOWNHOME CLOSINGS

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



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data

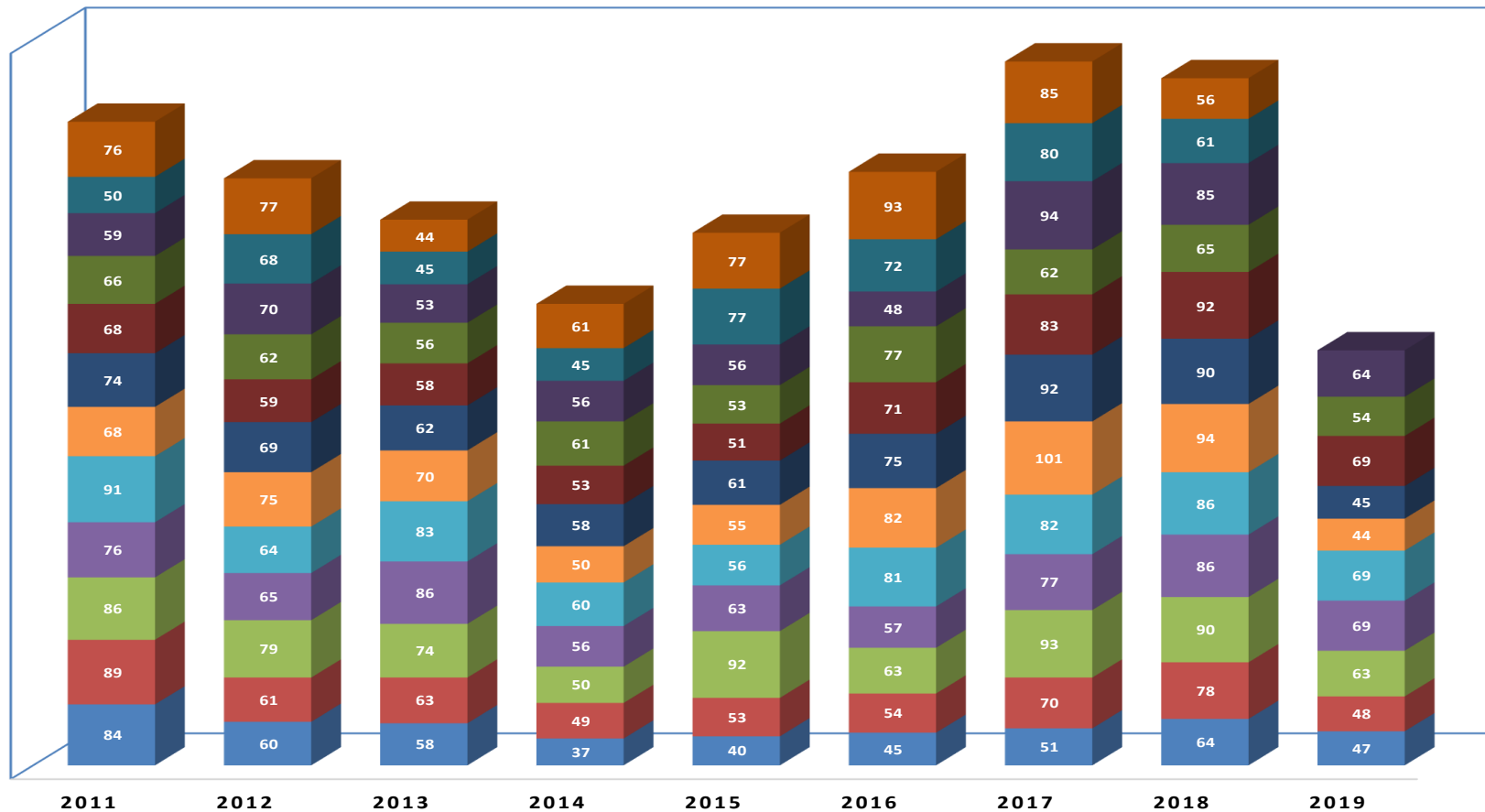


EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Vertical / Hi-Rise Closings

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



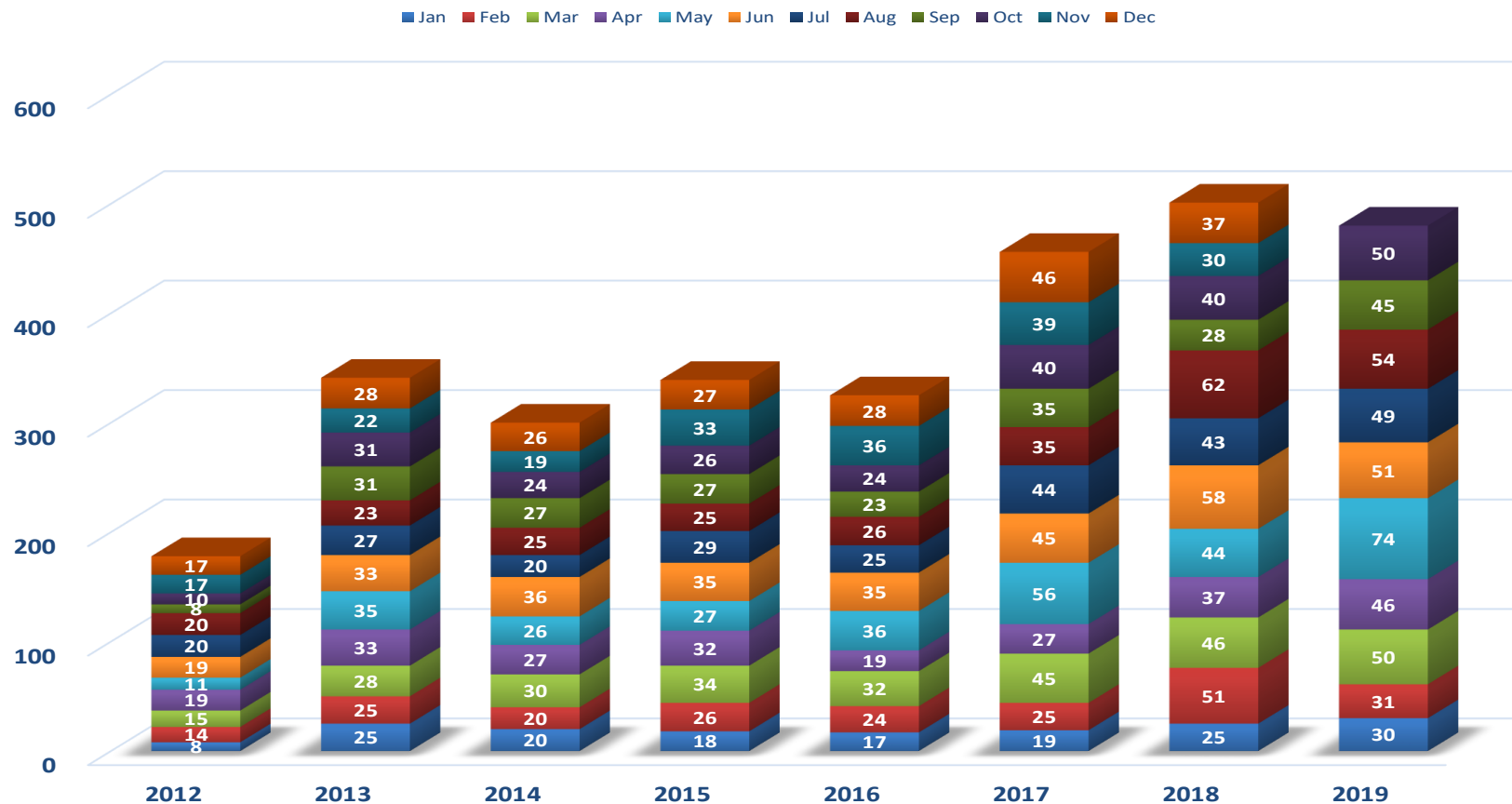
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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



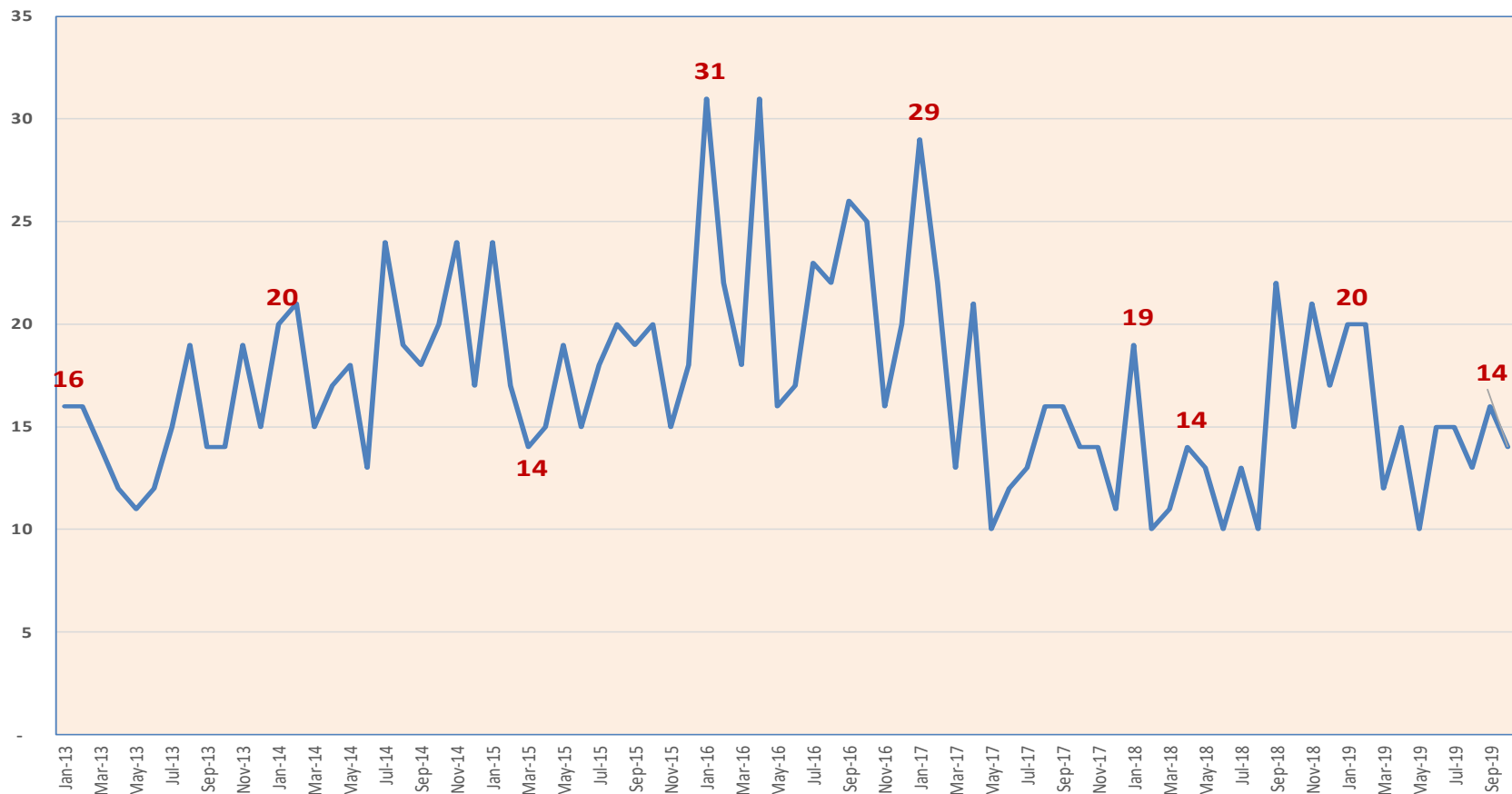
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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



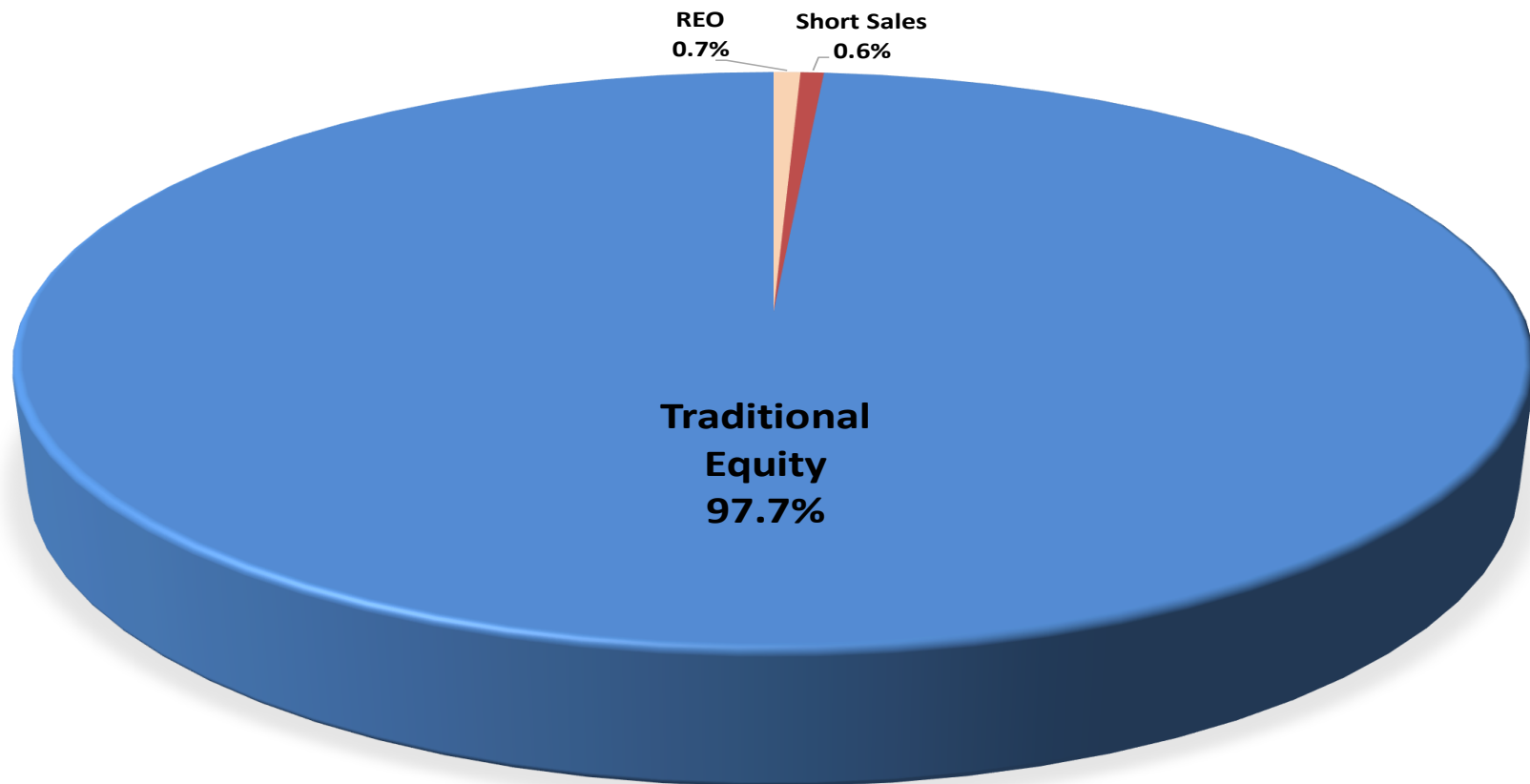
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Last Month's Closings by Type



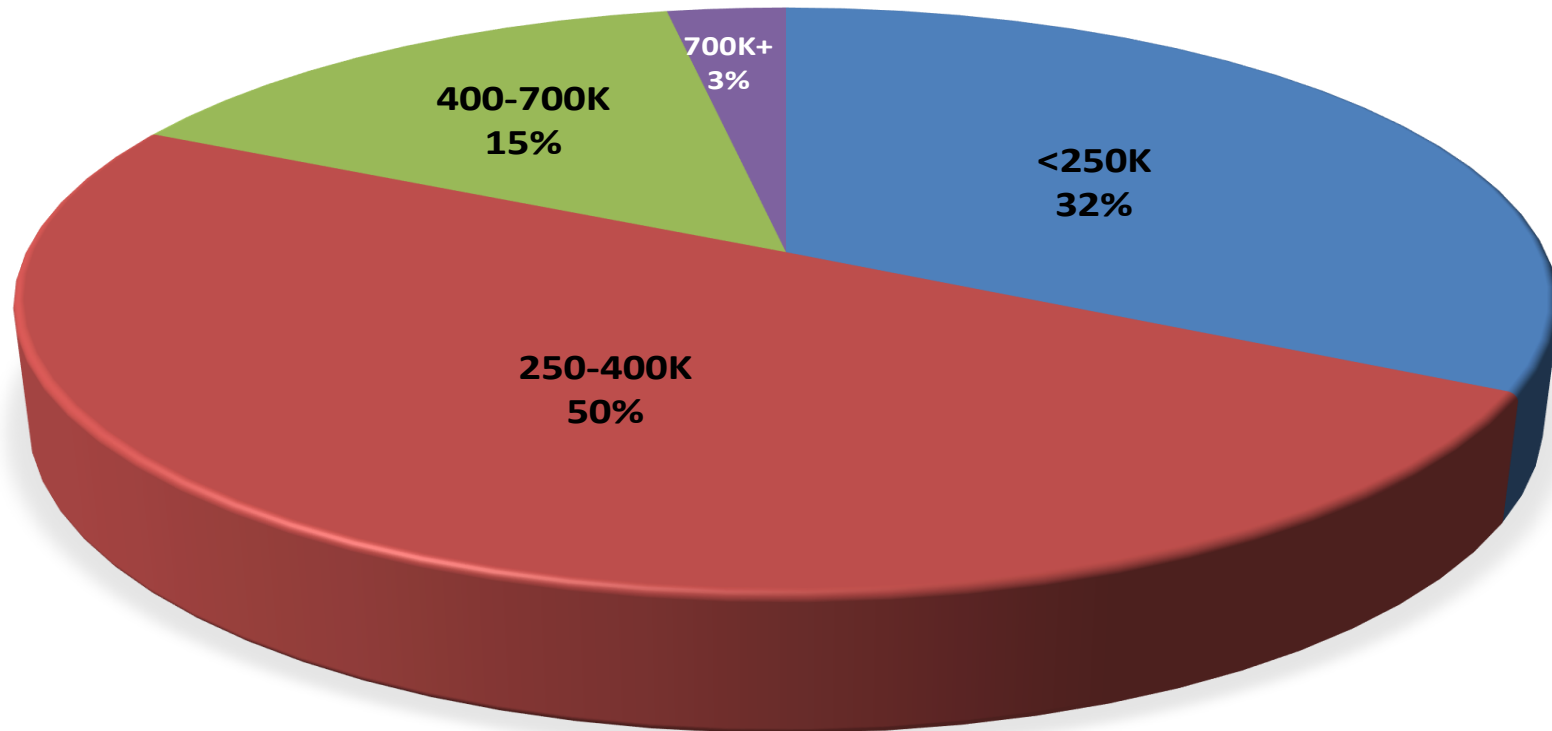
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Closed Units by Price Point



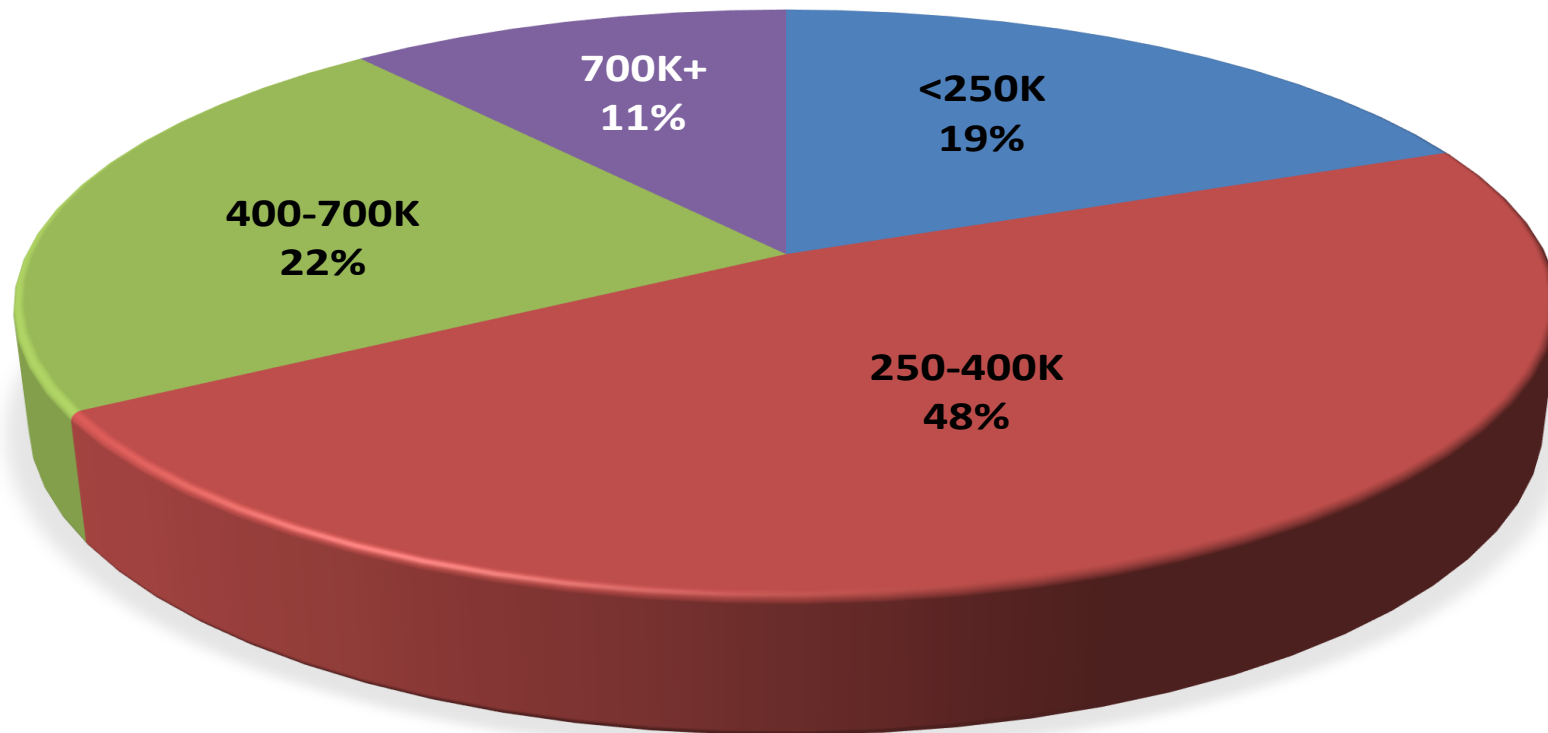
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

CLOSED VOLUME BY PRICE POINT



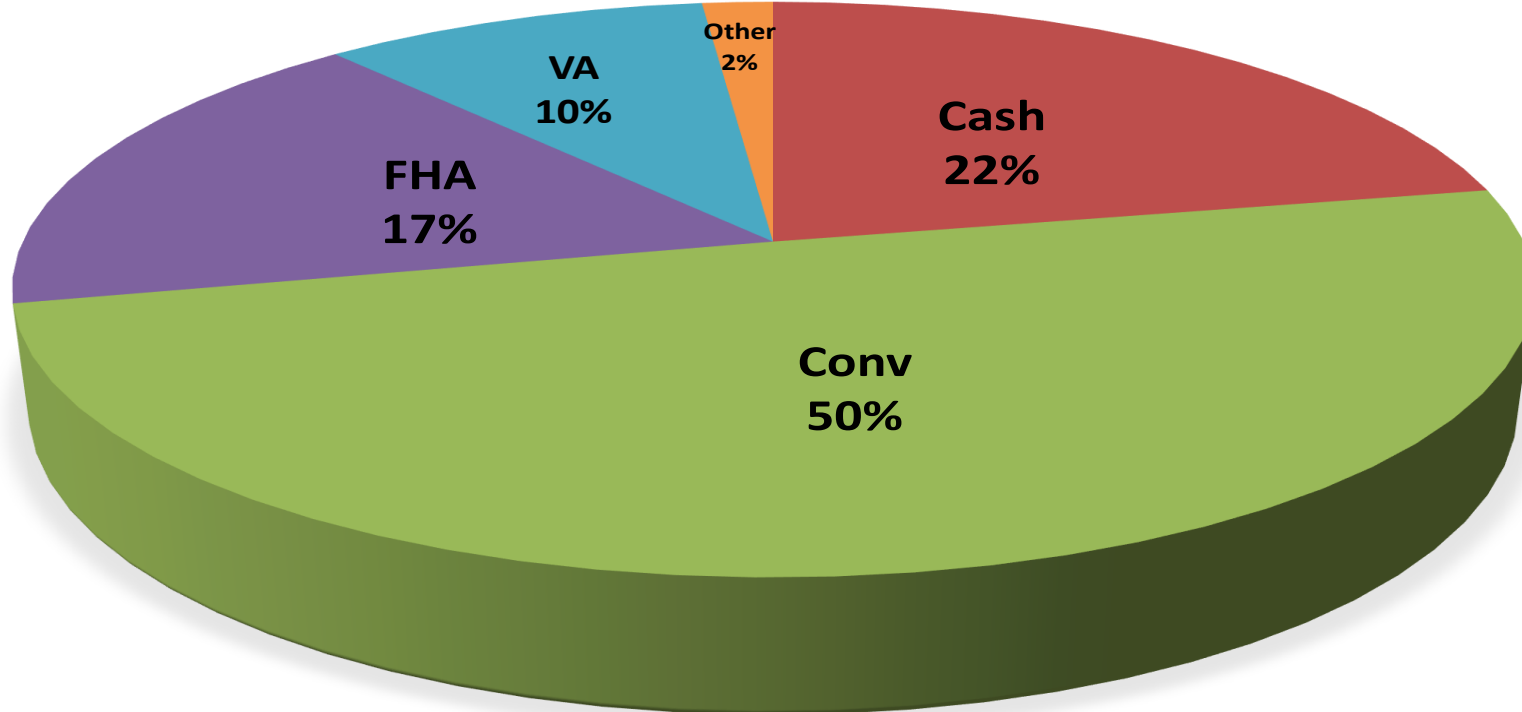
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Last Month's Closings by Sold Terms



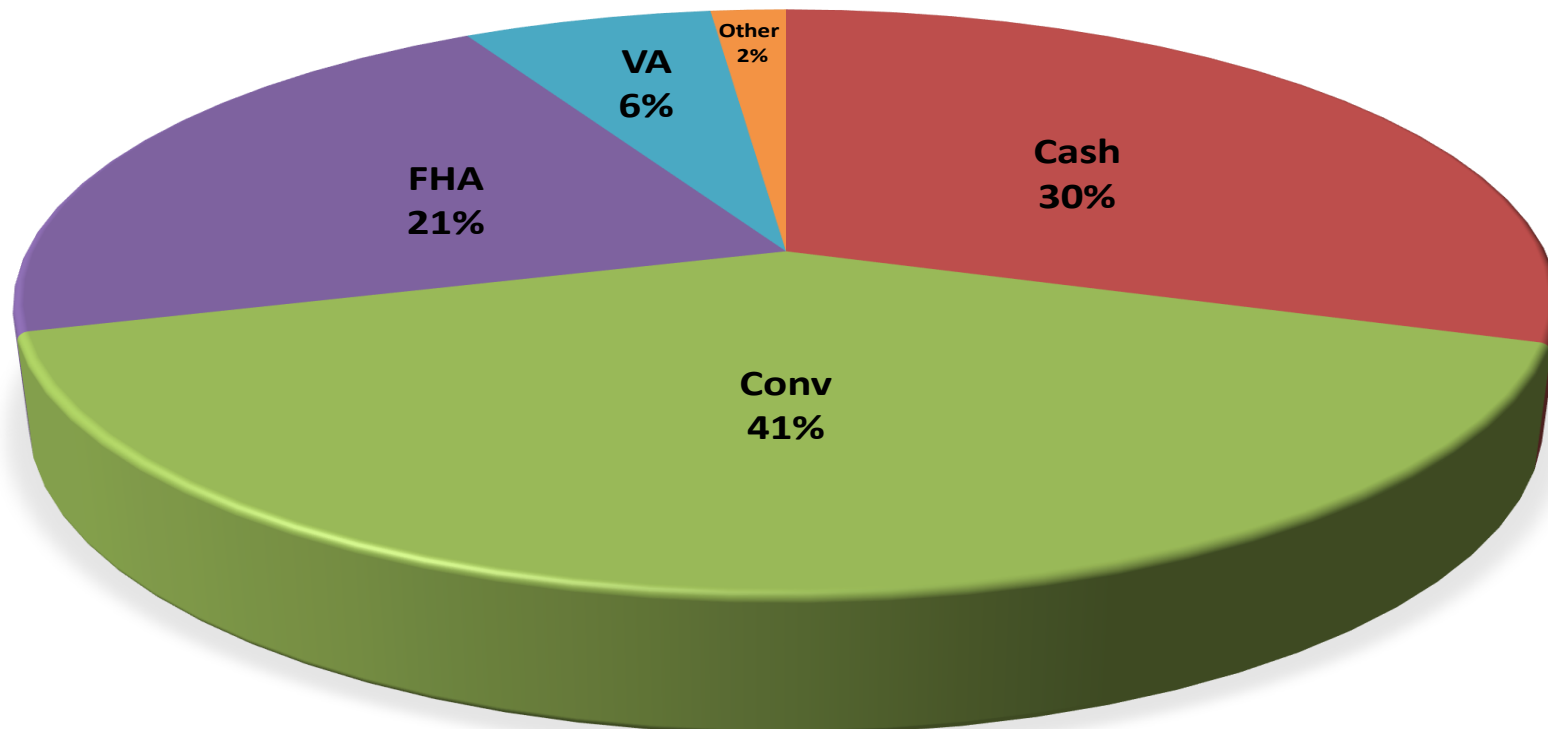
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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



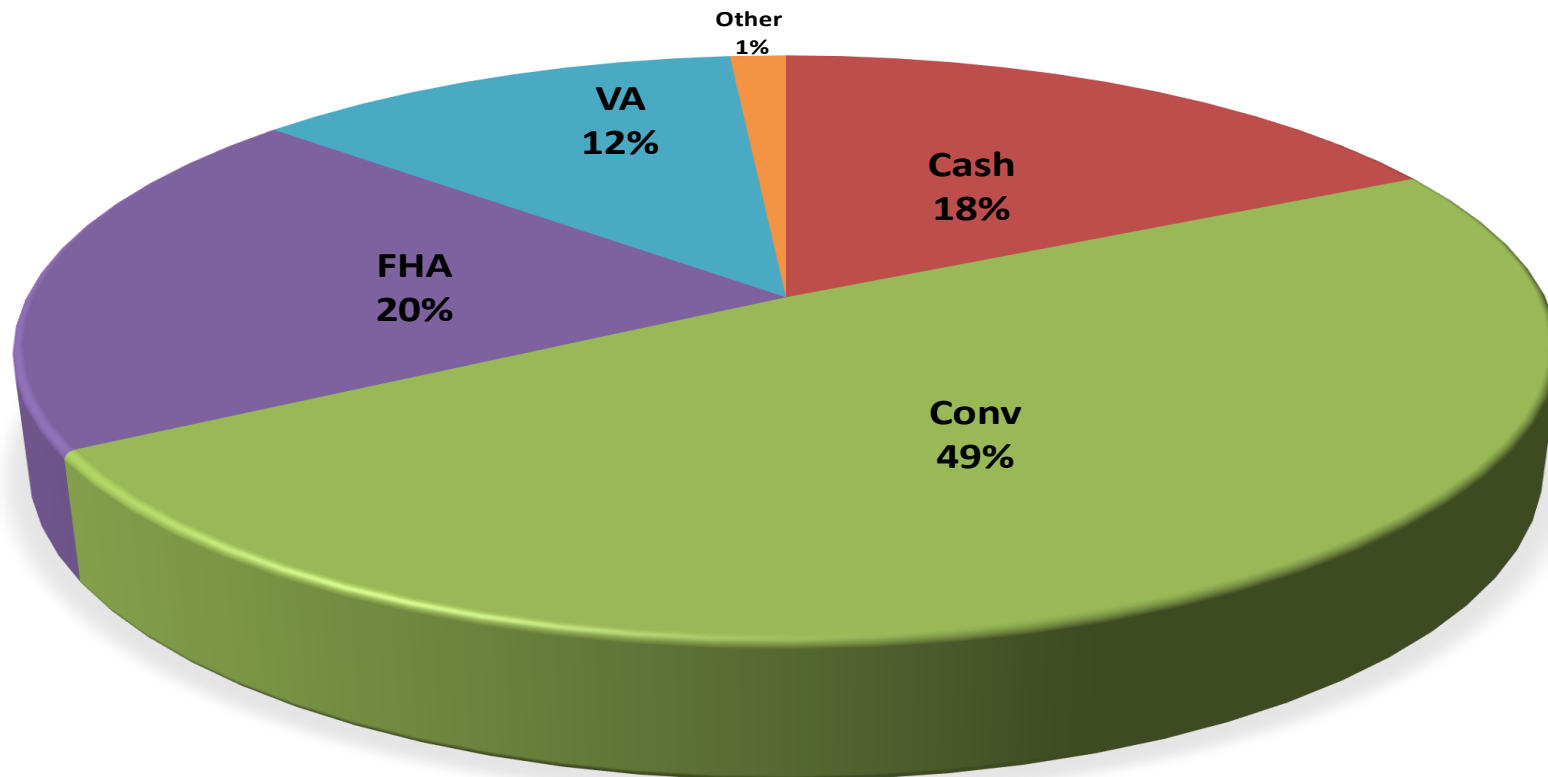
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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



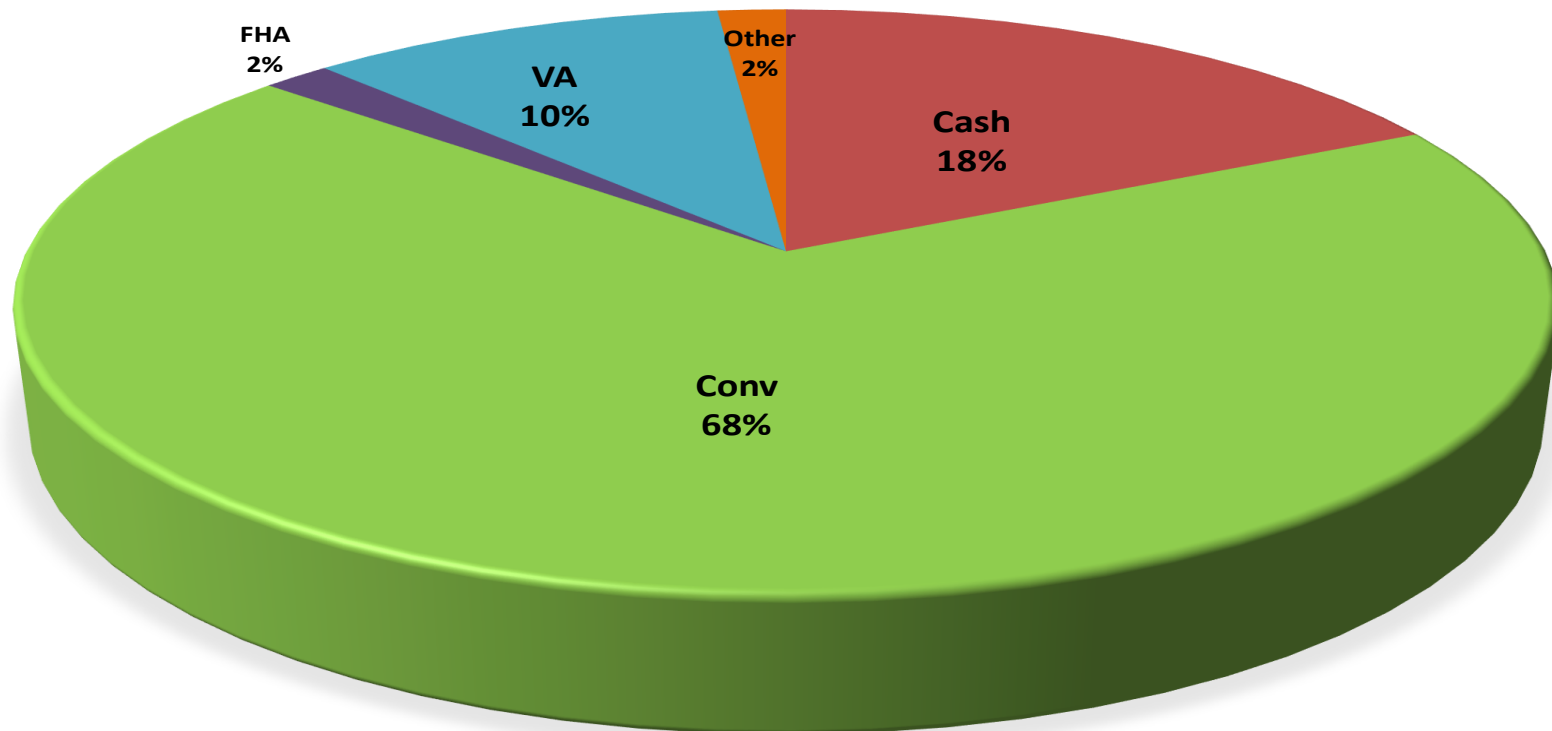
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

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



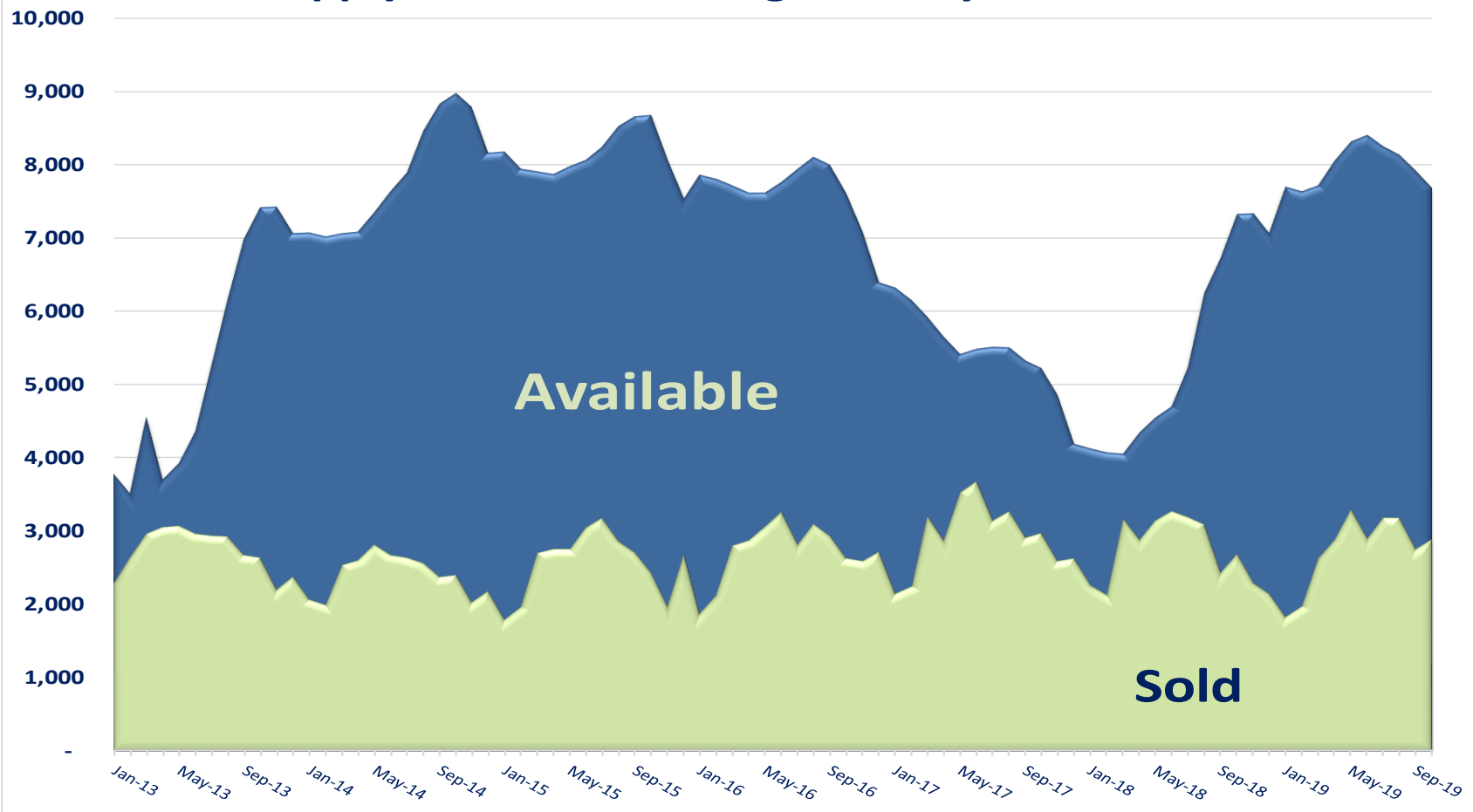
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Supply vs Demand - Single Family Residential



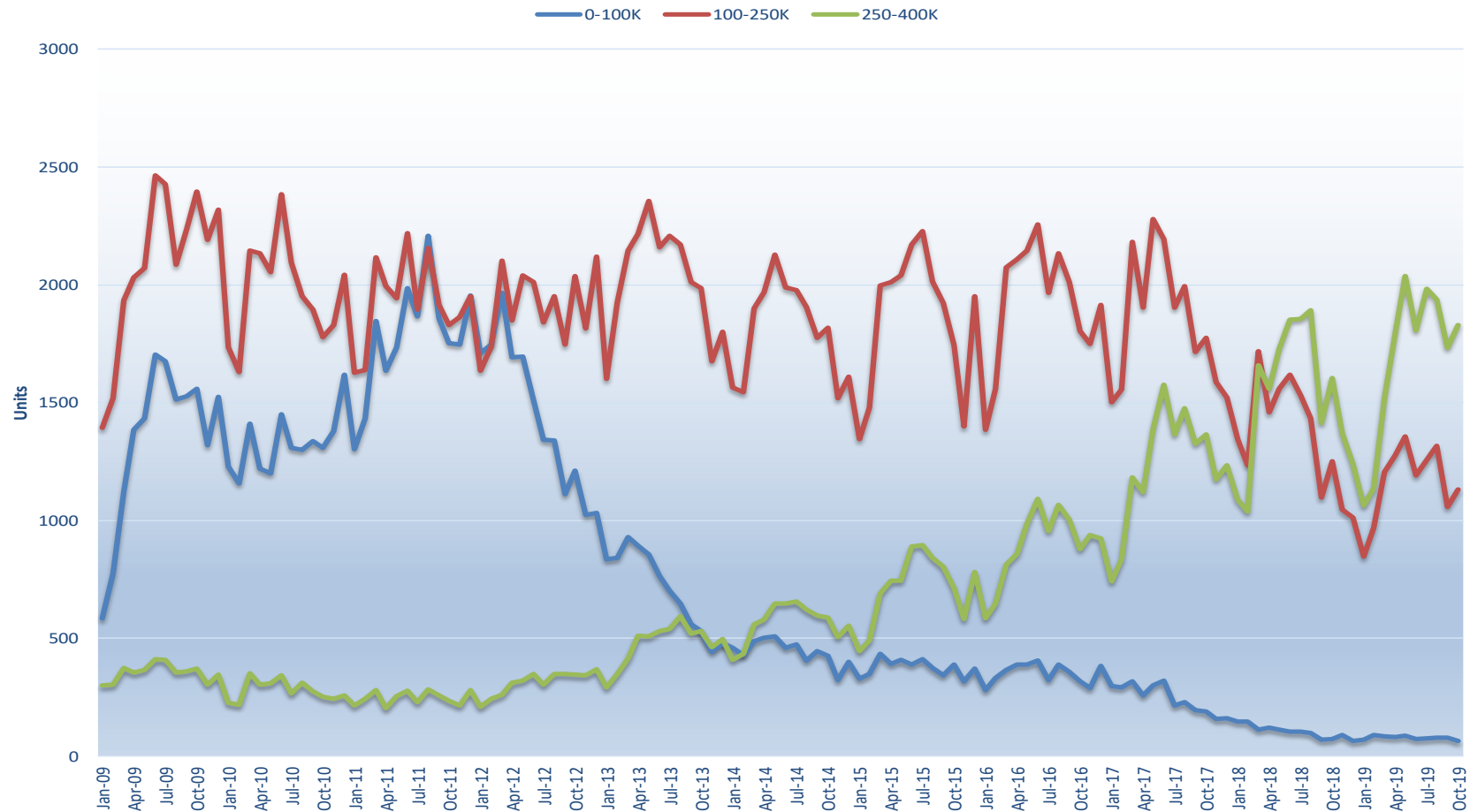
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Closed Units By Price Point - RES & VER



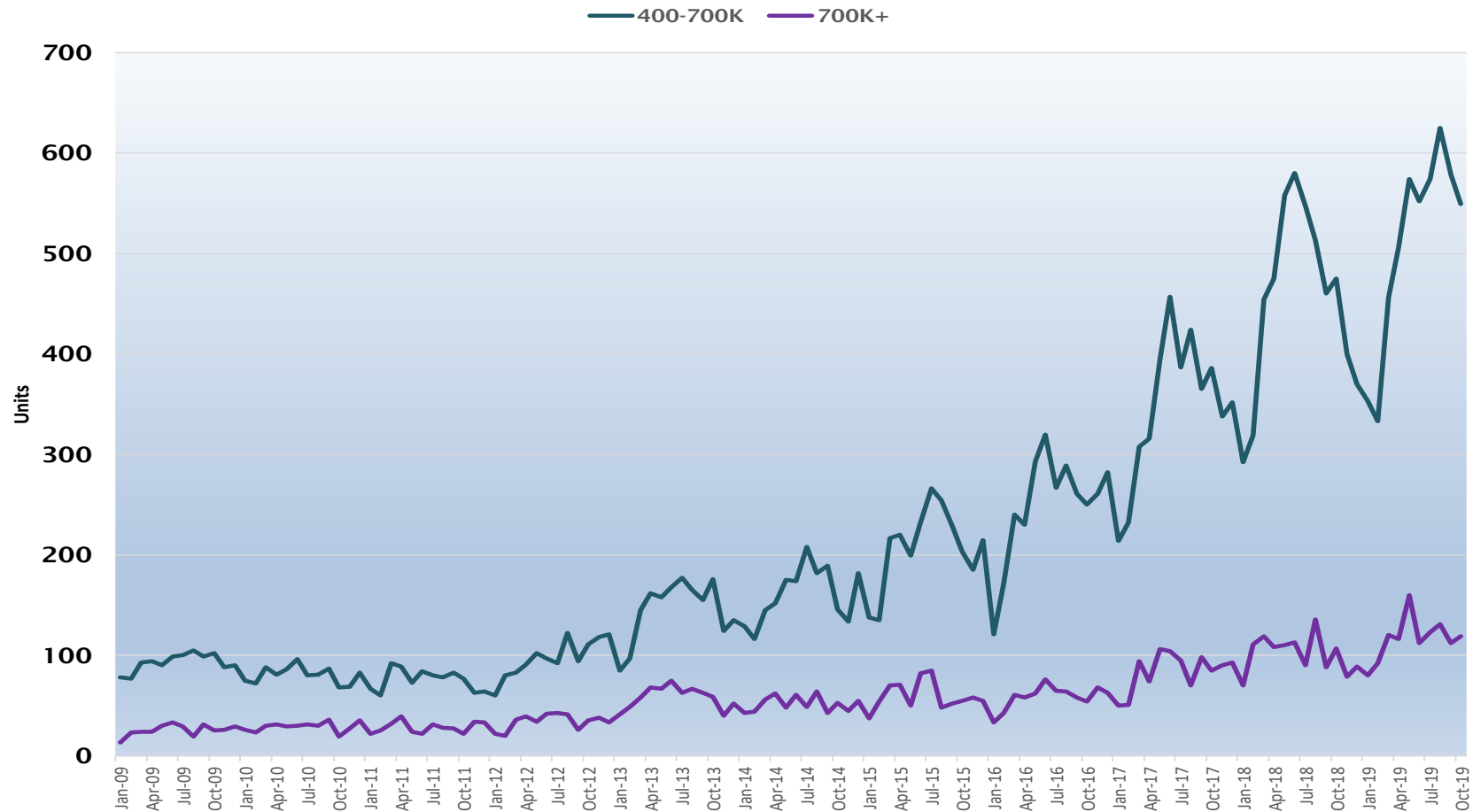
Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2019

Closed Units By Price Point - RES & VER



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2019 Data