



EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 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	6,929	3,527	2,404	349,950	557,253	307,000	365,466	2.9	34.7%	47
CON/TWH	1,806	823	537	174,250	201,514	175,000	188,423	3.4	29.7%	46
<i>Total Residential</i>	<i>8,735</i>	<i>4,350</i>	<i>2,941</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>3.0</i>	<i>33.7%</i>	<i>55</i>
Hi-Rise	535	73	57	394,000	716,765	395,000	683,666	10.4	10.7%	90
Multiple Dwelling	80	59	27	350,000	359,677	320,000	317,033	3.0	33.8%	64
Vacant Land	2,535	146	79	75,000	350,620	60,000	193,224	32.1	3.1%	191
	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+	618	99	530	1,750,000	2,596,262	1,375,000	1,789,410	14	28.6%	91

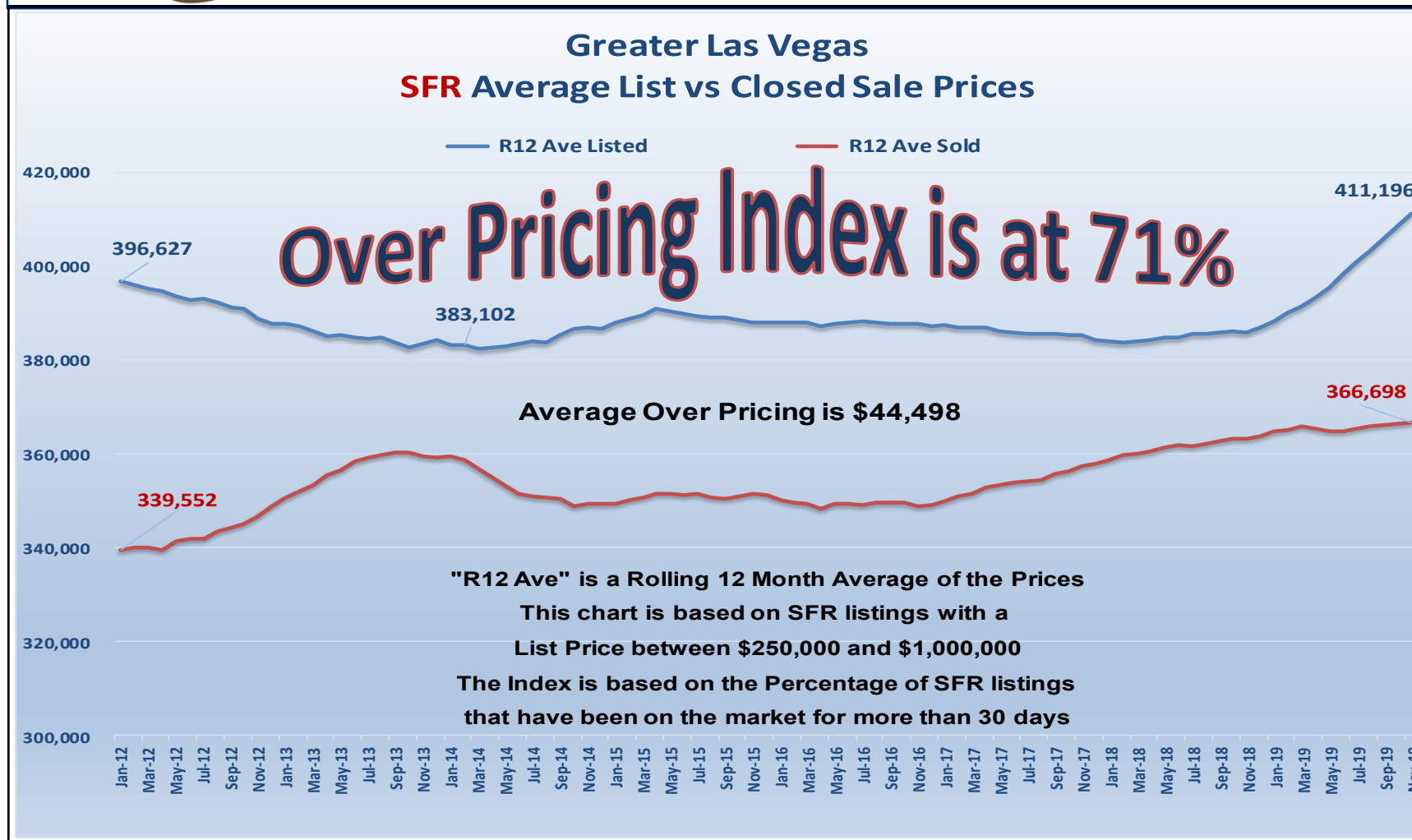
This data includes all GLVAR listings and sales within the Greater Las Vegas market area.

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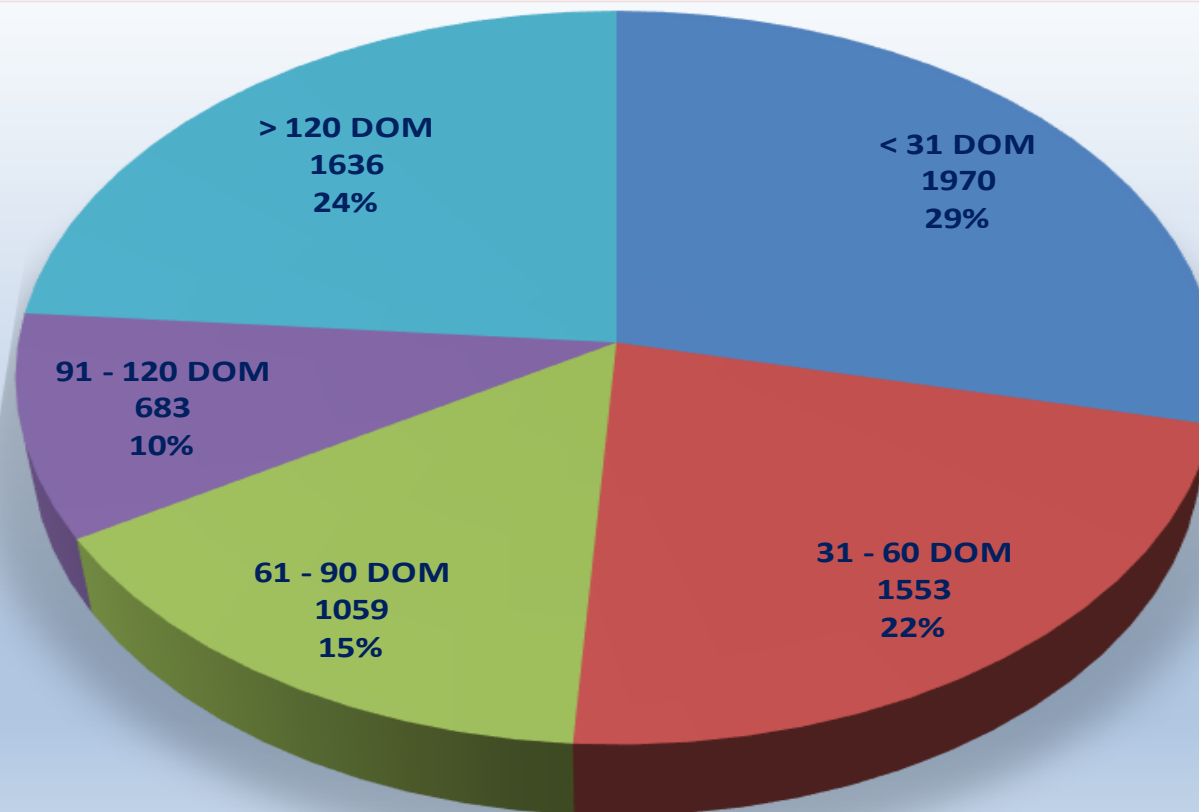
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**Available SFR Inventory
Days on Market With No Current Offer**

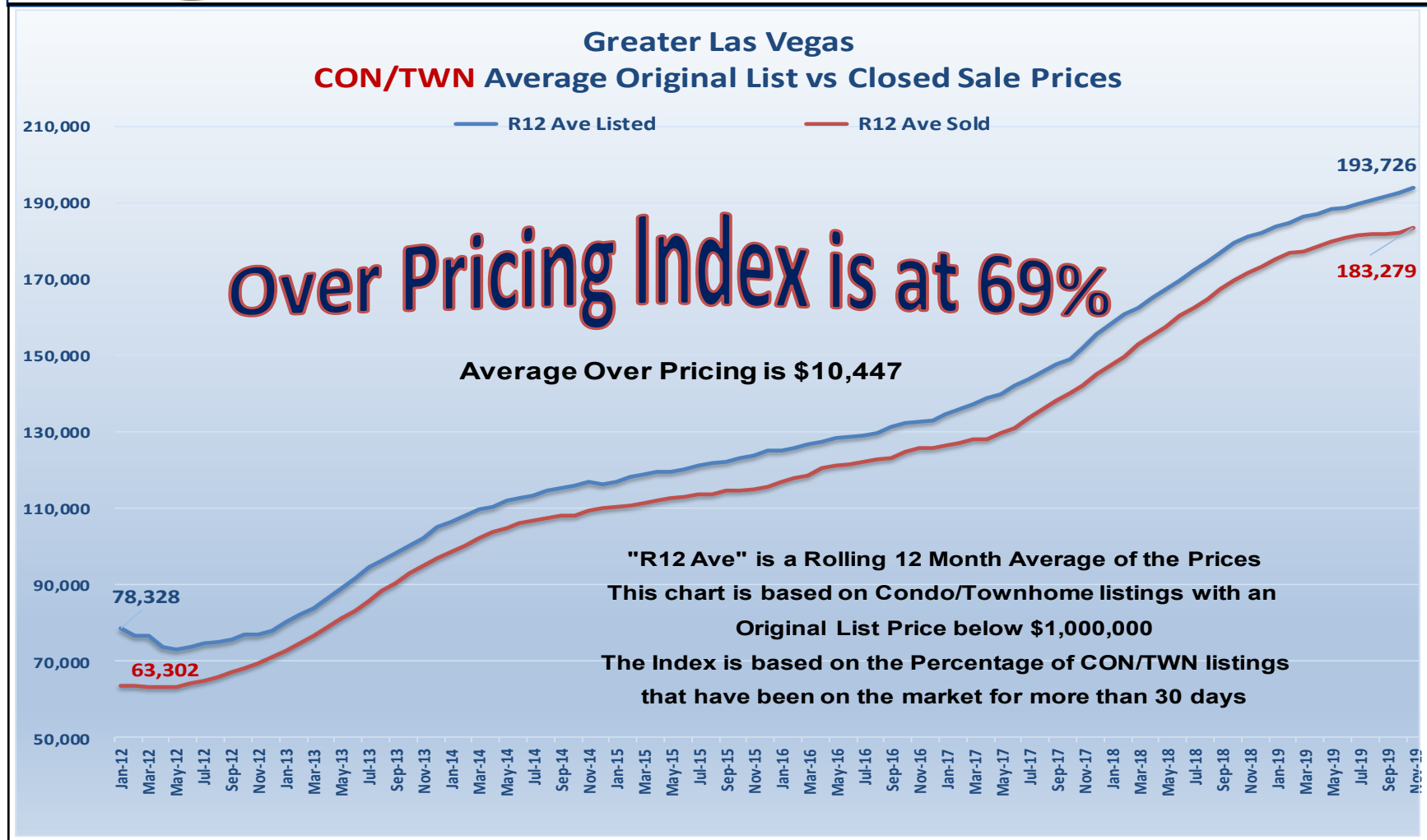


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SFR Closed Sales in Selected Communities - Last Six Months

	Jun 2019	Jul	Aug	Sep	Oct	NOV	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	23	32	24	17	23	15	■ ■ ■ ■ ■	5	358,808	46
Ant hem	13	7	10	12	10	8	■ ■ ■ ■ ■	4	445,816	67
Centennial Hills	35	60	40	27	29	27	■ ■ ■ ■ ■	3	374,372	38
Desert /South Shores	18	15	21	18	21	11	■ ■ ■ ■ ■	5	412,518	47
Green Valley	42	36	36	49	42	53	■ ■ ■ ■ ■	2	407,934	40
Green Valley Ranch	26	24	19	19	13	11	■ ■ ■ ■ ■	3	423,892	37
Inspirada	16	22	18	16	37	13	■ ■ ■ ■ ■	4	452,777	36
Iron Mountain Ranch	10	16	20	11	15	14	■ ■ ■ ■ ■	2	350,398	38
Lake Las Vegas	13	14	11	6	15	6	■ ■ ■ ■ ■	12	687,249	196
MacDonald Highlands	2	2	2	5	4	4	■ ■ ■ ■ ■	11	2,230,057	277
Mountains Edge	87	83	77	68	69	53	■ ■ ■ ■ ■	3	347,417	47
Peccole Ranch	13	16	15	12	12	7	■ ■ ■ ■ ■	4	361,955	27
Providence	44	52	60	46	45	36	■ ■ ■ ■ ■	3	342,766	31
Red Rock Cntry Club	8	5	10	11	9	5	■ ■ ■ ■ ■	10	1,123,316	163
Rhodes Ranch	19	24	21	22	20	16	■ ■ ■ ■ ■	6	393,515	47
Seven Hills	17	19	15	14	16	12	■ ■ ■ ■ ■	5	649,476	18
Siena (SFR & TWH)	6	16	8	10	17	12	■ ■ ■ ■ ■	3	459,209	61
Silverado Ranch	34	44	50	42	42	27	■ ■ ■ ■ ■	3	323,138	32
Silverstone Ranch	10	15	12	10	8	4	■ ■ ■ ■ ■	4	384,164	31
Southern Highlands	42	52	53	47	60	45	■ ■ ■ ■ ■	4	467,611	64
Spring Valley	25	30	23	24	24	22	■ ■ ■ ■ ■	4	338,310	45
Summerlin	52	62	62	61	58	50	■ ■ ■ ■ ■	5	521,334	45
Sun City Anthem	28	28	36	26	28	37	■ ■ ■ ■ ■	3	440,604	37
Sun City Summerlin	22	34	29	36	29	34	■ ■ ■ ■ ■	2	360,151	59
The Lakes	17	21	22	13	11	14	■ ■ ■ ■ ■	5	475,211	54
The Ridges	6	8	4	4	6	7	■ ■ ■ ■ ■	8	2,604,334	126
Other Groups										
Boulder City	15	17	24	9	18	14	■ ■ ■ ■ ■	6	412,938	70
Pahrump/Nye	63	58	62	48	54	48	■ ■ ■ ■ ■	5	259,573	55
High Rise Sales	44	45	69	54	64	57	■ ■ ■ ■ ■	11	594,154	90
Luxury Sales (\$1M+)	51	49	54	44	52	51	■ ■ ■ ■ ■	14	1,849,968	92

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Las Vegas Market Update - December 2019

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

	June 2019	July	August	September	October	November	Price Movement
Aliante	356,887	345,503	370,504	390,347	329,327	380,880	— — — — —
Anthem	477,561	505,571	442,990	440,000	412,290	396,111	— — — — —
Centennial Hills	375,808	387,353	420,717	330,685	339,977	355,637	— — — — —
Desert /South Shores	394,939	431,993	437,108	393,722	403,595	415,576	— — — — —
Green Valley	422,451	414,239	360,539	429,036	371,717	433,530	— — — — —
Green Valley Ranch	446,862	403,175	392,741	431,300	436,231	441,227	— — — — —
Inspirada	479,782	435,902	432,643	460,036	448,448	479,360	— — — — —
Iron Mountain Ranch	324,000	368,625	385,190	325,772	356,053	312,007	— — — — —
Lake Las Vegas	744,995	612,092	604,106	688,650	659,995	956,667	— — — — —
MacDonald Highlands	1,192,328	2,875,000	985,000	1,814,527	3,692,500	2,105,950	— — — — —
Mountains Edge	330,946	348,902	357,006	343,287	351,822	357,760	— — — — —
Peccole Ranch	421,251	343,981	375,500	334,575	349,833	331,614	— — — — —
Providence	339,229	360,342	348,313	341,036	332,096	328,008	— — — — —
Red Rock Country Club	1,054,875	1,490,060	1,167,489	995,909	1,087,778	1,122,000	— — — — —
Rhodes Ranch	422,047	374,574	405,262	402,387	374,962	383,616	— — — — —
Seven Hills	588,082	454,995	764,773	1,035,571	629,373	476,617	— — — — —
Siena (SFR & TWH)	500,300	456,344	470,113	431,600	447,818	474,358	— — — — —
Silverado Ranch	328,572	324,508	321,308	329,752	328,537	298,767	— — — — —
Silverstone Ranch	375,250	396,033	409,242	347,390	404,875	337,225	— — — — —
Southern Highlands	417,938	503,763	483,953	401,874	429,728	572,121	— — — — —
Spring Valley	346,316	334,148	323,970	329,058	346,479	351,060	— — — — —
Summerlin	545,124	472,352	533,861	539,405	525,724	514,656	— — — — —
Sun City Anthem	426,334	465,689	430,472	437,954	446,388	439,763	— — — — —
Sun City Summerlin	364,971	332,516	351,698	385,413	376,534	351,153	— — — — —
The Lakes	569,823	598,895	414,900	456,000	375,073	366,094	— — — — —
The Ridges	1,735,167	2,939,312	2,931,438	3,217,625	1,581,243	3,306,071	— — — — —
Other Groups							
Boulder City	407,017	367,735	385,892	452,489	528,767	346,186	— — — — —
Pahrump/Nye	259,489	262,080	254,147	250,972	258,447	273,532	— — — — —
High Rise Sales	517,689	453,573	654,995	600,788	594,654	683,666	— — — — —
Luxury Sales (\$1M+)	1,527,034	2,134,836	1,822,737	1,822,941	1,843,564	1,957,887	— — — — —

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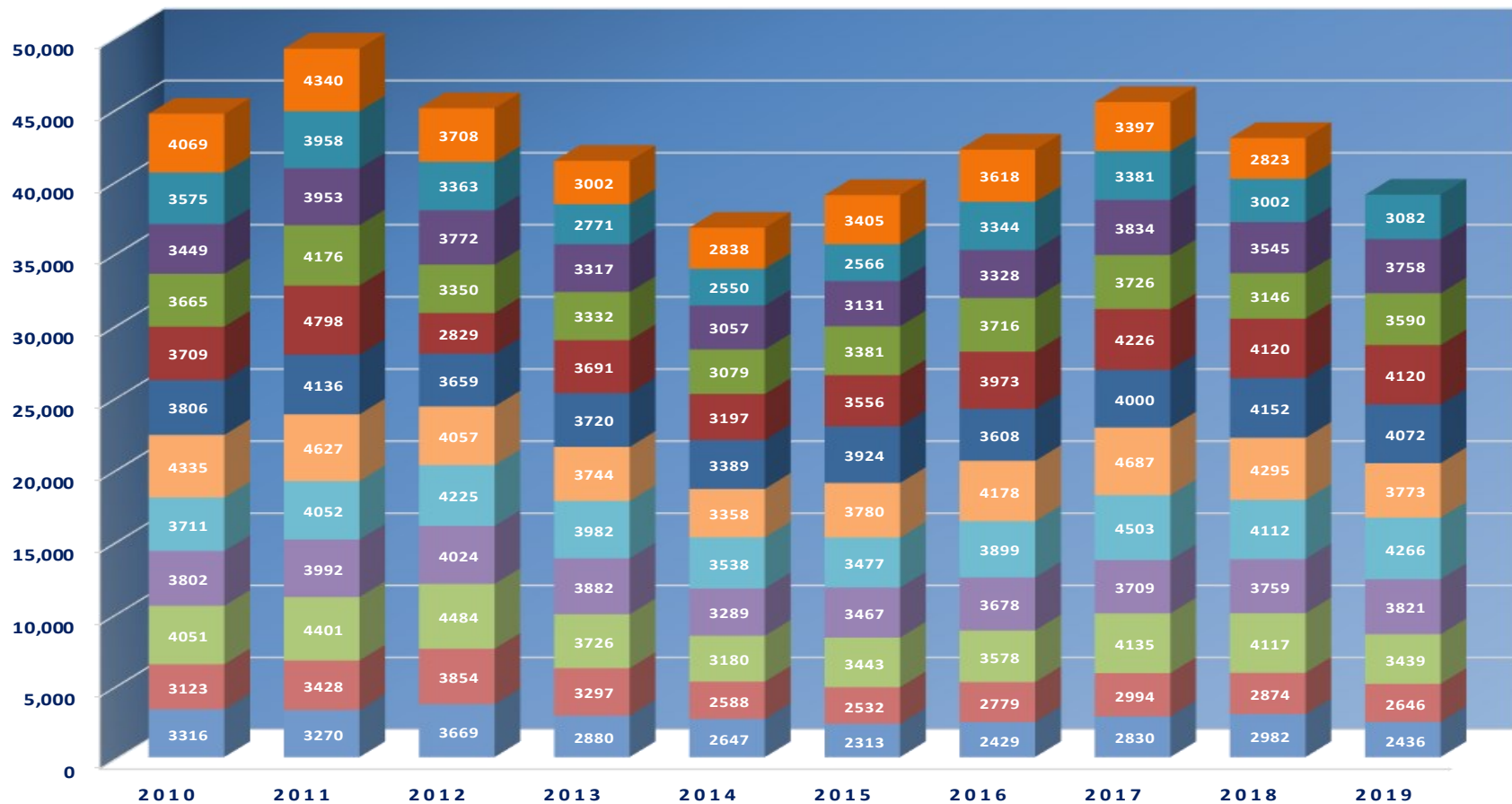


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



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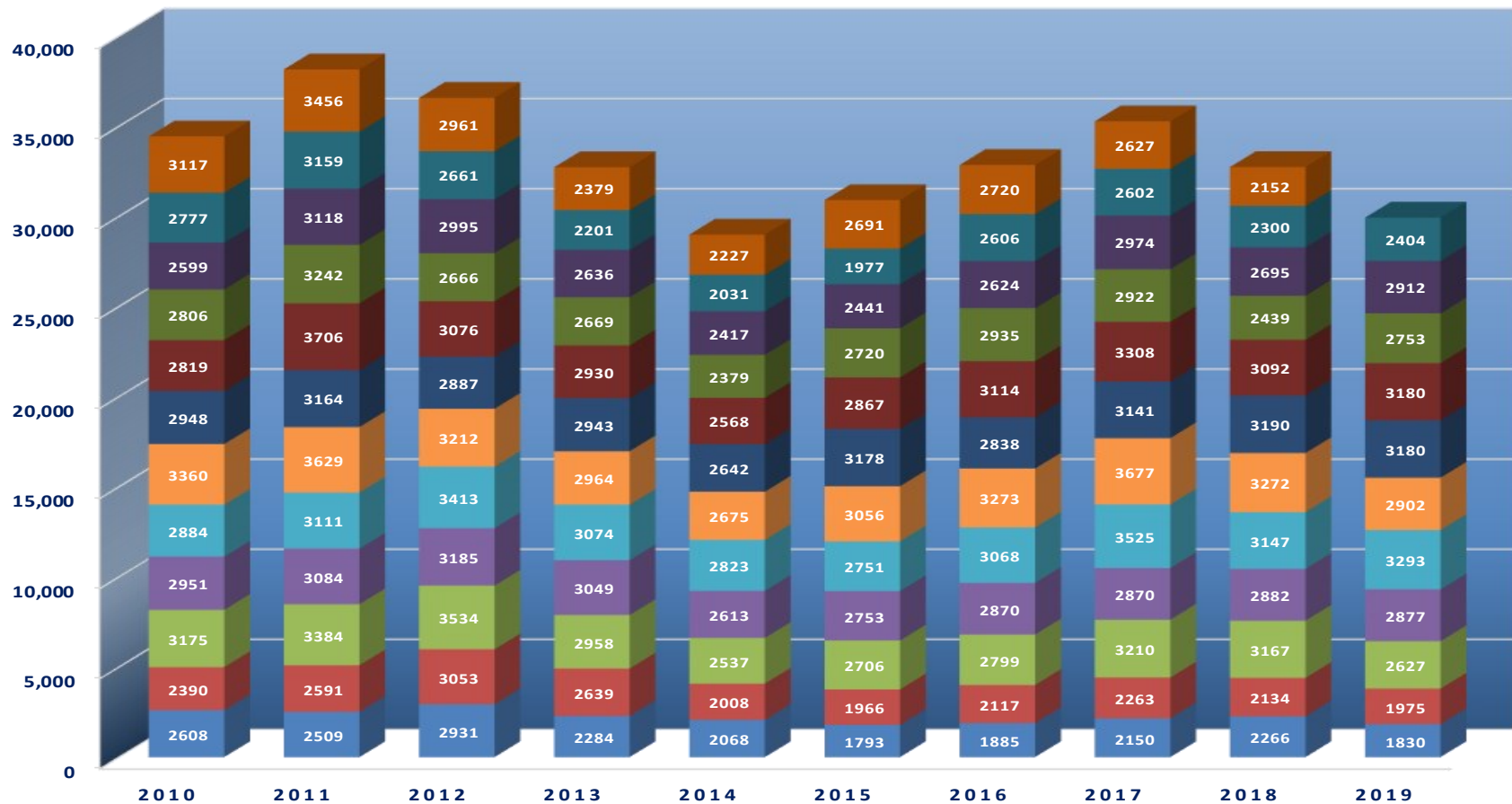


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Single Family Residential Homes Months of Inventory



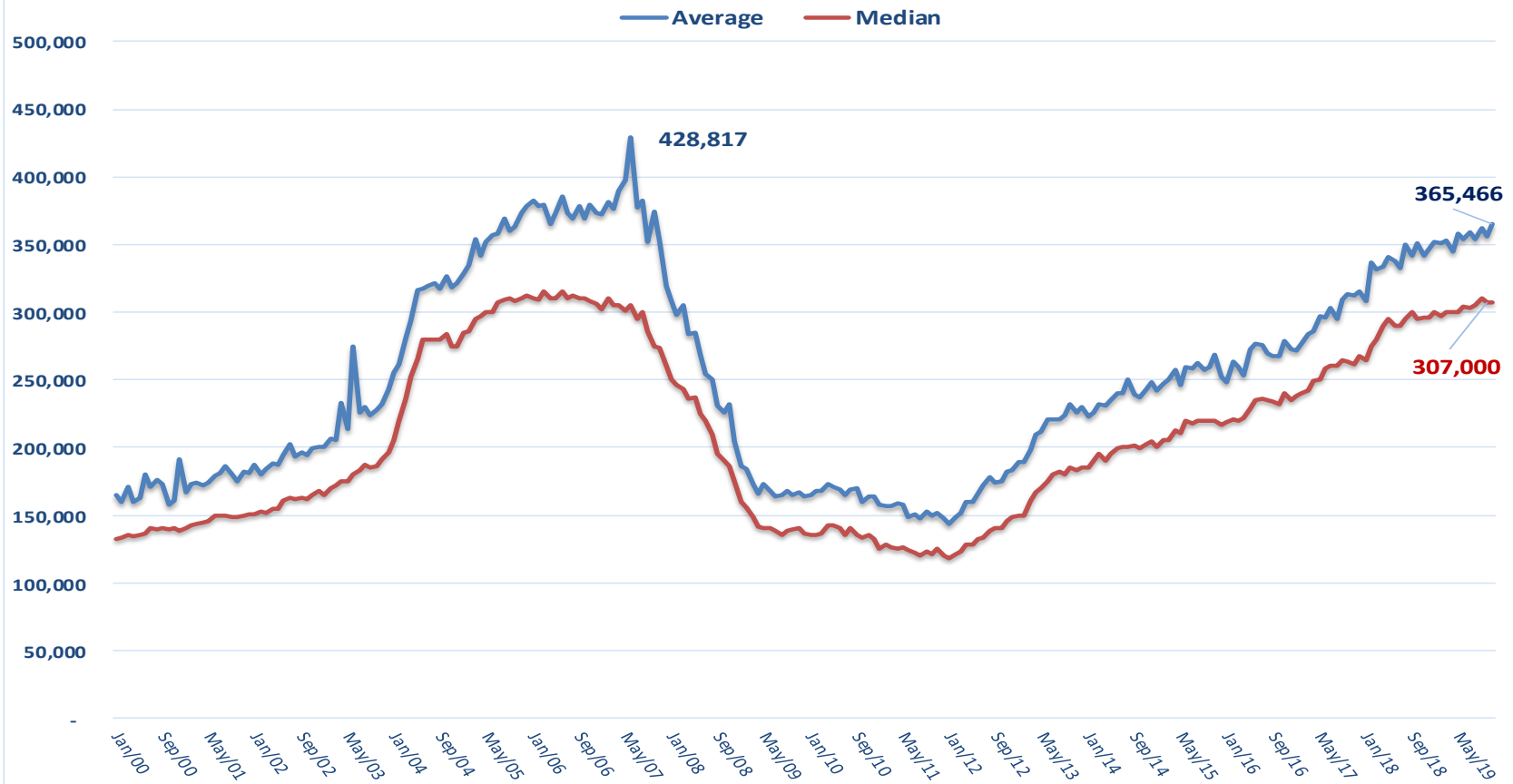
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SFR Market Prices



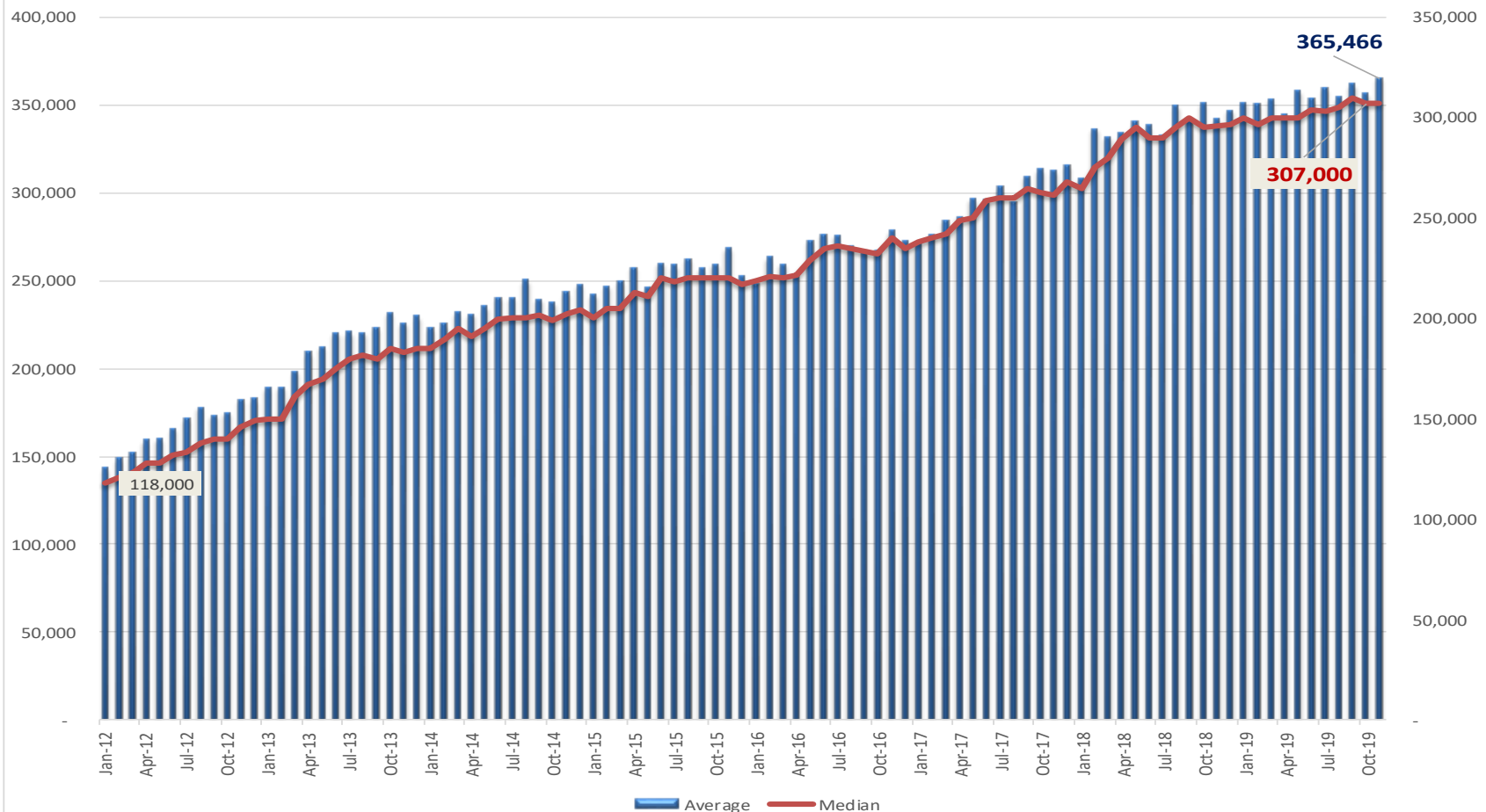
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Single Family Residential Price Trend



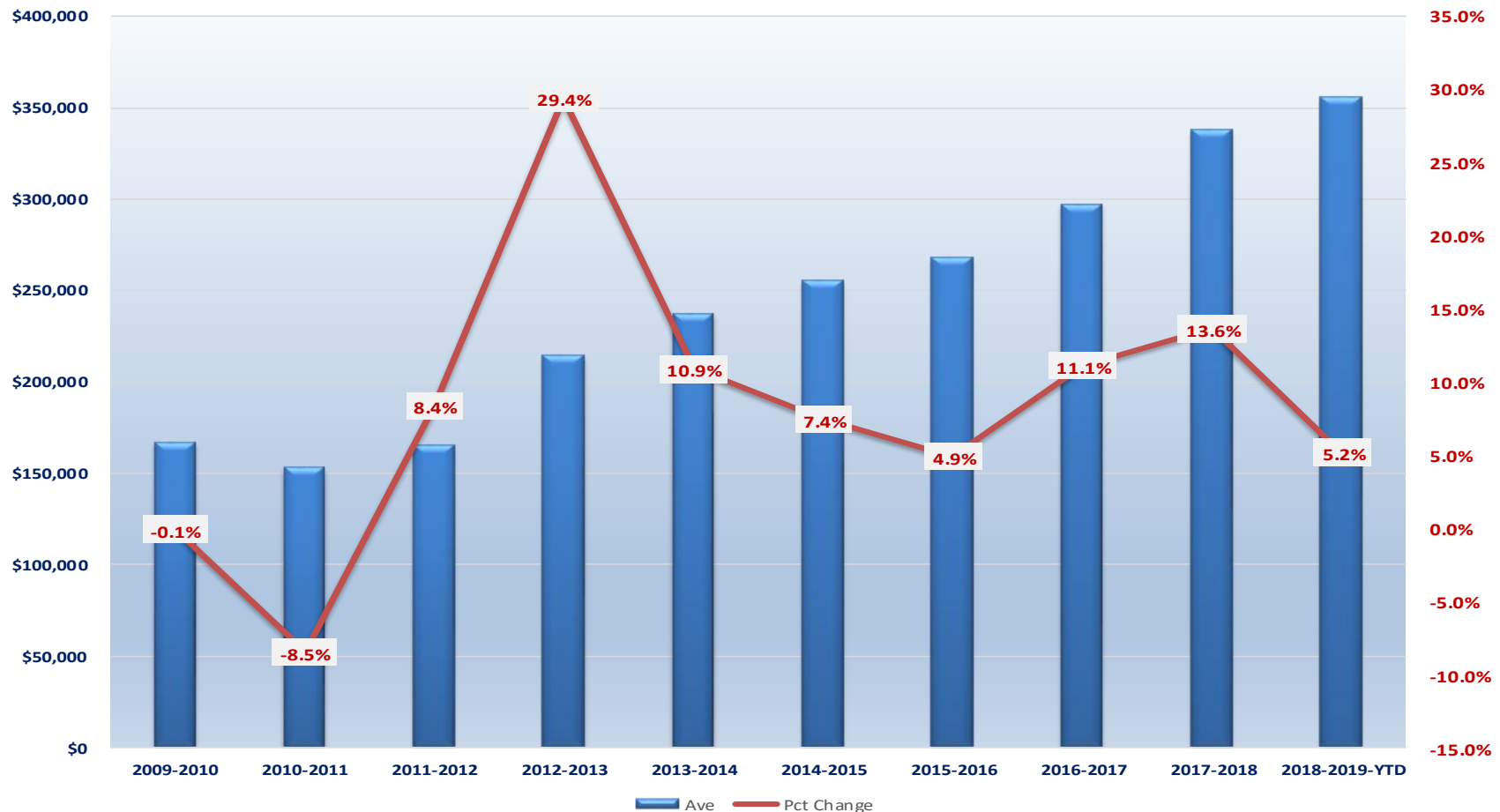
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SFR Average Price and Year Over Year Percent Change



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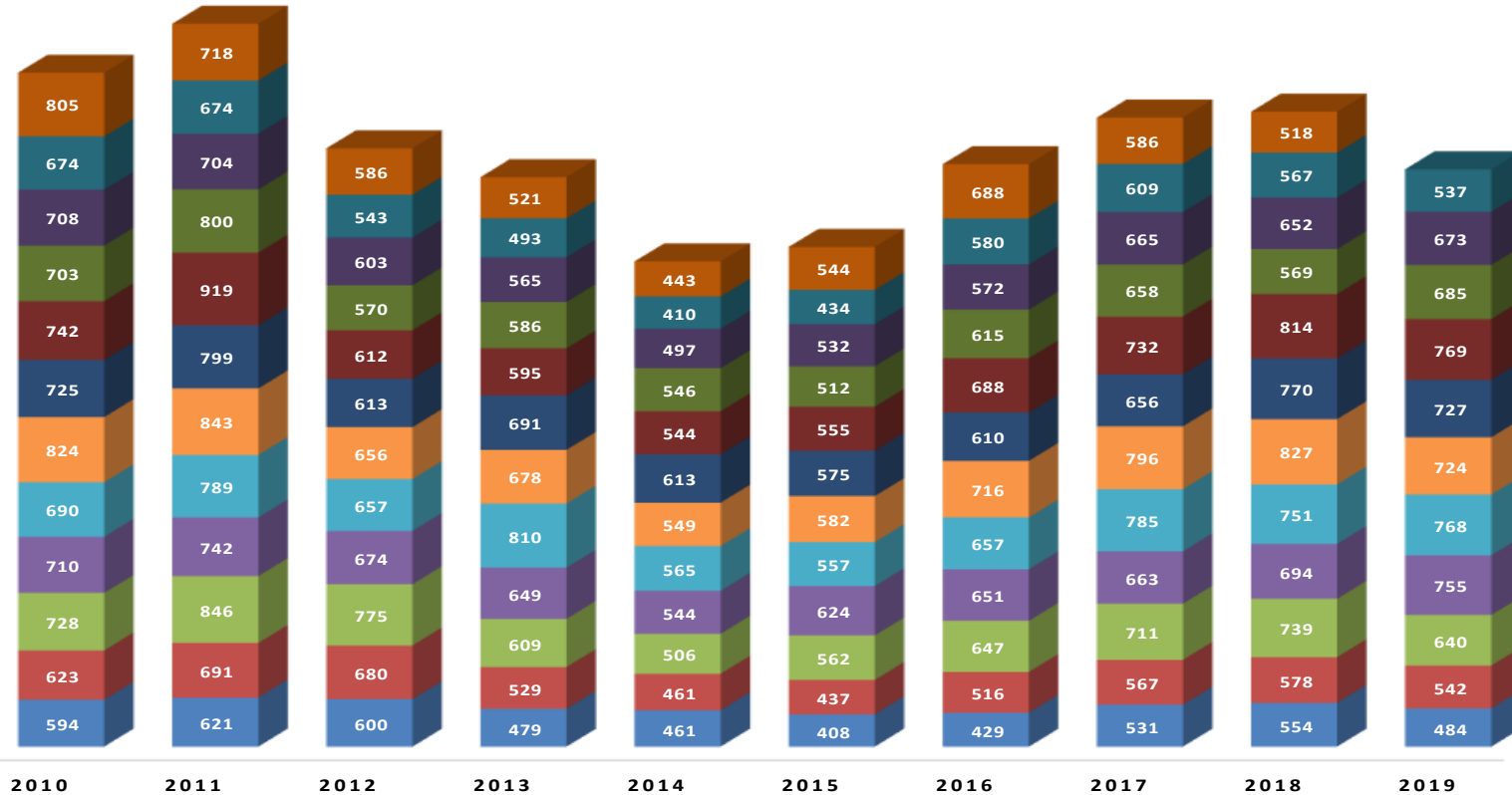


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CONDO / TOWNHOME CLOSINGS

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



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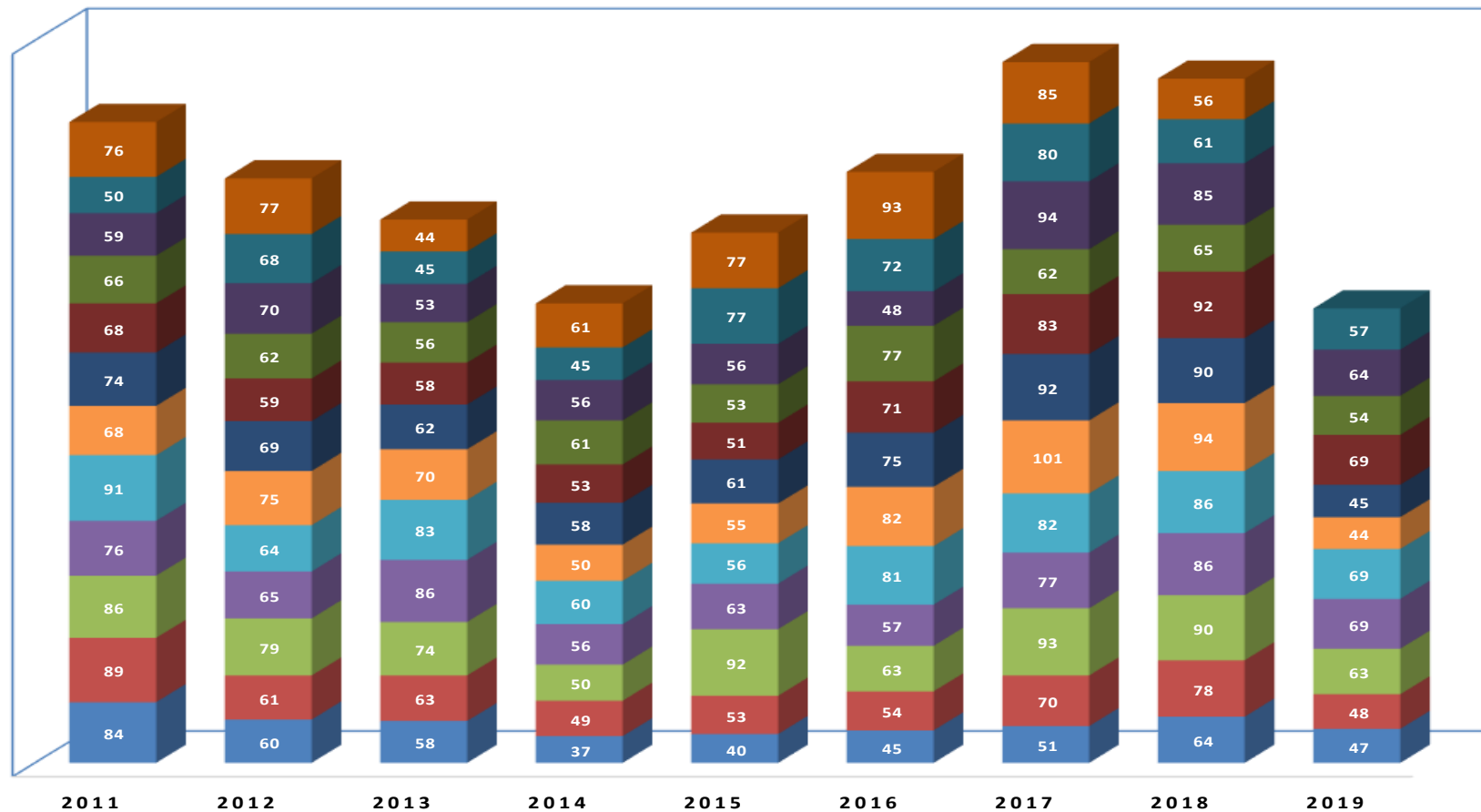


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Vertical / Hi-Rise Closings

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



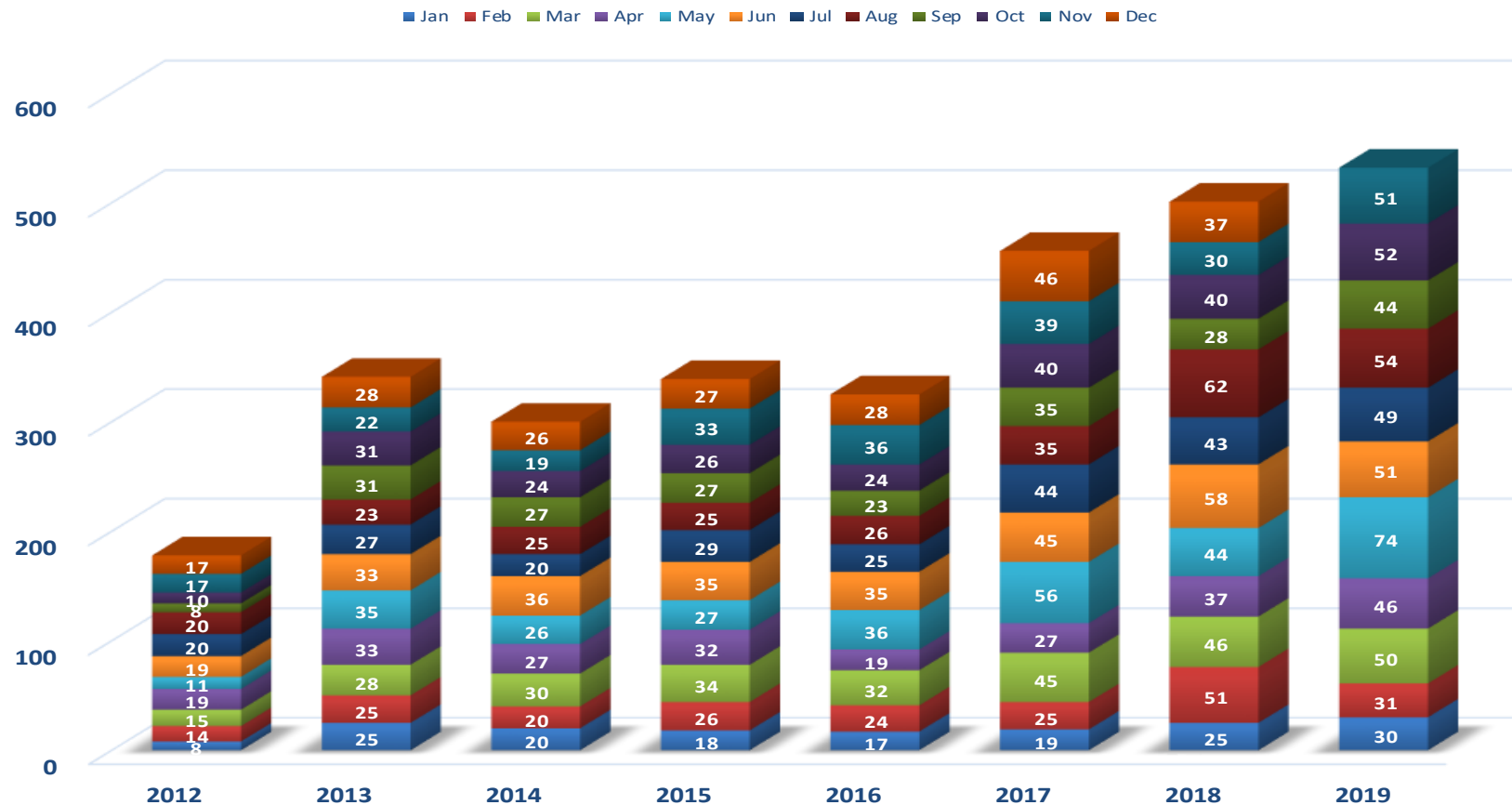
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Greater Las Vegas Luxury Sales \$1,000,000 and Over



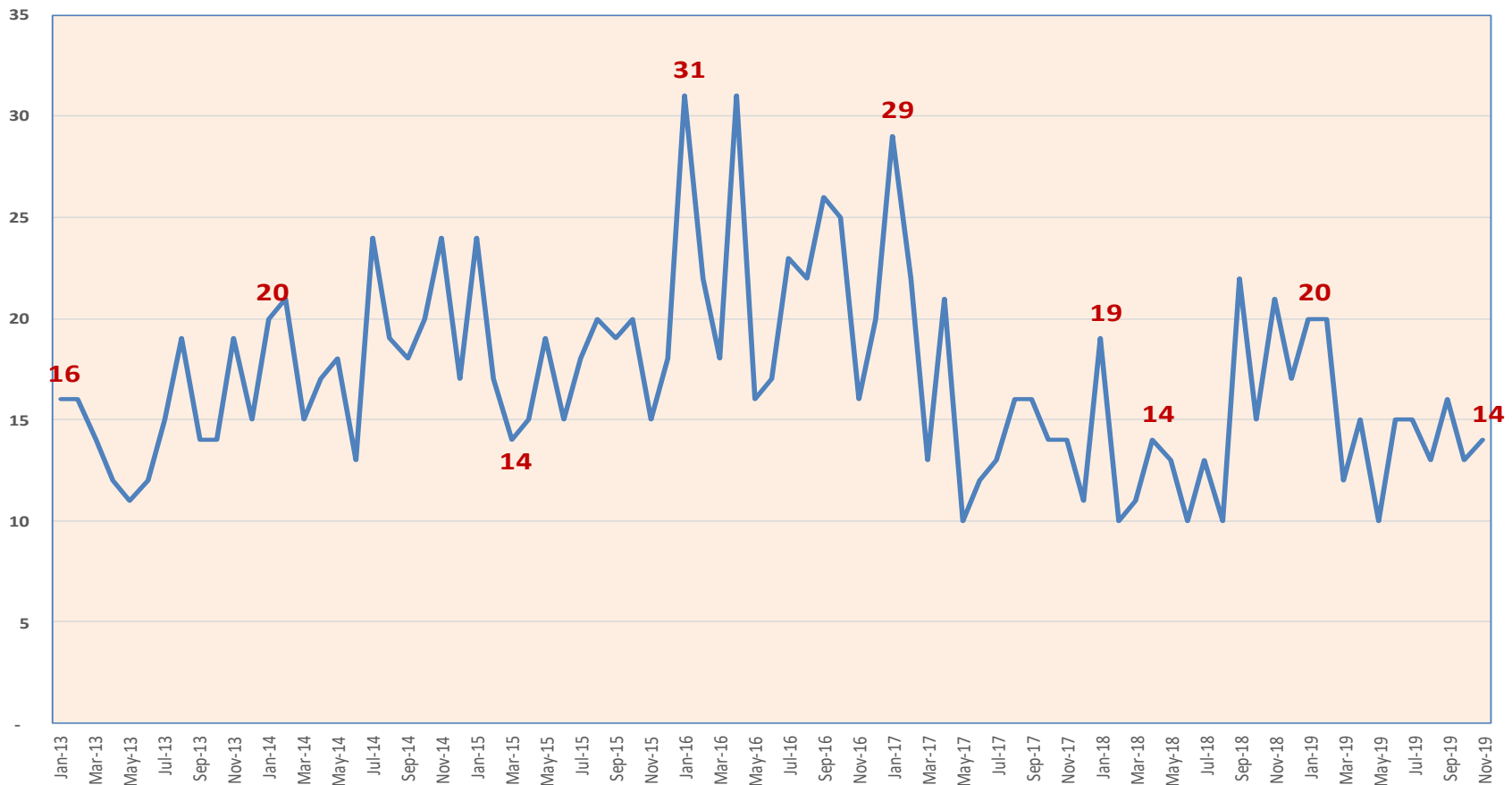
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Luxury Market - \$1,000,000 and Over Months of Inventory



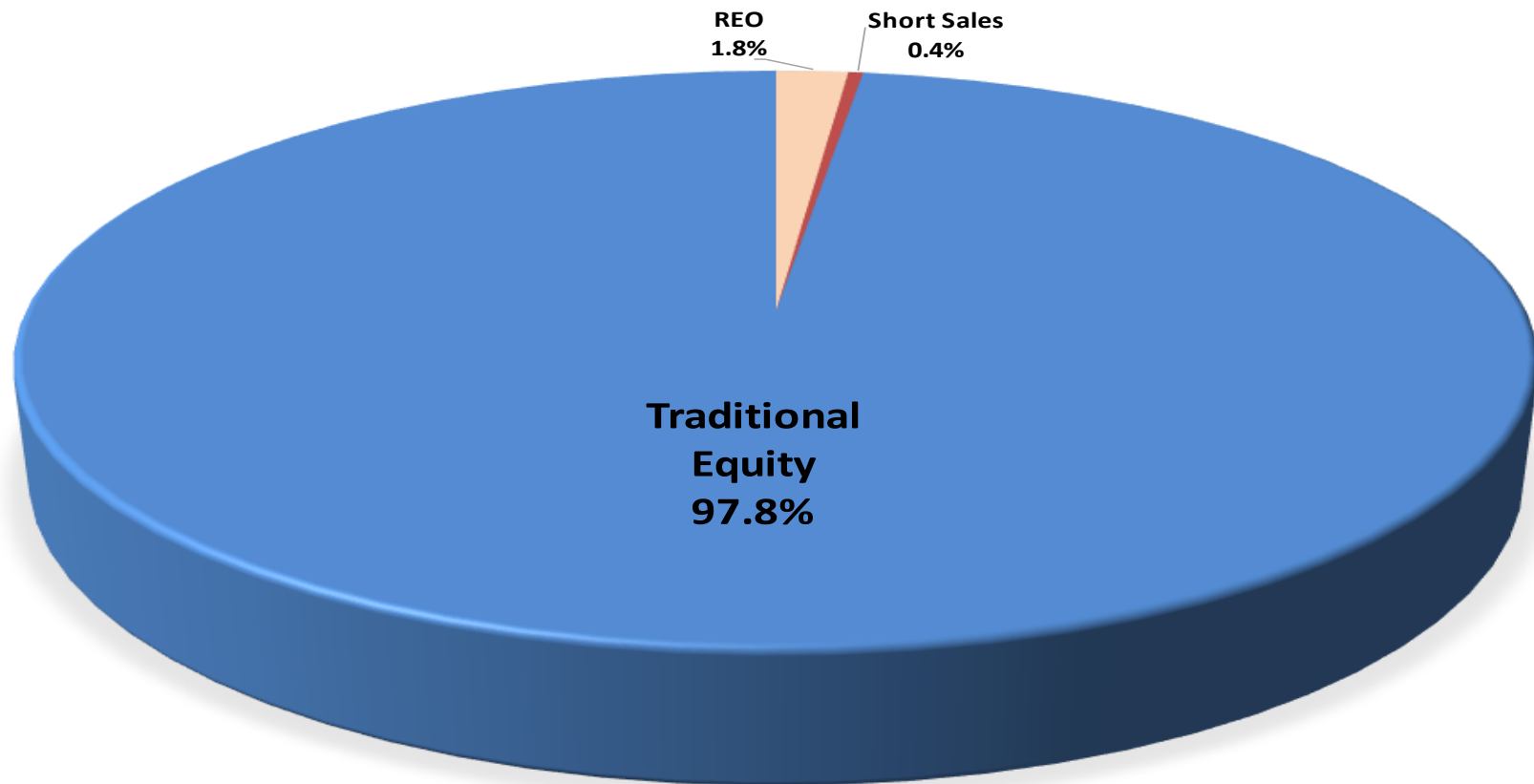
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Last Month's Closings by Type



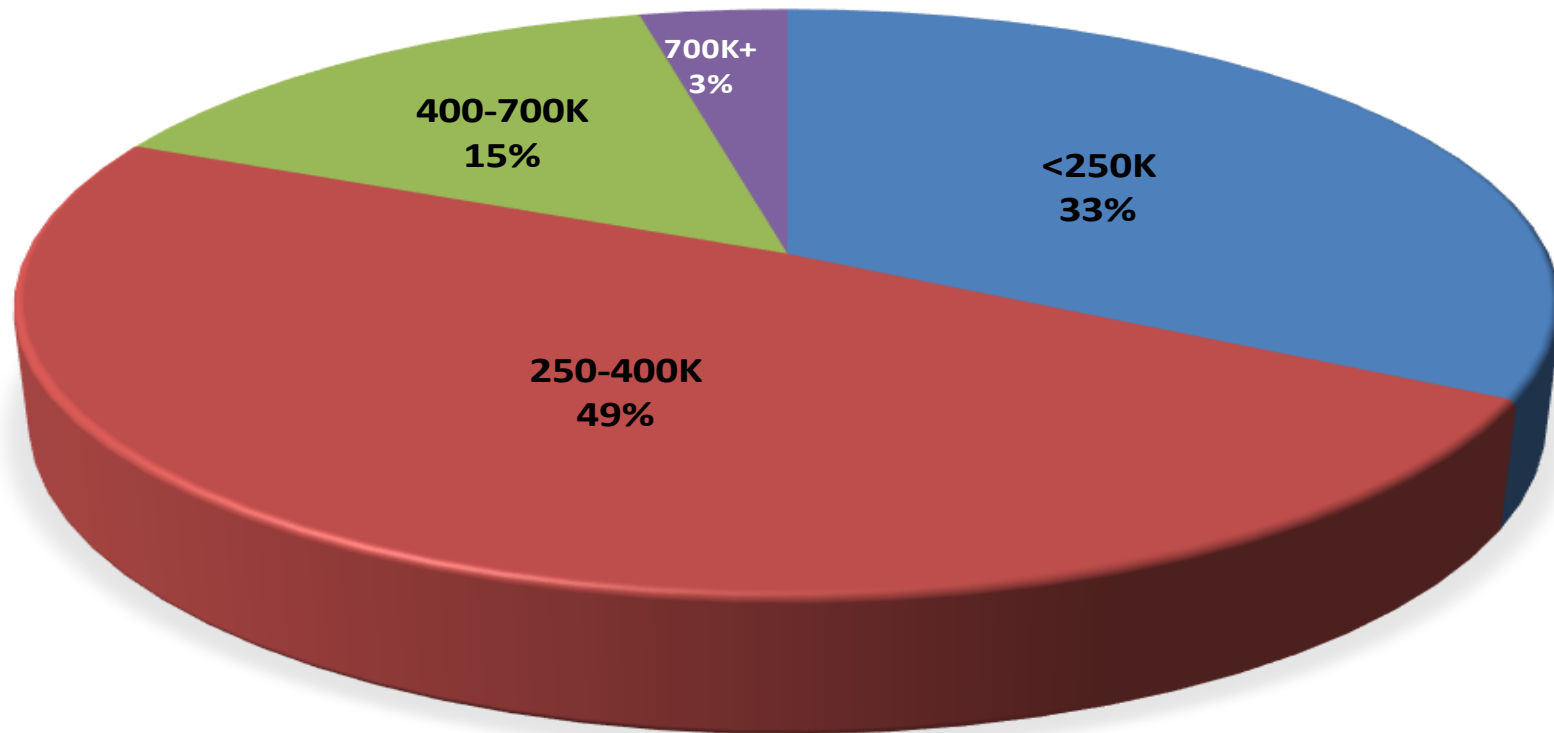
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Closed Units by Price Point



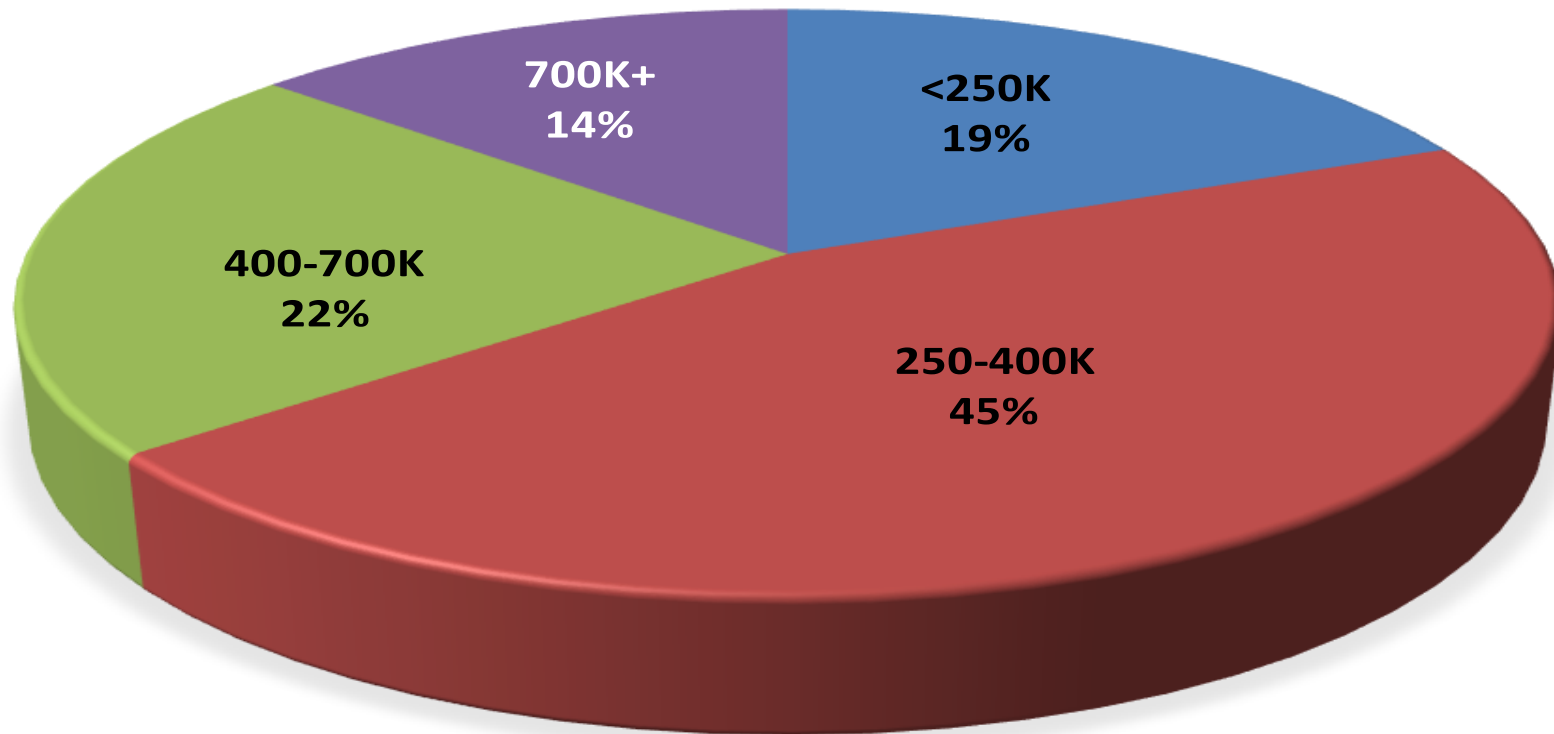
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CLOSED VOLUME BY PRICE POINT



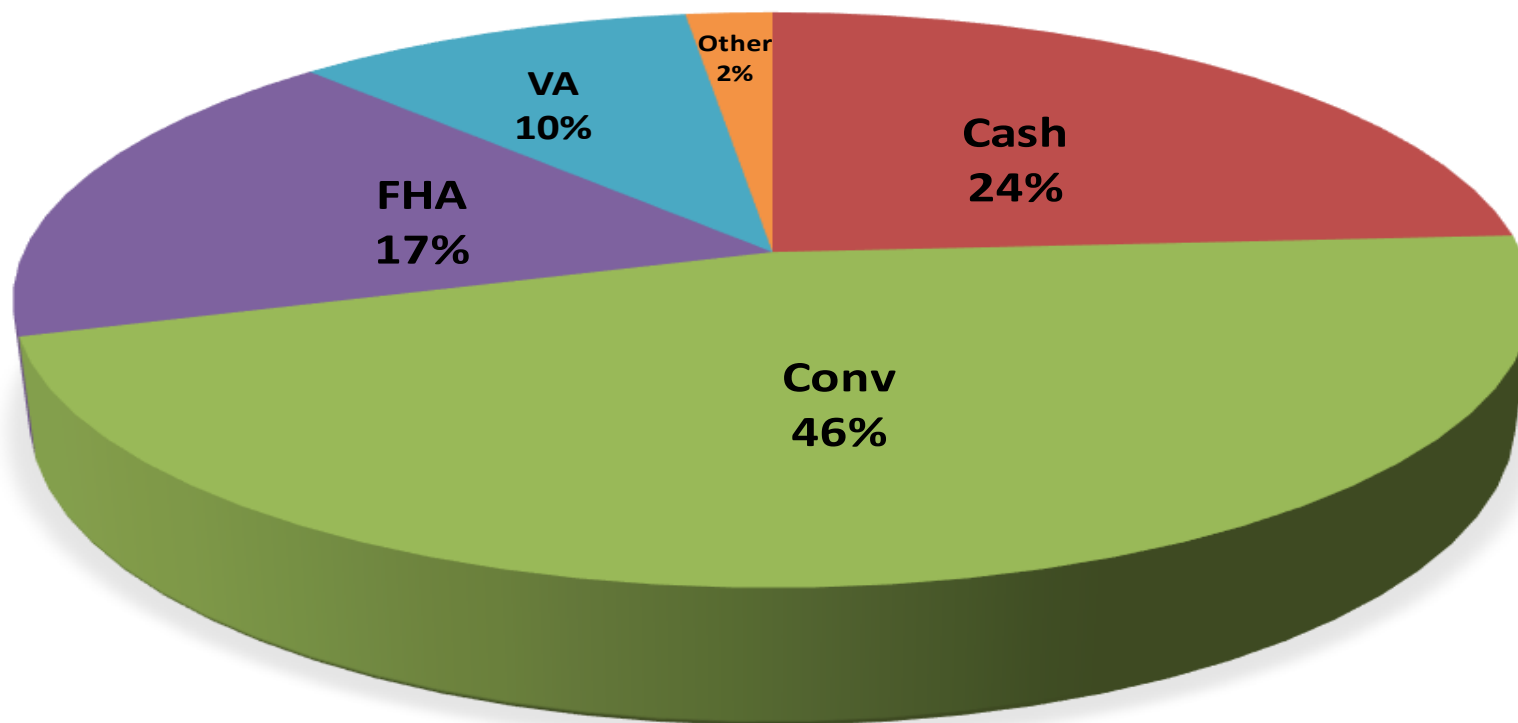
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Last Month's Closings by Sold Terms



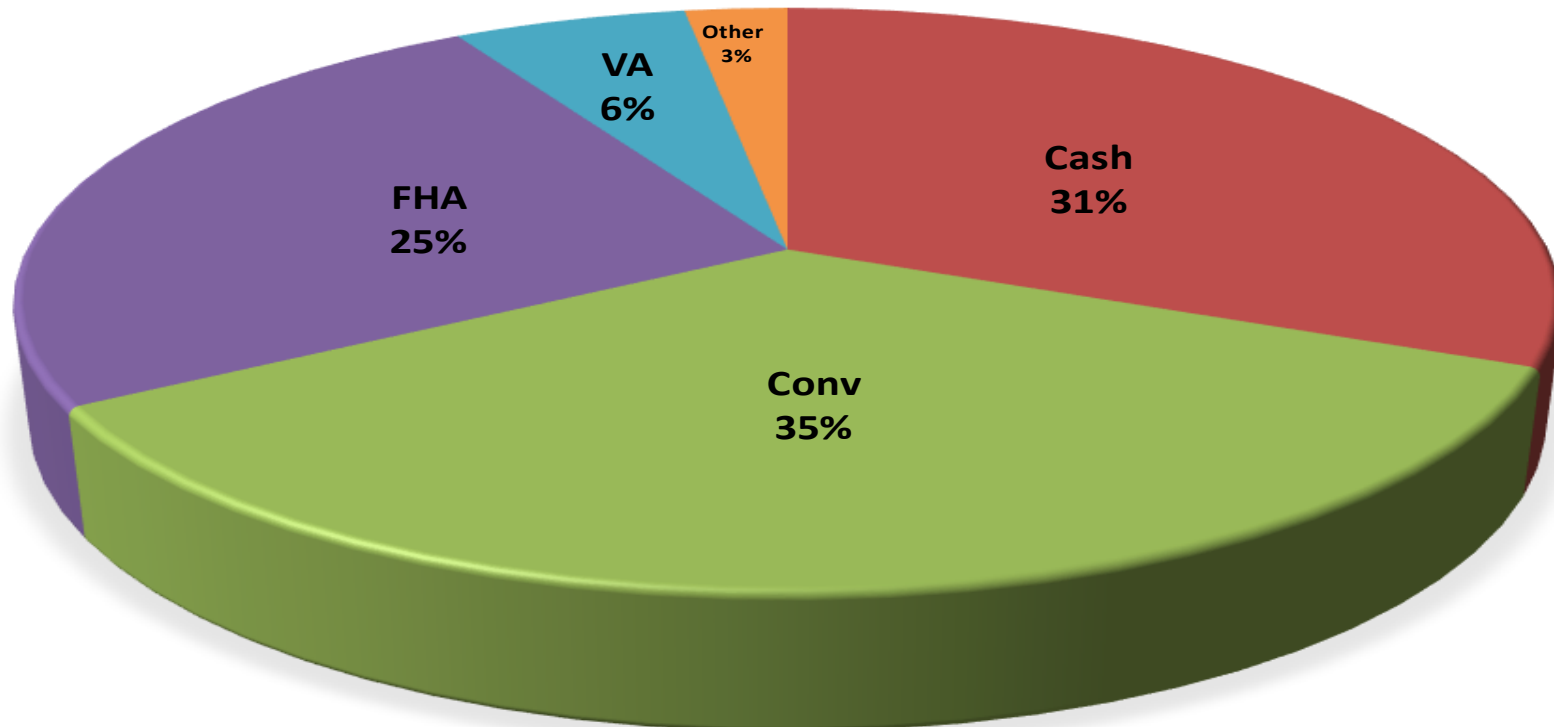
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**Closings By Sold Terms
Closings Less Than \$250,000**



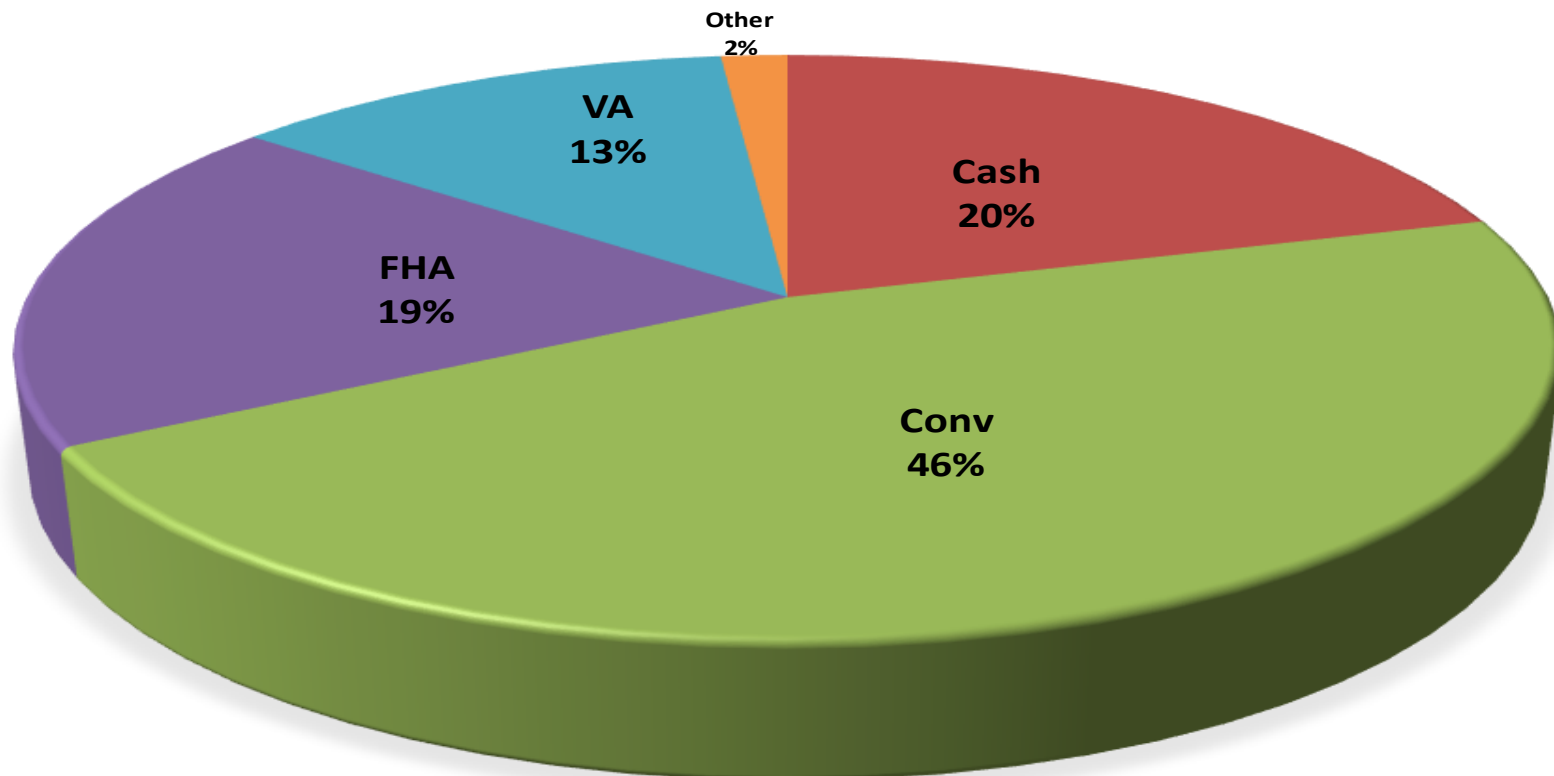
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

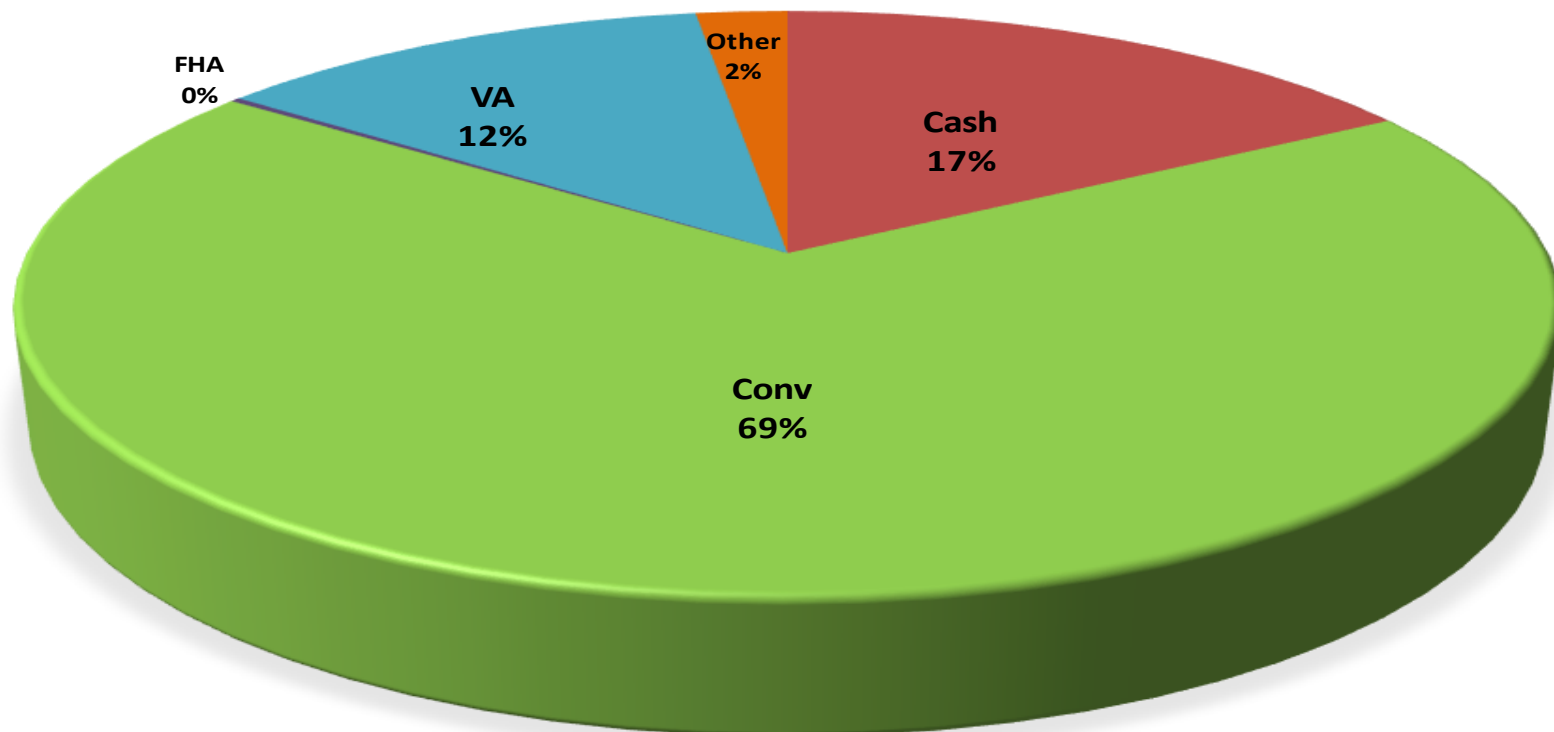




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000



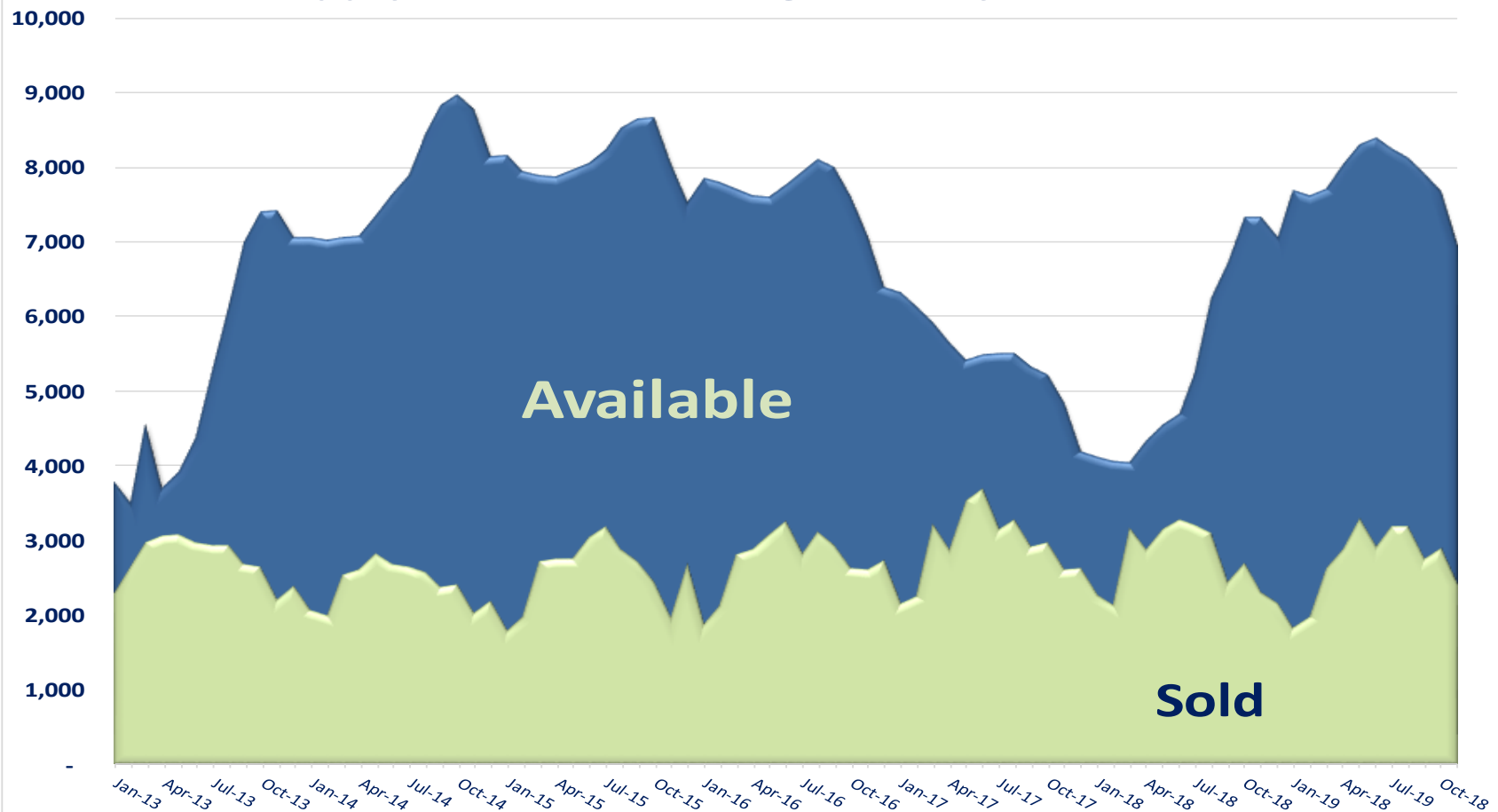
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Supply vs Demand - Single Family Residential



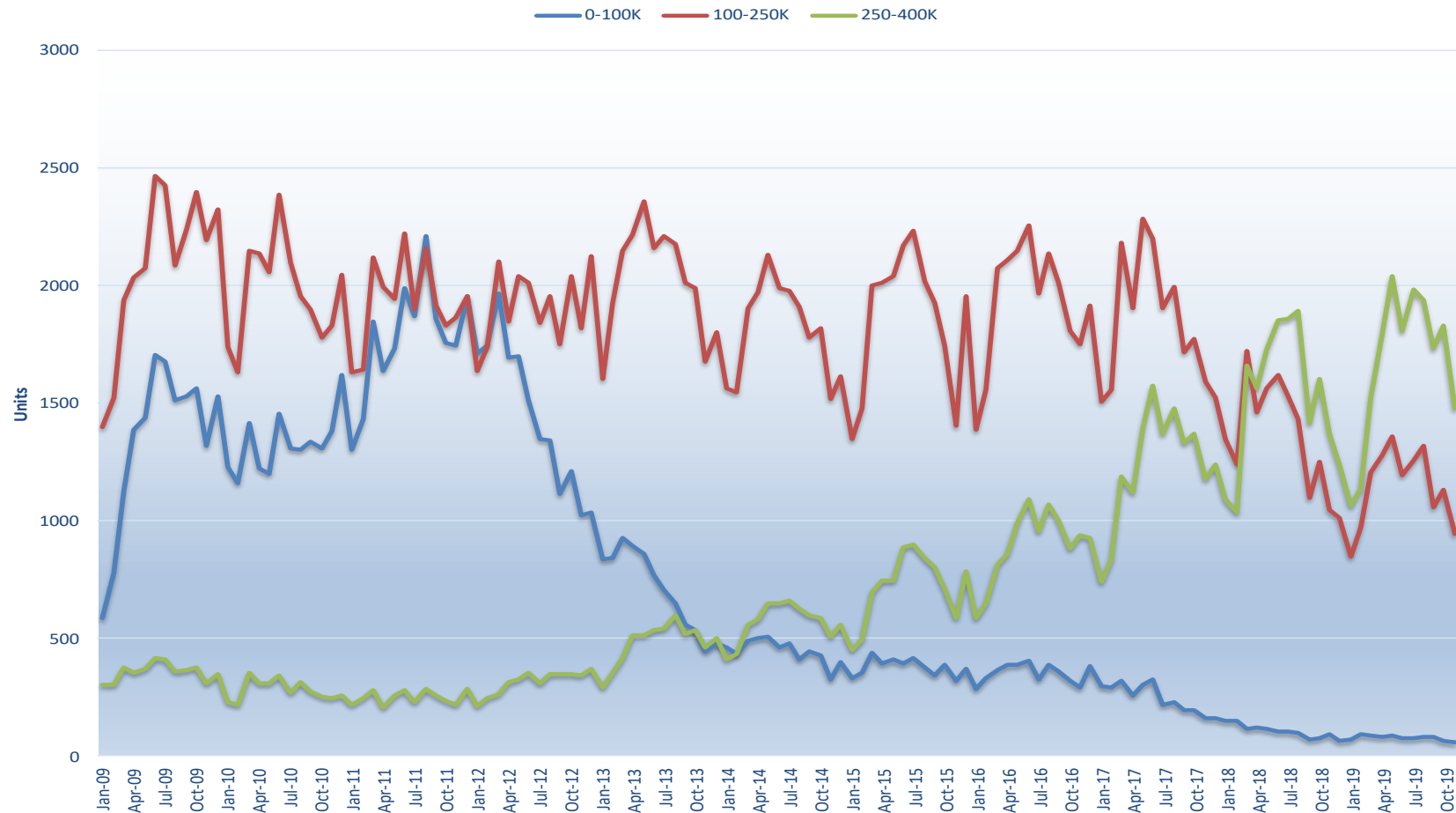
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Closed Units By Price Point - RES & VER



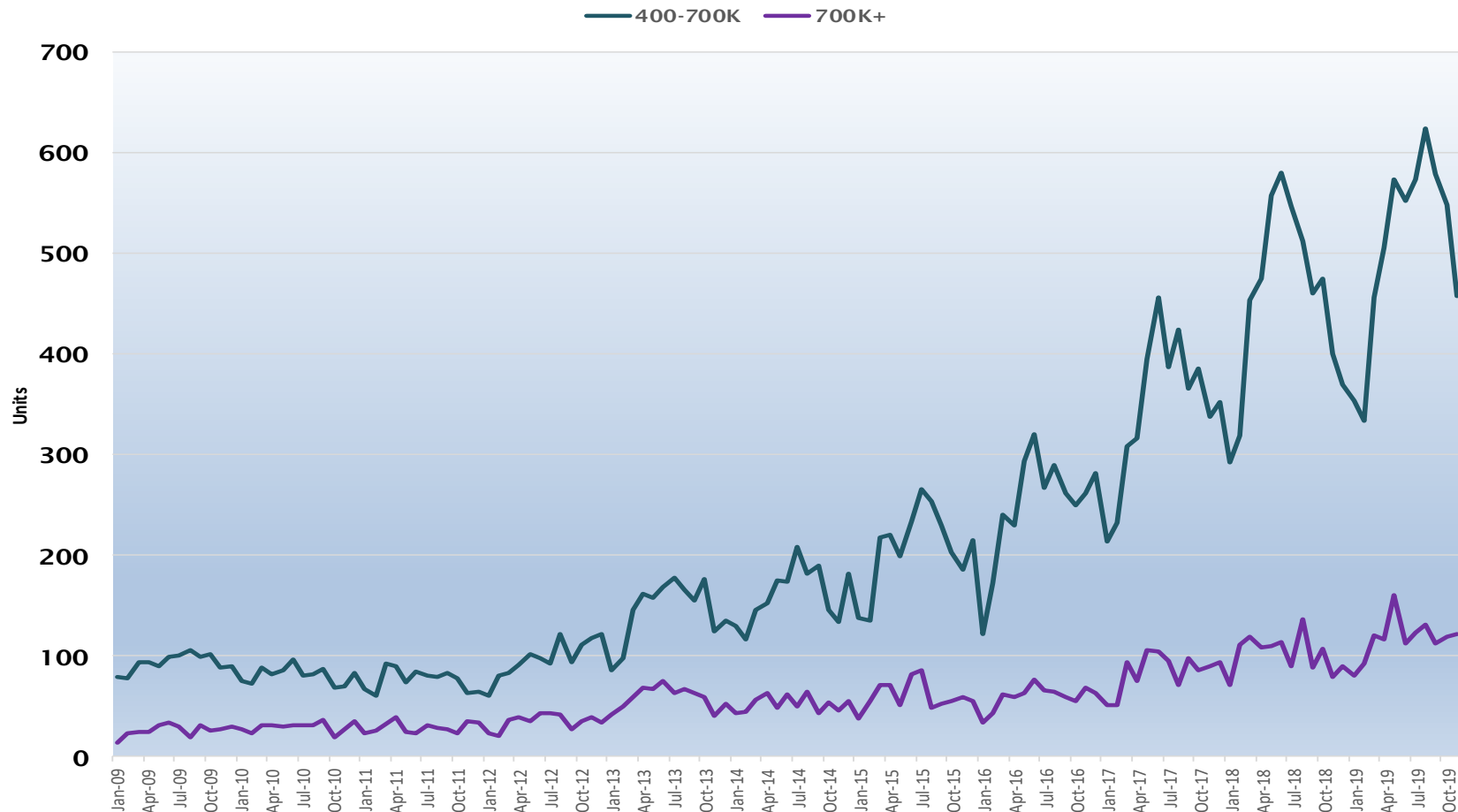
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Closed Units By Price Point - RES & VER



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