



EQUITY TITLE OF NEVADA

Las Vegas Market Update - January 2020

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 | 5,868 | 2,983 | 2,607 | 350,000 | 577,823 | 312,745 | 369,314 | 2.3 | 44.4% | 49 |
| CON/TWH | 1,630 | 692 | 606 | 175,000 | 205,561 | 178,000 | 192,385 | 2.7 | 37.2% | 52 |
| <i>Total Residential</i> | 7,498 | 3,675 | 3,213 | 234,900 | 298,401 | 210,000 | 243,786 | 2.3 | 42.9% | 55 |
| Hi-Rise | 496 | 59 | 63 | 398,950 | 721,186 | 371,500 | 541,214 | 9.9 | 12.7% | 95 |
| Multiple Dwelling | 58 | 57 | 31 | 327,450 | 350,003 | 338,000 | 342,219 | 1.9 | 53.4% | 48 |
| Vacant Land | 2,440 | 139 | 79 | 75,000 | 341,804 | 70,000 | 146,063 | 30.9 | 3.2% | 192 |
| | 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+ | 578 | 77 | 595 | 1,750,000 | 2,590,352 | 1,375,000 | 1,809,456 | 11 | 34.3% | 91 |

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

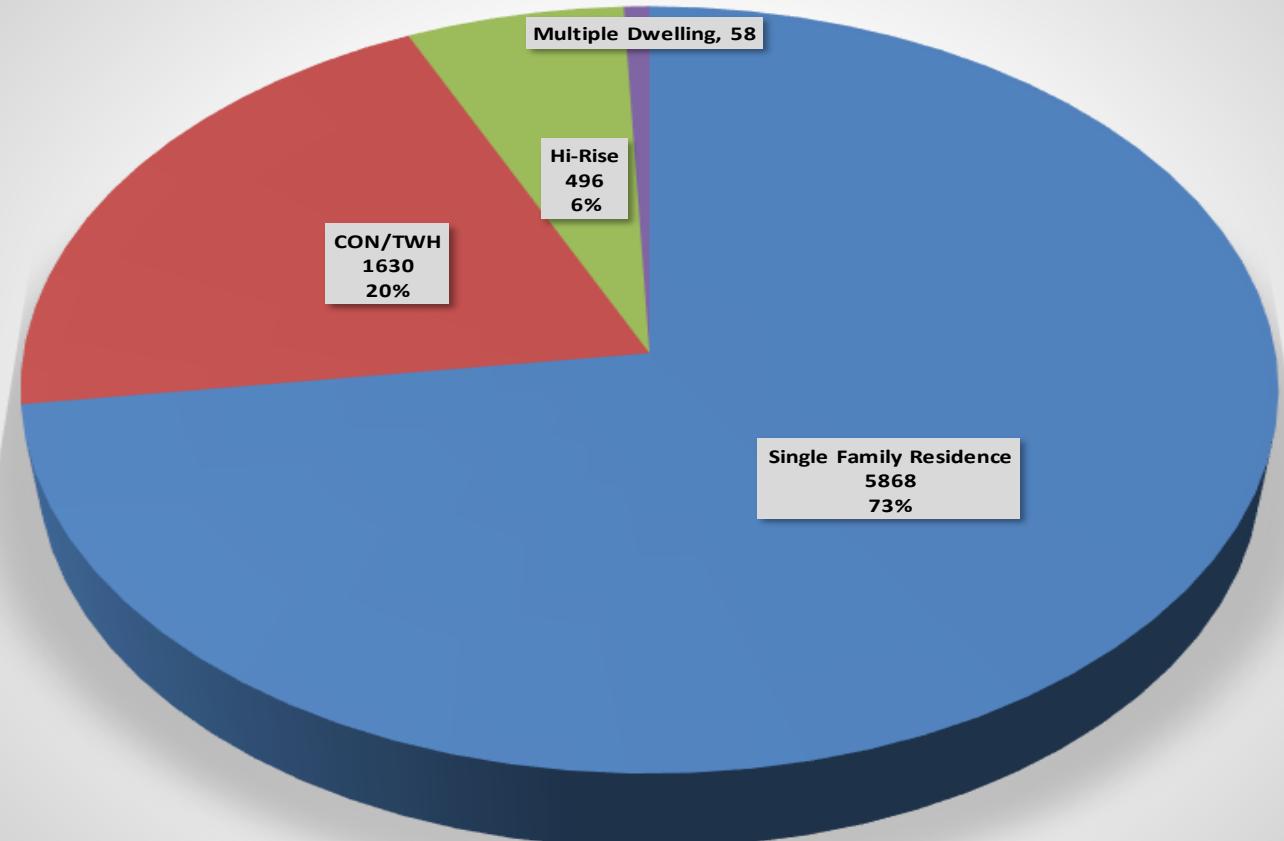
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GLVAR Available Units



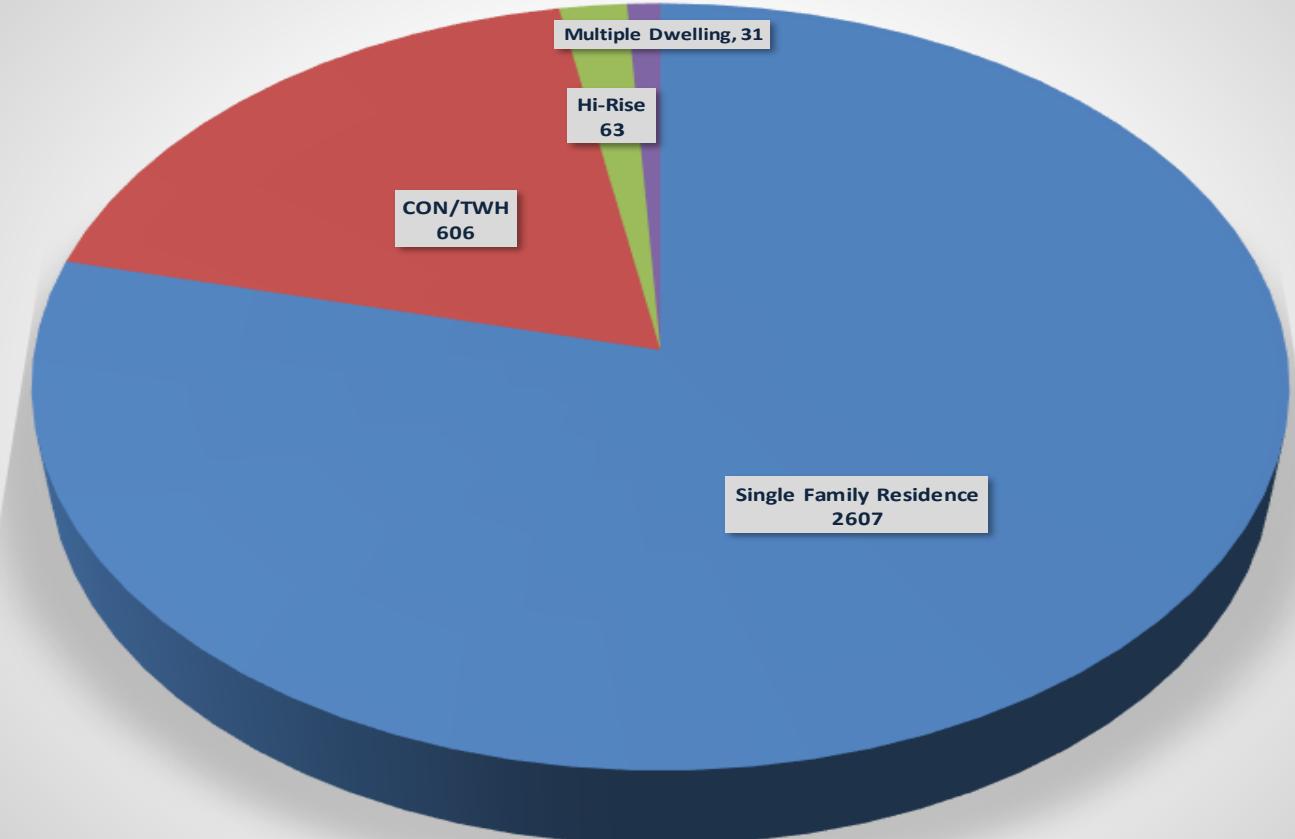
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GLVAR Units Sold



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Greater Las Vegas SFR Average List vs Closed Sale Prices

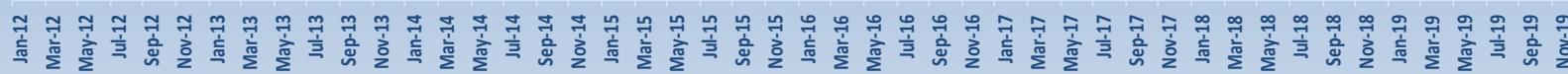
Over Pricing Index is at 64%

Average Over Pricing is \$37,687

R12 Ave Listed
R12 Ave Sold

"R12 Ave" is a Rolling 12 Month Average of the Prices
This chart is based on SFR listings with a
List Under \$1,000,000

The Index is based on the Percentage of SFR listings
that have been on the market for more than **45** days

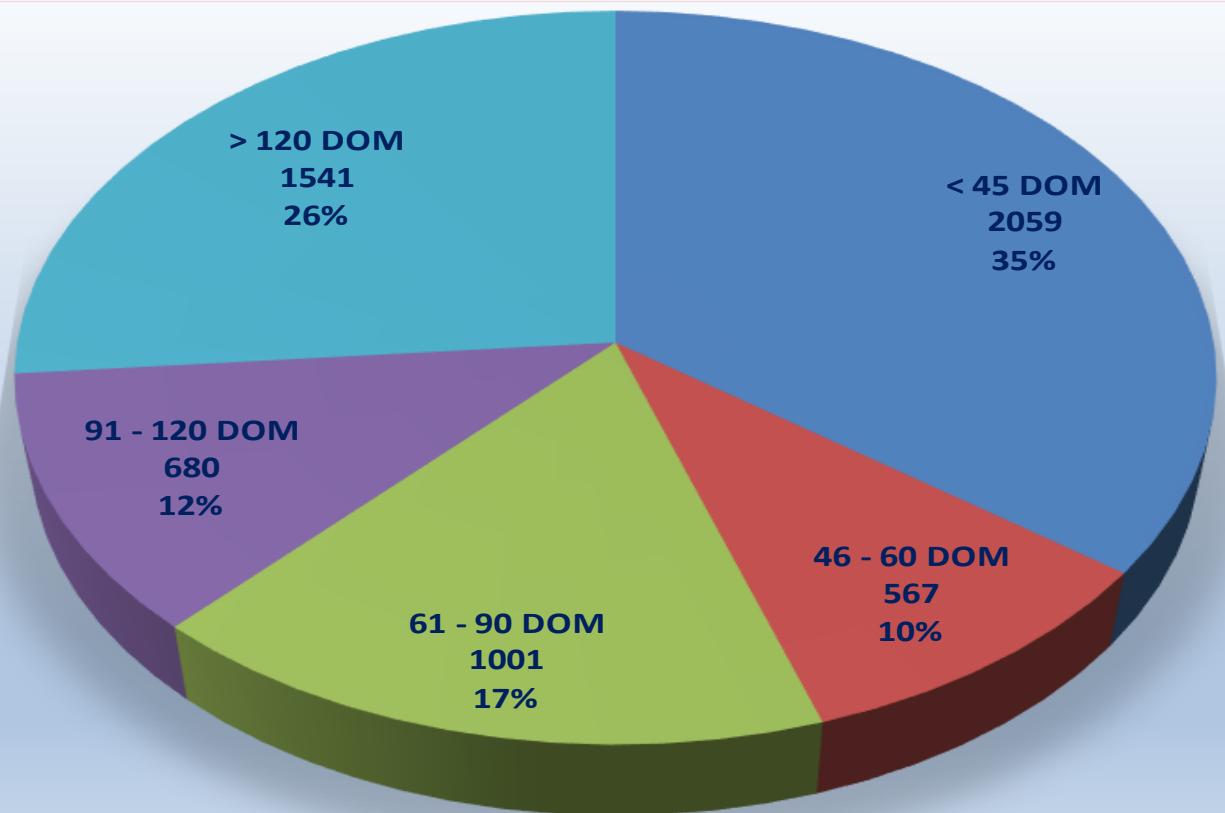




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Available SFR Inventory
Days on Market With No Current Offer



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SFR Closed Sales in Selected Communities - Last Six Months

| | JUL 2019 | AUG | SEP | OCT | NOV | DEC | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|----------|-----|-----|-----|-----|-----|------------|---------------------|----------------------|------------------|
| Aliante | 32 | 24 | 17 | 23 | 15 | 21 | ■■■■■ | 3 | 809,211 | 46 |
| Ant hem | 7 | 10 | 12 | 10 | 8 | 10 | ■■■■■ | 3 | 438,607 | 30 |
| Centennial Hills | 60 | 40 | 27 | 29 | 27 | 33 | ■■■■■ | 2 | 378,886 | 50 |
| Desert/South Shores | 15 | 21 | 18 | 21 | 11 | 17 | ■■■■■ | 4 | 412,051 | 70 |
| Green Valley | 36 | 36 | 49 | 42 | 53 | 41 | ■■■■■ | 2 | 405,246 | 54 |
| Green Valley Ranch | 24 | 19 | 19 | 13 | 11 | 14 | ■■■■■ | 2 | 420,192 | 60 |
| Inspirada | 22 | 18 | 16 | 37 | 13 | 26 | ■■■■■ | 2 | 450,740 | 47 |
| Iron Mountain Ranch | 16 | 20 | 11 | 15 | 14 | 9 | ■■■■■ | 3 | 364,343 | 65 |
| Lake Las Vegas | 14 | 11 | 6 | 15 | 6 | 10 | ■■■■■ | 7 | 691,180 | 50 |
| MacDonald Highlands | 2 | 2 | 5 | 4 | 4 | 1 | ■■■■■ | 44 | 2,268,802 | 26 |
| Mountains Edge | 83 | 77 | 68 | 69 | 54 | 81 | ■■■■■ | 2 | 353,285 | 45 |
| Peccole Ranch | 16 | 15 | 12 | 12 | 7 | 7 | ■■■■■ | 3 | 351,172 | 44 |
| Providence | 52 | 60 | 46 | 45 | 36 | 28 | ■■■■■ | 3 | 342,821 | 38 |
| Red Rock Cntry Club | 5 | 10 | 11 | 9 | 5 | 2 | ■■■■■ | 25 | 1,162,862 | 40 |
| Rhodes Ranch | 24 | 21 | 22 | 20 | 16 | 18 | ■■■■■ | 4 | 392,409 | 58 |
| Seven Hills | 19 | 15 | 14 | 16 | 12 | 18 | ■■■■■ | 3 | 697,591 | 73 |
| Siena (SFR & TWH) | 16 | 8 | 10 | 17 | 12 | 13 | ■■■■■ | 2 | 462,586 | 48 |
| Silverado Ranch | 44 | 50 | 42 | 42 | 27 | 40 | ■■■■■ | 2 | 327,157 | 31 |
| Silverstone Ranch | 15 | 12 | 10 | 8 | 4 | 14 | ■■■■■ | 1 | 383,111 | 52 |
| Southern Highlands | 52 | 53 | 47 | 60 | 45 | 45 | ■■■■■ | 3 | 493,822 | 62 |
| Spring Valley | 30 | 23 | 24 | 24 | 22 | 22 | ■■■■■ | 3 | 334,001 | 56 |
| Summerlin | 62 | 62 | 61 | 58 | 51 | 50 | ■■■■■ | 4 | 528,153 | 59 |
| Sun City Anthem | 28 | 36 | 26 | 28 | 37 | 26 | ■■■■■ | 4 | 441,523 | 62 |
| Sun City Summerlin | 34 | 29 | 36 | 29 | 34 | 33 | ■■■■■ | 2 | 360,415 | 50 |
| The Lakes | 21 | 22 | 13 | 11 | 14 | 17 | ■■■■■ | 3 | 438,443 | 57 |
| The Ridges | 8 | 4 | 4 | 6 | 7 | 5 | ■■■■■ | 11 | 2,815,580 | 128 |
| Other Groups | | | | | | | | | | |
| Boulder City | 17 | 24 | 9 | 18 | 14 | 15 | ■■■■■ | 6 | 433,568 | 103 |
| Pahrump/Nye | 58 | 62 | 48 | 54 | 48 | 44 | ■■■■■ | 5 | 259,742 | 55 |
| High Rise Sales | 45 | 69 | 54 | 64 | 57 | 63 | ■■■■■ | 10 | 614,113 | 95 |
| Luxury Sales (\$1M+) | 49 | 54 | 44 | 52 | 51 | 61 | ■■■■■ | 11 | 1,919,725 | 94 |

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| SFR Closed Average Sales Prices in Selected Communities - Last Six Months | | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|----------------|
| | July 2019 | August | September | October | November | December | Price Movement |
| Aliante | 345,503 | 370,504 | 390,347 | 329,327 | 380,880 | 318,781 | |
| Anthem | 505,571 | 442,990 | 440,000 | 412,290 | 396,111 | 445,990 | |
| Centennial Hills | 387,353 | 420,717 | 330,685 | 339,977 | 355,637 | 405,442 | |
| Desert/South Shores | 431,993 | 437,108 | 393,722 | 403,595 | 415,576 | 391,076 | |
| Green Valley | 414,239 | 360,539 | 429,036 | 371,717 | 433,530 | 405,956 | |
| Green Valley Ranch | 403,175 | 392,741 | 431,300 | 436,231 | 441,227 | 440,121 | |
| Inspirada | 435,902 | 432,643 | 460,036 | 448,448 | 479,360 | 459,053 | |
| Iron Mountain Ranch | 368,625 | 385,190 | 325,772 | 356,053 | 312,007 | 452,778 | |
| Lake Las Vegas | 612,092 | 604,106 | 688,650 | 659,995 | 956,667 | 786,685 | |
| MacDonald Highlands | 2,875,000 | 985,000 | 1,814,527 | 3,692,500 | 2,105,950 | 852,000 | |
| Mountains Edge | 348,902 | 357,006 | 343,287 | 351,822 | 358,172 | 360,618 | |
| Peccole Ranch | 343,981 | 375,500 | 334,575 | 349,833 | 331,614 | 365,786 | |
| Providence | 360,342 | 348,313 | 341,036 | 332,096 | 328,008 | 337,725 | |
| Red Rock Country Club | 1,490,060 | 1,167,489 | 995,909 | 1,087,778 | 1,122,000 | 1,680,000 | |
| Rhodes Ranch | 374,574 | 405,262 | 402,387 | 374,962 | 383,616 | 416,201 | |
| Seven Hills | 454,995 | 764,773 | 1,035,571 | 629,373 | 476,617 | 842,758 | |
| Siena (SFR & TWH) | 456,344 | 470,113 | 431,600 | 447,818 | 474,358 | 497,915 | |
| Silverado Ranch | 324,508 | 321,308 | 329,752 | 328,537 | 298,767 | 352,370 | |
| Silverstone Ranch | 396,033 | 409,242 | 347,390 | 404,875 | 337,225 | 373,057 | |
| Southern Highlands | 503,763 | 483,953 | 401,874 | 429,728 | 572,121 | 597,149 | |
| Spring Valley | 334,148 | 323,970 | 329,058 | 346,479 | 351,060 | 319,009 | |
| Summerlin | 472,352 | 533,861 | 539,405 | 525,724 | 514,656 | 593,127 | |
| Sun City Anthem | 465,689 | 430,472 | 437,954 | 446,388 | 439,763 | 431,631 | |
| Sun City Summerlin | 332,516 | 351,698 | 385,413 | 376,534 | 351,153 | 364,929 | |
| The Lakes | 598,895 | 414,900 | 456,000 | 375,073 | 366,094 | 357,862 | |
| The Ridges | 2,939,312 | 2,931,438 | 3,217,625 | 1,581,243 | 3,306,071 | 2,997,800 | |
| Other Groups | | | | | | | |
| Boulder City | 367,735 | 385,892 | 452,489 | 528,767 | 346,186 | 540,428 | |
| Pahrump/Nye | 262,080 | 254,147 | 250,972 | 258,447 | 273,532 | 260,657 | |
| High Rise Sales | 453,573 | 654,995 | 600,788 | 594,654 | 683,666 | 652,268 | |
| Luxury Sales (\$1M+) | 2,134,836 | 1,822,737 | 1,822,941 | 1,843,564 | 1,957,887 | 1,935,619 | |

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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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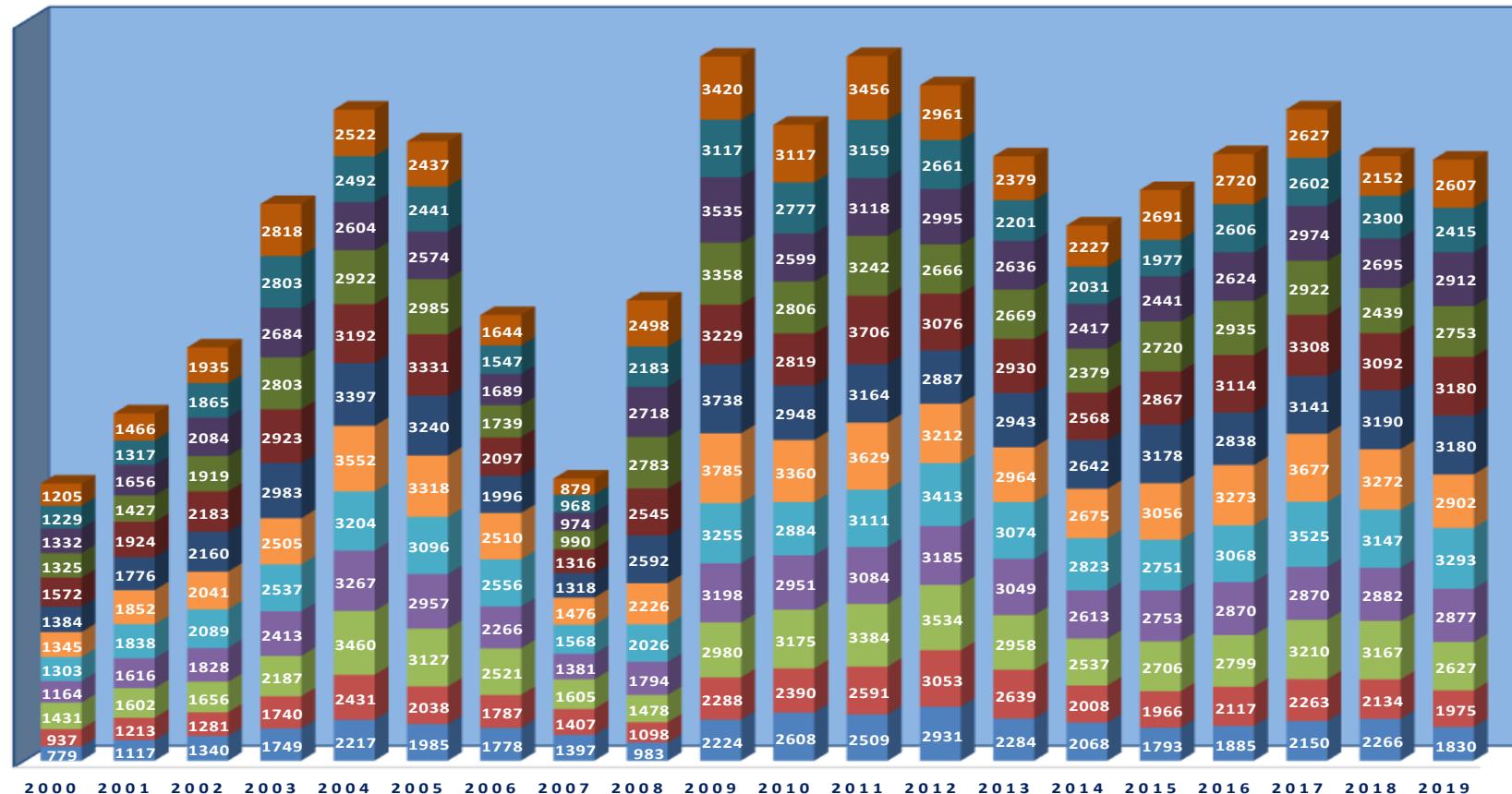


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



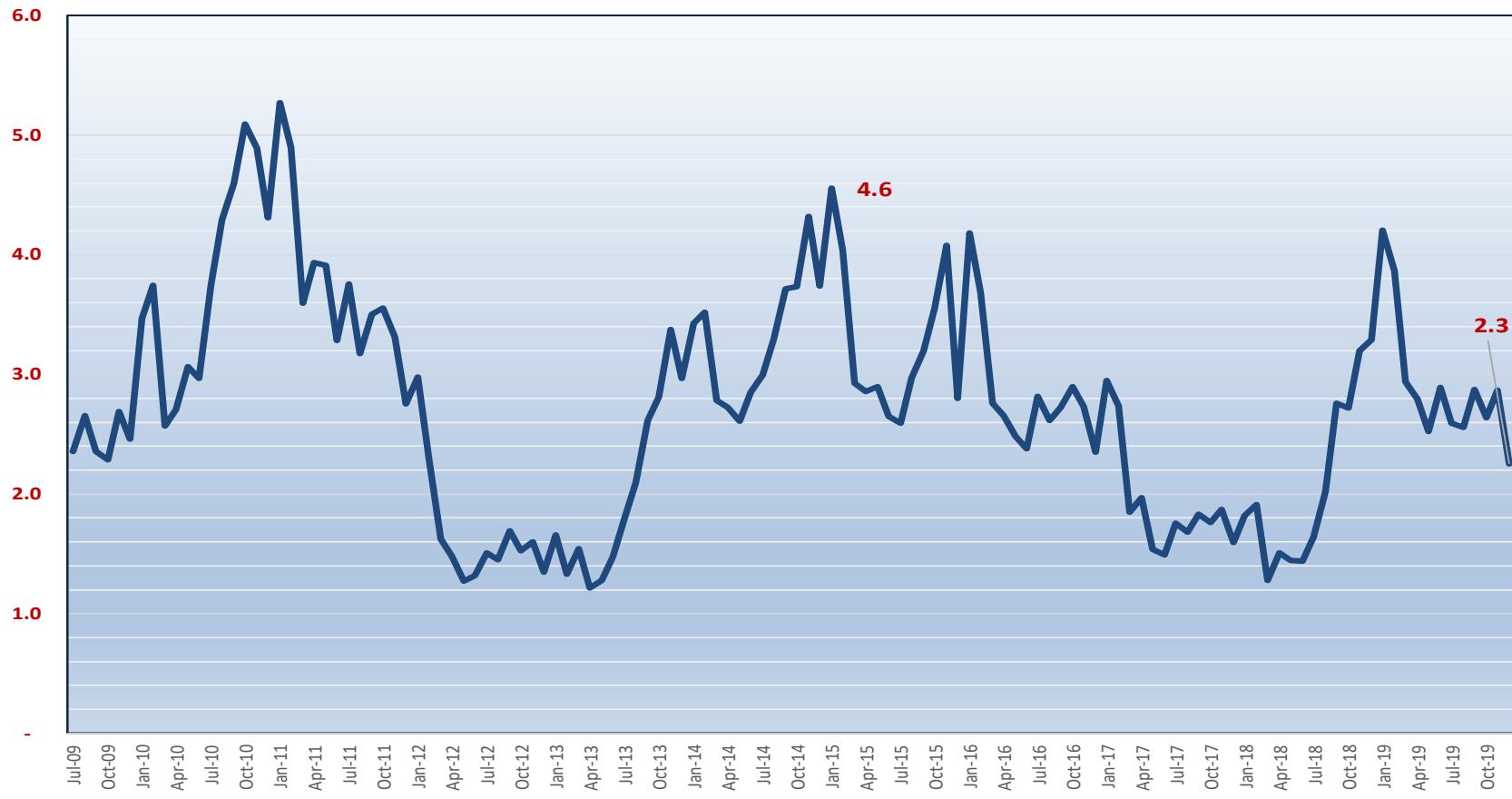
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Single Family Residential Homes Months of Inventory



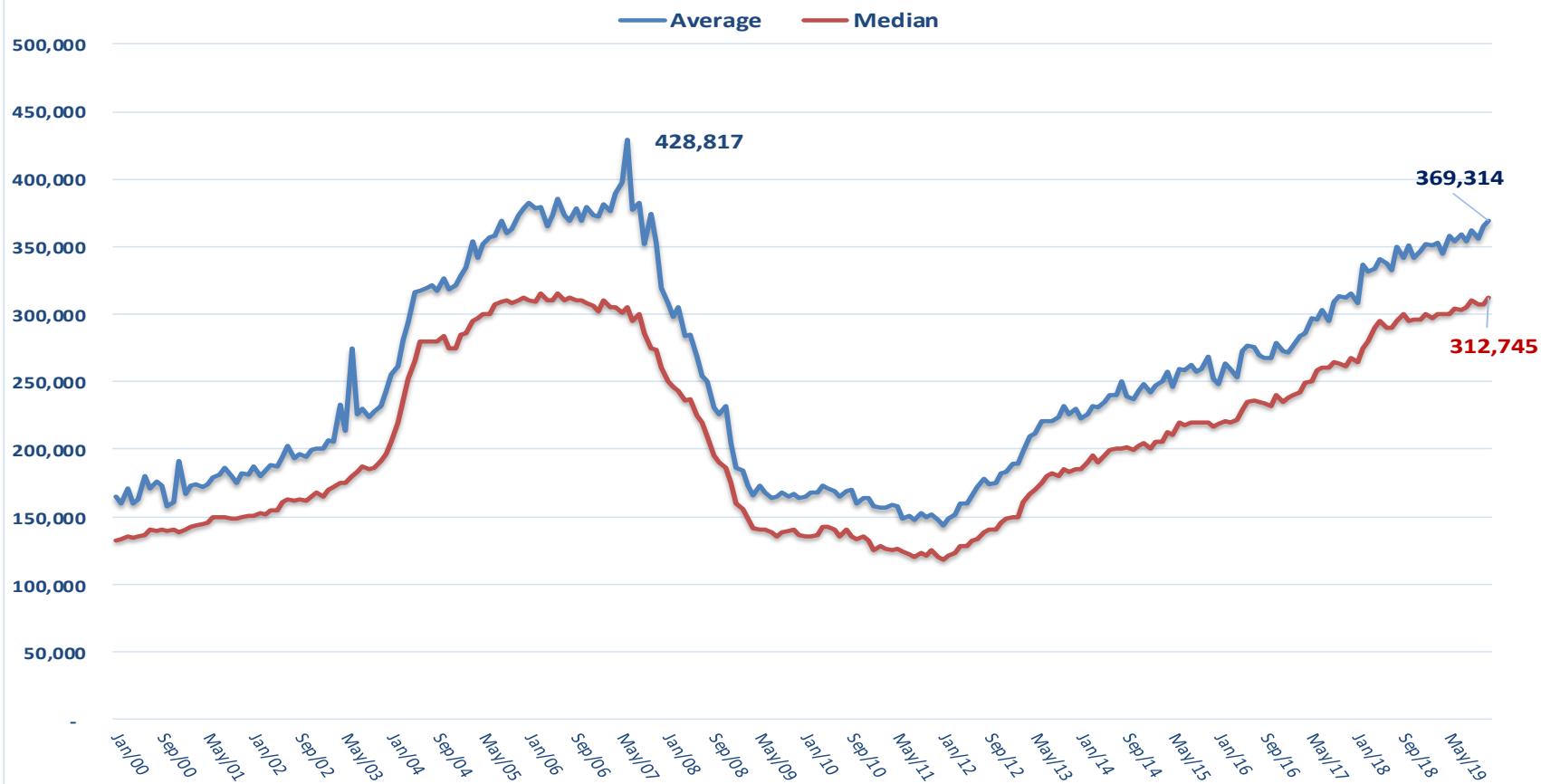
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SFR Market Prices



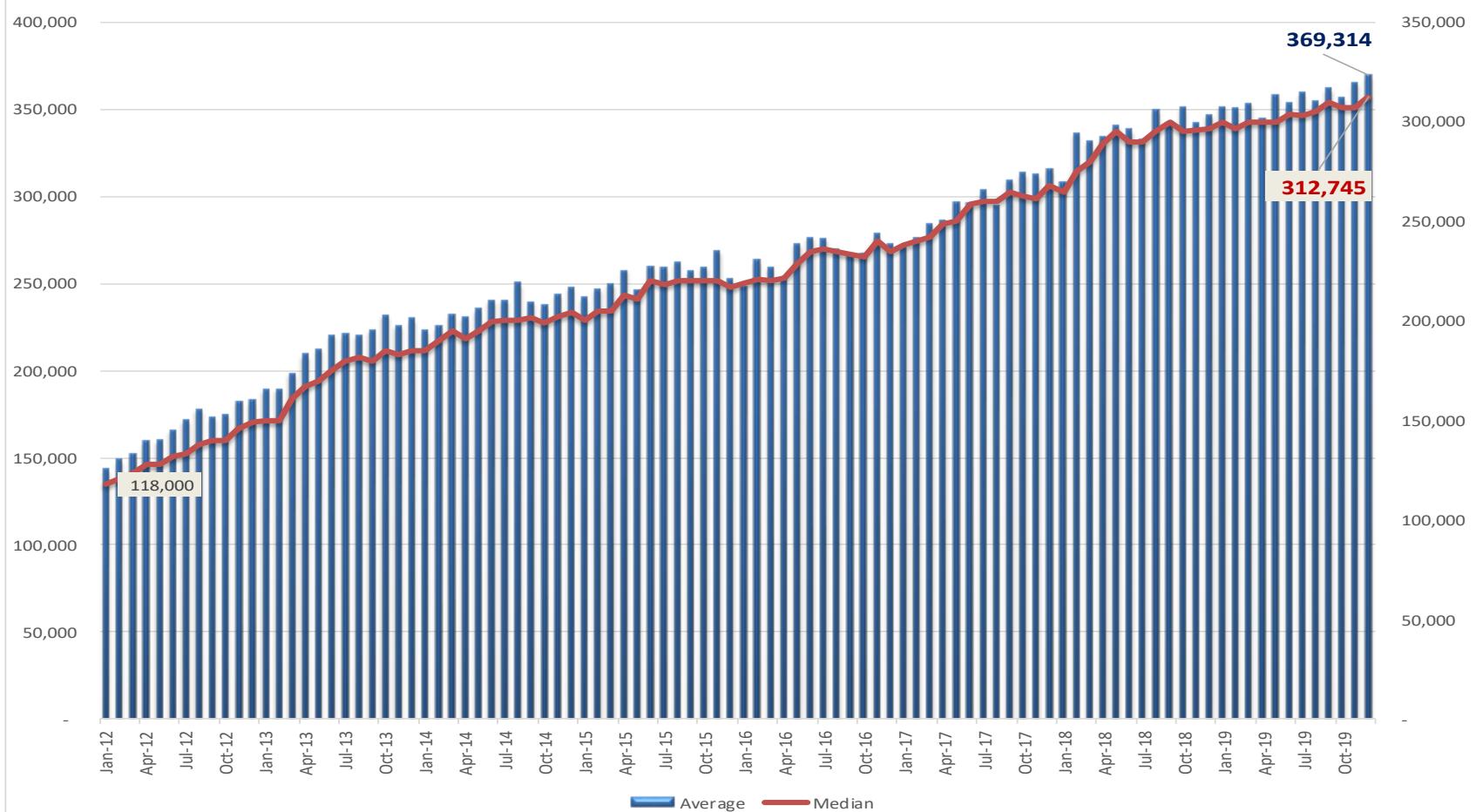
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Single Family Residential Price Trend

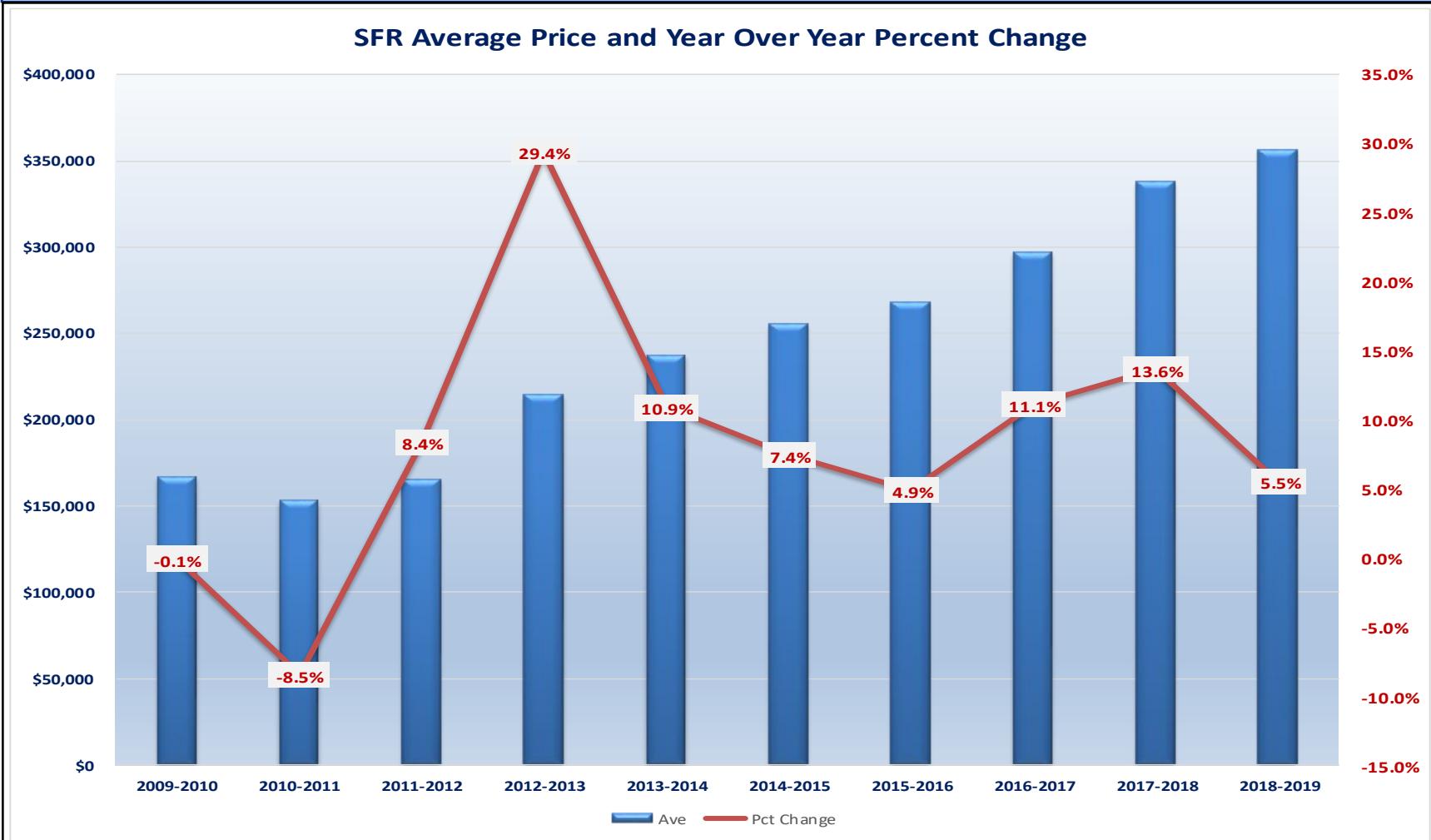


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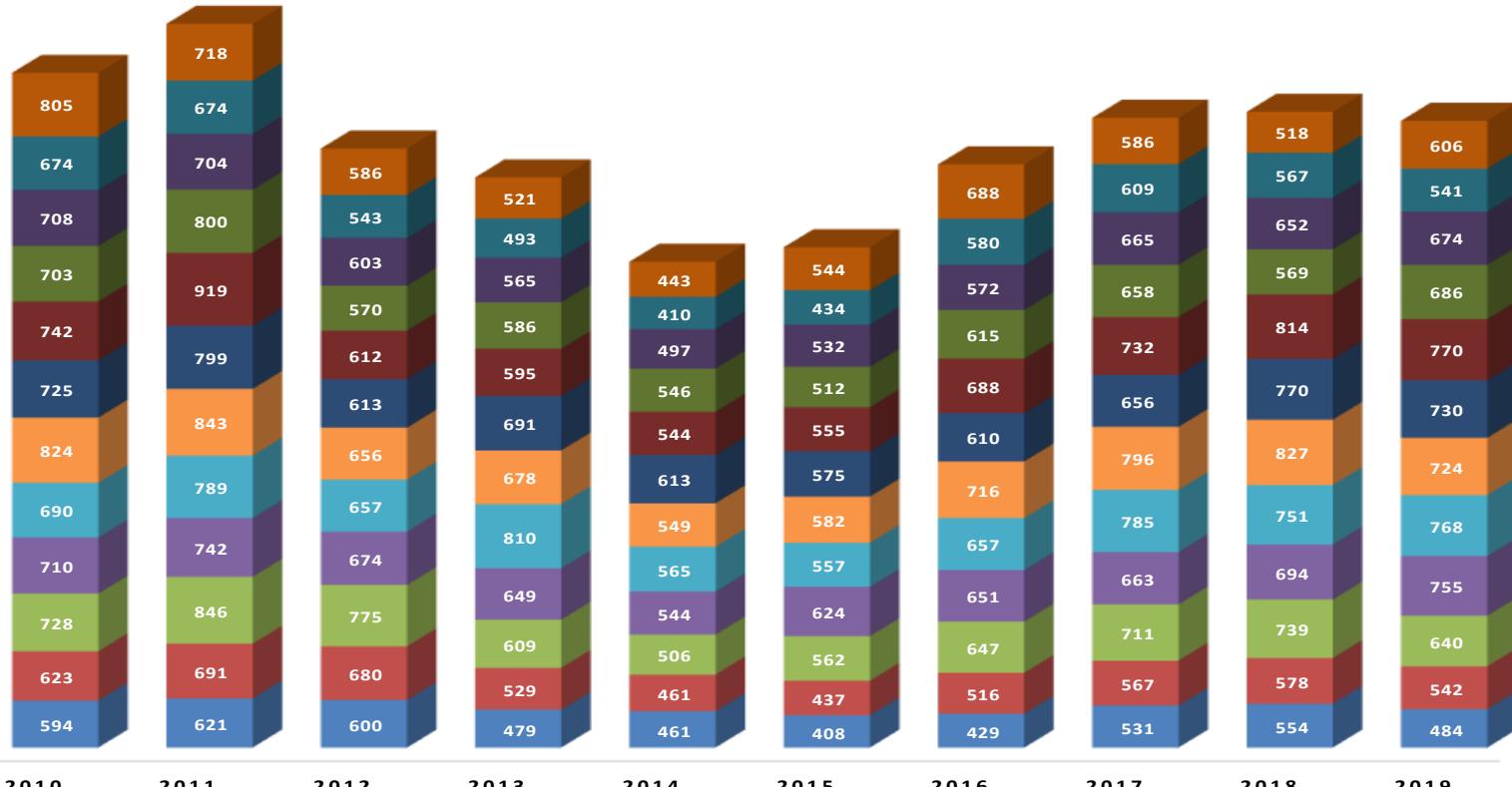


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CONDO / TOWNHOME CLOSINGS

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



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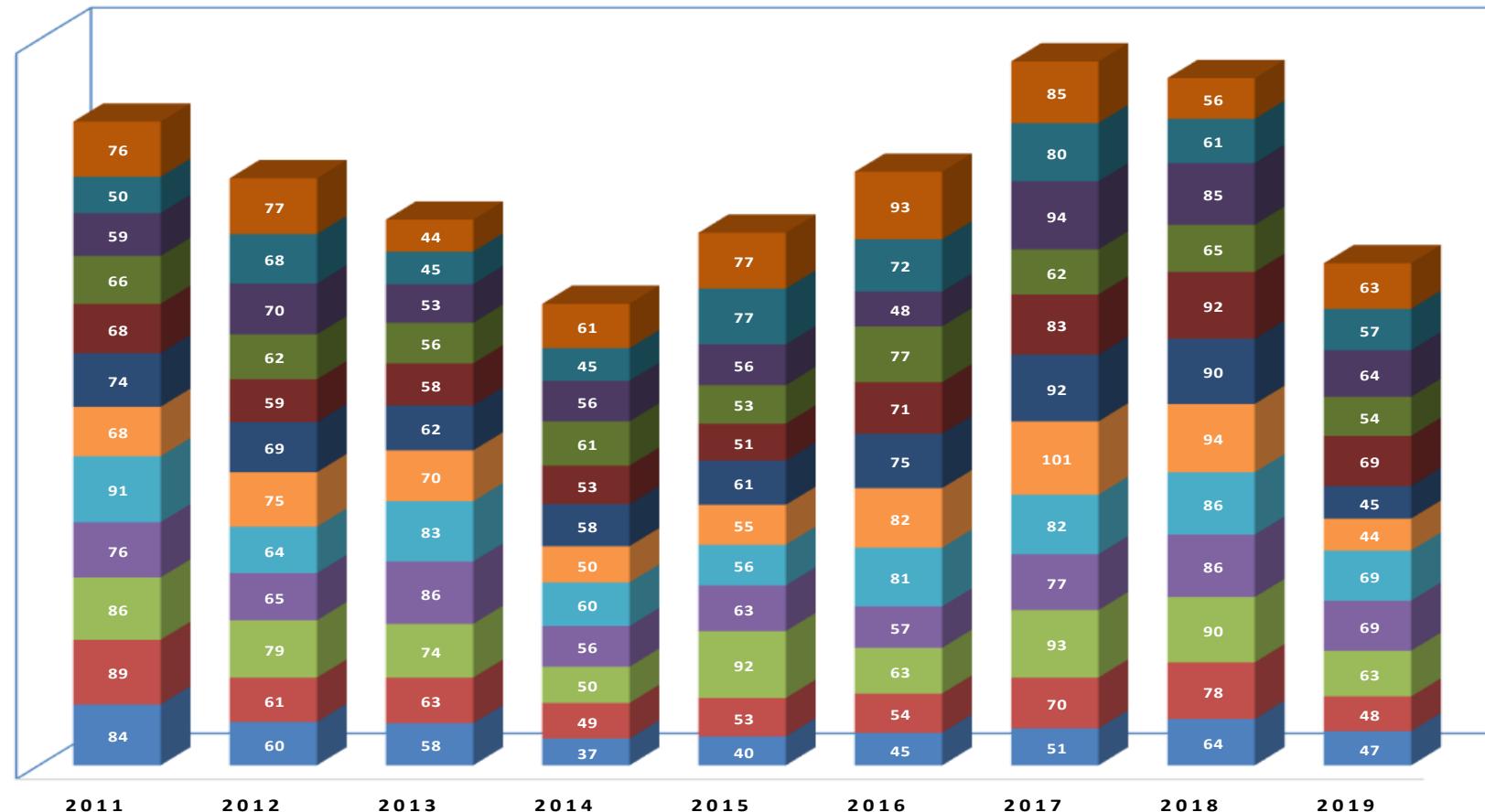


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Vertical / Hi-Rise Closings

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



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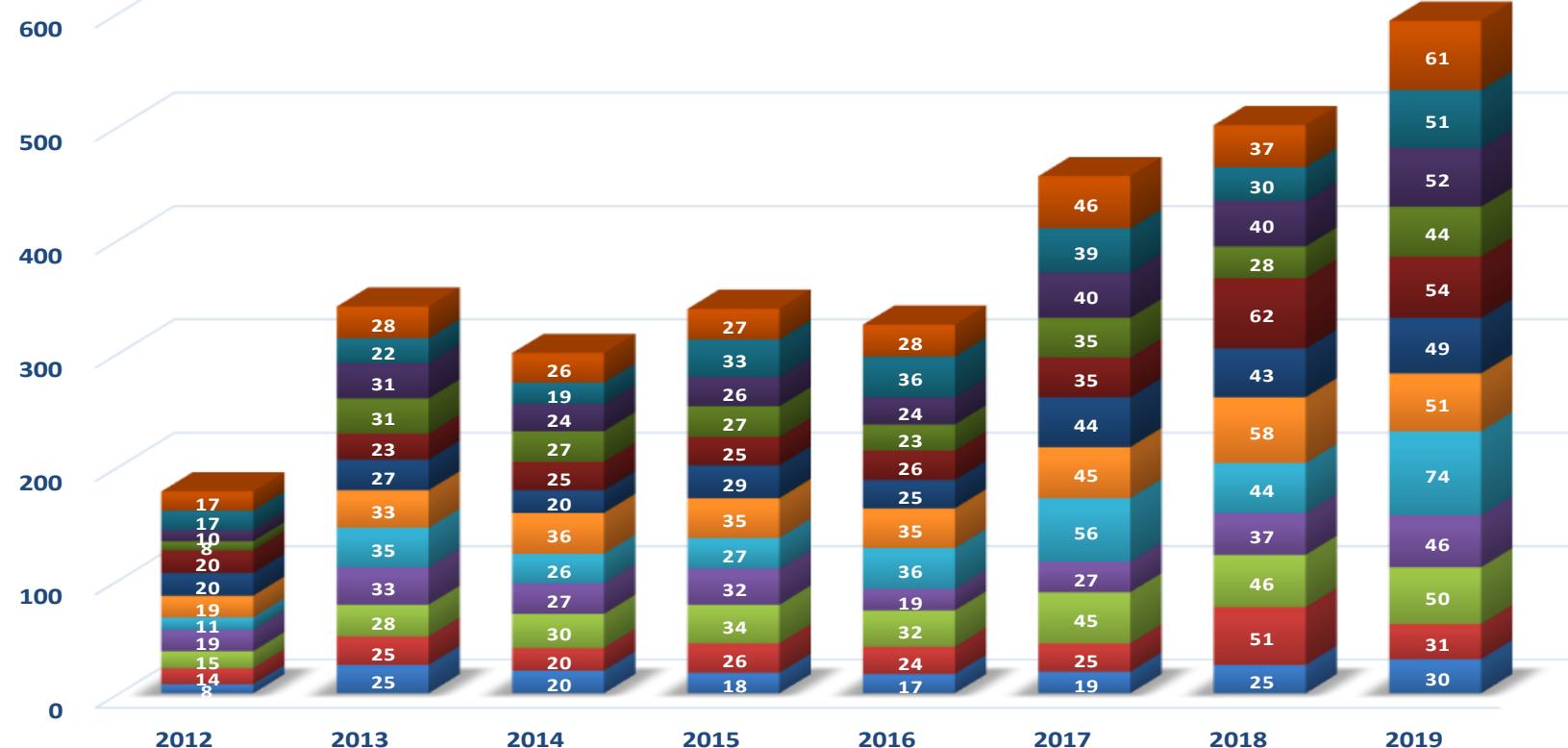


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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



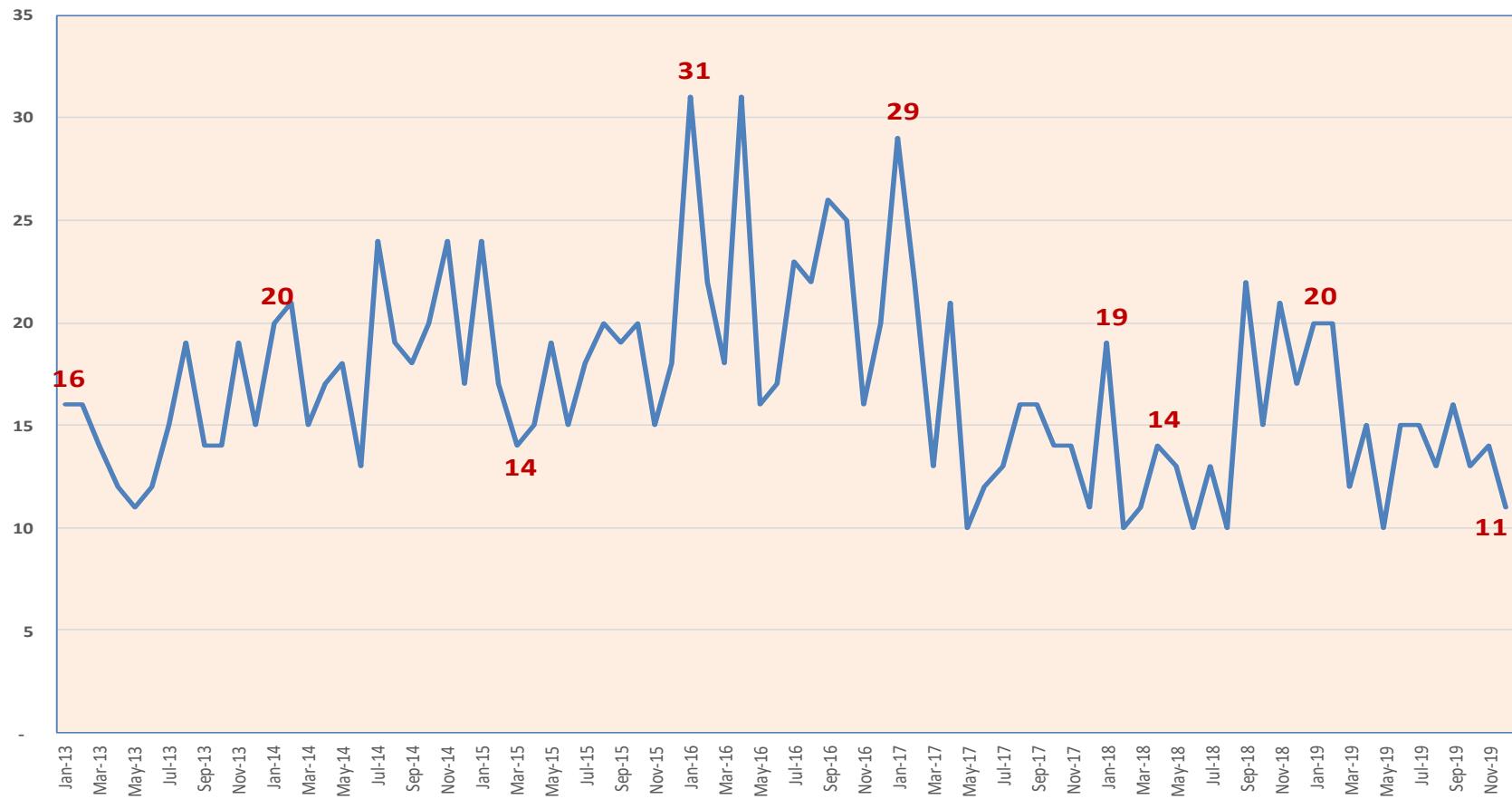
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Luxury Market - \$1,000,000 and Over Months of Inventory



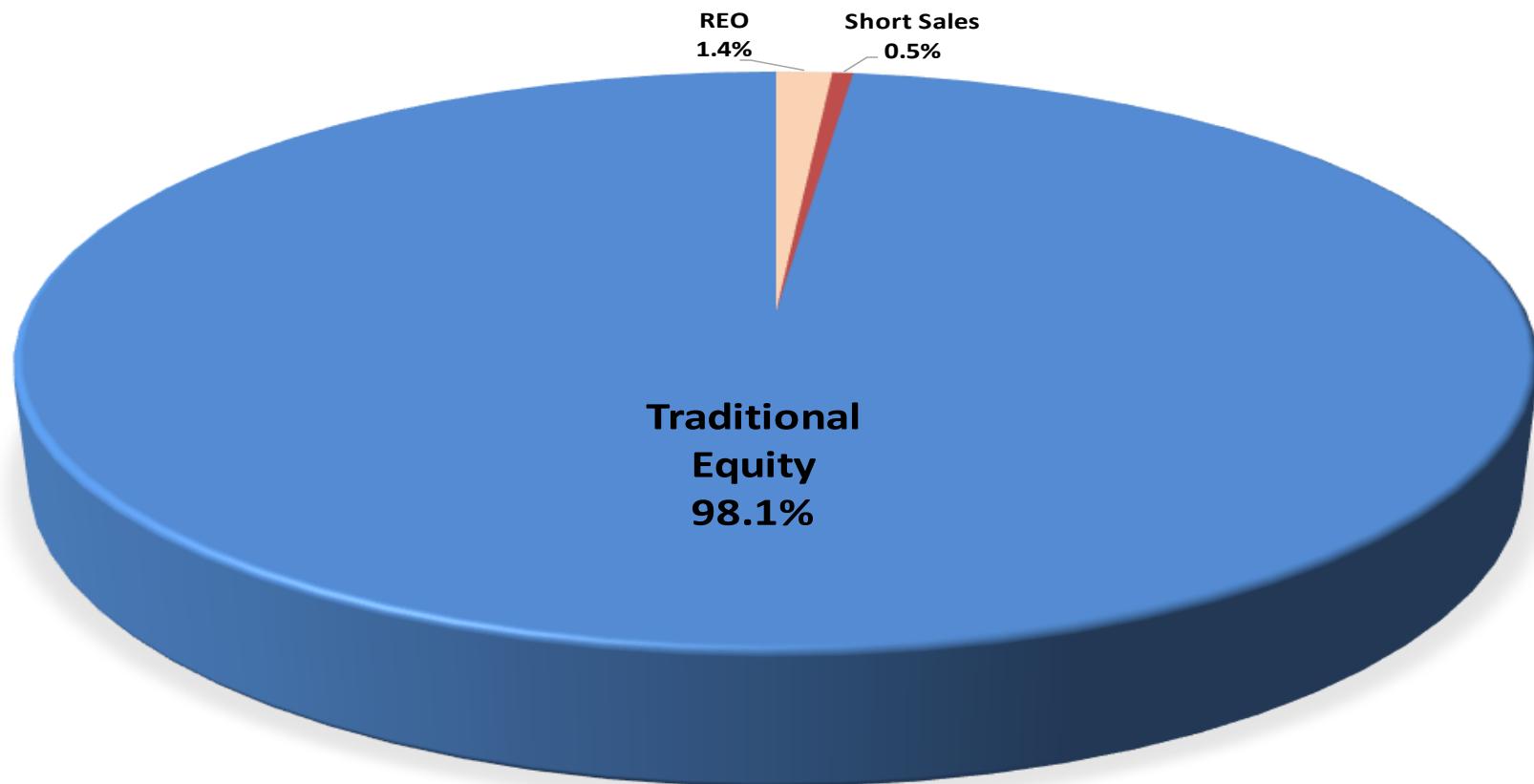
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Las Vegas Market Update - January 2020

Last Month's Closings by Type

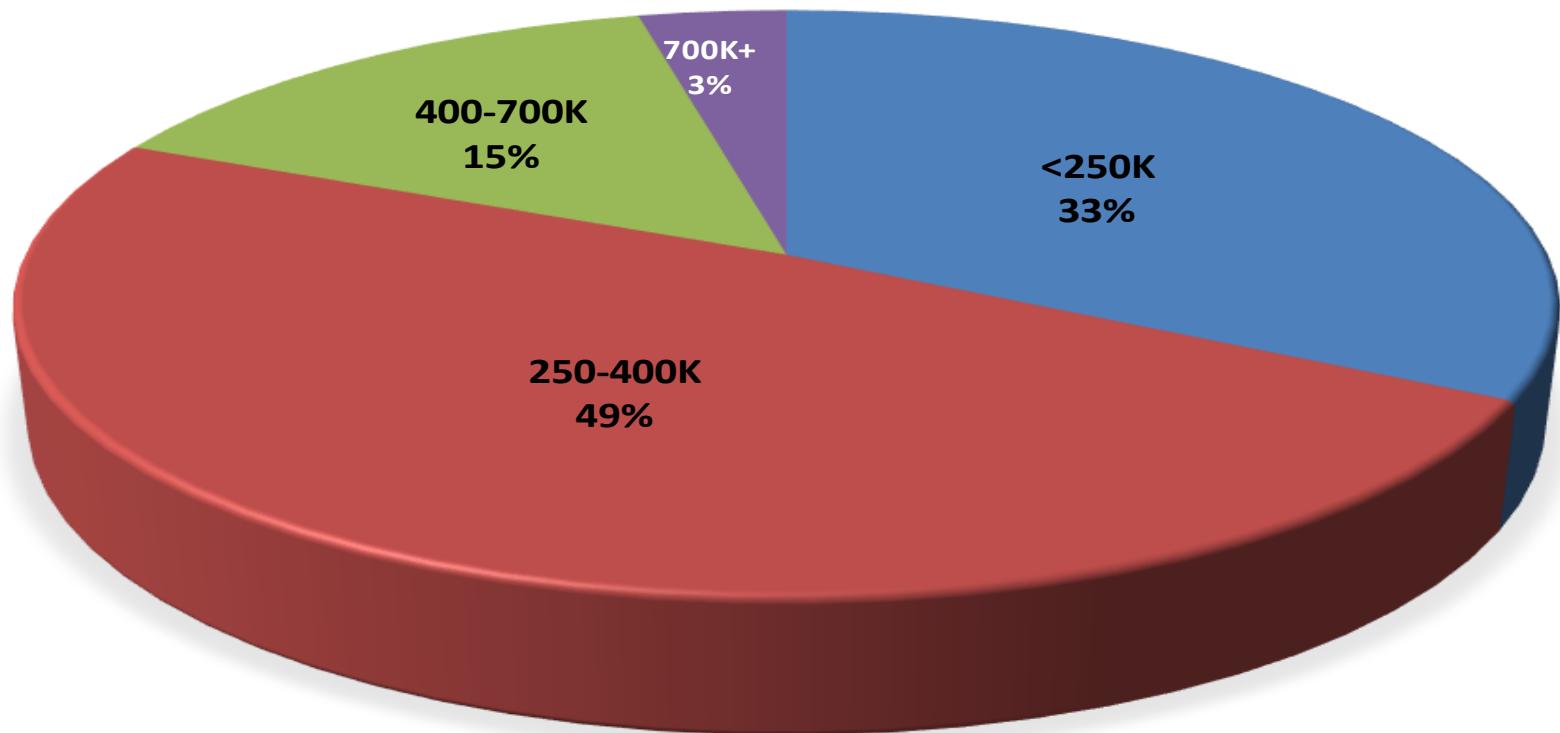




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Closed Units by Price Point



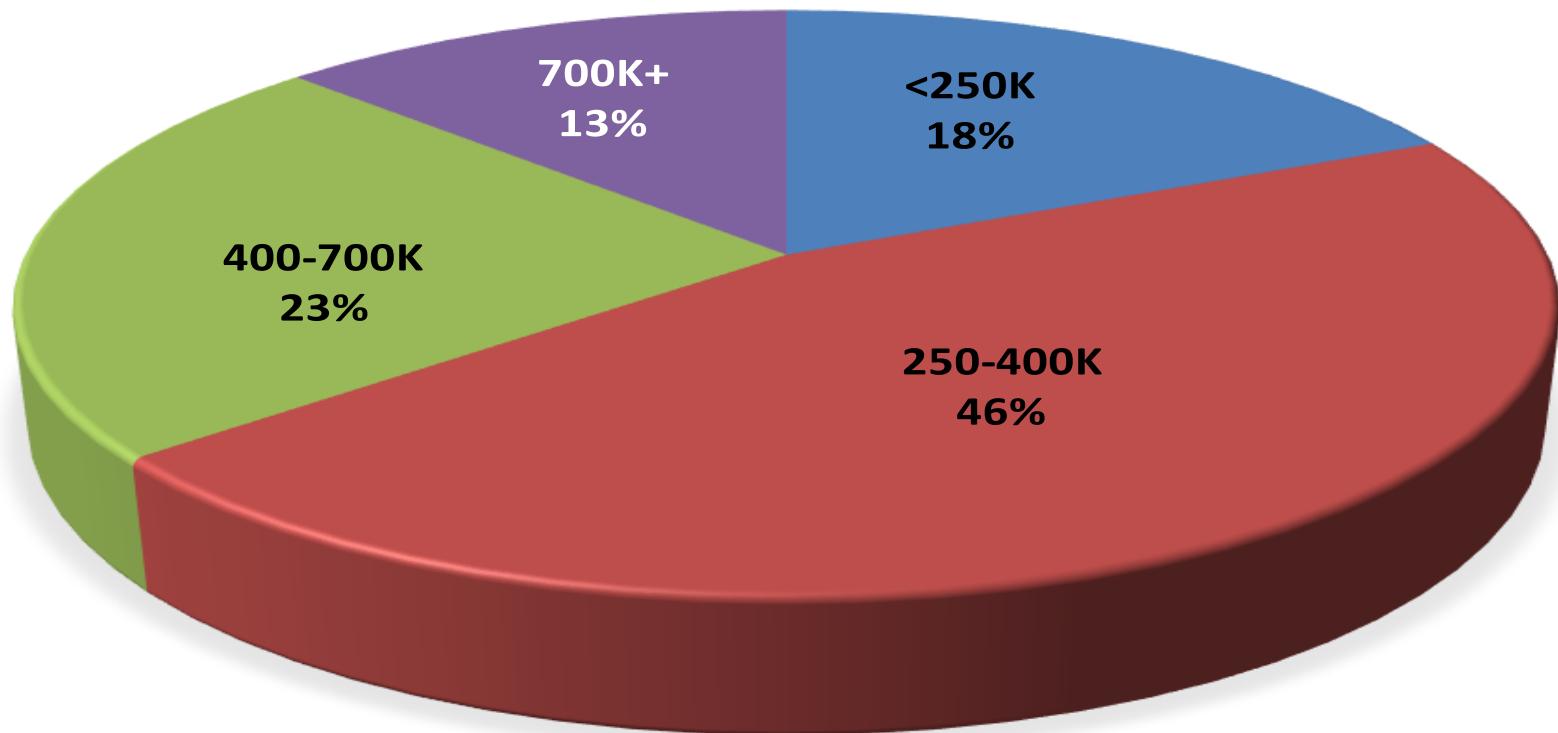
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CLOSED VOLUME BY PRICE POINT



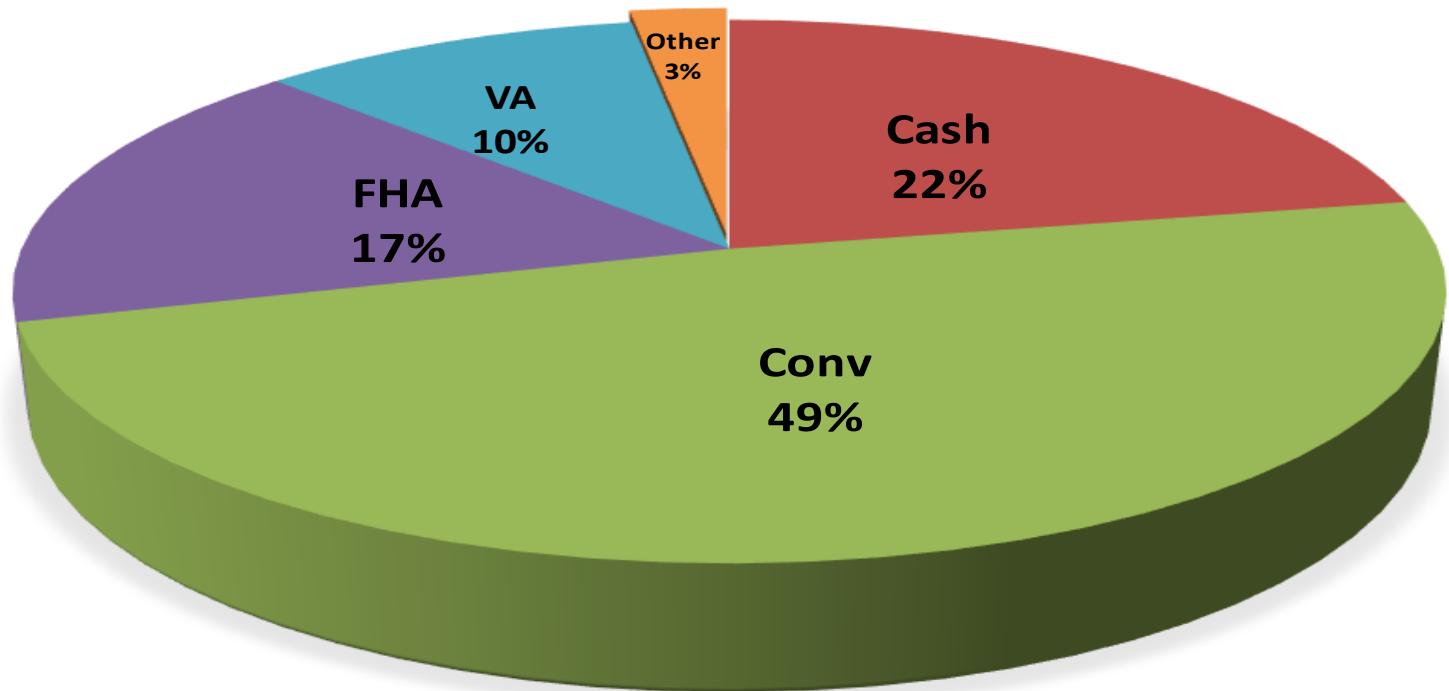
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Last Month's Closings by Sold Terms



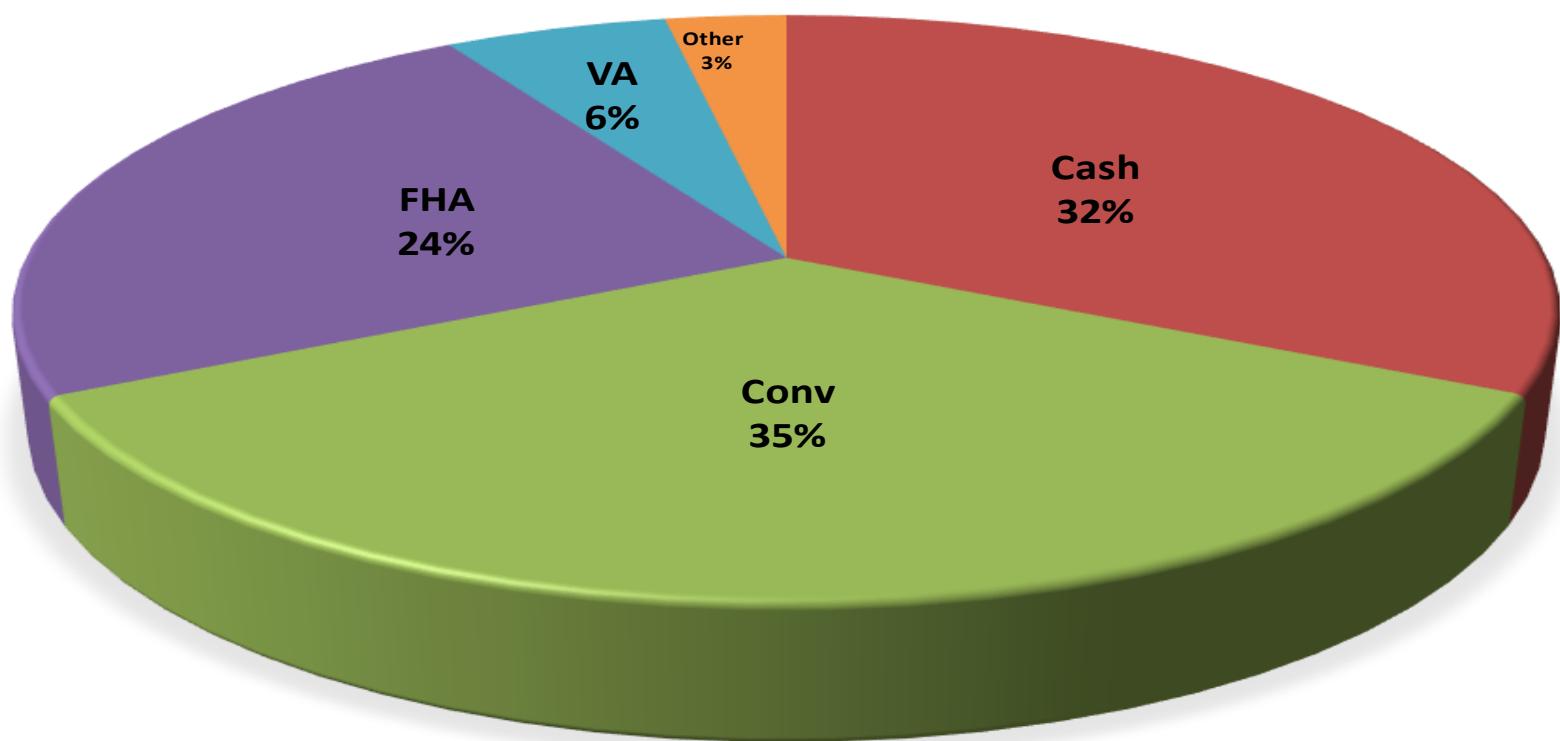
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Closings By Sold Terms
Closings Less Than \$250,000



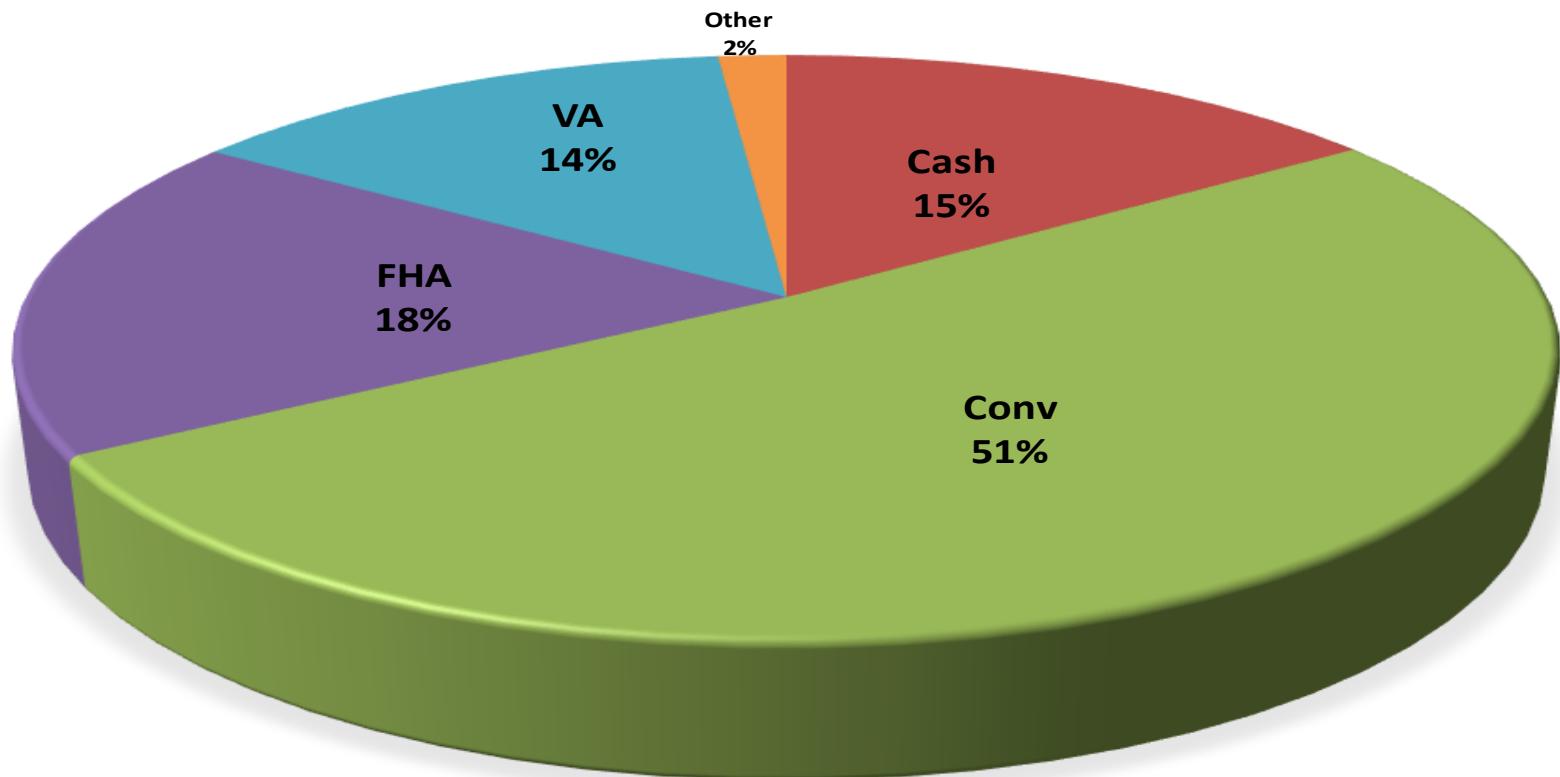
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

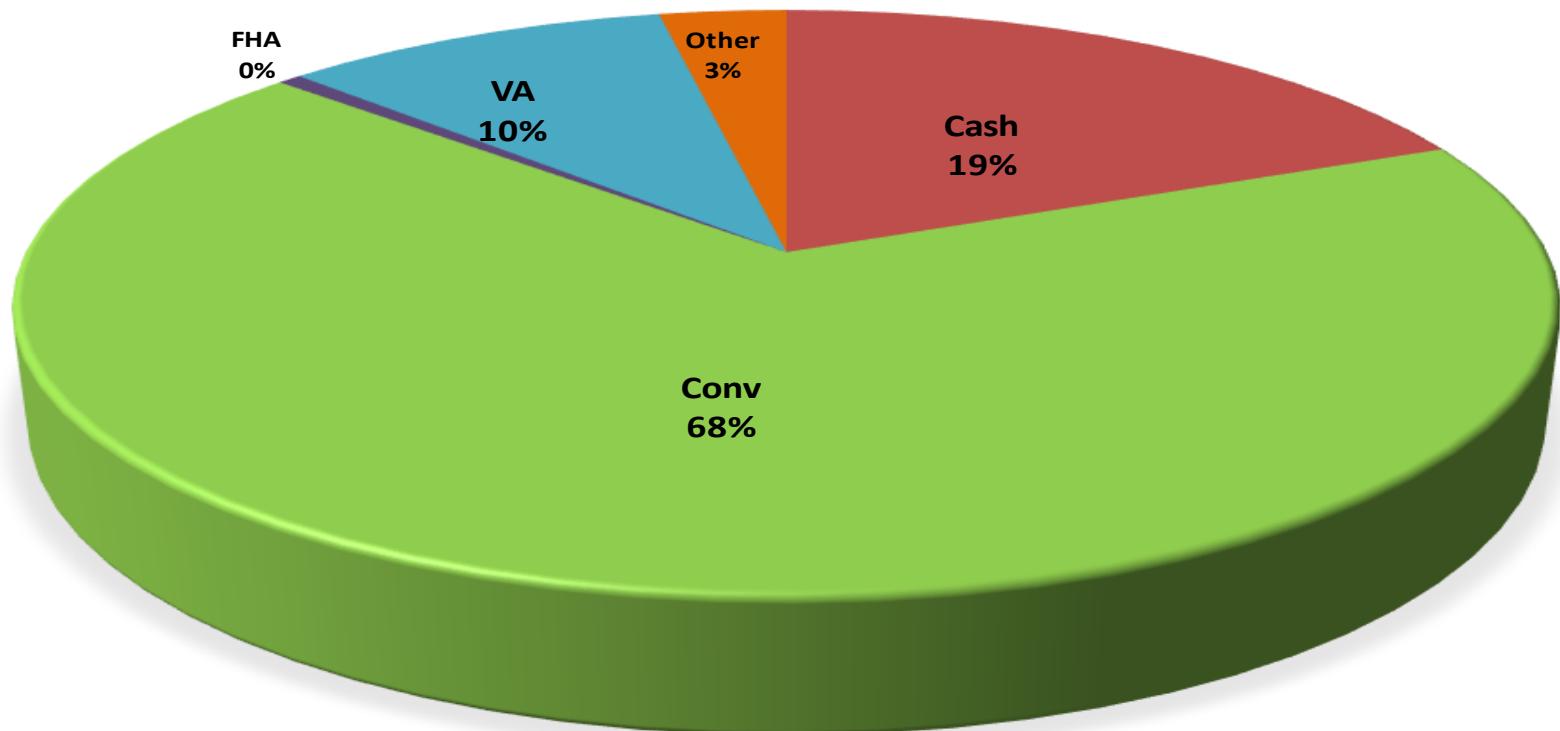




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

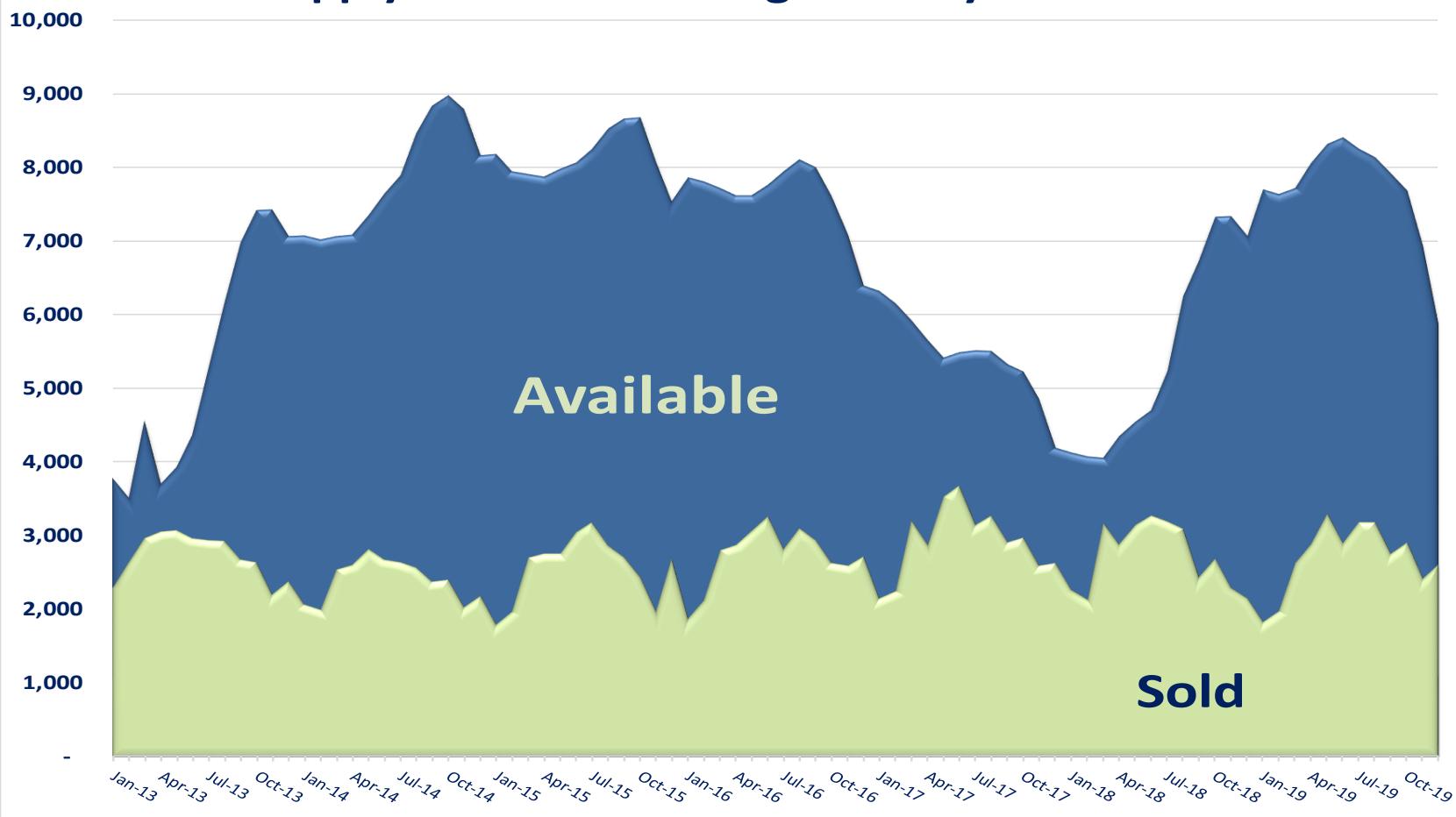




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Supply vs Demand - Single Family Residential

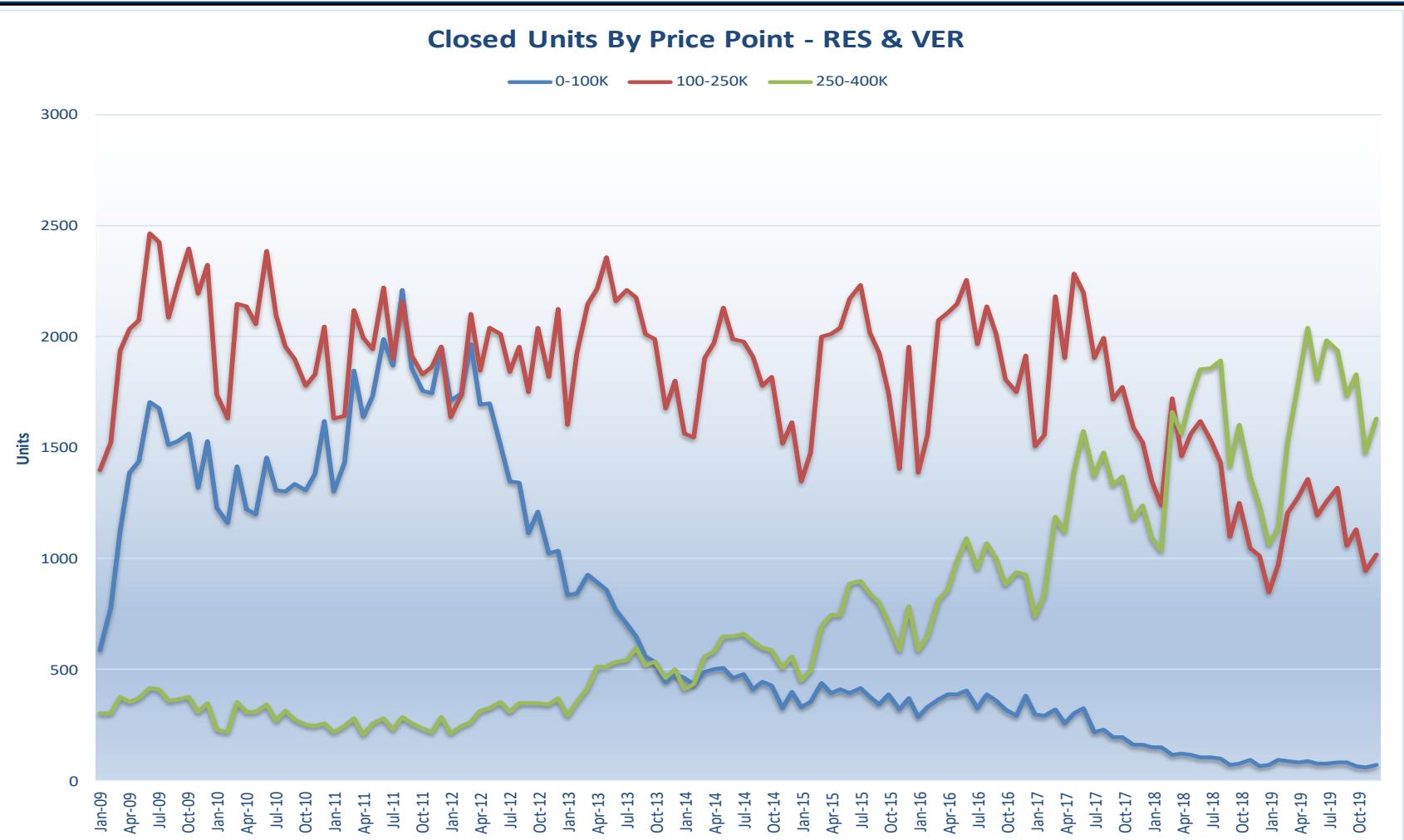


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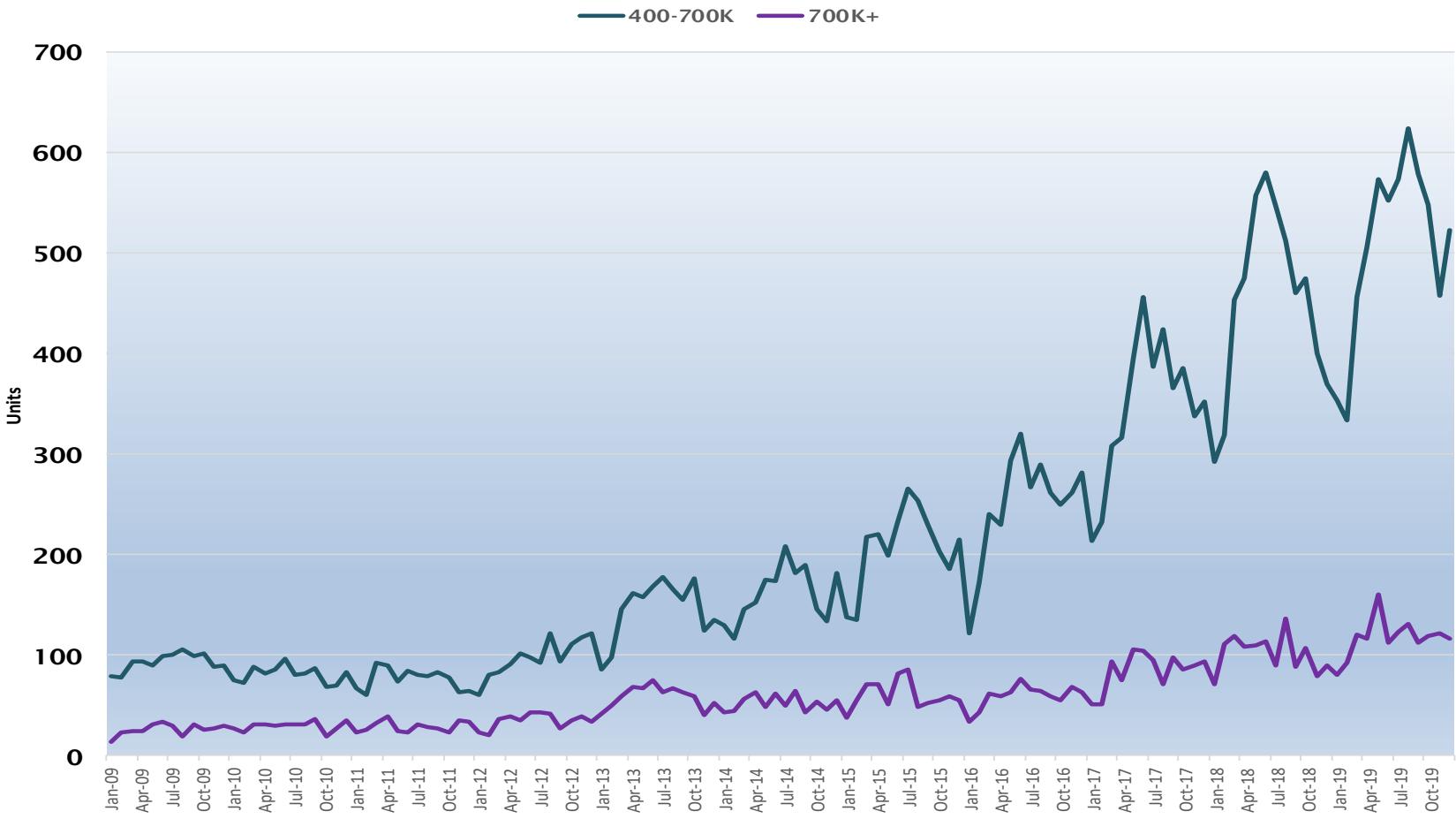
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Closed Units By Price Point - RES & VER



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