



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>	<i>7,498</i>	<i>3,675</i>	<i>3,213</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.3</i>	<i>42.9%</i>	<i>55</i>
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.

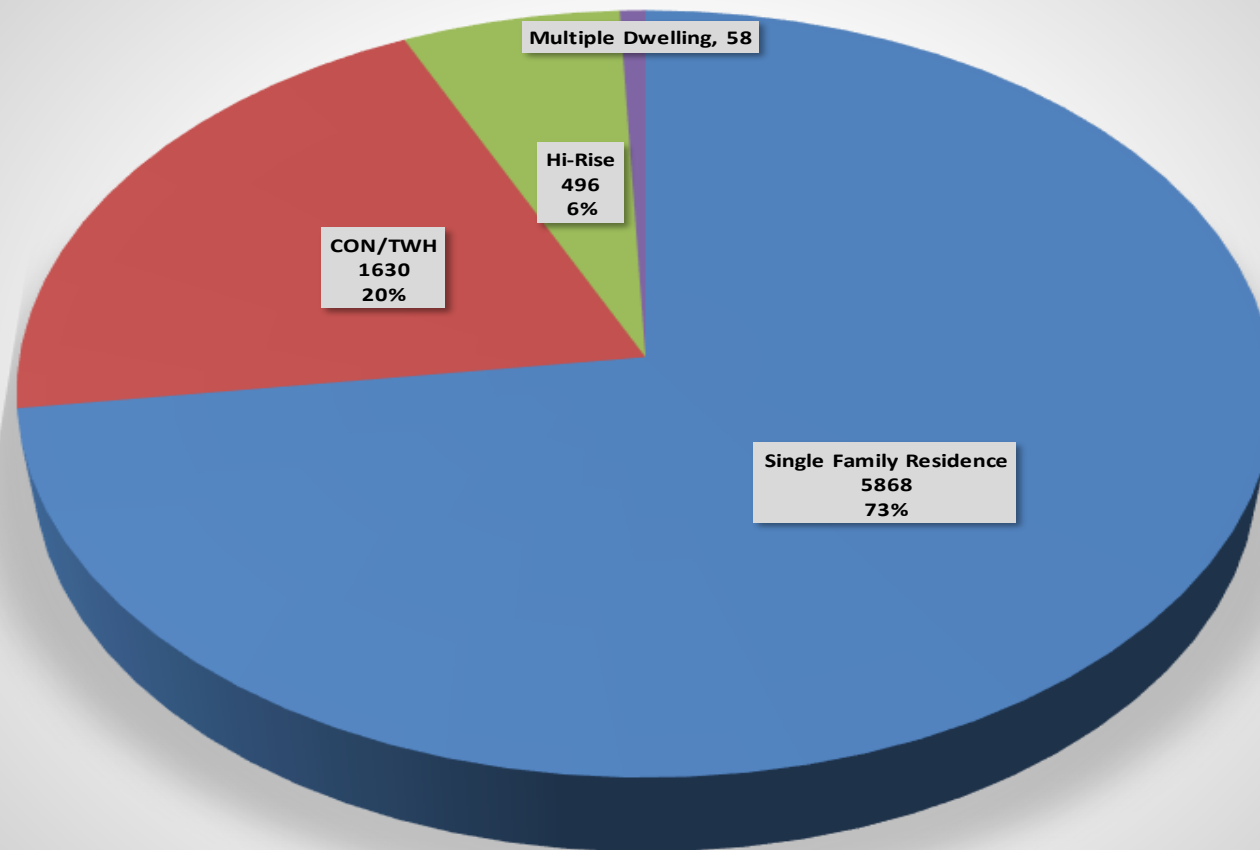
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GLVAR Available Units



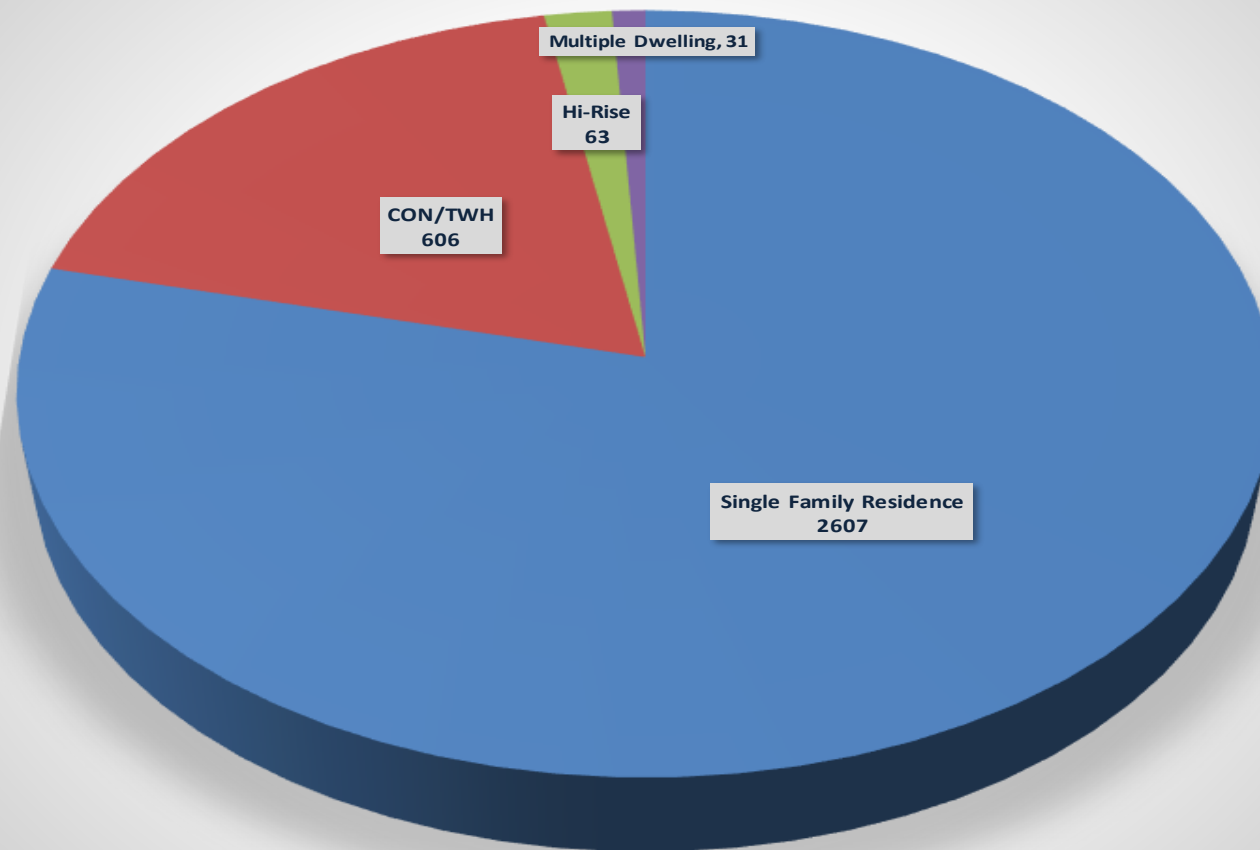
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GLVAR Units Sold

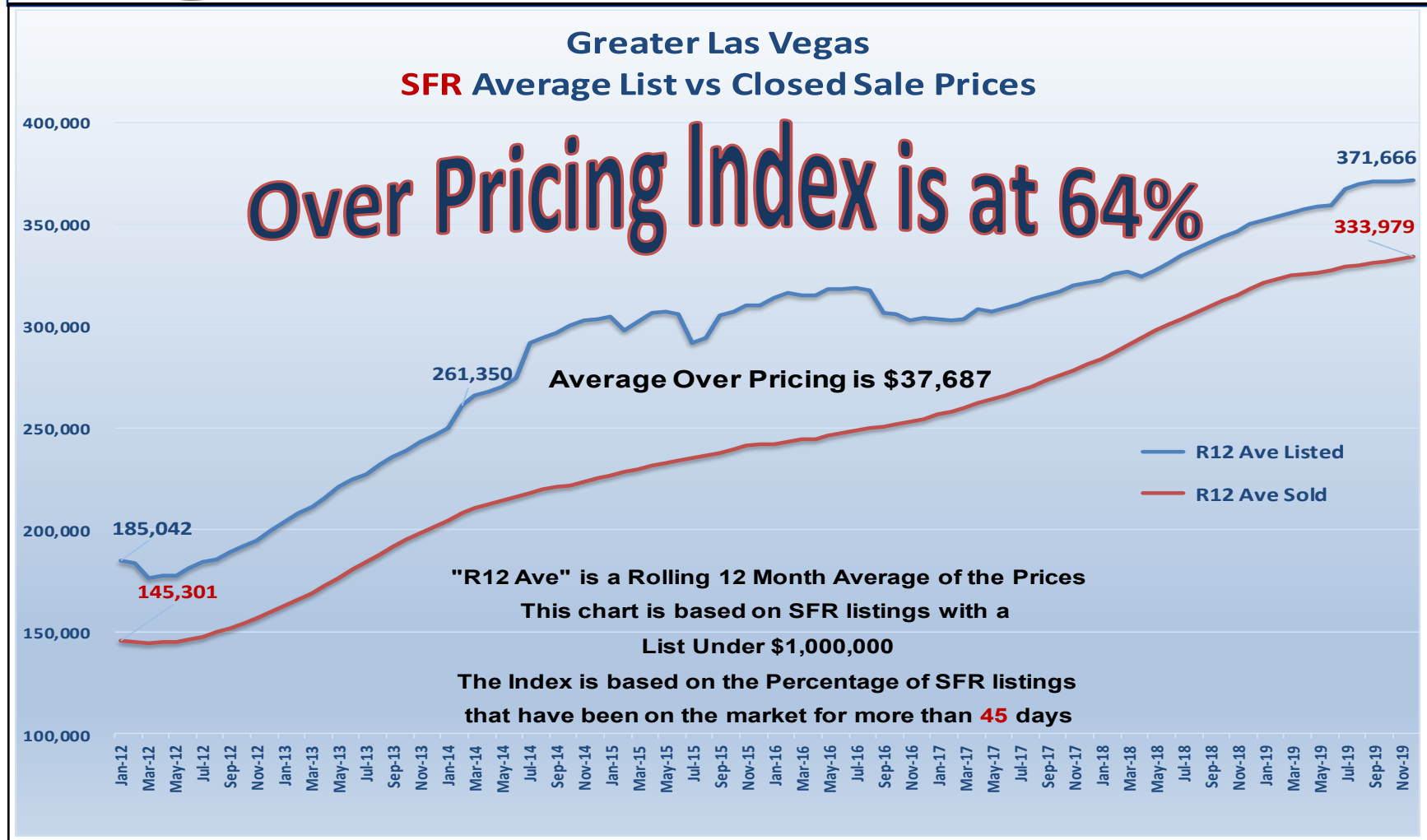


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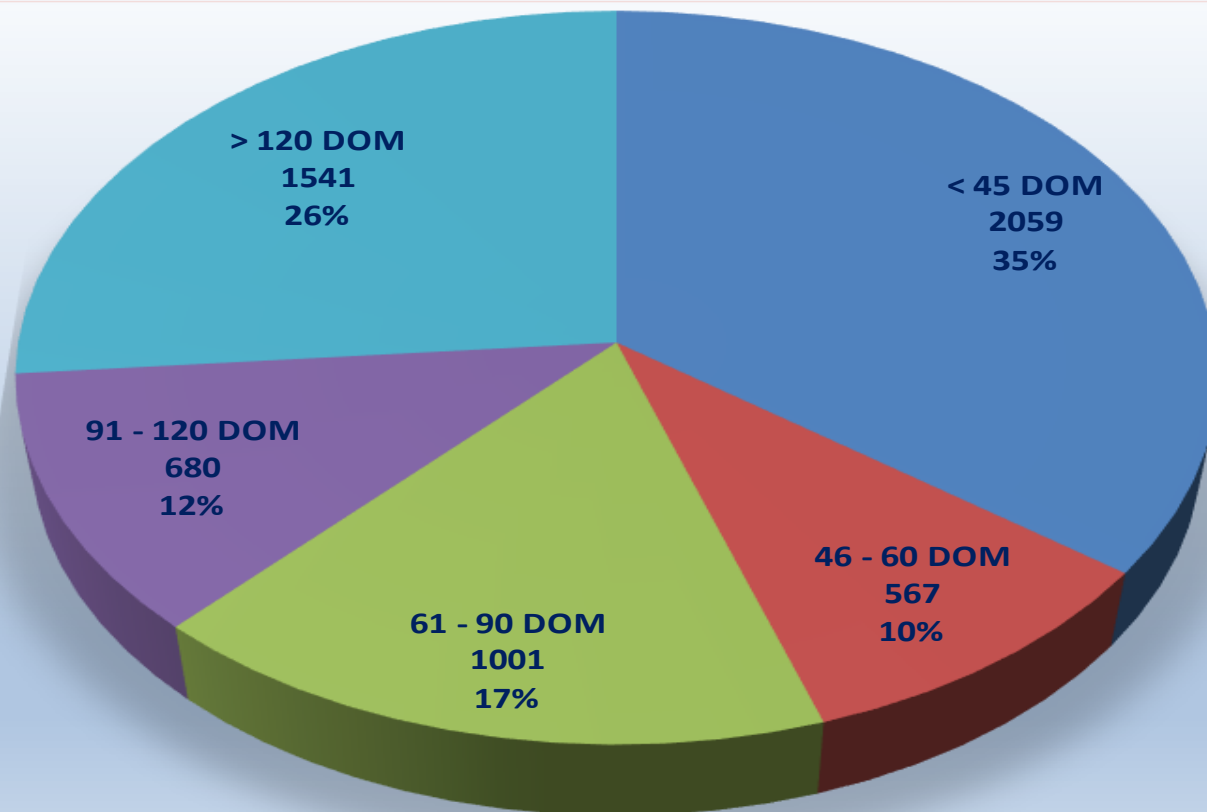




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Available SFR Inventory Days on Market With No Current Offer



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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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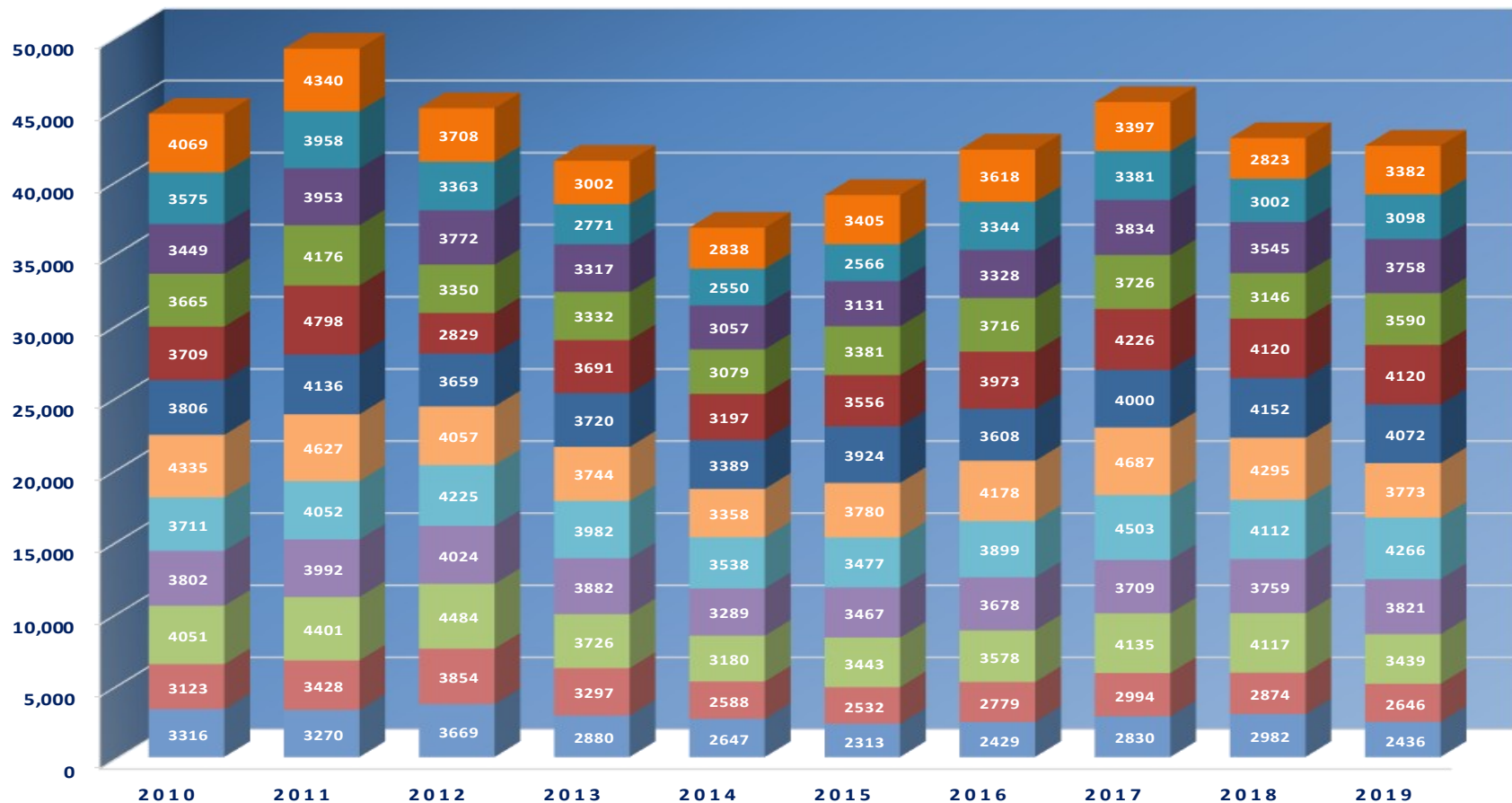


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



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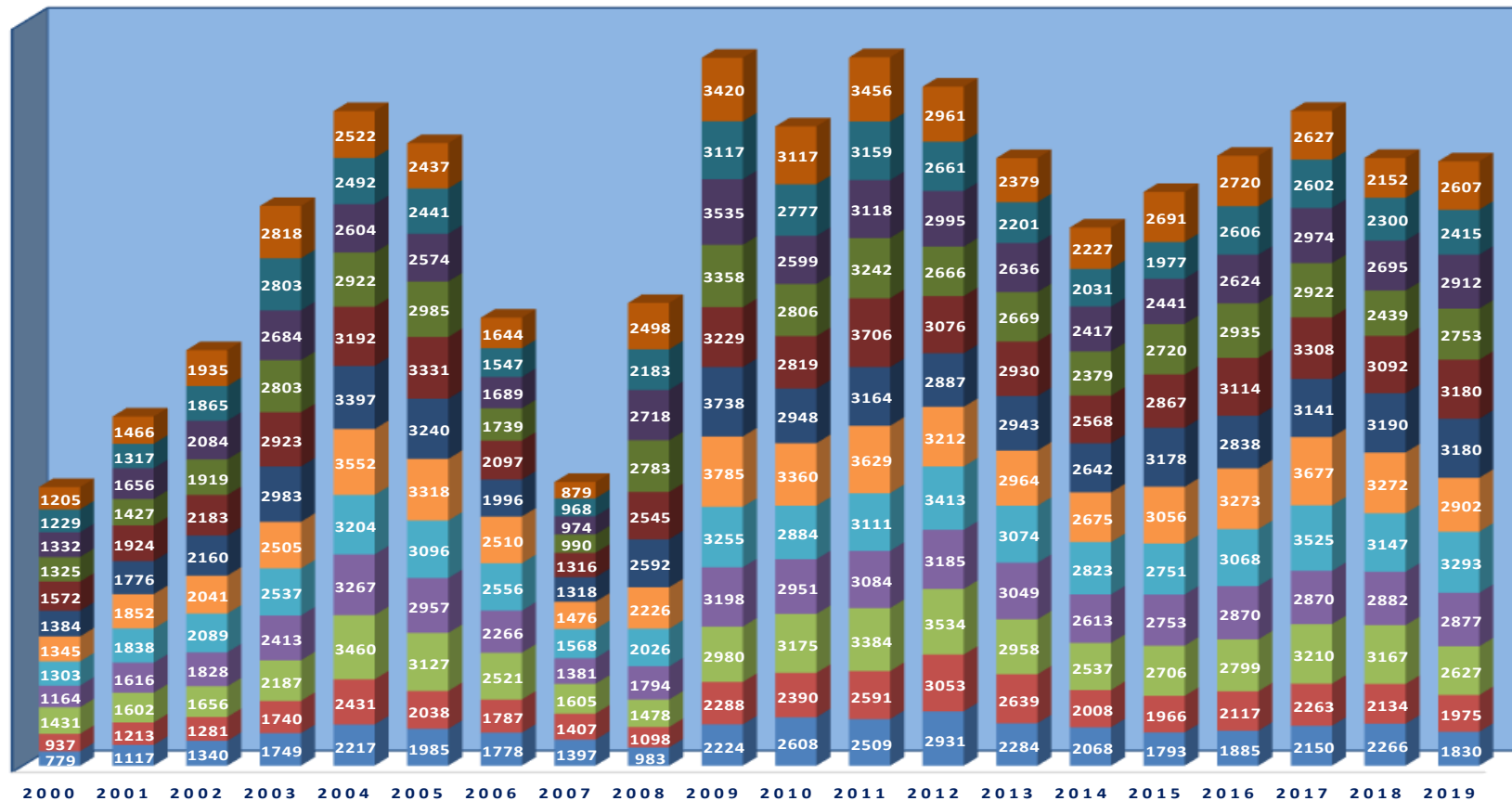


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



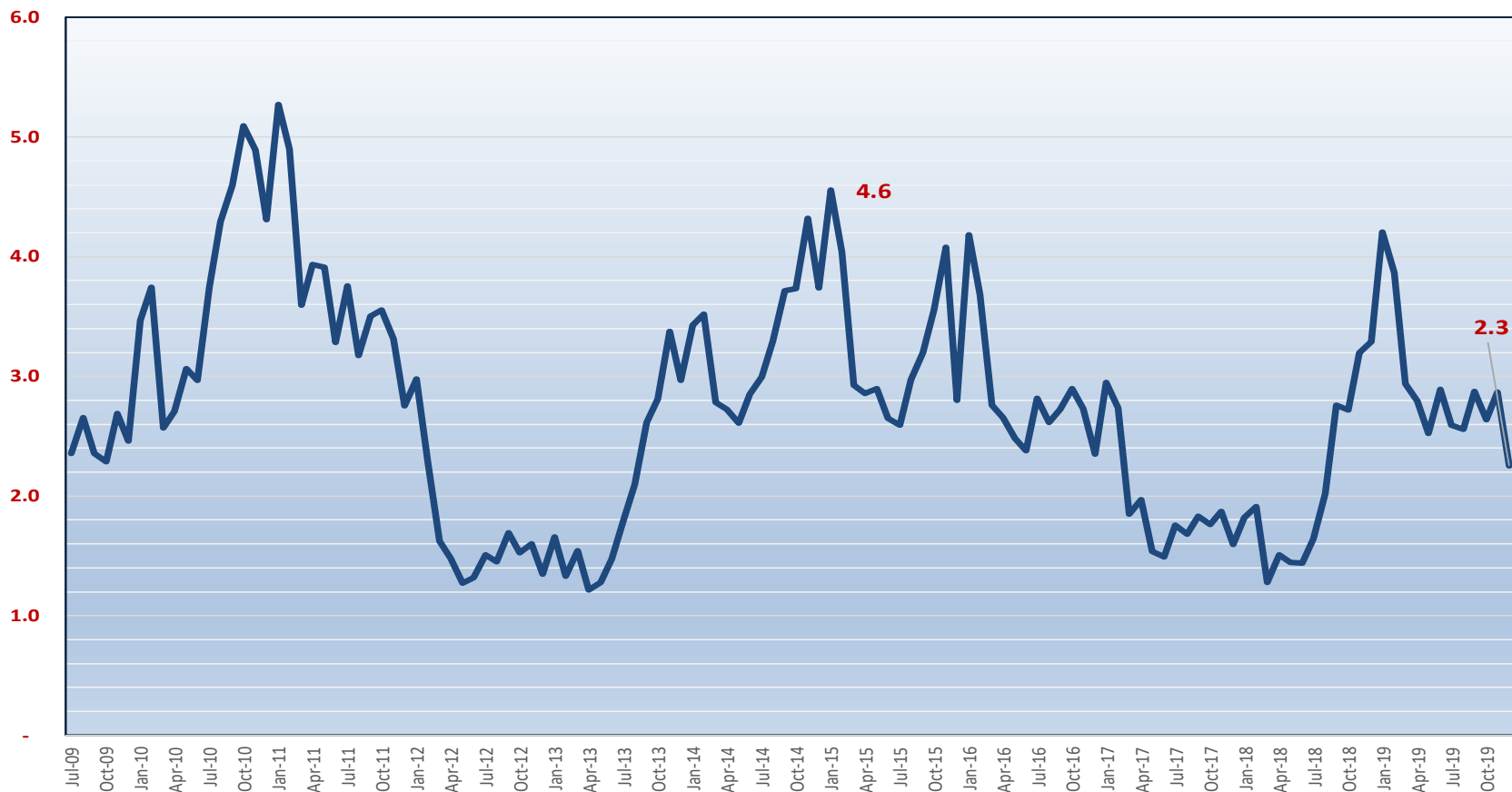
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Single Family Residential Homes Months of Inventory



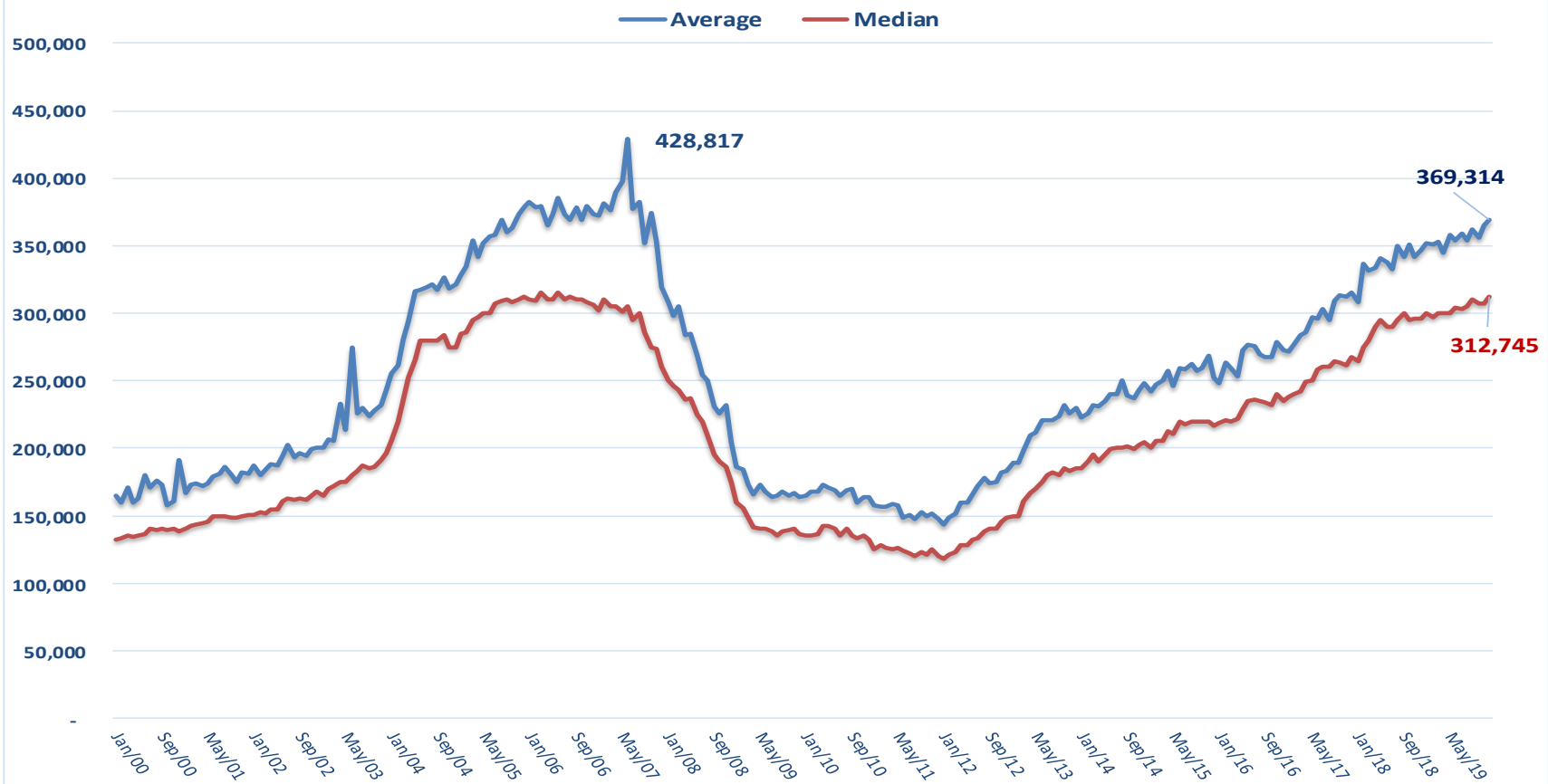
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SFR Market Prices



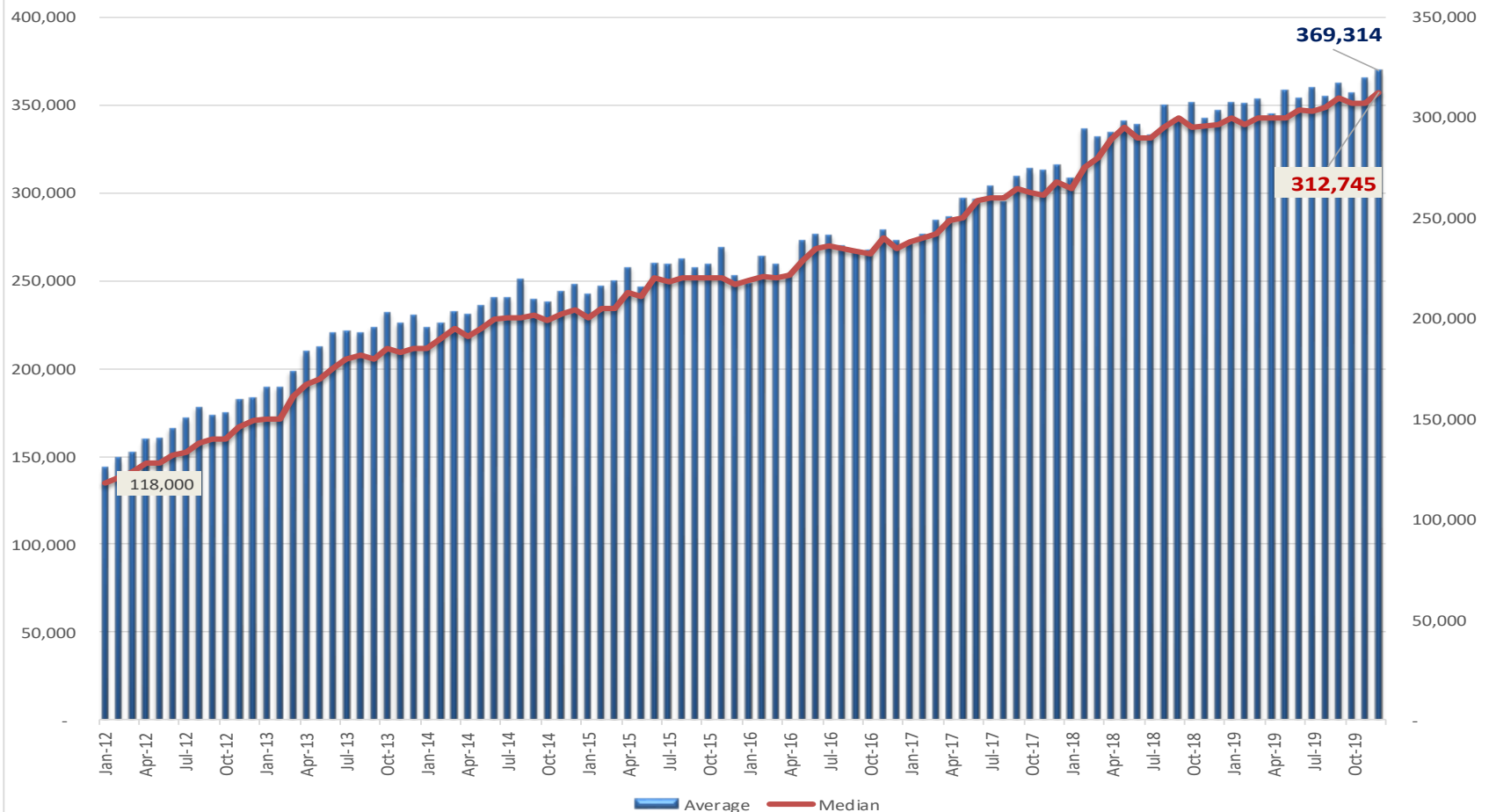
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Single Family Residential Price Trend



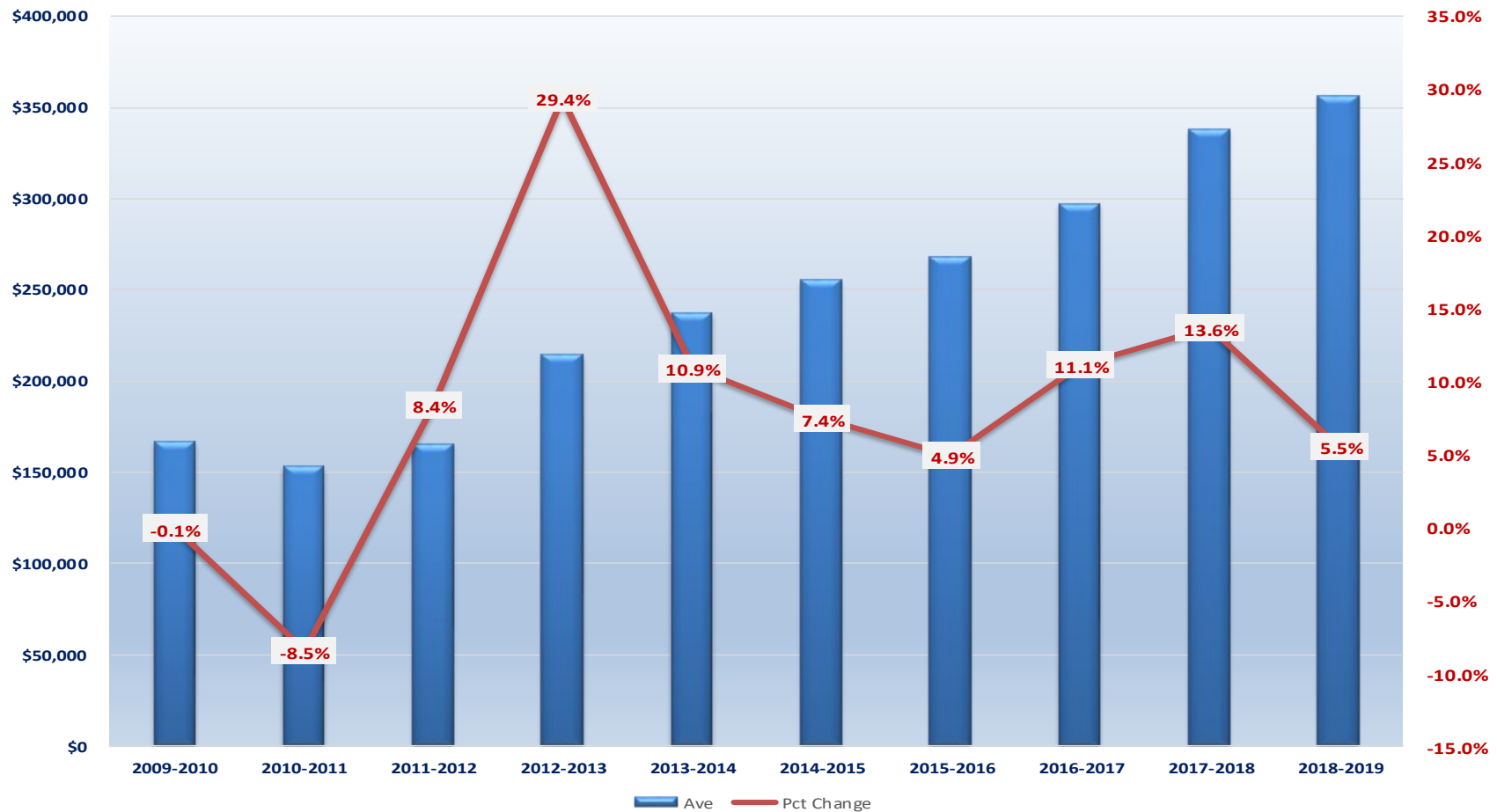
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SFR Average Price and Year Over Year Percent Change



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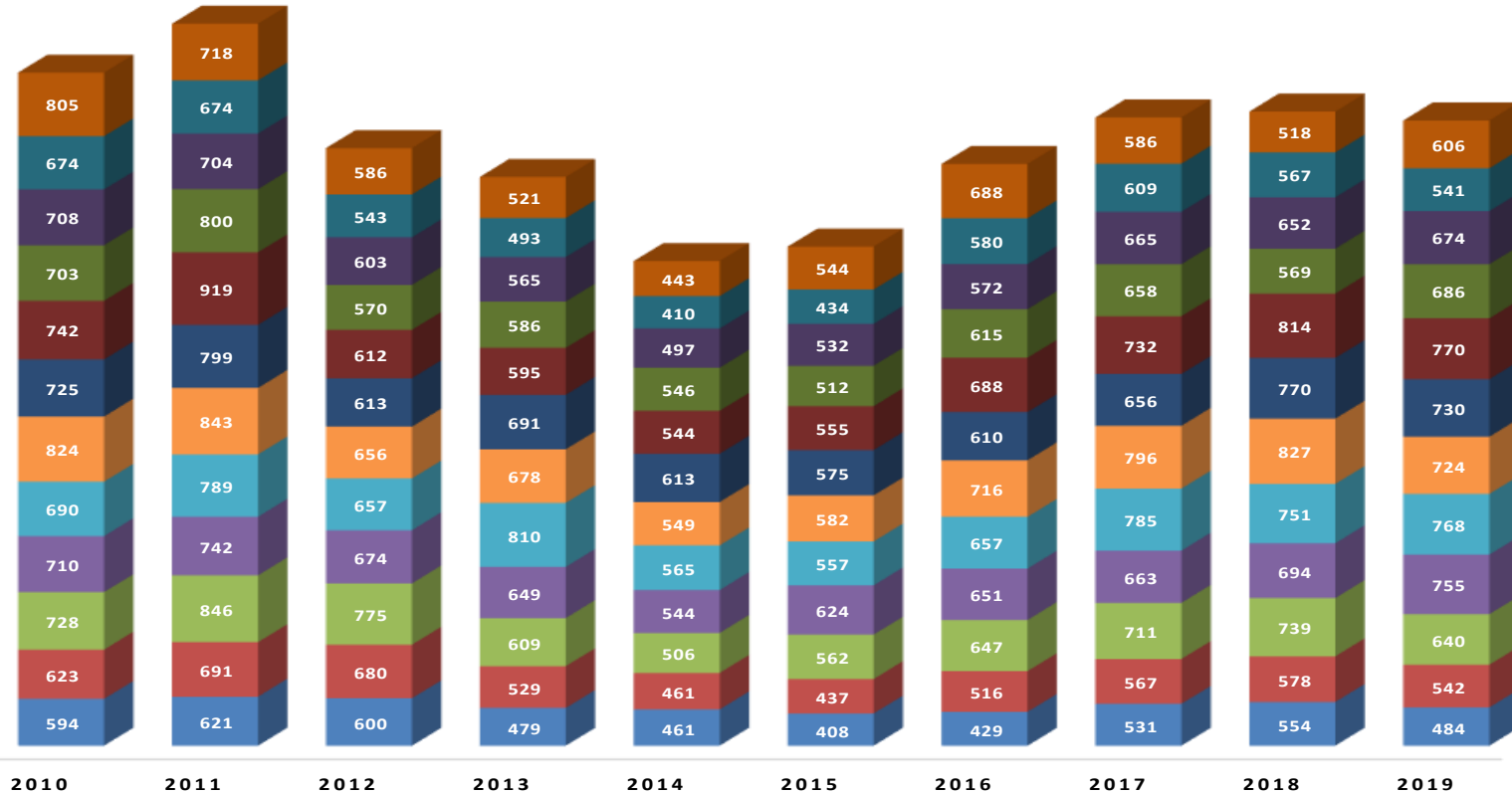


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CONDO / TOWNHOME CLOSINGS

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



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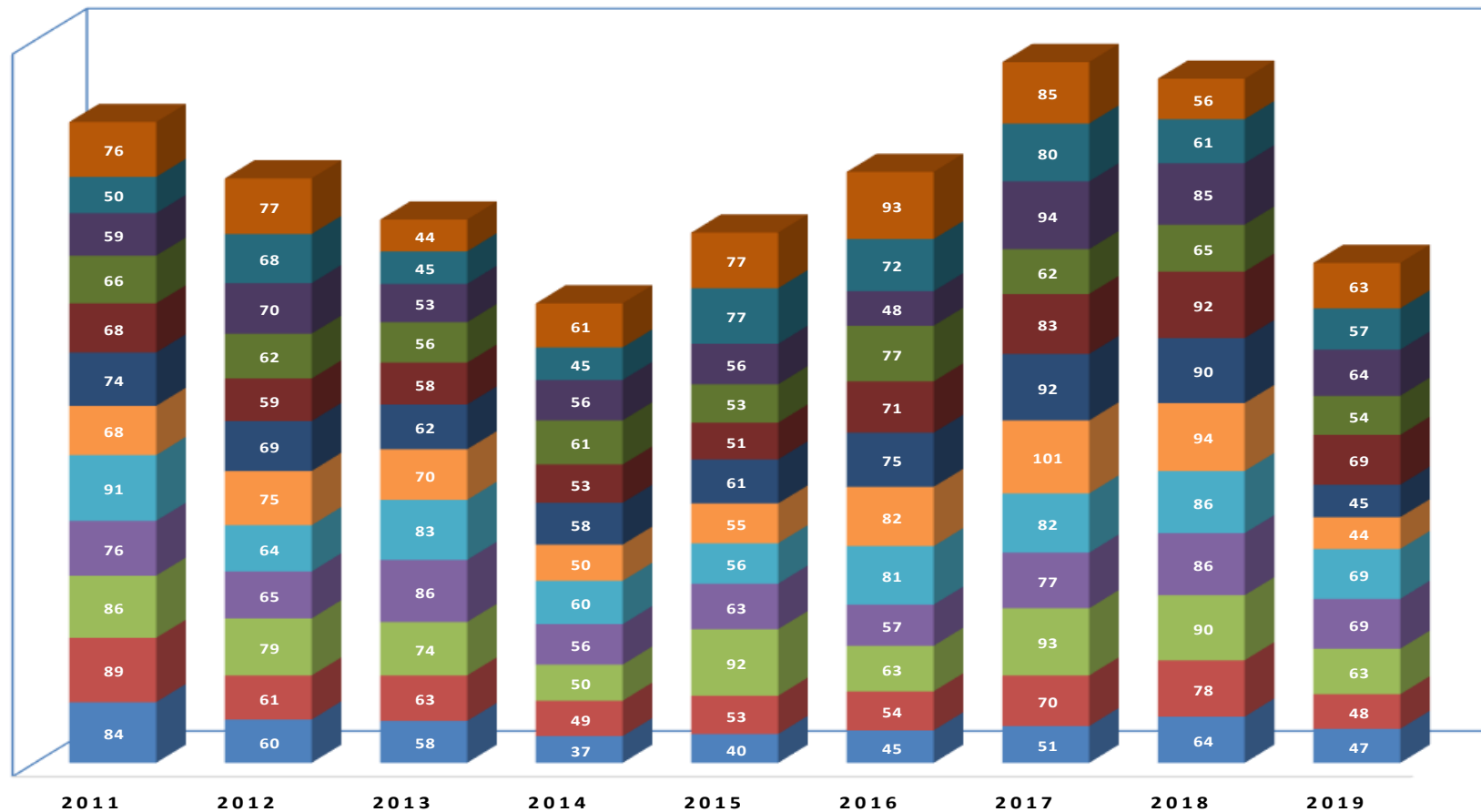


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Vertical / Hi-Rise Closings

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



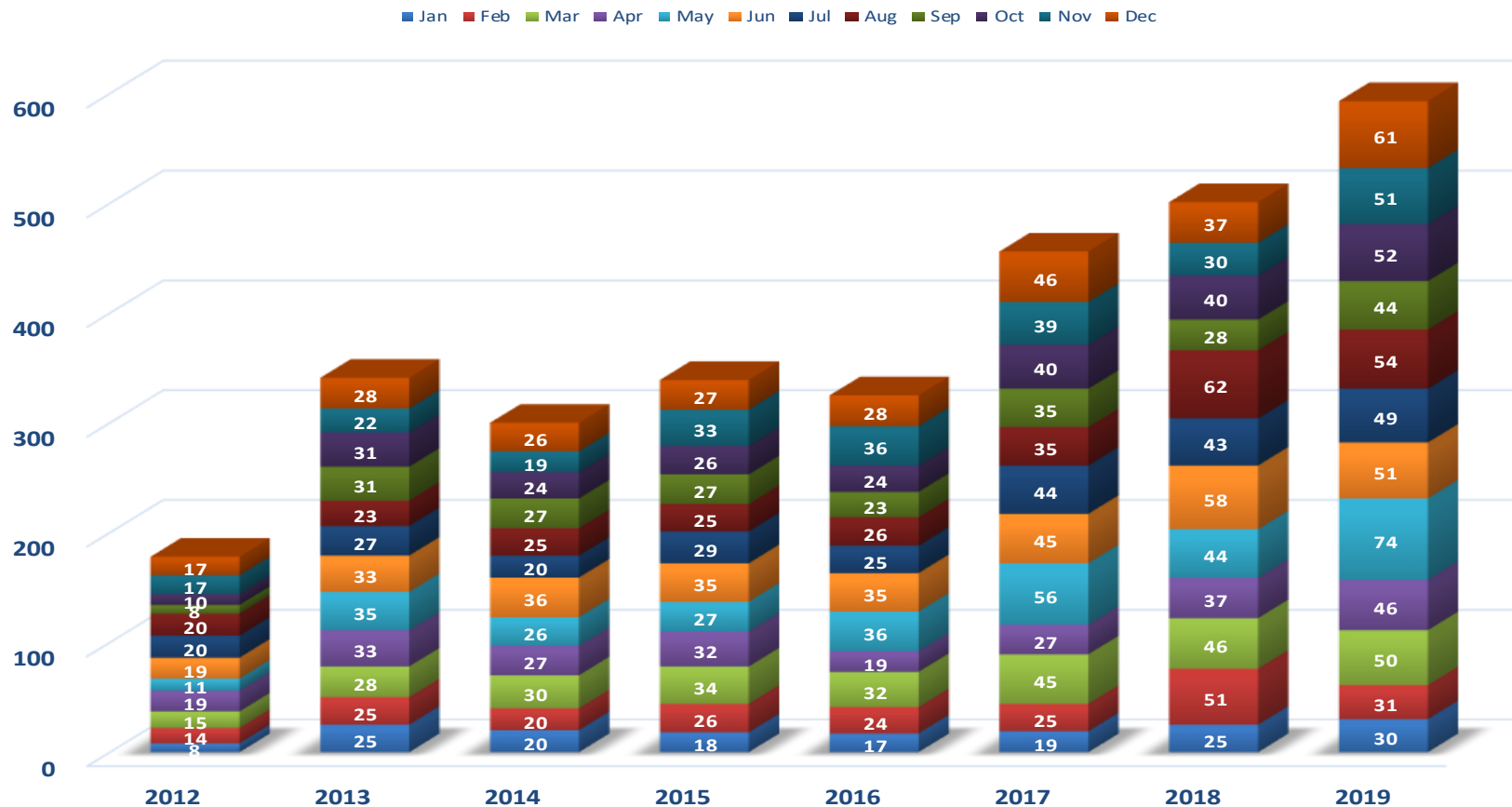
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Greater Las Vegas Luxury Sales \$1,000,000 and Over



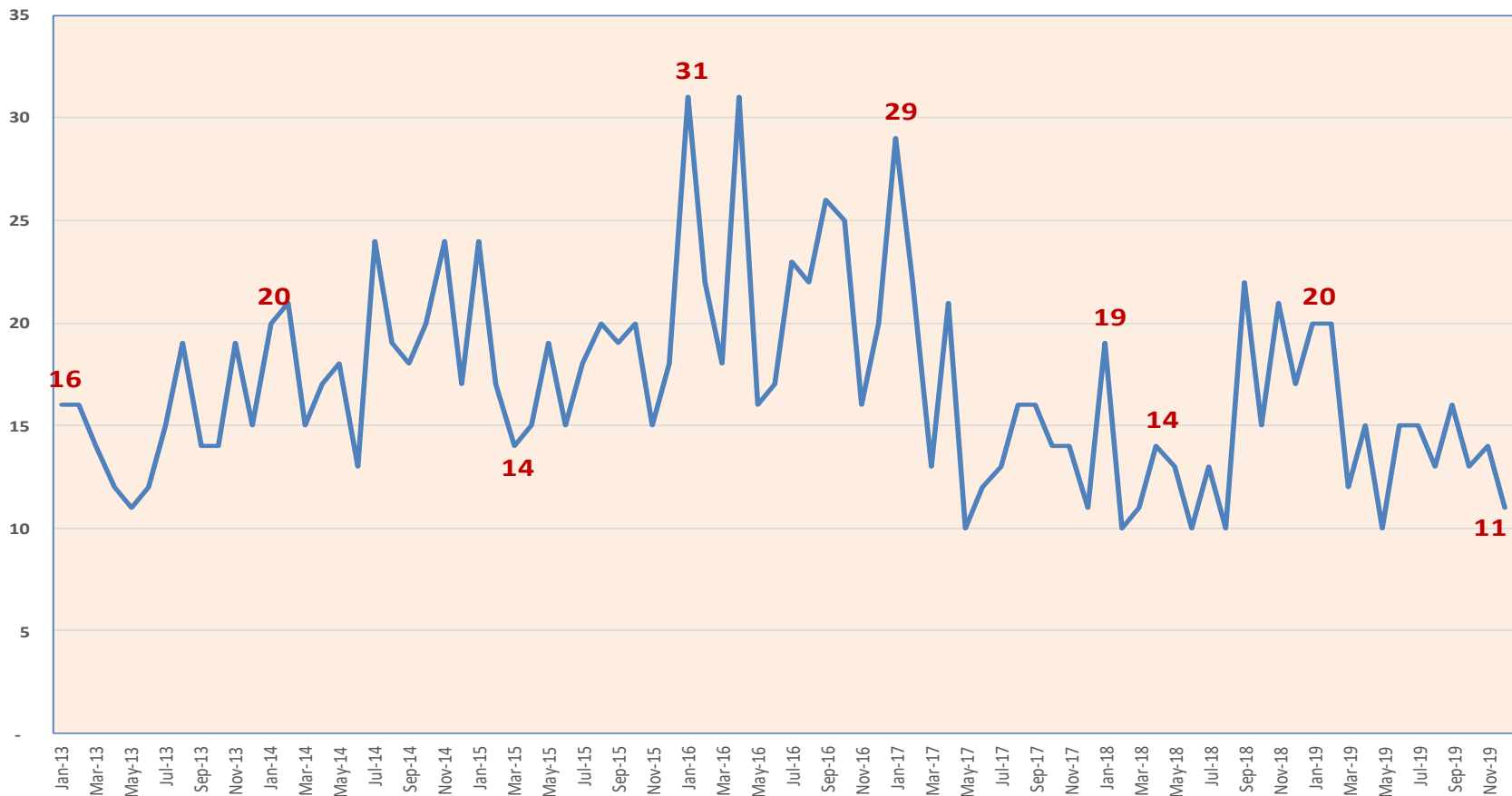
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Luxury Market - \$1,000,000 and Over Months of Inventory



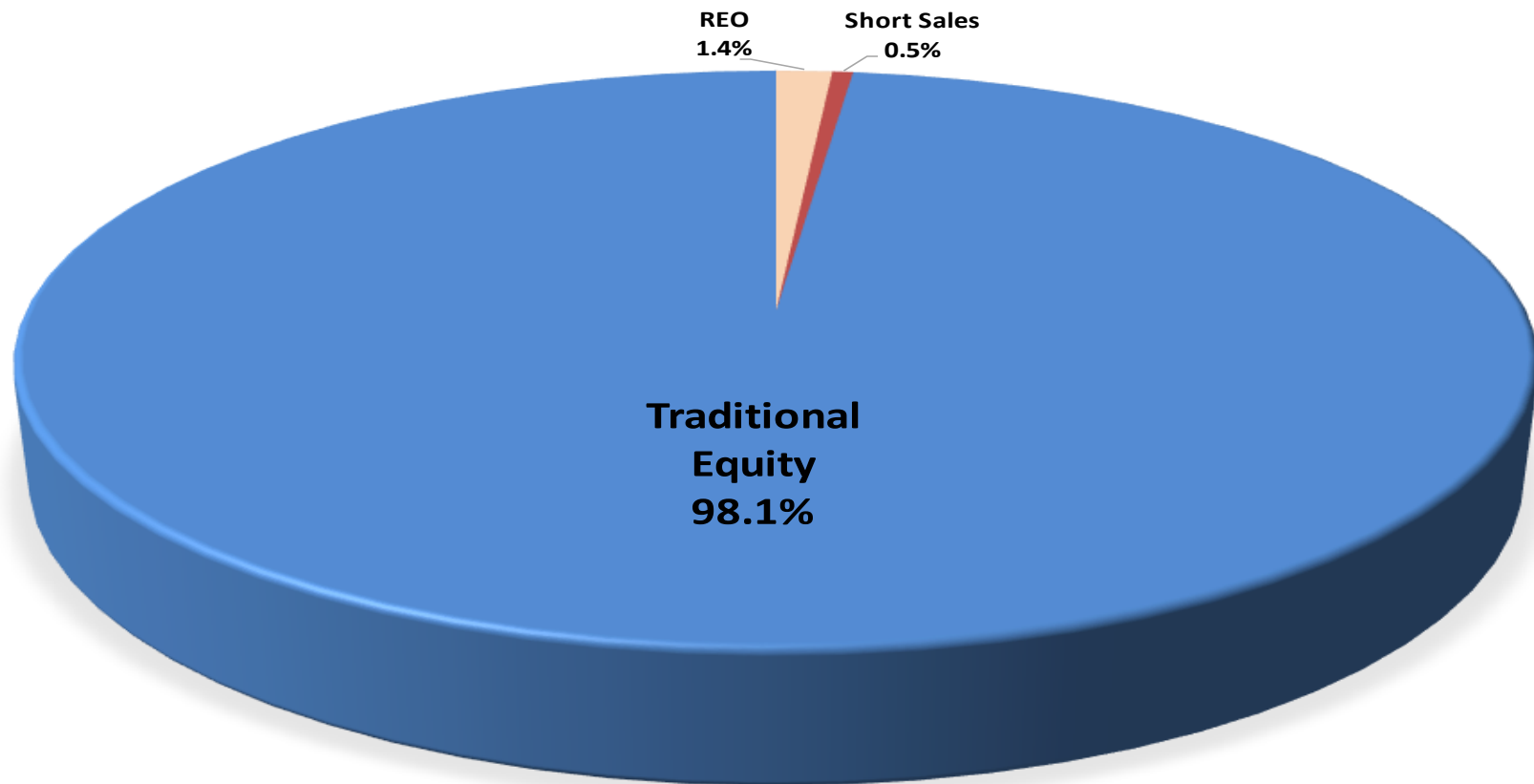
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Last Month's Closings by Type



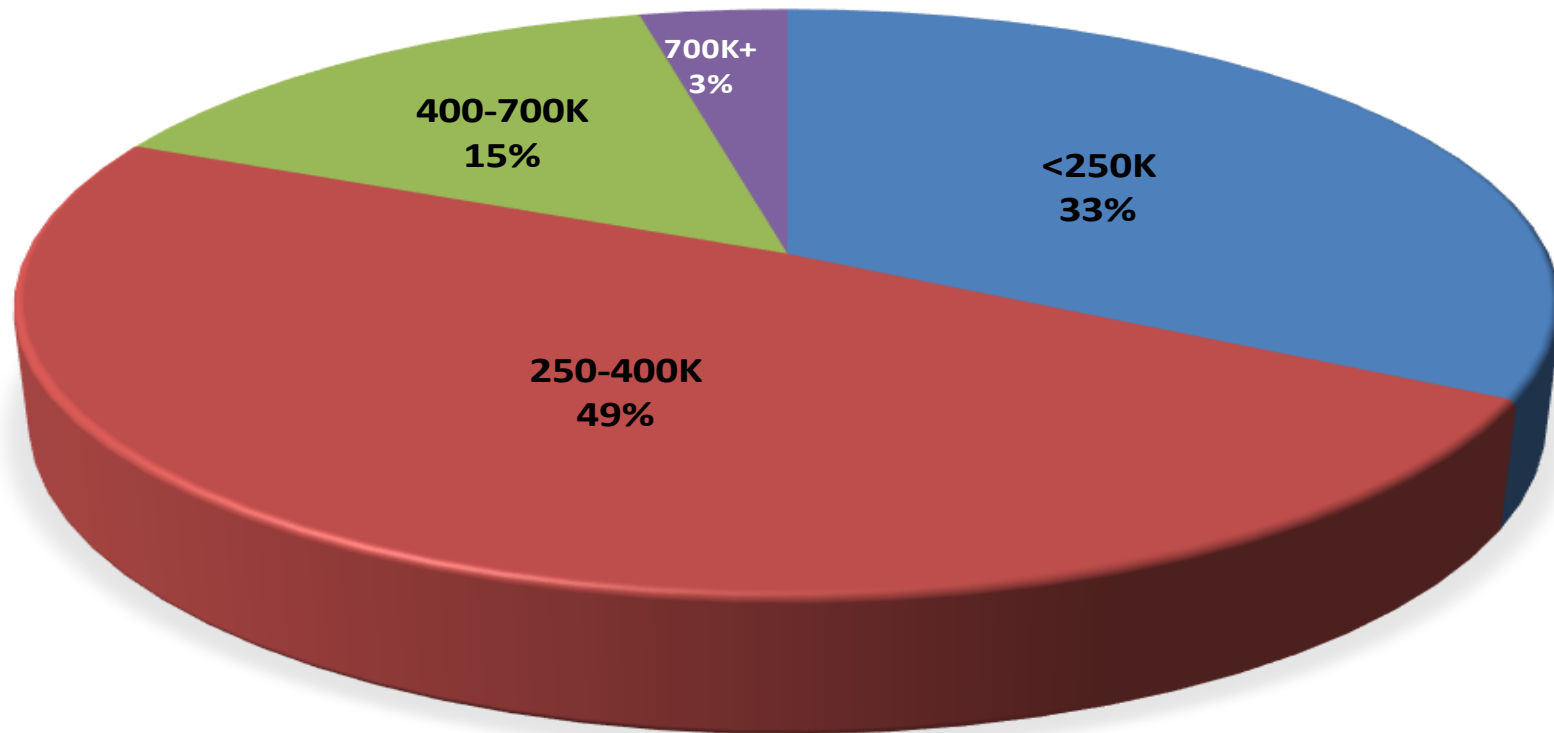
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Closed Units by Price Point



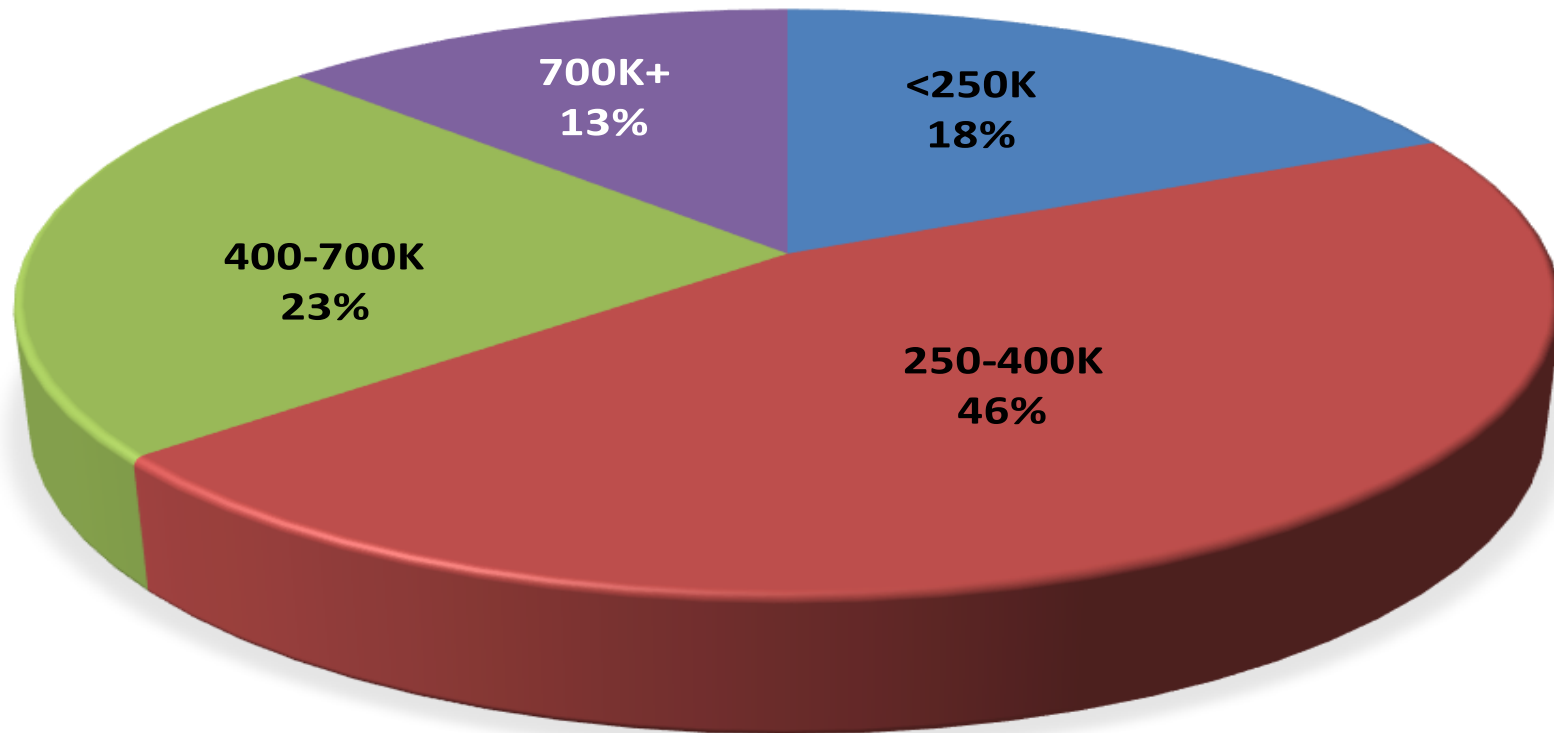
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CLOSED VOLUME BY PRICE POINT



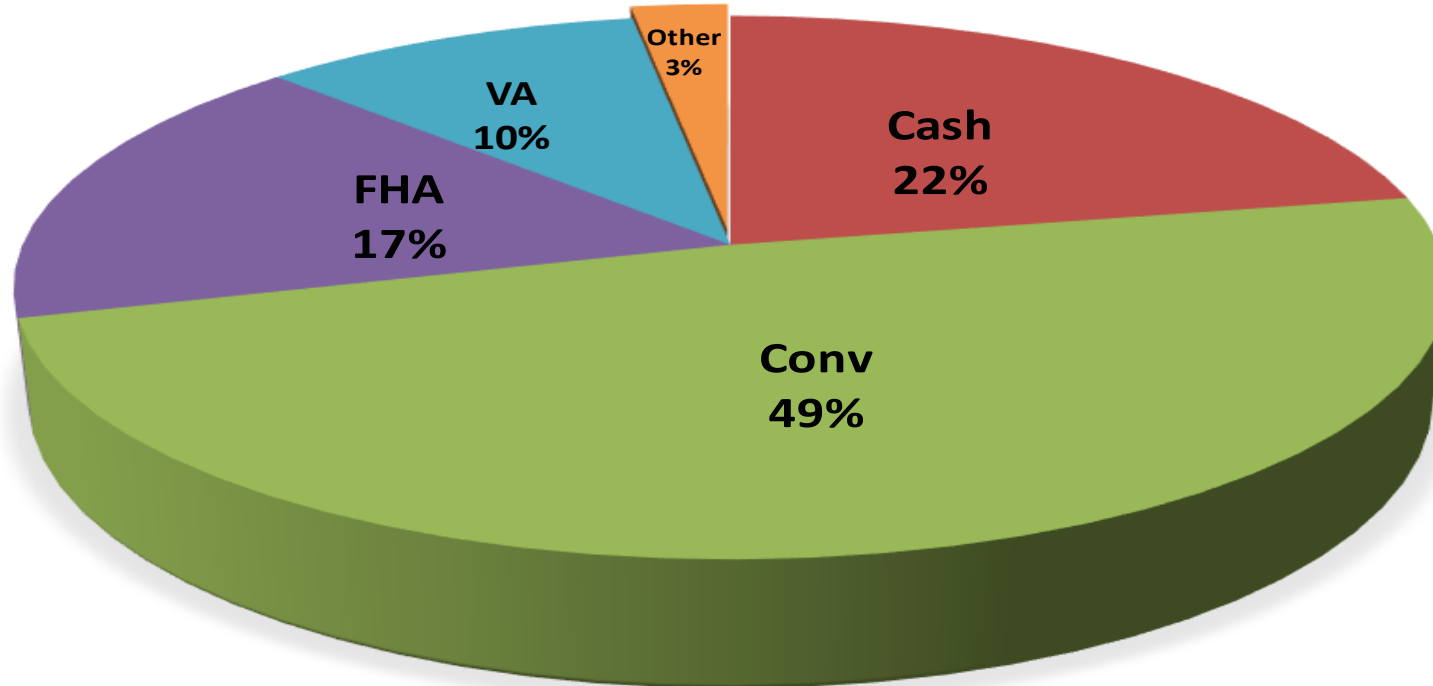
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Last Month's Closings by Sold Terms



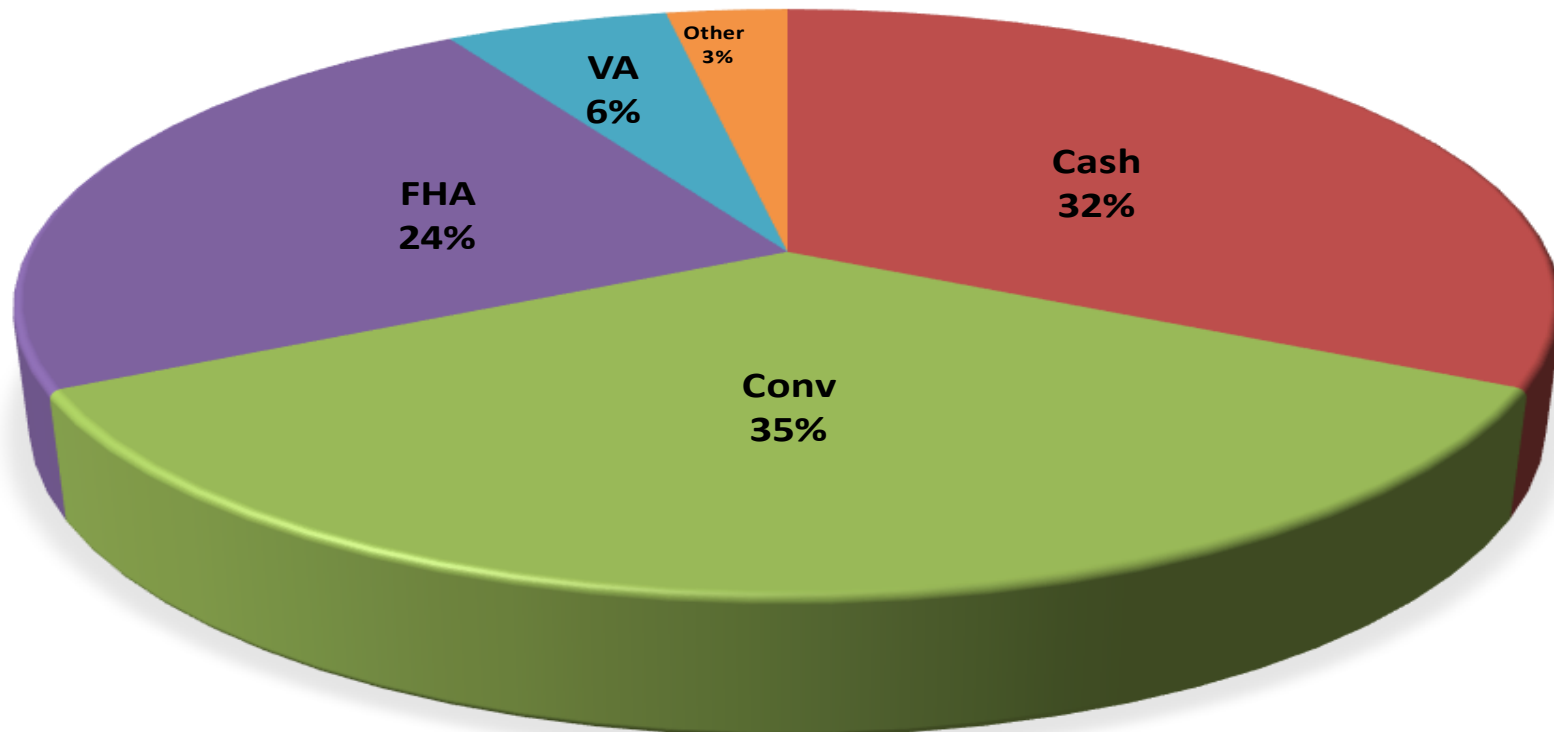
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**Closings By Sold Terms
Closings Less Than \$250,000**



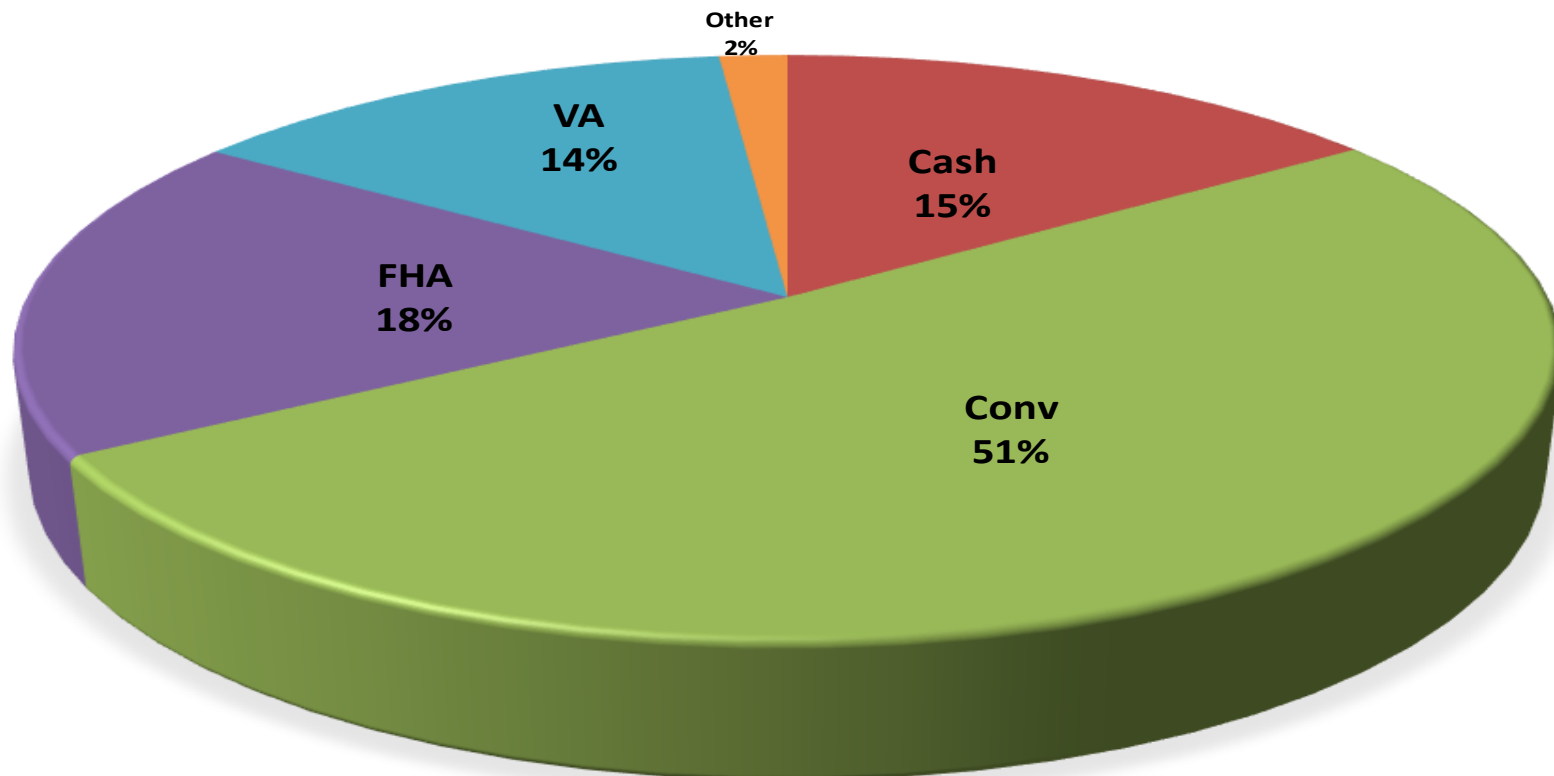
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



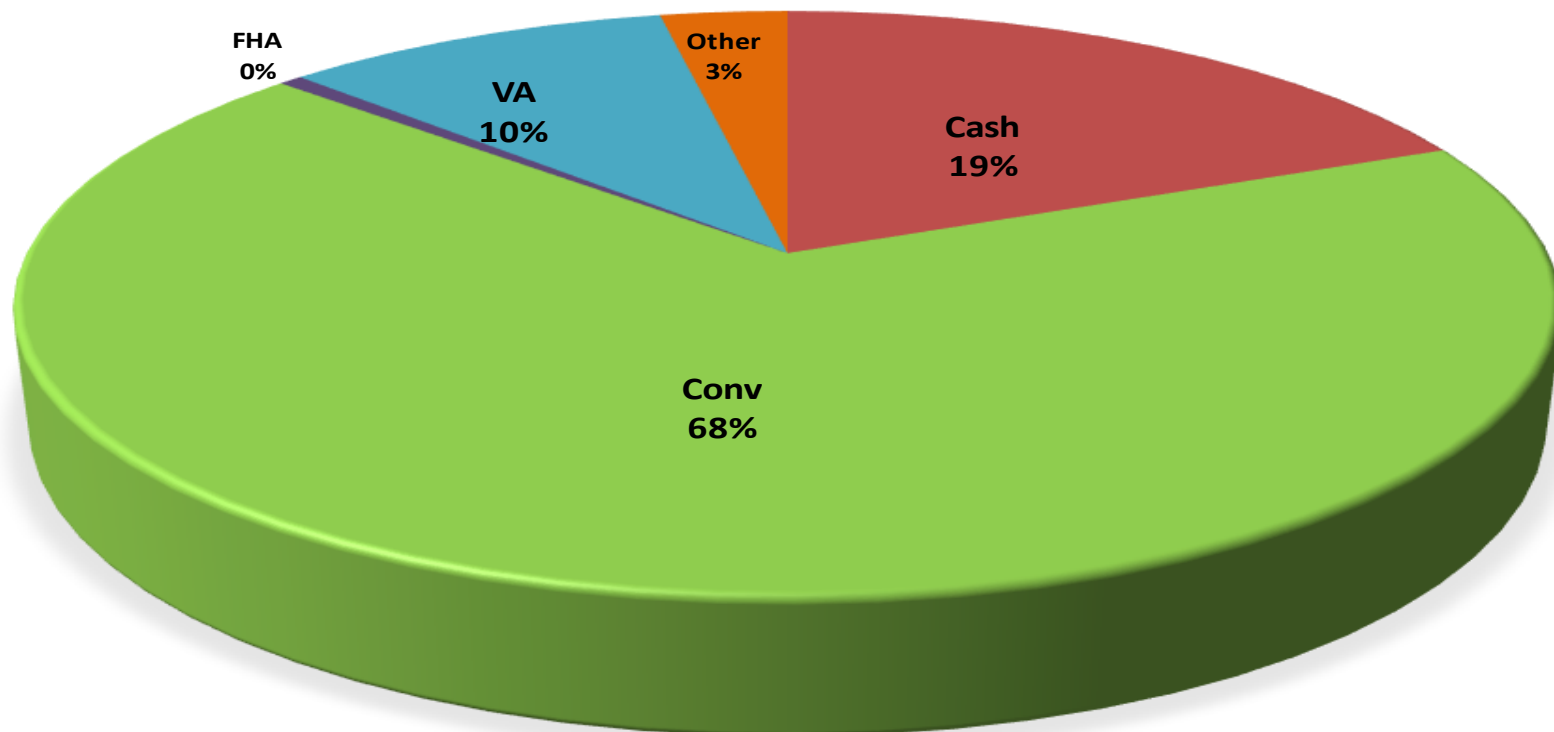
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000



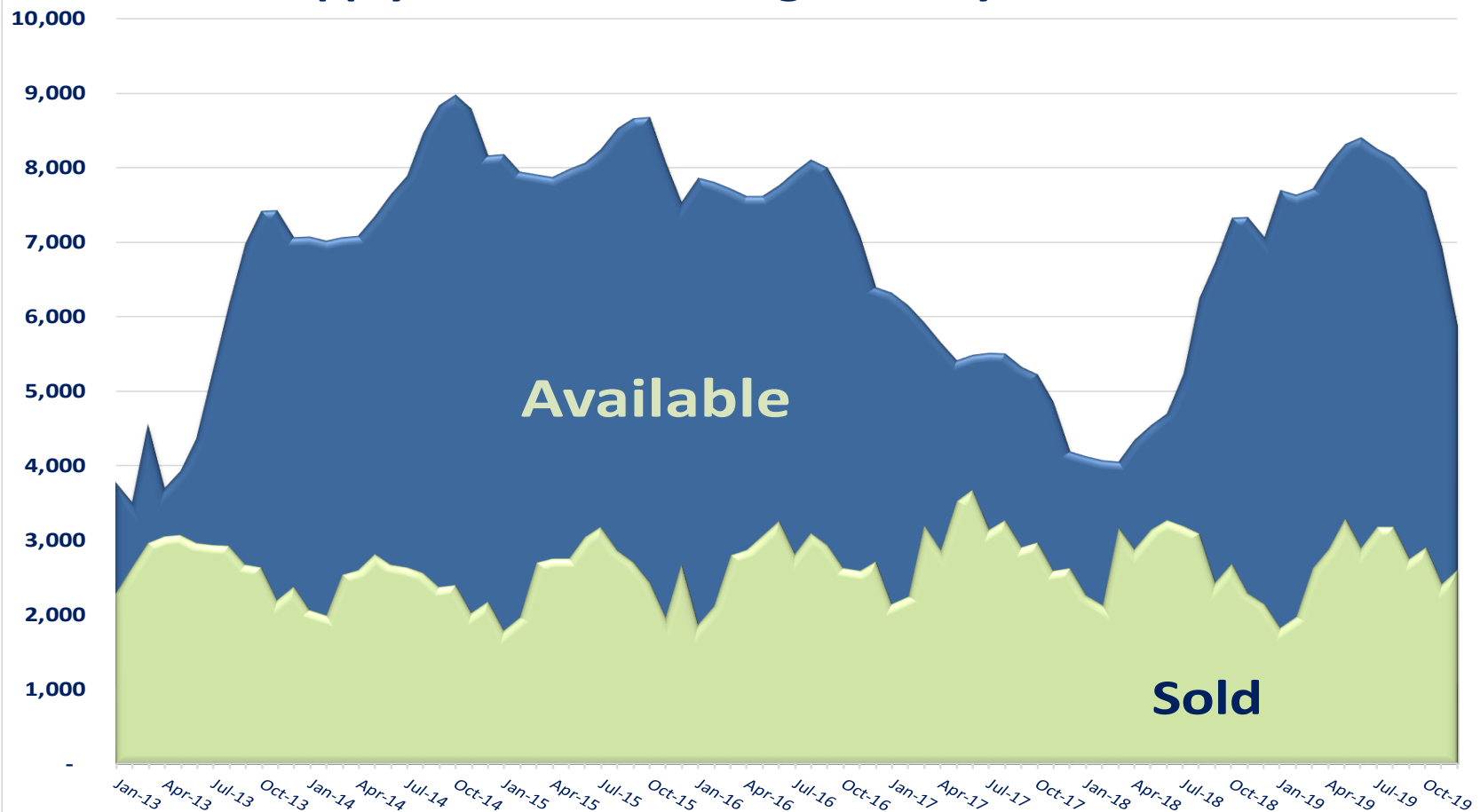
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Supply vs Demand - Single Family Residential



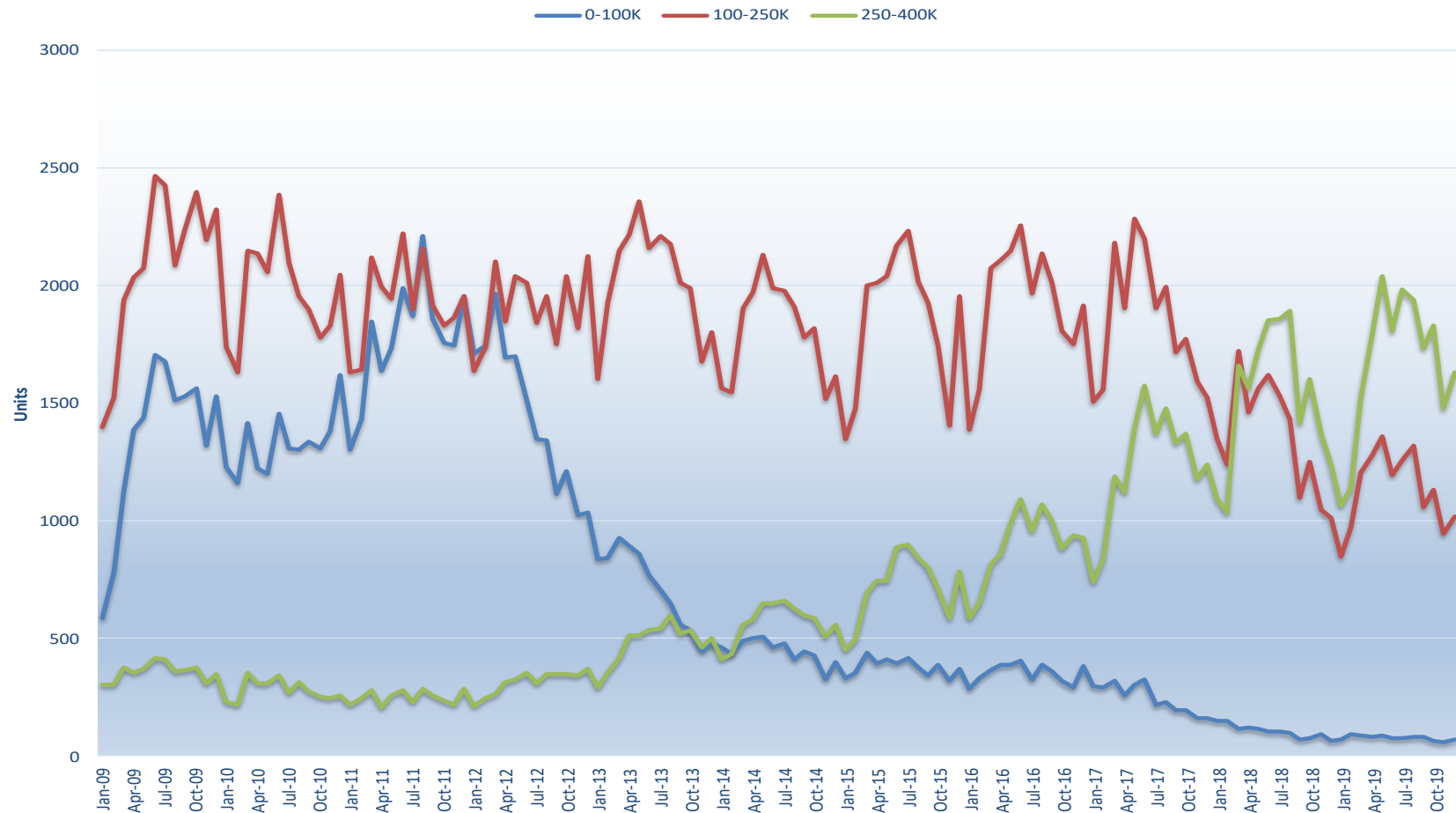
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Closed Units By Price Point - RES & VER



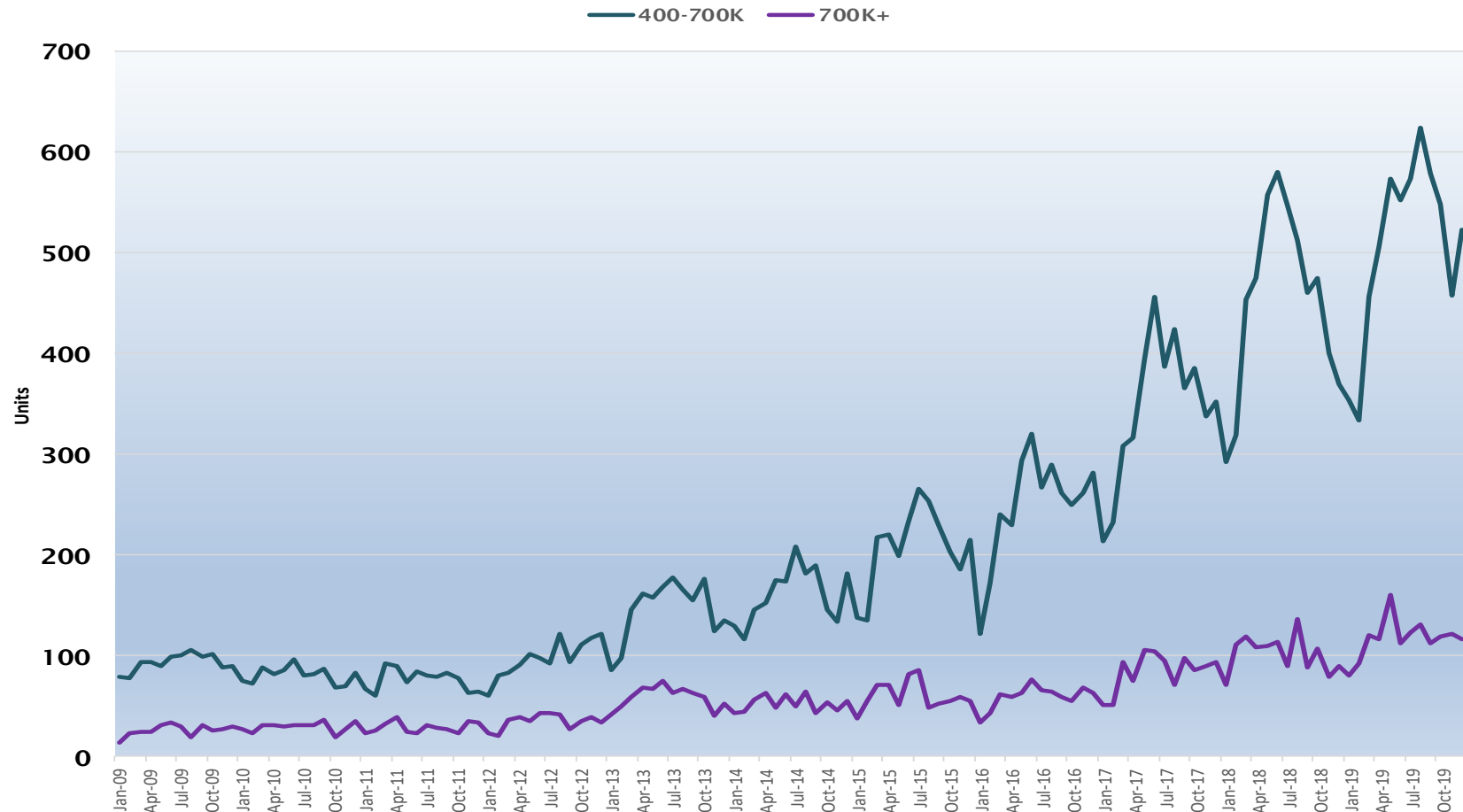
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