



EQUITY TITLE OF NEVADA

July 2020 Greater Las Vegas Market Update

June 2020 Production Snapshot

	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	3,399	5,565	4,349	2,465	380,000	619,412	325,000	377,937	2.3	44.3%	39
CON/TWH	789	1,711	926	470	184,000	221,045	187,000	199,759	3.6	27.5%	43
<i>Total Residential</i>	<i>4,188</i>	<i>7,276</i>	<i>5,275</i>	<i>2,935</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>2.5</i>	<i>40.3%</i>	<i>55</i>
Hi-Rise	129	561	67	37	395,000	670,113	300,000	428,043	17.2	6.6%	89
Multiple Dwelling	41	74	52	18	367,450	363,616	330,000	329,192	4.1	24.3%	59
Vacant Land	256	2,582	159	84	68,250	347,194	28,800	78,511	30.7	3.3%	165
	Listings Taken	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+	172	626	110	262	1,782,500	2,507,492	1,370,000	1,723,159	17	14.0%	109

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

May 2020 Production Snapshot

	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	3,372	6,327	3,595	1,703	372,200	580,554	315,000	373,974	3.7	26.9%	37
CON/TWH	752	1,880	697	373	180,000	217,458	185,000	196,773	5.0	19.8%	43
<i>Total Residential</i>	<i>4,124</i>	<i>8,207</i>	<i>4,292</i>	<i>2,076</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>4.0</i>	<i>25.3%</i>	<i>55</i>
Hi-Rise	106	558	48	27	377,500	685,045	399,900	414,369	22.7	4.8%	70
Multiple Dwelling	22	82	37	13	349,500	353,260	335,000	346,885	6.3	15.9%	17
Vacant Land	201	2,585	141	69	69,400	346,924	35,000	115,876	37.5	2.7%	187
	Listings Taken	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+	167	625	81	221	1,750,000	2,461,363	1,365,000	1,723,004	19	11.8%	112

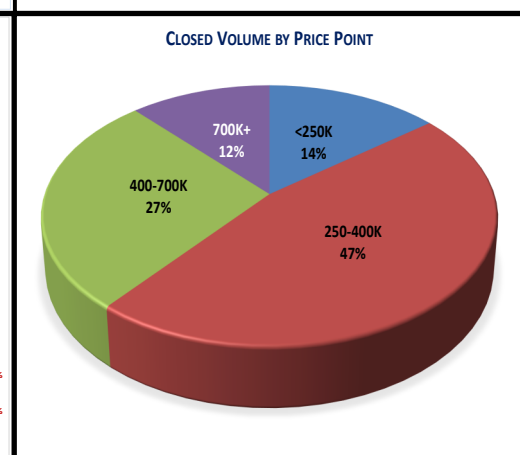
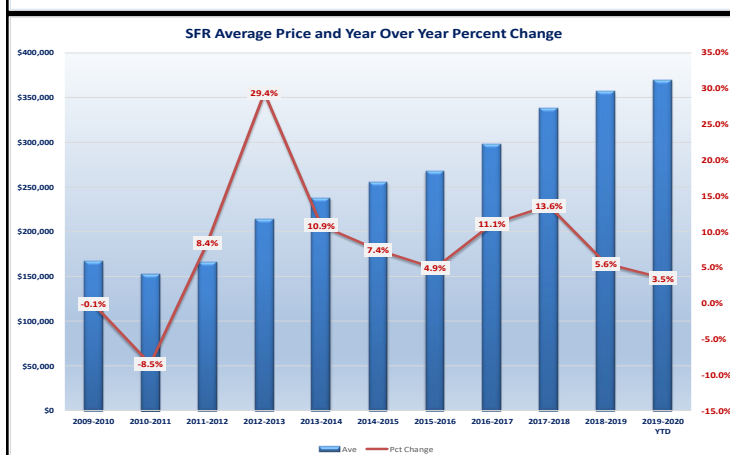
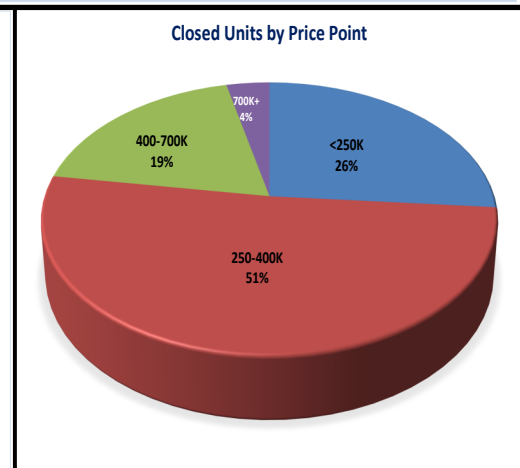
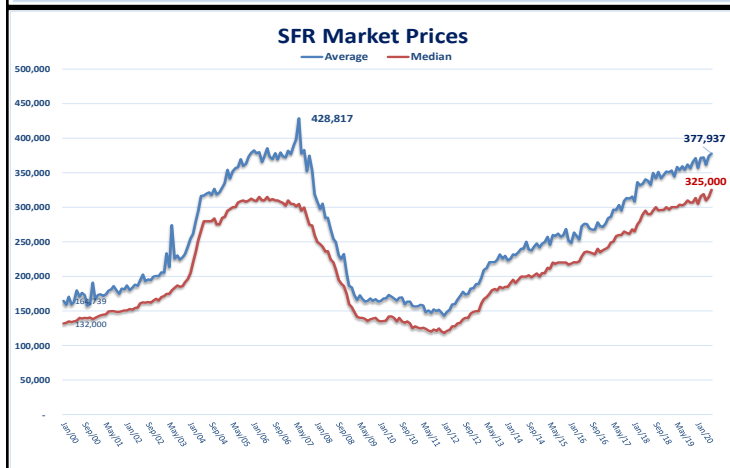
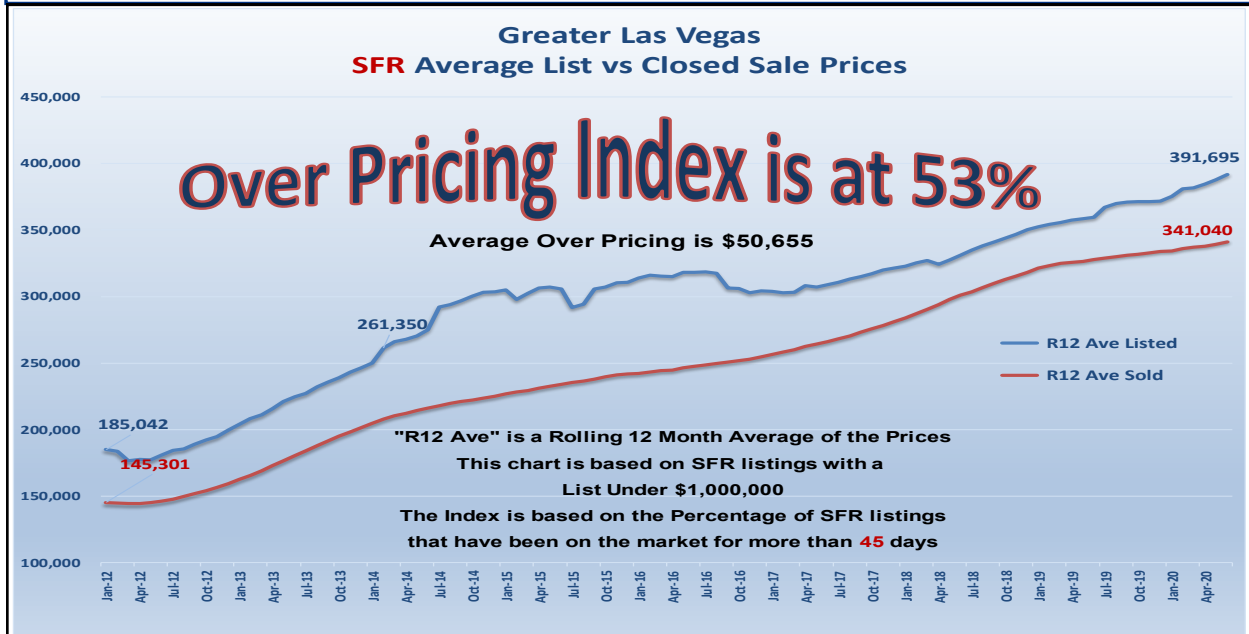
This data includes all LVR listings and sales within the Greater Las Vegas market area.

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



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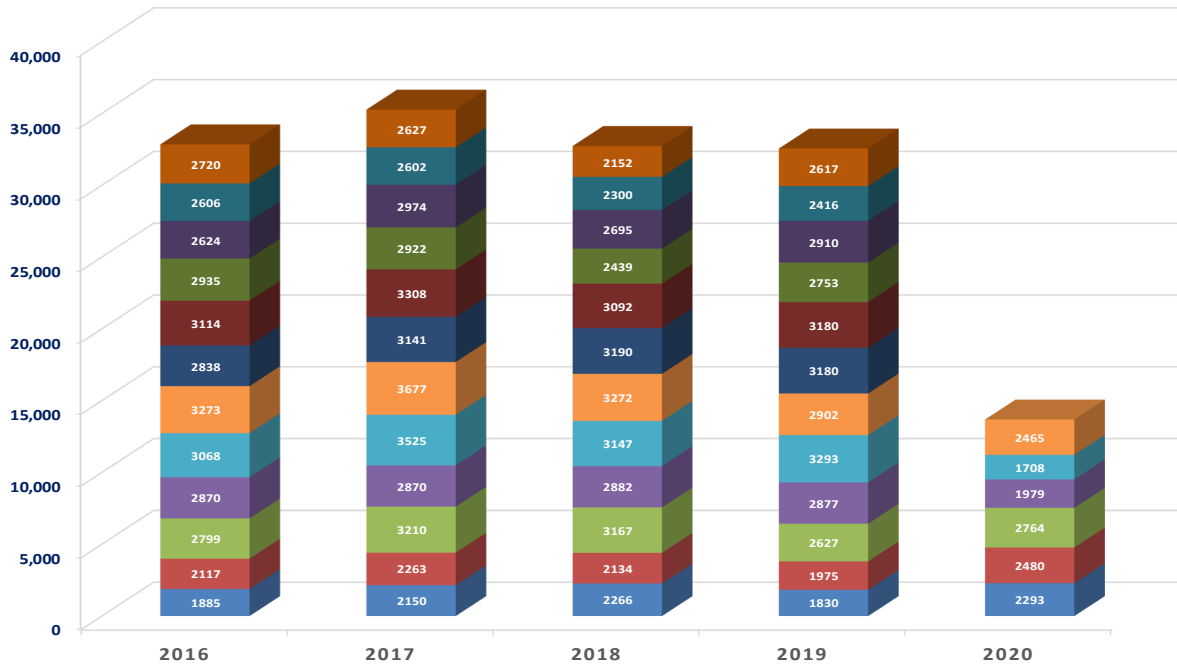


EQUITY TITLE OF NEVADA

July 2020 Greater Las Vegas Market Update

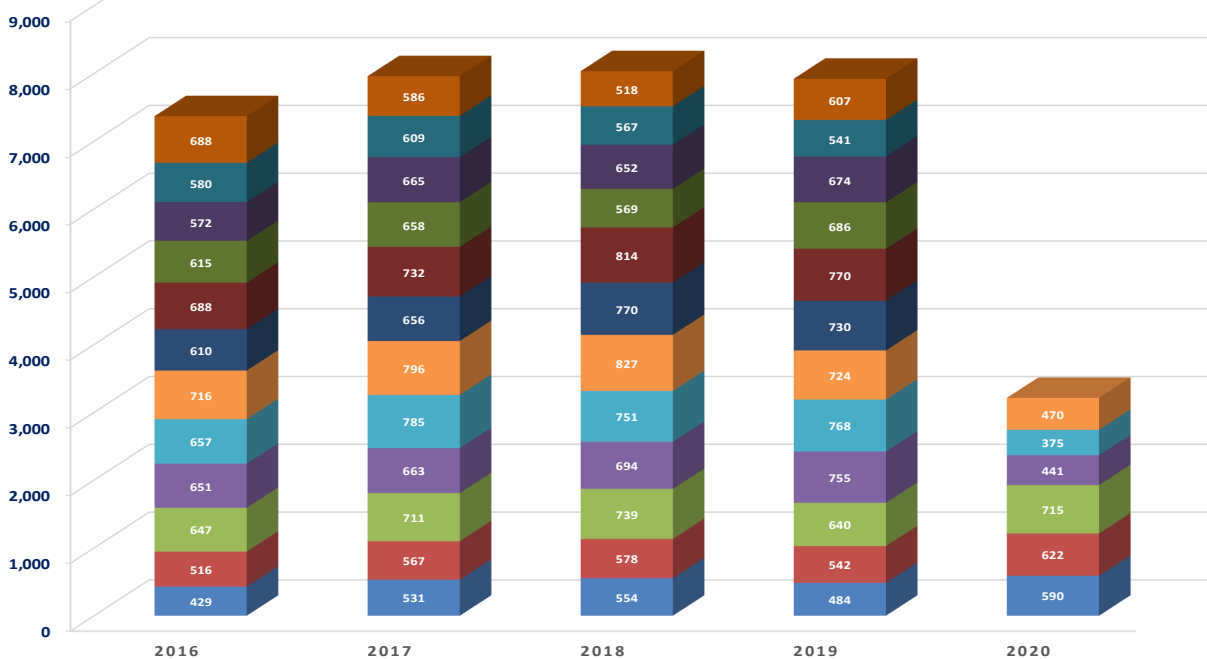
SINGLE FAMILY RESIDENTIAL CLOSINGS

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



CONDO / TOWNHOME CLOSINGS

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

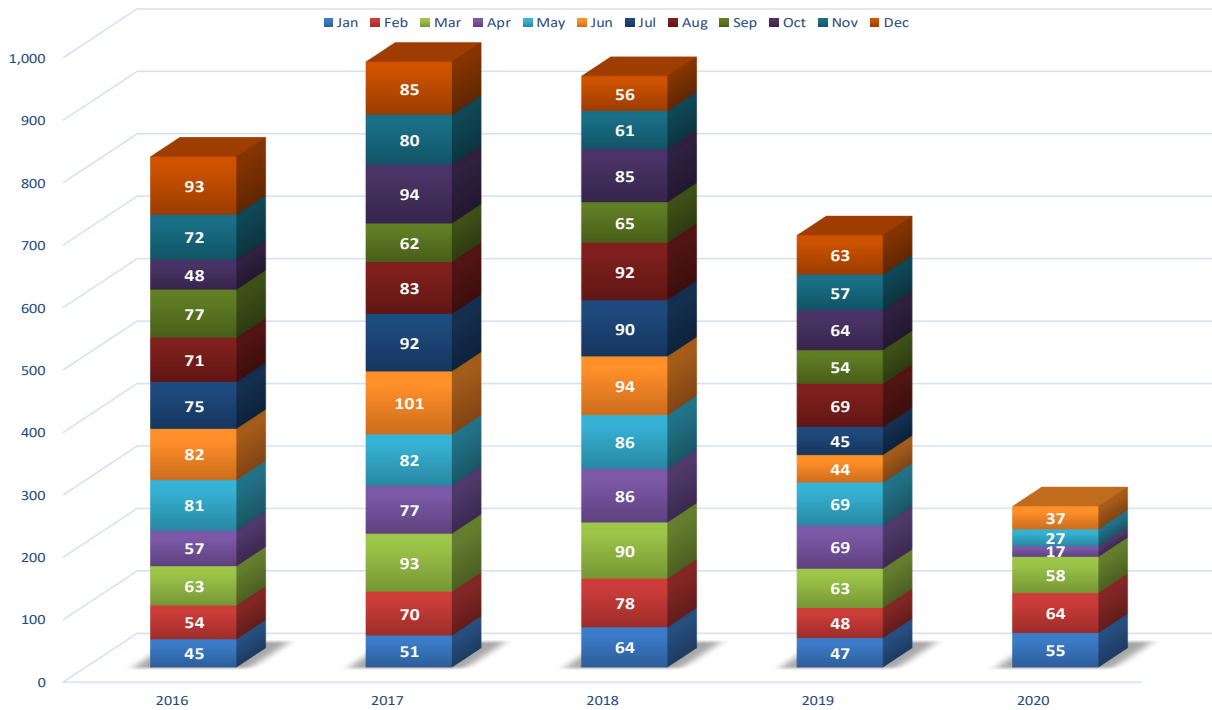




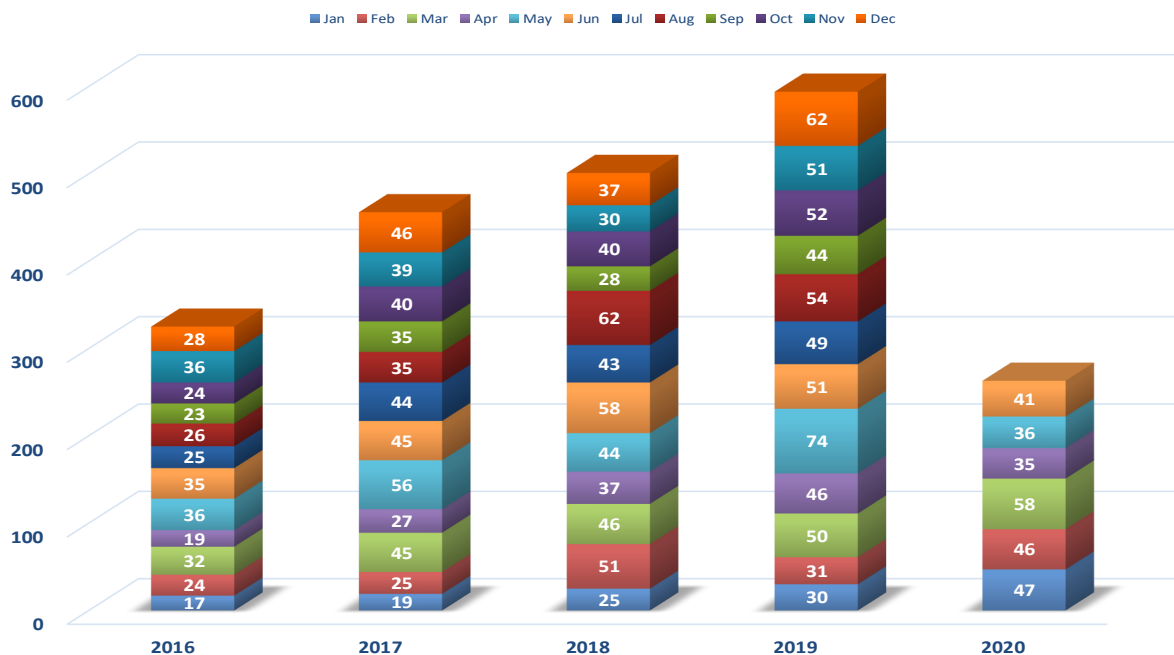
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July 2020 Greater Las Vegas Market Update

Vertical / Hi-Rise Closings



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

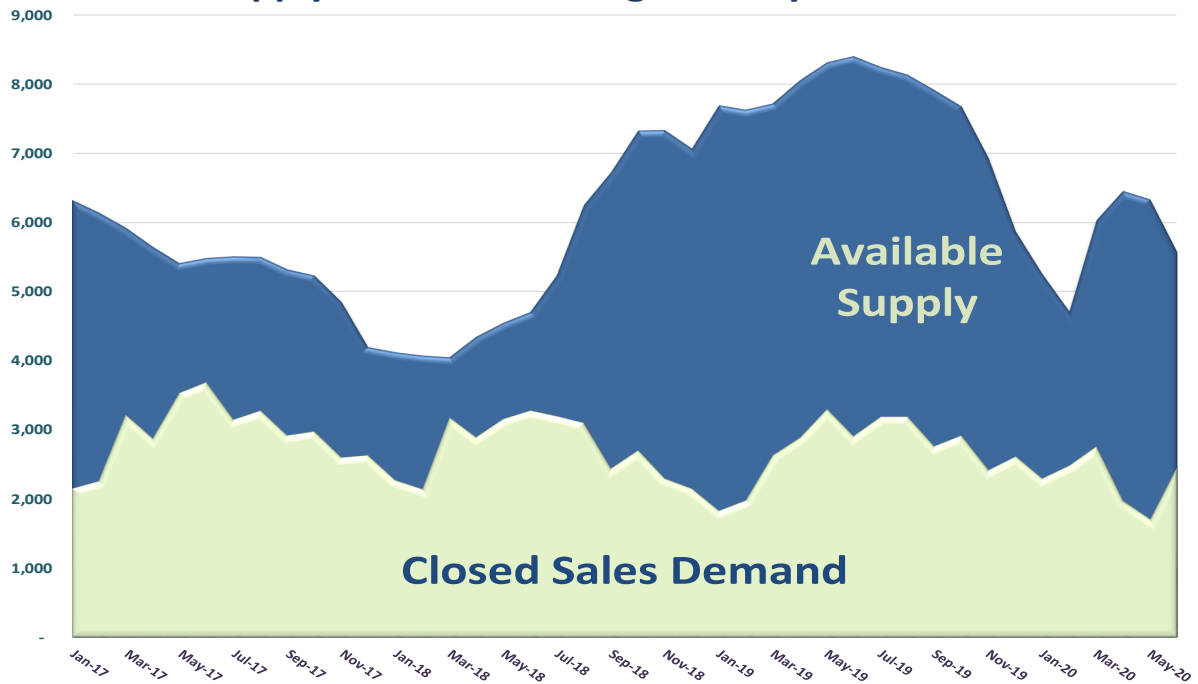




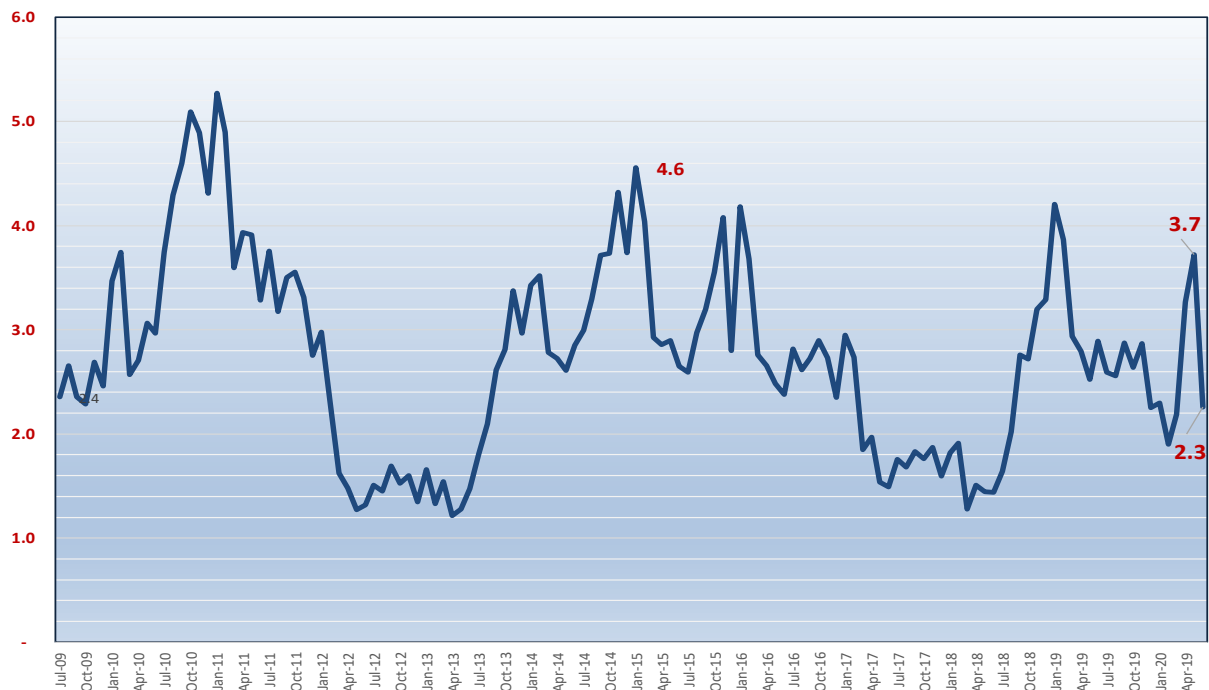
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July 2020 Greater Las Vegas Market Update

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





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July 2020 Greater Las Vegas Market Update

SFR Closed Sales in Selected Communities - Last Six Months

	2020 Jan	FEB	MAR	APR	May	June	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	30	20	17	14	15	20		2	352,378	49
Anthem	4	8	6	2	4	14		1	461,518	27
Centennial Hills	18	23	31	21	16	28		2	412,311	22
Desert/South Shores	9	13	15	15	9	16		2	402,400	45
Green Valley	40	37	40	25	21	37		2	408,228	32
Green Valley Ranch	8	17	20	7	9	16		2	453,905	46
Inspirada	18	19	19	19	14	29		2	464,289	44
Iron Mountain Ranch	10	11	8	4	7	7		2	371,042	49
Lake Las Vegas	8	13	17	6	6	10		10	724,542	79
Lone Mountain	10	7	11	5	4	6		4	375,400	56
MacDonald Highlands	1	3	1	0	4	3		16	2,156,585	16
Mountains Edge	59	51	75	43	49	64		2	358,042	40
Peccole Ranch	13	11	12	10	7	8		3	372,896	22
Providence	29	35	46	29	38	45		1	341,246	27
Red Rock Cntry Club	6	7	8	1	5	11		4	1,193,822	80
Rhodes Ranch	15	10	18	16	4	19		4	402,825	49
Seven Hills	14	15	9	12	6	13		5	652,377	39
Siena (SFR & TWH)	9	11	6	4	5	11		3	436,141	35
Silverado Ranch	32	36	28	17	26	27		3	333,904	19
Silverstone Ranch	3	5	11	6	3	9		2	424,349	33
Skye Canyon	6	7	7	5	4	12		2	426,362	49
Southern Highlands	30	36	47	31	27	47		4	547,589	42
Spring Valley	23	16	12	6	14	20		3	326,487	27
Summerlin	47	61	50	37	32	49		5	593,230	39
Sun City Anthem	25	34	43	25	25	27		4	450,753	56
Sun City Summerlin	25	39	48	25	16	23		2	377,604	34
The Lakes	11	25	16	14	14	23		2	455,979	28
The Ridges	1	3	6	3	4	1		63	2,441,185	427
Tuscany	12	15	13	11	10	5		7	425,085	41
Other Groups										
Boulder City	23	18	20	11	10	16		5	430,916	37
Pahrump/Nye	43	48	45	47	33	61		3	259,845	59
High Rise Sales	55	64	58	17	27	37		18	477,406	89
Luxury Sales (\$1M+)	47	46	58	35	36	41		17	1,715,495	95

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

	2020 January	February	March	April	May	June	Price Movement
Aliante	351,647	359,977	358,935	331,000	342,647	362,565	
Anthem	473,750	359,550	472,083	320,000	461,500	531,984	
Centennial Hills	423,083	490,582	395,774	410,078	336,781	404,237	
Desert/South Shores	396,667	378,808	439,827	359,967	463,655	395,031	
Green Valley	373,975	392,858	441,108	399,559	395,990	437,887	
Green Valley Ranch	599,000	419,619	457,295	444,127	417,432	438,344	
Inspirada	461,775	486,097	449,453	438,260	468,771	476,173	
Iron Mountain Ranch	383,050	364,636	339,750	418,750	386,429	357,071	
Lake Las Vegas	608,125	669,620	733,119	782,917	679,072	866,751	
Lone Mountain	390,590	320,543	342,591	402,600	564,750	325,333	
MacDonald Highlands	975,000	2,818,717	1,175,000	-	2,302,560	2,020,875	
Mountains Edge	341,217	363,024	362,568	357,480	369,131	356,165	
Peccole Ranch	382,038	391,477	354,375	344,000	385,500	385,363	
Providence	312,903	344,021	348,601	344,803	338,217	350,100	
Red Rock Country Club	1,499,000	977,357	1,094,094	1,200,000	1,093,000	1,282,909	
Rhodes Ranch	422,660	370,480	397,477	403,125	445,750	399,968	
Seven Hills	727,214	638,823	645,556	554,346	1,047,789	500,138	
Siena (SFR & TWH)	395,167	388,727	483,500	423,000	624,800	410,273	
Silverado Ranch	344,013	325,642	317,198	349,147	355,284	320,078	
Silverstone Ranch	481,333	433,200	384,545	379,667	428,300	477,556	
Skye Canyon	419,426	398,051	473,571	456,120	406,320	413,087	
Southern Highlands	505,506	618,251	643,088	593,336	409,755	473,833	
Spring Valley	318,248	330,712	336,583	335,417	340,268	314,198	
Summerlin	517,186	585,507	682,811	639,435	609,656	538,760	
Sun City Anthem	411,076	477,529	461,258	458,676	437,520	441,957	
Sun City Summerlin	383,520	375,339	397,240	370,452	366,931	349,230	
The Lakes	362,000	445,068	664,113	433,821	499,518	354,984	
The Ridges	1,415,000	2,239,000	3,051,223	2,725,000	1,681,750	2,600,000	
Tuscany	410,333	410,720	445,308	456,102	410,380	412,182	
Other Groups							
Boulder City	488,594	377,506	376,506	500,409	444,270	419,979	
Pahrump/Nye	246,139	251,540	270,698	271,339	250,280	264,356	
High Rise Sales	449,009	457,422	609,384	401,782	414,369	428,043	
Luxury Sales (\$1M+)	1,544,400	1,804,804	1,806,522	1,654,224	1,727,995	1,723,990	

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