



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2020

July 2020 Production Snapshot **Current Month**

	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	3,880	5,286	4,479	3,327	389,000	632,925	330,000	389,115	1.6	62.9%	41
CON/TWH	967	1,678	981	701	187,500	225,277	196,000	200,306	2.4	41.8%	51
<i>Total Residential</i>	<i>4,847</i>	<i>6,964</i>	<i>5,460</i>	<i>4,028</i>	<i>234,900</i>	<i>298,401</i>	<i>210,000</i>	<i>243,786</i>	<i>1.7</i>	<i>57.8%</i>	<i>55</i>
Hi-Rise	138	614	65	49	395,000	693,695	275,000	531,071	14.5	8.0%	73
Multiple Dwelling	54	89	57	23	375,000	373,031	350,000	329,413	3.9	25.8%	56
Vacant Land	254	2,850	192	84	69,000	348,325	62,500	103,609	33.9	2.9%	178
	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+	165	631	136	331	1,750,000	2,524,253	1,365,000	1,739,701	10	17.5%	105

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

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Las Vegas Market Update - August 2020

June 2020 Production Snapshot

Previous Month

	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
Total Residential	4,188	7,276	5,275	2,935	234,900	298,401	210,000	243,786	2.5	40.3%	55
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.

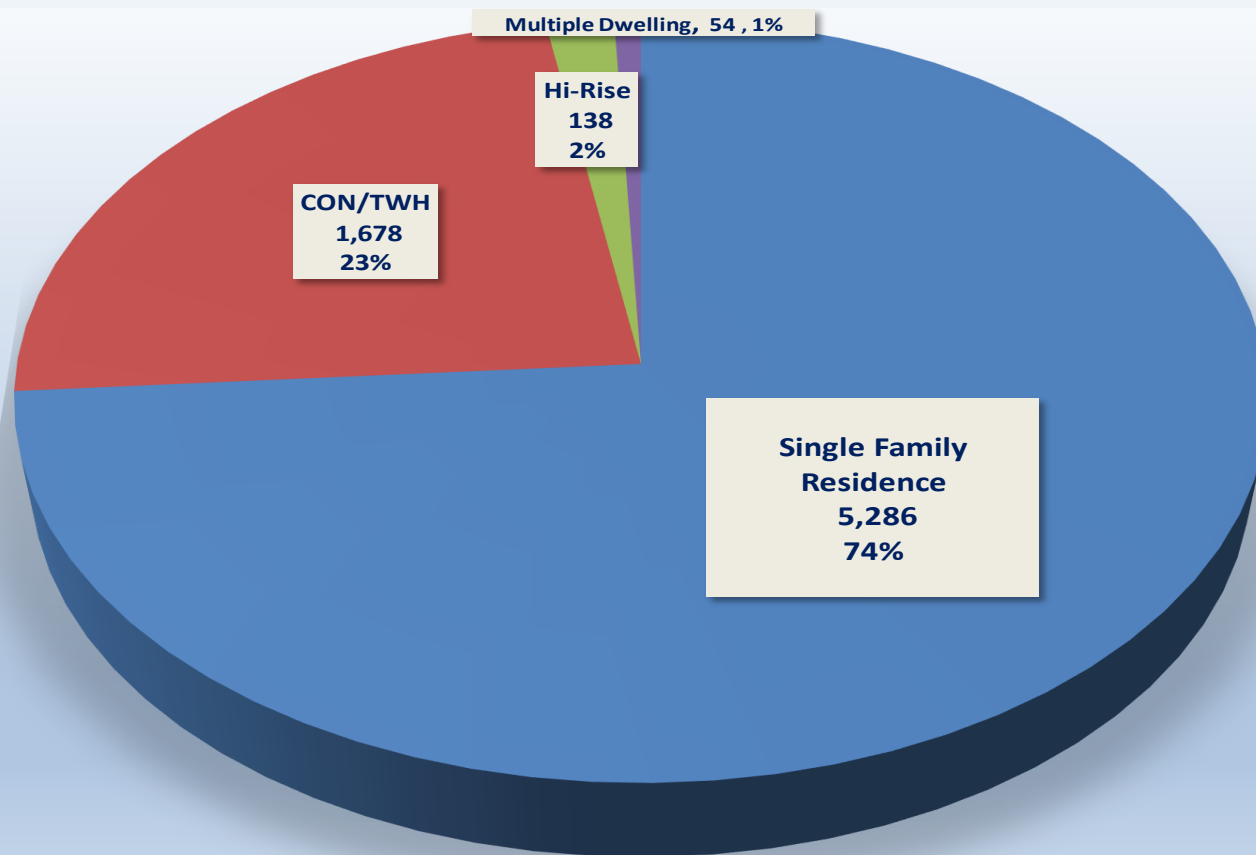
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Las Vegas Market Update - August 2020

Las Vegas REALTORS Available Units



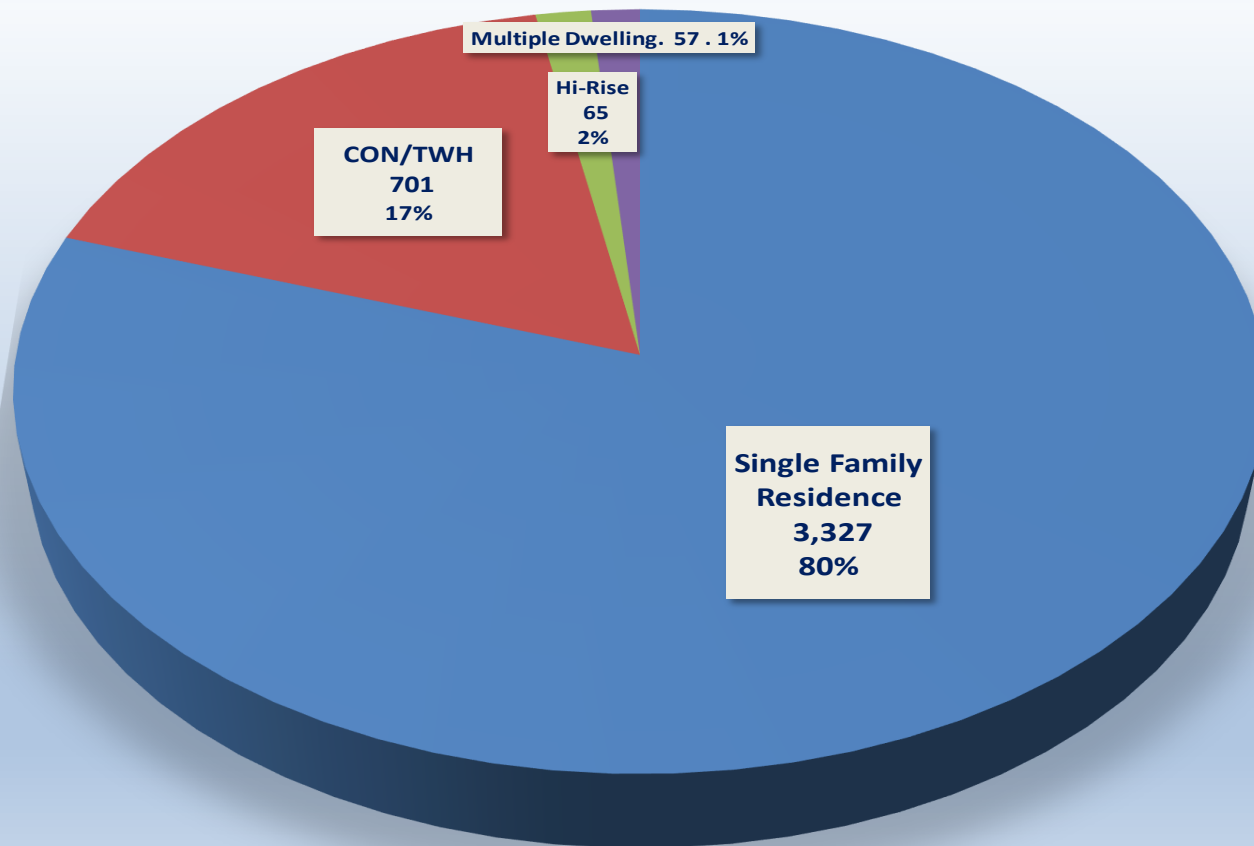
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Las Vegas Market Update - August 2020

Las Vegas REALTORS Units Sold * Last Month



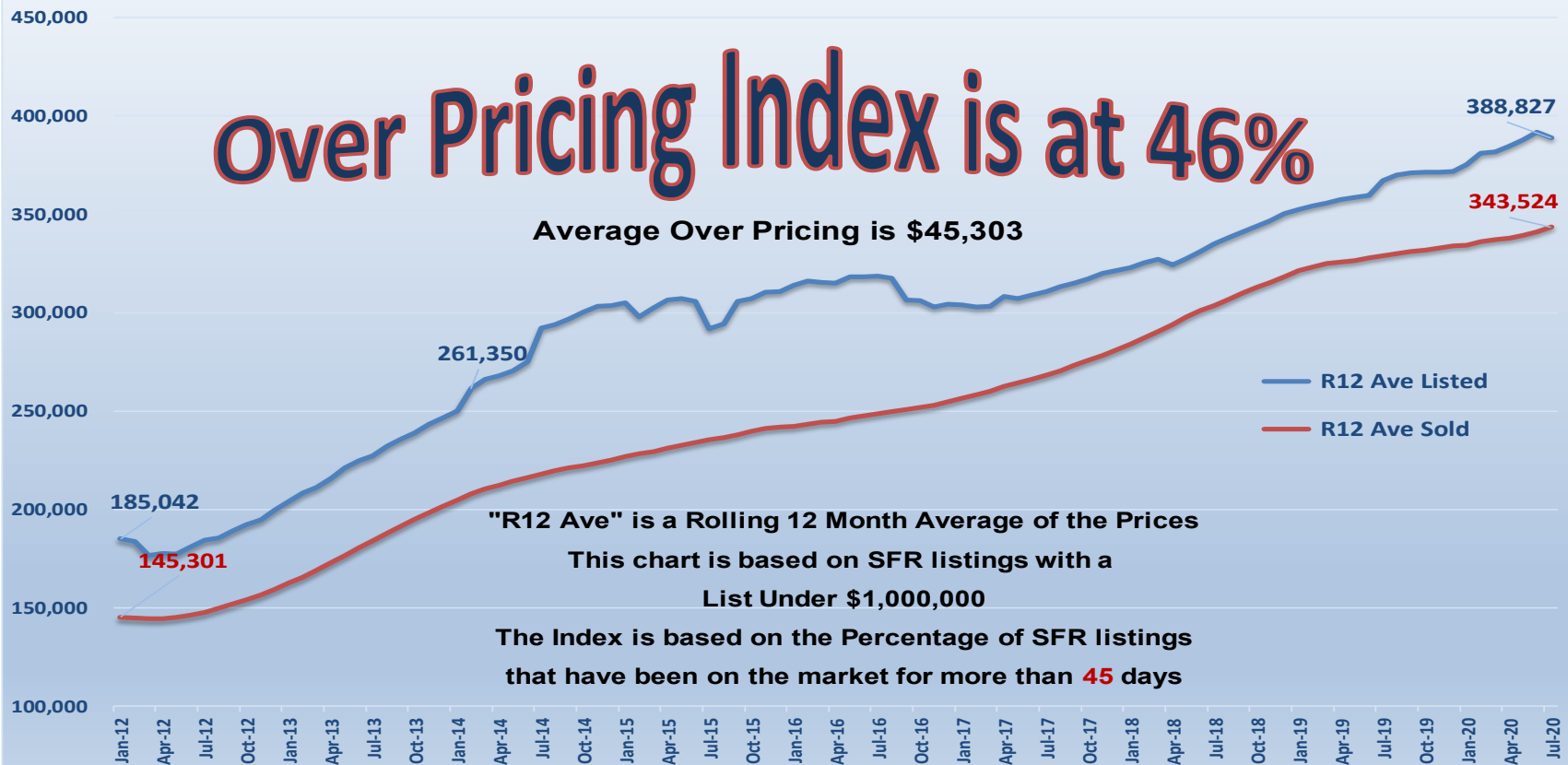
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Las Vegas Market Update - August 2020

Greater Las Vegas SFR Average List vs Closed Sale Prices

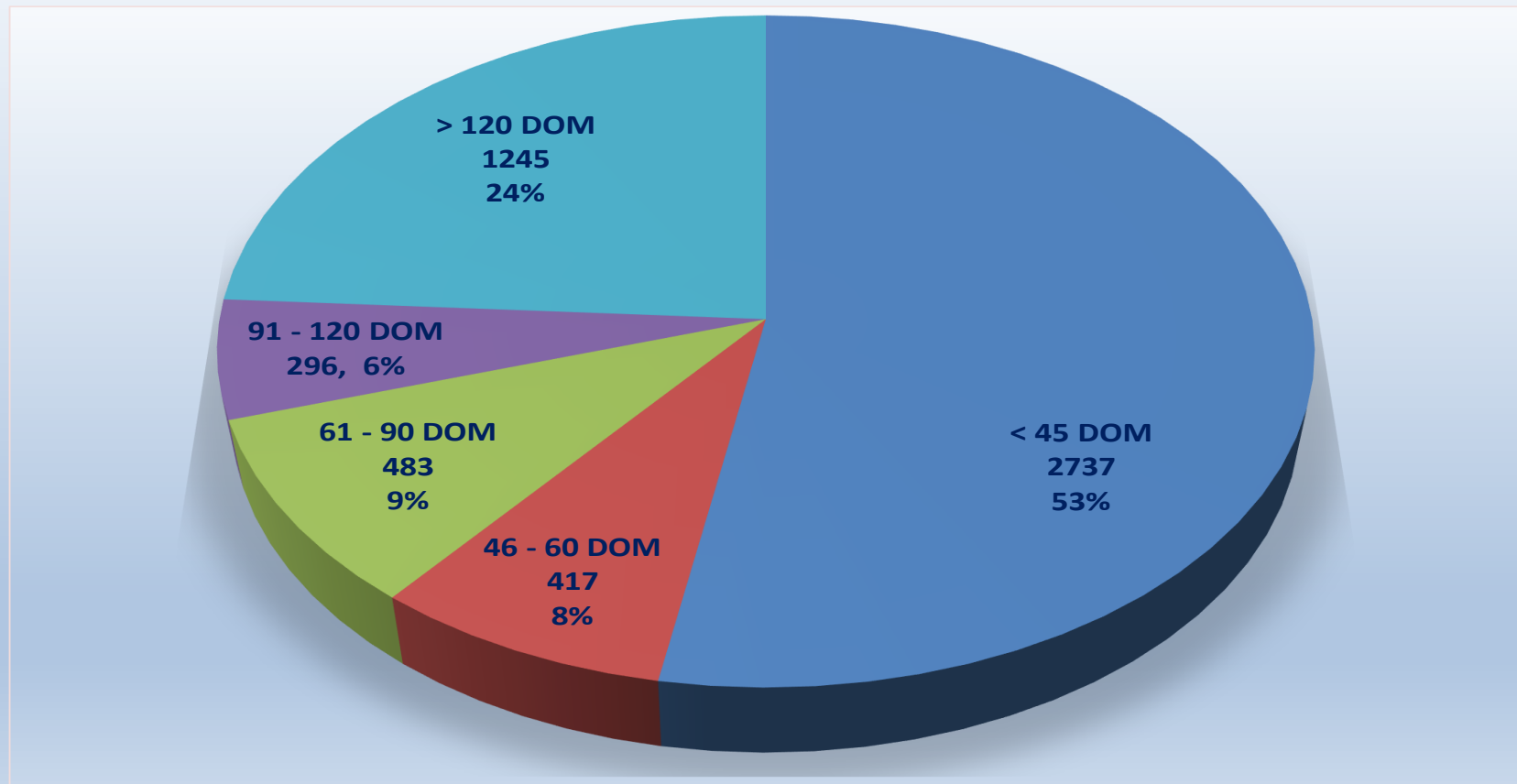




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Las Vegas Market Update - August 2020

Available SFR Inventory Days on Market With No Current Offer



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SFR Closed Sales in Selected Communities - Last Six Months

	2020 FEB	MAR	APR	May	June	July	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	20	17	14	15	20	26		2	356,949	21
Anthem	8	6	2	4	14	7		2	449,502	31
Cadence	12	14	14	8	14	23		2	390,361	34
Centennial Hills	23	31	21	16	28	47		1	409,990	26
Desert/South Shores	13	15	15	9	20	22		2	408,324	48
Green Valley	37	40	25	21	37	45		2	410,990	32
Green Valley Ranch	17	20	7	9	16	18		2	452,720	42
Inspirada	19	19	19	14	29	42		2	460,040	38
Iron Mountain Ranch	11	8	4	7	7	13		1	392,950	32
Lake Las Vegas	13	17	6	6	10	15		6	780,791	83
Lone Mountain	7	11	5	4	6	9		2	363,981	31
MacDonald Highlands	3	1	0	4	3	8		5	1,945,579	168
Mountains Edge	51	75	43	49	64	79		2	362,105	32
Peccole Ranch	11	12	10	7	8	13		2	372,565	40
Providence	35	46	29	38	45	66		1	342,758	28
Red Rock Cntry Club	7	8	1	5	11	8		5	1,140,069	69
Rhodes Ranch	10	18	16	4	19	38		2	398,160	49
Seven Hills	15	9	12	6	13	22		3	625,941	31
Siena (SFR & TWH)	11	6	4	5	11	5		5	461,190	48
Silverado Ranch	36	28	17	26	27	42		2	338,303	33
Silverstone Ranch	5	11	6	3	9	10		1	426,448	33
Skye Canyon	7	7	5	4	13	11		3	426,261	64
Southern Highlands	36	47	31	27	48	56		3	584,099	40
Spring Valley	16	12	6	14	20	23		2	340,401	50
Summerlin	61	50	37	32	49	71		3	602,417	49
Sun City Anthem	34	43	25	25	27	33		3	454,254	59
Sun City Summerlin	39	48	25	16	23	44		1	380,557	44
The Lakes	25	16	14	14	23	24		2	467,641	27
The Ridges	3	6	3	4	1	8		8	2,565,754	54
Tuscany	15	13	11	10	5	13		3	432,890	41
Other Groups										
Boulder City	18	20	11	10	16	25		3	428,018	59
Pahrump/Nye	48	45	47	33	62	69		2	266,032	65
High Rise Sales	64	58	17	27	37	49		14	494,038	73
Luxury Sales (\$1M+)	46	58	35	36	41	69		10	1,764,779	90

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Las Vegas Market Update - August 2020

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

	2020 February	March	April	May	June	July	Price Movement
Aliante	359,977	358,935	331,000	342,647	362,565	371,227	
Anthem	359,550	472,083	320,000	461,500	531,984	398,129	
Cadence	385,655	381,714	379,017	402,717	387,375	402,504	
Centennial Hills	490,582	395,774	410,078	336,781	404,237	408,237	
Desert/South Shores	378,808	439,827	359,967	463,655	395,031	426,705	
Green Valley	392,858	441,108	399,559	395,990	437,887	390,360	
Green Valley Ranch	419,619	457,295	444,127	417,432	438,344	512,661	
Inspirada	486,097	449,453	438,260	468,771	476,173	448,844	
Iron Mountain Ranch	364,636	339,750	418,750	386,429	357,071	464,538	
Lake Las Vegas	669,620	733,119	782,917	679,072	866,751	913,700	
Lone Mountain	320,543	342,591	402,600	564,750	325,333	338,989	
MacDonald Highlands	2,818,717	1,175,000	-	2,302,560	2,020,875	1,507,748	
Mountains Edge	363,024	362,568	357,480	369,131	356,165	364,044	
Peccole Ranch	391,477	354,375	344,000	385,500	385,363	380,485	
Providence	344,021	348,601	344,803	338,217	350,100	334,724	
Red Rock Country Club	977,357	1,094,094	1,200,000	1,093,000	1,282,909	1,153,938	
Rhodes Ranch	370,480	397,477	403,125	445,750	399,968	397,765	
Seven Hills	638,823	645,556	554,346	1,047,789	500,138	607,473	
Siena (SFR & TWH)	388,727	483,500	423,000	624,800	410,273	572,800	
Silverado Ranch	325,642	317,198	349,147	355,284	320,078	360,038	
Silverstone Ranch	433,200	384,545	379,667	428,300	477,556	450,680	
Skye Canyon	398,051	473,571	456,120	406,320	413,087	423,356	
Southern Highlands	618,251	643,088	593,336	409,755	473,833	686,096	
Spring Valley	330,712	336,583	335,417	340,268	314,198	373,298	
Summerlin	585,507	682,811	639,435	609,656	538,760	581,710	
Sun City Anthem	477,529	461,258	458,676	437,520	441,957	440,536	
Sun City Summerlin	375,339	397,240	370,452	366,931	349,230	394,055	
The Lakes	445,068	664,113	433,821	499,518	354,984	469,271	
The Ridges	2,239,000	3,051,223	2,725,000	1,681,750	2,600,000	2,702,188	
Tuscany	410,720	445,308	456,102	410,380	412,182	451,692	
Other Groups							
Boulder City	377,506	376,506	500,409	444,270	419,979	472,388	
Pahrump/Nye	251,540	270,698	271,339	250,280	264,356	278,496	
High Rise Sales	457,422	609,384	401,782	414,369	428,043	531,071	
Luxury Sales (\$1M+)	1,804,804	1,806,522	1,654,224	1,727,995	1,723,990	1,802,515	

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Las Vegas Market Update - August 2020

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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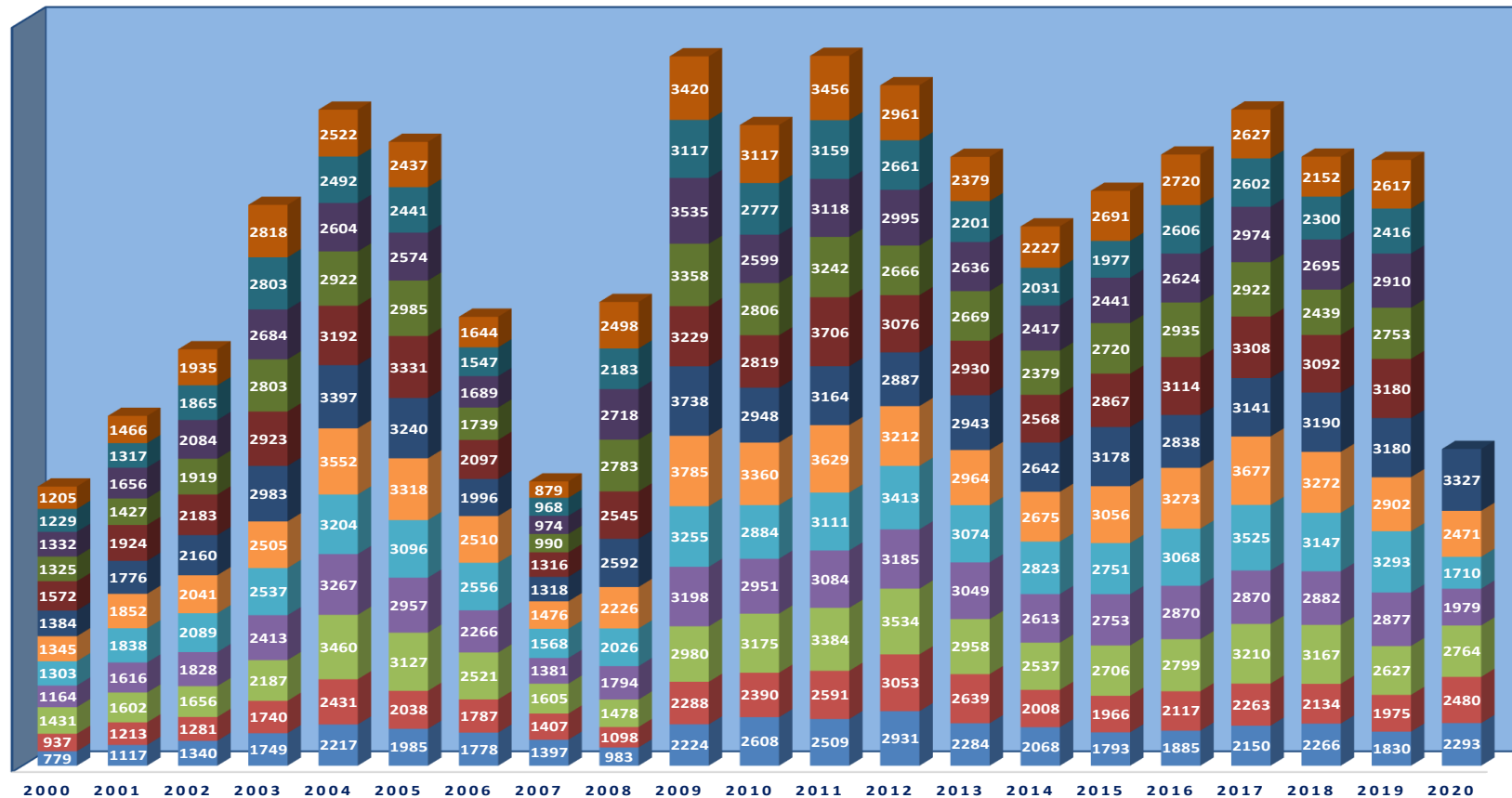


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Las Vegas Market Update - August 2020

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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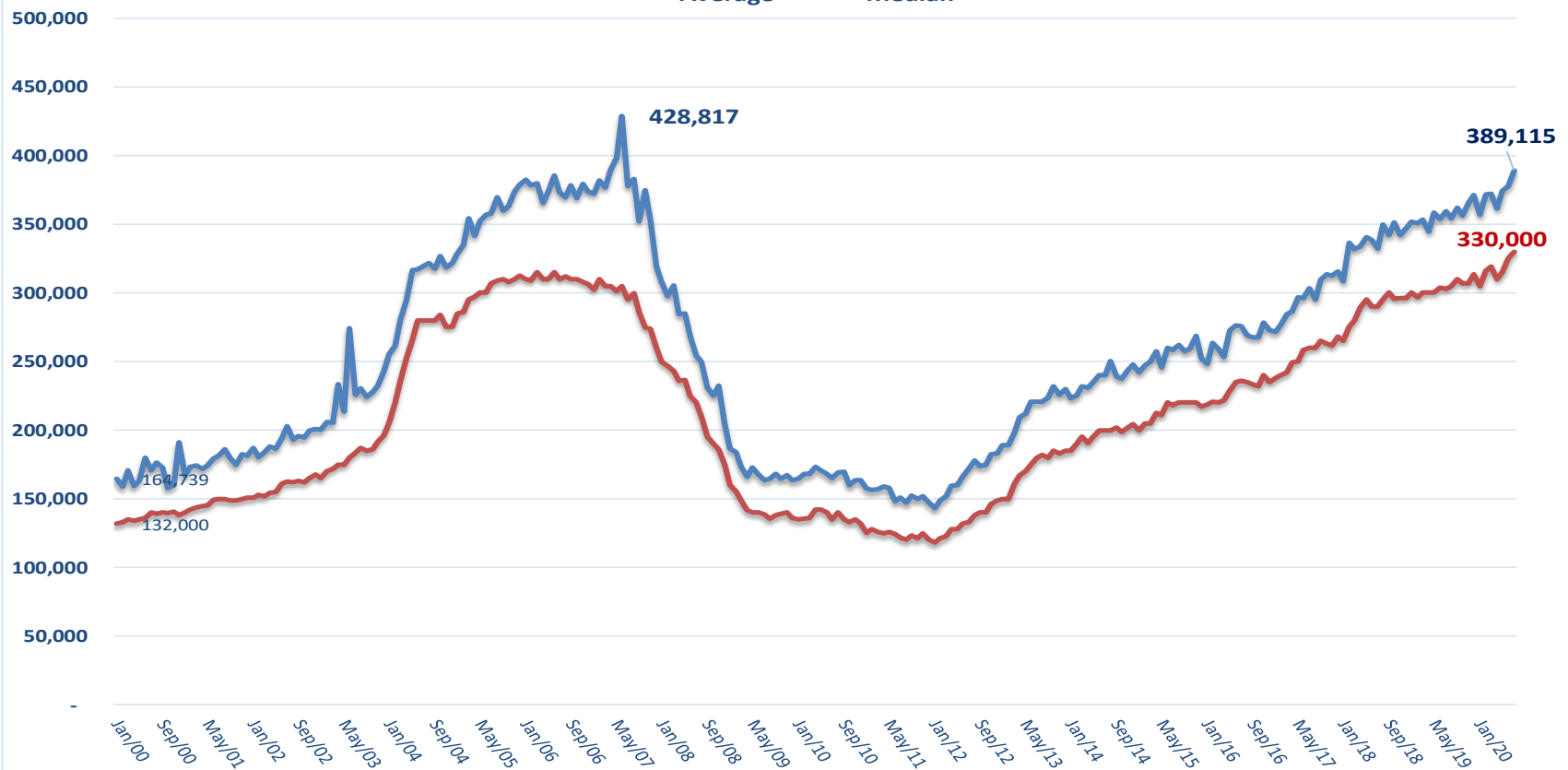


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Las Vegas Market Update - August 2020

SFR Market Prices

— Average — Median



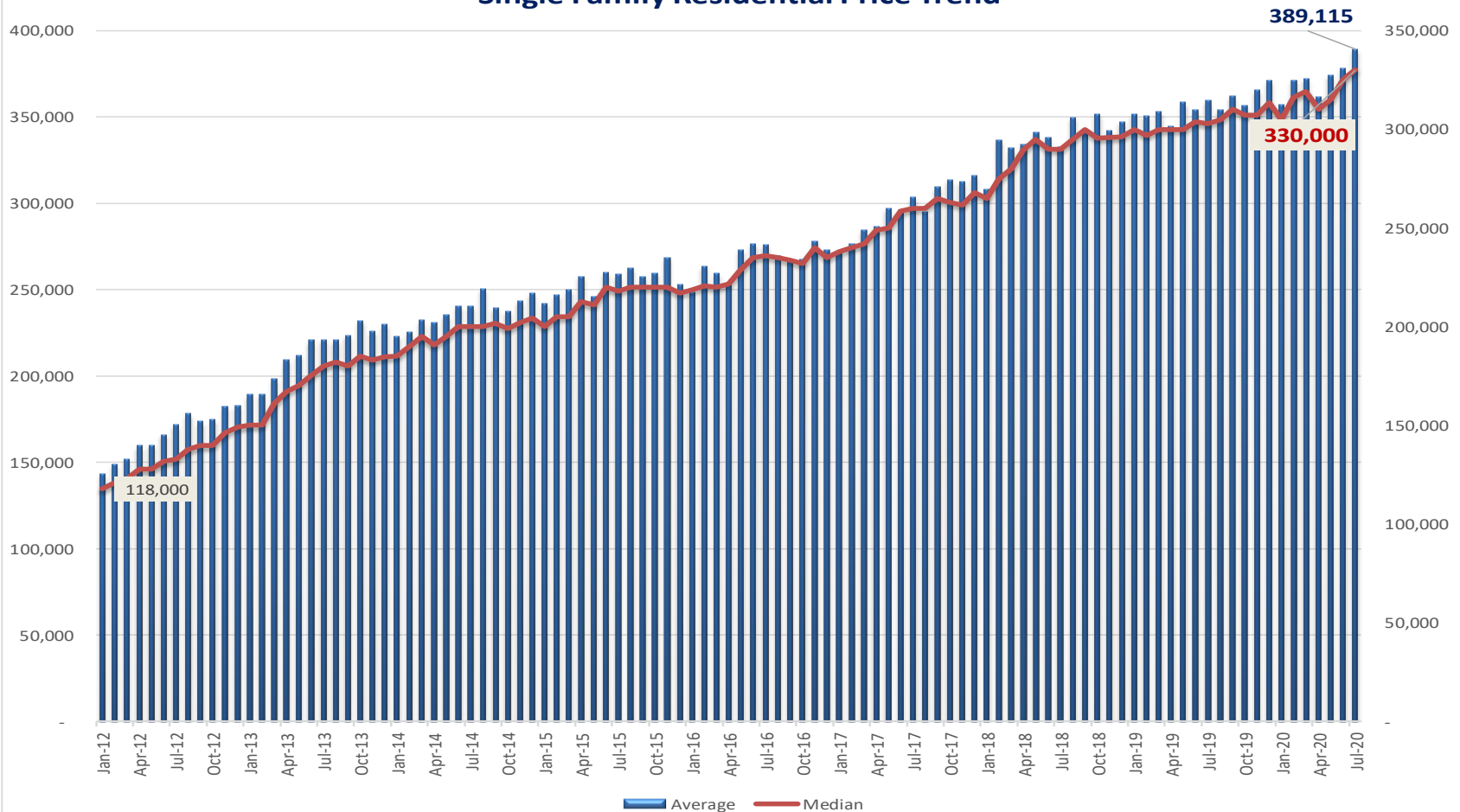
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Las Vegas Market Update - August 2020

Single Family Residential Price Trend



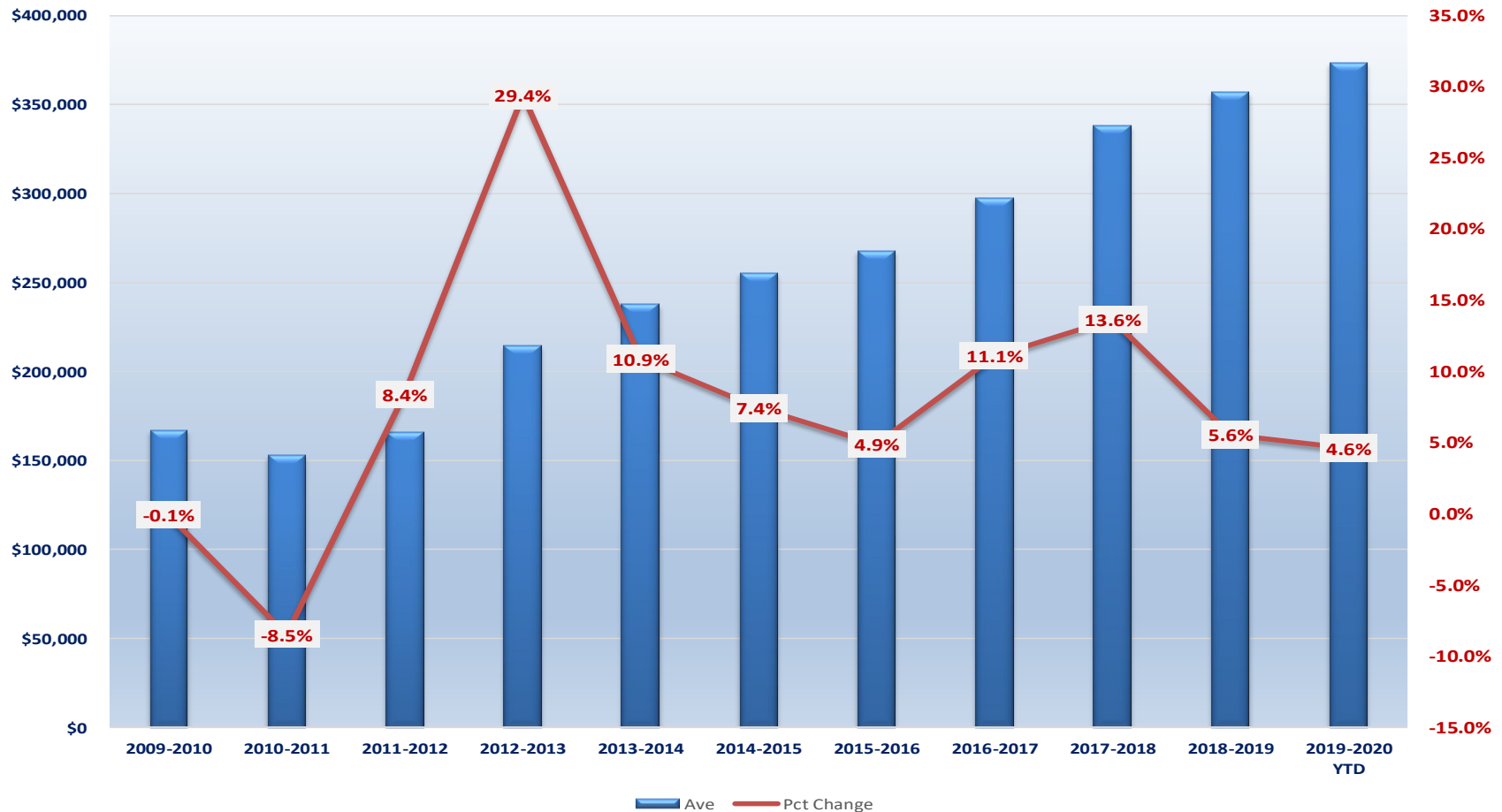
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SFR Average Price and Year Over Year Percent Change



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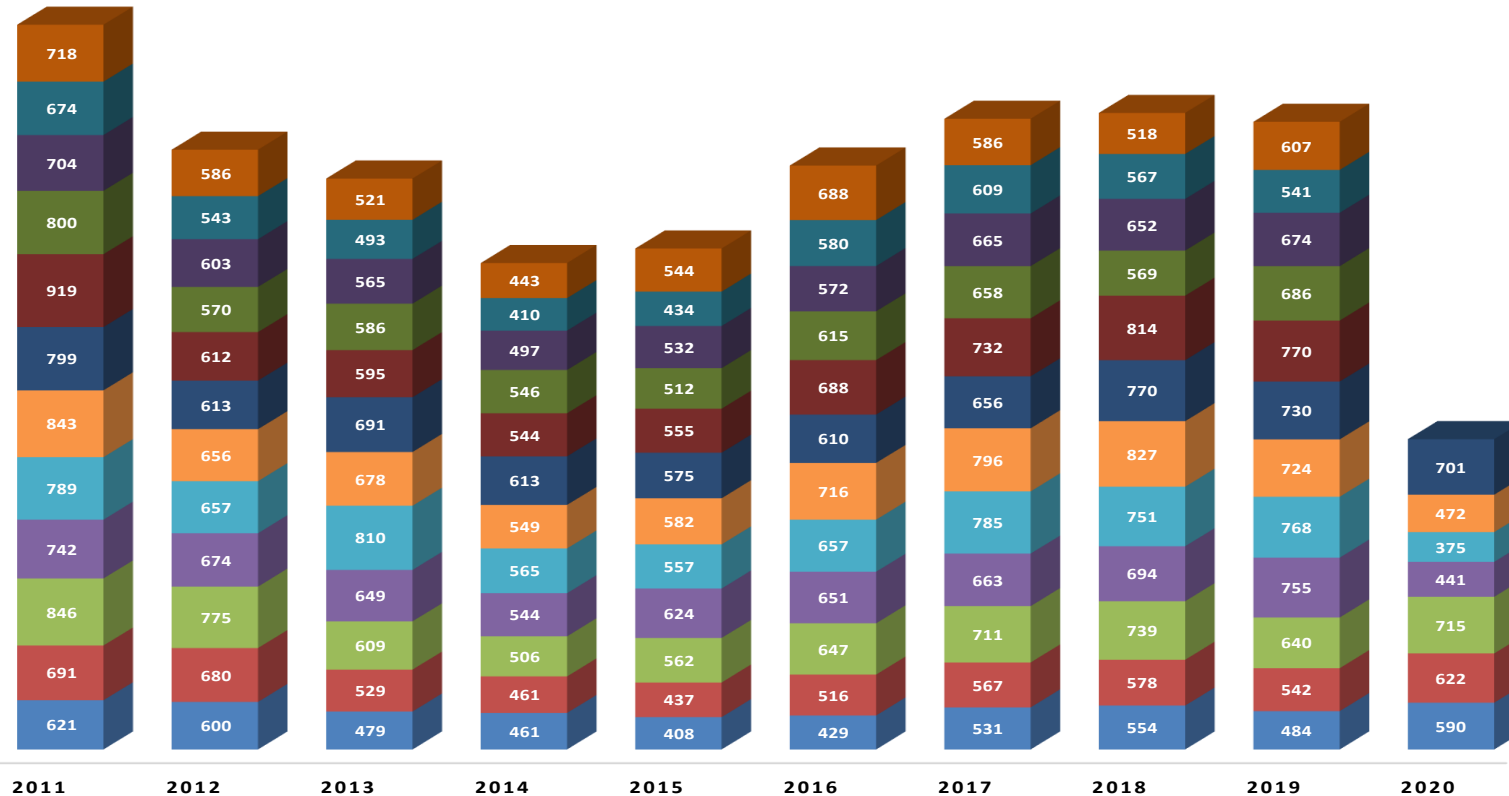


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CONDO / TOWNHOME CLOSINGS

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



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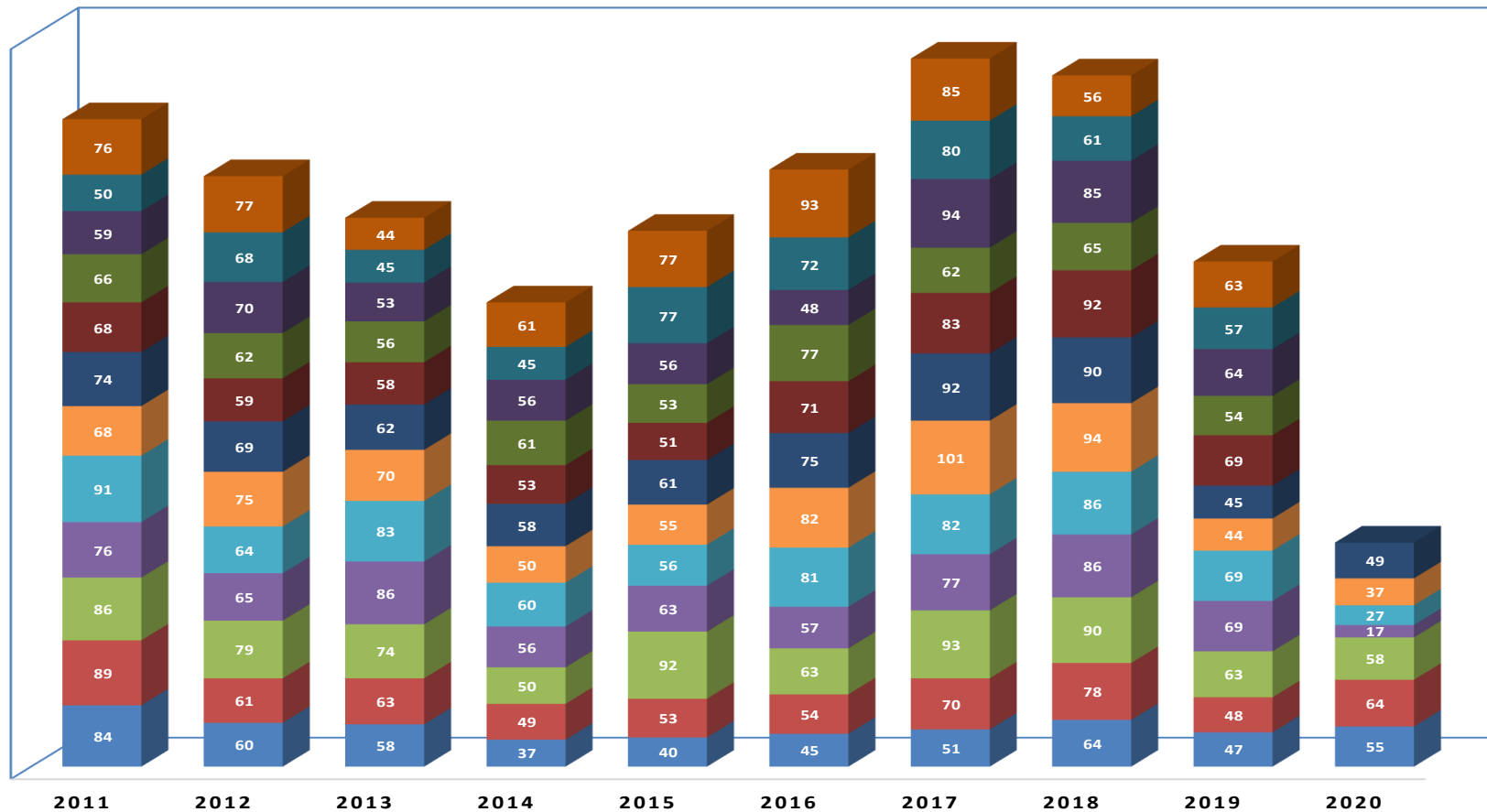


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Las Vegas Market Update - August 2020

Vertical / Hi-Rise Closings

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



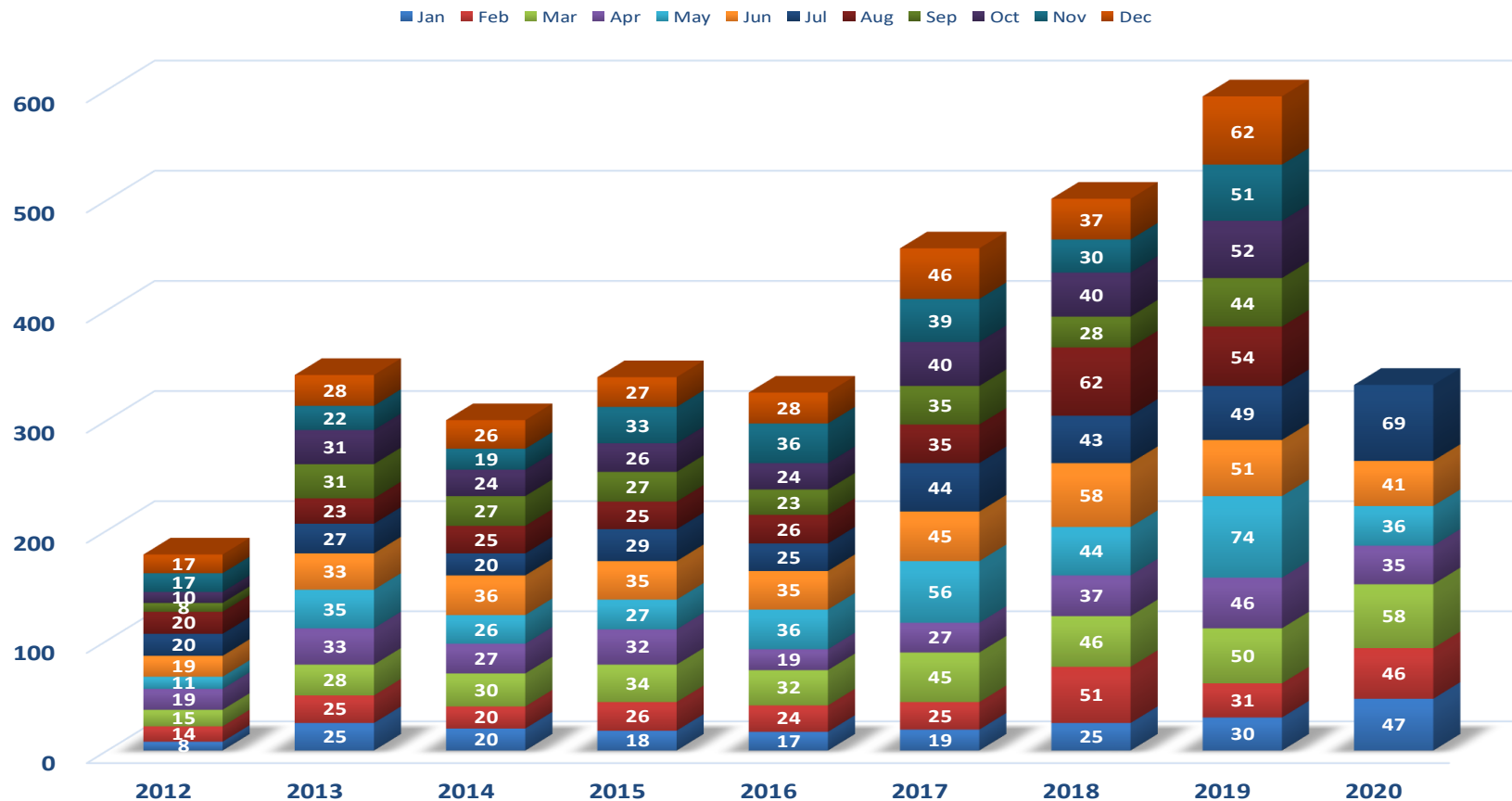
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Greater Las Vegas Luxury Sales \$1,000,000 and Over



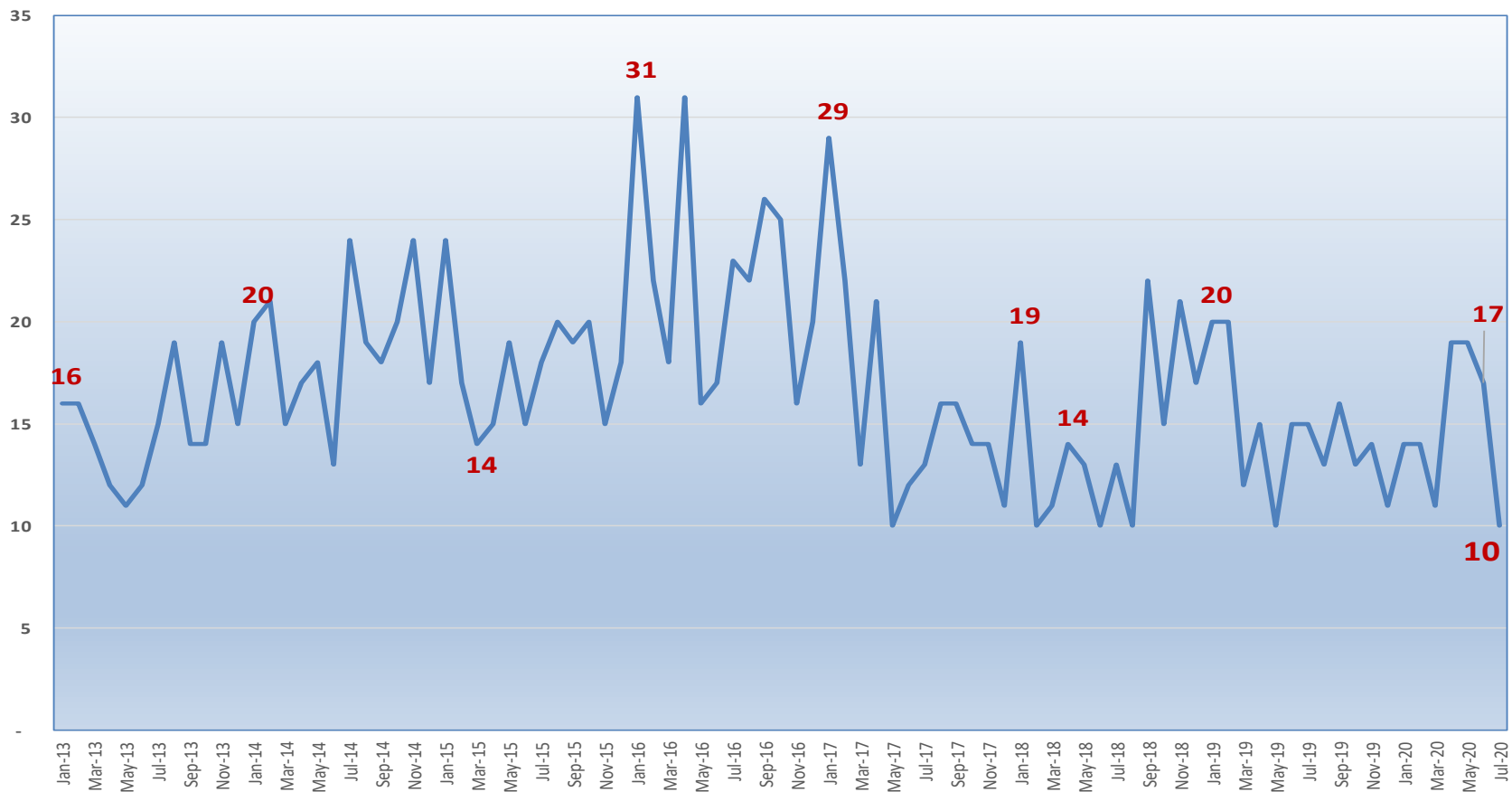
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Luxury Market - \$1,000,000 and Over Months of Inventory



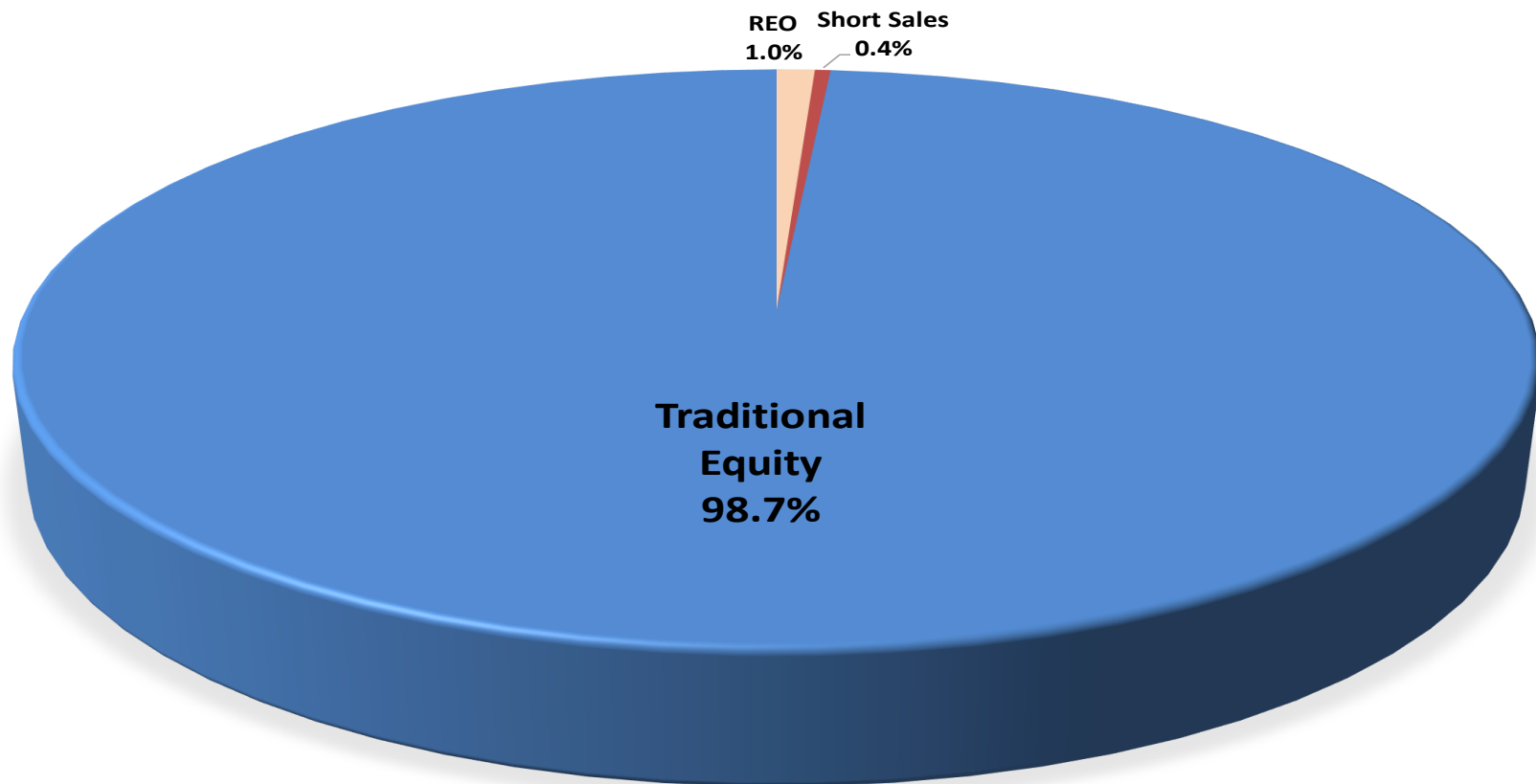
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Last Month's Closings by Type



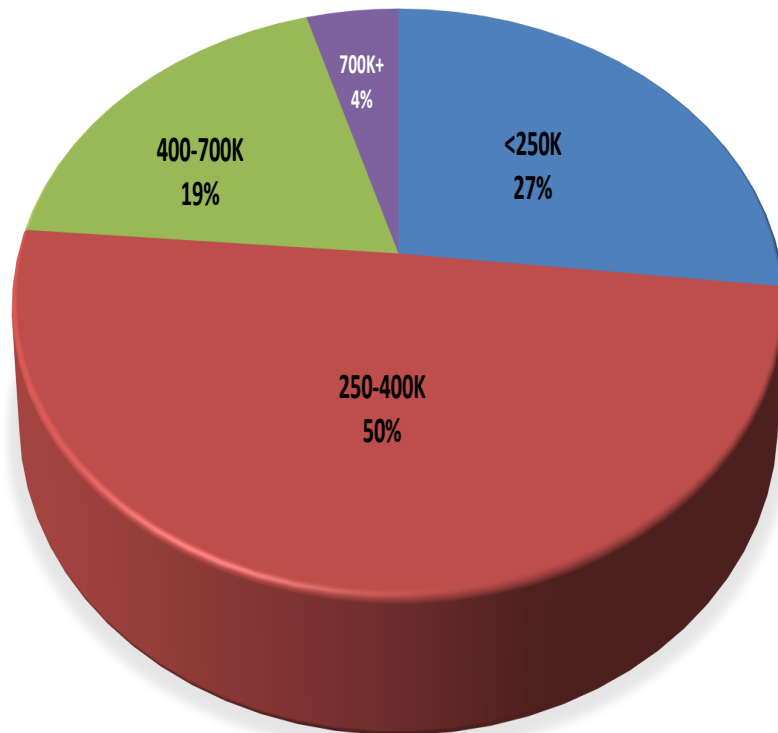
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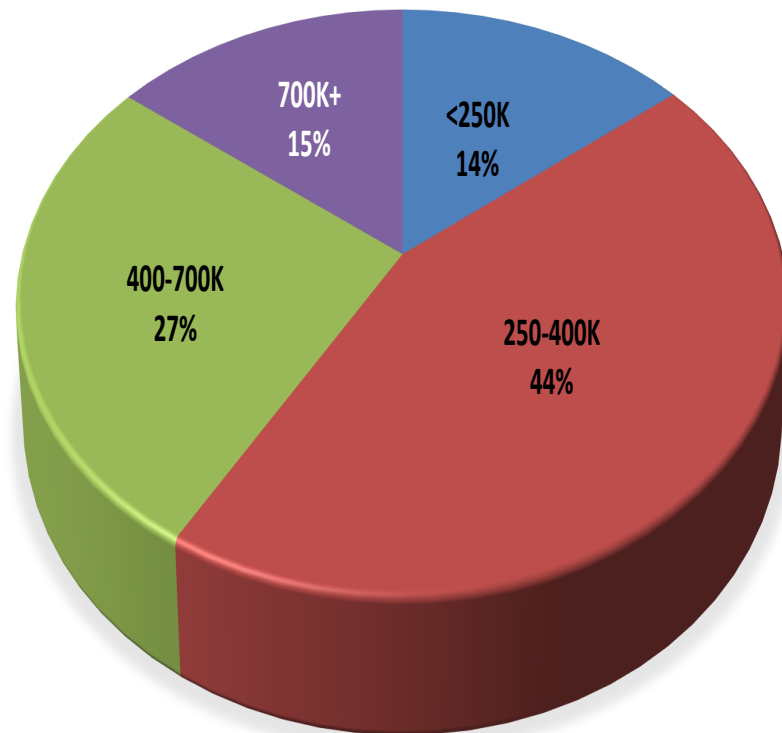
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Closed Units by Price Point



Closed Volume by Price Point

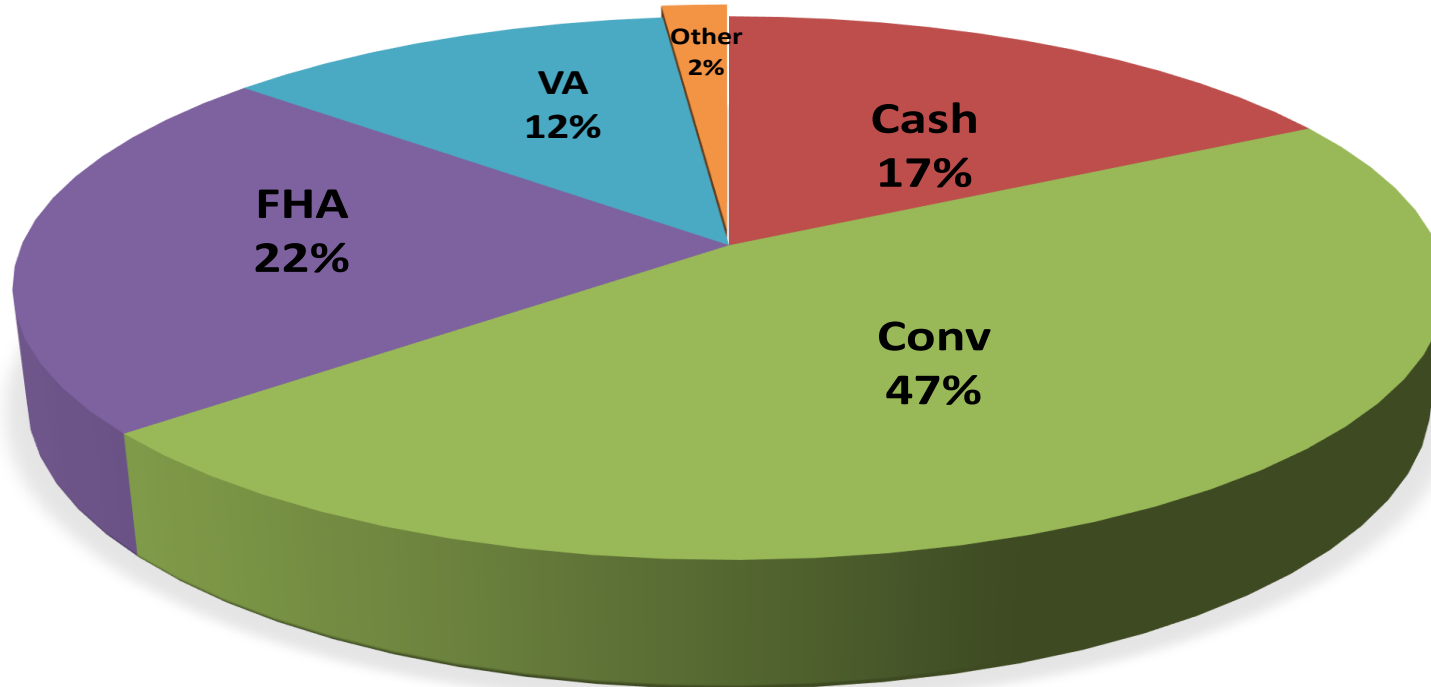




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Last Month's Closings by Sold Terms



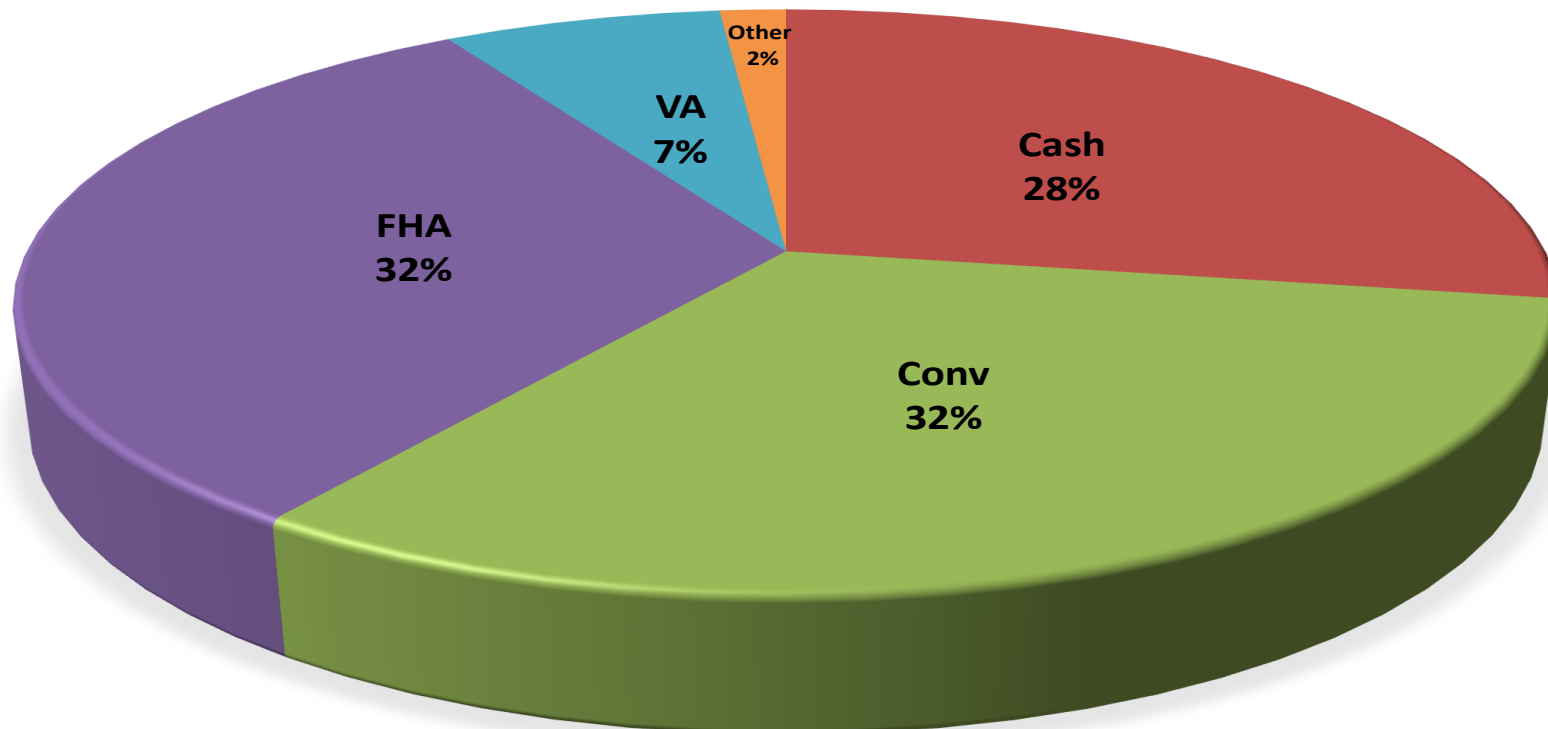
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**Closings By Sold Terms
Closings Less Than \$250,000**



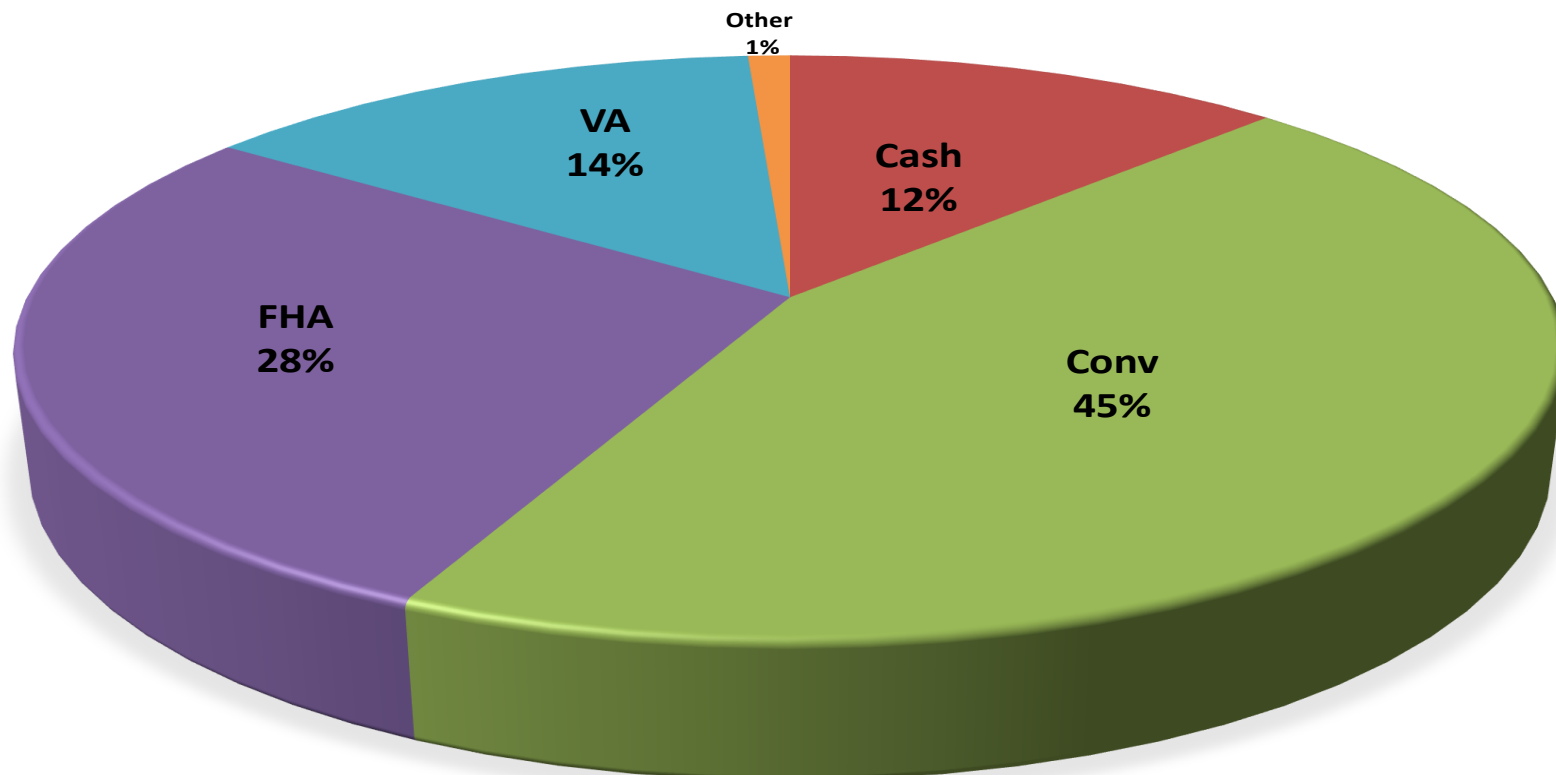
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

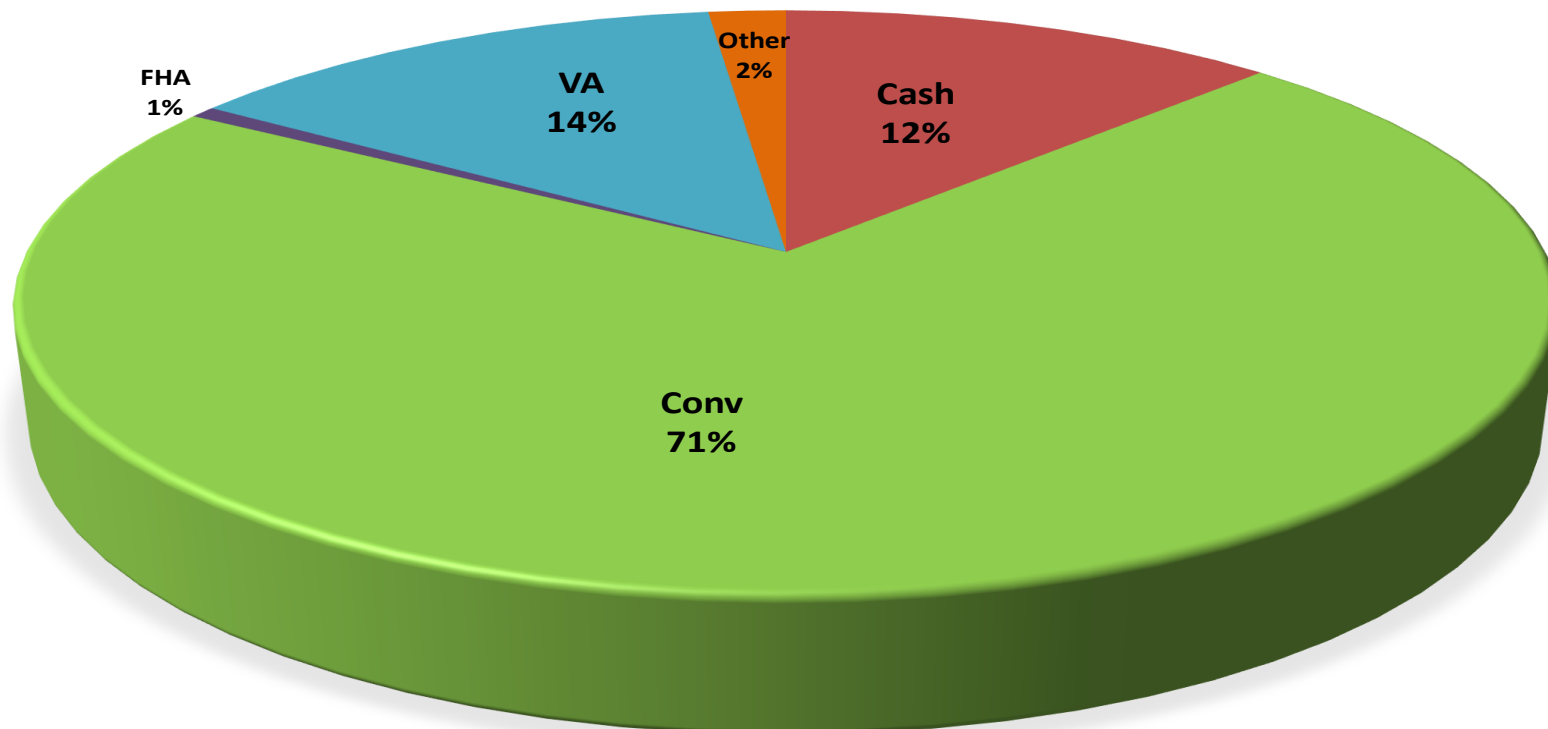




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

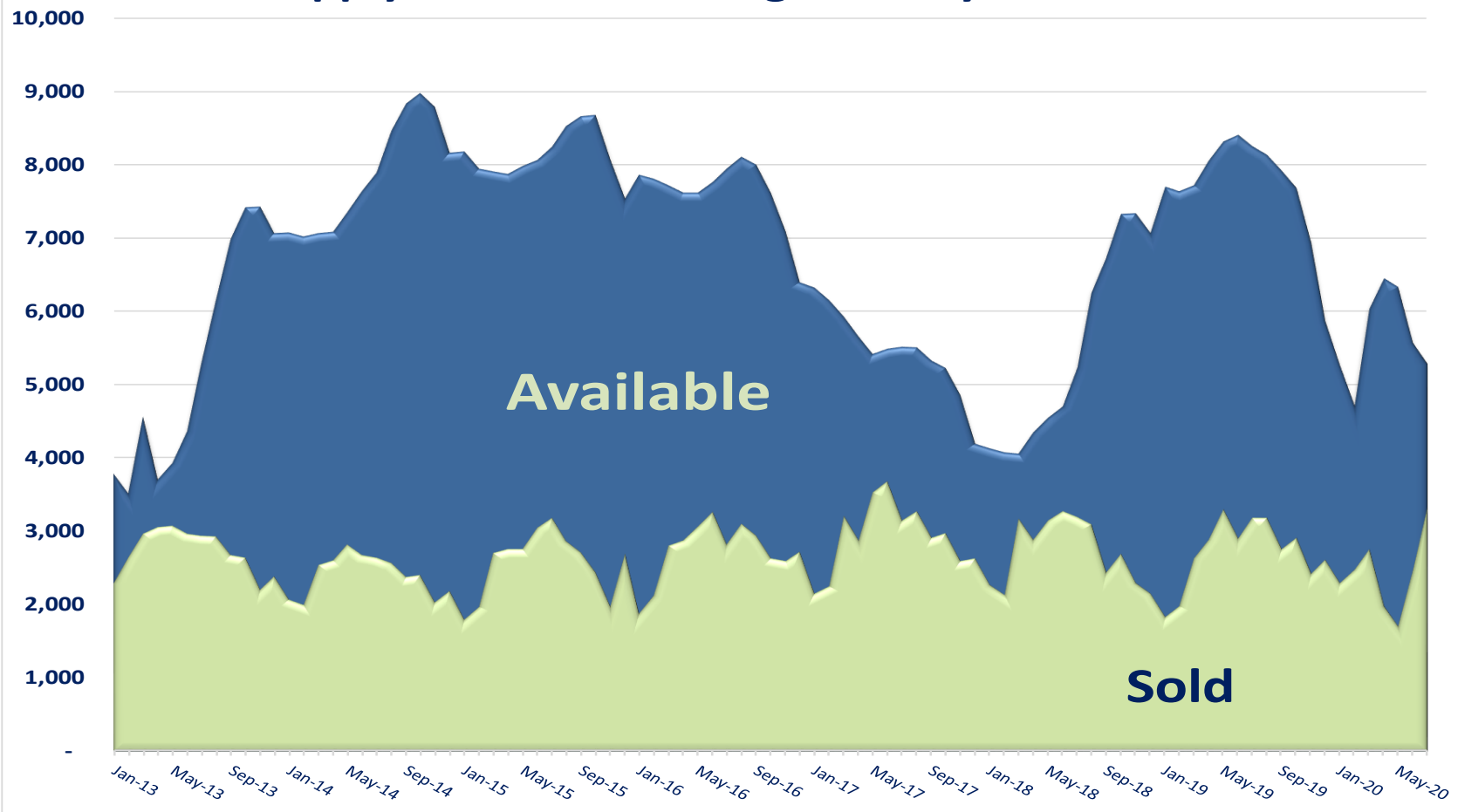




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Supply vs Demand - Single Family Residential



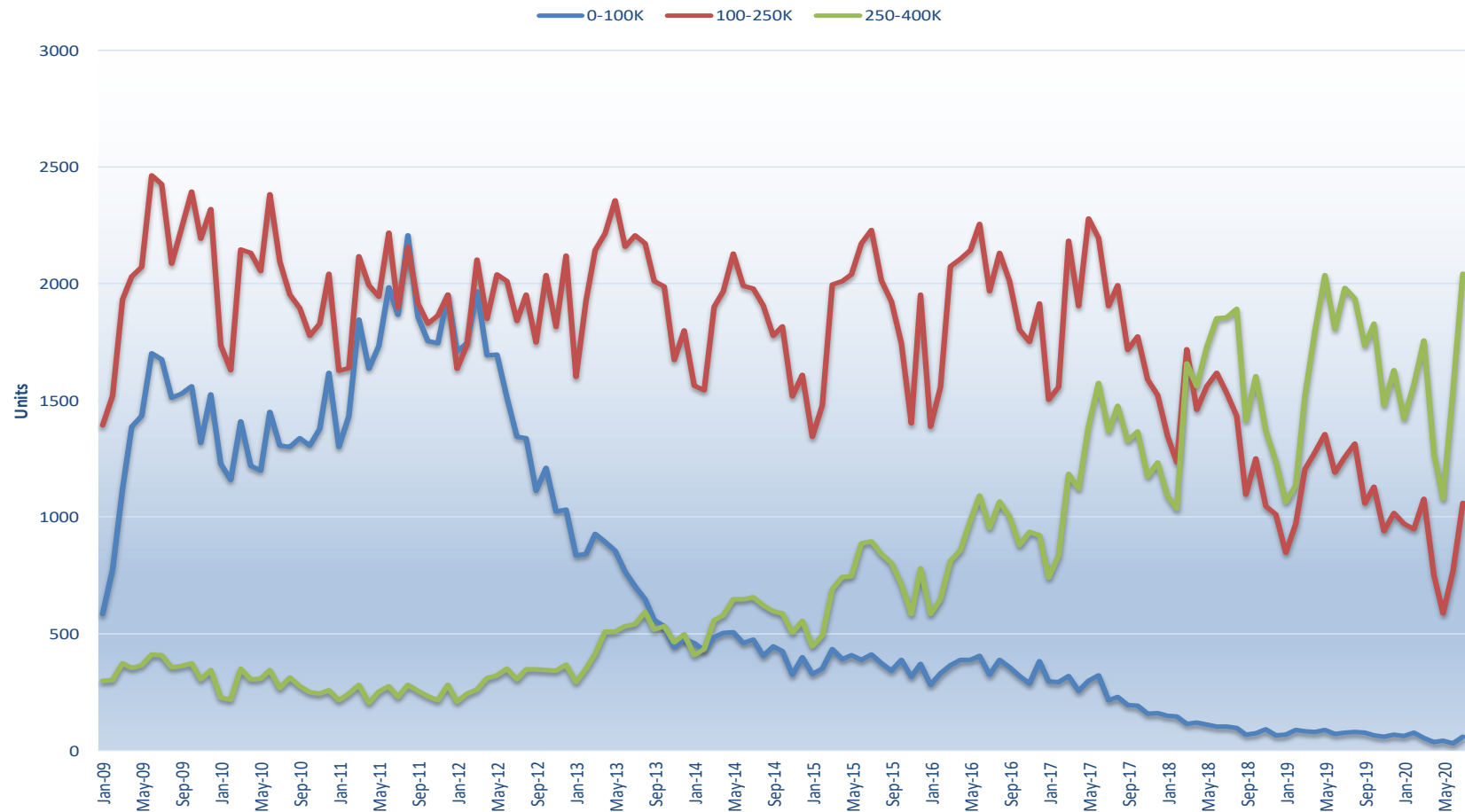
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Closed Units By Price Point - RES & VER



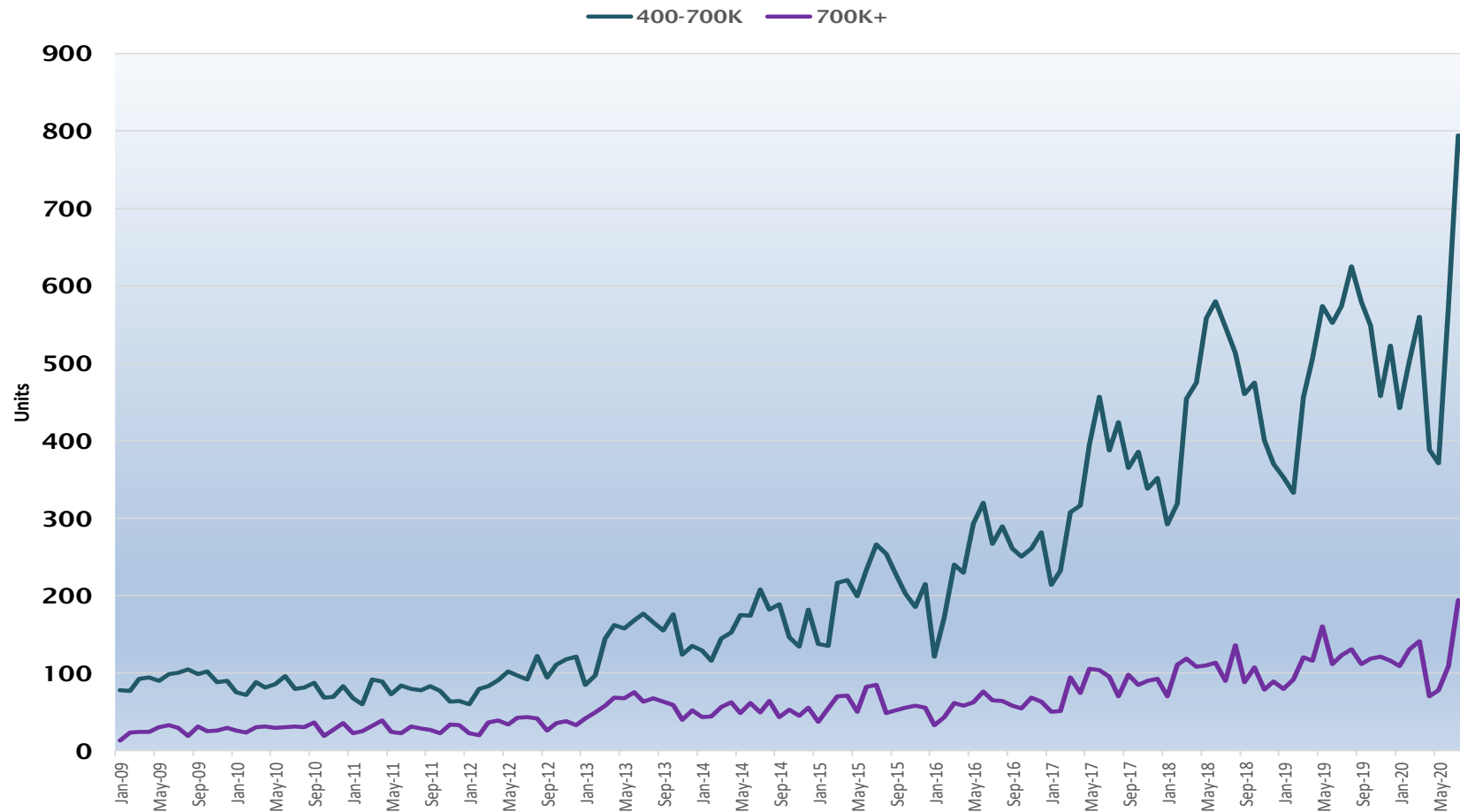
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