



EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2021

February 2021 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	3,173	2,182	4,842	2,769	419,000	646,715	355,000	444,306	0.8	126.9%	37
CON/TWH	861	823	1,246	720	185,000	224,718	197,500	219,428	1.1	87.5%	42
Total Residential	4,034	3,005	6,088	3,489	325,000	430,612	319,900	388,779	0.9	116.1%	55
Hi-Rise	152	565	136	90	409,999	770,925	321,400	568,382	8.3	15.9%	99
Multiple Dwelling	38	34	75	39	431,950	425,608	395,000	384,187	0.9	114.7%	40
Vacant Land	305	2,186	337	153	89,900	378,130	50,000	279,147	14.3	7.0%	193
	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+	159	410	251	192	1,950,000	3,012,100	1,565,000	1,914,713	5	15.6%	62

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

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Las Vegas Market Update - March 2021

January 2021 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	2,979	2,795	4,288	2,637	359,000	484,281	345,000	425,514	1.1	94.3%	38
CON/TWH	809	1,011	1,093	624	187,000	229,431	193,000	209,876	1.6	61.7%	46
Total Residential	3,788	3,806	5,381	3,261	325,000	430,612	319,900	388,779	1.2	85.7%	55
Hi-Rise	137	607	117	63	420,000	779,729	350,000	446,465	11.6	10.4%	88
Multiple Dwelling	37	48	80	20	427,000	424,258	359,500	343,295	2.4	41.7%	40
Vacant Land	279	2,274	263	129	82,250	356,553	50,000	157,714	17.6	5.7%	208
	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+	181	450	210	87	1,881,844	2,889,610	1,530,000	2,206,879	6	6.4%	59

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

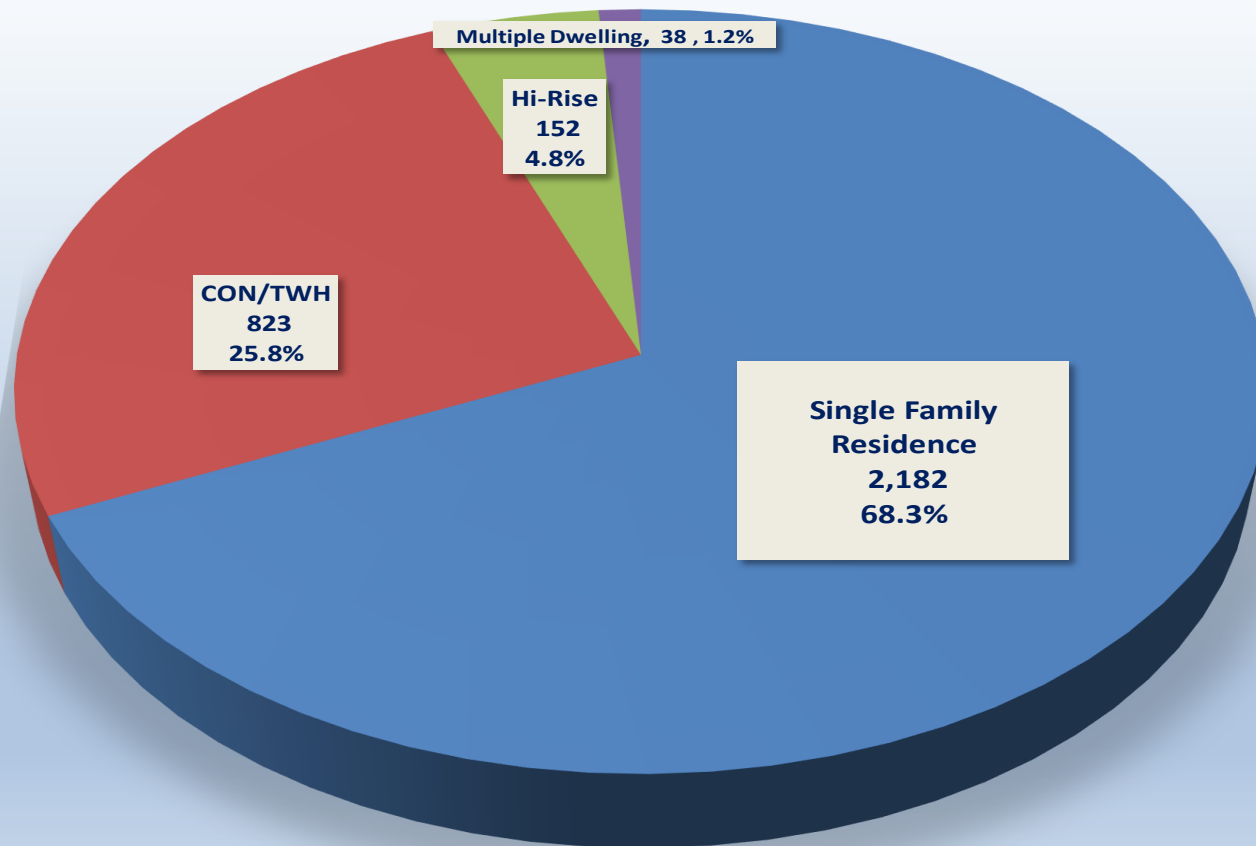
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Las Vegas Market Update - March 2021

Las Vegas REALTORS Available Units



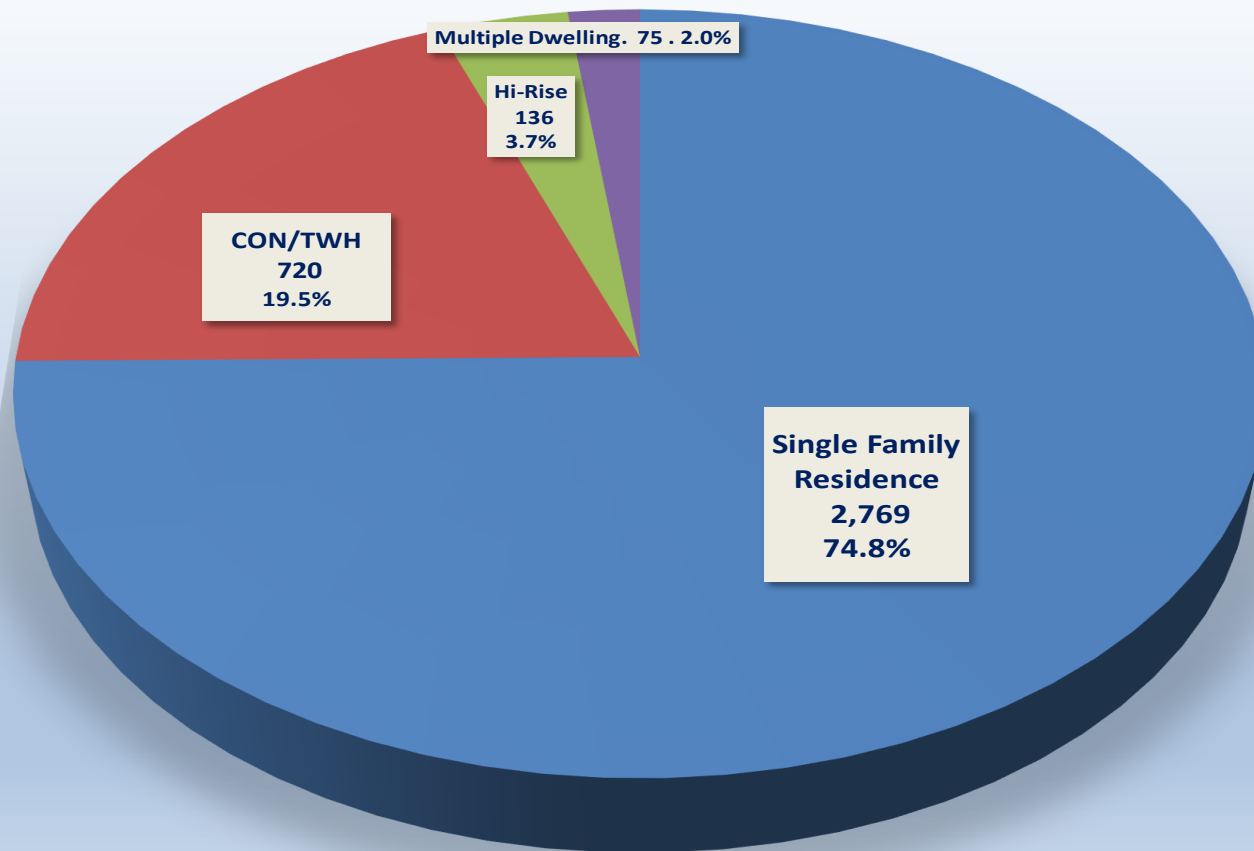
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Las Vegas Market Update - March 2021

Las Vegas REALTORS Units Sold * Last Month

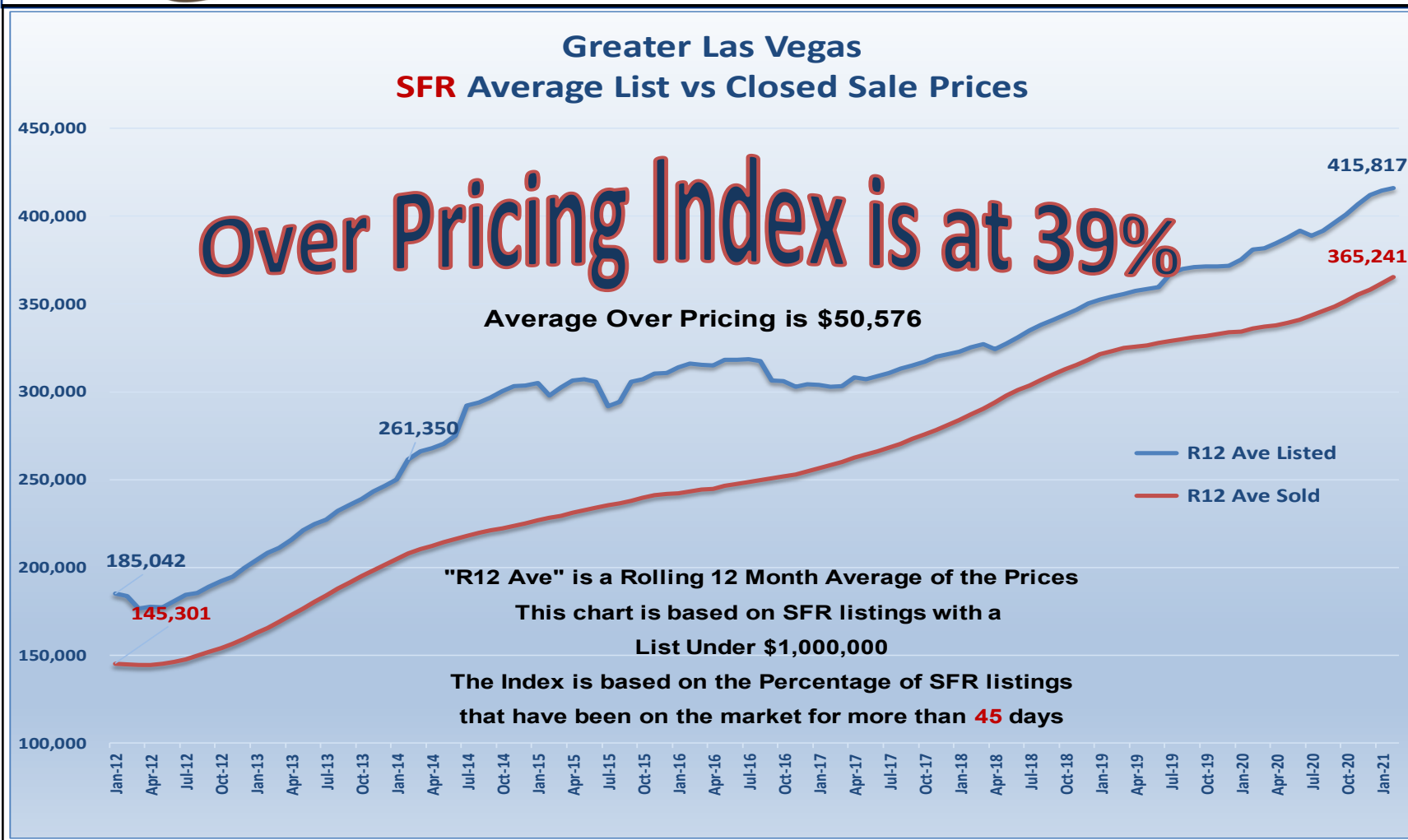


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Las Vegas Market Update - March 2021



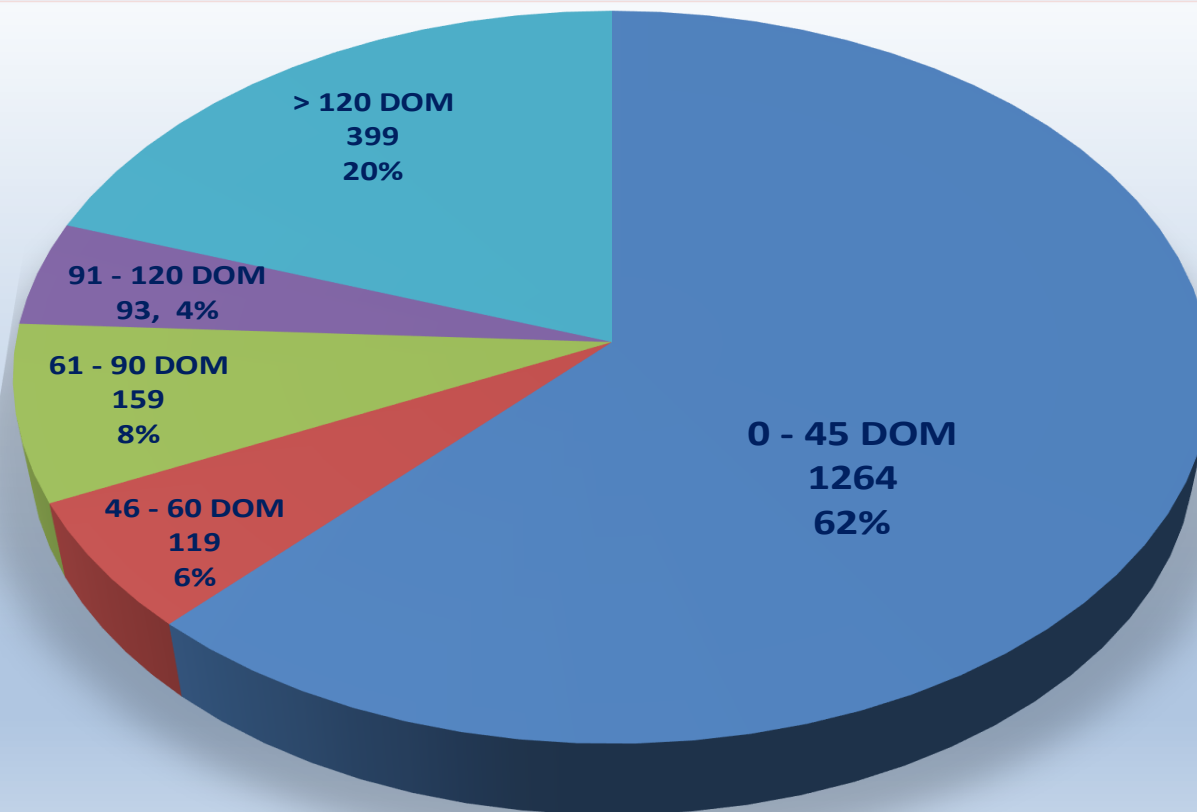
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**Available SFR Inventory
Days on Market With No Current Offer**



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Las Vegas Market Update - March 2021

SFR Closed Sales in Selected Communities - Last Six Months

	Sep	Oct	Nov	Dec	2021 Jan	Feb	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	21	30	22	27	22	19		1	388,991	16
Anthem	7	9	6	7	8	6		1	521,026	16
Cadence	29	27	23	22	7	15		1	401,877	46
Centennial Hills	41	40	45	34	28	34		1	432,834	24
Desert/South Shores	21	15	13	24	23	15		1	448,182	44
Green Valley	51	52	45	56	46	34		2	466,499	32
Green Valley Ranch	18	30	19	22	16	15		1	528,033	51
Inspirada	31	36	23	44	33	43		0	476,465	37
Iron Mountain Ranch	12	16	7	12	6	8		1	412,344	37
Lake Las Vegas	28	17	26	20	11	14		2	894,307	109
Lone Mountain	7	20	13	14	10	4		5	407,188	45
MacDonald Highlands	4	8	3	8	6	5		4	3,223,463	86
Mountains Edge	97	87	71	86	51	61		1	376,466	27
Peccole Ranch	19	13	12	10	10	9		2	396,549	49
Providence	51	58	57	49	48	40		1	358,869	23
Red Rock Cntry Club	9	6	20	11	6	12		1	1,245,048	33
Rhodes Ranch	27	25	29	31	22	21		2	422,057	15
Seven Hills	18	20	28	32	17	20		1	755,474	35
Siena (SFR & TWH)	13	14	10	10	9	14		1	496,913	72
Silverado Ranch	40	39	41	45	34	46		1	361,880	30
Silverstone Ranch	13	13	9	11	2	7		2	417,654	20
Skye Canyon	15	15	22	16	14	15		1	453,767	22
Southern Highlands	77	73	67	63	48	43		2	640,834	38
Spring Valley	26	23	25	27	26	21		1	336,906	25
Summerlin	90	67	68	82	50	73		1	737,908	50
Sun City Anthem	31	41	38	31	40	32		1	483,998	36
Sun City Summerlin	33	42	18	60	24	36		1	412,390	27
The Lakes	30	25	22	19	21	23		2	430,136	42
The Ridges	7	15	13	12	5	10		2	3,000,677	47
Tuscany	13	12	11	7	16	12		1	455,050	50
Other Groups										
MLS Areas 101 - 606	3,152	3,109	3,923	3,207	2,547	2,662		1	430,603	37
Boulder City	16	15	21	23	24	24		2	518,727	32
Pahrump/Nye	65	58	52	59	38	50		2	303,145	43
High Rise Sales	60	50	49	76	63	90		7	515,215	99
Luxury Sales (\$1M+)	96	95	98	131	87	108		5	2,029,323	65

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Las Vegas Market Update - March 2021

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

	September	October	November	December	2021 January	February	Price Movement
Aliante	367,776	373,498	409,009	388,609	402,627	398,474	
Anthem	402,643	457,200	711,500	482,500	554,988	564,070	
Cadence	415,246	386,470	408,161	405,060	405,843	387,612	
Centennial Hills	422,758	530,295	362,850	413,450	454,091	424,829	
Desert/South Shores	414,024	445,093	477,838	421,250	477,104	472,133	
Green Valley	497,181	470,451	466,215	439,338	455,647	474,228	
Green Valley Ranch	429,333	598,275	428,085	573,577	595,869	493,433	
Inspirada	484,550	481,822	483,237	485,324	468,216	459,794	
Iron Mountain Ranch	422,992	409,875	389,684	371,741	516,500	403,925	
Lake Las Vegas	916,149	667,630	850,927	868,275	1,144,545	1,047,007	
Lone Mountain	325,986	375,078	345,730	446,957	558,790	391,375	
MacDonald Highlands	2,820,000	2,963,115	2,655,059	4,679,717	2,469,167	2,878,980	
Mountains Edge	377,882	381,520	374,493	367,421	356,678	398,602	
Peccole Ranch	349,047	429,685	411,575	397,910	360,290	467,711	
Providence	350,612	353,900	363,748	353,827	364,538	369,020	
Red Rock Country Club	1,232,444	1,060,833	1,210,075	1,341,227	1,641,583	1,118,463	
Rhodes Ranch	396,764	407,999	459,648	392,742	445,713	437,890	
Seven Hills	705,244	621,645	550,679	1,016,803	915,382	667,175	
Siena (SFR & TWH)	503,462	498,462	420,805	531,400	503,889	514,529	
Silverado Ranch	362,549	341,609	365,793	340,630	353,170	402,224	
Silverstone Ranch	425,769	394,808	421,667	427,073	425,073	422,929	
Skye Canyon	468,670	440,334	450,423	467,839	426,026	468,081	
Southern Highlands	567,095	570,174	605,597	841,754	698,392	589,122	
Spring Valley	328,546	331,237	342,029	341,770	331,565	347,728	
Summerlin	690,505	607,368	666,637	898,095	706,501	824,126	
Sun City Anthem	477,600	465,517	525,086	447,687	489,257	493,688	
Sun City Summerlin	410,133	417,374	386,238	406,594	405,929	435,689	
The Lakes	424,393	388,141	508,382	429,711	482,190	361,252	
The Ridges	3,675,000	2,694,000	3,089,154	3,764,750	2,211,600	2,351,300	
Tuscany	455,830	432,925	456,626	466,286	462,025	459,033	
Other Groups							
MLS Areas 101 - 606	413,081	417,280	430,020	449,440	427,783	447,772	
Boulder City	418,563	585,060	488,736	586,375	558,038	466,149	
Pahrump/Nye	294,887	302,532	292,895	305,780	309,771	317,104	
High Rise Sales	528,220	394,904	523,922	572,516	446,465	568,382	
Luxury Sales (\$1M+)	1,837,539	1,817,410	1,889,276	2,336,767	2,206,879	1,997,335	

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Las Vegas Market Update - March 2021

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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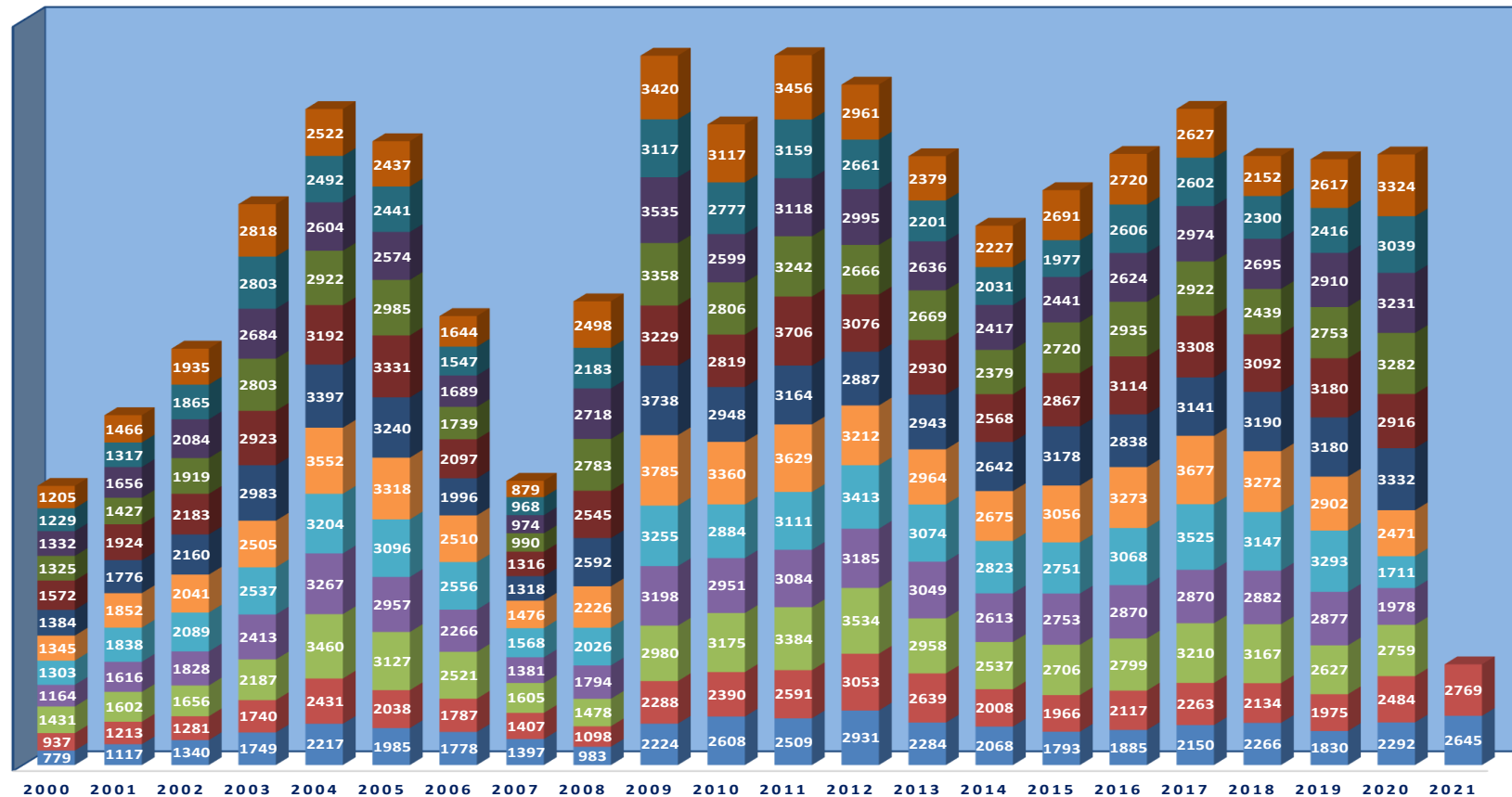


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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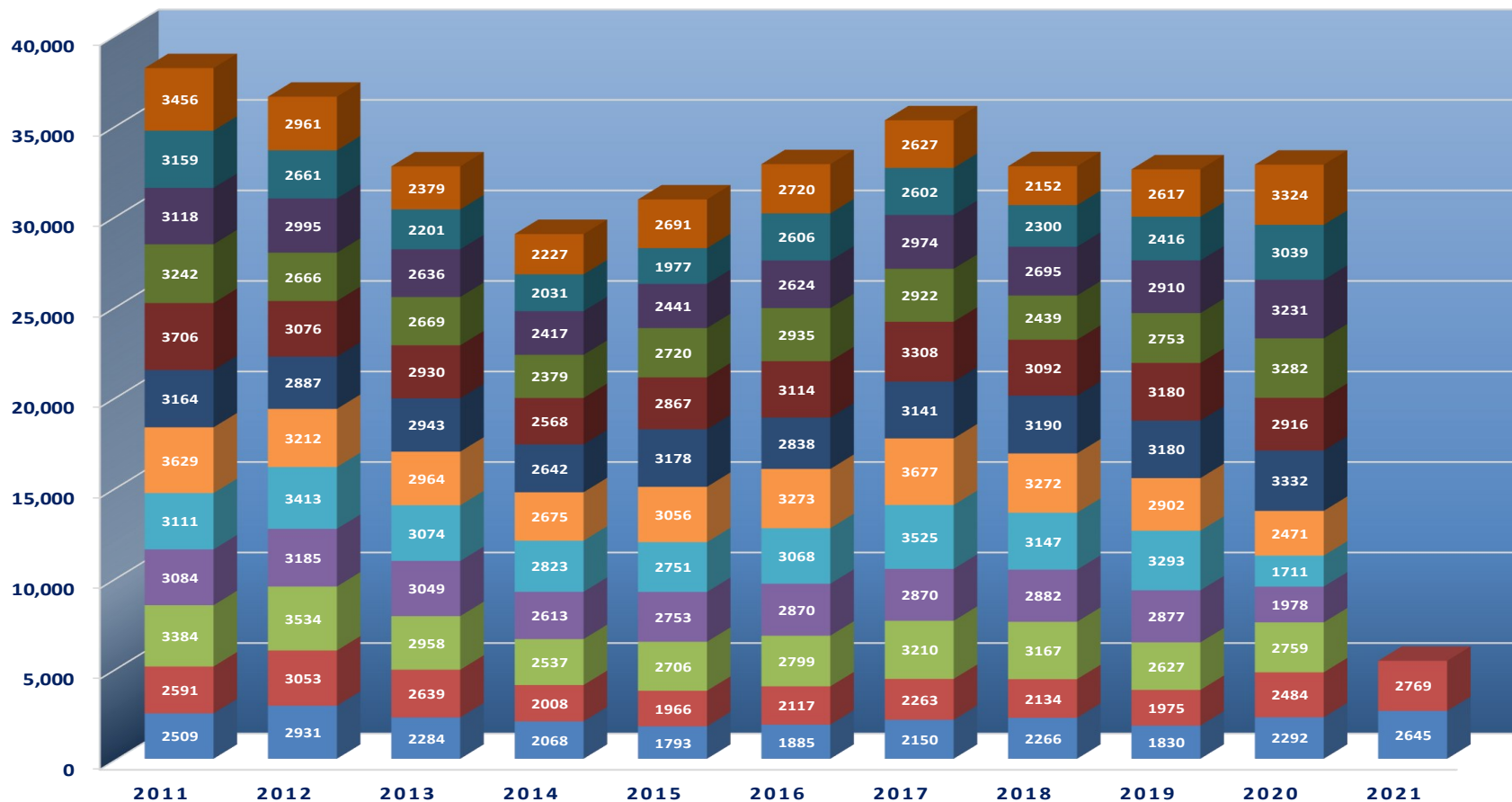


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Las Vegas Market Update - March 2021

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



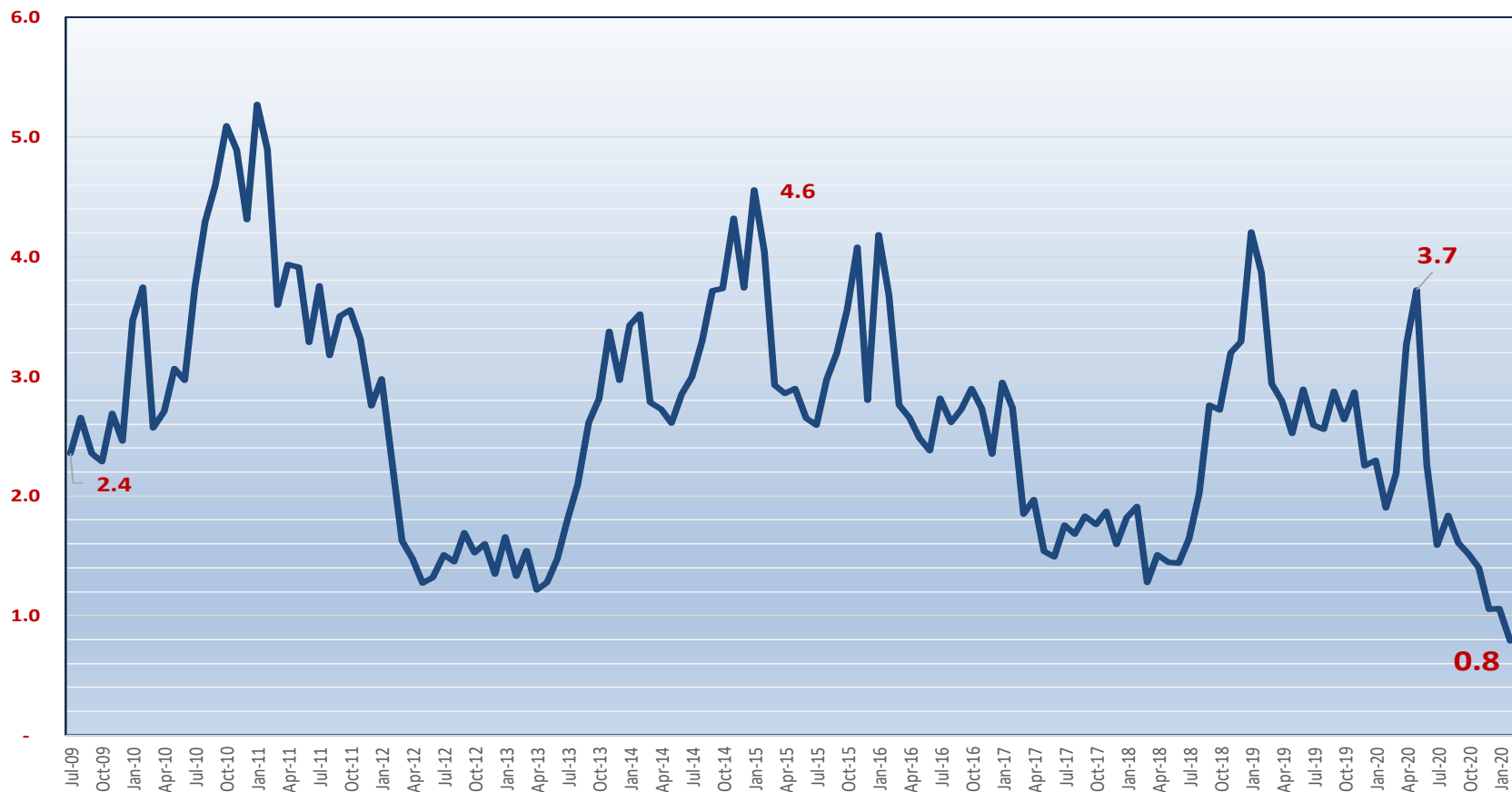
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Single Family Residential Homes Months of Inventory



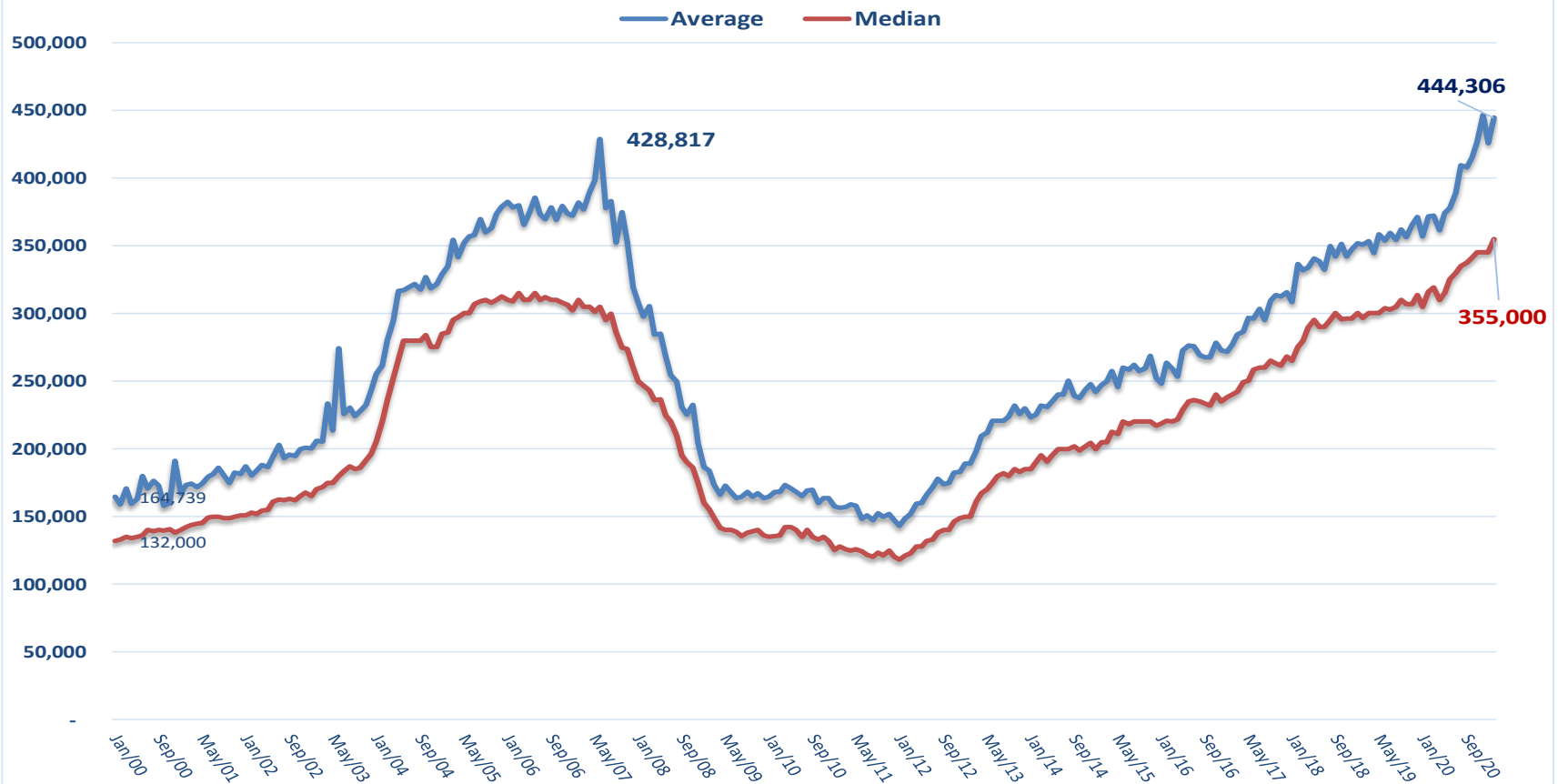
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Las Vegas Market Update - March 2021

SFR Market Prices



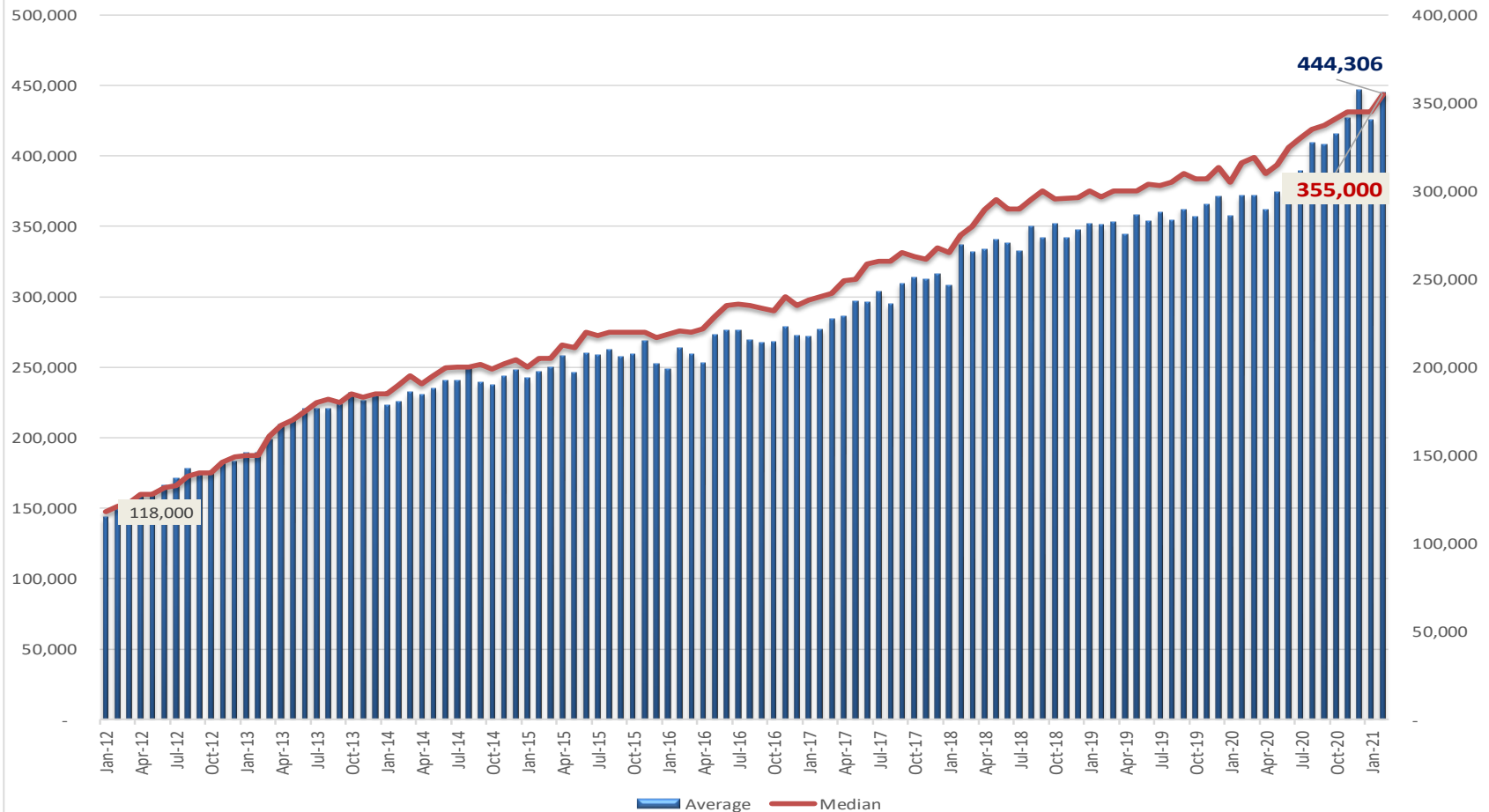
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Las Vegas Market Update - March 2021

Single Family Residential Price Trend



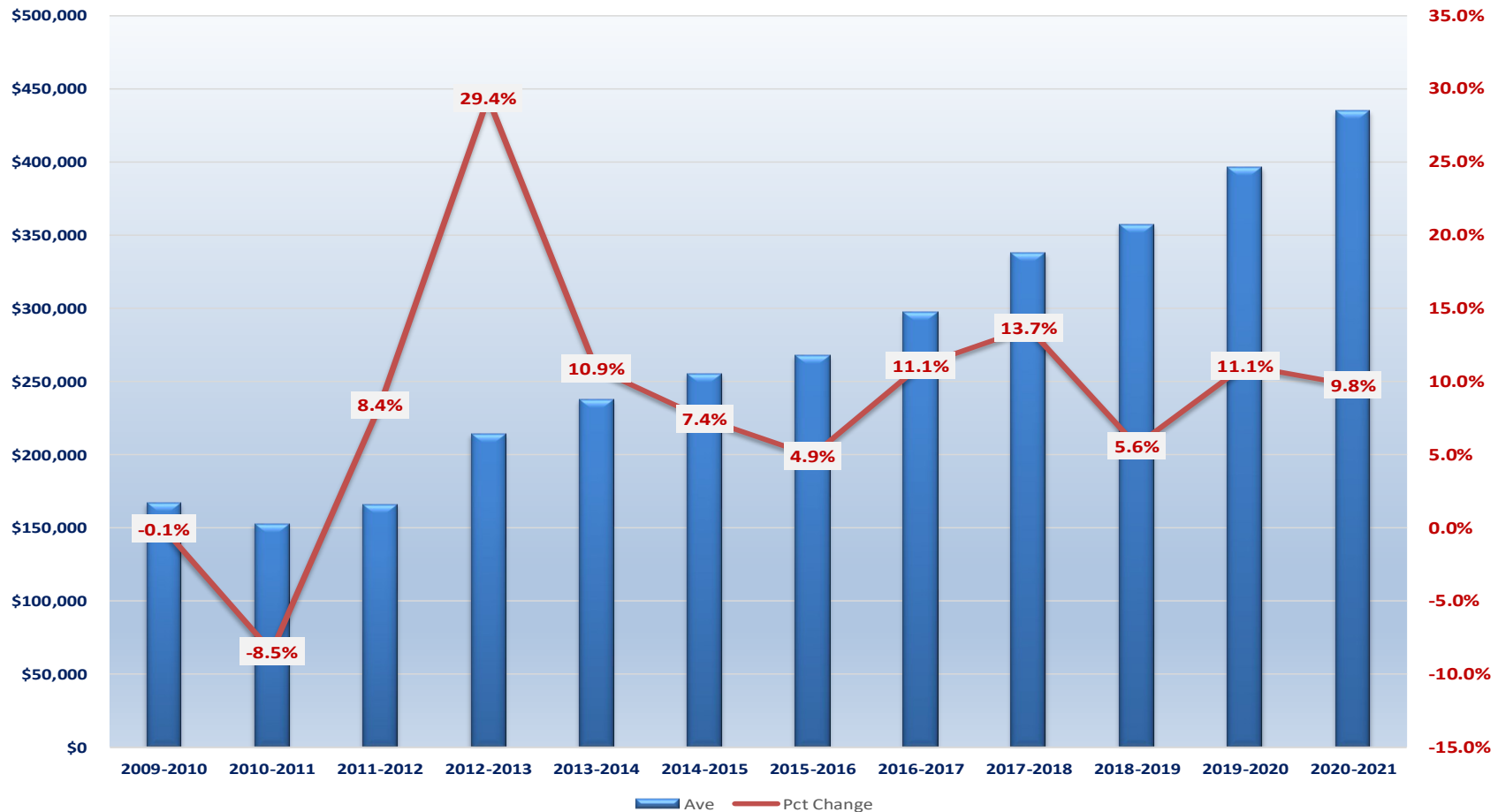
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SFR Average Price and Year Over Year Percent Change



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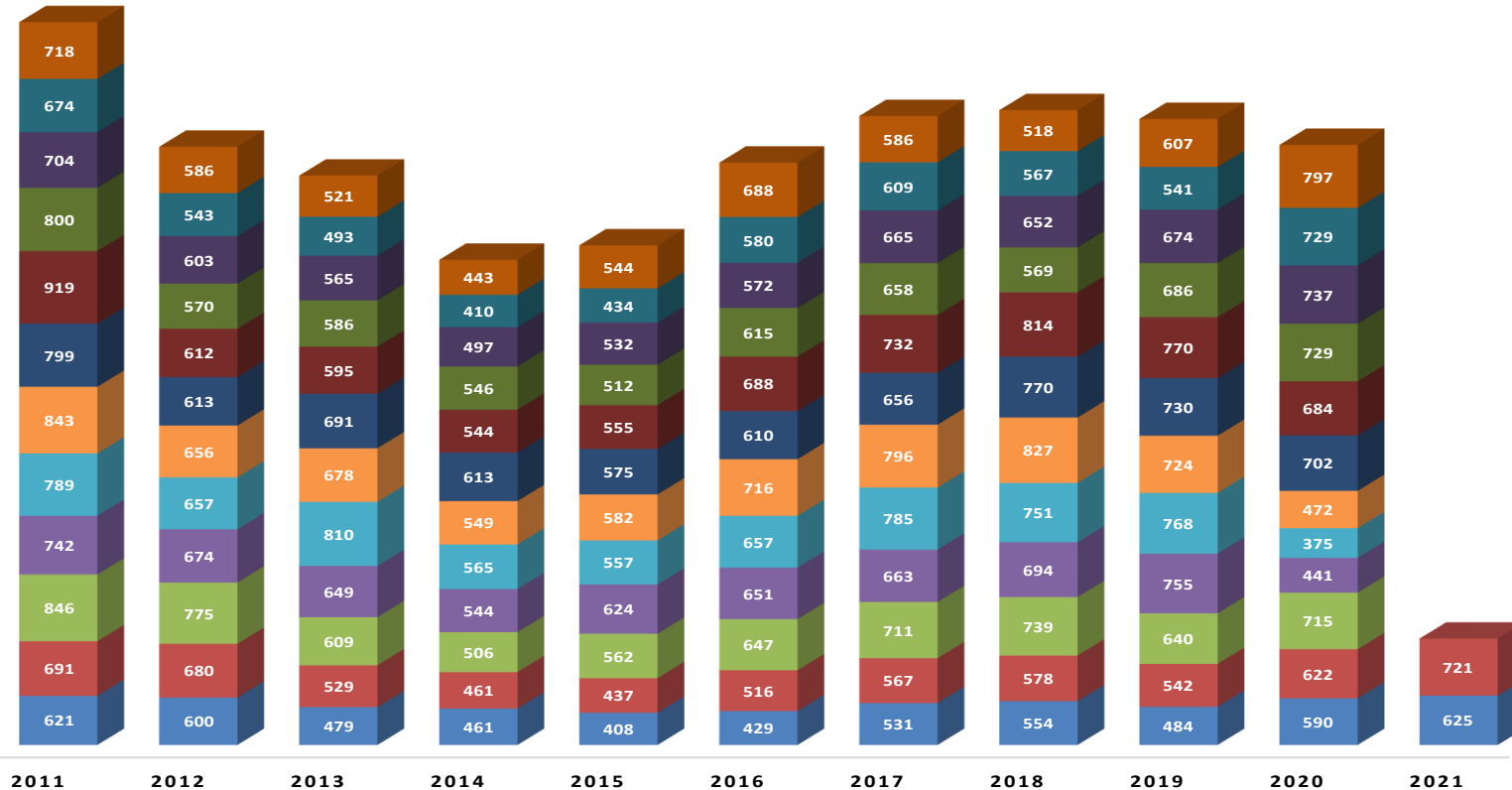


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Las Vegas Market Update - March 2021

CONDO / TOWNHOME CLOSINGS

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



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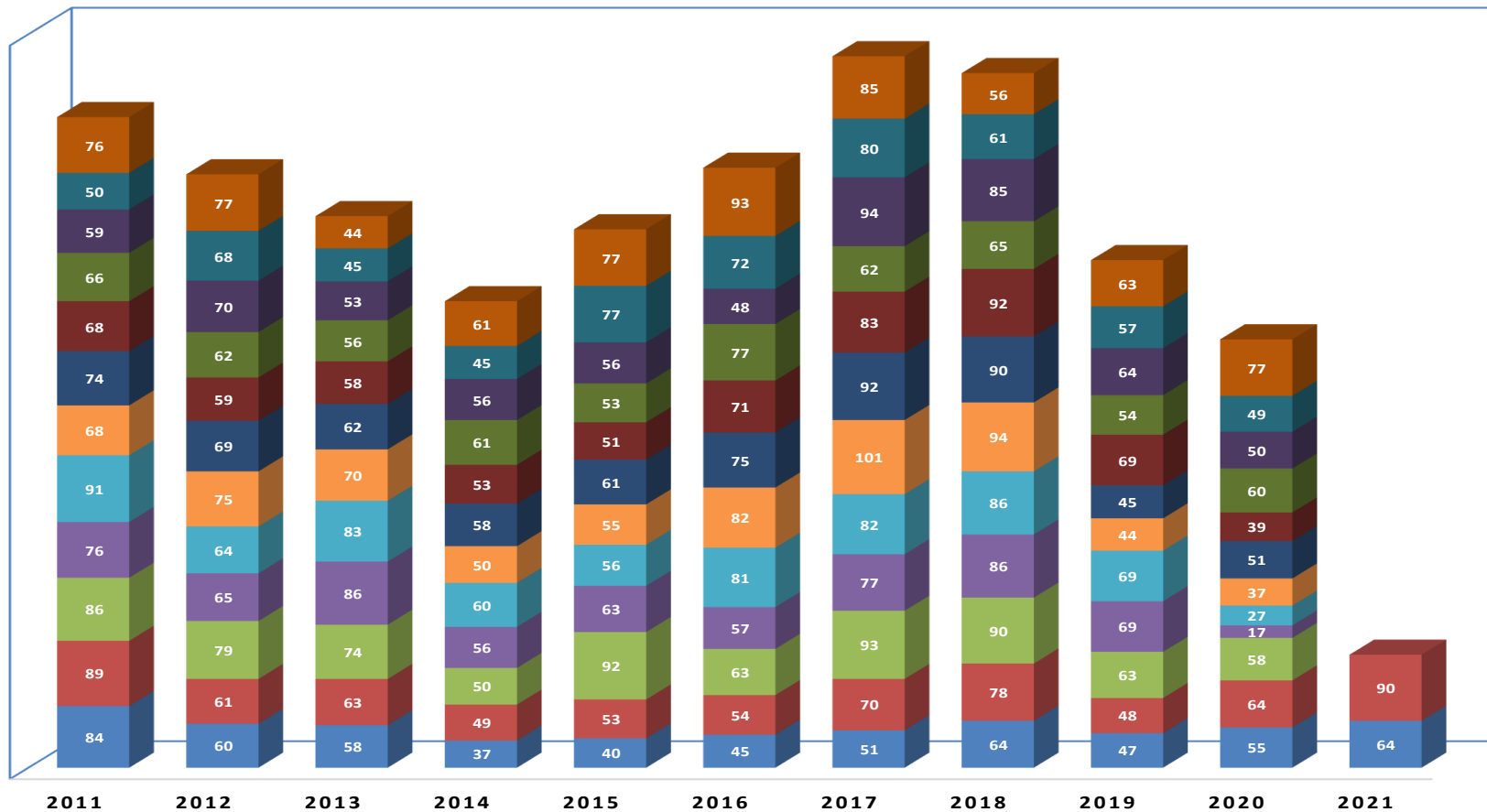


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Las Vegas Market Update - March 2021

Vertical / Hi-Rise Closings

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



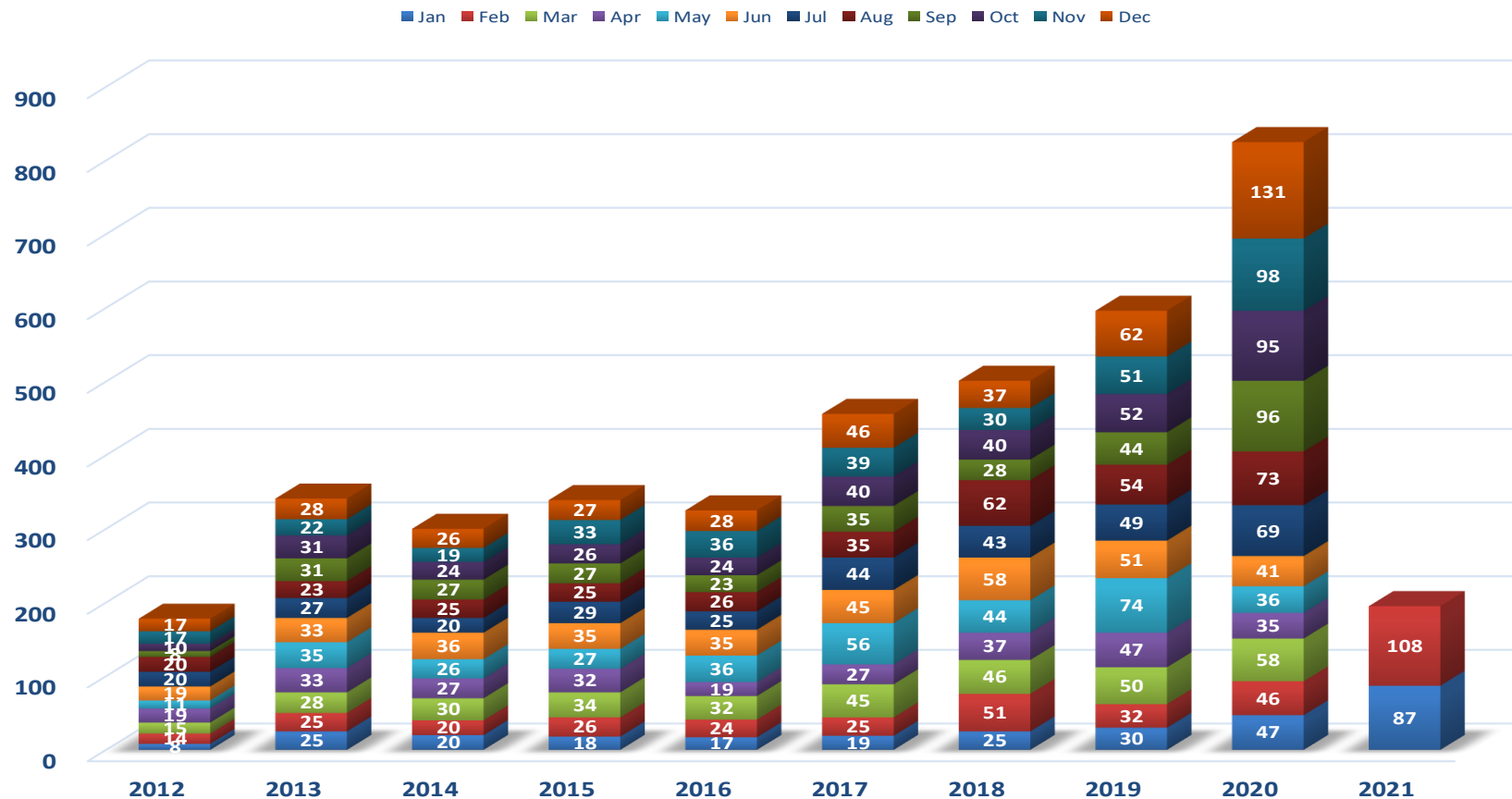
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Greater Las Vegas Luxury Sales \$1,000,000 and Over



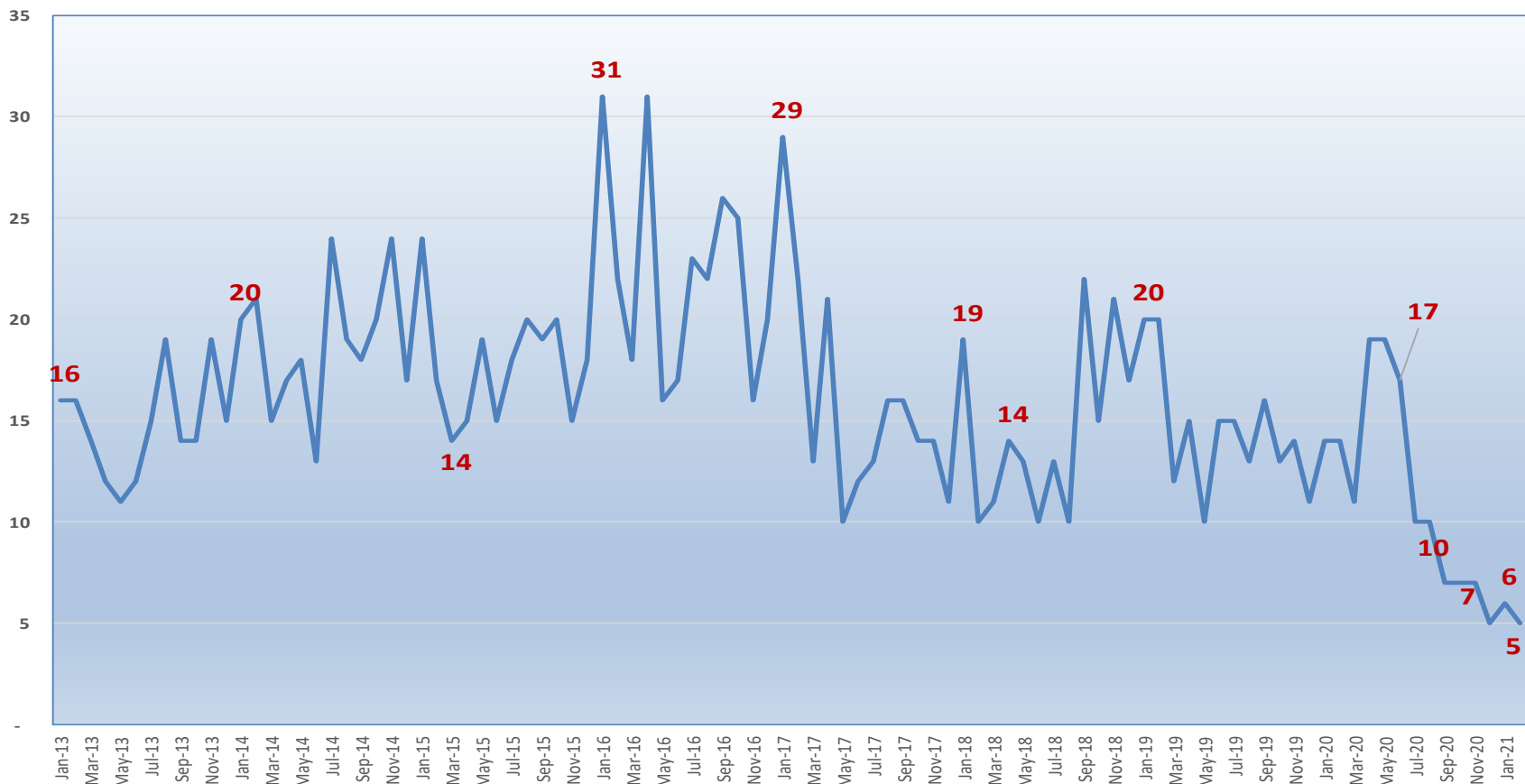
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Las Vegas Market Update - March 2021

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



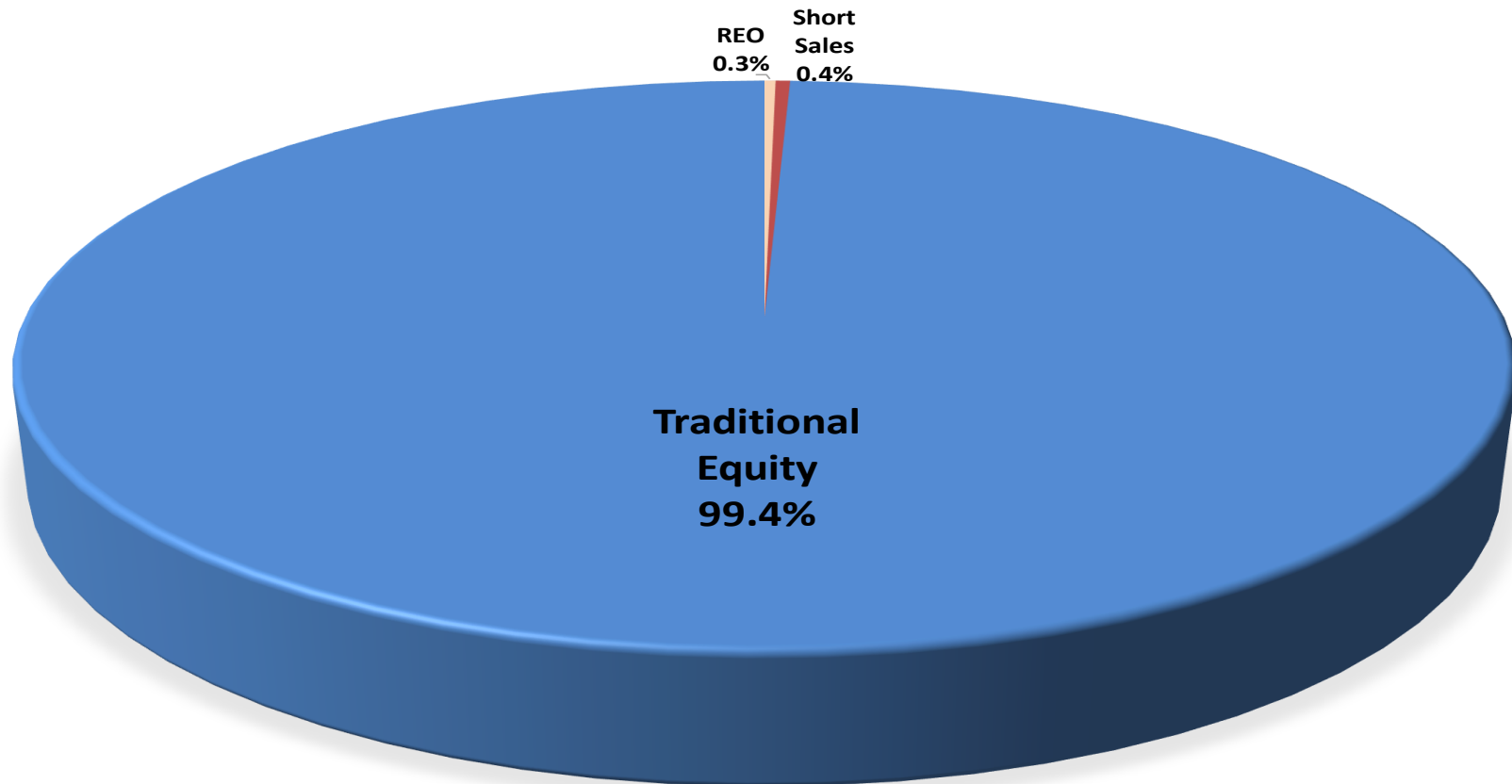
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Last Month's Closings by Type



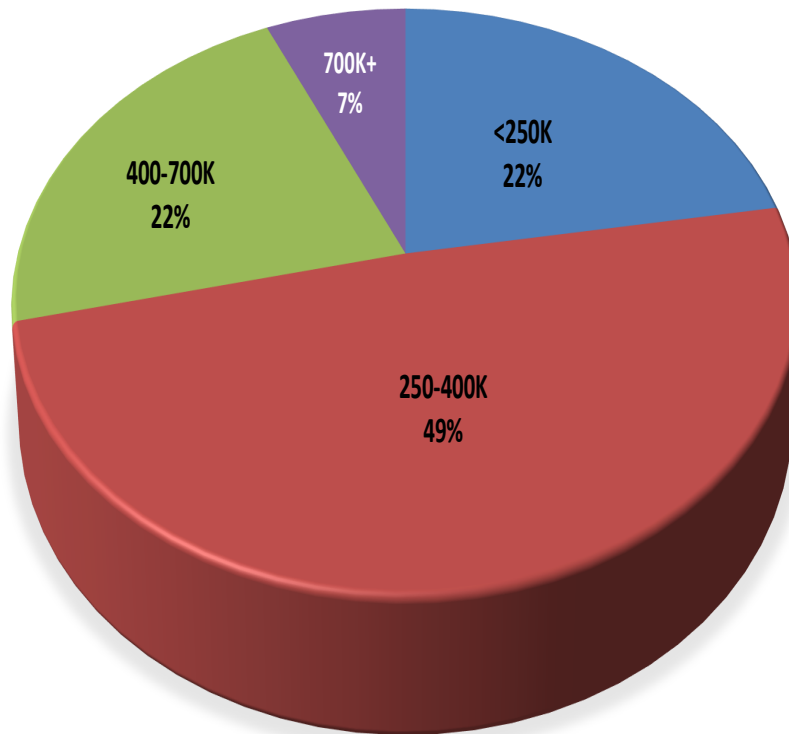
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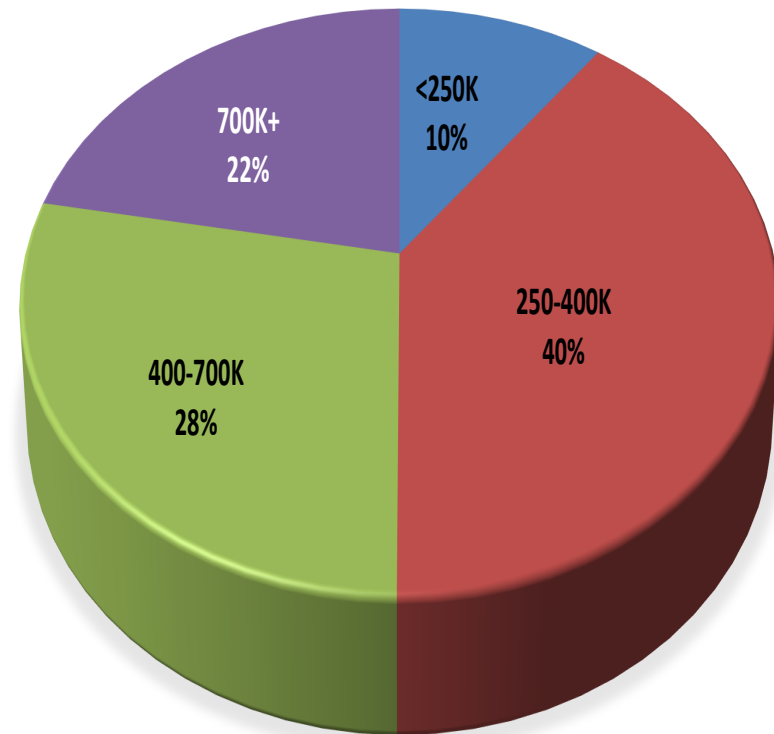
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Las Vegas Market Update - March 2021

Closed Units by Price Point



Closed Volume by Price Point

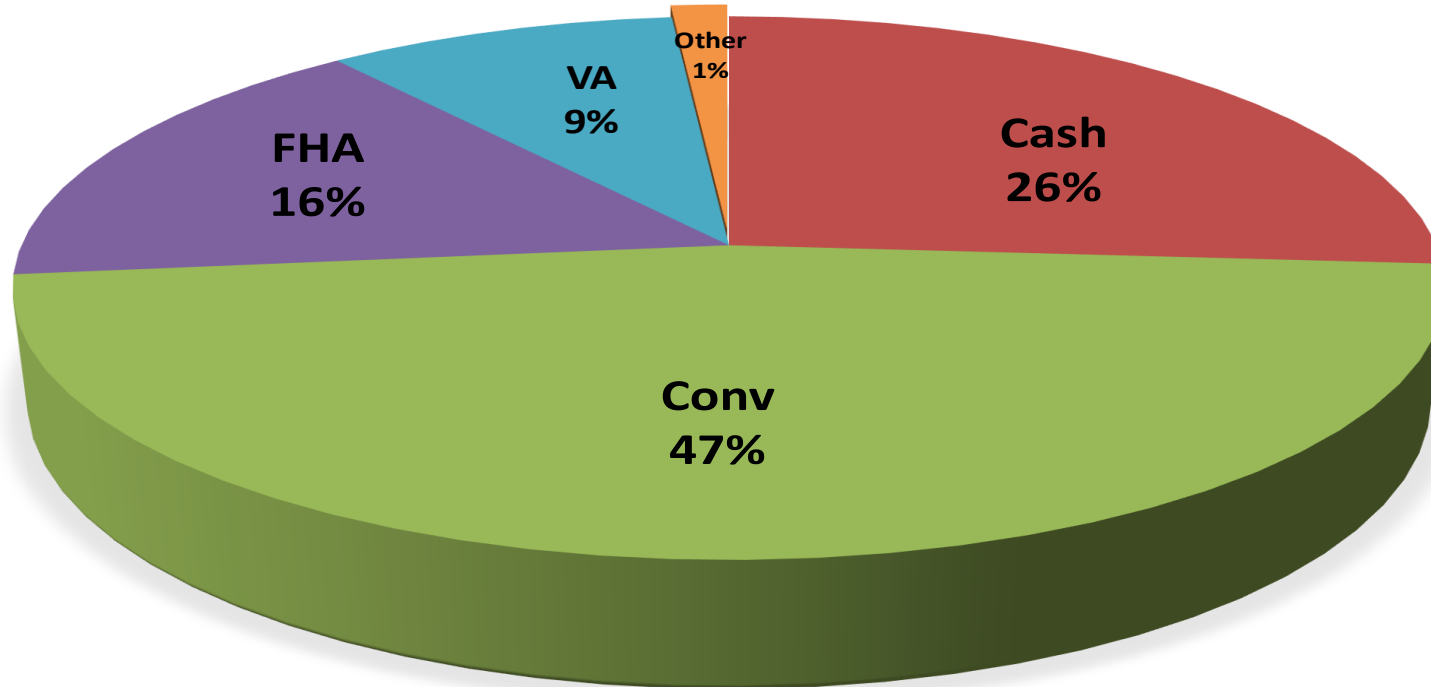




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Las Vegas Market Update - March 2021

Last Month's Closings by Sold Terms



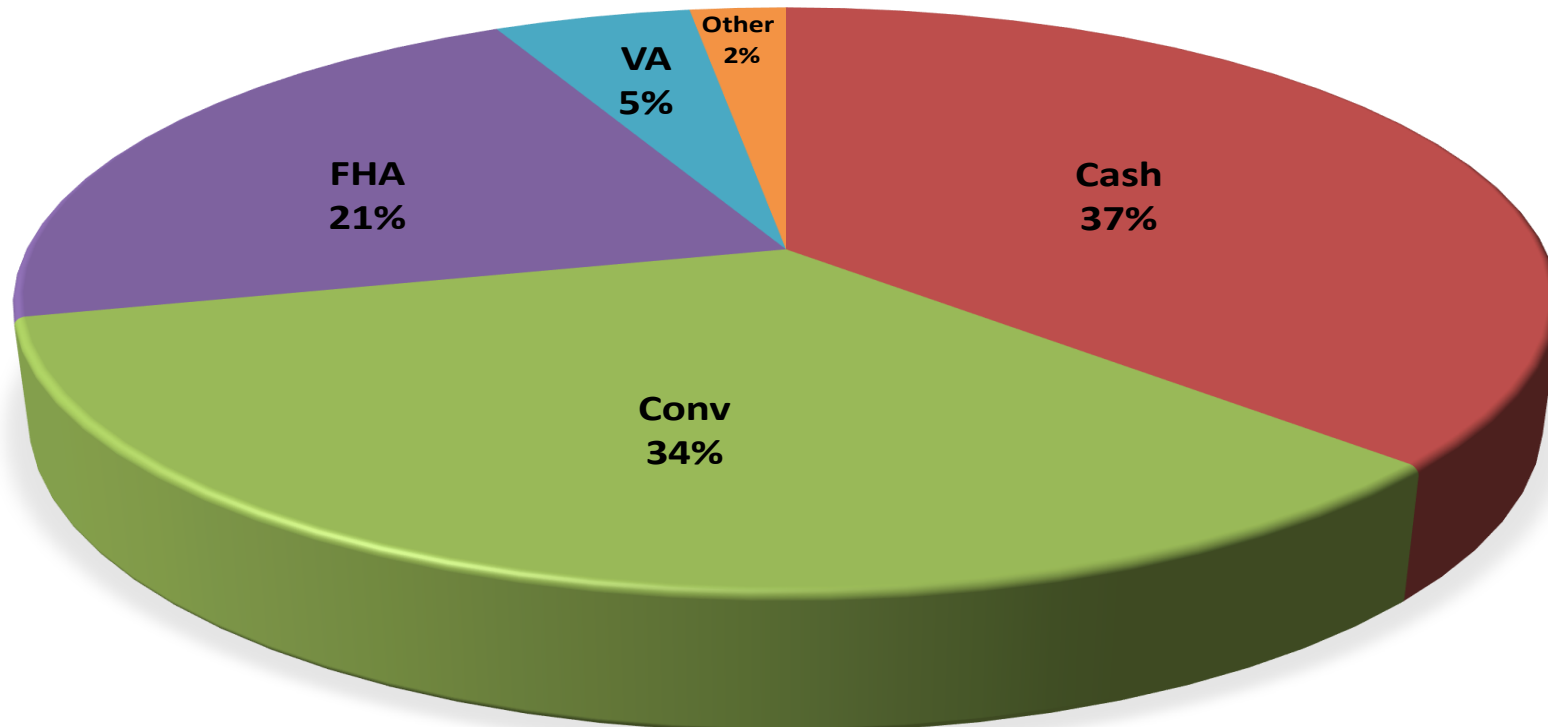
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**Closings By Sold Terms
Closings Less Than \$250,000**



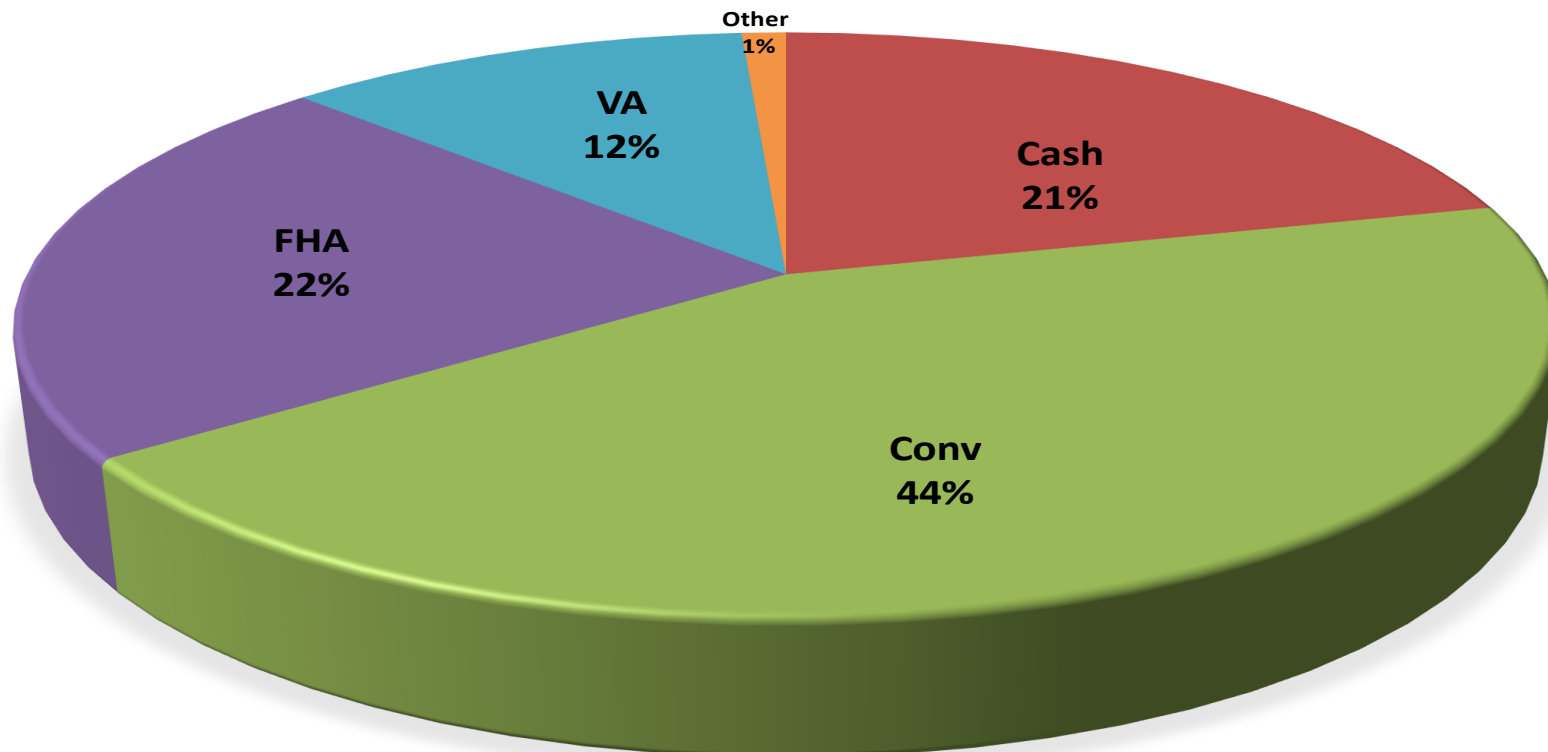
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



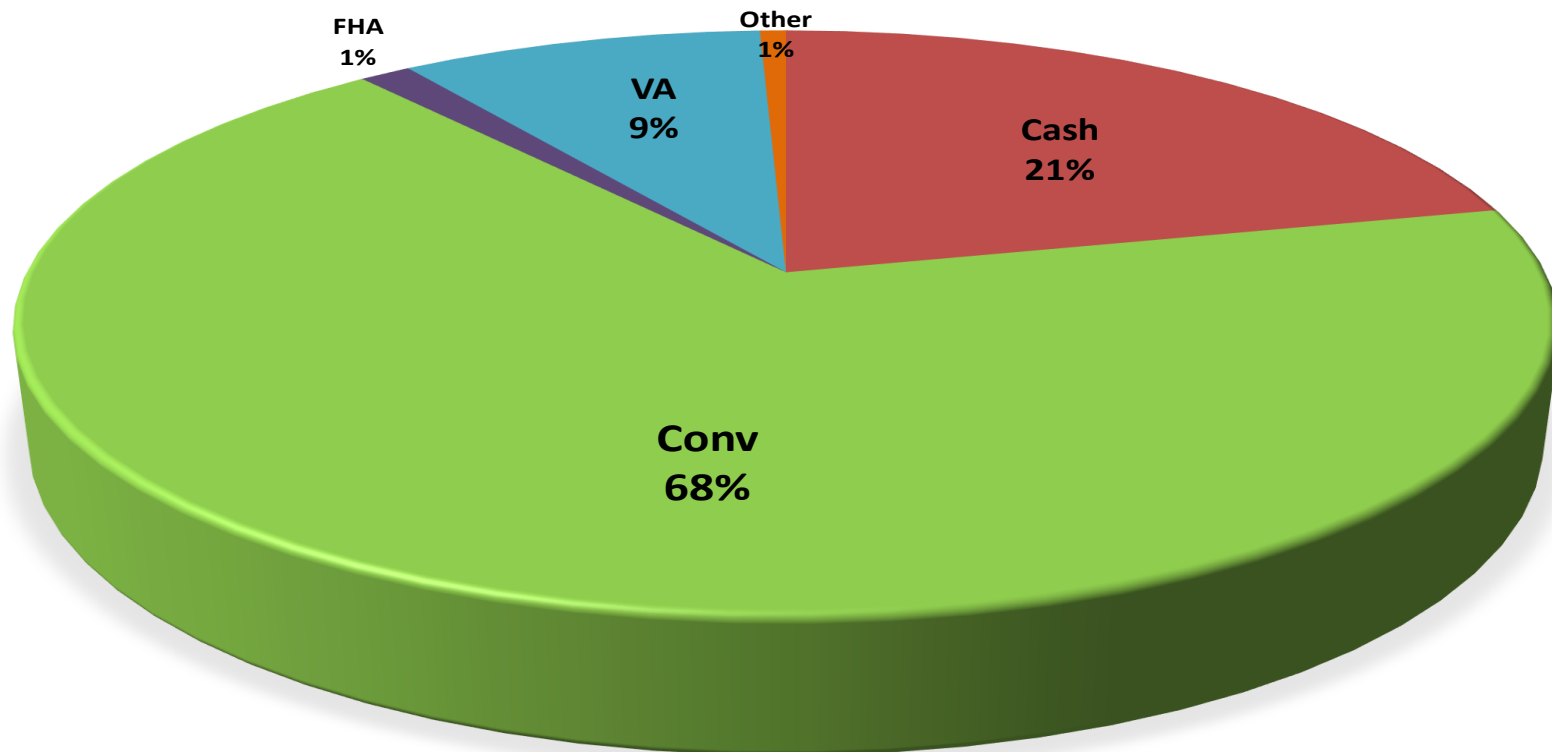
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000



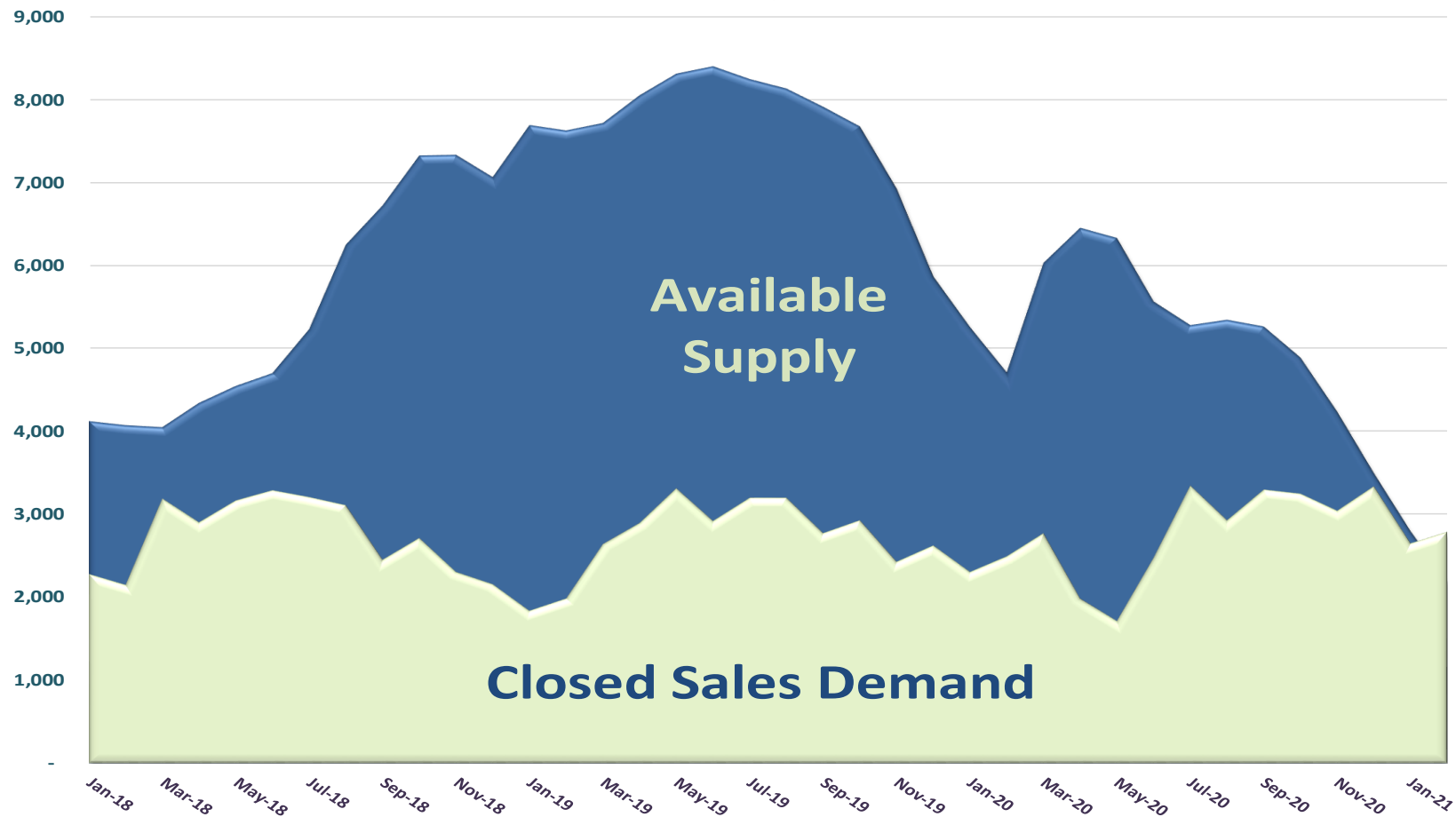
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Supply vs Demand - Single Family Residential



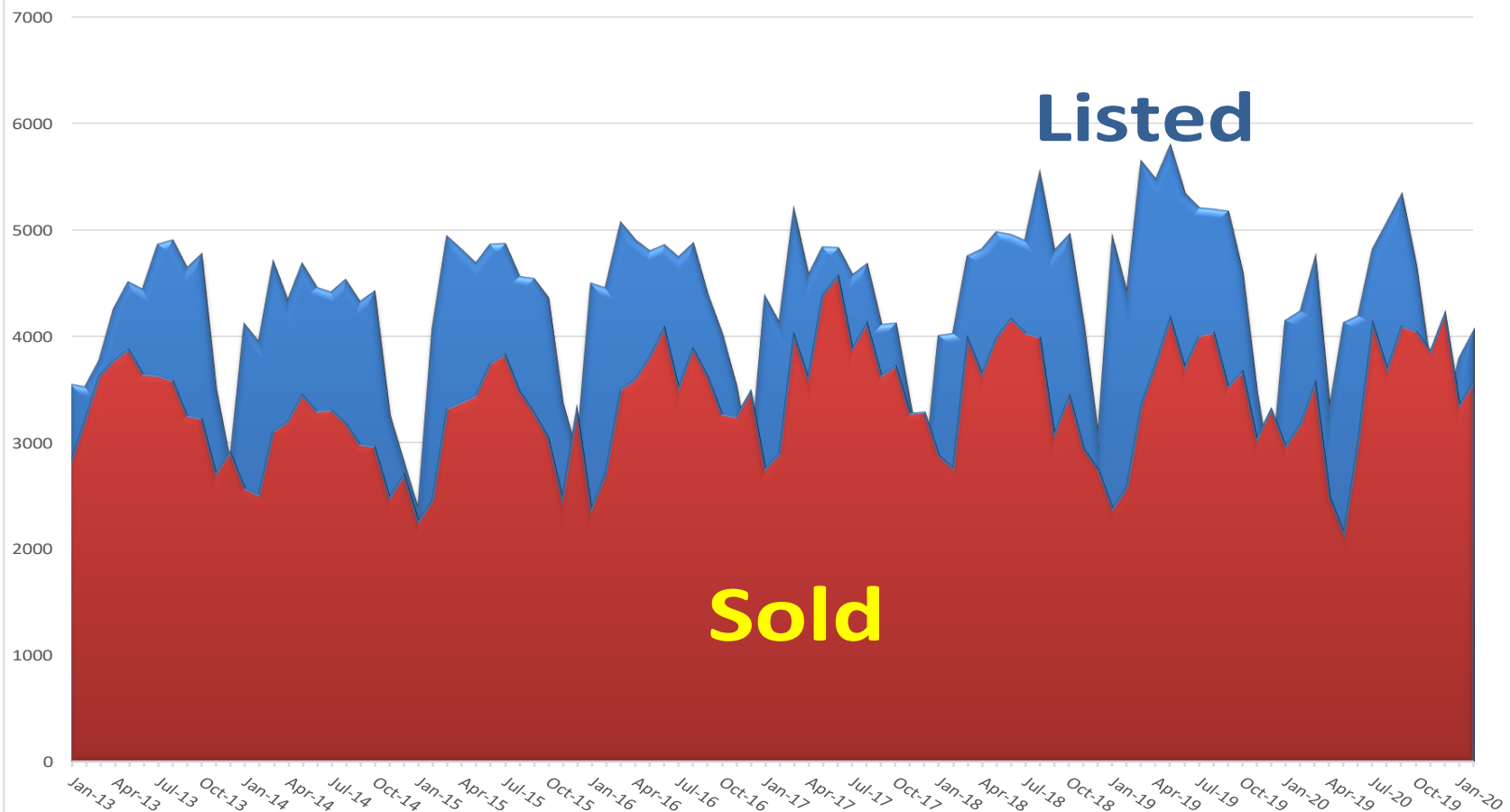
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Residential Listings Taken vs Listings Sold



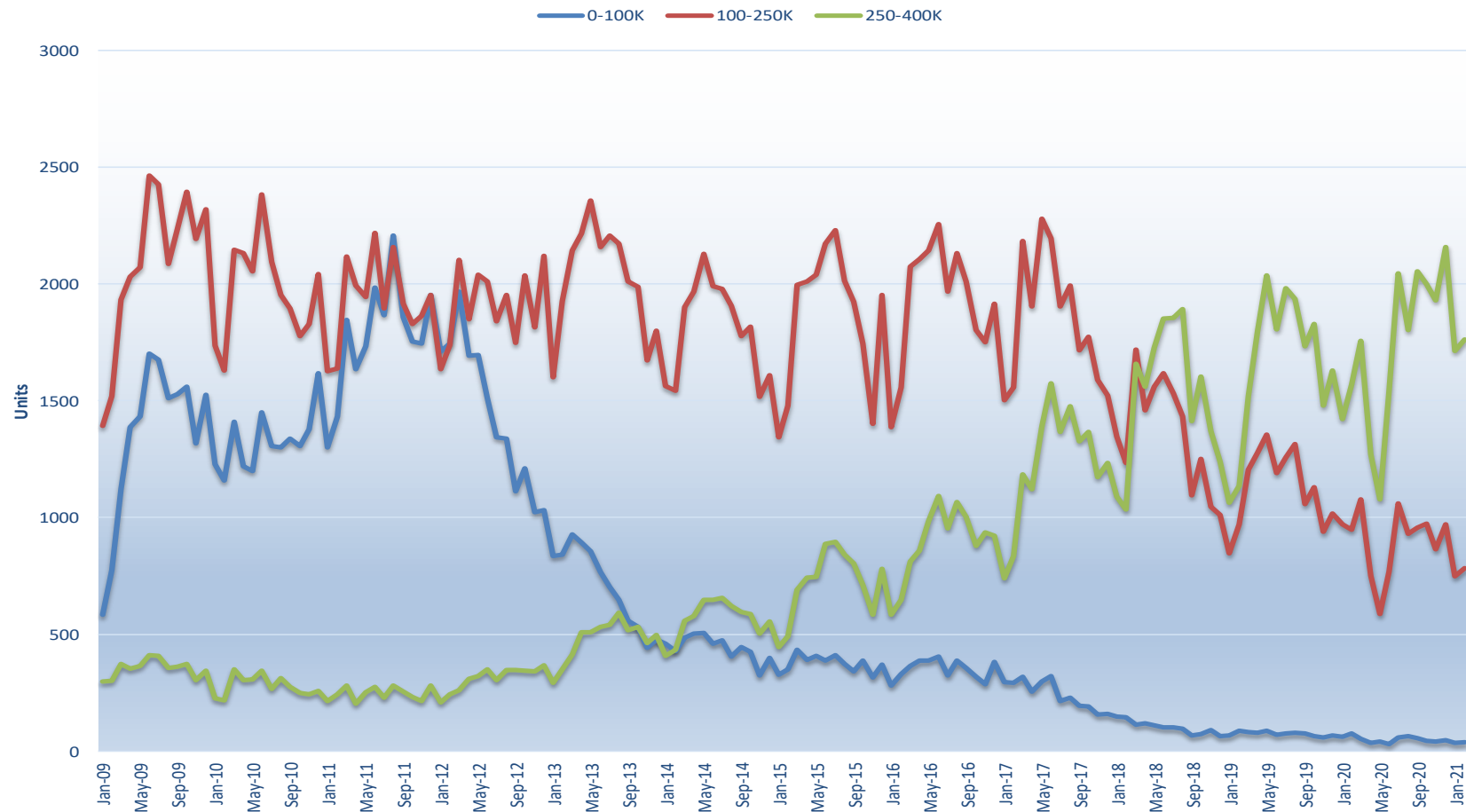
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Closed Units By Price Point - RES & VER



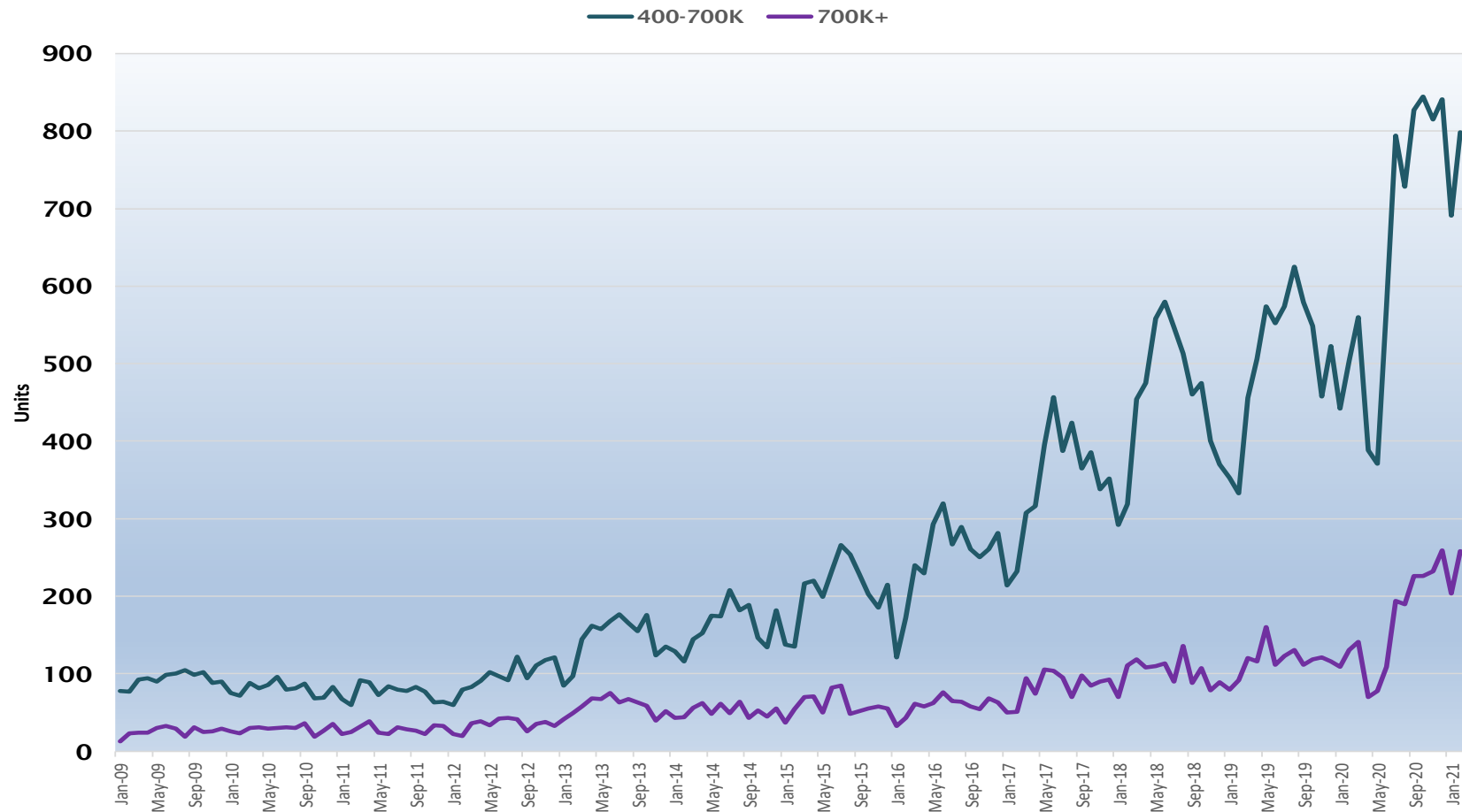
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