



# EQUITY TITLE OF NEVADA

## May 2021 Greater Las Vegas Market Update

### April 2021 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	3,937	2,269	4,487	3,522	475,000	927,820	375,000	474,836	0.6	155.2%	29
CONTWH	1,023	623	1,218	1,022	207,000	273,365	202,450	220,998	0.6	164.0%	31
<b>Total Residential</b>	<b>4,960</b>	<b>2,892</b>	<b>5,705</b>	<b>4,544</b>	<b>399,900</b>	<b>759,597</b>	<b>340,000</b>	<b>417,745</b>	<b>0.6</b>	<b>157.1%</b>	<b>29</b>
Hi-Rise	152	482	148	129	420,000	778,432	380,000	618,171	5.7	26.8%	87
Multiple Dwelling	51	51	77	49	459,000	477,719	390,000	379,604	1.0	96.1%	42
Vacant Land	333	2,048	351	258	90,000	401,204	47,000	239,369	7.9	12.6%	263
	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+	253	449	257	524	1,950,000	3,177,450	1,525,000	1,919,395	3	38.9%	71

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

### March 2021 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	3,792	2,275	4,422	3,730	436,900	646,715	363,000	456,109	0.6	164.0%	37
CON/TWH	1,003	702	1,229	996	195,000	251,354	193,000	217,201	0.7	141.9%	42
<b>Total Residential</b>	<b>4,795</b>	<b>2,977</b>	<b>5,651</b>	<b>4,726</b>	<b>325,000</b>	<b>430,612</b>	<b>319,900</b>	<b>388,779</b>	<b>0.6</b>	<b>158.8%</b>	<b>55</b>
Hi-Rise	153	520	147	108	420,000	781,572	357,500	498,943	6.8	20.8%	80
Multiple Dwelling	66	52	87	34	434,450	434,755	370,000	381,572	1.5	65.4%	34
Vacant Land	342	2,085	339	239	89,500	366,241	46,666	380,885	8.7	11.5%	260
	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+	280	477	230	375	1,999,000	3,153,715	1,525,000	1,906,005	3	26.2%	74

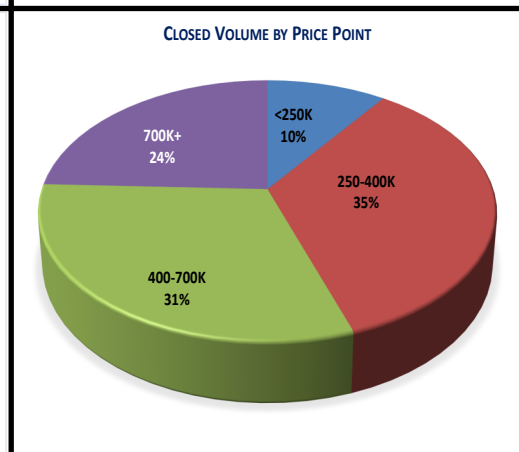
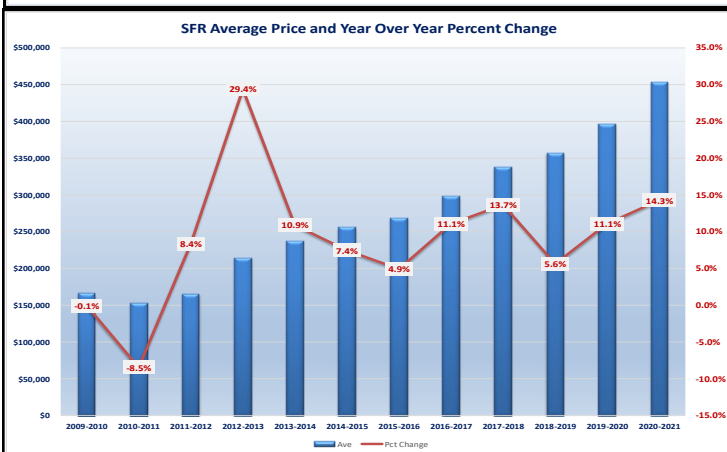
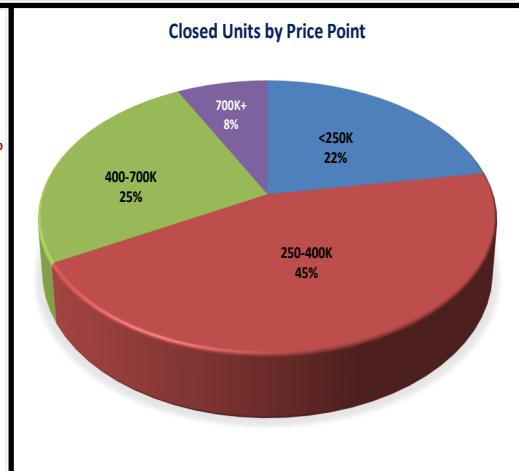
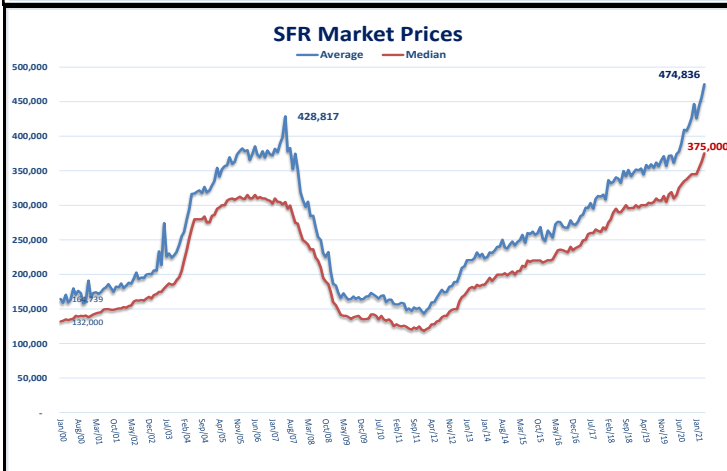
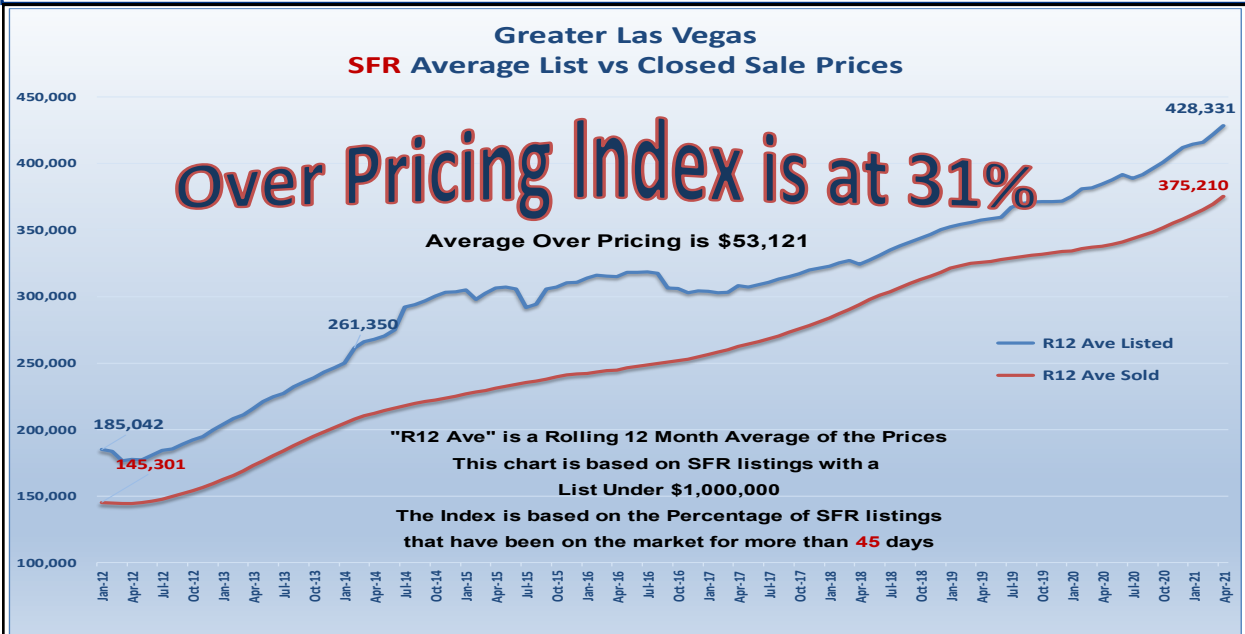
This data includes all LVR listings and sales within the Greater Las Vegas market area.

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



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## May 2021 Greater Las Vegas Market Update



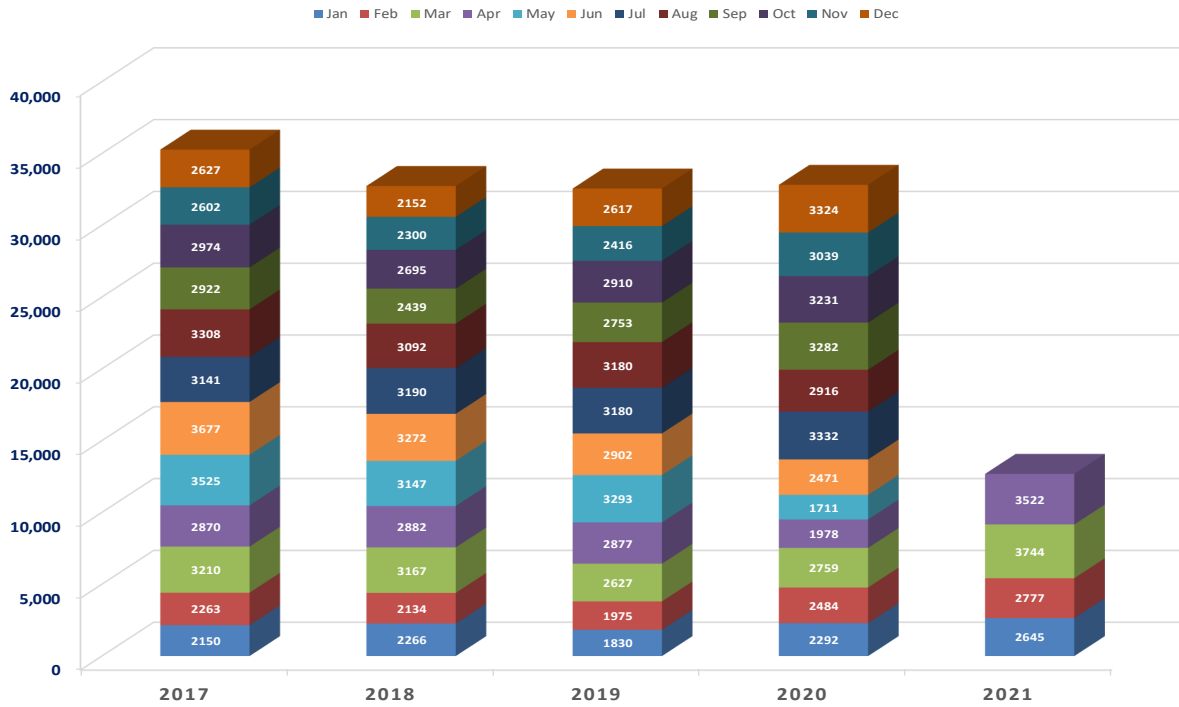
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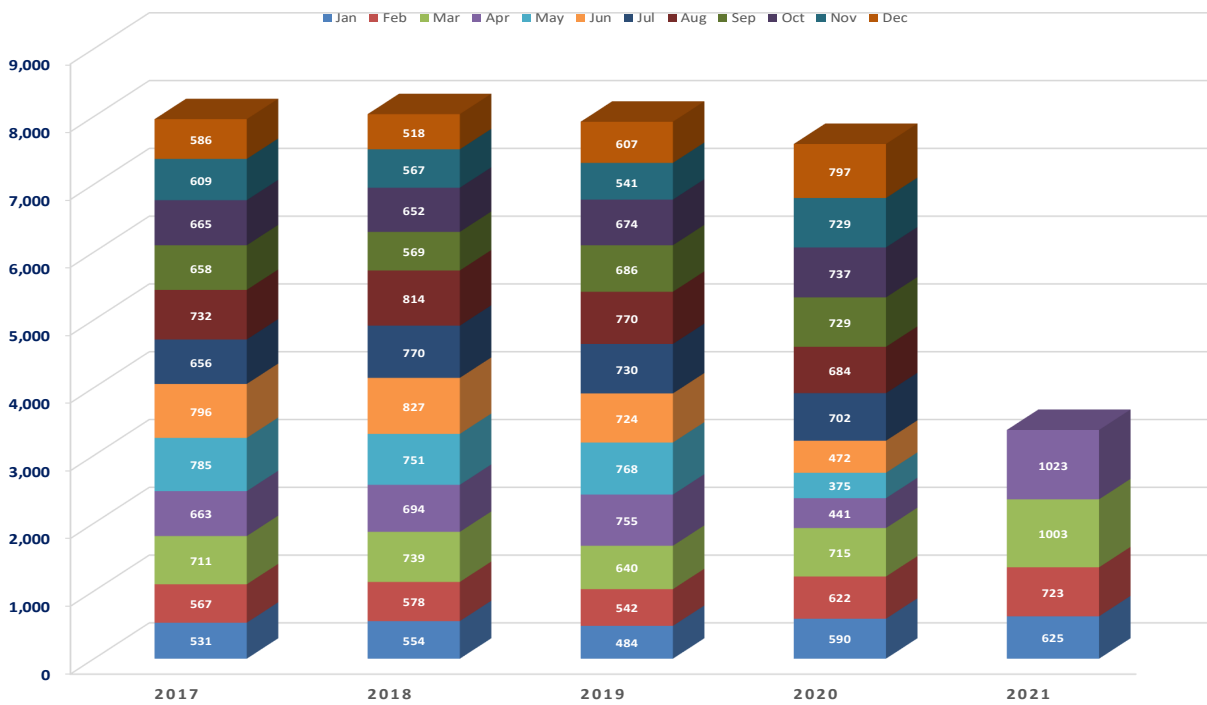
# EQUITY TITLE OF NEVADA

## May 2021 Greater Las Vegas Market Update

### SINGLE FAMILY RESIDENTIAL CLOSINGS



### CONDO / TOWNHOME CLOSINGS

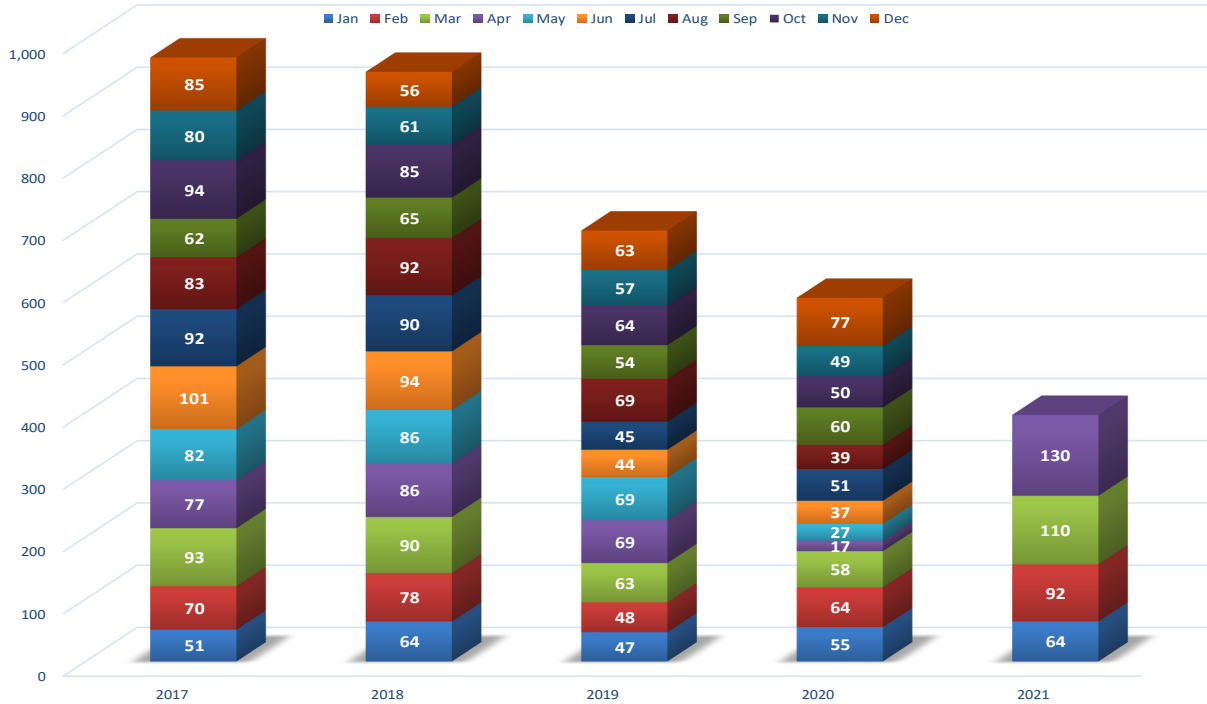




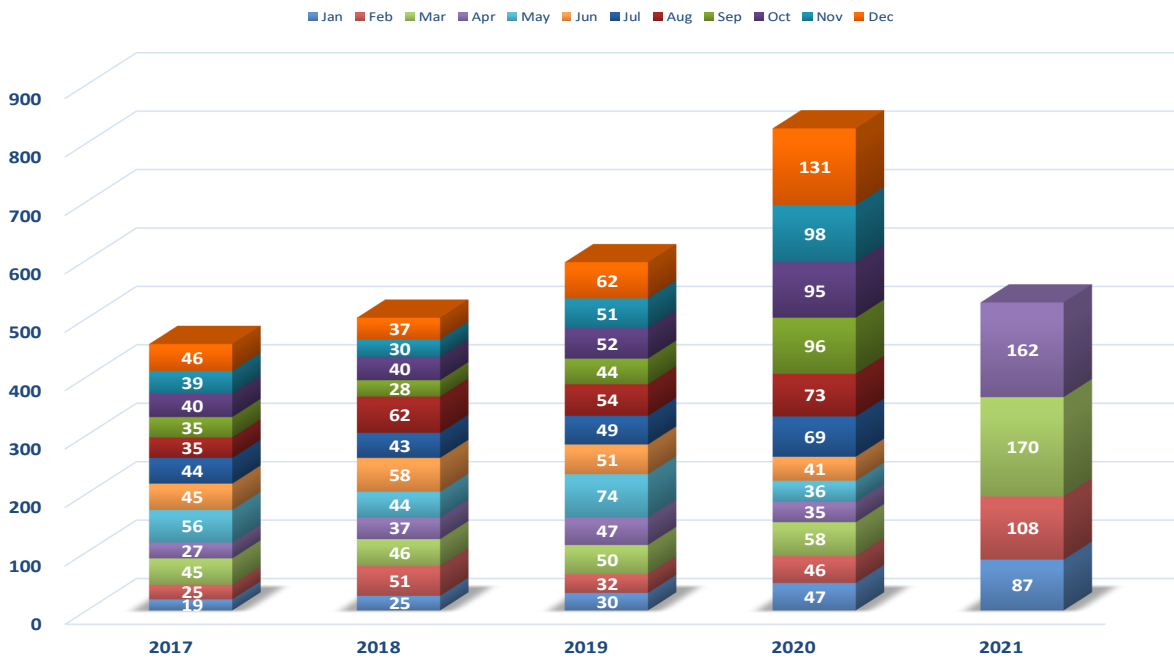
# EQUITY TITLE OF NEVADA

## May 2021 Greater Las Vegas Market Update

Vertical / Hi-Rise Closings



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

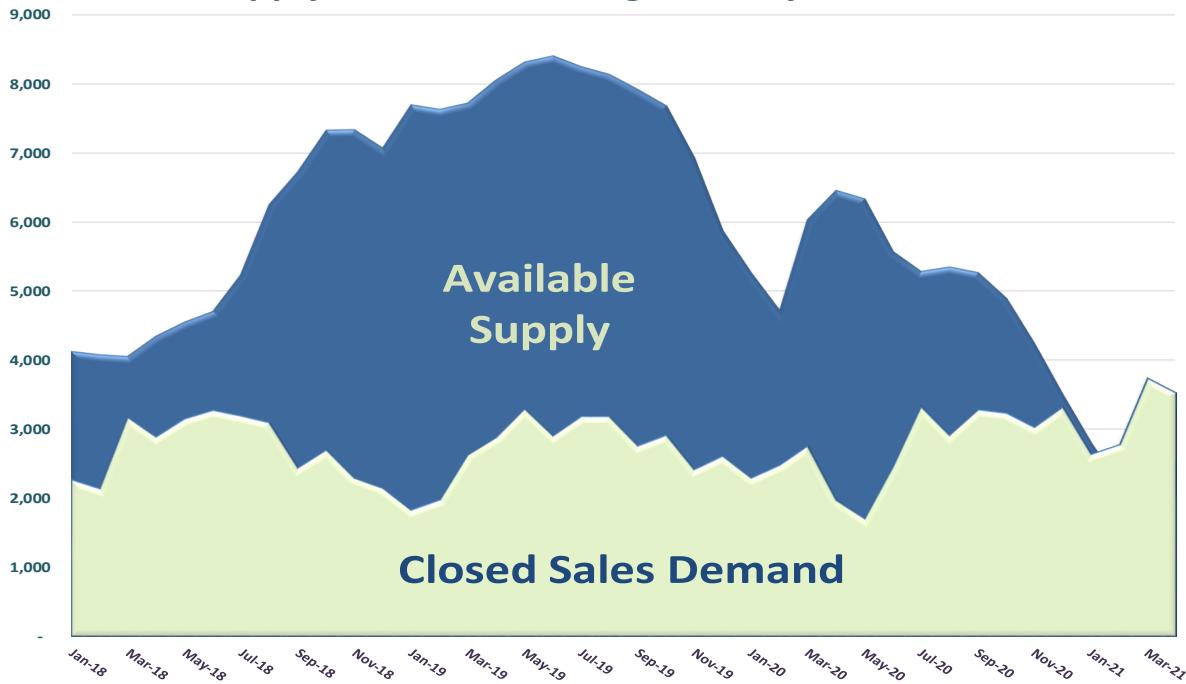




# EQUITY TITLE OF NEVADA

May 2021 Greater Las Vegas Market Update

## Supply vs Demand - Single Family Residential



## Single Family Residential Homes Months of Inventory





# EQUITY TITLE OF NEVADA

## May 2021 Greater Las Vegas Market Update

### SFR Closed Sales in Selected Communities - Last Six Months

	Nov	Dec	2021 Jan	Feb	Mar	Apr	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	22	27	22	19	23	28		1	404,910	8
Anthem	6	7	8	6	14	15		1	608,170	10
Cadence	23	22	7	15	16	17		1	426,410	20
Centennial Hills	45	34	28	34	45	28		1	427,631	5
Desert/South Shores	13	24	23	15	22	28		1	460,394	49
Green Valley	45	56	46	34	65	46		1	468,394	11
Green Valley Ranch	19	22	16	15	22	13		2	528,139	5
Inspirada	23	44	33	43	27	29		1	492,512	24
Iron Mountain Ranch	7	12	6	8	12	15		1	432,311	14
Lake Las Vegas	26	20	11	14	20	17		2	1,015,646	94
Lone Mountain	13	14	10	4	7	13		1	472,062	10
MacDonald Highlands	3	8	6	5	12	10		2	3,119,203	178
Mountains Edge	71	86	51	61	84	81		1	388,020	18
Peccole Ranch	12	10	10	9	14	19		1	429,857	11
Providence	57	49	48	40	50	50		0	379,010	10
Red Rock Cntry Club	20	11	6	12	19	12		1	1,360,393	20
Rhodes Ranch	29	31	22	21	31	32		1	443,876	21
Seven Hills	28	32	17	20	20	18		1	872,772	35
Siena (SFR & TWH)	10	10	9	14	17	15		1	530,091	15
Silverado Ranch	41	45	34	46	58	47		1	378,504	11
Silverstone Ranch	9	11	2	7	4	12		0	432,850	13
Skye Canyon	22	16	14	15	17	14		1	464,526	60
Southern Highlands	67	63	48	43	59	61		1	700,789	26
Spring Valley	25	27	26	21	24	29		1	361,613	26
Summerlin	68	82	50	73	83	101		1	761,902	33
Sun City Anthem	38	31	40	32	52	33		1	504,673	27
Sun City Summerlin	18	60	24	36	51	51		0	428,462	10
The Lakes	22	19	21	23	19	25		1	489,680	48
The Ridges	13	12	5	10	8	9		3	3,230,807	62
Tuscany	11	7	16	12	18	16		1	490,851	21
Other Groups										
<b>MLS Areas 101 - 606</b>	<b>3,923</b>	<b>3,207</b>	<b>2,554</b>	<b>2,670</b>	<b>3,616</b>	<b>3,394</b>		<b>1</b>	<b>449,929</b>	<b>28</b>
Boulder City	21	23	24	24	23	23		2	521,298	33
Pahrump/Nye	52	59	38	50	61	77		1	310,570	27
High Rise Sales	49	76	63	90	110	130		4	553,083	87
Luxury Sales (\$1M+)	98	131	87	108	170	166		3	2,046,003	64

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

	November	December	2021 January	February	March	April	Price Movement
Aliante	409,009	388,609	402,627	398,474	443,691	391,711	
Anthem	711,500	482,500	554,988	564,070	507,242	765,687	
Cadence	408,161	405,060	405,843	387,612	472,802	477,768	
Centennial Hills	362,850	413,450	454,091	424,829	457,386	478,084	
Desert/South Shores	477,838	421,250	477,104	472,133	415,089	501,429	
Green Valley	466,215	439,338	455,647	474,228	480,715	496,924	
Green Valley Ranch	428,085	573,577	595,869	493,433	521,248	565,827	
Inspirada	483,237	485,324	468,216	459,794	504,181	576,067	
Iron Mountain Ranch	389,684	371,741	516,500	403,925	487,166	438,240	
Lake Las Vegas	850,927	868,275	1,144,545	1,047,007	949,058	1,410,051	
Lone Mountain	345,730	446,957	558,790	391,375	509,224	563,531	
MacDonald Highlands	2,655,059	4,679,717	2,469,167	2,878,980	2,583,021	3,163,587	
Mountains Edge	374,493	367,421	356,678	398,602	386,065	435,537	
Peccole Ranch	411,575	397,910	360,290	467,711	403,853	496,063	
Providence	363,748	353,827	364,538	369,020	407,466	414,520	
Red Rock Country Club	1,210,075	1,341,227	1,641,583	1,118,463	1,595,235	1,357,996	
Rhodes Ranch	459,648	392,742	445,713	437,890	456,255	469,790	
Seven Hills	550,679	1,016,803	915,382	667,175	1,060,275	1,097,611	
Siena (SFR & TWH)	420,805	531,400	503,889	514,529	616,200	534,733	
Silverado Ranch	365,793	340,630	353,170	402,224	389,653	407,210	
Silverstone Ranch	421,667	427,073	425,073	422,929	482,000	437,233	
Skye Canyon	450,423	467,839	426,026	468,081	474,204	505,841	
Southern Highlands	605,597	841,754	698,392	589,122	798,125	646,215	
Spring Valley	342,029	341,770	331,565	347,728	378,224	420,217	
Summerlin	666,637	898,095	706,501	824,126	628,207	807,787	
Sun City Anthem	525,086	447,687	489,257	493,688	526,932	528,960	
Sun City Summerlin	386,238	406,594	405,929	435,689	432,025	471,029	
The Lakes	508,382	429,711	482,190	361,252	623,084	541,856	
The Ridges	3,089,154	3,764,750	2,211,600	2,351,300	3,208,125	4,287,111	
Tuscany	456,626	466,286	462,025	459,033	537,161	525,719	
Other Groups							
<b>MLS Areas 101 - 606</b>	<b>430,020</b>	<b>449,440</b>	<b>427,783</b>	<b>447,772</b>	<b>460,169</b>	<b>480,858</b>	
Boulder City	488,736	586,375	558,038	466,149	526,421	500,039	
Pahrump/Nye	292,895	305,780	309,771	317,104	305,843	326,074	
High Rise Sales	523,922	572,516	446,465	568,382	493,526	644,185	
Luxury Sales (\$1M+)	1,889,276	2,336,767	2,206,879	1,997,335	1,823,872	2,083,902	

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