



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2021

May 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 | 3,933 | 2,582 | 4,393 | 3,204 | 480,000 | 911,753 | 385,000 | 484,231 | 0.8 | 124.1% | 19 |
| CON/TWH | 1,034 | 648 | 1,172 | 920 | 214,950 | 270,868 | 205,500 | 229,563 | 0.7 | 142.0% | 30 |
| Total Residential | 4,967 | 3,230 | 5,565 | 4,124 | 399,900 | 759,597 | 340,000 | 417,745 | 0.8 | 127.7% | 29 |
| Hi-Rise | 162 | 438 | 182 | 102 | 420,444 | 757,391 | 395,000 | 542,633 | 6.3 | 23.3% | 65 |
| Multiple Dwelling | 56 | 59 | 79 | 39 | 424,900 | 447,858 | 427,000 | 508,279 | 1.5 | 66.1% | 20 |
| Vacant Land | 339 | 2,049 | 342 | 201 | 89,999 | 382,149 | 61,000 | 167,933 | 10.2 | 9.8% | 229 |
| | 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+ | 251 | 484 | 247 | 687 | 1,982,500 | 3,097,682 | 1,510,000 | 1,946,378 | 4 | 47.3% | 65 |

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 * Based on May 2021 Data



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Las Vegas Market Update - June 2021

April 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 | 3,937 | 2,269 | 4,487 | 3,522 | 475,000 | 927,820 | 375,000 | 474,836 | 0.6 | 155.2% | 29 |
| CON/TWH | 1,023 | 623 | 1,218 | 1,022 | 207,000 | 273,365 | 202,450 | 220,998 | 0.6 | 164.0% | 31 |
| <i>Total Residential</i> | <i>4,960</i> | <i>2,892</i> | <i>5,705</i> | <i>4,544</i> | <i>399,900</i> | <i>759,597</i> | <i>340,000</i> | <i>417,745</i> | <i>0.6</i> | <i>157.1%</i> | <i>29</i> |
| 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.

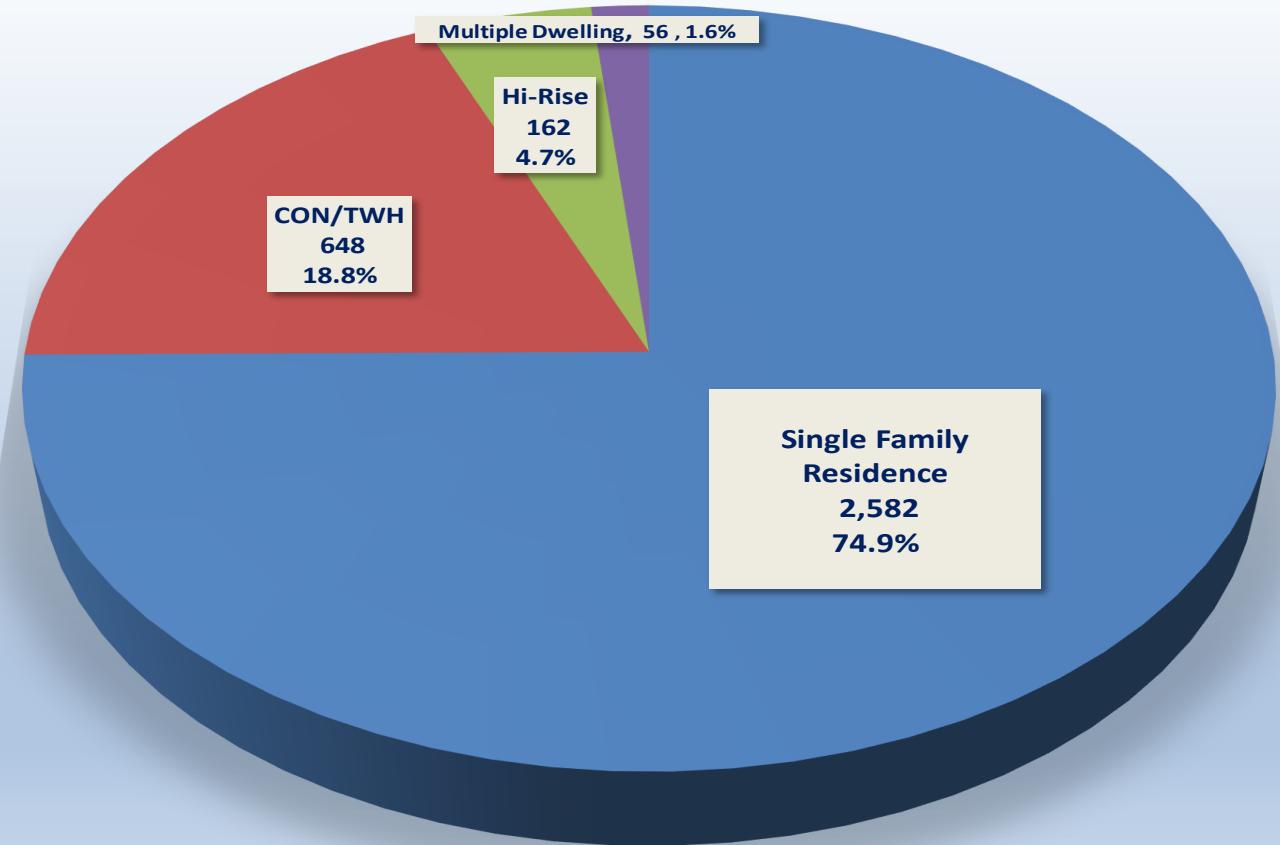
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Las Vegas Market Update - June 2021

Las Vegas REALTORS Available Units



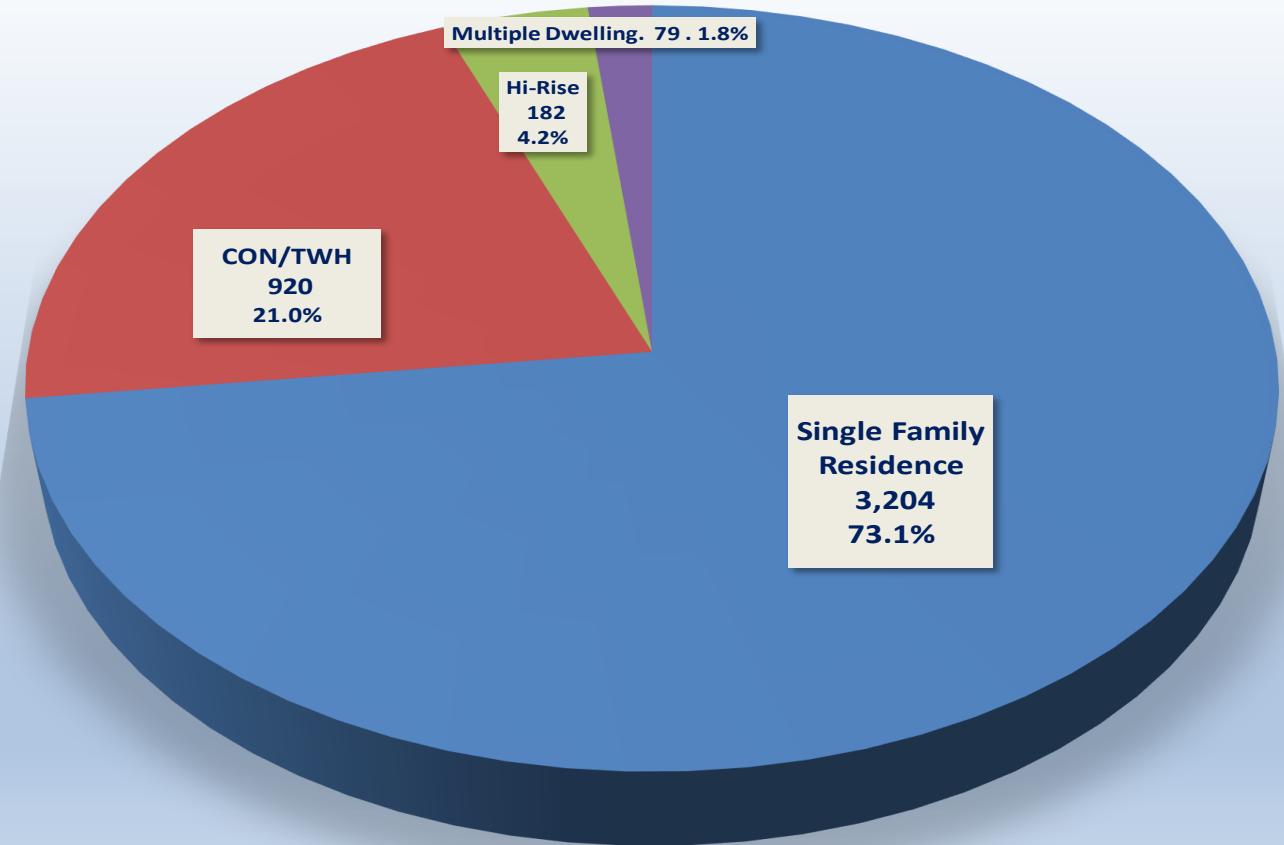
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Las Vegas Market Update - June 2021

Las Vegas REALTORS Units Sold * Last Month



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Las Vegas Market Update - June 2021

Greater Las Vegas

SFR Average List vs Closed Sale Prices

Over Pricing Index is at 27%

Average Over Pricing is \$53,788

"R12 Ave" is a Rolling 12 Month Average of the Prices

This chart is based on SFR listings with a

List Under \$1,000,000

The Index is based on the Percentage of SFR listings
that have been on the market for more than **45** days



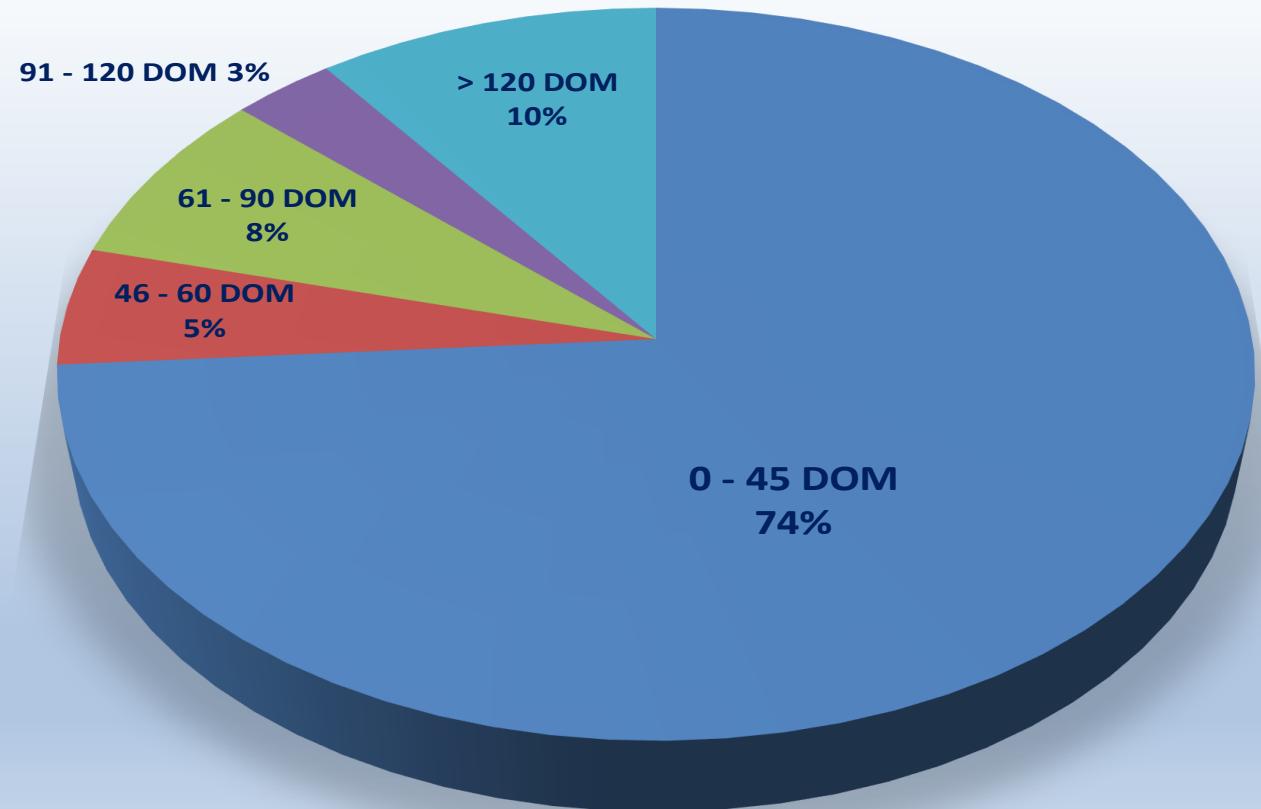
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Las Vegas Market Update - June 2021

Available SFR Inventory
Days on Market With No Current Offer



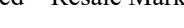
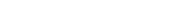
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Las Vegas Market Update - June 2021

SFR Closed Sales in Selected Communities - Last Six Months

| | Dec | 2021 Jan | Feb | Mar | Apr | May | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|-------|----------|-------|-------|-------|-------|---|---------------------|----------------------|------------------|
| Aliante | 27 | 22 | 19 | 23 | 28 | 34 |  | 0 | 409,290 | 9 |
| Anthem | 7 | 8 | 6 | 14 | 15 | 12 |  | 1 | 578,258 | 12 |
| Cadence | 22 | 7 | 15 | 16 | 17 | 21 |  | 1 | 440,570 | 45 |
| Centennial Hills | 34 | 28 | 34 | 45 | 38 | 32 |  | 1 | 447,508 | 12 |
| Desert/South Shores | 24 | 23 | 15 | 22 | 28 | 30 |  | 1 | 462,261 | 23 |
| Green Valley | 56 | 46 | 34 | 65 | 46 | 52 |  | 1 | 475,044 | 11 |
| Green Valley Ranch | 22 | 16 | 15 | 22 | 13 | 19 |  | 1 | 541,836 | 5 |
| Inspirada | 44 | 33 | 43 | 27 | 29 | 32 |  | 1 | 499,343 | 22 |
| Iron Mountain Ranch | 12 | 6 | 8 | 12 | 15 | 14 |  | 1 | 444,183 | 14 |
| Lake Las Vegas | 20 | 11 | 14 | 20 | 17 | 13 |  | 3 | 1,055,499 | 51 |
| Lone Mountain | 14 | 10 | 4 | 7 | 13 | 11 |  | 2 | 508,666 | 30 |
| MacDonald Highlands | 8 | 6 | 5 | 12 | 10 | 2 |  | 13 | 3,111,157 | 34 |
| Mountains Edge | 86 | 51 | 61 | 84 | 81 | 70 |  | 1 | 396,057 | 8 |
| Peccole Ranch | 10 | 10 | 9 | 14 | 19 | 13 |  | 2 | 433,019 | 11 |
| Providence | 49 | 48 | 40 | 50 | 50 | 56 |  | 0 | 392,342 | 8 |
| Red Rock Cntry Club | 11 | 6 | 12 | 19 | 12 | 12 |  | 1 | 1,462,847 | 34 |
| Rhodes Ranch | 31 | 22 | 21 | 31 | 32 | 26 |  | 1 | 447,410 | 12 |
| Seven Hills | 32 | 17 | 20 | 20 | 18 | 22 |  | 1 | 1,021,594 | 14 |
| Siena (SFR & TWH) | 10 | 9 | 14 | 17 | 15 | 12 |  | 1 | 550,983 | 18 |
| Silverado Ranch | 45 | 34 | 46 | 58 | 47 | 41 |  | 1 | 395,217 | 8 |
| Silverstone Ranch | 11 | 2 | 7 | 4 | 12 | 5 |  | 1 | 446,721 | 26 |
| Skye Canyon | 16 | 14 | 15 | 17 | 14 | 18 |  | 1 | 475,829 | 12 |
| Southern Highlands | 63 | 48 | 43 | 59 | 61 | 56 |  | 1 | 771,728 | 34 |
| Spring Valley | 27 | 26 | 21 | 24 | 29 | 32 |  | 1 | 370,286 | 17 |
| Summerlin | 82 | 50 | 73 | 83 | 101 | 66 |  | 1 | 775,044 | 23 |
| Sun City Anthem | 31 | 40 | 32 | 52 | 33 | 35 |  | 1 | 516,733 | 10 |
| Sun City Summerlin | 60 | 24 | 36 | 51 | 51 | 38 |  | 0 | 439,028 | 8 |
| The Lakes | 19 | 21 | 23 | 19 | 25 | 15 |  | 3 | 480,211 | 17 |
| The Ridges | 12 | 5 | 10 | 8 | 9 | 8 |  | 3 | 3,327,923 | 59 |
| Tuscany | 7 | 16 | 12 | 18 | 16 | 11 |  | 1 | 495,597 | 12 |
| Other Groups | | | | | | | | | | |
| MLS Areas 101 - 606 | 3,207 | 2,554 | 2,670 | 3,616 | 3,402 | 3,061 |  | 1 | 460,926 | 18 |
| Boulder City | 23 | 24 | 24 | 23 | 23 | 19 |  | 3 | 517,545 | 23 |
| Pahrump/Nye | 59 | 38 | 50 | 61 | 77 | 80 |  | 1 | 316,903 | 40 |
| High Rise Sales | 76 | 63 | 90 | 110 | 130 | 102 |  | 5 | 553,719 | 65 |
| Luxury Sales (\$1M+) | 131 | 87 | 108 | 170 | 166 | 154 |  | 4 | 2,043,159 | 43 |

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Las Vegas Market Update - June 2021

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

| | December | 2021 January | February | March | April | May | Price Movement |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|---|
| Aliante | 388,609 | 402,627 | 398,474 | 443,691 | 391,711 | 427,276 |  |
| Anthem | 482,500 | 554,988 | 564,070 | 507,242 | 765,687 | 505,292 |  |
| Cadence | 405,060 | 405,843 | 387,612 | 472,802 | 477,768 | 472,505 |  |
| Centennial Hills | 413,450 | 454,091 | 424,829 | 457,386 | 478,084 | 451,833 |  |
| Desert/South Shores | 421,250 | 477,104 | 472,133 | 415,089 | 501,429 | 476,792 |  |
| Green Valley | 439,338 | 455,647 | 474,228 | 480,715 | 496,924 | 504,745 |  |
| Green Valley Ranch | 573,577 | 595,869 | 493,433 | 521,248 | 565,827 | 505,216 |  |
| Inspirada | 485,324 | 468,216 | 459,794 | 504,181 | 576,067 | 530,251 |  |
| Iron Mountain Ranch | 371,741 | 516,500 | 403,925 | 487,166 | 438,240 | 467,814 |  |
| Lake Las Vegas | 868,275 | 1,144,545 | 1,047,007 | 949,058 | 1,410,051 | 977,448 |  |
| Lone Mountain | 446,957 | 558,790 | 391,375 | 509,224 | 563,531 | 519,091 |  |
| MacDonald Highlands | 4,679,717 | 2,469,167 | 2,878,980 | 2,583,021 | 3,163,587 | 2,250,000 |  |
| Mountains Edge | 367,421 | 356,678 | 398,602 | 386,065 | 435,537 | 424,018 |  |
| Peccole Ranch | 397,910 | 360,290 | 467,711 | 403,853 | 496,063 | 431,223 |  |
| Providence | 353,827 | 364,538 | 369,020 | 407,466 | 414,520 | 433,229 |  |
| Red Rock Country Club | 1,341,227 | 1,641,583 | 1,118,463 | 1,595,235 | 1,357,996 | 1,724,583 |  |
| Rhodes Ranch | 392,742 | 445,713 | 437,890 | 456,255 | 469,790 | 483,627 |  |
| Seven Hills | 1,016,803 | 915,382 | 667,175 | 1,060,275 | 1,097,611 | 1,335,477 |  |
| Siena (SFR & TWH) | 531,400 | 503,889 | 514,529 | 616,200 | 534,733 | 573,075 |  |
| Silverado Ranch | 340,630 | 353,170 | 402,224 | 389,653 | 407,210 | 476,256 |  |
| Silverstone Ranch | 427,073 | 425,073 | 422,929 | 482,000 | 437,233 | 526,460 |  |
| Skye Canyon | 467,839 | 426,026 | 468,081 | 474,204 | 505,841 | 506,313 |  |
| Southern Highlands | 841,754 | 698,392 | 589,122 | 798,125 | 646,215 | 1,004,933 |  |
| Spring Valley | 341,770 | 331,565 | 347,728 | 378,224 | 420,217 | 389,408 |  |
| Summerlin | 898,095 | 706,501 | 824,126 | 628,207 | 807,787 | 754,354 |  |
| Sun City Anthem | 447,687 | 489,257 | 493,688 | 526,932 | 528,960 | 603,677 |  |
| Sun City Summerlin | 406,594 | 405,929 | 435,689 | 432,025 | 471,029 | 480,758 |  |
| The Lakes | 429,711 | 482,190 | 361,252 | 623,084 | 541,856 | 440,093 |  |
| The Ridges | 3,764,750 | 2,211,600 | 2,351,300 | 3,208,125 | 4,287,111 | 3,631,875 |  |
| Tuscany | 466,286 | 462,025 | 459,033 | 537,161 | 525,719 | 491,145 |  |
| Other Groups | | | | | | | |
| MLS Areas 101 - 606 | 449,440 | 427,783 | 447,772 | 460,169 | 480,858 | 490,828 |  |
| Boulder City | 586,375 | 558,038 | 466,149 | 526,421 | 500,039 | 458,442 |  |
| Pahrump/Nye | 305,780 | 309,771 | 317,104 | 305,843 | 326,074 | 327,973 |  |
| High Rise Sales | 572,516 | 446,465 | 568,382 | 493,526 | 644,185 | 542,633 |  |
| Luxury Sales (\$1M+) | 2,336,767 | 2,206,879 | 1,997,335 | 1,823,872 | 2,059,323 | 1,957,693 |  |

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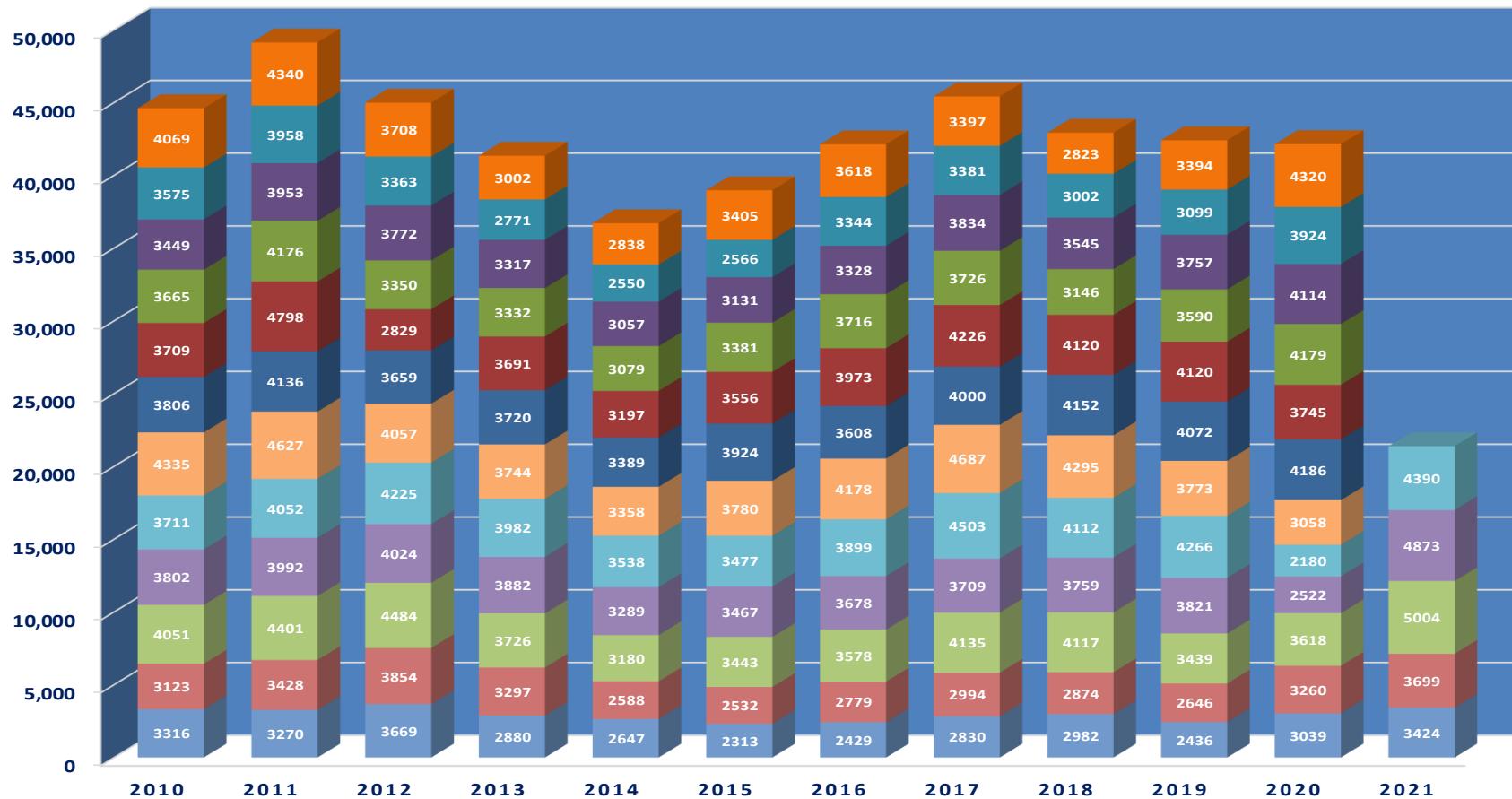


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Las Vegas Market Update - June 2021

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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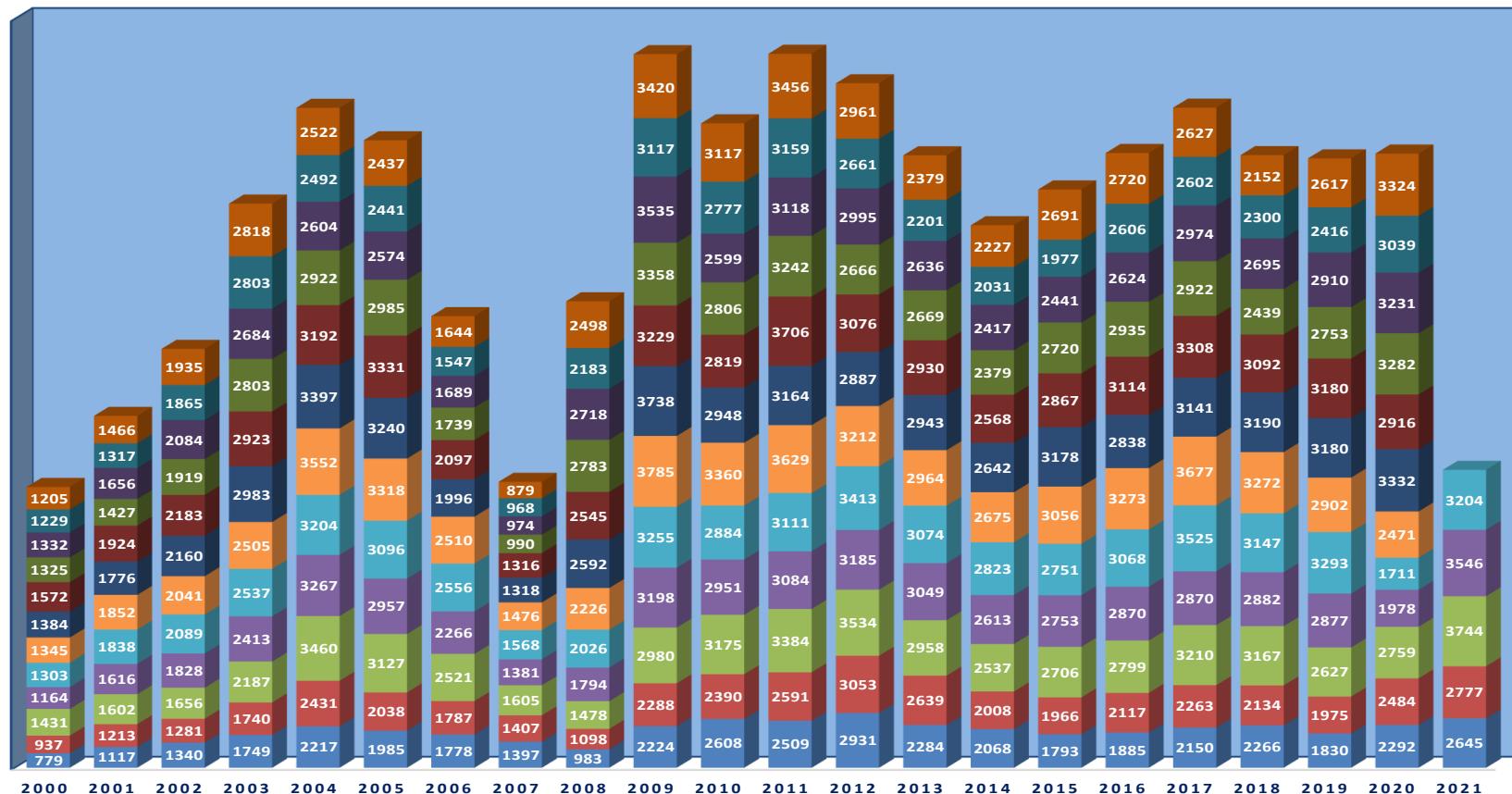


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Las Vegas Market Update - June 2021

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - June 2021

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - June 2021

Single Family Residential Homes Months of Inventory

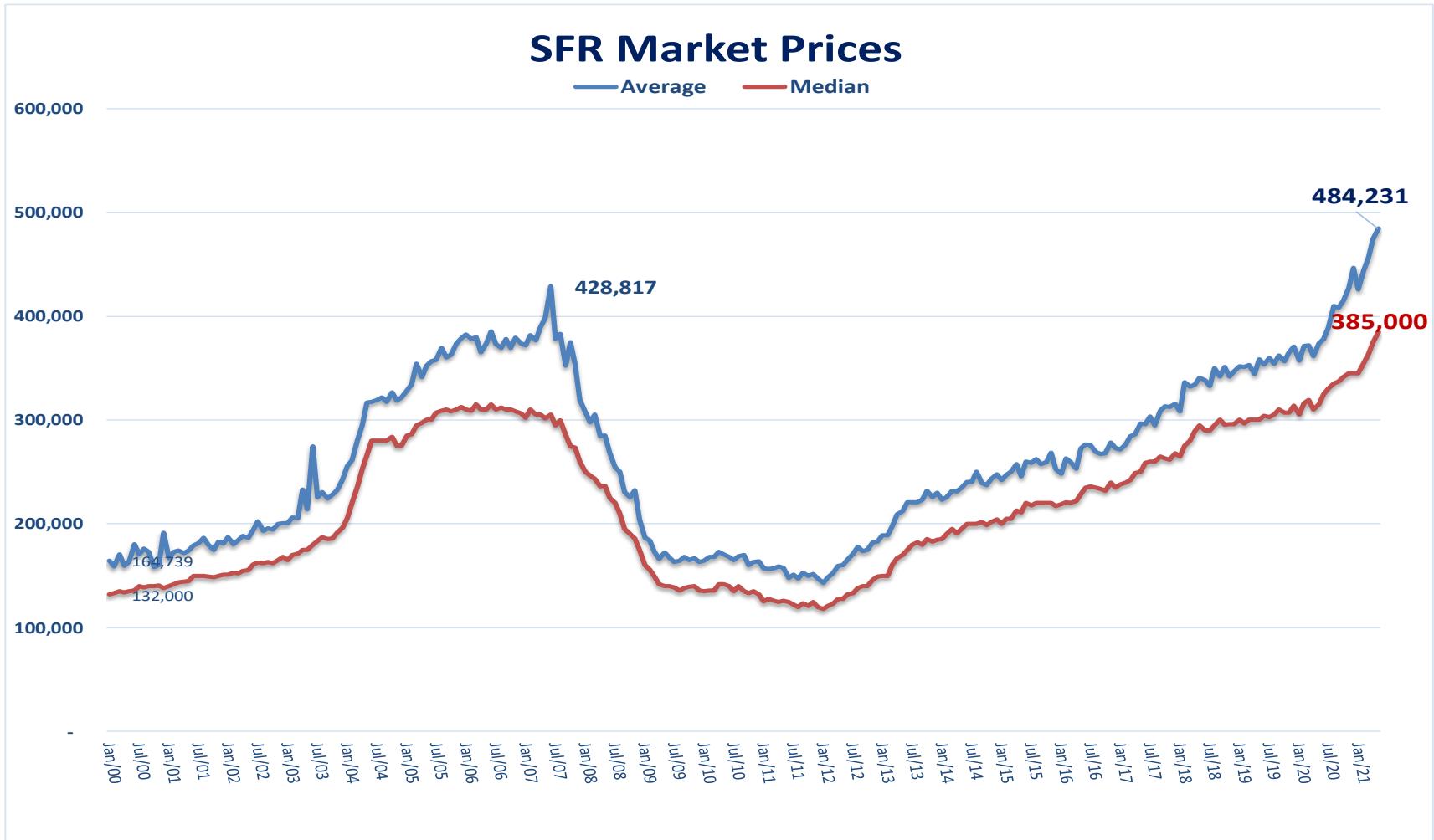


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Las Vegas Market Update - June 2021

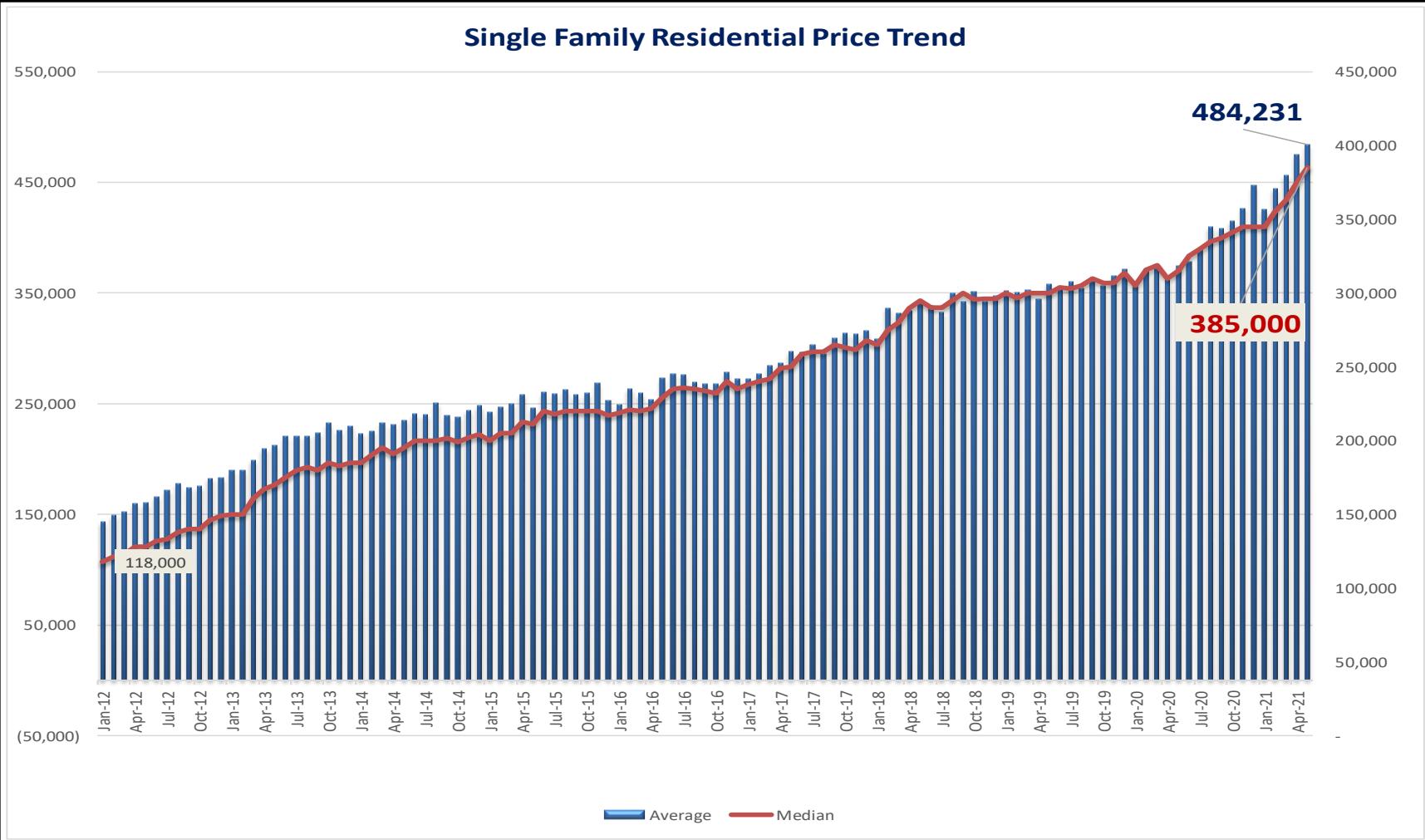


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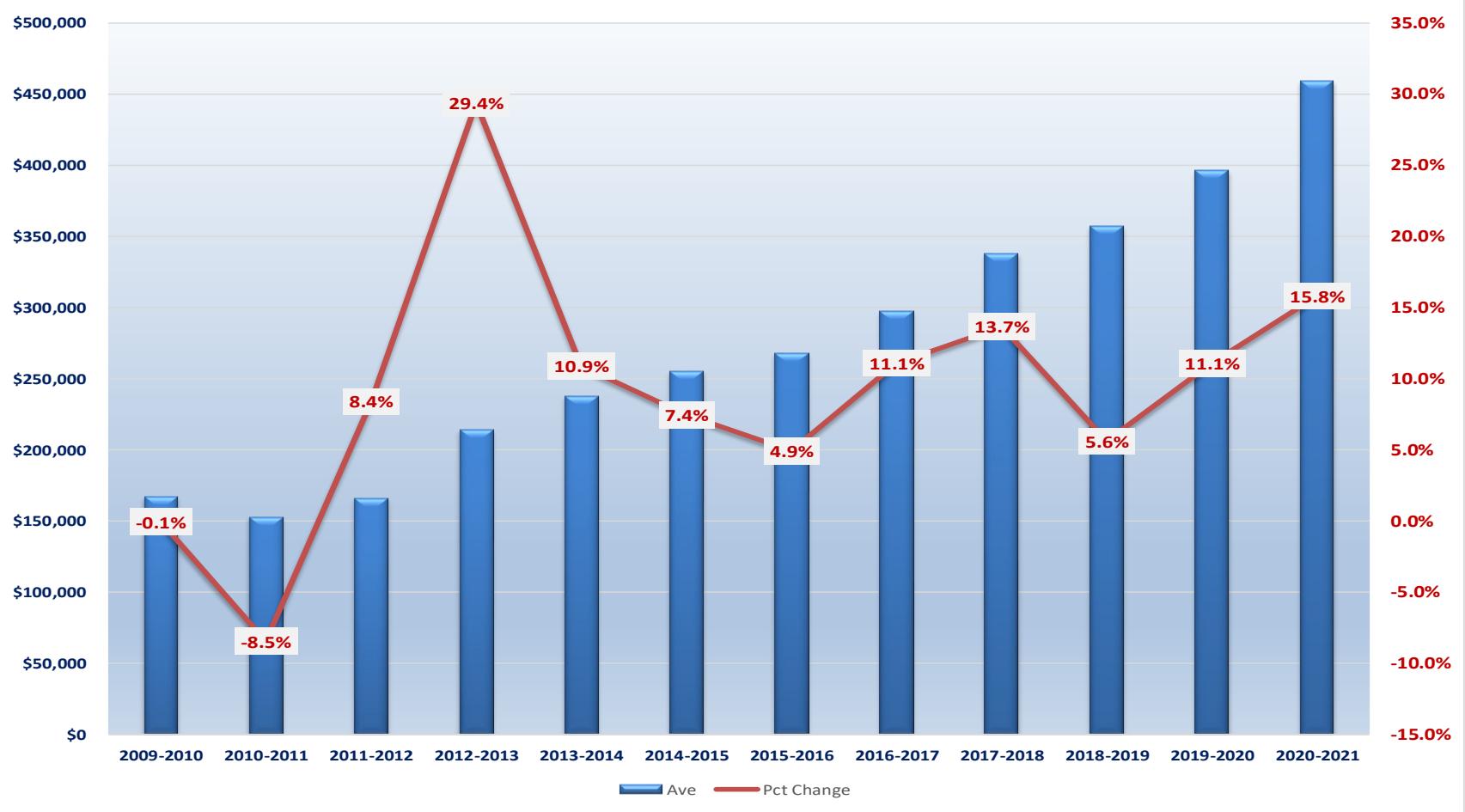
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SFR Average Price and Year Over Year Percent Change



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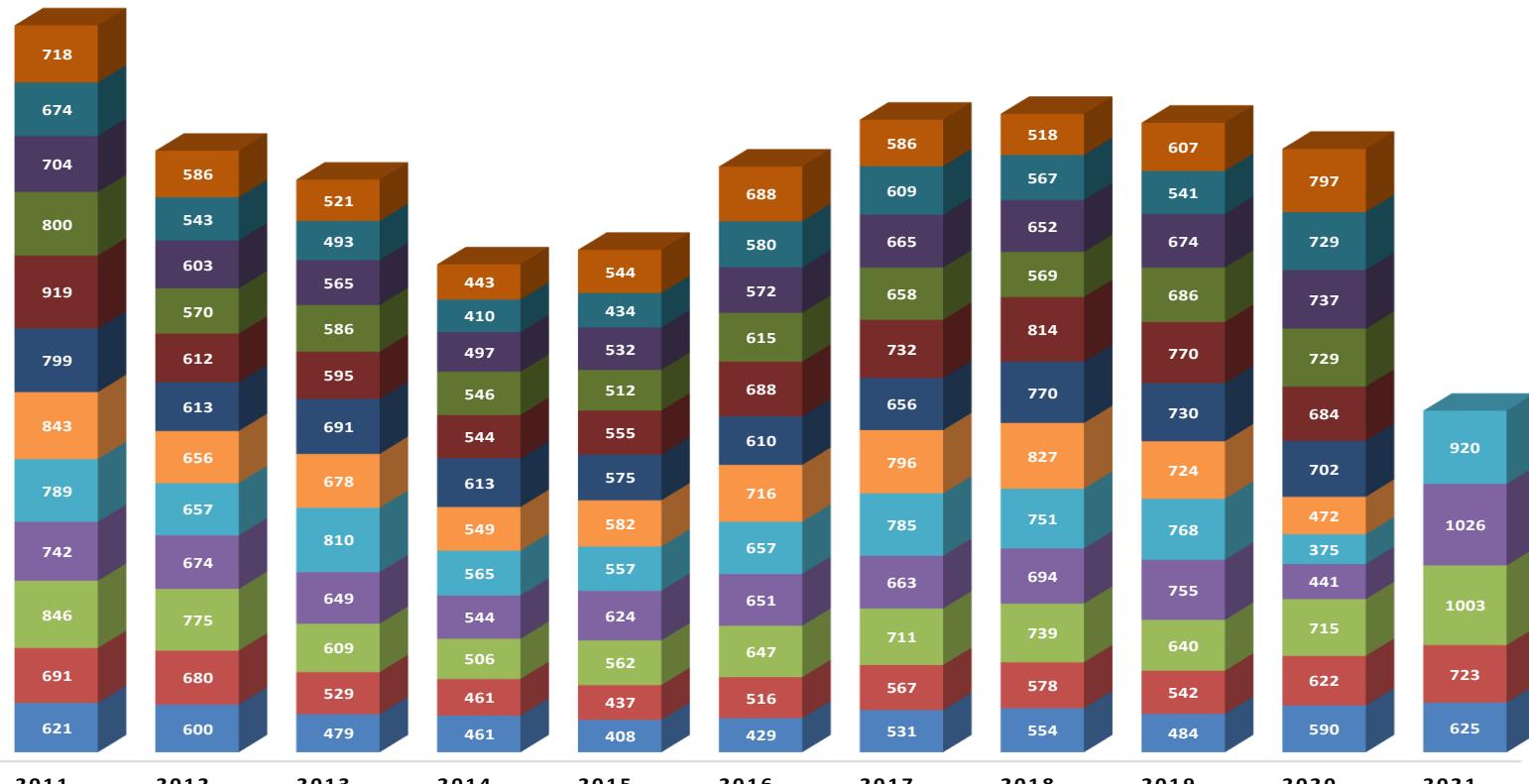


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Las Vegas Market Update - June 2021

CONDO / TOWNHOME CLOSINGS

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



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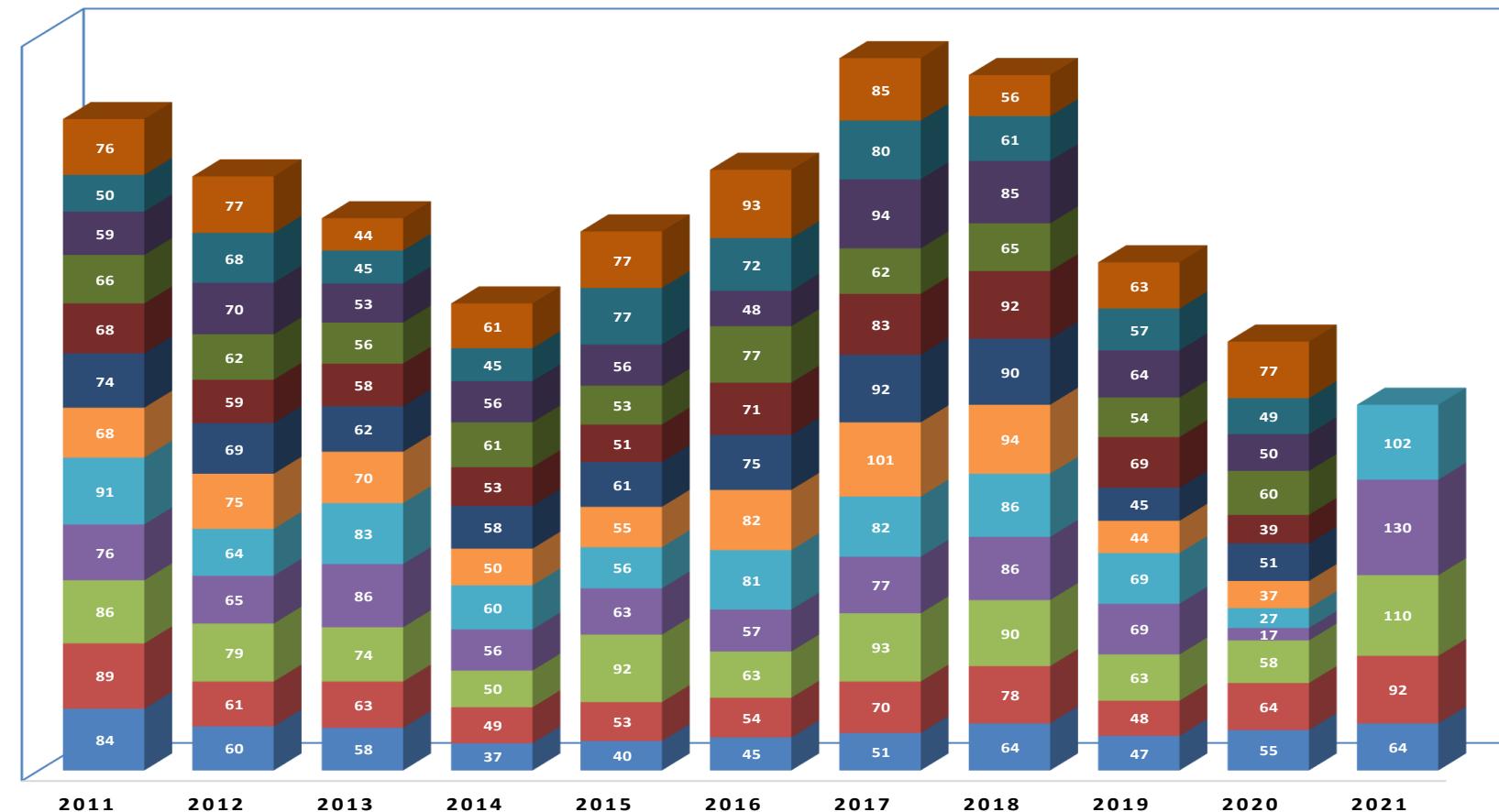


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Las Vegas Market Update - June 2021

Vertical / Hi-Rise Closings

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



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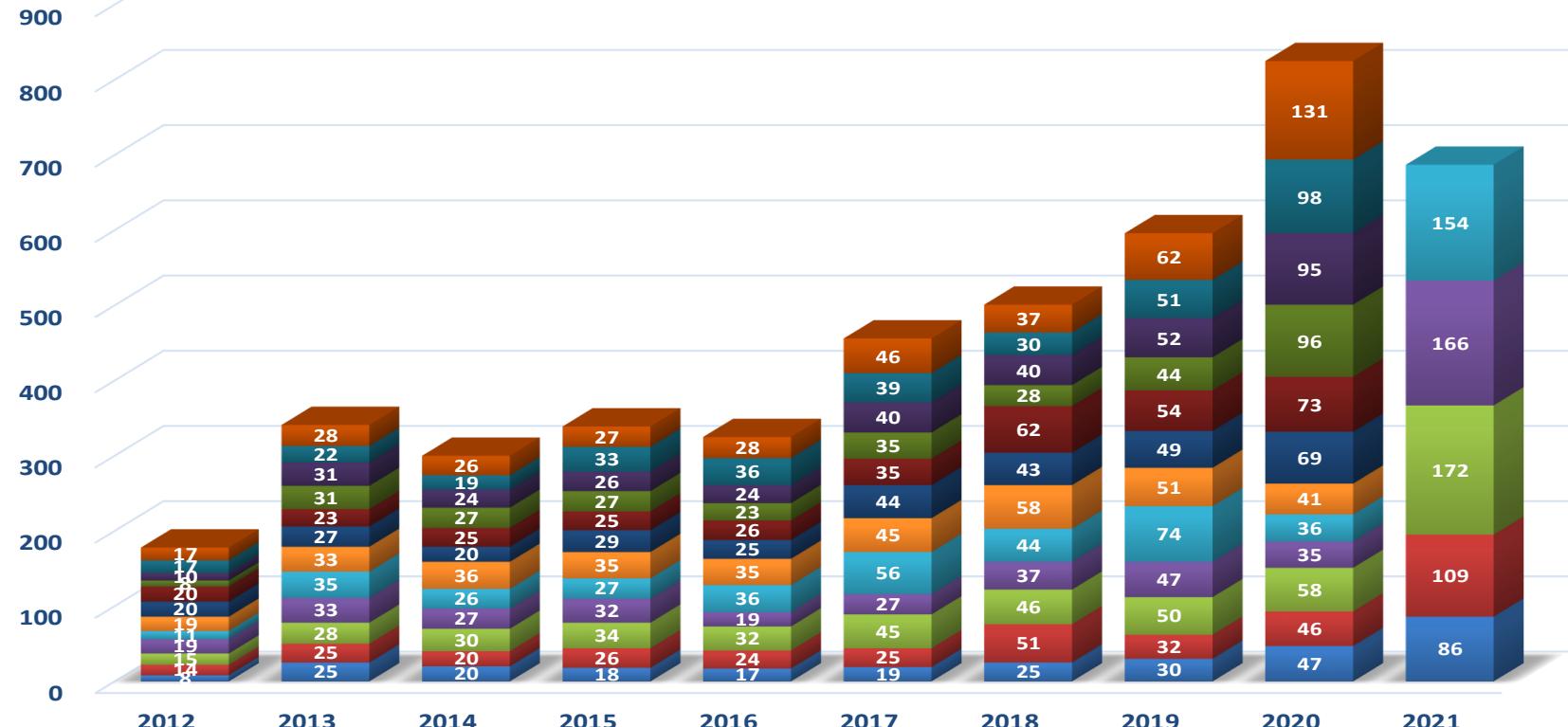


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Las Vegas Market Update - June 2021

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

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



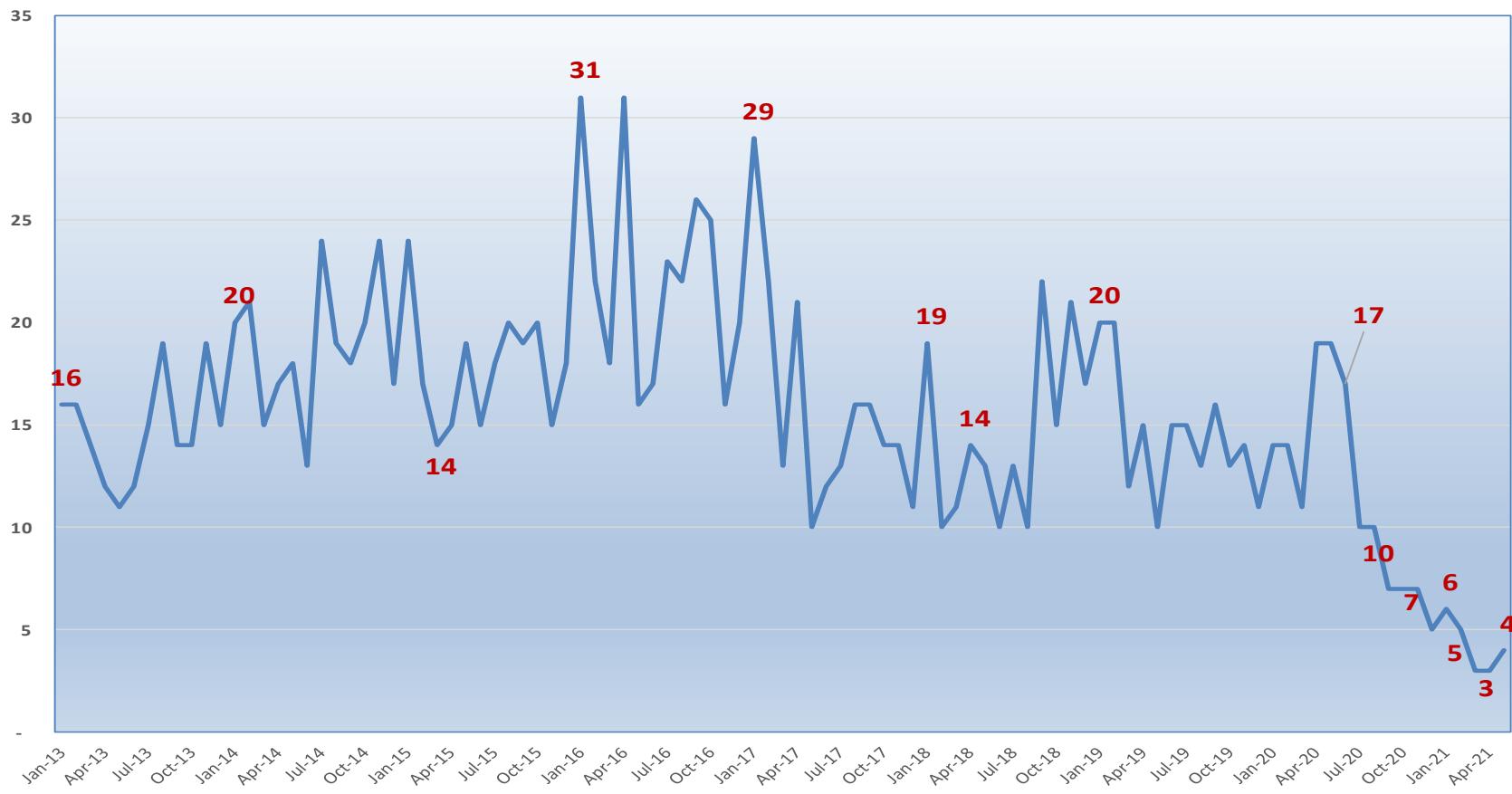
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Luxury Market - \$1,000,000 and Over Months of Inventory



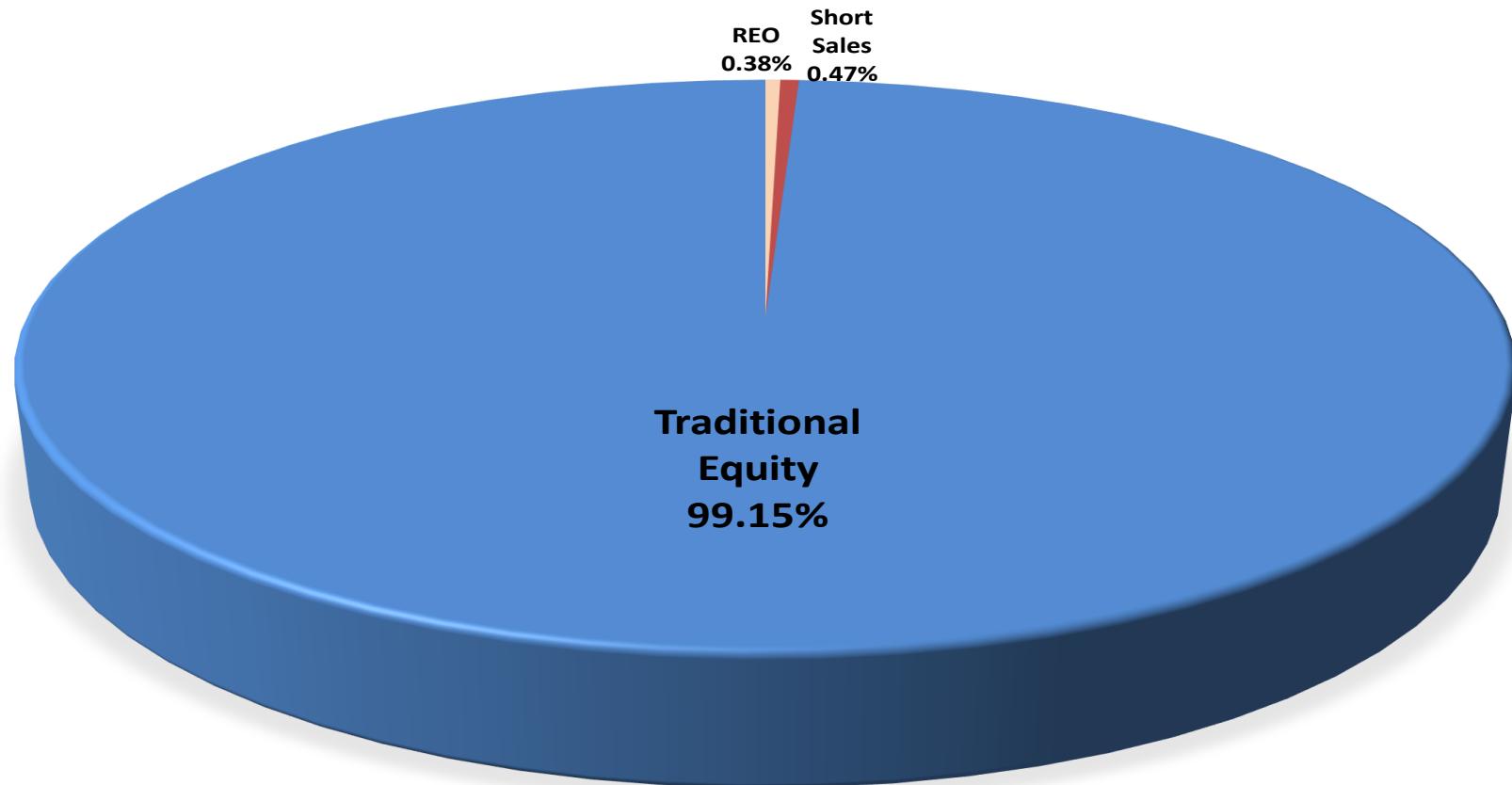
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Las Vegas Market Update - June 2021

Last Month's Closings by Type

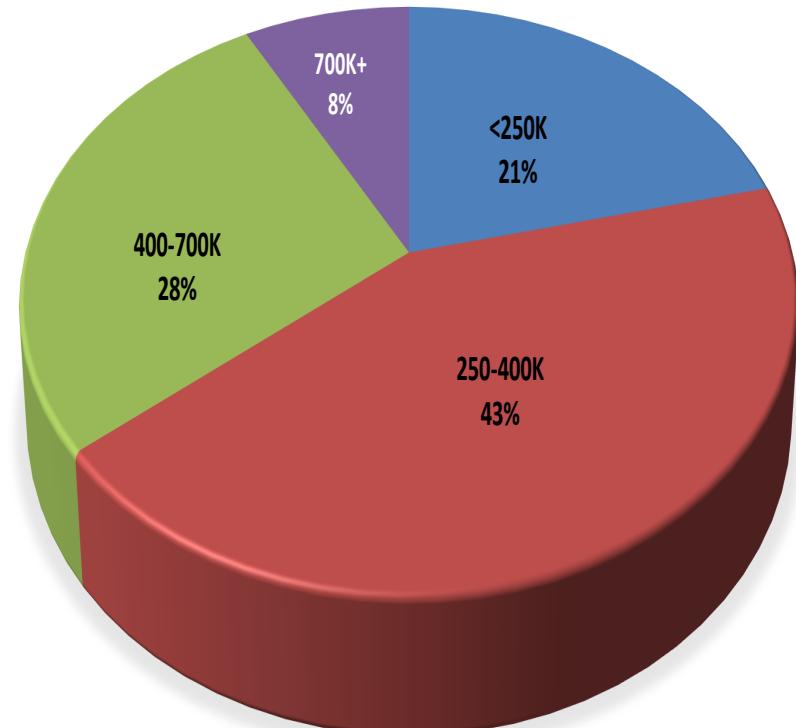




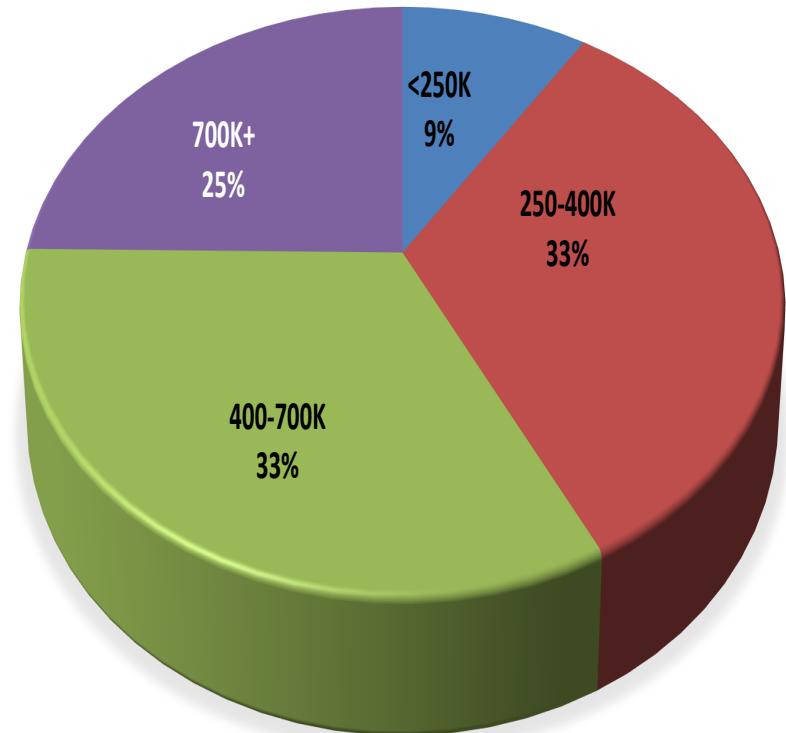
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Closed Units by Price Point



Closed Volume by Price Point

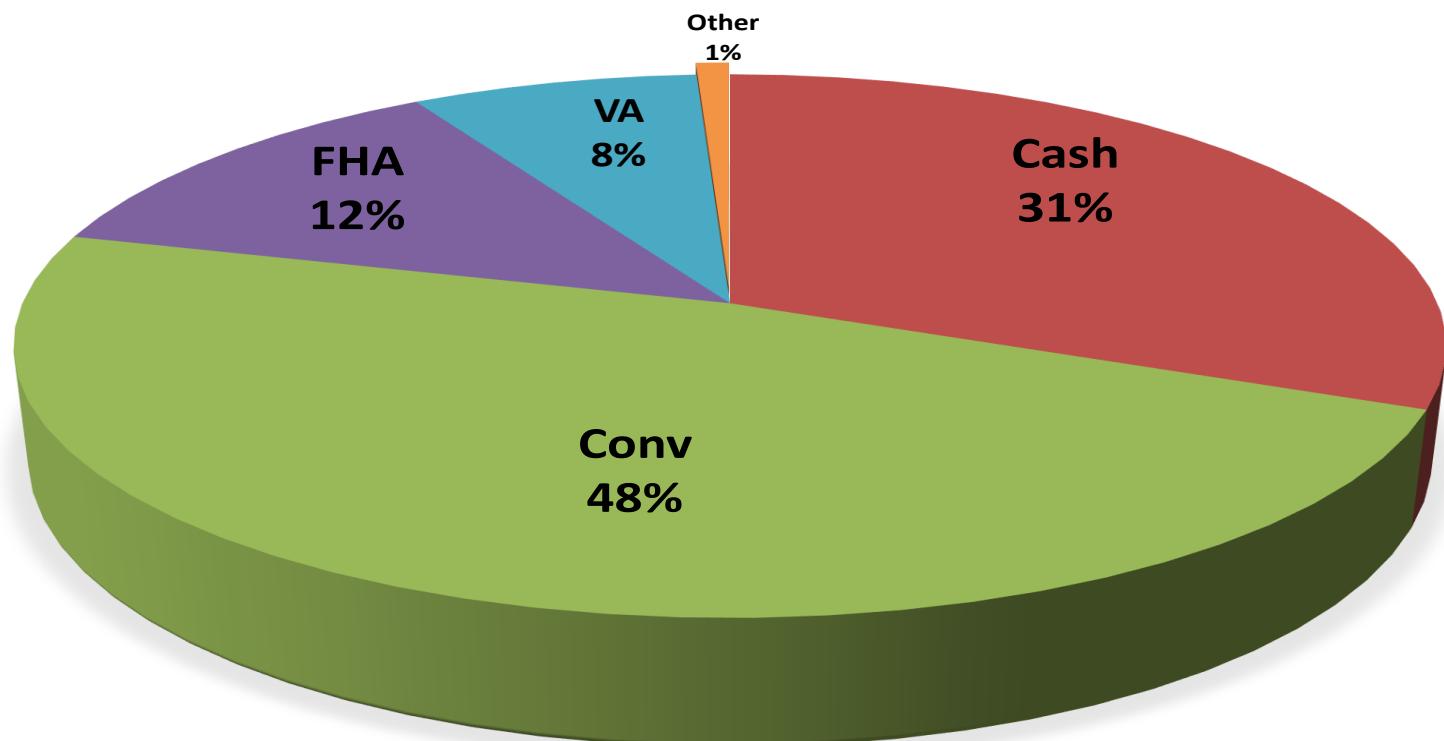




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Last Month's Closings by Sold Terms

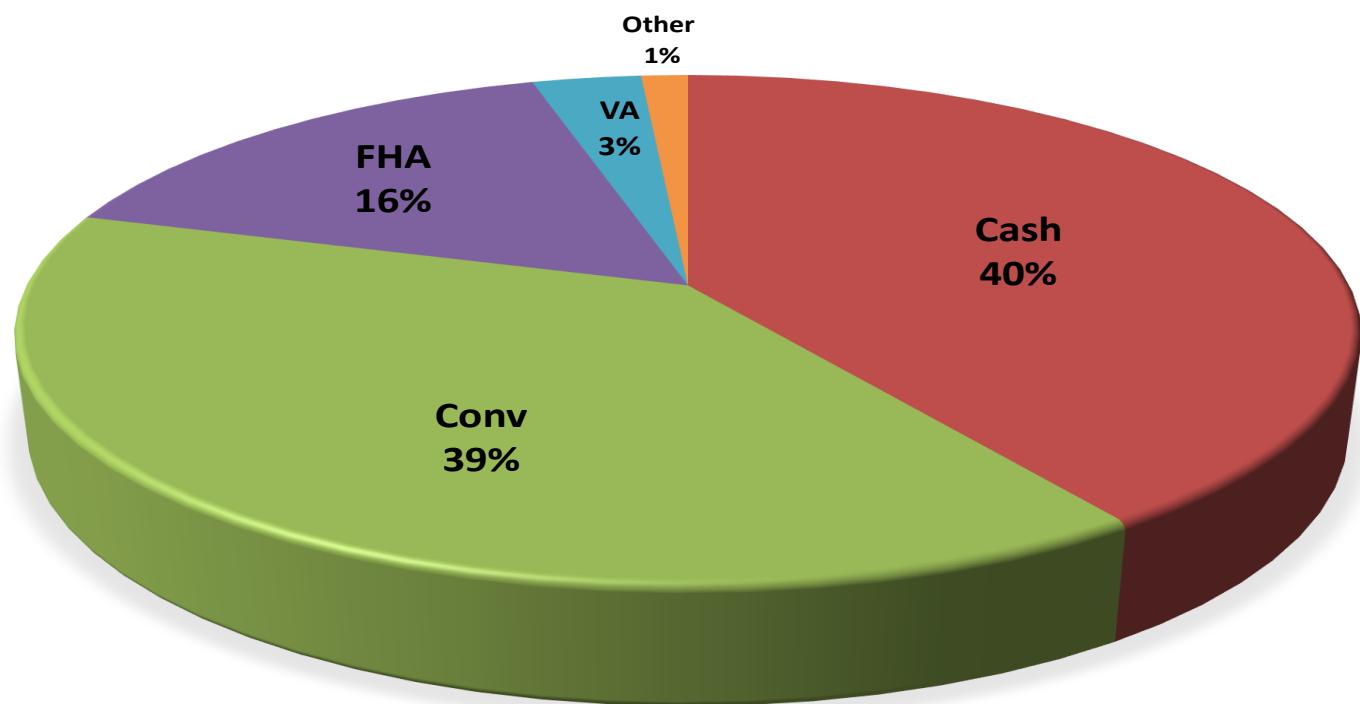




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Closings By Sold Terms
Closings Less Than \$250,000

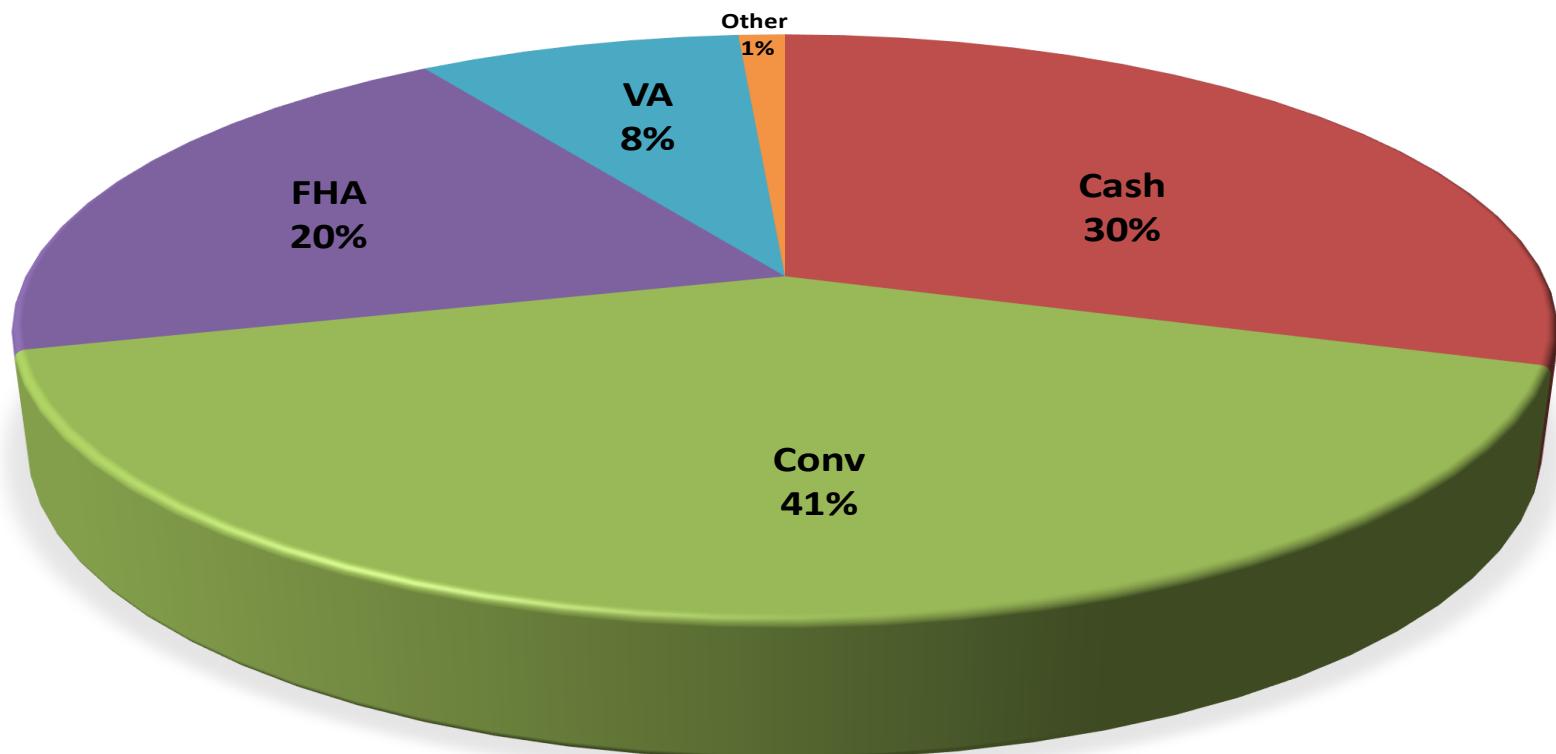




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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

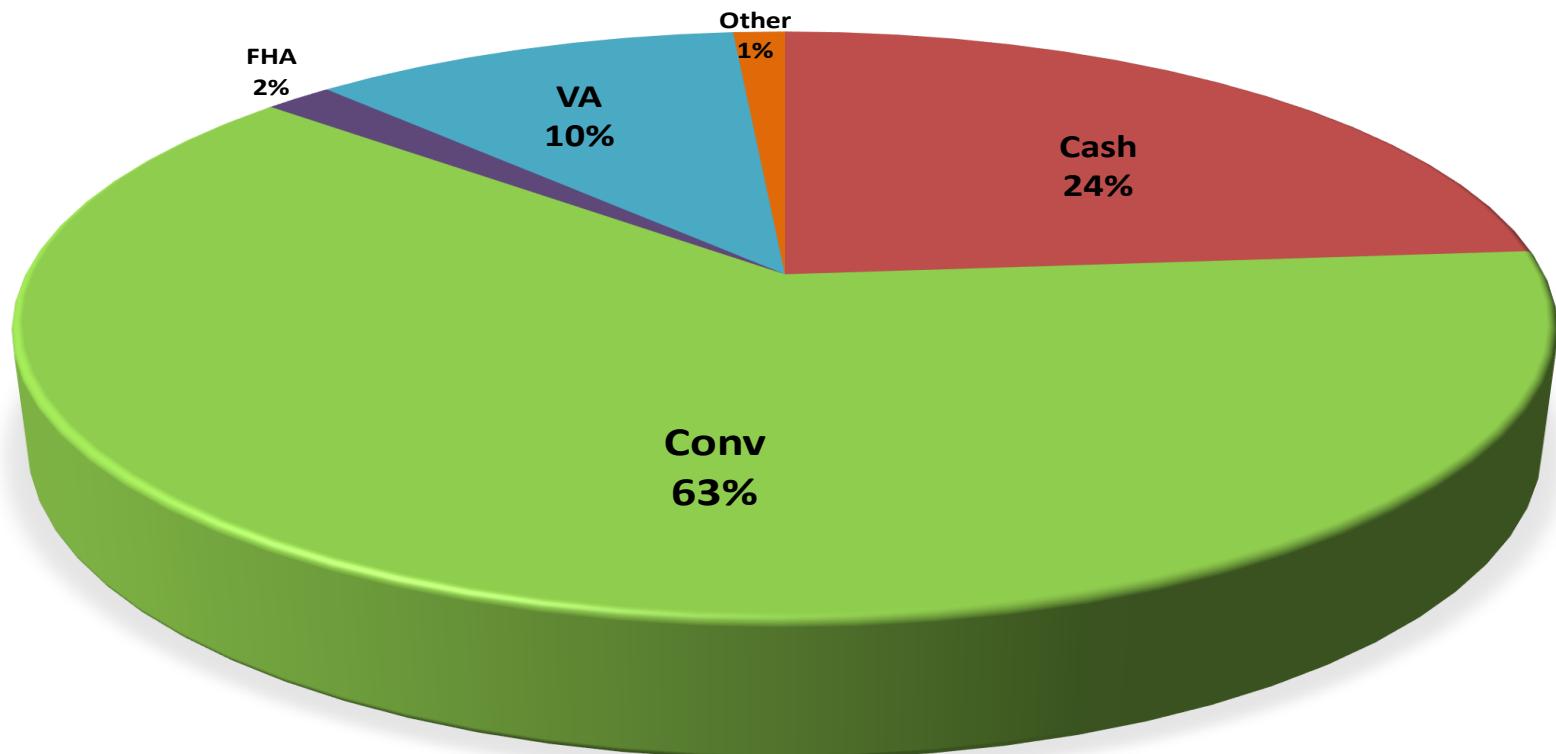




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Closings By Sold Terms Closings Between \$400,000 and \$700,000



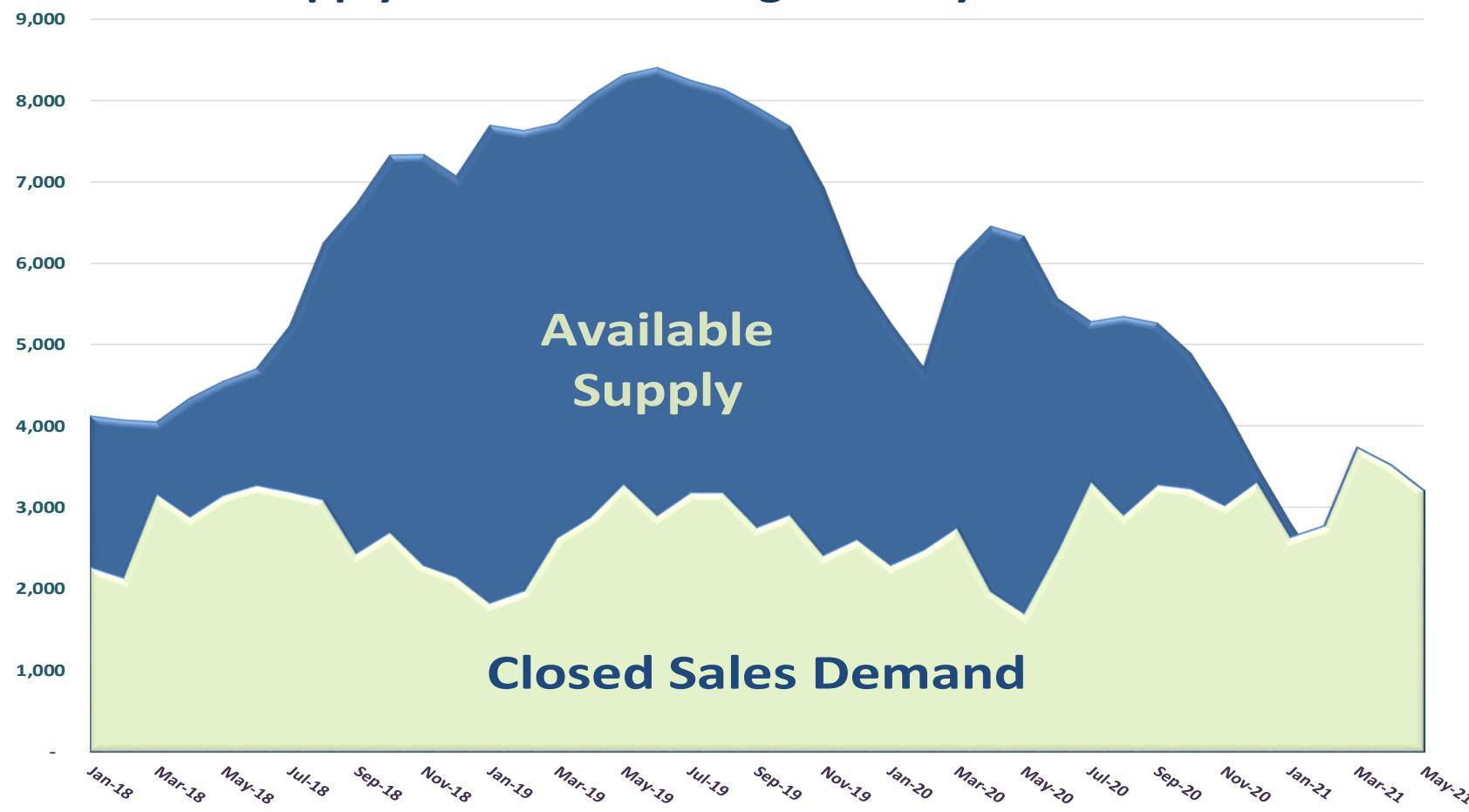
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Supply vs Demand - Single Family Residential



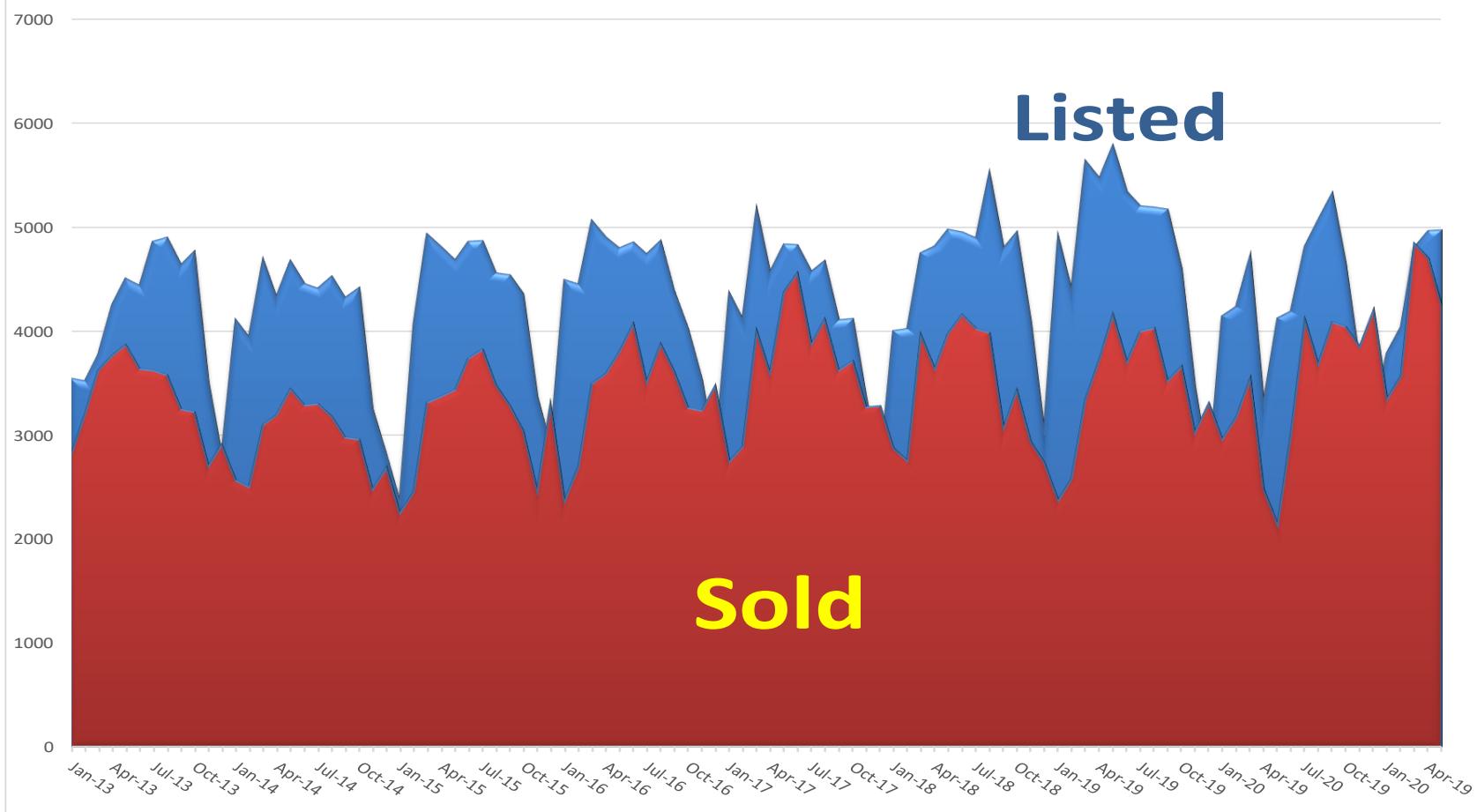
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Residential Listings Taken vs Listings Sold



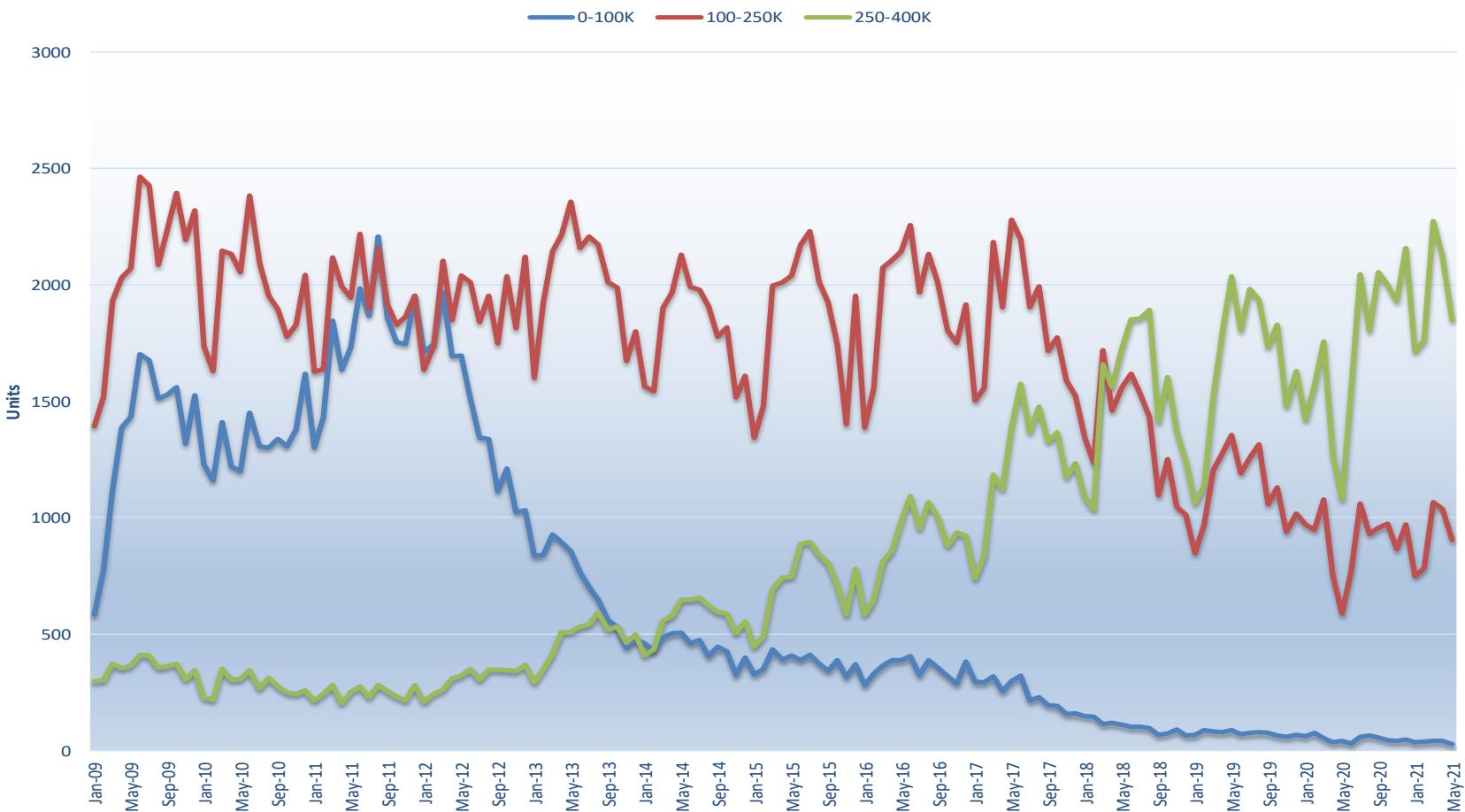
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Closed Units By Price Point - RES & VER



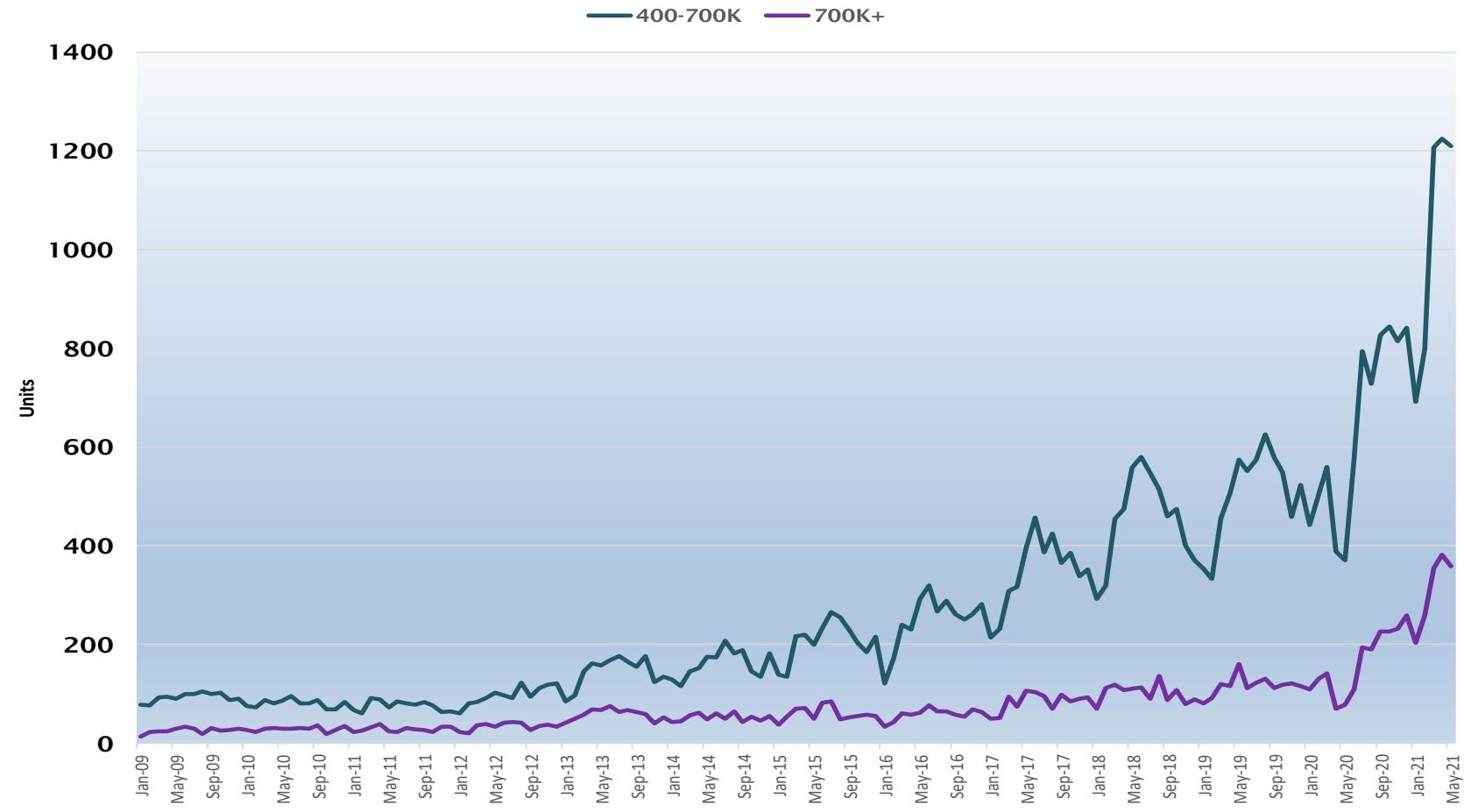
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