



EQUITY TITLE OF NEVADA

Las Vegas Market Update - July 2021

June 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	4,103	3,000	4,143	3,551	490,000	870,123	395,000	495,672	0.8	118.4%	17
CON/TWH	1,013	694	1,108	949	225,000	273,674	216,000	237,553	0.7	136.7%	21
Total Residential	5,116	3,694	5,251	4,500	399,900	759,597	340,000	417,745	0.8	121.8%	29
Hi-Rise	131	390	168	128	429,444	805,600	366,200	579,759	5.0	32.8%	87
Multiple Dwelling	51	60	70	48	439,950	460,321	411,000	394,663	1.3	80.0%	51
Vacant Land	417	2,180	288	220	74,950	364,772	54,500	223,481	9.9	10.1%	249
	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+	228	518	210	856	1,950,000	3,023,029	1,492,000	1,962,589	4	55.1%	58

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 June 2021 Data



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Las Vegas Market Update - July 2021

May 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	3,933	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.

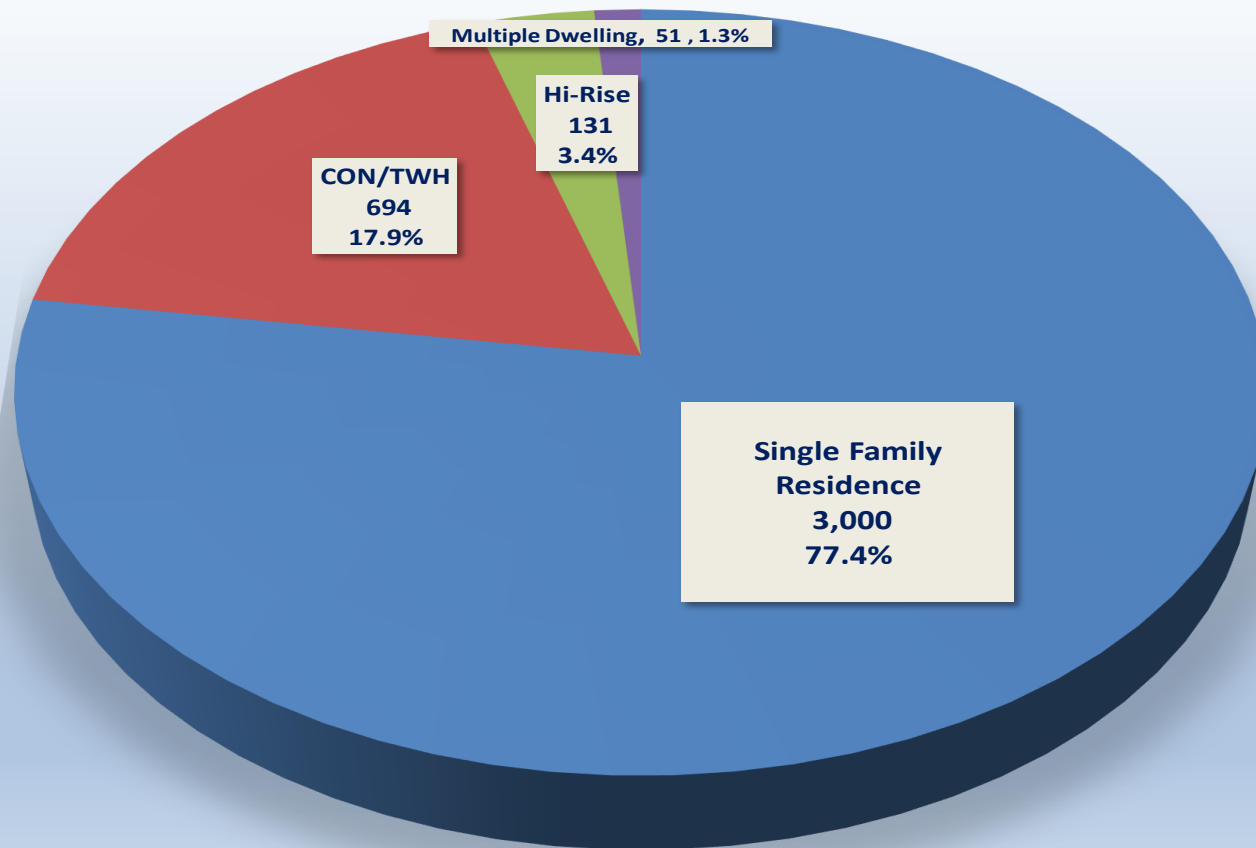
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Las Vegas REALTORS Available Units



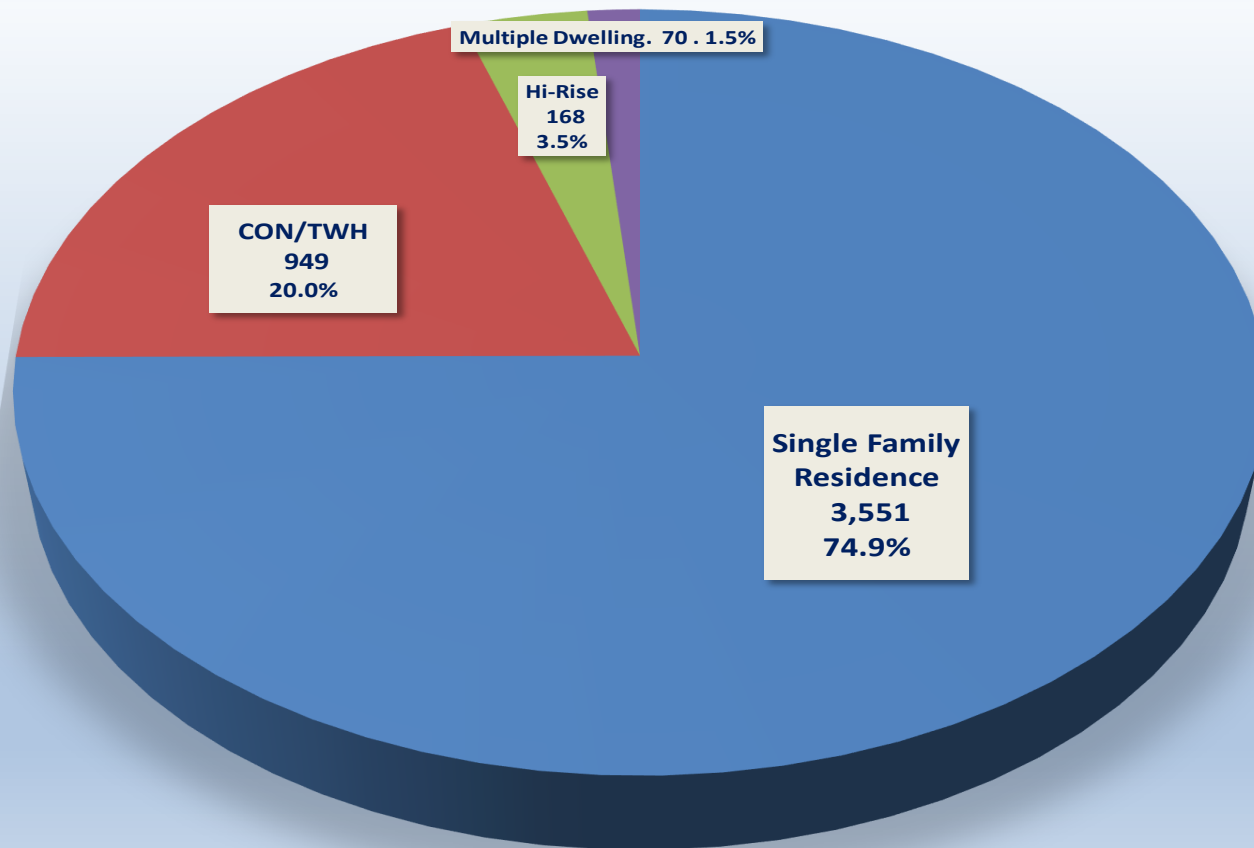
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Las Vegas Market Update - July 2021

Las Vegas REALTORS Units Sold * Last Month

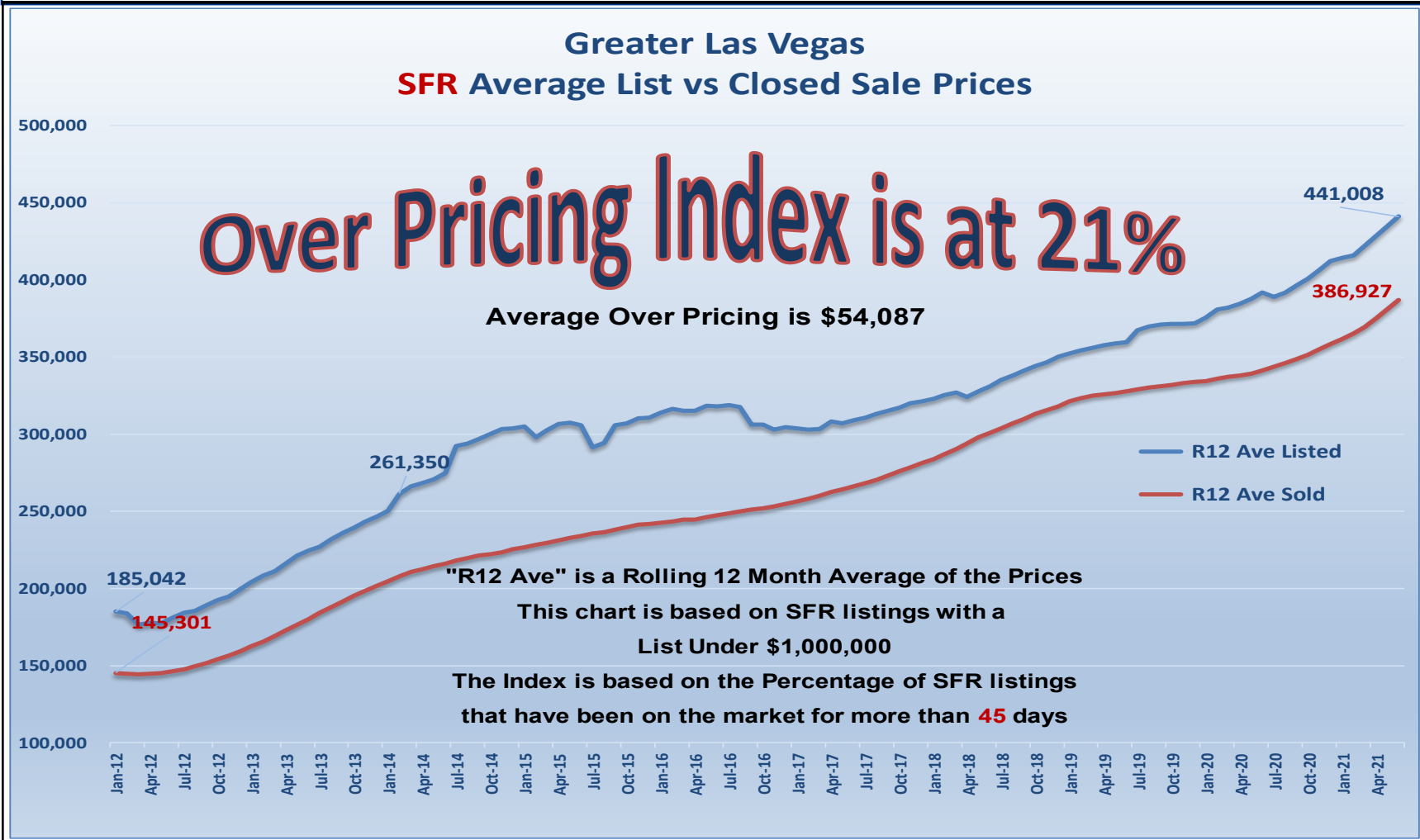


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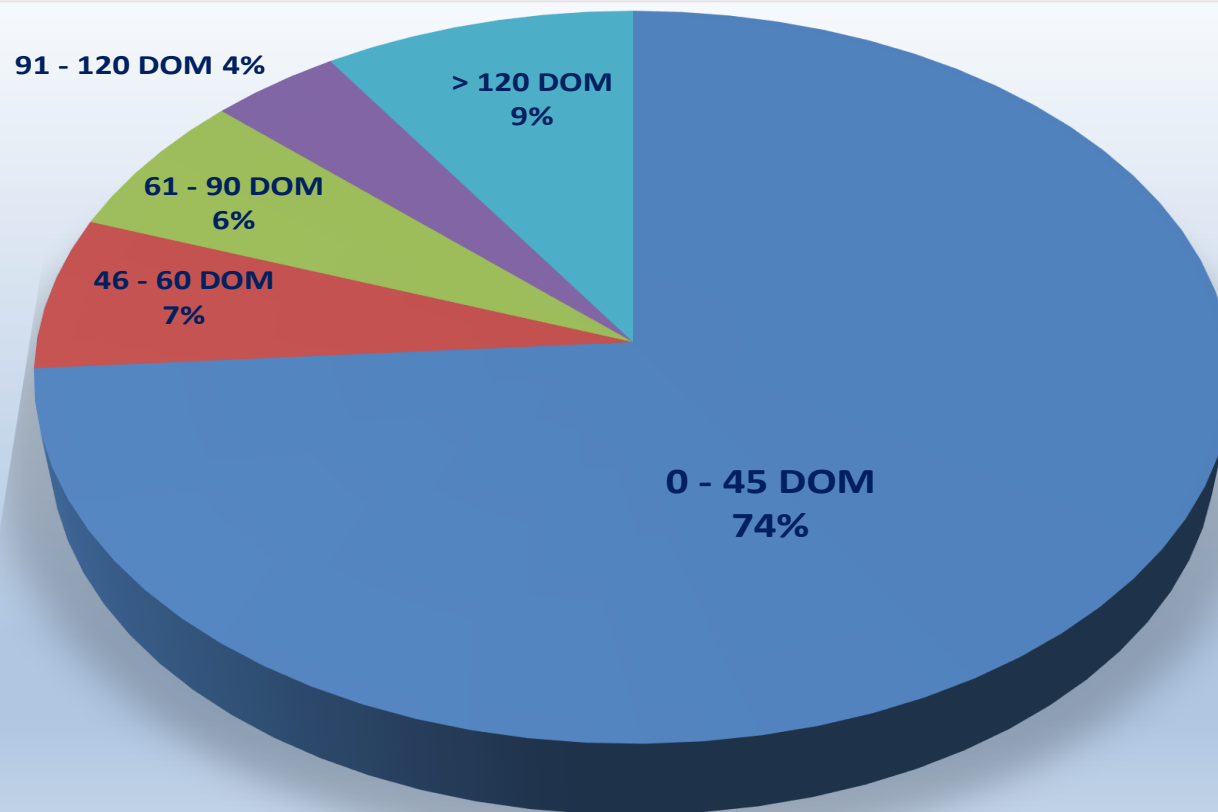




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Las Vegas Market Update - July 2021

Available SFR Inventory Days on Market With No Current Offer



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Las Vegas Market Update - July 2021

SFR Closed Sales in Selected Communities - Last Six Months

	2021 Jan	Feb	Mar	Apr	May	Jun	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	22	19	23	28	34	43		1	424,491	13
Anthem	8	6	14	15	12	8		1	578,300	17
Cadence	7	15	16	17	21	19		1	457,543	28
Centennial Hills	28	34	45	38	32	30		1	457,502	8
Desert/South Shores	23	15	22	28	30	22		1	478,451	10
Green Valley	46	34	65	46	52	57		1	488,010	9
Green Valley Ranch	16	15	22	13	19	28		1	537,765	13
Inspirada	33	43	27	29	32	30		1	510,596	12
Iron Mountain Ranch	6	8	12	15	14	11		1	455,171	9
Lake Las Vegas	11	14	20	17	13	14		4	1,122,393	30
Lone Mountain	10	4	7	13	11	5		5	515,203	15
MacDonald Highlands	6	5	12	10	2	8		3	3,298,734	19
Mountains Edge	51	61	84	81	70	83		1	409,789	12
Peccole Ranch	10	9	14	19	13	17		1	436,313	14
Providence	48	40	50	50	56	42		1	404,505	9
Red Rock Cntry Club	6	12	19	12	12	13		1	1,481,506	13
Rhodes Ranch	22	21	31	32	26	31		1	468,441	14
Seven Hills	17	20	20	18	22	22		1	1,054,891	17
Siena (SFR & TWH)	9	14	17	15	12	17		1	559,590	11
Silverado Ranch	34	46	58	47	41	58		1	411,714	10
Silverstone Ranch	2	7	4	12	5	11		1	472,713	8
Skye Canyon	14	15	17	14	18	14		1	489,838	47
Southern Highlands	48	43	59	61	56	68		1	761,105	20
Spring Valley	26	21	24	29	32	33		1	377,347	8
Summerlin	50	73	83	101	66	82		1	734,965	14
Sun City Anthem	40	32	52	33	35	38		1	545,903	15
Sun City Summerlin	24	36	51	51	38	41		1	460,084	11
The Lakes	21	23	19	25	15	21		2	484,510	10
The Ridges	5	10	8	9	8	6		5	3,107,696	42
Tuscany	16	12	18	16	11	17		2	514,298	12
Other Groups										
MLS Areas 101 - 606	2,554	2,670	3,616	3,402	3,061	3,406		1	470,065	16
Boulder City	24	24	23	23	19	25		2	514,840	32
Pahrump/Nye	38	50	61	77	80	83		1	326,786	27
High Rise Sales	63	90	110	130	102	128		4	556,776	87
Luxury Sales (\$1M+)	87	108	170	166	154	169		4	1,995,218	32

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

	2021 January	February	March	April	May	June	Price Movement
Aliante	402,627	398,474	443,691	391,711	427,276	456,047	
Anthem	554,988	564,070	507,242	765,687	505,292	494,800	
Cadence	405,843	387,612	472,802	477,768	472,505	484,315	
Centennial Hills	454,091	424,829	457,386	478,084	451,833	477,867	
Desert/South Shores	477,104	472,133	415,089	501,429	476,792	520,546	
Green Valley	455,647	474,228	480,715	496,924	504,745	508,205	
Green Valley Ranch	595,869	493,433	521,248	565,827	505,216	550,346	
Inspirada	468,216	459,794	504,181	576,067	530,251	551,551	
Iron Mountain Ranch	516,500	403,925	487,166	438,240	467,814	431,082	
Lake Las Vegas	1,144,545	1,047,007	949,058	1,410,051	977,448	1,213,286	
Lone Mountain	558,790	391,375	509,224	563,531	519,091	401,255	
MacDonald Highlands	2,469,167	2,878,980	2,583,021	3,163,587	2,250,000	5,687,941	
Mountains Edge	356,678	398,602	386,065	435,537	424,018	437,528	
Peccole Ranch	360,290	467,711	403,853	496,063	431,223	428,253	
Providence	364,538	369,020	407,466	414,520	433,229	430,233	
Red Rock Country Club	1,641,583	1,118,463	1,595,235	1,357,996	1,724,583	1,466,154	
Rhodes Ranch	445,713	437,890	456,255	469,790	483,627	503,323	
Seven Hills	915,382	667,175	1,060,275	1,097,611	1,335,477	1,194,727	
Siena (SFR & TWH)	503,889	514,529	616,200	534,733	573,075	581,994	
Silverado Ranch	353,170	402,224	389,653	407,210	476,256	433,648	
Silverstone Ranch	425,073	422,929	482,000	437,233	526,460	523,955	
Skye Canyon	426,026	468,081	474,204	505,841	506,313	558,759	
Southern Highlands	698,392	589,122	798,125	646,215	1,004,933	784,270	
Spring Valley	331,565	347,728	378,224	420,217	389,408	382,261	
Summerlin	706,501	824,126	628,207	807,787	754,354	675,706	
Sun City Anthem	489,257	493,688	526,932	528,960	603,677	636,961	
Sun City Summerlin	405,929	435,689	432,025	471,029	480,758	515,334	
The Lakes	482,190	361,252	623,084	541,856	440,093	459,905	
The Ridges	2,211,600	2,351,300	3,208,125	4,287,111	3,631,875	2,513,167	
Tuscany	462,025	459,033	537,161	525,719	491,145	582,529	
Other Groups							
MLS Areas 101 - 606	427,783	447,772	460,169	480,858	490,828	500,310	
Boulder City	558,038	466,149	526,421	500,039	458,442	565,939	
Pahrump/Nye	309,771	317,104	305,843	326,074	327,973	355,318	
High Rise Sales	446,465	568,382	493,526	644,185	542,633	579,759	
Luxury Sales (\$1M+)	2,206,879	1,997,335	1,823,872	2,059,323	1,957,693	2,028,491	

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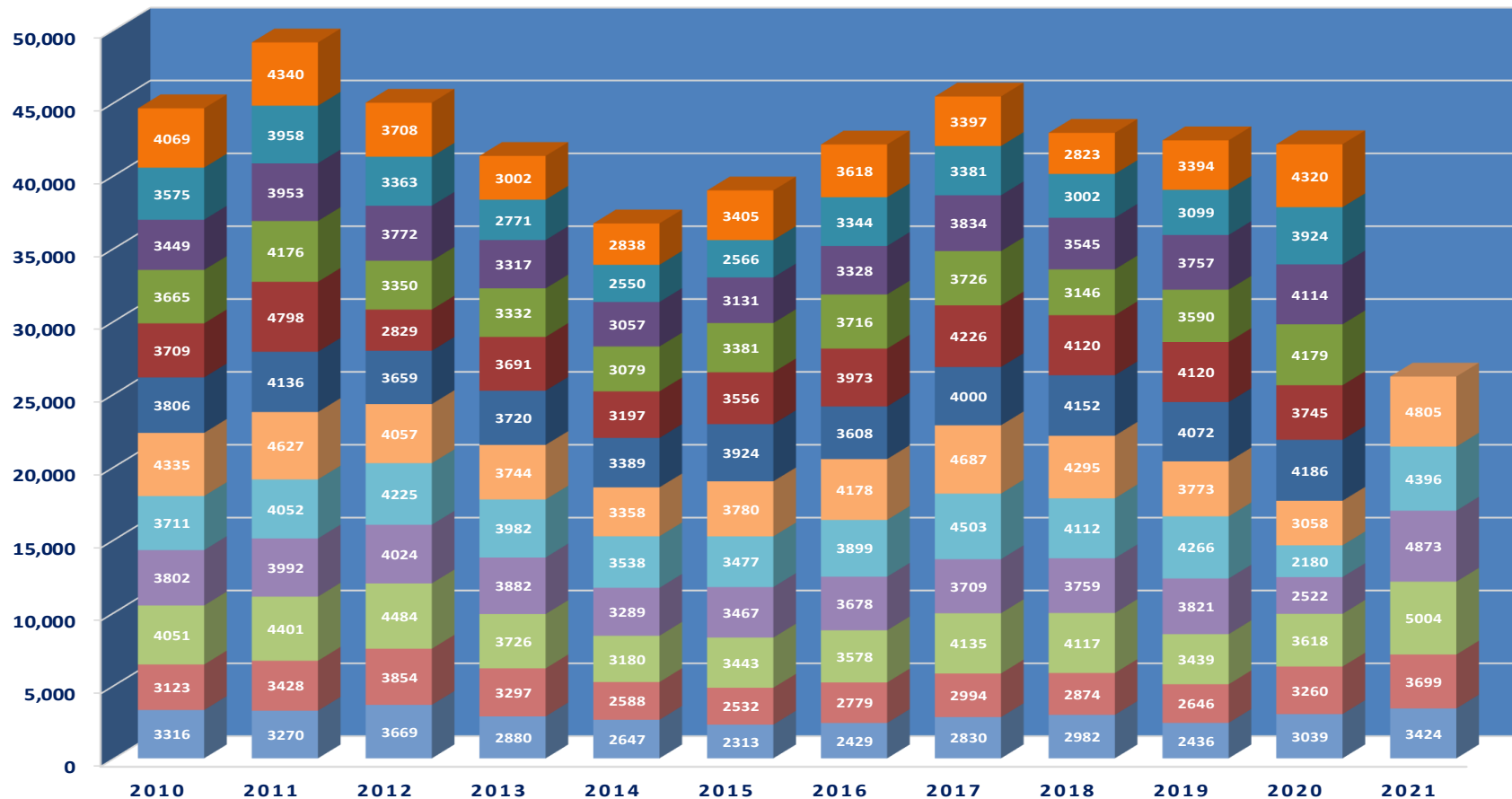


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



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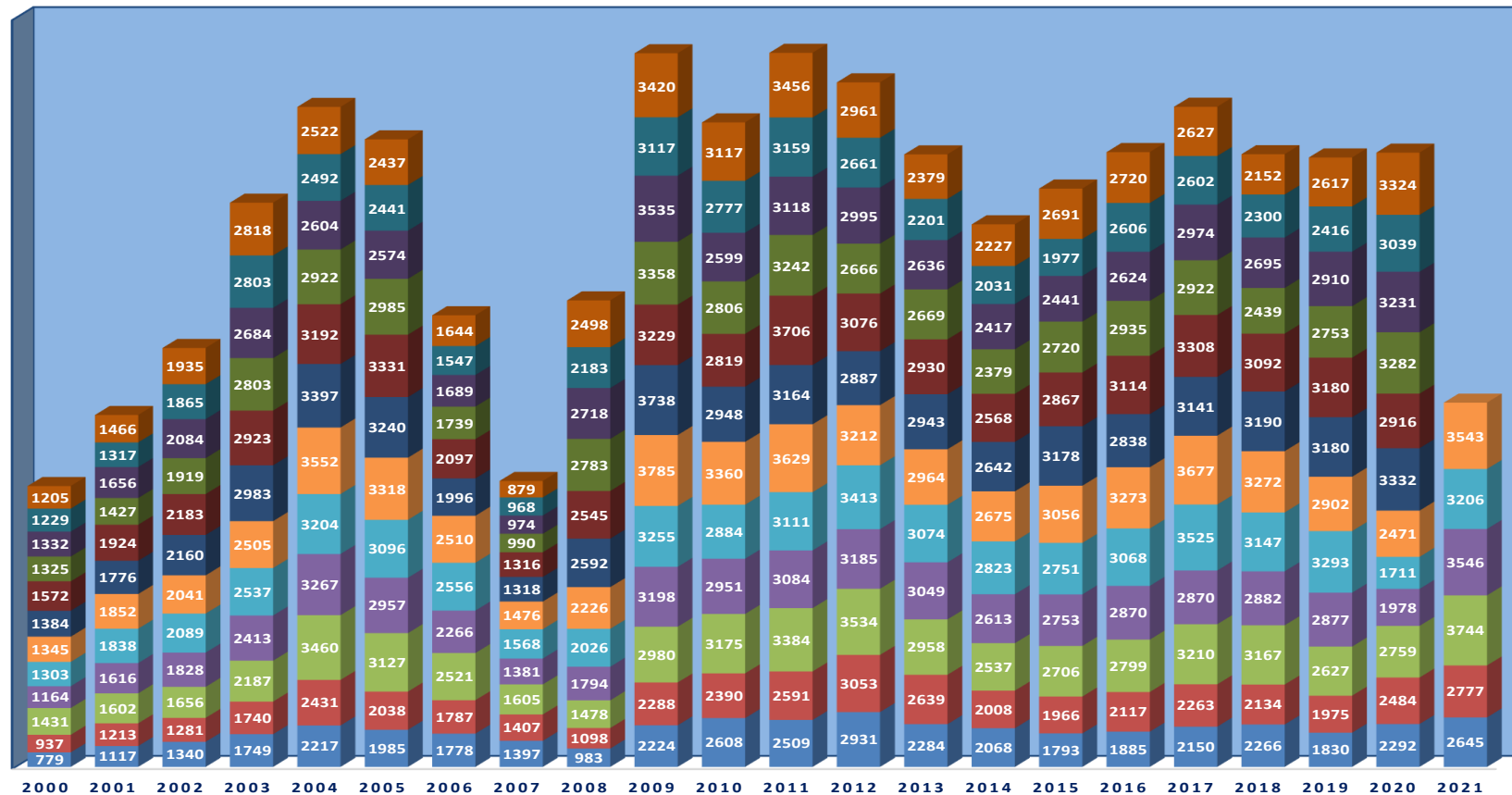


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Las Vegas Market Update - July 2021

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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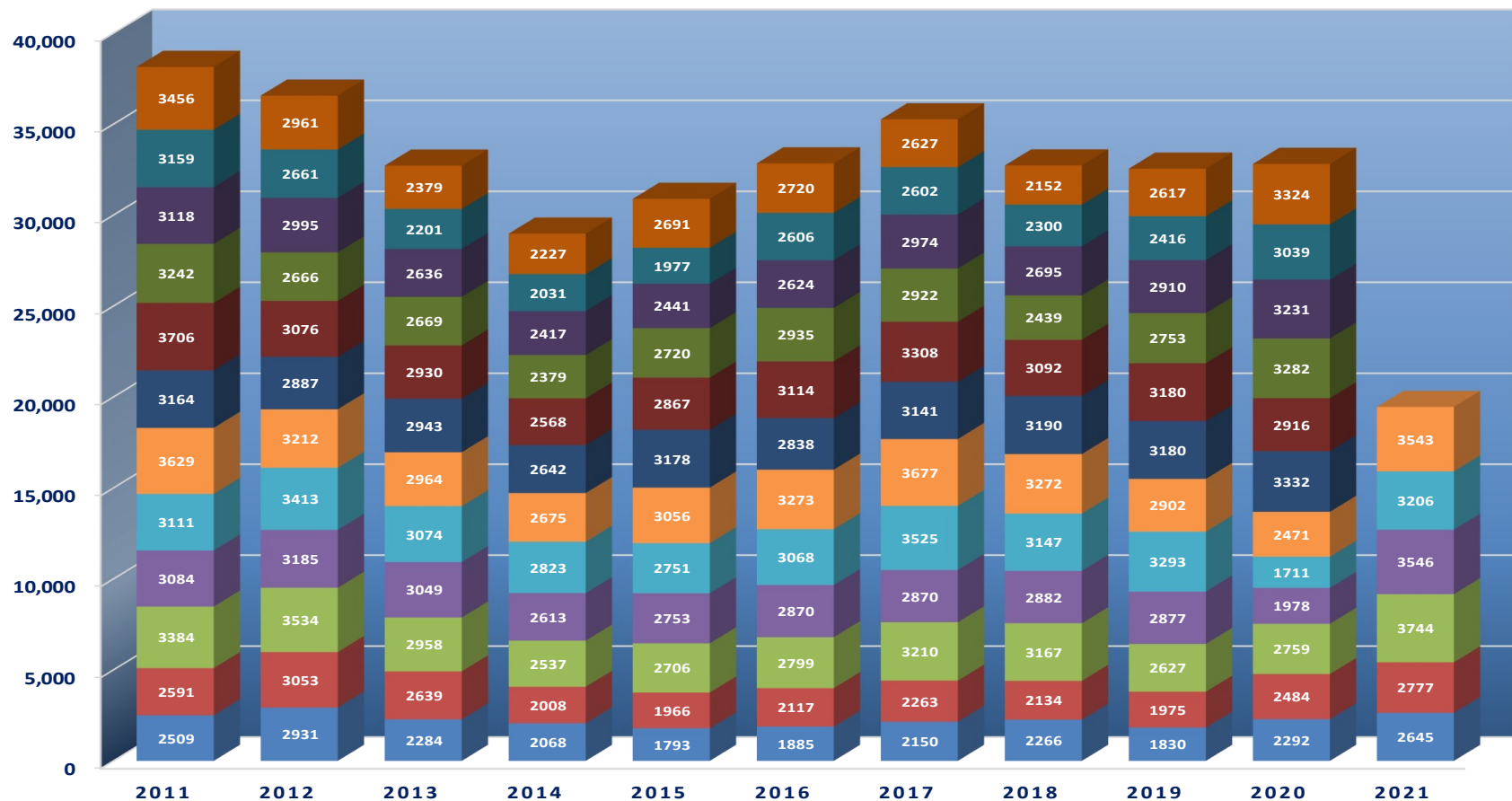


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Las Vegas Market Update - July 2021

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



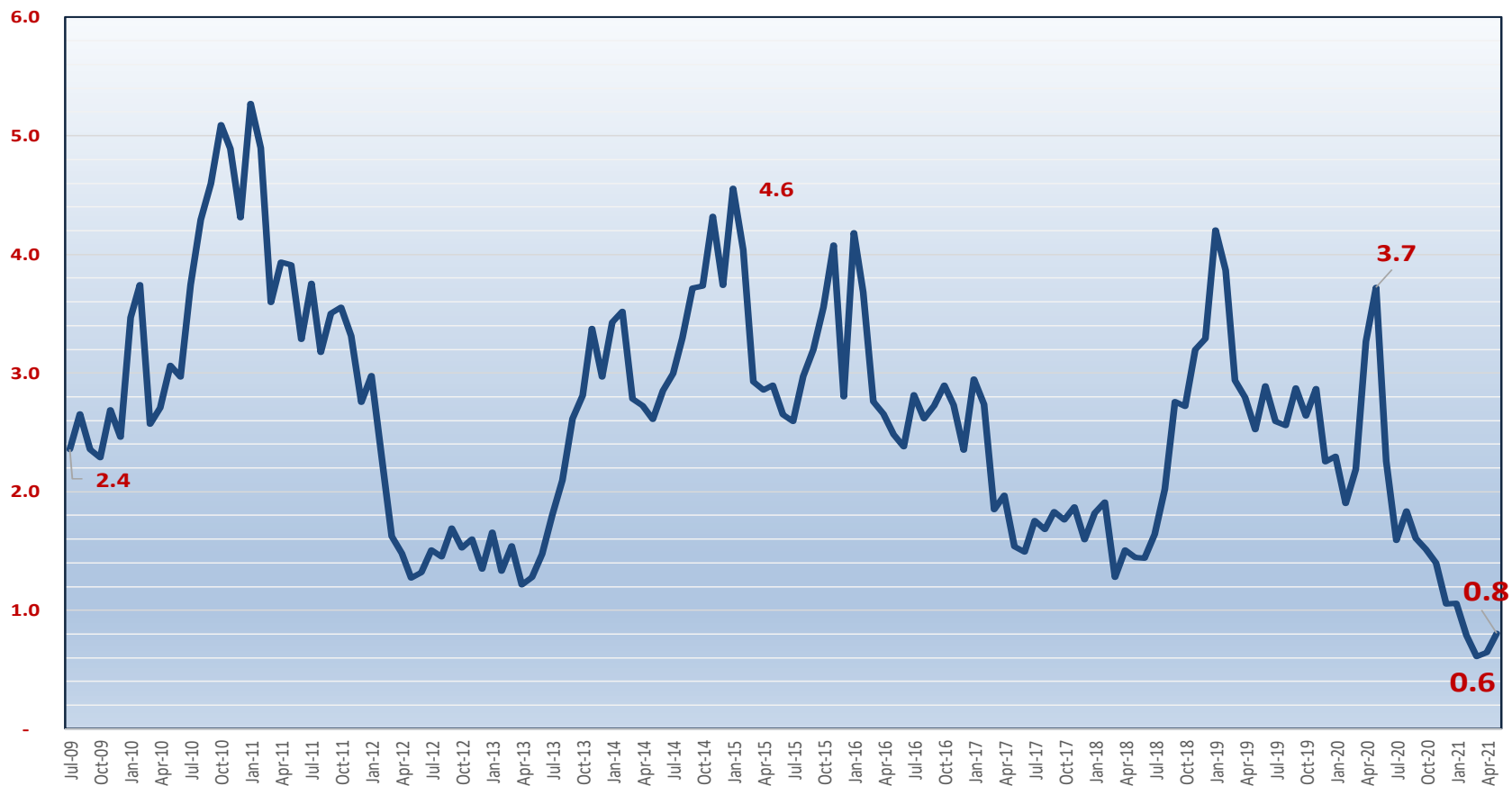
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Single Family Residential Homes Months of Inventory



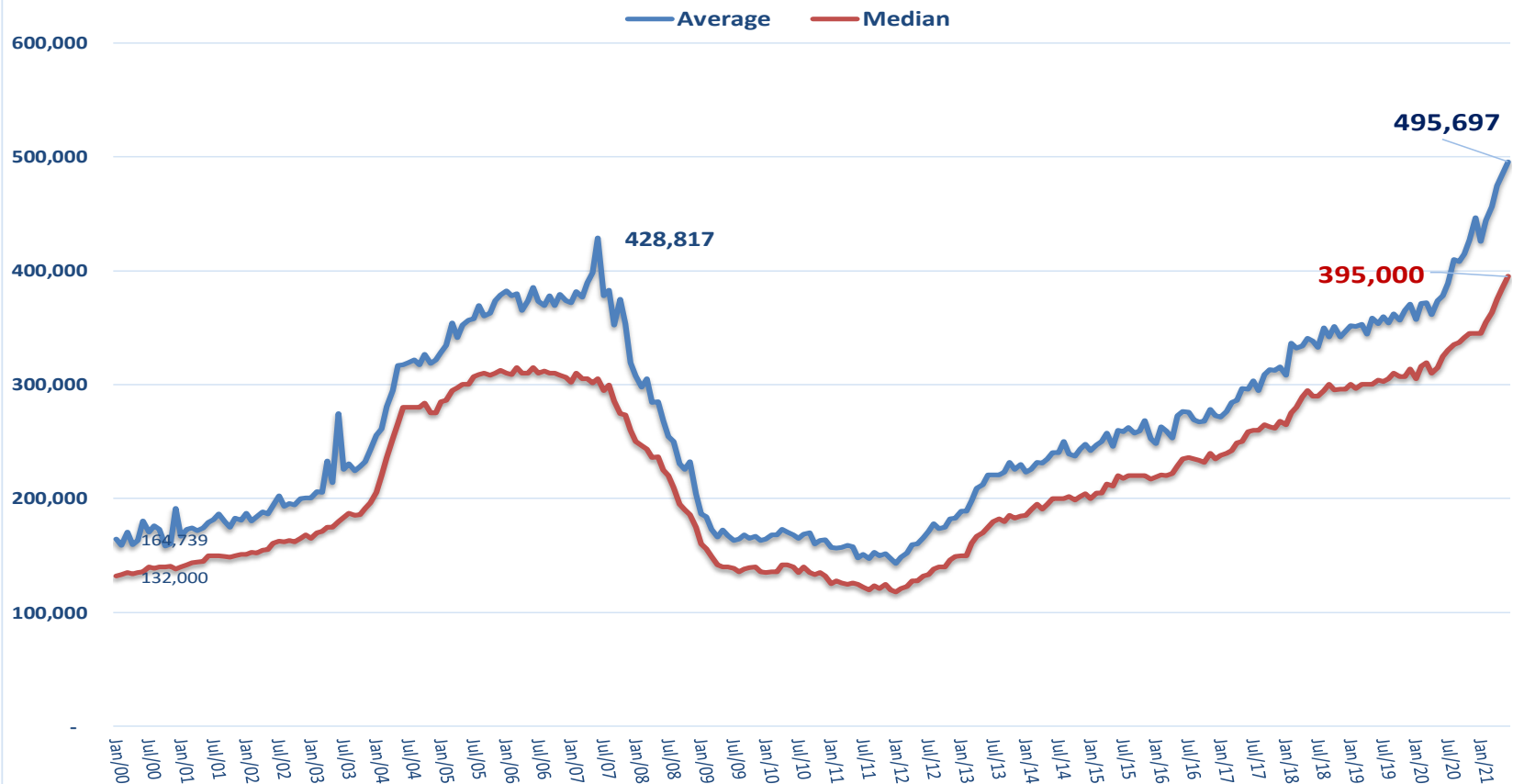
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SFR Market Prices



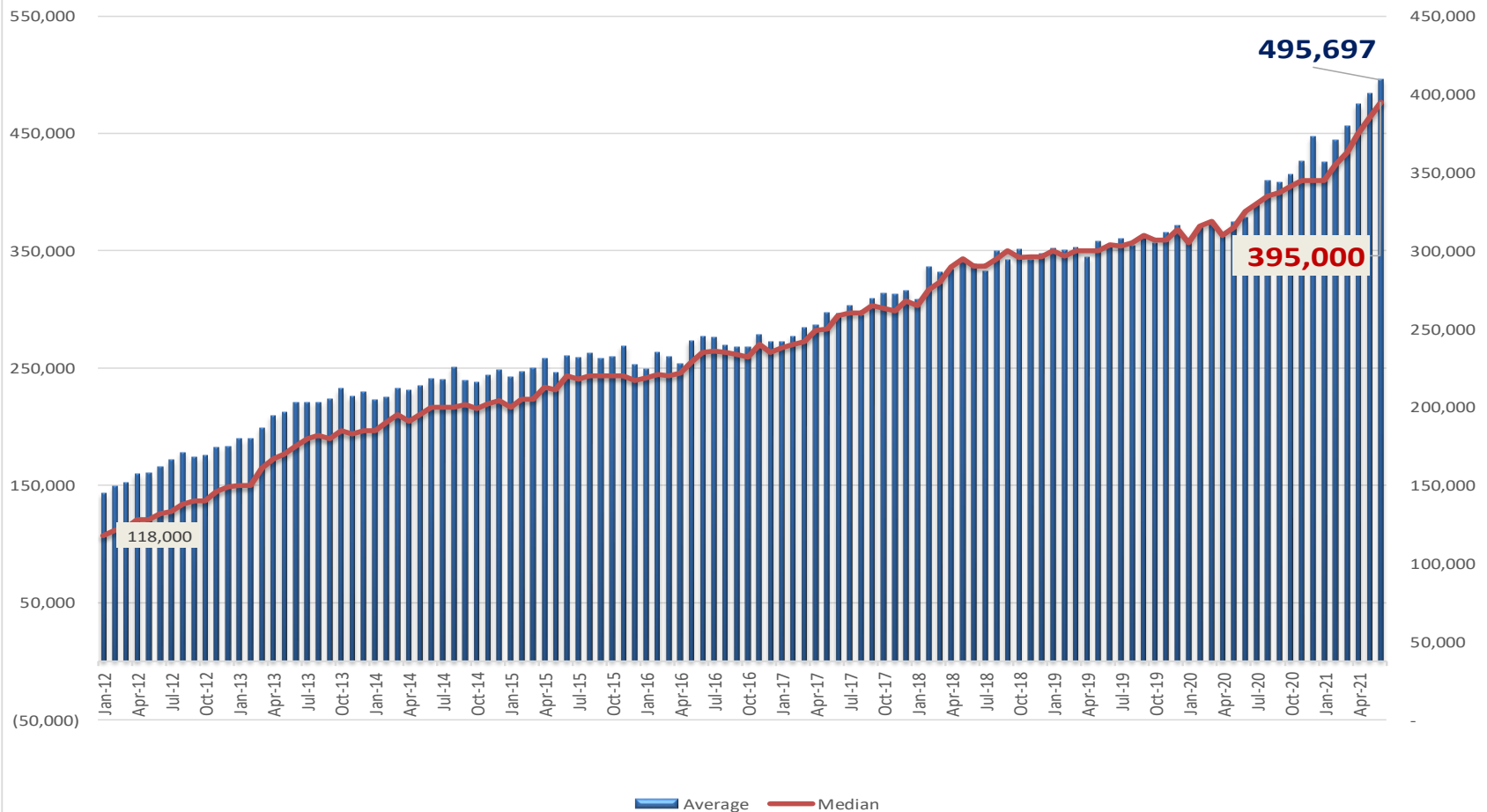
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Single Family Residential Price Trend



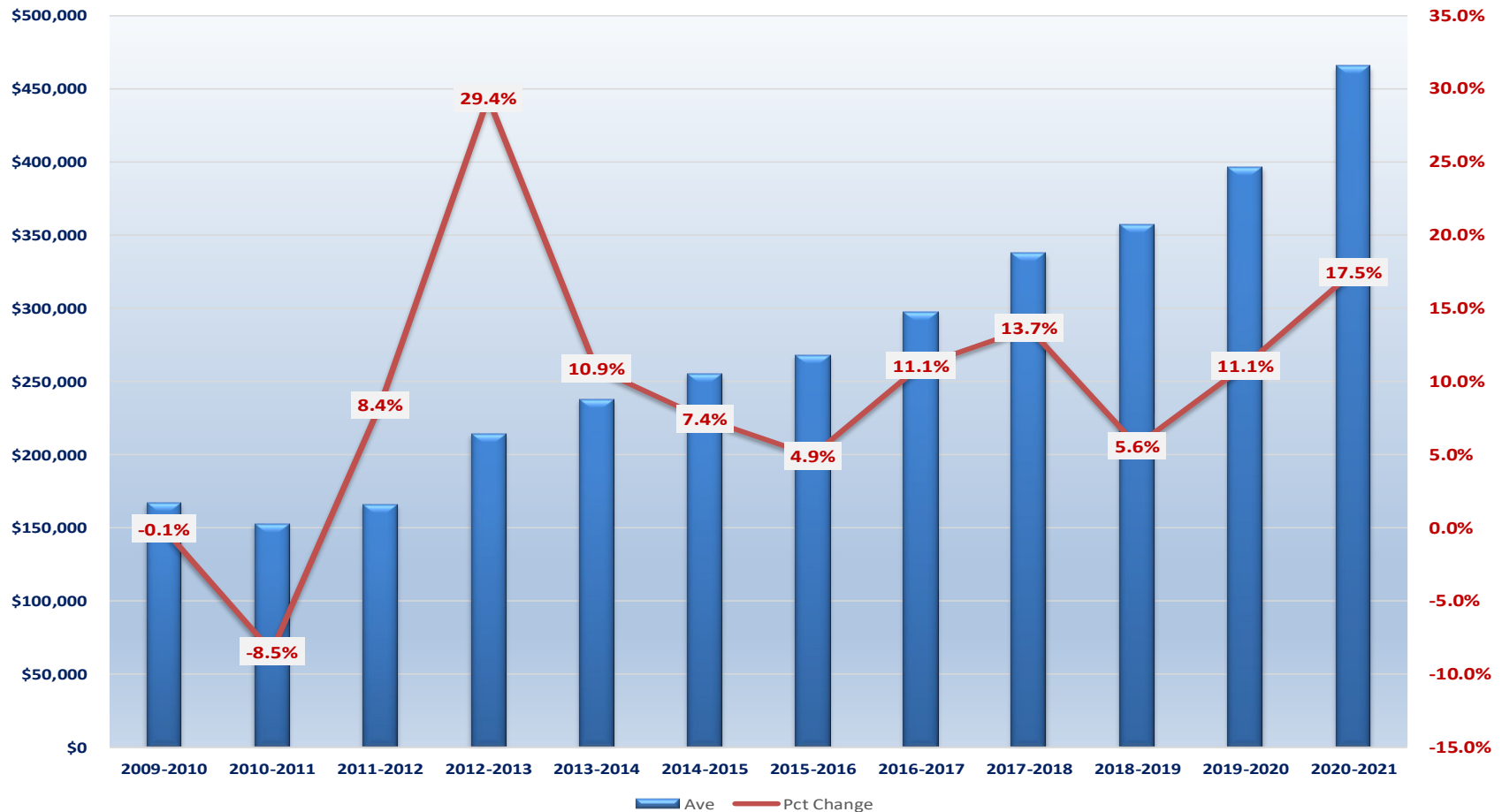
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SFR Average Price and Year Over Year Percent Change



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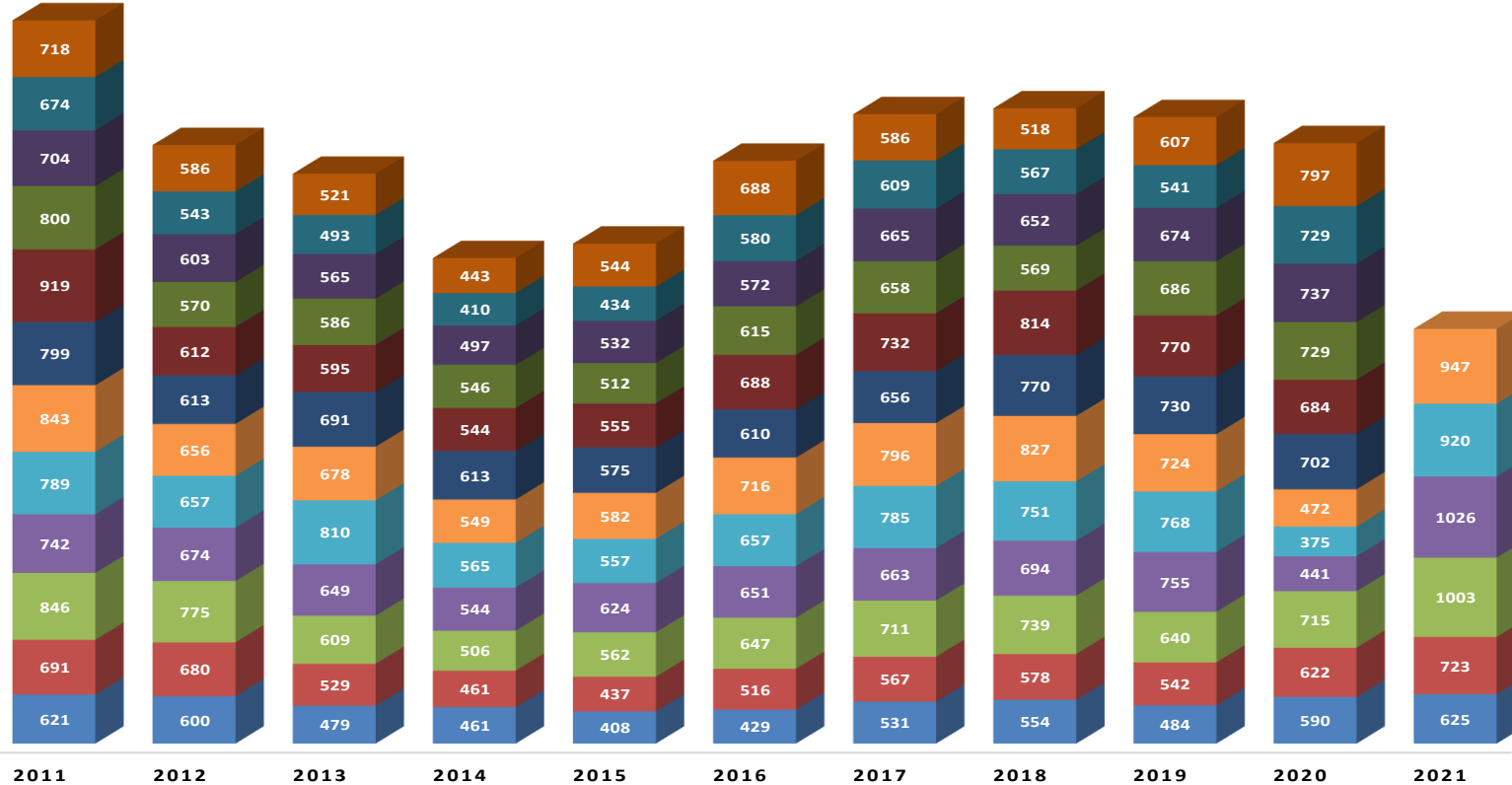


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CONDO / TOWNHOME CLOSINGS

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



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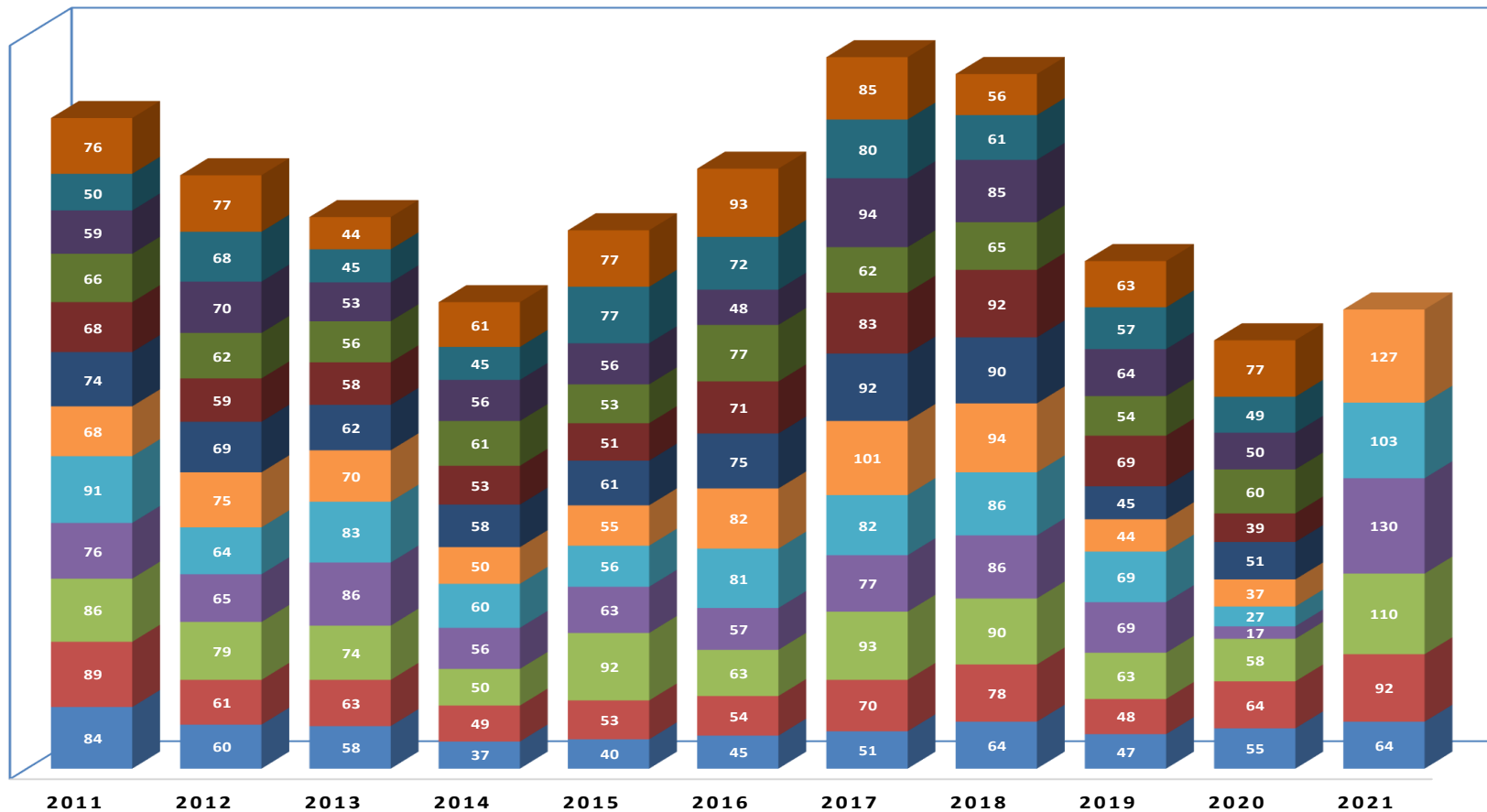


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Vertical / Hi-Rise Closings

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



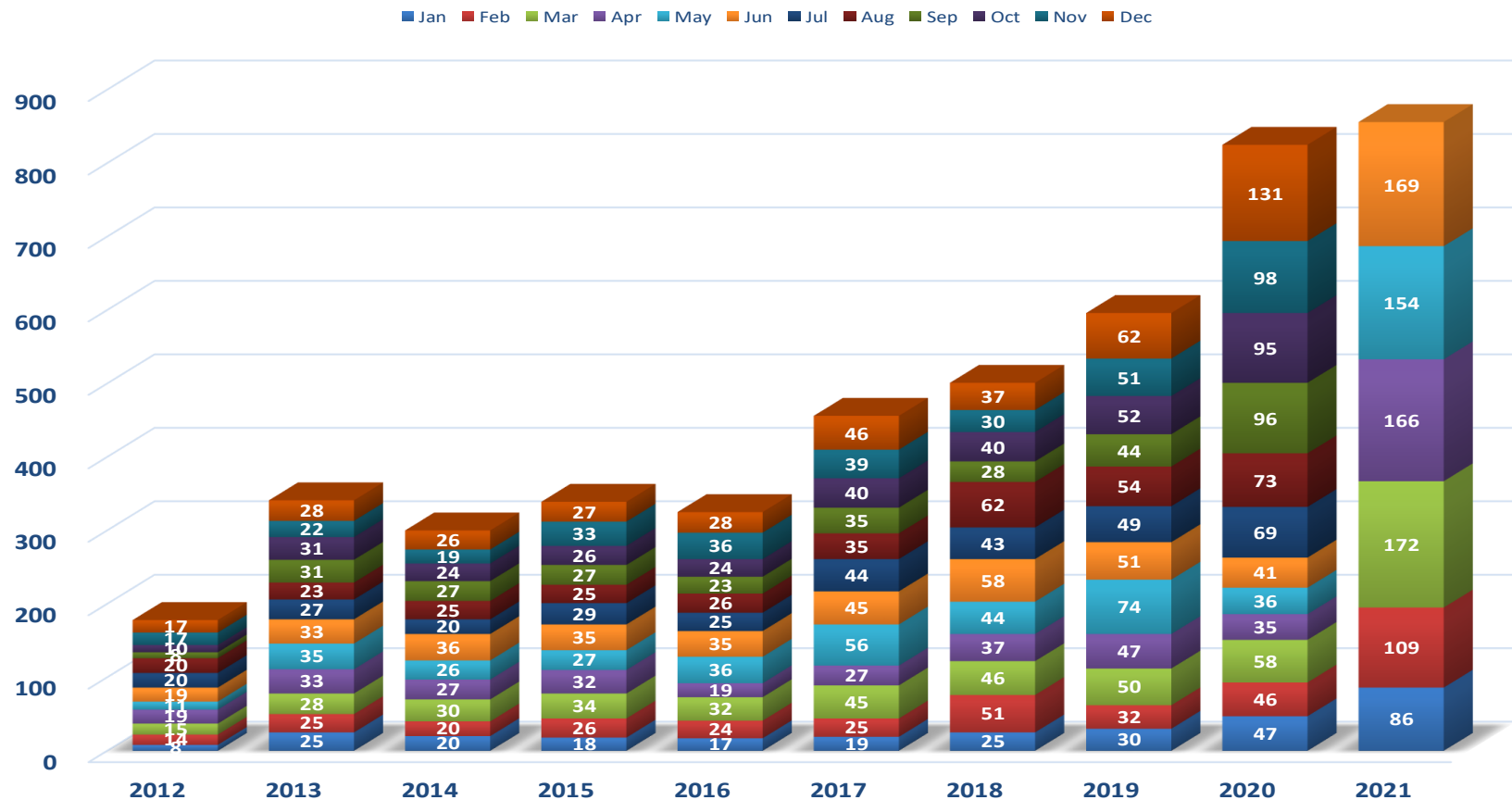
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Greater Las Vegas Luxury Sales \$1,000,000 and Over



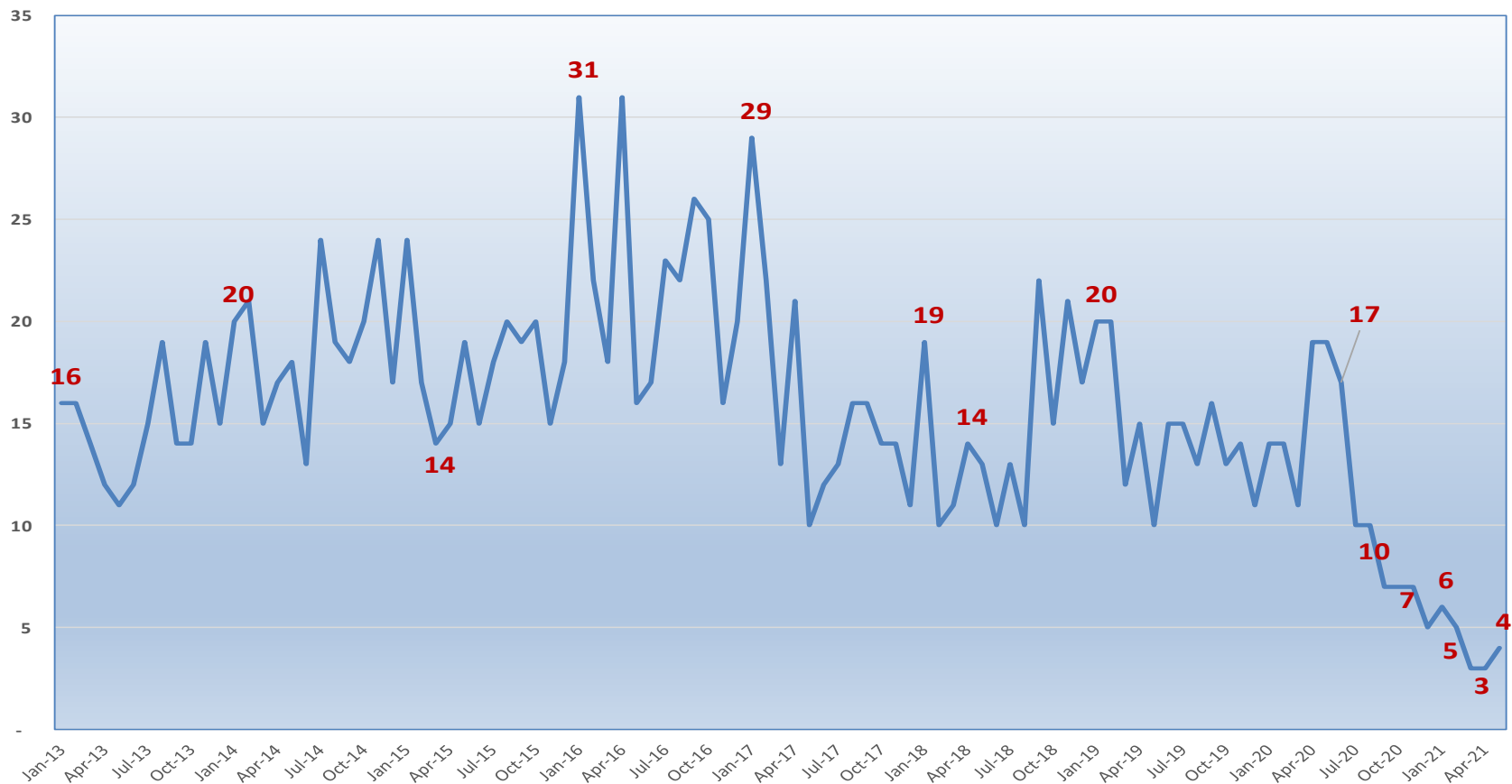
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Las Vegas Market Update - July 2021

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



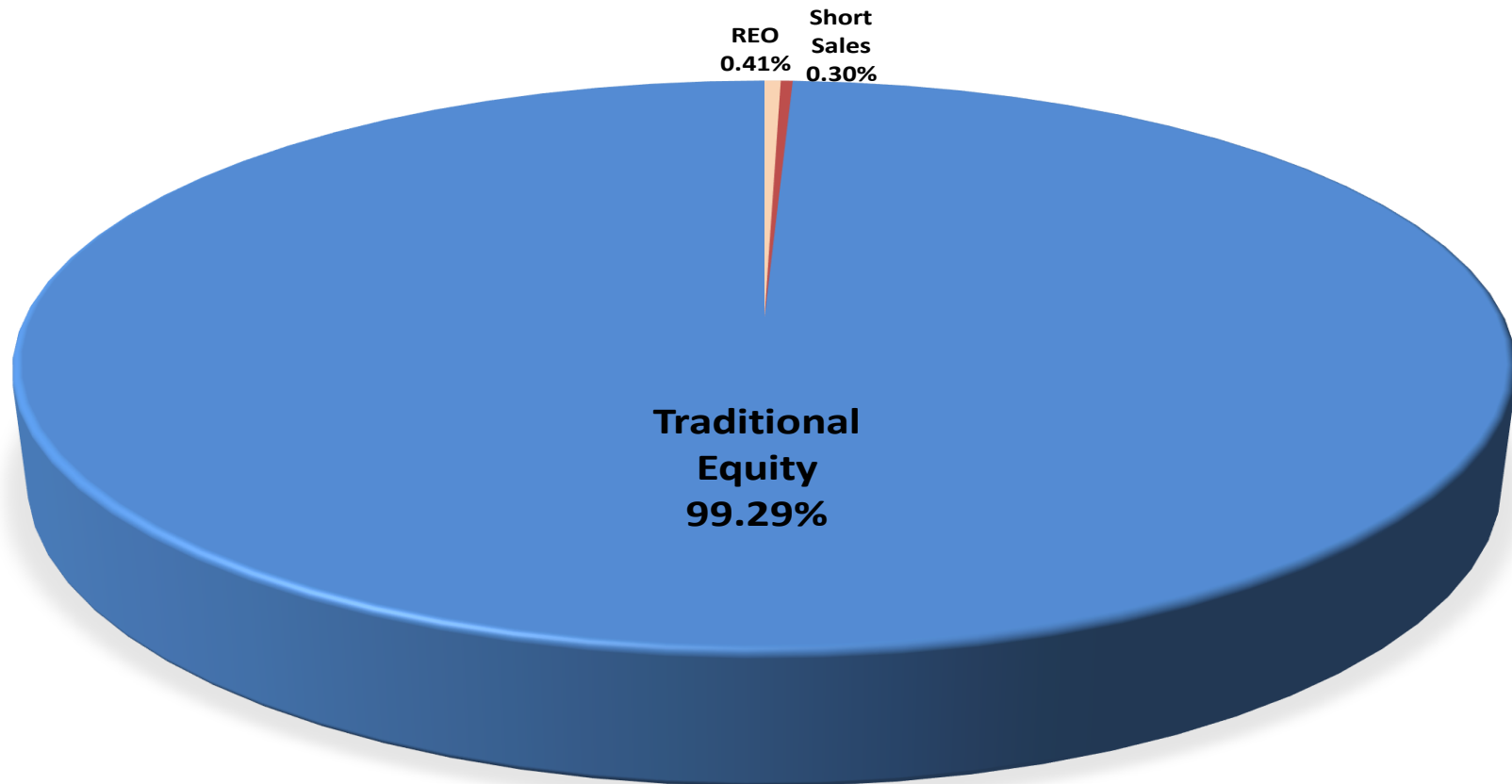
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Las Vegas Market Update - July 2021

Last Month's Closings by Type



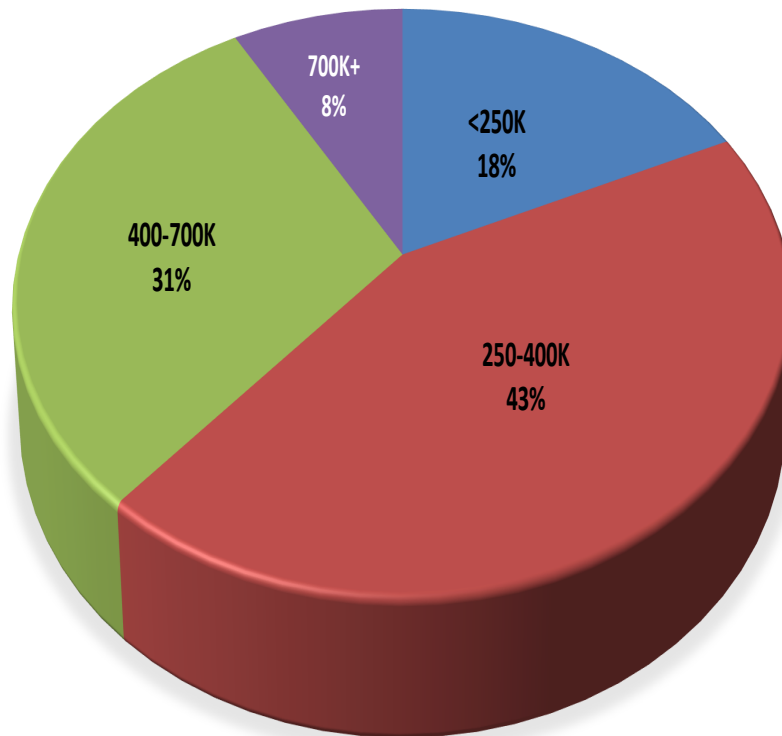
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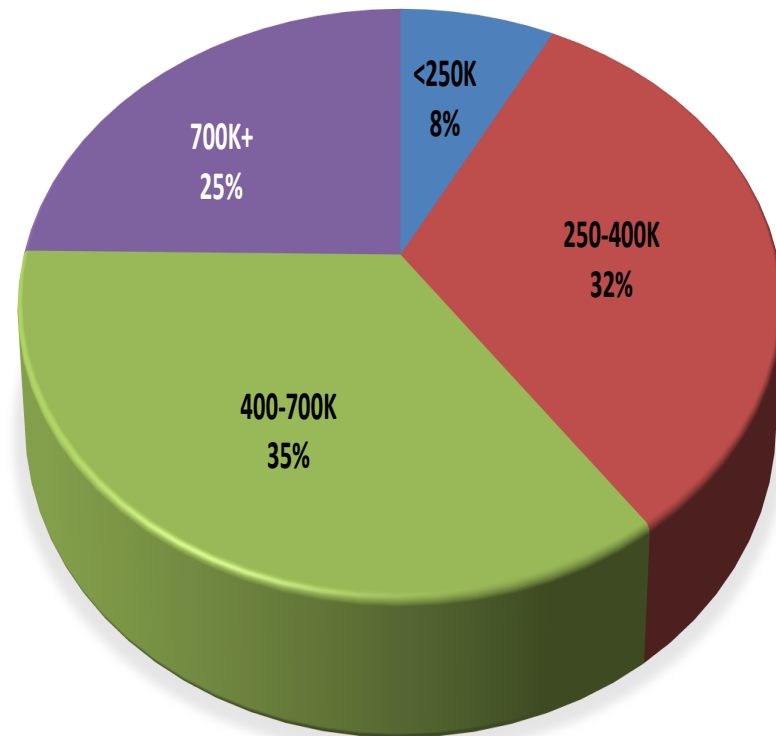
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Closed Units by Price Point



Closed Volume by Price Point

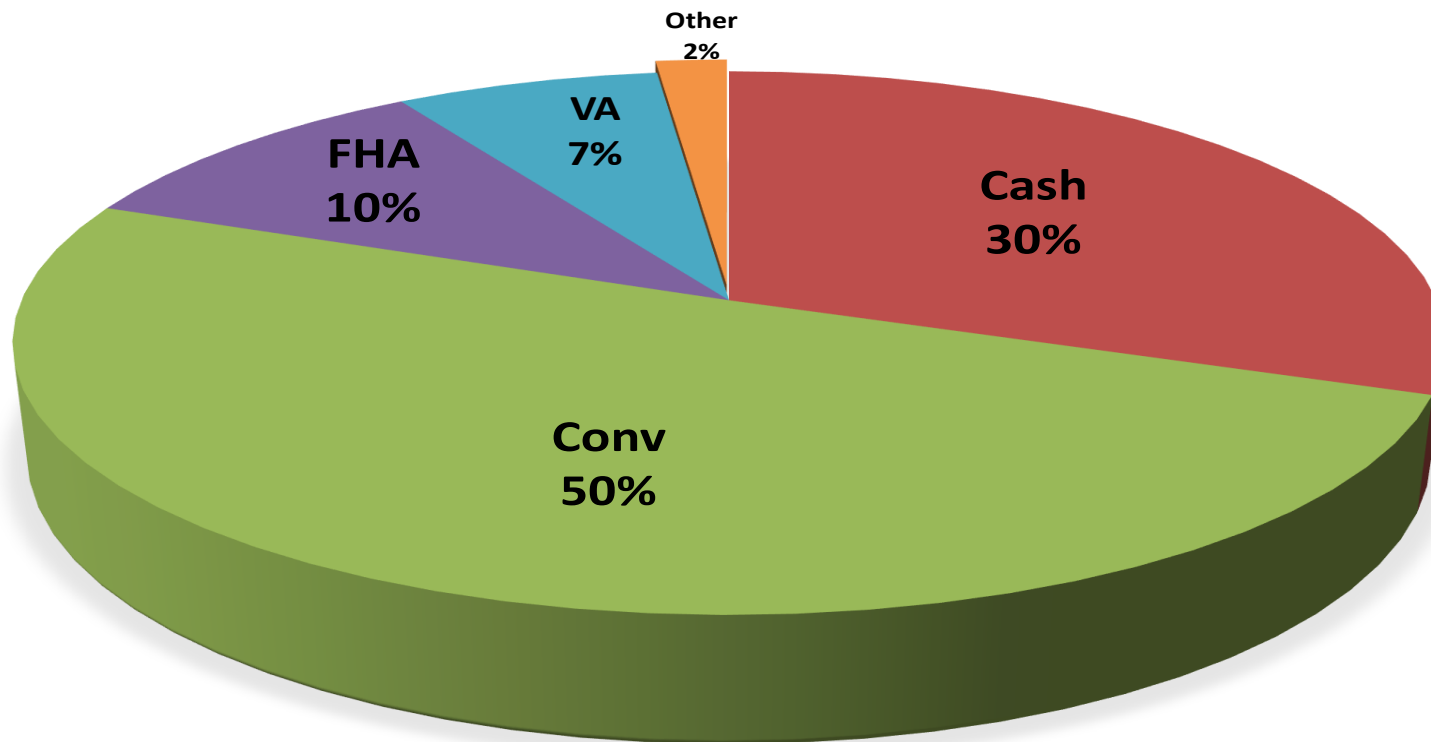




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Last Month's Closings by Sold Terms



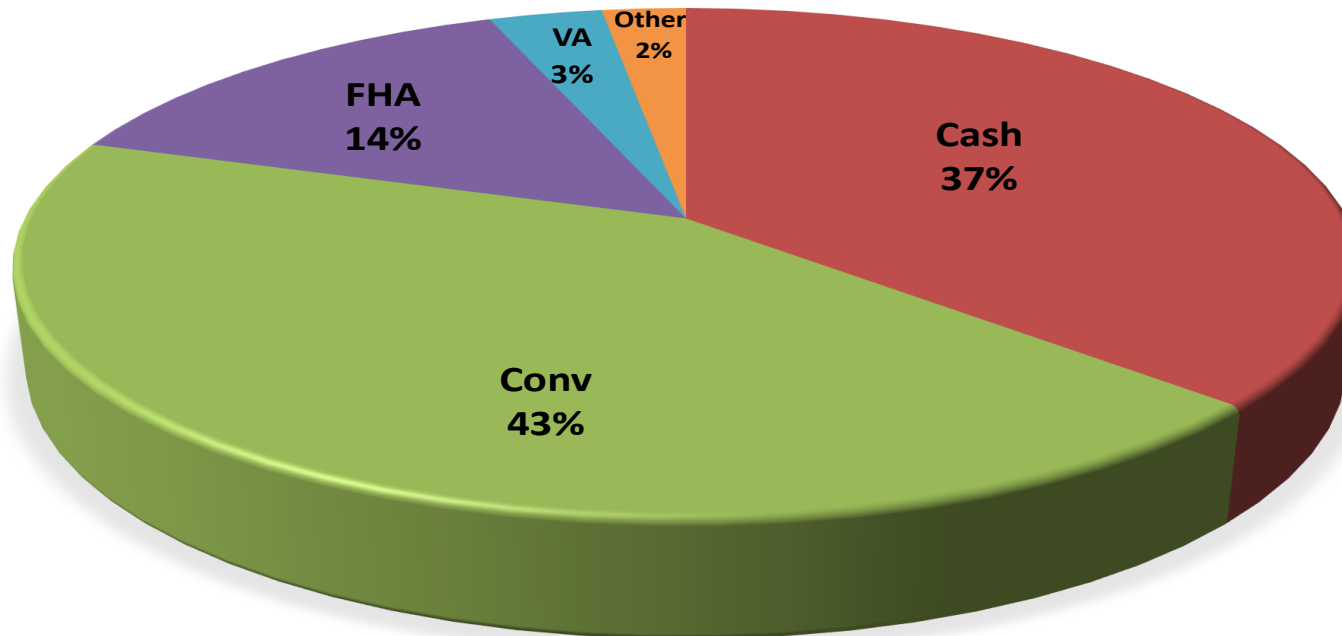
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Closings By Sold Terms Closings Less Than \$250,000



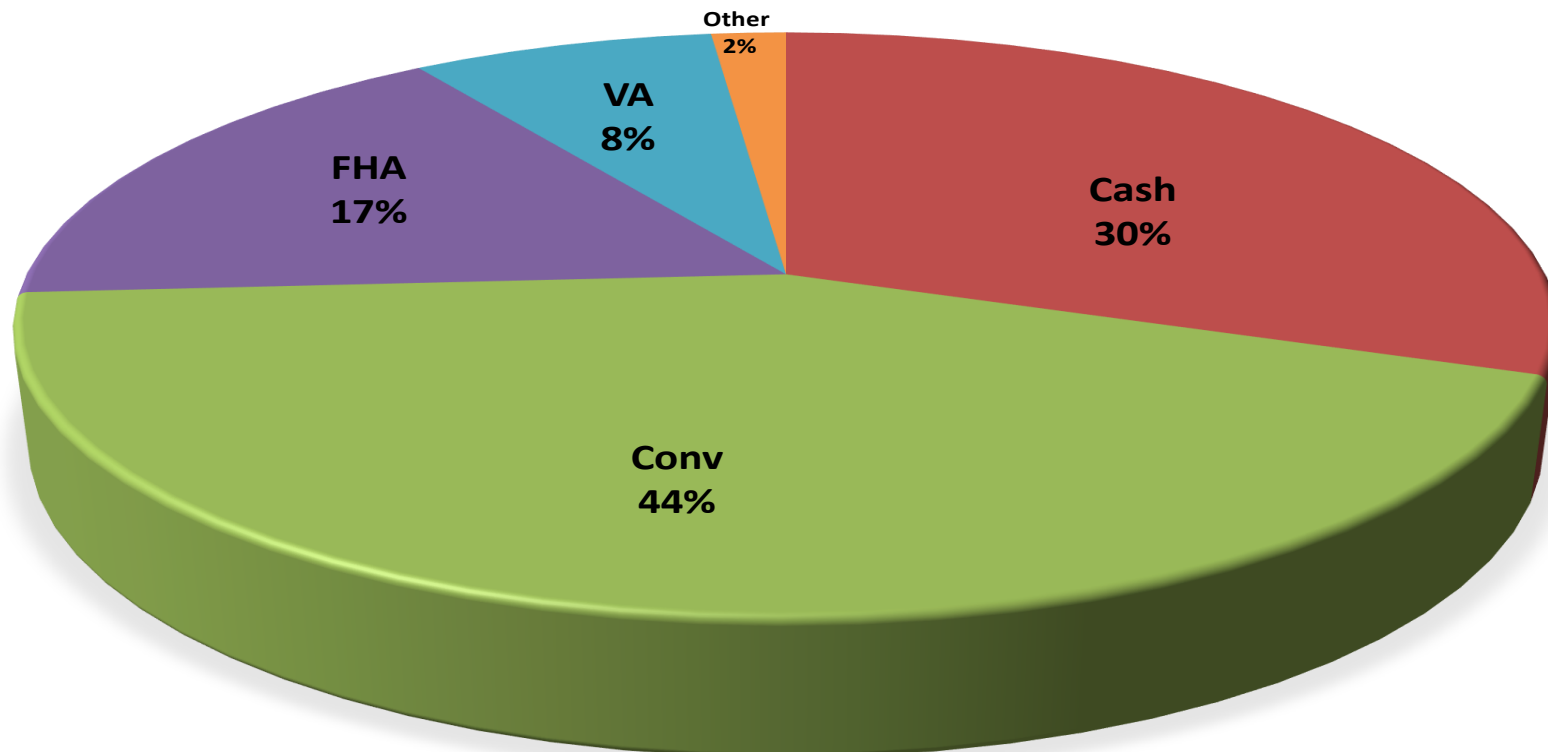
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000



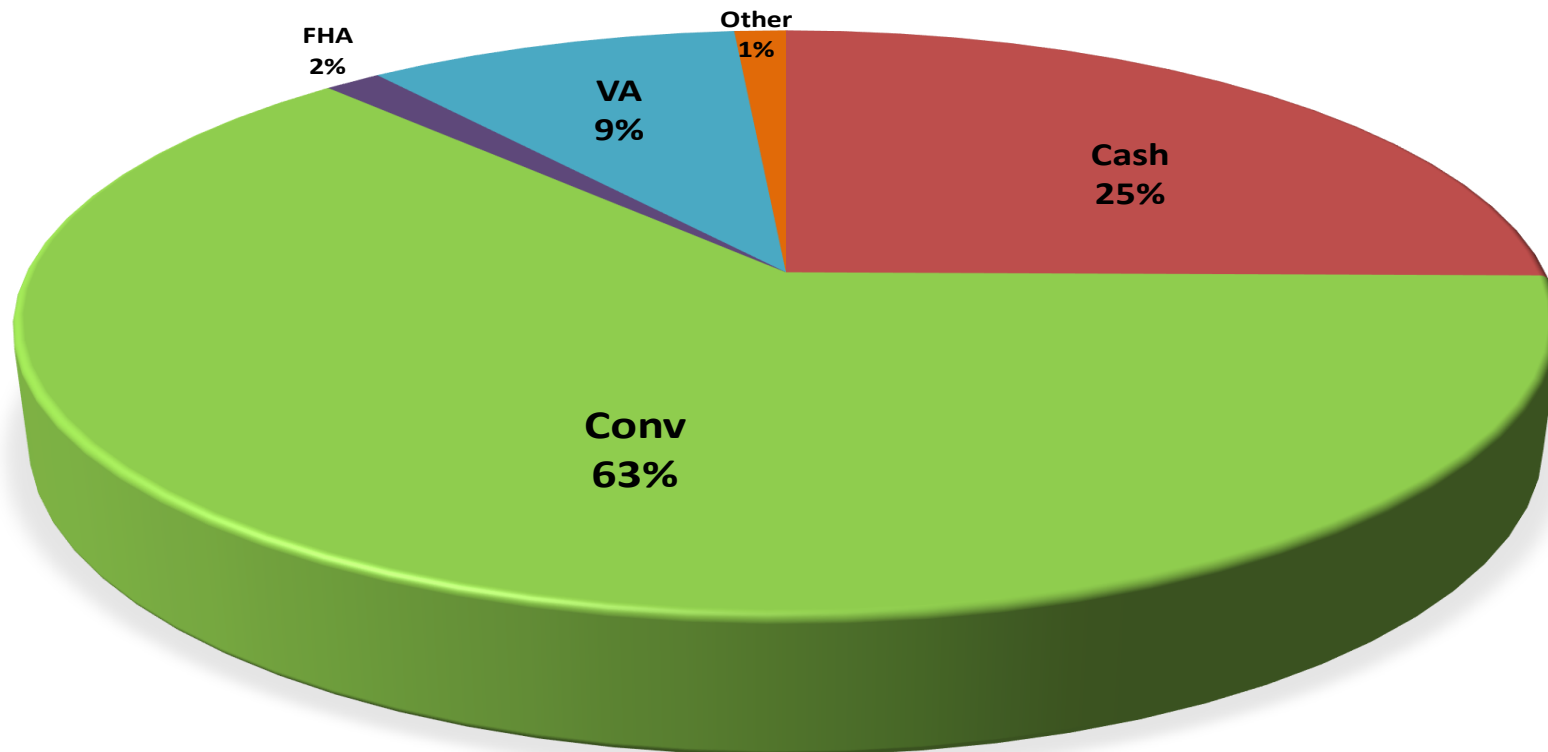
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Closings By Sold Terms
Closings Between \$400,000 and \$700,000



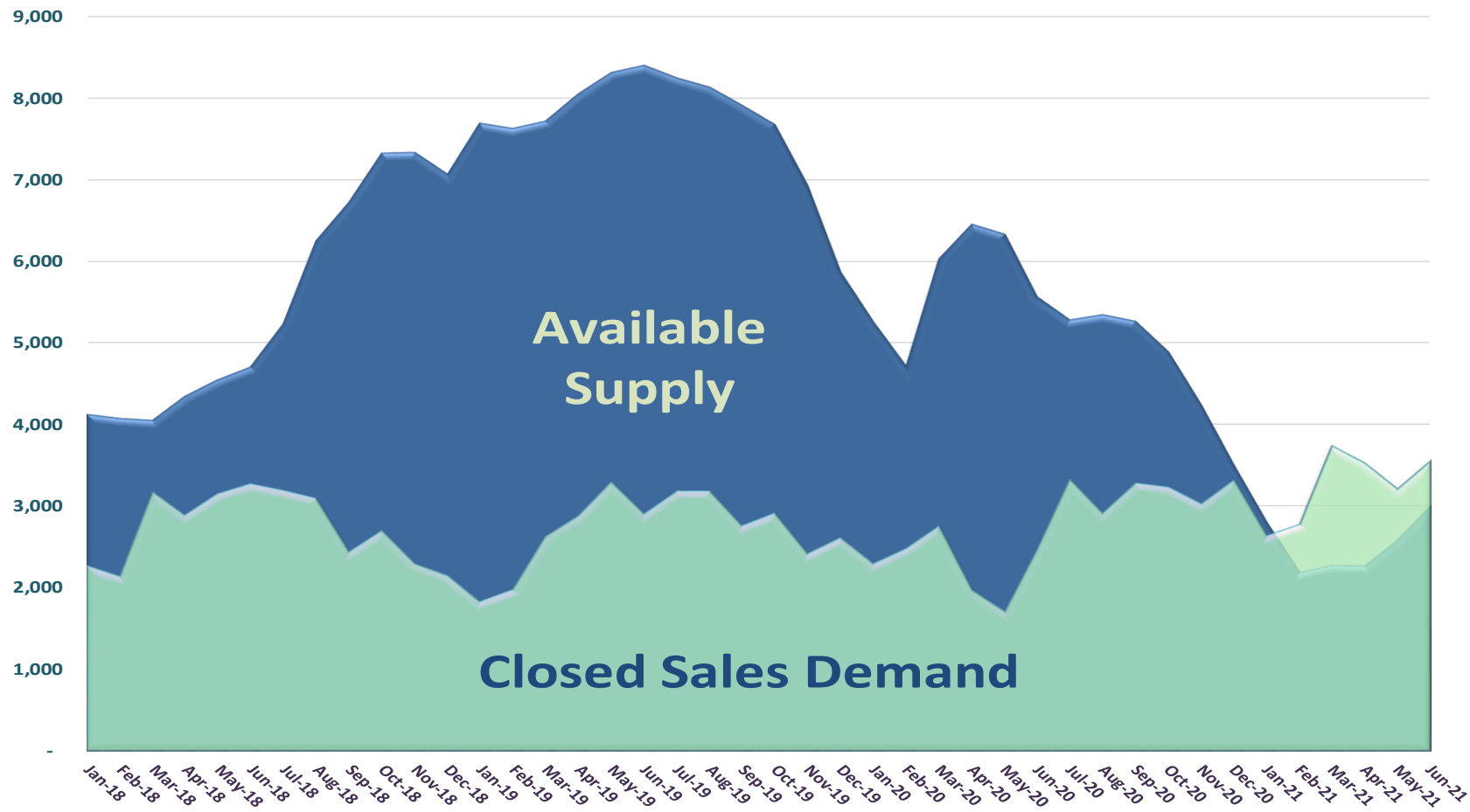
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Supply vs Demand - Single Family Residential



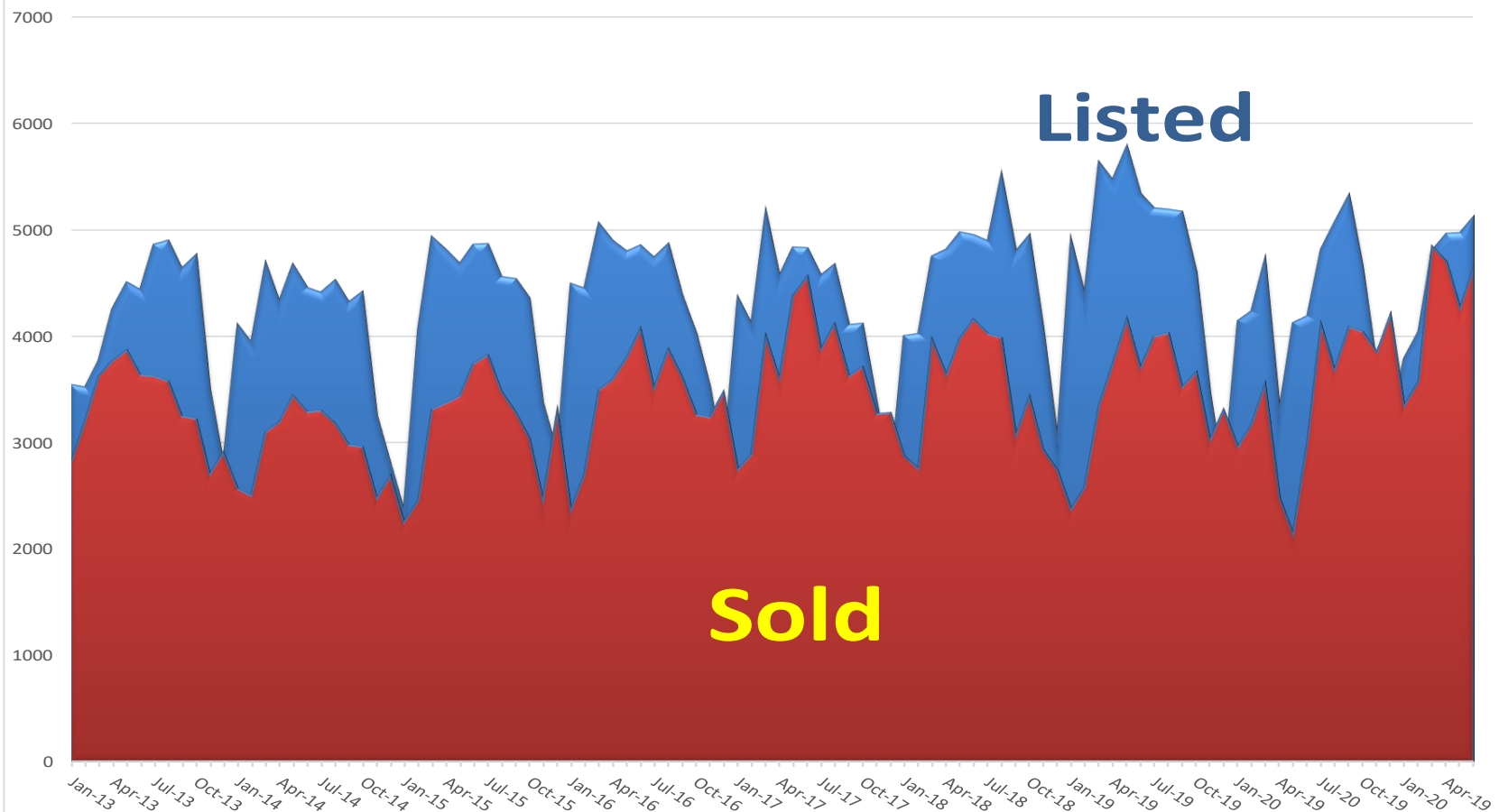
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Residential Listings Taken vs Listings Sold



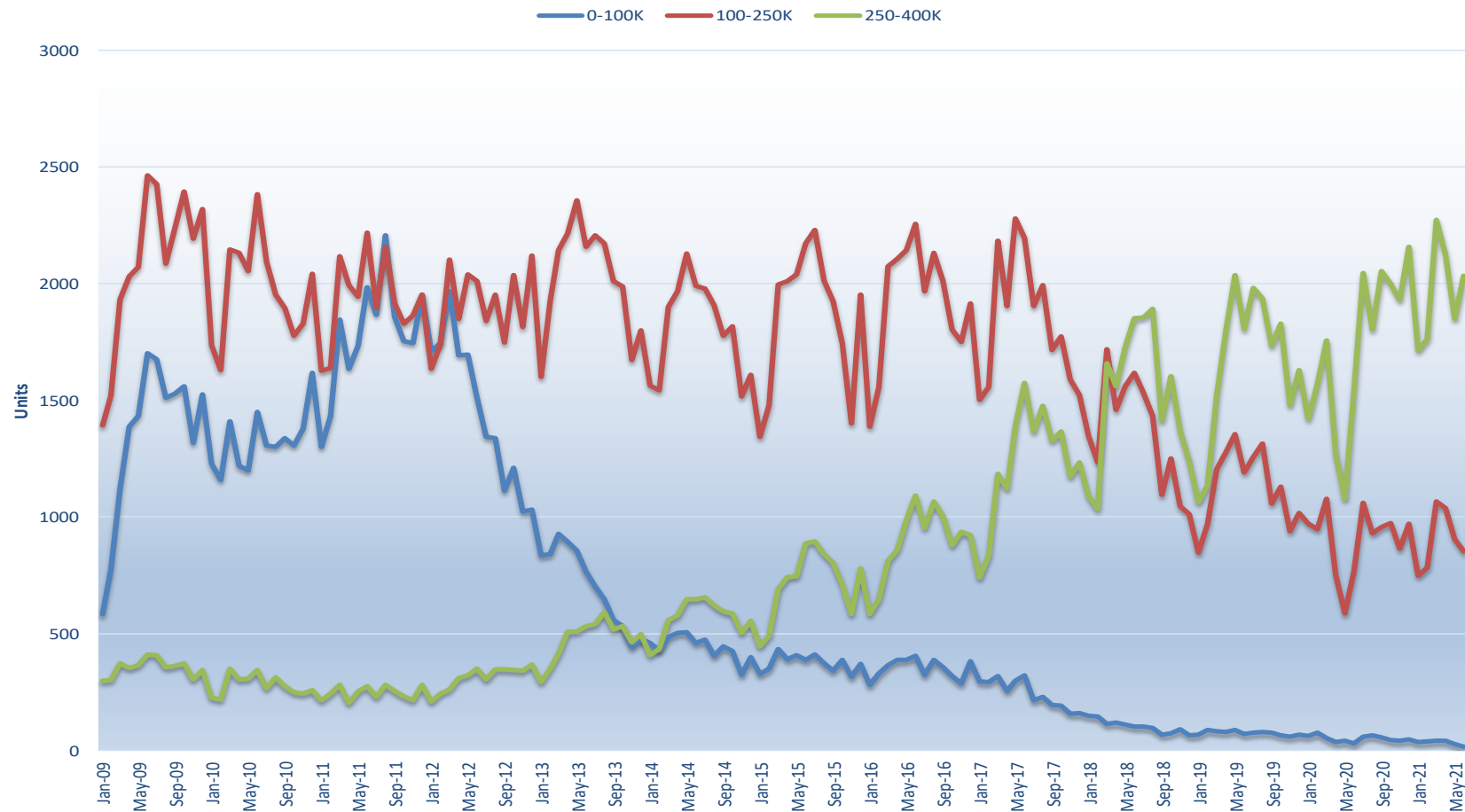
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Closed Units By Price Point - RES & VER



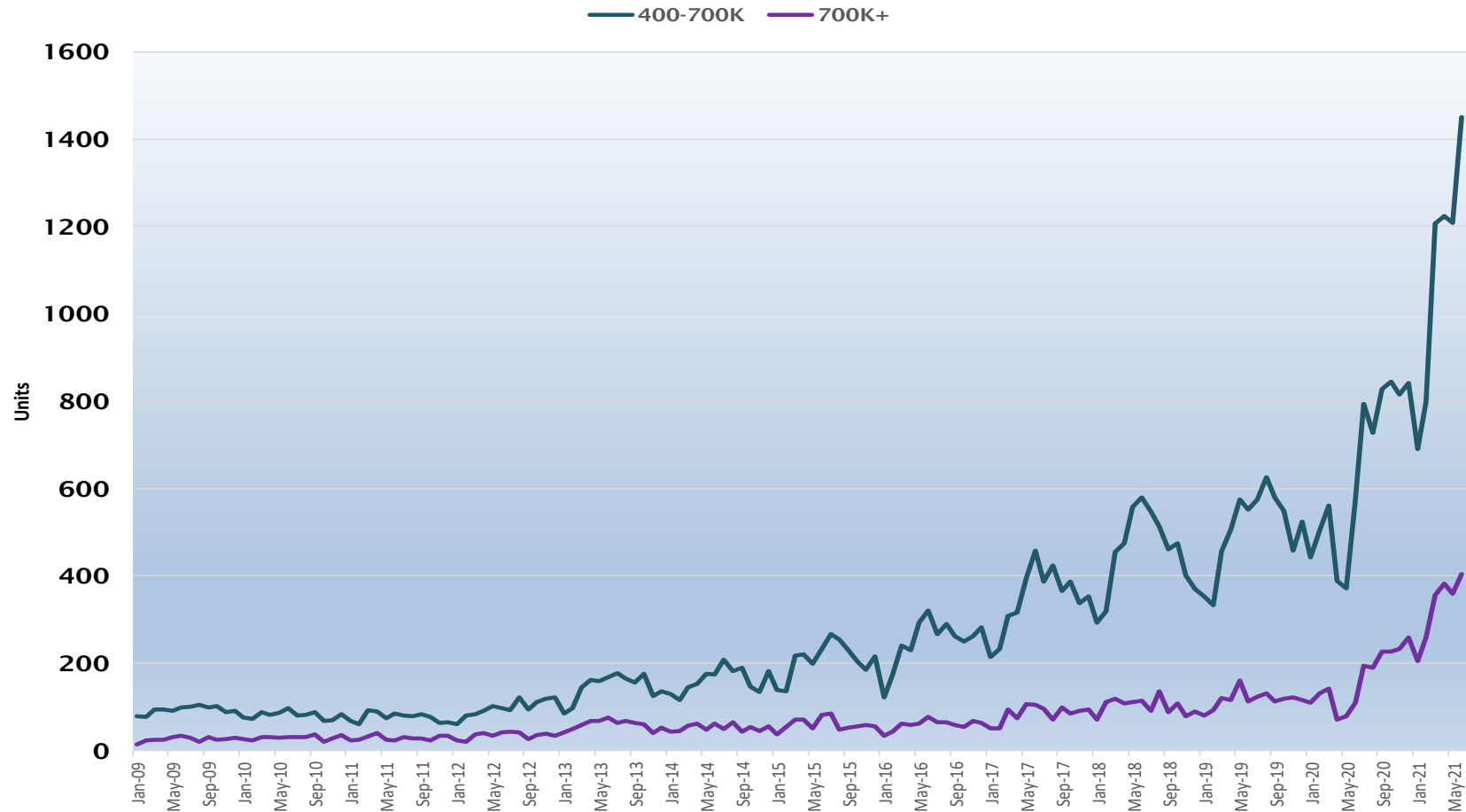
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