



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2021

August 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	4,277	3,934	4,134	3,230	490,000	791,901	403,995	478,051	1.2	82.1%	16
CON/TWH	1,071	836	1,090	893	234,950	272,707	229,900	253,609	0.9	106.8%	19
Total Residential	5,348	4,770	5,224	4,123	393,894	488,940	375,000	429,439	1.2	86.4%	16
Hi-Rise	164	342	155	126	467,000	884,448	353,000	474,692	4.7	36.8%	80
Multiple Dwelling	45	48	78	34	448,950	466,079	432,500	435,262	1.4	70.8%	13
Vacant Land	448	2,355	255	199	64,900	338,038	50,000	251,937	11.8	8.5%	145
	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+	254	590	216	1,146	1,712,500	2,742,040	1,450,000	1,937,658	6	27.7%	36

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 August 2021 Data



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Las Vegas Market Update - September 2021

July 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	4,341	3,312	4,072	3,367	488,000	846,388	405,000	502,855	1.0	101.7%	16
CON/TWH	1,077	749	1,095	880	224,900	282,669	225,000	246,890	0.9	117.5%	20
Total Residential	5,418	4,061	5,167	4,247	435,000	733,054	375,000	449,859	1.0	104.6%	29
Hi-Rise	138	351	173	129	452,000	902,452	410,000	547,437	4.7	36.8%	86
Multiple Dwelling	52	60	71	38	432,500	440,360	423,450	410,287	1.6	63.3%	27
Vacant Land	330	2,230	288	175	74,950	361,648	57,500	287,502	12.7	7.8%	155
	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+	283	588	183	1,023	1,892,500	2,856,642	1,450,000	1,954,963	4	24.9%	58

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

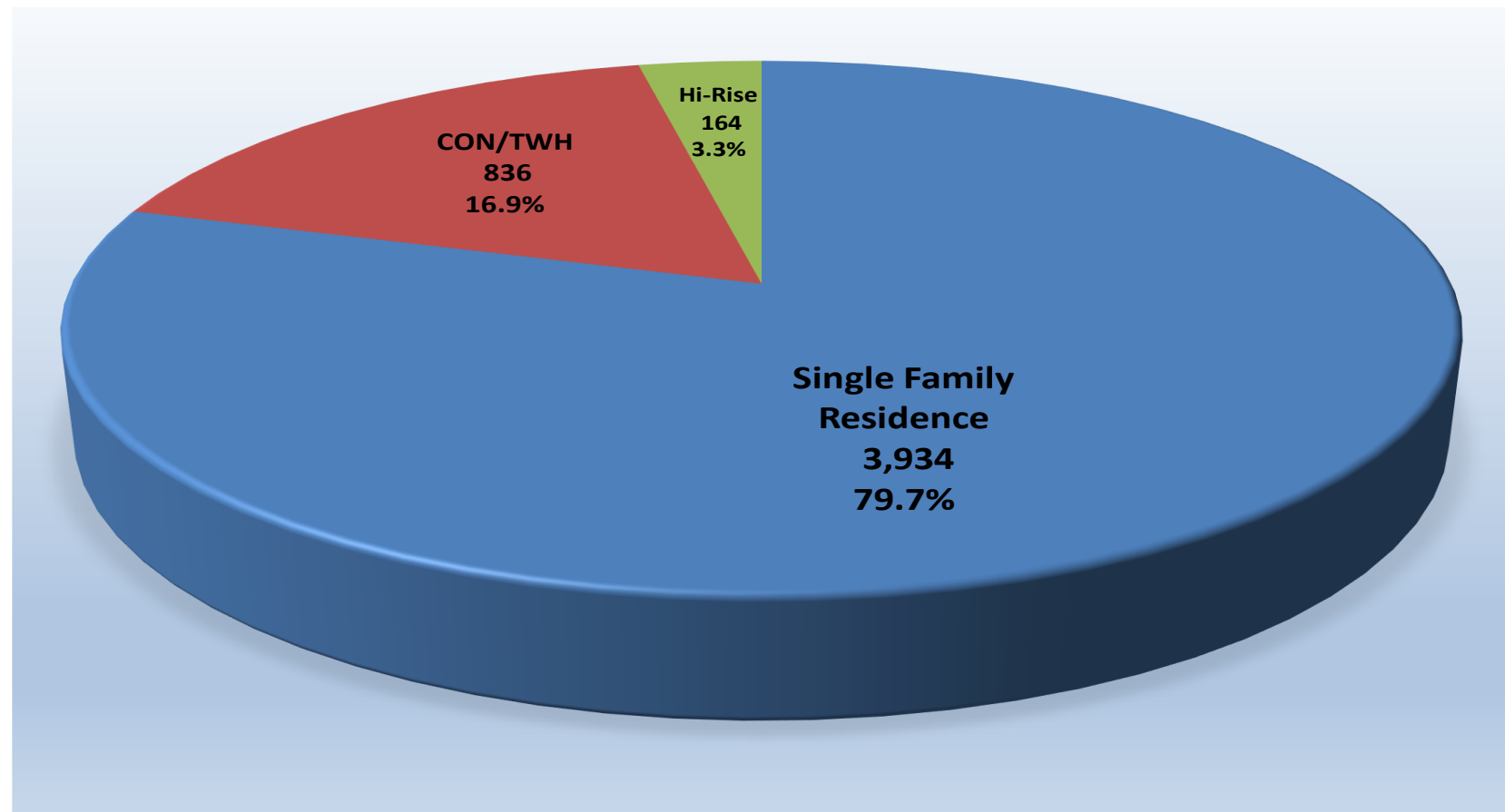
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Las Vegas Market Update - September 2021

Las Vegas REALTORS * Available Units



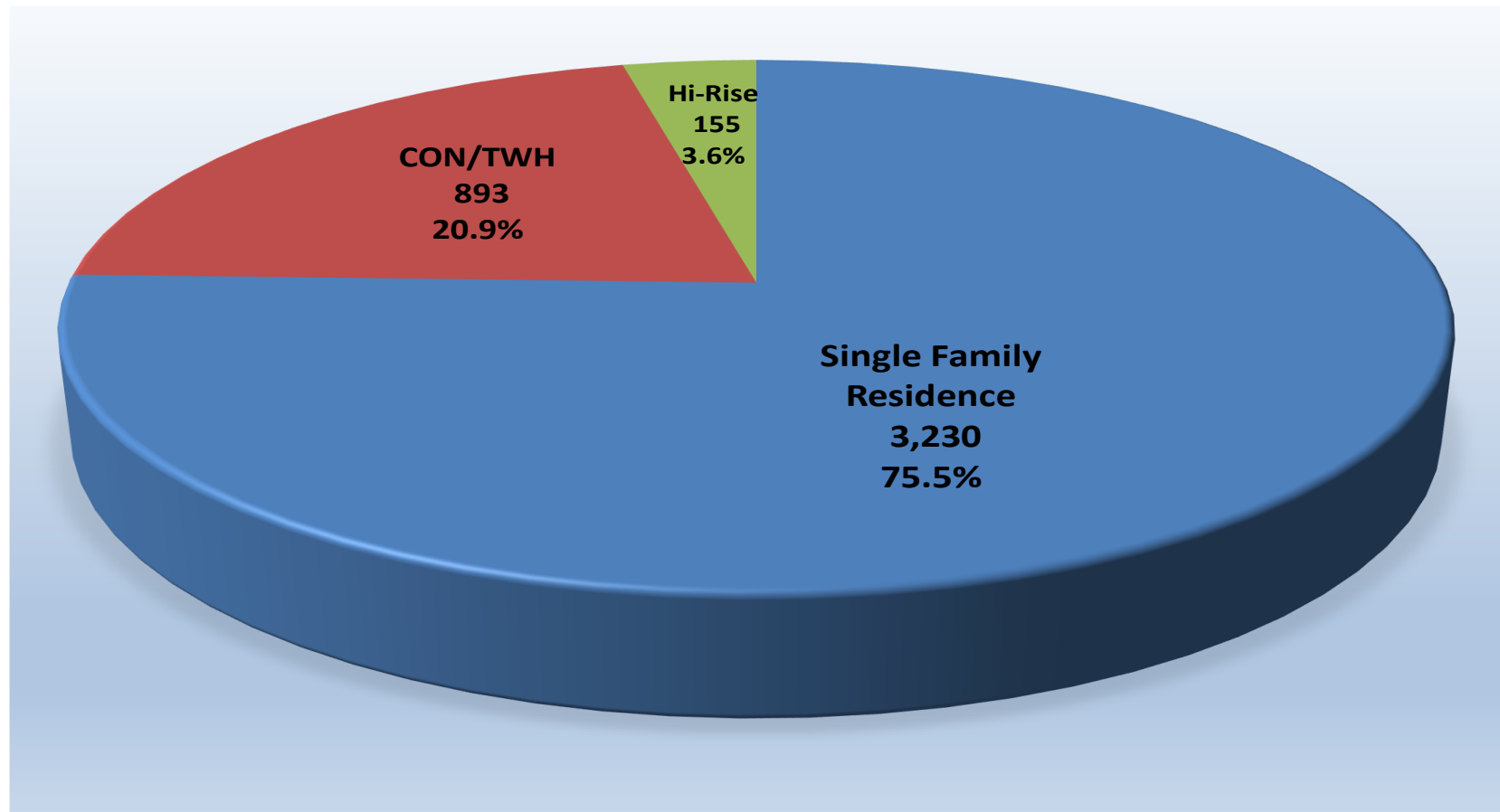
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Las Vegas REALTORS *Units Sold * Last Month

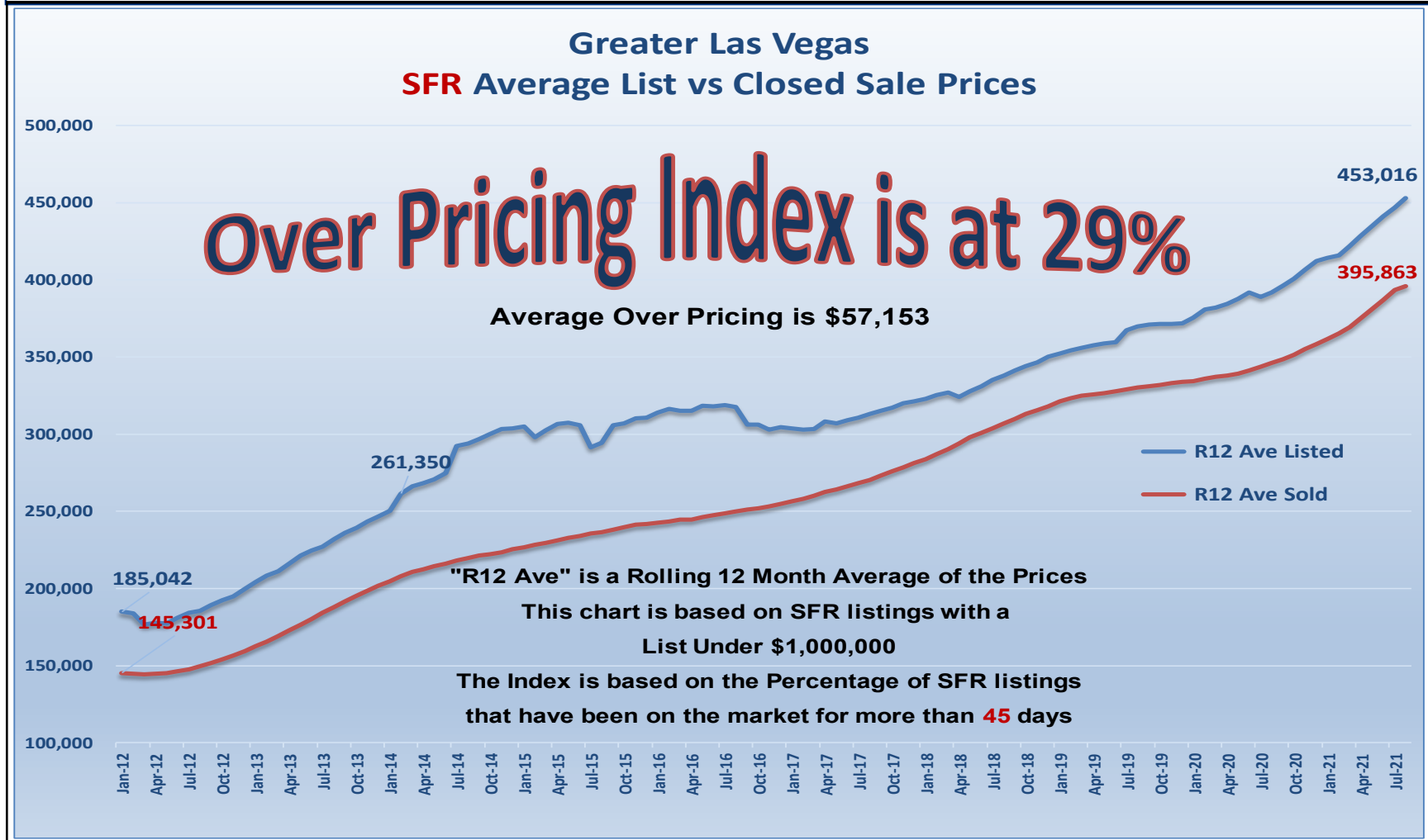


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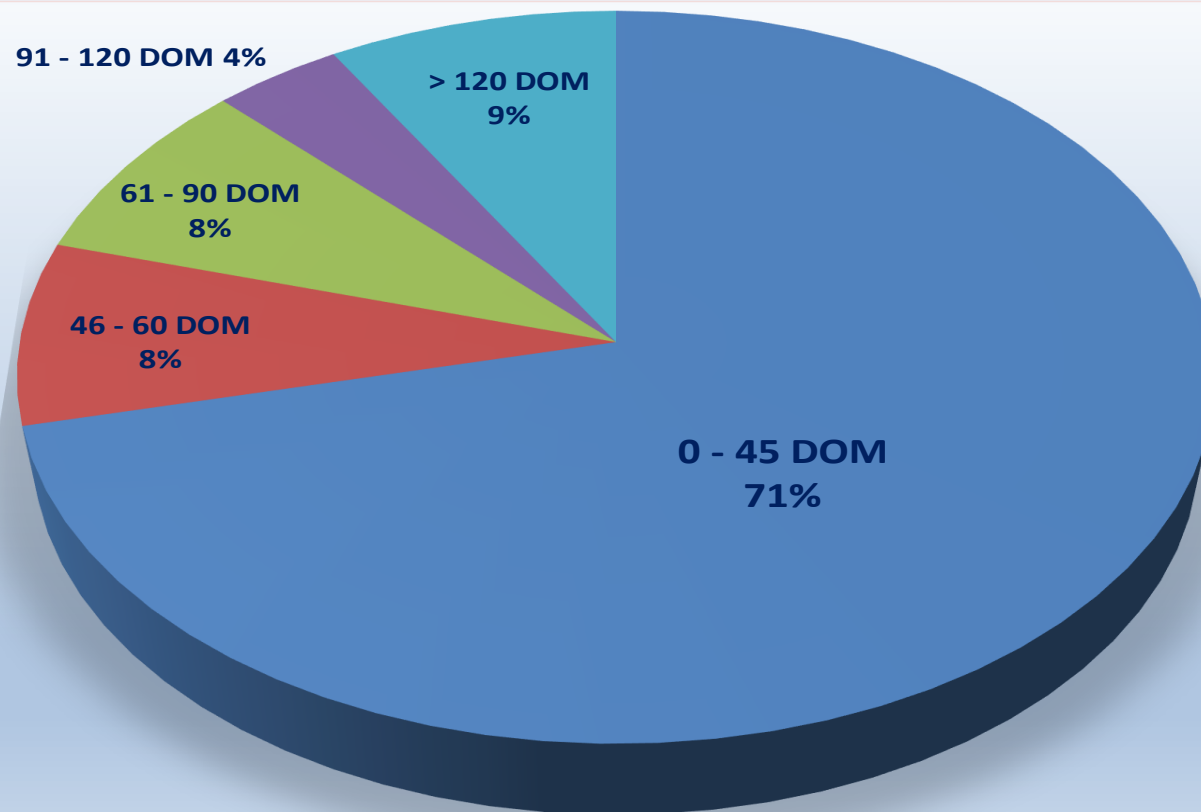
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**Available SFR Inventory
Days on Market With No Current Offer**



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SFR Closed Sales in Selected Communities - Last Six Months

	2021 Mar	Apr	May	Jun	Jul	Aug	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	23	28	34	43	30	27		1	448,662	14
Anthem	14	15	12	8	18	3		5	583,163	15
Cadence	16	17	21	19	11	19		2	481,245	11
Centennial Hills	45	38	32	30	50	39		1	455,030	8
Desert/South Shores	22	28	30	22	29	25		1	494,413	15
Green Valley	65	46	52	57	58	60		1	502,296	10
Green Valley Ranch	22	13	19	28	16	14		2	540,568	14
Inspirada	27	29	32	30	25	21		2	545,590	11
Iron Mountain Ranch	12	15	14	11	17	9		2	472,524	13
Lake Las Vegas	20	17	13	14	15	10		4	1,112,930	38
Lone Mountain	7	13	11	5	19	8		2	568,536	8
MacDonald Highlands	12	10	2	8	6	4		5	3,491,075	36
Mountains Edge	84	81	70	84	81	69		1	438,477	13
Peccole Ranch	14	19	13	17	17	17		1	461,694	12
Providence	50	50	56	42	37	52		1	429,173	8
Red Rock Cntry Club	19	12	12	13	10	4		5	1,510,363	20
Rhodes Ranch	31	32	26	31	33	31		2	507,904	16
Seven Hills	20	18	22	22	23	21		2	1,040,837	18
Siena (SFR & TWH)	17	15	12	17	23	16		1	592,231	21
Silverado Ranch	58	47	41	58	44	37		2	425,174	13
Silverstone Ranch	4	12	5	11	6	13		1	495,249	13
Skye Canyon	17	14	18	14	15	7		3	528,987	23
Southern Highlands	59	61	56	68	64	50		2	779,353	14
Spring Valley	24	29	32	33	30	25		2	402,164	10
Summerlin	83	101	66	82	60	65		2	726,583	20
Sun City Anthem	52	33	35	38	38	38		2	577,114	19
Sun City Summerlin	51	51	38	41	28	30		2	477,076	14
The Lakes	19	25	15	21	26	27		1	522,829	9
The Ridges	8	9	8	6	10	4		7	3,489,489	19
Tuscany	18	16	11	17	20	12		2	552,486	16
Other Groups										
MLS Areas 101 - 606	3,616	3,402	3,069	3,420	3,246	3,082		1	486,480	15
Boulder City	23	23	19	25	20	19		3	513,774	16
Pahrump/Nye	61	77	80	83	61	58		2	336,025	15
High Rise Sales	110	130	102	129	130	126		3	548,587	80
Luxury Sales (\$1M+)	170	166	154	170	167	122		6	1,936,265	36

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

	2021 March	April	May	June	July	August	Price Movement
Aliante	443,691	391,711	427,276	456,047	465,848	508,033	▲▲▲▲▲
Anthem	507,242	765,687	505,292	494,800	585,994	554,967	▲▲▲▲▲
Cadence	472,802	477,768	472,505	484,315	499,226	487,644	▲▲▲▲▲
Centennial Hills	457,386	478,084	451,833	477,867	442,381	431,122	▲▲▲▲▲
Desert/South Shores	415,089	501,429	476,792	520,546	555,964	483,110	▲▲▲▲▲
Green Valley	480,715	496,924	504,745	508,205	512,212	512,473	▲▲▲▲▲
Green Valley Ranch	521,248	565,827	505,216	550,346	614,036	491,929	▲▲▲▲▲
Inspirada	504,181	576,067	530,251	551,551	555,027	560,364	▲▲▲▲▲
Iron Mountain Ranch	487,166	438,240	467,814	431,082	486,235	542,222	▲▲▲▲▲
Lake Las Vegas	949,058	1,410,051	977,448	1,213,286	1,139,357	931,560	▲▲▲▲▲
Lone Mountain	509,224	563,531	519,091	401,255	497,026	970,938	▲▲▲▲▲
MacDonald Highlands	2,583,021	3,163,587	2,250,000	5,687,941	2,852,834	4,218,124	▲▲▲▲▲
Mountains Edge	386,065	435,537	424,018	437,528	454,815	502,382	▲▲▲▲▲
Peccole Ranch	403,853	496,063	431,223	428,253	490,412	498,937	▲▲▲▲▲
Providence	407,466	414,520	433,229	430,233	452,459	442,343	▲▲▲▲▲
Red Rock Country Club	1,595,235	1,357,996	1,724,583	1,466,154	1,480,000	1,141,250	▲▲▲▲▲
Rhodes Ranch	456,255	469,790	483,627	503,323	576,669	550,639	▲▲▲▲▲
Seven Hills	1,060,275	1,097,611	1,335,477	1,194,727	701,253	875,698	▲▲▲▲▲
Siena (SFR & TWH)	616,200	534,733	573,075	581,994	576,409	668,656	▲▲▲▲▲
Silverado Ranch	389,653	407,210	476,256	433,648	432,795	424,722	▲▲▲▲▲
Silverstone Ranch	482,000	437,233	526,460	523,955	521,020	504,692	▲▲▲▲▲
Skye Canyon	474,204	505,841	506,313	558,759	595,590	564,364	▲▲▲▲▲
Southern Highlands	798,125	646,215	1,004,933	784,270	665,239	806,360	▲▲▲▲▲
Spring Valley	378,224	420,217	389,408	382,261	406,593	441,488	▲▲▲▲▲
Summerlin	628,207	807,787	754,354	675,706	802,184	692,225	▲▲▲▲▲
Sun City Anthem	526,932	528,960	603,677	636,961	610,921	569,482	▲▲▲▲▲
Sun City Summerlin	432,025	471,029	480,758	515,334	496,193	489,149	▲▲▲▲▲
The Lakes	623,084	541,856	440,093	459,905	585,963	468,770	▲▲▲▲▲
The Ridges	3,208,125	4,287,111	3,631,875	2,513,167	3,302,400	3,905,000	▲▲▲▲▲
Tuscany	537,161	525,719	491,145	582,529	577,710	582,792	▲▲▲▲▲
Other Groups							
MLS Areas 101 - 606	460,169	480,858	490,828	500,310	507,147	482,111	▲▲▲▲▲
Boulder City	526,421	500,039	458,442	565,939	577,748	434,447	▲▲▲▲▲
Pahrump/Nye	305,843	326,074	327,973	355,318	345,591	354,414	▲▲▲▲▲
High Rise Sales	493,526	644,185	542,633	577,242	547,437	474,692	▲▲▲▲▲
Luxury Sales (\$1M+)	1,823,872	2,059,323	1,957,693	2,039,643	1,903,773	1,798,819	▲▲▲▲▲

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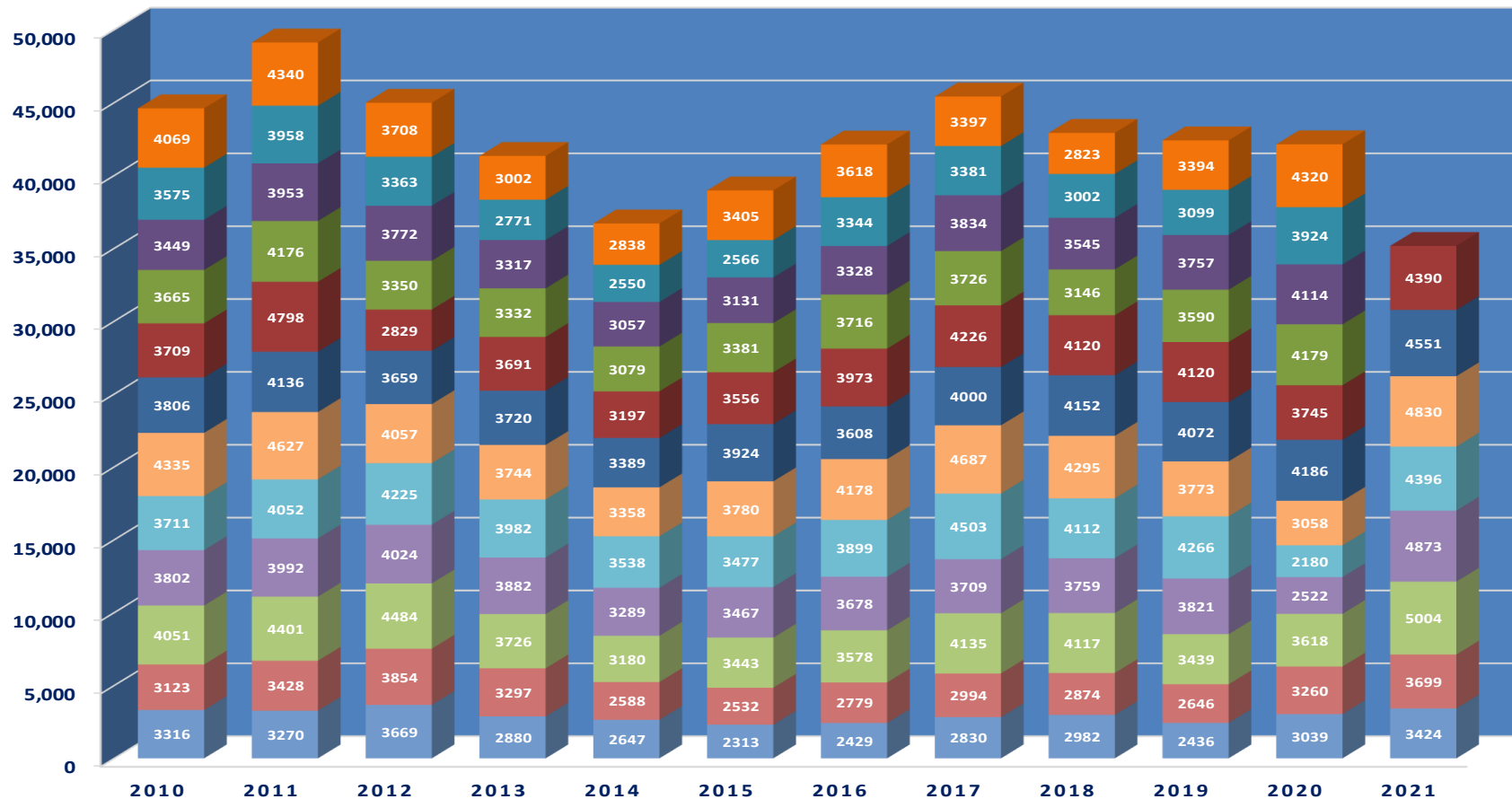


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



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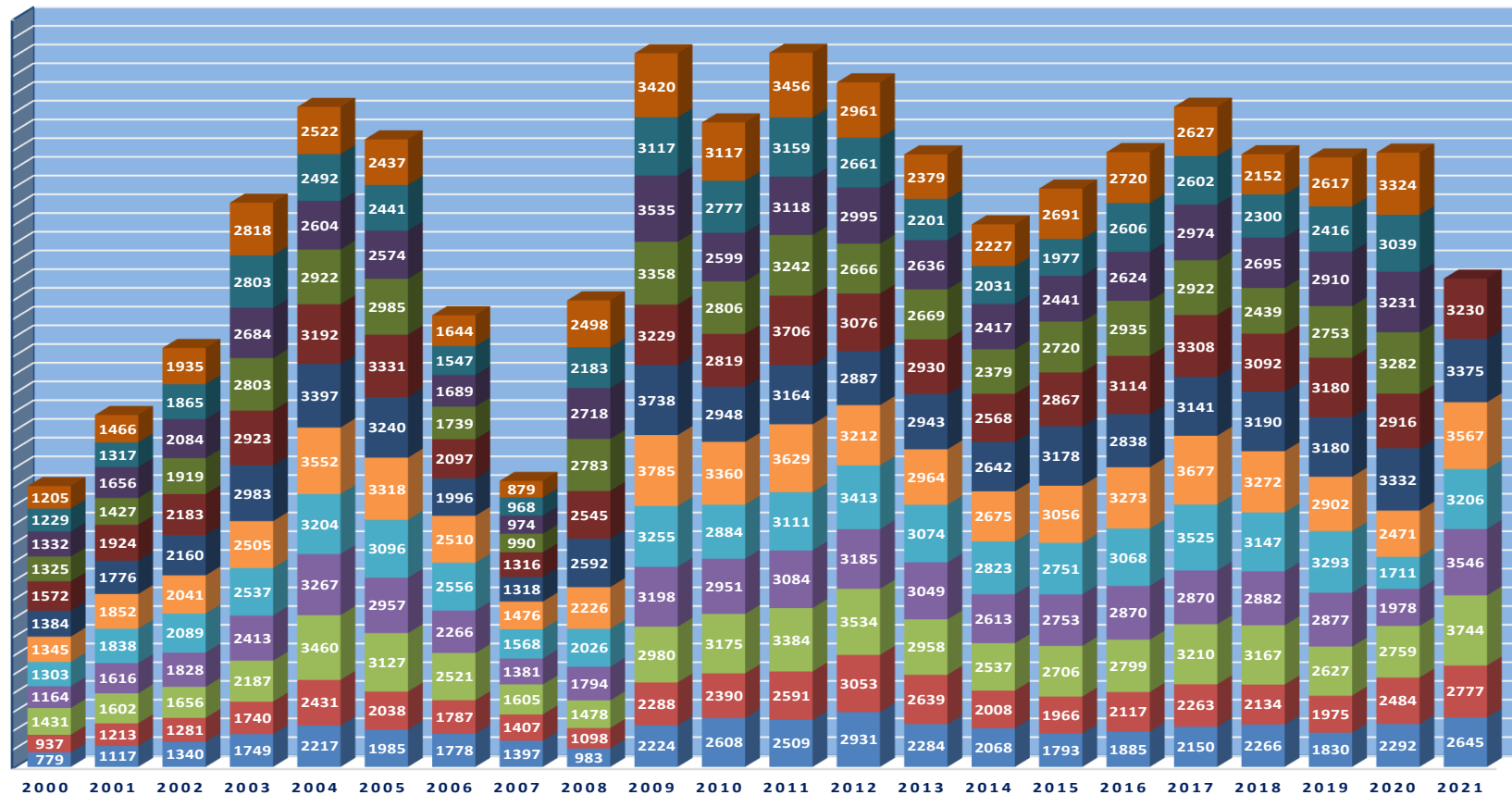


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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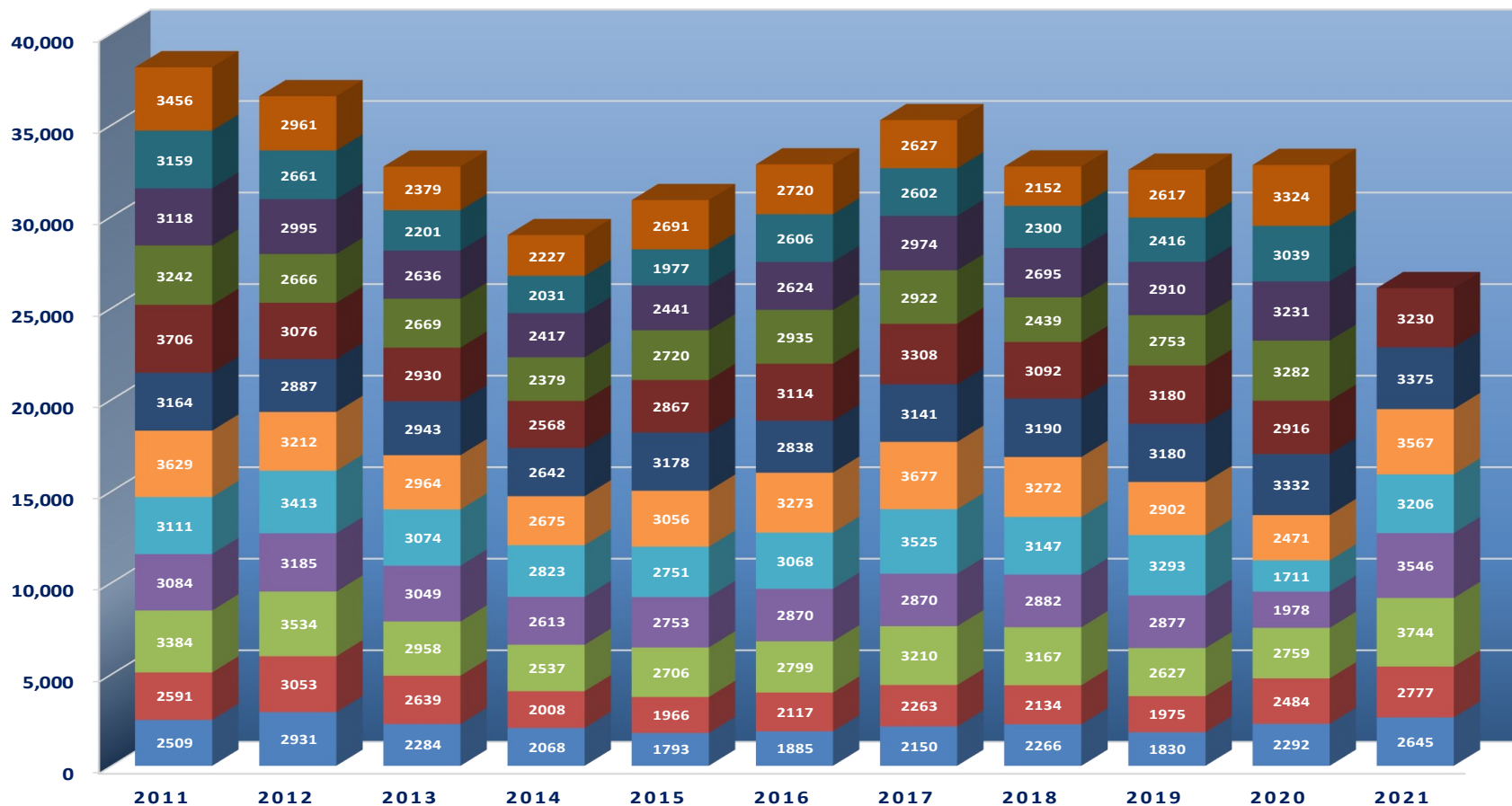


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Las Vegas Market Update - September 2021

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



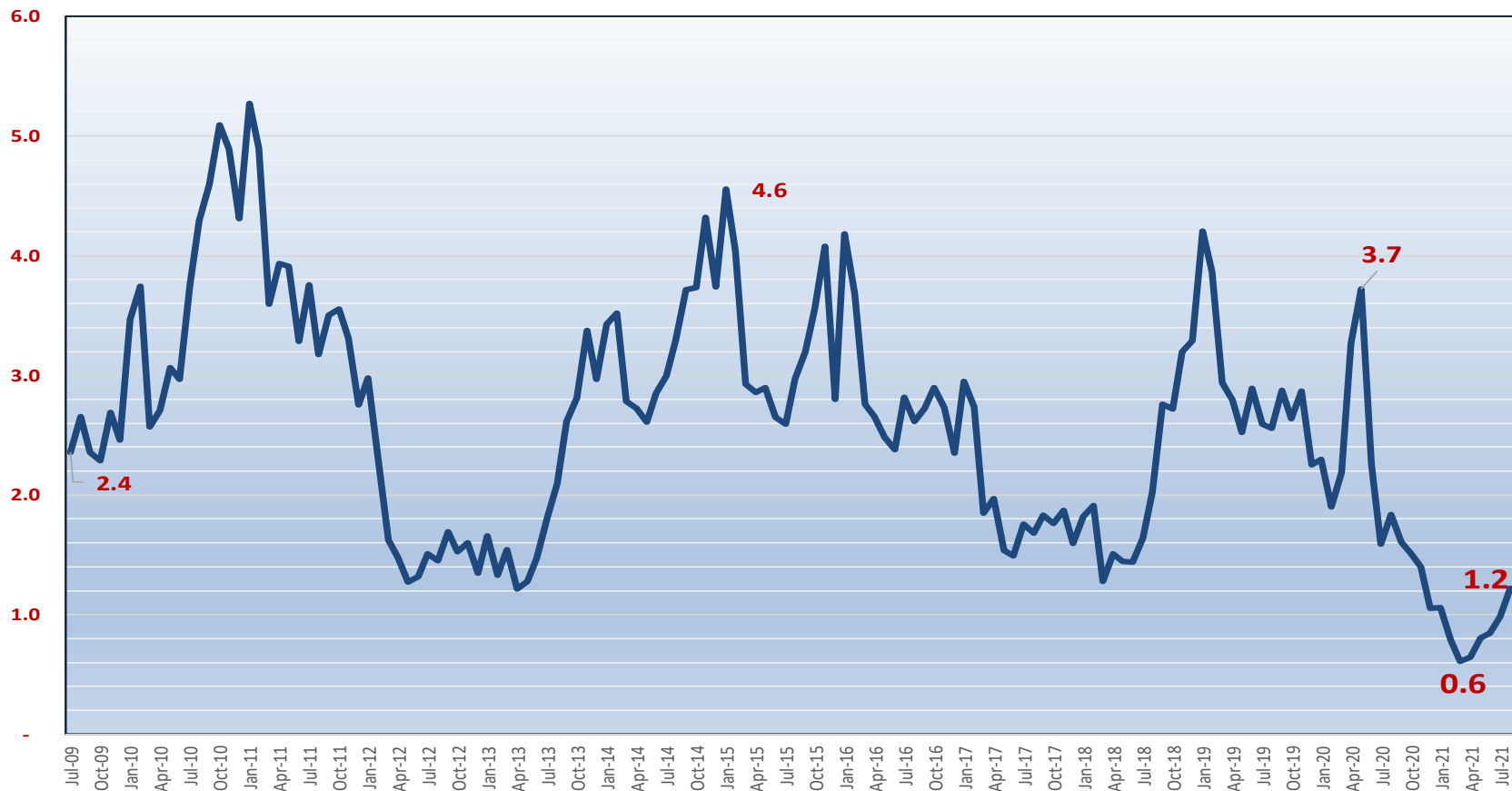
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Single Family Residential Homes Months of Inventory



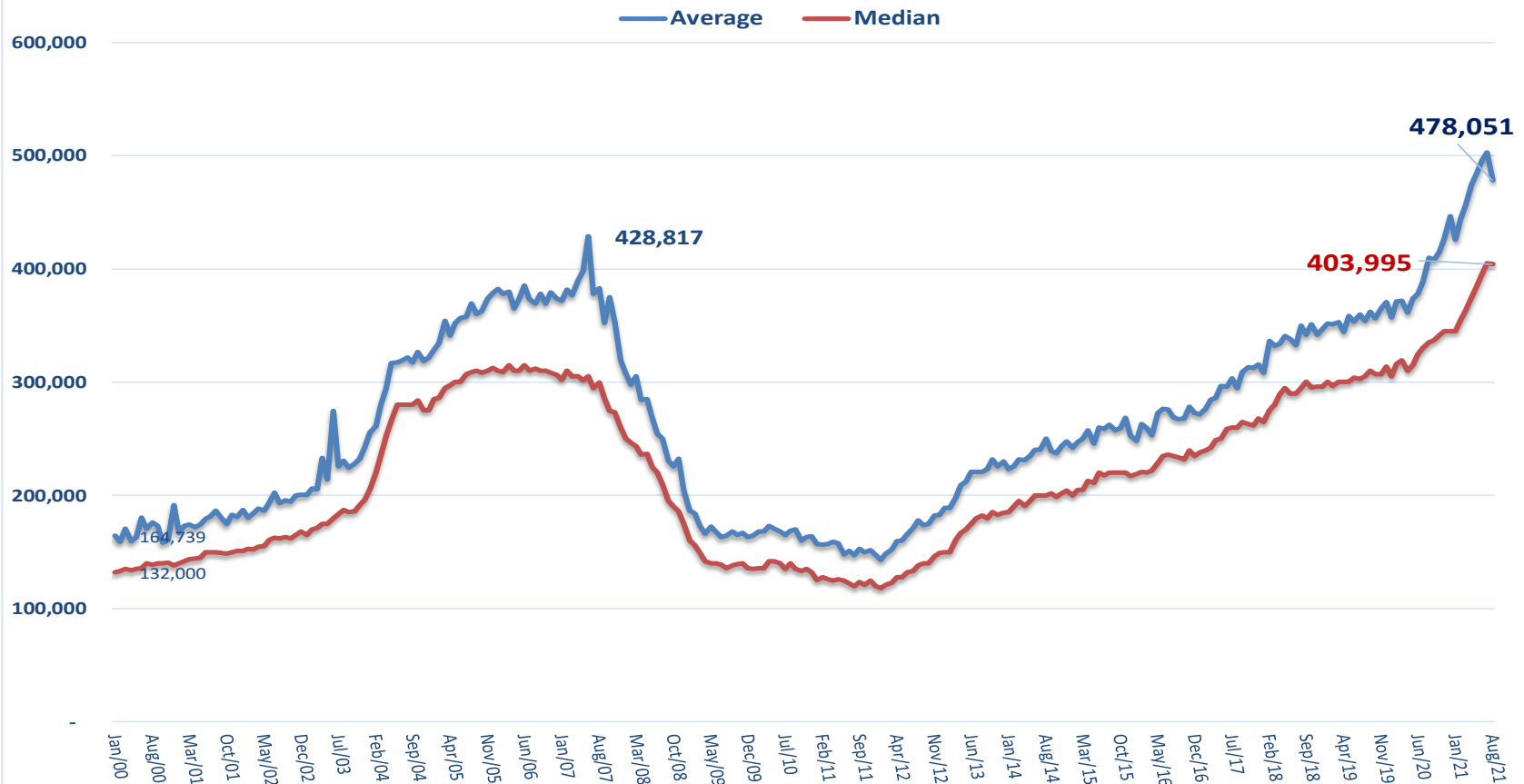
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SFR Market Prices



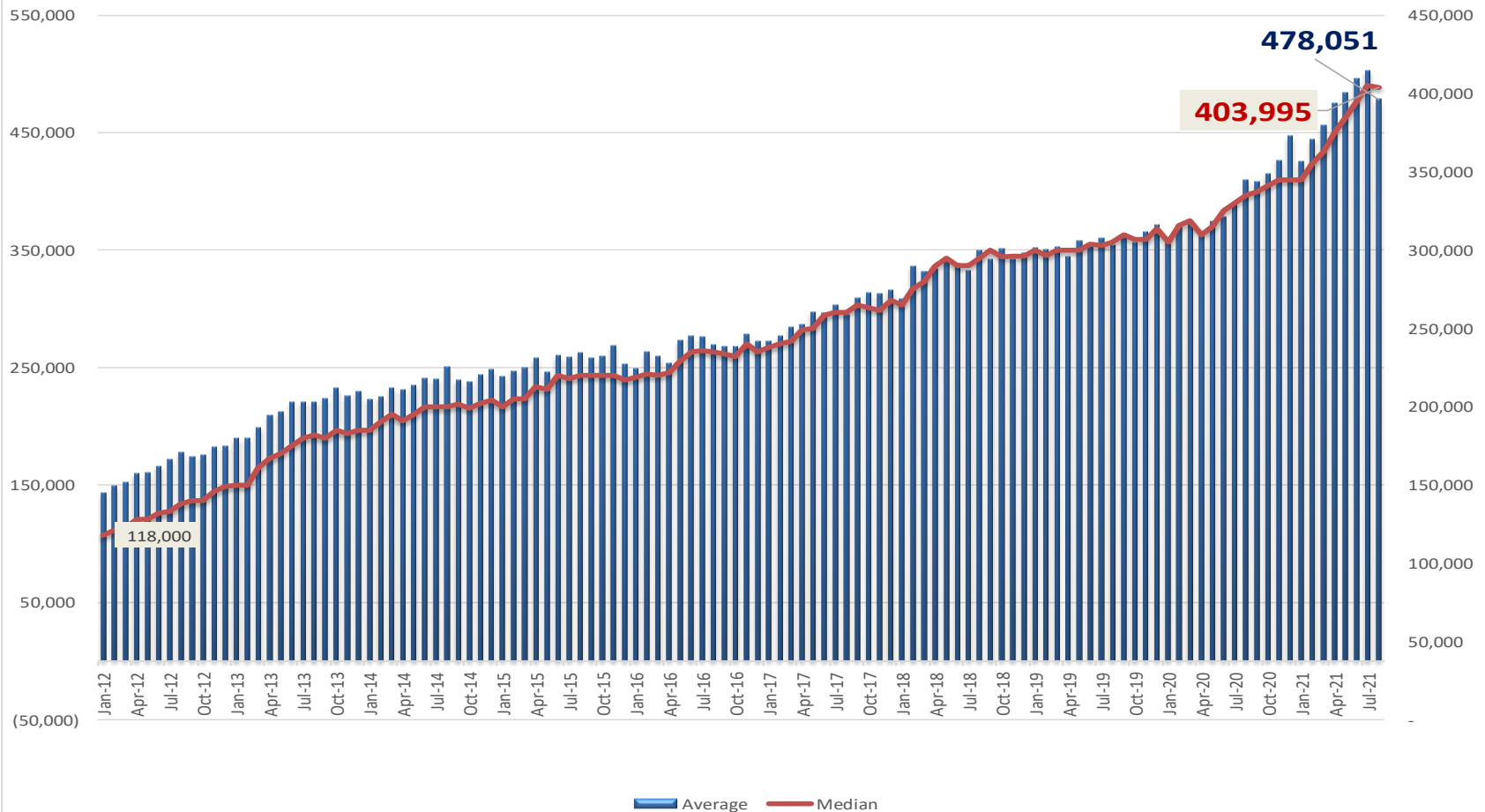
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Las Vegas Market Update - September 2021

Single Family Residential Price Trend

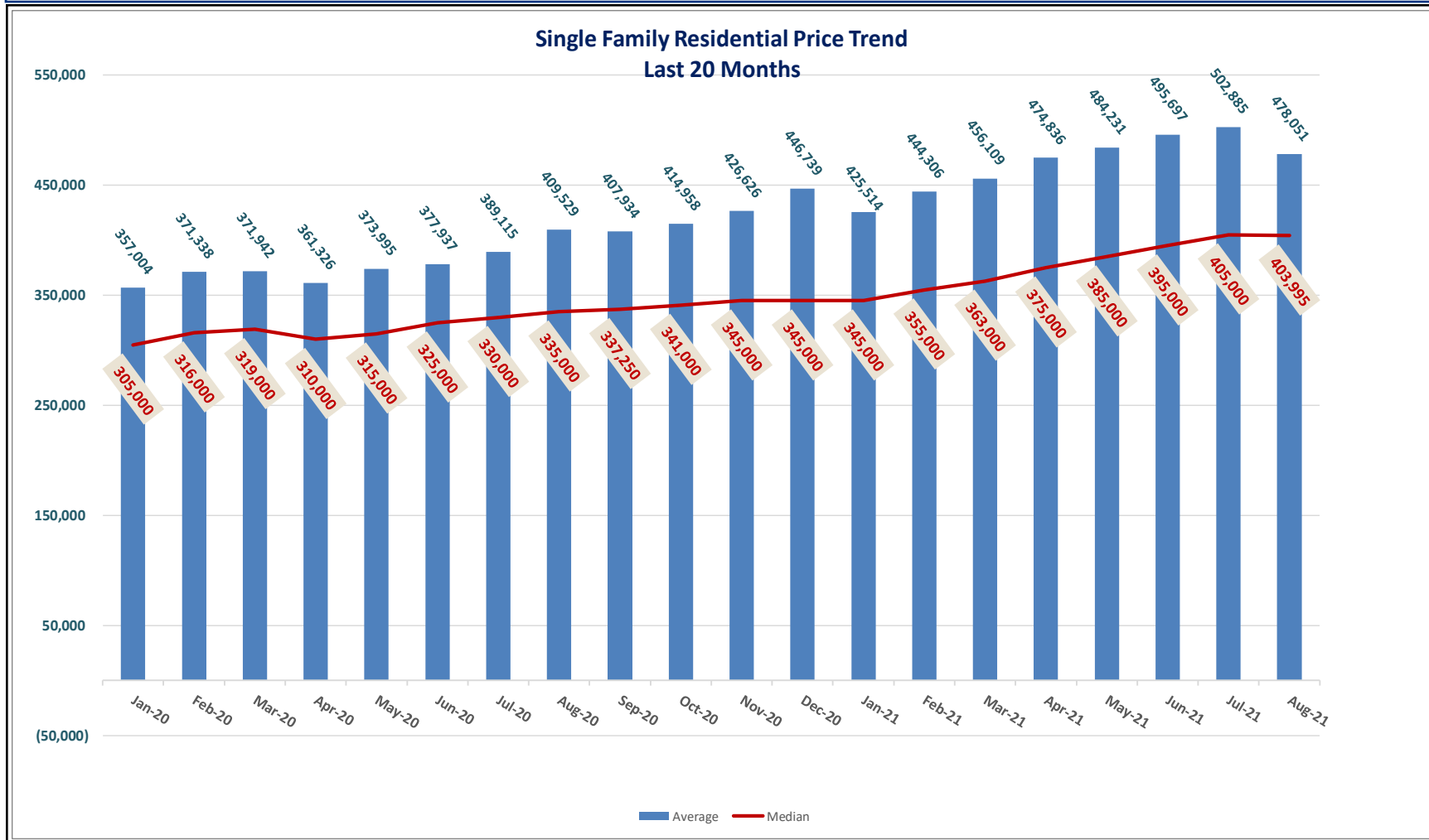


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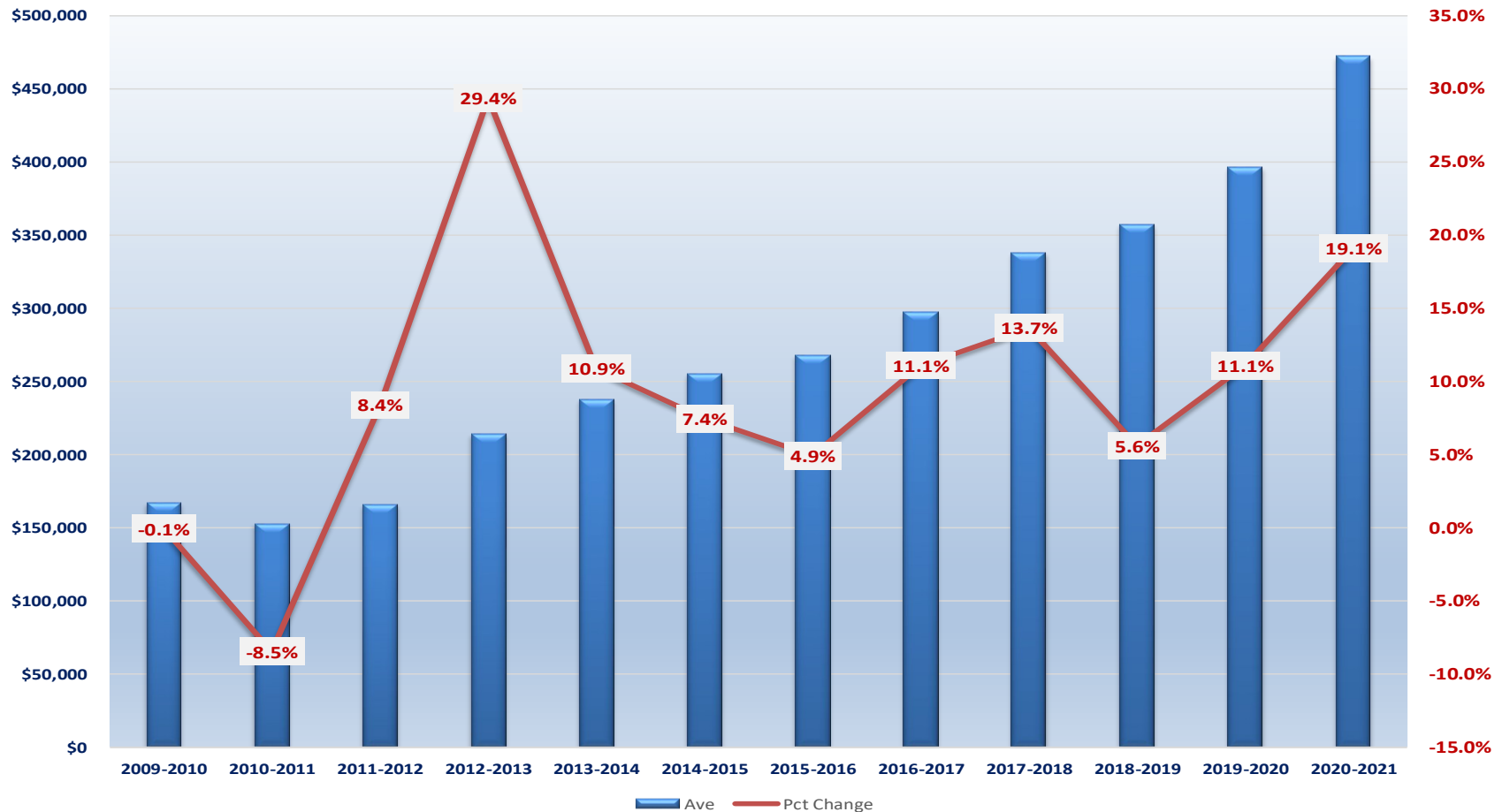
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SFR Average Price and Year Over Year Percent Change



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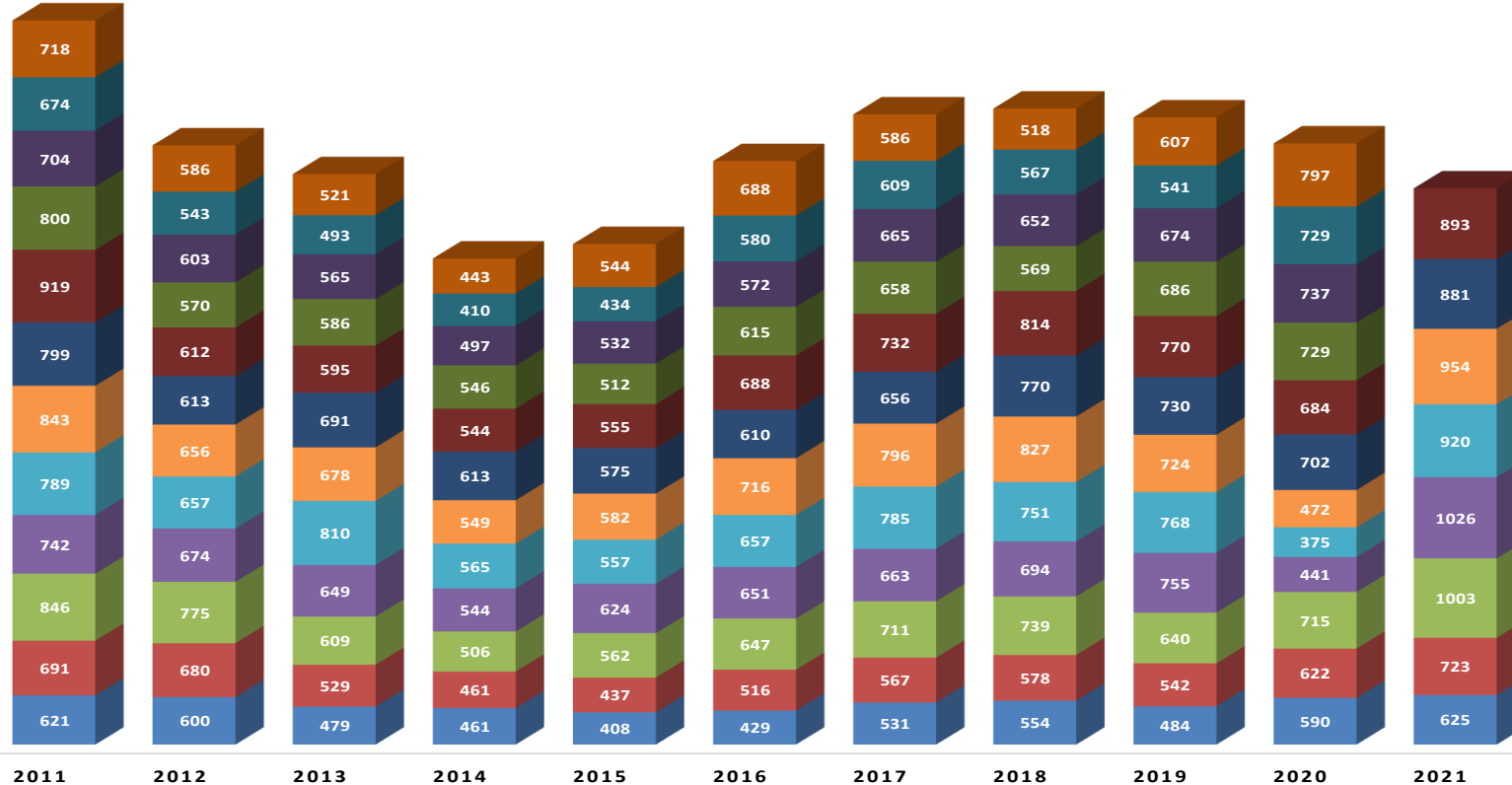


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CONDO / TOWNHOME CLOSINGS

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



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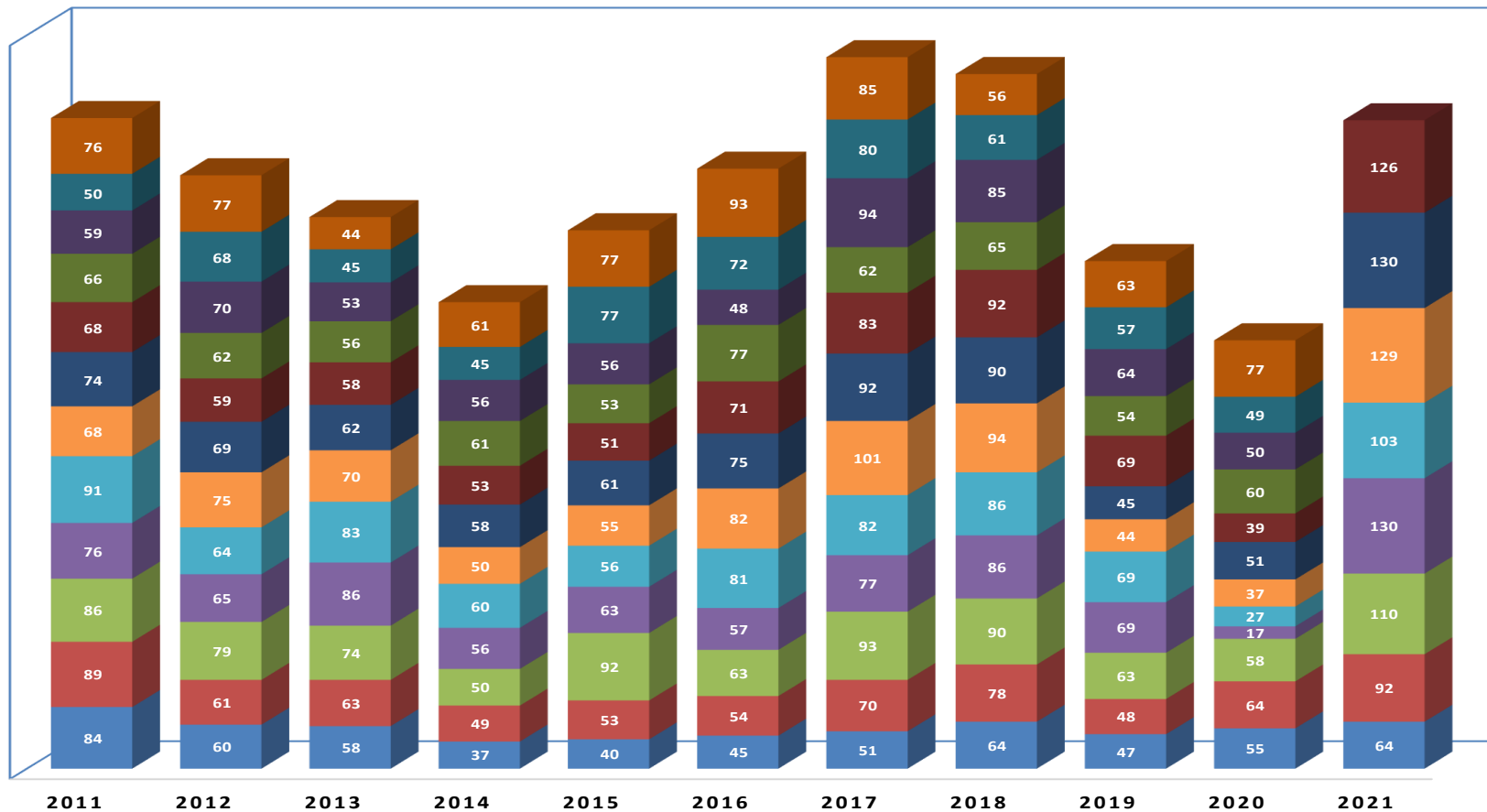


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Vertical / Hi-Rise Closings

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



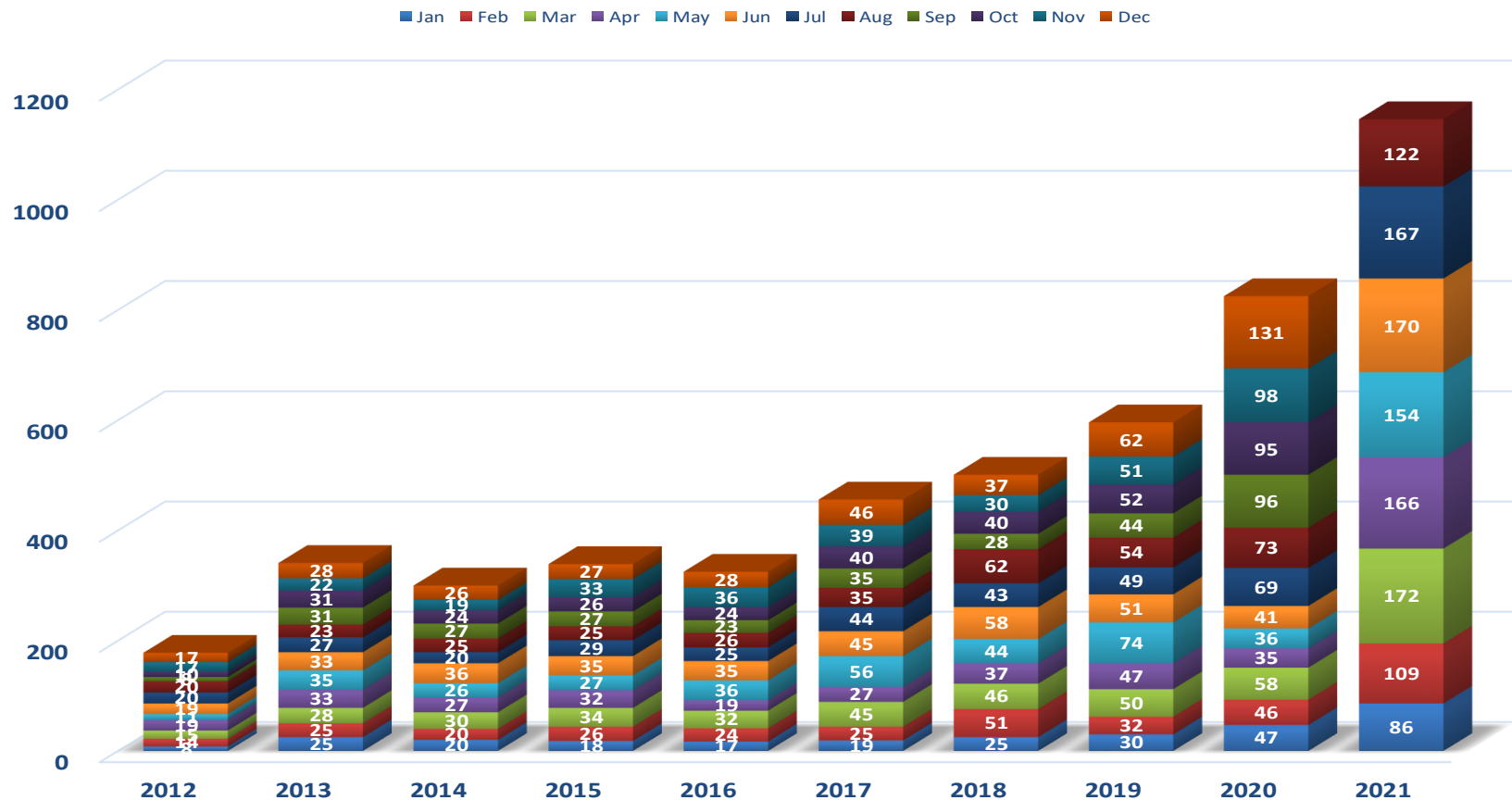
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Greater Las Vegas Luxury Sales \$1,000,000 and Over



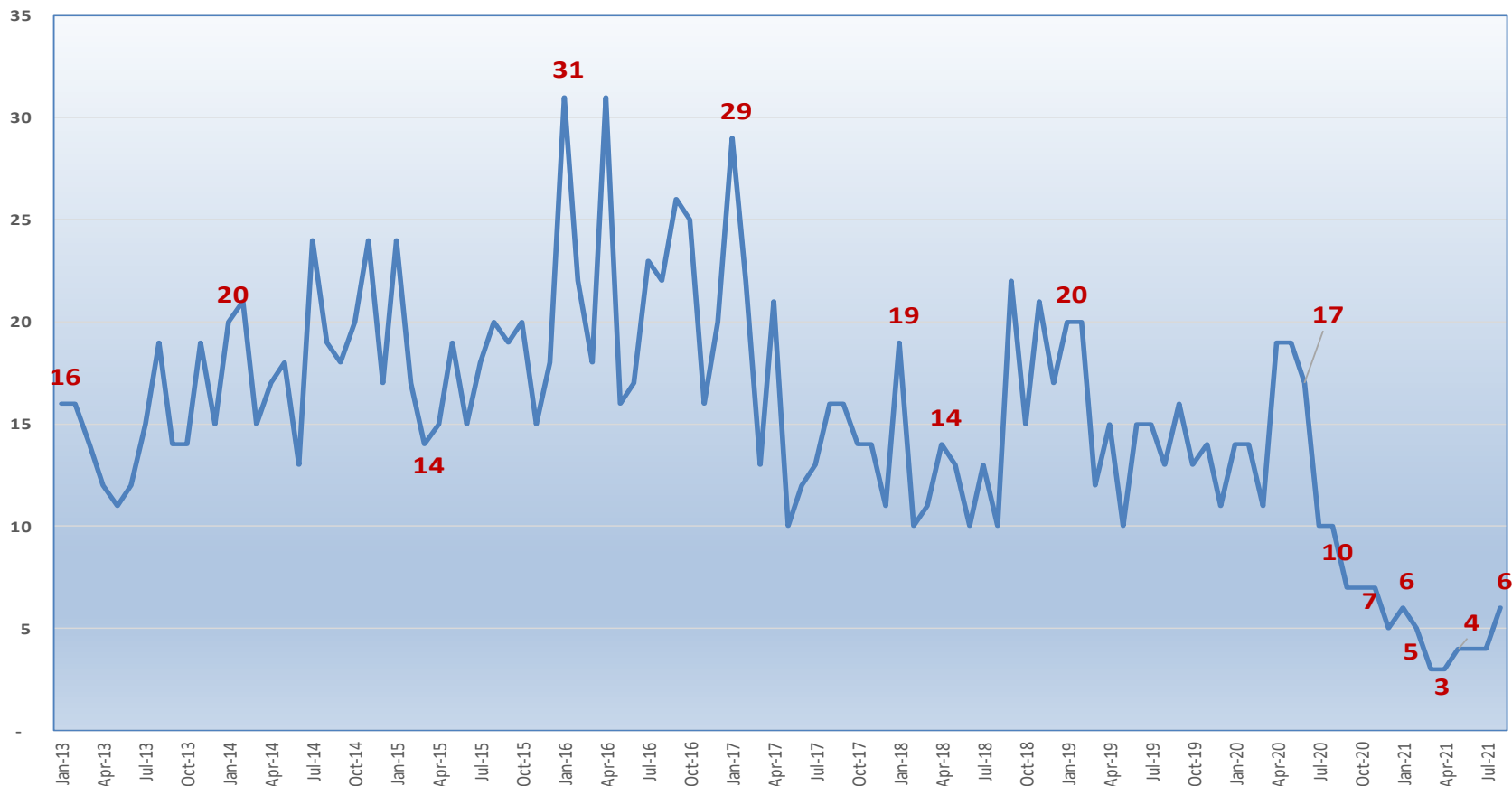
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Luxury Market - \$1,000,000 and Over Months of Inventory



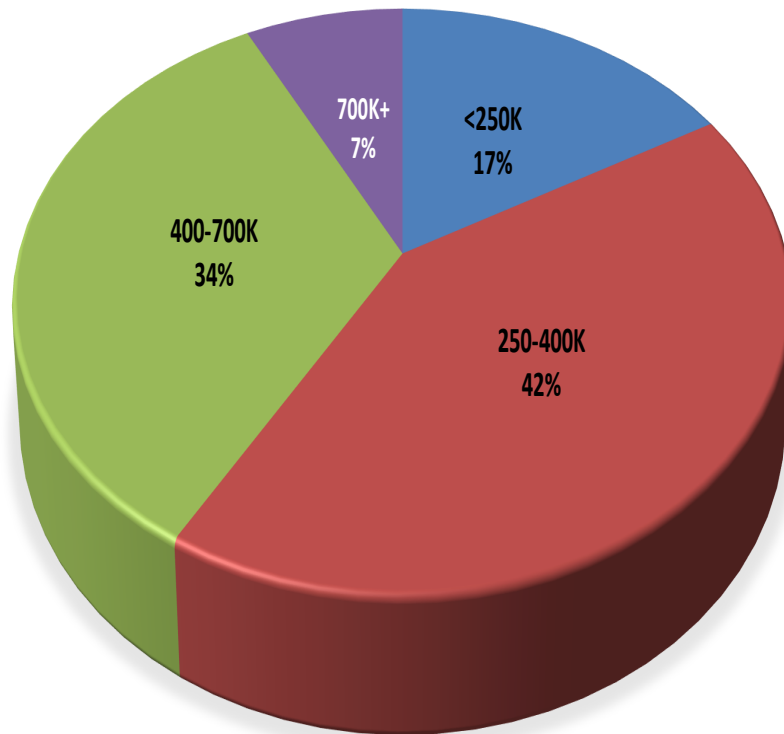
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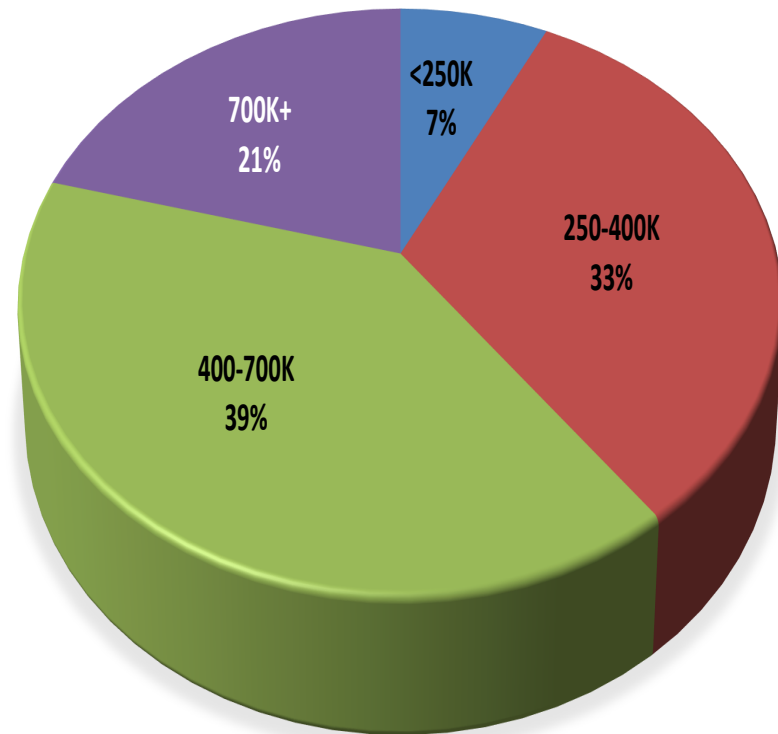
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Closed Units by Price Point



Closed Volume by Price Point

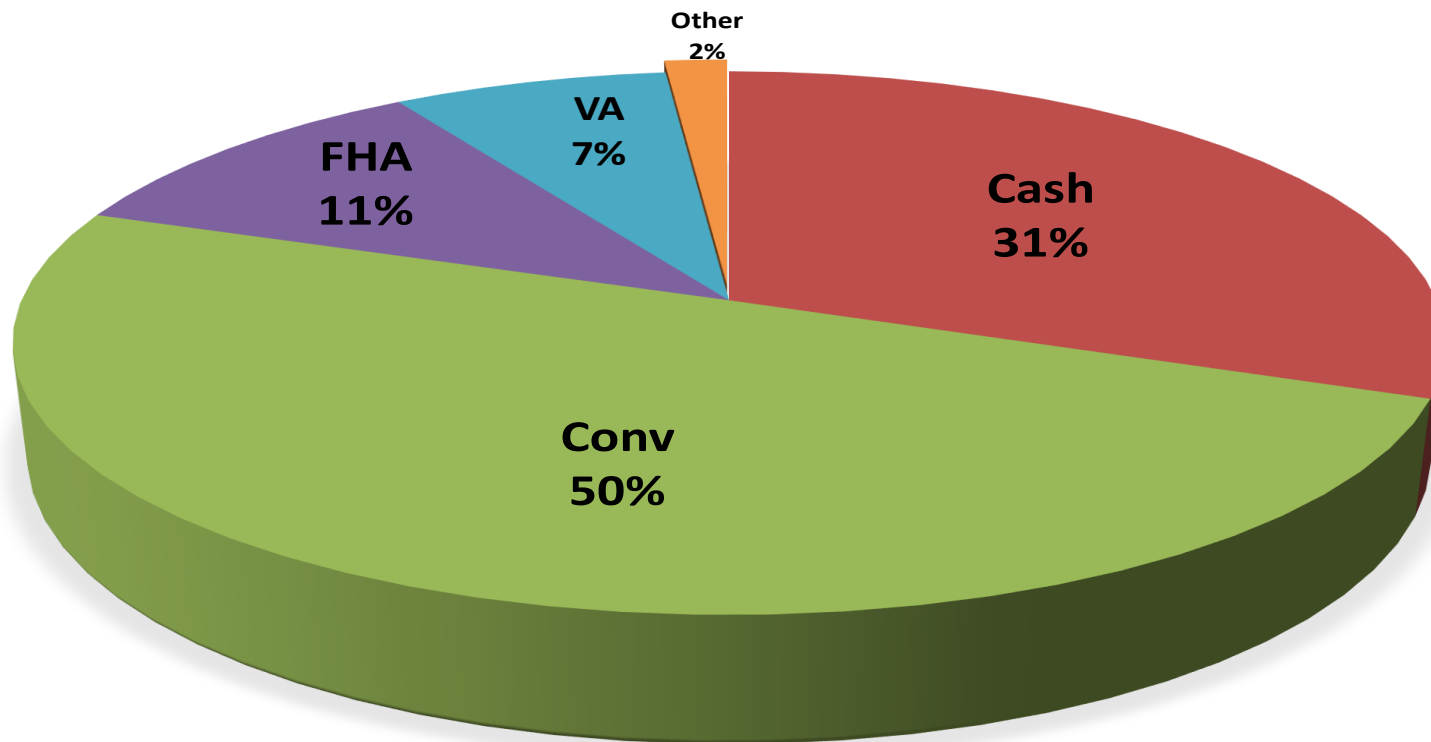




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Last Month's Closings by Sold Terms



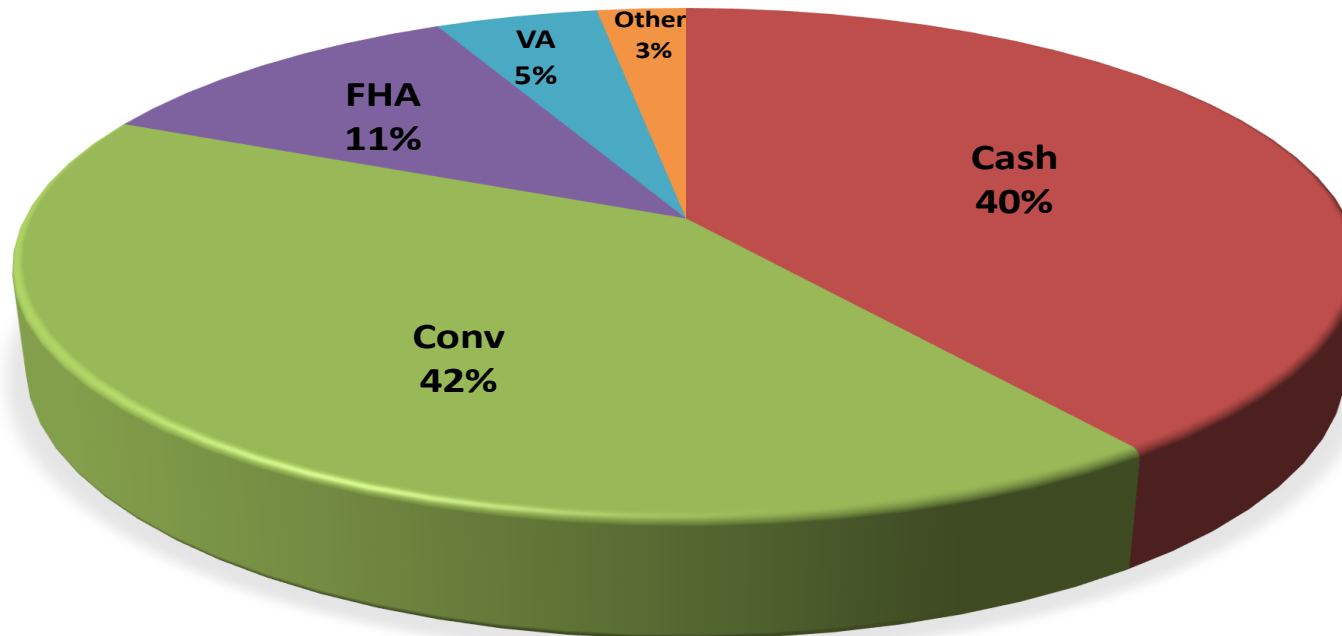
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**Closings By Sold Terms
Closings Less Than \$250,000**



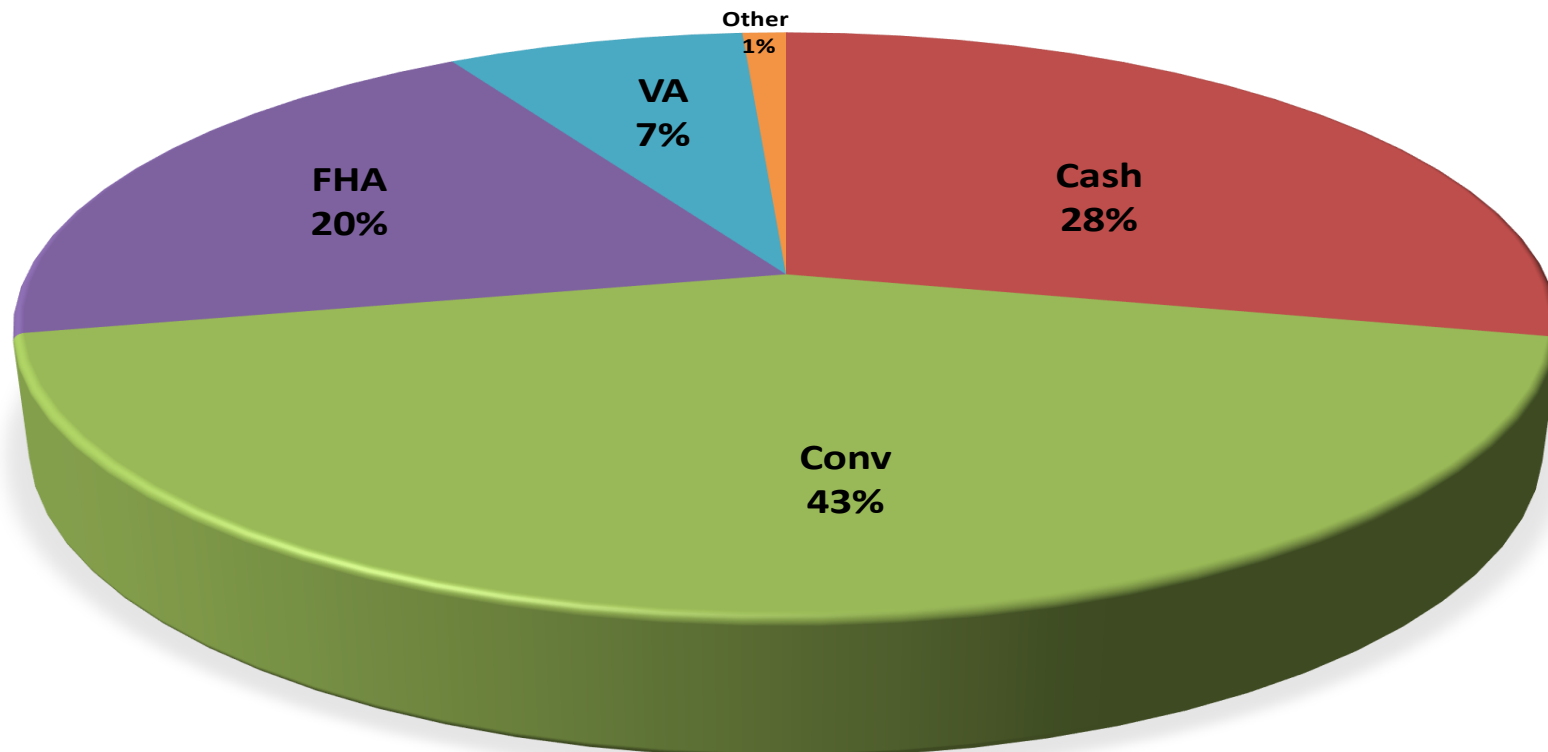
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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

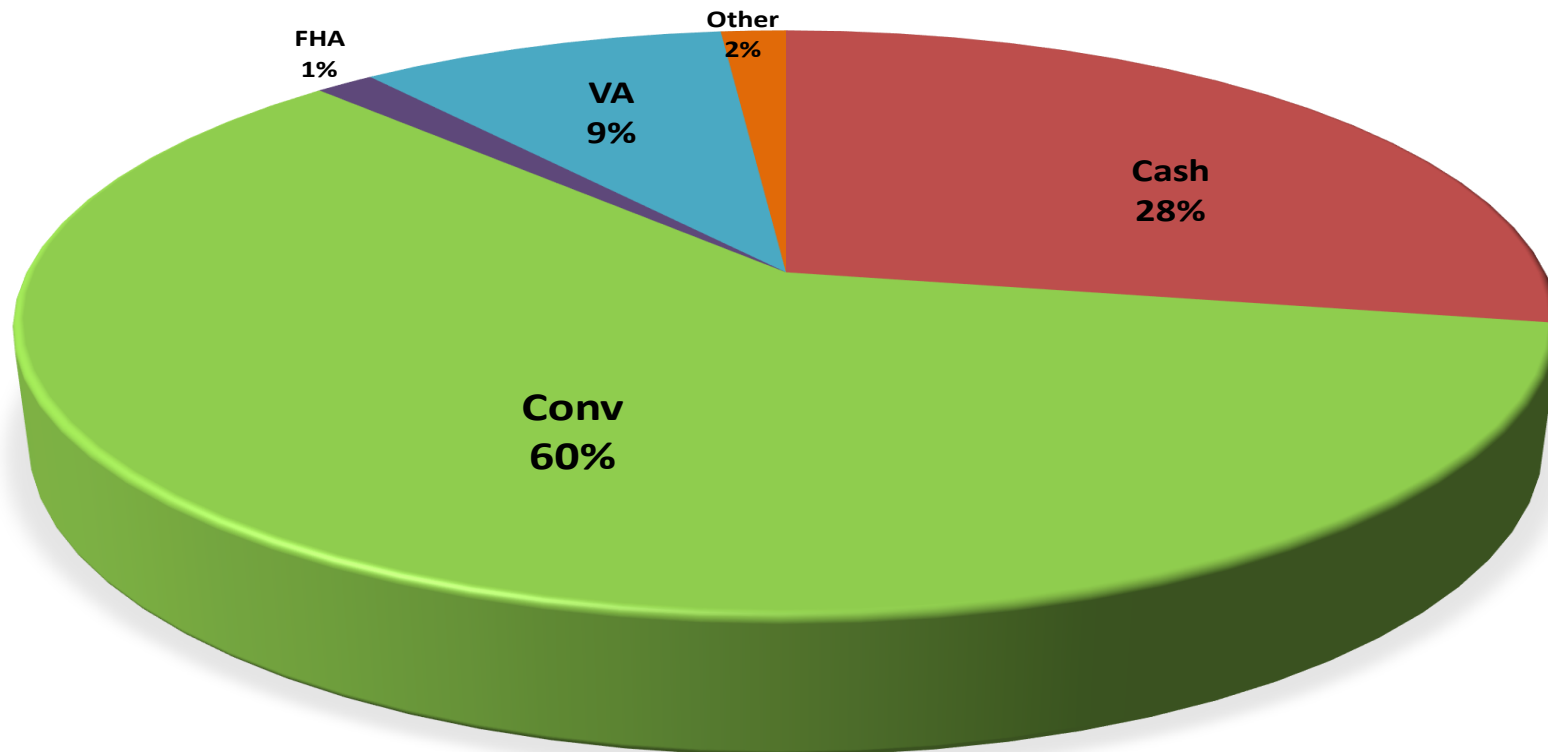




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

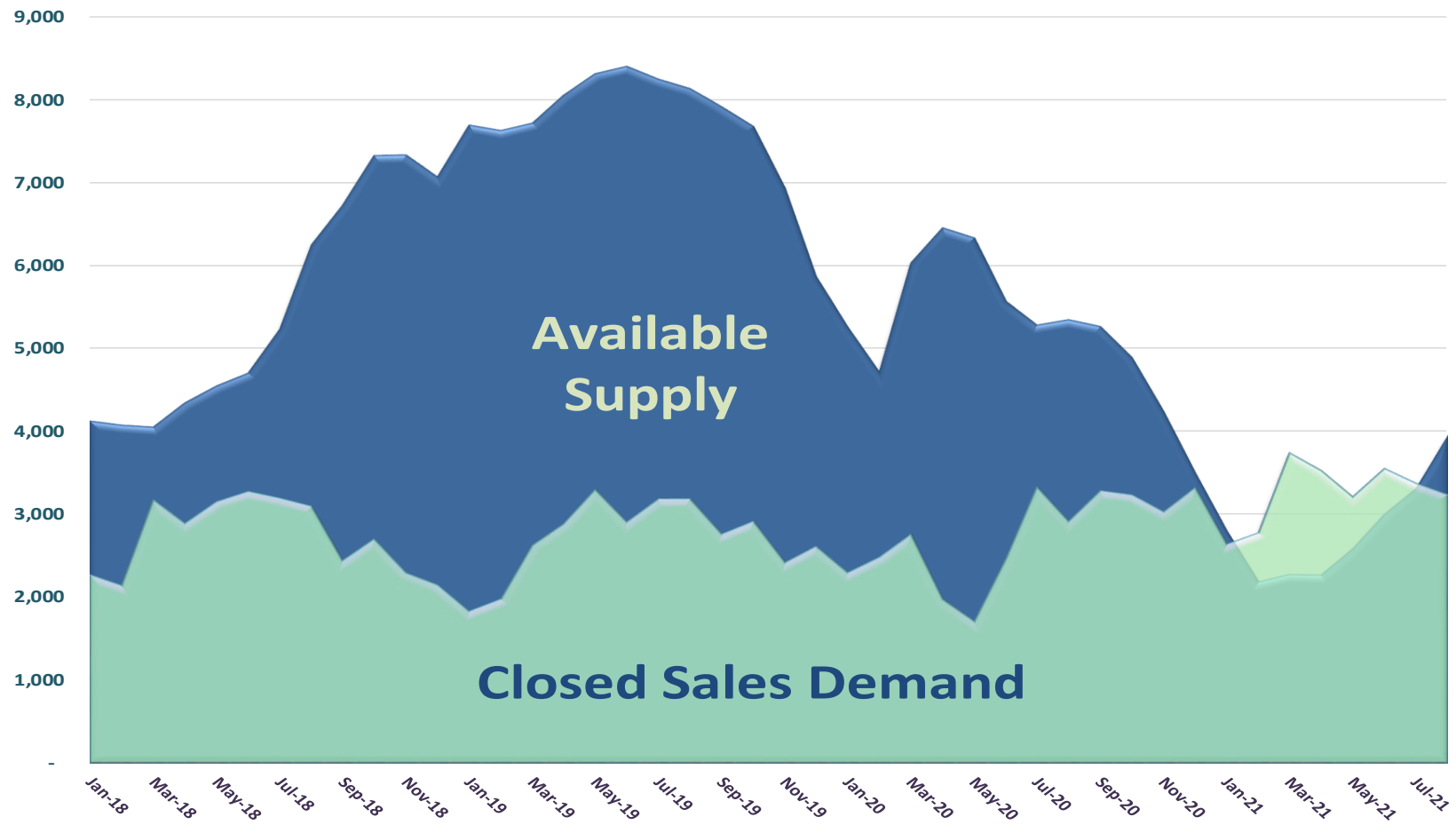




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Supply vs Demand - Single Family Residential



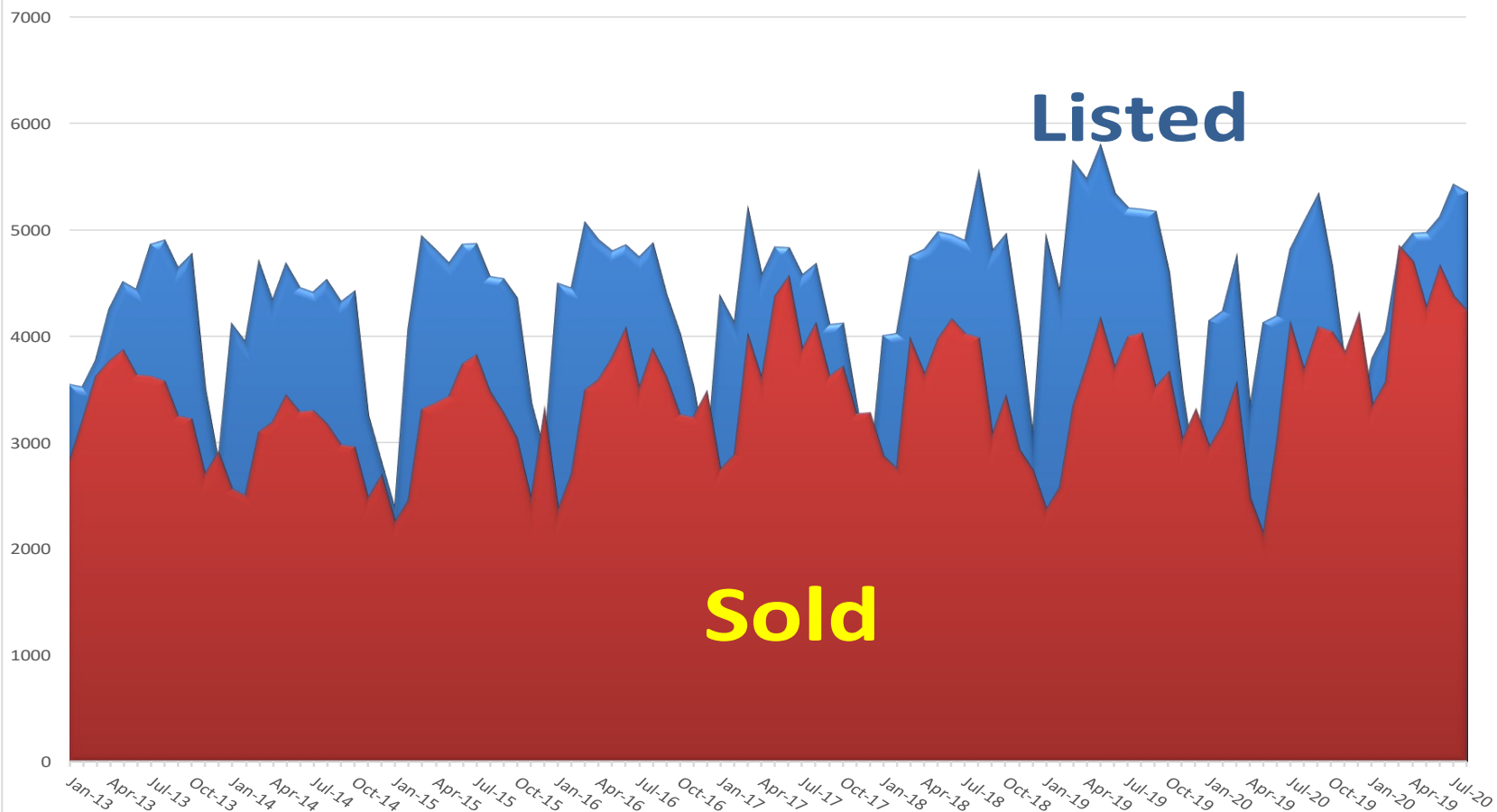
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Residential Listings Taken vs Listings Sold



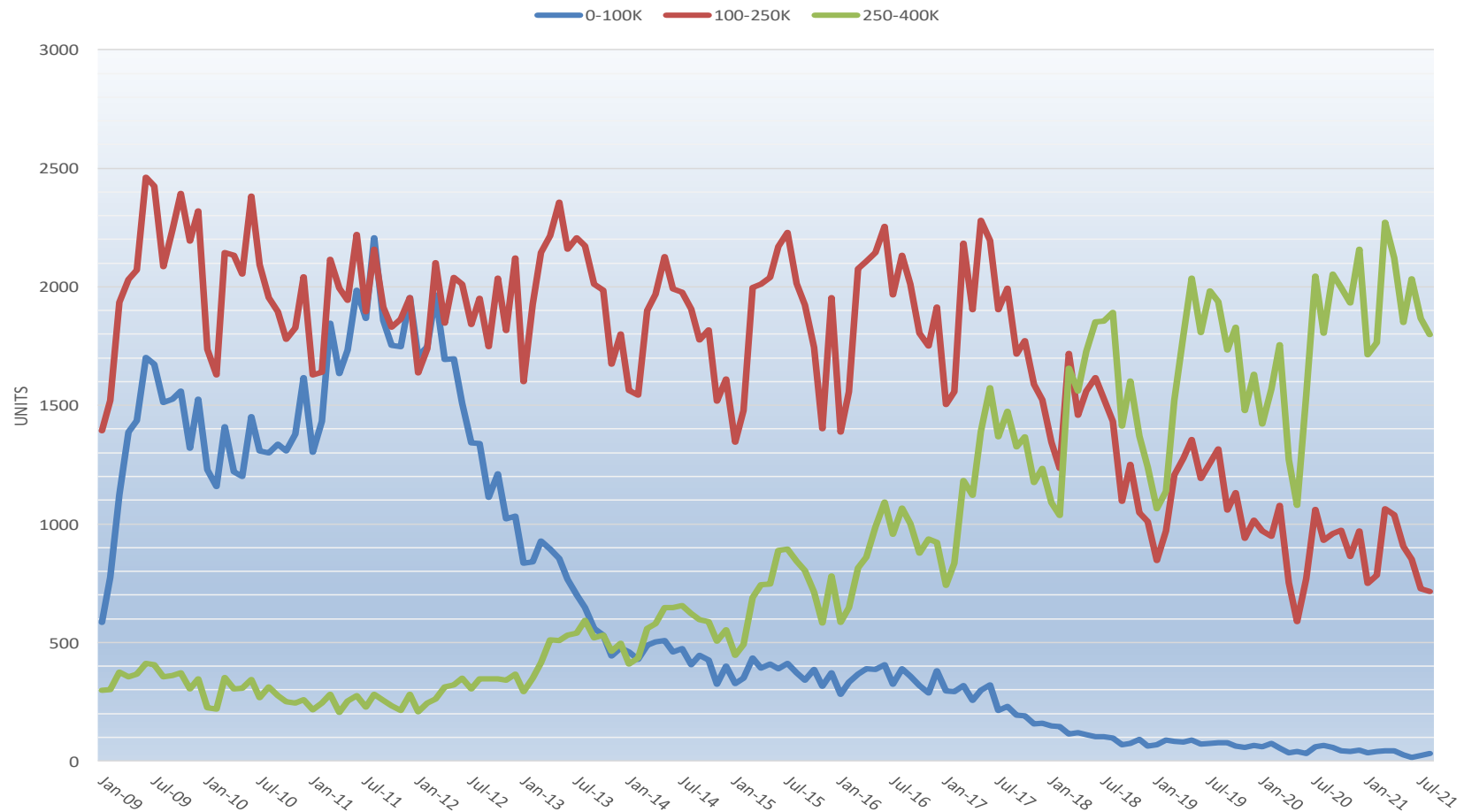
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Closed Units By Price Point - RES & VER



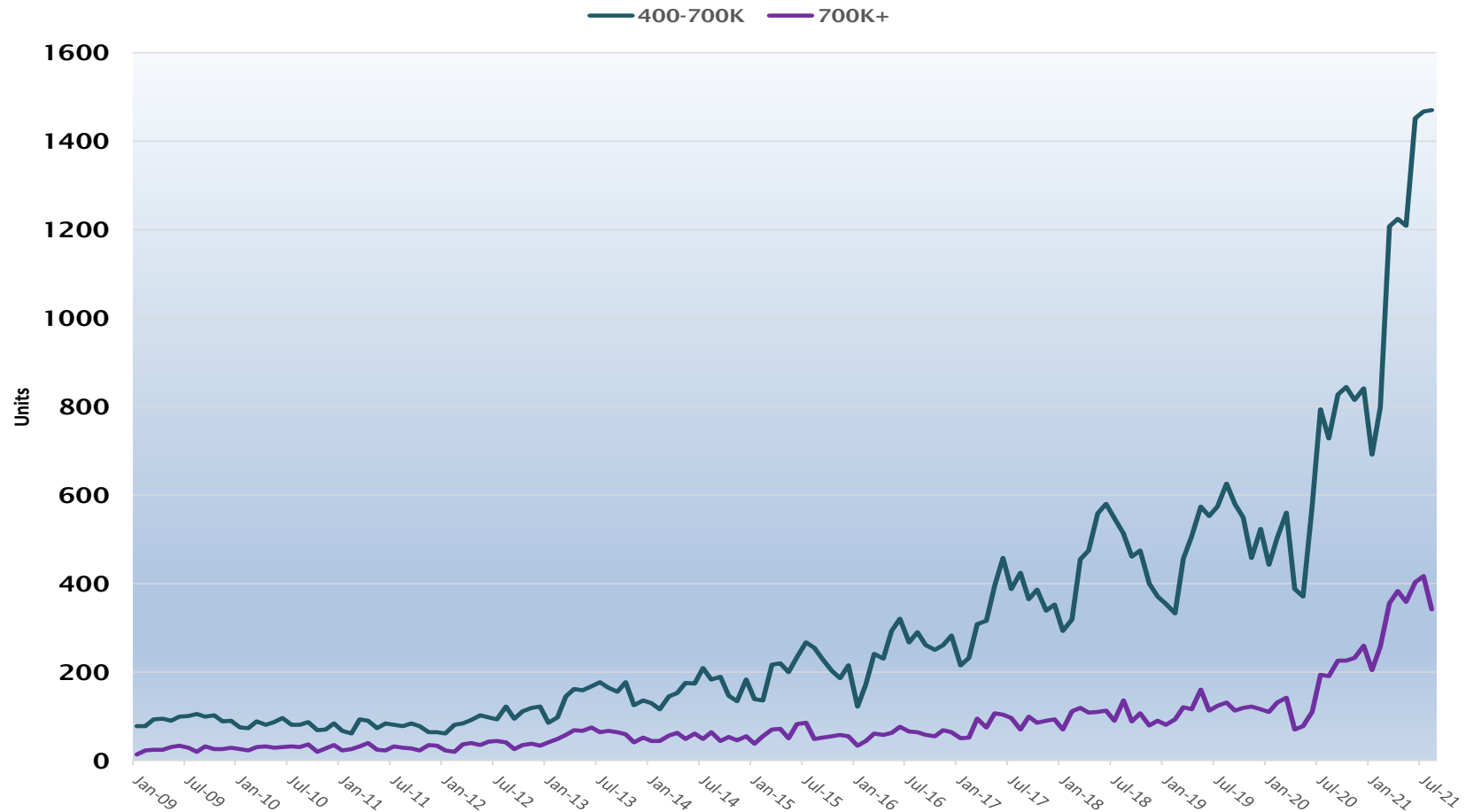
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