



EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2022

January 2022 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	3,061	2,277	3,599	2,565	550,000	952,048	435,000	527,491	0.9	112.6%	27
CON/TWH	754	457	901	711	262,000	335,704	243,000	257,520	0.6	155.6%	22
<i>Total Residential</i>	3,815	2,734	4,500	3,276	499,945	849,023	402,000	468,899	0.8	119.8%	26
Hi-Rise	168	281	161	84	469,900	991,072	397,000	612,925	3.3	29.9%	60
Multiple Dwelling	49	48	68	33	500,000	566,481	450,000	444,879	1.5	68.8%	27
Vacant Land	282	2,247	280	168	60,000	358,138	37,500	170,939	13.4	7.5%	207
Luxury Sales (RES & VER) \$1M+	216	441	221	122	1,950,000	3,090,559	1,472,500	1,946,745	5.0	4.0%	50

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

December 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	2,332	2,531	3,257	3,188	534,000	903,278	425,000	507,123	0.8	126.0%	25
CON/TWH	648	440	891	831	249,900	332,734	242,000	267,585	0.5	188.9%	25
<i>Total Residential</i>	2,980	2,971	4,148	4,019	495,000	818,968	396,000	457,595	0.7	135.3%	23
Hi-Rise	116	258	136	104	497,388	1,086,112	377,450	469,967	2.5	40.3%	64
Multiple Dwelling	35	38	60	31	482,500	586,281	480,000	455,126	1.2	81.6%	21
Vacant Land	199	2,255	258	181	61,500	356,326	56,000	201,596	12.5	8.0%	192
Luxury Sales (RES & VER) \$1M+	143	472	177	141	18,400,000	2,935,848	1,475,000	1,745,425	4.0	4.3%	40

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



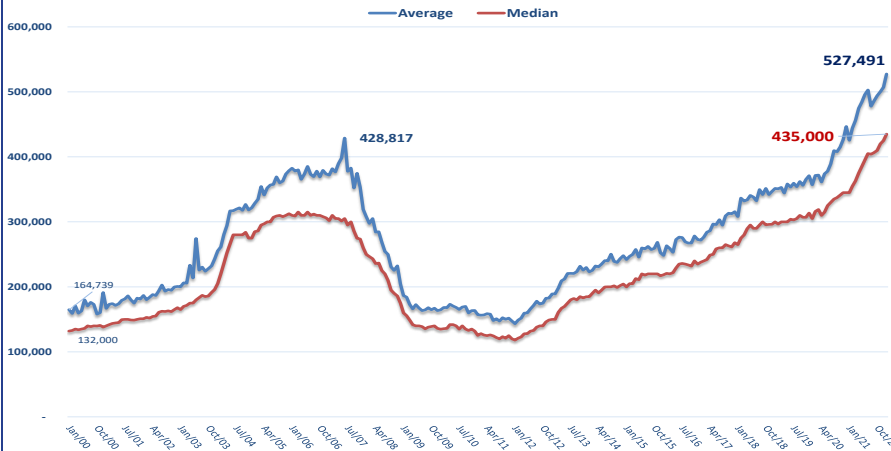
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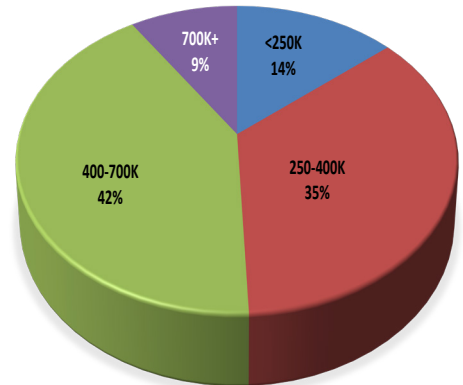
Greater Las Vegas
SFR Average List vs Closed Sale Prices



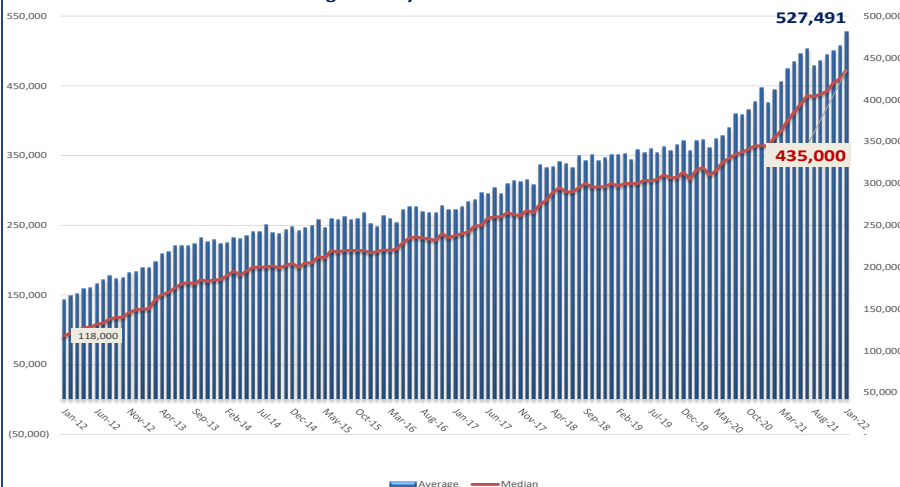
SFR Market Prices



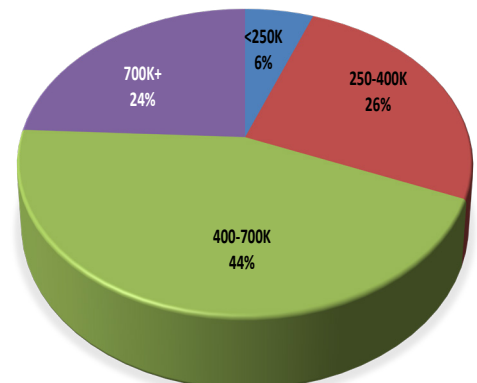
Closed Units by Price Point



Single Family Residential Price Trend



Closed Volume by Price Point



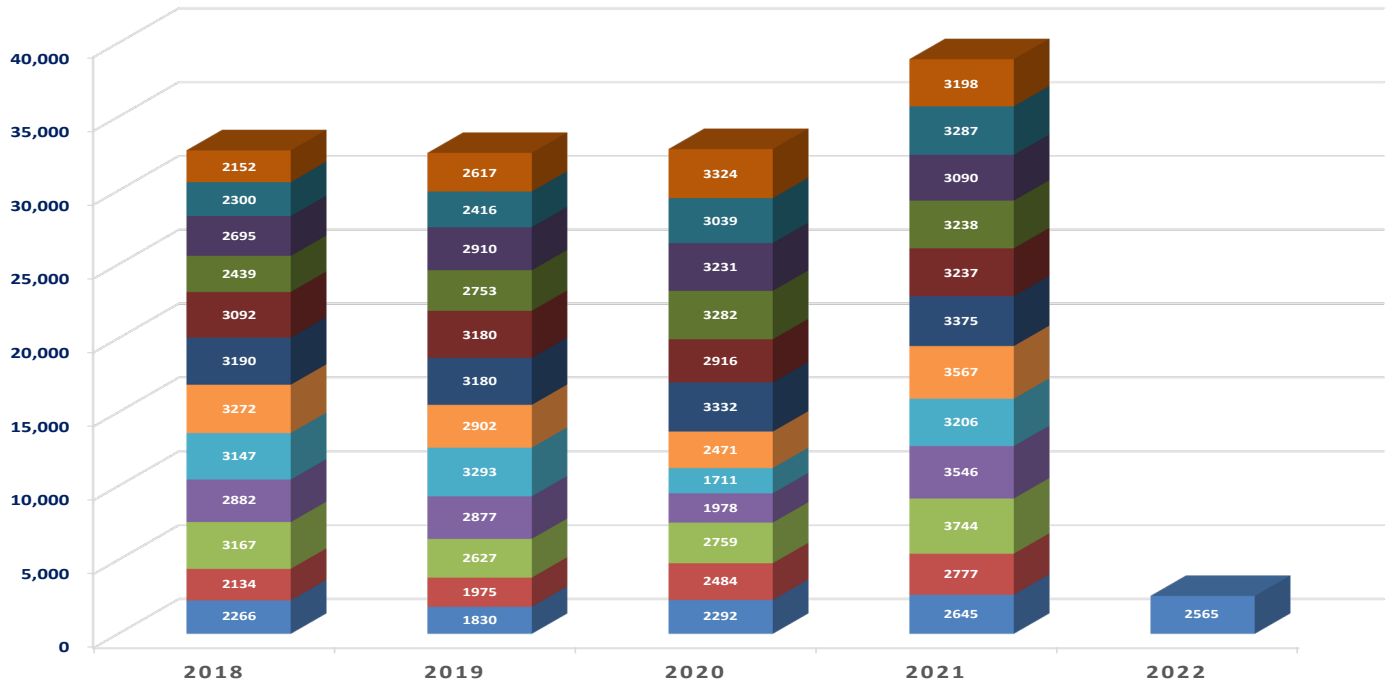


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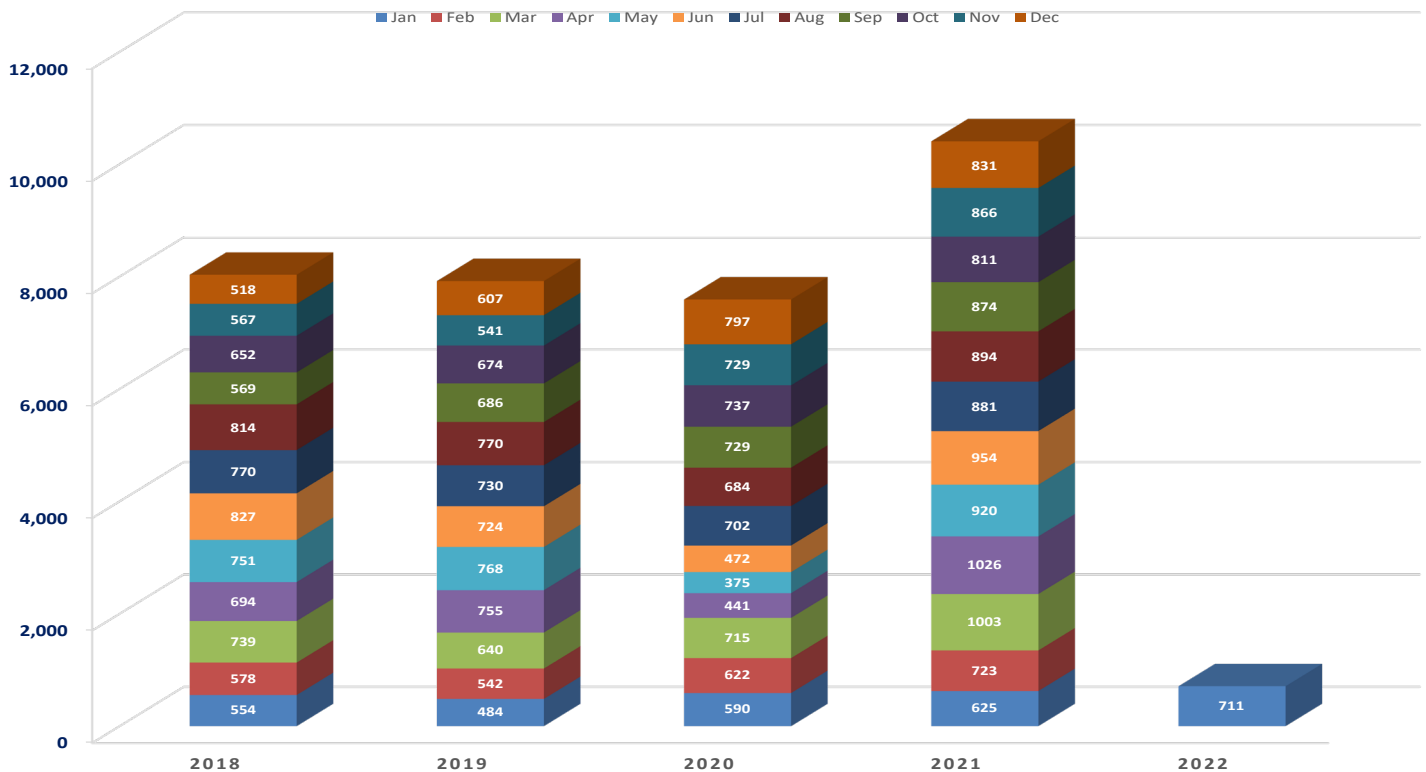
SINGLE FAMILY RESIDENTIAL CLOSINGS

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



CONDO / TOWNHOME CLOSINGS

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

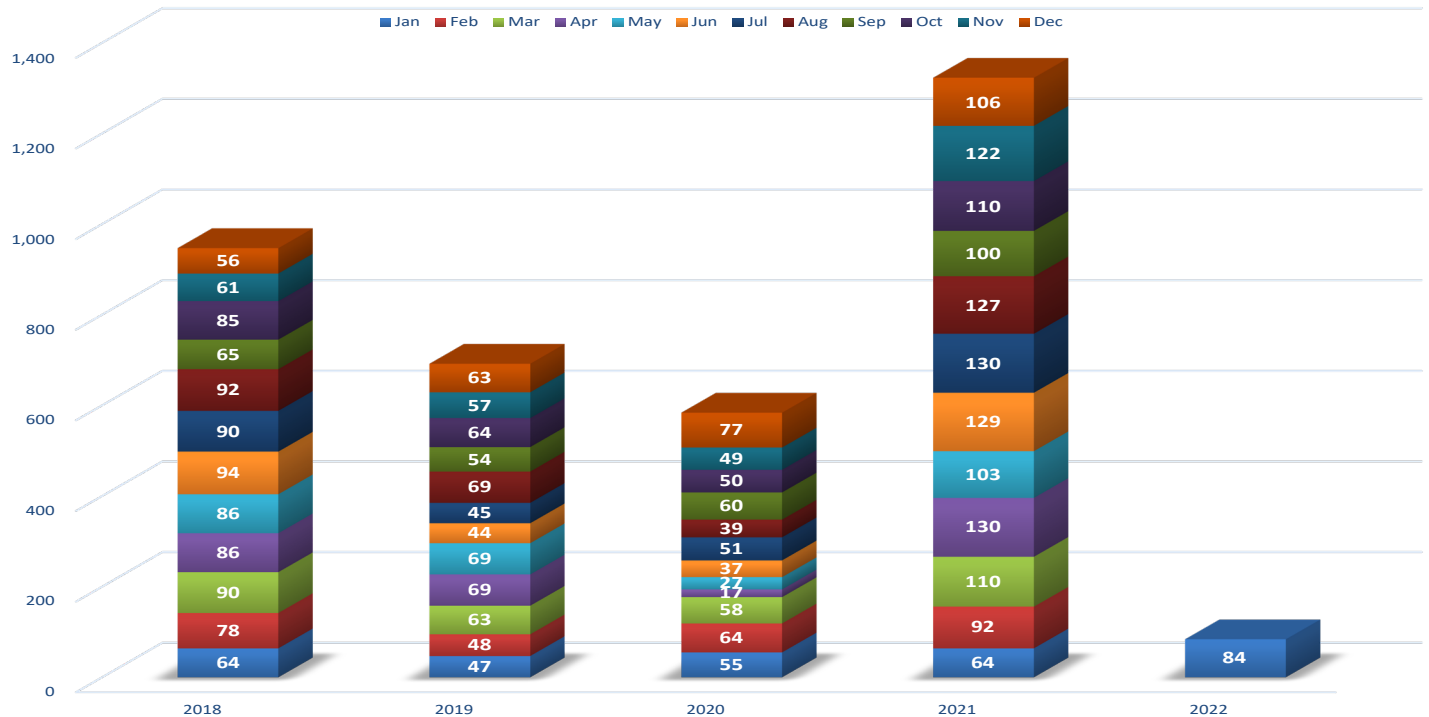




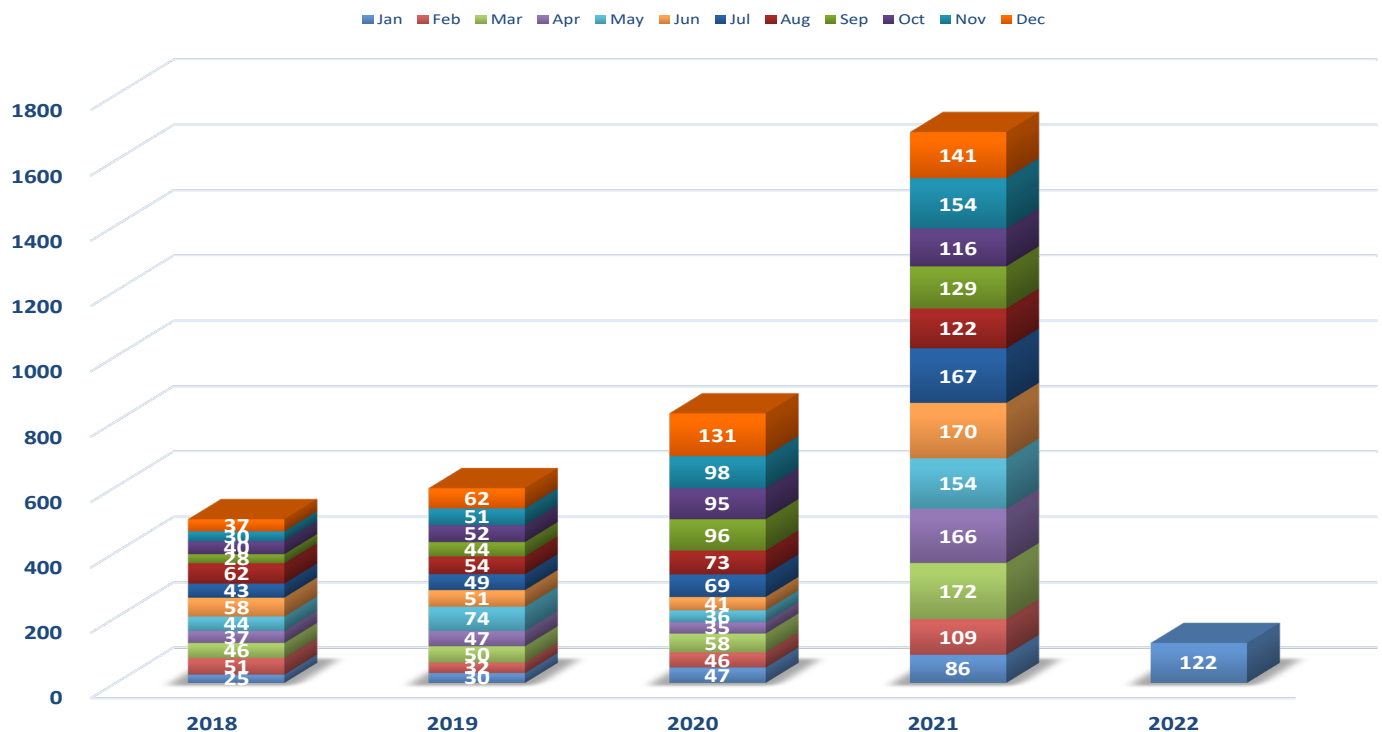
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Las Vegas Market Update - February 2022

Vertical / Hi-Rise Closings



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

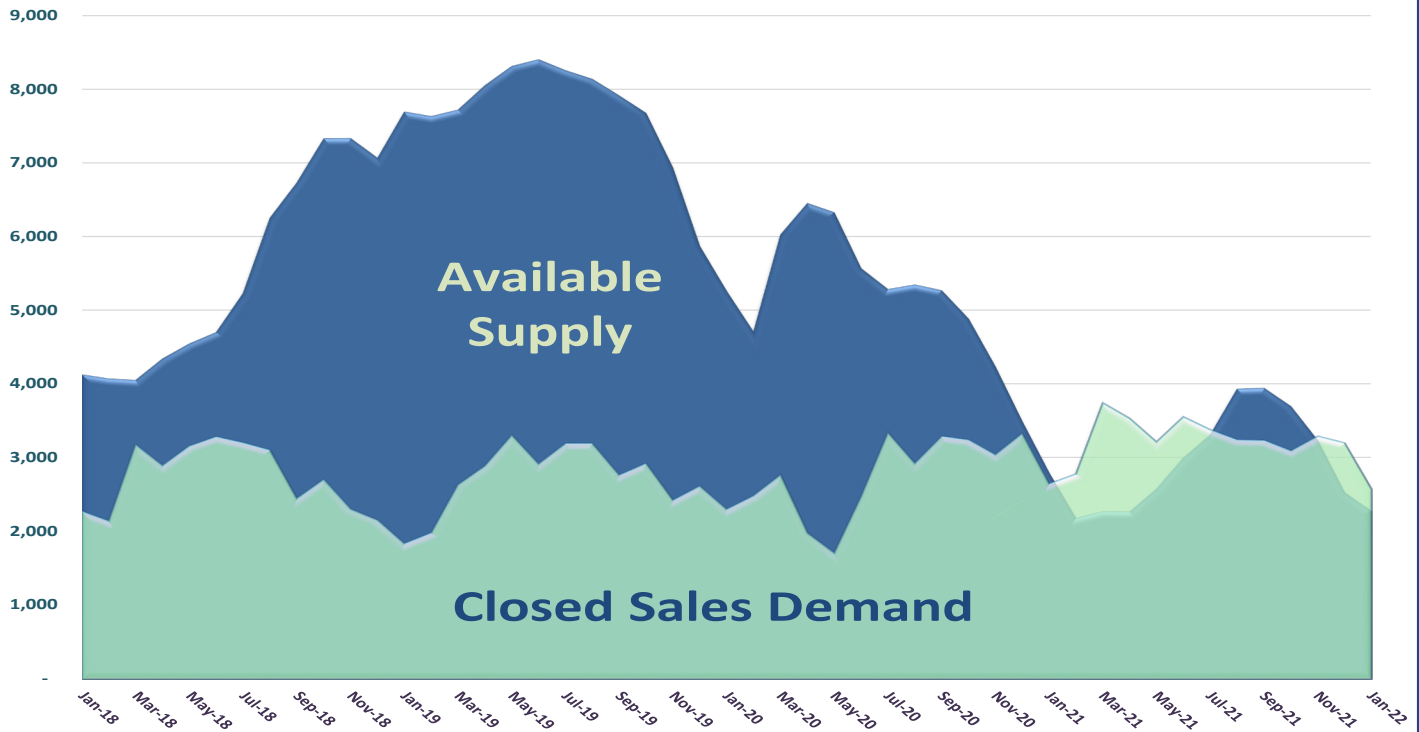




EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2022

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2022

SFR Closed Sales in Selected Communities - Last Six Months

	2021 Aug	Sep	Oct	Nov	Dec	2022 Jan	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	27	25	17	32	31	20	■ ■ ■ ■ ■ ■ ■ ■	1	496,538	18
Anthem	3	10	6	12	8	7	■ ■ ■ ■ ■ ■ ■ ■	1	593,151	34
Cadence	19	18	18	22	26	18	■ ■ ■ ■ ■ ■ ■ ■	2	500,935	34
Centennial Hills	39	34	28	32	36	25	■ ■ ■ ■ ■ ■ ■ ■	1	504,506	16
Desert/South Shores	25	22	16	25	15	13	■ ■ ■ ■ ■ ■ ■ ■	1	540,633	33
Green Valley	60	14	43	41	46	36	■ ■ ■ ■ ■ ■ ■ ■	1	504,706	36
Green Valley Ranch	14	22	19	18	22	14	■ ■ ■ ■ ■ ■ ■ ■	1	563,591	12
Inspirada	21	31	33	34	28	27	■ ■ ■ ■ ■ ■ ■ ■	1	601,917	26
Iron Mountain Ranch	9	11	7	10	10	8	■ ■ ■ ■ ■ ■ ■ ■	2	529,921	24
Lake Las Vegas	10	7	11	8	22	15	■ ■ ■ ■ ■ ■ ■ ■	2	1,059,850	40
Lone Mountain	8	18	12	7	12	14	■ ■ ■ ■ ■ ■ ■ ■	1	646,027	52
MacDonald Highlands	4	4	2	1	3	6	■ ■ ■ ■ ■ ■ ■ ■	4	3,149,875	129
Mountains Edge	69	67	66	68	63	58	■ ■ ■ ■ ■ ■ ■ ■	1	473,771	20
Peccole Ranch	17	8	11	9	16	12	■ ■ ■ ■ ■ ■ ■ ■	1	486,068	19
Providence	52	44	28	50	39	31	■ ■ ■ ■ ■ ■ ■ ■	1	464,071	20
Red Rock Cntry Club	4	9	6	7	6	5	■ ■ ■ ■ ■ ■ ■ ■	3	1,652,324	27
Rhodes Ranch	31	24	26	22	27	26	■ ■ ■ ■ ■ ■ ■ ■	1	529,716	43
Seven Hills	21	22	22	14	14	16	■ ■ ■ ■ ■ ■ ■ ■	2	889,896	22
Siena (SFR & TWH)	16	7	18	17	9	9	■ ■ ■ ■ ■ ■ ■ ■	1	627,014	24
Silverado Ranch	37	37	37	38	41	24	■ ■ ■ ■ ■ ■ ■ ■	1	454,366	15
Silverstone Ranch	13	8	8	10	12	13	■ ■ ■ ■ ■ ■ ■ ■	1	525,222	28
Skye Canyon	7	9	17	18	19	15	■ ■ ■ ■ ■ ■ ■ ■	1	569,054	18
Southern Highlands	50	52	43	49	54	44	■ ■ ■ ■ ■ ■ ■ ■	2	710,989	31
Spring Valley	25	19	26	33	25	10	■ ■ ■ ■ ■ ■ ■ ■	2	456,784	12
Summerlin	65	68	57	63	56	38	■ ■ ■ ■ ■ ■ ■ ■	2	793,220	28
Sun City Anthem	38	33	27	54	36	35	■ ■ ■ ■ ■ ■ ■ ■	2	608,181	47
Sun City Summerlin	30	42	42	43	52	34	■ ■ ■ ■ ■ ■ ■ ■	1	506,804	24
The Lakes	27	22	19	21	9	22	■ ■ ■ ■ ■ ■ ■ ■	1	531,829	14
The Ridges	4	8	9	4	8	4	■ ■ ■ ■ ■ ■ ■ ■	5	4,066,824	10
Tuscany	12	17	14	8	20	14	■ ■ ■ ■ ■ ■ ■ ■	2	583,133	32
Other Groups										
Clark County	3,159	3,154	3,017	3,206	3,087	2,503	■ ■ ■ ■ ■ ■ ■ ■	1	502,263	27
Boulder City	20	18	21	20	25	9	■ ■ ■ ■ ■ ■ ■ ■	5	539,651	82
Pahrump	58	66	58	66	92	55	■ ■ ■ ■ ■ ■ ■ ■	3	367,476	43
High Rise Sales	126	100	107	121	104	84	■ ■ ■ ■ ■ ■ ■ ■	4	516,585	60
Luxury Sales (\$1M+)	122	133	116	154	141	122	■ ■ ■ ■ ■ ■ ■ ■	5	1,814,226	50

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

	2021 August	September	October	November	December	2022 January	Price Movement
Aliante	508,033	505,368	510,147	515,359	461,786	482,163	■ ■ ■ ■ ■ ■ ■ ■
Anthem	554,967	553,450	484,833	673,954	655,350	549,471	■ ■ ■ ■ ■ ■ ■ ■
Cadence	487,644	510,317	476,439	486,343	523,687	515,047	■ ■ ■ ■ ■ ■ ■ ■
Centennial Hills	431,122	533,894	481,569	597,343	524,035	457,756	■ ■ ■ ■ ■ ■ ■ ■
Desert/South Shores	483,110	527,139	464,900	603,584	498,433	694,931	■ ■ ■ ■ ■ ■ ■ ■
Green Valley	512,473	537,286	590,151	603,547	258,318	579,295	■ ■ ■ ■ ■ ■ ■ ■
Green Valley Ranch	491,929	611,124	509,460	548,533	599,359	597,179	■ ■ ■ ■ ■ ■ ■ ■
Inspirada	560,364	599,611	593,936	605,335	607,225	636,830	■ ■ ■ ■ ■ ■ ■ ■
Iron Mountain Ranch	542,222	531,864	491,429	533,180	580,800	479,419	■ ■ ■ ■ ■ ■ ■ ■
Lake Las Vegas	931,560	809,143	1,208,095	1,523,750	986,893	1,013,249	■ ■ ■ ■ ■ ■ ■ ■
Lone Mountain	970,938	614,139	453,325	731,857	471,042	773,607	■ ■ ■ ■ ■ ■ ■ ■
MacDonald Highlands	4,218,124	2,312,500	2,120,000	995,000	2,038,333	4,254,167	■ ■ ■ ■ ■ ■ ■ ■
Mountains Edge	502,382	480,864	464,505	448,302	461,521	485,249	■ ■ ■ ■ ■ ■ ■ ■
Peccole Ranch	498,937	453,163	491,273	424,111	496,993	516,904	■ ■ ■ ■ ■ ■ ■ ■
Providence	442,343	449,013	441,754	440,848	523,715	504,468	■ ■ ■ ■ ■ ■ ■ ■
Red Rock Country Club	1,141,250	1,844,333	2,013,333	1,424,000	1,650,833	1,603,800	■ ■ ■ ■ ■ ■ ■ ■
Rhodes Ranch	550,639	513,458	521,368	537,012	509,519	542,923	■ ■ ■ ■ ■ ■ ■ ■
Seven Hills	875,698	1,164,045	615,136	996,750	1,055,936	670,588	■ ■ ■ ■ ■ ■ ■ ■
Siena (SFR & TWH)	668,656	704,671	664,356	586,029	556,111	566,222	■ ■ ■ ■ ■ ■ ■ ■
Silverado Ranch	424,722	430,447	421,461	519,777	449,549	492,333	■ ■ ■ ■ ■ ■ ■ ■
Silverstone Ranch	504,692	548,938	475,825	529,830	600,633	488,400	■ ■ ■ ■ ■ ■ ■ ■
Skye Canyon	564,364	559,088	547,438	576,972	568,096	593,433	■ ■ ■ ■ ■ ■ ■ ■
Southern Highlands	806,360	755,738	557,591	791,010	566,498	787,852	■ ■ ■ ■ ■ ■ ■ ■
Spring Valley	441,488	396,632	464,548	520,448	431,440	442,400	■ ■ ■ ■ ■ ■ ■ ■
Summerlin	692,225	772,765	853,914	856,693	849,608	723,210	■ ■ ■ ■ ■ ■ ■ ■
Sun City Anthem	569,482	576,473	615,677	674,713	583,111	597,449	■ ■ ■ ■ ■ ■ ■ ■
Sun City Summerlin	489,149	494,191	482,625	538,661	493,072	548,544	■ ■ ■ ■ ■ ■ ■ ■
The Lakes	468,770	531,270	465,568	706,700	561,889	487,786	■ ■ ■ ■ ■ ■ ■ ■
The Ridges	3,905,000	3,418,750	3,869,889	5,020,375	3,965,625	5,216,750	■ ■ ■ ■ ■ ■ ■ ■
Tuscany	582,792	533,746	608,714	504,888	624,050	604,071	■ ■ ■ ■ ■ ■ ■ ■
Other Groups							
Clark County	482,130	490,896	497,873	504,369	512,921	531,446	■ ■ ■ ■ ■ ■ ■ ■
Boulder City	434,447	519,133	720,738	487,920	550,452	476,889	■ ■ ■ ■ ■ ■ ■ ■
Pahrump	356,739	354,045	364,588	378,726	367,542	384,349	■ ■ ■ ■ ■ ■ ■ ■
High Rise Sales	472,242	492,303	504,303	566,875	469,967	612,925	■ ■ ■ ■ ■ ■ ■ ■
Luxury Sales (\$1M+)	1,798,819	1,807,610	1,974,436	1,669,479	1,745,425	1,946,745	■ ■ ■ ■ ■ ■ ■ ■