



EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2022

March 2022 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	3,748	2,466	3,714	3,279	575,000	969,112	460,000	560,496	0.8	133.0%	22
CON/TWH	972	506	941	933	295,000	367,053	270,000	282,339	0.5	184.4%	16
<i>Total Residential</i>	<i>4,720</i>	<i>2,972</i>	<i>4,655</i>	<i>4,212</i>	<i>529,000</i>	<i>866,439</i>	<i>425,000</i>	<i>498,918</i>	<i>0.7</i>	<i>141.7%</i>	<i>20</i>
Hi-Rise	190	289	154	127	468,990	975,123	450,000	645,910	2.3	43.9%	45
Multiple Dwelling	59	38	78	42	597,450	632,826	524,000	505,804	0.9	110.5%	42
Vacant Land	299	2,181	325	206	59,900	356,022	66,750	262,121	10.6	9.4%	191
Luxury Sales (RES & VER) \$1M+	371	515	284	196	1,925,000	2,864,952	1,357,625	1,839,648	3.0	5.4%	41

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



EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2022

February 2022 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	3,095	2,243	3,799	2,528	550,000	972,822	450,000	534,055	0.9	112.7%	24
CON/TWH	864	448	1,009	669	269,950	354,194	260,000	283,388	0.7	149.3%	20
<i>Total Residential</i>	<i>3,959</i>	<i>2,691</i>	<i>4,808</i>	<i>3,197</i>	<i>500,000</i>	<i>869,951</i>	<i>422,500</i>	<i>481,601</i>	<i>0.8</i>	<i>118.8%</i>	<i>23</i>
Hi-Rise	154	280	147	111	460,000	959,389	340,000	481,504	2.5	39.6%	47
Multiple Dwelling	50	45	66	33	500,000	531,655	464,500	460,097	1.4	73.3%	16
Vacant Land	364	2,256	298	167	59,900	350,709	55,000	237,298	13.5	7.4%	249
Luxury Sales (RES & VER) \$1M+	269	451	282	122	1,999,000	3,076,422	1,305,000	1,726,332	5.0	3.9%	47

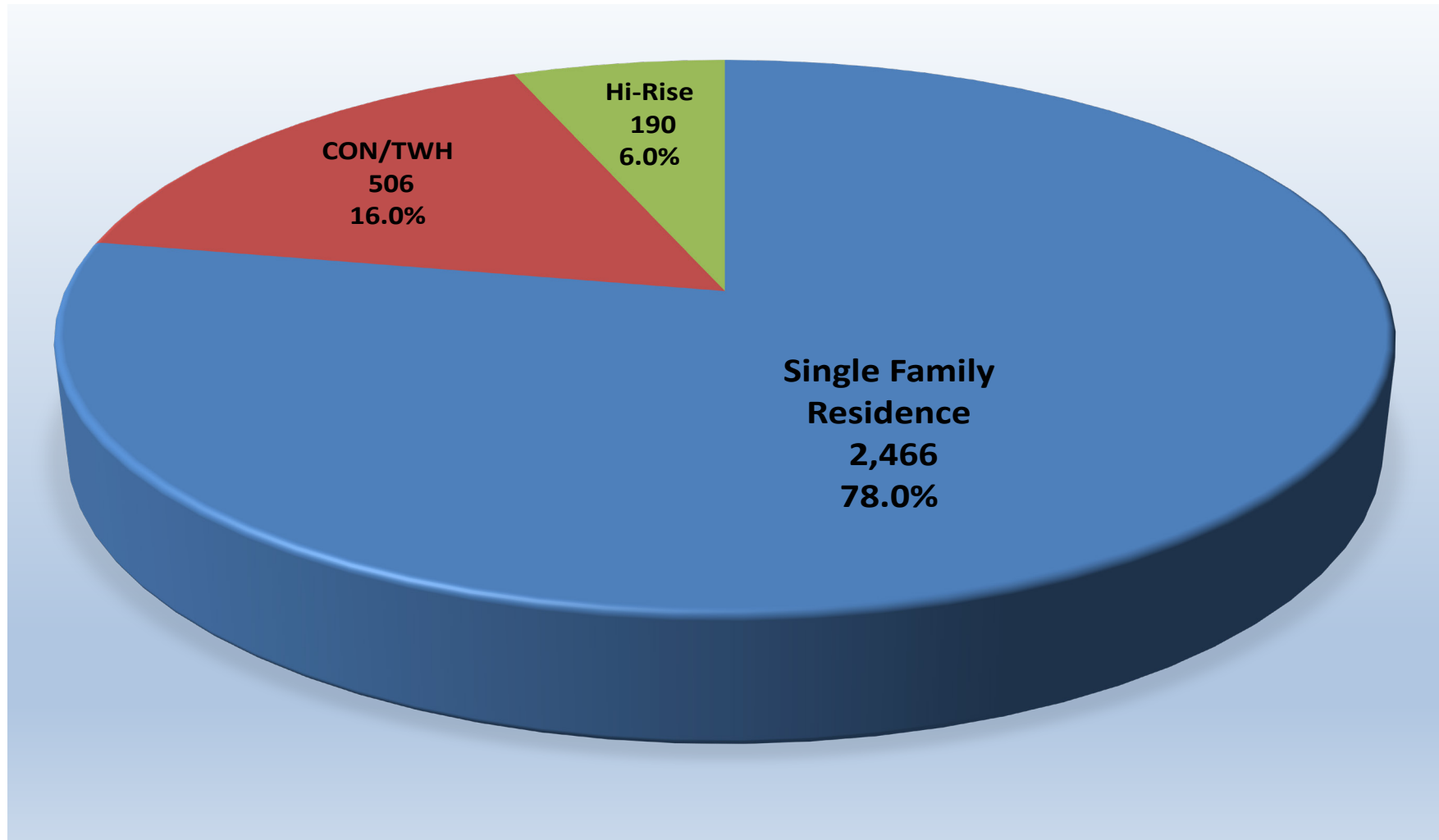
This data includes all LVR listings and sales within the Greater Las Vegas market area.



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Las Vegas Market Update - April 2022

Las Vegas REALTORS * Available Units

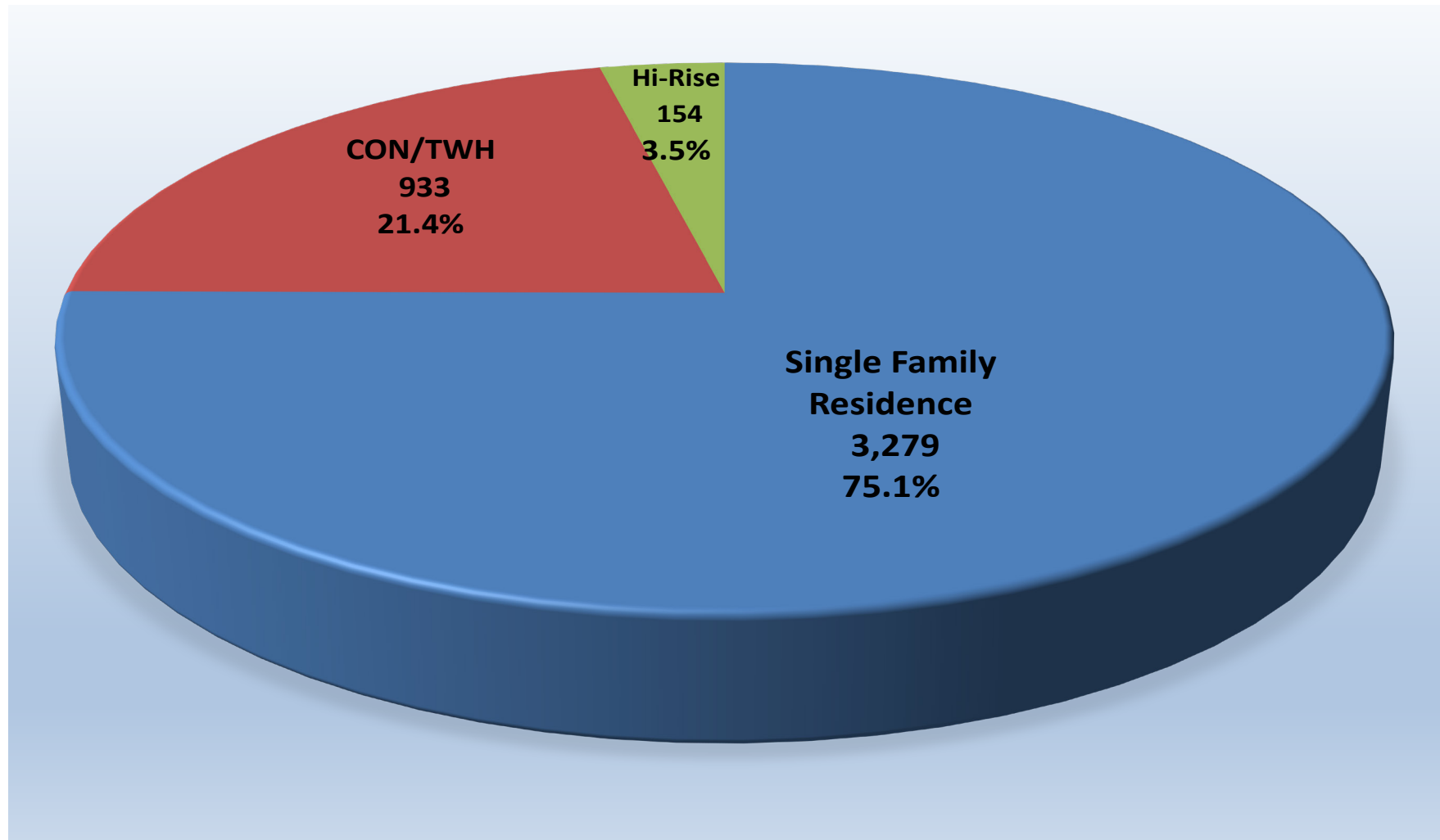




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Las Vegas Market Update - April 2022

Las Vegas REALTORS *Units Sold * Last Month



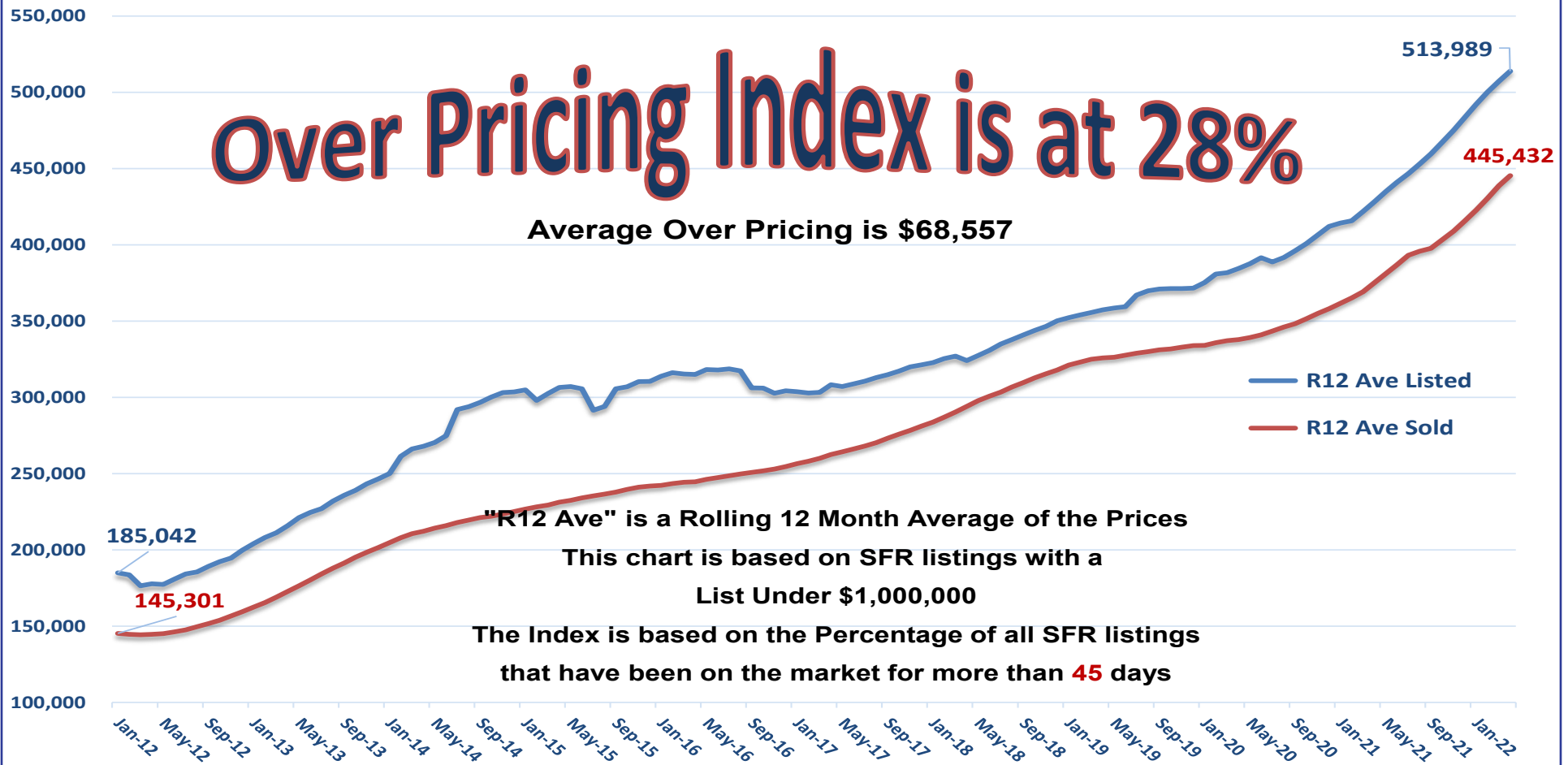


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Las Vegas Market Update - April 2022

Greater Las Vegas

SFR Average List vs Closed Sale Prices

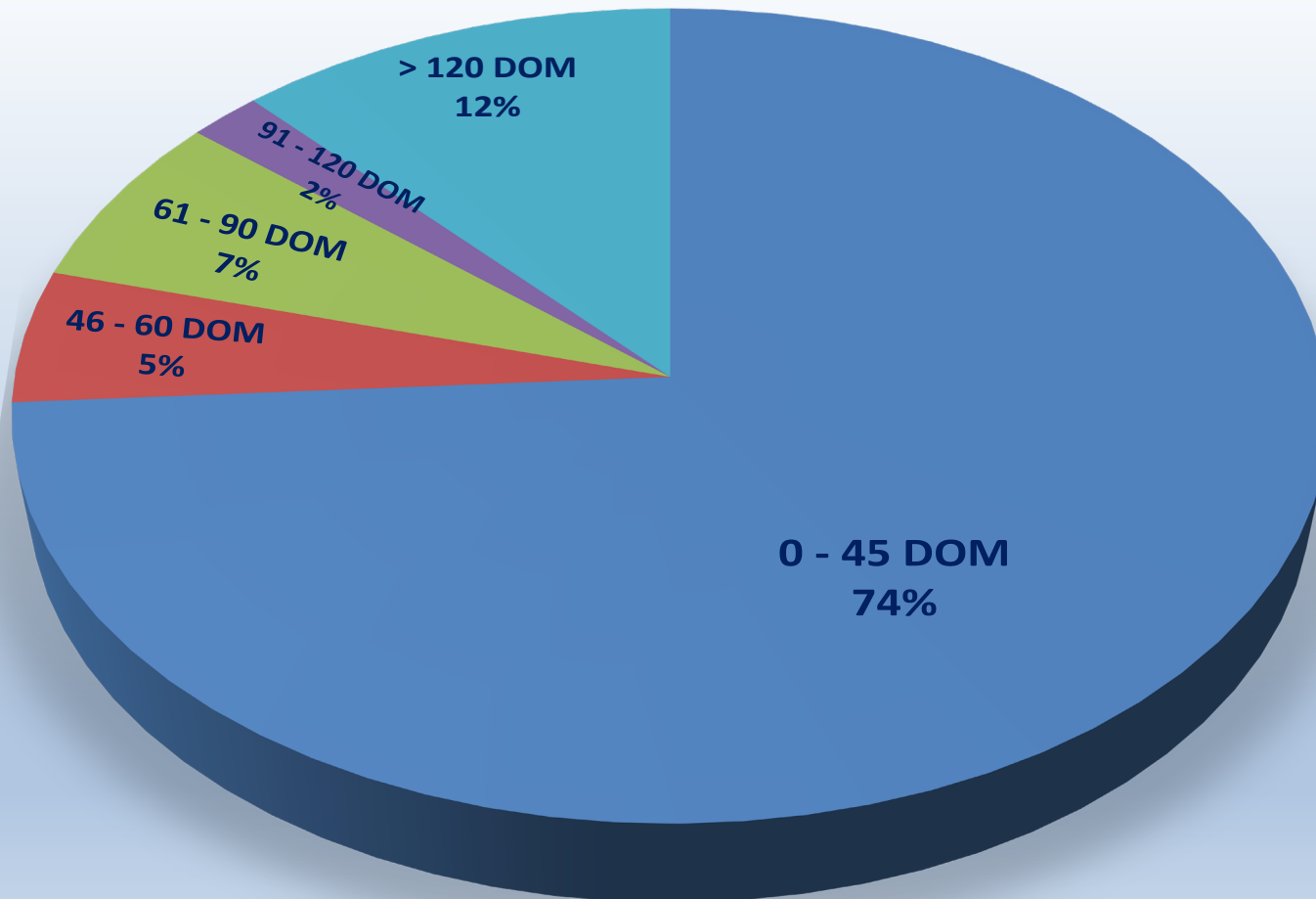




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Las Vegas Market Update - April 2022

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - April 2022

SFR Closed Sales in Selected Communities - Last Six Months

	Oct	Nov	Dec	2022 Jan	Feb	Mar	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	17	32	31	20	15	30	■ ■ ■ ■ ■	1	501,158	18
Anthem	6	12	8	7	9	8	■ ■ ■ ■ ■	1	629,031	12
Cadence	18	22	26	19	19	25	■ ■ ■ ■ ■	1	508,159	34
Centennial Hills	28	32	36	25	28	26	■ ■ ■ ■ ■	1	520,538	23
Desert/South Shores	16	25	15	13	14	20	■ ■ ■ ■ ■	1	576,724	15
Green Valley	43	41	46	31	29	44	■ ■ ■ ■ ■	1	531,148	22
Green Valley Ranch	19	18	22	14	9	13	■ ■ ■ ■ ■	1	590,589	42
Inspirada	33	34	28	27	24	33	■ ■ ■ ■ ■	1	623,139	33
Iron Mountain Ranch	7	10	10	8	11	14	■ ■ ■ ■ ■	1	546,074	32
Lake Las Vegas	11	8	22	15	19	17	■ ■ ■ ■ ■	2	1,048,342	30
Lone Mountain	12	7	12	14	10	11	■ ■ ■ ■ ■	1	583,998	9
MacDonald Highlands	2	1	3	6	2	4	■ ■ ■ ■ ■	7	3,694,071	36
Mountains Edge	66	68	63	58	58	60	■ ■ ■ ■ ■	1	480,581	9
Peccole Ranch	11	9	16	12	13	18	■ ■ ■ ■ ■	1	511,431	14
Providence	28	50	39	31	26	40	■ ■ ■ ■ ■	1	489,884	9
Red Rock Cntry Club	6	7	6	5	5	9	■ ■ ■ ■ ■	2	1,856,474	21
Rhodes Ranch	26	22	27	26	16	26	■ ■ ■ ■ ■	1	552,773	24
Seven Hills	22	14	14	16	18	12	■ ■ ■ ■ ■	2	894,893	40
Siena (SFR & TWH)	18	17	9	9	7	9	■ ■ ■ ■ ■	1	636,577	13
Silverado Ranch	37	38	41	24	36	11	■ ■ ■ ■ ■	1	480,621	11
Silverstone Ranch	8	10	12	13	7	6	■ ■ ■ ■ ■	2	553,337	21
Skye Canyon	17	18	19	15	7	29	■ ■ ■ ■ ■	1	576,043	20
Southern Highlands	43	49	54	44	53	48	■ ■ ■ ■ ■	2	743,390	13
Spring Valley	26	33	25	10	16	27	■ ■ ■ ■ ■	1	472,635	19
Summerlin	57	63	56	38	52	70	■ ■ ■ ■ ■	1	871,252	31
Sun City Anthem	27	54	36	35	30	49	■ ■ ■ ■ ■	1	623,181	33
Sun City Summerlin	42	43	52	34	36	49	■ ■ ■ ■ ■	1	531,851	36
The Lakes	19	21	9	22	16	21	■ ■ ■ ■ ■	1	561,124	19
The Ridges	9	4	8	4	3	6	■ ■ ■ ■ ■	5	4,216,838	33
Tuscany	14	8	20	14	8	23	■ ■ ■ ■ ■	1	606,861	37
Other Groups										
Clark County	3,017	3,206	3,087	2,508	2,473	3,172	■ ■ ■ ■ ■	1	524,662	21
Boulder City	21	20	25	9	16	33	■ ■ ■ ■ ■	1	581,040	27
Pahrump	58	66	92	55	46	91	■ ■ ■ ■ ■	1	380,389	42
High Rise Sales	107	121	104	84	111	127	■ ■ ■ ■ ■	3	548,000	45
Luxury Sales (\$1M+)	116	154	141	122	122	196	■ ■ ■ ■ ■	3	1,811,248	41

Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on March 2022 Data



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Las Vegas Market Update - April 2022

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

	October	November	December	2022 January	February	March	Price Movement
Aliante	510,147	515,359	461,786	482,163	544,993	512,347	■ ■ ■ ■ ■ ■ ■ ■
Anthem	484,833	673,954	655,350	549,471	645,667	694,375	■ ■ ■ ■ ■ ■ ■ ■
Cadence	476,439	486,343	523,687	515,047	503,521	532,334	■ ■ ■ ■ ■ ■ ■ ■
Centennial Hills	481,569	597,343	524,035	457,756	531,840	511,327	■ ■ ■ ■ ■ ■ ■ ■
Desert/South Shores	464,900	603,584	498,433	694,931	513,279	658,905	■ ■ ■ ■ ■ ■ ■ ■
Green Valley	590,151	603,547	258,318	579,295	599,945	611,991	■ ■ ■ ■ ■ ■ ■ ■
Green Valley Ranch	509,460	548,533	599,359	597,179	600,028	738,923	■ ■ ■ ■ ■ ■ ■ ■
Inspirada	593,936	605,335	607,225	636,830	614,333	679,392	■ ■ ■ ■ ■ ■ ■ ■
Iron Mountain Ranch	491,429	533,180	580,800	479,419	560,209	584,786	■ ■ ■ ■ ■ ■ ■ ■
Lake Las Vegas	1,208,095	1,523,750	986,893	1,013,249	1,041,345	839,557	■ ■ ■ ■ ■ ■ ■ ■
Lone Mountain	453,325	731,857	471,042	773,607	516,700	575,545	■ ■ ■ ■ ■ ■ ■ ■
MacDonald Highlands	2,120,000	995,000	2,038,333	4,254,167	3,859,135	5,475,000	■ ■ ■ ■ ■ ■ ■ ■
Mountains Edge	464,505	448,302	461,521	485,249	520,725	511,542	■ ■ ■ ■ ■ ■ ■ ■
Peccole Ranch	491,273	424,111	496,993	516,904	524,654	567,044	■ ■ ■ ■ ■ ■ ■ ■
Providence	441,754	440,848	523,715	504,468	538,231	509,156	■ ■ ■ ■ ■ ■ ■ ■
Red Rock Country Club	2,013,333	1,424,000	1,650,833	1,603,800	1,698,800	2,453,333	■ ■ ■ ■ ■ ■ ■ ■
Rhodes Ranch	521,368	537,012	509,519	542,923	624,969	607,851	■ ■ ■ ■ ■ ■ ■ ■
Seven Hills	615,136	996,750	1,055,936	670,588	870,152	1,437,250	■ ■ ■ ■ ■ ■ ■ ■
Siena (SFR & TWH)	664,356	586,029	556,111	566,222	769,271	724,111	■ ■ ■ ■ ■ ■ ■ ■
Silverado Ranch	421,461	519,777	449,549	492,333	528,997	476,293	■ ■ ■ ■ ■ ■ ■ ■
Silverstone Ranch	475,825	529,830	600,633	488,400	615,714	669,200	■ ■ ■ ■ ■ ■ ■ ■
Skye Canyon	547,438	576,972	568,096	593,433	584,756	586,345	■ ■ ■ ■ ■ ■ ■ ■
Southern Highlands	557,591	791,010	566,498	787,852	833,202	920,302	■ ■ ■ ■ ■ ■ ■ ■
Spring Valley	464,548	520,448	431,440	442,400	464,213	476,315	■ ■ ■ ■ ■ ■ ■ ■
Summerlin	853,914	856,693	849,608	723,210	1,118,009	812,851	■ ■ ■ ■ ■ ■ ■ ■
Sun City Anthem	615,677	674,713	583,111	597,449	621,300	619,496	■ ■ ■ ■ ■ ■ ■ ■
Sun City Summerlin	482,625	538,661	493,072	548,544	570,350	569,352	■ ■ ■ ■ ■ ■ ■ ■
The Lakes	465,568	706,700	561,889	487,786	616,687	536,173	■ ■ ■ ■ ■ ■ ■ ■
The Ridges	3,869,889	5,020,375	3,965,625	5,216,750	3,275,000	4,340,833	■ ■ ■ ■ ■ ■ ■ ■
Tuscany	608,714	504,888	624,050	604,071	576,444	638,533	■ ■ ■ ■ ■ ■ ■ ■
Other Groups							
Clark County	497,873	504,369	512,921	531,446	537,423	566,766	■ ■ ■ ■ ■ ■ ■ ■
Boulder City	720,738	487,920	550,452	476,889	485,806	646,330	■ ■ ■ ■ ■ ■ ■ ■
Pahrump	364,588	378,726	367,542	384,349	404,026	390,314	■ ■ ■ ■ ■ ■ ■ ■
High Rise Sales	504,303	566,875	469,967	612,925	481,504	645,910	■ ■ ■ ■ ■ ■ ■ ■
Luxury Sales (\$1M+)	1,974,436	1,669,479	1,745,425	1,946,745	1,729,992	1,839,648	■ ■ ■ ■ ■ ■ ■ ■

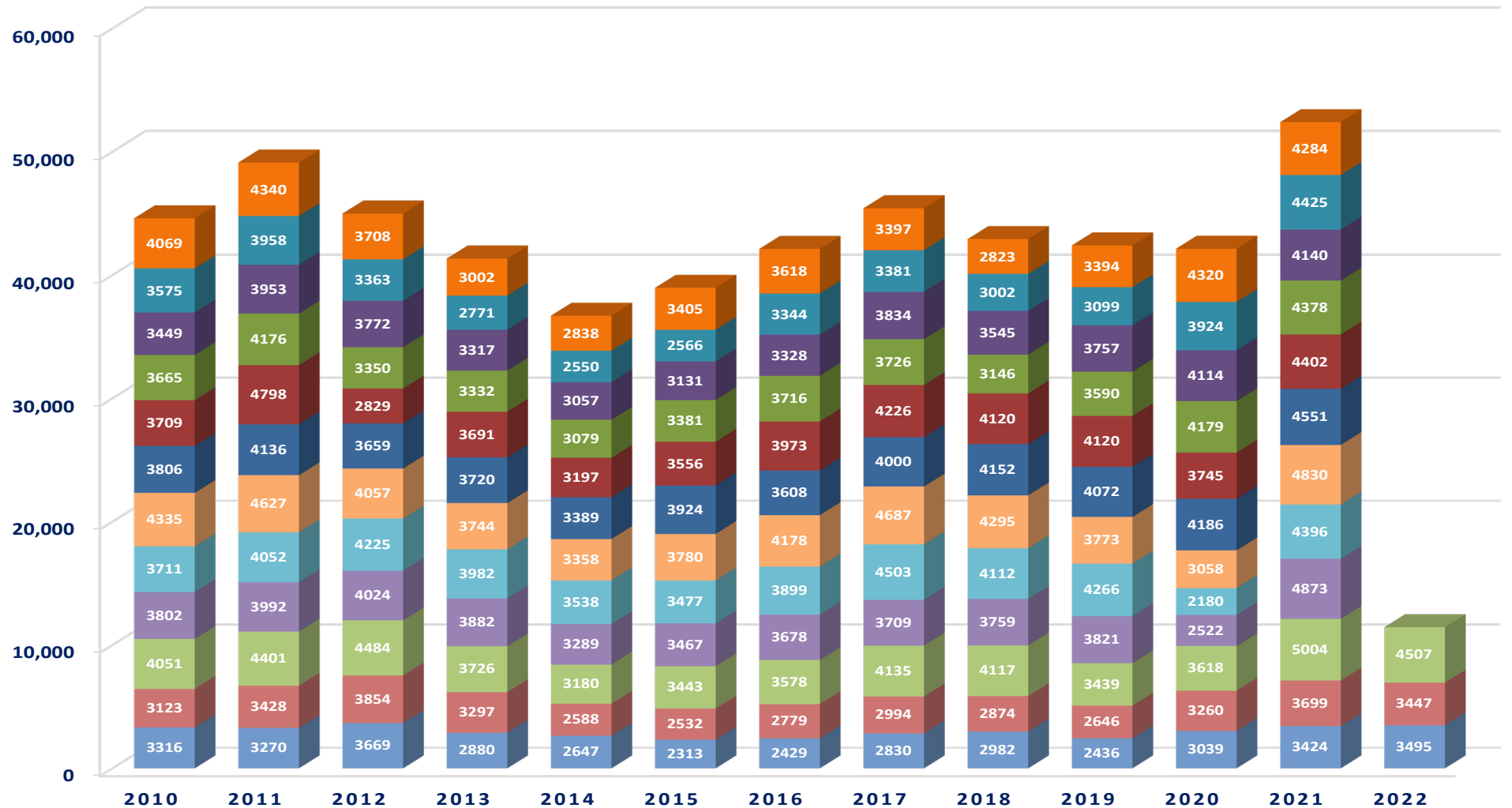


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Las Vegas Market Update - April 2022

ALL RESALE CLOSINGS - RES, VER, MULTI

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



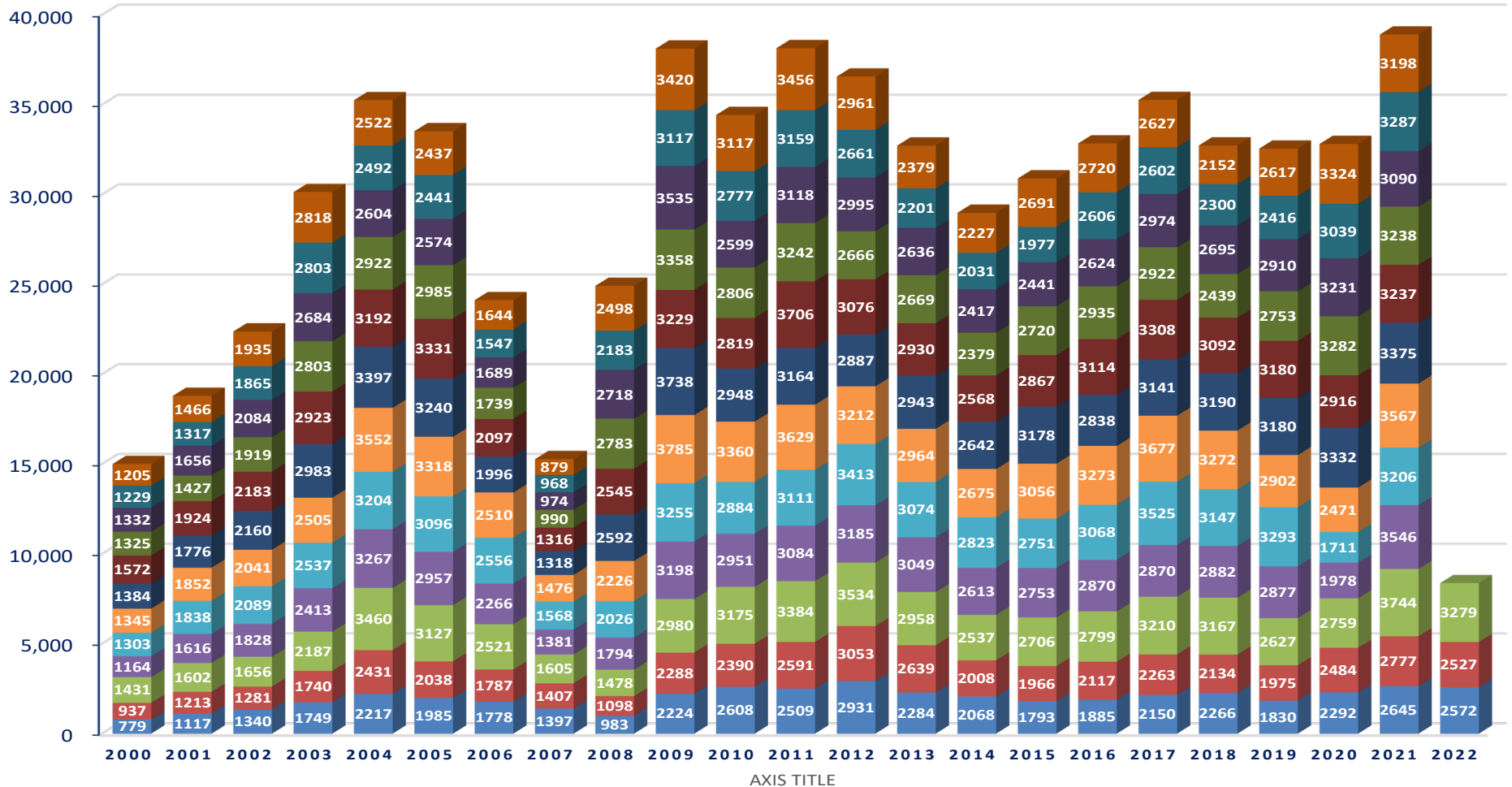


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Las Vegas Market Update - April 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



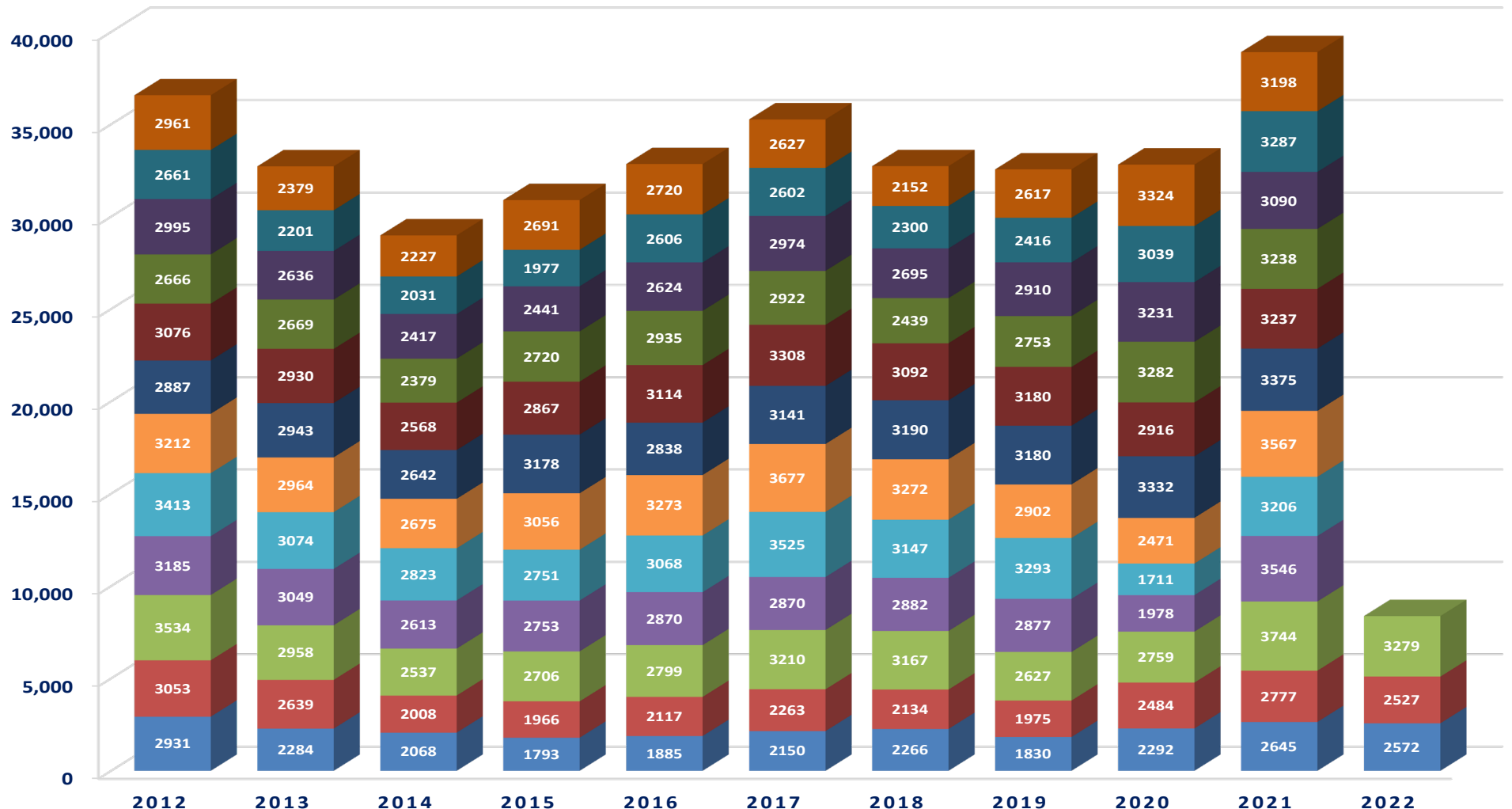


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Las Vegas Market Update - April 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - April 2022

Single Family Residential Homes Months of Inventory



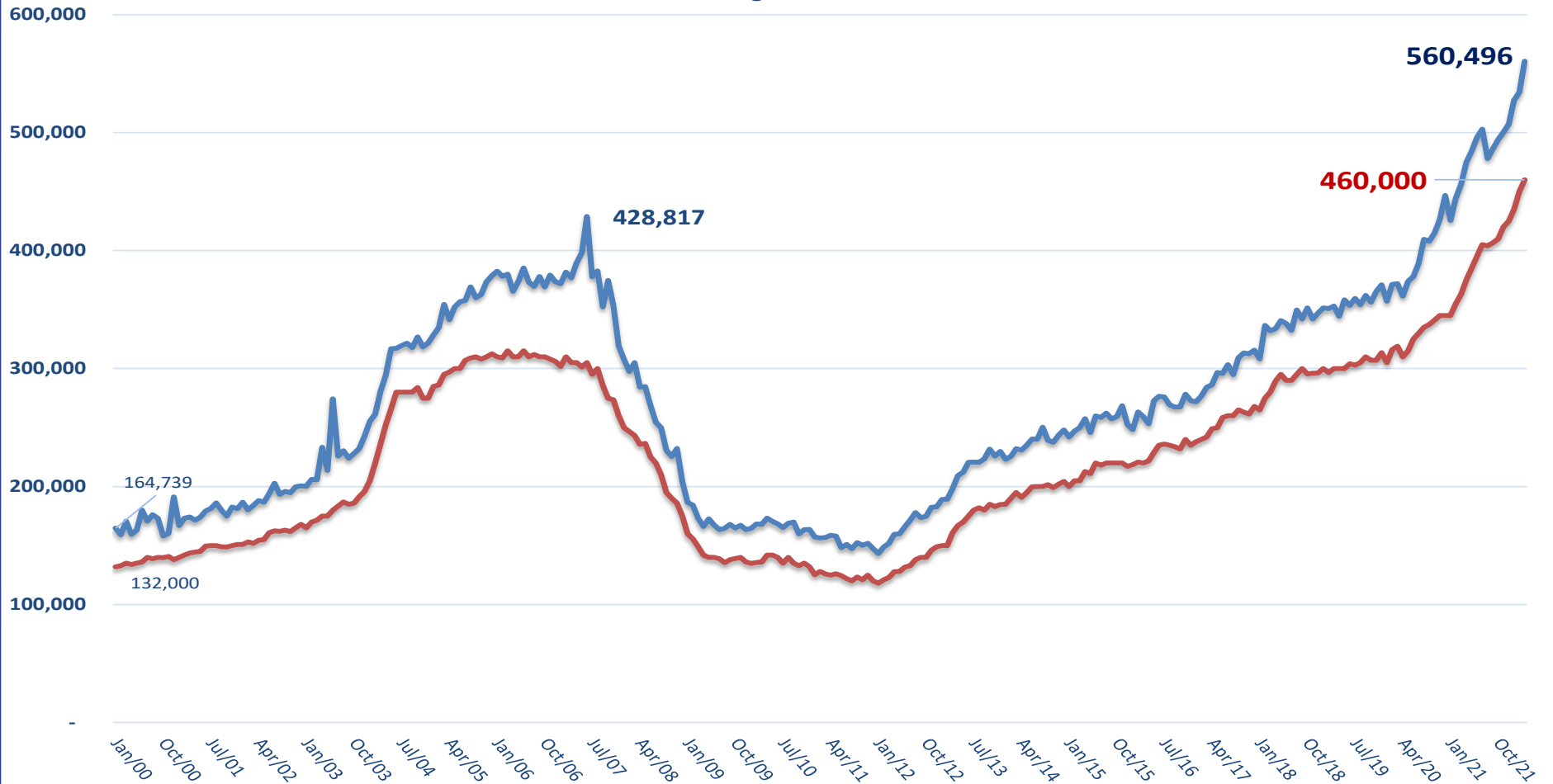


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SFR Market Prices

— Average — Median

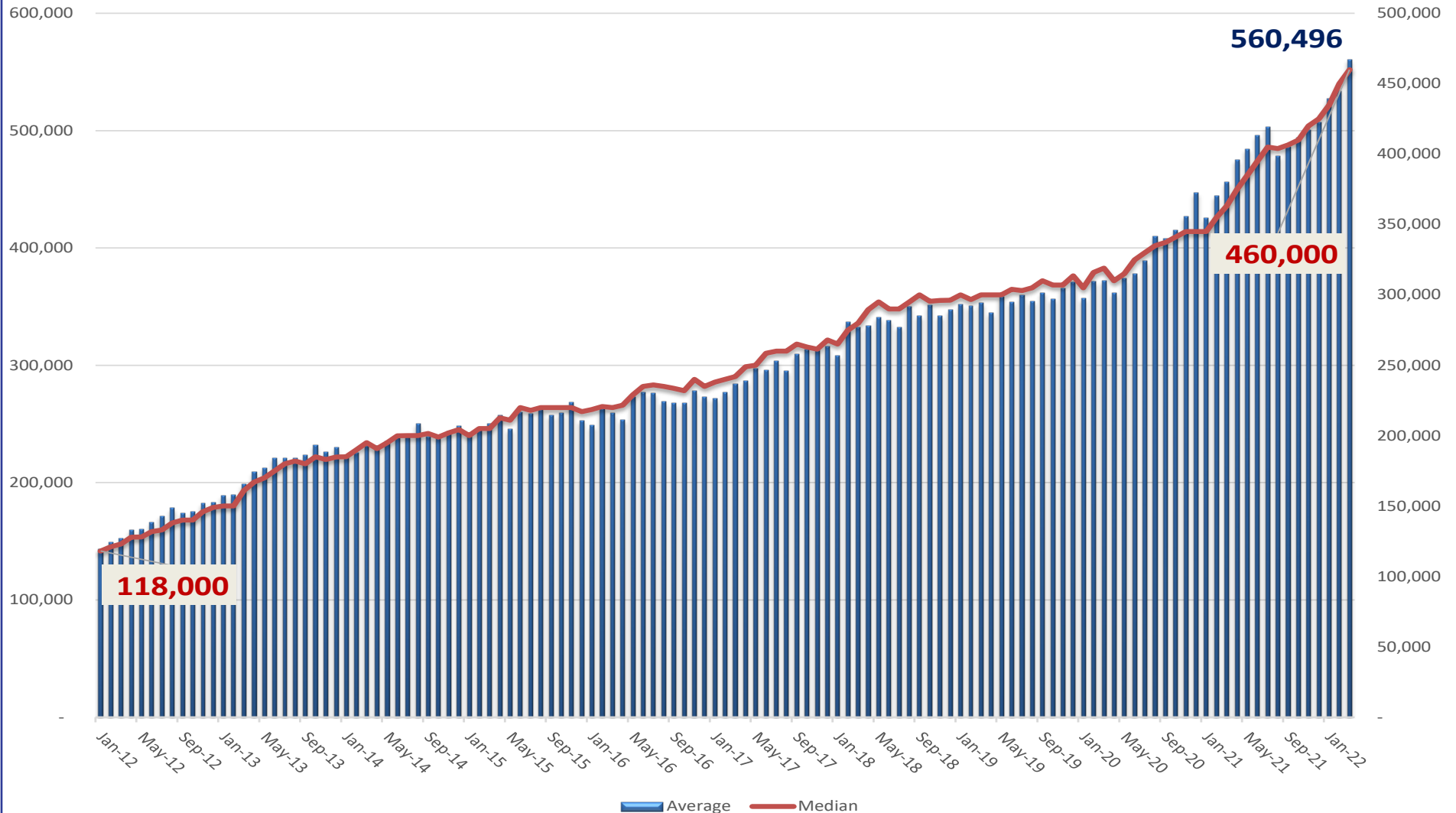




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Las Vegas Market Update - April 2022

Single Family Residential Price Trend

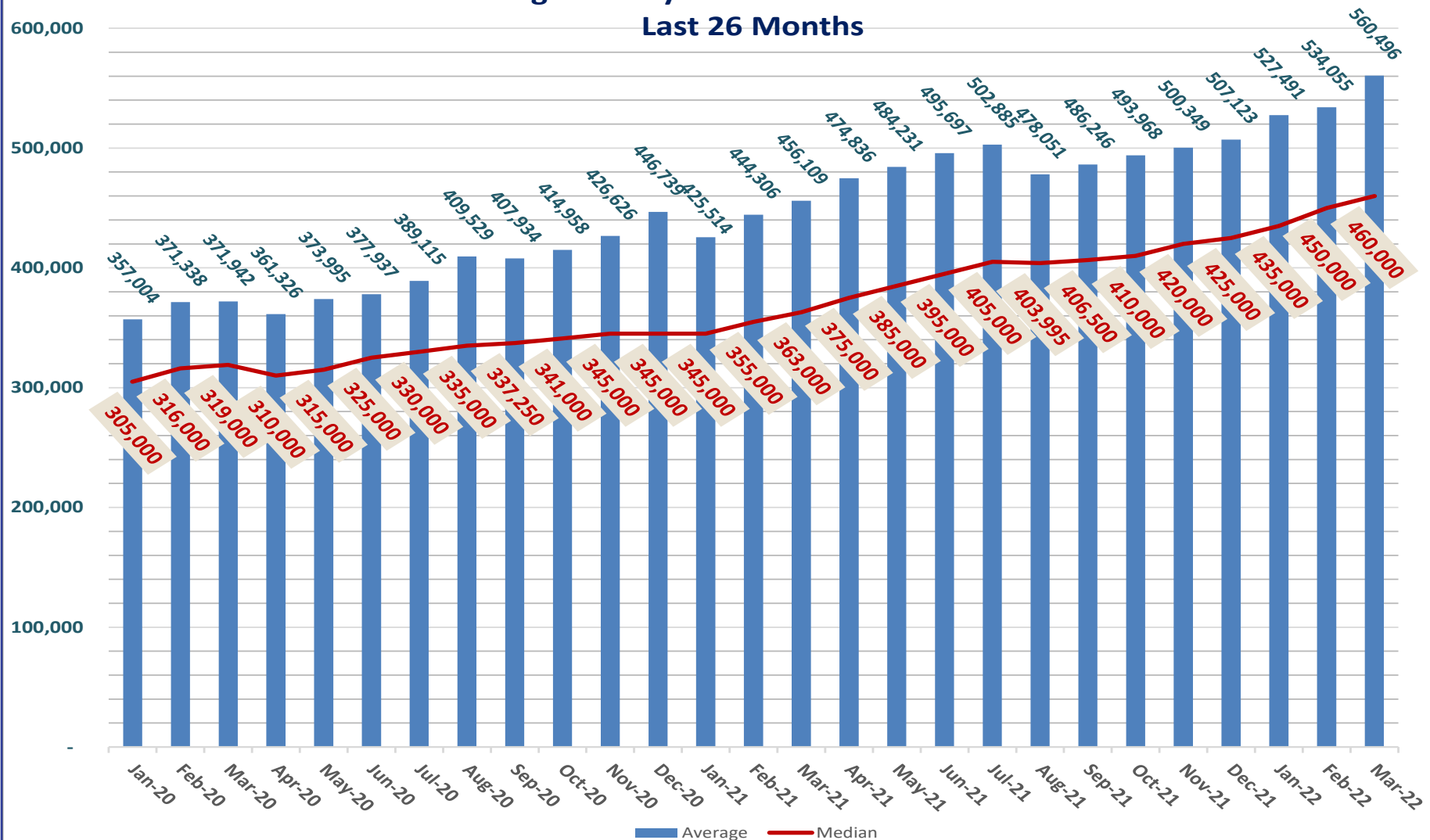




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Las Vegas Market Update - April 2022

Single Family Residential Price Trend
Last 26 Months

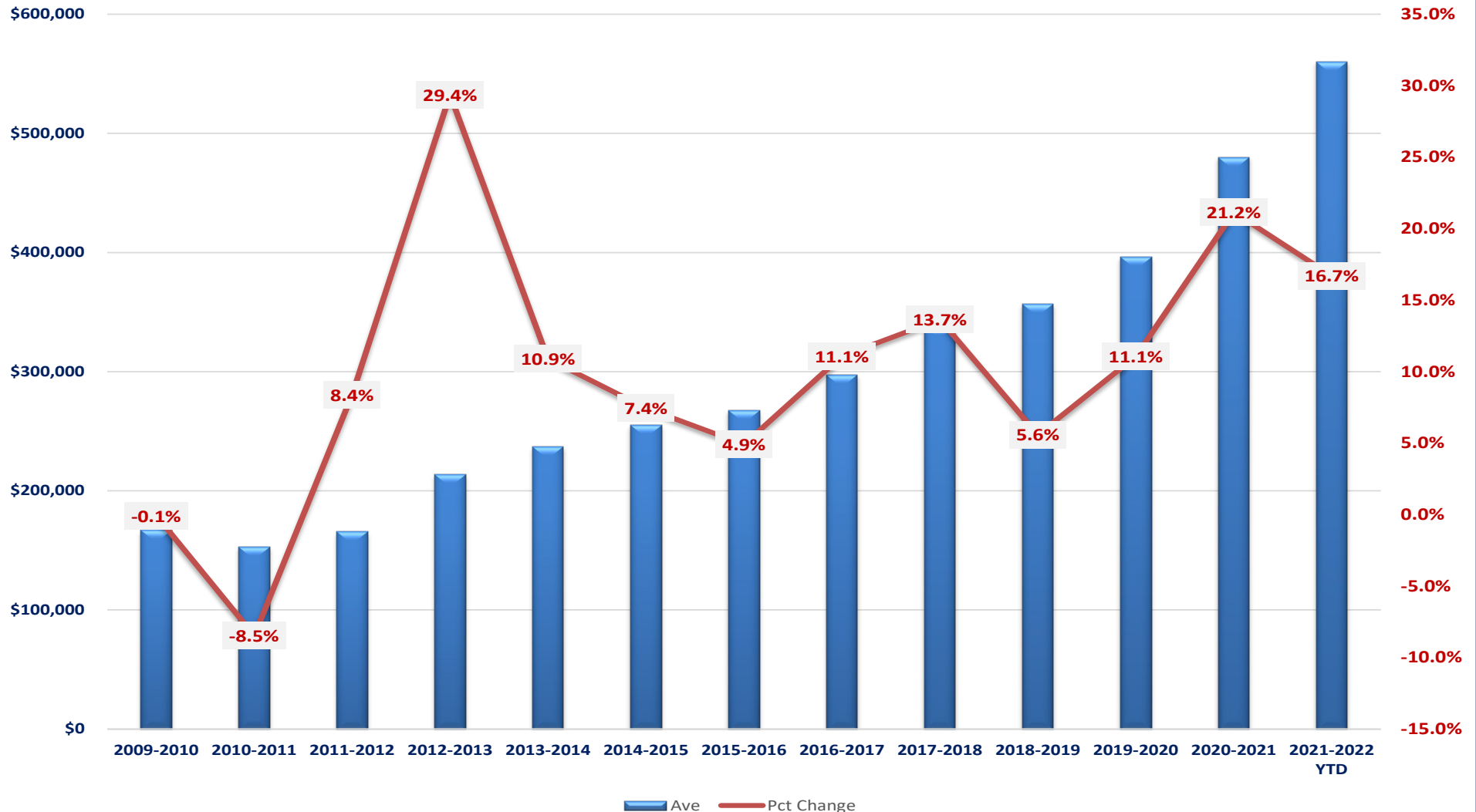




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Las Vegas Market Update - April 2022

SFR Average Price and Year Over Year Percent Change



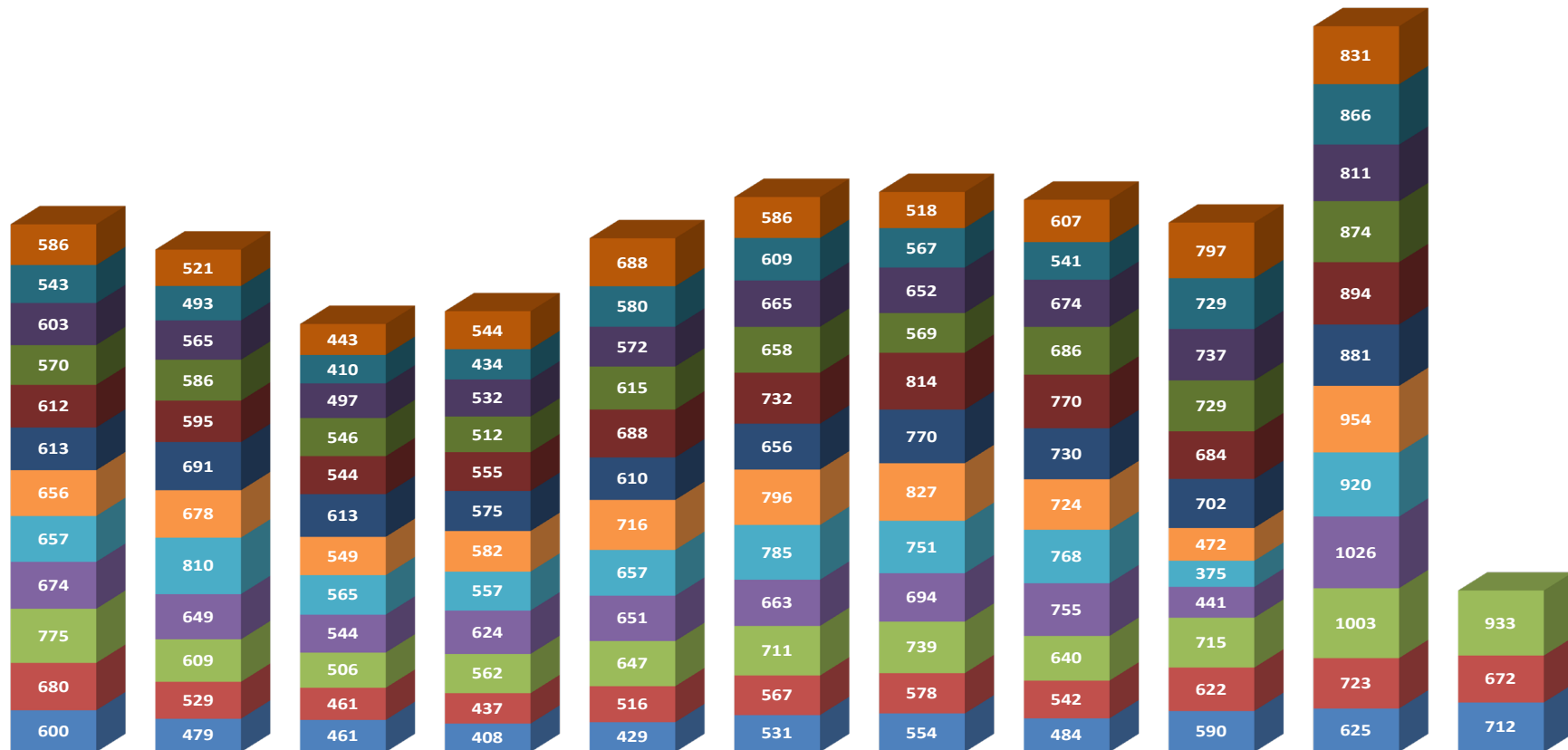


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Las Vegas Market Update - April 2022

CONDO / TOWNHOME CLOSINGS

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



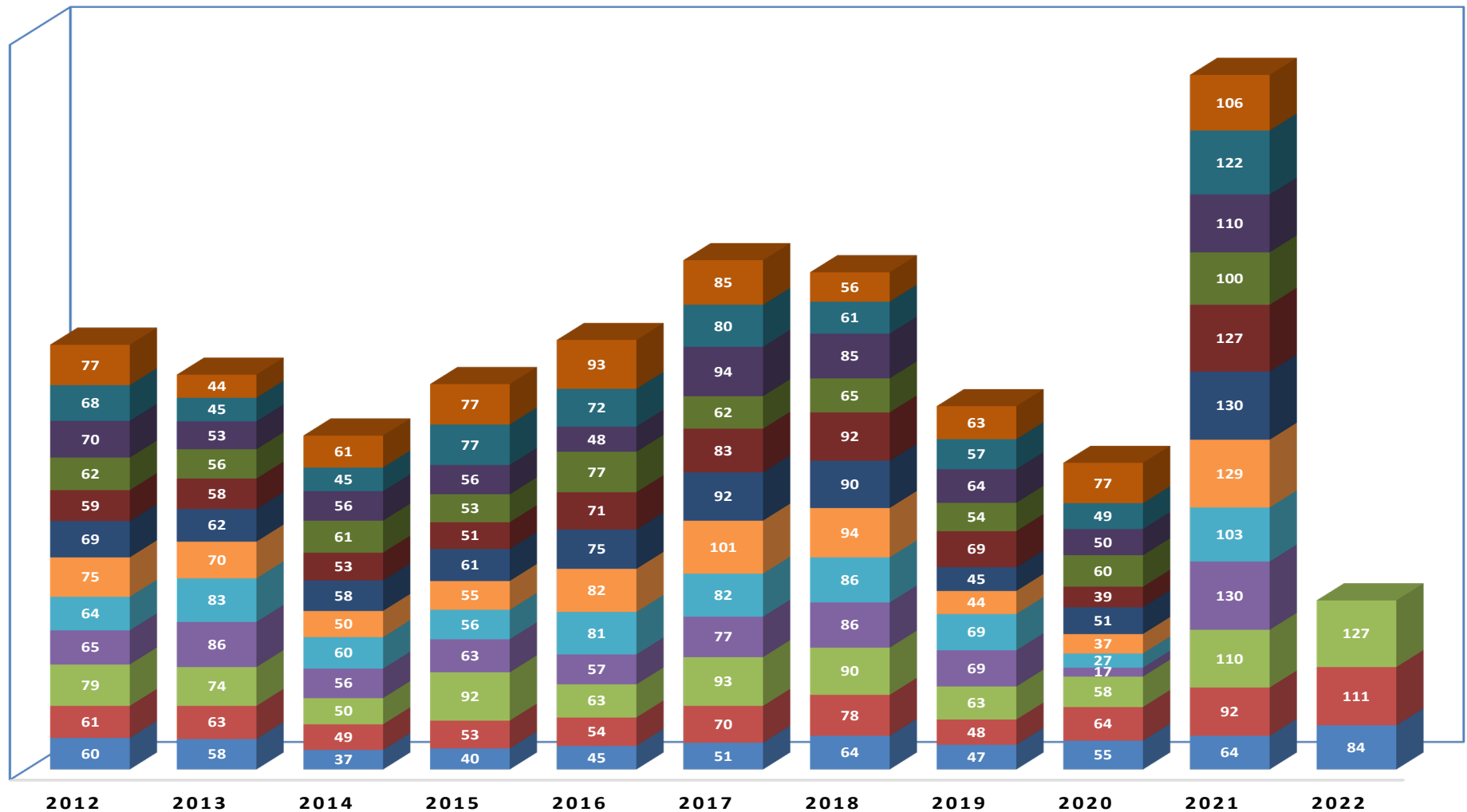


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Las Vegas Market Update - April 2022

Vertical / Hi-Rise Closings

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



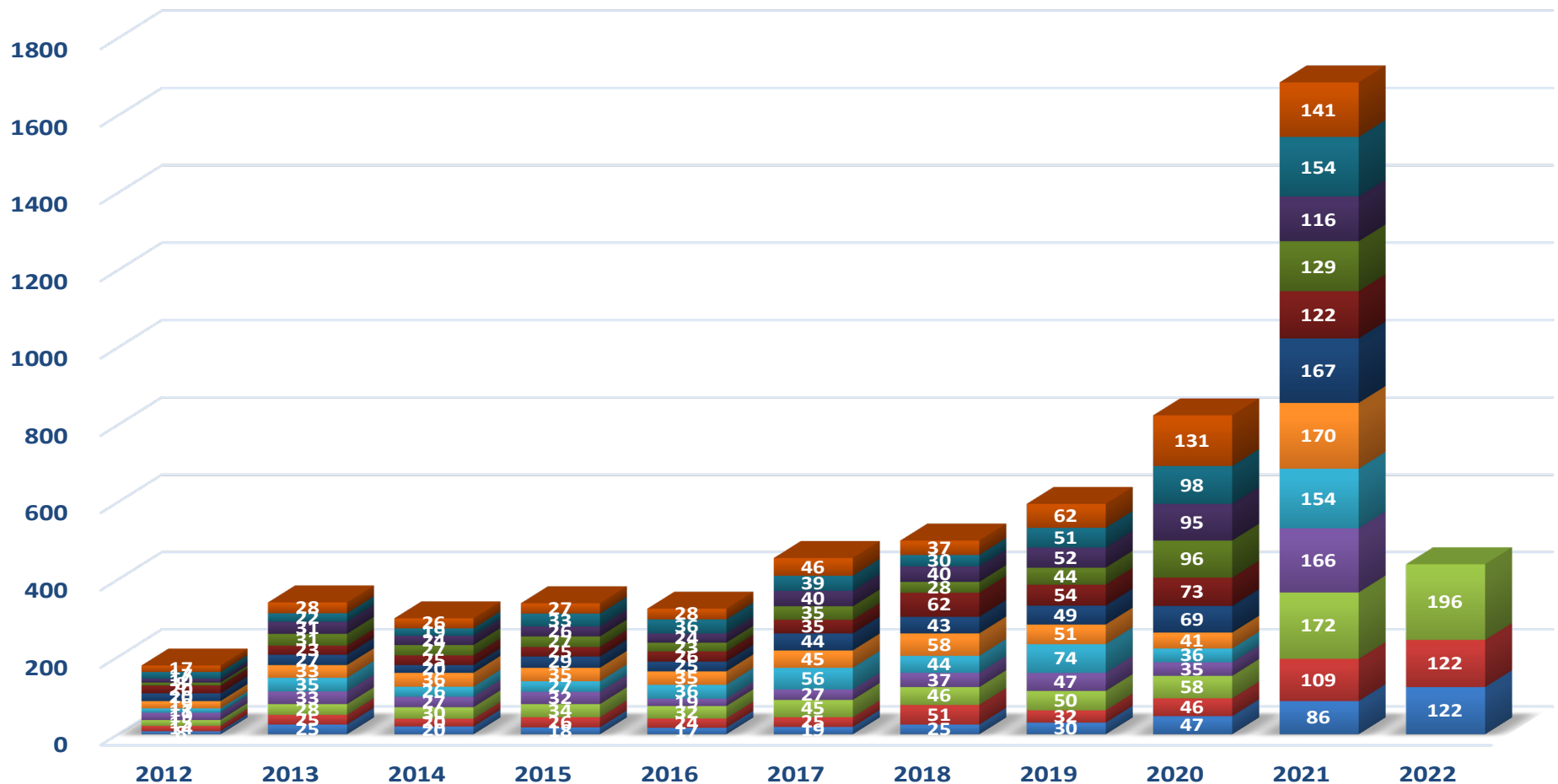


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Las Vegas Market Update - April 2022

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

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

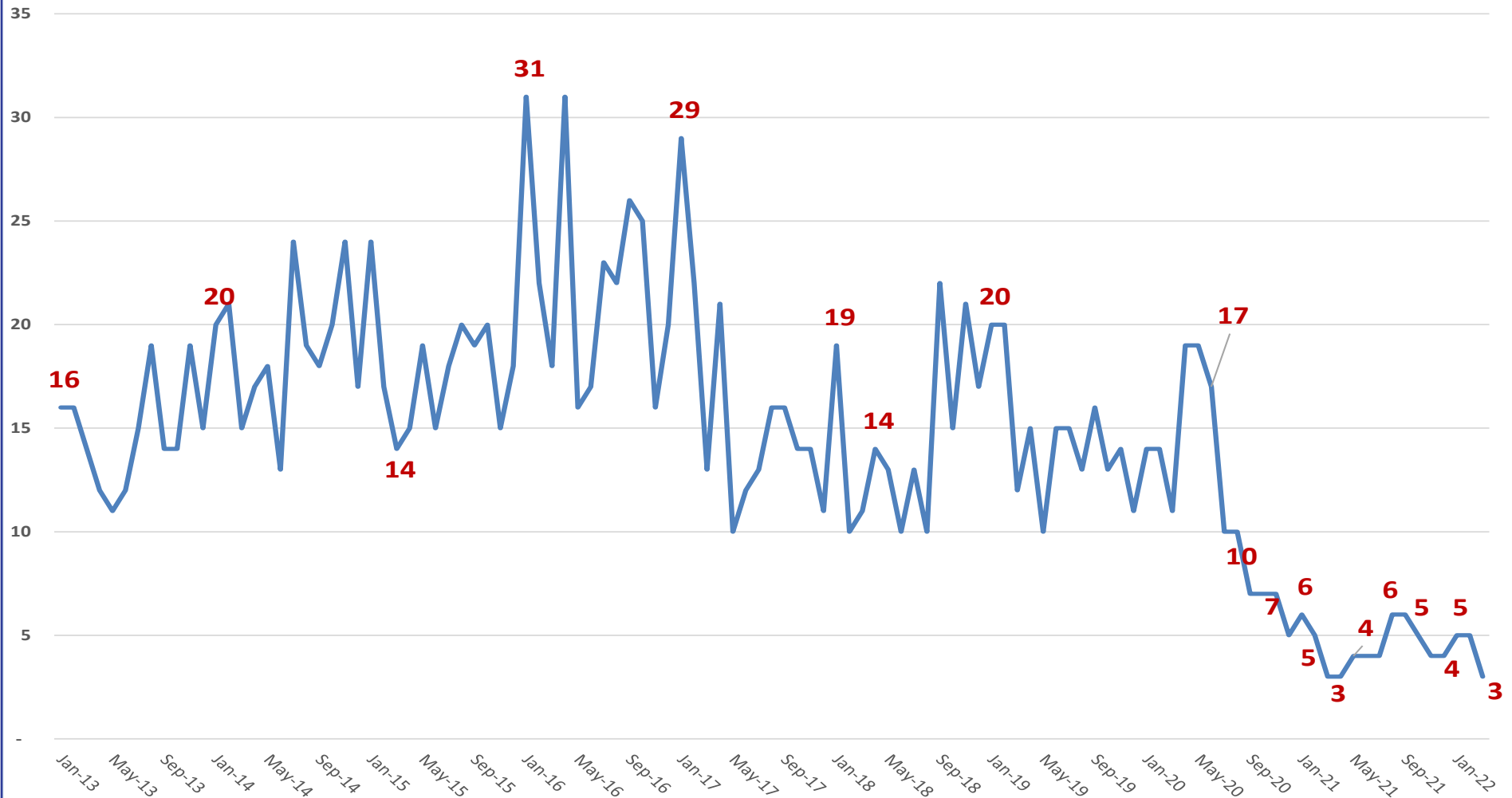




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Luxury Market - \$1,000,000 and Over Months of Inventory

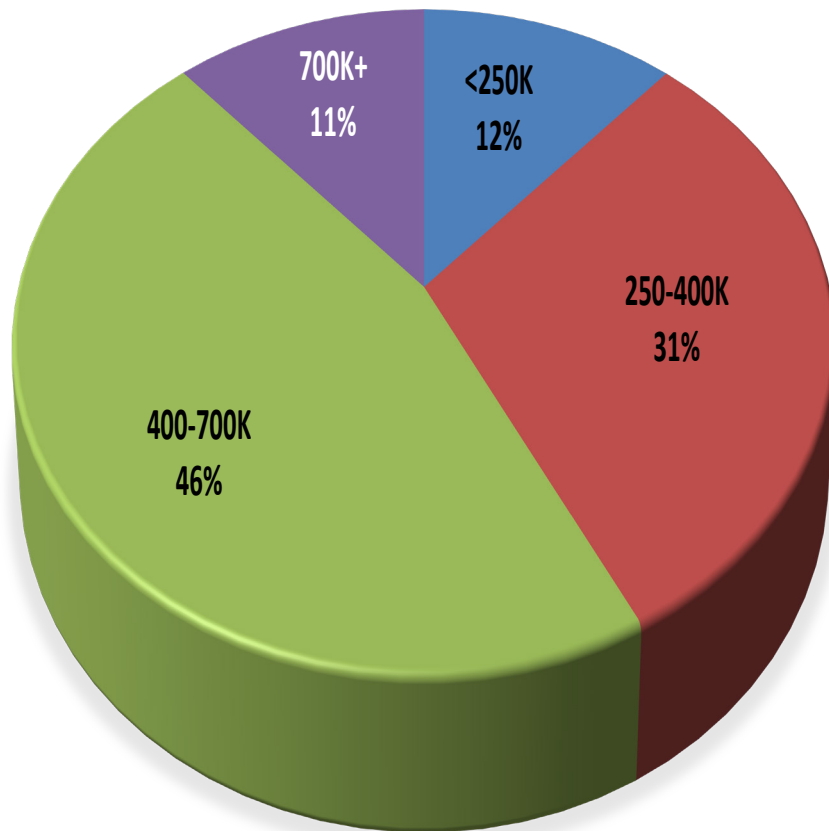




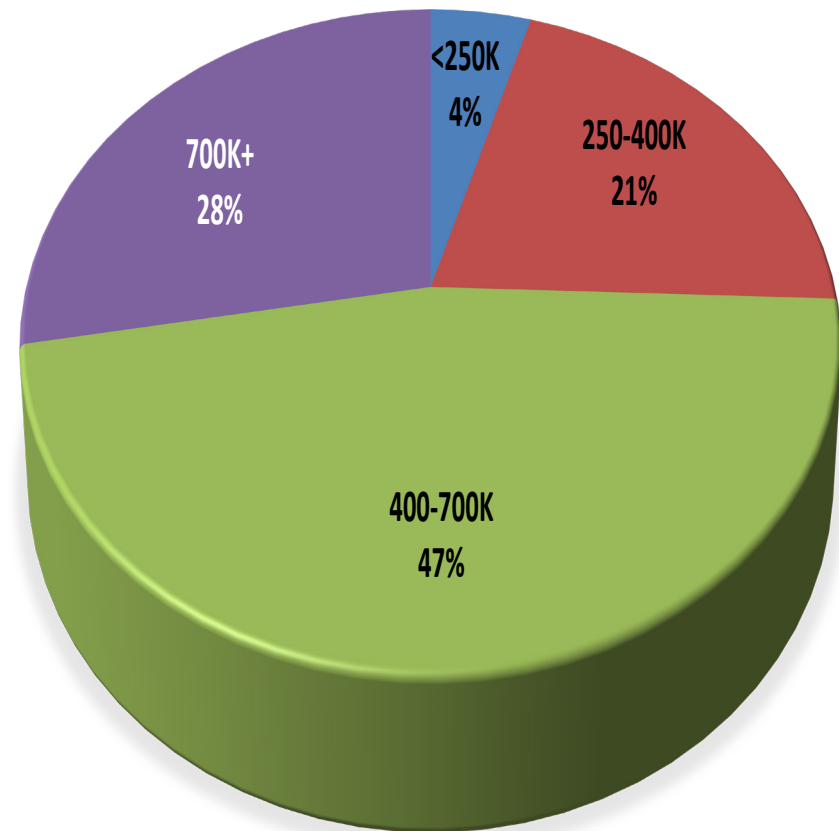
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Closed Units by Price Point



CLOSED VOLUME BY PRICE POINT

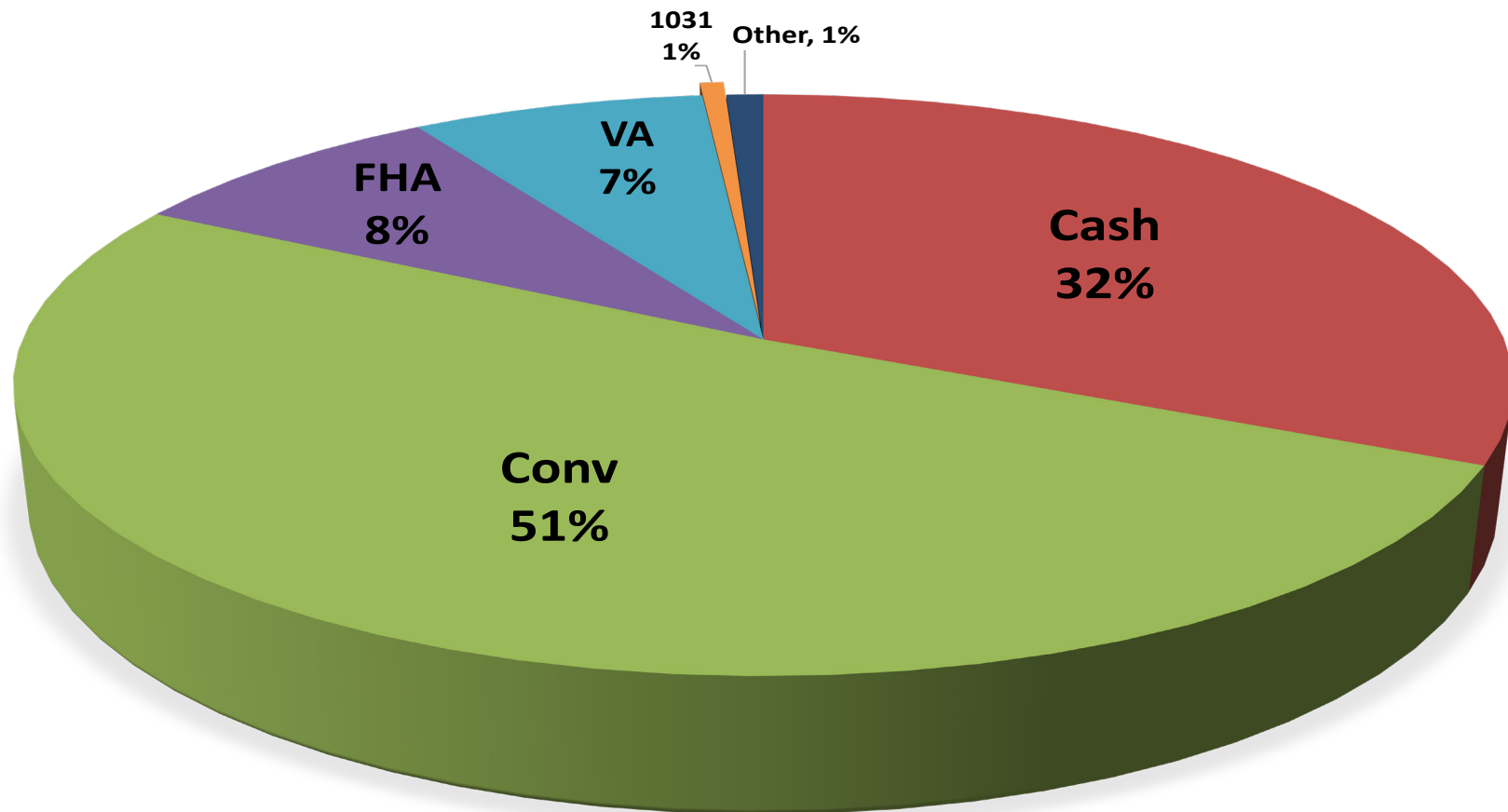




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Last Month's Closings by Sold Terms

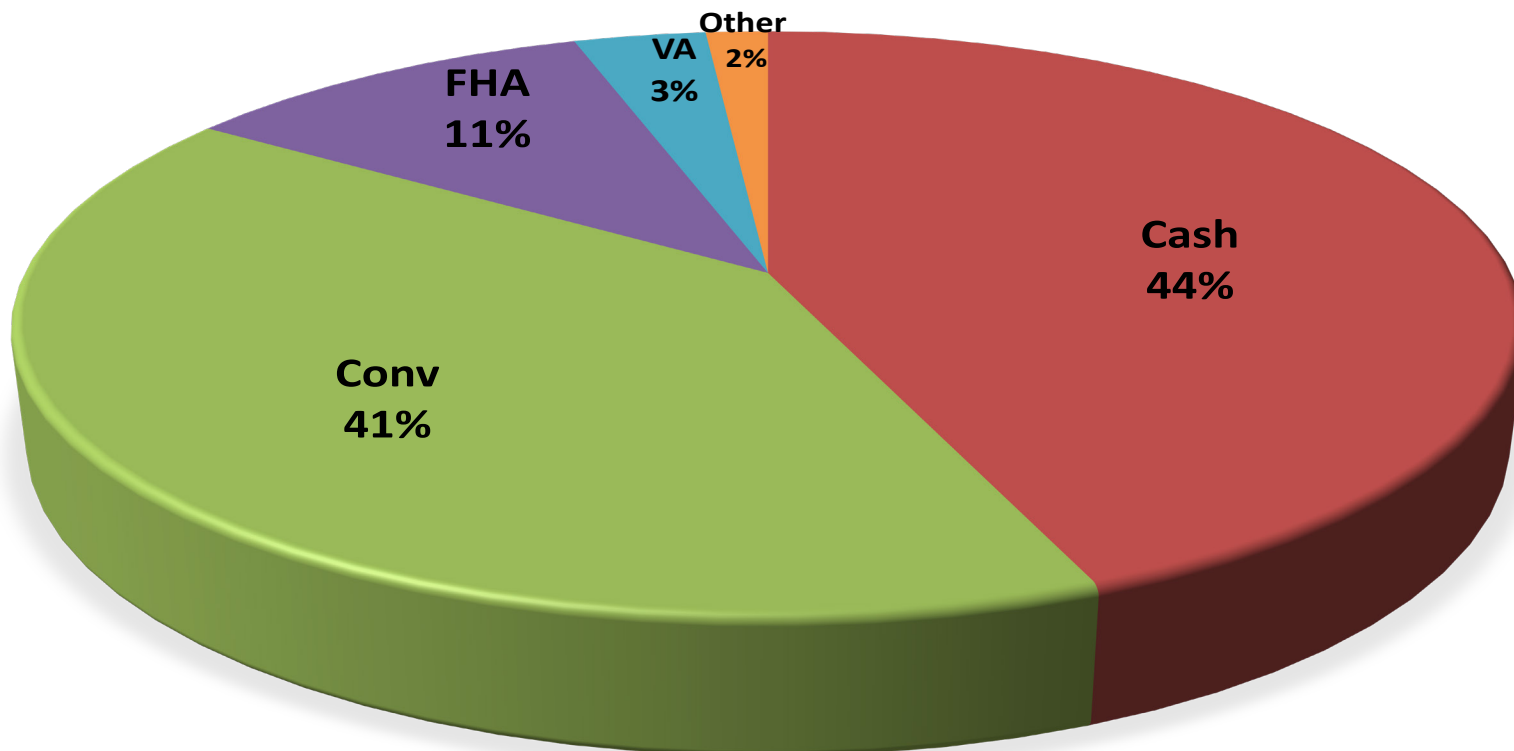




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Closings By Sold Terms Closings Less Than \$250,000

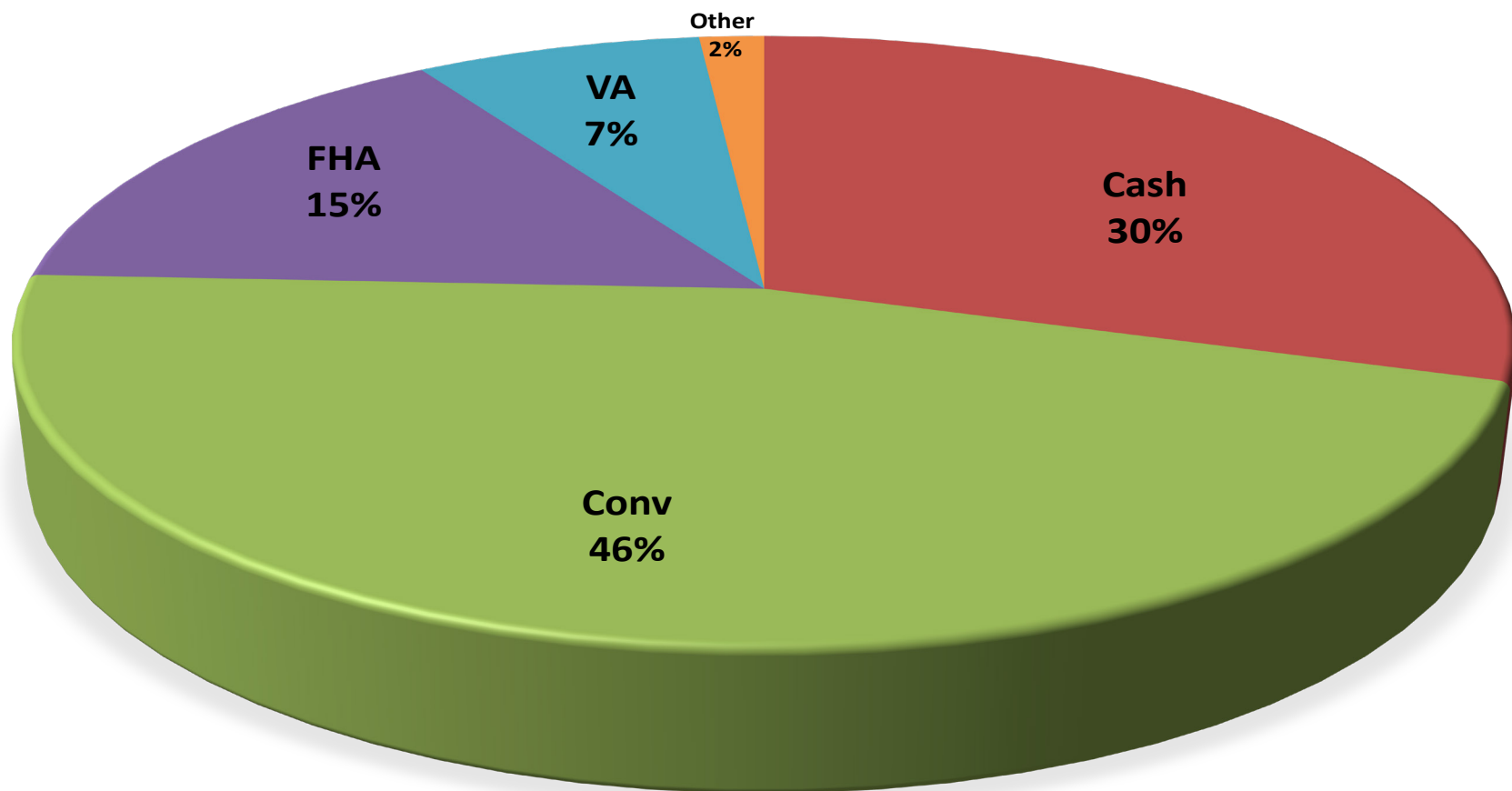




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Closings By Sold Terms
Closings Between \$250,000 and \$400,000

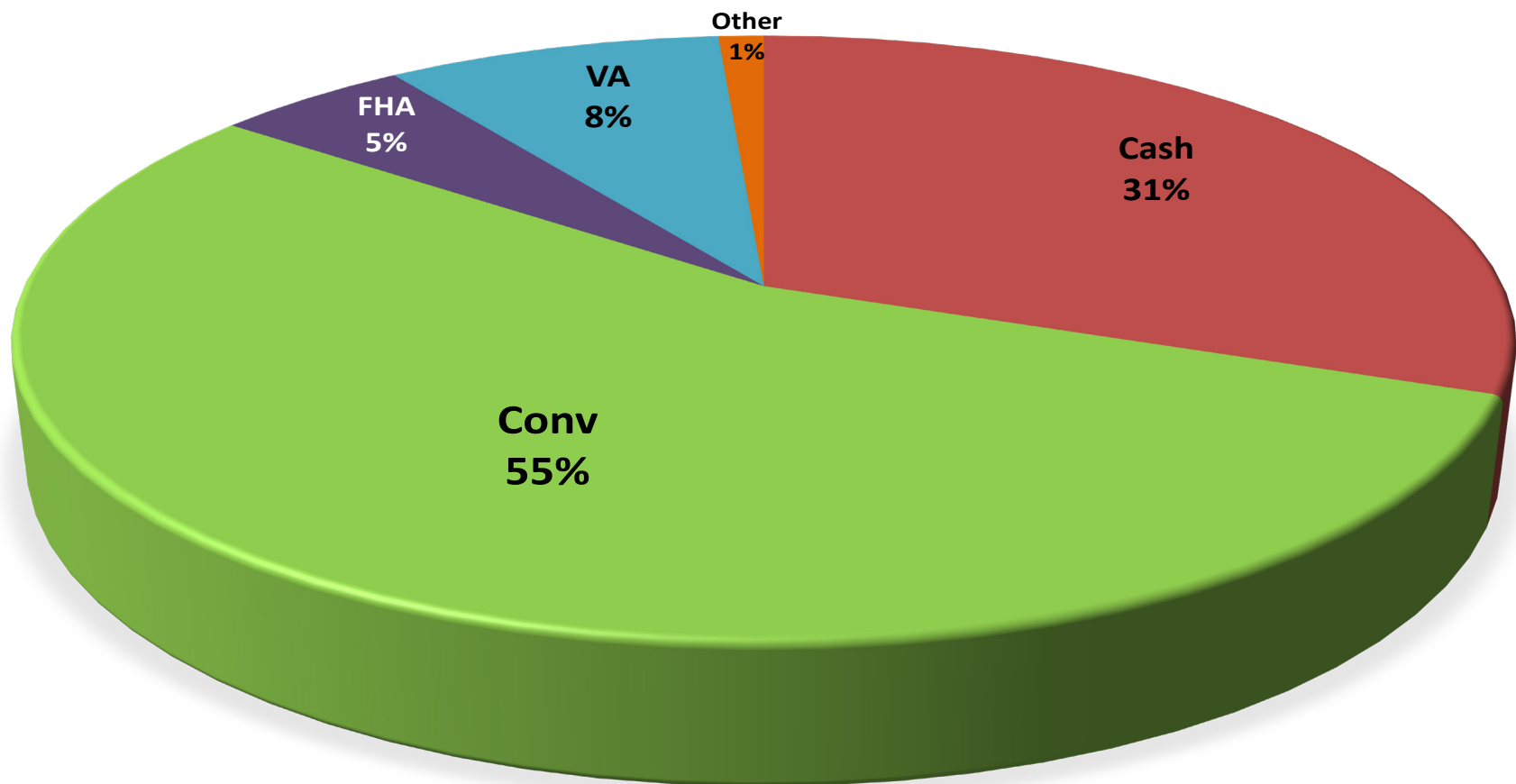




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

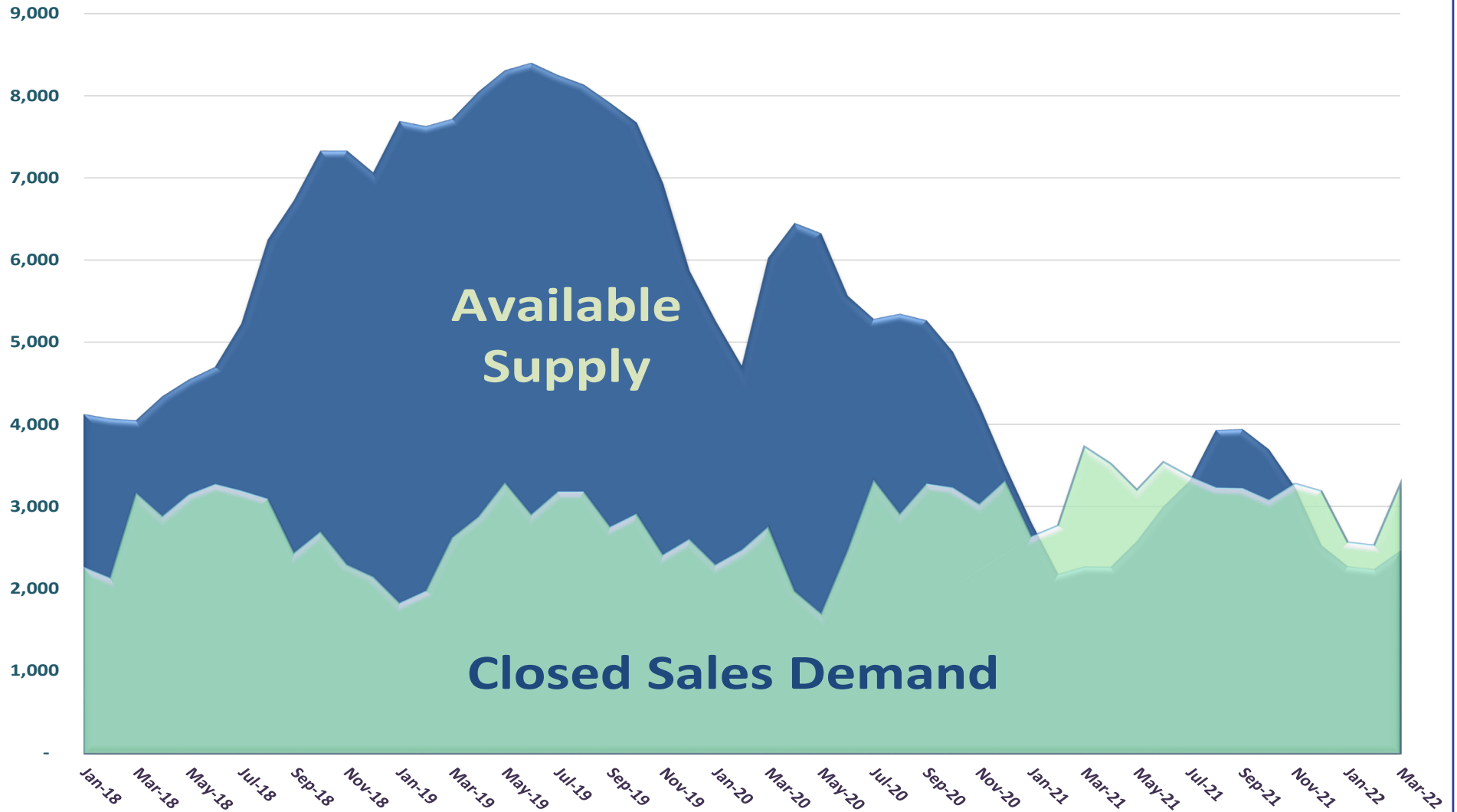




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Supply vs Demand - Single Family Residential

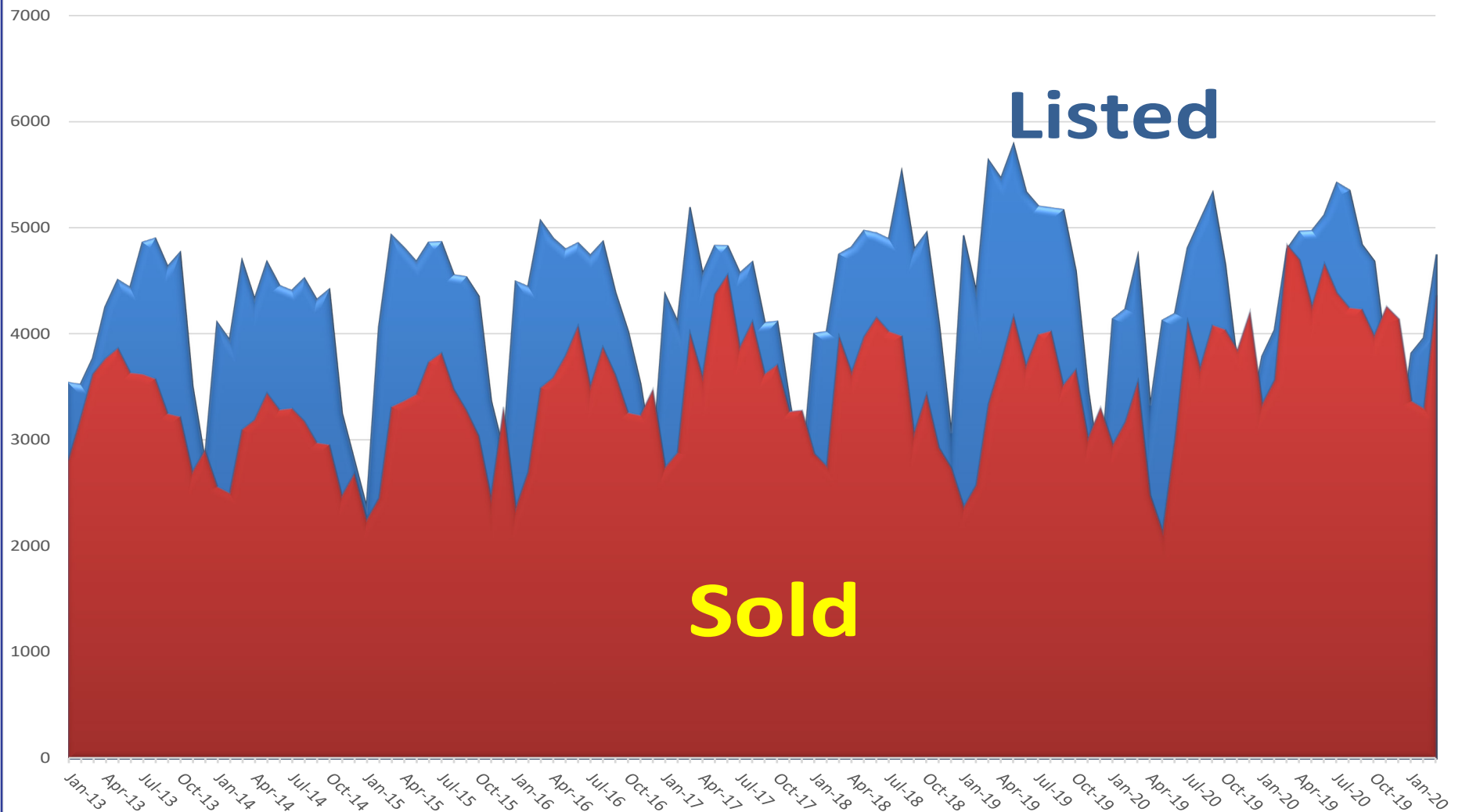




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Residential Listings Taken vs Listings Sold

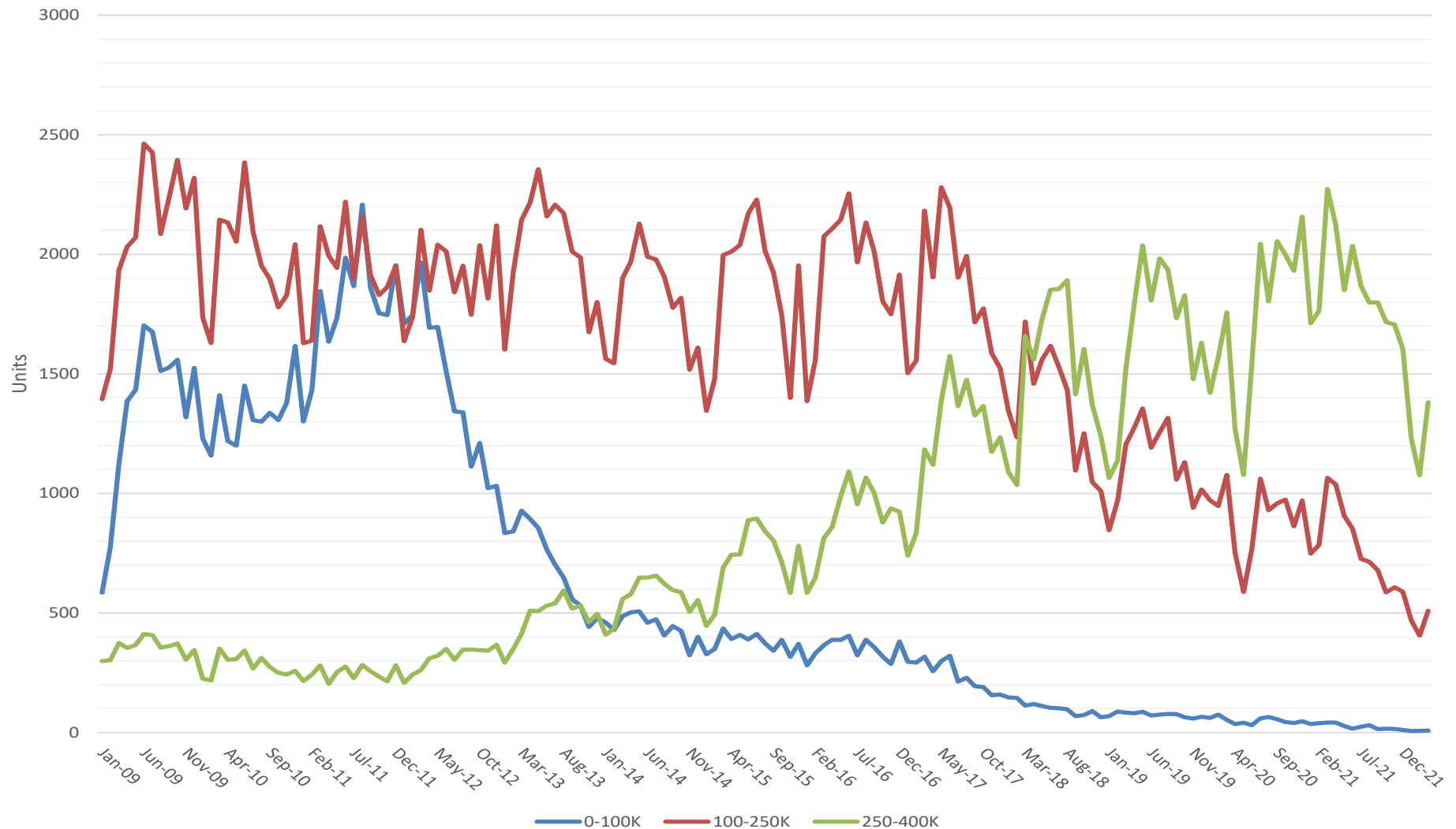




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Closed Units By Price Point - RES & VER

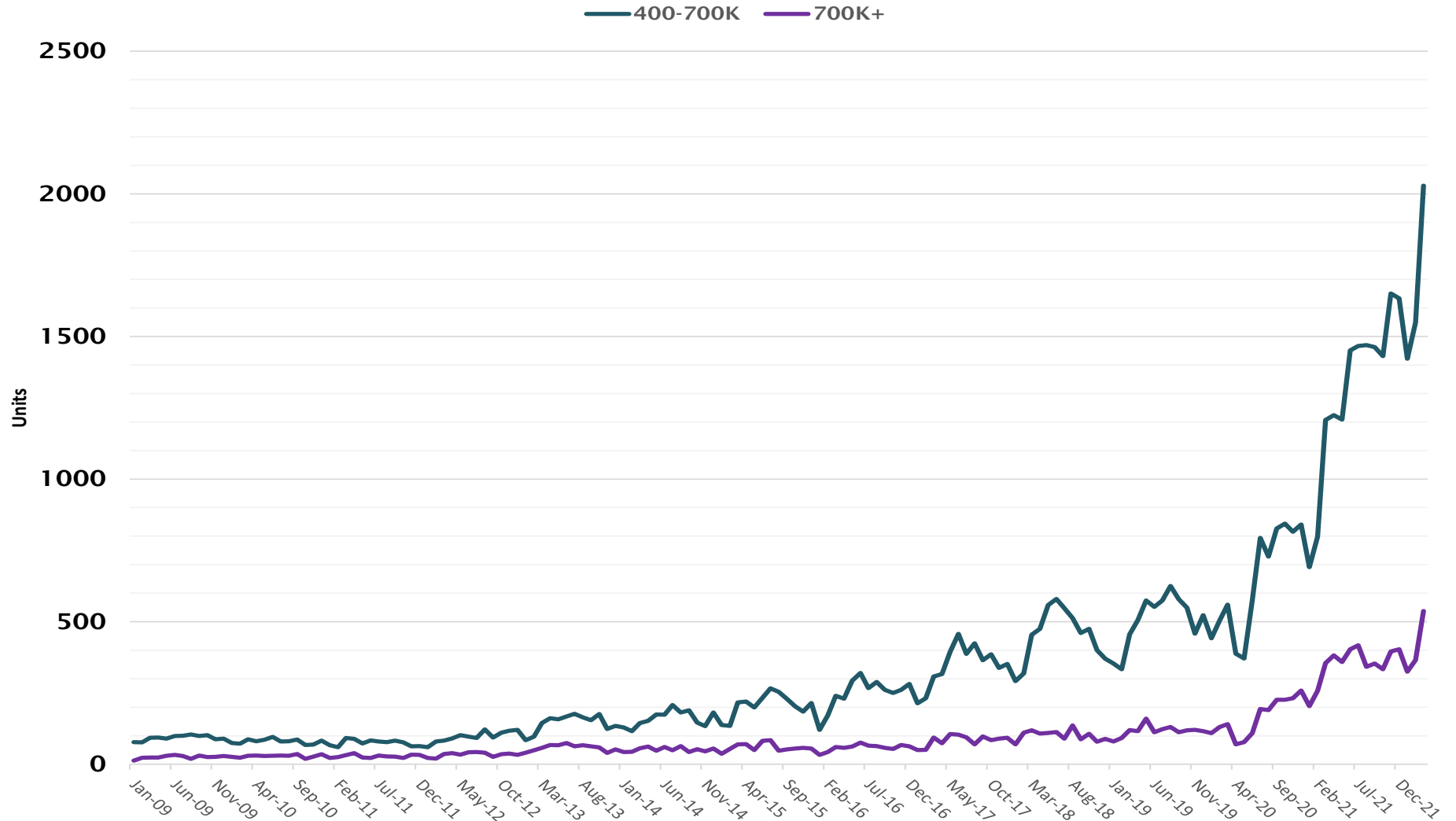




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Closed Units By Price Point - RES & VER





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Closing Trend by Price Point Residential and High Rise

