



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2022

April 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	3,885	2,995	3,618	3,022	575,000	927,002	475,000	586,642	1.0	100.9%	18
CON/TWH	1,072	619	1,013	781	299,000	361,643	275,000	297,232	0.8	126.2%	12
<i>Total Residential</i>	<i>4,957</i>	<i>3,614</i>	<i>4,631</i>	<i>3,803</i>	<i>525,000</i>	<i>829,860</i>	<i>440,000</i>	<i>527,207</i>	<i>1.0</i>	<i>105.2%</i>	<i>17</i>
Hi-Rise	179	331	117	137	480,000	911,989	395,000	577,020	2.4	41.4%	55
Multiple Dwelling	49	59	69	40	599,000	772,441	535,000	500,088	1.5	67.8%	21
Vacant Land	327	2,197	288	218	60,000	364,508	52,000	239,201	10.1	9.9%	155
Luxury Sales (RES & VER) \$1M+	381	582	270	218	1,844,950	2,742,879	1,400,000	1,840,466	3.0	5.4%	35

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



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Las Vegas Market Update - May 2022

March 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	3,748	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

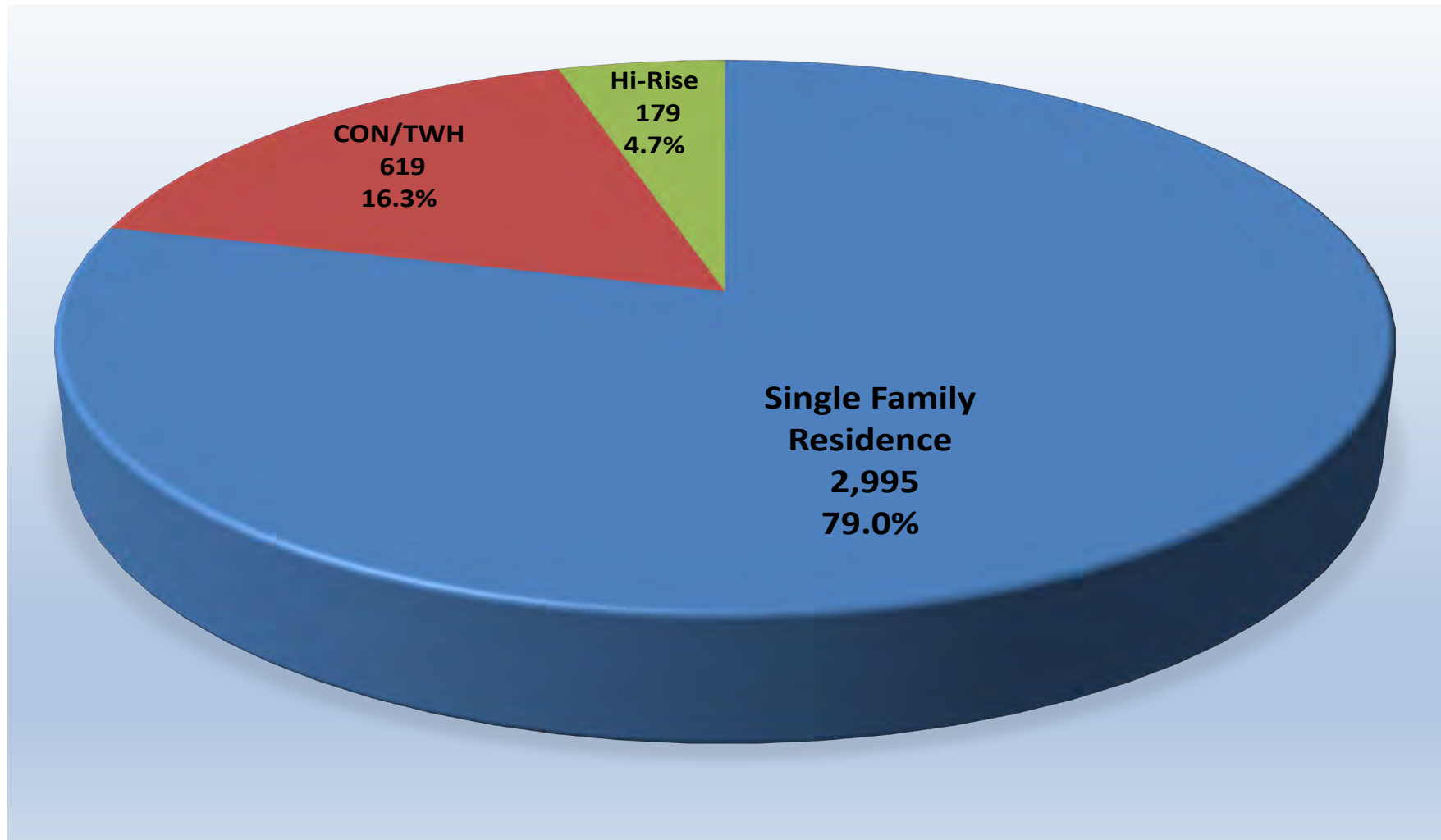
This data includes all LVR listings and sales within the Greater Las Vegas market area.



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2022

Las Vegas REALTORS * Available Units

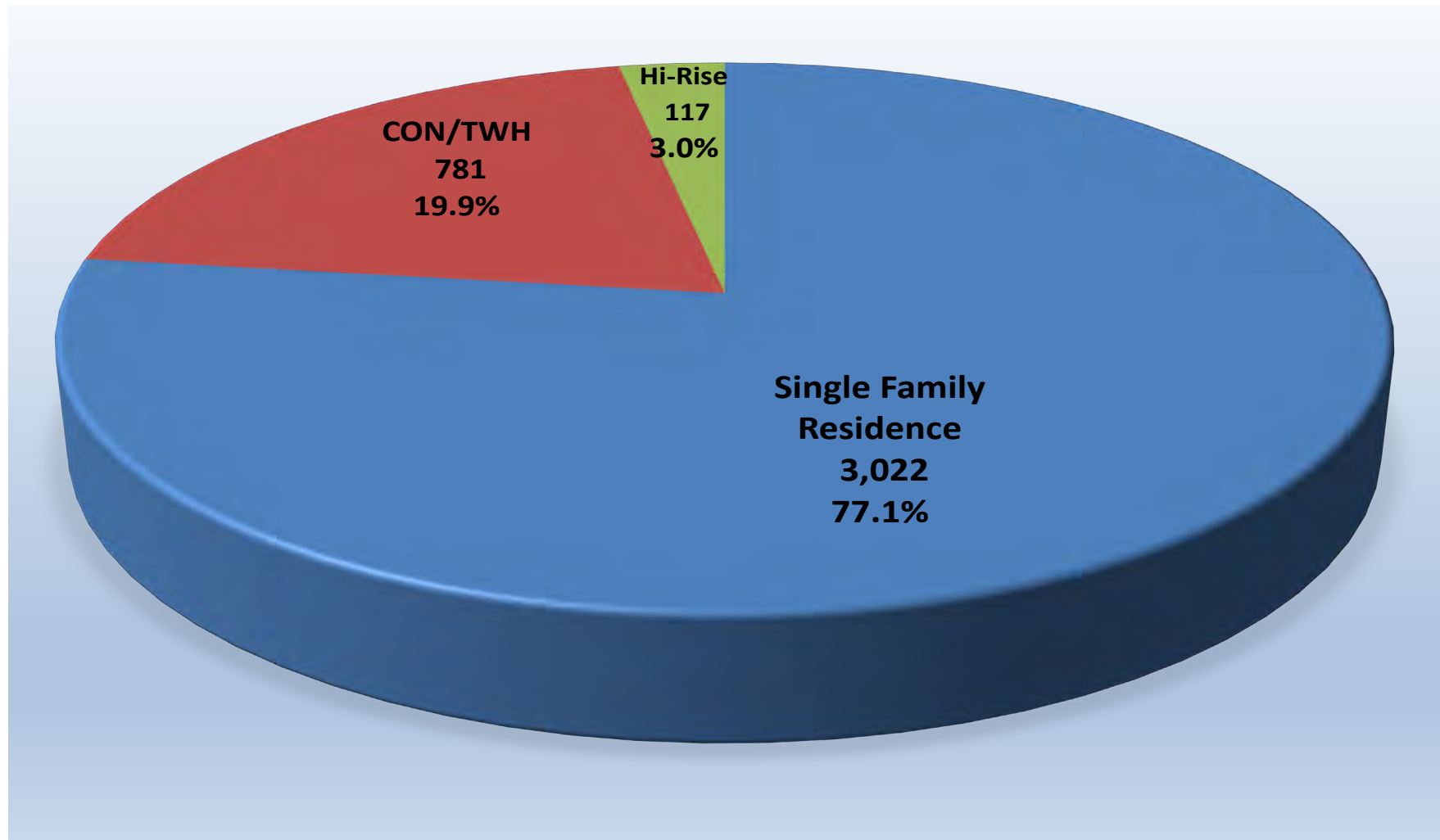




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Las Vegas Market Update - May 2022

Las Vegas REALTORS *Units Sold * Last Month



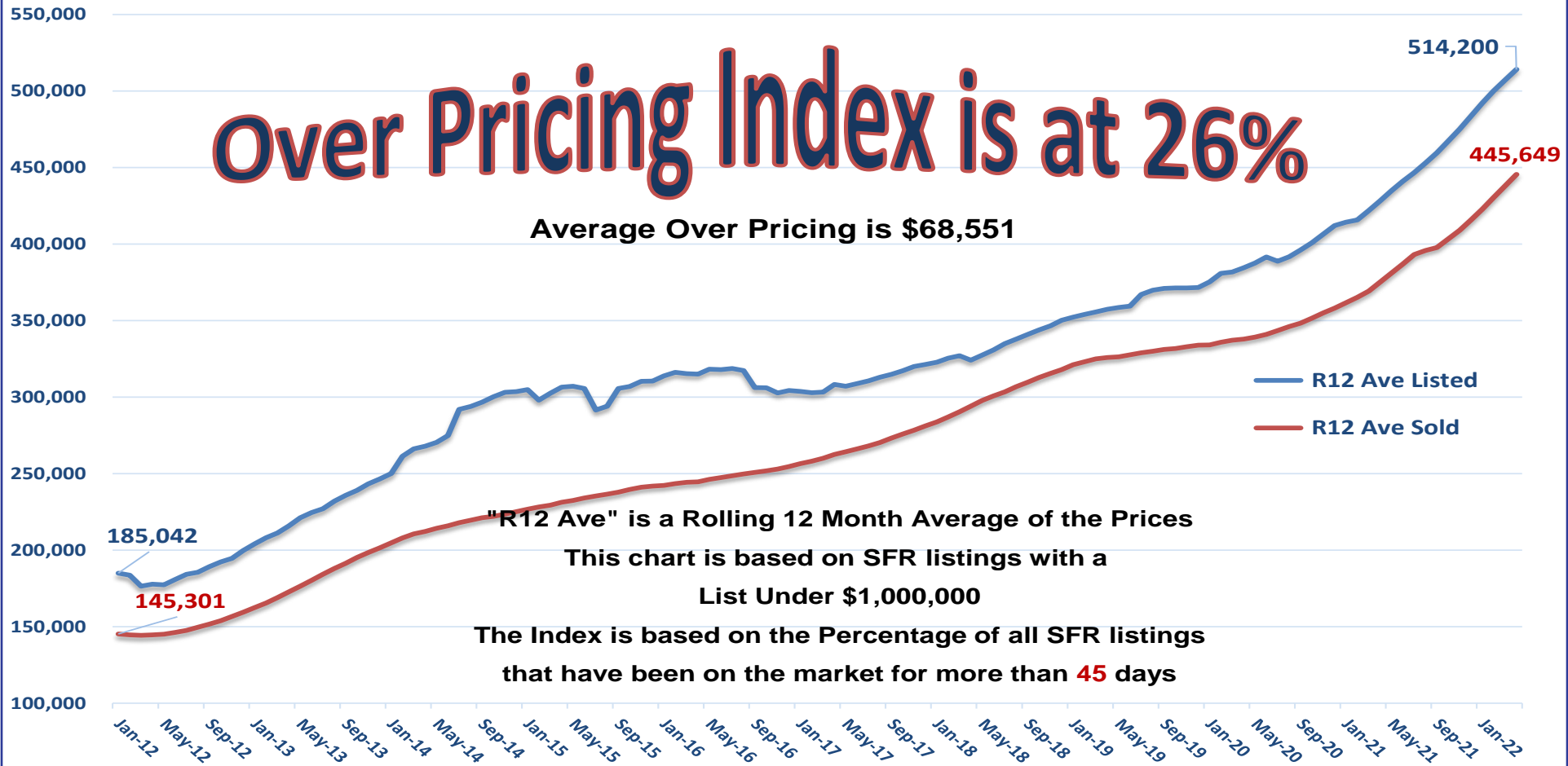


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Las Vegas Market Update - May 2022

Greater Las Vegas

SFR Average List vs Closed Sale Prices

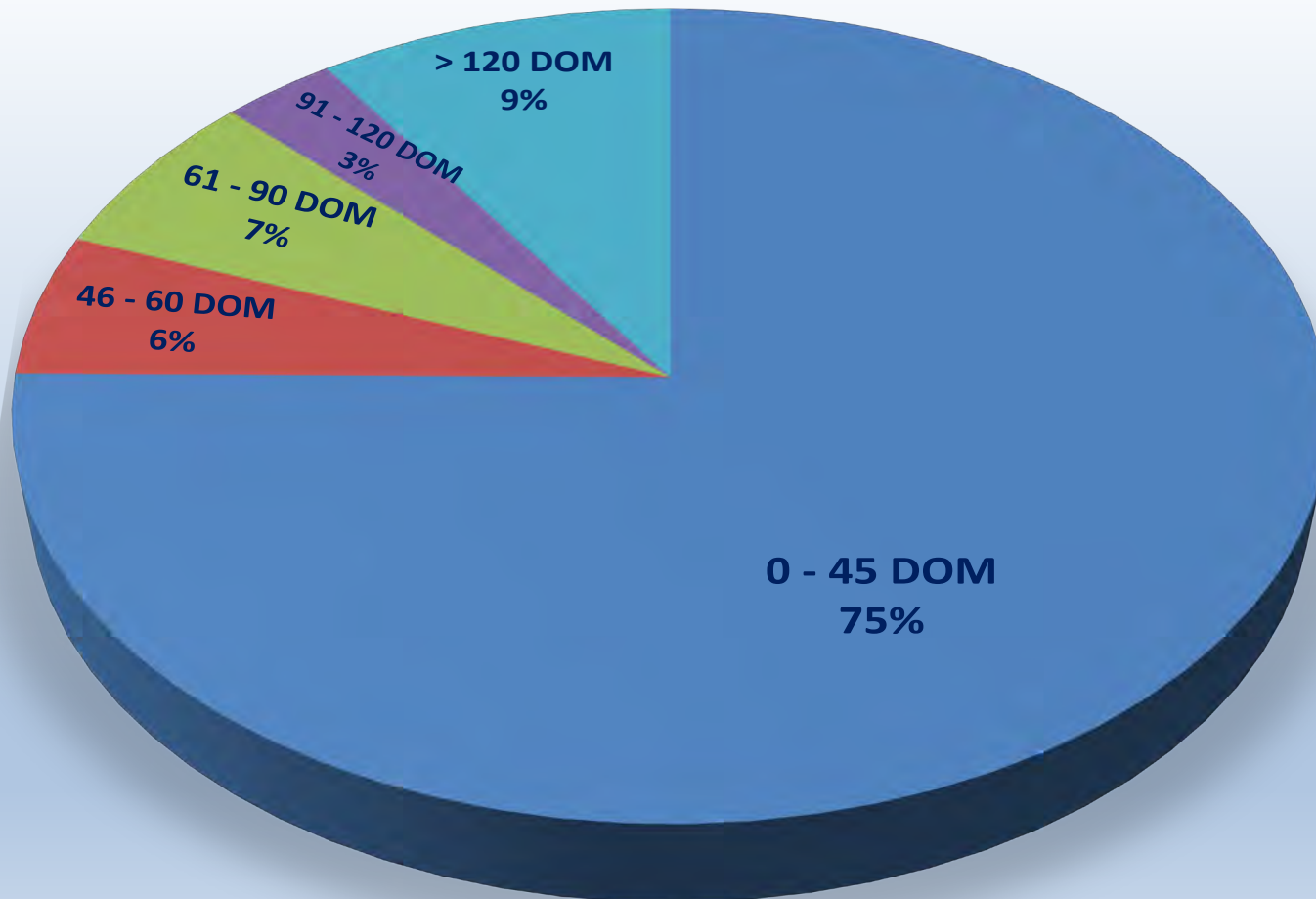




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Las Vegas Market Update - May 2022

Available SFR Inventory Days on Market With No Current Offer





EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2022

SFR Closed Sales in Selected Communities - Last Six Months

	Nov	Dec	2022 Jan	Feb	Mar	APR	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	32	31	20	15	30	31	■ ■ ■ _ _ ■ ■ ■	1	512,783	14
Anthem	12	8	7	9	8	6	■ _ _ _ ■ _ _	2	643,131	29
Cadence	22	26	19	19	25	19	_ ■ ■ _ _ ■ _	1	511,157	18
Centennial Hills	32	36	25	28	26	32	■ ■ ■ _ _ ■ ■ ■	1	533,541	9
Desert/South Shores	25	15	13	14	20	15	■ _ _ _ ■ _ ■	1	595,698	6
Green Valley	41	46	31	29	44	50	■ ■ ■ _ ■ ■ ■ ■	1	554,358	14
Green Valley Ranch	18	22	14	9	13	12	■ ■ ■ _ _ ■ _	1	613,256	23
Inspirada	34	28	27	24	33	28	■ _ _ _ ■ ■ ■	1	642,886	9
Iron Mountain Ranch	10	10	8	11	14	11	_ _ ■ ■ ■ ■ ■ ■	1	546,460	18
Lake Las Vegas	8	22	15	19	17	23	_ ■ ■ ■ ■ ■ ■ ■	2	1,085,320	53
Lone Mountain	7	12	14	10	11	15	_ ■ ■ ■ ■ ■ ■ ■	1	597,957	8
MacDonald Highlands	1	3	6	2	4	8	_ _ ■ ■ ■ ■ ■ ■	8	4,368,470	4
Mountains Edge	68	63	58	58	60	61	■ ■ ■ _ _ ■ ■ ■	1	491,982	17
Peccole Ranch	9	16	12	13	18	11	■ ■ ■ _ ■ ■ ■	1	521,431	6
Providence	50	39	31	26	40	31	■ ■ ■ _ ■ ■ ■	1	501,231	15
Red Rock Cntry Club	7	6	5	5	9	10	_ ■ ■ _ ■ ■ ■ ■	3	1,912,405	22
Rhodes Ranch	22	27	26	16	26	15	■ ■ ■ ■ ■ ■ _	2	560,939	12
Seven Hills	14	14	16	18	12	14	_ ■ ■ ■ ■ ■ ■	2	992,935	27
Siena (SFR & TWH)	17	9	9	7	9	10	■ _ _ _ ■ _ ■	1	665,285	10
Silverado Ranch	38	41	24	36	30	32	■ ■ ■ _ ■ ■ ■	1	495,655	15
Silverstone Ranch	10	12	13	7	6	9	_ ■ ■ ■ _ ■ ■	2	578,581	26
Skye Canyon	18	19	15	7	29	27	■ ■ ■ _ ■ ■ ■ ■	1	593,631	17
Southern Highlands	49	54	44	53	48	53	■ ■ ■ ■ ■ ■ ■	2	772,896	15
Spring Valley	33	25	10	16	27	24	■ ■ ■ _ ■ ■ ■	1	498,097	11
Summerlin	63	56	38	52	70	54	■ ■ ■ _ ■ ■ ■	2	896,671	17
Sun City Anthem	54	36	35	30	49	53	■ _ _ ■ ■ ■ ■	1	638,994	18
Sun City Summerlin	43	52	34	36	49	46	■ ■ ■ _ ■ ■ ■	1	537,758	18
The Lakes	21	9	22	16	21	19	■ _ ■ ■ ■ ■ ■	1	584,921	10
The Ridges	4	8	4	3	6	5	_ ■ ■ _ ■ ■ ■	5	4,531,450	45
Tuscany	8	20	14	8	23	10	_ ■ ■ _ ■ ■ ■	2	601,980	43
Other Groups										
Clark County	3,206	3,087	2,508	2,473	3,180	2,924	■ ■ ■ _ ■ ■ ■	1	540,897	18
Boulder City	20	25	9	16	33	29	■ ■ ■ _ ■ ■ ■	2	577,948	37
Pahrump	66	92	55	46	91	73	■ ■ ■ _ ■ ■ ■	2	387,649	21
High Rise Sales	121	104	84	111	127	137	■ ■ ■ _ ■ ■ ■	3	560,648	55
Luxury Sales (\$1M+)	154	141	122	122	197	218	■ ■ ■ _ ■ ■ ■	3	1,798,112	35

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



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Las Vegas Market Update - May 2022

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

	November	December	2022 January	February	March	April	Price Movement
Aliante	515,359	461,786	482,163	544,993	512,347	565,714	
Anthem	673,954	655,350	549,471	645,667	694,375	602,333	
Cadence	486,343	523,687	515,047	503,521	532,334	498,626	
Centennial Hills	597,343	524,035	457,756	531,840	511,327	559,177	
Desert/South Shores	603,584	498,433	694,931	513,279	658,905	586,467	
Green Valley	603,547	258,318	579,295	599,945	611,991	693,763	
Green Valley Ranch	548,533	599,359	597,179	600,028	738,923	628,353	
Inspirada	605,335	607,225	636,830	614,333	679,392	711,434	
Iron Mountain Ranch	533,180	580,800	479,419	560,209	584,786	513,545	
Lake Las Vegas	1,523,750	986,893	1,013,249	1,041,345	839,557	1,291,952	
Lone Mountain	731,857	471,042	773,607	516,700	575,545	543,667	
MacDonald Highlands	995,000	2,038,333	4,254,167	3,859,135	5,475,000	5,323,750	
Mountains Edge	448,302	461,521	485,249	520,725	511,542	531,970	
Peccole Ranch	424,111	496,993	516,904	524,654	567,044	563,091	
Providence	440,848	523,715	504,468	538,231	509,156	525,839	
Red Rock Country Club	1,424,000	1,650,833	1,603,800	1,698,800	2,453,333	2,185,500	
Rhodes Ranch	537,012	509,519	542,923	624,969	607,851	570,200	
Seven Hills	996,750	1,055,936	670,588	870,152	1,437,250	1,071,536	
Siena (SFR & TWH)	586,029	556,111	566,222	769,271	724,111	861,700	
Silverado Ranch	519,777	449,549	492,333	528,997	476,293	509,215	
Silverstone Ranch	529,830	600,633	488,400	615,714	669,200	644,311	
Skye Canyon	576,972	568,096	593,433	584,756	586,345	632,941	
Southern Highlands	791,010	566,498	787,852	833,202	920,302	760,217	
Spring Valley	520,448	431,440	442,400	464,213	476,315	607,100	
Summerlin	856,693	849,608	723,210	1,118,009	812,851	1,009,698	
Sun City Anthem	674,713	583,111	597,449	621,300	619,496	696,037	
Sun City Summerlin	538,661	493,072	548,544	570,350	569,352	520,295	
The Lakes	706,700	561,889	487,786	616,687	536,173	600,837	
The Ridges	5,020,375	3,965,625	5,216,750	3,275,000	4,340,833	5,480,000	
Tuscany	504,888	624,050	604,071	576,444	638,533	568,944	
Other Groups							
Clark County	504,369	512,921	531,446	537,423	566,766	593,397	
Boulder City	487,920	550,452	476,889	485,806	646,330	668,126	
Pahrump	378,726	367,542	384,349	404,026	390,314	409,903	
High Rise Sales	566,875	469,967	612,925	481,504	645,910	577,020	
Luxury Sales (\$1M+)	1,669,479	1,745,425	1,946,745	1,729,992	1,839,648	1,840,466	

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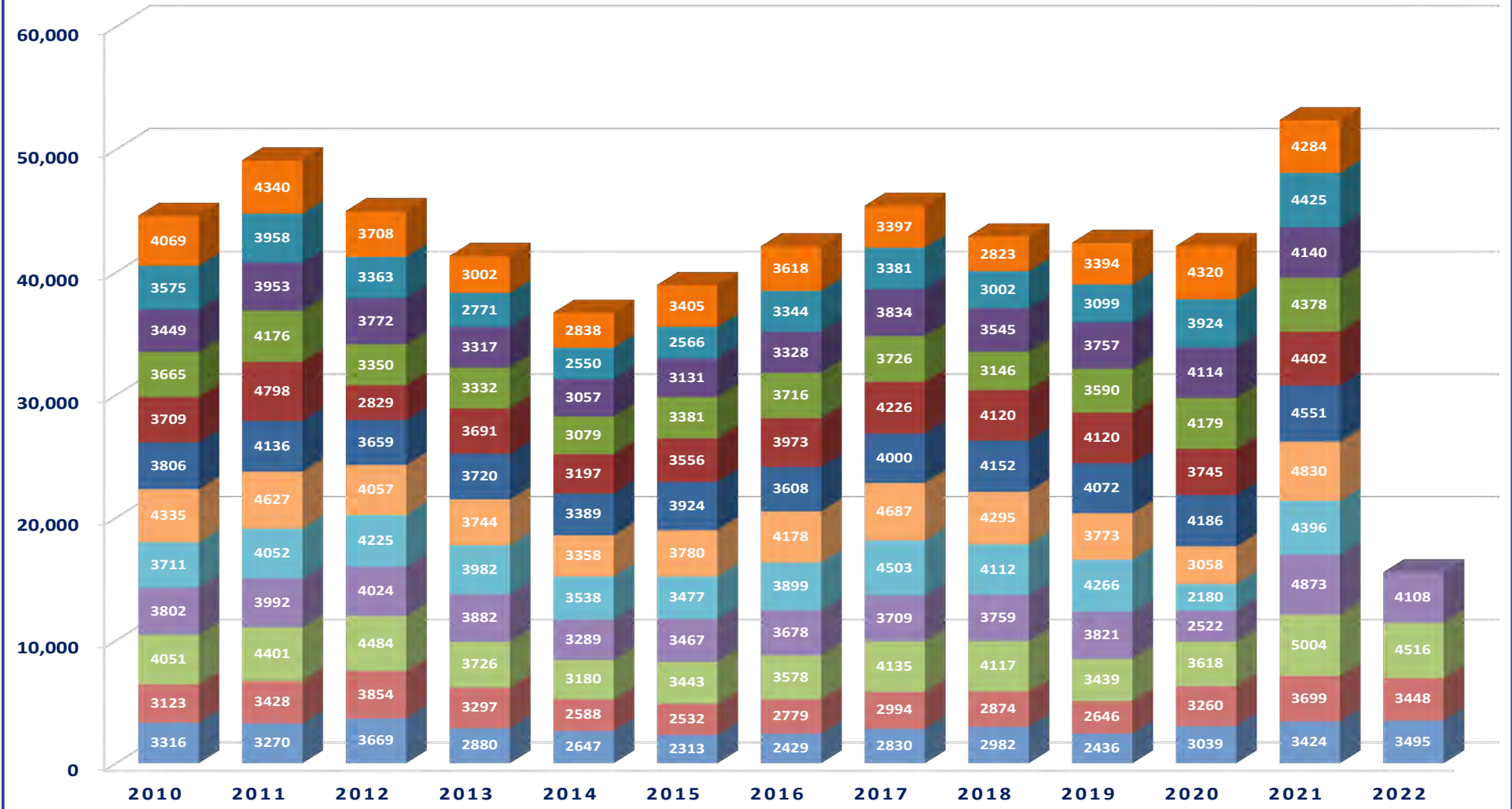


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Las Vegas Market Update - May 2022

ALL RESALE CLOSINGS - RES, VER, MULTI

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



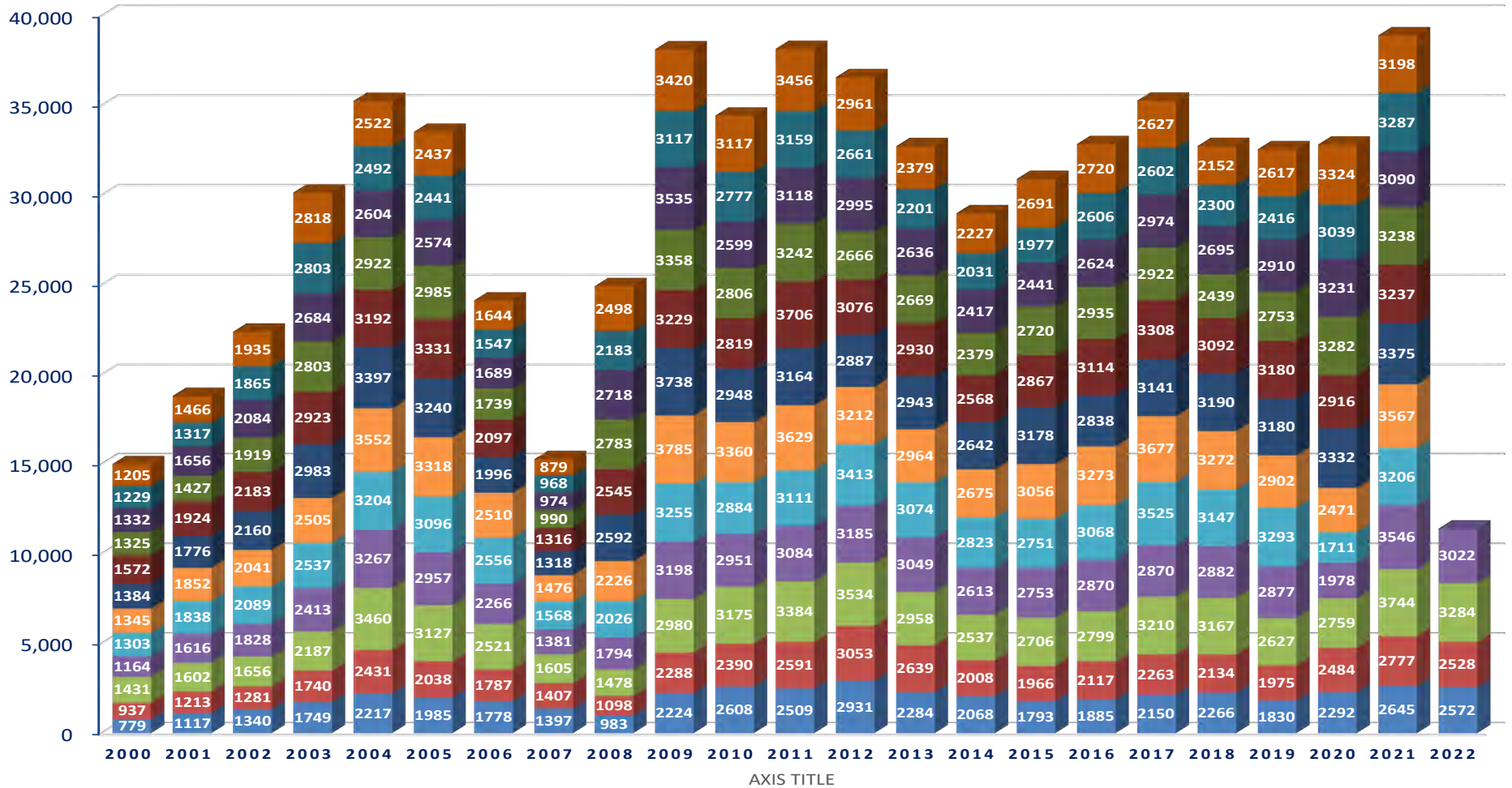


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Las Vegas Market Update - May 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



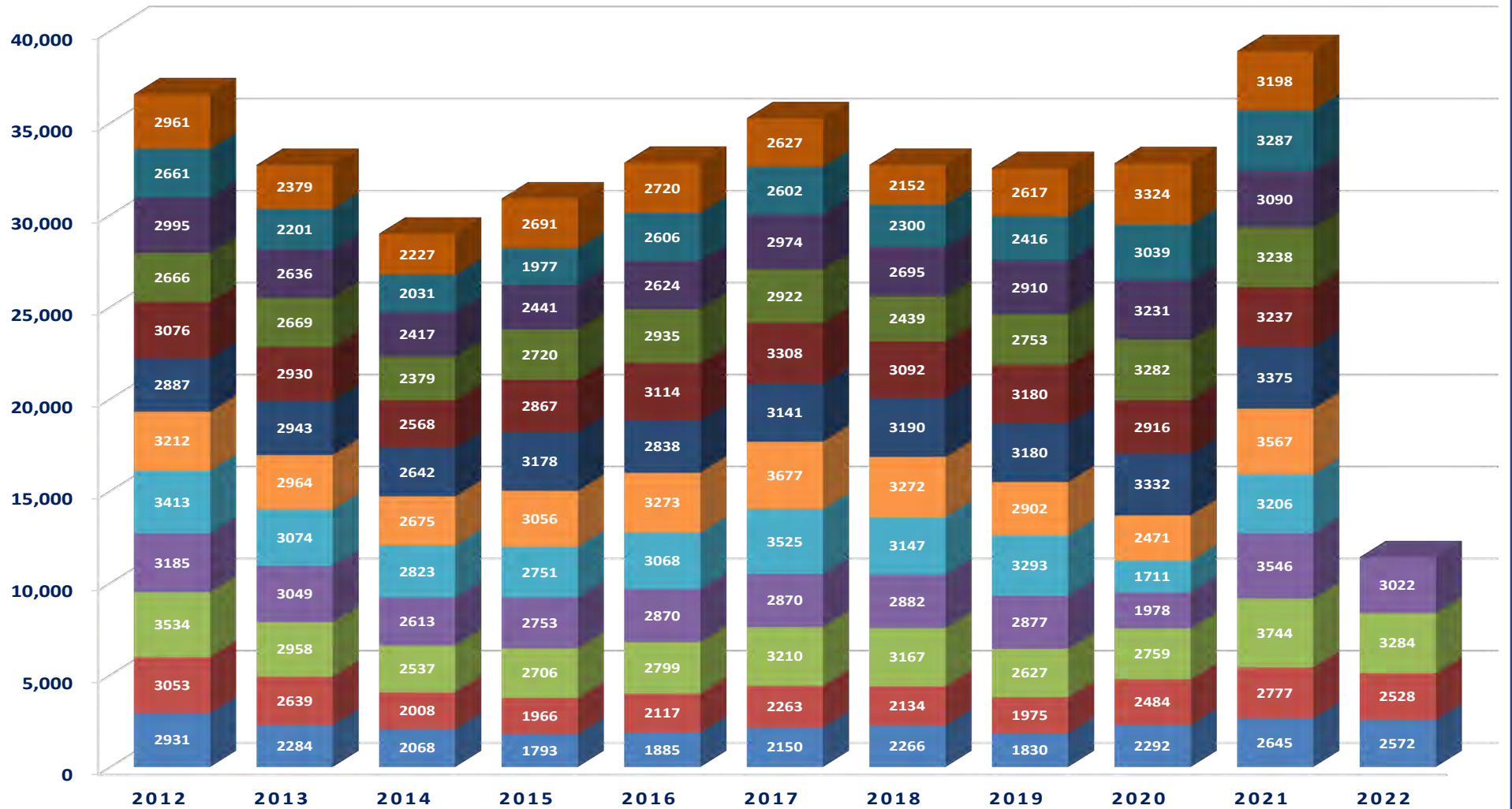


EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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





EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2022

Single Family Residential Homes Months of Inventory



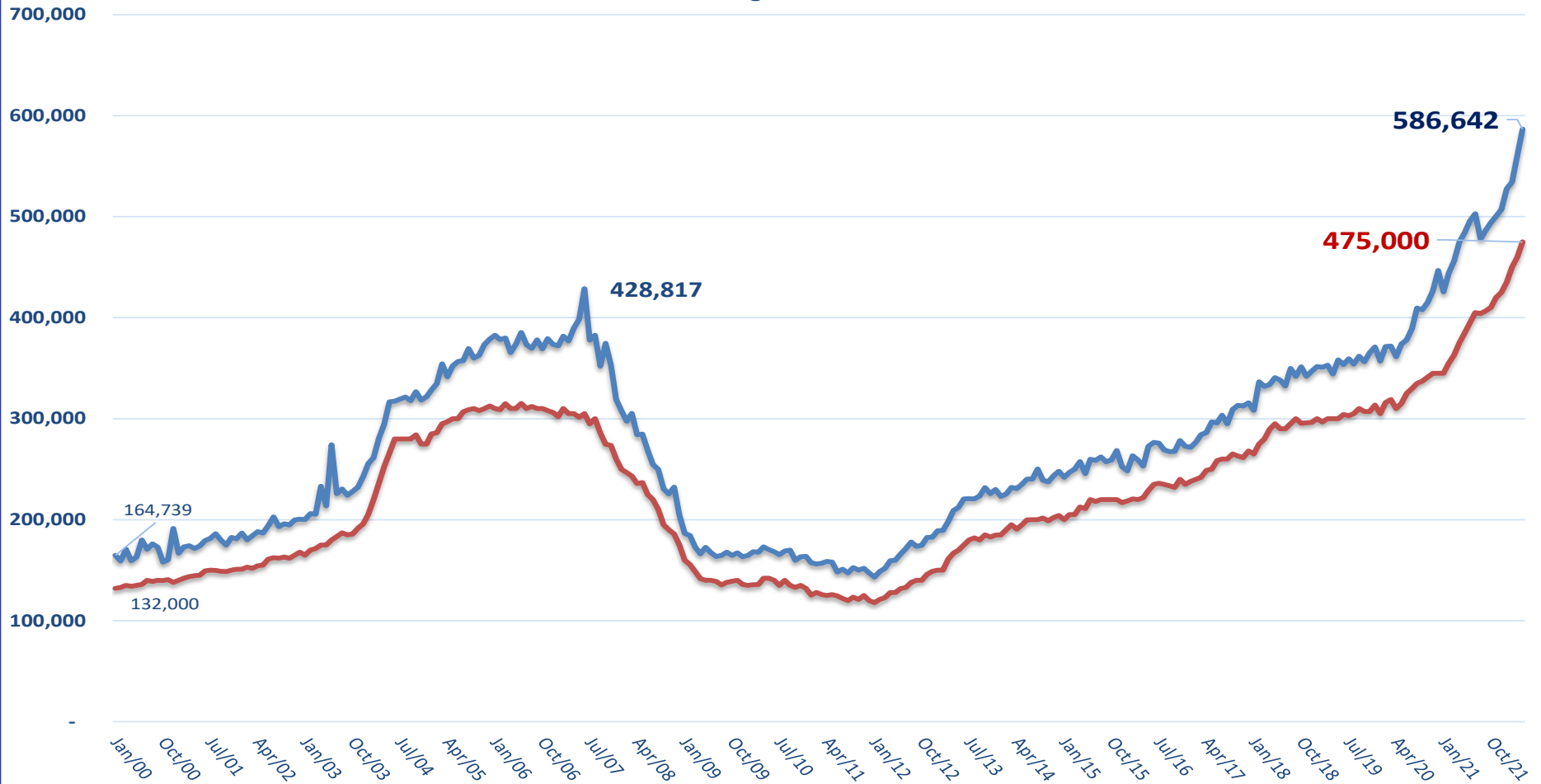


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Las Vegas Market Update - May 2022

SFR Market Prices

— Average — Median

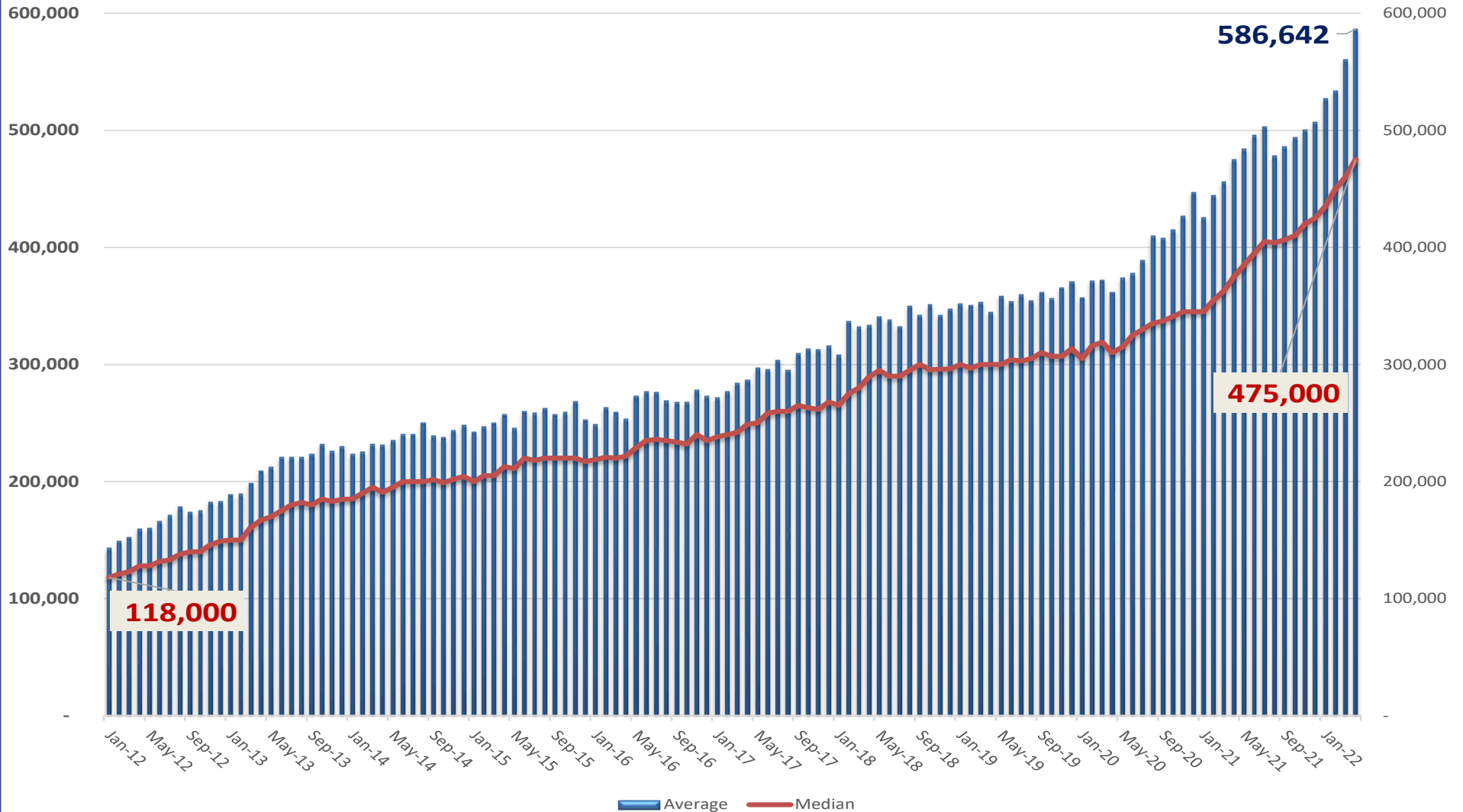




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Las Vegas Market Update - May 2022

Single Family Residential Price Trend

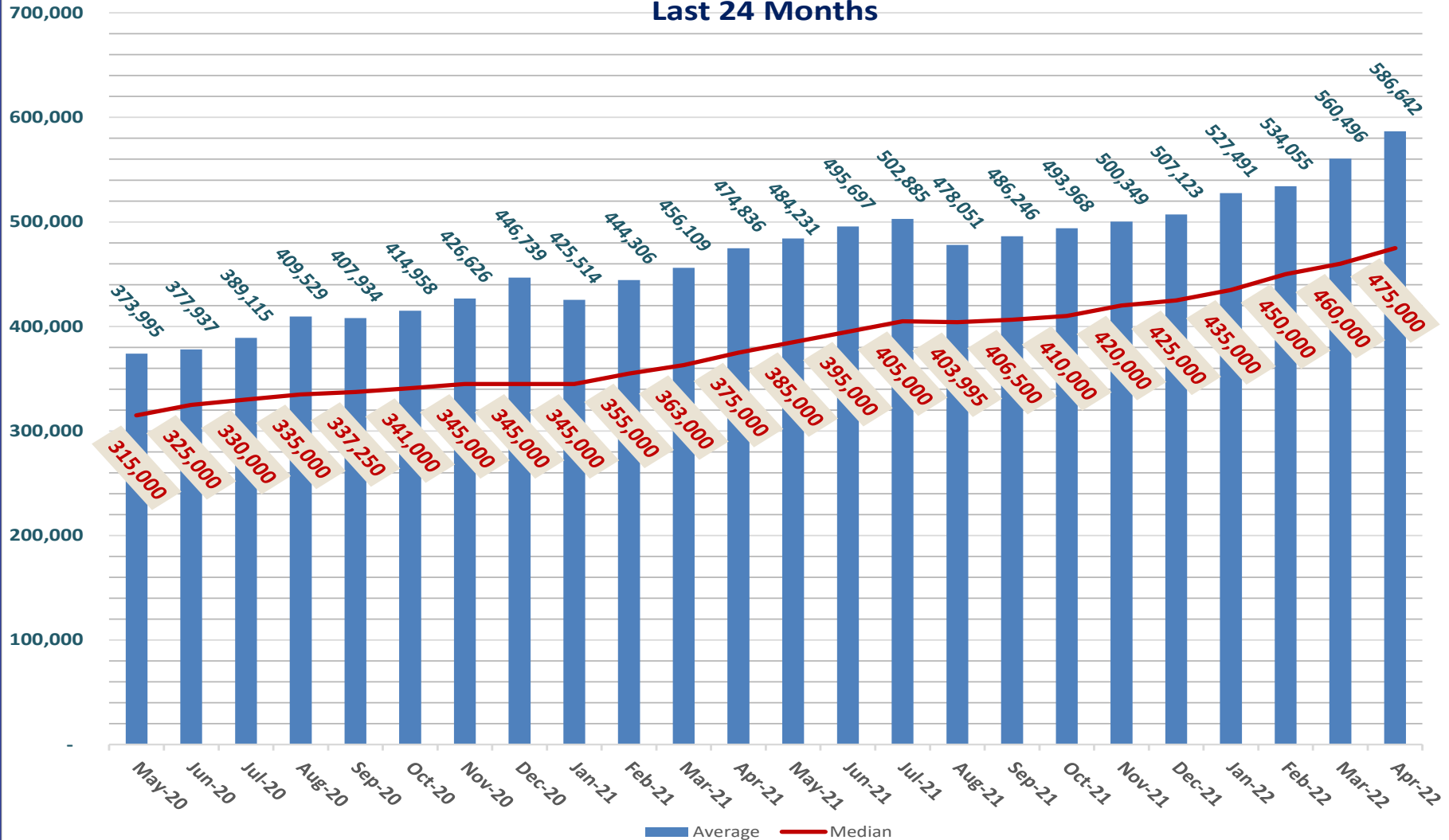




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Las Vegas Market Update - May 2022

Single Family Residential Price Trend
Last 24 Months

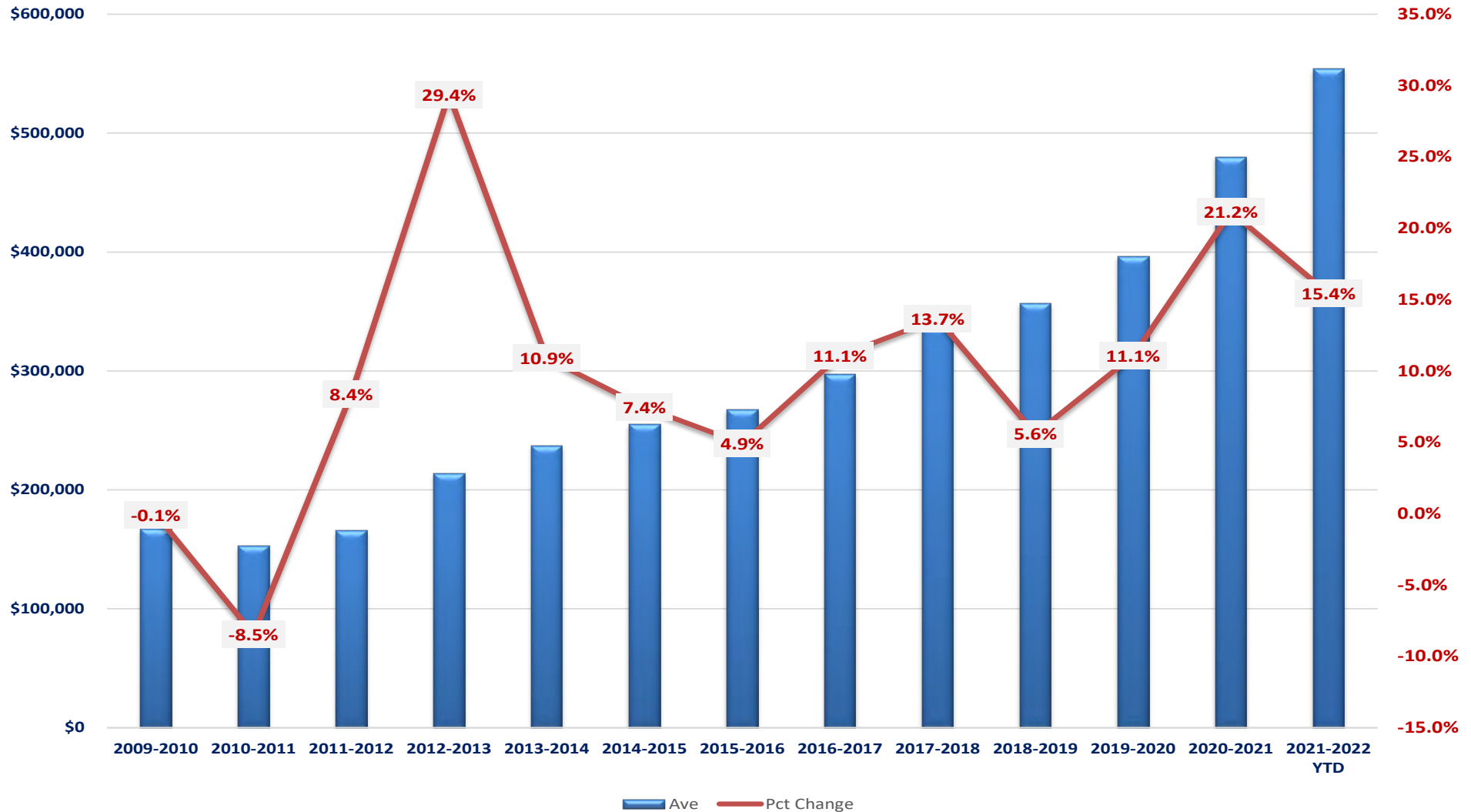




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Las Vegas Market Update - May 2022

SFR Average Price and Year Over Year Percent Change



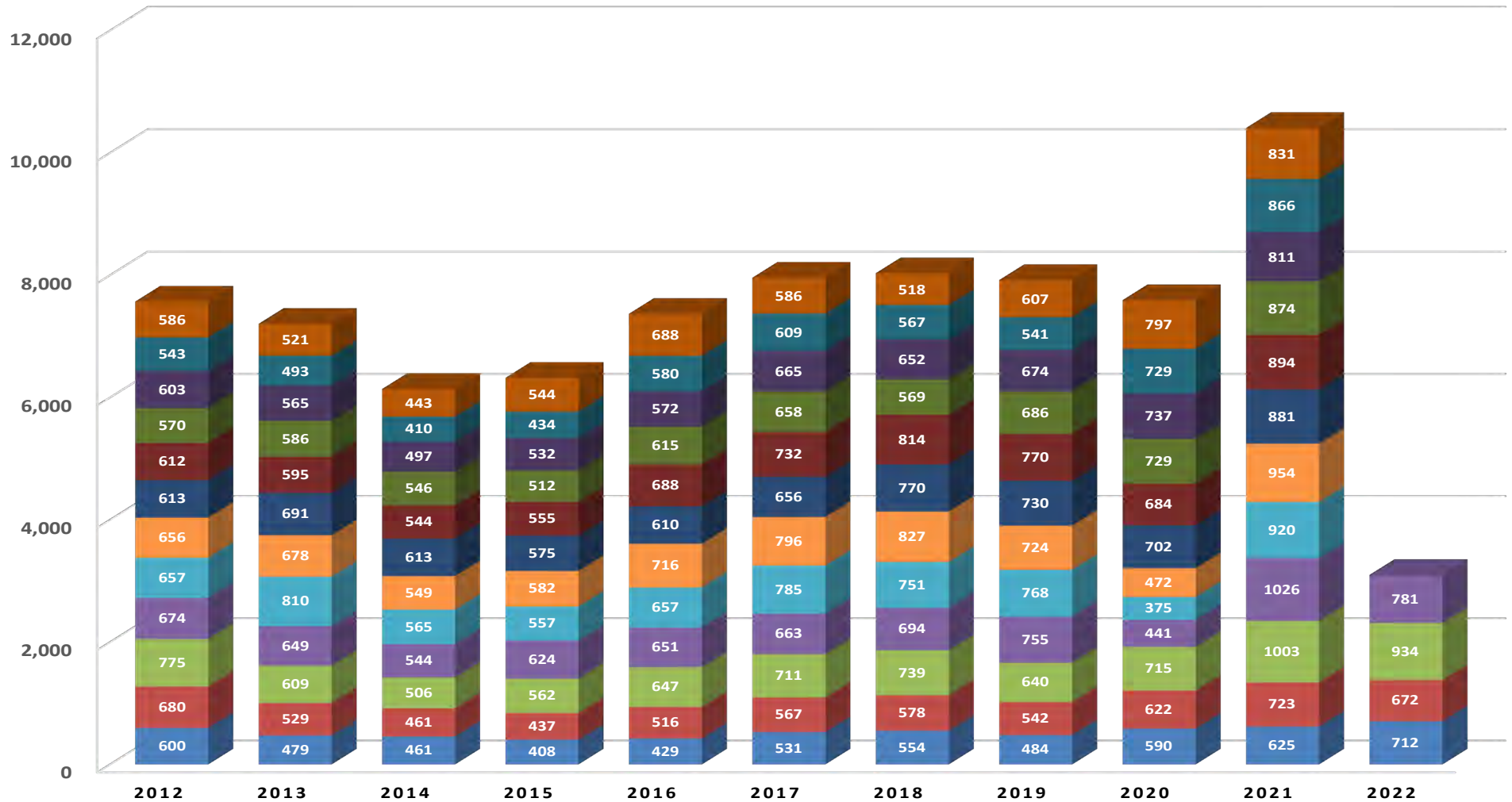


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Las Vegas Market Update - May 2022

CONDO / TOWNHOME CLOSINGS

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



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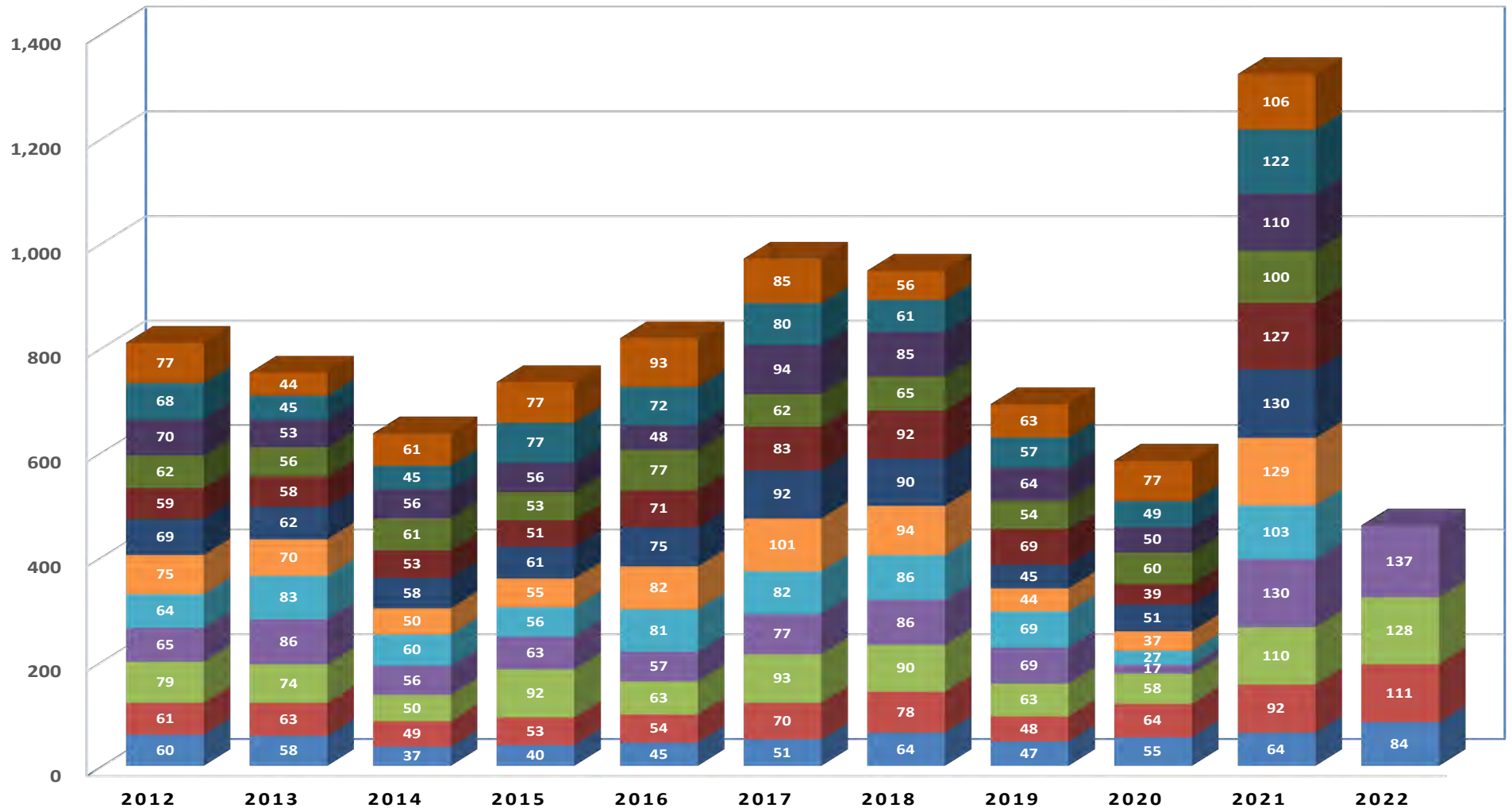


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Las Vegas Market Update - May 2022

Vertical / Hi-Rise Closings

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



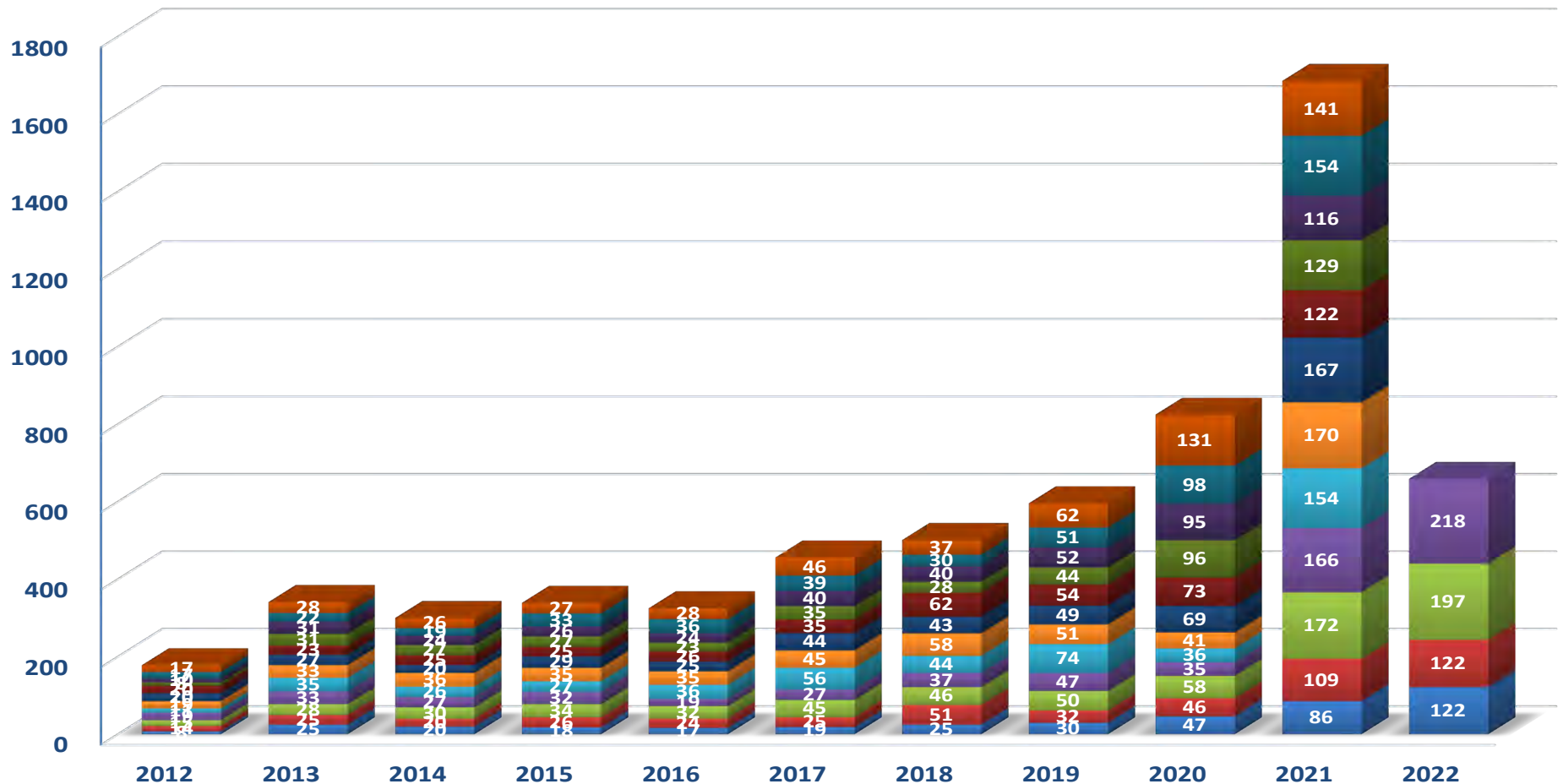


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Las Vegas Market Update - May 2022

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

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

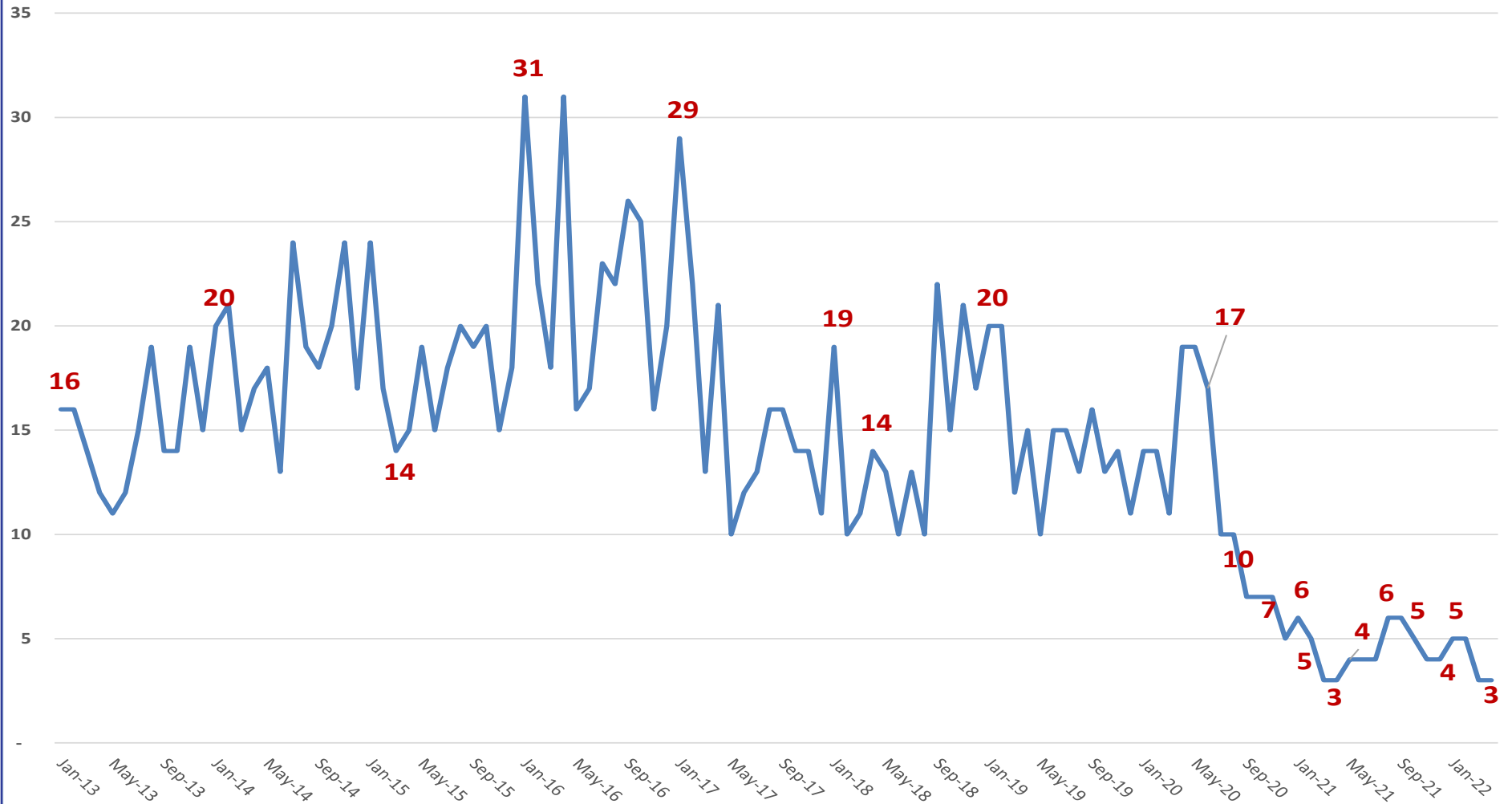




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Las Vegas Market Update - May 2022

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



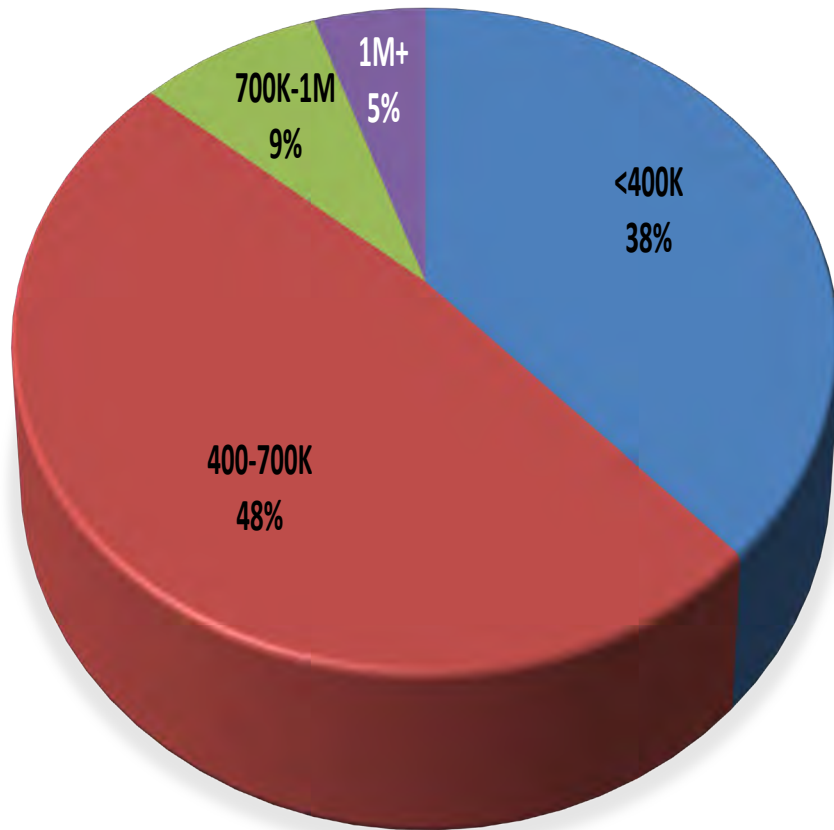


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Las Vegas Market Update - May 2022

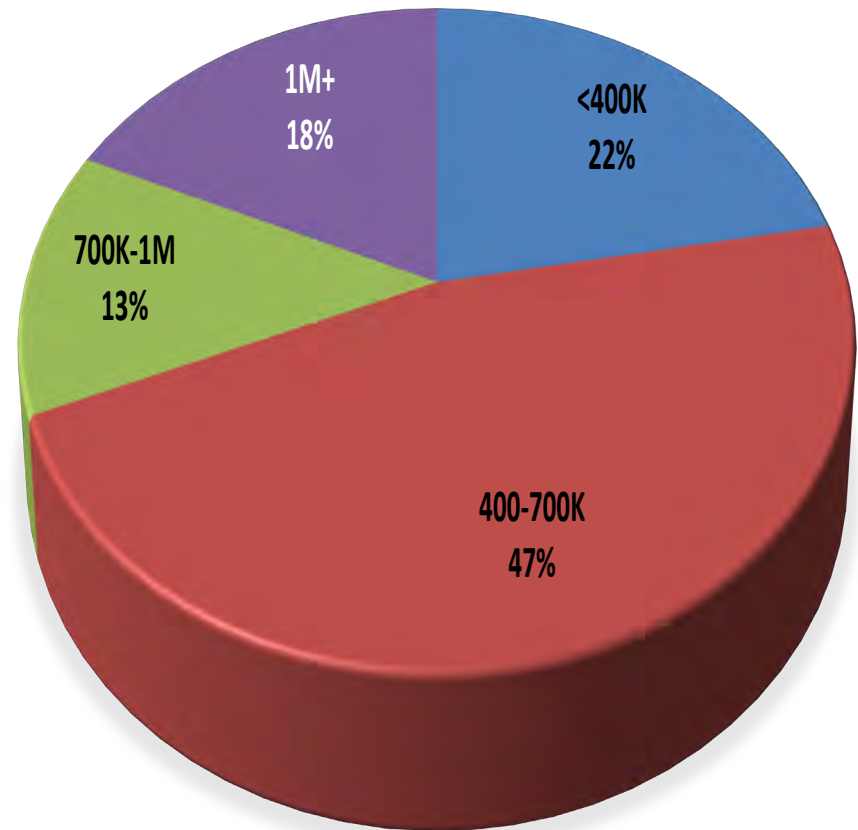
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



CLOSED VOLUME BY PRICE POINT

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

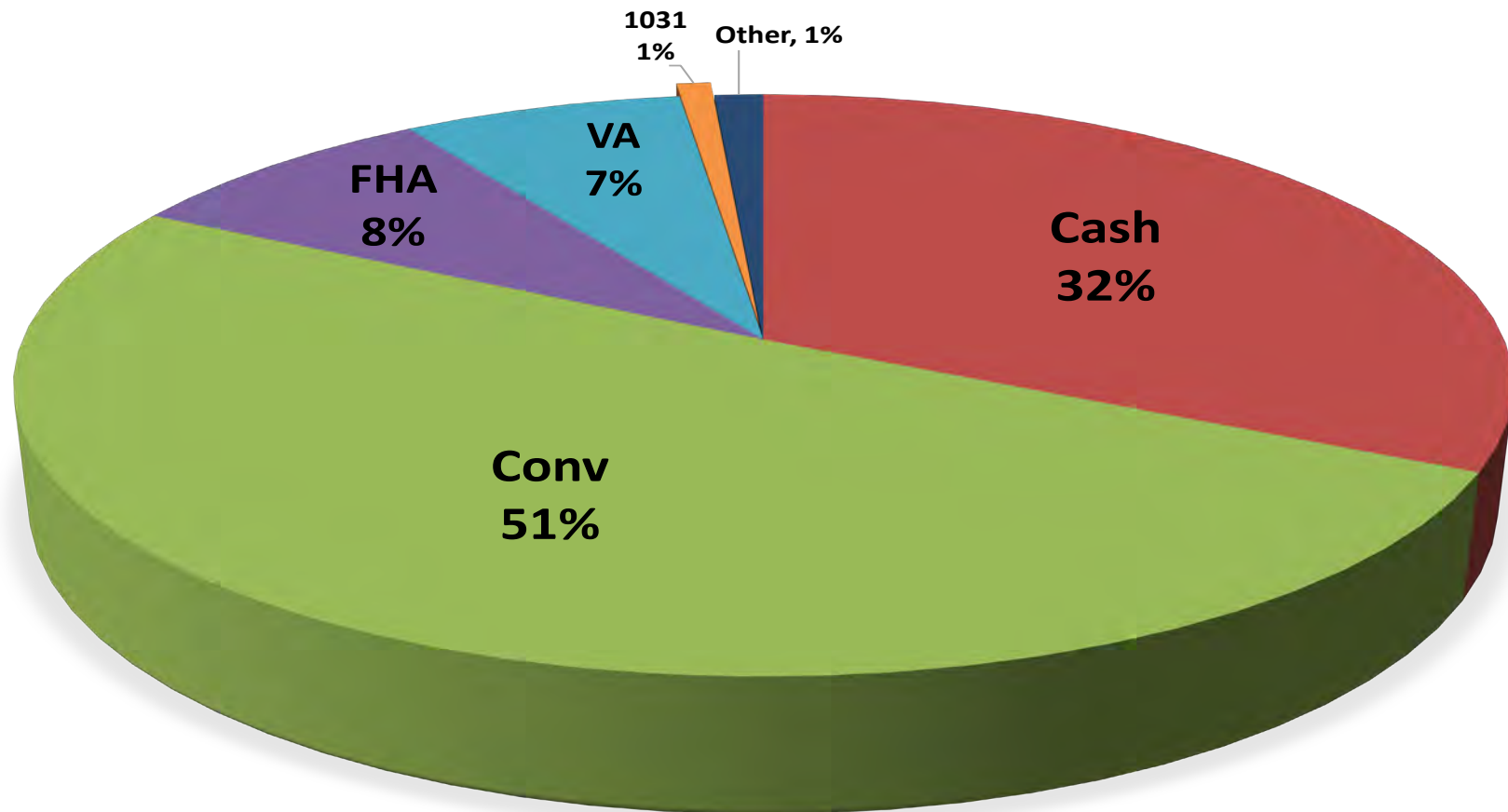




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Las Vegas Market Update - May 2022

Last Month's Closings by Sold Terms

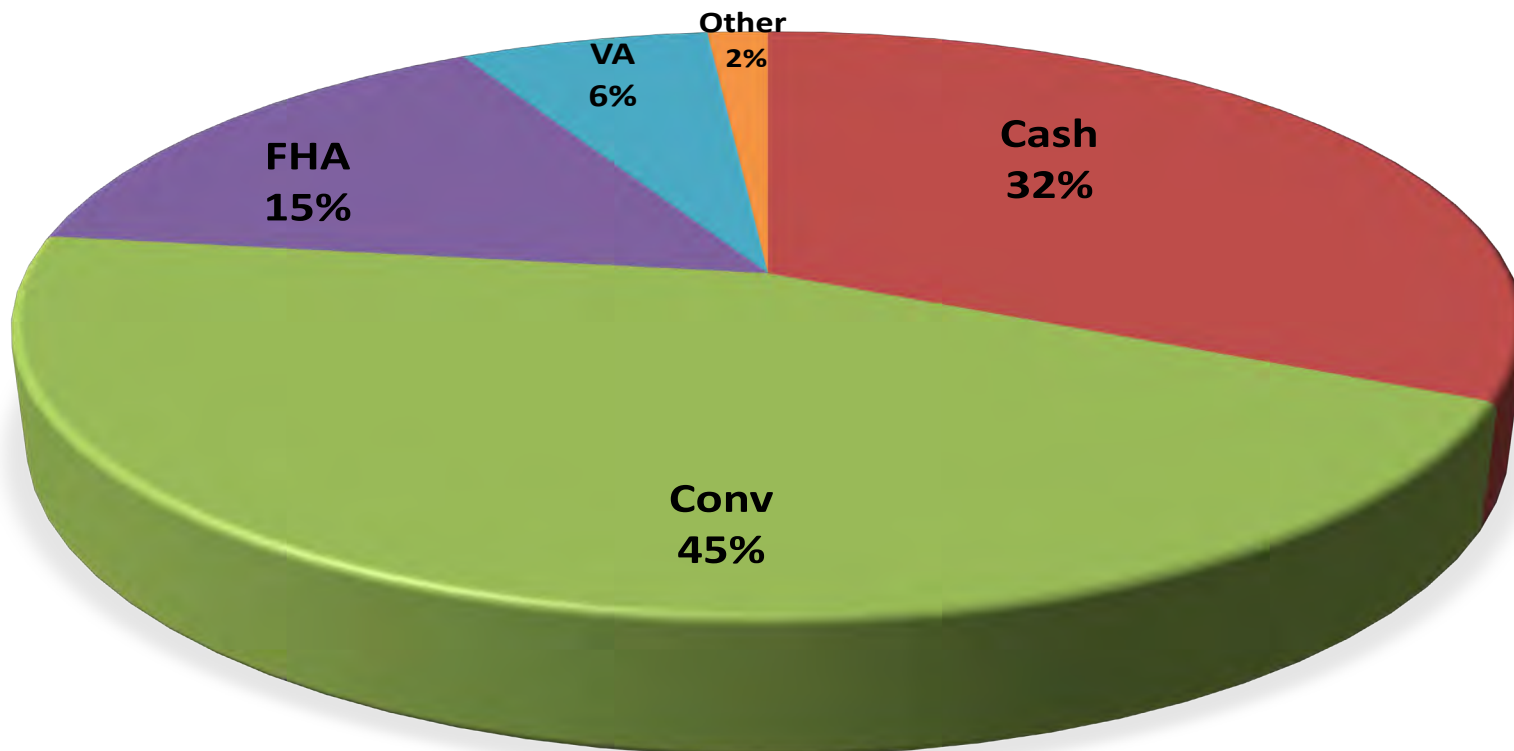




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Closings By Sold Terms Closings Less Than \$400,000

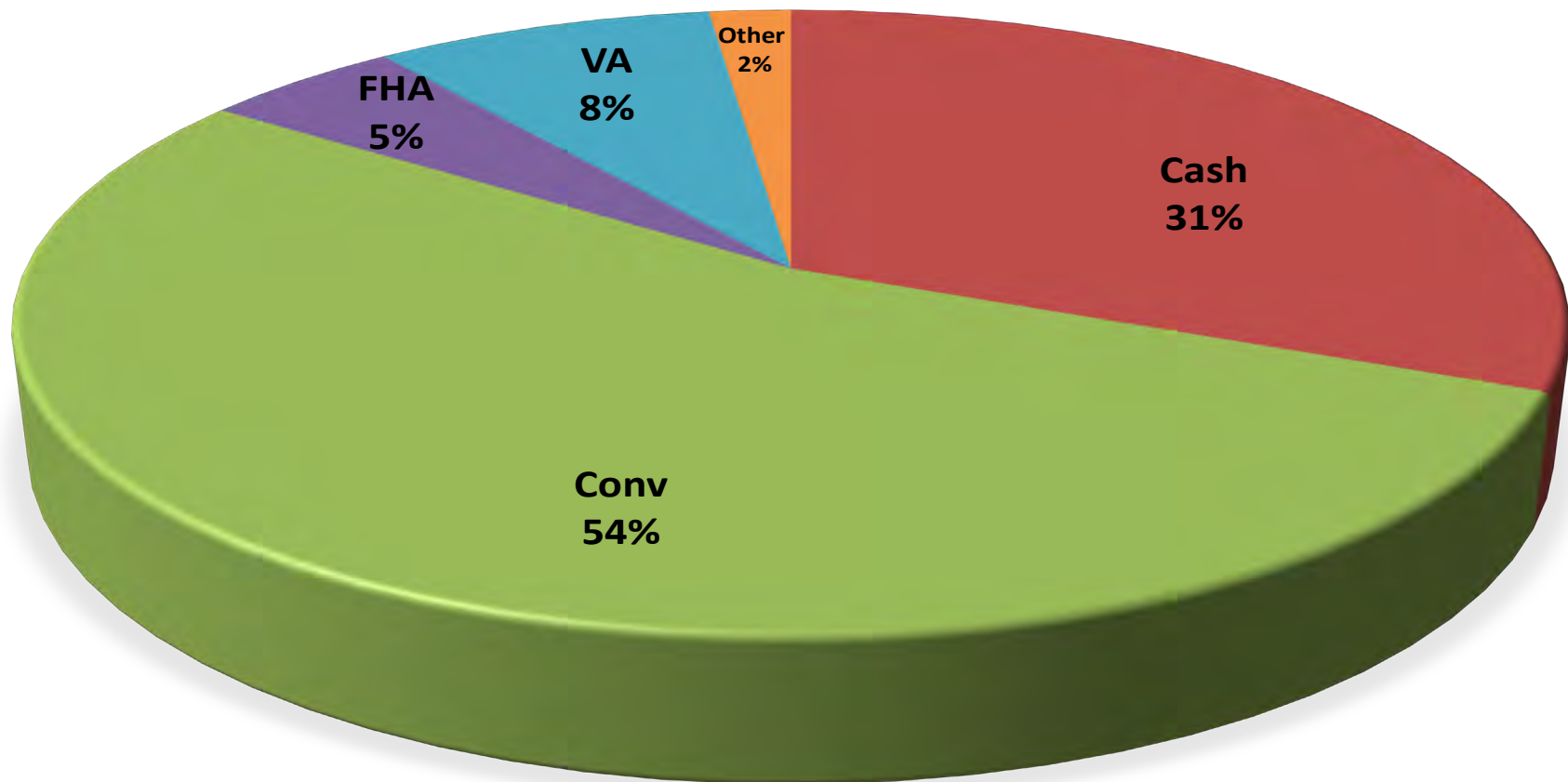




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Closings By Sold Terms Closings Between \$400,000 and \$700,000

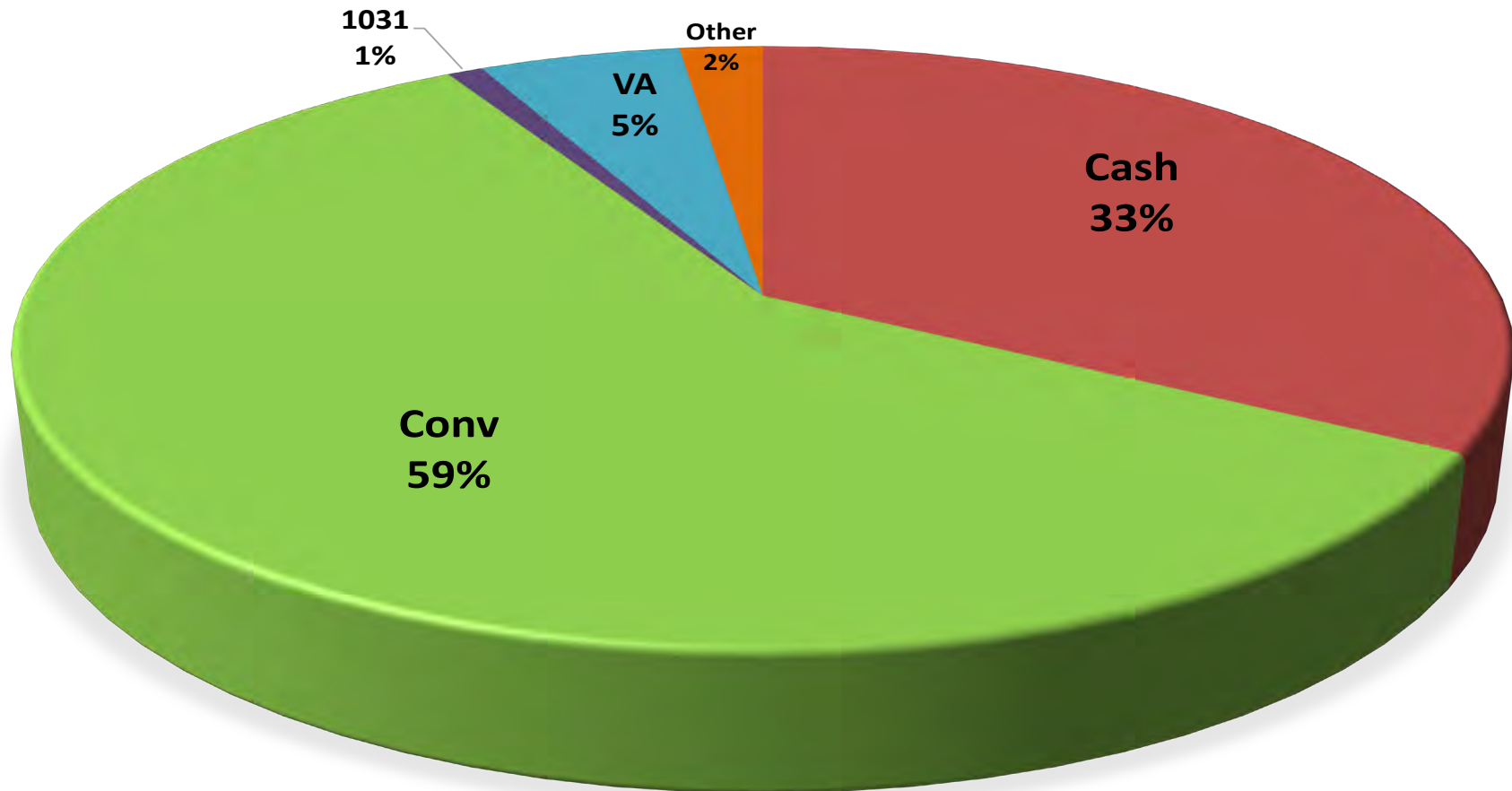




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

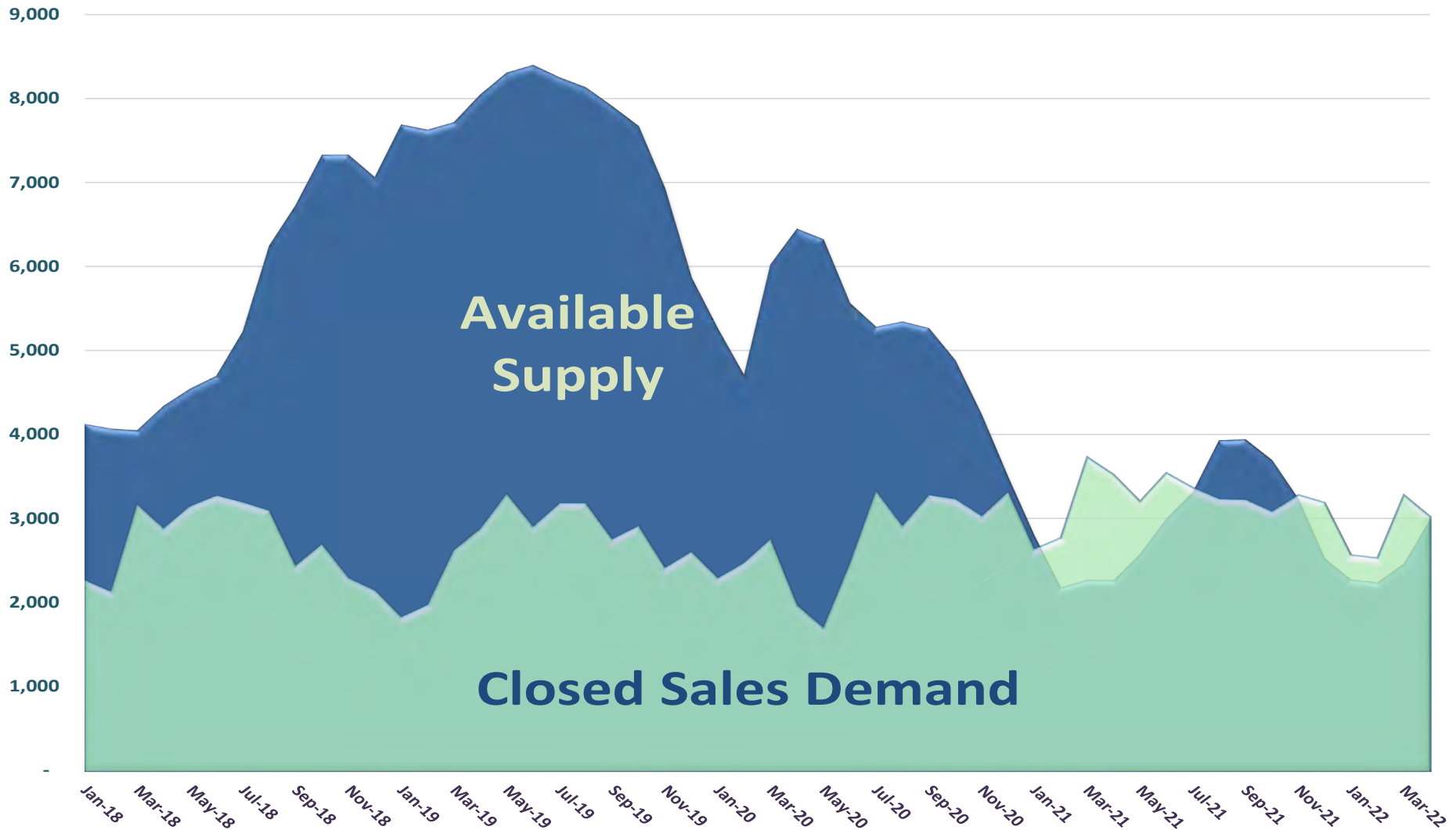




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Supply vs Demand - Single Family Residential

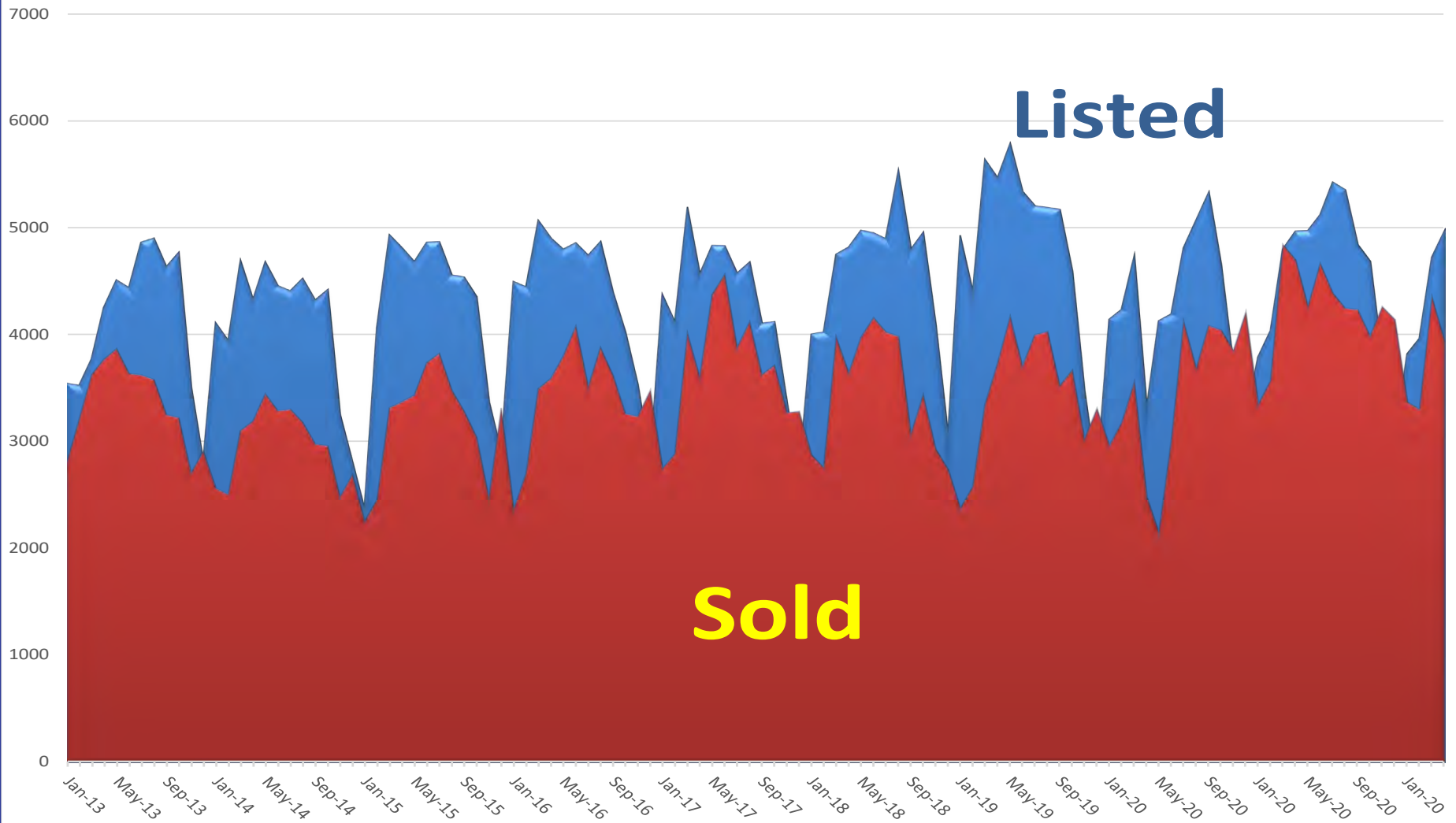




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Residential Listings Taken vs Listings Sold

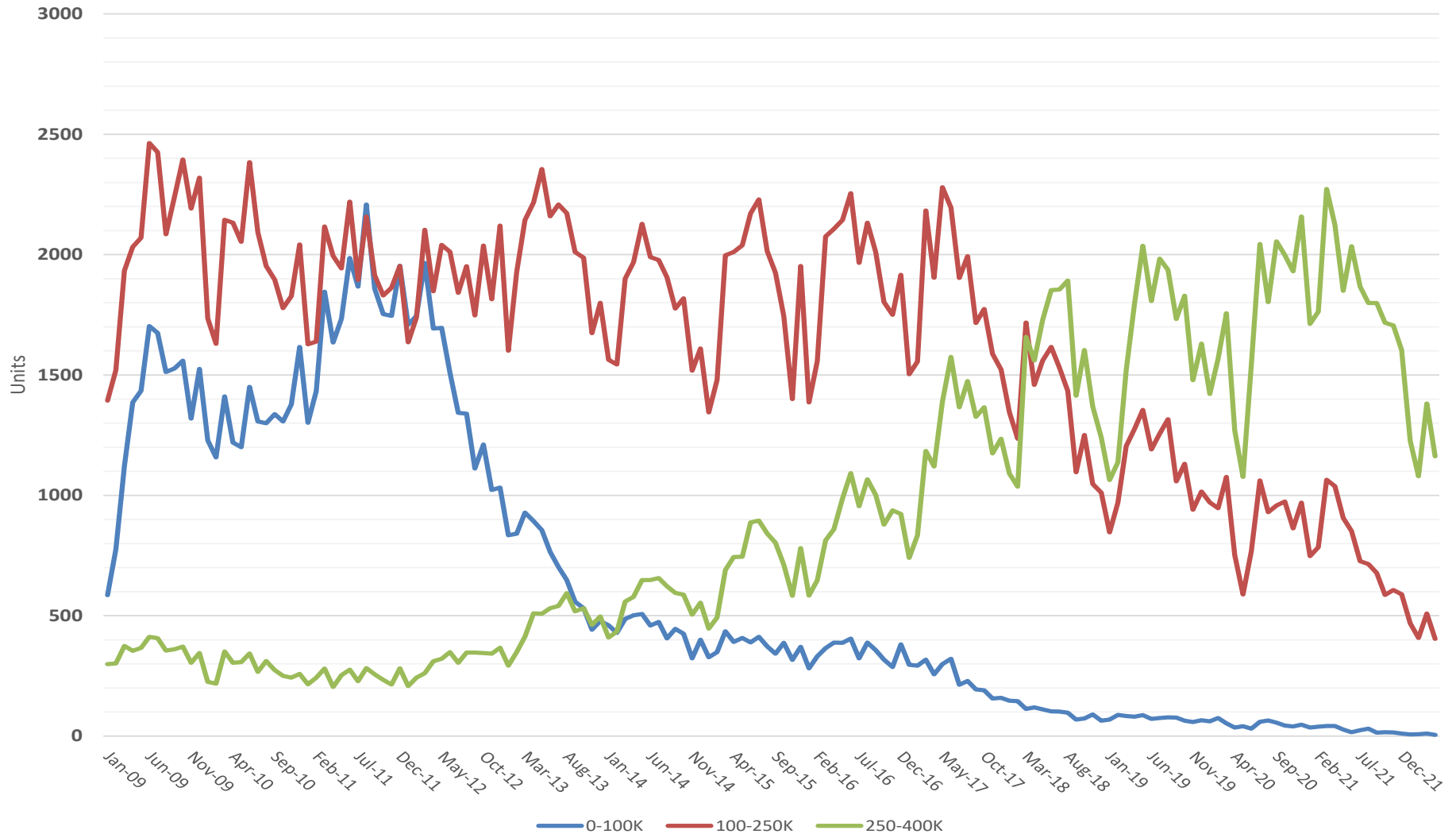




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Closed Units By Price Point - RES & VER





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Las Vegas Market Update - May 2022

Closed Units By Price Point - RES & VER

