



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2022

May 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	4,344	4,209	3,264	2,919	574,999	896,659	481,000	574,968	1.4	69.4%	15
CON/TWH	1,166	947	910	854	299,000	285,000	304,994	297,232	1.1	90.2%	12
Total Residential	5,510	5,156	4,174	3,773	525,000	796,752	450,000	513,861	1.4	73.2%	15
Hi-Rise	179	381	109	97	450,000	840,860	380,000	603,528	3.9	25.5%	37
Multiple Dwelling	57	68	73	29	575,000	716,603	550,000	536,966	2.3	42.6%	16
Vacant Land	369	2,255	311	158	60,000	370,168	77,000	259,498	14.3	7.0%	156
Luxury Sales (RES & VER) \$1M+	434	765	230	178	1,745,000	2,269,721	1,322,000	1,840,580	5.0	3.3%	32

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



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Las Vegas Market Update - June 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

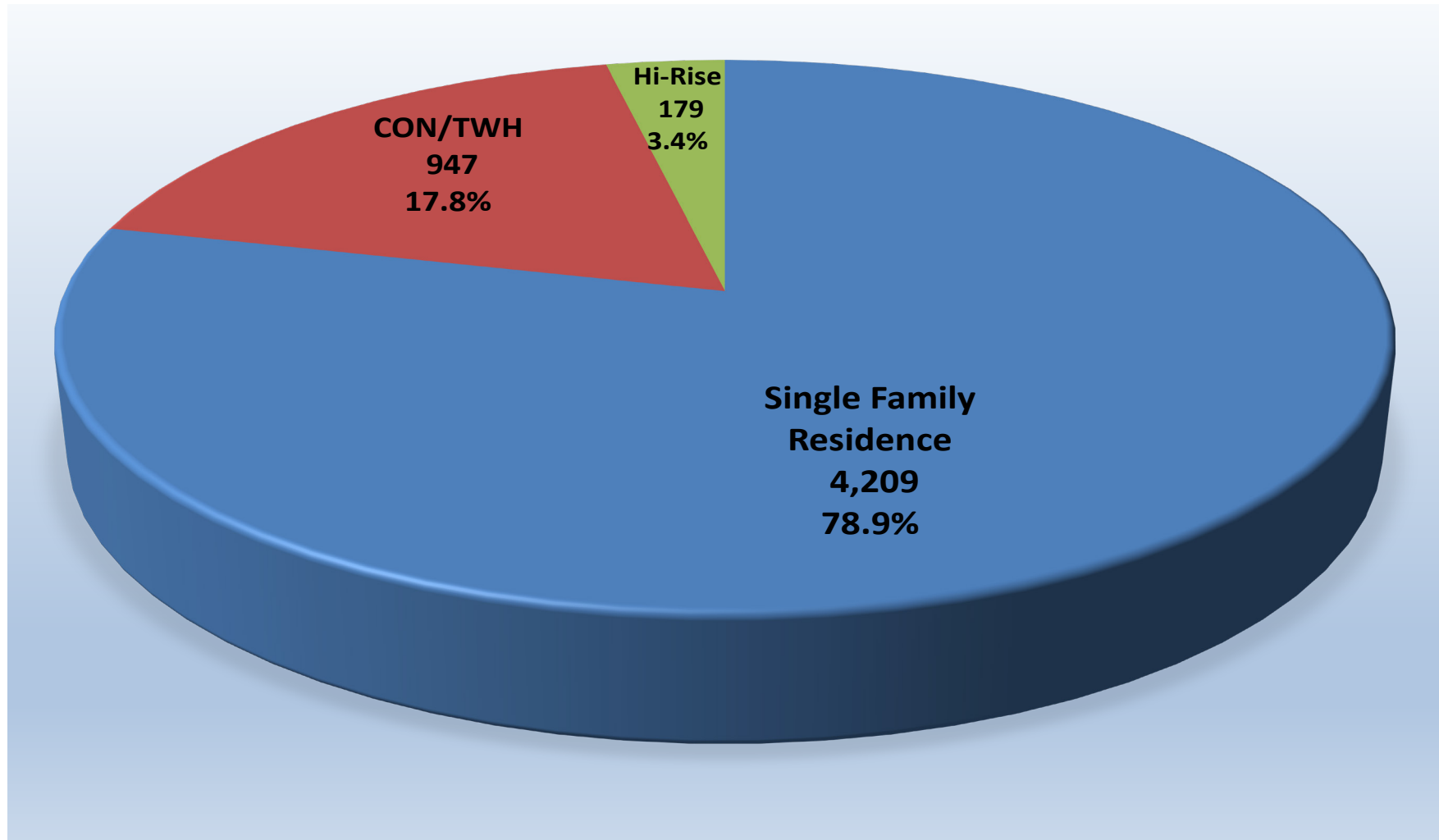
This data includes all LVR listings and sales within the Greater Las Vegas market area.



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Las Vegas Market Update - June 2022

Las Vegas REALTORS * Available Units

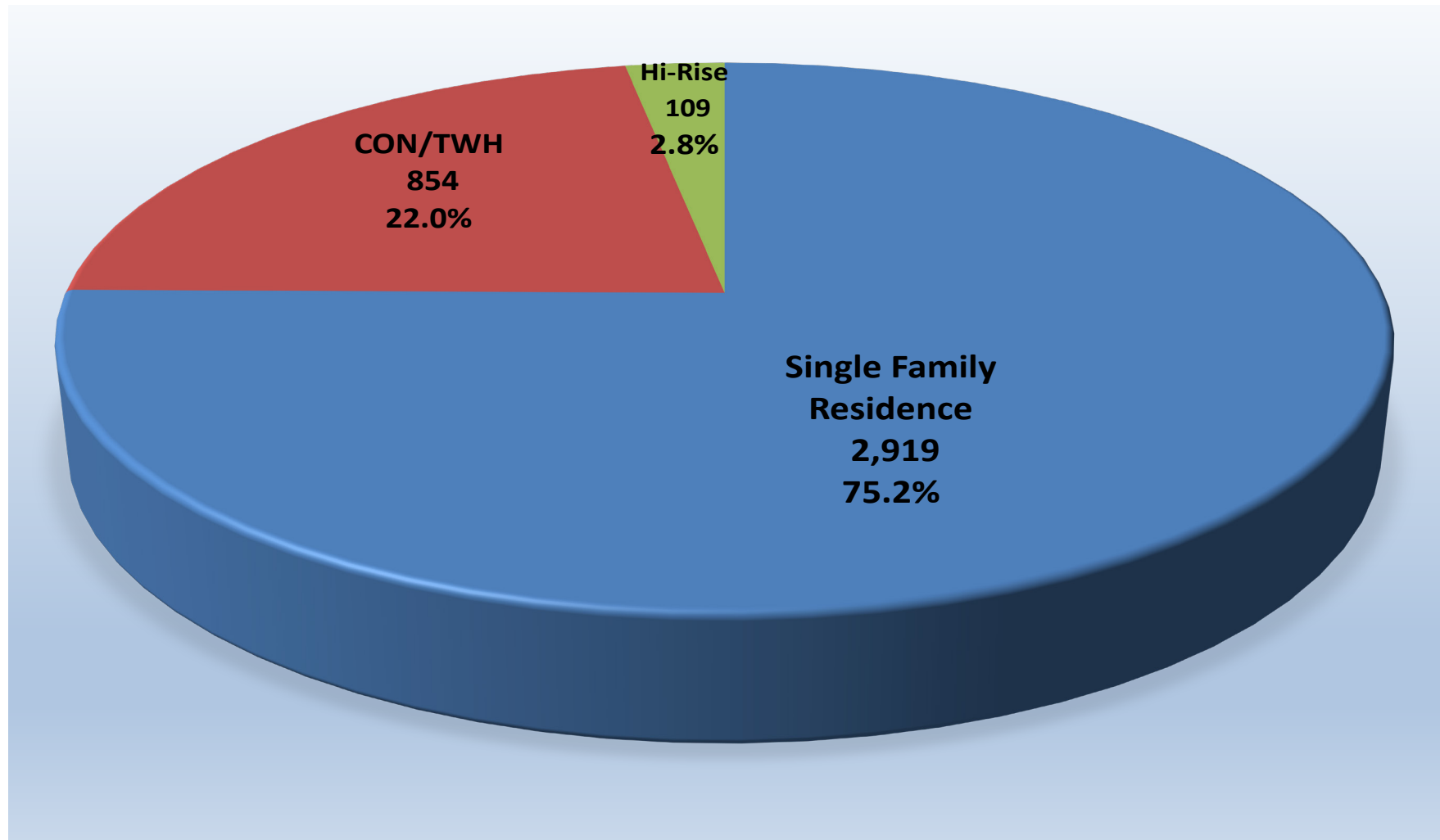




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Las Vegas Market Update - June 2022

Las Vegas REALTORS *Units Sold * Last Month



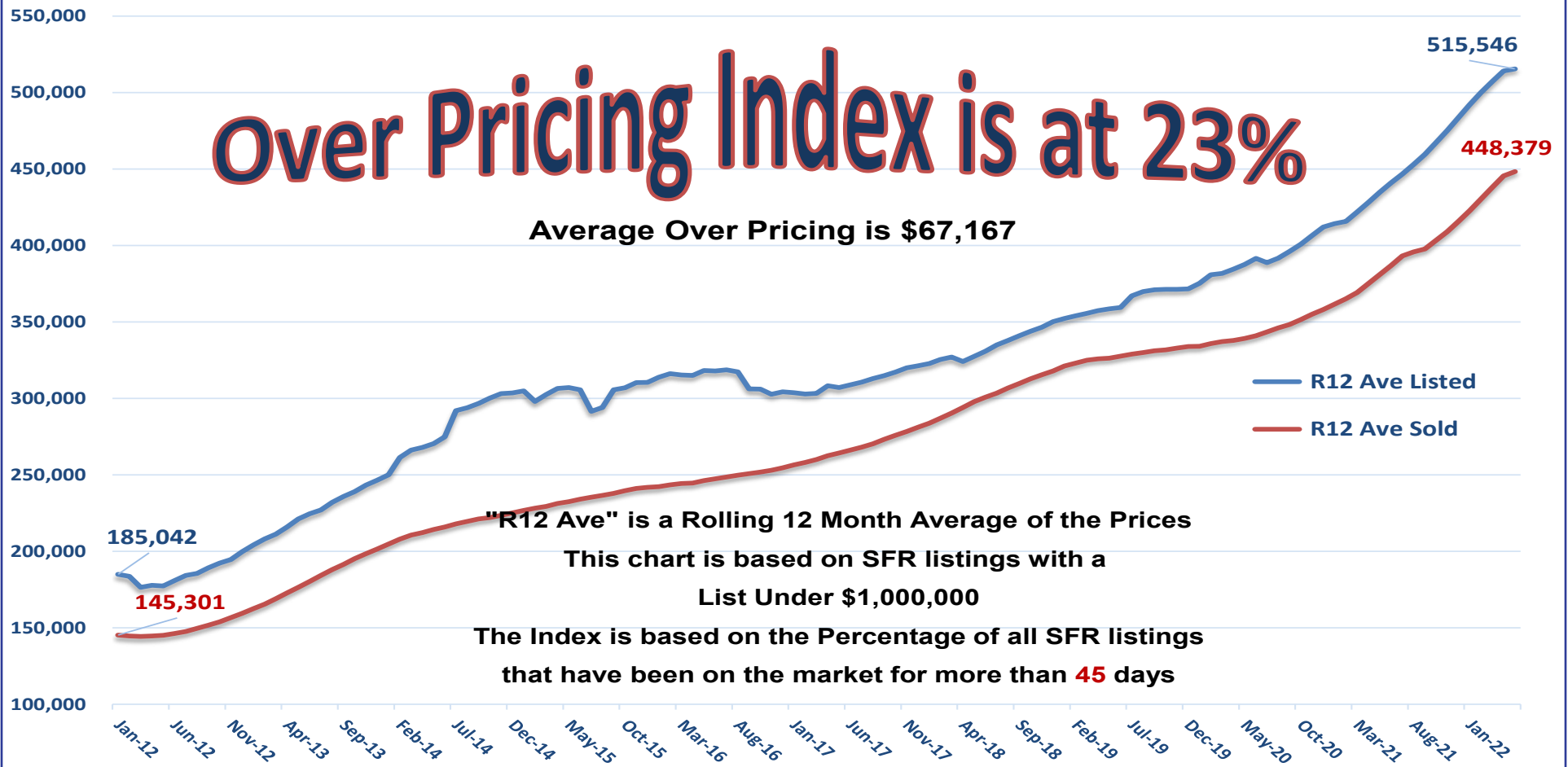


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Las Vegas Market Update - June 2022

Greater Las Vegas

SFR Average List vs Closed Sale Prices

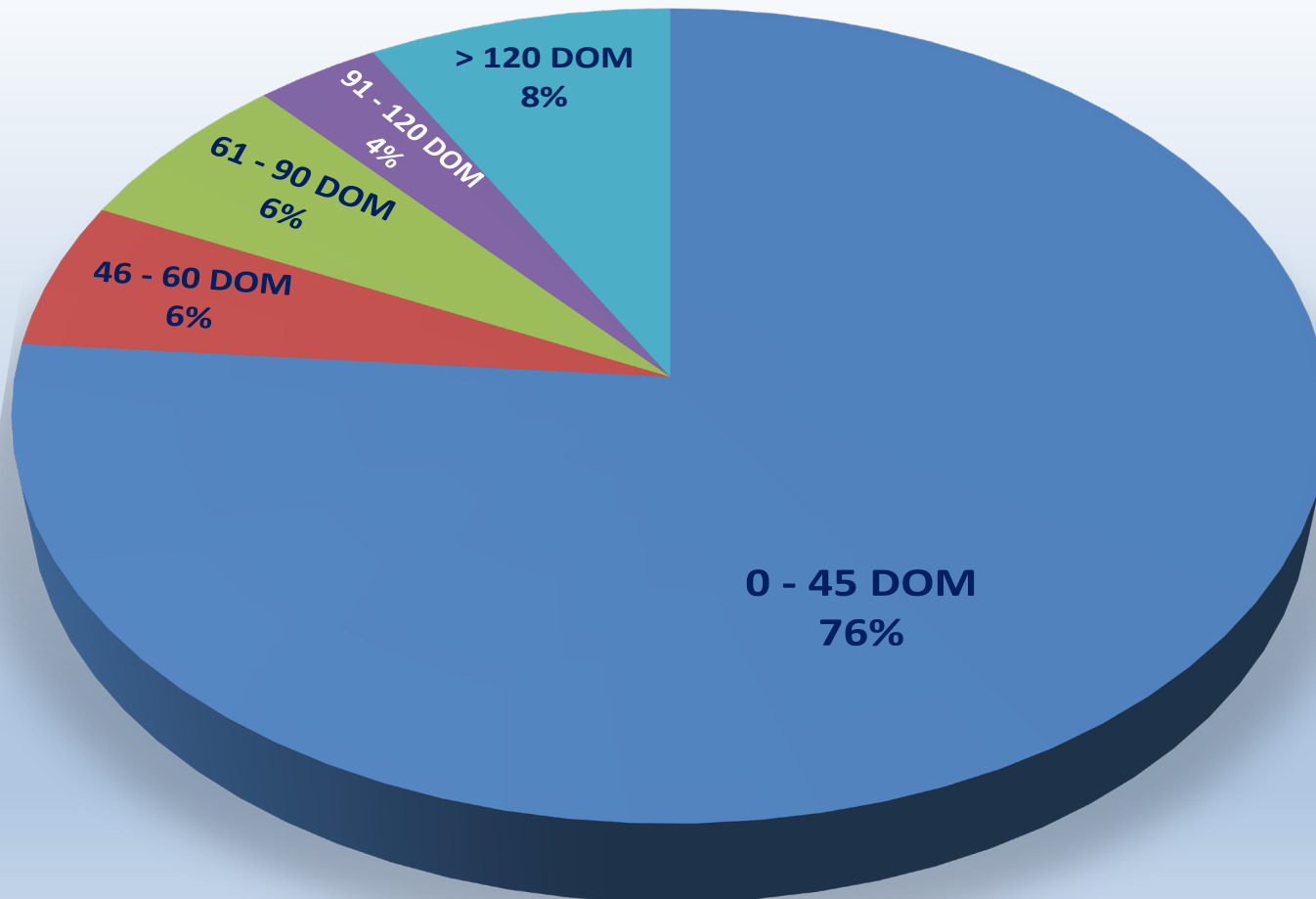




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Las Vegas Market Update - June 2022

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - June 2022

SFR Closed Sales in Selected Communities - Last Six Months

	Dec	2022 Jan	Feb	Mar	APR	May	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	31	20	15	30	21	18	■ _ _ ■ _ _	2	513,158	10
Anthem	8	7	9	8	6	7	■ _ ■ _ _	2	638,724	14
Cadence	26	19	19	25	19	19	■ _ _ ■ _	1	522,924	24
Centennial Hills	36	25	28	26	32	29	■ _ _ _ ■	2	526,909	9
Desert/South Shores	15	13	14	20	15	20	■ _ _ ■ _	2	591,878	10
Green Valley	46	31	29	44	51	33	■ _ _ ■ _	2	558,596	9
Green Valley Ranch	22	14	9	13	12	17	■ _ _ _ ■	1	627,953	11
Inspirada	28	27	24	33	28	29	■ _ _ ■ _	1	653,552	11
Iron Mountain Ranch	10	8	11	14	11	7	■ _ _ ■ _	3	544,273	18
Lake Las Vegas	22	15	19	17	23	11	■ _ _ ■ _	5	1,053,816	17
Lone Mountain	12	14	10	11	15	4	■ ■ _ ■ _	5	580,489	18
MacDonald Highlands	3	6	2	4	4	4	■ _ _ _ ■	10	4,541,447	26
Mountains Edge	63	58	58	60	62	65	■ _ _ _ ■	1	512,093	11
Peccole Ranch	16	12	13	18	11	16	■ _ _ ■ _	1	549,303	8
Providence	39	31	26	40	31	41	■ _ _ ■ _	1	526,088	8
Red Rock Cntry Club	6	5	5	9	10	8	■ _ _ ■ _	4	2,051,349	52
Rhodes Ranch	27	26	16	26	15	16	■ ■ _ ■ _	3	570,954	17
Seven Hills	14	16	18	12	14	12	■ _ ■ _ _	3	978,741	11
Siena (SFR & TWH)	9	9	7	9	10	9	■ ■ _ ■ _	2	716,164	17
Silverado Ranch	41	24	36	30	32	38	■ _ _ ■ _	1	489,477	14
Silverstone Ranch	12	13	7	6	9	7	■ ■ _ _ _	2	590,179	8
Skye Canyon	19	15	7	29	27	28	■ _ _ ■ _	1	599,421	14
Southern Highlands	54	44	53	48	53	52	■ _ _ ■ _	2	788,395	17
Spring Valley	25	10	16	27	24	30	■ _ _ ■ _	1	487,249	8
Summerlin	56	38	52	70	54	51	■ _ _ ■ _	2	899,247	9
Sun City Anthem	36	35	30	49	53	39	■ _ _ ■ _	2	634,504	19
Sun City Summerlin	52	34	36	49	46	45	■ _ _ ■ _	1	537,893	18
The Lakes	9	22	16	21	19	11	■ _ ■ _ _	2	558,094	7
The Ridges	8	4	3	6	5	5	■ _ _ ■ _	5	4,246,129	19
Tuscany	20	14	8	23	10	19	■ _ _ ■ _	1	615,385	19
Other Groups										
Clark County	3,087	2,508	2,473	3,180	2,939	2,833	■ _ _ ■ _	2	554,403	15
Boulder City	25	9	16	33	29	22	■ _ _ ■ _	2	607,206	11
Pahrump	92	55	46	91	74	72	■ _ _ ■ _	2	390,418	20
High Rise Sales	104	84	111	127	137	97	■ _ _ ■ _	5	565,809	37
Luxury Sales (\$1M+)	141	122	122	197	218	178	■ _ _ ■ _	5	1,787,612	32

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



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Las Vegas Market Update - June 2022

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

	December	2022 January	February	March	April	May	Price Movement
Aliante	461,786	482,163	544,993	512,347	565,714	549,578	
Anthem	655,350	549,471	645,667	694,375	602,333	667,643	
Cadence	523,687	515,047	503,521	532,334	498,626	561,078	
Centennial Hills	524,035	457,756	531,840	511,327	559,177	563,697	
Desert/South Shores	498,433	694,931	513,279	658,905	586,467	587,029	
Green Valley	258,318	579,295	599,945	611,991	688,320	649,709	
Green Valley Ranch	599,359	597,179	600,028	738,923	628,353	619,941	
Inspirada	607,225	636,830	614,333	679,392	711,434	661,017	
Iron Mountain Ranch	580,800	479,419	560,209	584,786	513,545	508,429	
Lake Las Vegas	986,893	1,013,249	1,041,345	839,557	1,291,952	1,097,727	
Lone Mountain	471,042	773,607	516,700	575,545	543,667	544,075	
MacDonald Highlands	2,038,333	4,254,167	3,859,135	5,475,000	5,323,750	5,475,000	
Mountains Edge	461,521	485,249	520,725	511,542	535,486	555,556	
Peccole Ranch	496,993	516,904	524,654	567,044	563,091	616,500	
Providence	523,715	504,468	538,231	509,156	525,839	553,698	
Red Rock Country Club	1,650,833	1,603,800	1,698,800	2,453,333	2,185,500	2,231,875	
Rhodes Ranch	509,519	542,923	624,969	607,851	570,200	606,909	
Seven Hills	1,055,936	670,588	870,152	1,437,250	1,071,536	895,667	
Siena (SFR & TWH)	556,111	566,222	769,271	724,111	861,700	815,200	
Silverado Ranch	449,549	492,333	528,997	476,293	509,215	487,100	
Silverstone Ranch	600,633	488,400	615,714	669,200	644,311	598,414	
Skye Canyon	568,096	593,433	584,756	586,345	632,941	608,772	
Southern Highlands	566,498	787,852	833,202	920,302	760,217	880,578	
Spring Valley	431,440	442,400	464,213	476,315	607,100	474,950	
Summerlin	849,608	723,210	1,118,009	812,851	1,009,698	863,500	
Sun City Anthem	583,111	597,449	621,300	619,496	696,037	660,591	
Sun City Summerlin	493,072	548,544	570,350	569,352	520,295	539,409	
The Lakes	561,889	487,786	616,687	536,173	600,837	578,400	
The Ridges	3,965,625	5,216,750	3,275,000	4,340,833	5,480,000	3,153,600	
Tuscany	624,050	604,071	576,444	638,533	568,944	627,416	
Other Groups							
Clark County	512,921	531,446	537,423	566,766	592,586	581,260	
Boulder City	550,452	476,889	485,806	646,330	668,126	674,314	
Pahrump	367,542	384,349	404,026	390,314	409,903	395,697	
High Rise Sales	469,967	612,925	481,504	645,910	577,020	603,528	
Luxury Sales (\$1M+)	1,745,425	1,946,745	1,729,992	1,839,648	1,840,580	1,840,580	

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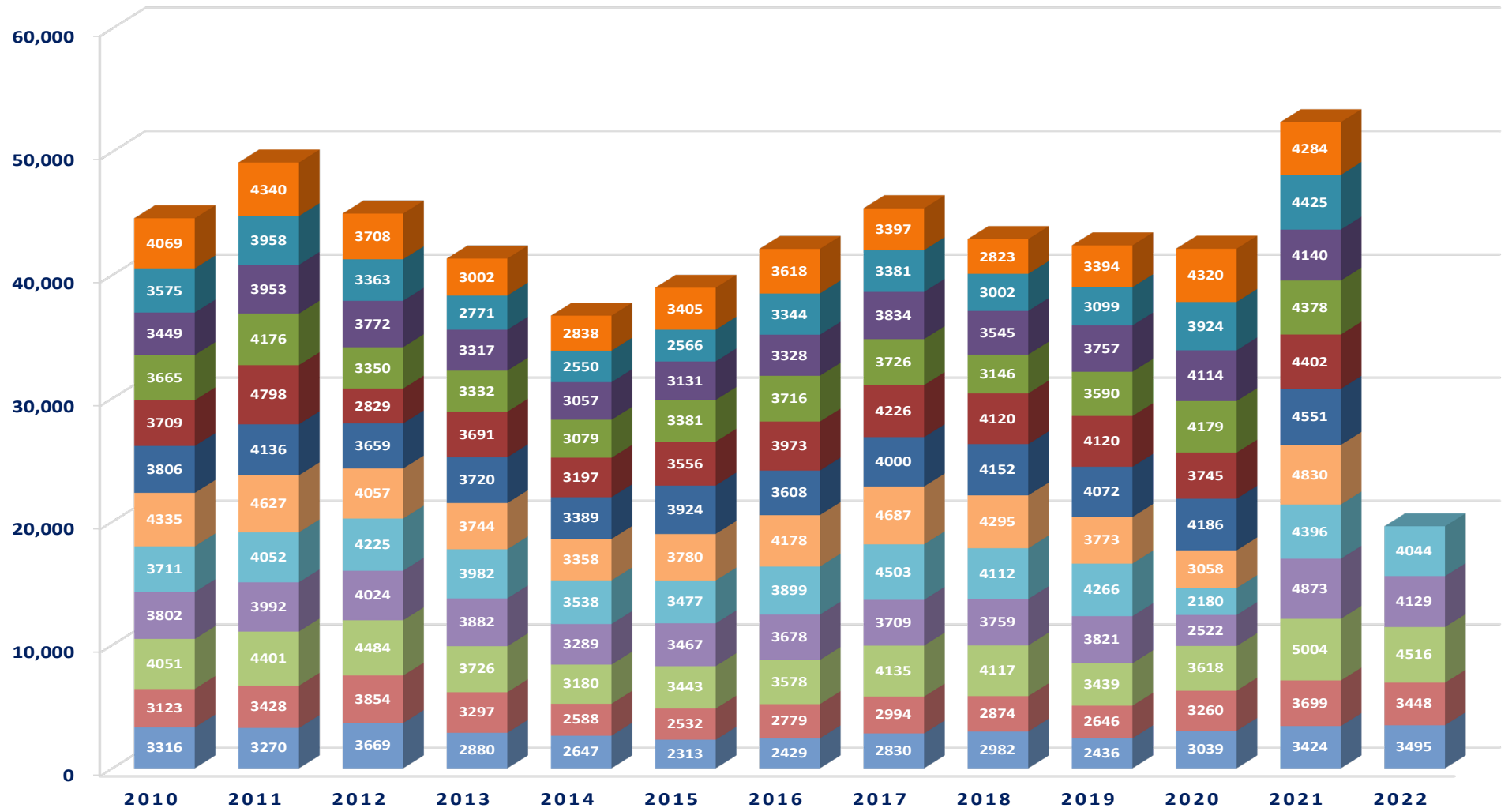


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Las Vegas Market Update - June 2022

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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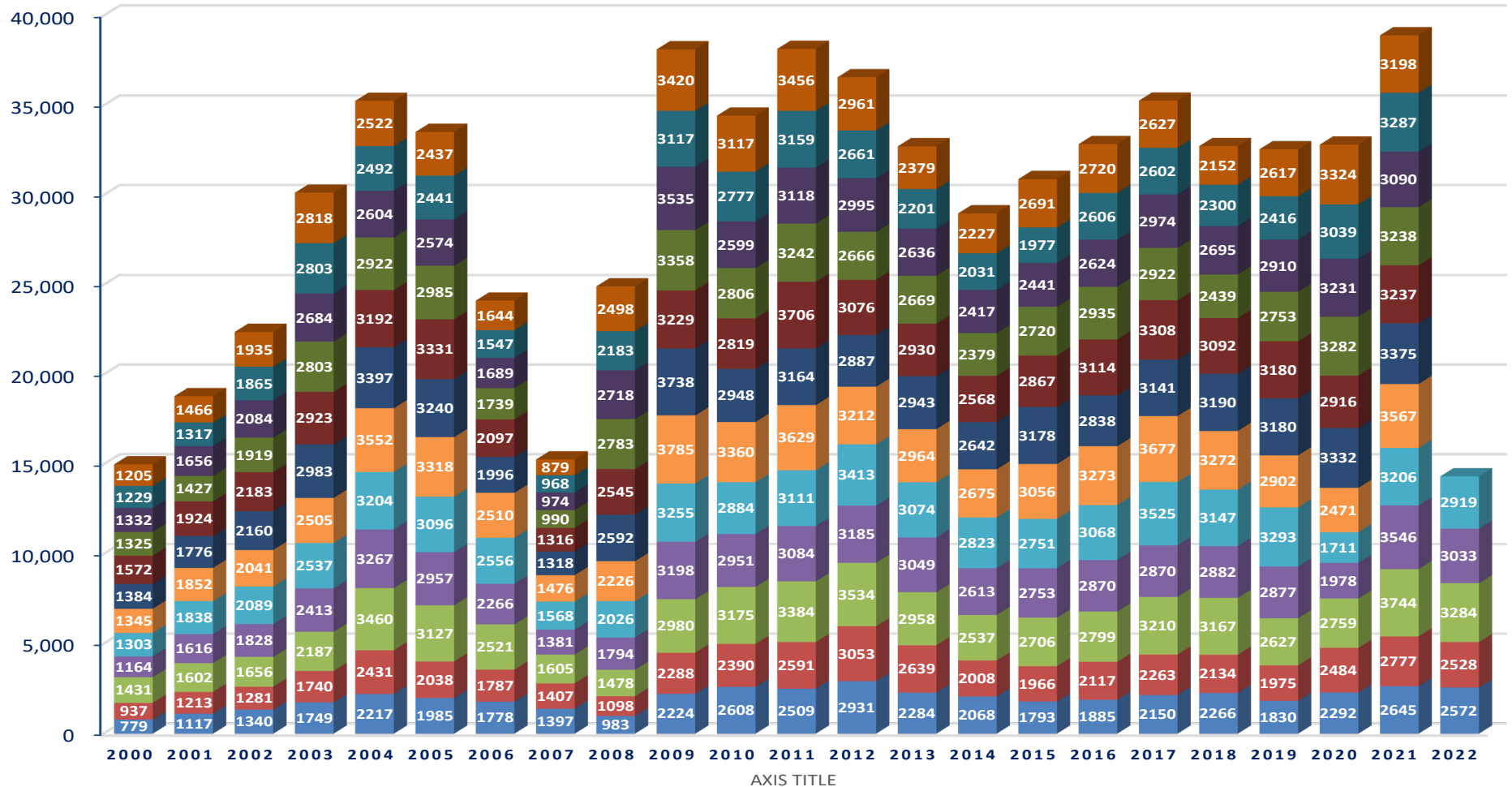


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Las Vegas Market Update - June 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



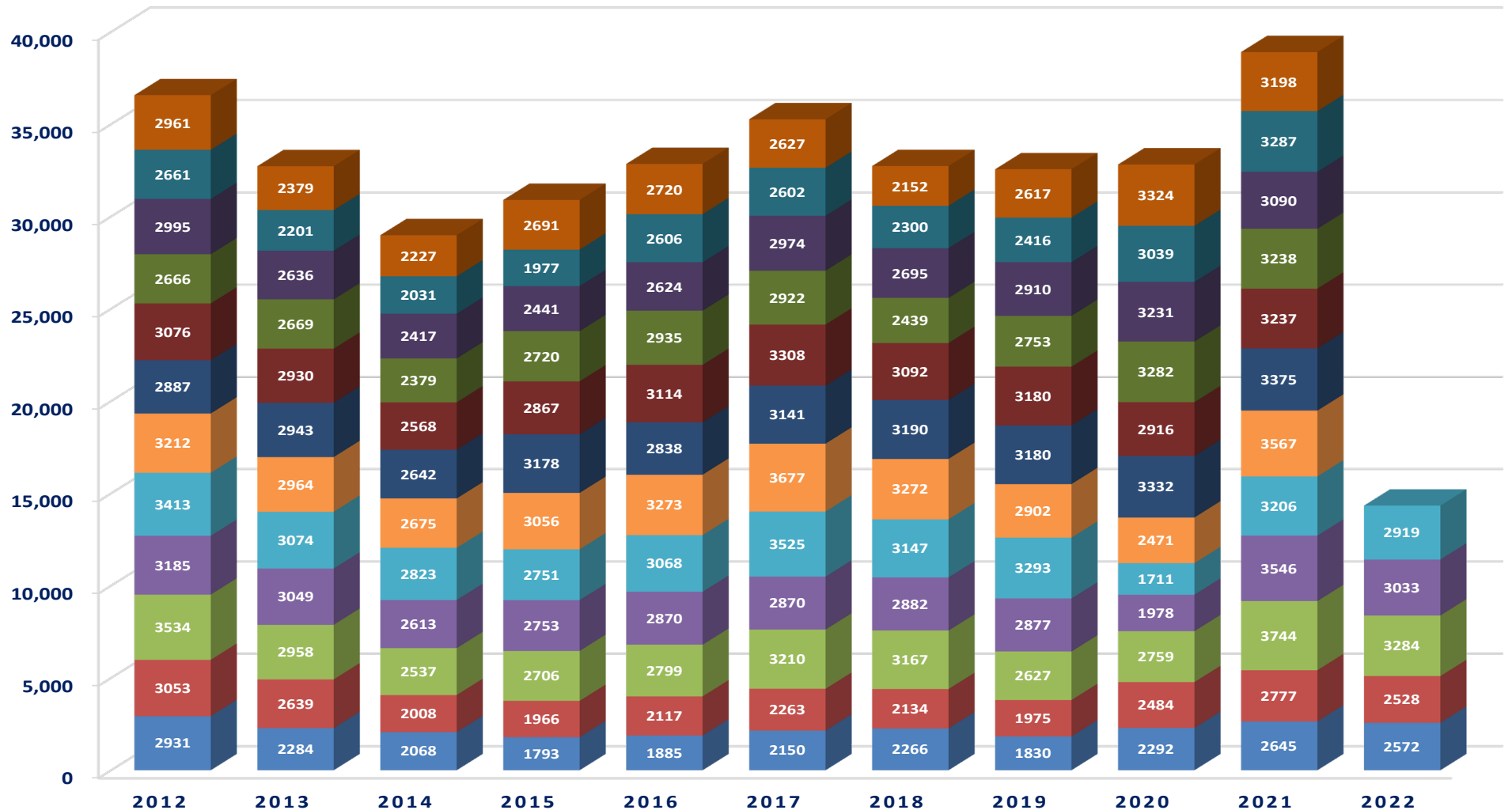


EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



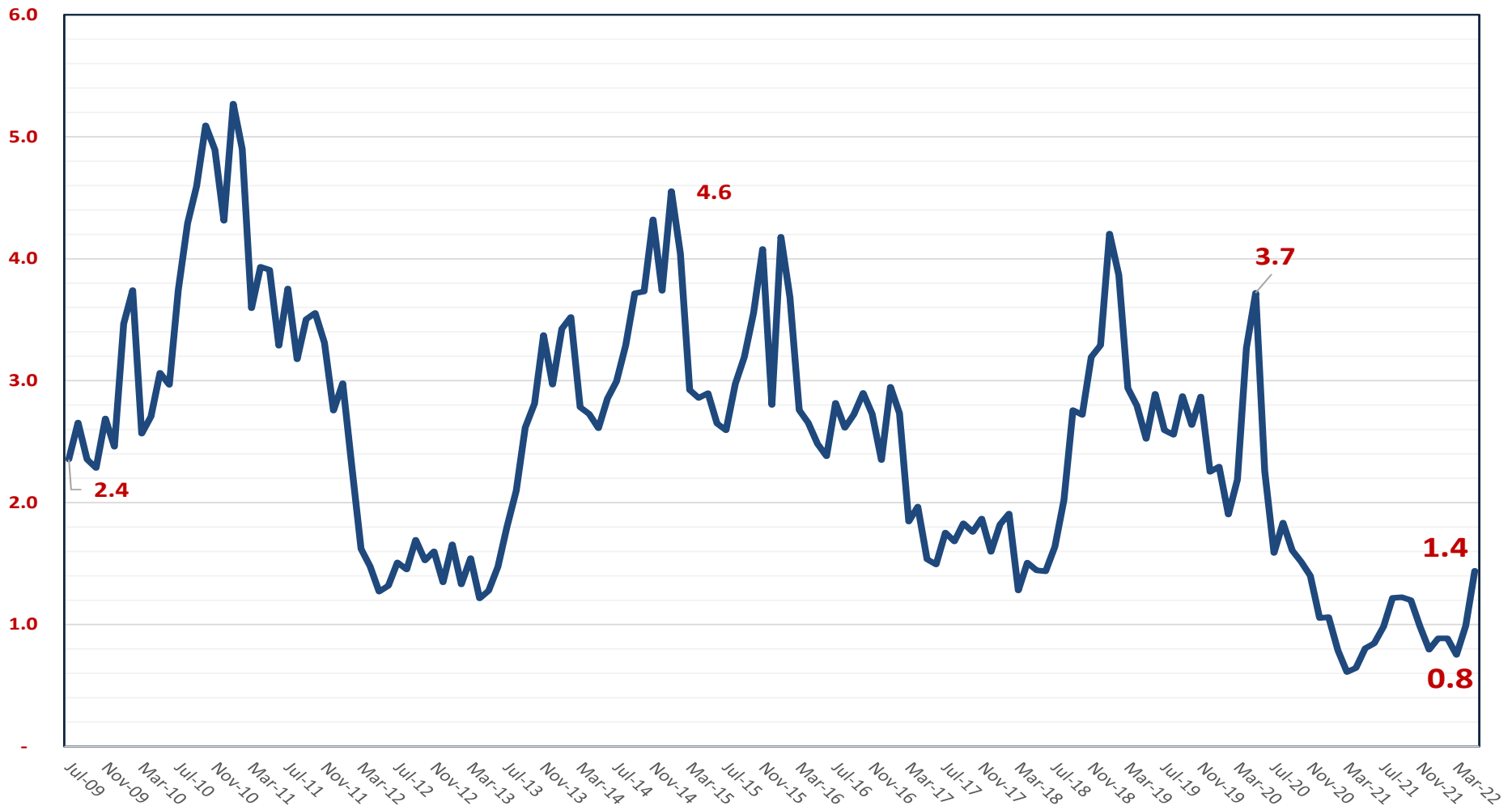
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Las Vegas Market Update - June 2022

Single Family Residential Homes Months of Inventory



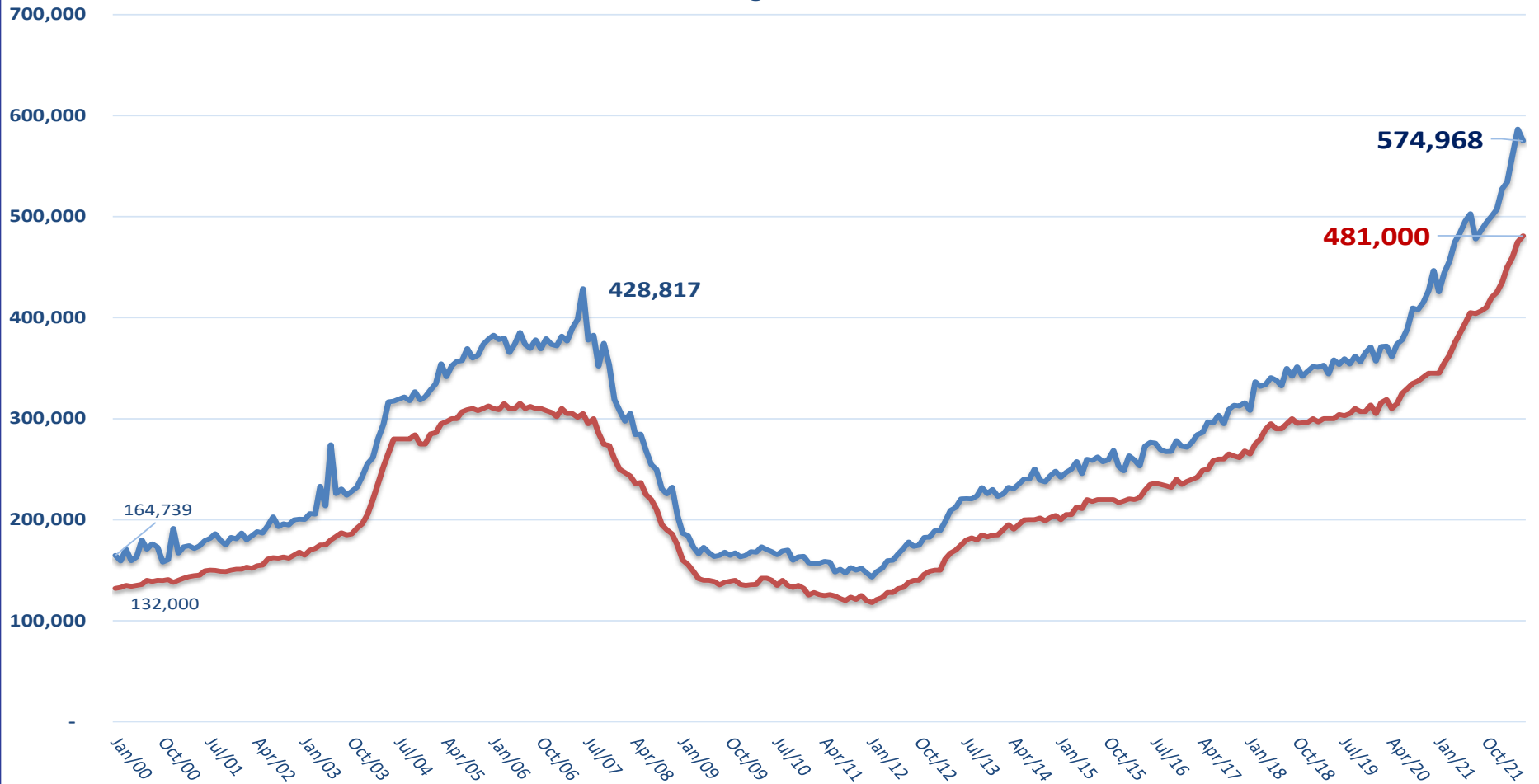


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Las Vegas Market Update - June 2022

SFR Market Prices

— Average — Median

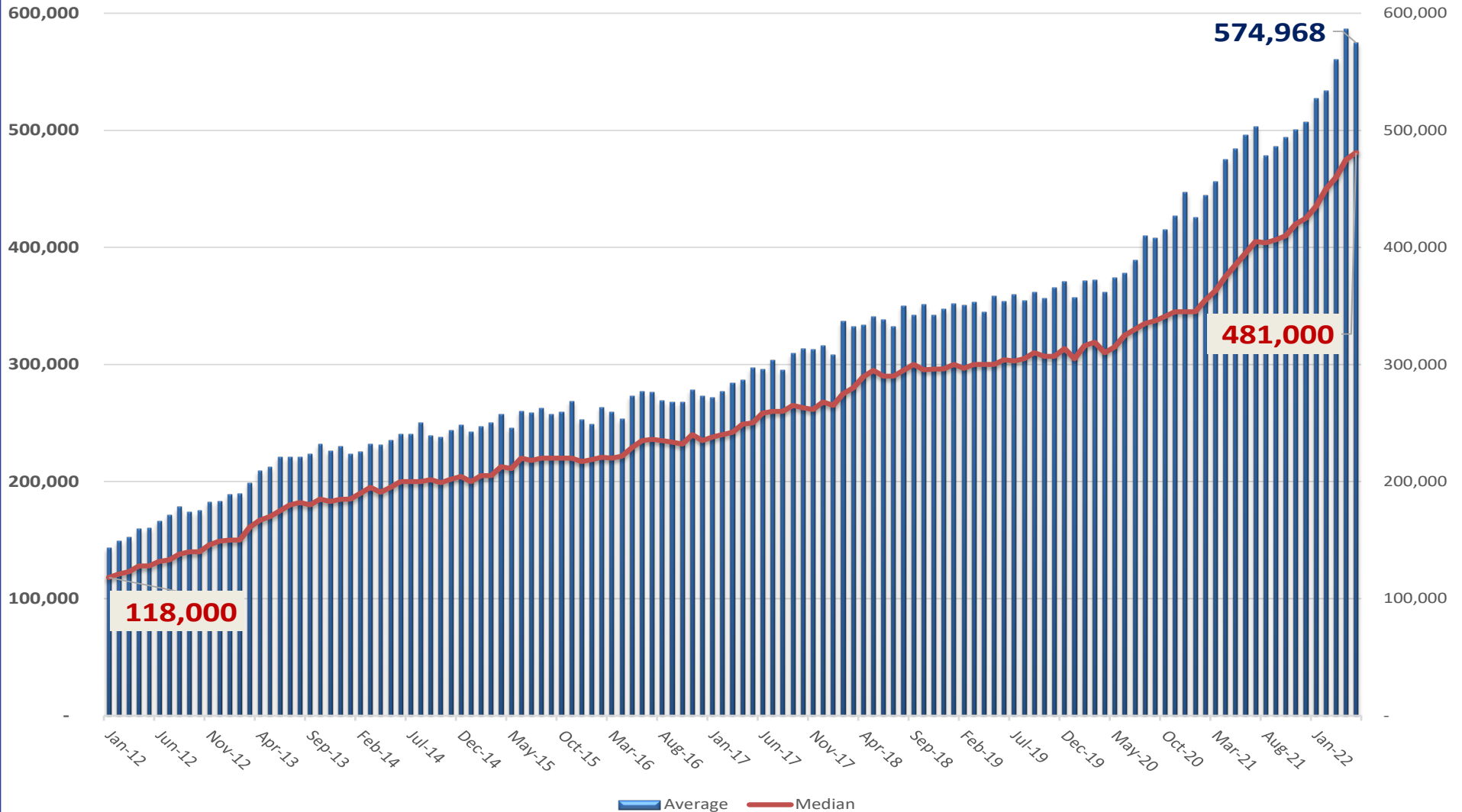




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Las Vegas Market Update - June 2022

Single Family Residential Price Trend

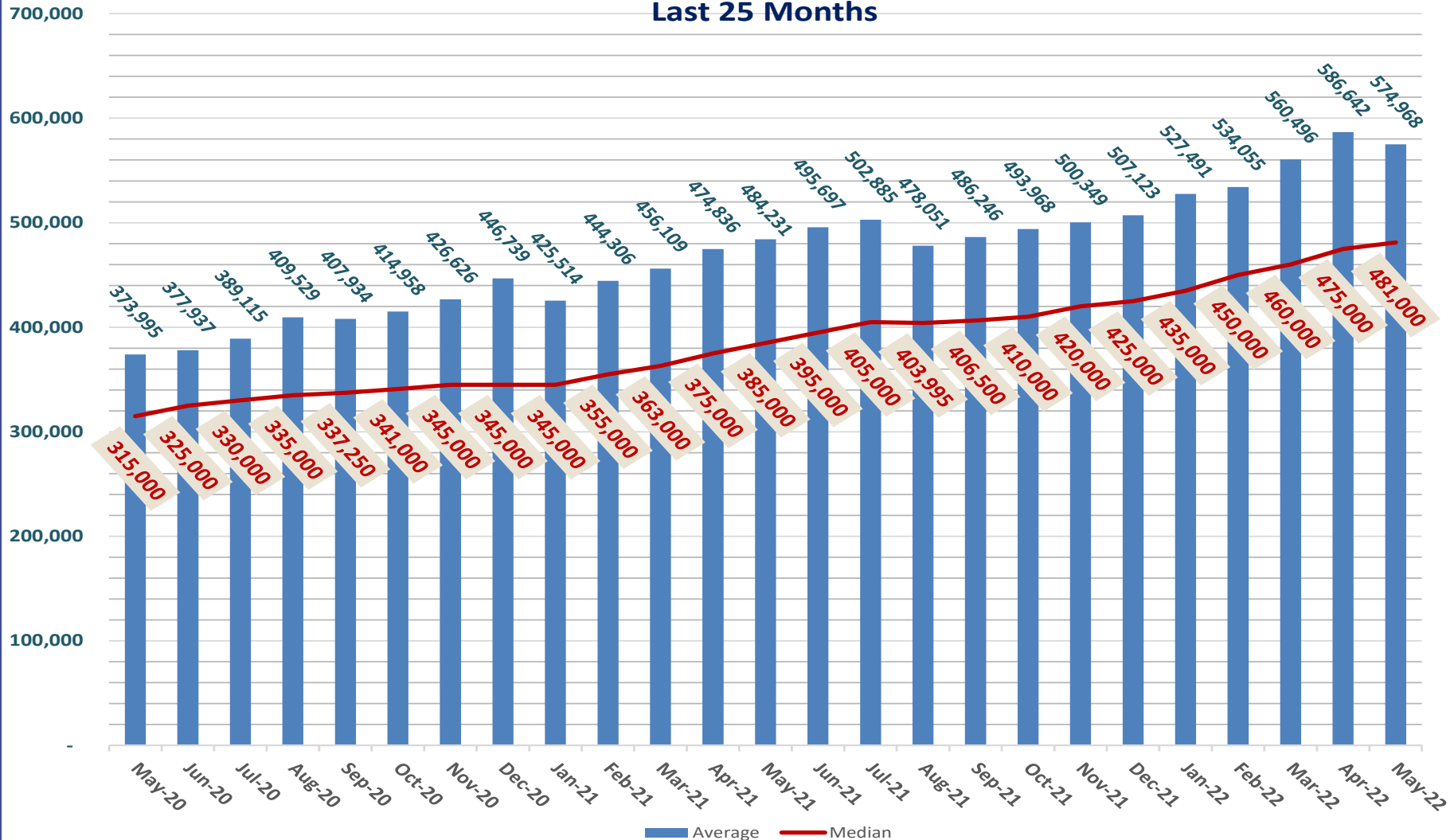




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Las Vegas Market Update - June 2022

Single Family Residential Price Trend
Last 25 Months

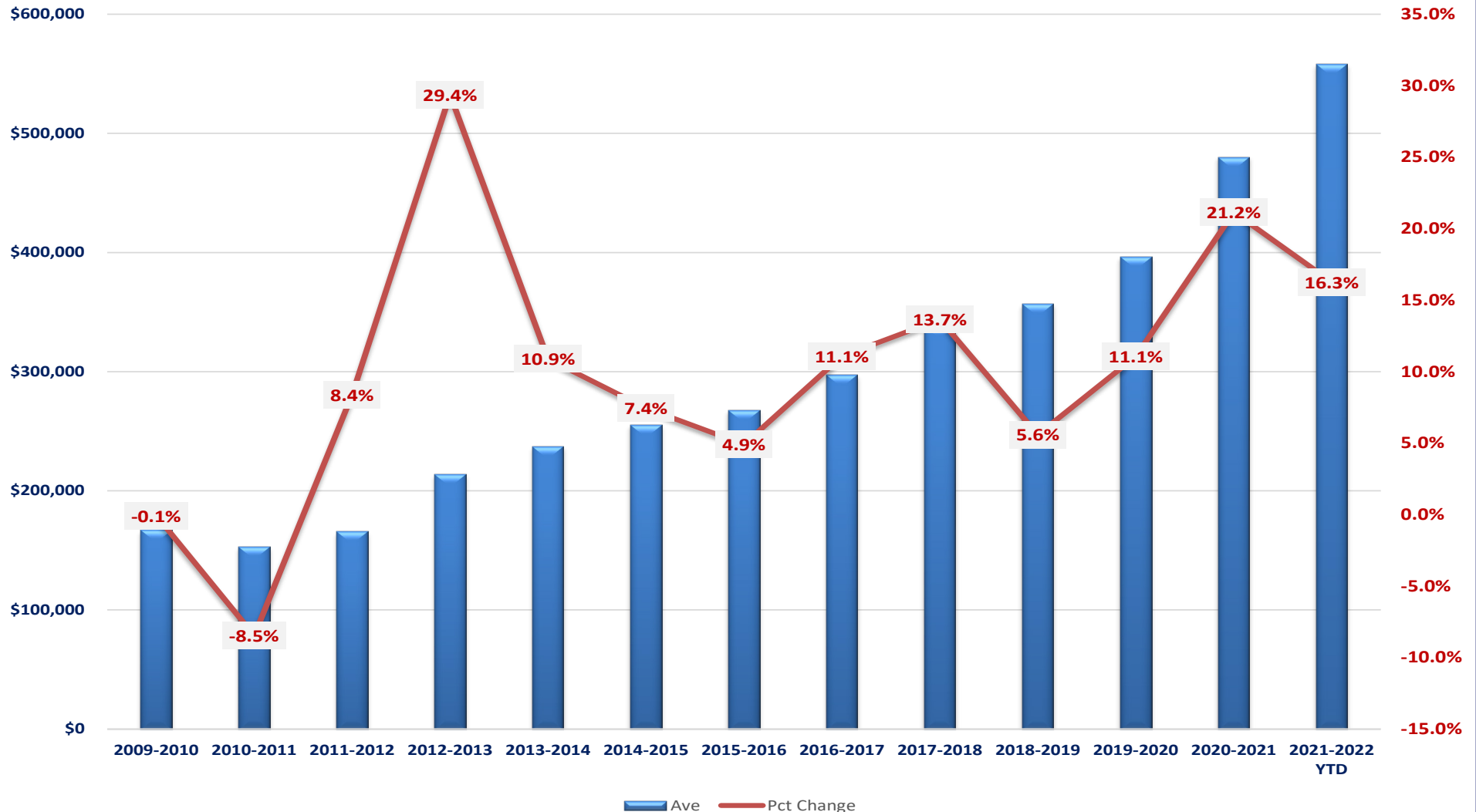




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Las Vegas Market Update - June 2022

SFR Average Price and Year Over Year Percent Change



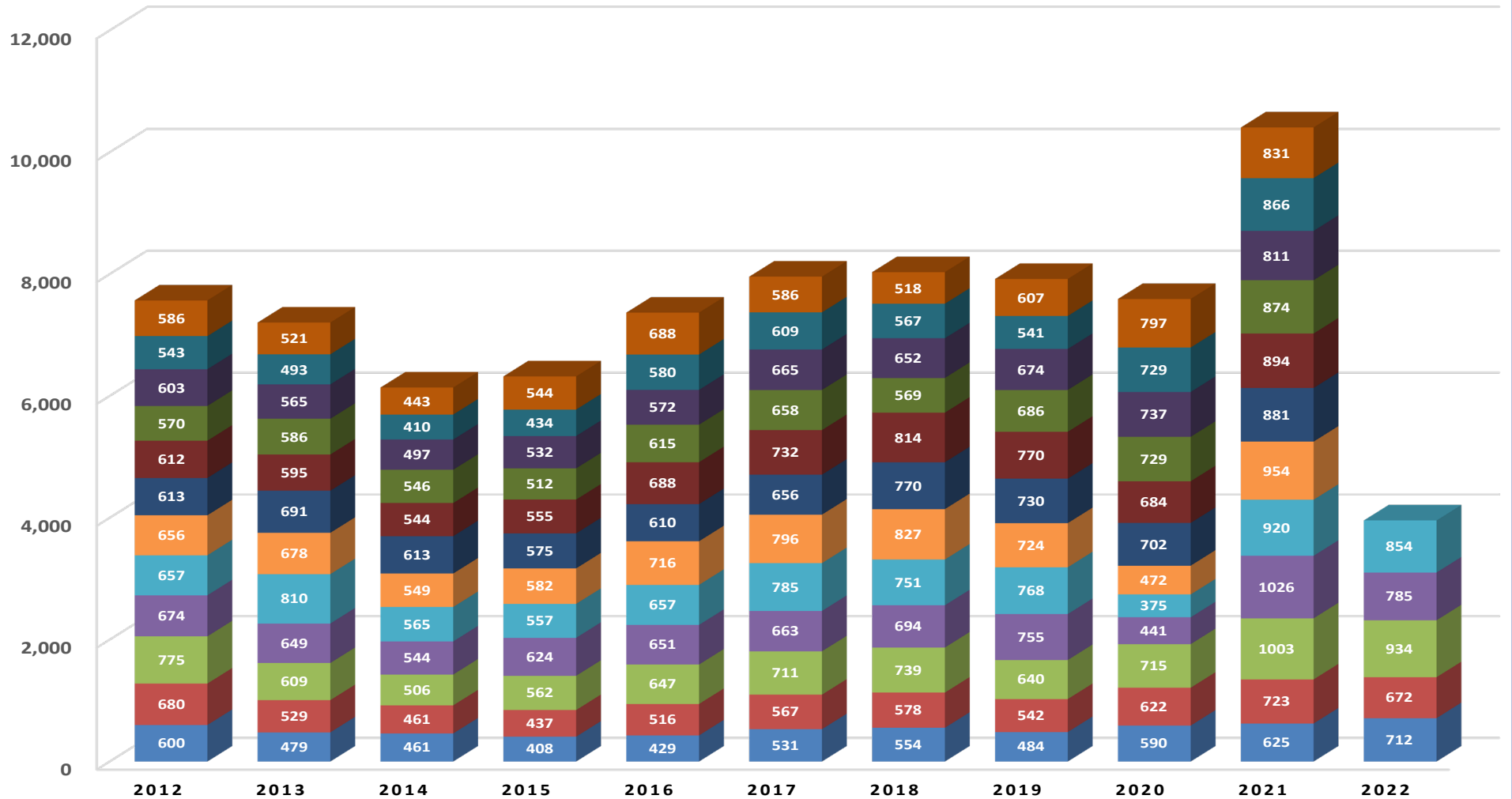


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Las Vegas Market Update - June 2022

CONDO / TOWNHOME CLOSINGS

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



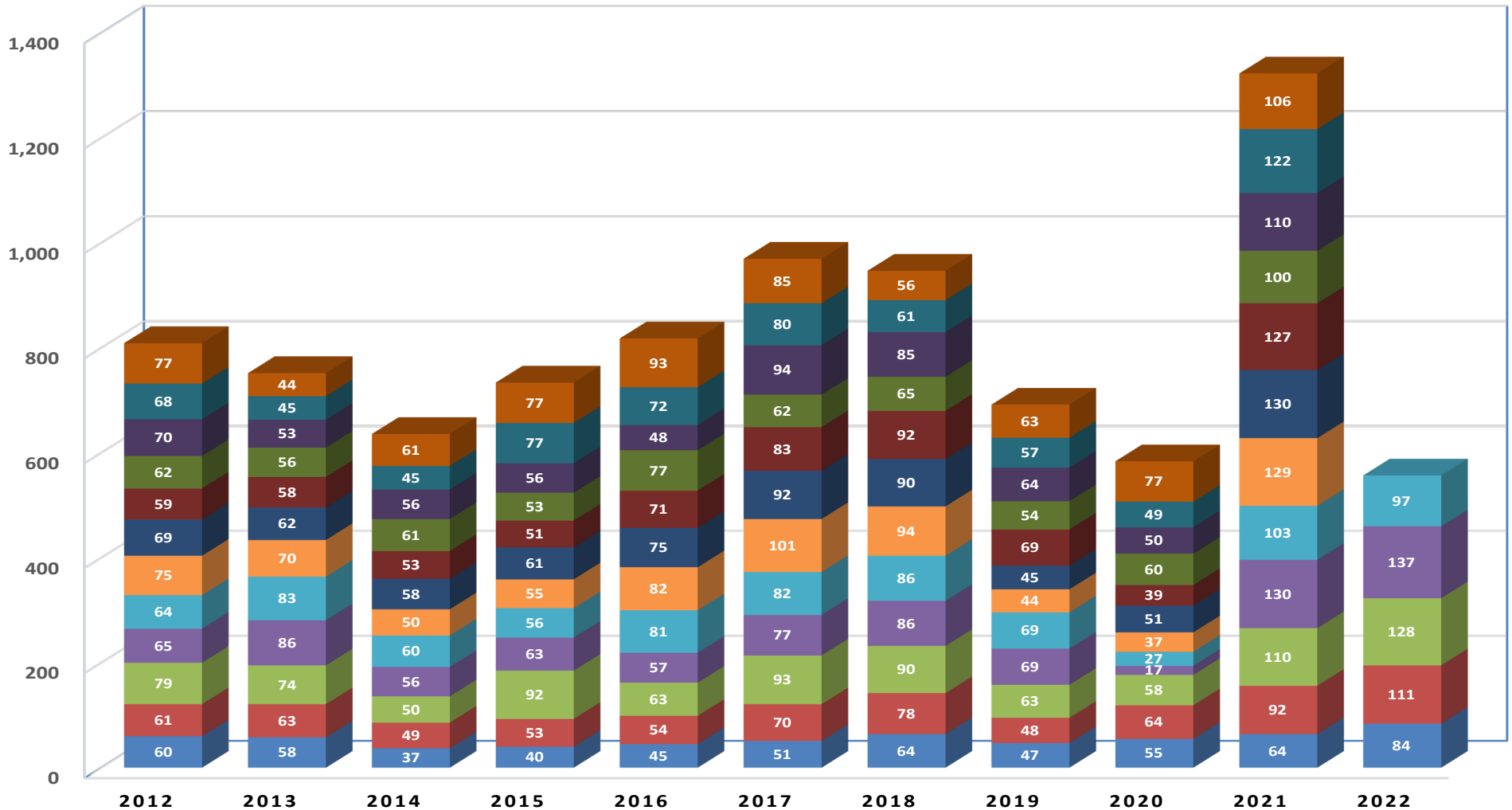


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Las Vegas Market Update - June 2022

Vertical / Hi-Rise Closings

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



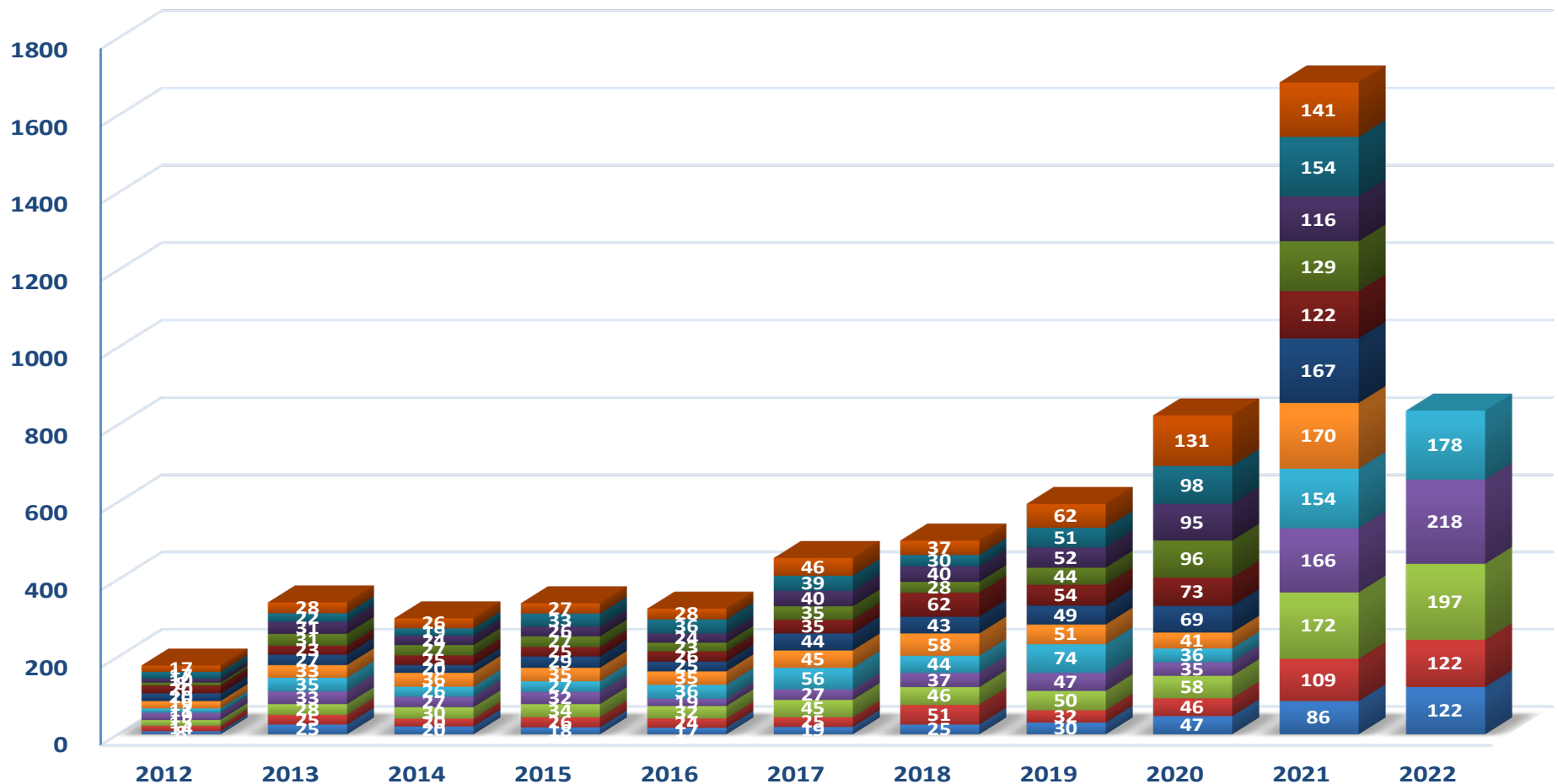


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Las Vegas Market Update - June 2022

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

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

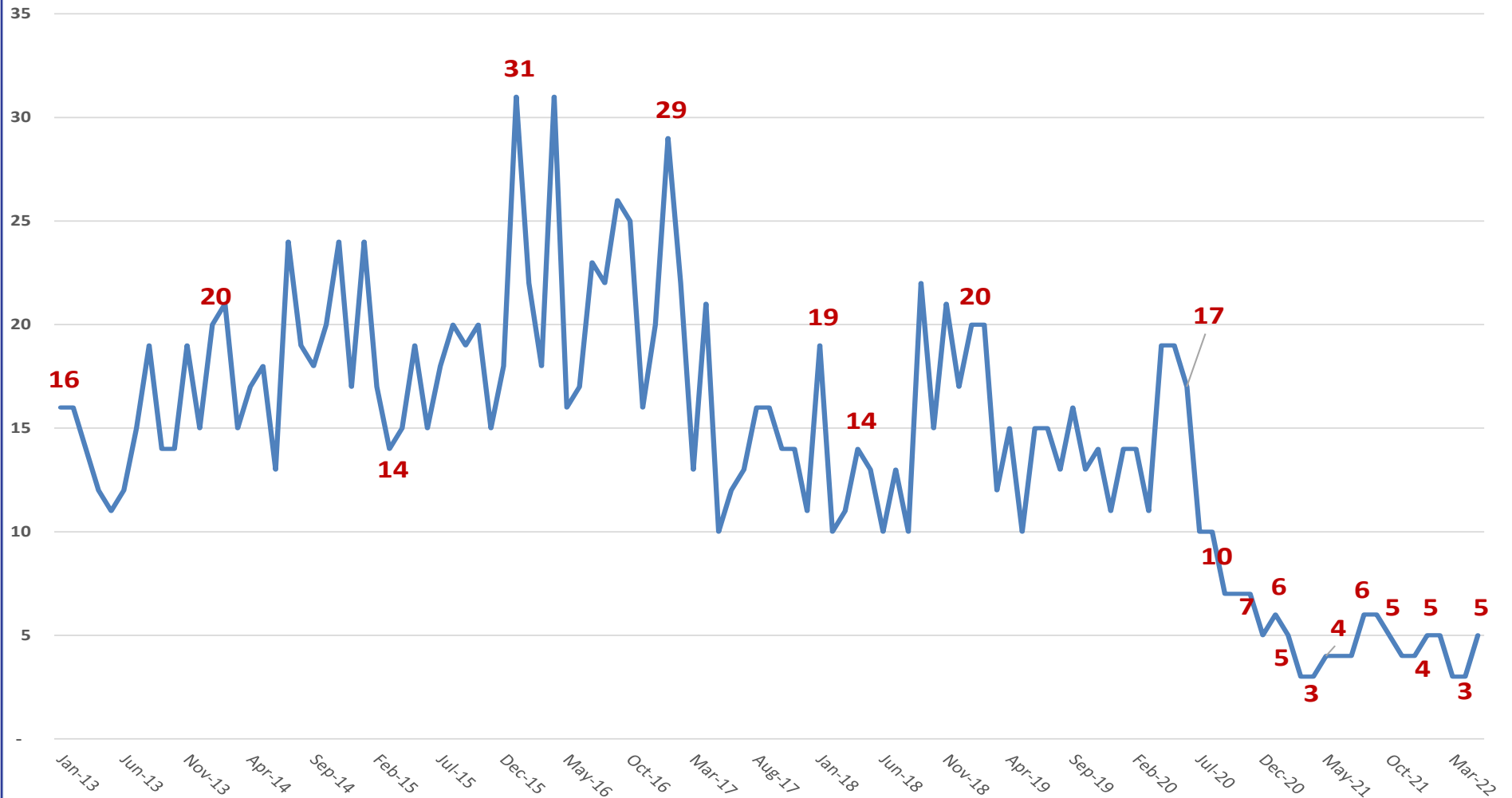




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Las Vegas Market Update - June 2022

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



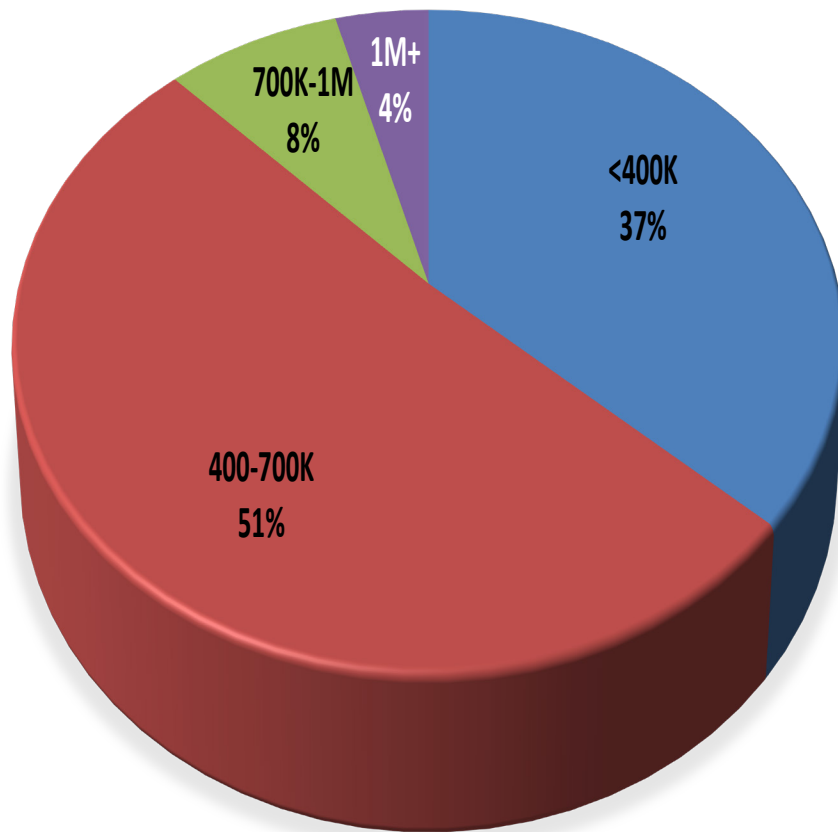


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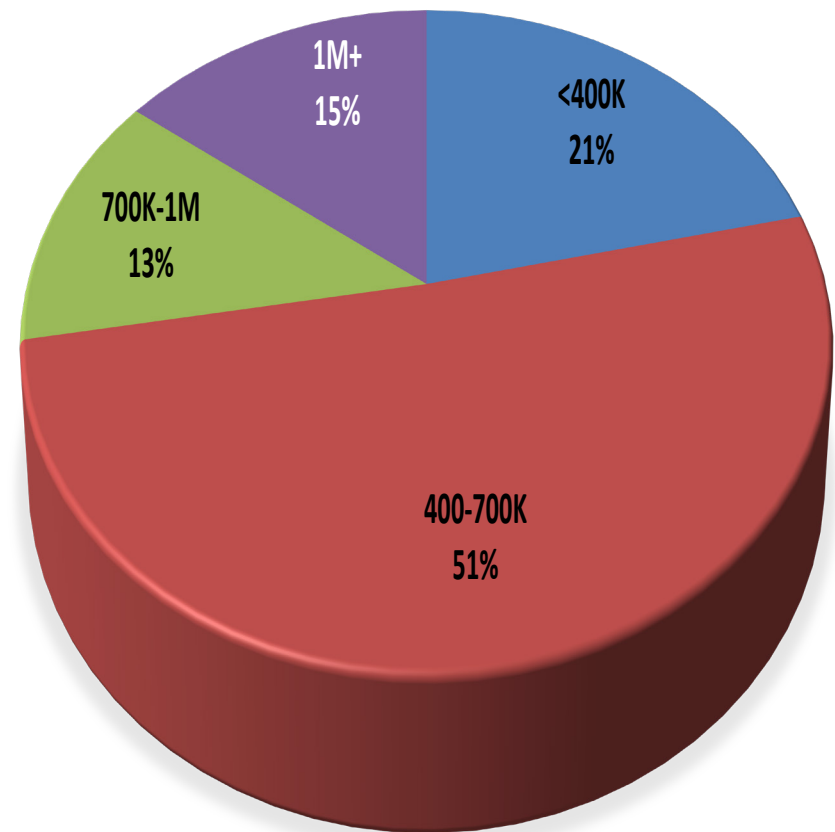
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



CLOSED VOLUME BY PRICE POINT

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

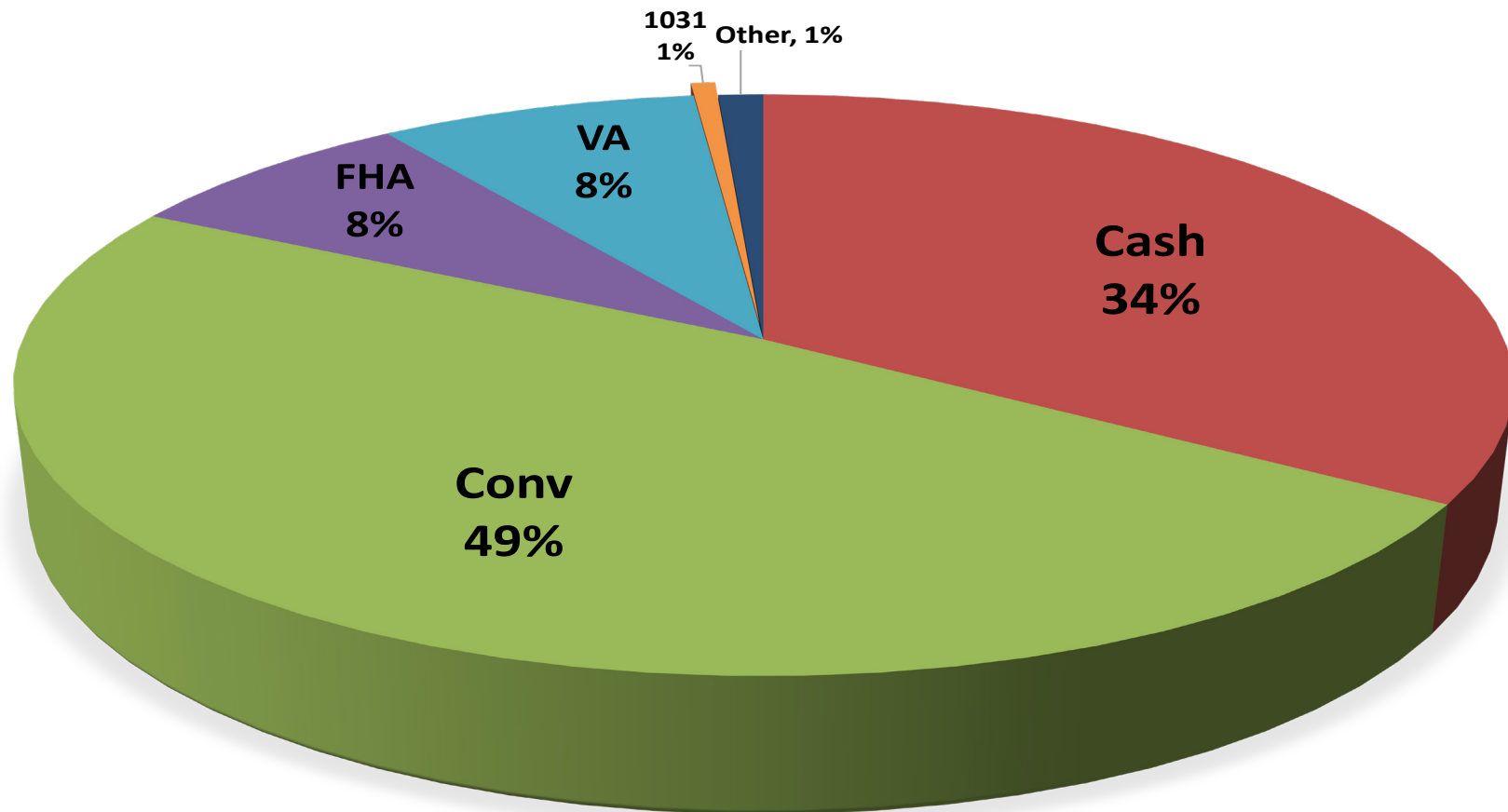




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Last Month's Closings by Sold Terms

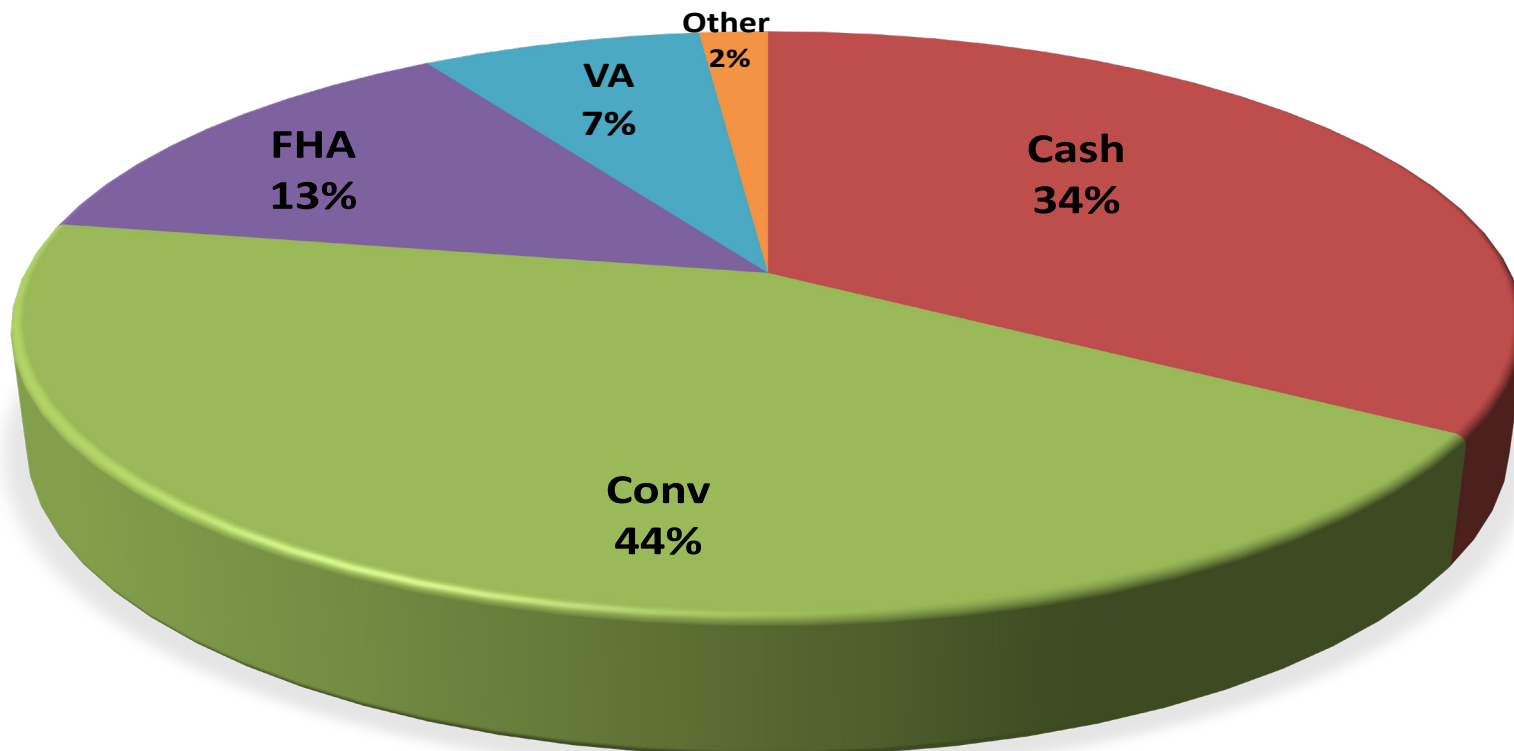




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Closings By Sold Terms
Closings Less Than \$400,000

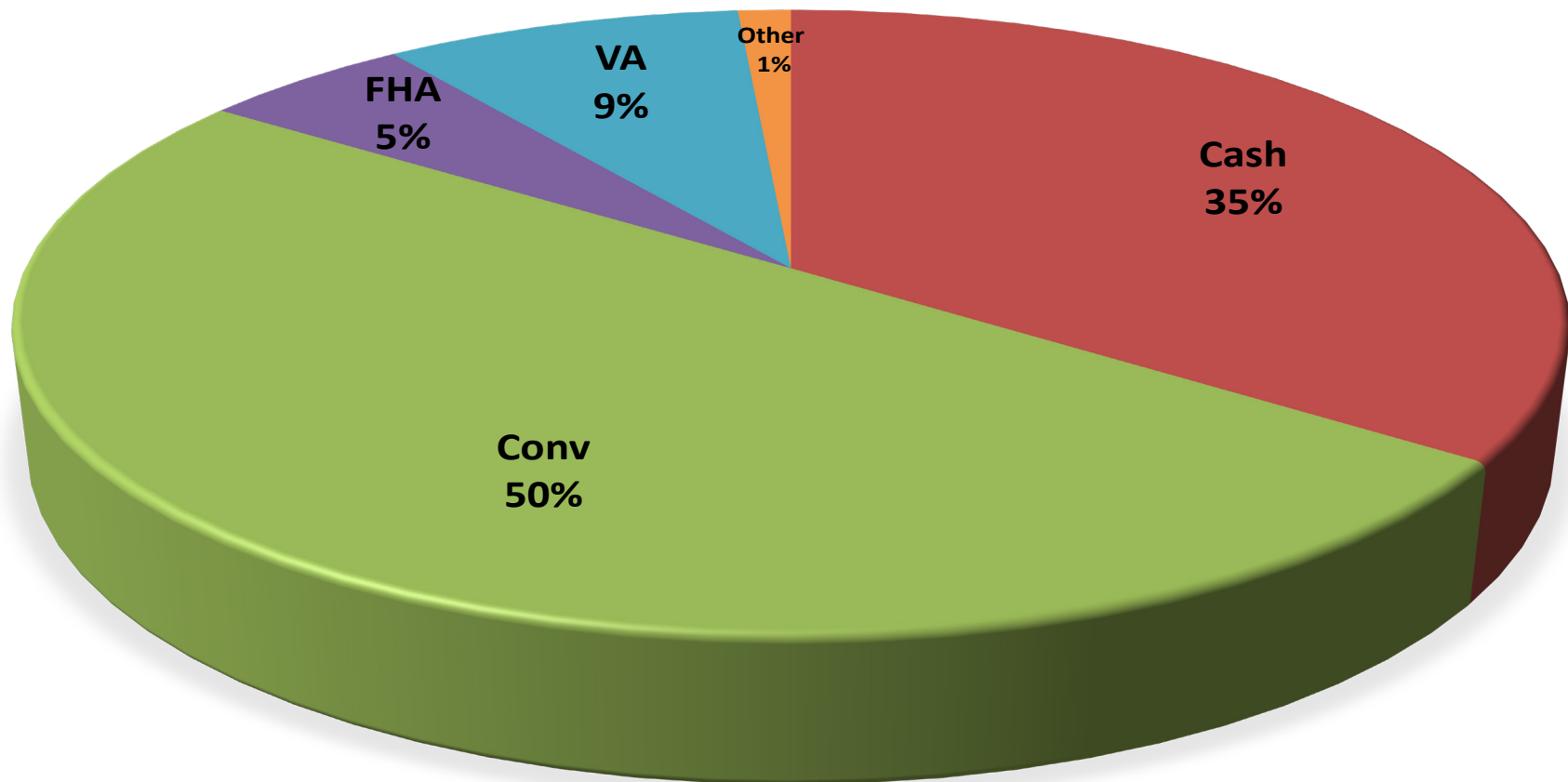




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

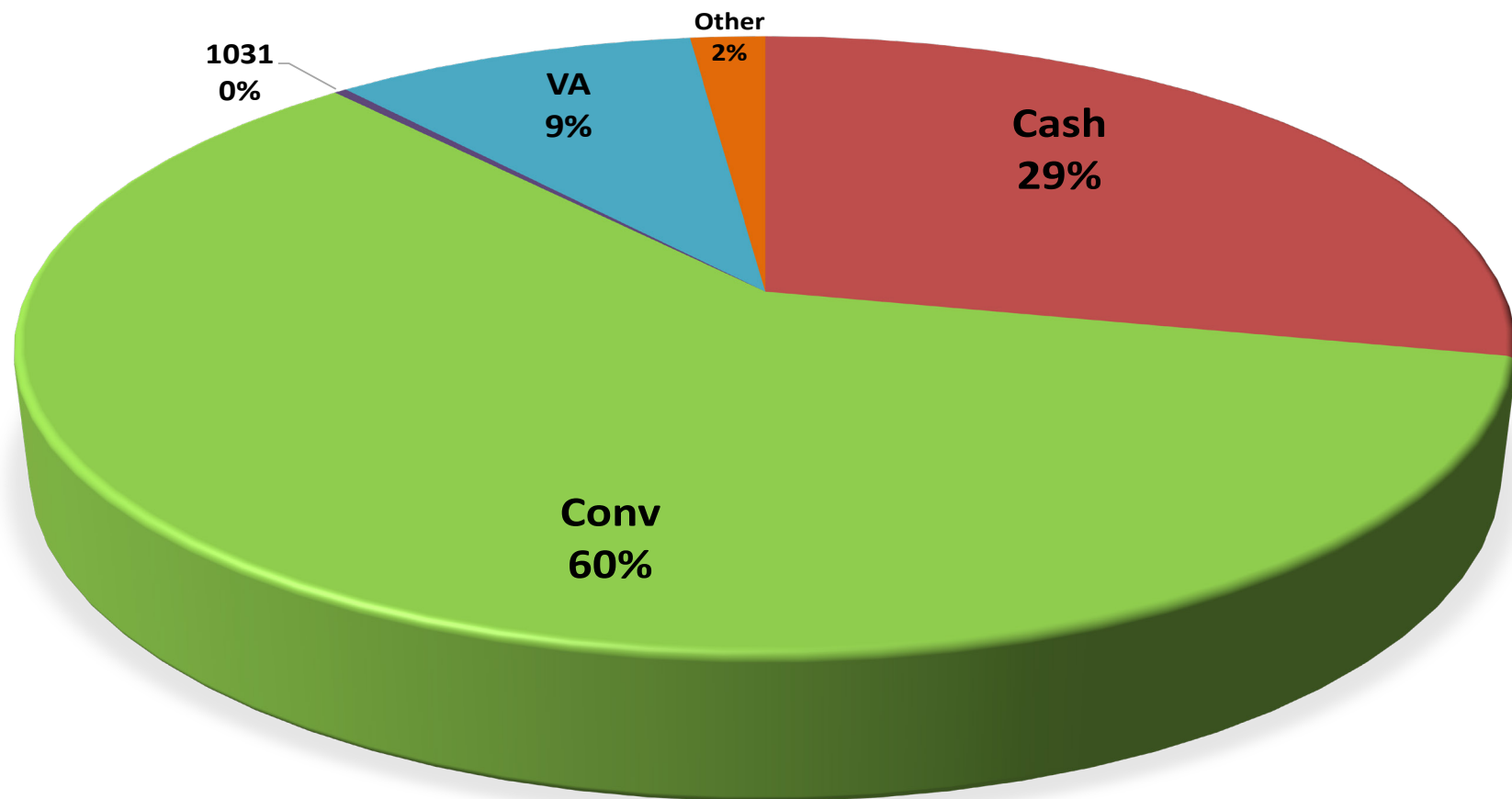




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

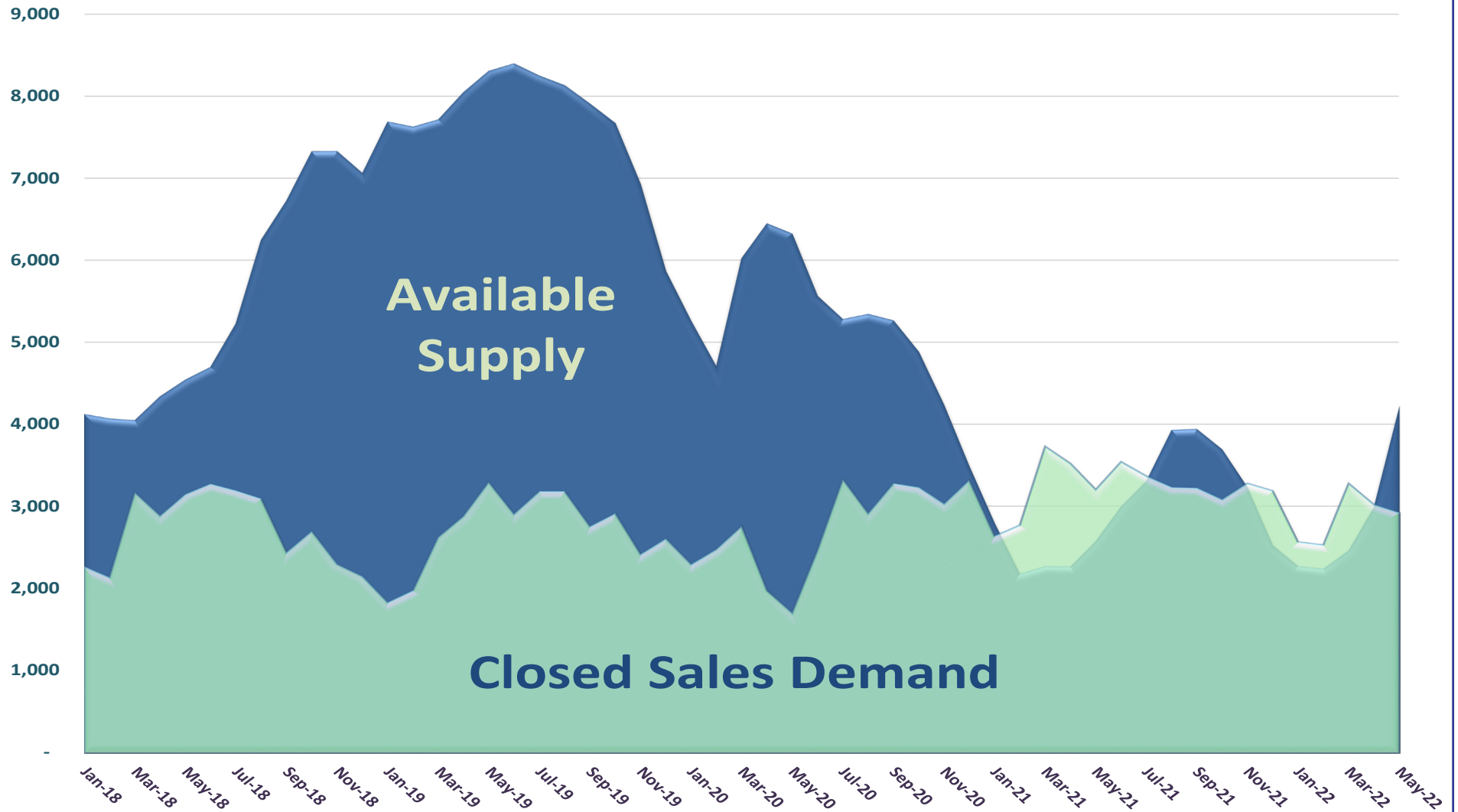




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Supply vs Demand - Single Family Residential



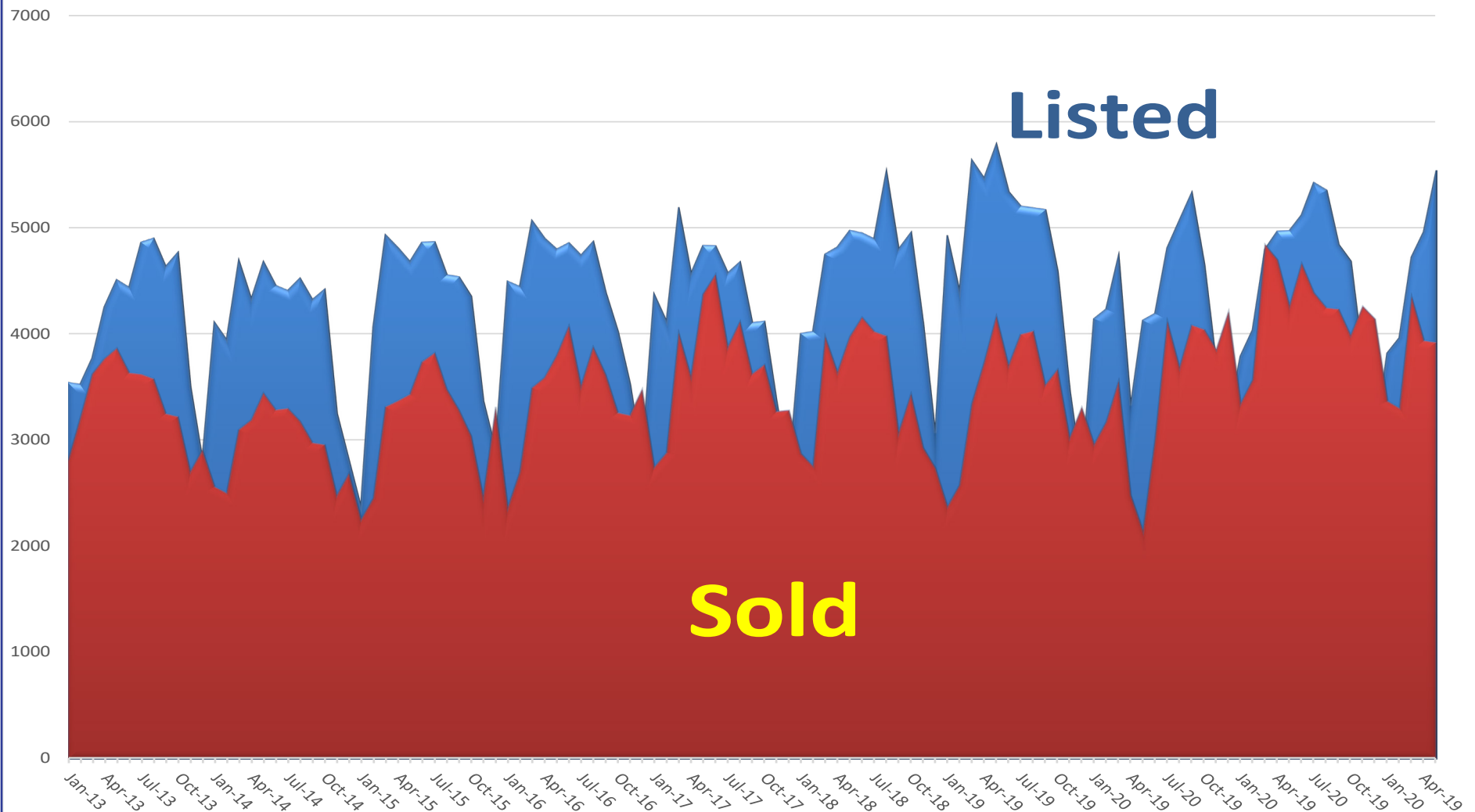
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Residential Listings Taken vs Listings Sold

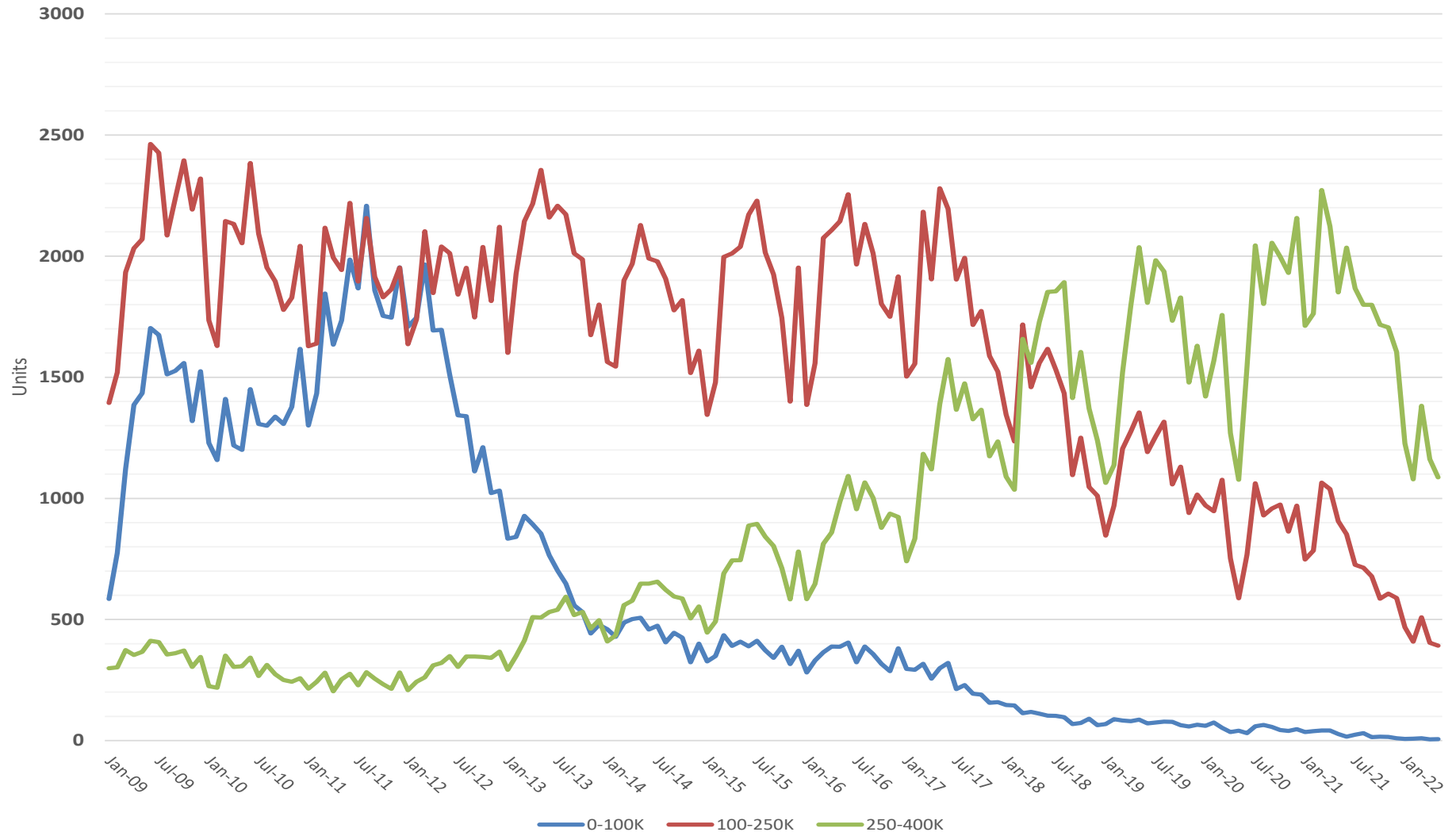




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Closed Units By Price Point - RES & VER

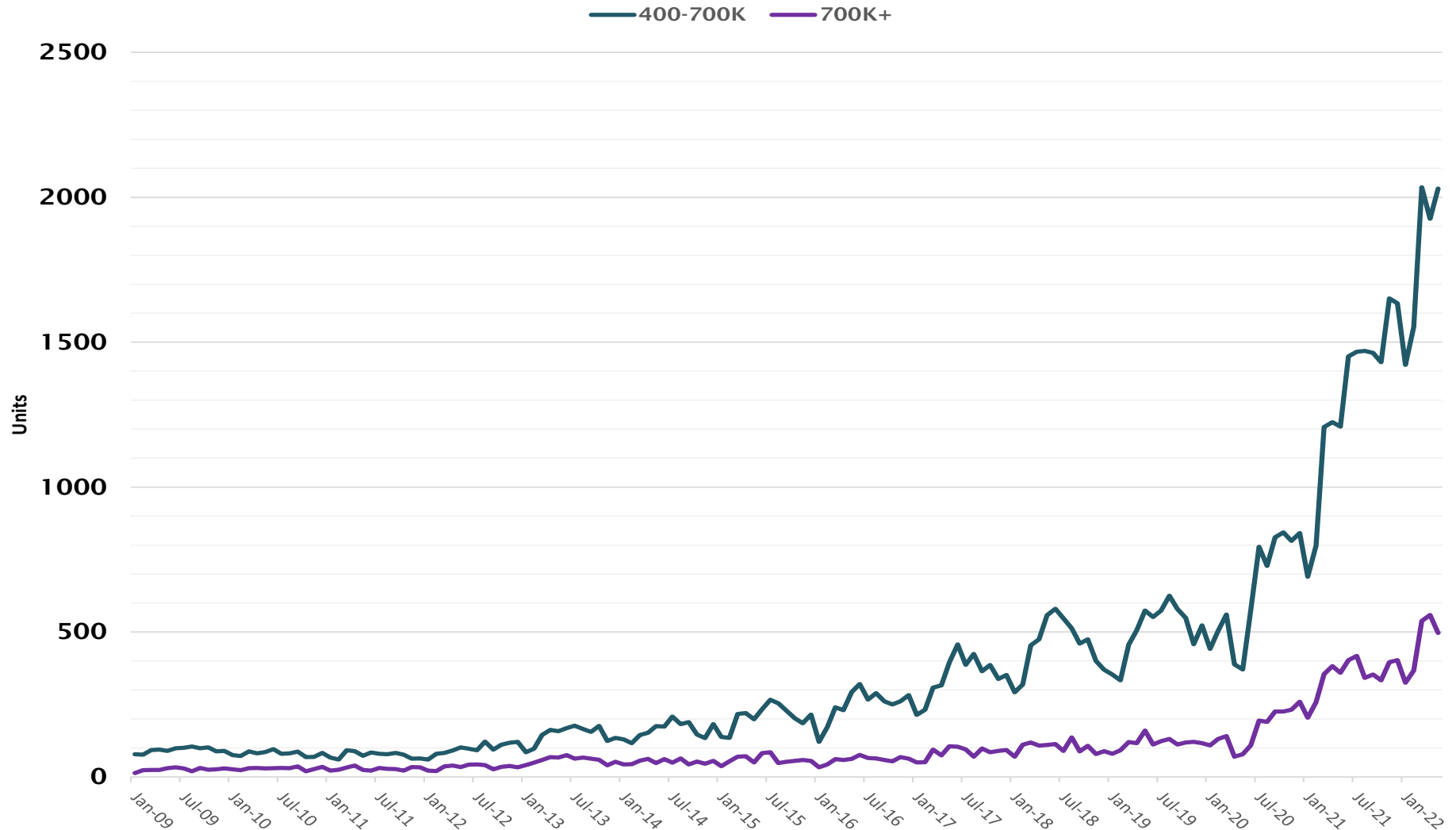




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Closed Units By Price Point - RES & VER





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Closing Trend by Price Point Residential and High Rise

