



EQUITY TITLE OF NEVADA

Las Vegas Market Update - July 2022

June 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	5,027	6,362	3,264	2,687	547,000	802,445	480,000	593,941	2.5	42.2%	17
CON/TWH	1,282	1,430	766	741	299,900	354,405	280,000	296,434	1.9	51.8%	16
<i>Total Residential</i>	6,309	7,792	4,030	3,428	499,900	718,817	448,000	529,857	2.4	44.0%	17
Hi-Rise	154	425	96	87	429,000	798,204	425,000	570,733	4.9	20.5%	38
Multiple Dwelling	59	99	52	38	574,900	691,503	550,000	515,382	2.6	38.4%	27
Vacant Land	328	2,678	230	217	69,999	370,872	40,000	232,344	12.3	8.1%	108
Luxury Sales (RES & VER) \$1M+	464	964	167	155	1,649,995	2,427,519	1,400,000	2,190,933	7.0	2.3%	29

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



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Las Vegas Market Update - July 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
<i>Total Residential</i>	<i>5,510</i>	<i>5,156</i>	<i>4,174</i>	<i>3,773</i>	<i>525,000</i>	<i>796,752</i>	<i>450,000</i>	<i>513,861</i>	<i>1.4</i>	<i>73.2%</i>	<i>15</i>
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

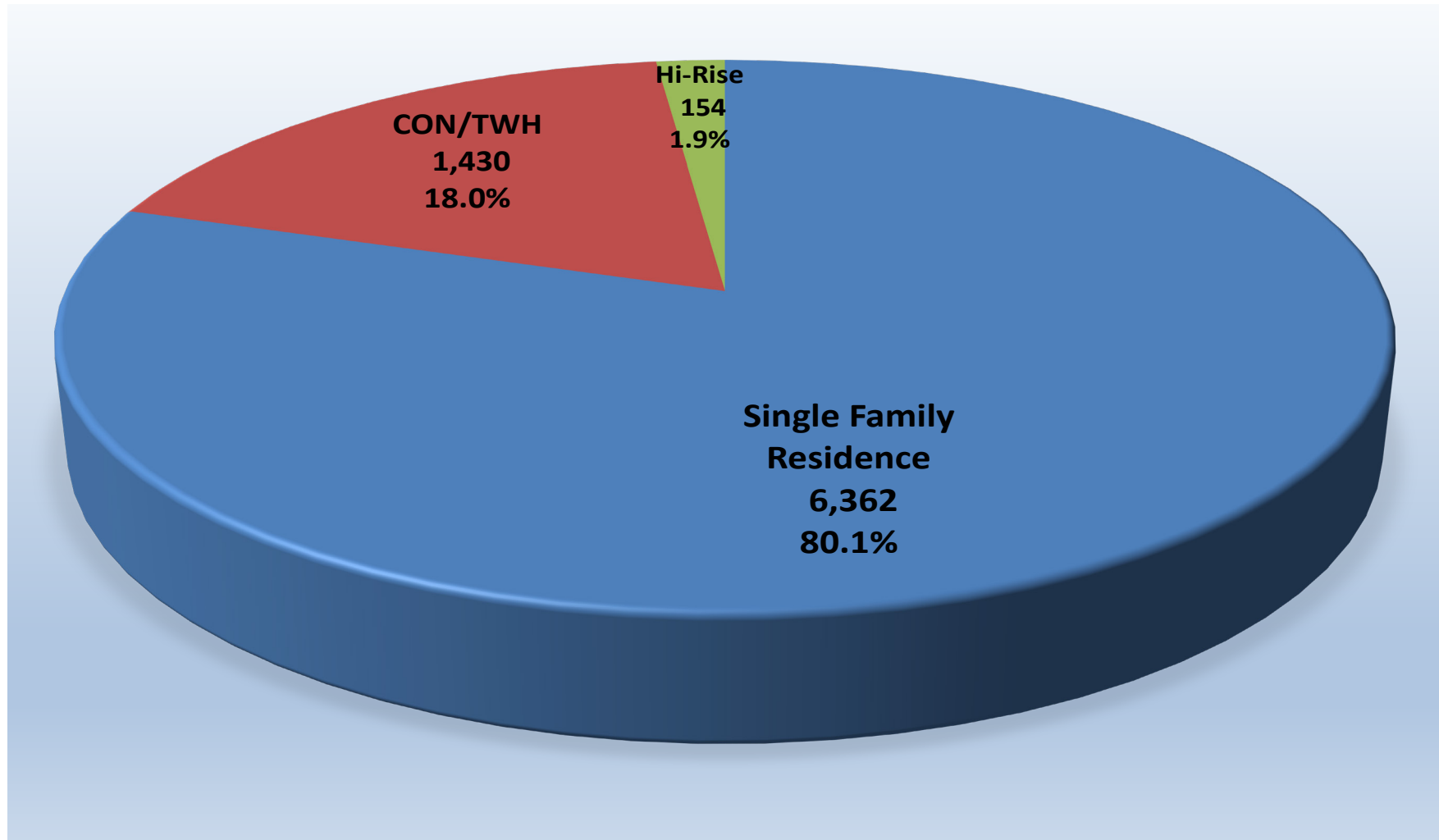
This data includes all LVR listings and sales within the Greater Las Vegas market area.



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Las Vegas Market Update - July 2022

Las Vegas REALTORS * Available Units

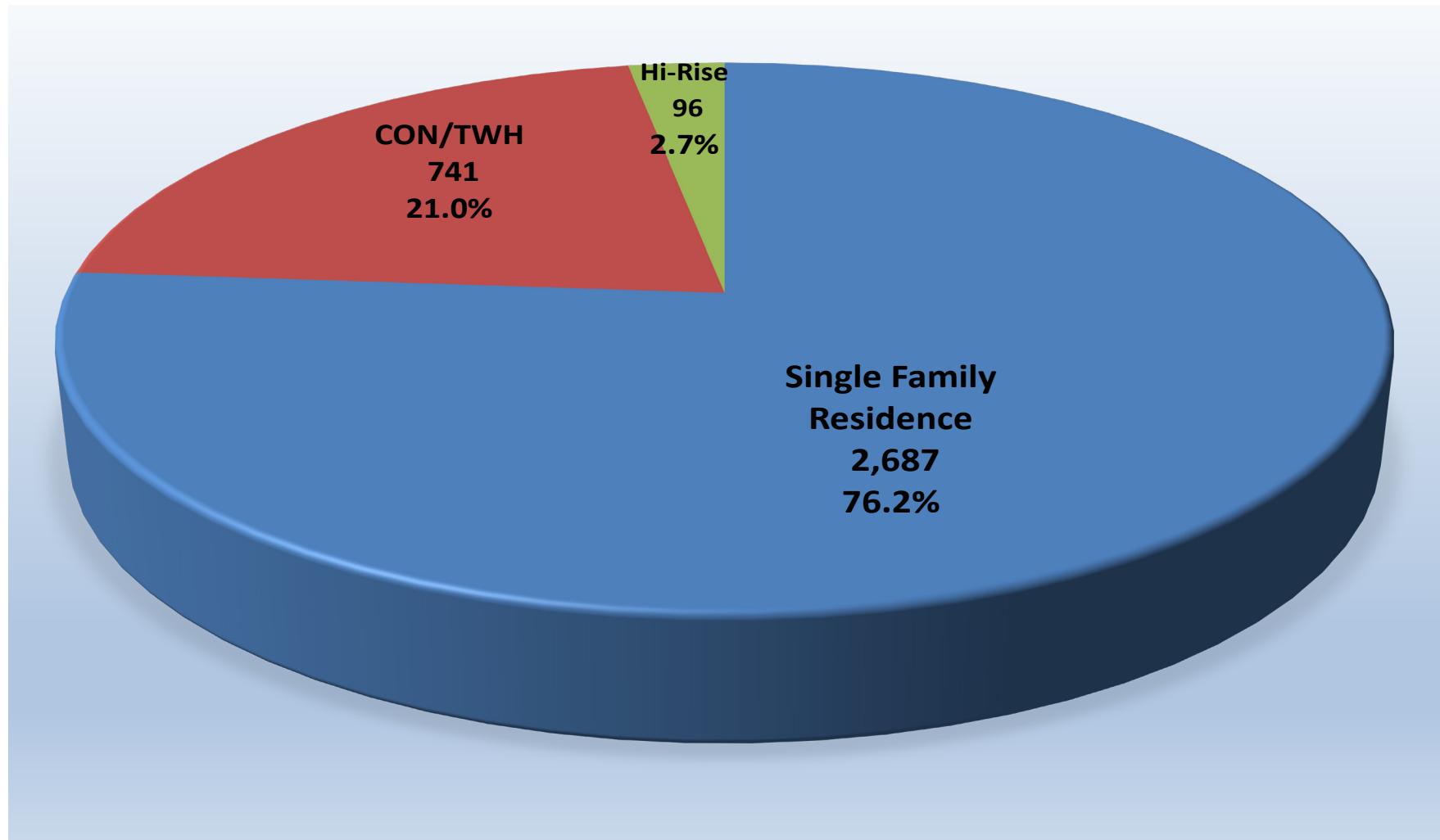




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Las Vegas REALTORS *Units Sold * Last Month



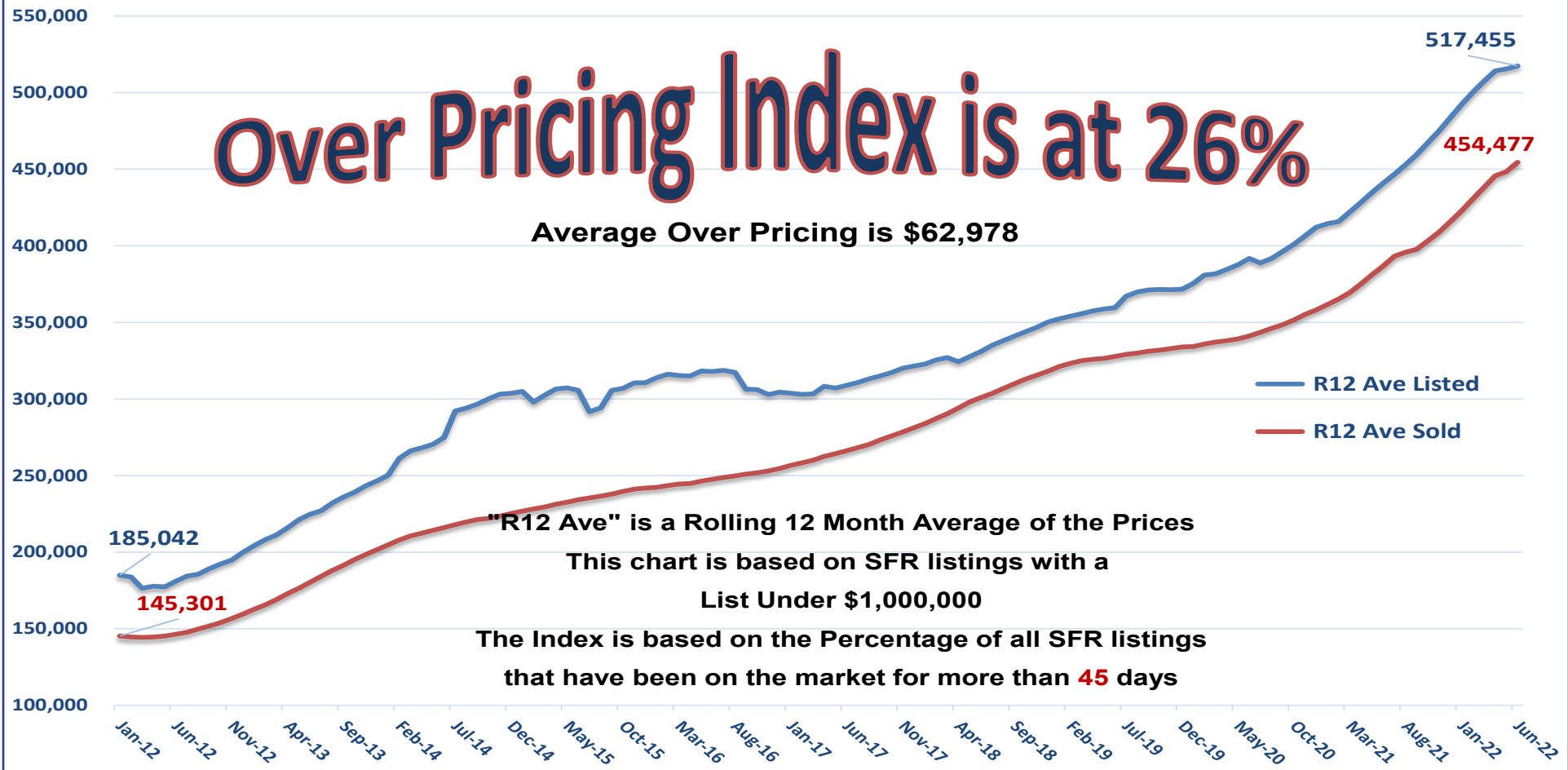


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Las Vegas Market Update - July 2022

Greater Las Vegas

SFR Average List vs Closed Sale Prices

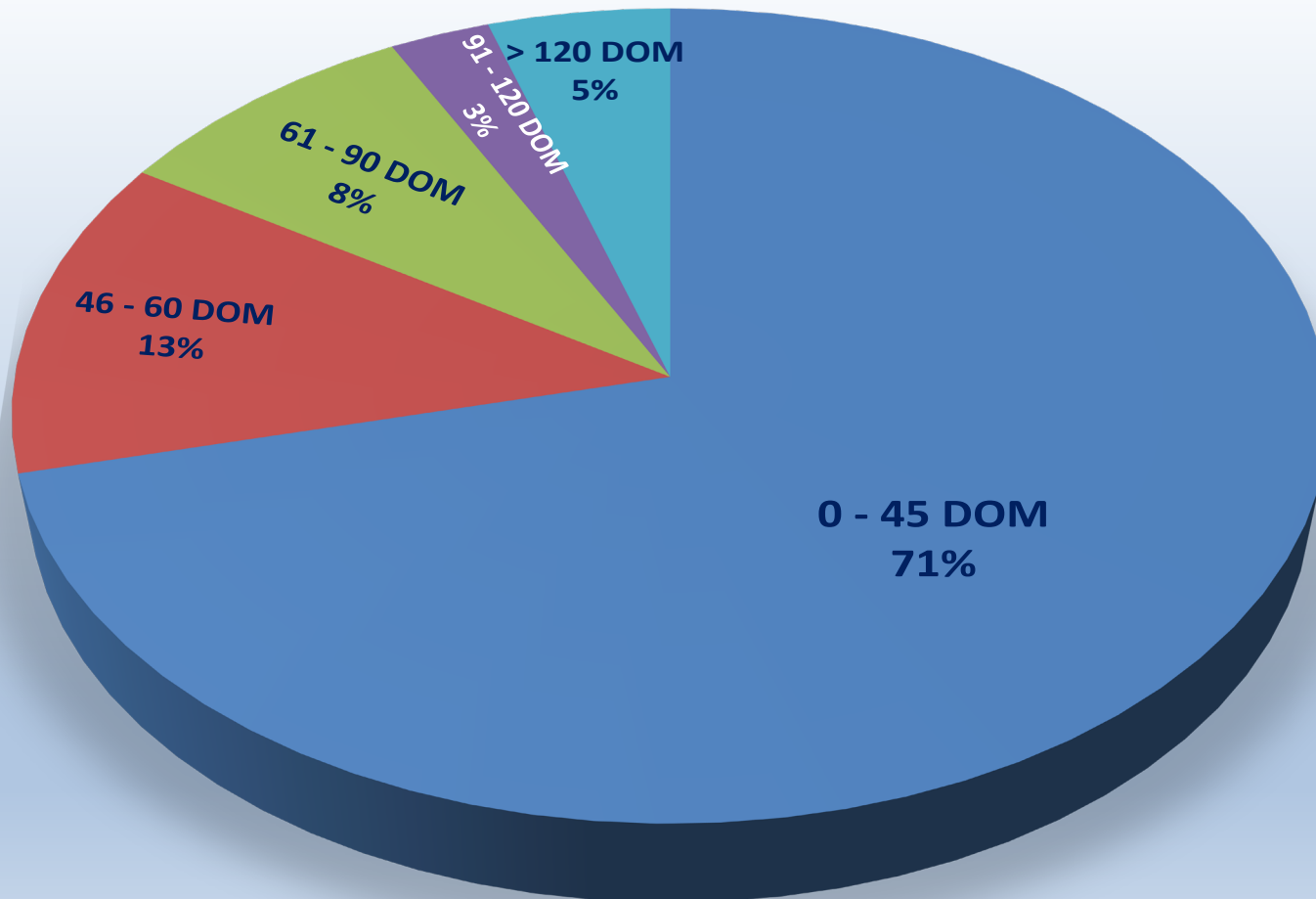




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Las Vegas Market Update - July 2022

Available SFR Inventory Days on Market With No Current Offer





SFR Closed Sales in Selected Communities - Last Six Months

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



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Las Vegas Market Update - July 2022

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

	2022 January	February	March	April	May	June	Price Movement
Aliante	482,163	544,993	512,347	565,714	549,578	561,697	
Anthem	549,471	645,667	694,375	602,333	667,643	742,667	
Cadence	515,047	503,521	532,334	498,626	561,078	553,822	
Centennial Hills	457,756	531,840	511,327	559,177	563,697	613,166	
Desert/South Shores	694,931	513,279	658,905	586,467	587,029	685,400	
Green Valley	579,295	599,945	611,991	688,320	649,709	598,765	
Green Valley Ranch	597,179	600,028	738,923	628,353	619,941	709,600	
Inspirada	636,830	614,333	679,392	711,434	661,017	652,773	
Iron Mountain Ranch	479,419	560,209	584,786	513,545	508,429	580,417	
Lake Las Vegas	1,013,249	1,041,345	839,557	1,291,952	1,097,727	1,684,583	
Lone Mountain	773,607	516,700	575,545	543,667	544,075	598,667	
MacDonald Highlands	4,254,167	3,859,135	5,475,000	5,323,750	5,475,000	2,438,592	
Mountains Edge	485,249	520,725	511,542	535,486	555,556	541,958	
Peccole Ranch	516,904	524,654	567,044	563,091	616,500	624,469	
Providence	504,468	538,231	509,156	525,839	553,698	543,698	
Red Rock Country Club	1,603,800	1,698,800	2,453,333	2,185,500	2,231,875	2,154,167	
Rhodes Ranch	542,923	624,969	607,851	570,200	606,909	644,727	
Seven Hills	670,588	870,152	1,437,250	1,071,536	895,667	1,709,083	
Siena (SFR & TWH)	566,222	769,271	724,111	861,700	815,200	692,300	
Silverado Ranch	492,333	528,997	476,293	509,215	487,100	504,417	
Silverstone Ranch	488,400	615,714	669,200	644,311	598,414	659,044	
Skye Canyon	593,433	584,756	586,345	632,941	608,772	652,610	
Southern Highlands	787,852	833,202	920,302	760,217	880,578	843,744	
Spring Valley	442,400	464,213	476,315	607,100	474,950	540,028	
Summerlin	723,210	1,118,009	812,851	1,009,698	863,500	1,610,507	
Sun City Anthem	597,449	621,300	619,496	696,037	660,591	646,285	
Sun City Summerlin	548,544	570,350	569,352	520,295	539,409	594,503	
The Lakes	487,786	616,687	536,173	600,837	578,400	623,653	
The Ridges	5,216,750	3,275,000	4,340,833	5,480,000	3,153,600	5,365,000	
Tuscany	604,071	576,444	638,533	568,944	627,416	661,000	
Other Groups							
Clark County	531,446	537,423	566,766	592,586	581,260	600,552	
Boulder City	476,889	485,806	646,330	668,126	674,314	570,421	
Pahrump	384,349	404,026	390,314	409,903	395,697	400,670	
High Rise Sales	612,925	481,504	645,910	577,020	603,528	570,733	
Luxury Sales (\$1M+)	1,946,745	1,729,992	1,839,648	1,840,580	1,840,580	2,190,933	

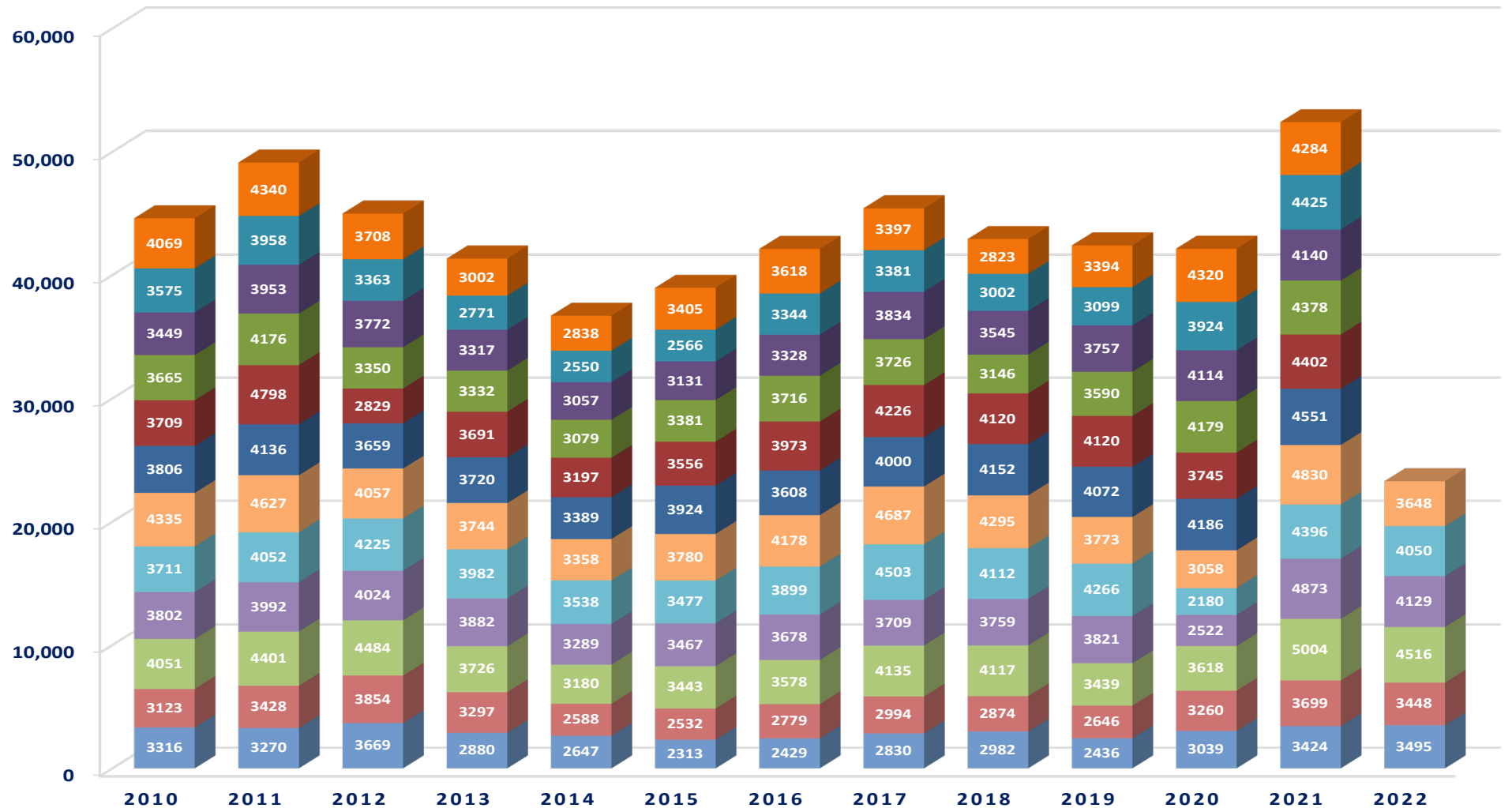


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



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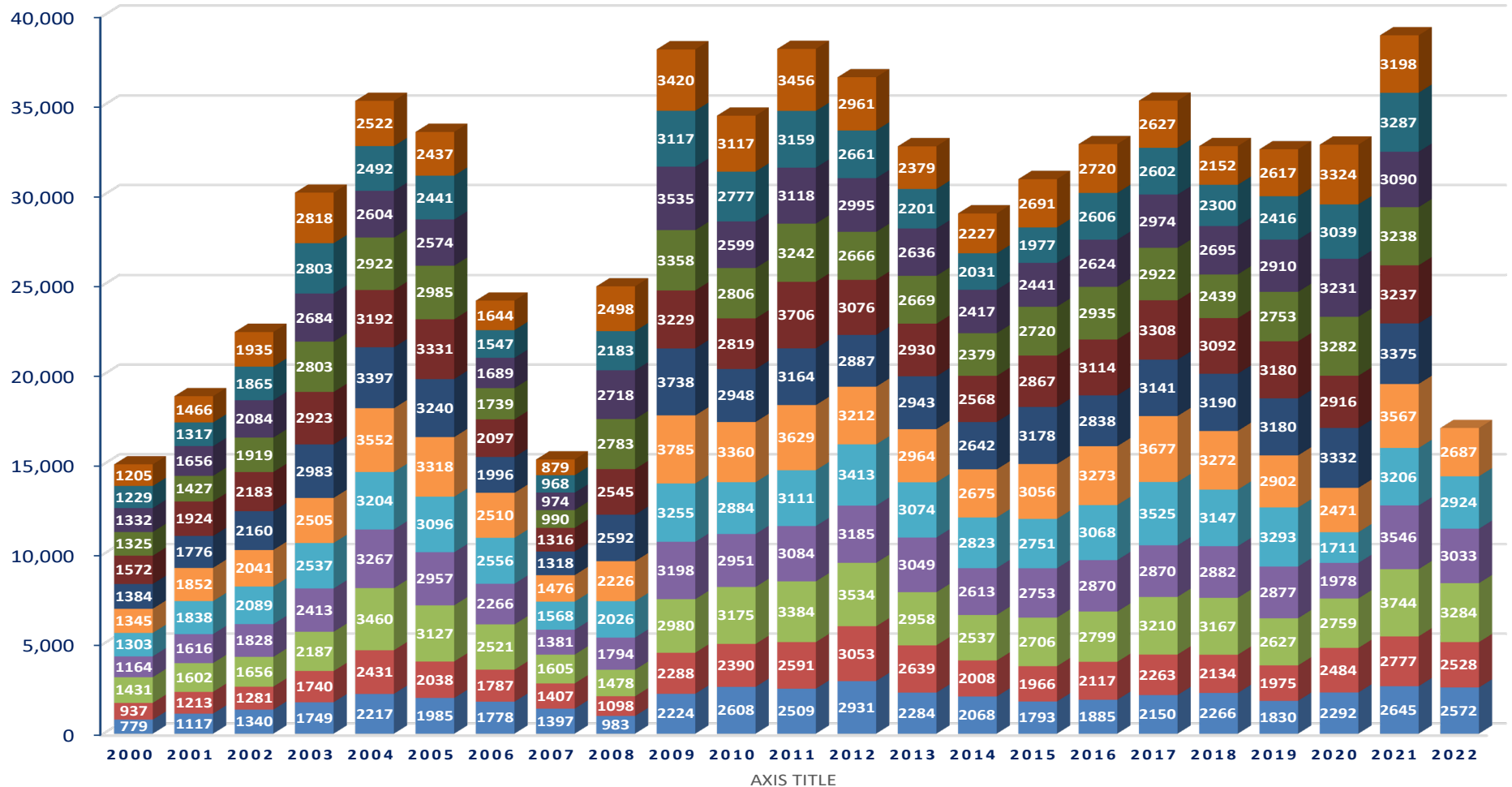


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Las Vegas Market Update - July 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



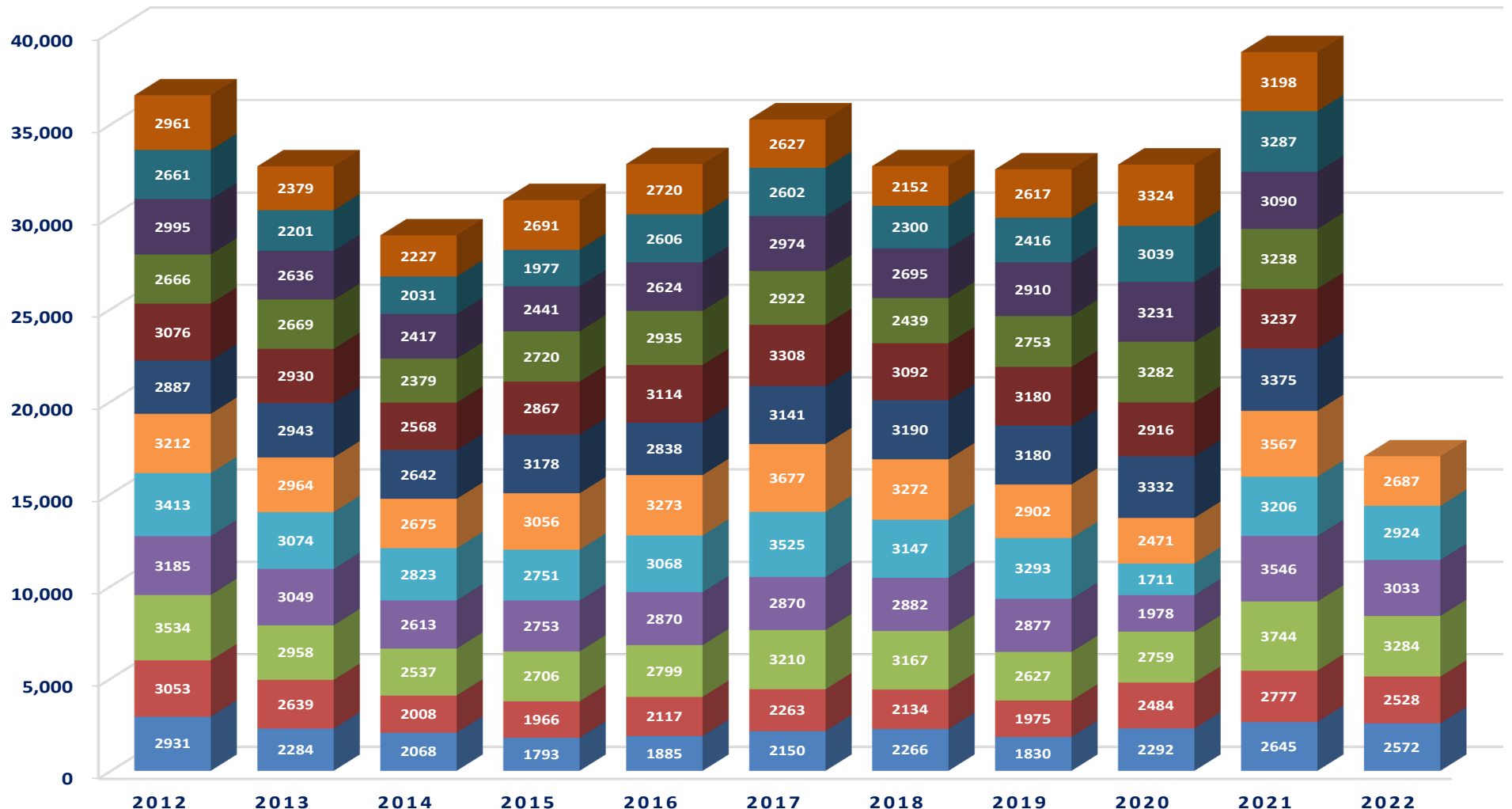


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



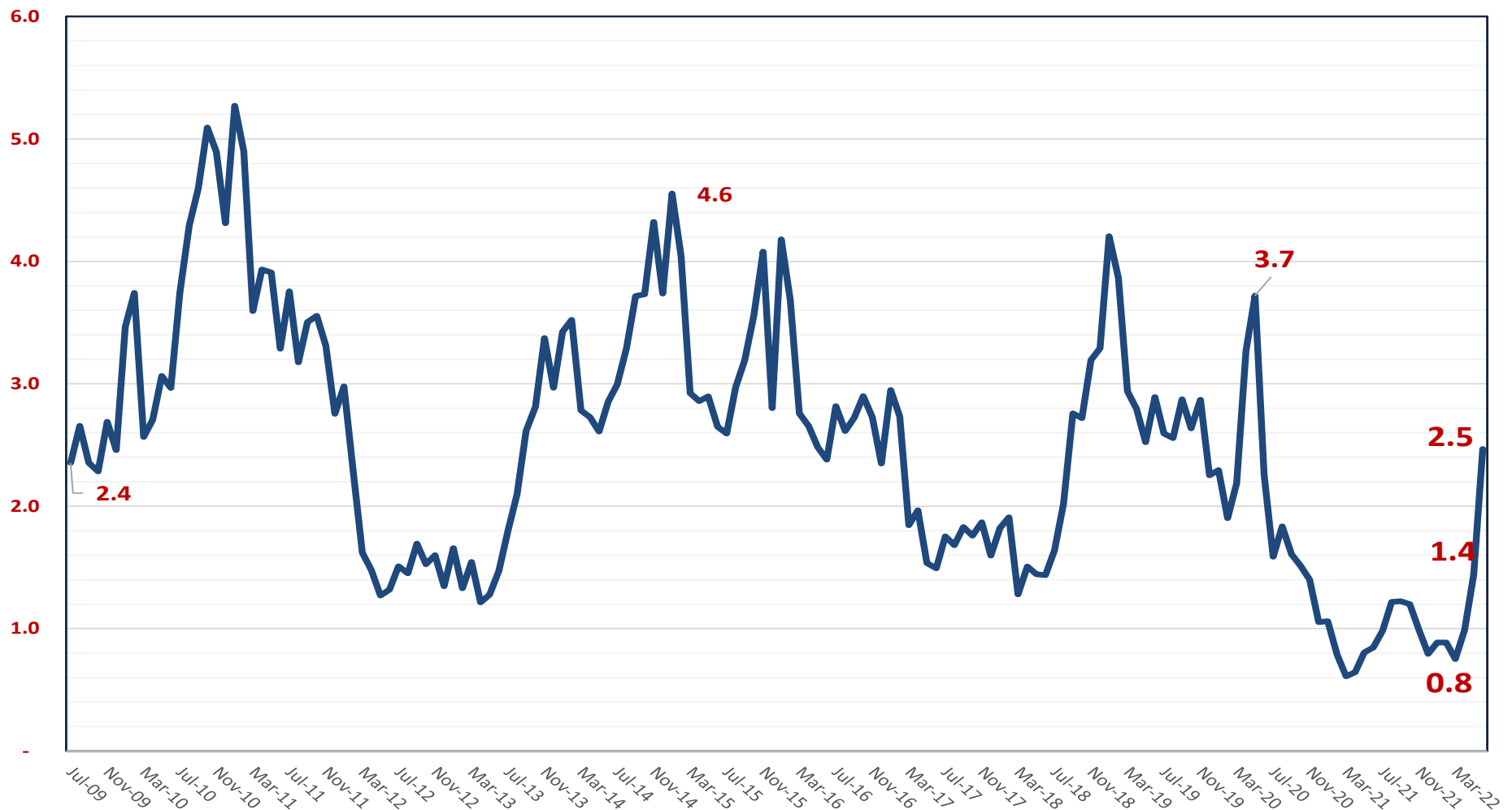
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Single Family Residential Homes Months of Inventory



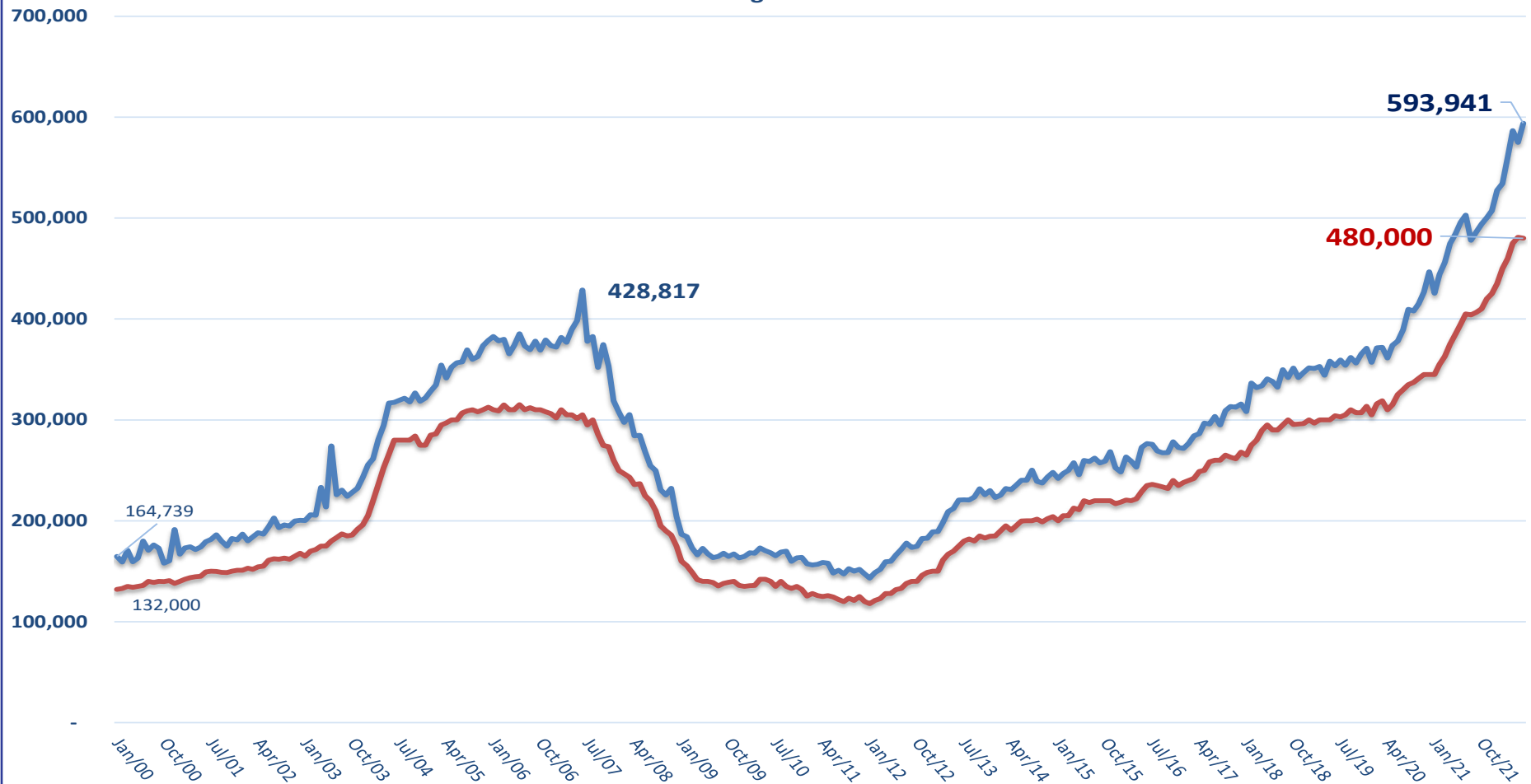


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SFR Market Prices

— Average — Median

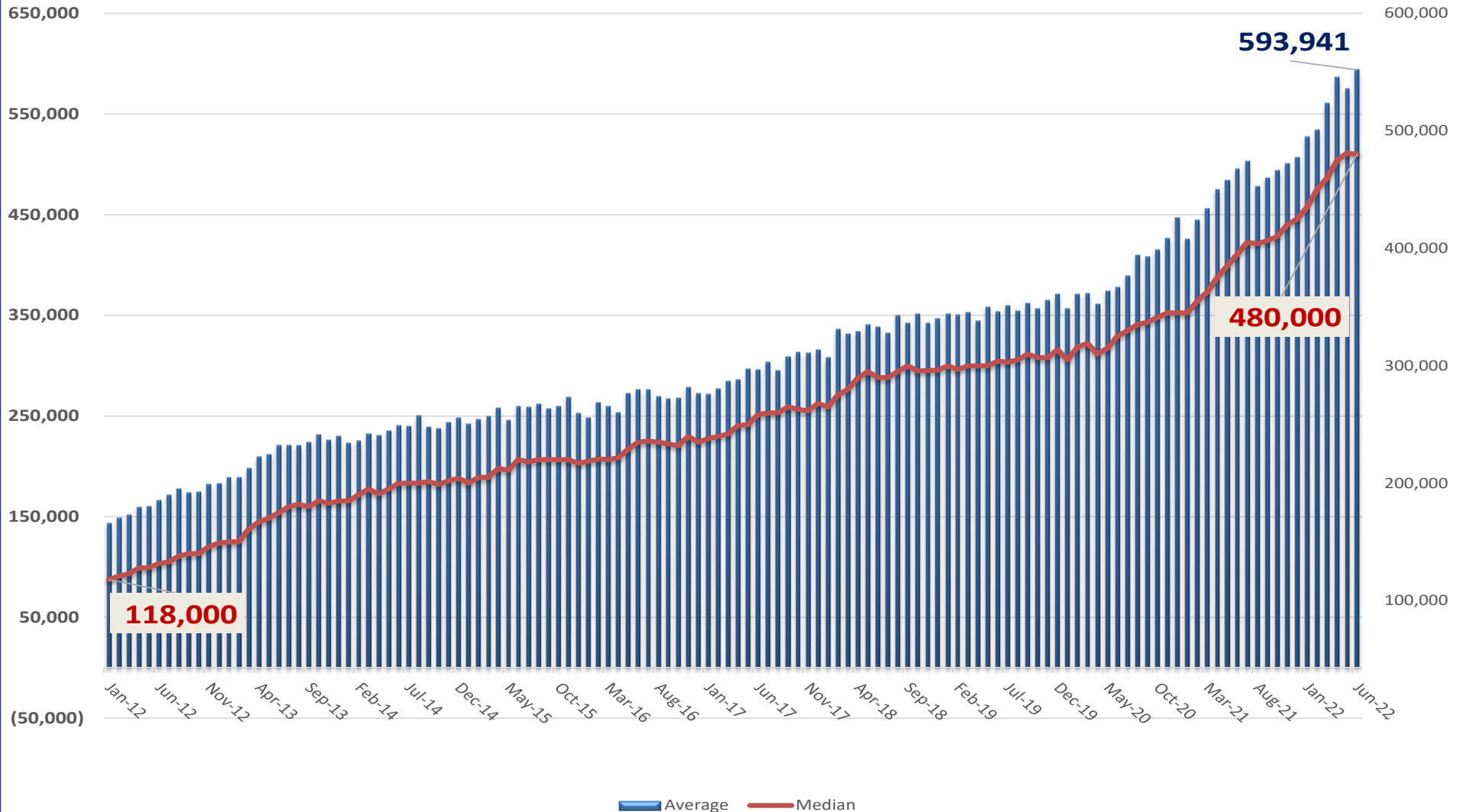




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Single Family Residential Price Trend

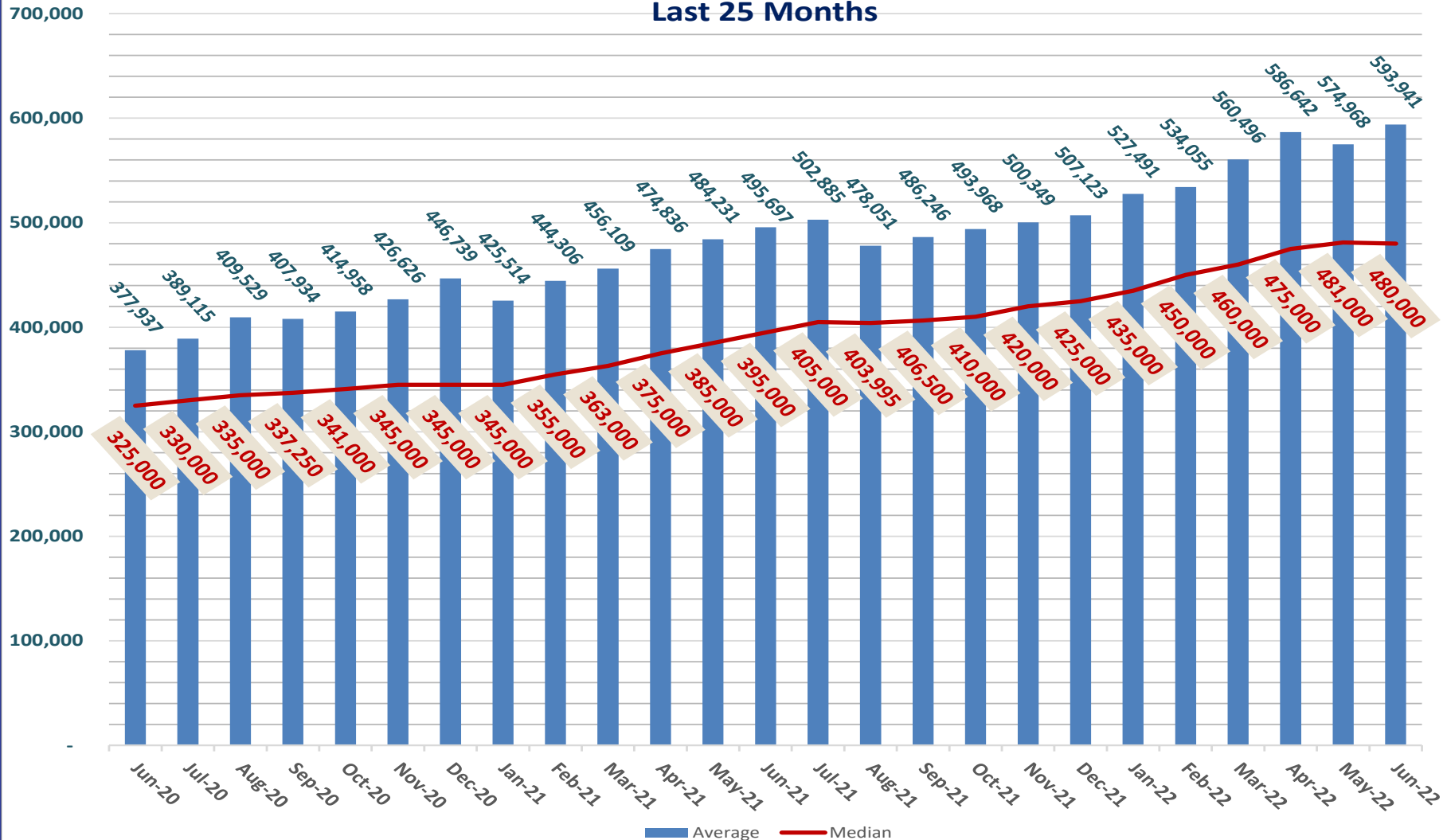




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Single Family Residential Price Trend
Last 25 Months

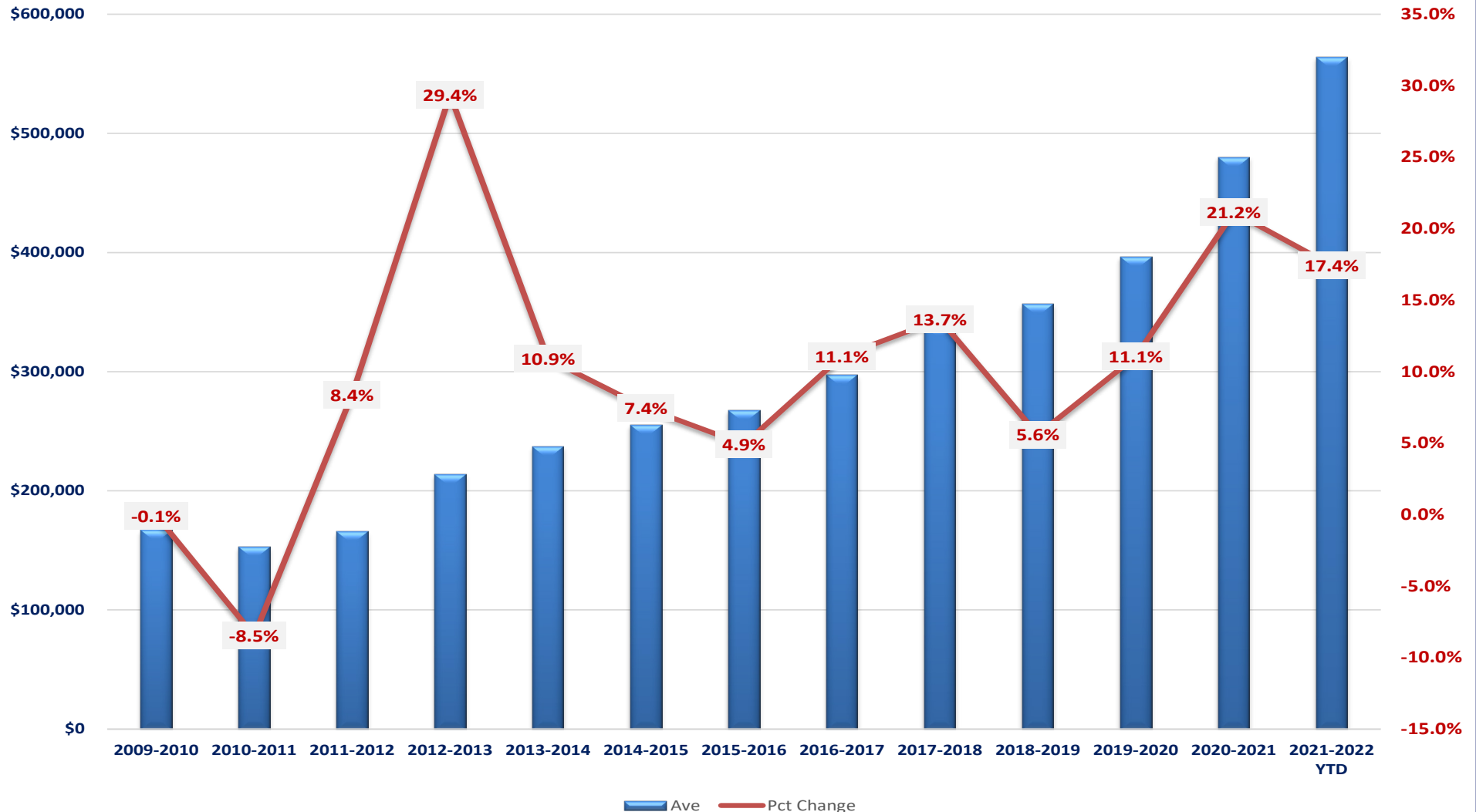




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SFR Average Price and Year Over Year Percent Change



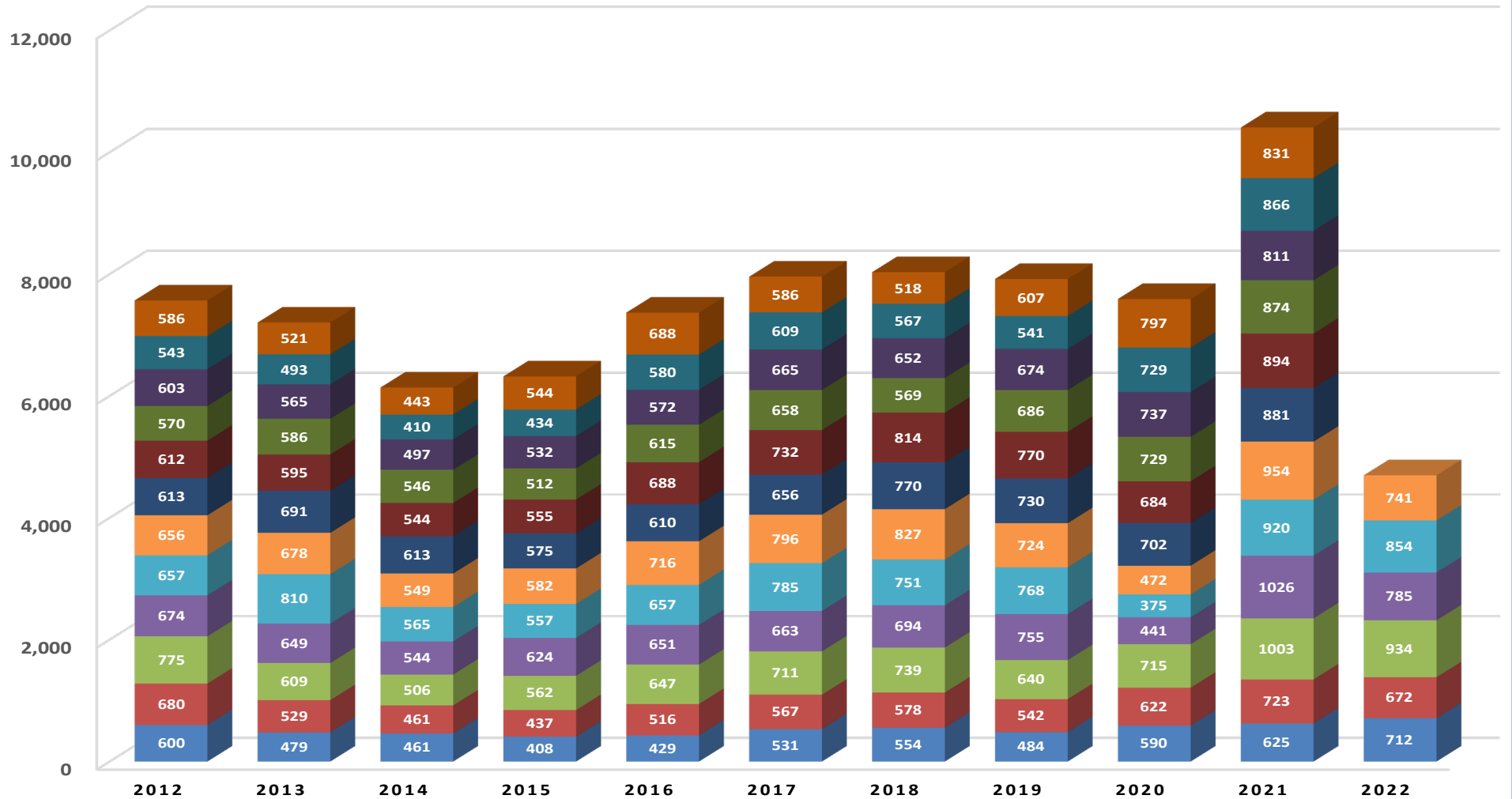


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CONDO / TOWNHOME CLOSINGS

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



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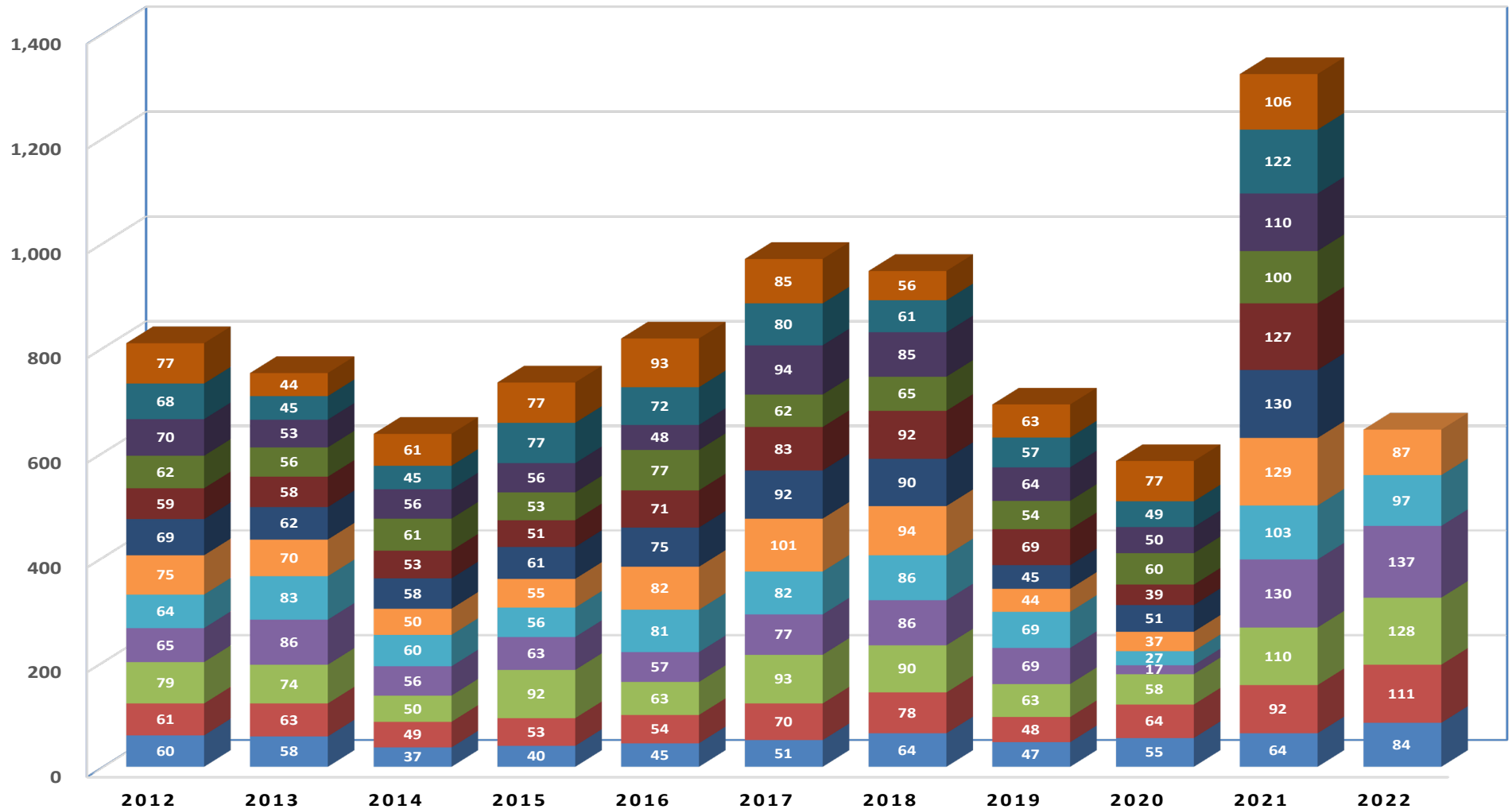


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Vertical / Hi-Rise Closings

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



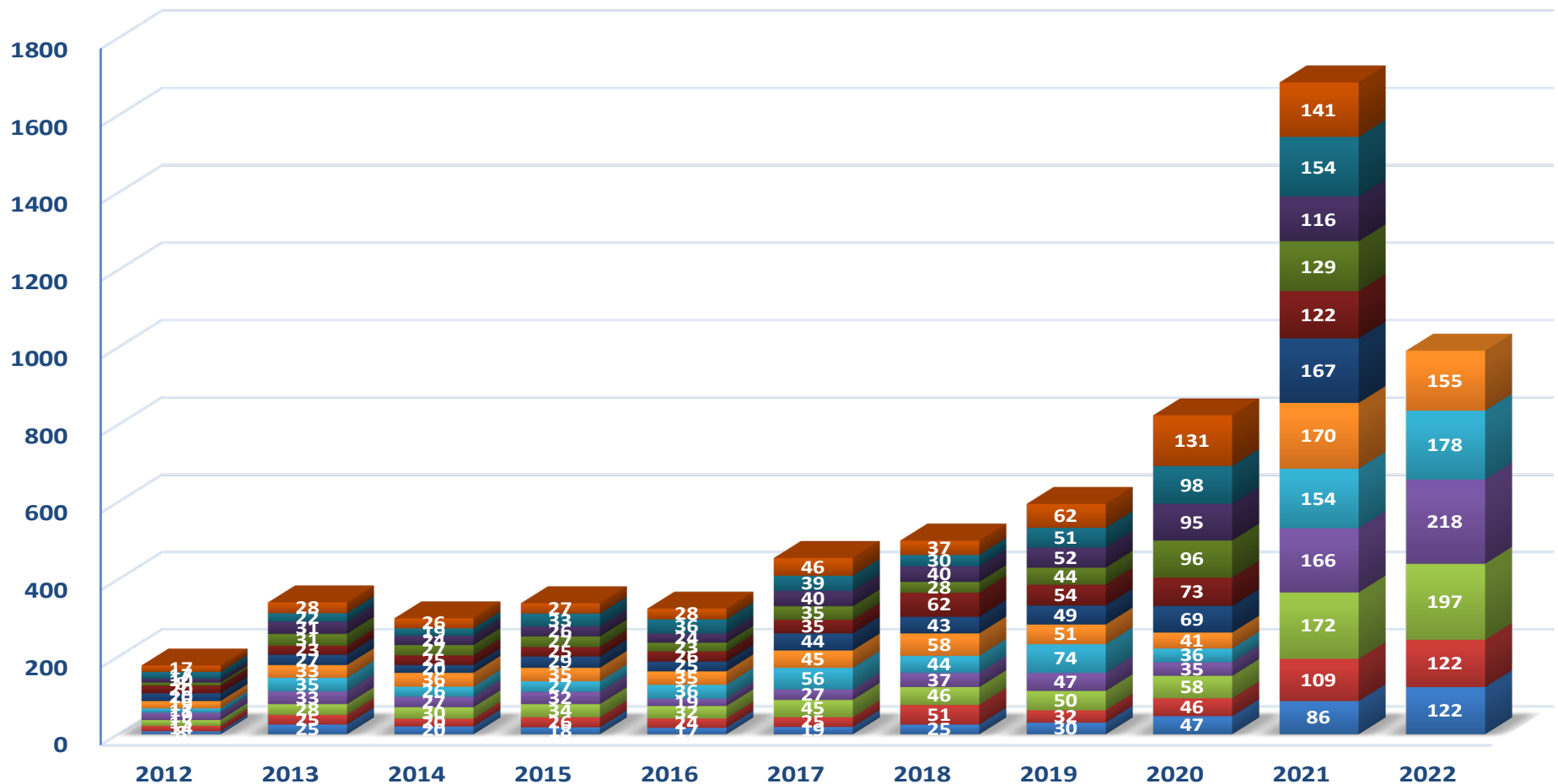


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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

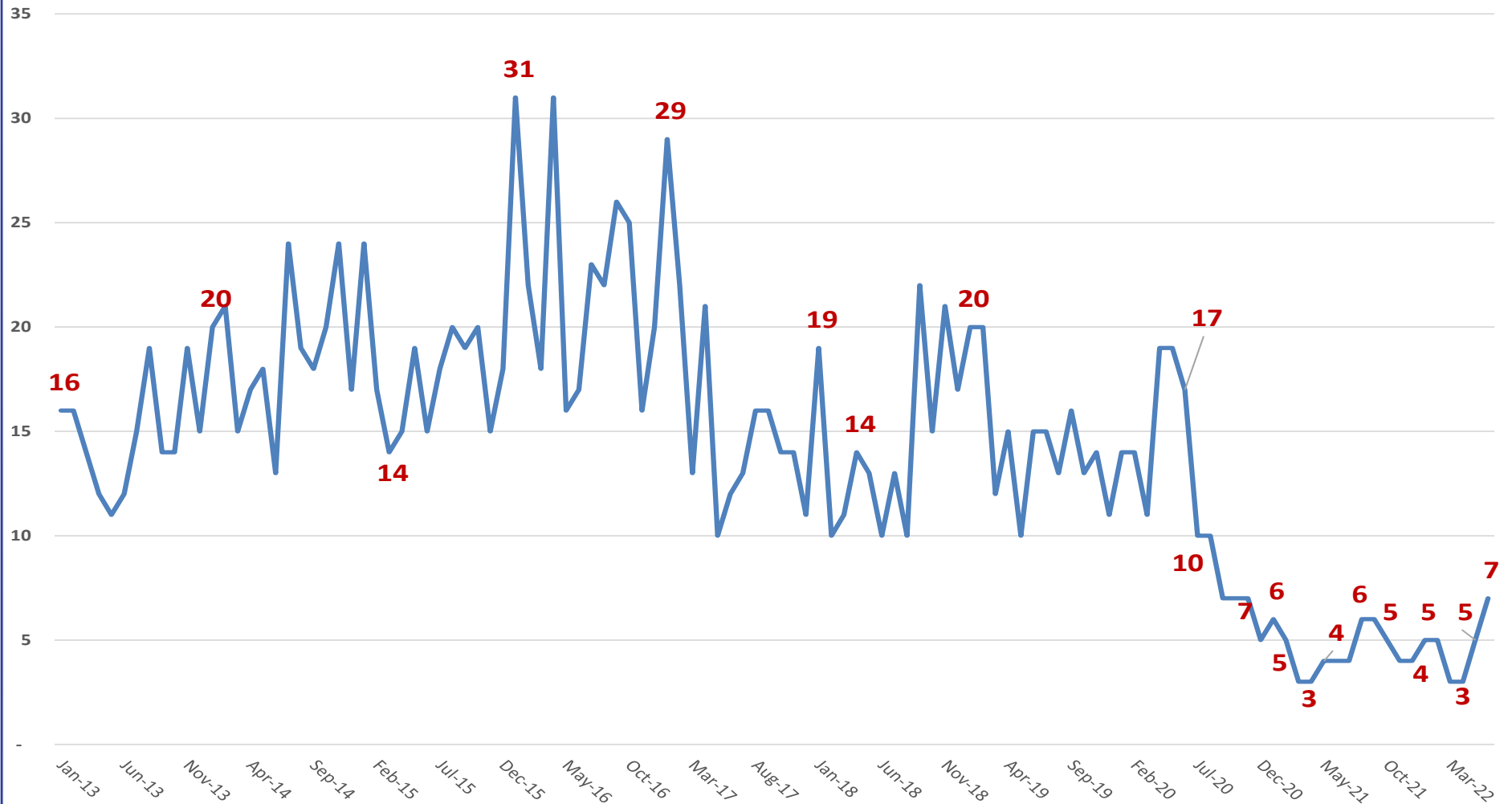




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Luxury Market - \$1,000,000 and Over Months of Inventory



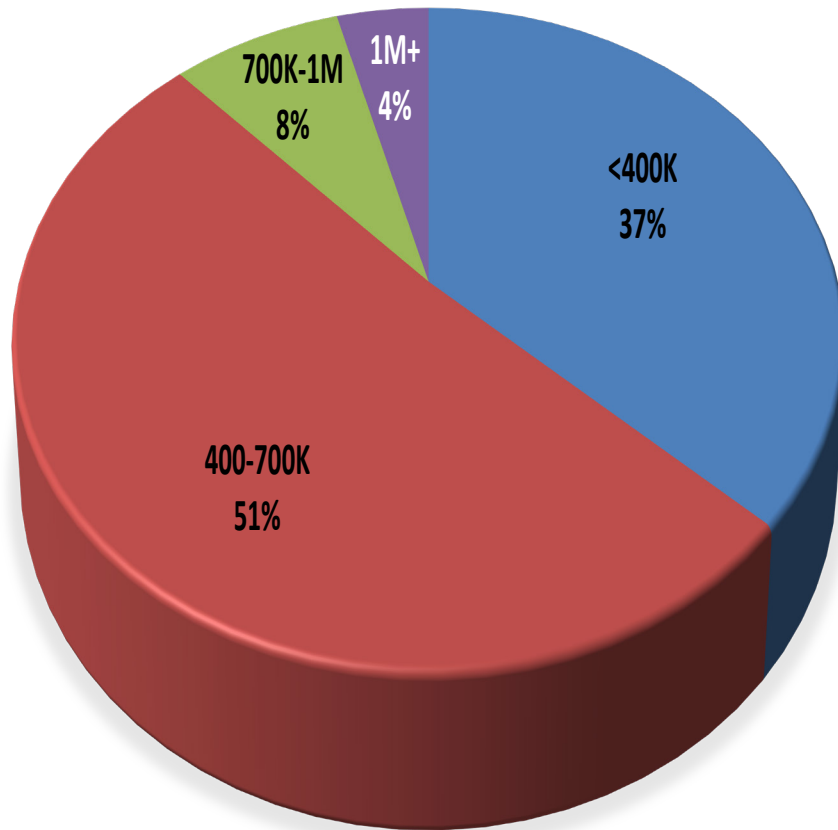


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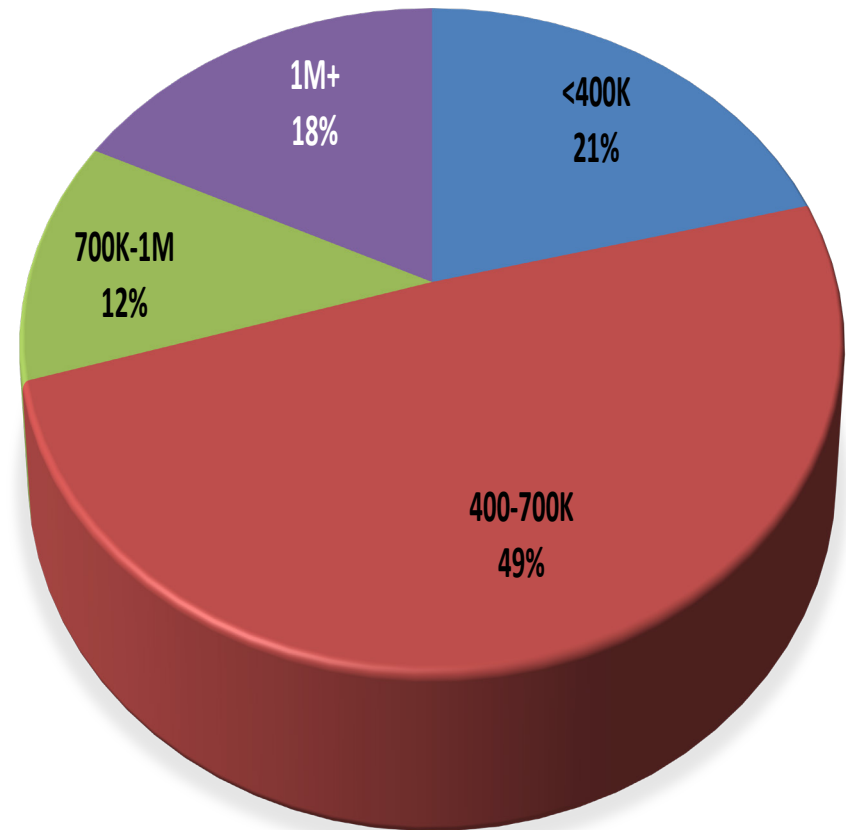
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

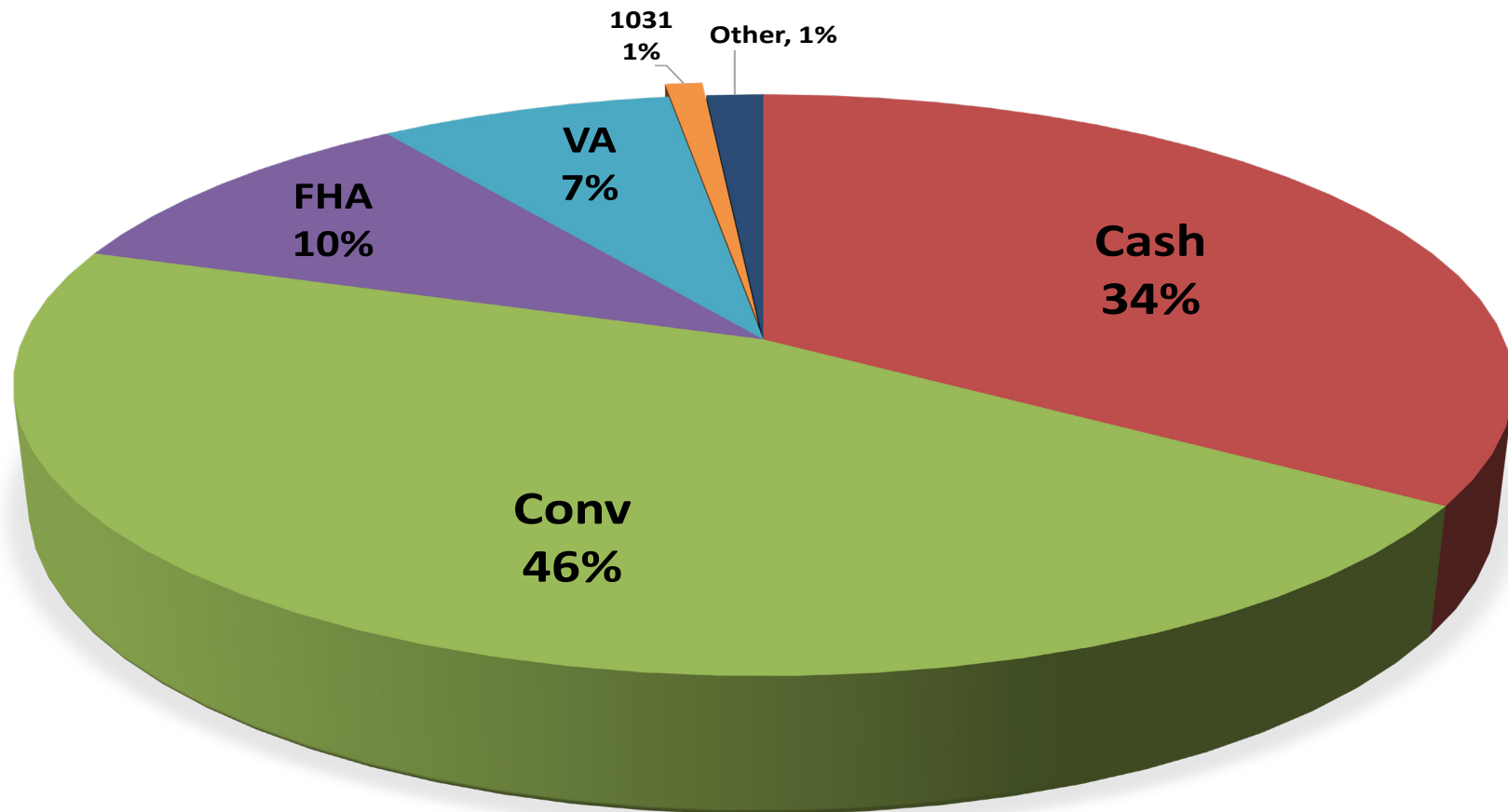




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Last Month's Closings by Sold Terms

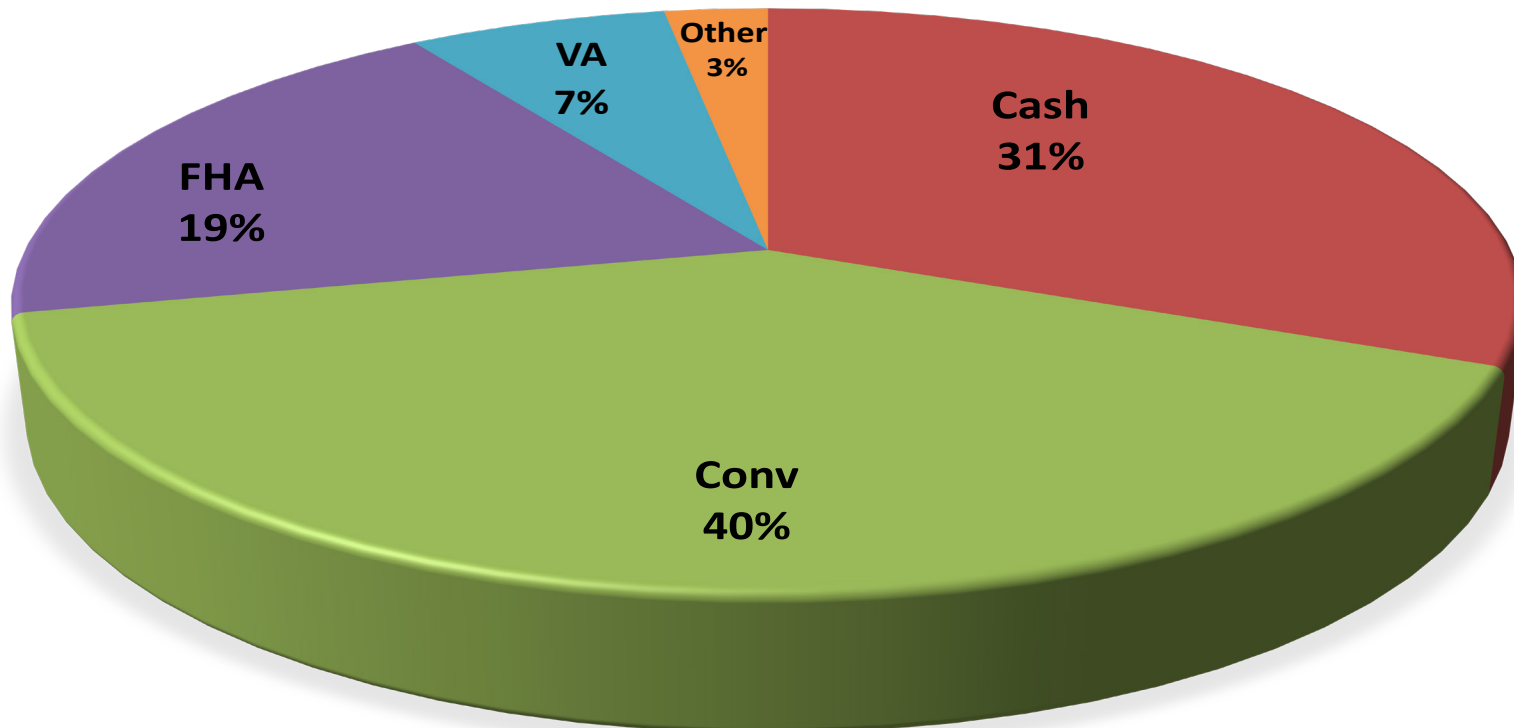




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Closings By Sold Terms Closings Less Than \$400,000

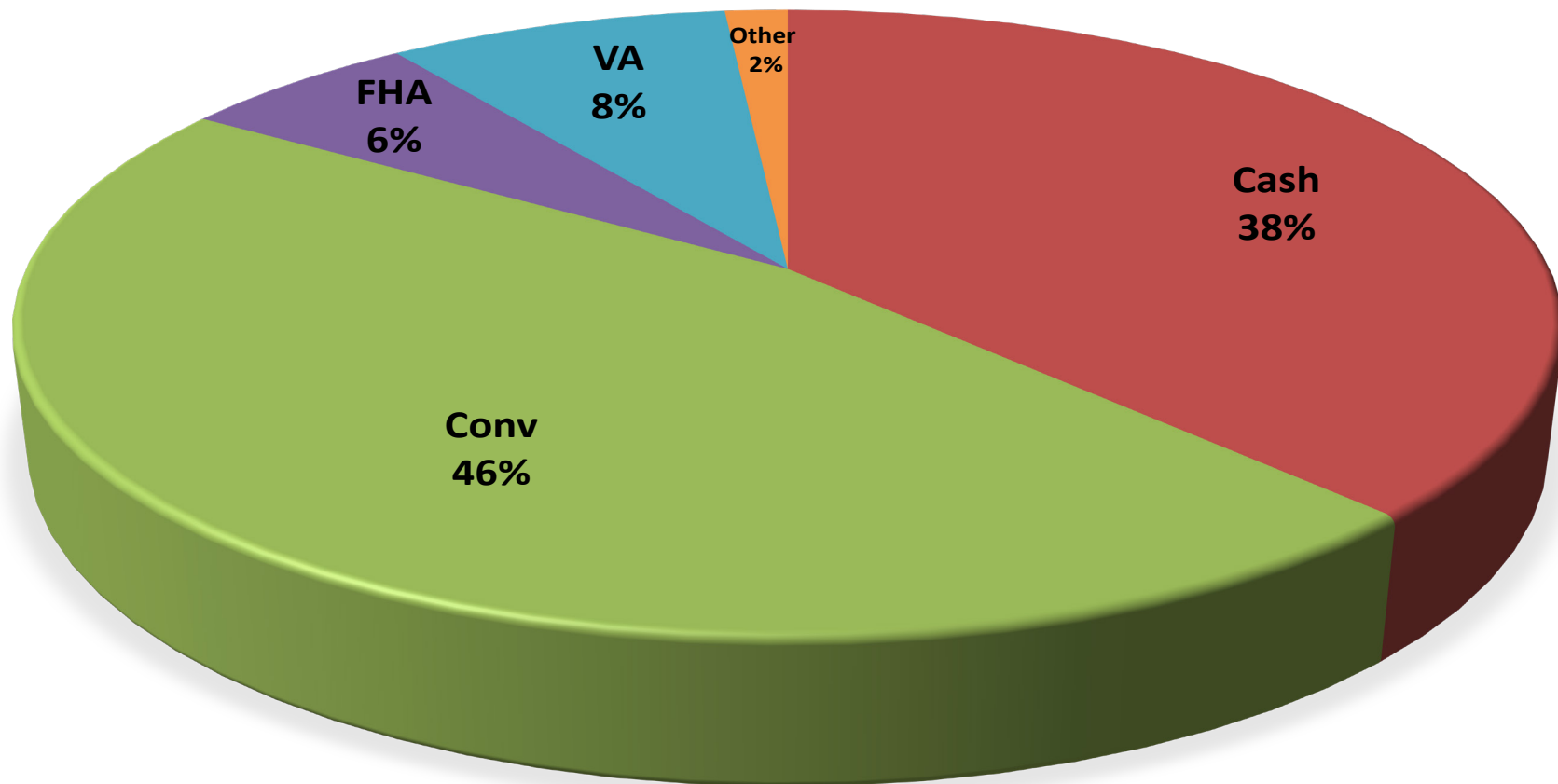




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

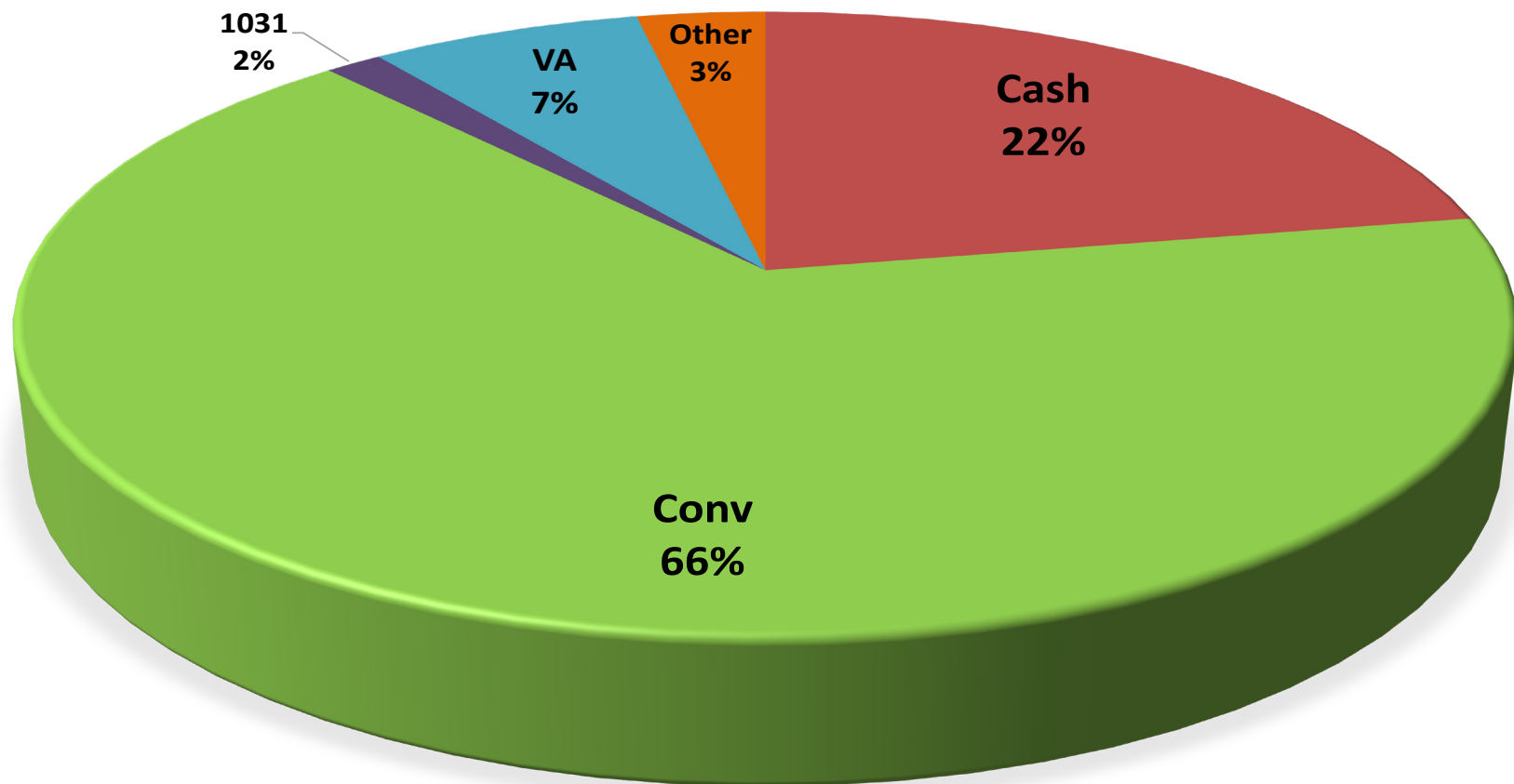




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

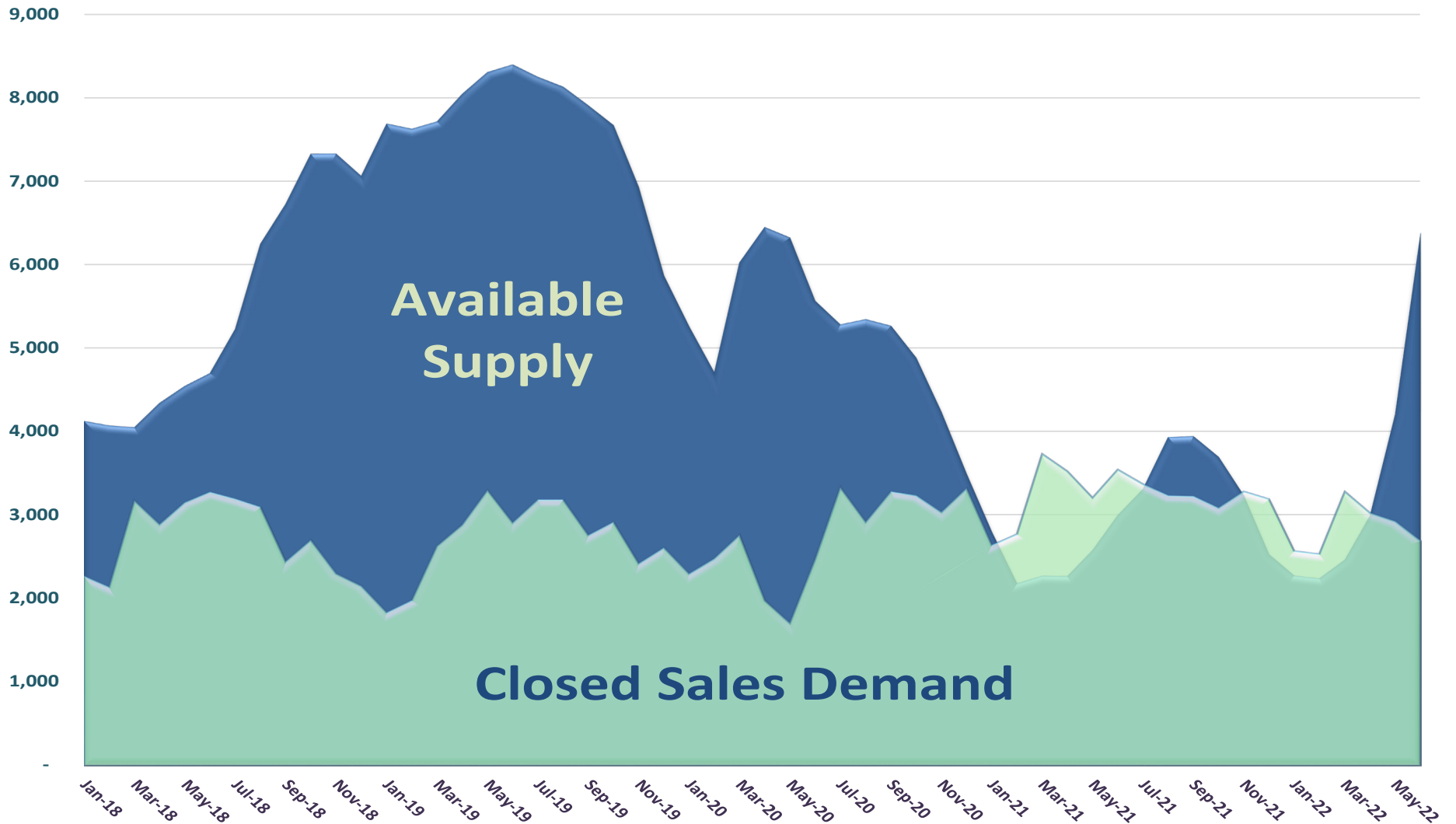




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Supply vs Demand - Single Family Residential

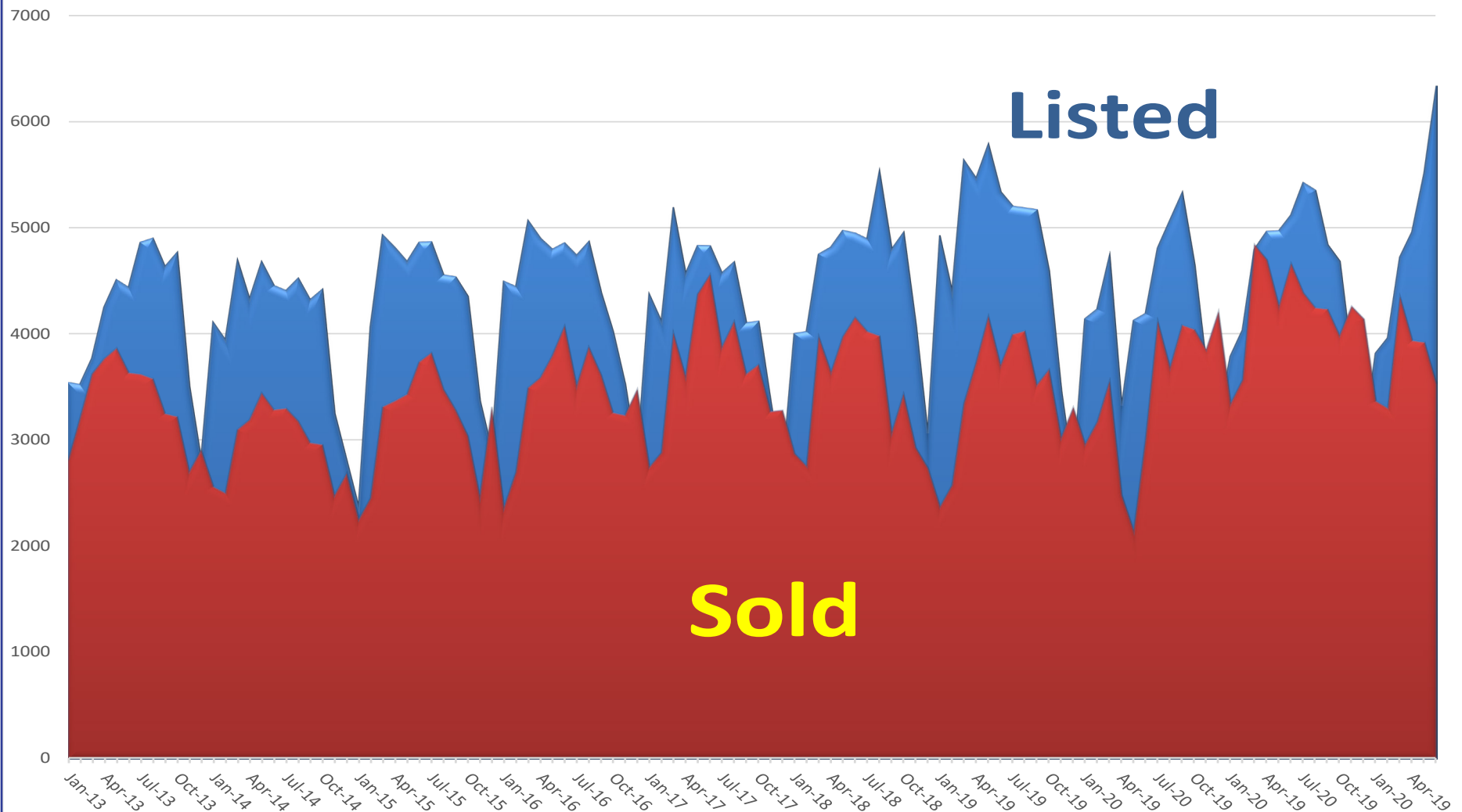




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Residential Listings Taken vs Listings Sold

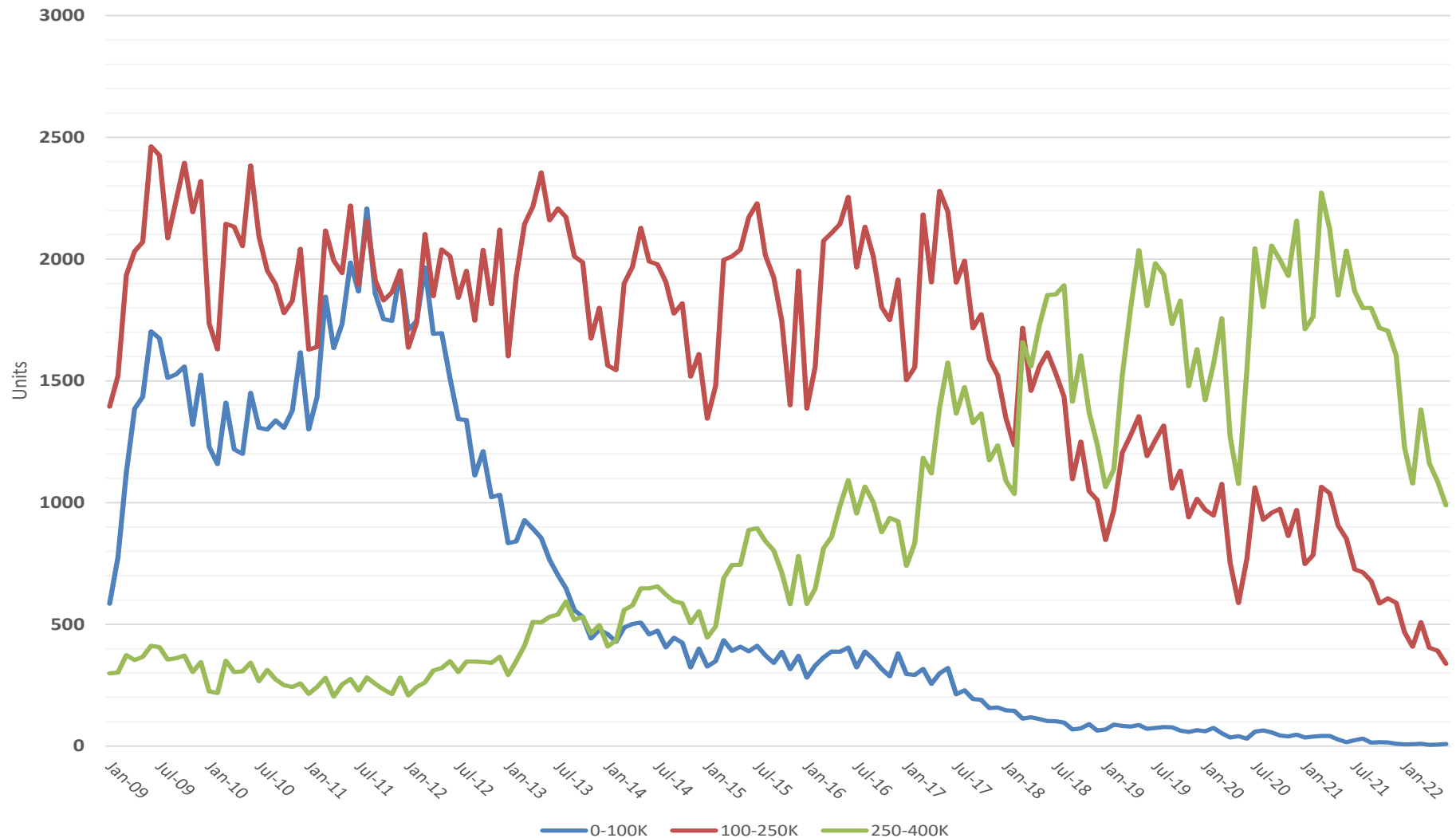




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Closed Units By Price Point - RES & VER

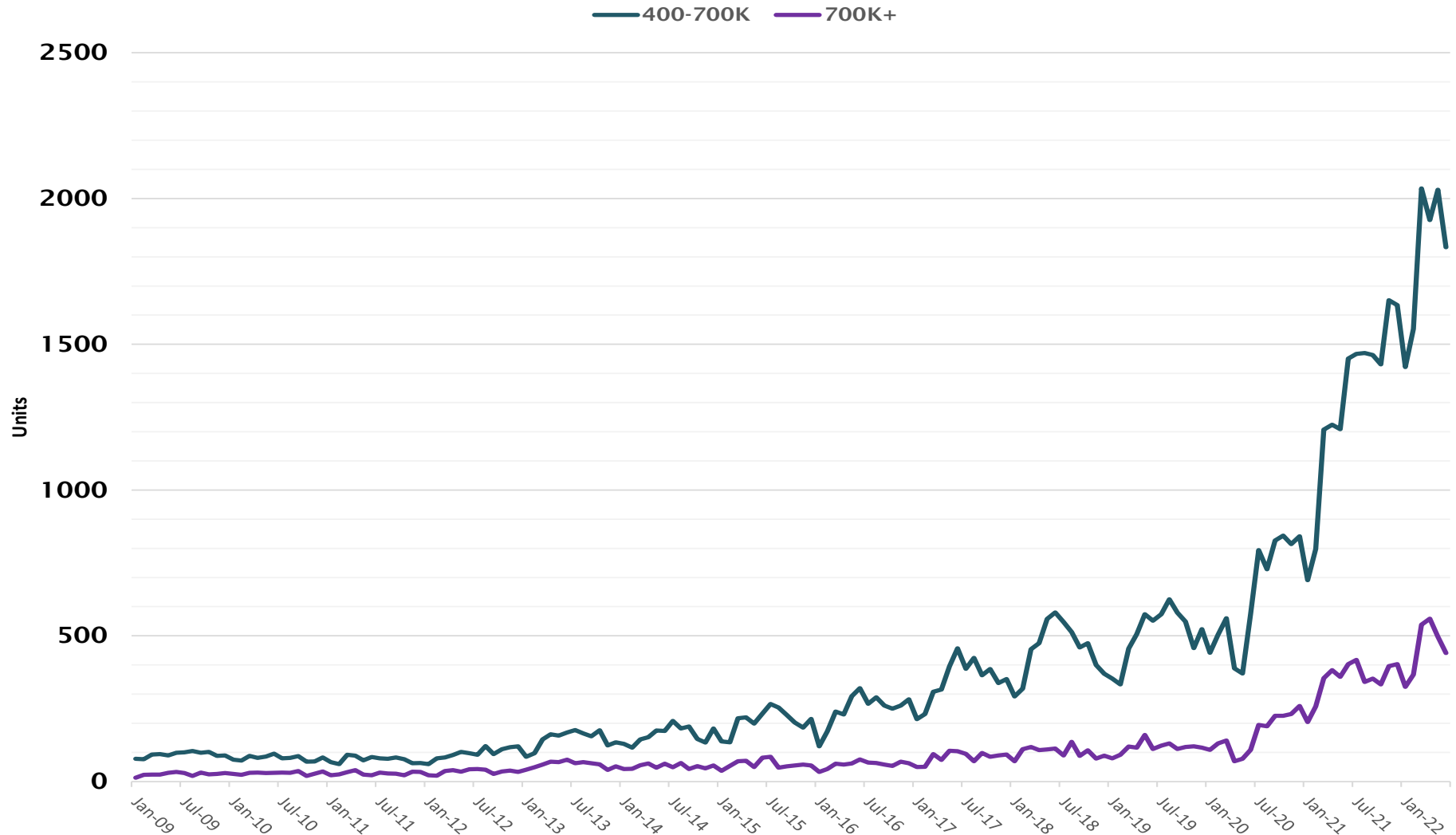




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Closed Units By Price Point - RES & VER



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Closing Trend by Price Point Residential and High Rise

