



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2022

July 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	4,785	7,895	2,309	2,072	518,000	743,438	465,000	544,598	3.9	26.2%	18
CON/TWH	1,146	1,752	685	609	293,500	342,617	273,600	281,852	2.9	34.8%	18
<i>Total Residential</i>	<i>5,931</i>	<i>9,647</i>	<i>2,994</i>	<i>2,681</i>	<i>480,000</i>	<i>670,675</i>	<i>430,000</i>	<i>484,914</i>	<i>3.7</i>	<i>27.8%</i>	<i>18</i>
Hi-Rise	125	439	81	74	425,000	749,836	382,500	549,574	5.9	16.9%	46
Multiple Dwelling	51	114	51	29	550,000	649,105	565,000	602,494	3.9	25.4%	27
Vacant Land	403	2,414	206	122	65,000	423,929	36,125	342,840	19.8	5.1%	213
Luxury Sales (RES & VER) \$1M+	362	990	157	105	1,599,498	2,400,498	1,300,000	1,684,637	11.0	1.5%	35

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



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Las Vegas Market Update - August 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

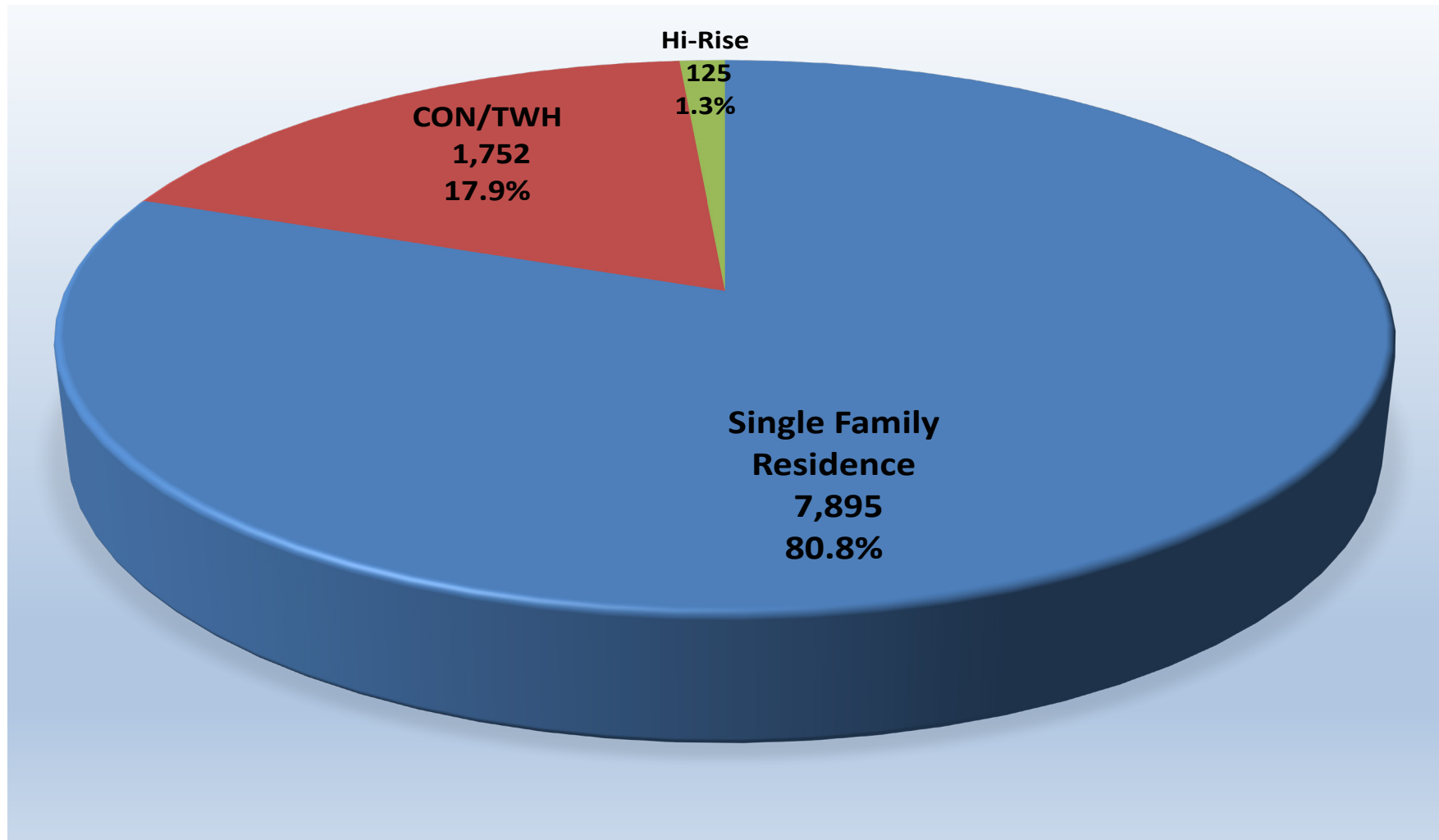
This data includes all LVR listings and sales within the Greater Las Vegas market area.



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2022

Las Vegas REALTORS * Available Units

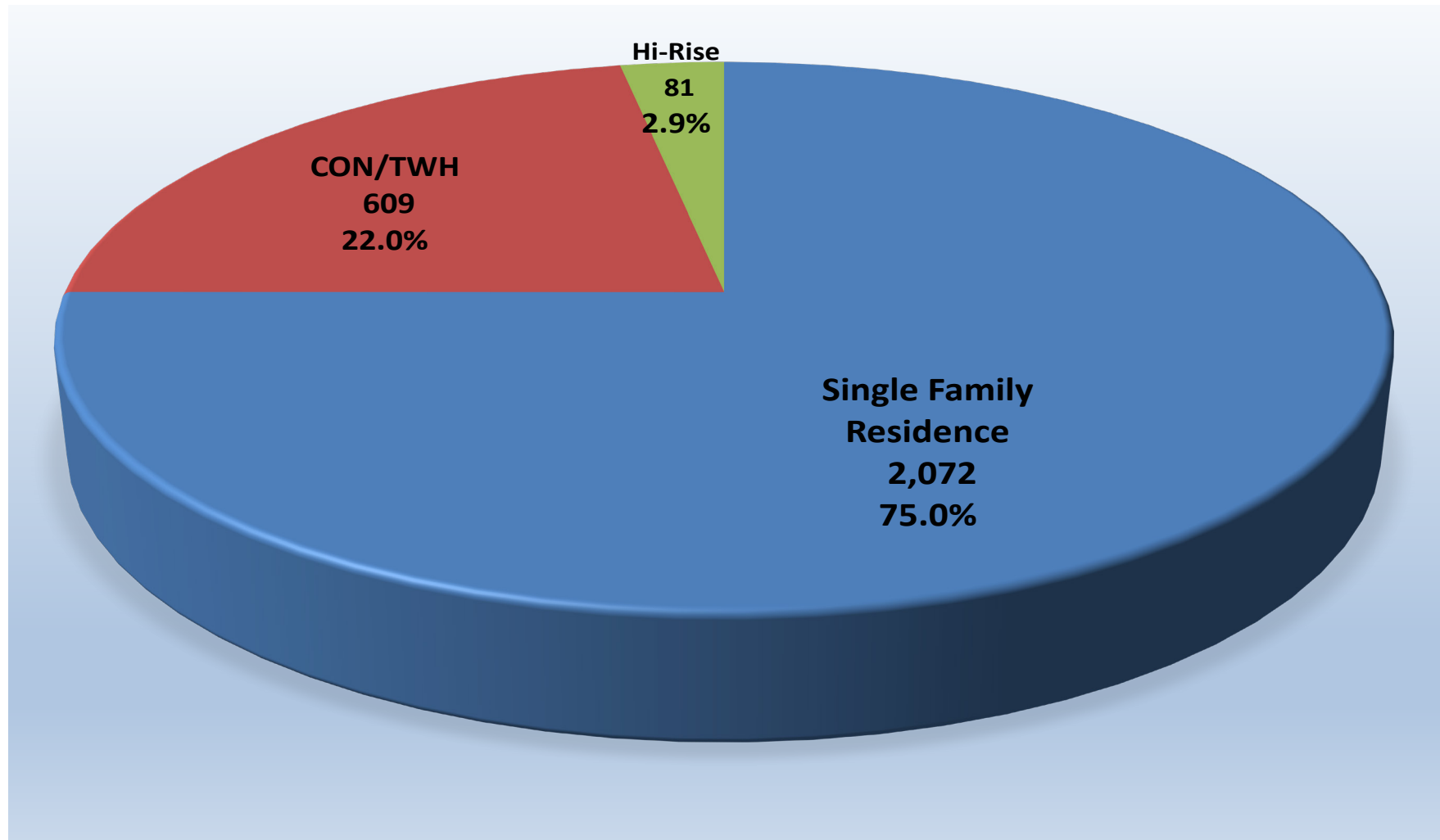




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Las Vegas Market Update - August 2022

Las Vegas REALTORS *Units Sold * Last Month



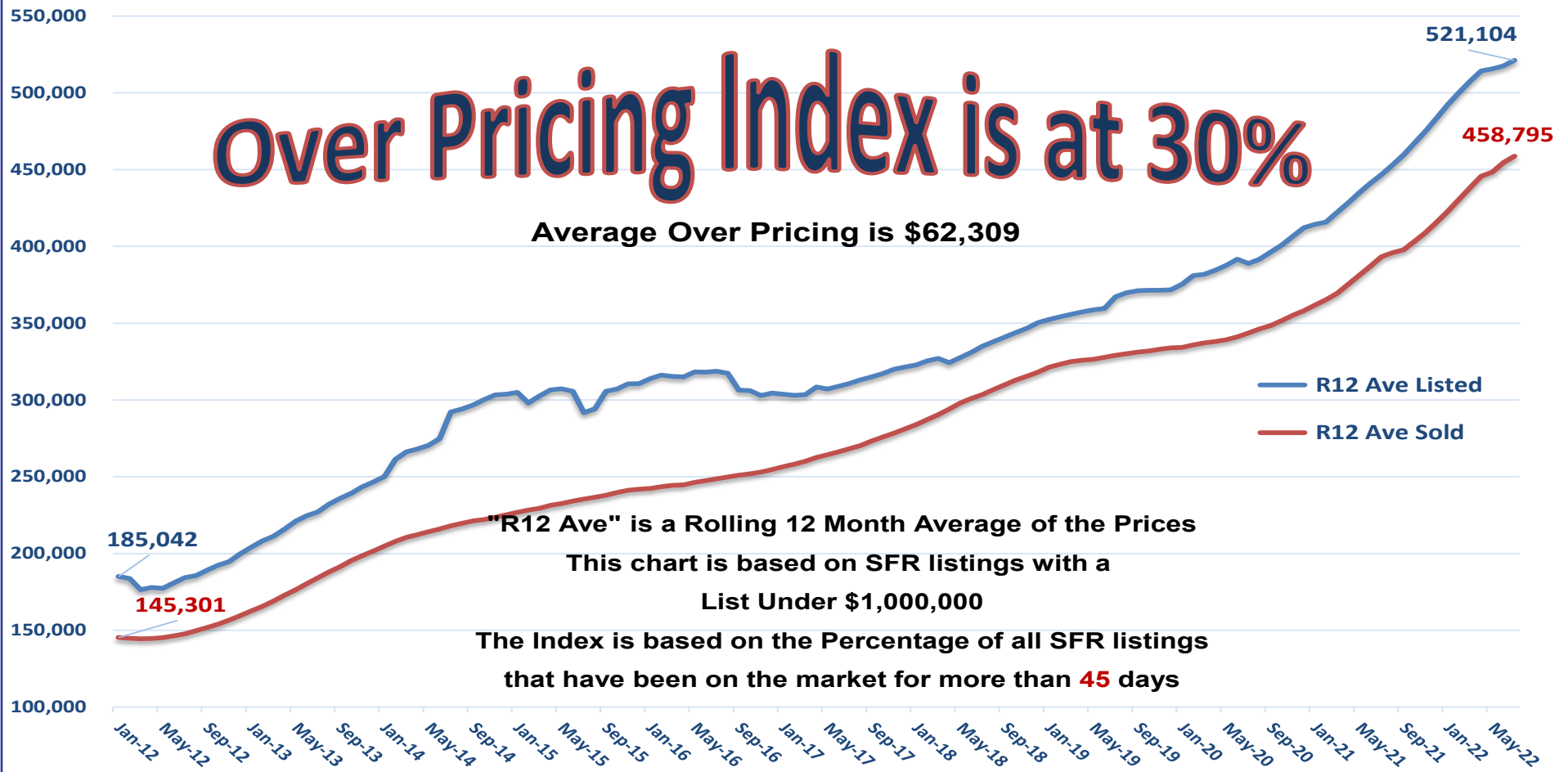


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Las Vegas Market Update - August 2022

Greater Las Vegas

SFR Average List vs Closed Sale Prices

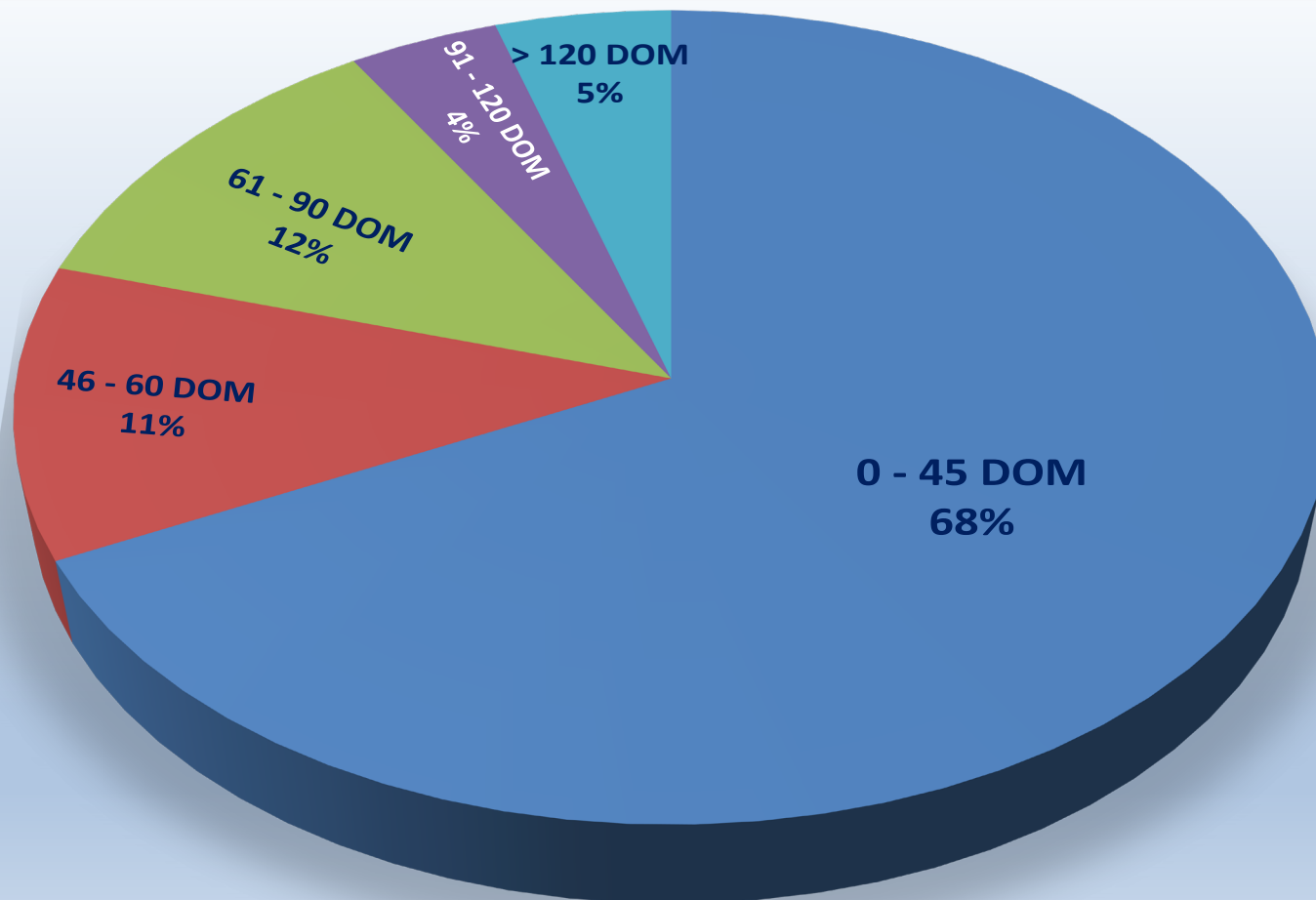




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Las Vegas Market Update - August 2022

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - August 2022

SFR Closed Sales in Selected Communities - Last Six Months

	2022 Feb	Mar	APR	May	Jun	Jul	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	15	30	21	18	24	23		3	542,044	15
Anthem	9	8	6	7	6	10		2	693,320	18
Cadence	19	25	19	19	13	9		8	527,061	25
Centennial Hills	28	26	32	29	30	19		4	565,310	19
Desert/South Shores	14	20	15	20	19	11		6	602,314	14
Green Valley	29	44	51	33	48	21		5	622,302	15
Green Valley Ranch	9	13	12	17	5	16		2	641,964	15
Inspirada	24	33	28	29	22	21		3	658,288	20
Iron Mountain Ranch	11	14	11	7	12	5		8	550,994	12
Lake Las Vegas	19	17	23	11	12	8		10	1,162,886	25
Lone Mountain	10	11	15	4	6	2		18	559,798	17
MacDonald Highlands	2	4	4	4	3	3		16	4,331,577	94
Mountains Edge	58	60	62	65	57	42		4	531,281	17
Peccole Ranch	13	18	11	16	13	5		5	580,242	14
Providence	26	40	31	41	32	25		4	531,236	12
Red Rock Cntry Club	5	9	10	8	6	4		9	2,178,786	41
Rhodes Ranch	16	26	15	16	11	11		7	608,570	12
Seven Hills	18	12	14	12	12	8		8	1,145,174	17
Siena (SFR & TWH)	7	9	10	9	6	7		4	782,365	22
Silverado Ranch	36	30	32	38	34	30		4	503,349	16
Silverstone Ranch	7	6	9	7	9	8		4	624,463	19
Skye Canyon	7	29	27	28	12	11		9	614,558	22
Southern Highlands	53	48	53	52	43	25		7	827,956	23
Spring Valley	16	27	24	30	18	16		3	512,972	19
Summerlin	52	70	54	51	51	34		6	1,035,516	24
Sun City Anthem	30	49	53	39	33	23		6	648,727	38
Sun City Summerlin	36	49	46	45	33	20		5	566,344	17
The Lakes	16	21	19	11	19	8		6	584,642	11
The Ridges	3	6	5	5	6	1		47	4,585,692	16
Tuscany	8	23	10	19	10	7		5	618,612	27
Other Groups										
Clark County	2,473	3,180	2,939	2,833	2,618	2,009		4	573,018	18
Boulder City	16	33	29	22	17	14		6	626,662	20
Pahrump	46	91	74	72	59	51		5	400,272	38
High Rise Sales	111	127	137	97	87	74		7	574,082	46
Luxury Sales (\$1M+)	122	197	218	178	156	105		11	1,787,612	35



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2022

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

	2022 February	March	April	May	June	July	Price Movement
Aliante	544,993	512,347	565,714	549,578	561,697	530,839	
Anthem	645,667	694,375	602,333	667,643	742,667	778,320	
Cadence	503,521	532,334	498,626	561,078	553,822	511,667	
Centennial Hills	531,840	511,327	559,177	563,697	613,166	625,737	
Desert/South Shores	513,279	658,905	586,467	587,029	685,400	518,627	
Green Valley	599,945	611,991	688,320	649,709	598,765	525,181	
Green Valley Ranch	600,028	738,923	628,353	619,941	709,600	599,244	
Inspirada	614,333	679,392	711,434	661,017	652,773	606,507	
Iron Mountain Ranch	560,209	584,786	513,545	508,429	580,417	507,471	
Lake Las Vegas	1,041,345	839,557	1,291,952	1,097,727	1,684,583	1,074,599	
Lone Mountain	516,700	575,545	543,667	544,075	598,667	724,500	
MacDonald Highlands	3,859,135	5,475,000	5,323,750	5,475,000	2,438,592	2,167,500	
Mountains Edge	520,725	511,542	535,486	555,556	541,958	515,794	
Peccole Ranch	524,654	567,044	563,091	616,500	624,469	579,000	
Providence	538,231	509,156	525,839	553,698	543,698	513,196	
Red Rock Country Club	1,698,800	2,453,333	2,185,500	2,231,875	2,154,167	2,075,000	
Rhodes Ranch	624,969	607,851	570,200	606,909	644,727	605,000	
Seven Hills	870,152	1,437,250	1,071,536	895,667	1,709,083	983,125	
Siena (SFR & TWH)	769,271	724,111	861,700	815,200	692,300	792,000	
Silverado Ranch	528,997	476,293	509,215	487,100	504,417	512,742	
Silverstone Ranch	615,714	669,200	644,311	598,414	659,044	560,125	
Skye Canyon	584,756	586,345	632,941	608,772	647,024	642,091	
Southern Highlands	833,202	920,302	760,217	880,578	843,744	646,526	
Spring Valley	464,213	476,315	607,100	474,950	540,028	523,250	
Summerlin	1,118,009	812,851	1,009,698	863,500	1,610,507	804,319	
Sun City Anthem	621,300	619,496	696,037	660,591	646,285	621,148	
Sun City Summerlin	570,350	569,352	520,295	539,409	594,503	671,815	
The Lakes	616,687	536,173	600,837	578,400	623,653	525,249	
The Ridges	3,275,000	4,340,833	5,480,000	3,153,600	5,365,000	8,000,000	
Tuscany	576,444	638,533	568,944	627,416	661,000	587,857	
Other Groups							
Clark County	537,423	566,766	592,586	581,260	601,114	549,872	
Boulder City	485,806	646,330	668,126	674,314	570,421	648,798	
Pahrump	404,026	390,314	409,903	395,697	400,670	406,682	
High Rise Sales	481,504	645,910	577,020	603,528	570,733	549,574	
Luxury Sales (\$1M+)	1,729,992	1,839,648	1,840,580	1,840,580	2,191,846	1,684,637	

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

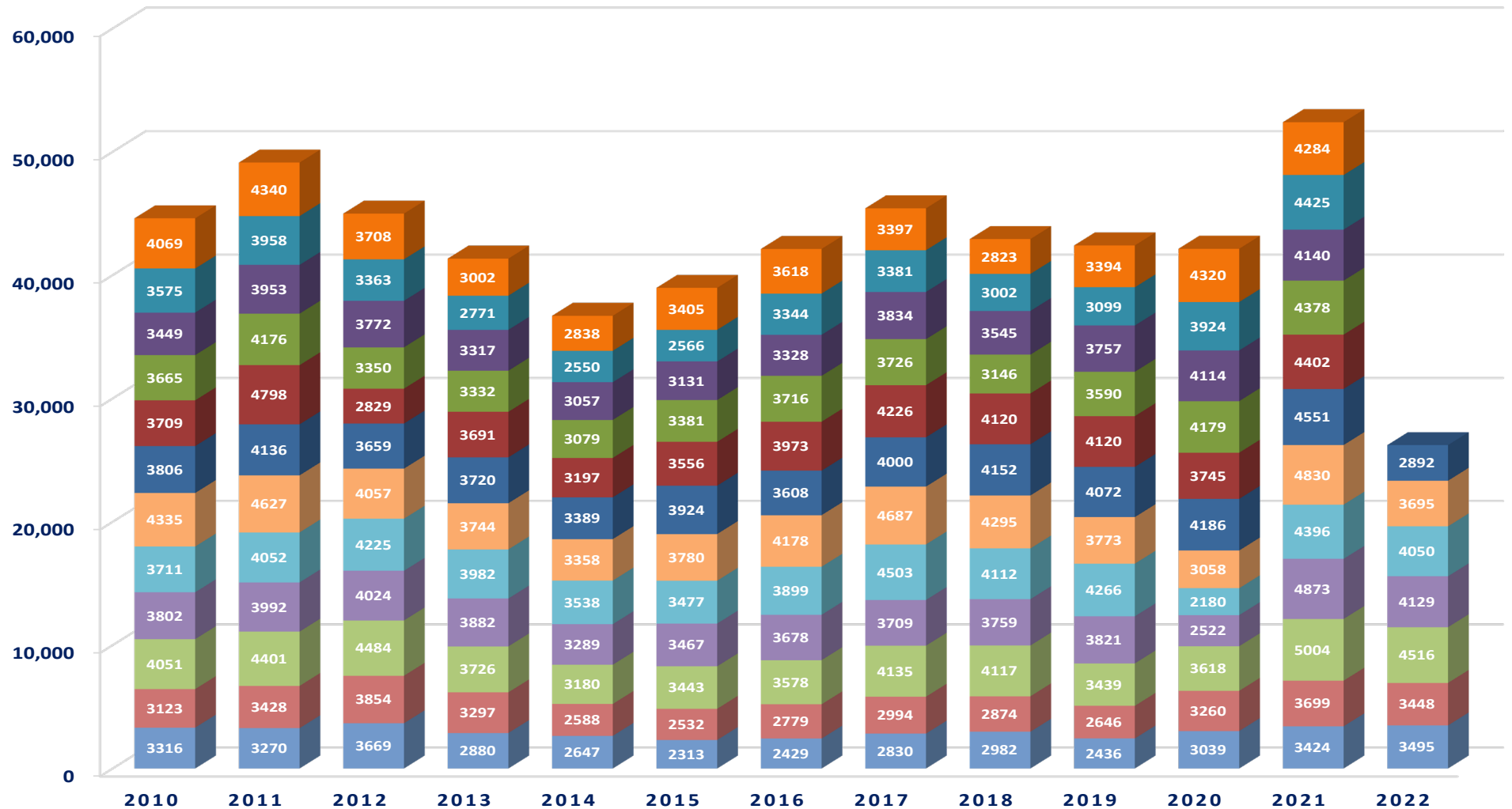


EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2022

ALL RESALE CLOSINGS - RES, VER, MULTI

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



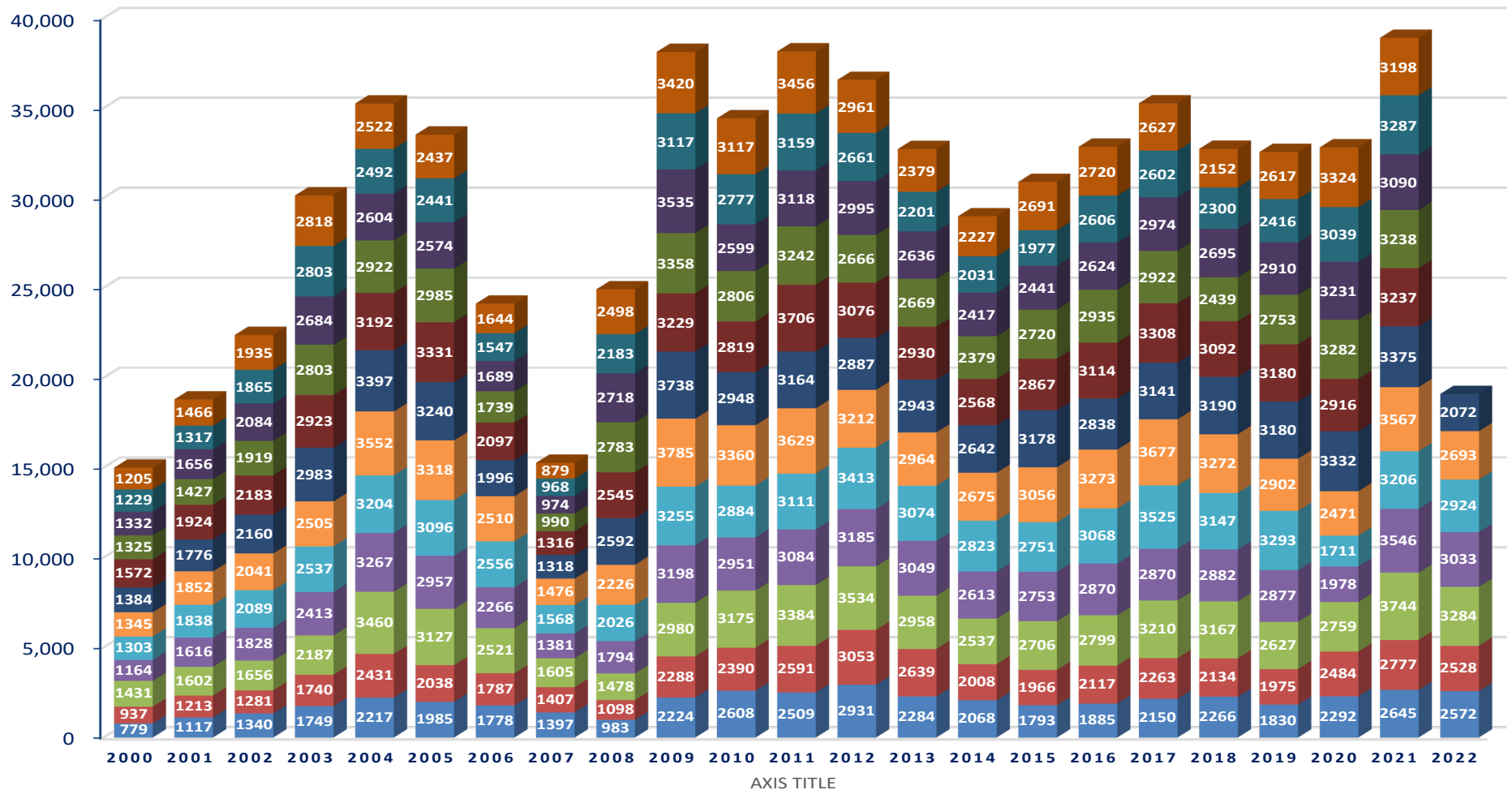


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Las Vegas Market Update - August 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



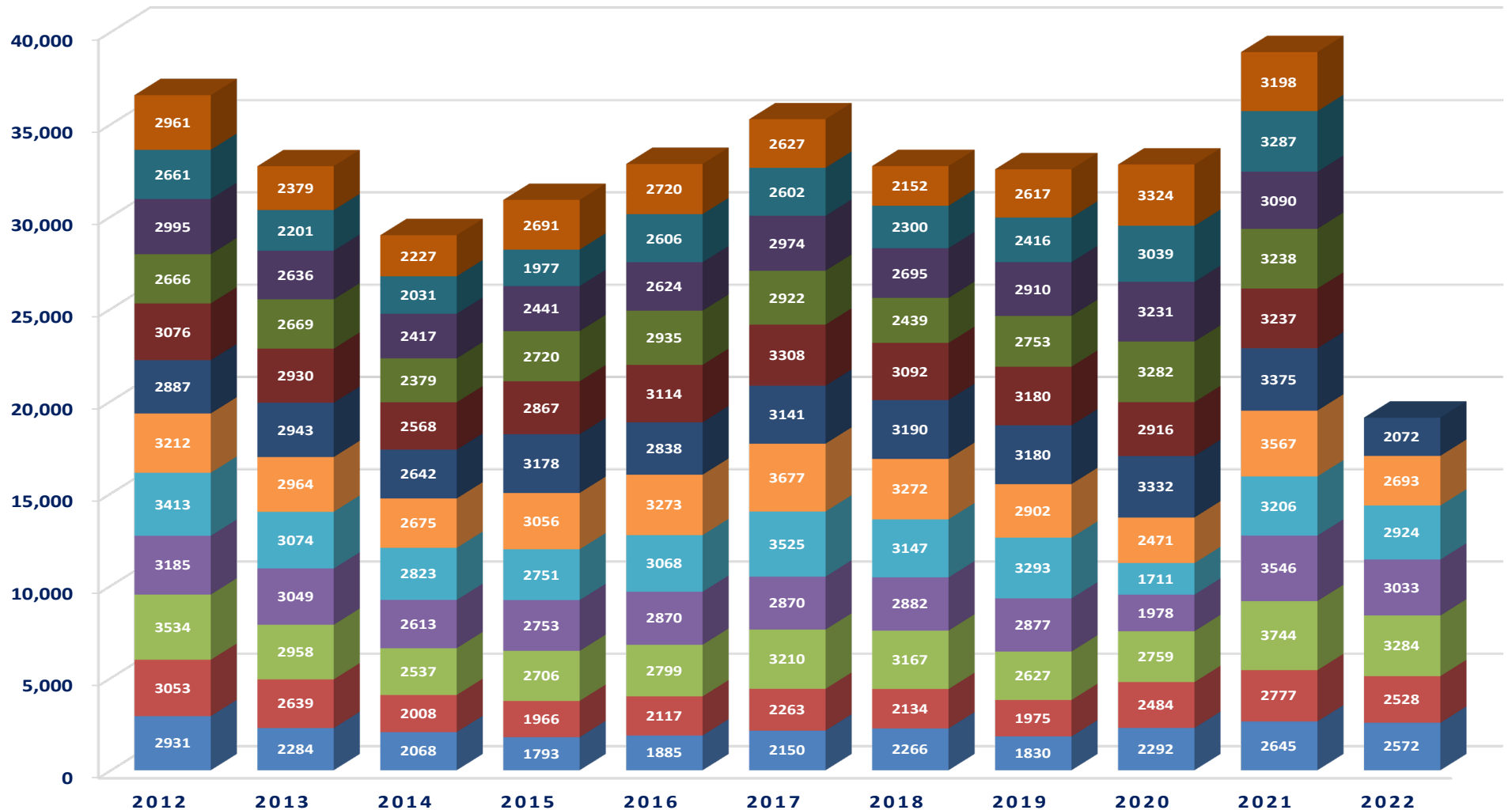


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Las Vegas Market Update - August 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



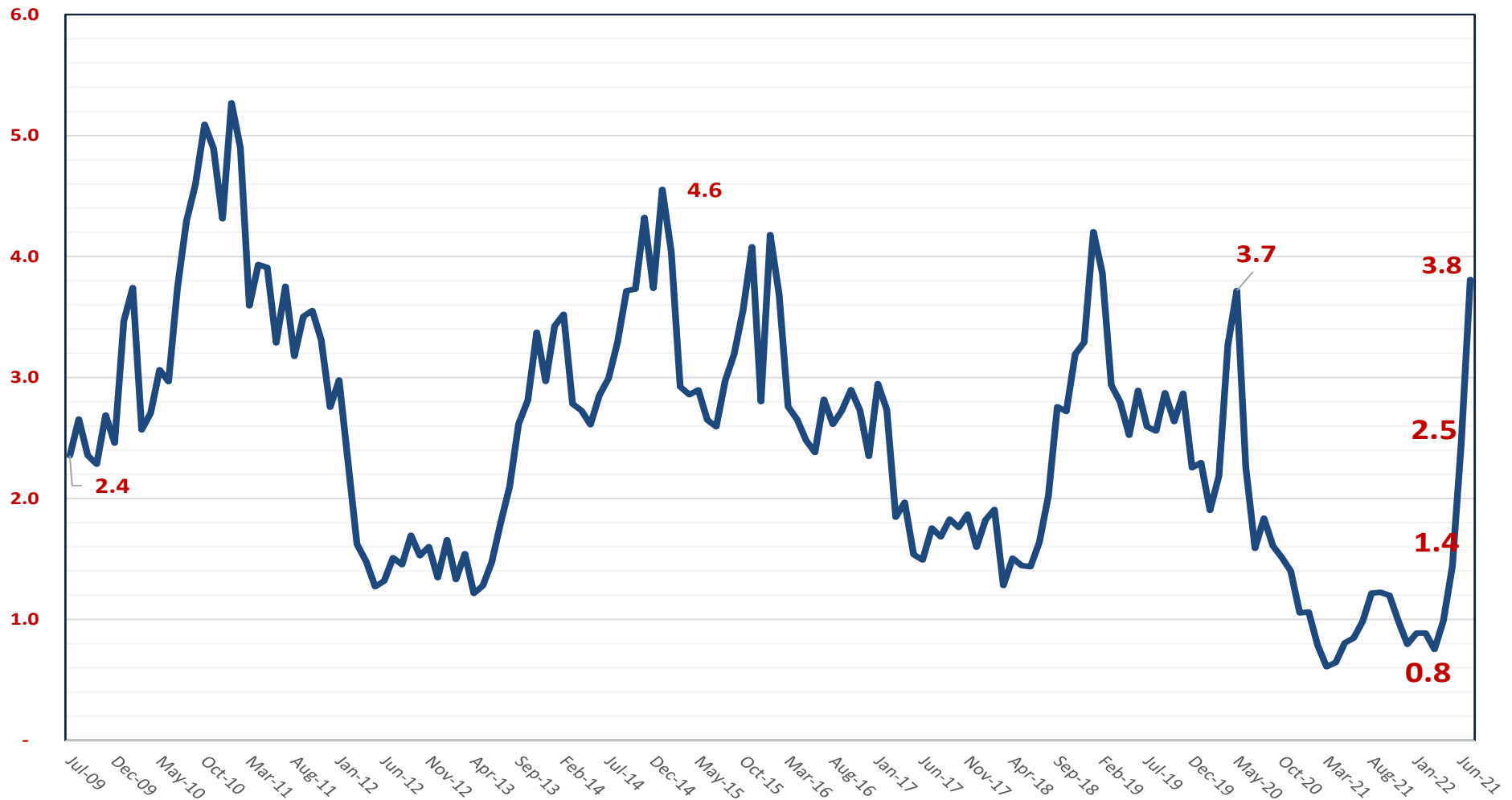
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Las Vegas Market Update - August 2022

Single Family Residential Homes Months of Inventory



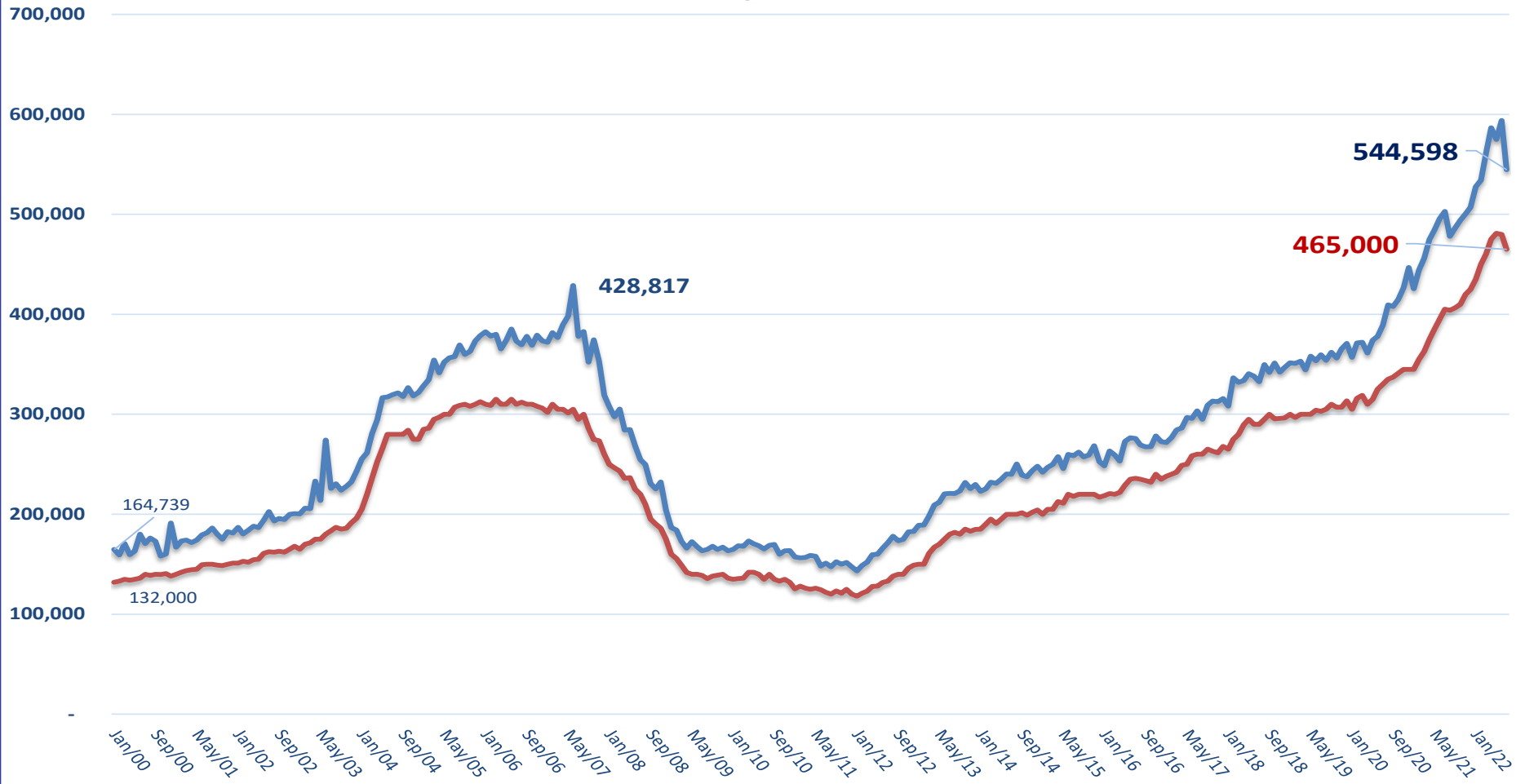


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Las Vegas Market Update - August 2022

SFR Market Prices

— Average — Median

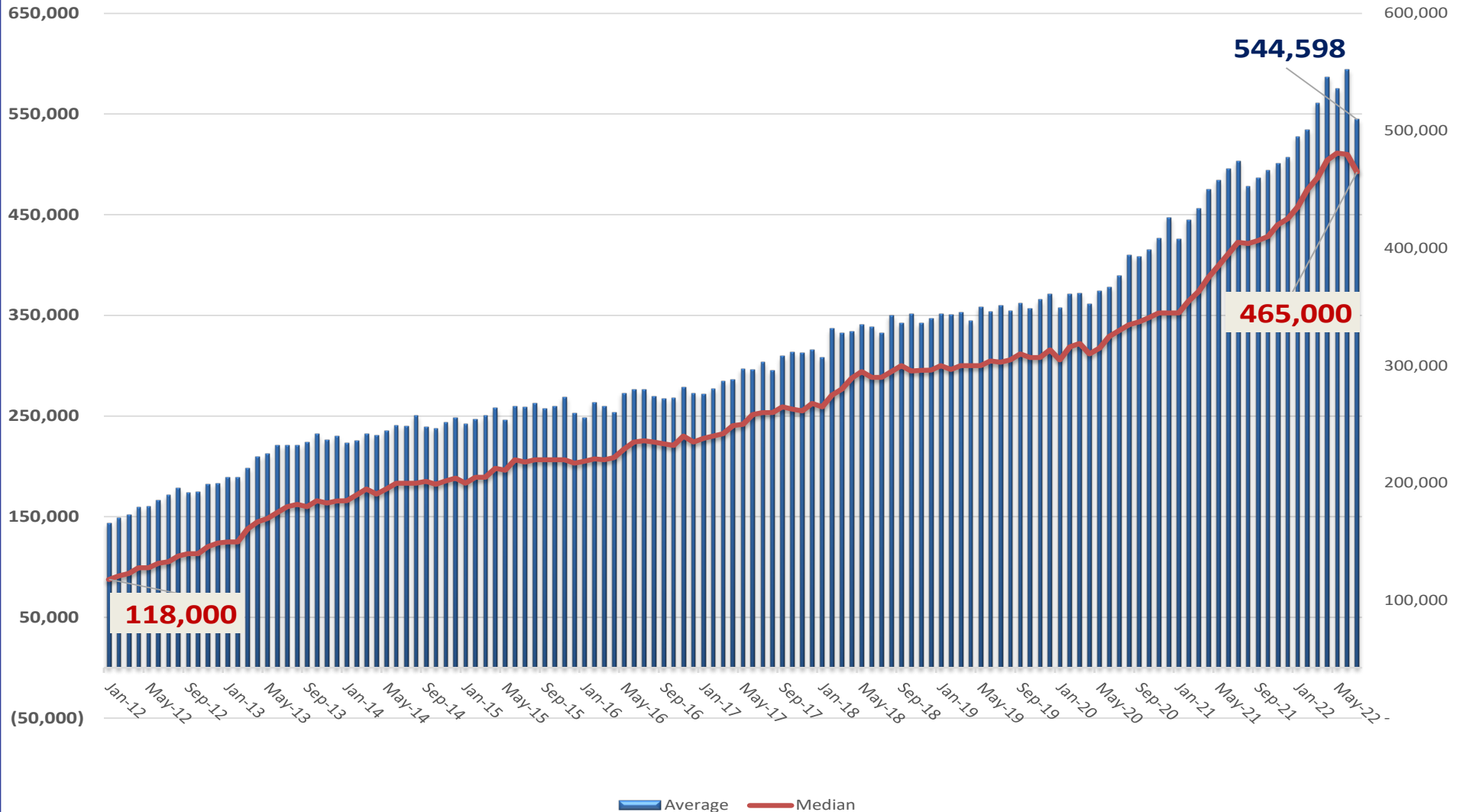




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Las Vegas Market Update - August 2022

Single Family Residential Price Trend

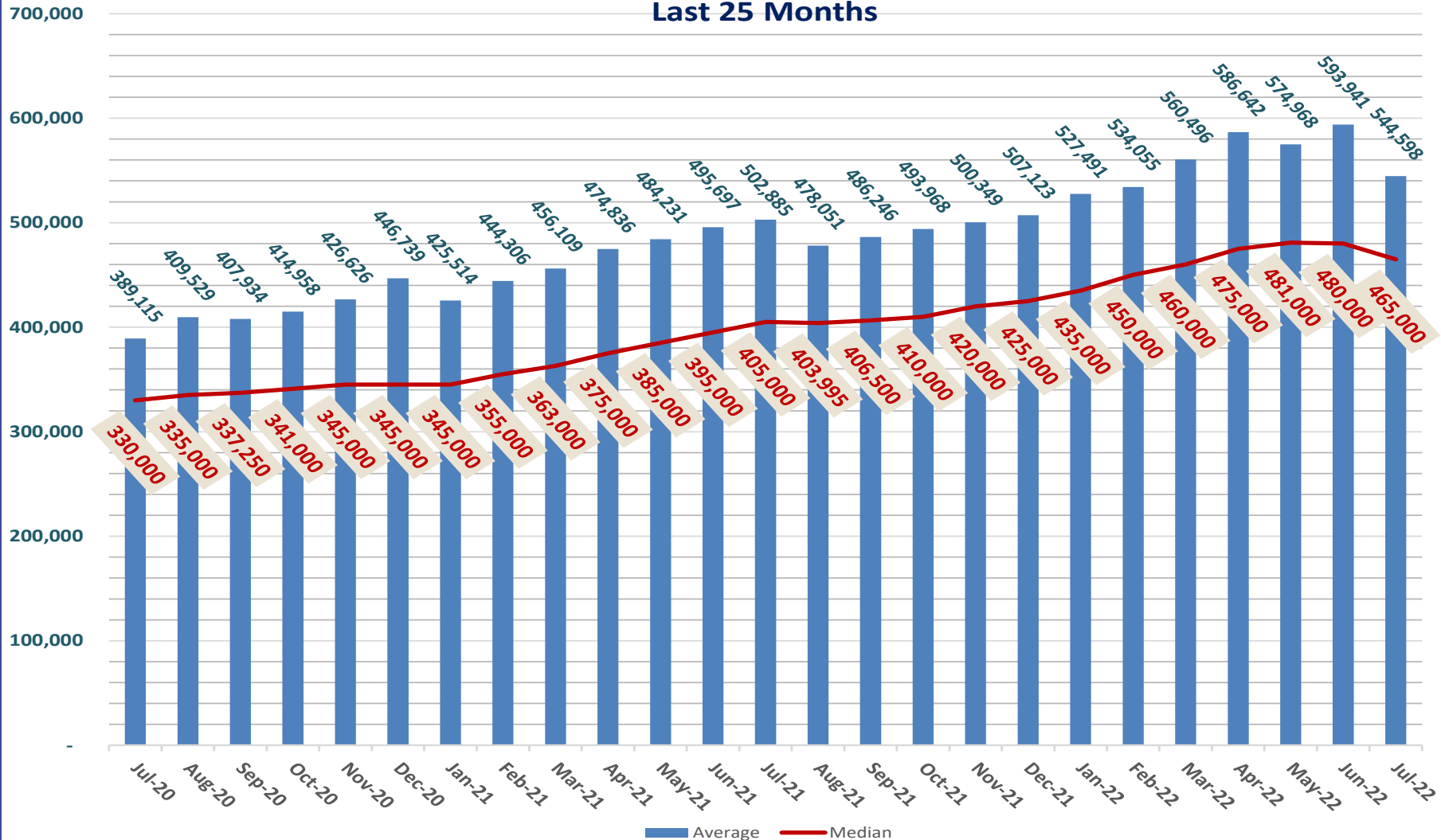




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Las Vegas Market Update - August 2022

Single Family Residential Price Trend
Last 25 Months

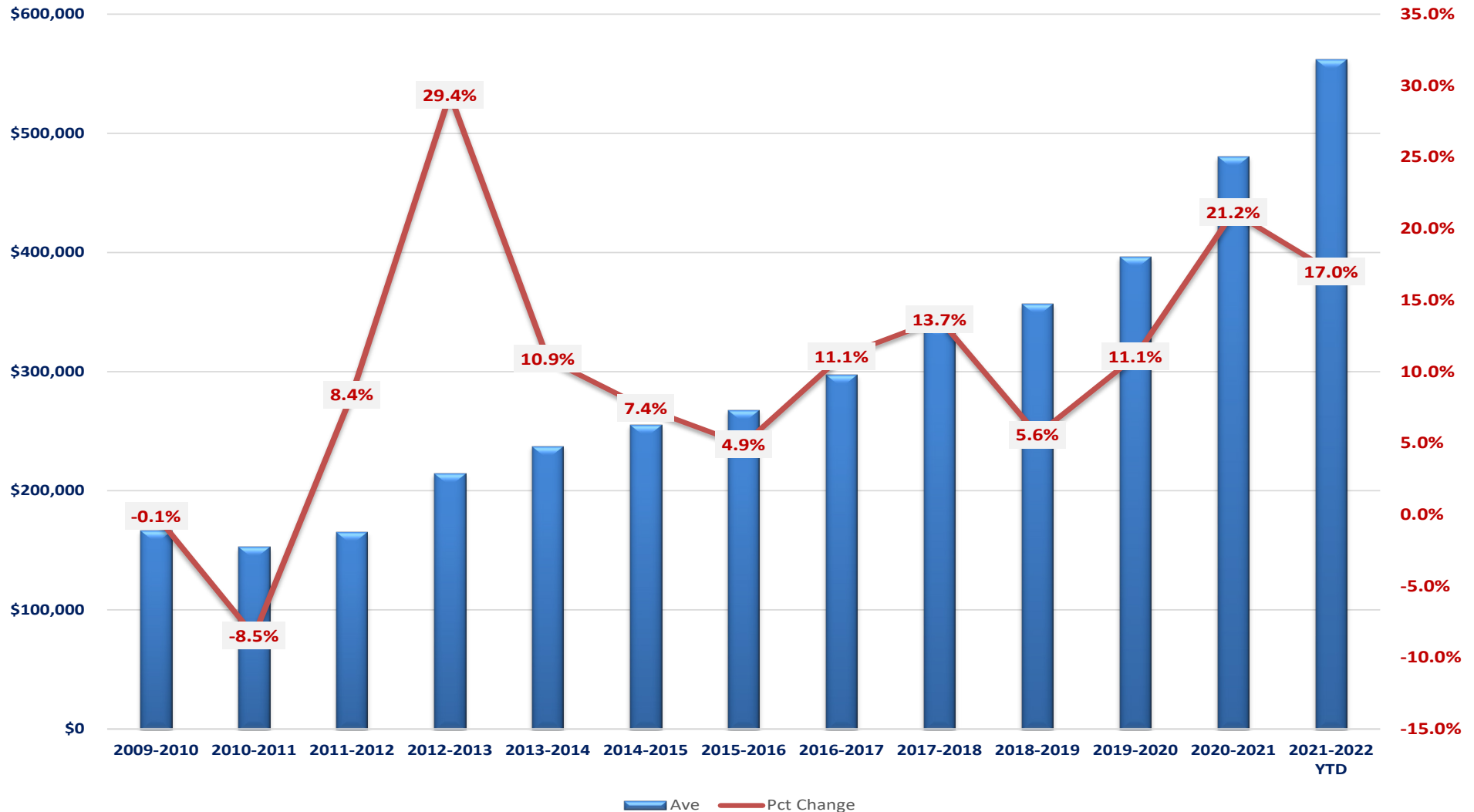




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Las Vegas Market Update - August 2022

SFR Average Price and Year Over Year Percent Change



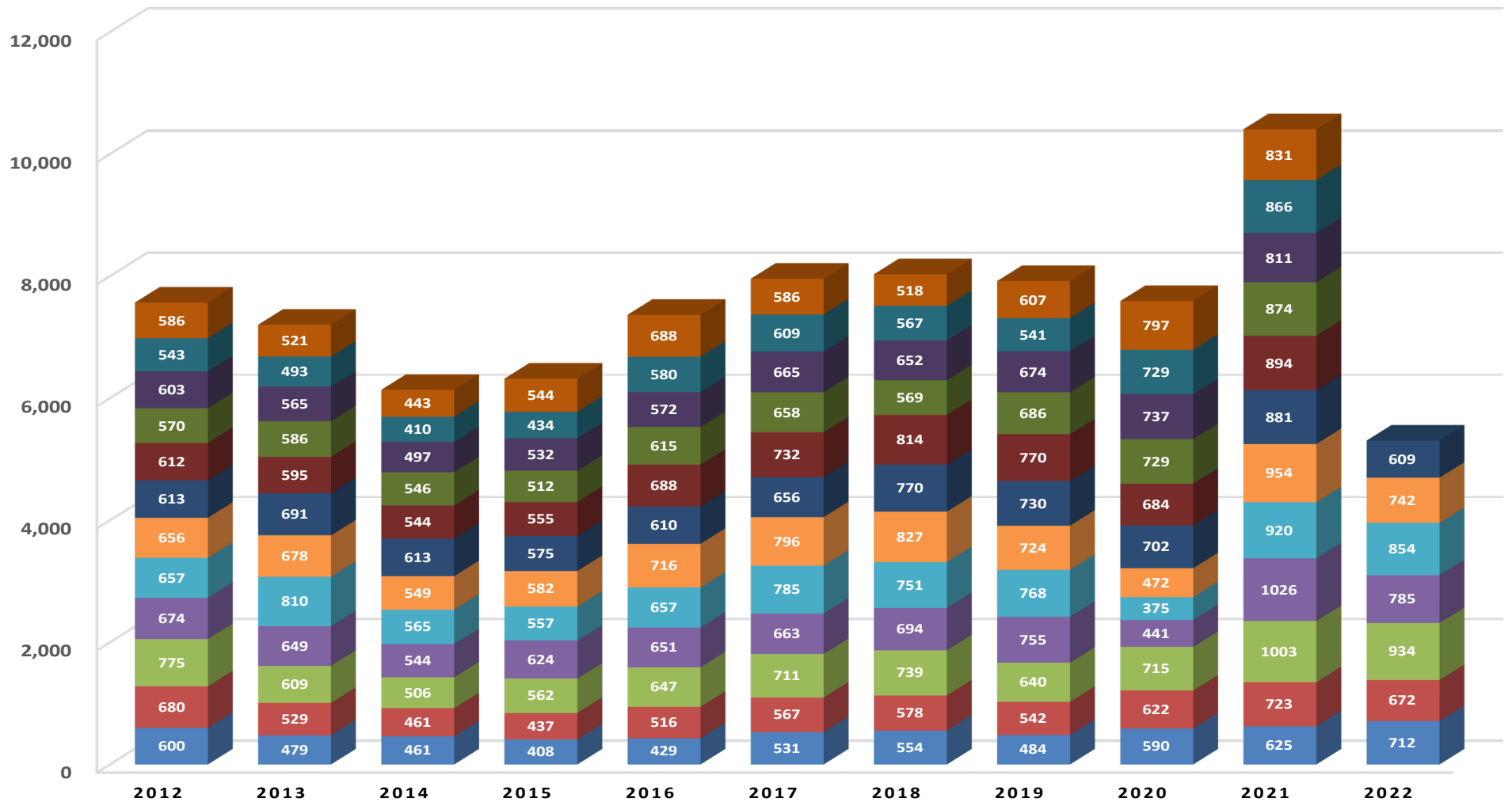


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Las Vegas Market Update - August 2022

CONDO / TOWNHOME CLOSINGS

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



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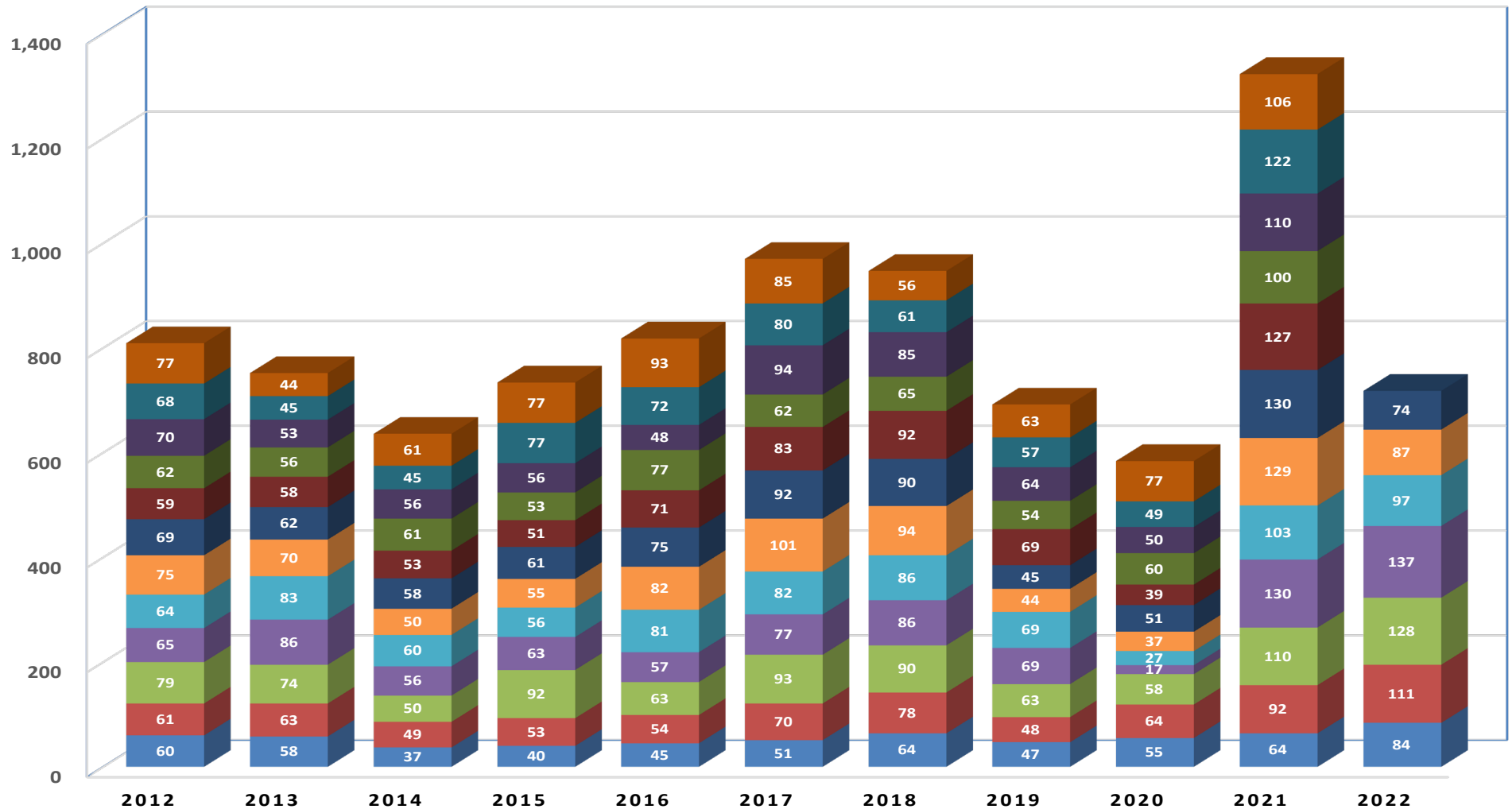


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Las Vegas Market Update - August 2022

Vertical / Hi-Rise Closings

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



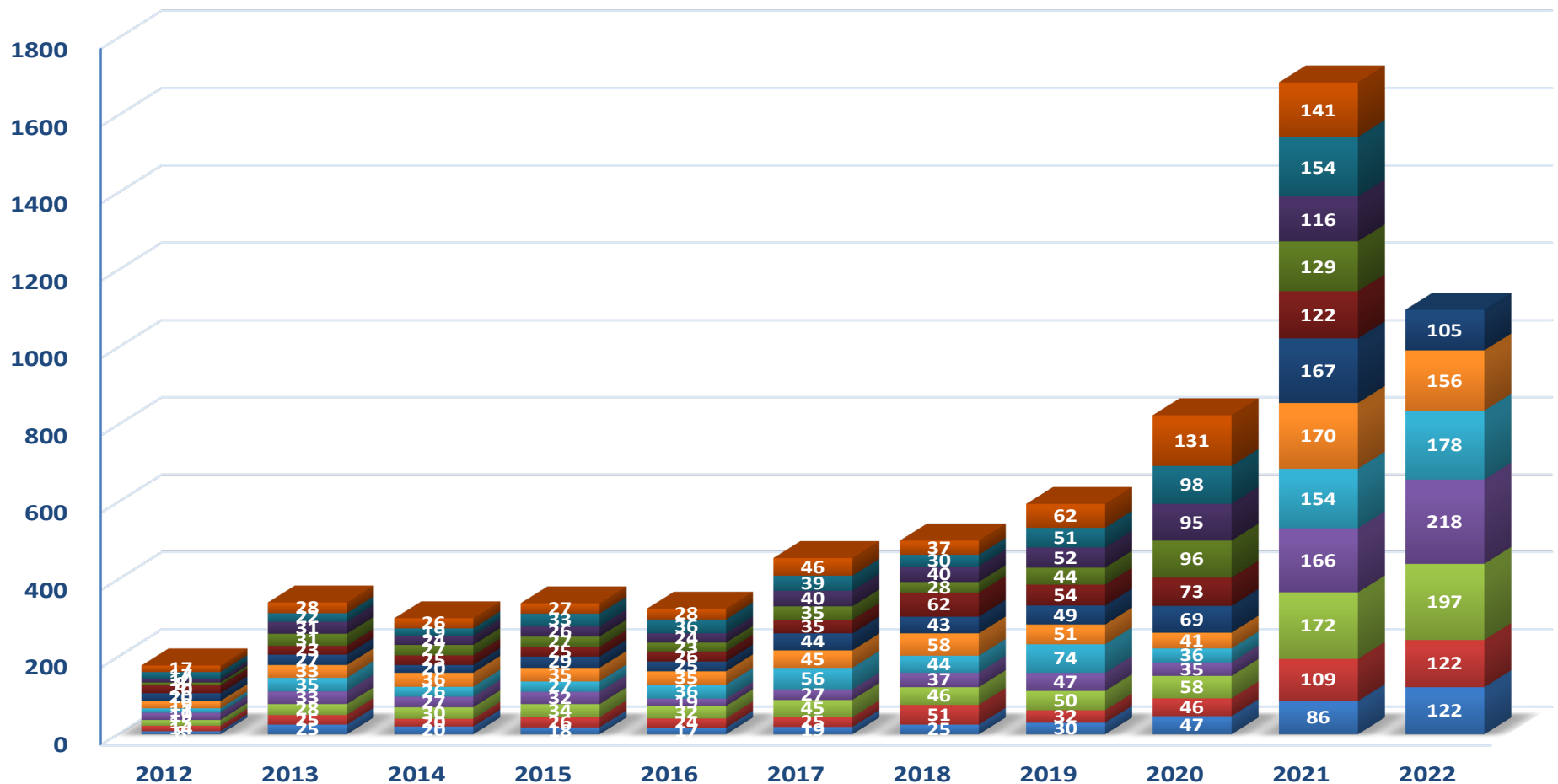


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Las Vegas Market Update - August 2022

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

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

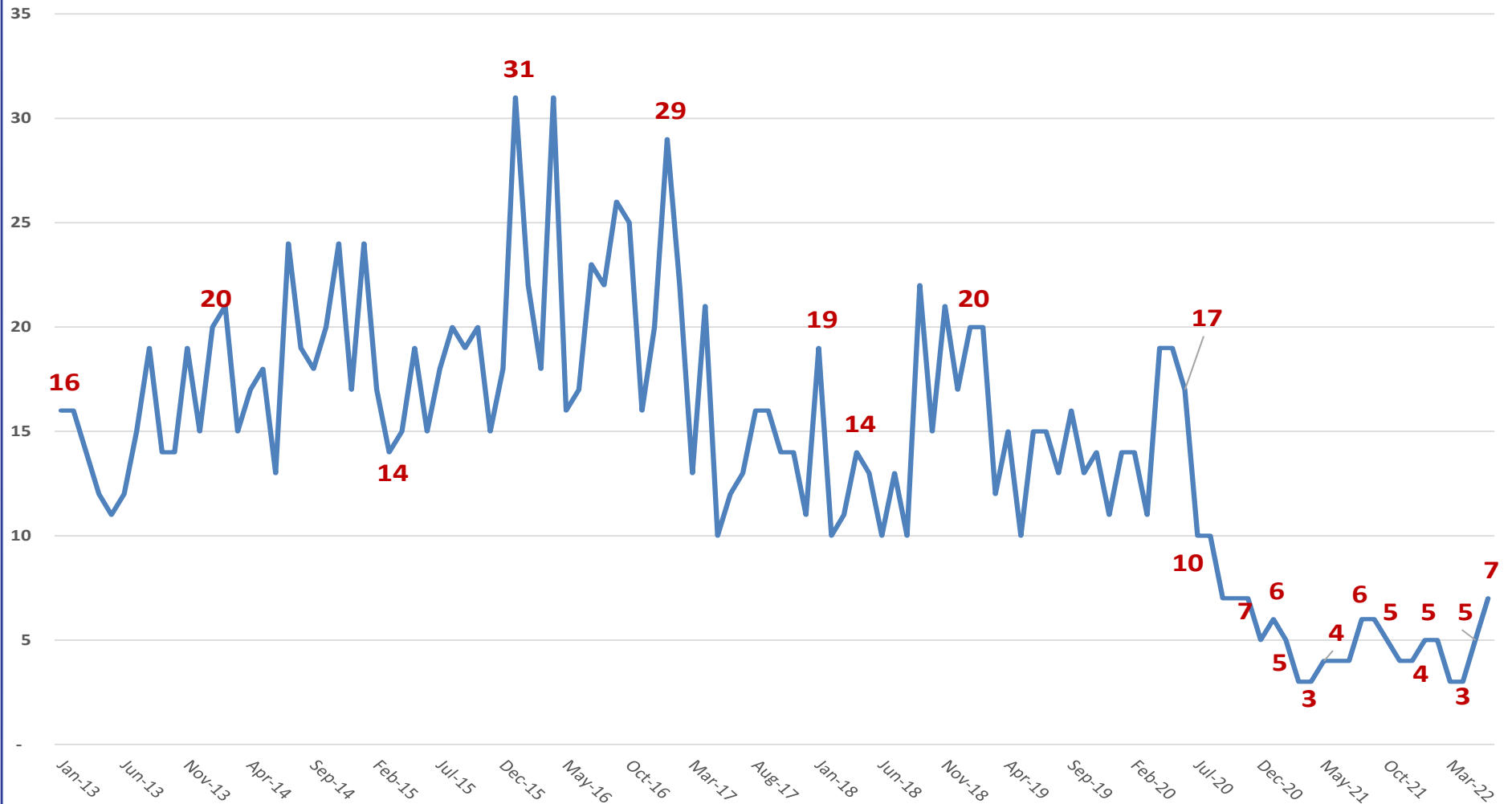




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Las Vegas Market Update - August 2022

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



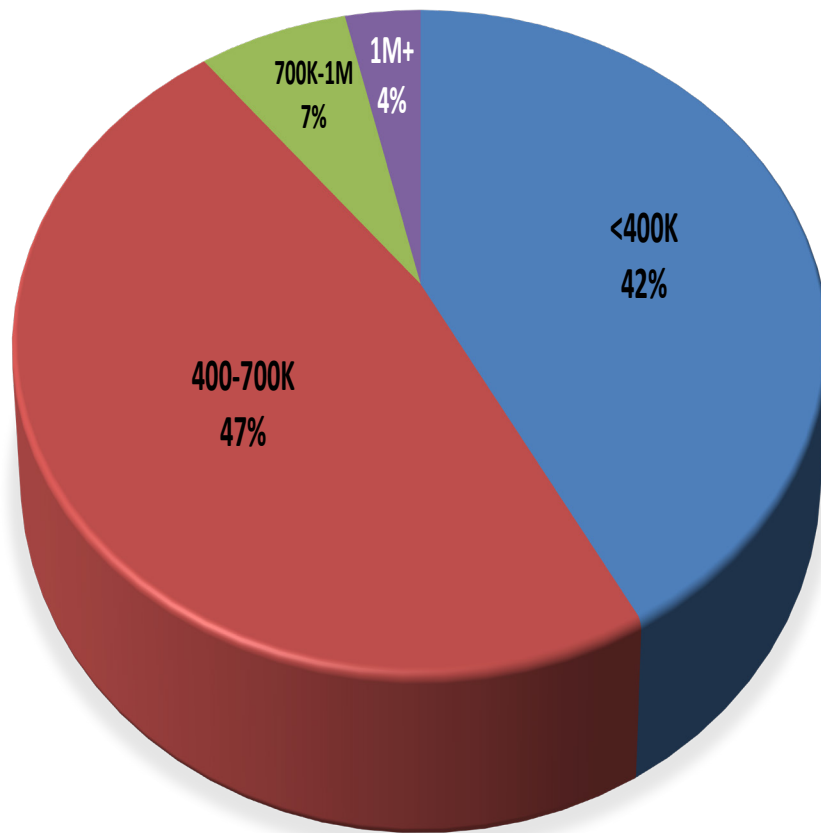


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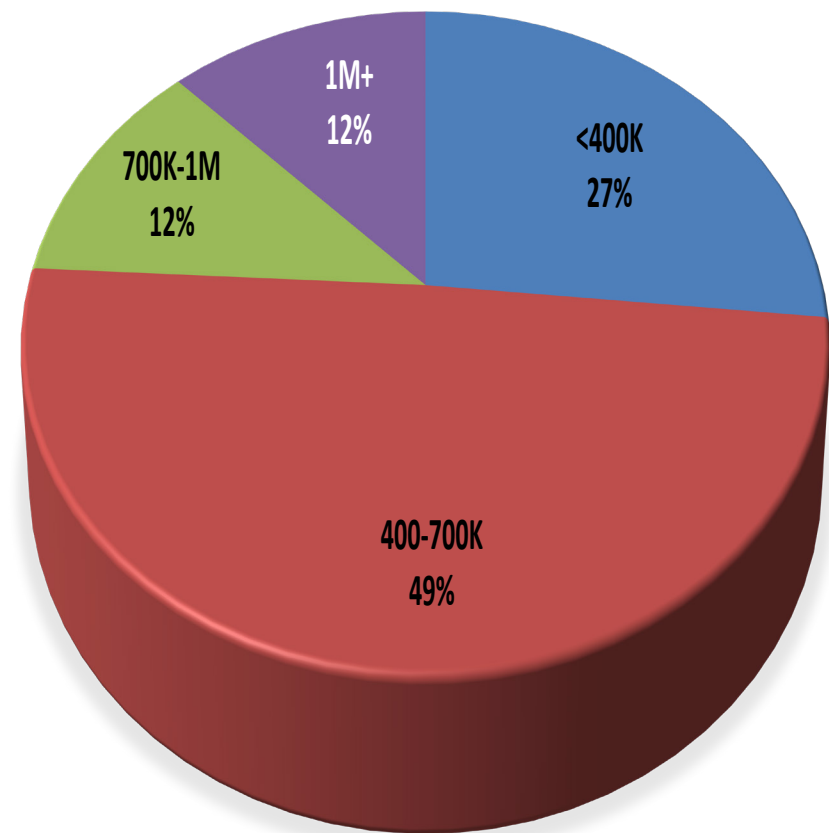
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



CLOSED VOLUME BY PRICE POINT

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

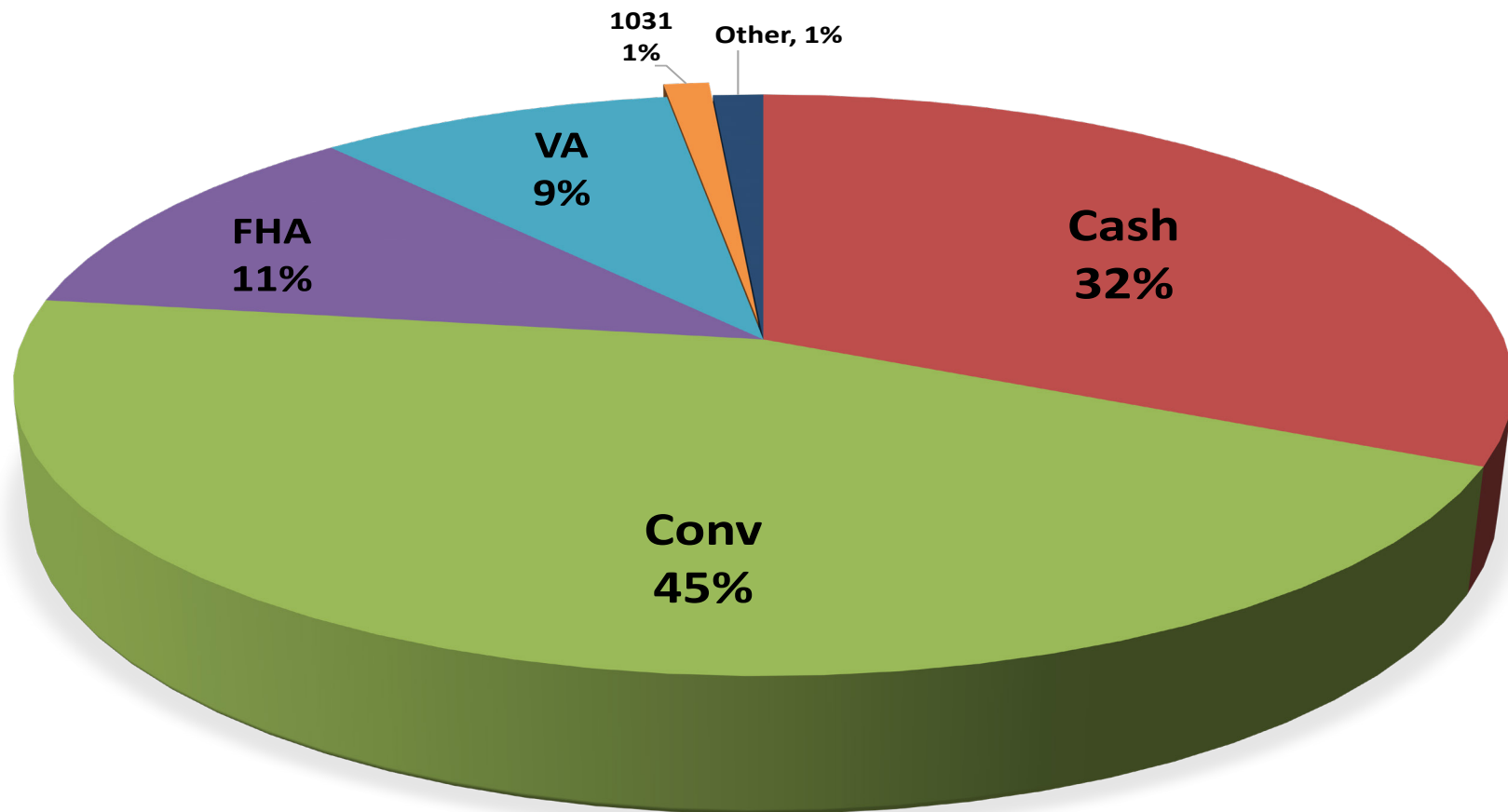




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Las Vegas Market Update - August 2022

Last Month's Closings by Sold Terms

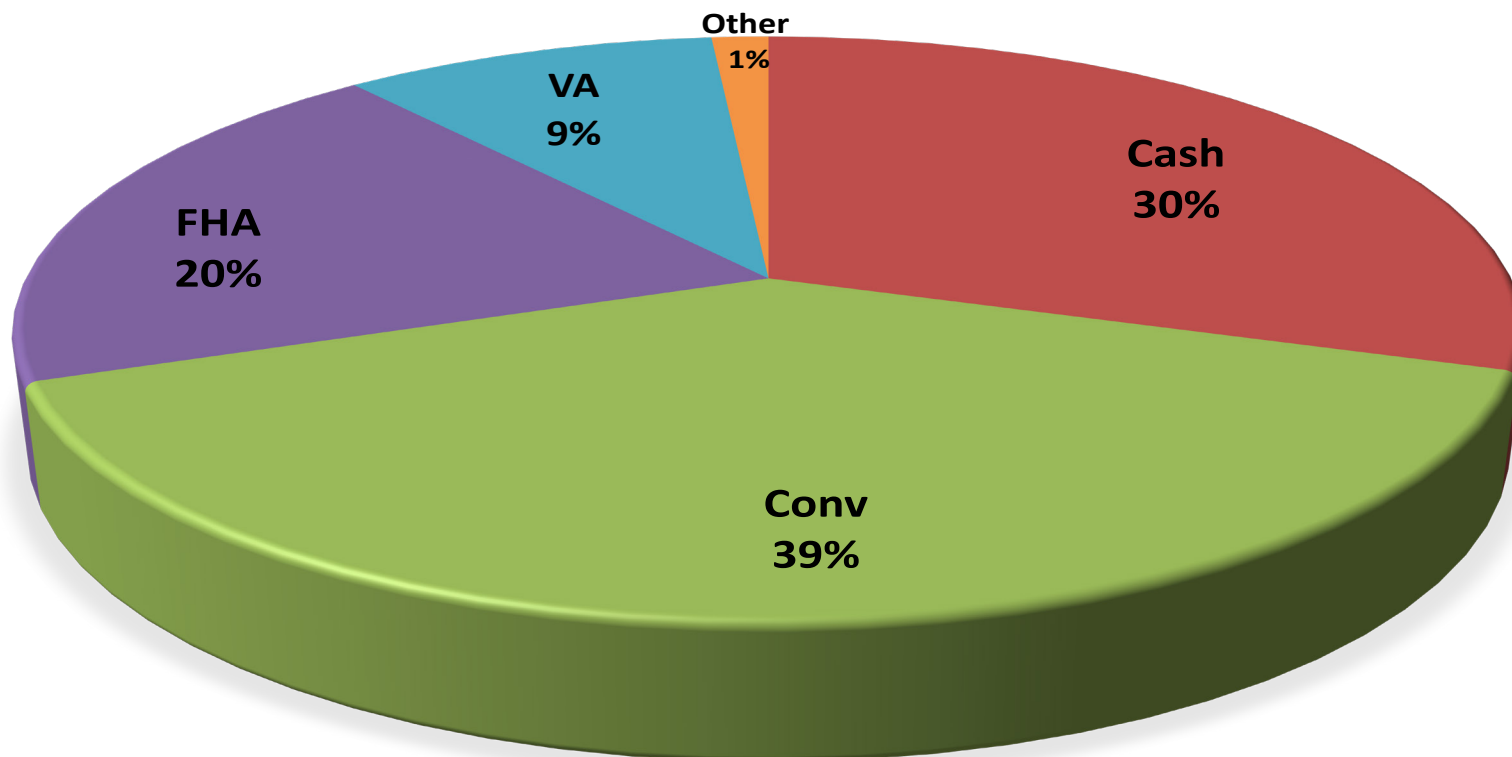




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Closings By Sold Terms Closings Less Than \$400,000

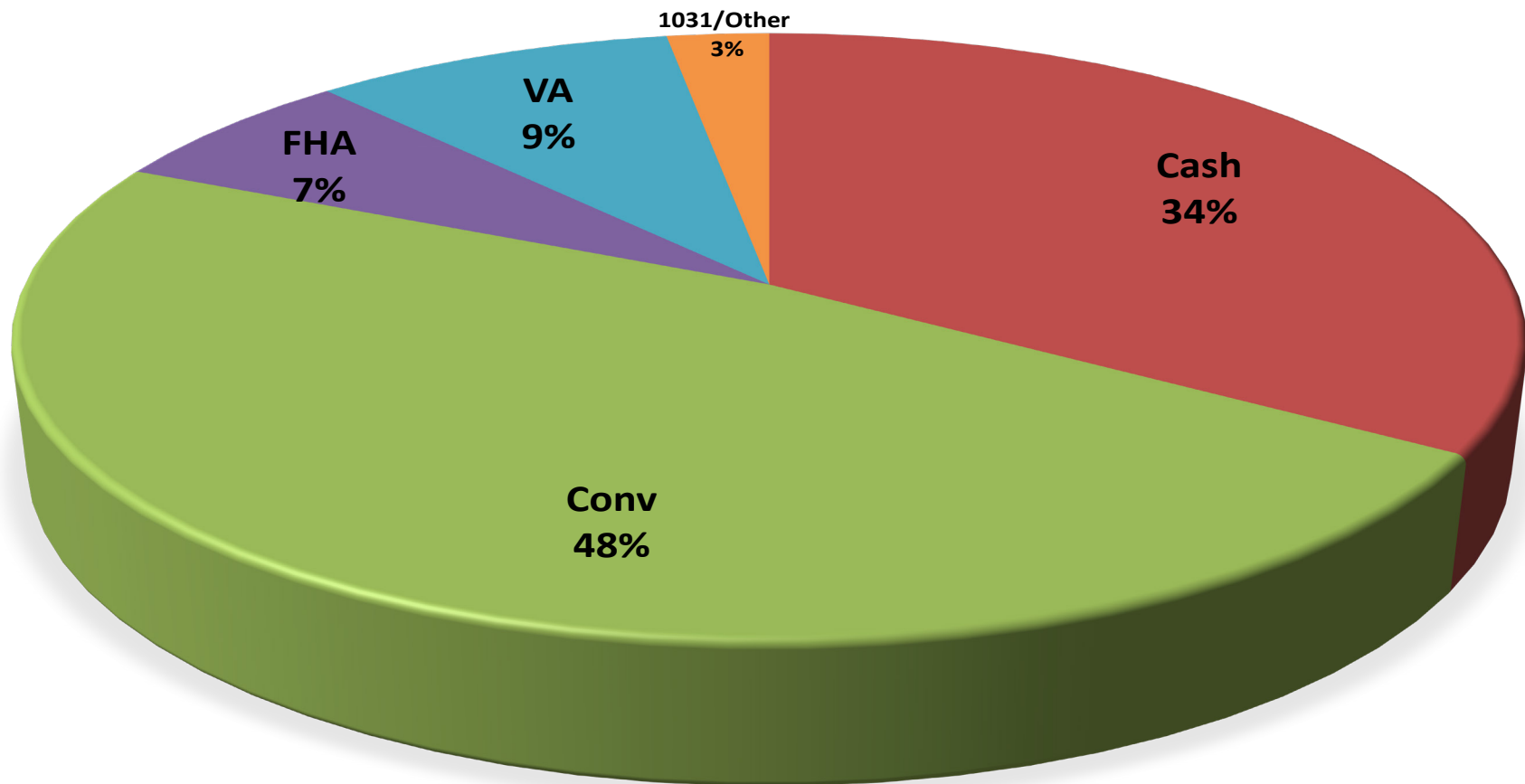




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

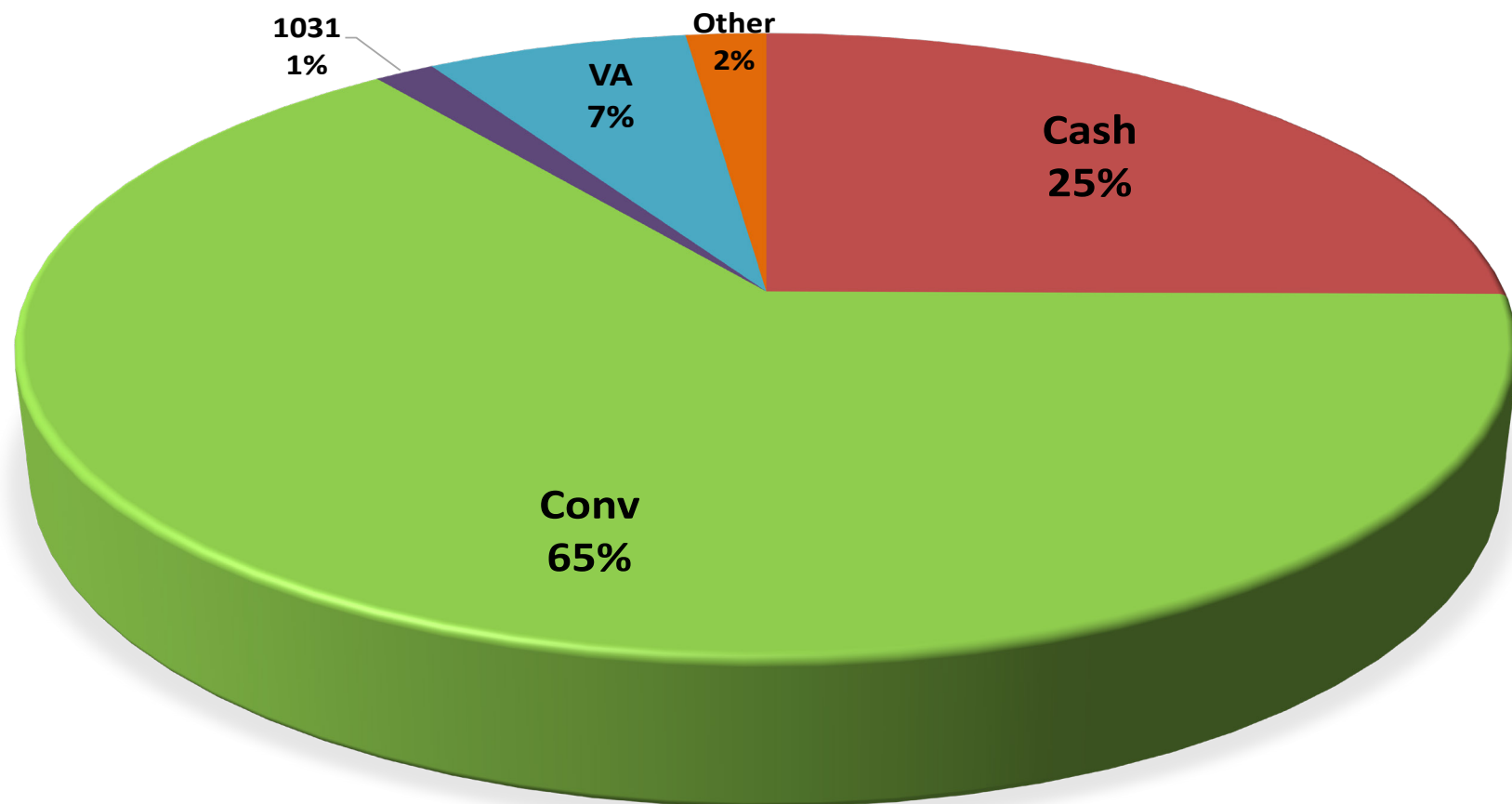




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Las Vegas Market Update - August 2022

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

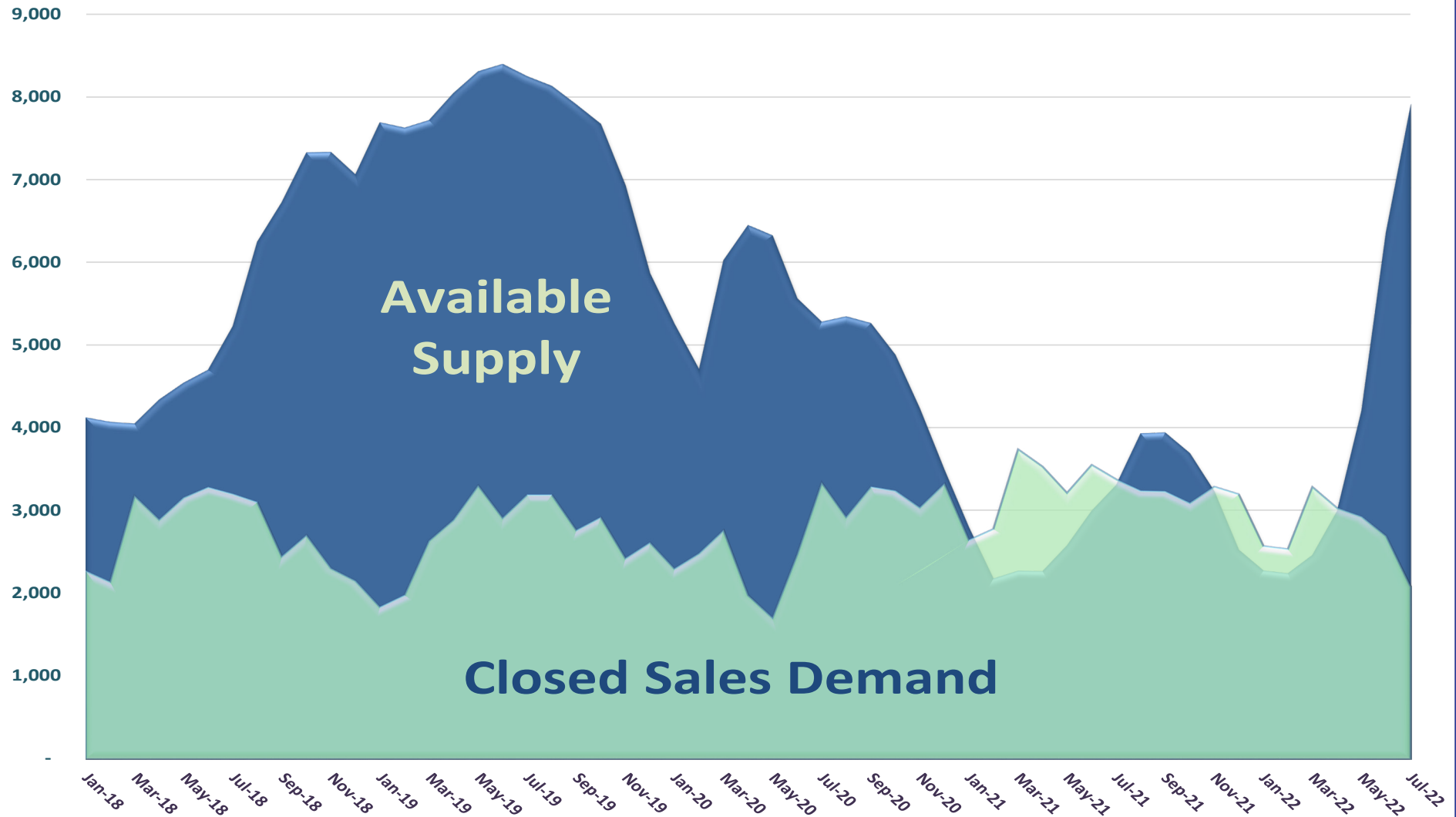




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Las Vegas Market Update - August 2022

Supply vs Demand - Single Family Residential



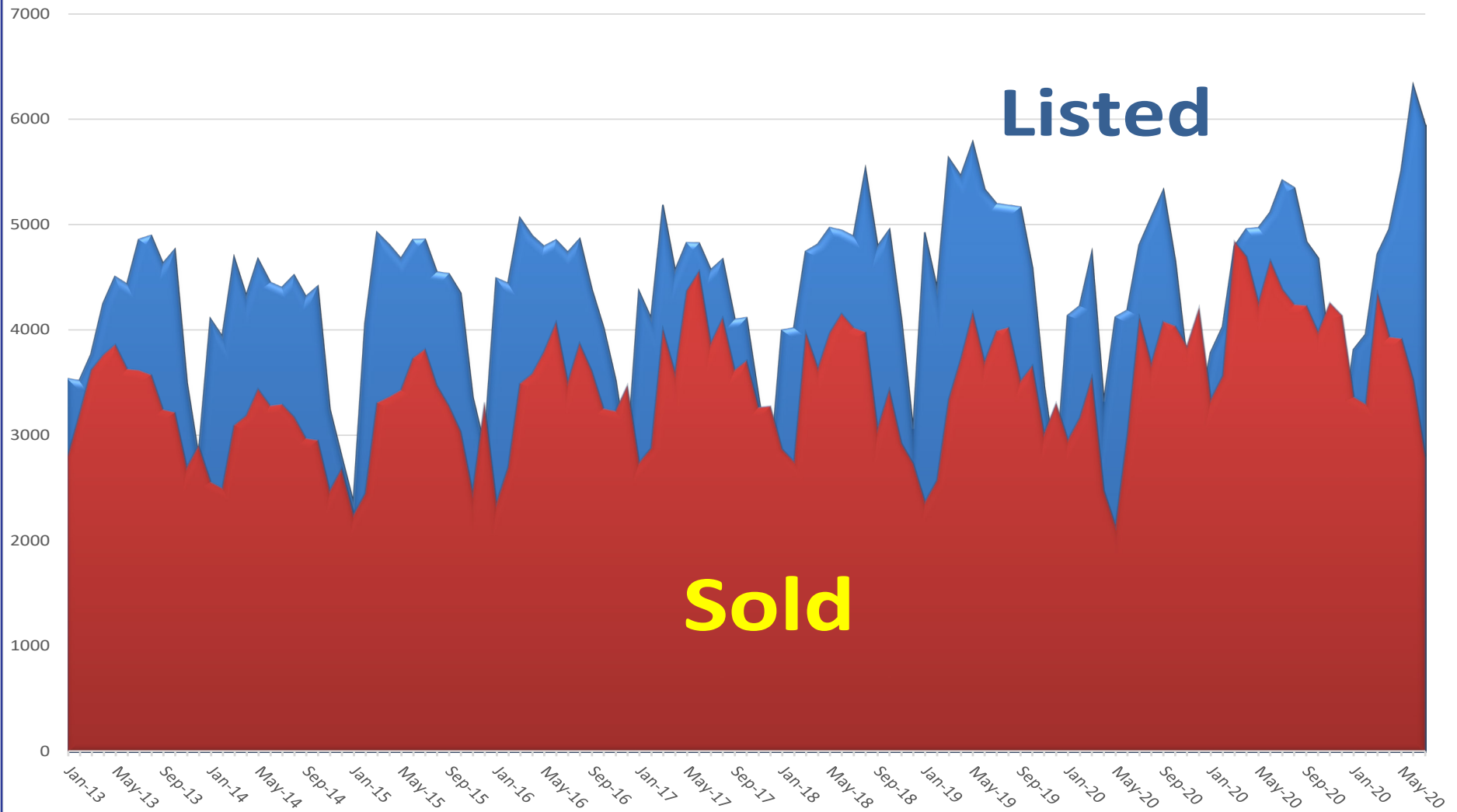
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Residential Listings Taken vs Listings Sold

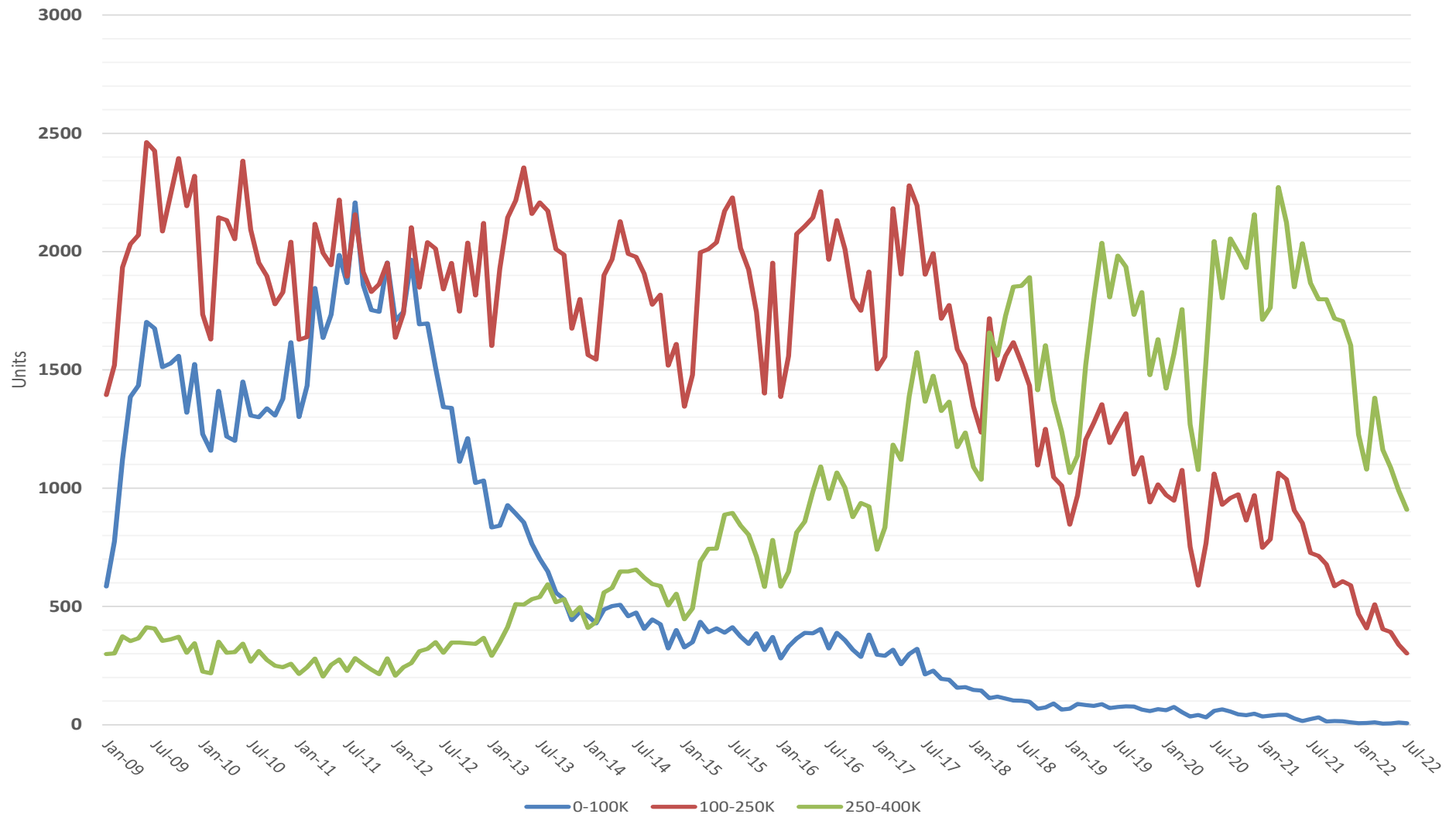




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Las Vegas Market Update - August 2022

Closed Units By Price Point - RES & VER

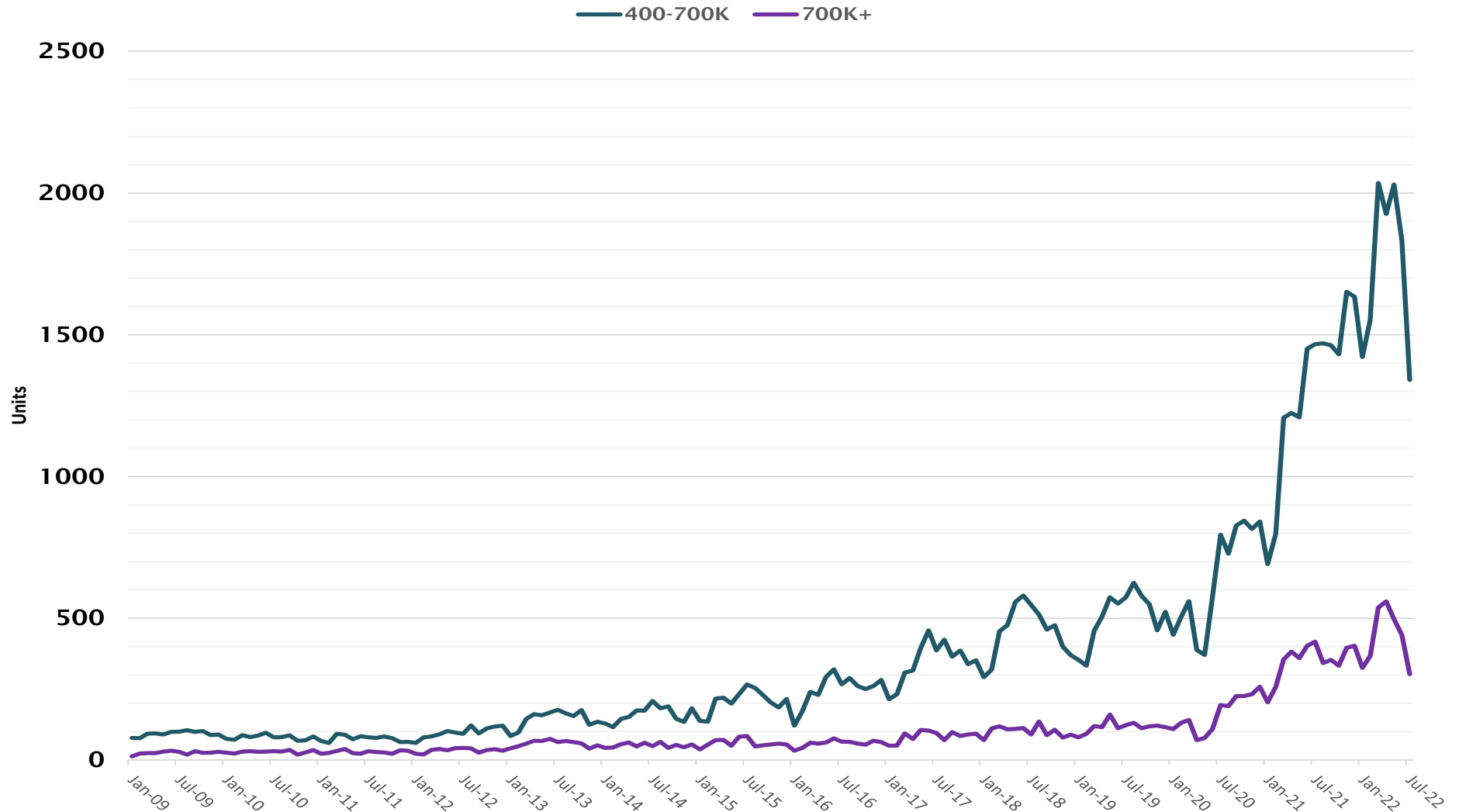




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Las Vegas Market Update - August 2022

Closed Units By Price Point - RES & VER





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Las Vegas Market Update - August 2022

Closing Trend by Price Point Residential and High Rise

