



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2022

August 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	4,295	8,529	2,409	2,012	499,900	714,406	450,000	540,773	5	23.6%	25
CON/TWH	1,044	1,942	626	612	291,500	331,625	264,950	281,796	4	31.5%	23
<i>Total Residential</i>	<i>5,339</i>	<i>10,471</i>	<i>3,035</i>	<i>2,624</i>	<i>469,000</i>	<i>643,414</i>	<i>415,000</i>	<i>480,371</i>	<i>5</i>	<i>25.1%</i>	<i>24</i>
Hi-Rise	112	437	64	79	425,000	697,080	380,000	580,097	6	18.1%	42
Multiple Dwelling	38	90	58	34	589,450	715,966	555,475	555,817	3	37.8%	24
Vacant Land	398	2,557	178	125	60,000	402,319	48,000	242,856	20	4.9%	183
Luxury Sales (RES & VER) \$1M+	310	959	166	118	1,590,000	2,388,951	1,400,000	1,703,342	10	1.8%	43

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



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Las Vegas Market Update - September 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

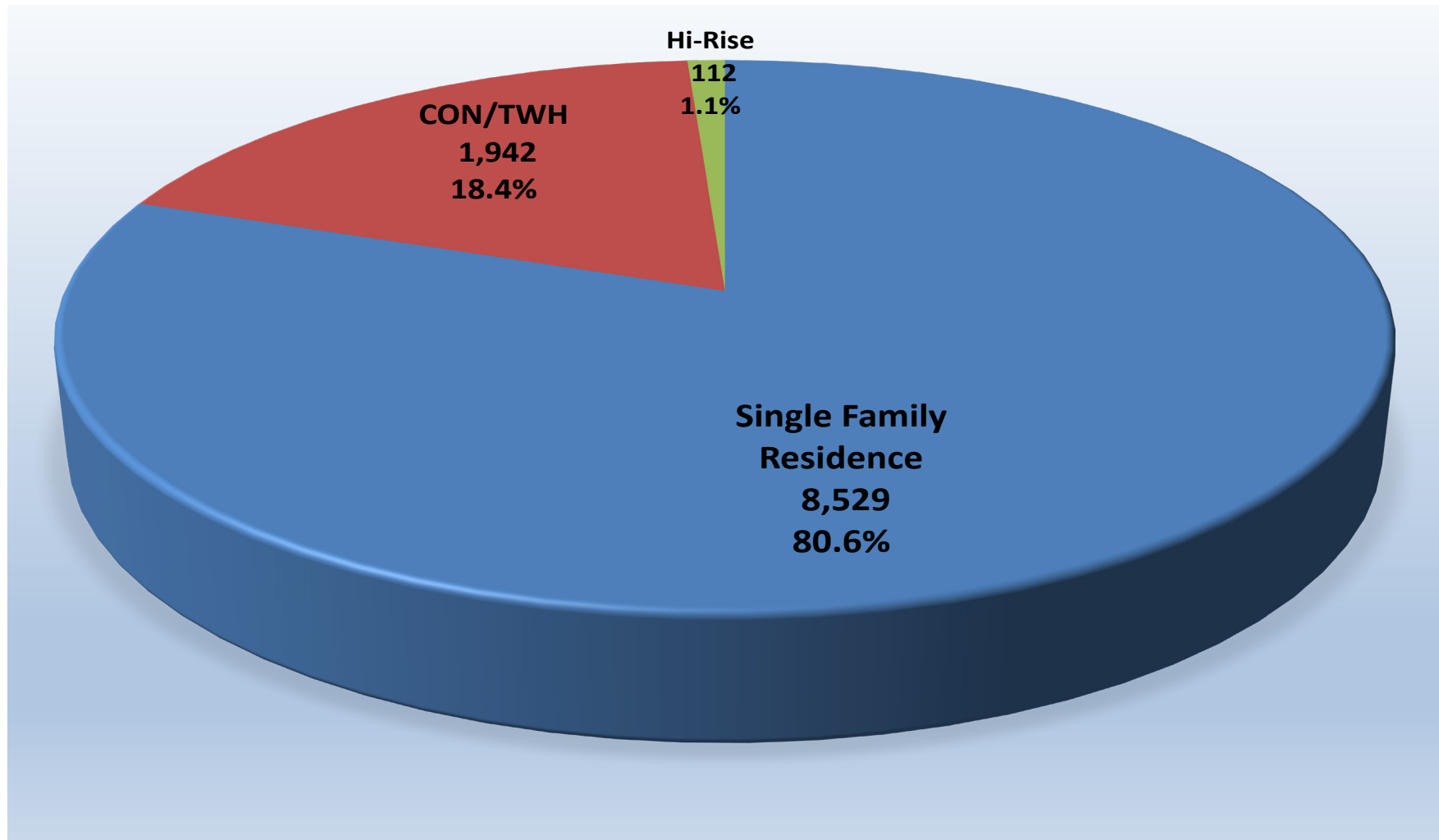
This data includes all LVR listings and sales within the Greater Las Vegas market area.



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Las Vegas Market Update - September 2022

Las Vegas REALTORS * Available Units

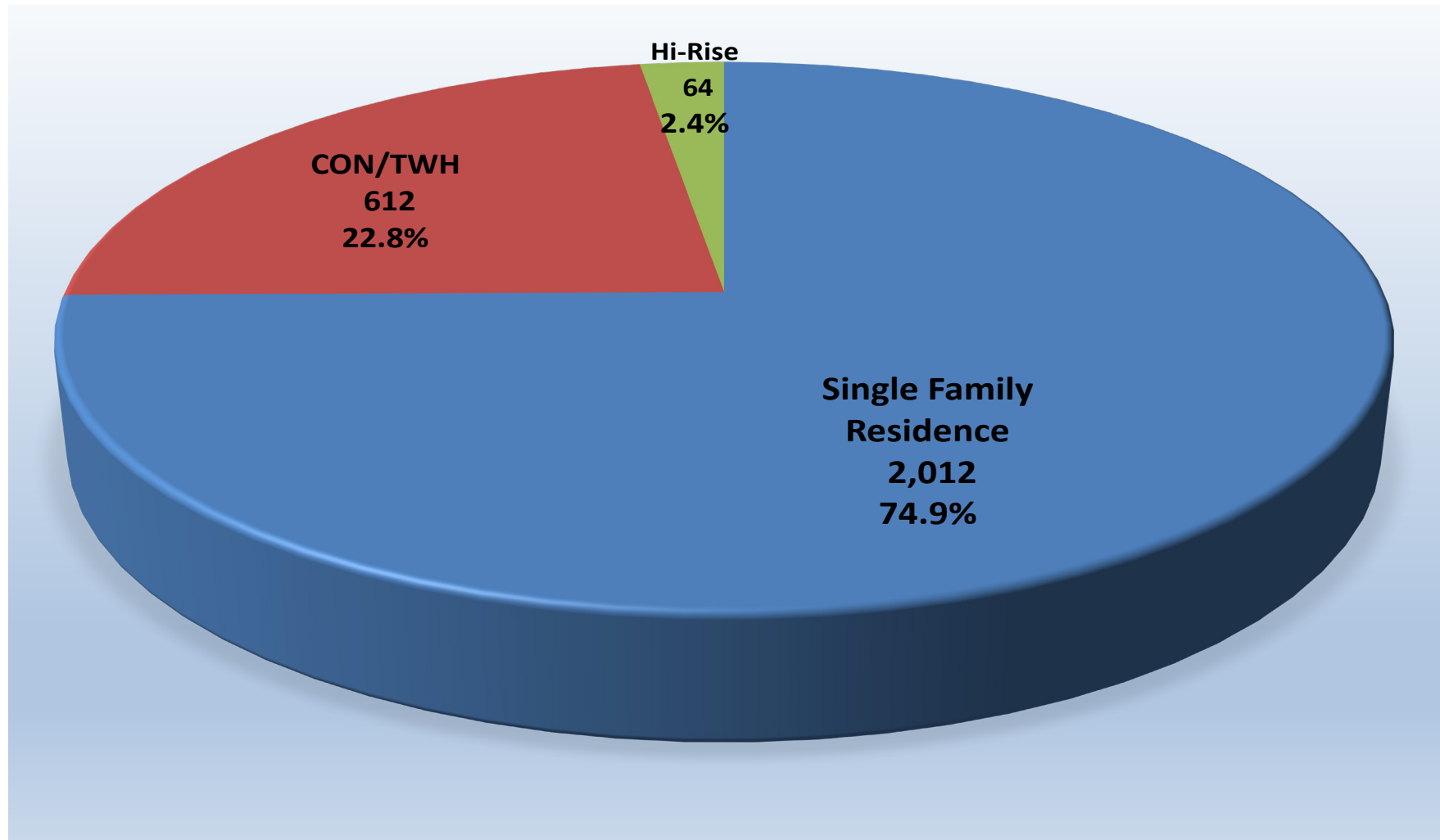




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Las Vegas Market Update - September 2022

Las Vegas REALTORS *Units Sold * Last Month



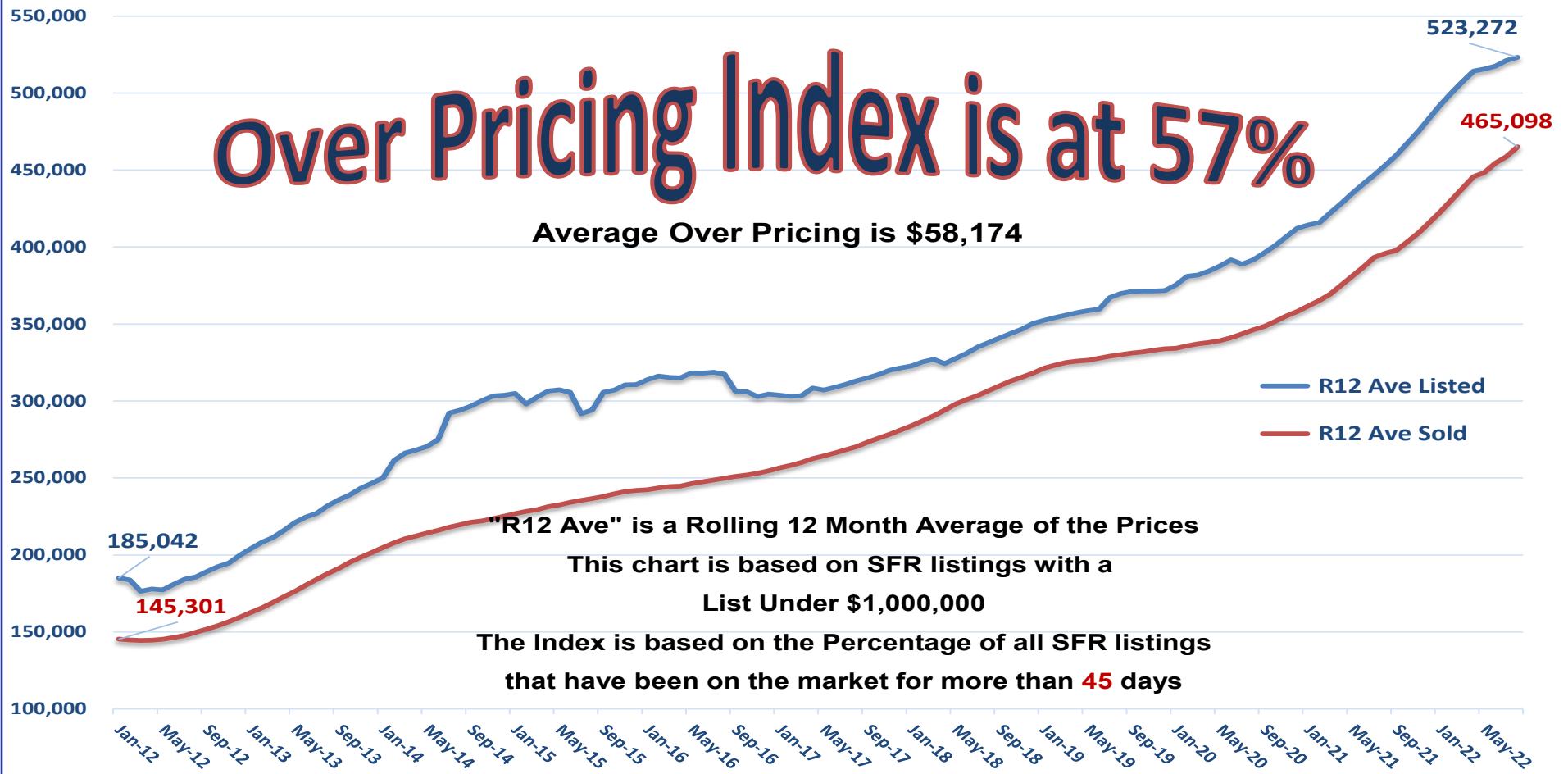


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Las Vegas Market Update - September 2022

Greater Las Vegas

SFR Average List vs Closed Sale Prices

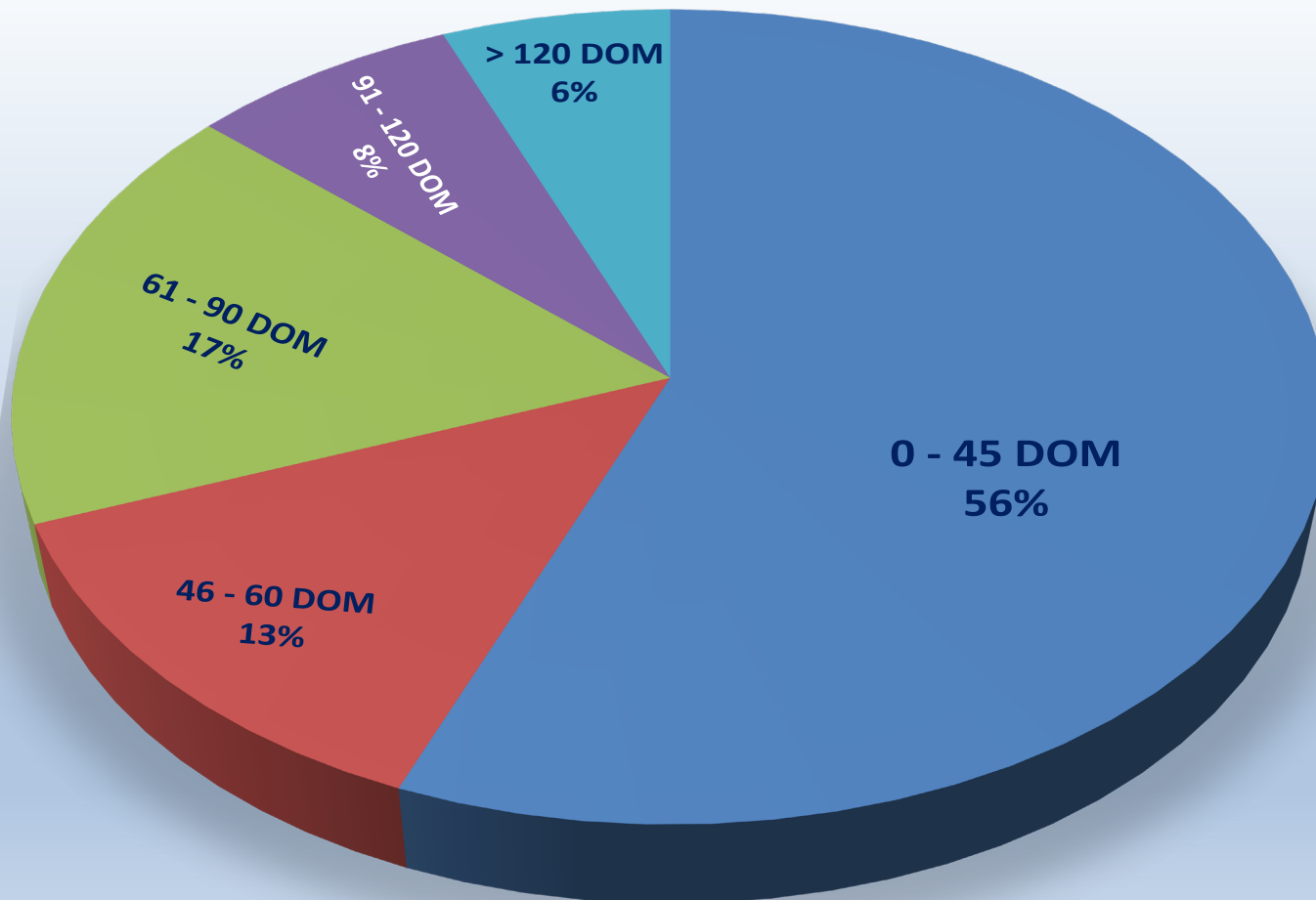




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Las Vegas Market Update - September 2022

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - September 2022

SFR Closed Sales in Selected Communities - Last Six Months

	2022 Mar	APR	May	Jun	Jul	Aug	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	30	21	18	24	24	10	■ ■ ■ ■ ■ ■ ■ ■	8	542,080	21
Anthem	8	6	7	6	10	3	■ ■ ■ ■ ■ ■ ■ ■	8	710,893	37
Cadence	25	19	19	13	9	16	■ ■ ■ ■ ■ ■ ■ ■	6	526,419	17
Centennial Hills	26	32	29	30	19	14	■ ■ ■ ■ ■ ■ ■ ■	5	577,883	27
Desert/South Shores	20	15	20	19	11	12	■ ■ ■ ■ ■ ■ ■ ■	5	633,794	26
Green Valley	44	51	33	48	21	29	■ ■ ■ ■ ■ ■ ■ ■	4	623,449	24
Green Valley Ranch	13	12	17	5	16	13	■ ■ ■ ■ ■ ■ ■ ■	2	640,377	25
Inspirada	33	28	29	22	21	18	■ ■ ■ ■ ■ ■ ■ ■	4	667,610	26
Iron Mountain Ranch	14	11	7	12	5	9	■ ■ ■ ■ ■ ■ ■ ■	5	545,442	21
Lake Las Vegas	17	23	11	12	8	4	■ ■ ■ ■ ■ ■ ■ ■	21	1,173,415	53
Lone Mountain	11	15	4	6	2	4	■ ■ ■ ■ ■ ■ ■ ■	10	575,995	24
MacDonald Highlands	4	4	4	3	3	2	■ ■ ■ ■ ■ ■ ■ ■	26	4,146,354	182
Mountains Edge	60	62	65	57	42	36	■ ■ ■ ■ ■ ■ ■ ■	5	536,773	25
Peccole Ranch	18	11	16	13	5	9	■ ■ ■ ■ ■ ■ ■ ■	3	584,286	25
Providence	40	31	41	32	25	28	■ ■ ■ ■ ■ ■ ■ ■	3	524,009	20
Red Rock Cntry Club	9	10	8	6	4	3	■ ■ ■ ■ ■ ■ ■ ■	10	2,189,625	50
Rhodes Ranch	26	15	16	11	11	12	■ ■ ■ ■ ■ ■ ■ ■	8	599,820	25
Seven Hills	12	14	12	12	8	7	■ ■ ■ ■ ■ ■ ■ ■	9	1,217,085	17
Siena (SFR & TWH)	9	10	9	6	7	4	■ ■ ■ ■ ■ ■ ■ ■	7	760,302	30
Silverado Ranch	30	32	38	34	30	27	■ ■ ■ ■ ■ ■ ■ ■	4	490,461	30
Silverstone Ranch	6	9	7	9	8	2	■ ■ ■ ■ ■ ■ ■ ■	14	637,422	19
Skye Canyon	29	27	28	12	11	13	■ ■ ■ ■ ■ ■ ■ ■	8	609,903	23
Southern Highlands	48	53	52	43	25	29	■ ■ ■ ■ ■ ■ ■ ■	6	826,672	26
Spring Valley	27	24	30	18	16	15	■ ■ ■ ■ ■ ■ ■ ■	4	530,668	19
Summerlin	70	54	51	51	34	24	■ ■ ■ ■ ■ ■ ■ ■	9	1,026,118	36
Sun City Anthem	49	53	39	33	23	19	■ ■ ■ ■ ■ ■ ■ ■	7	650,966	25
Sun City Summerlin	49	46	45	33	20	27	■ ■ ■ ■ ■ ■ ■ ■	4	563,278	27
The Lakes	21	19	11	19	8	11	■ ■ ■ ■ ■ ■ ■ ■	5	596,228	24
The Ridges	6	5	5	6	1	2	■ ■ ■ ■ ■ ■ ■ ■	24	4,594,120	32
Tuscany	23	10	19	10	7	6	■ ■ ■ ■ ■ ■ ■ ■	6	617,060	21
Other Groups										
Clark County	3,180	2,939	2,833	2,618	2,019	1,943	■ ■ ■ ■ ■ ■ ■ ■	5	575,390	24
Boulder City	33	29	22	17	14	13	■ ■ ■ ■ ■ ■ ■ ■	6	633,115	35
Pahrump	91	74	72	59	51	54	■ ■ ■ ■ ■ ■ ■ ■	5	401,118	36
High Rise Sales	127	137	97	87	74	79	■ ■ ■ ■ ■ ■ ■ ■	6	591,971	42
Luxury Sales (\$1M+)	197	218	178	156	106	118	■ ■ ■ ■ ■ ■ ■ ■	10	1,787,612	43

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



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2022

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

	2022 March	April	May	June	July	August	Price Movement
Aliante	512,347	565,714	549,578	561,697	530,839	548,050	
Anthem	694,375	602,333	667,643	742,667	778,320	784,667	
Cadence	532,334	498,626	561,078	553,822	511,667	495,056	
Centennial Hills	511,327	559,177	563,697	613,166	625,737	633,081	
Desert/South Shores	658,905	586,467	587,029	685,400	518,627	752,907	
Green Valley	611,991	688,320	649,709	598,765	537,673	599,840	
Green Valley Ranch	738,923	628,353	619,941	709,600	599,244	603,654	
Inspirada	679,392	711,434	661,017	652,773	606,507	677,878	
Iron Mountain Ranch	584,786	513,545	508,429	580,417	507,471	526,472	
Lake Las Vegas	839,557	1,291,952	1,097,727	1,684,583	1,074,599	783,000	
Lone Mountain	575,545	543,667	544,075	598,667	724,500	622,125	
MacDonald Highlands	5,475,000	5,323,750	5,475,000	2,438,592	2,167,500	2,006,900	
Mountains Edge	511,542	535,486	555,556	541,958	515,794	563,393	
Peccole Ranch	567,044	563,091	616,500	624,469	579,000	532,300	
Providence	509,156	525,839	553,698	543,698	513,196	486,884	
Red Rock Country Club	2,453,333	2,185,500	2,231,875	2,154,167	2,075,000	1,523,333	
Rhodes Ranch	607,851	570,200	606,909	644,727	605,000	564,083	
Seven Hills	1,437,250	1,071,536	895,667	1,709,083	983,125	1,105,714	
Siena (SFR & TWH)	724,111	861,700	815,200	692,300	792,000	511,250	
Silverado Ranch	476,293	509,215	487,100	504,417	512,742	446,379	
Silverstone Ranch	669,200	644,311	598,414	659,044	560,125	859,500	
Skye Canyon	586,345	632,941	608,772	647,024	642,091	555,538	
Southern Highlands	920,302	760,217	880,578	843,744	646,526	826,472	
Spring Valley	476,315	607,100	474,950	540,028	523,250	614,333	
Summerlin	812,851	1,009,698	863,500	1,610,507	804,319	1,103,041	
Sun City Anthem	619,496	696,037	660,591	646,285	621,148	630,868	
Sun City Summerlin	569,352	520,295	539,409	594,503	671,815	546,706	
The Lakes	536,173	600,837	578,400	623,653	525,249	724,995	
The Ridges	4,340,833	5,480,000	3,153,600	5,365,000	8,000,000	2,725,000	
Tuscany	638,533	568,944	627,416	661,000	587,857	542,983	
Other Groups							
Clark County	566,766	592,586	581,260	601,114	549,872	546,790	
Boulder City	646,330	668,126	674,314	570,421	648,798	516,838	
Pahrump	390,314	409,903	395,697	400,670	406,682	409,745	
High Rise Sales	645,910	577,020	603,528	570,733	549,574	580,097	
Luxury Sales (\$1M+)	1,839,648	1,840,580	1,840,580	2,191,846	1,684,637	1,703,342	

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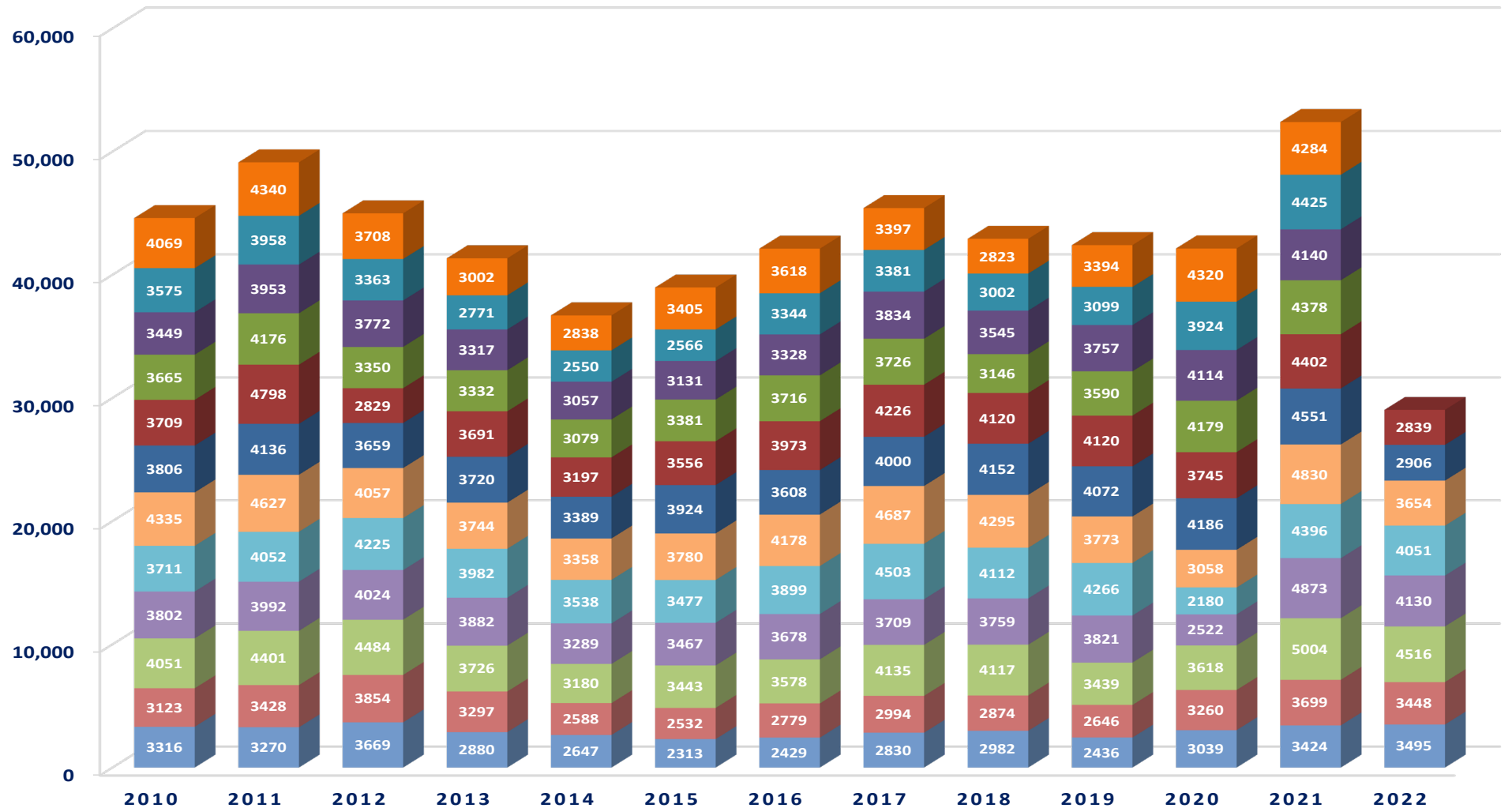


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Las Vegas Market Update - September 2022

ALL RESALE CLOSINGS - RES, VER, MULTI

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



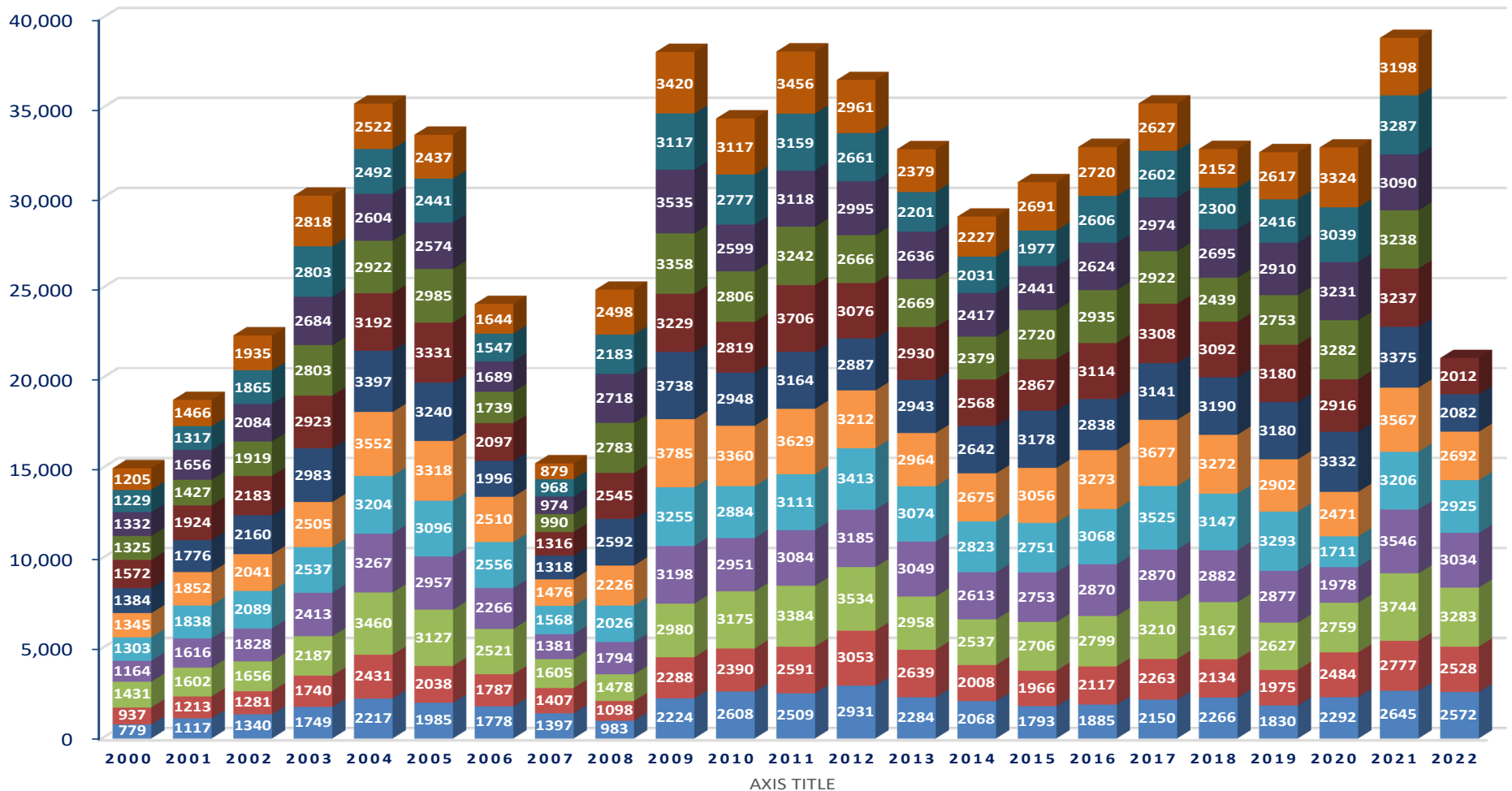


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Las Vegas Market Update - September 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



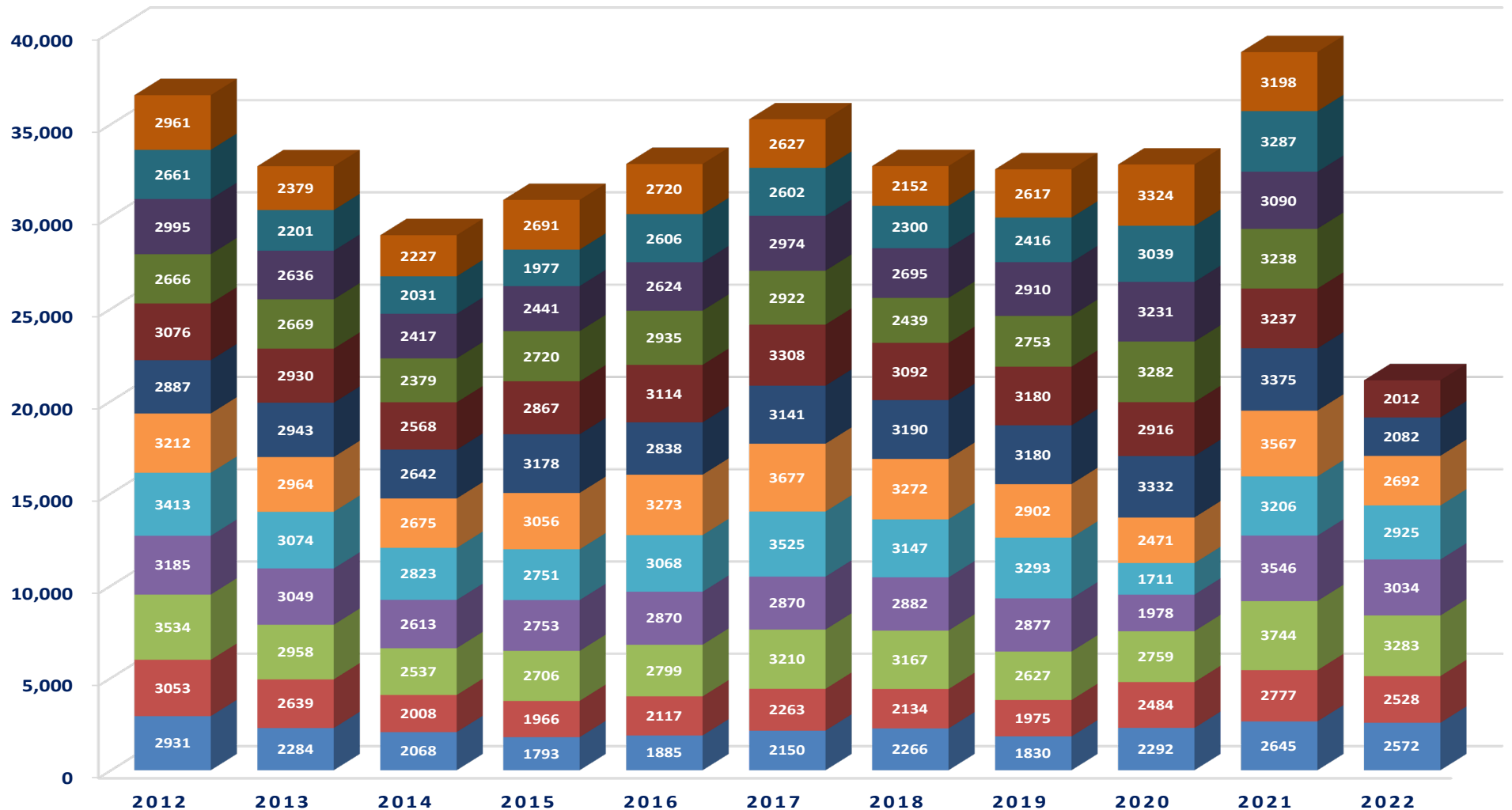


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Las Vegas Market Update - September 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



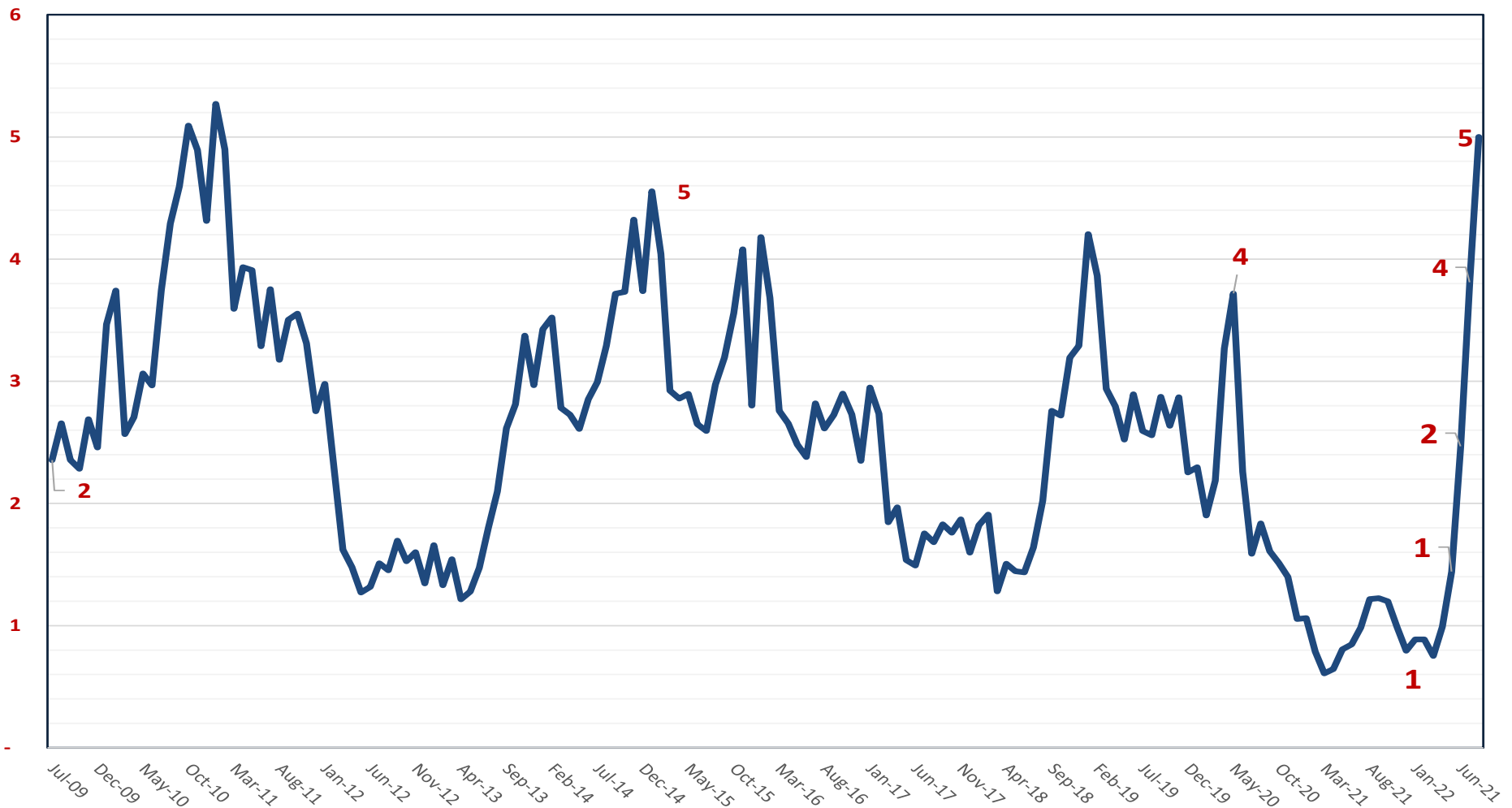
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Las Vegas Market Update - September 2022

Single Family Residential Homes Months of Inventory



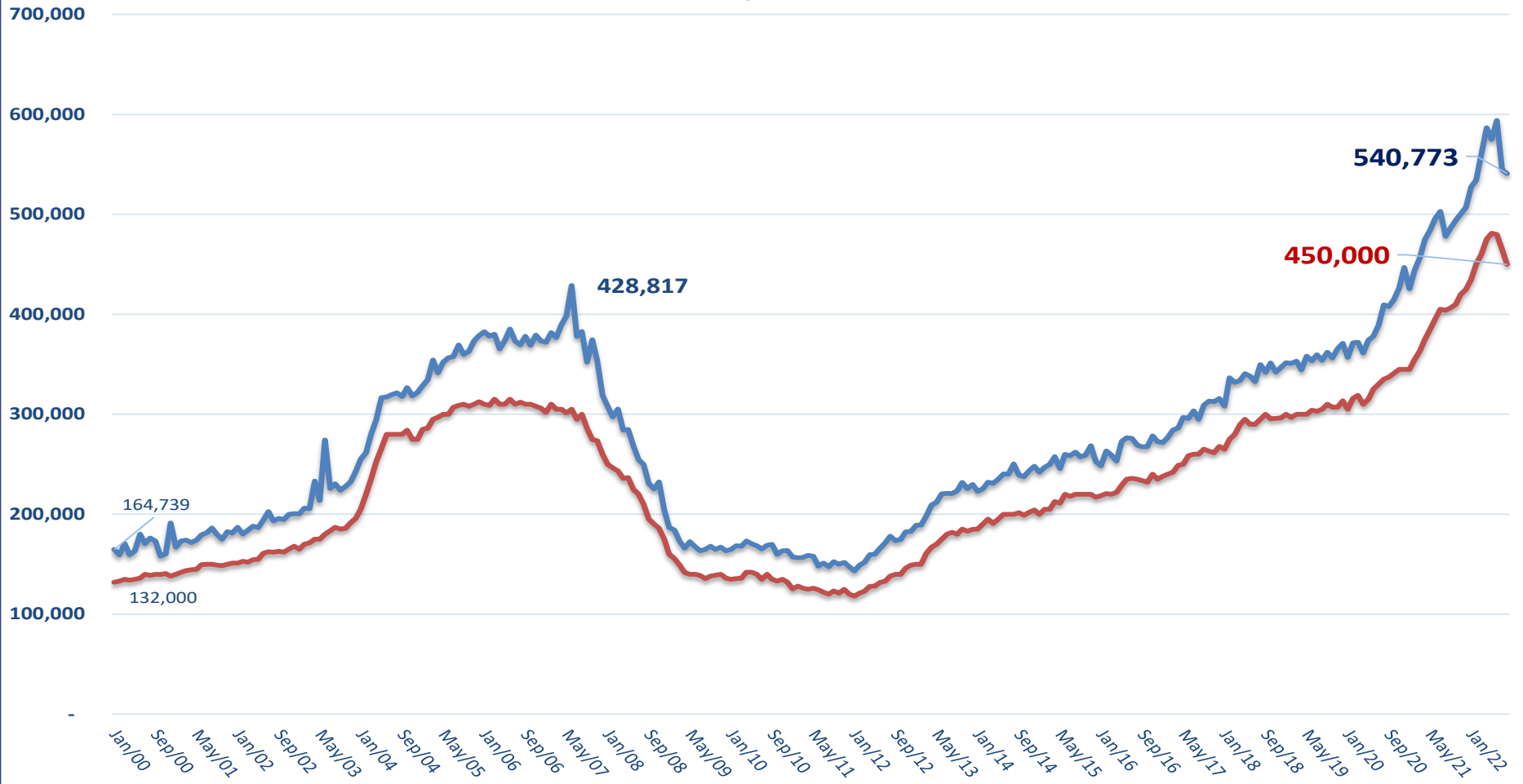


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SFR Market Prices

— Average — Median

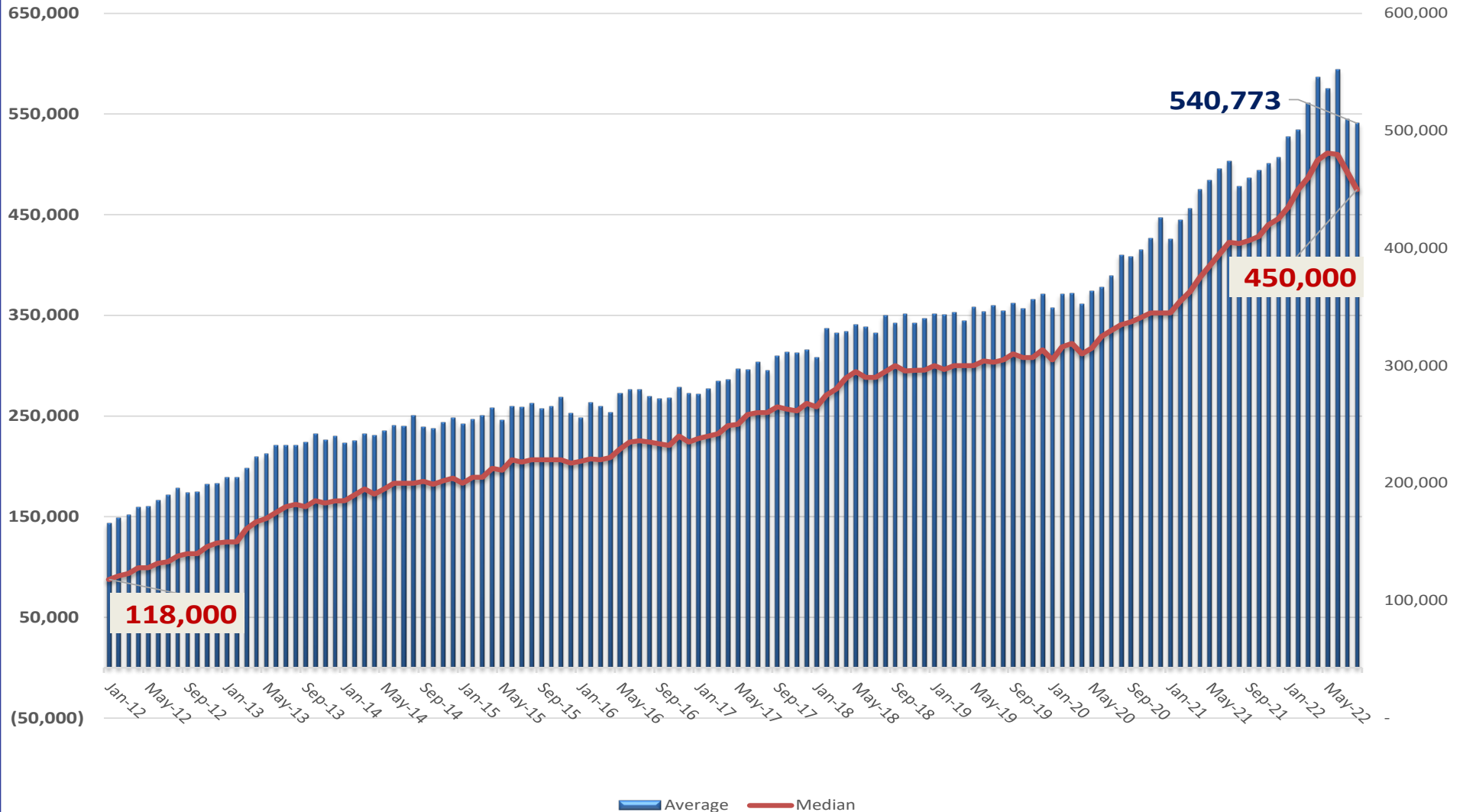




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Las Vegas Market Update - September 2022

Single Family Residential Price Trend

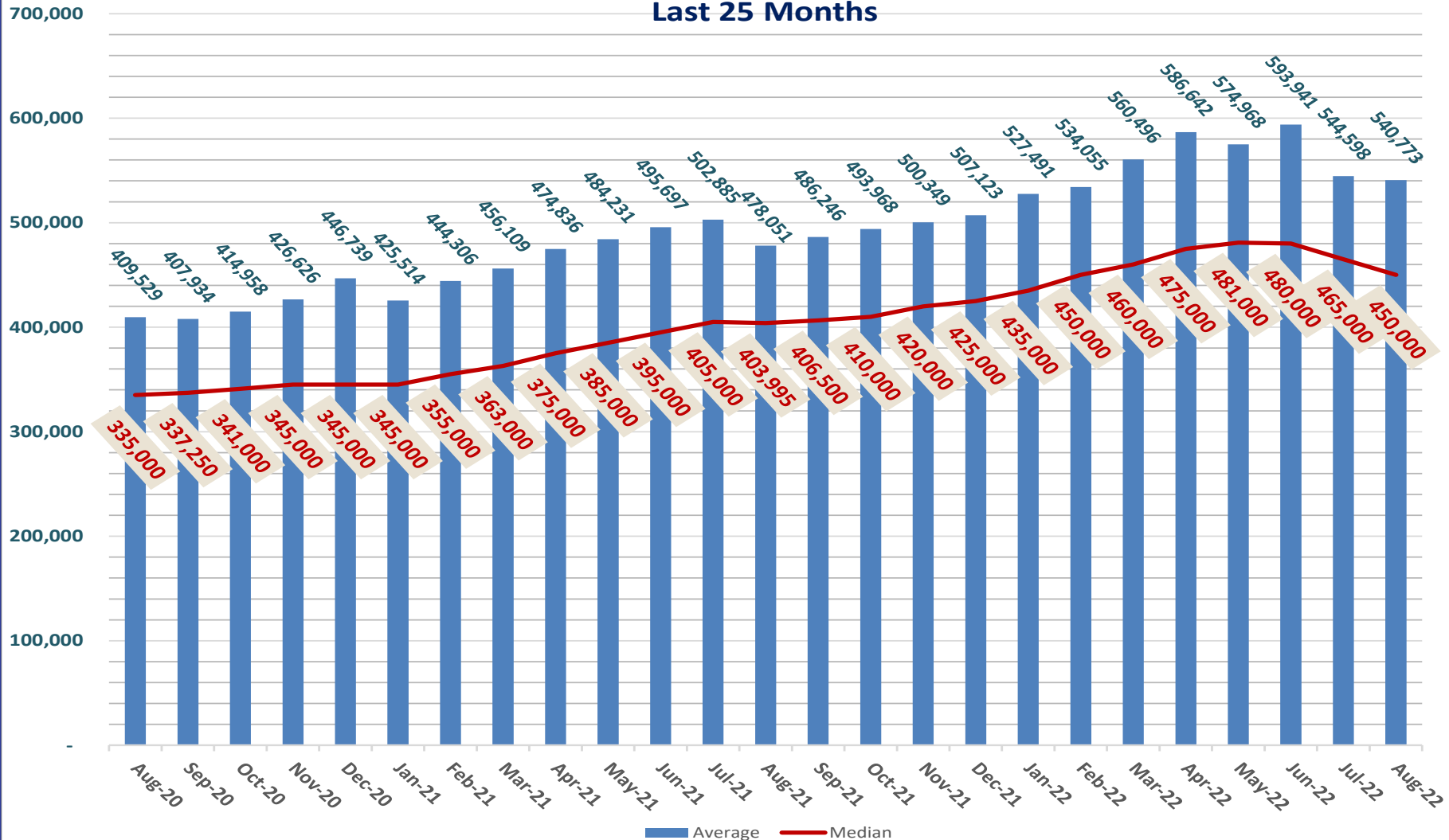




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Las Vegas Market Update - September 2022

Single Family Residential Price Trend
Last 25 Months

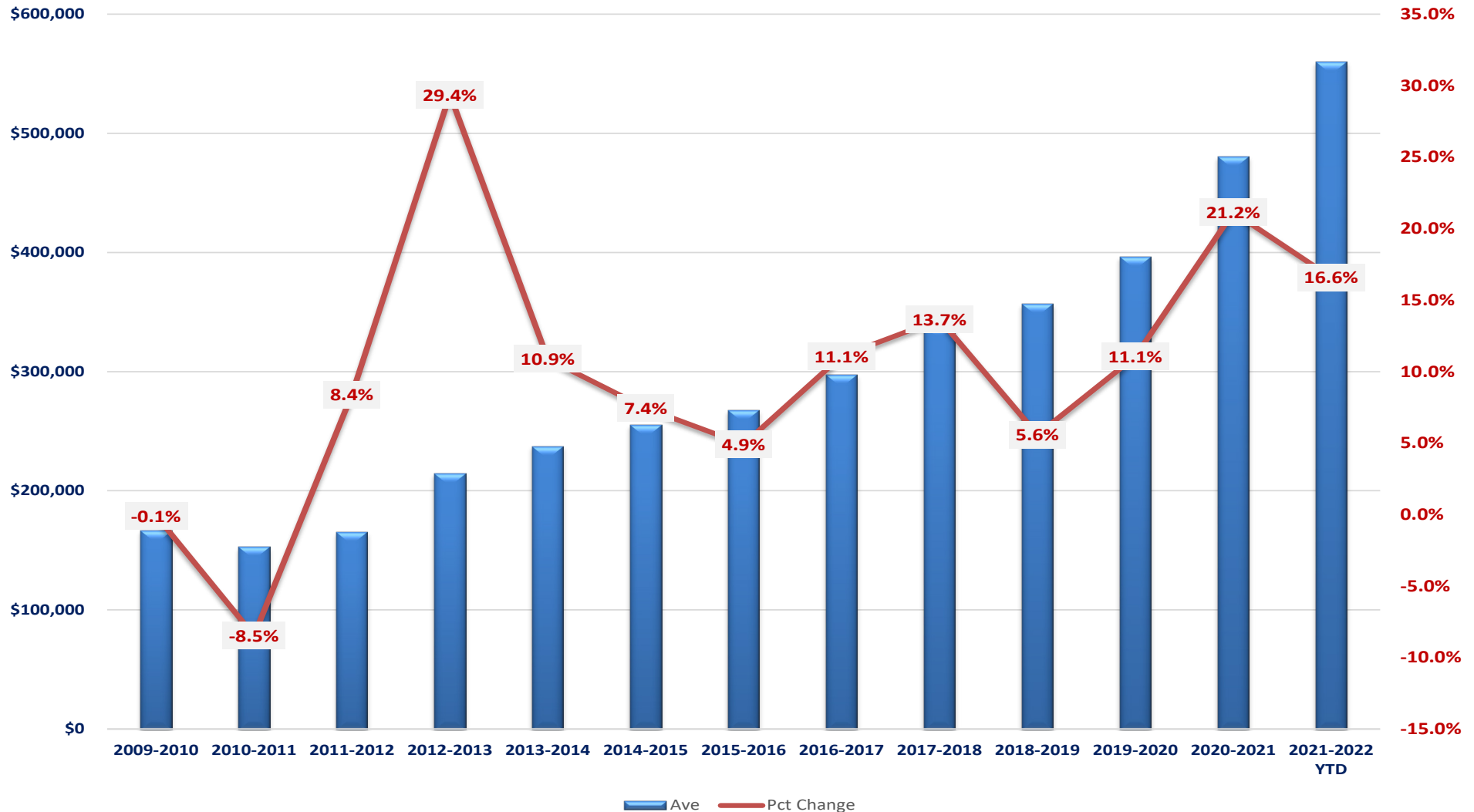




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Las Vegas Market Update - September 2022

SFR Average Price and Year Over Year Percent Change



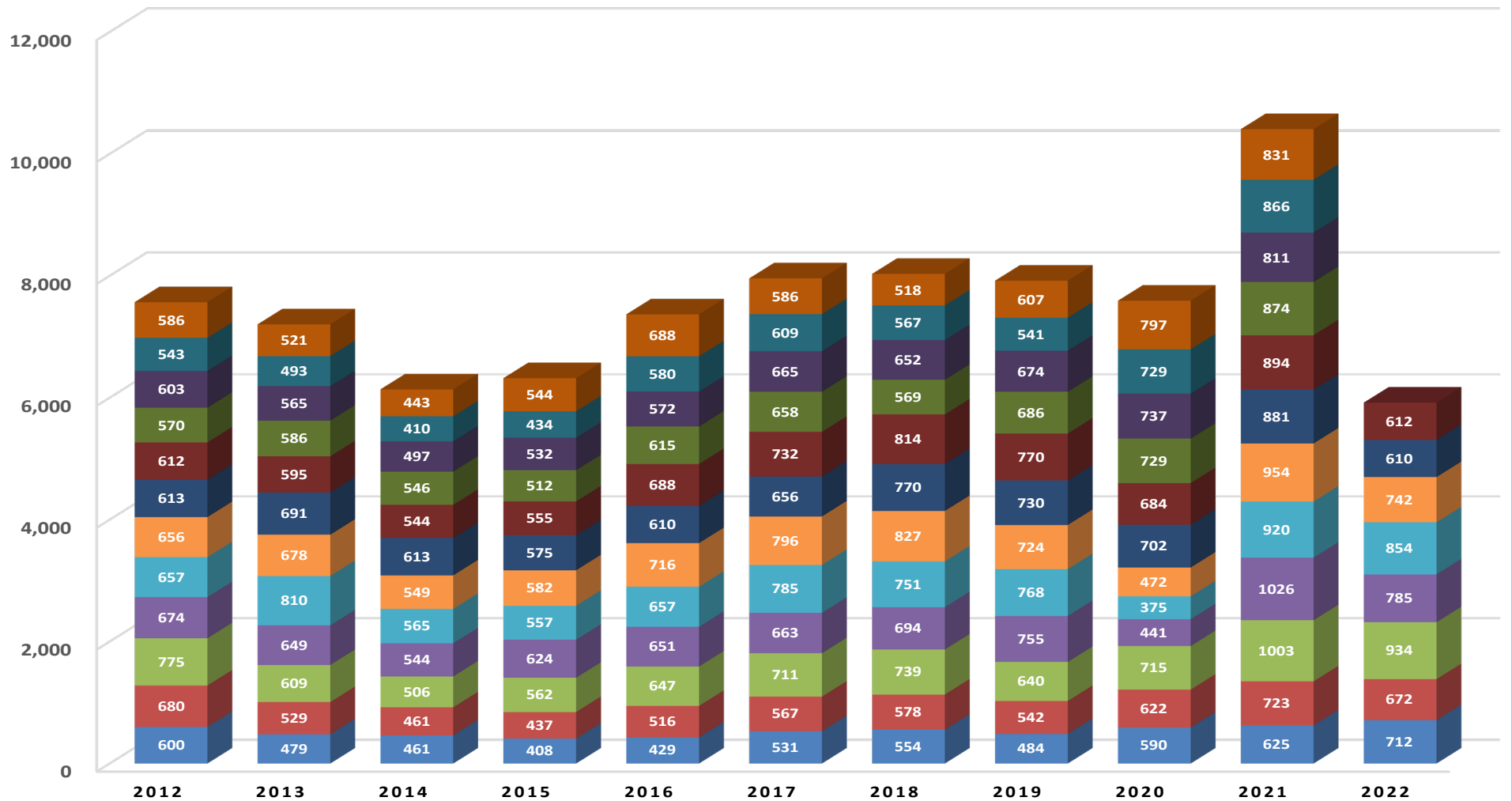


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Las Vegas Market Update - September 2022

CONDO / TOWNHOME CLOSINGS

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



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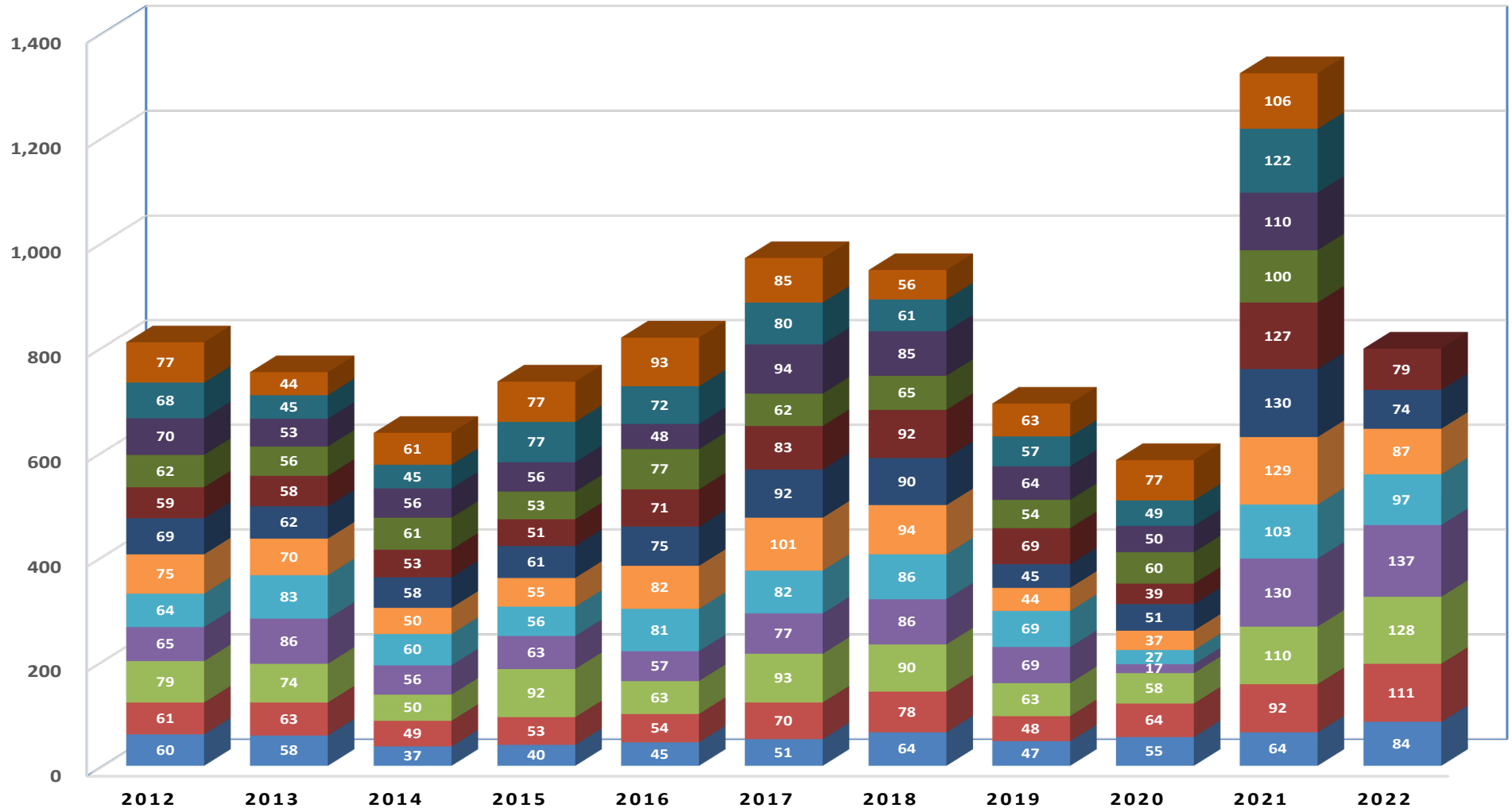


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Las Vegas Market Update - September 2022

Vertical / Hi-Rise Closings

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



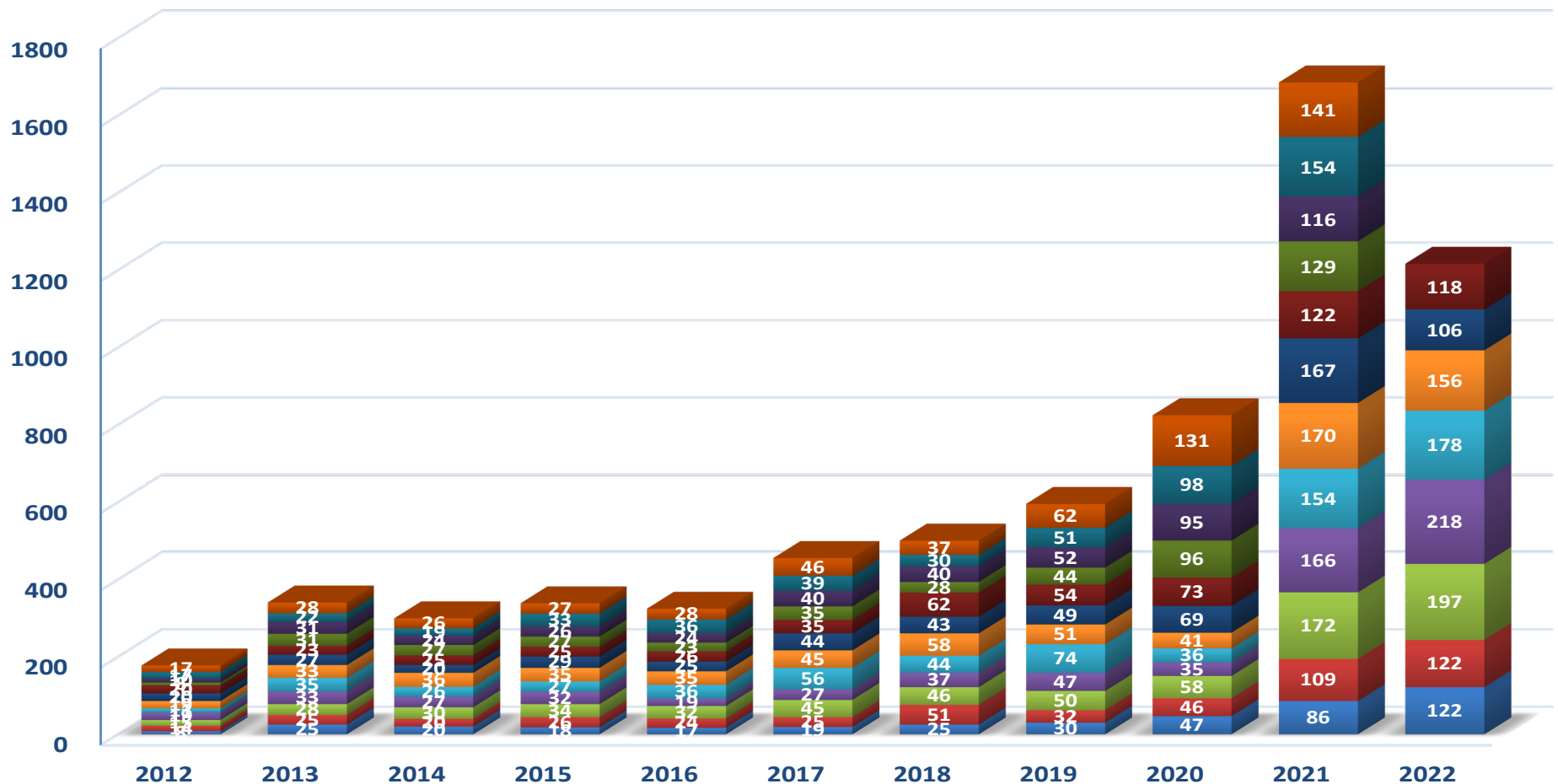


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Las Vegas Market Update - September 2022

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

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

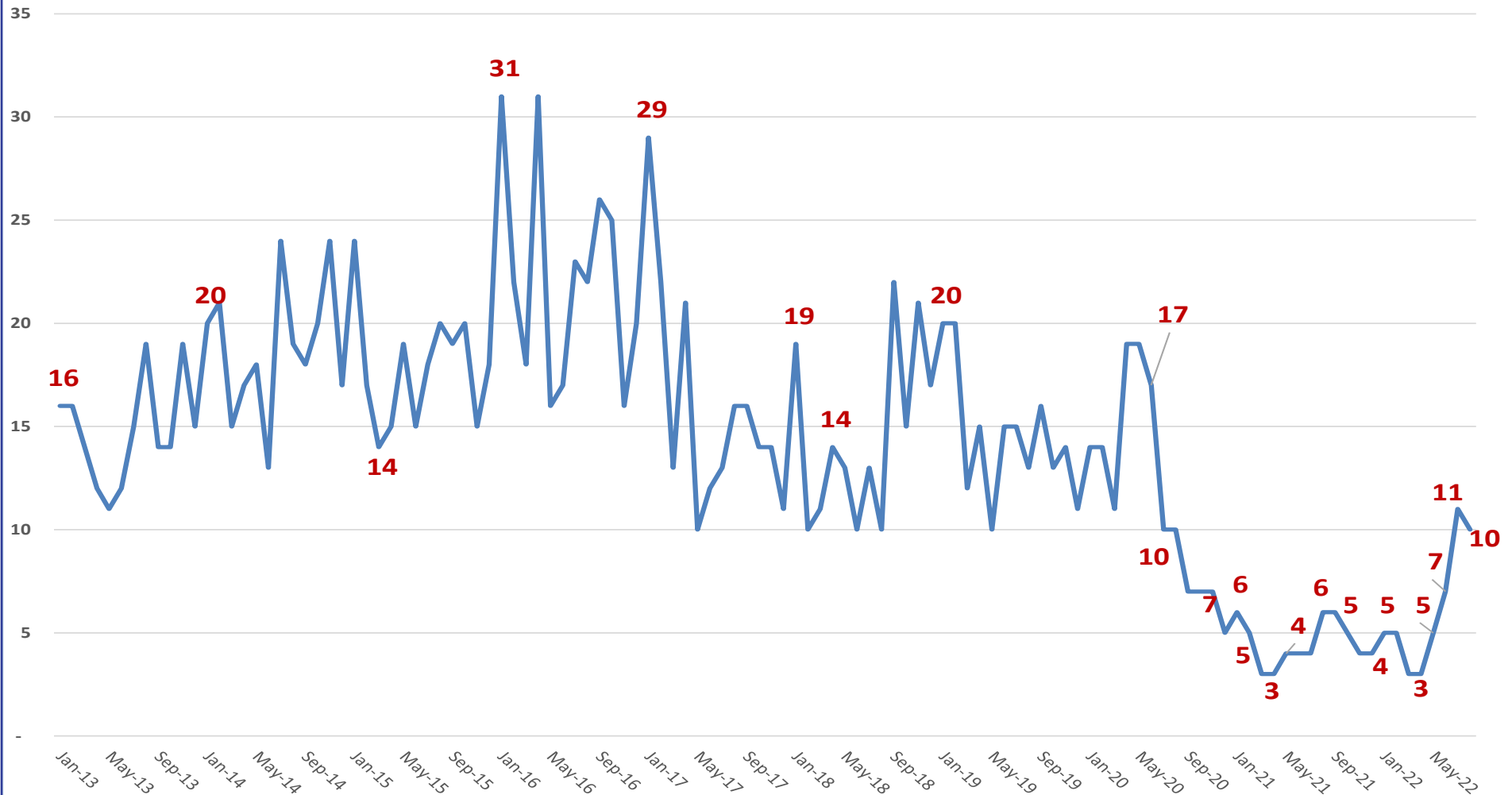




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Las Vegas Market Update - September 2022

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



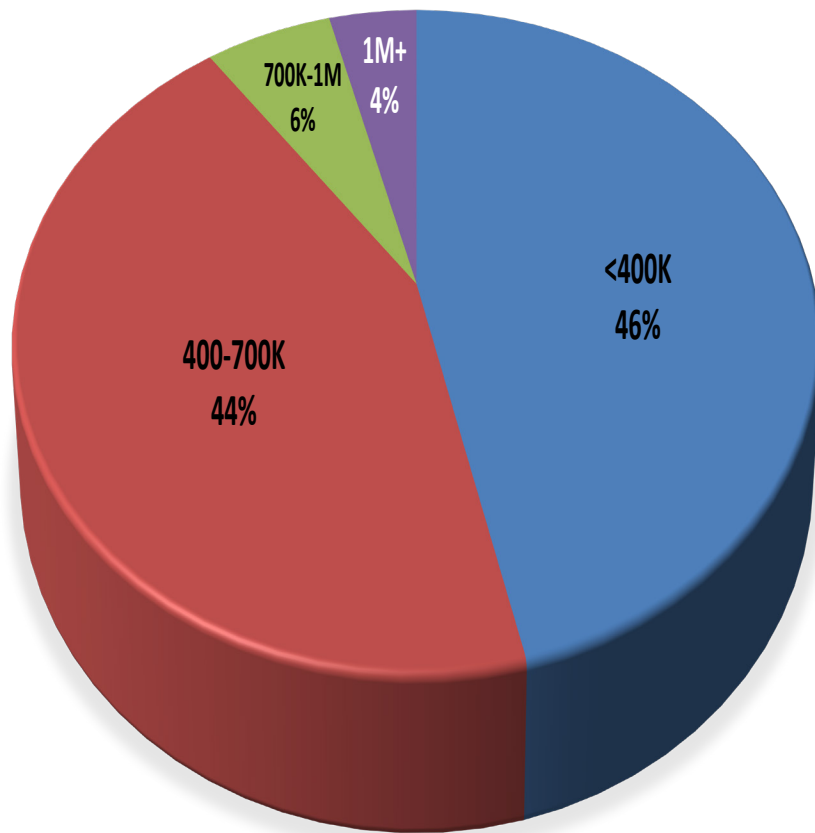


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Las Vegas Market Update - September 2022

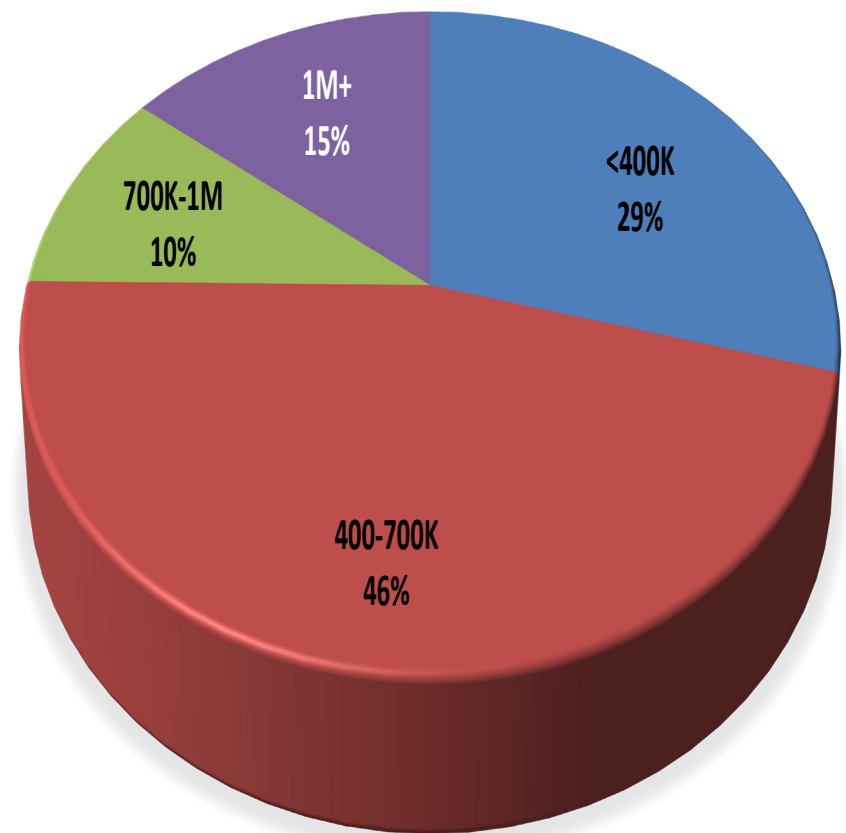
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

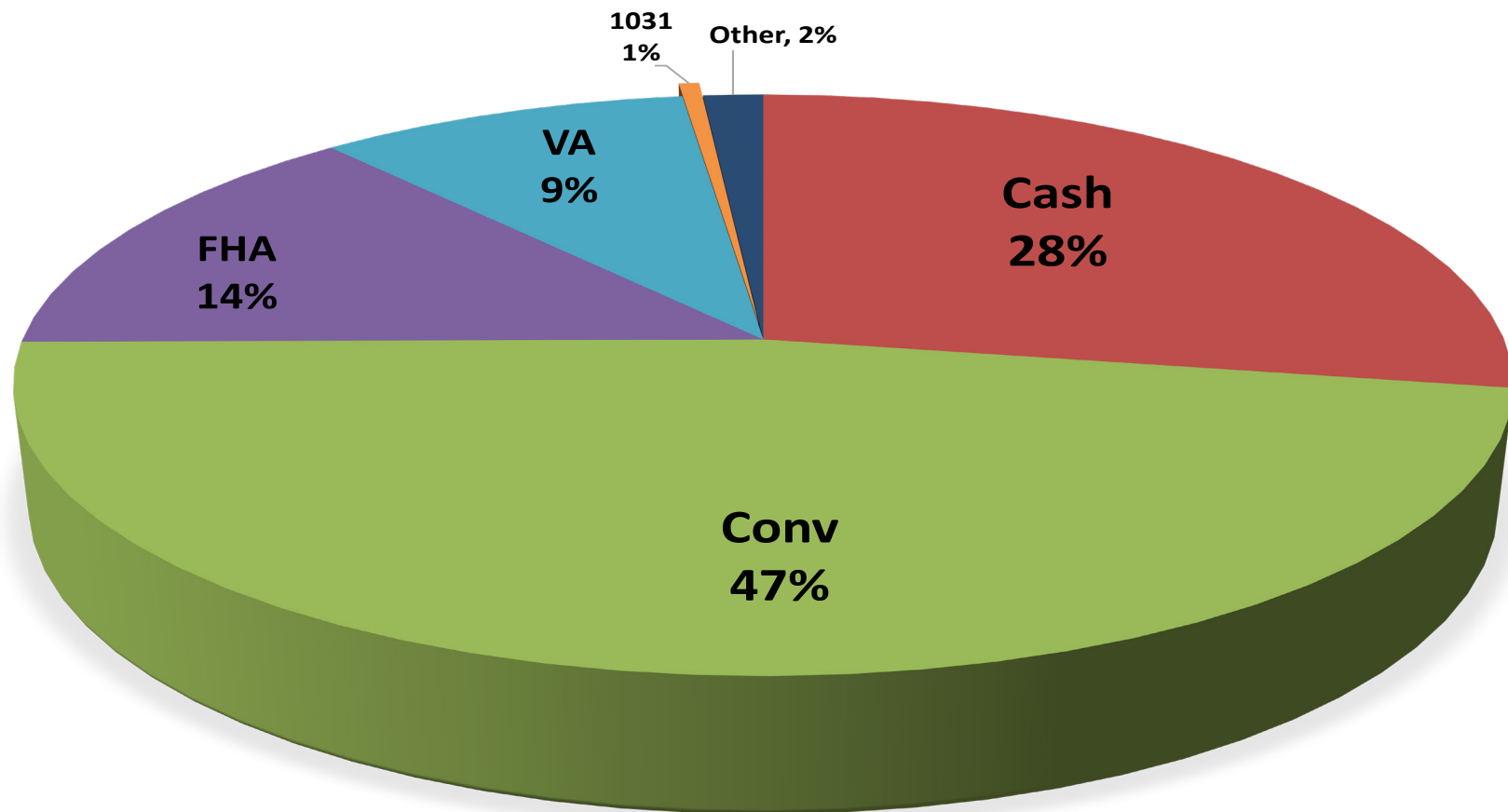




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Las Vegas Market Update - September 2022

Last Month's Closings by Sold Terms

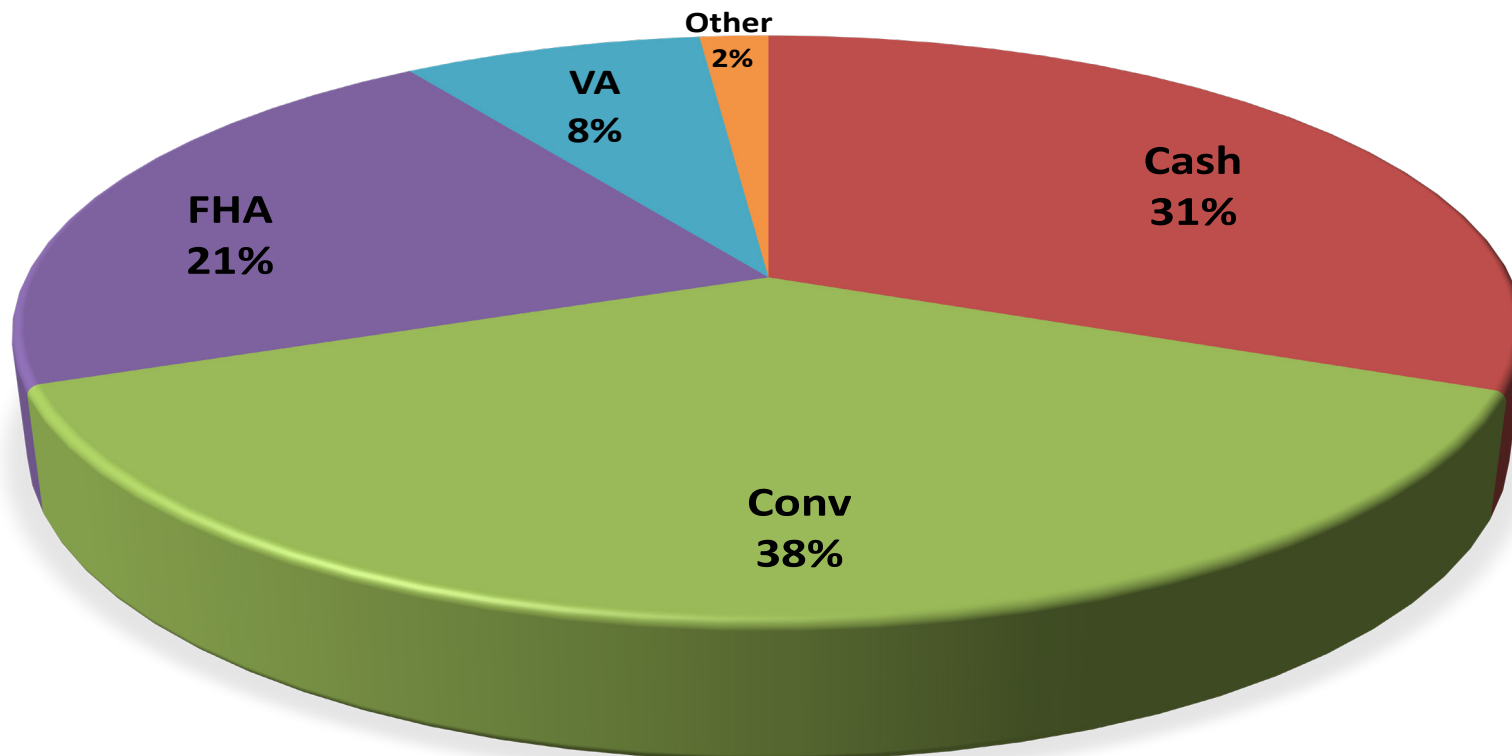




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Closings By Sold Terms Closings Less Than \$400,000

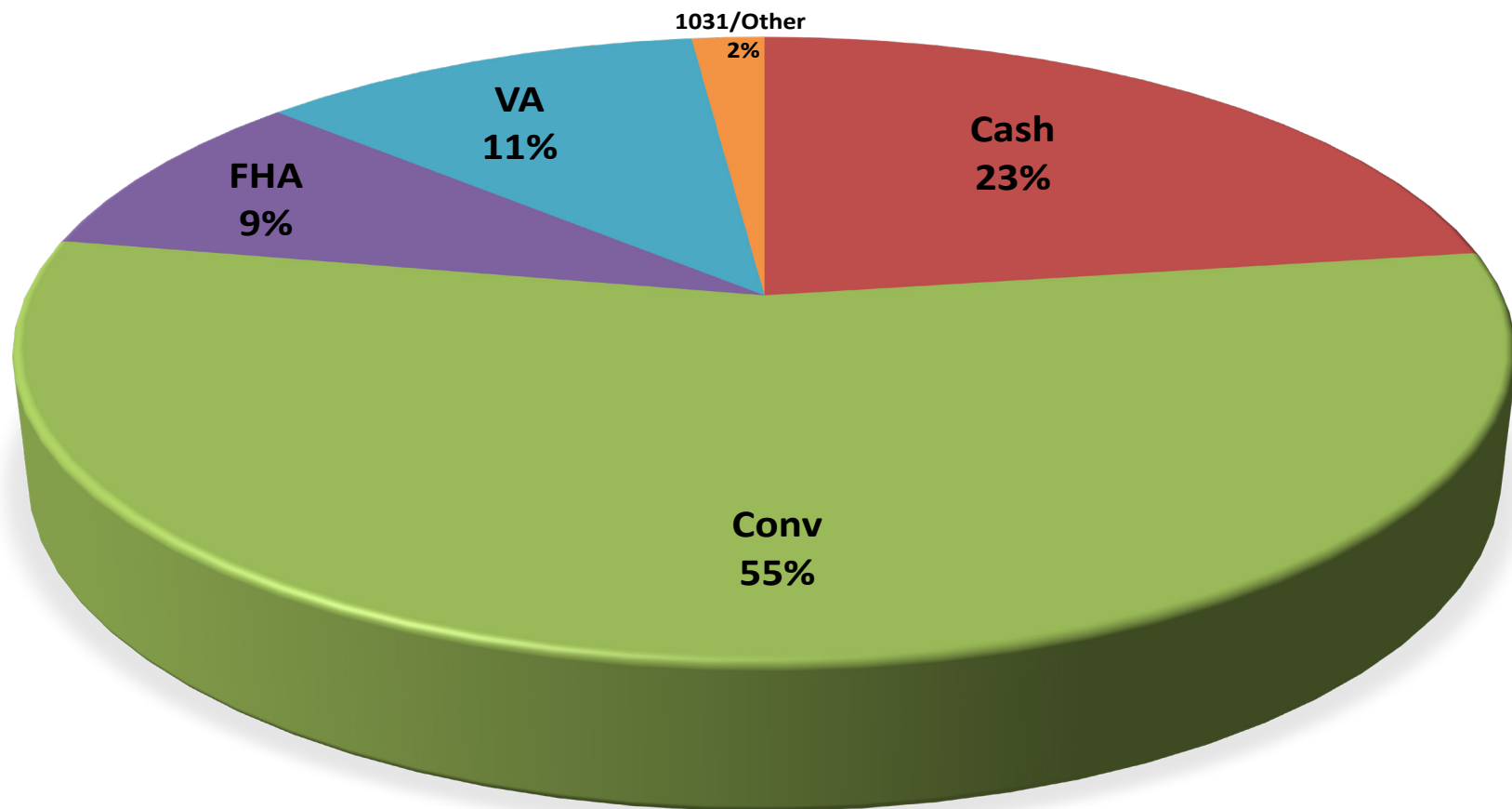




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

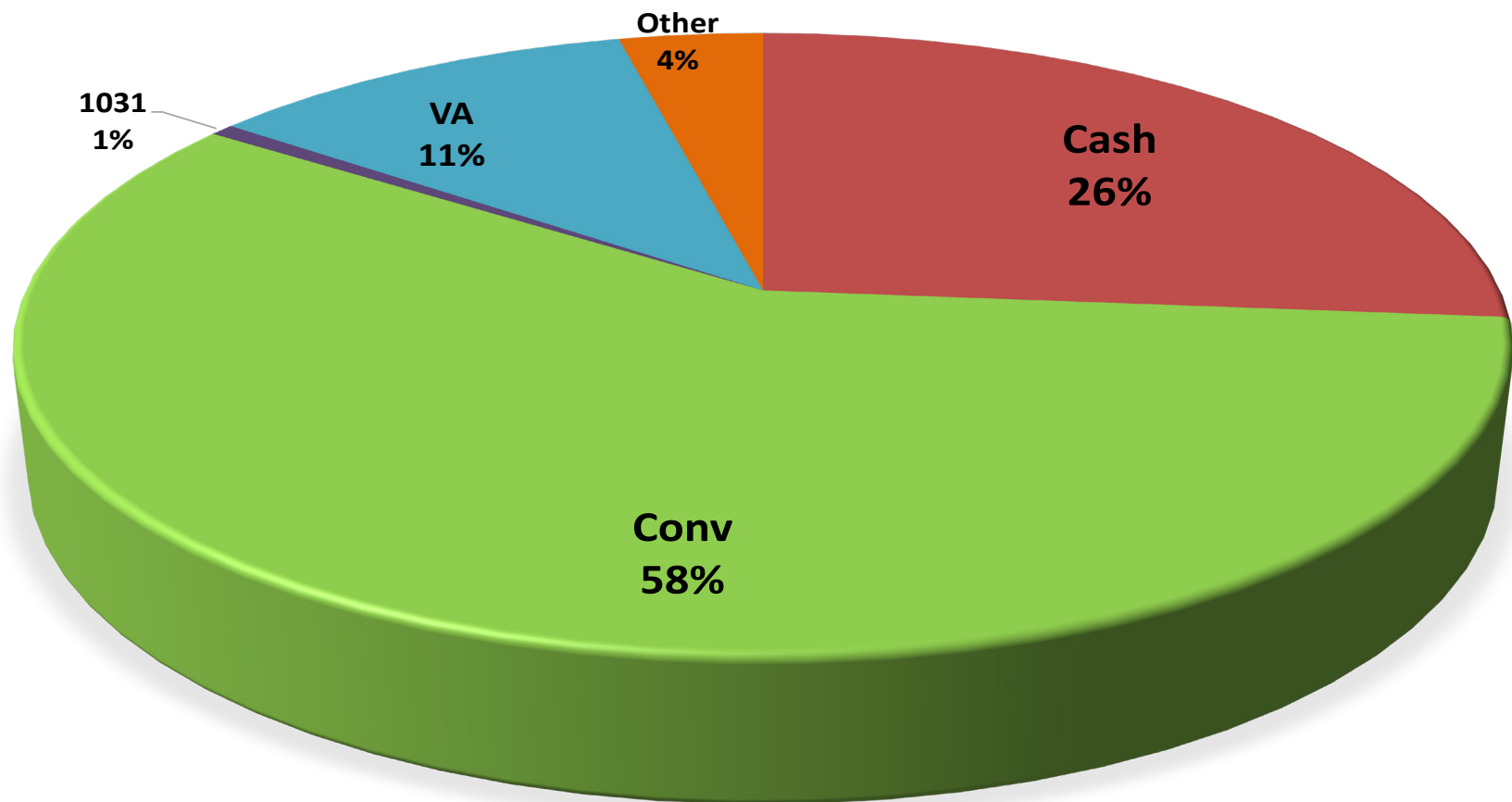




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Las Vegas Market Update - September 2022

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

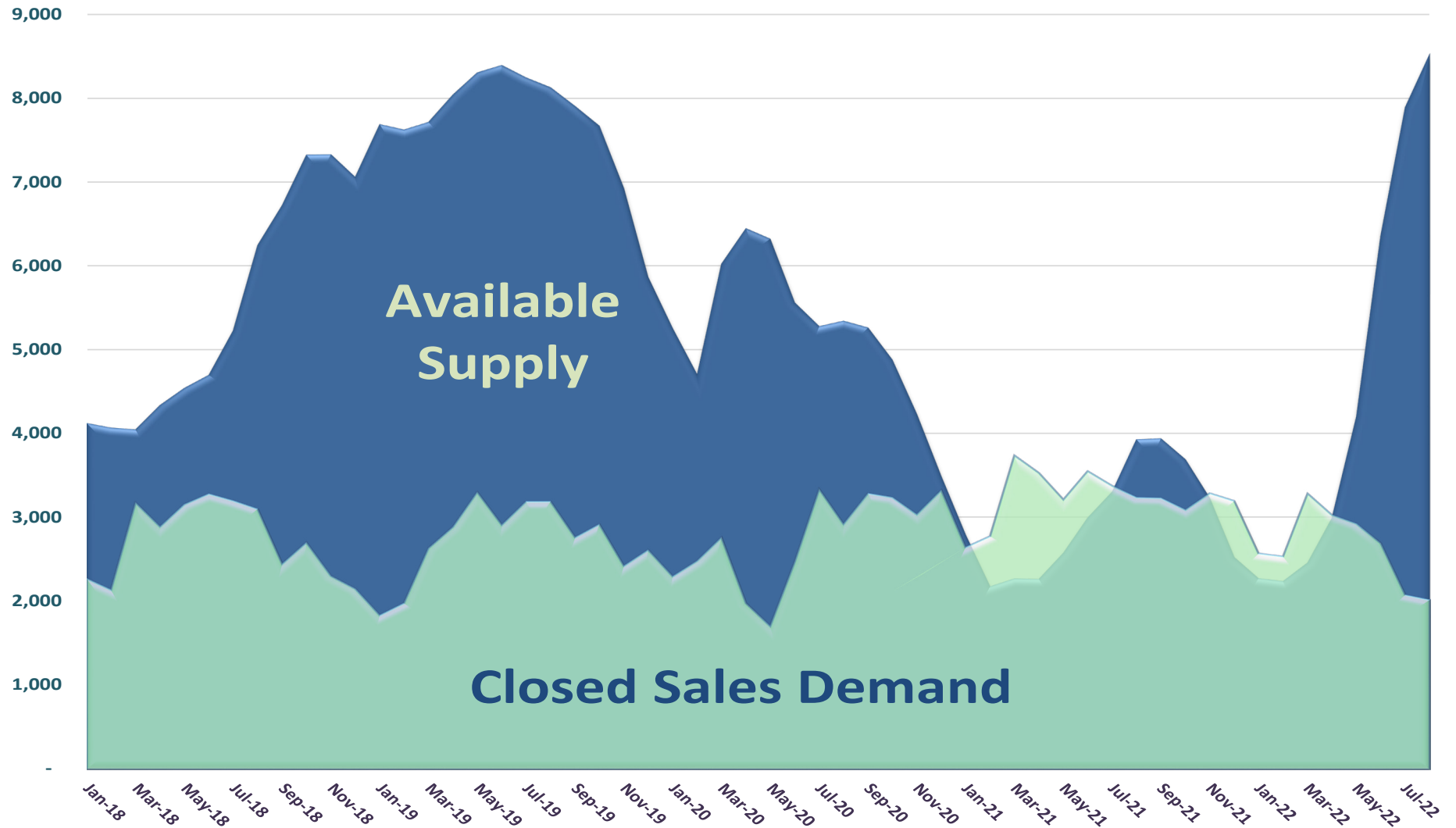




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Supply vs Demand - Single Family Residential

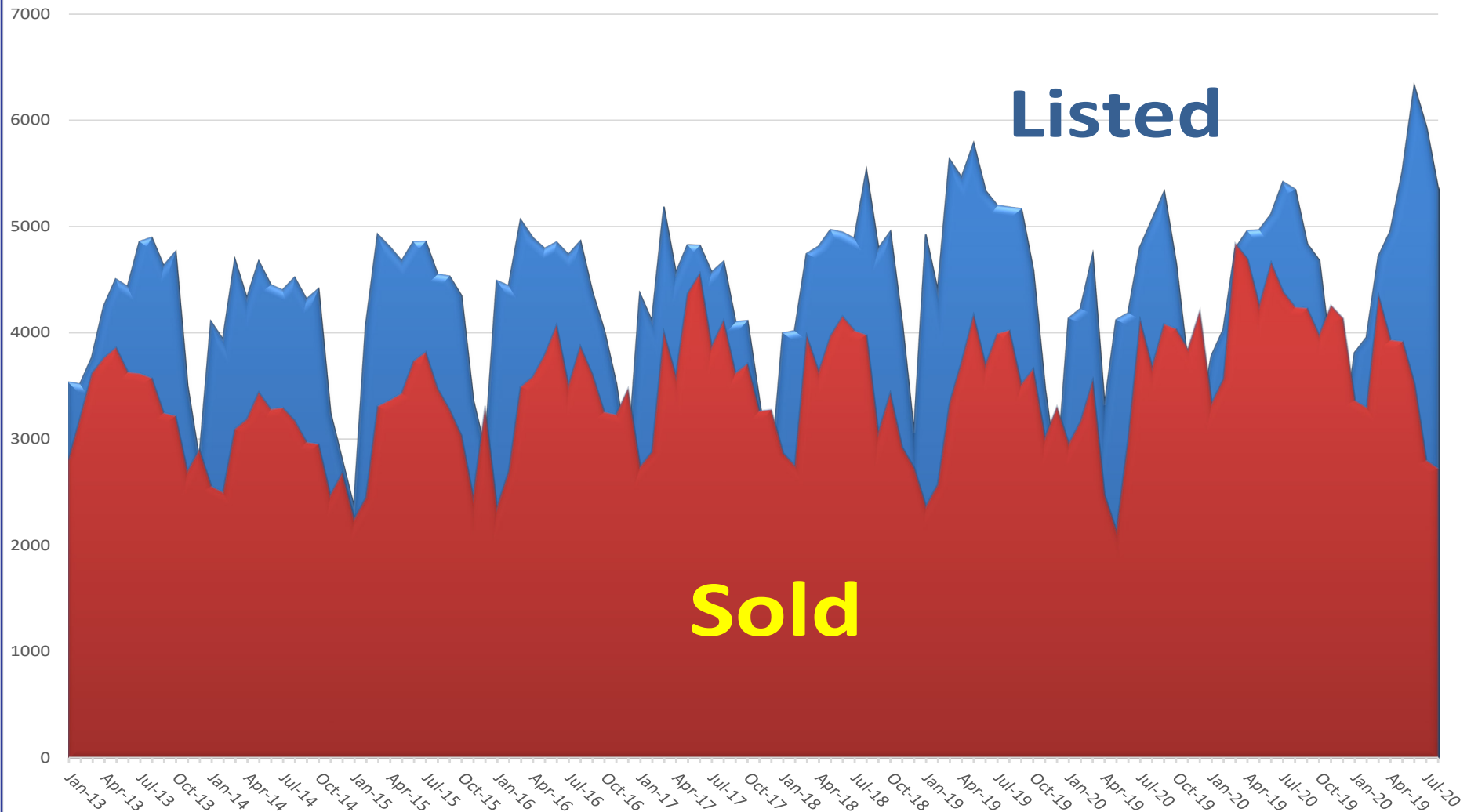




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Las Vegas Market Update - September 2022

Residential Listings Taken vs Listings Sold

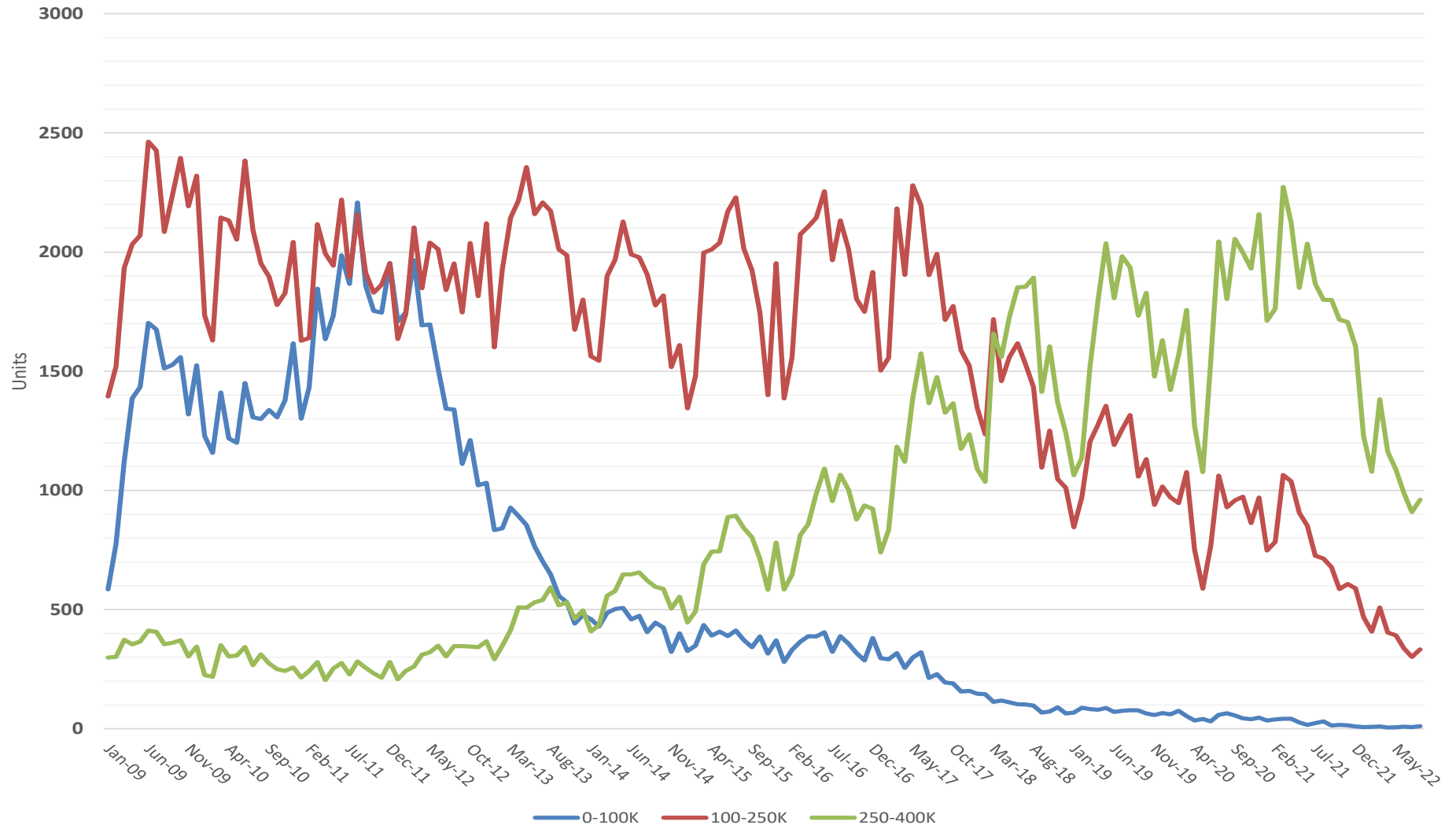




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Las Vegas Market Update - September 2022

Closed Units By Price Point - RES & VER

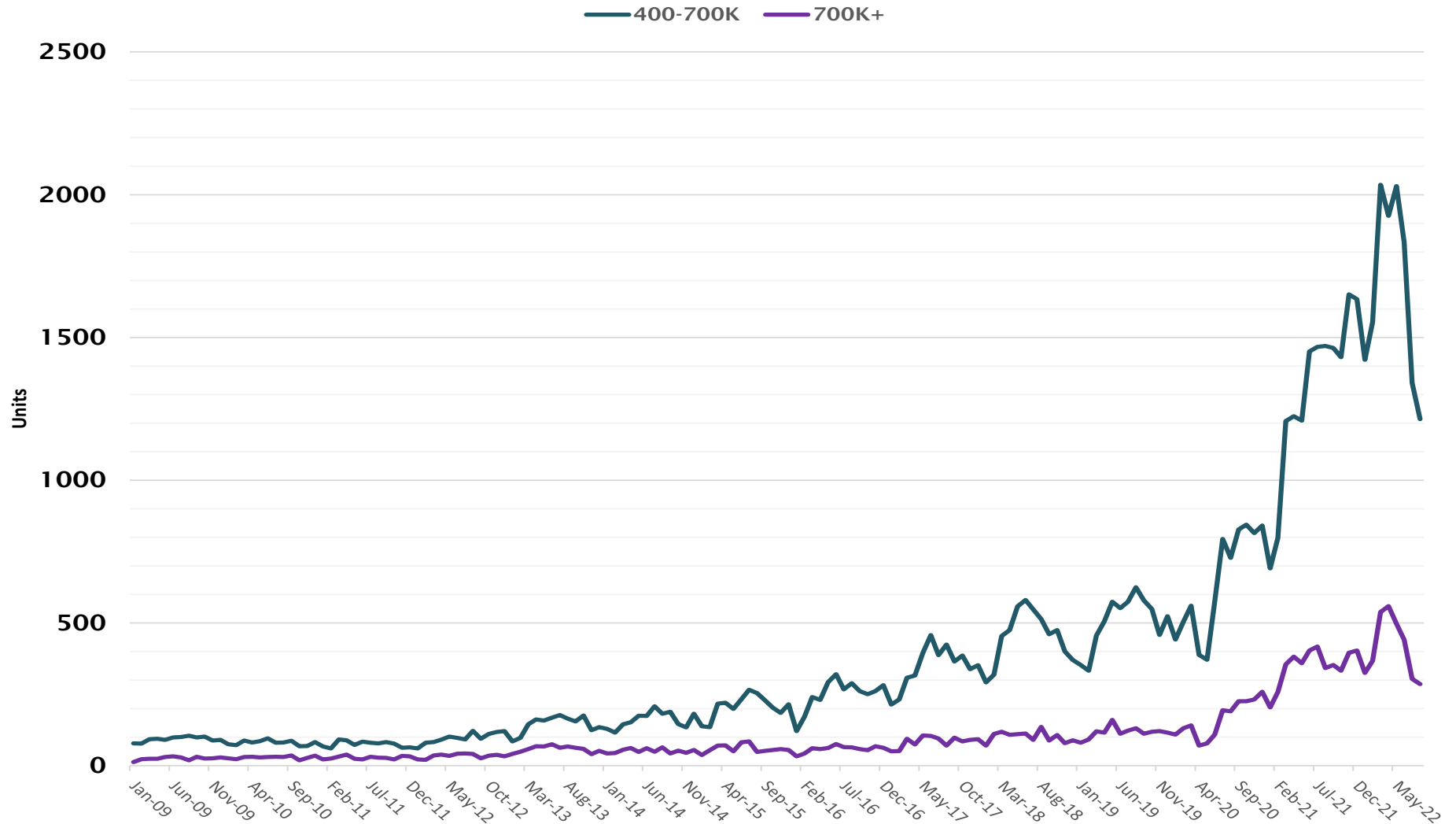




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Las Vegas Market Update - September 2022

Closed Units By Price Point - RES & VER





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Las Vegas Market Update - September 2022

Closing Trend by Price Point Residential and High Rise

