



EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2022

September 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	3,622	8,542	2,213	2,043	490,000	709,062	450,000	528,892	5	23.9%	34
CON/TWH	810	1,932	603	526	288,888	326,501	270,000	296,724	5	27.2%	29
<i>Total Residential</i>	<i>4,432</i>	<i>10,474</i>	<i>2,816</i>	<i>2,569</i>	<i>459,000</i>	<i>638,483</i>	<i>420,000</i>	<i>481,358</i>	<i>5</i>	<i>24.5%</i>	<i>33</i>
Hi-Rise	113	457	66	43	434,000	739,202	380,000	632,493	12	9.4%	66
Multiple Dwelling	33	96	52	20	569,944	683,985	532,750	552,269	5	20.8%	4
Vacant Land	341	2,687	153	118	59,500	408,217	60,000	267,539	23	4.4%	118
Luxury Sales (RES & VER) \$1M+	286	935	164	99	1,599,000	2,485,975	1,300,000	1,706,487	11	1.5%	48

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



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Las Vegas Market Update - October 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

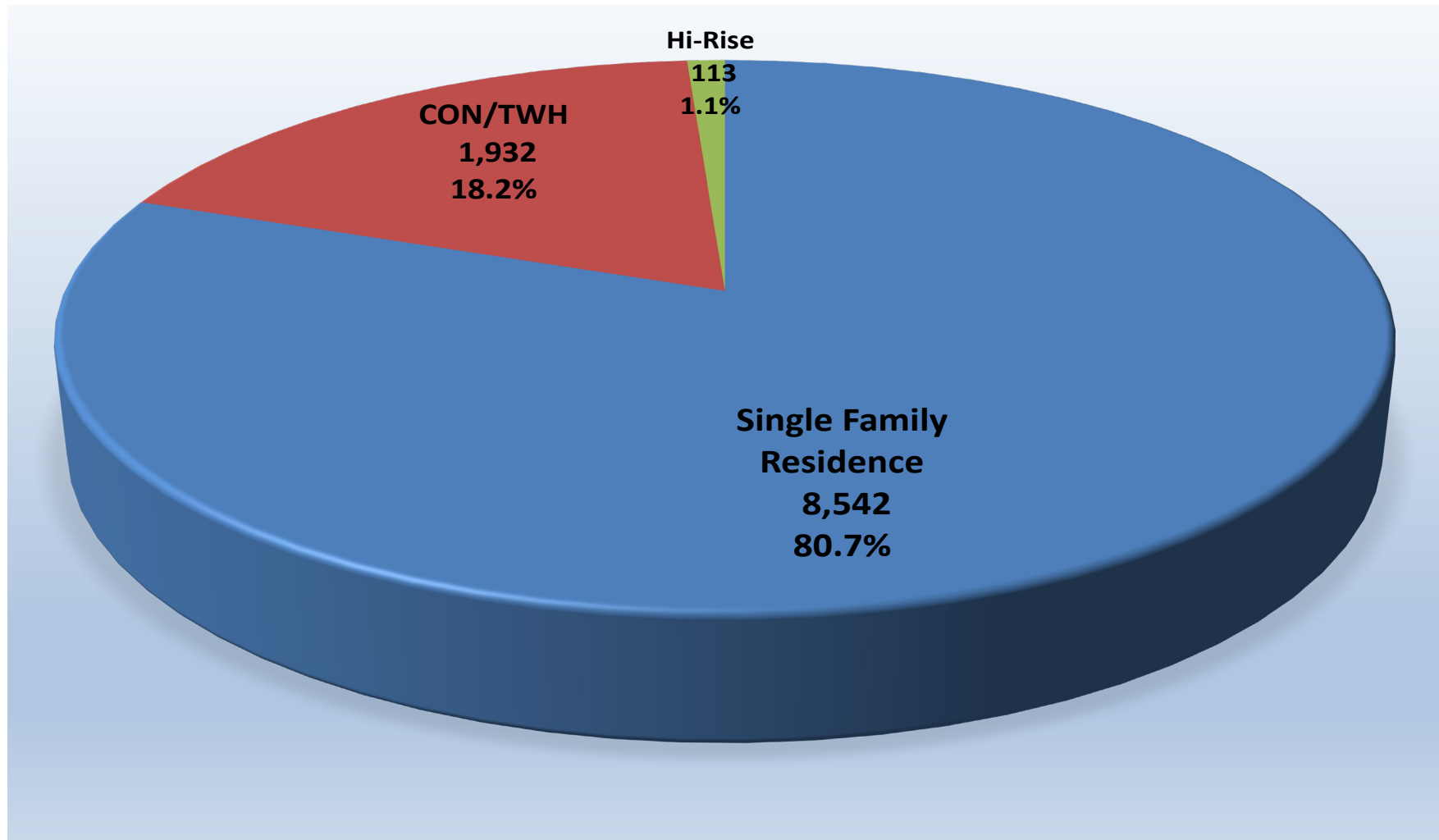
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Las Vegas Market Update - October 2022

Las Vegas REALTORS * Available Units

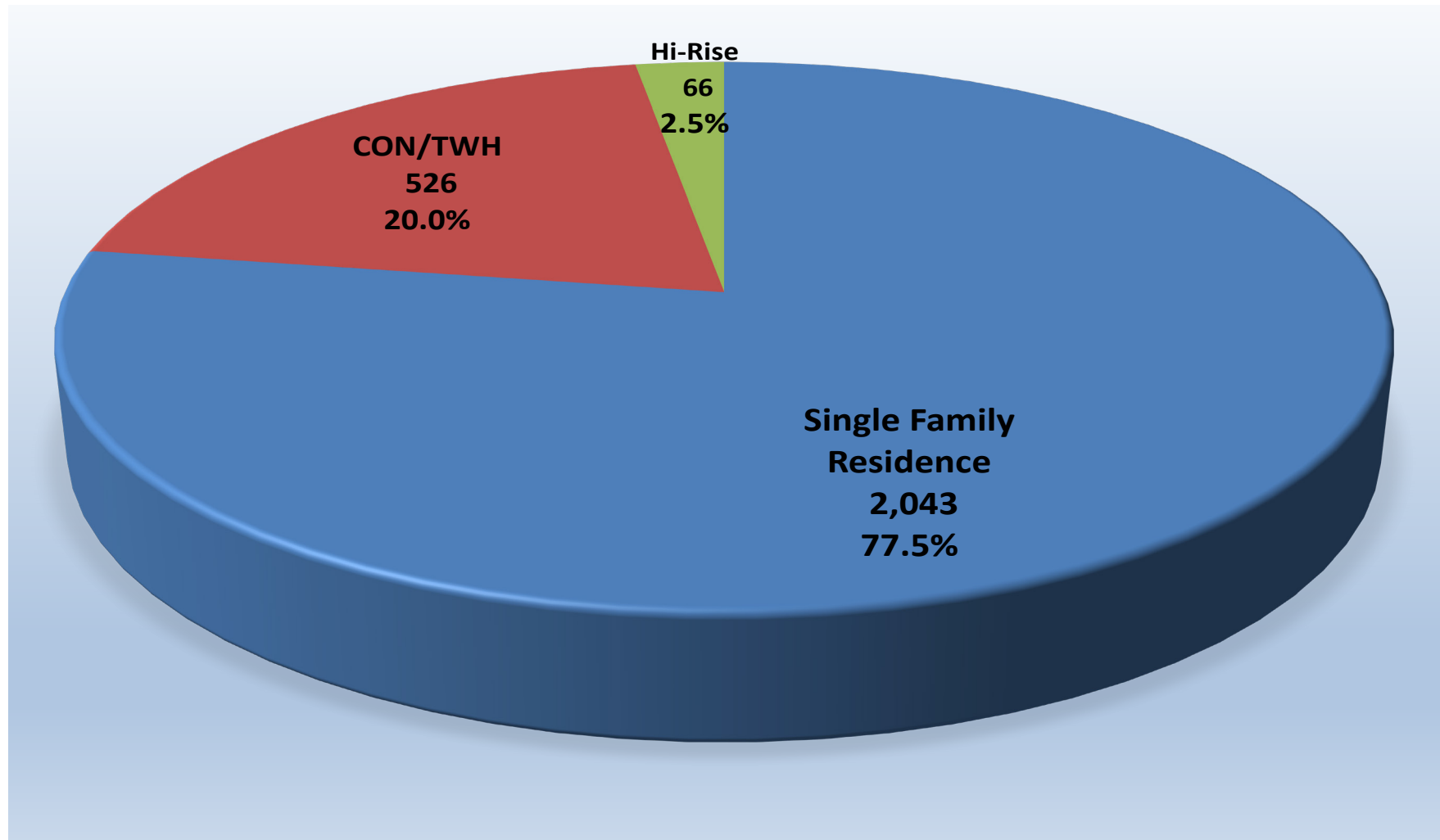




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Las Vegas Market Update - October 2022

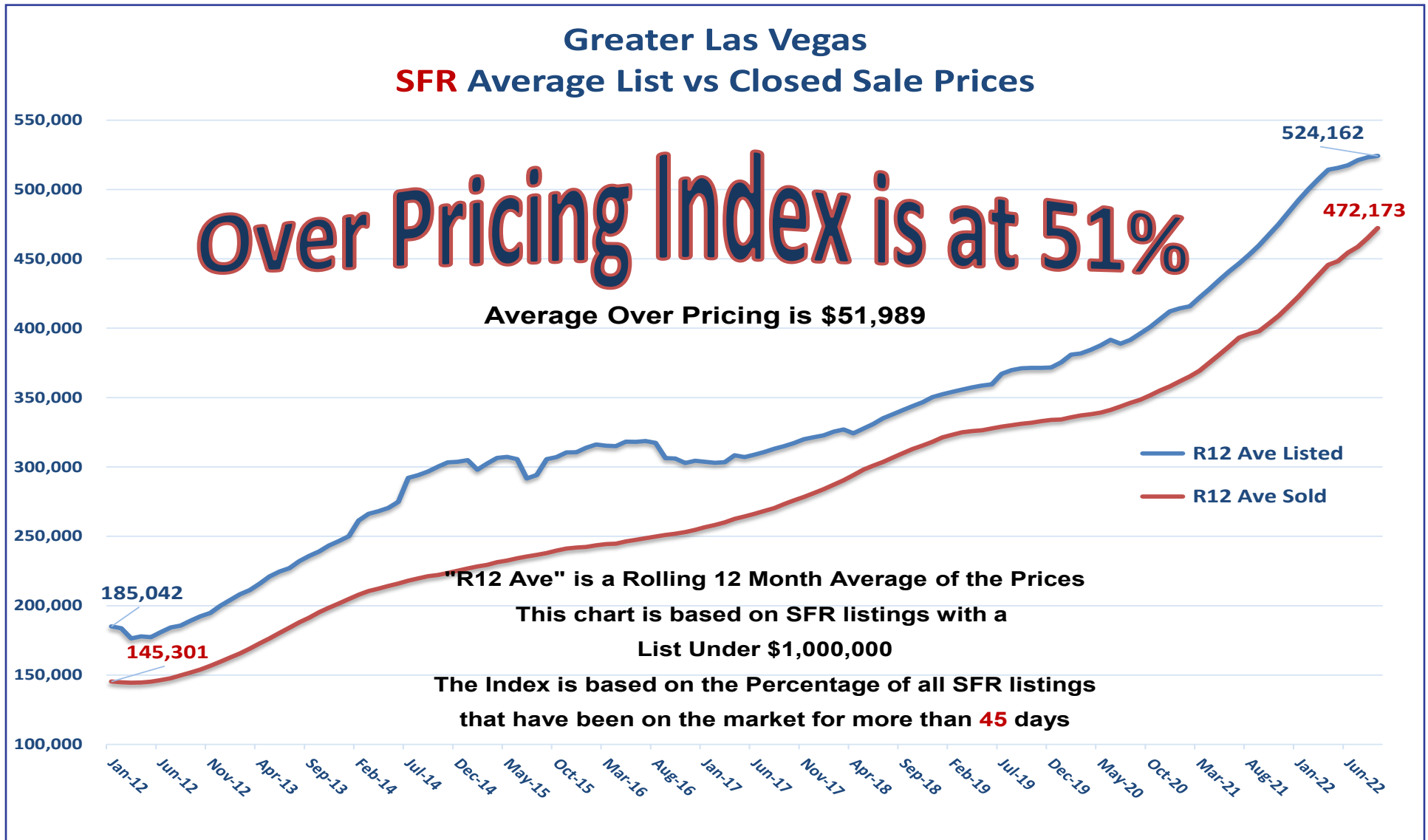
Las Vegas REALTORS *Units Sold * Last Month





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Las Vegas Market Update - October 2022

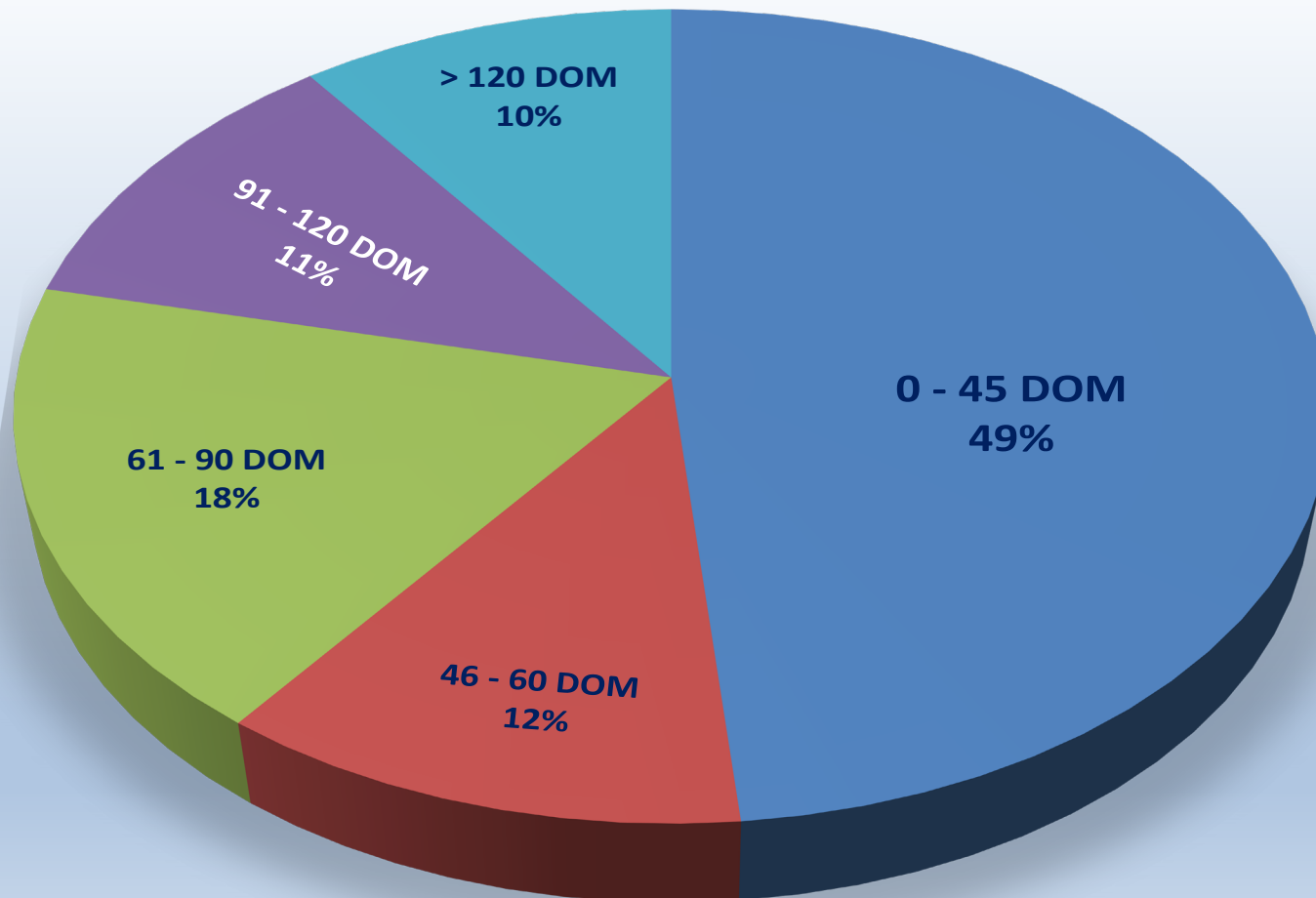




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Las Vegas Market Update - October 2022

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - October 2022

SFR Closed Sales in Selected Communities - Last Six Months

	2022 APR	May	Jun	Jul	Aug	Sep	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	21	18	24	24	10	10	■ ■ ■ ■ ■	8	540,081	8
Anthem	6	7	6	10	3	3	■ ■ ■ ■ ■	7	693,763	42
Cadence	19	19	13	9	16	15	■ ■ ■ ■ ■	6	524,638	35
Centennial Hills	32	29	30	19	14	13	■ ■ ■ ■ ■	6	584,022	28
Desert/South Shores	15	20	19	11	12	17	■ ■ ■ ■ ■	4	612,679	27
Green Valley	51	33	48	21	29	25	■ ■ ■ ■ ■	4	618,777	30
Green Valley Ranch	12	17	5	16	13	11	■ ■ ■ ■ ■	4	623,529	24
Inspirada	28	29	22	21	18	21	■ ■ ■ ■ ■	4	664,741	28
Iron Mountain Ranch	11	7	12	5	9	4	■ ■ ■ ■ ■	12	529,134	28
Lake Las Vegas	23	11	12	8	4	8	■ ■ ■ ■ ■	11	1,214,485	42
Lone Mountain	15	4	6	2	4	14	■ ■ ■ ■ ■	3	668,987	29
MacDonald Highlands	4	4	3	3	2	4	■ ■ ■ ■ ■	13	3,605,354	51
Mountains Edge	62	65	57	42	36	40	■ ■ ■ ■ ■	5	537,964	42
Peccole Ranch	11	16	13	5	9	8	■ ■ ■ ■ ■	3	574,878	47
Providence	31	41	32	25	28	26	■ ■ ■ ■ ■	4	518,374	35
Red Rock Cntry Club	10	8	6	4	3	6	■ ■ ■ ■ ■	4	2,074,919	90
Rhodes Ranch	15	16	11	11	12	10	■ ■ ■ ■ ■	10	596,340	30
Seven Hills	14	12	12	8	7	12	■ ■ ■ ■ ■	6	1,160,077	46
Siena (SFR & TWH)	10	9	6	7	4	3	■ ■ ■ ■ ■	11	748,628	9
Silverado Ranch	32	38	34	30	27	31	■ ■ ■ ■ ■	4	487,970	33
Silverstone Ranch	9	7	9	8	2	8	■ ■ ■ ■ ■	3	647,858	23
Skye Canyon	27	28	12	11	13	17	■ ■ ■ ■ ■	6	621,742	41
Southern Highlands	53	52	43	25	29	29	■ ■ ■ ■ ■	6	791,216	39
Spring Valley	24	30	18	16	15	12	■ ■ ■ ■ ■	5	535,195	31
Summerlin	54	51	51	34	24	43	■ ■ ■ ■ ■	5	1,059,882	35
Sun City Anthem	53	39	33	23	19	20	■ ■ ■ ■ ■	7	655,212	47
Sun City Summerlin	46	45	33	20	27	21	■ ■ ■ ■ ■	6	558,629	29
The Lakes	19	11	19	8	11	14	■ ■ ■ ■ ■	4	603,045	24
The Ridges	5	5	6	1	2	1	■ ■ ■ ■ ■	46	4,565,400	1
Tuscany	10	19	10	7	6	11	■ ■ ■ ■ ■	3	603,909	25
Other Groups										
Clark County	2,939	2,833	2,618	2,019	1,950	1,979	■ ■ ■ ■ ■	5	571,602	34
Boulder City	29	22	17	14	13	17	■ ■ ■ ■ ■	5	613,179	50
Pahrump	74	72	59	51	54	47	■ ■ ■ ■ ■	6	403,068	28
High Rise Sales	137	97	87	74	79	43	■ ■ ■ ■ ■	12	582,091	66
Luxury Sales (\$1M+)	218	178	156	106	118	99	■ ■ ■ ■ ■	11	1,787,612	48



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

	2022 April	May	June	July	August	September	Price Movement
Aliante	565,714	549,578	561,697	530,839	548,050	431,490	
Anthem	602,333	667,643	742,667	778,320	784,667	467,000	
Cadence	498,626	561,078	553,822	511,667	495,056	525,471	
Centennial Hills	559,177	563,697	613,166	625,737	633,081	509,463	
Desert/South Shores	586,467	587,029	685,400	518,627	752,907	546,579	
Green Valley	688,320	649,709	598,765	537,673	599,840	564,599	
Green Valley Ranch	628,353	619,941	709,600	599,244	603,654	643,500	
Inspirada	711,434	661,017	652,773	606,507	677,878	667,138	
Iron Mountain Ranch	513,545	508,429	580,417	507,471	526,472	487,455	
Lake Las Vegas	1,291,952	1,097,727	1,684,583	1,074,599	783,000	802,790	
Lone Mountain	543,667	544,075	598,667	724,500	622,125	874,544	
MacDonald Highlands	5,323,750	5,475,000	2,438,592	2,167,500	2,006,900	2,770,000	
Mountains Edge	535,486	555,556	541,958	515,794	563,393	507,920	
Peccole Ranch	563,091	616,500	624,469	579,000	532,300	472,581	
Providence	525,839	553,698	543,698	513,196	486,884	461,496	
Red Rock Country Club	2,185,500	2,231,875	2,154,167	2,075,000	1,523,333	1,877,833	
Rhodes Ranch	570,200	606,909	644,727	605,000	564,083	594,600	
Seven Hills	1,071,536	895,667	1,709,083	983,125	1,105,714	1,128,458	
Siena (SFR & TWH)	861,700	815,200	692,300	792,000	511,250	499,967	
Silverado Ranch	509,215	487,100	504,417	512,742	446,379	461,319	
Silverstone Ranch	644,311	598,414	659,044	560,125	859,500	717,350	
Skye Canyon	632,941	608,772	647,024	642,091	555,538	644,929	
Southern Highlands	760,217	880,578	843,744	646,526	826,472	699,221	
Spring Valley	607,100	474,950	540,028	523,250	614,333	451,750	
Summerlin	1,009,698	863,500	1,610,507	804,319	1,103,041	880,742	
Sun City Anthem	696,037	660,591	646,285	621,148	630,868	613,569	
Sun City Summerlin	520,295	539,409	594,503	671,815	546,706	534,948	
The Lakes	600,837	578,400	623,653	525,249	724,995	546,075	
The Ridges	5,480,000	3,153,600	5,365,000	8,000,000	2,725,000	2,500,000	
Tuscany	568,944	627,416	661,000	587,857	542,983	586,636	
Other Groups							
Clark County	592,586	581,260	601,114	549,872	546,699	534,278	
Boulder City	668,126	674,314	570,421	648,798	516,838	527,430	
Pahrump	409,903	395,697	400,670	406,682	409,745	395,014	
High Rise Sales	577,020	603,528	570,733	549,574	580,097	632,493	
Luxury Sales (\$1M+)	1,840,580	1,840,580	2,191,846	1,684,637	1,703,342	1,706,487	

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

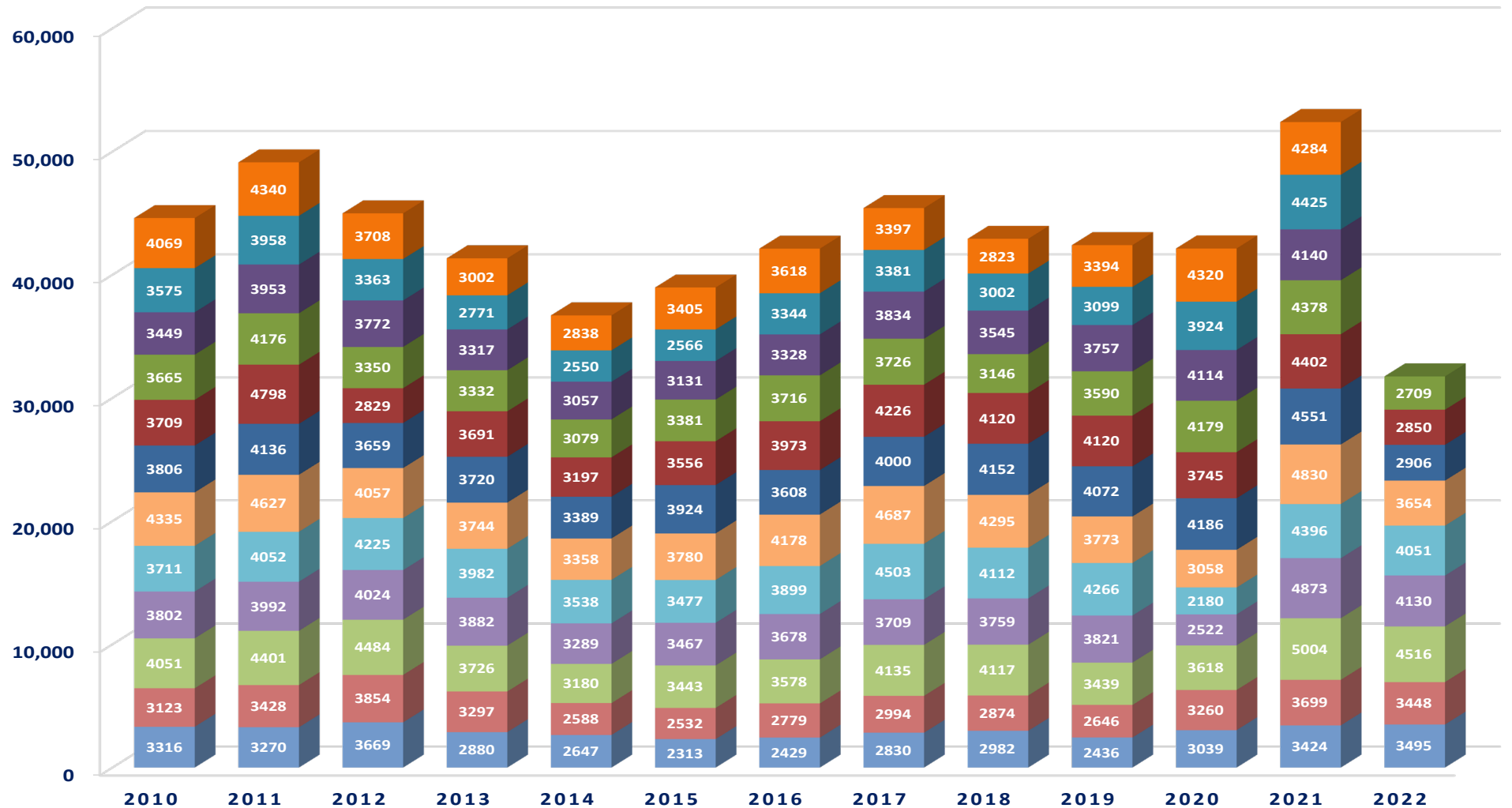


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



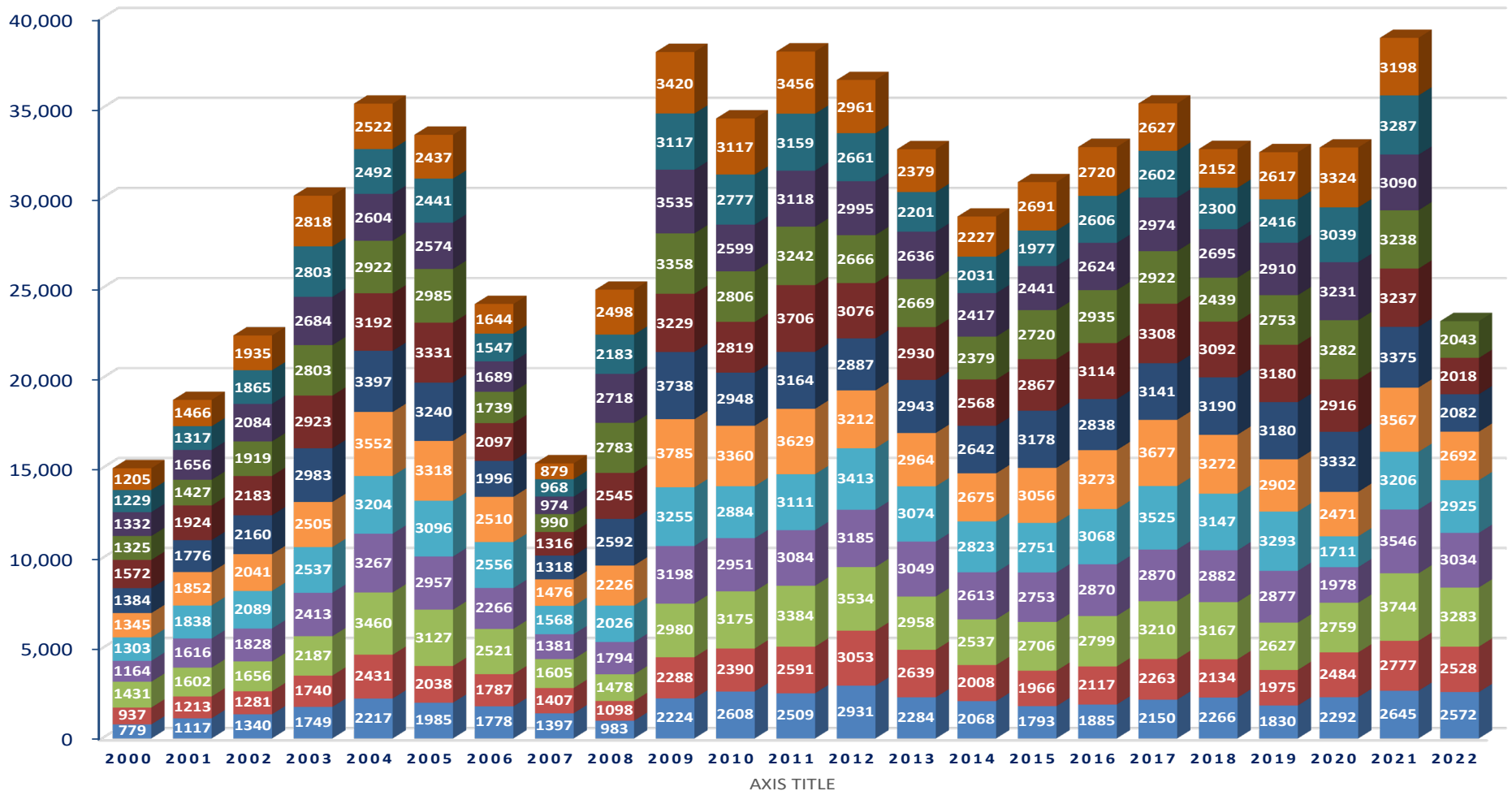


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



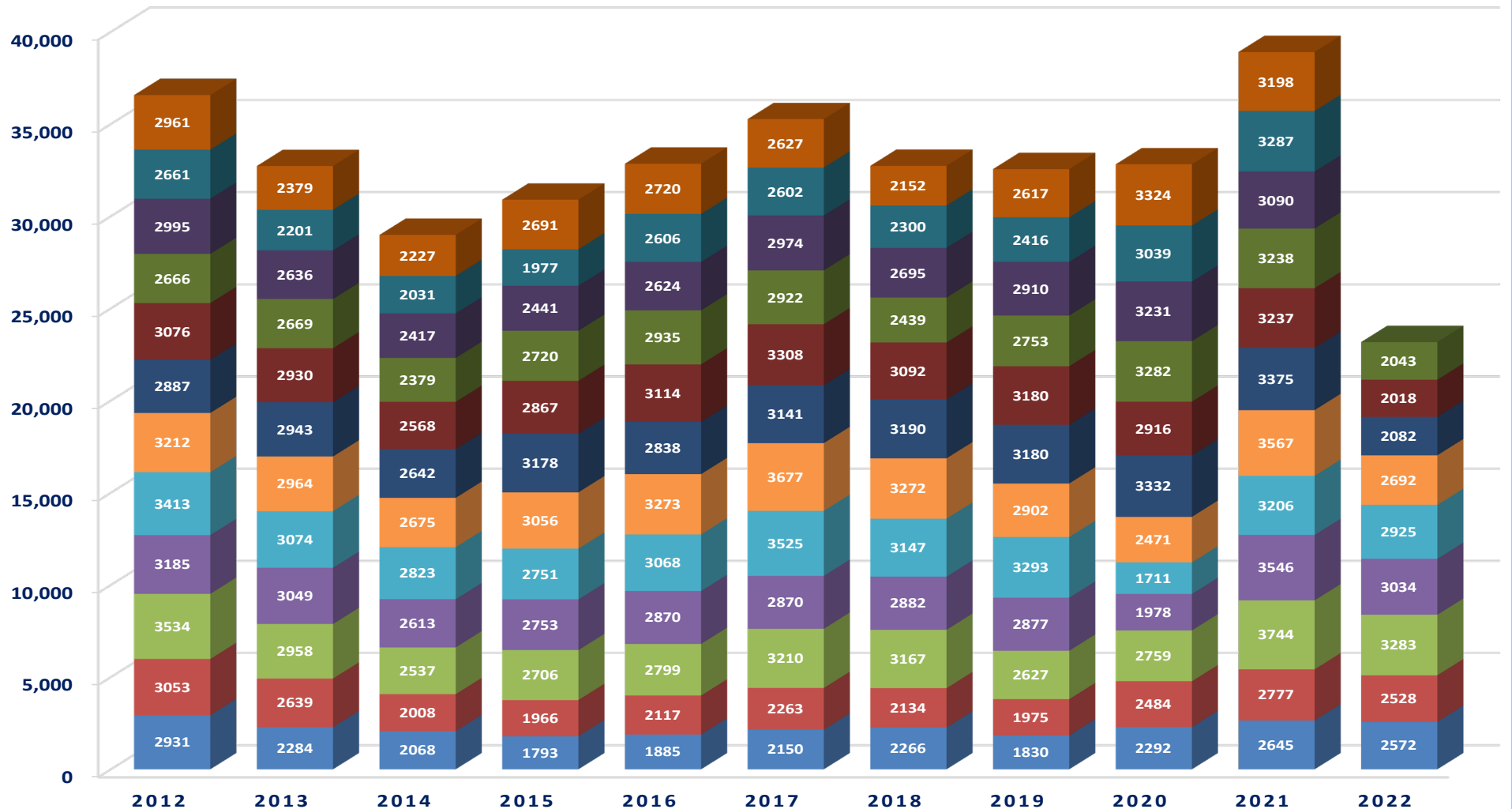


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Las Vegas Market Update - October 2022

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



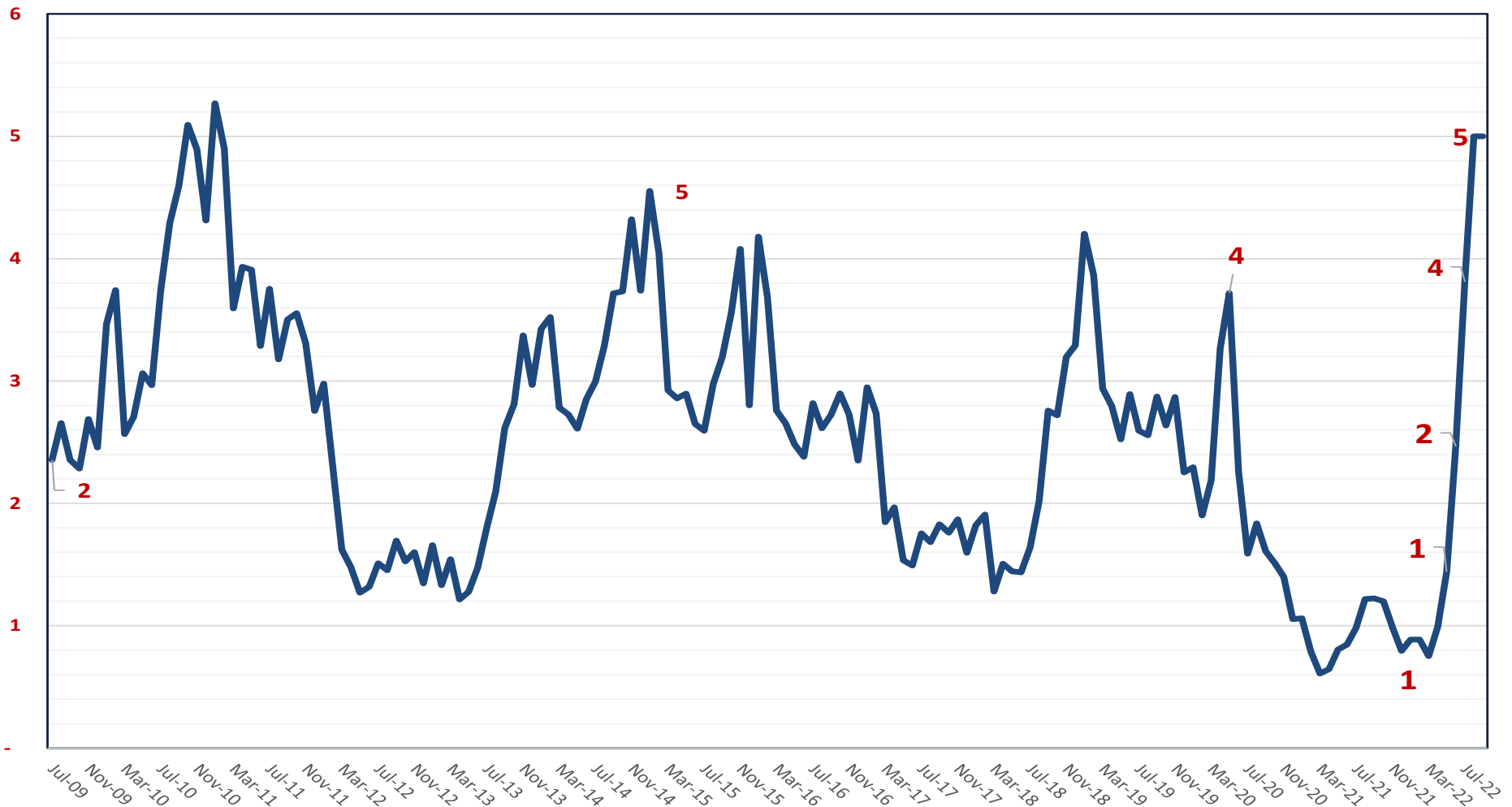
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Las Vegas Market Update - October 2022

Single Family Residential Homes Months of Inventory



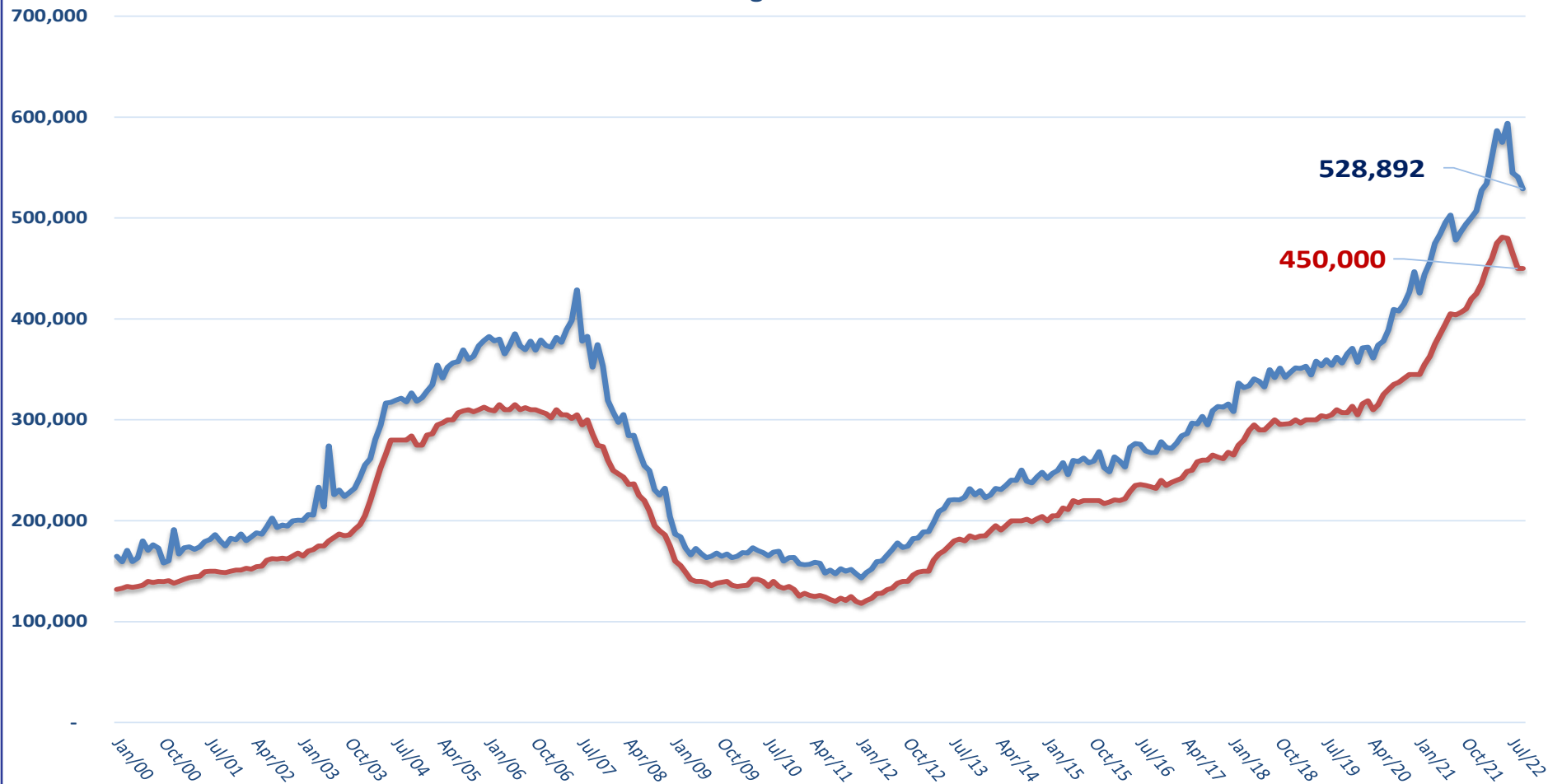


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SFR Market Prices

— Average — Median

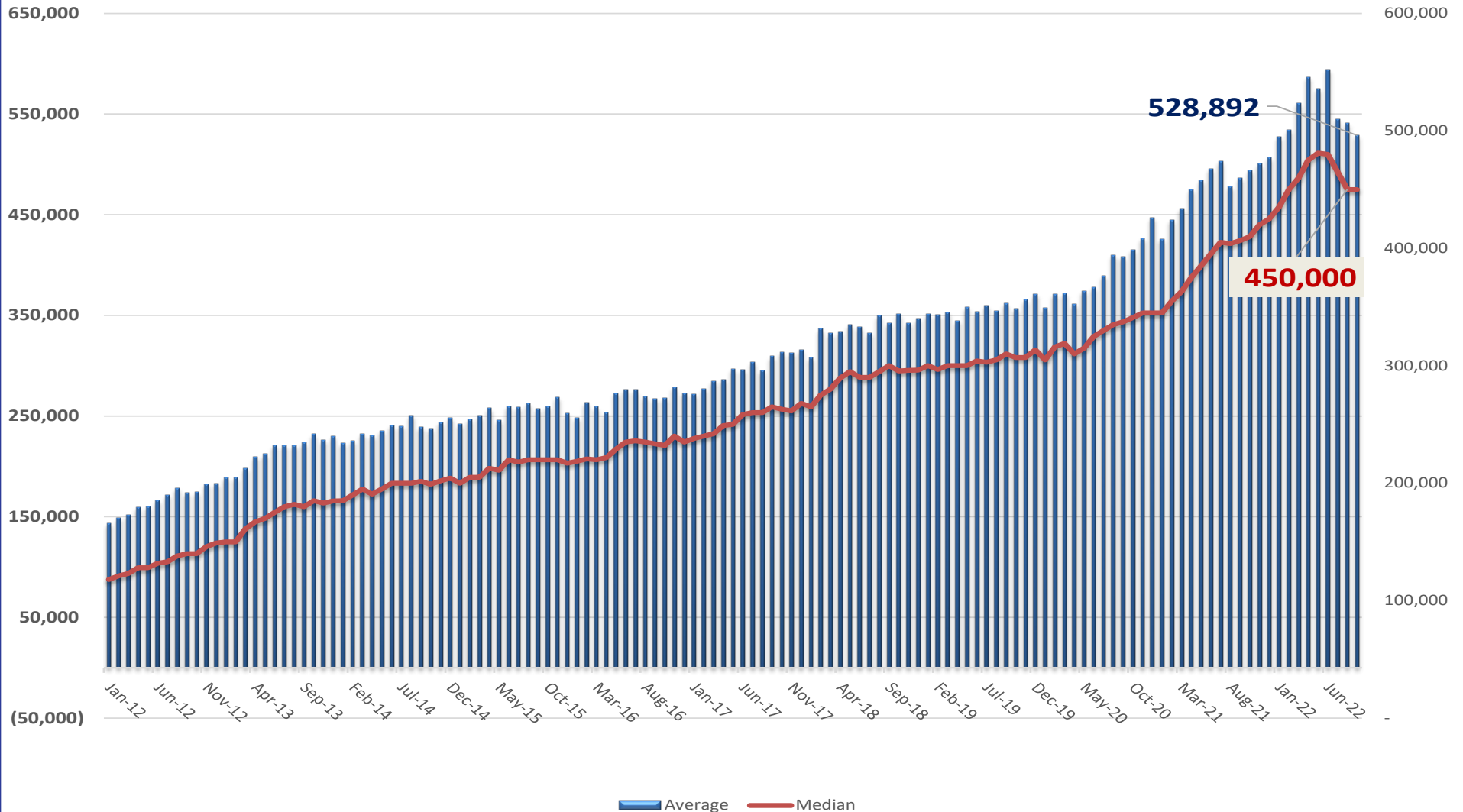




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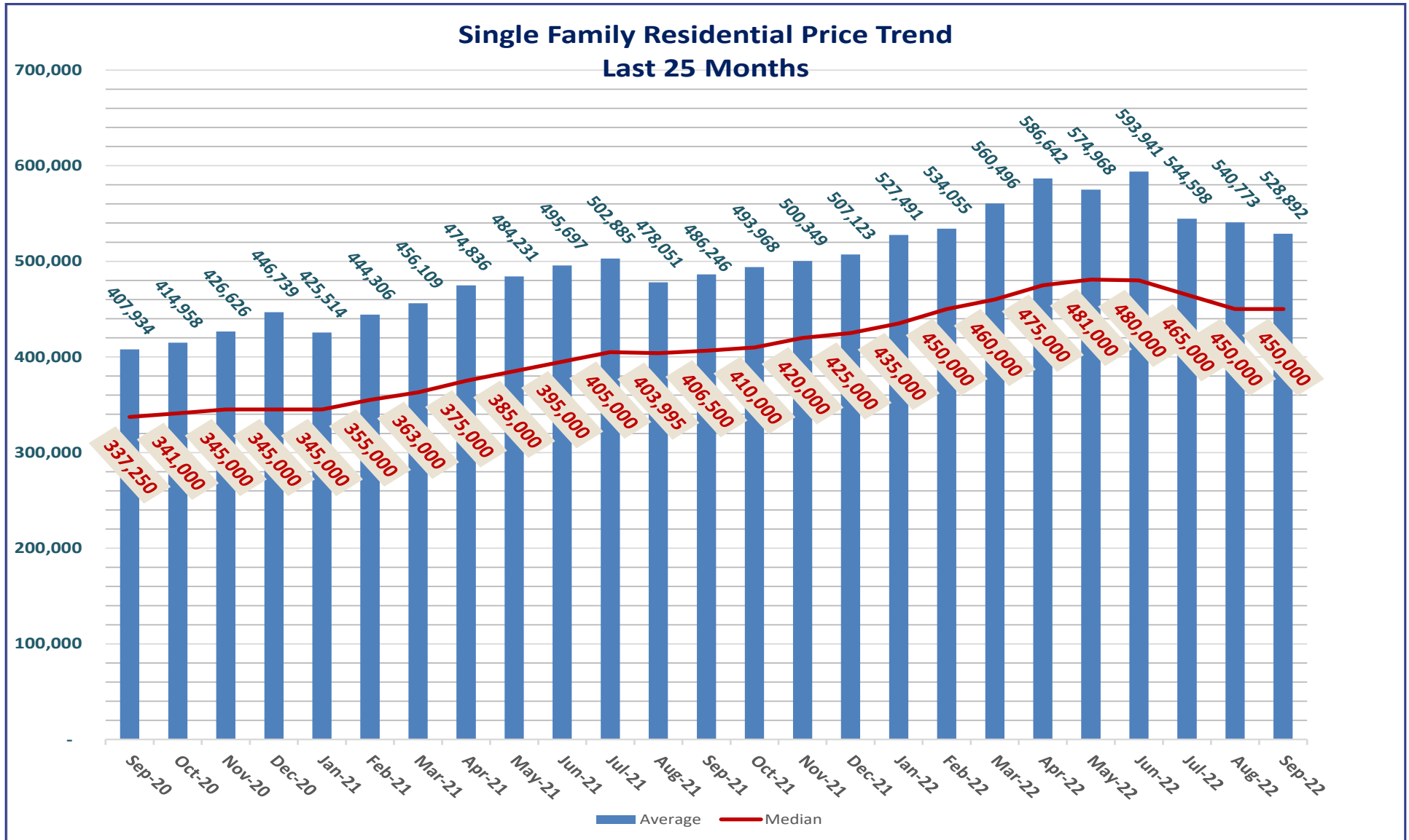
Single Family Residential Price Trend





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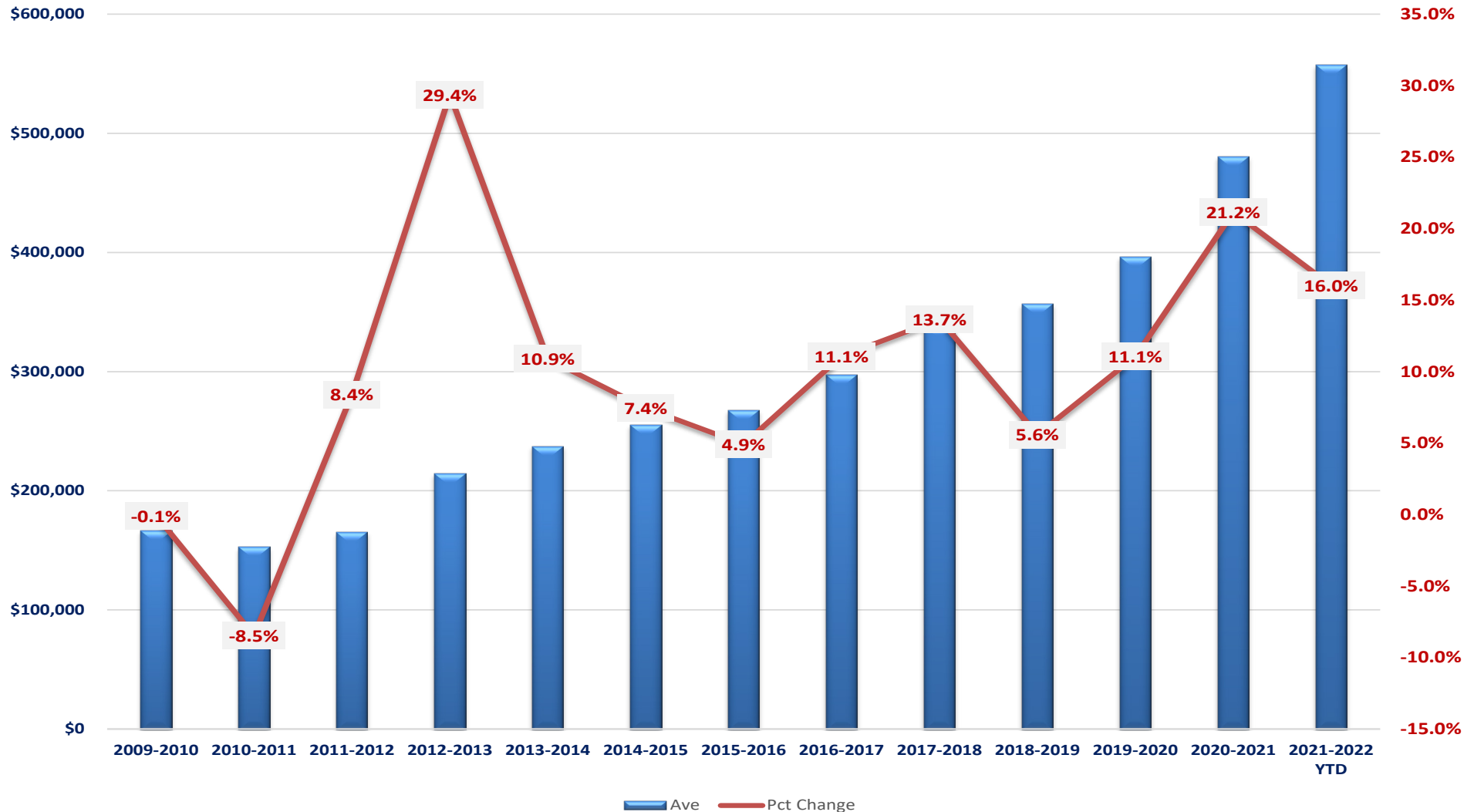




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SFR Average Price and Year Over Year Percent Change



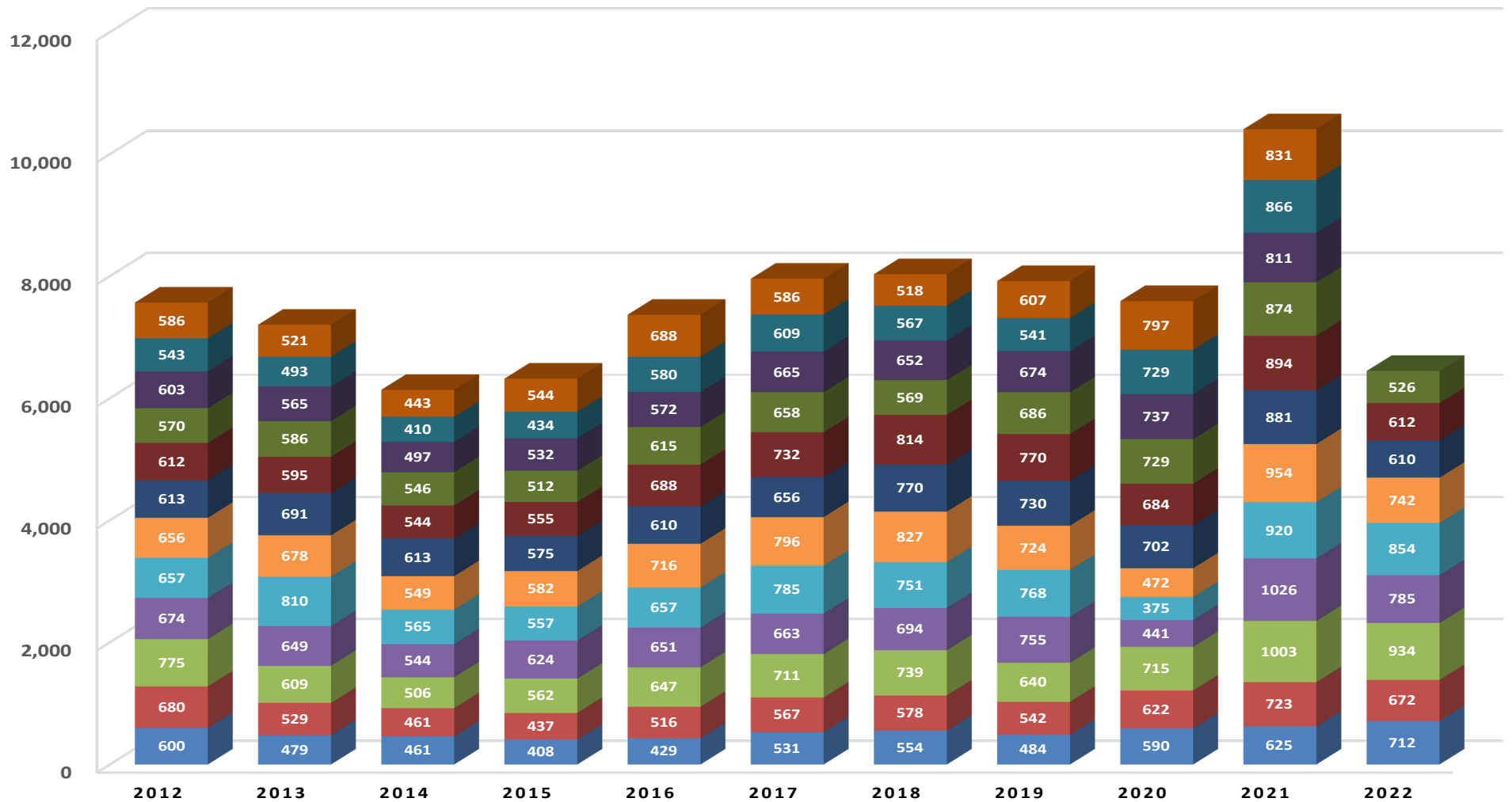


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Las Vegas Market Update - October 2022

CONDO / TOWNHOME CLOSINGS

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



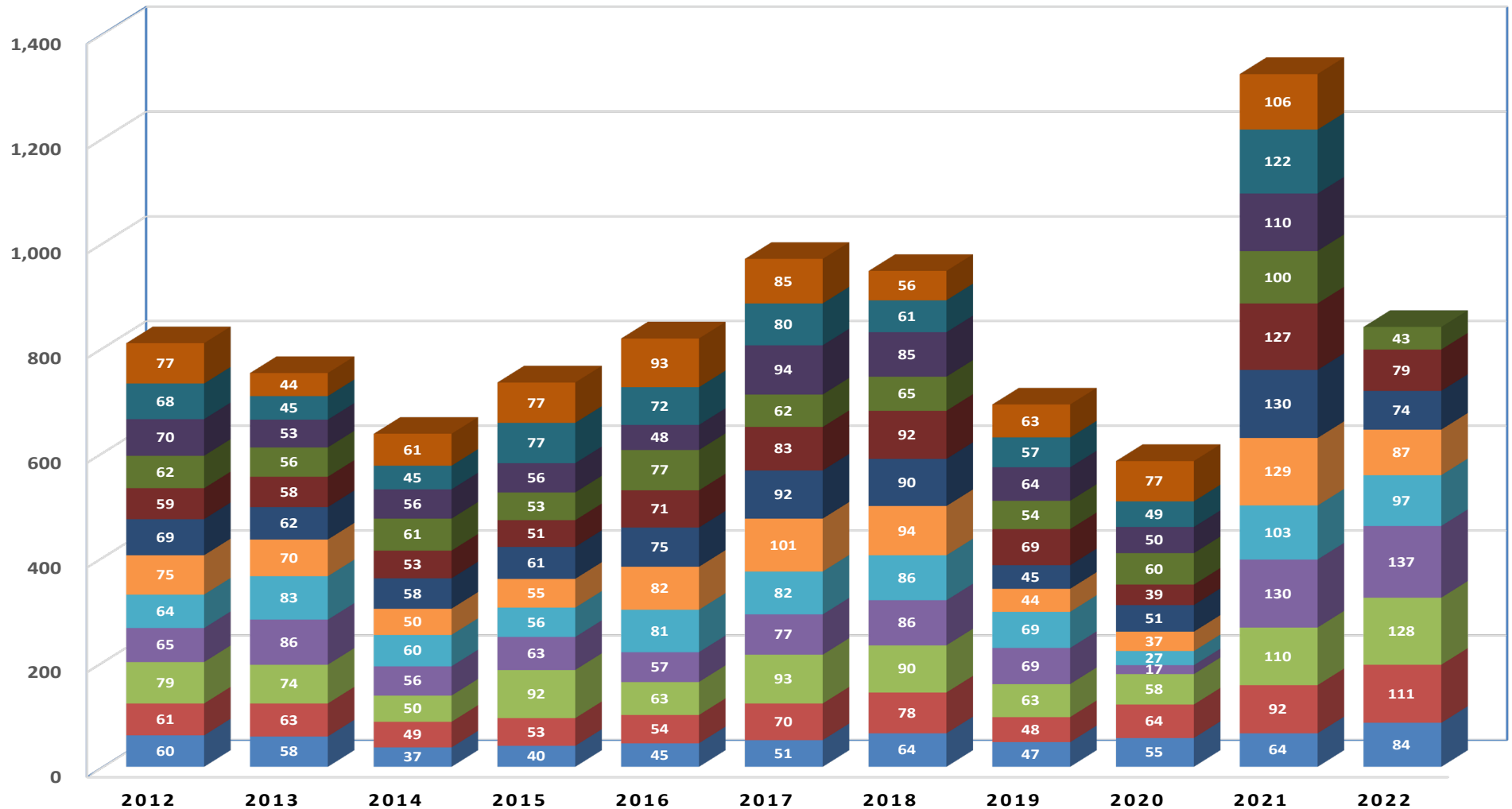


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Las Vegas Market Update - October 2022

Vertical / Hi-Rise Closings

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



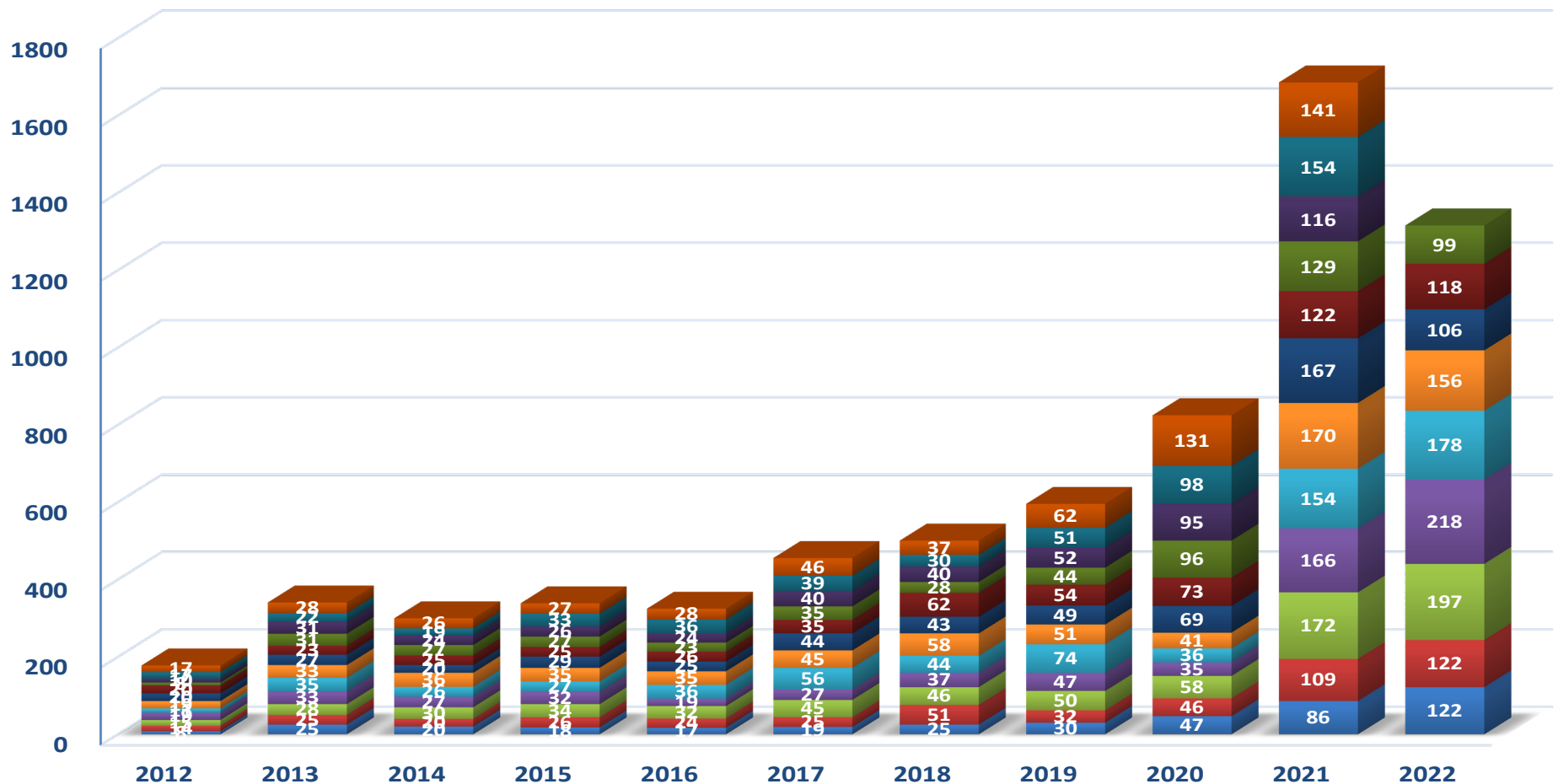


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Las Vegas Market Update - October 2022

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

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

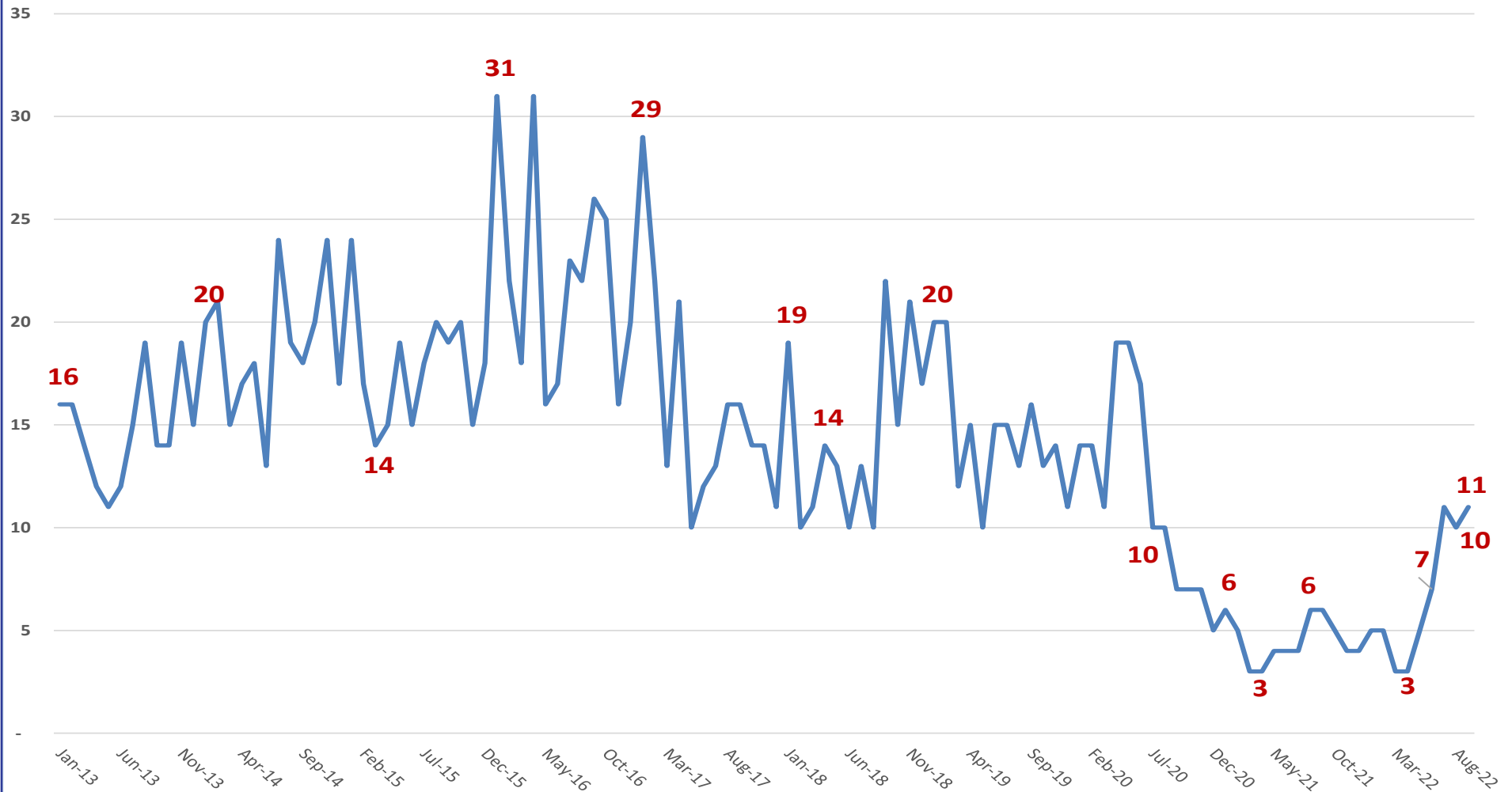




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Luxury Market - \$1,000,000 and Over Months of Inventory



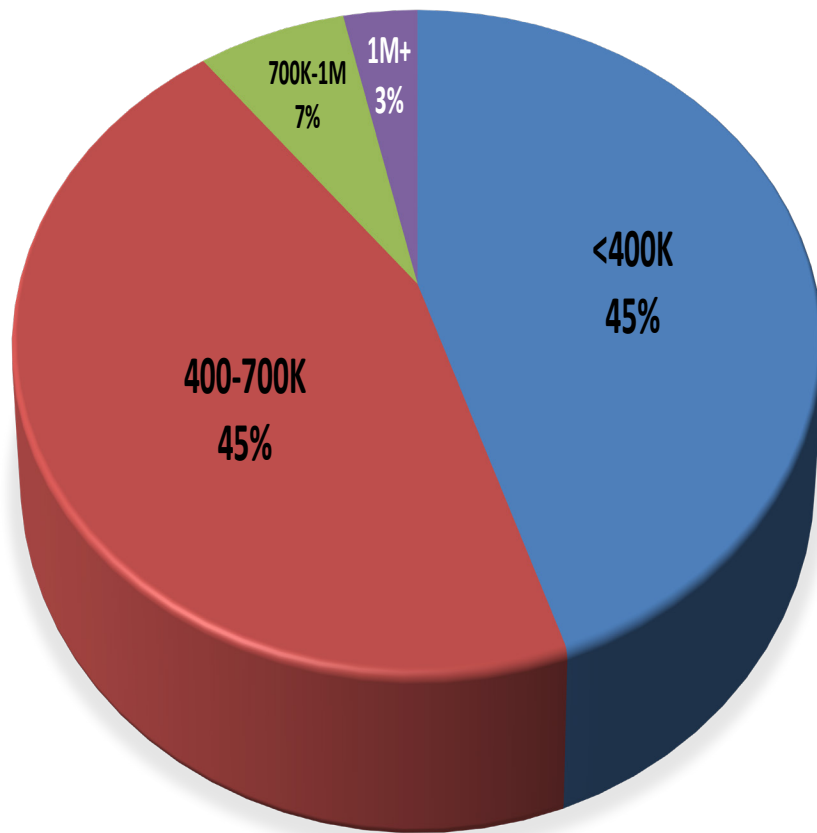


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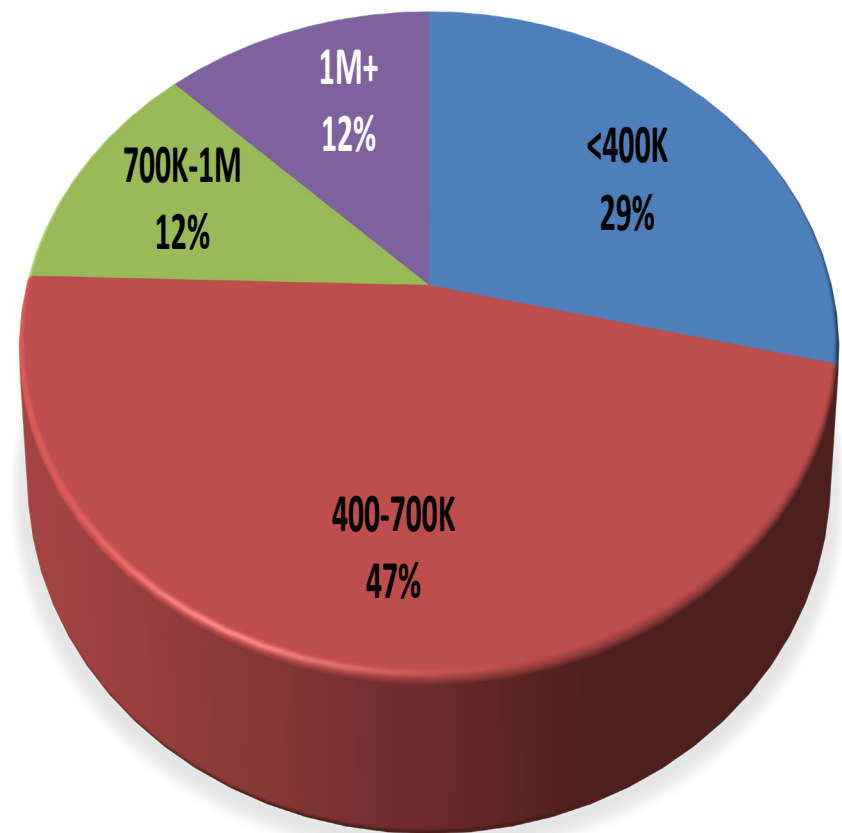
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

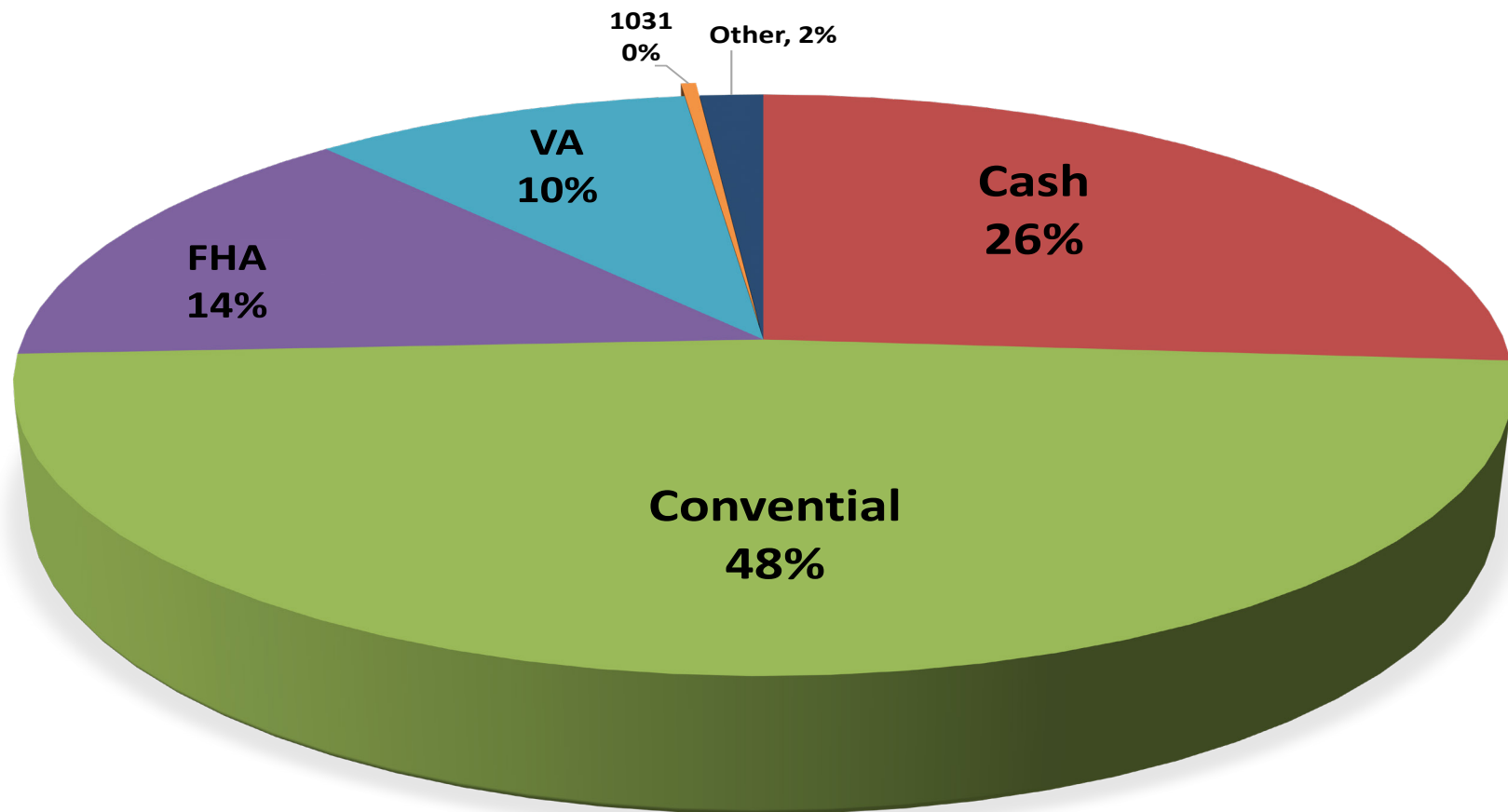




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Last Month's Closings by Sold Terms

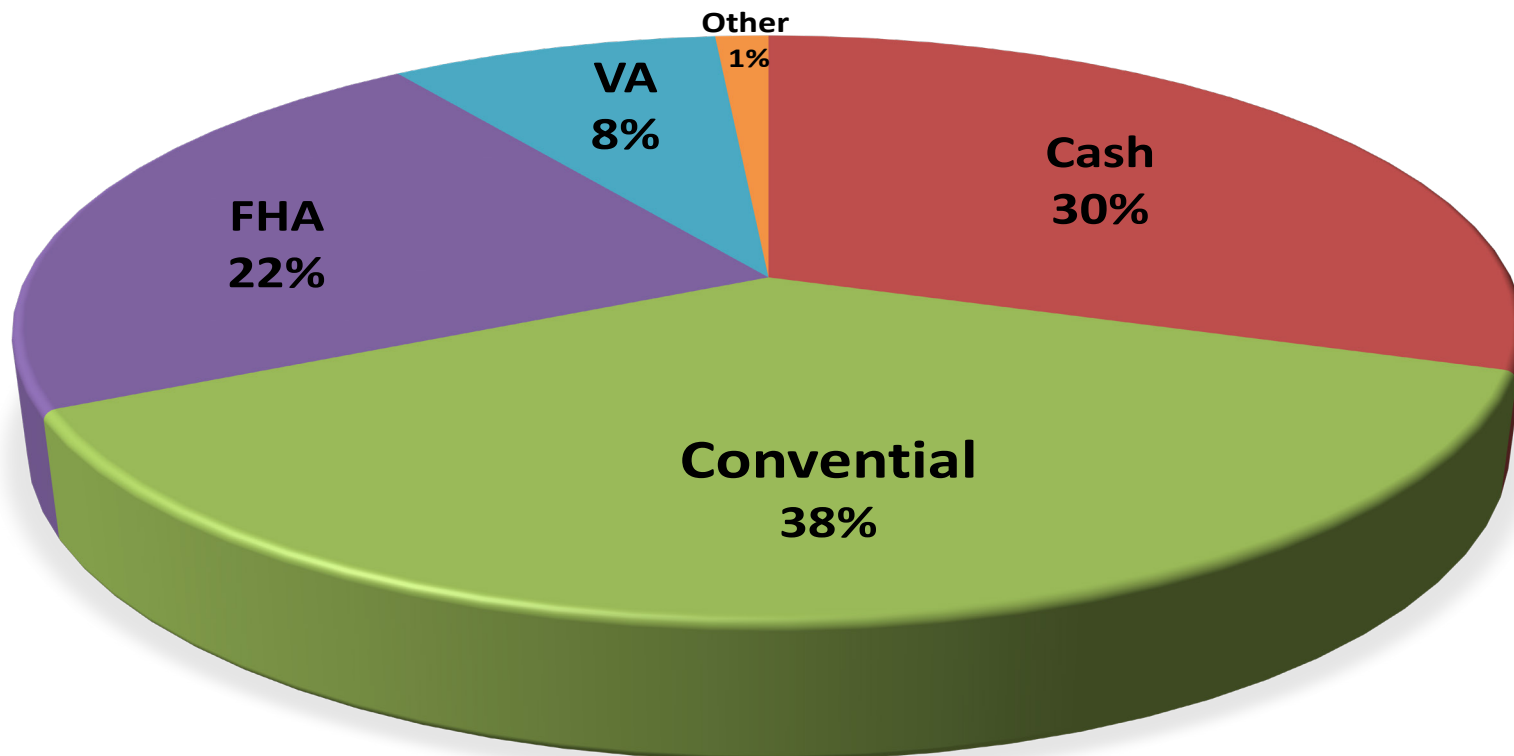




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**Closings By Sold Terms
Closings Less Than \$400,000**

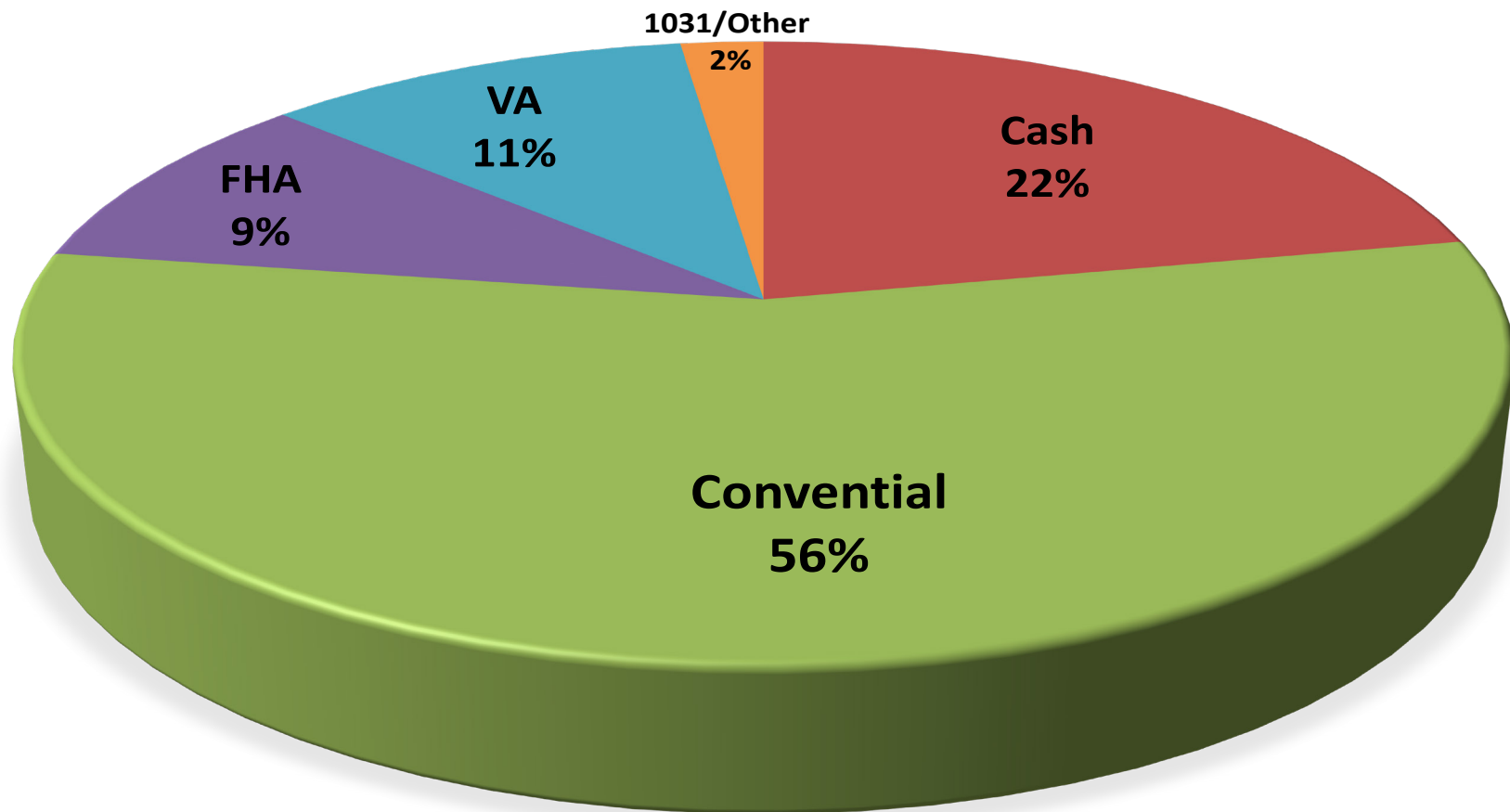




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

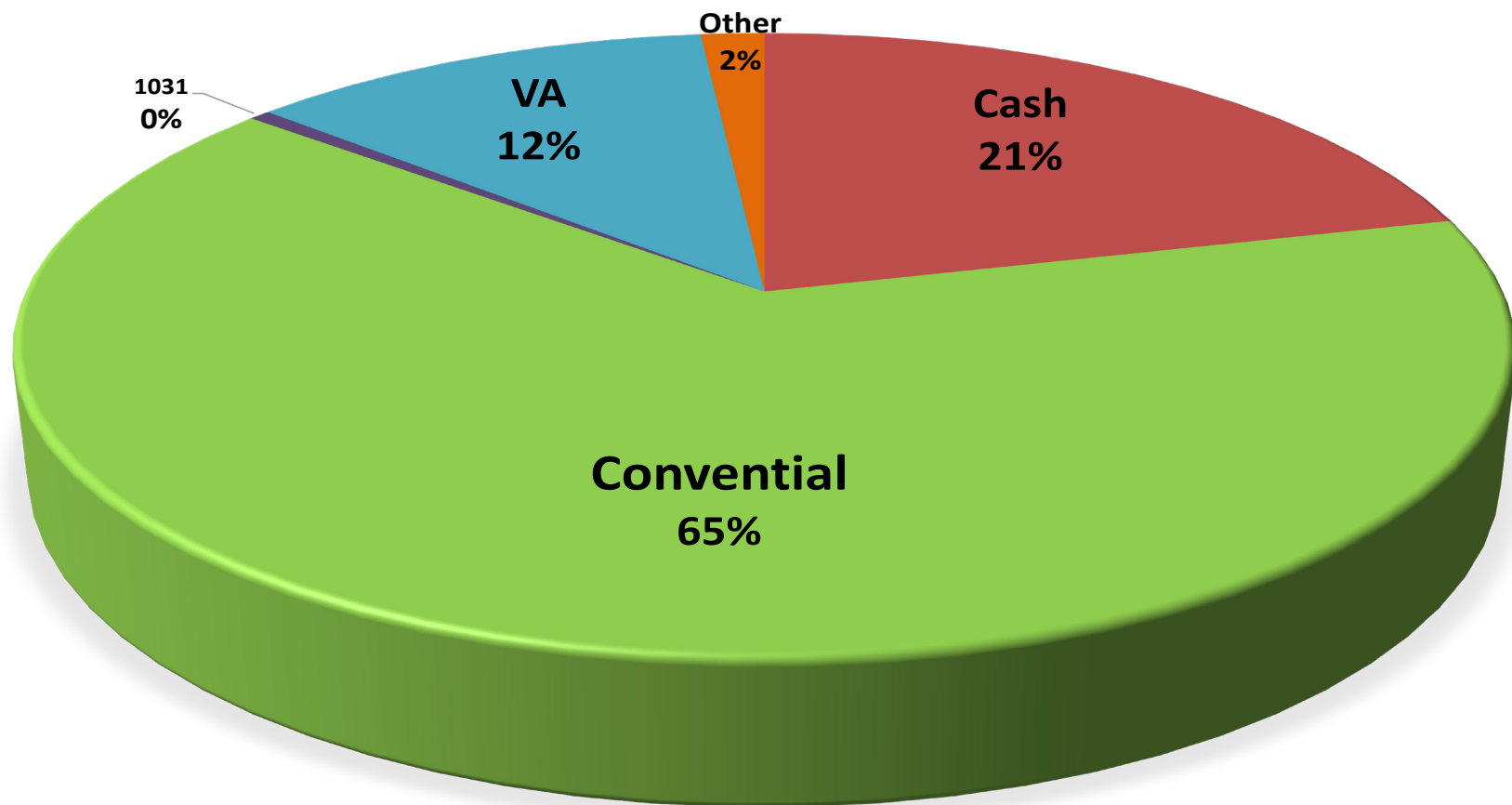




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

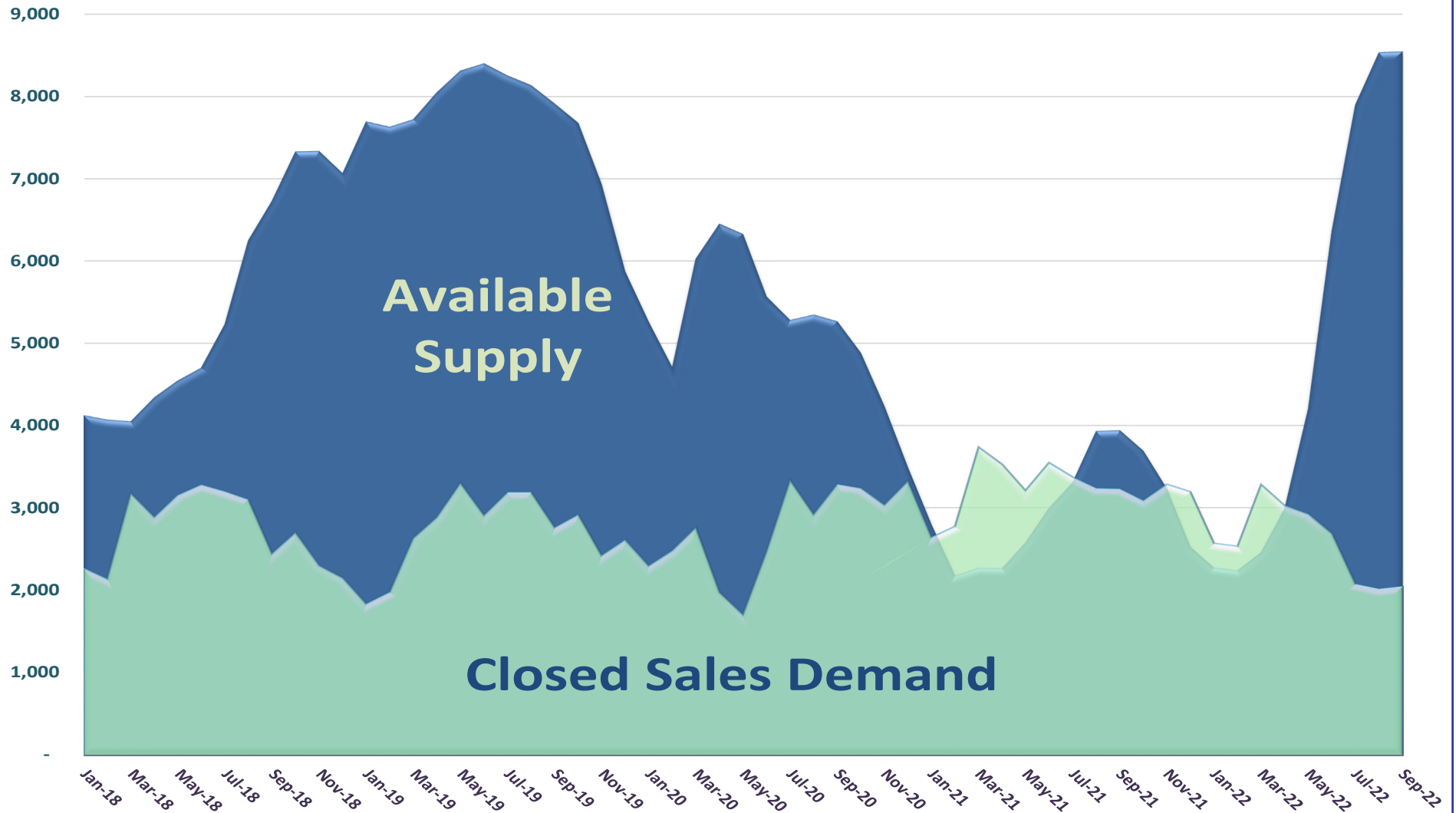




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Supply vs Demand - Single Family Residential



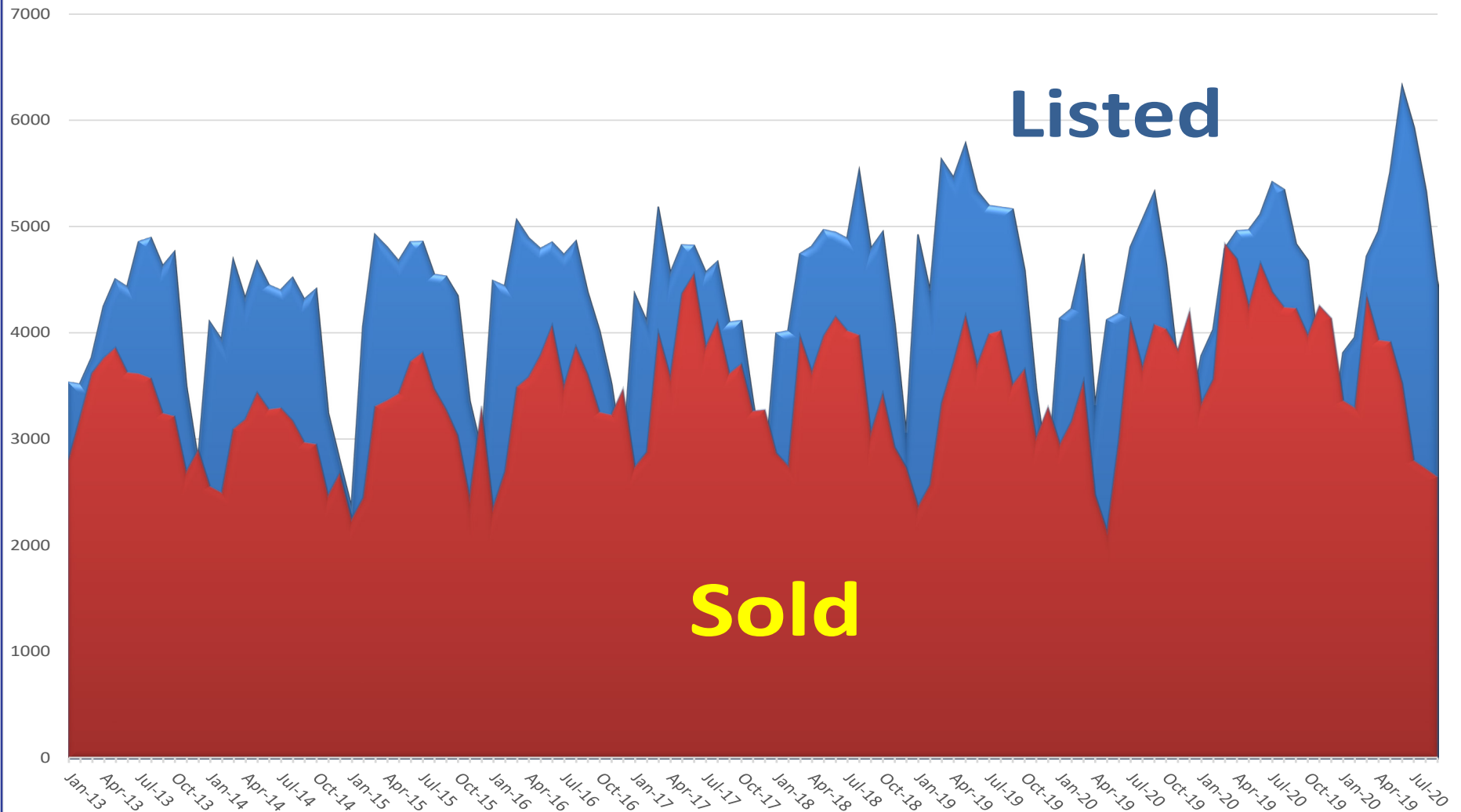
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Residential Listings Taken vs Listings Sold

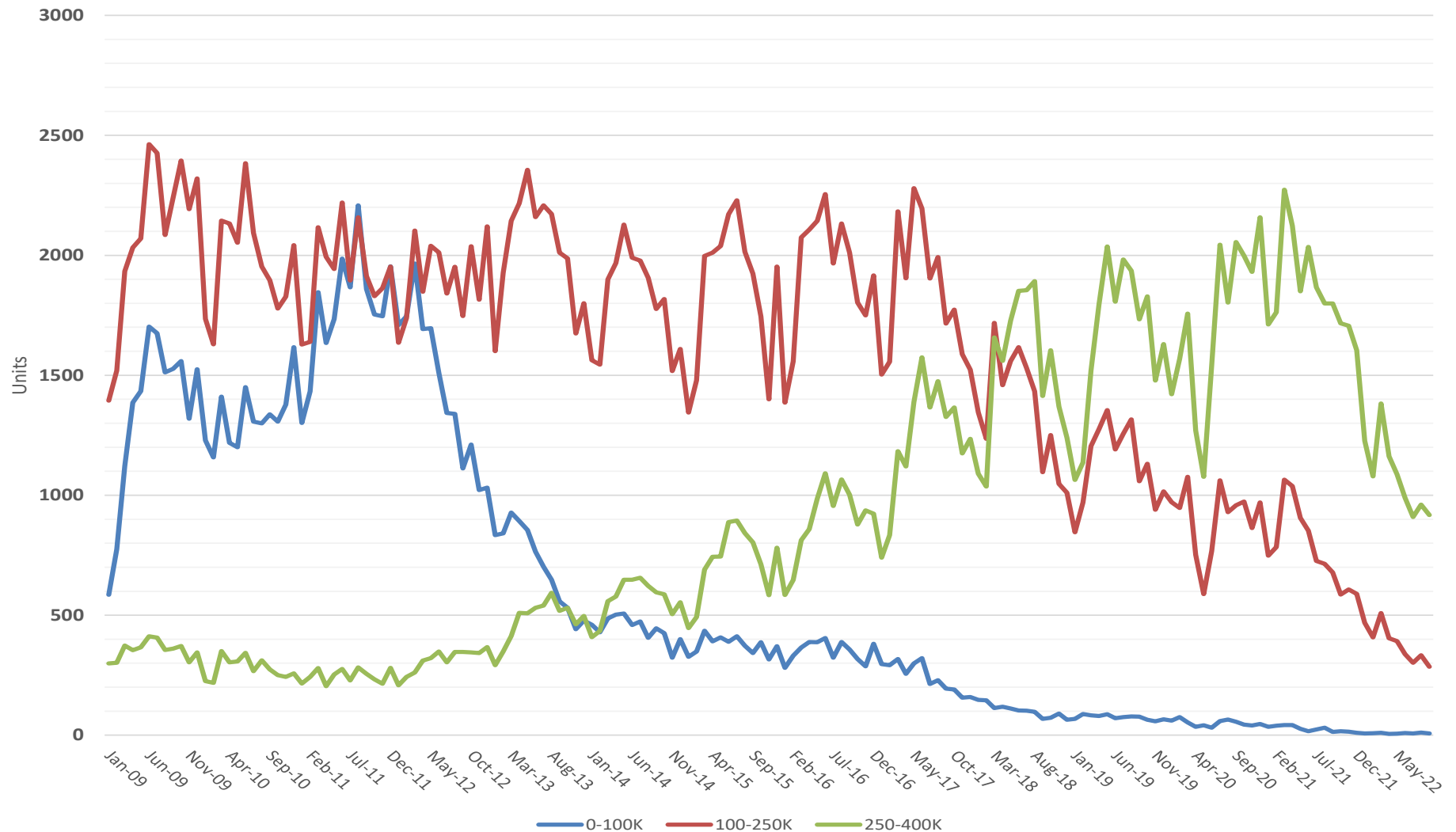




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Closed Units By Price Point - RES & VER

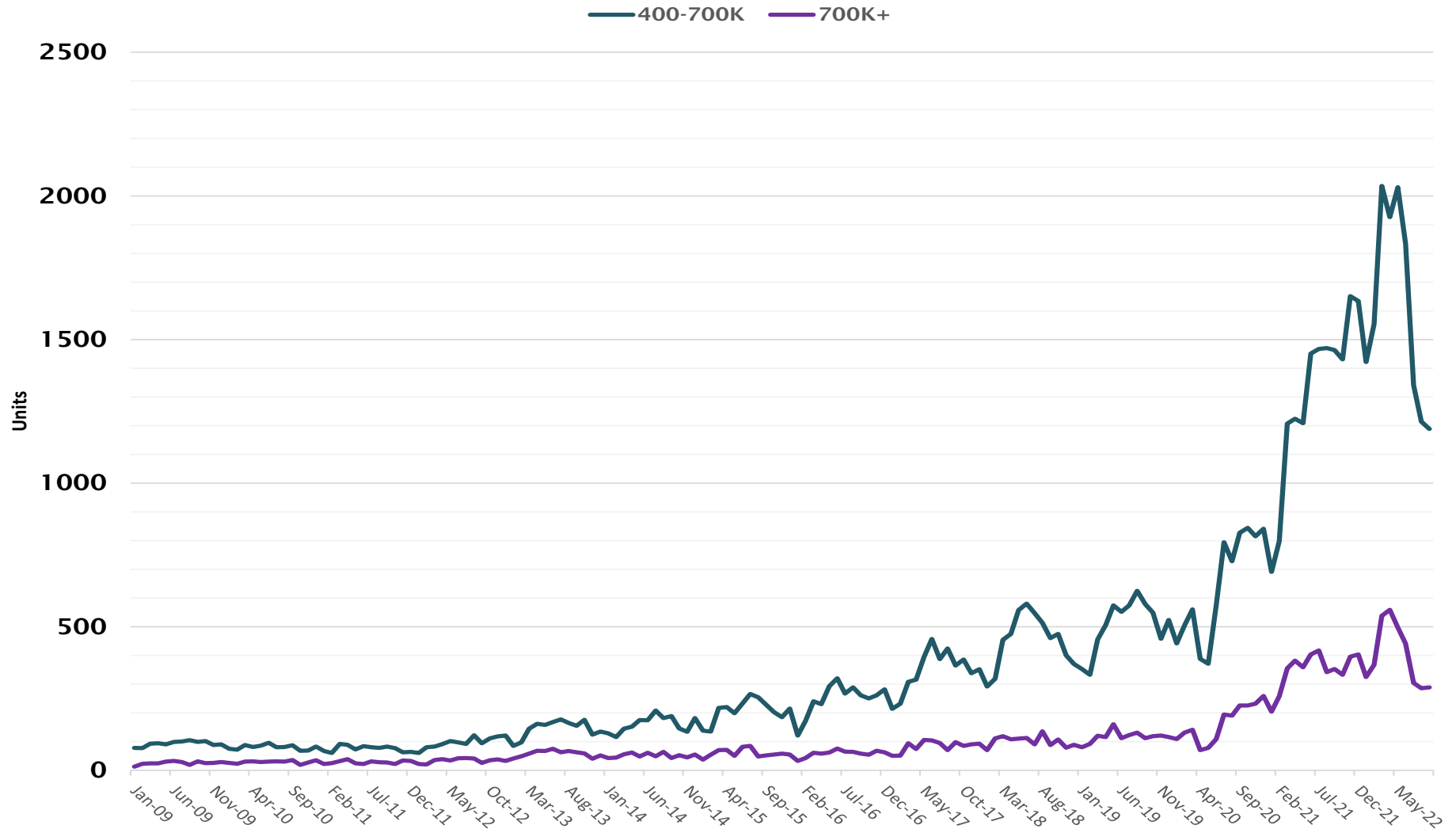




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Closed Units By Price Point - RES & VER





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Closing Trend by Price Point Residential and High Rise

