



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2022

October 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	3,088	8,378	1,945	1,727	485,000	710,145	440,000	546,863	6	20.6%	38
CON/TWH	730	1,864	543	470	280,000	324,546	267,500	281,303	5	25.2%	35
Total Residential	3,818	10,242	2,488	2,197	450,000	639,998	408,000	490,053	6	21.5%	37
Hi-Rise	115	446	57	57	440,000	771,769	330,000	548,738	9	12.8%	68
Multiple Dwelling	43	100	45	28	562,500	671,012	509,000	496,375	4	28.0%	37
Vacant Land	249	2,708	143	87	57,750	406,188	56,000	152,214	33	3.2%	118
Luxury Sales (RES & VER) \$1M+	272	907	129	105	1,690,000	2,576,862	1,537,906	1,875,822	11	1.7%	52

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
Total Residential	4,432	10,474	2,816	2,569	459,000	638,483	420,000	481,358	5	24.5%	33
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.



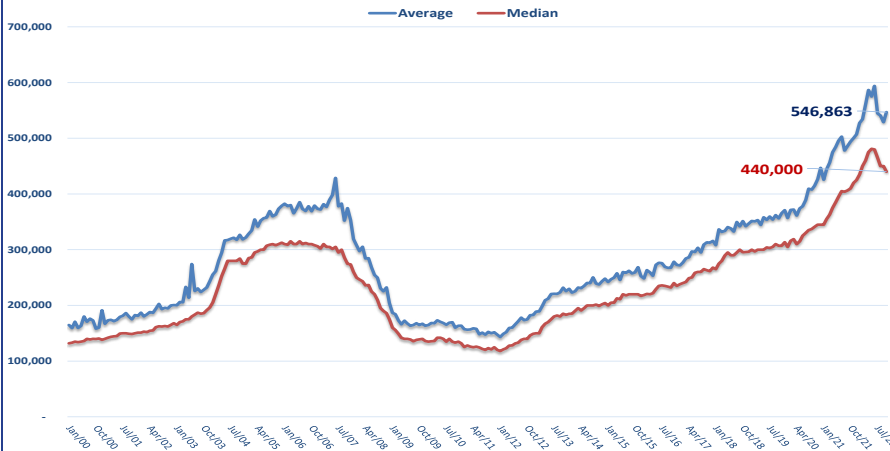
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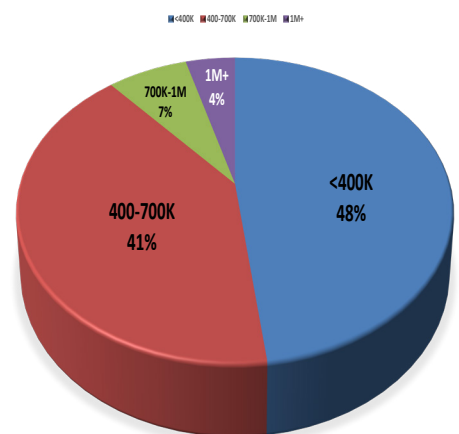
Greater Las Vegas
SFR Average List vs Closed Sale Prices



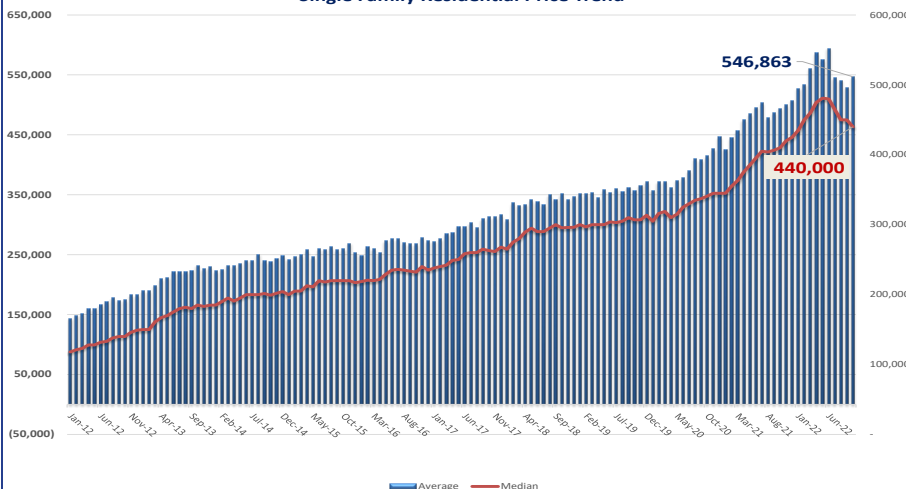
SFR Market Prices



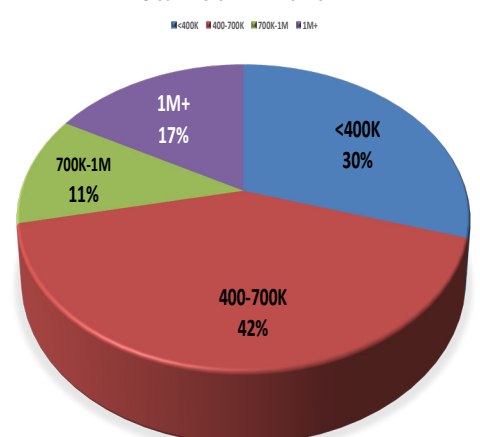
Closed Units by Price Point



Single Family Residential Price Trend



Closed Volume by Price Point



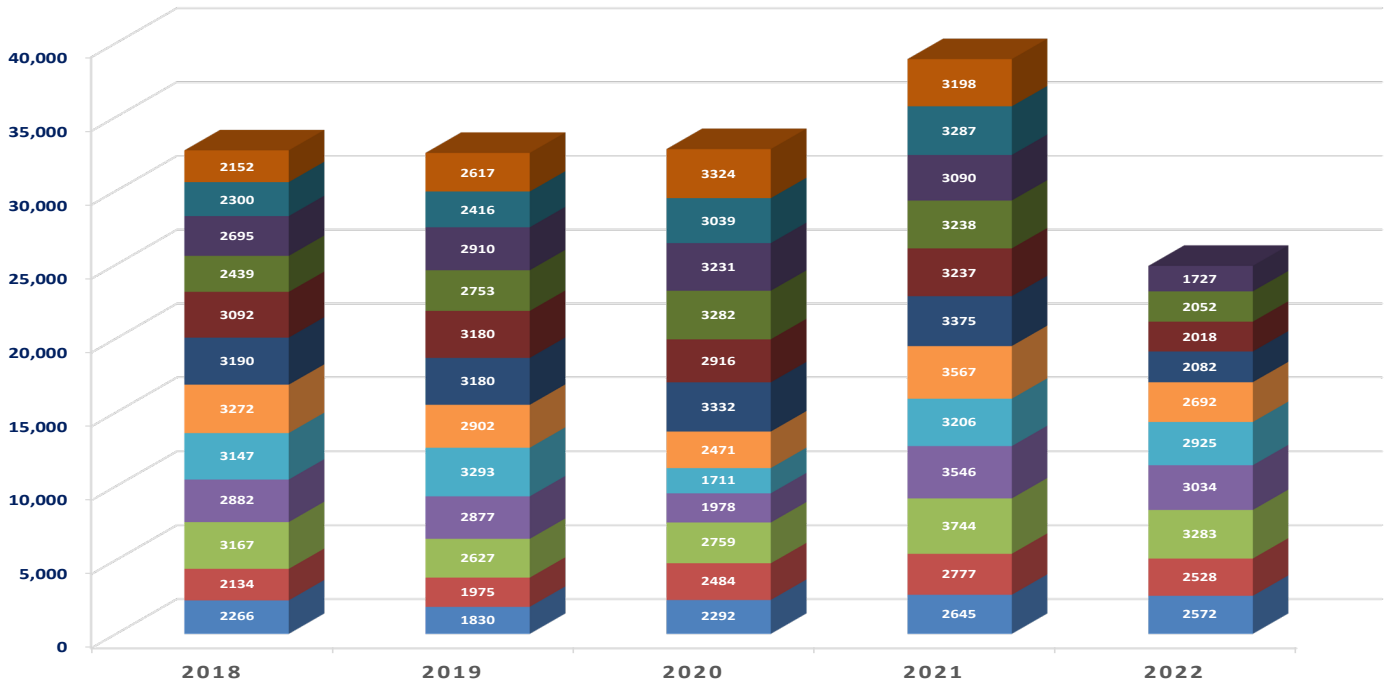


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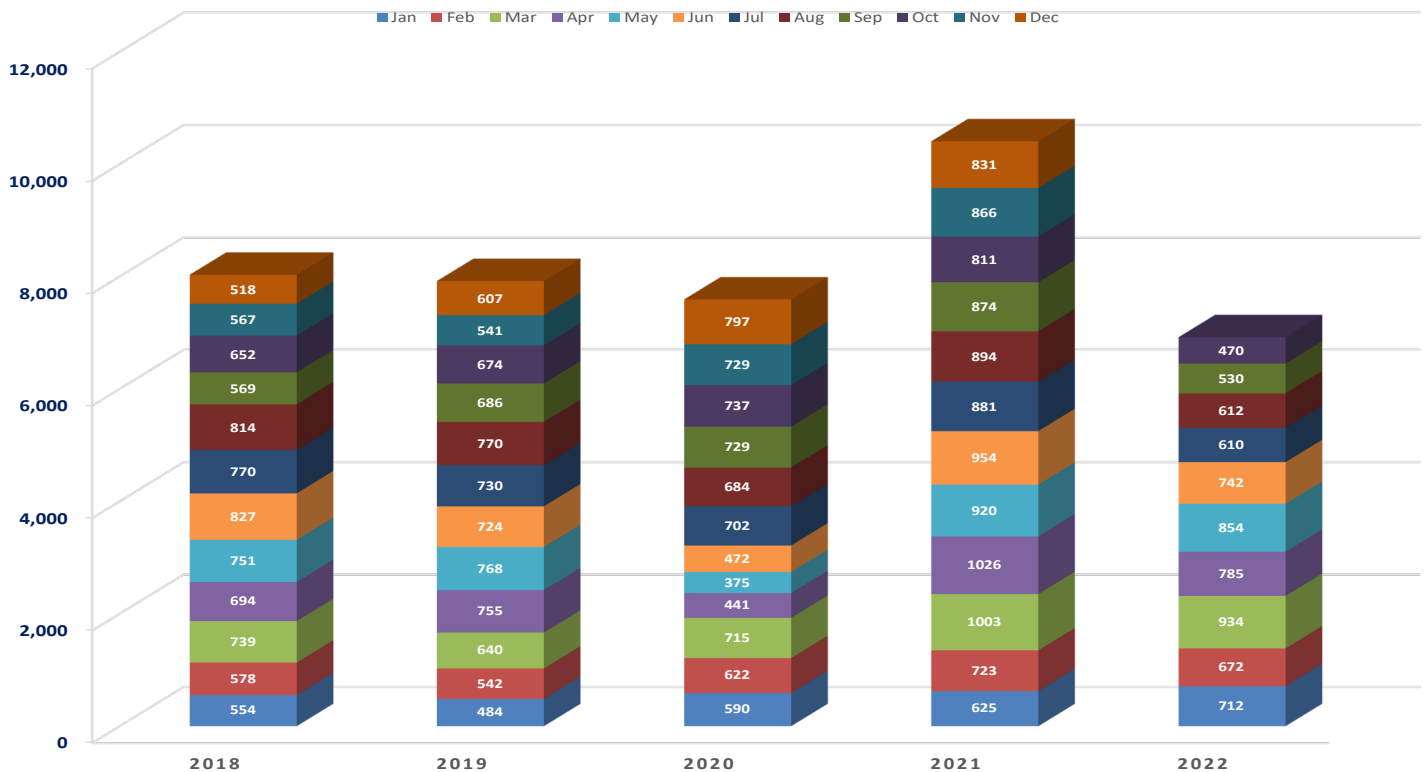
SINGLE FAMILY RESIDENTIAL CLOSINGS

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



CONDO / TOWNHOME CLOSINGS

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

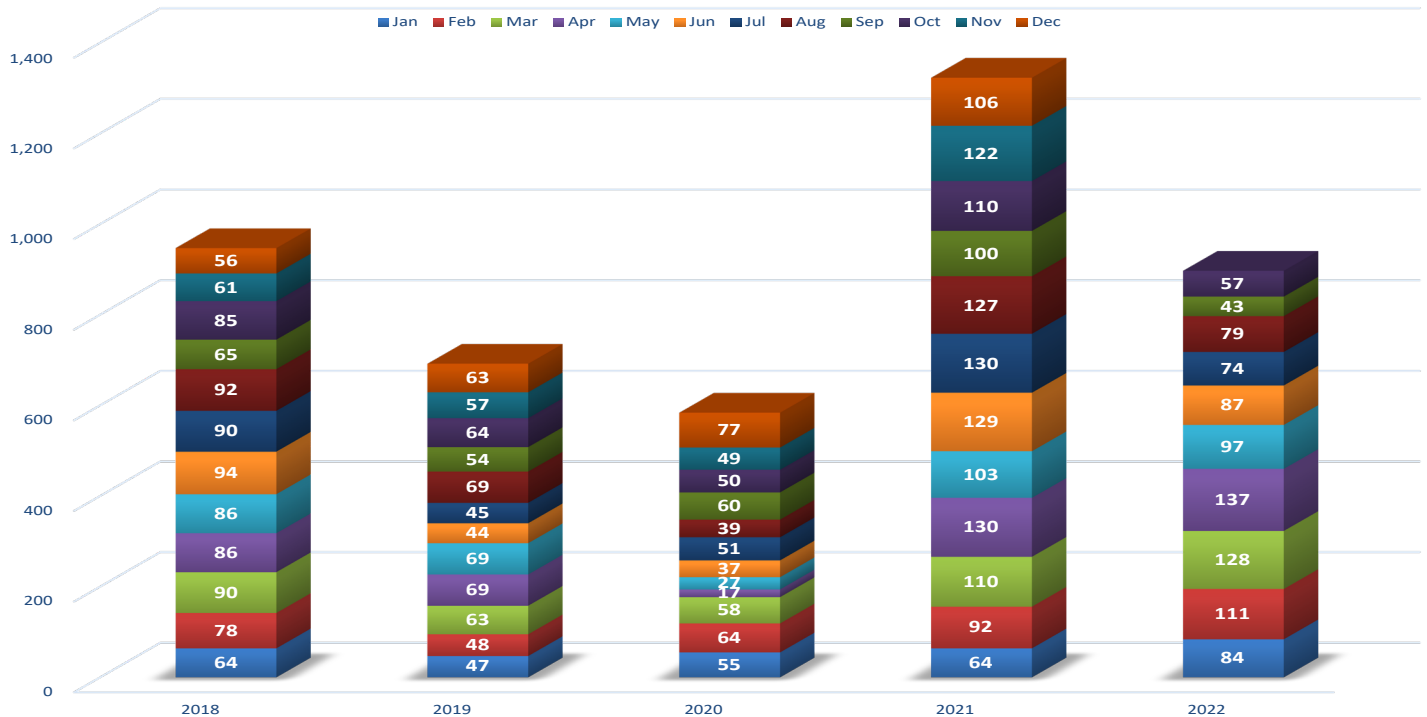




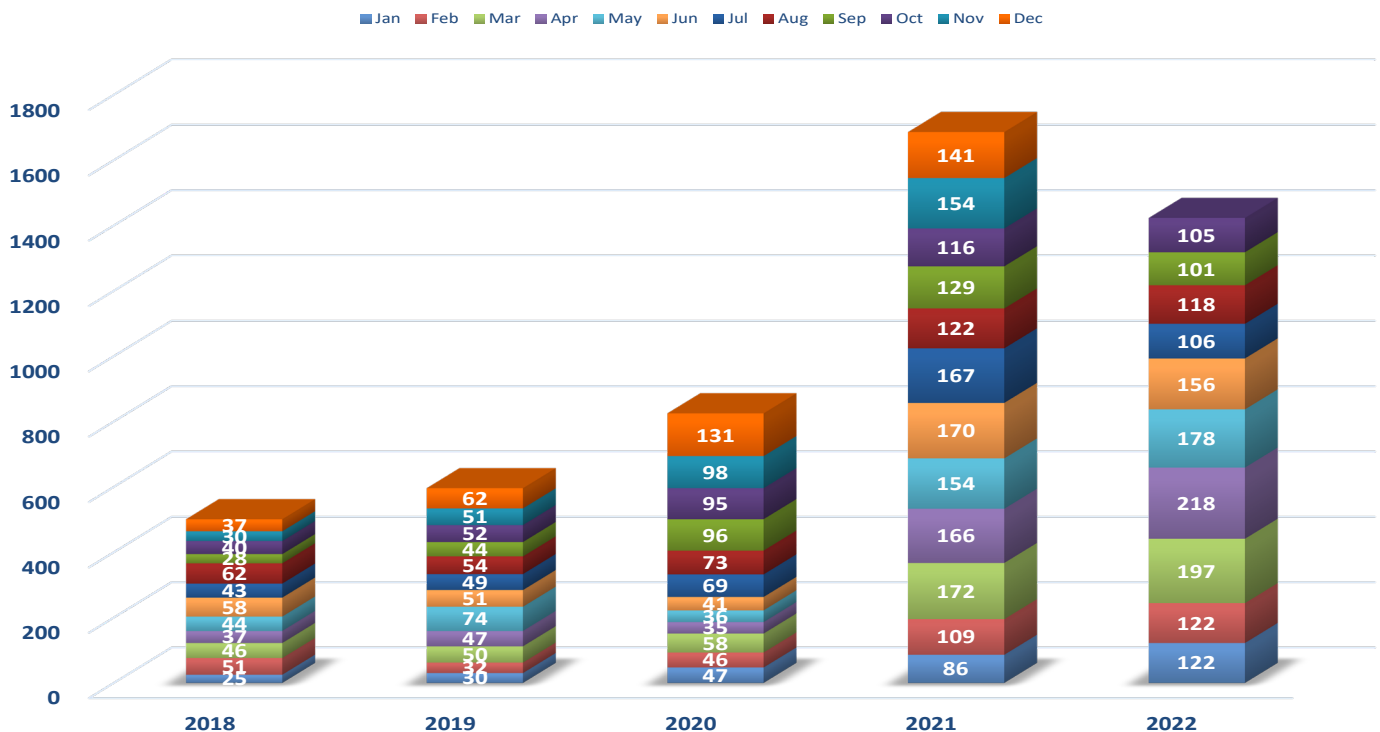
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Las Vegas Market Update - November 2022

Vertical / Hi-Rise Closings



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

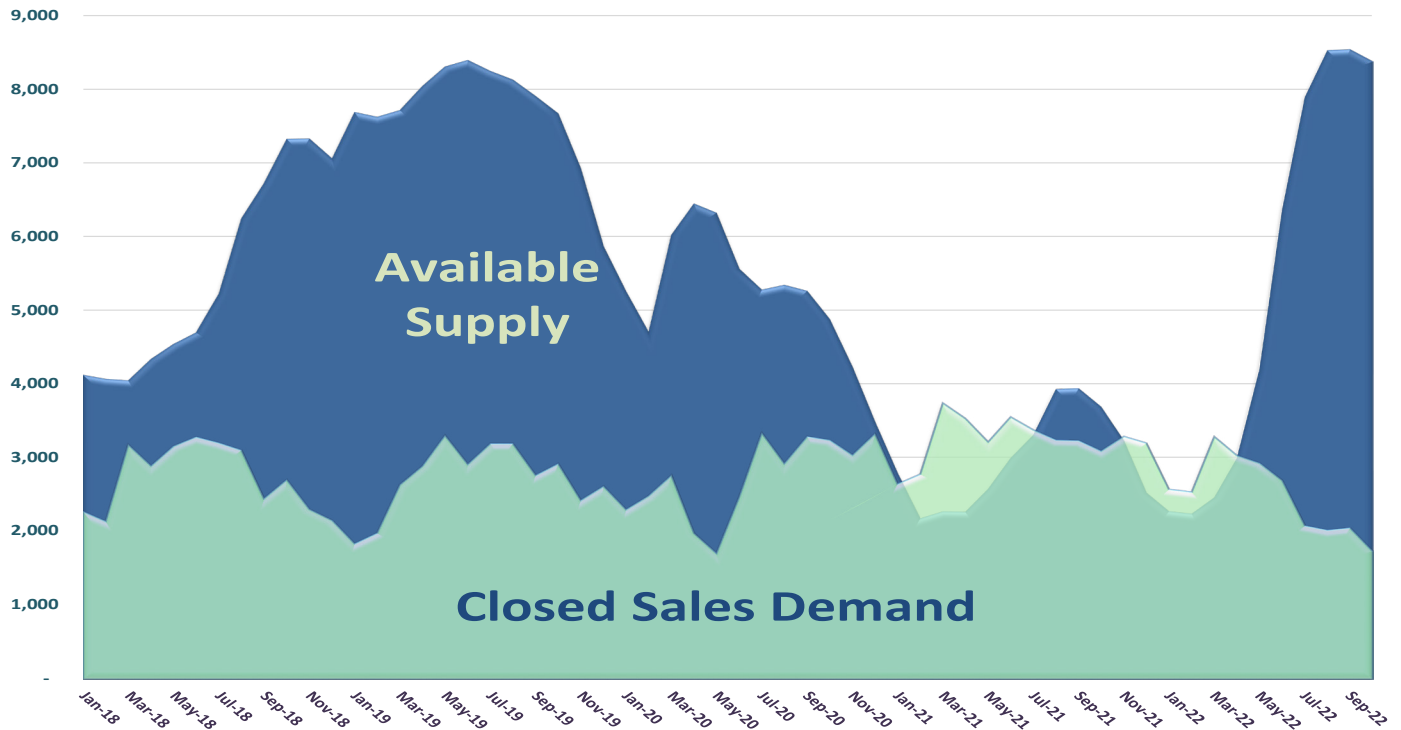




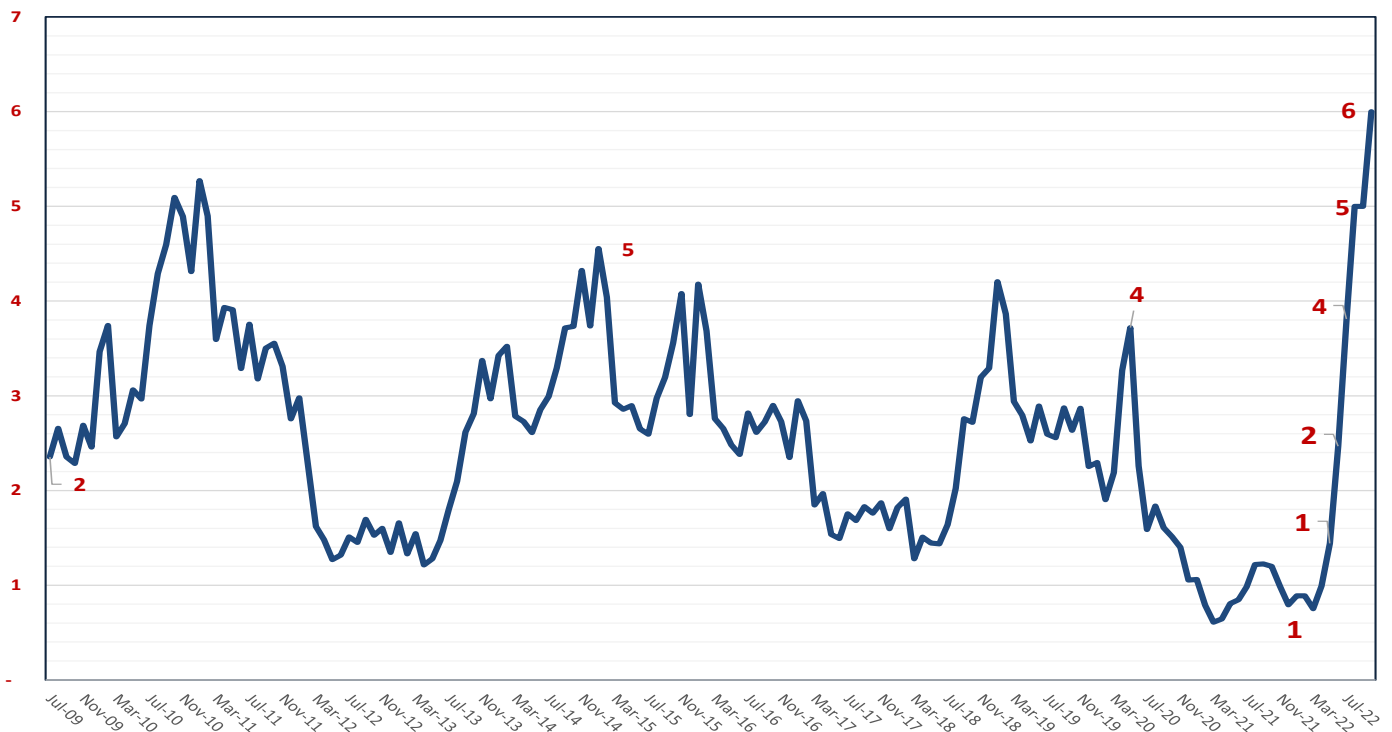
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Las Vegas Market Update - November 2022

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





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Las Vegas Market Update - November 2022

SFR Closed Sales in Selected Communities - Last Six Months

	2022 May	Jun	Jul	Aug	Sep	Oct	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	18	24	24	10	10	10		7	528,868	35
Anthem	7	6	10	3	3	4		6	696,653	41
Cadence	19	13	9	16	15	21		5	531,917	41
Centennial Hills	29	30	19	14	13	21		4	591,578	27
Desert/South Shores	20	19	11	12	17	7		10	608,544	41
Green Valley	33	48	21	29	25	22		5	587,467	32
Green Valley Ranch	17	5	16	13	11	8		5	631,297	38
Inspirada	29	22	21	18	22	18		5	649,833	36
Iron Mountain Ranch	7	12	5	9	4	3		16	531,686	38
Lake Las Vegas	11	12	8	4	8	8		11	1,168,551	49
Lone Mountain	4	6	2	4	14	8		5	777,090	19
MacDonald Highlands	4	3	3	2	4	3		16	3,283,793	74
Mountains Edge	65	57	42	37	41	18		11	535,891	41
Peccole Ranch	16	13	5	9	8	4		7	570,608	39
Providence	41	32	25	28	26	12		8	513,336	44
Red Rock Cntry Club	8	6	4	3	6	4		8	1,976,452	30
Rhodes Ranch	16	11	11	12	10	15		7	604,900	22
Seven Hills	12	12	8	7	12	9		8	1,157,741	41
Siena (SFR & TWH)	9	6	7	4	3	5		7	699,397	45
Silverado Ranch	38	34	30	27	31	15		8	479,019	34
Silverstone Ranch	7	9	8	2	8	5		6	627,182	55
Skye Canyon	28	12	11	13	19	20		5	610,414	50
Southern Highlands	52	43	25	29	29	31		6	859,561	40
Spring Valley	30	18	16	15	12	12		6	511,102	31
Summerlin	51	51	34	24	43	26		8	1,033,759	46
Sun City Anthem	39	33	23	19	20	24		6	639,908	42
Sun City Summerlin	45	33	20	27	21	18		8	567,540	30
The Lakes	11	19	8	11	14	14		4	580,816	47
The Ridges	5	6	1	2	1	3		15	4,128,500	84
Tuscany	19	10	7	6	11	6		7	613,319	38
Other Groups										
Clark County	2,833	2,618	2,019	1,950	1,991	1,672		6	564,626	38
Boulder City	22	17	14	13	17	8		11	593,520	33
Pahrump	72	59	51	54	47	41		7	397,979	35
High Rise Sales	97	87	74	79	43	57		9	579,330	68
Luxury Sales (\$1M+)	178	156	106	118	101	105		11	1,787,612	52

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

	2022 May	June	July	August	September	October	Price Movement
Aliante	549,578	561,697	530,839	548,050	431,490	486,270	
Anthem	667,643	742,667	778,320	784,667	467,000	580,463	
Cadence	561,078	553,822	511,667	495,056	525,471	533,339	
Centennial Hills	563,697	613,166	625,737	633,081	509,463	591,496	
Desert/South Shores	587,029	685,400	518,627	752,907	546,579	505,714	
Green Valley	649,709	598,765	537,673	599,840	564,599	526,659	
Green Valley Ranch	619,941	709,600	599,244	603,654	643,500	698,734	
Inspirada	661,017	652,773	606,507	677,878	657,024	641,933	
Iron Mountain Ranch	508,429	580,417	507,471	526,472	487,455	506,000	
Lake Las Vegas	1,097,727	1,684,583	1,074,599	783,000	802,790	1,144,375	
Lone Mountain	544,075	598,667	724,500	622,125	874,544	947,500	
MacDonald Highlands	5,475,000	2,438,592	2,167,500	2,006,900	2,770,000	3,860,000	
Mountains Edge	555,556	541,958	515,794	563,393	507,920	499,736	
Peccole Ranch	616,500	624,469	579,000	532,300	472,581	483,750	
Providence	553,698	543,698	513,196	486,884	461,496	468,804	
Red Rock Country Club	2,231,875	2,154,167	2,075,000	1,523,333	1,877,833	1,588,250	
Rhodes Ranch	606,909	644,727	605,000	564,083	594,600	613,000	
Seven Hills	895,667	1,709,083	983,125	1,105,714	1,128,458	1,006,771	
Siena (SFR & TWH)	815,200	692,300	792,000	511,250	499,967	640,000	
Silverado Ranch	487,100	504,417	512,742	446,379	461,319	428,867	
Silverstone Ranch	598,414	659,044	560,125	859,500	717,350	480,200	
Skye Canyon	608,772	647,024	642,091	555,538	633,304	587,246	
Southern Highlands	880,578	843,744	646,526	826,472	699,221	1,198,997	
Spring Valley	474,950	540,028	523,250	614,333	451,750	472,208	
Summerlin	863,500	1,610,507	804,319	1,103,041	880,742	725,563	
Sun City Anthem	660,591	646,285	621,148	630,868	613,569	644,617	
Sun City Summerlin	539,409	594,503	671,815	546,706	534,948	541,850	
The Lakes	578,400	623,653	525,249	724,995	546,075	477,786	
The Ridges	3,153,600	5,365,000	8,000,000	2,725,000	2,500,000	3,468,333	
Tuscany	627,416	661,000	587,857	542,983	586,636	638,167	
Other Groups							
Clark County	580,857	601,225	550,254	546,707	534,693	553,715	
Boulder City	674,314	570,421	648,798	516,838	527,430	588,739	
Pahrump	395,697	400,670	406,682	409,745	395,014	375,187	
High Rise Sales	603,528	570,733	549,574	580,097	632,493	548,738	
Luxury Sales (\$1M+)	1,840,580	2,191,846	1,684,637	1,703,342	1,704,267	1,875,822	