



EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2022

November 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	2,233	7,669	1,814	1,524	479,000	719,805	430,495	528,649	7	19.9%	45
CON/TWH	522	1,706	447	464	279,900	322,123	260,000	277,187	5	27.2%	41
Total Residential	2,755	9,375	2,261	1,988	448,000	647,438	397,000	469,958	6	21.2%	44
Hi-Rise	83	396	58	54	476,500	835,498	379,900	625,121	9	13.6%	68
Multiple Dwelling	12	83	41	25	550,000	694,140	535,000	529,380	4	30.1%	46
Vacant Land	160	2,616	146	80	55,000	404,914	50,500	219,174	35	3.1%	114
Luxury Sales (RES & VER) \$1M+	192	868	115	71	1,699,925	2,641,989	1,350,000	2,159,092	15	1.2%	50

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



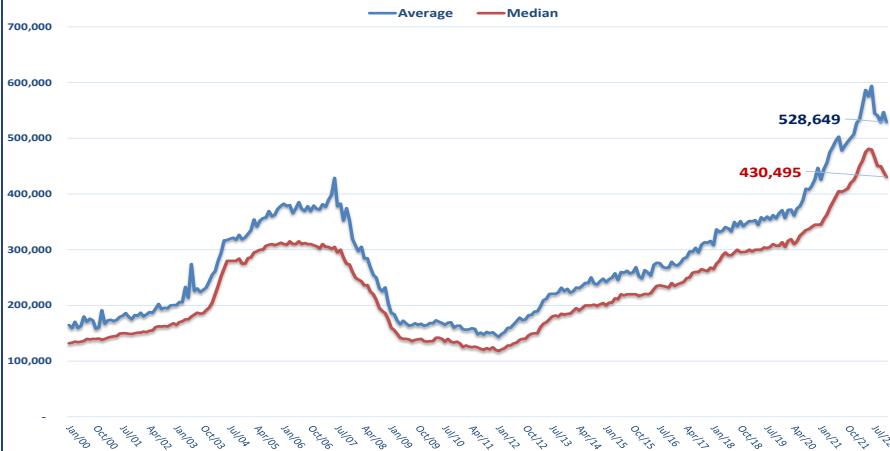
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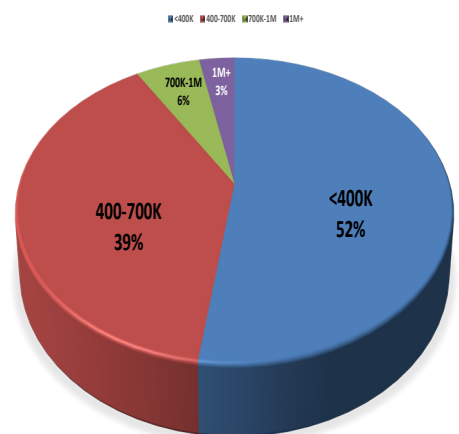
Greater Las Vegas SFR Average List vs Closed Sale Prices



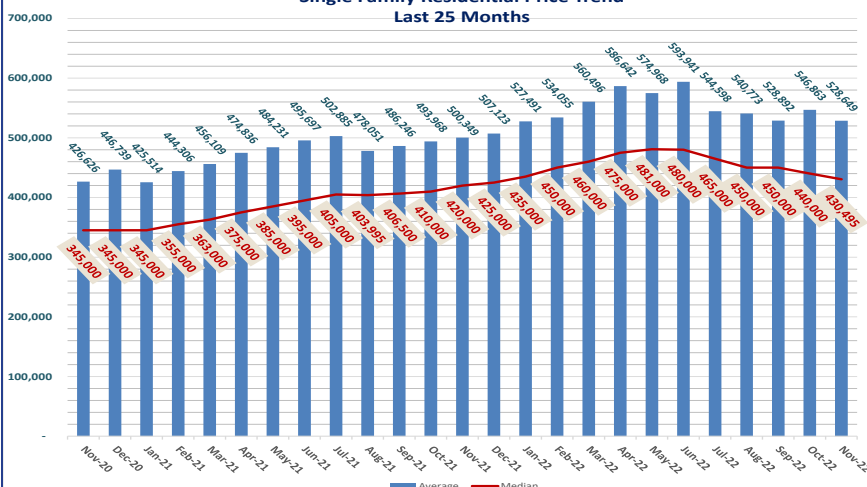
SFR Market Prices



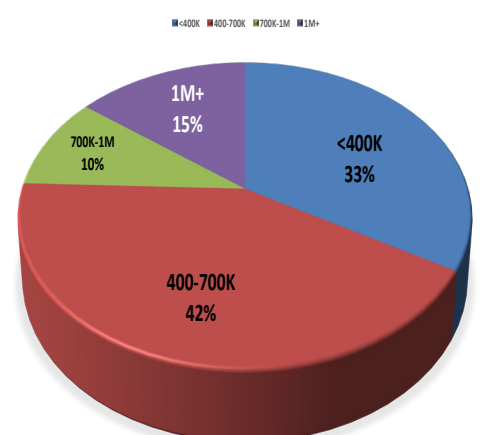
Closed Units by Price Point



Single Family Residential Price Trend Last 25 Months



Closed Volume by Price Point



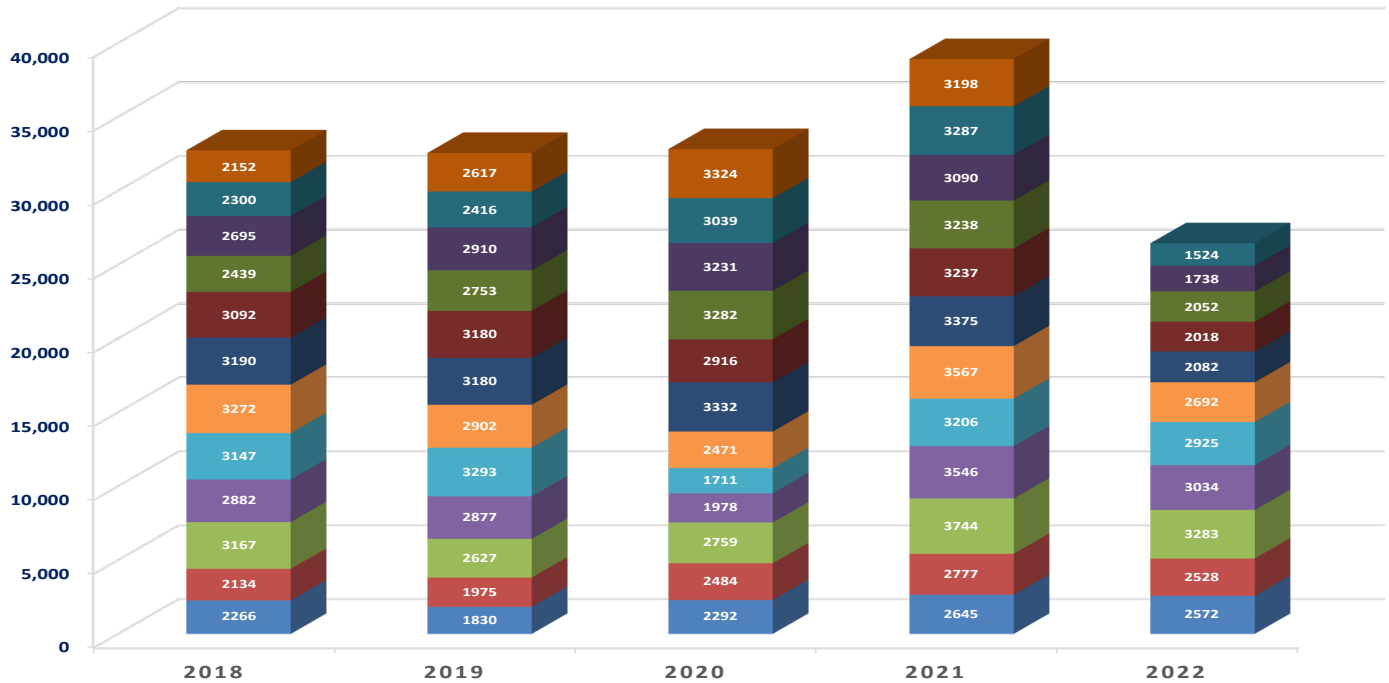


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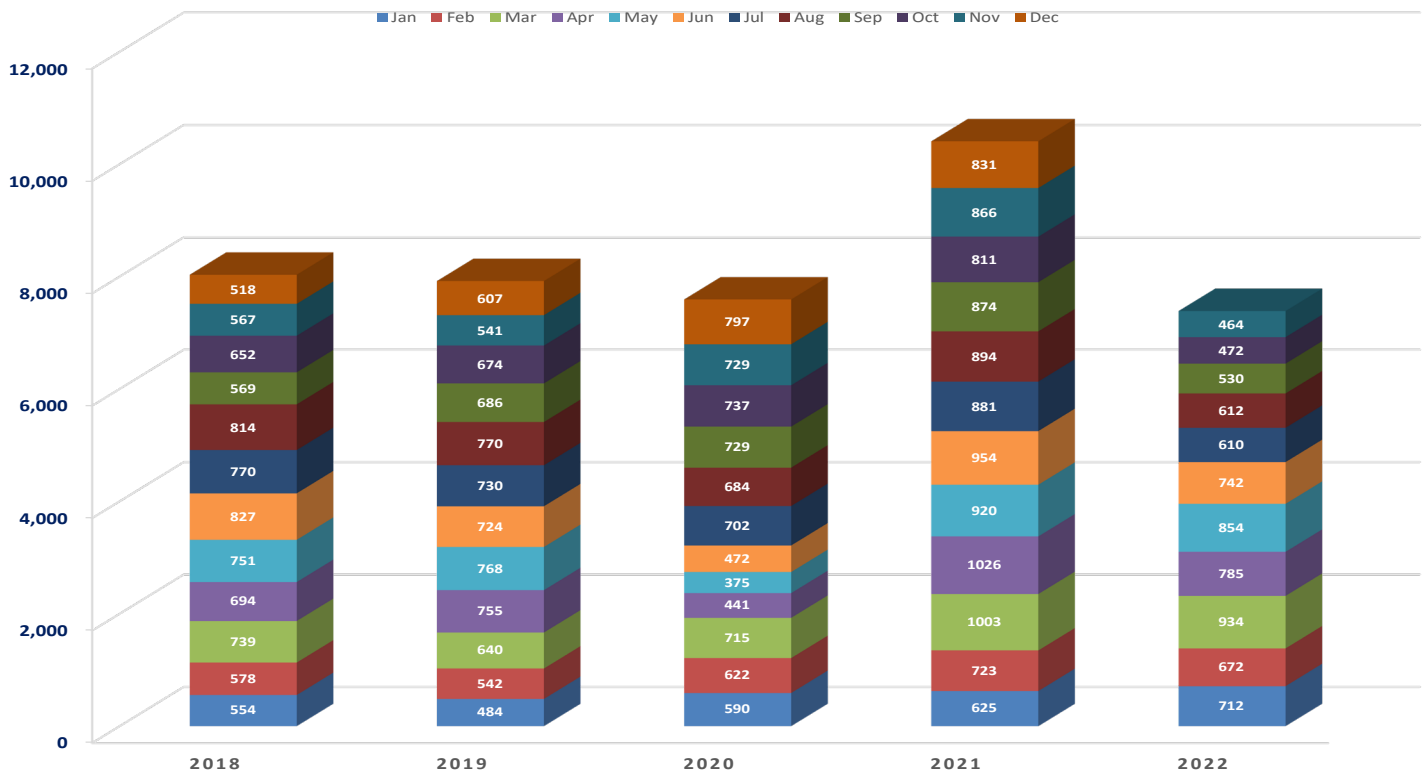
SINGLE FAMILY RESIDENTIAL CLOSINGS

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

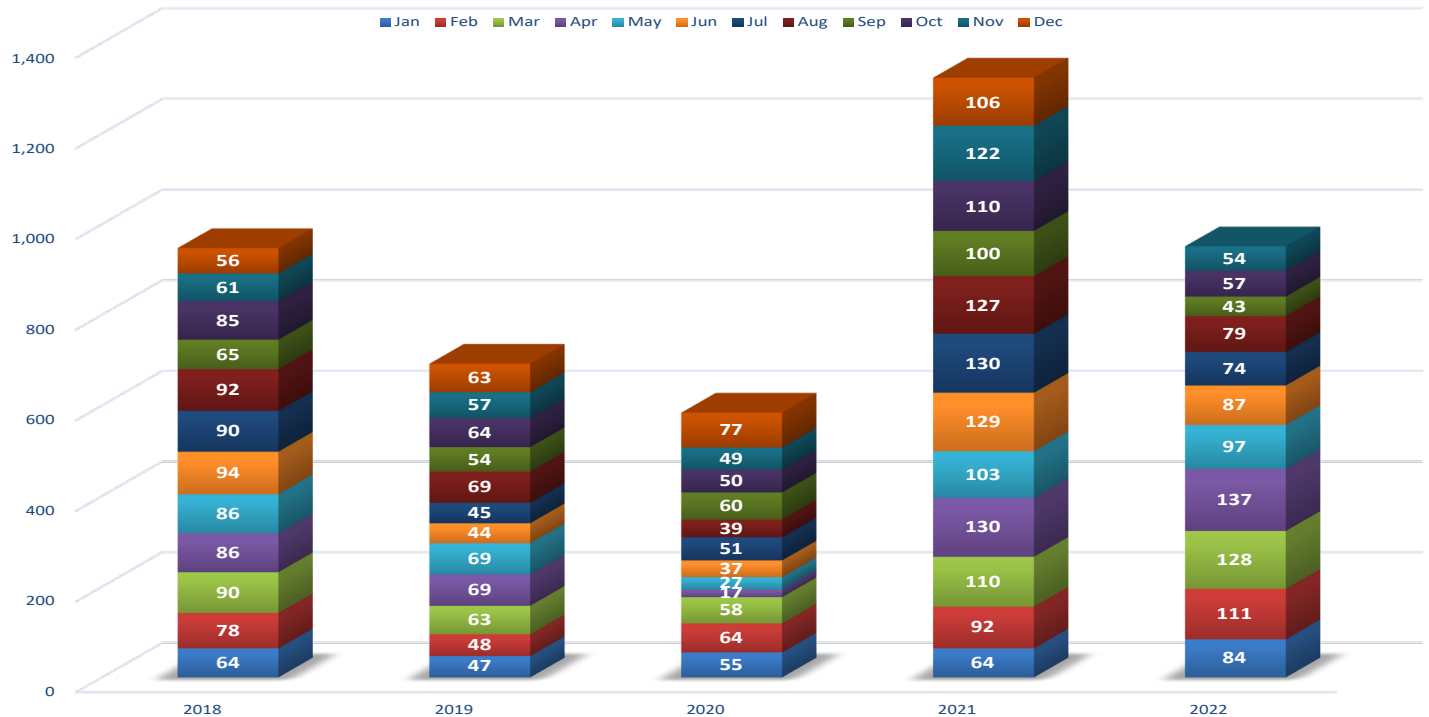




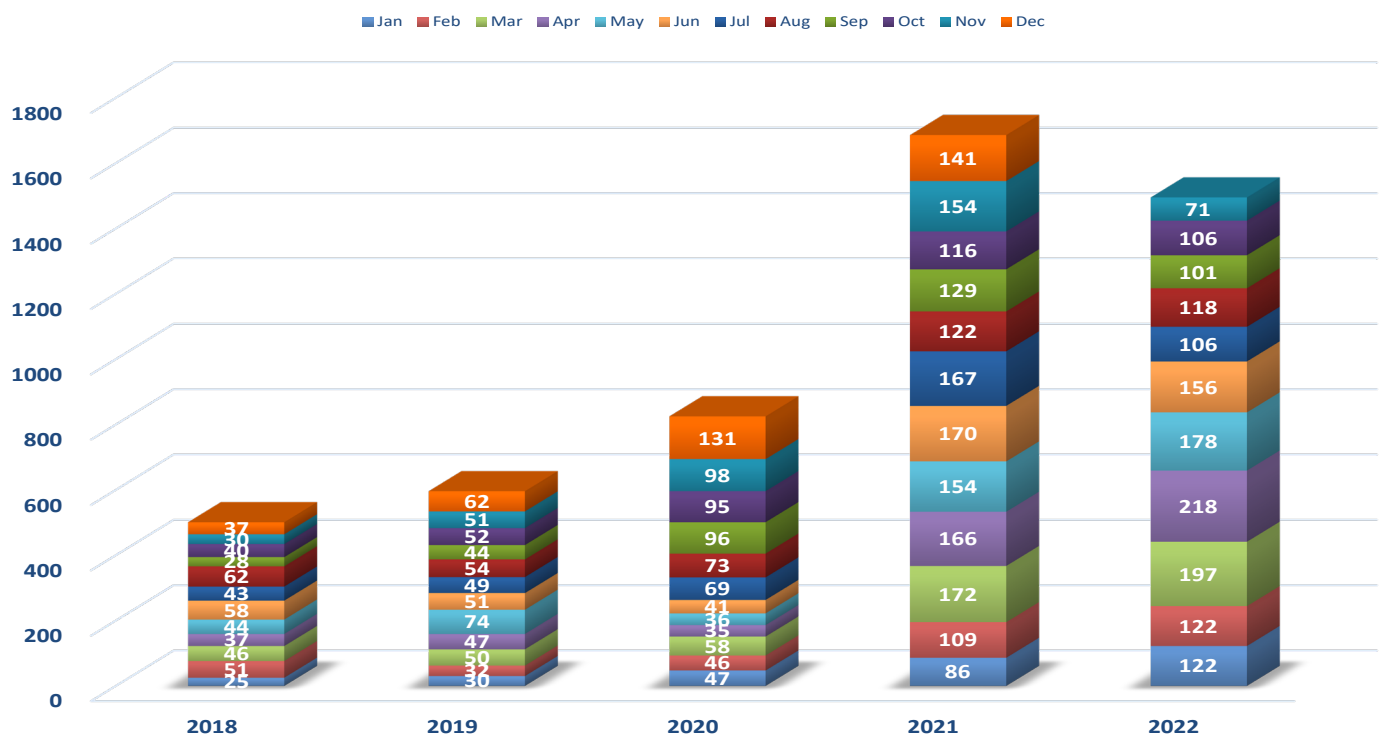
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Las Vegas Market Update - December 2022

Vertical / Hi-Rise Closings



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

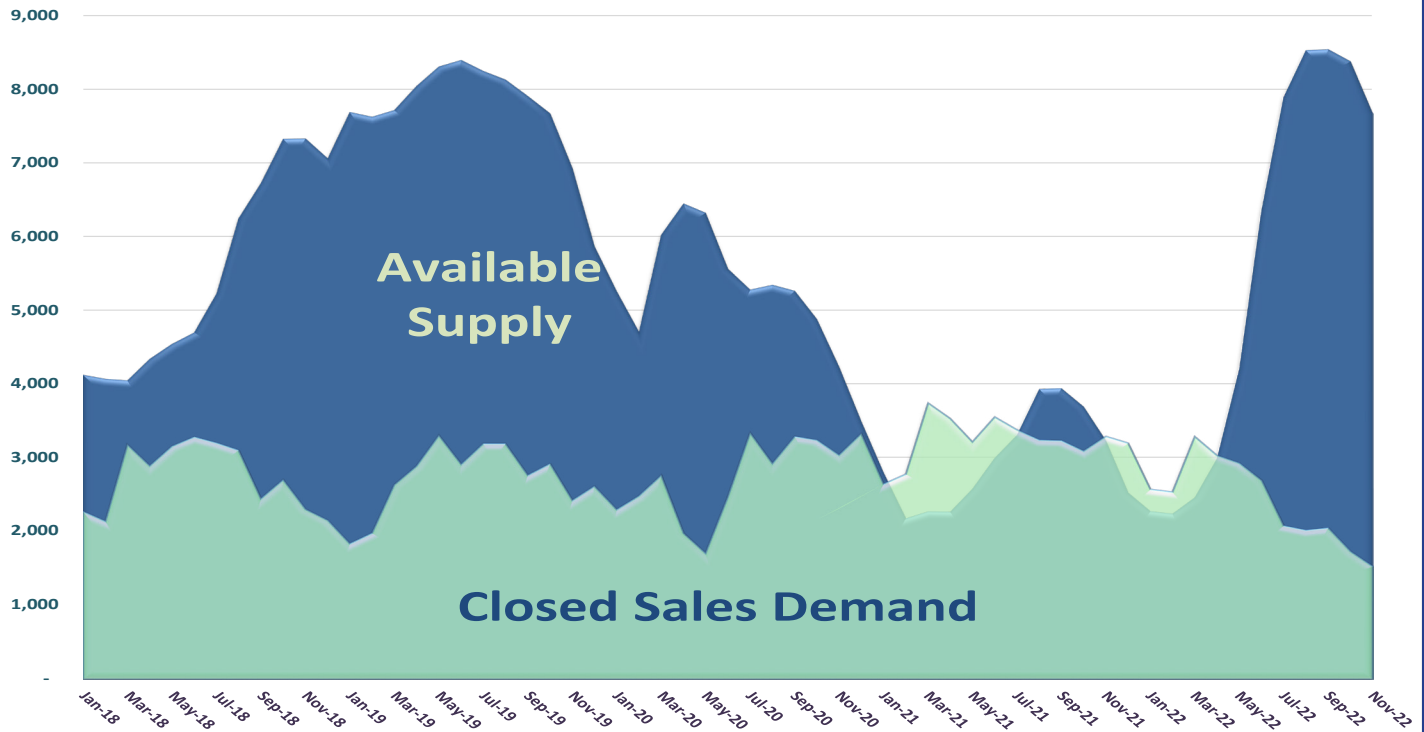




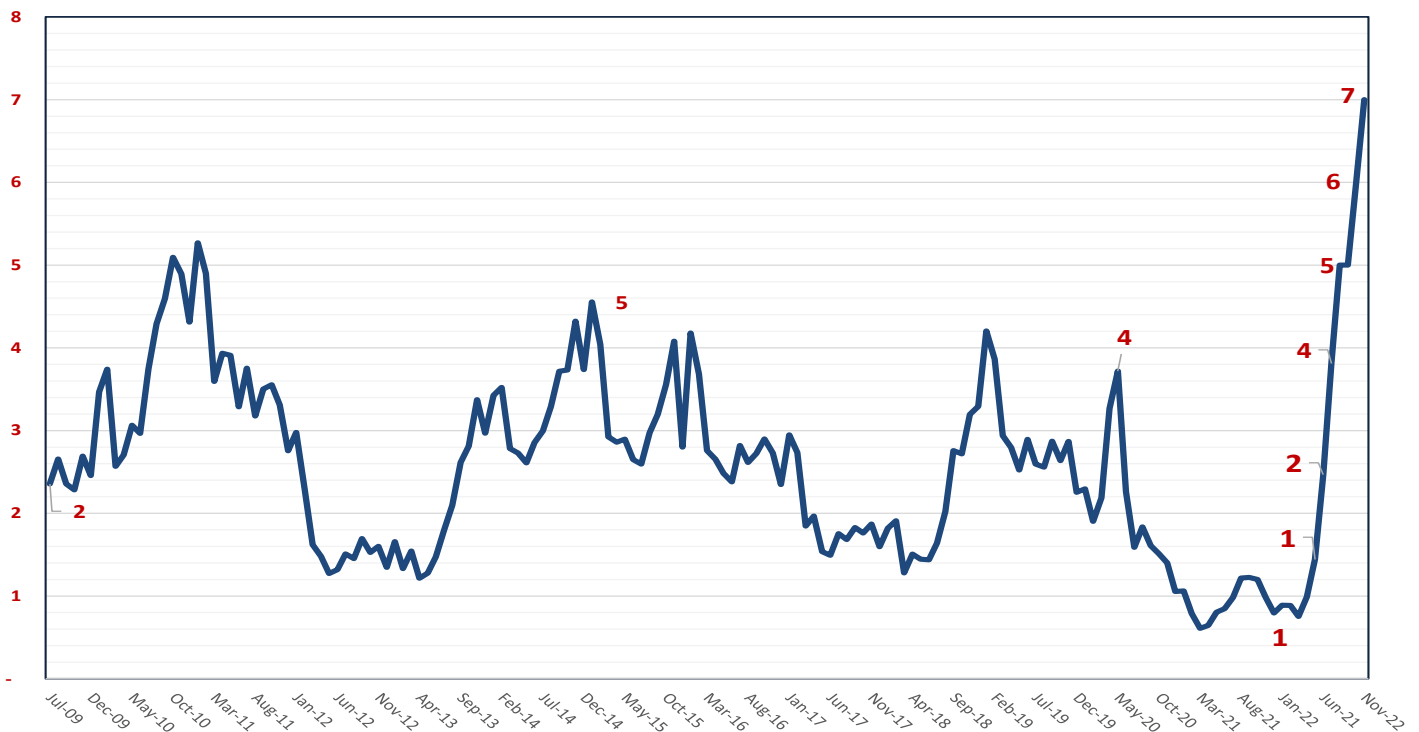
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Las Vegas Market Update - December 2022

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





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Las Vegas Market Update - December 2022

SFR Closed Sales in Selected Communities - Last Six Months

	2022 Jun	Jul	Aug	Sep	Oct	Nov	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	24	24	10	10	10	13		5	520,274	62
Anthem	6	10	3	3	4	2		14	688,163	34
Cadence	13	9	16	15	23	17		5	523,558	47
Centennial Hills	30	19	14	13	21	17		4	590,621	29
Desert/South Shores	19	11	12	17	7	8		9	622,100	43
Green Valley	48	21	29	25	22	20		6	572,457	38
Green Valley Ranch	5	16	13	11	8	7		6	632,480	43
Inspirada	22	21	18	22	18	15		5	651,334	53
Iron Mountain Ranch	12	5	9	4	3	4		11	524,930	46
Lake Las Vegas	12	8	4	8	8	6		15	1,271,218	49
Lone Mountain	6	2	4	14	8	4		7	784,422	40
MacDonald Highlands	3	3	2	4	3	3		18	2,789,427	67
Mountains Edge	57	42	37	41	19	31		6	525,362	58
Peccole Ranch	13	5	9	8	4	5		5	549,646	29
Providence	32	25	28	26	12	16		6	498,843	40
Red Rock Cntry Club	6	4	3	6	4	1		27	1,849,583	136
Rhodes Ranch	11	11	12	10	15	8		12	590,686	49
Seven Hills	12	8	7	12	9	8		7	1,135,542	53
Siena (SFR & TWH)	6	7	4	3	5	3		13	659,739	30
Silverado Ranch	34	30	27	31	15	13		8	475,174	57
Silverstone Ranch	9	8	2	8	5	2		13	635,329	110
Skye Canyon	12	11	13	19	20	14		7	601,608	41
Southern Highlands	43	25	29	29	31	22		7	832,403	75
Spring Valley	18	16	15	12	12	9		7	516,010	40
Summerlin	51	34	24	43	26	19		10	1,077,793	50
Sun City Anthem	33	23	19	20	24	17		8	640,002	48
Sun City Summerlin	33	20	27	21	18	21		6	567,427	44
The Lakes	19	8	11	14	14	12		4	558,278	31
The Ridges	6	1	2	1	3	5		9	4,635,833	31
Tuscany	10	7	6	11	6	3		12	603,323	39
Other Groups										
Clark County	2,618	2,019	1,950	1,991	1,684	1,484		7	557,008	44
Boulder City	17	14	13	17	8	17		5	557,505	63
Pahrump	59	51	54	47	41	32		9	395,416	61
High Rise Sales	87	74	79	43	57	54		9	579,649	68
Luxury Sales (\$1M+)	156	106	118	101	105	71		15	1,787,612	50

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

	2022 June	July	August	September	October	November	Price Movement
Aliante	561,697	530,839	548,050	431,490	486,270	497,384	
Anthem	742,667	778,320	784,667	467,000	580,463	476,250	
Cadence	553,822	511,667	495,056	525,471	539,328	510,513	
Centennial Hills	613,166	625,737	633,081	509,463	591,496	537,605	
Desert/South Shores	685,400	518,627	752,907	546,579	505,714	680,150	
Green Valley	598,765	537,673	599,840	564,599	526,659	566,340	
Green Valley Ranch	709,600	599,244	603,654	643,500	698,734	613,857	
Inspirada	652,773	606,507	677,878	657,024	641,933	683,067	
Iron Mountain Ranch	580,417	507,471	526,472	487,455	506,000	428,500	
Lake Las Vegas	1,684,583	1,074,599	783,000	802,790	1,144,375	1,825,822	
Lone Mountain	598,667	724,500	622,125	874,544	947,500	613,725	
MacDonald Highlands	2,438,592	2,167,500	2,006,900	2,770,000	3,860,000	3,239,202	
Mountains Edge	541,958	515,794	563,393	507,920	496,592	503,119	
Peccole Ranch	624,469	579,000	532,300	472,581	483,750	533,000	
Providence	543,698	513,196	486,884	461,496	468,804	490,856	
Red Rock Country Club	2,154,167	2,075,000	1,523,333	1,877,833	1,588,250	975,000	
Rhodes Ranch	644,727	605,000	564,083	594,600	613,000	489,875	
Seven Hills	1,709,083	983,125	1,105,714	1,128,458	1,006,771	609,238	
Siena (SFR & TWH)	692,300	792,000	511,250	499,967	640,000	676,667	
Silverado Ranch	504,417	512,742	446,379	461,319	428,867	458,269	
Silverstone Ranch	659,044	560,125	859,500	717,350	480,200	665,000	
Skye Canyon	647,024	642,091	555,538	633,304	587,246	551,152	
Southern Highlands	843,744	646,526	826,472	699,221	1,198,997	688,273	
Spring Valley	540,028	523,250	614,333	451,750	472,208	435,311	
Summerlin	1,610,507	804,319	1,103,041	880,742	725,563	1,033,316	
Sun City Anthem	646,285	621,148	630,868	613,569	644,617	688,105	
Sun City Summerlin	594,503	671,815	546,706	534,948	541,850	506,505	
The Lakes	623,653	525,249	724,995	546,075	477,786	432,110	
The Ridges	5,365,000	8,000,000	2,725,000	2,500,000	3,468,333	4,980,000	
Tuscany	661,000	587,857	542,983	586,636	638,167	559,333	
Other Groups							
Clark County	601,225	550,254	546,707	534,693	554,935	534,018	
Boulder City	570,421	648,798	516,838	527,430	588,739	515,881	
Pahrump	400,670	406,682	409,745	395,014	375,187	370,104	
High Rise Sales	570,733	549,574	580,097	632,493	548,738	625,121	
Luxury Sales (\$1M+)	2,191,846	1,684,637	1,703,342	1,704,267	1,871,636	2,159,092	