



EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2023

February 2023 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	2,392	5,114	2,648	1,725	498,939	791,839	424,950	494,671	4	33.7%	60
CON/TWH	642	1,259	668	453	289,000	338,133	255,000	269,019	4	36.0%	51
<i>Total Residential</i>	<i>3,034</i>	<i>6,373</i>	<i>3,316</i>	<i>2,178</i>	<i>455,000</i>	<i>702,209</i>	<i>395,000</i>	<i>447,834</i>	<i>4</i>	<i>34.2%</i>	<i>58</i>
Hi-Rise	94	337	70	60	524,900	865,932	367,500	589,500	7	17.8%	85
Multiple Dwelling	25	65	35	14	550,000	701,383	539,950	533,700	7	21.5%	53
Vacant Land	284	2,472	165	91	55,000	424,281	37,500	138,510	28	3.7%	159
Luxury Sales (RES & VER) \$1M+	265	754	191	76	1,701,000	2,621,542	1,350,000	1,692,540	12	1.4%	79



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Las Vegas Market Update - March 2023

January 2023 Production Snapshot

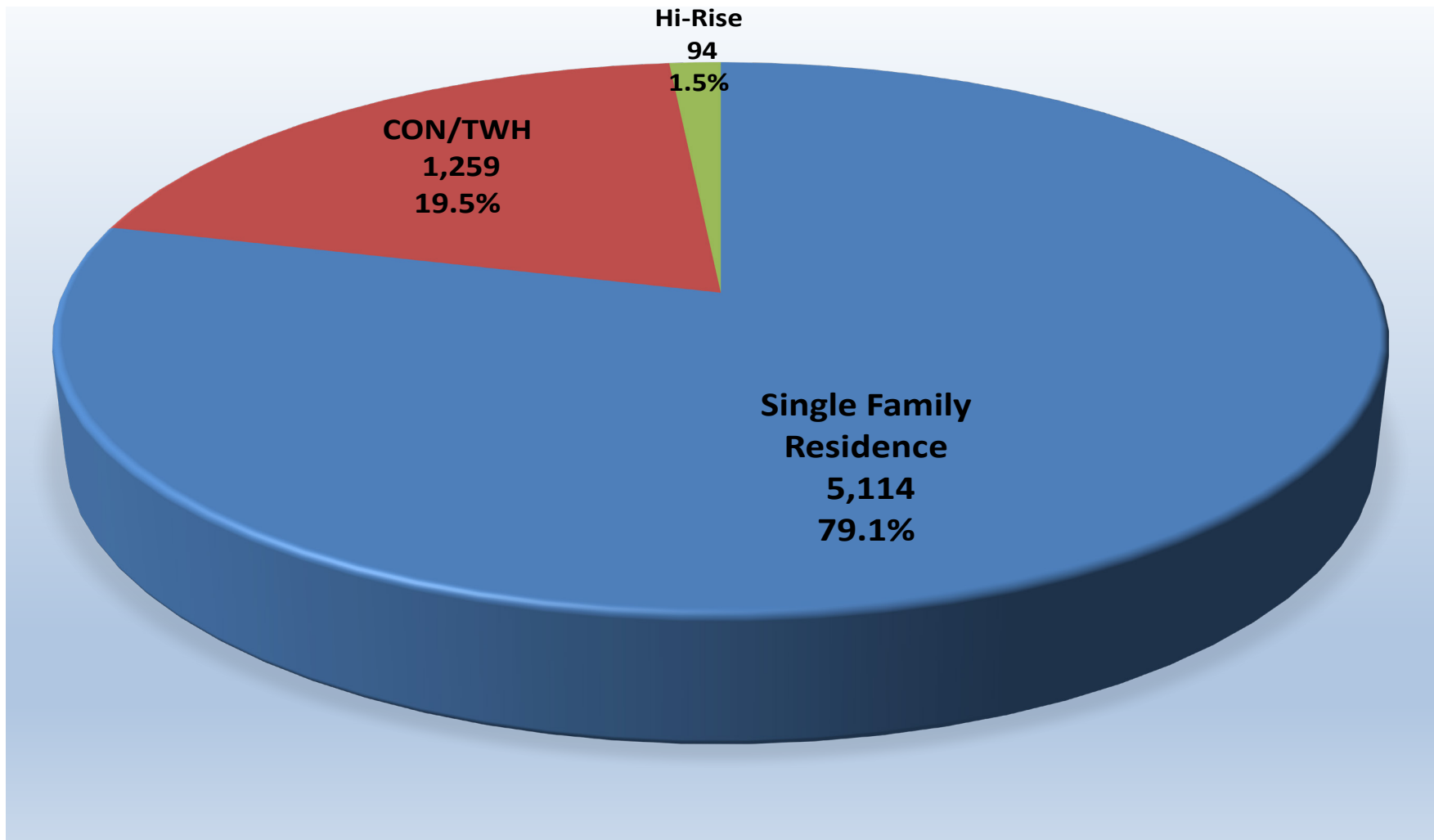
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	2,610	5,865	2,355	1,329	480,000	750,840	425,000	531,741	6	22.7%	57
CON/TWH	663	1,346	616	398	284,998	333,988	255,000	298,521	5	29.6%	55
<i>Total Residential</i>	<i>3,273</i>	<i>7,211</i>	<i>2,971</i>	<i>1,727</i>	<i>449,000</i>	<i>673,030</i>	<i>390,000</i>	<i>477,994</i>	<i>6</i>	<i>23.9%</i>	<i>57</i>
Hi-Rise	105	344	68	50	484,950	874,167	356,000	595,976	8	14.5%	82
Multiple Dwelling	30	72	34	17	546,500	671,276	535,000	507,768	6	23.6%	46
Vacant Land	222	2,471	148	79	55,000	398,638	45,000	225,785	33	3.2%	173
Luxury Sales (RES & VER) \$1M+	262	779	14	75	1,700,000	2,605,779	1,600,000	2,118,662	12	1.4%	71



EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2023

Las Vegas REALTORS * Available Units

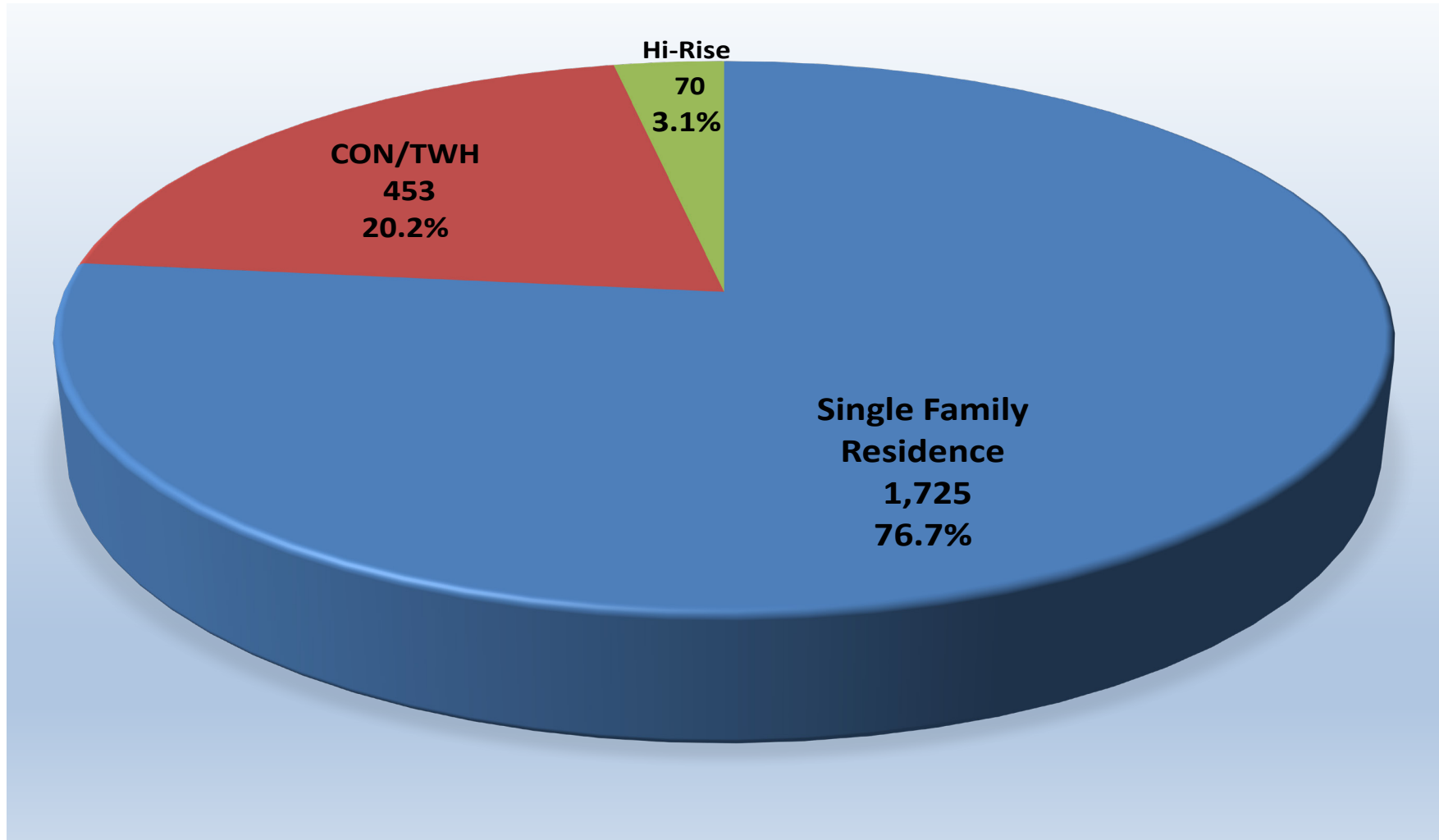




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Las Vegas Market Update - March 2023

Las Vegas REALTORS *Units Sold * Last Month



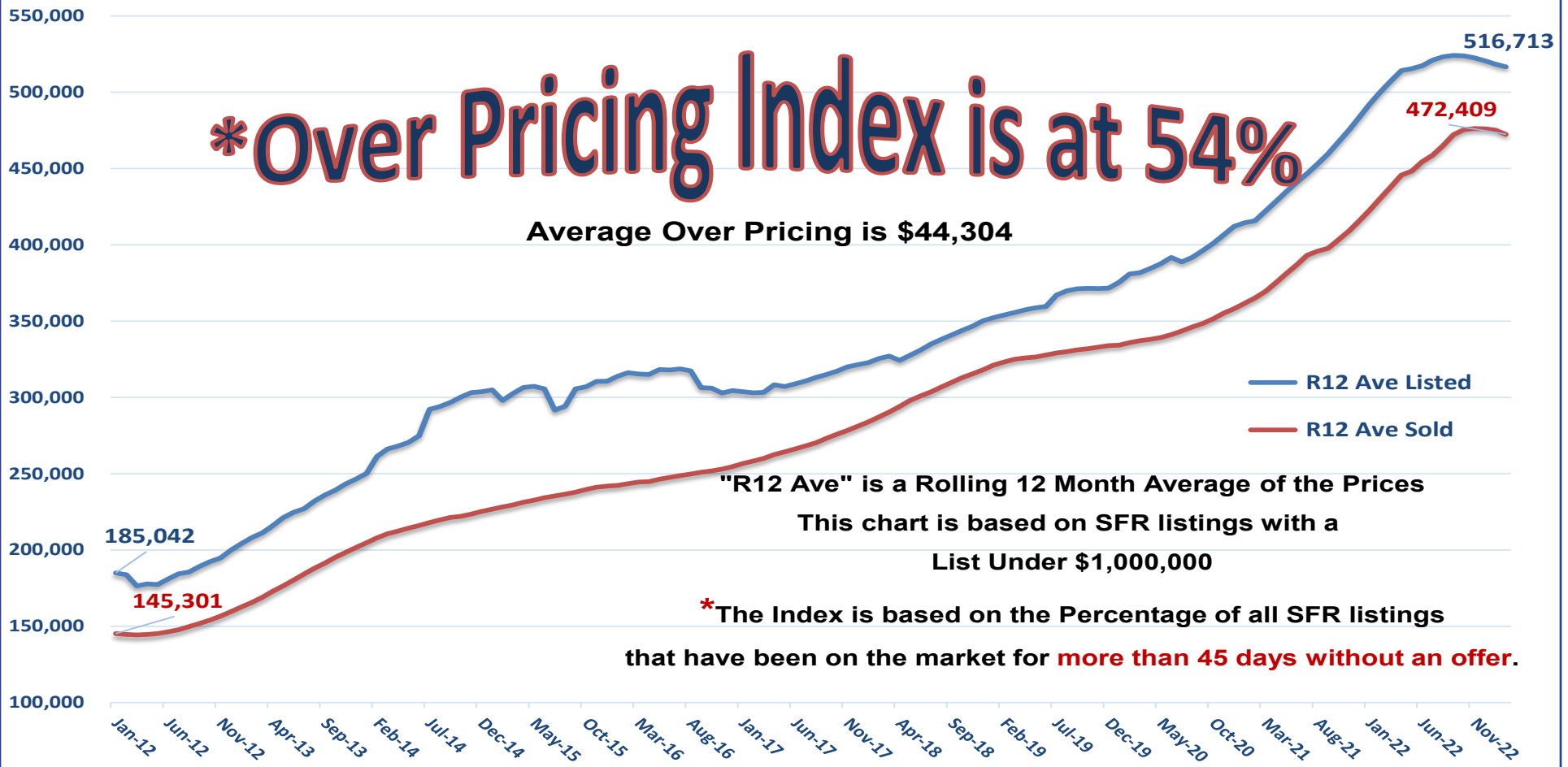


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Las Vegas Market Update - March 2023

Greater Las Vegas

SFR Average List vs Closed Sale Prices

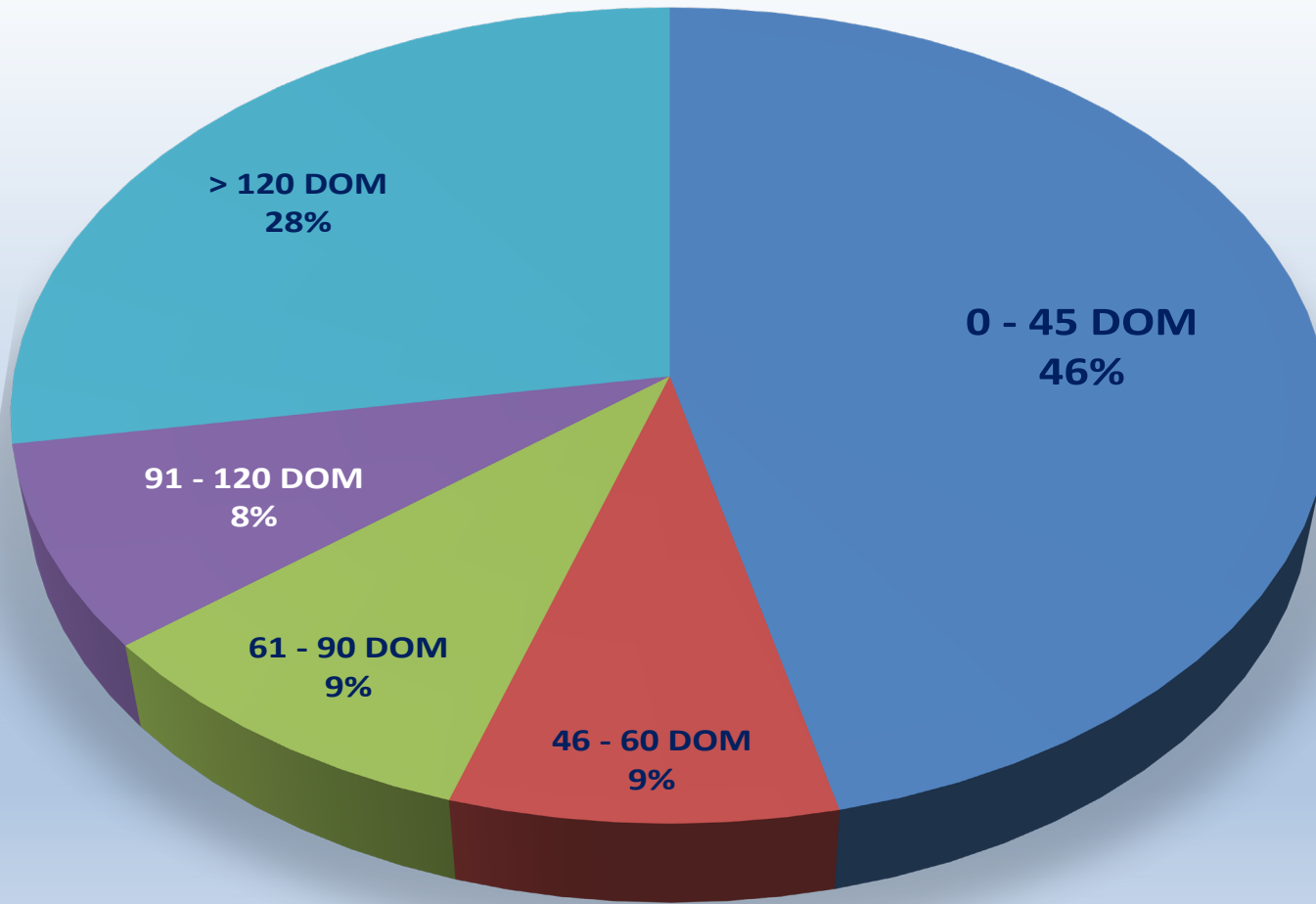




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Las Vegas Market Update - March 2023

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - March 2023

SFR Closed Sales in Selected Communities - Last Six Months

	Sep	Oct	Nov	Dec	2023 Jan	Feb	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	10	10	13	11	5	6	■ ■ ■ ■ ■	9	474,002	52
Anthem	3	4	2	2	3	3	■ ■ ■ ■ ■	4	606,638	60
Cadence	15	23	18	23	18	14	■ ■ ■ ■ ■	5	515,943	57
Centennial Hills	13	21	17	14	13	16	■ ■ ■ ■ ■	3	545,491	55
Desert/South Shores	17	7	8	10	13	11	■ ■ ■ ■ ■	4	555,978	78
Green Valley	25	22	20	13	16	25	■ ■ ■ ■ ■	3	566,636	33
Green Valley Ranch	11	8	7	4	11	10	■ ■ ■ ■ ■	2	595,873	65
Inspirada	22	18	15	18	10	21	■ ■ ■ ■ ■	3	616,374	68
Iron Mountain Ranch	4	3	4	7	4	10	■ ■ ■ ■ ■	2	523,494	77
Lake Las Vegas	8	8	6	7	13	16	■ ■ ■ ■ ■	6	1,045,465	65
Lone Mountain	14	8	4	5	3	3	■ ■ ■ ■ ■	7	755,729	33
MacDonald Highlands	4	3	3	1	3	2	■ ■ ■ ■ ■	27	3,207,762	63
Mountains Edge	41	19	31	26	21	25	■ ■ ■ ■ ■	4	495,222	42
Peccole Ranch	8	4	5	4	5	11	■ ■ ■ ■ ■	2	471,788	55
Providence	26	12	16	18	12	15	■ ■ ■ ■ ■	4	465,644	52
Red Rock Cntry Club	6	4	1	3	6	1	■ ■ ■ ■ ■	21	1,634,667	247
Rhodes Ranch	10	15	8	15	6	10	■ ■ ■ ■ ■	8	563,838	55
Seven Hills	12	9	8	12	5	6	■ ■ ■ ■ ■	7	824,706	69
Siena (SFR & TWH)	3	5	3	4	8	7	■ ■ ■ ■ ■	4	690,497	59
Silverado Ranch	31	15	13	15	17	15	■ ■ ■ ■ ■	6	452,803	44
Silverstone Ranch	8	5	2	7	0	3	■ ■ ■ ■ ■	6	579,311	143
Skye Canyon	19	20	14	17	14	22	■ ■ ■ ■ ■	3	560,516	88
Southern Highlands	29	31	22	22	25	28	■ ■ ■ ■ ■	4	872,368	48
Spring Valley	12	12	9	9	8	7	■ ■ ■ ■ ■	5	455,593	32
Summerlin	43	26	19	20	28	20	■ ■ ■ ■ ■	8	874,261	65
Sun City Anthem	20	24	17	12	24	21	■ ■ ■ ■ ■	5	604,140	55
Sun City Summerlin	21	18	21	15	22	30	■ ■ ■ ■ ■	4	488,445	53
The Lakes	14	14	12	9	9	19	■ ■ ■ ■ ■	1	491,952	48
The Ridges	1	3	5	4	4	2	■ ■ ■ ■ ■	20	4,505,526	110
Tuscany	11	6	3	4	3	9	■ ■ ■ ■ ■	3	567,361	49
Other Groups										
Clark County	1,991	1,684	1,487	1,495	1,291	1,687	■ ■ ■ ■ ■	4	529,785	59
Boulder City	17	8	17	17	11	12	■ ■ ■ ■ ■	4	554,175	53
Pahrump	47	41	33	36	33	33	■ ■ ■ ■ ■	8	379,366	70
High Rise Sales	43	57	54	51	50	60	■ ■ ■ ■ ■	7	593,810	85
Luxury Sales (\$1M+)	101	105	71	67	76	76	■ ■ ■ ■ ■	12	1,787,612	79



EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2023

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

	September	October	November	December	2023 January	February	Price Movement
Aliante	431,490	486,270	497,384	455,864	503,600	482,333	
Anthem	467,000	580,463	476,250	757,500	680,000	694,167	
Cadence	525,471	539,328	518,154	509,287	513,267	478,851	
Centennial Hills	509,463	591,496	537,605	607,005	575,698	444,392	
Desert/South Shores	546,579	505,714	680,150	555,740	484,815	596,500	
Green Valley	564,599	526,659	566,340	500,131	666,939	574,480	
Green Valley Ranch	643,500	698,734	613,857	594,375	497,423	557,500	
Inspirada	657,024	641,933	683,067	522,064	594,824	595,344	
Iron Mountain Ranch	487,455	506,000	428,500	457,286	454,625	655,050	
Lake Las Vegas	802,790	1,144,375	1,825,822	1,179,143	694,607	1,051,302	
Lone Mountain	874,544	947,500	613,725	627,800	373,333	474,825	
MacDonald Highlands	2,770,000	3,860,000	3,239,202	2,000,000	4,090,527	2,337,500	
Mountains Edge	507,920	496,592	503,119	489,681	497,333	467,556	
Peccole Ranch	472,581	483,750	533,000	538,750	432,800	432,409	
Providence	461,496	468,804	490,856	461,742	463,325	449,953	
Red Rock Country Club	1,877,833	1,588,250	975,000	1,682,667	1,535,000	1,475,000	
Rhodes Ranch	594,600	613,000	489,875	576,867	481,021	548,650	
Seven Hills	1,128,458	1,006,771	609,238	644,538	719,778	679,167	
Siena (SFR & TWH)	499,967	640,000	676,667	748,750	711,125	757,286	
Silverado Ranch	461,319	428,867	458,269	479,672	478,693	398,193	
Silverstone Ranch	717,350	480,200	665,000	535,426	-	421,667	
Skye Canyon	633,304	587,246	550,081	518,225	525,540	534,932	
Southern Highlands	699,221	1,198,997	688,273	872,564	1,001,070	719,653	
Spring Valley	451,750	472,208	435,311	424,278	406,875	555,714	
Summerlin	880,742	725,563	1,033,316	802,217	903,318	933,895	
Sun City Anthem	613,569	644,617	688,105	587,917	563,331	536,839	
Sun City Summerlin	534,948	541,850	506,505	482,967	460,905	434,143	
The Lakes	546,075	477,786	432,110	483,000	604,556	451,205	
The Ridges	2,500,000	3,468,333	4,980,000	4,987,500	5,525,000	2,875,000	
Tuscany	586,636	638,167	559,333	441,250	581,000	550,778	
Other Groups							
Clark County	534,693	554,935	533,711	521,066	536,393	498,096	
Boulder City	527,430	588,739	515,881	608,518	600,217	504,083	
Pahrump	395,014	375,187	368,889	354,294	420,263	359,200	
High Rise Sales	632,493	548,738	625,121	581,194	595,976	589,644	
Luxury Sales (\$1M+)	1,704,267	1,871,636	2,159,092	2,006,883	2,119,155	1,692,540	

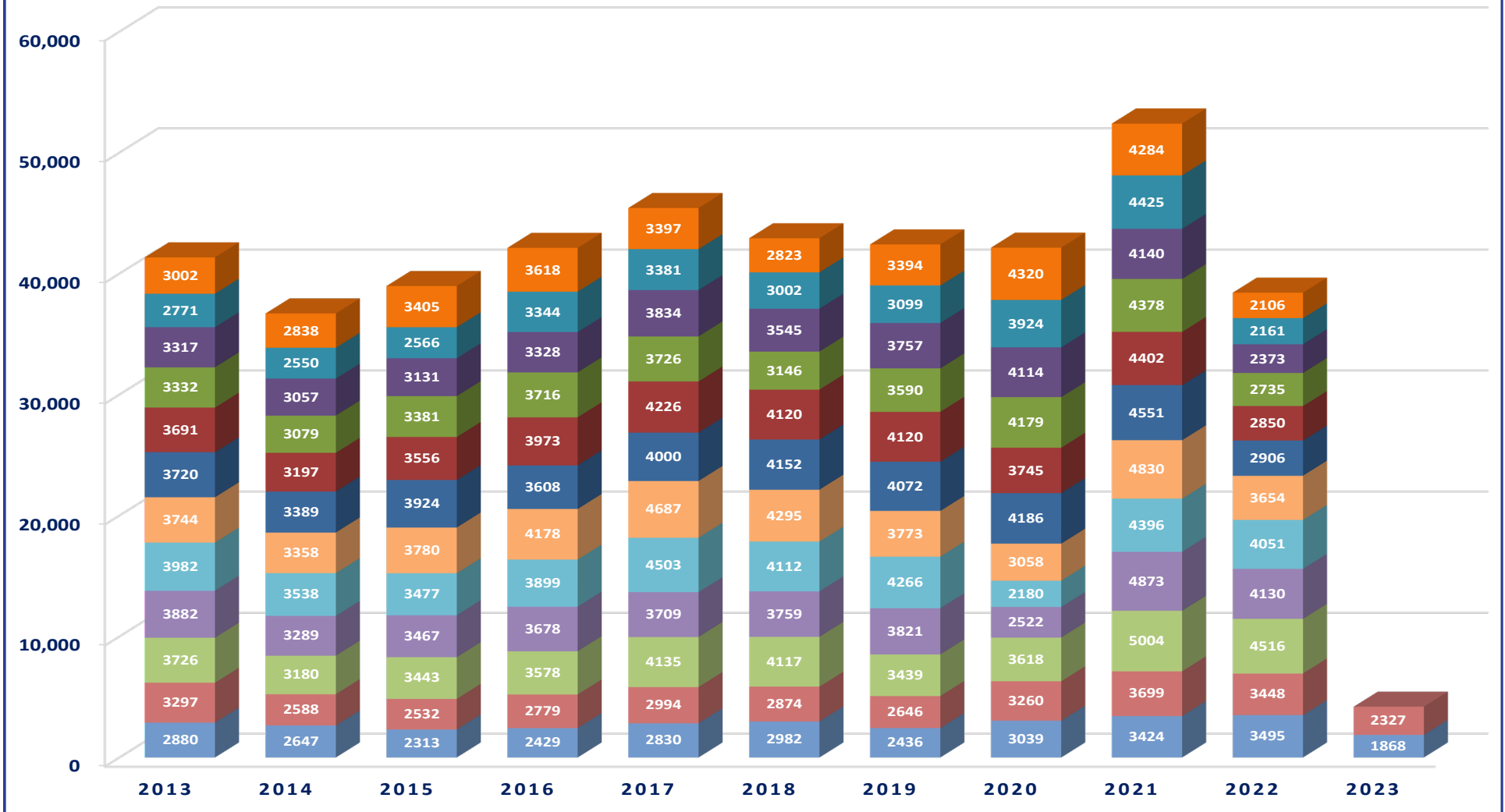


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Las Vegas Market Update - March 2023

ALL RESALE CLOSINGS - RES, VER, MULTI

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



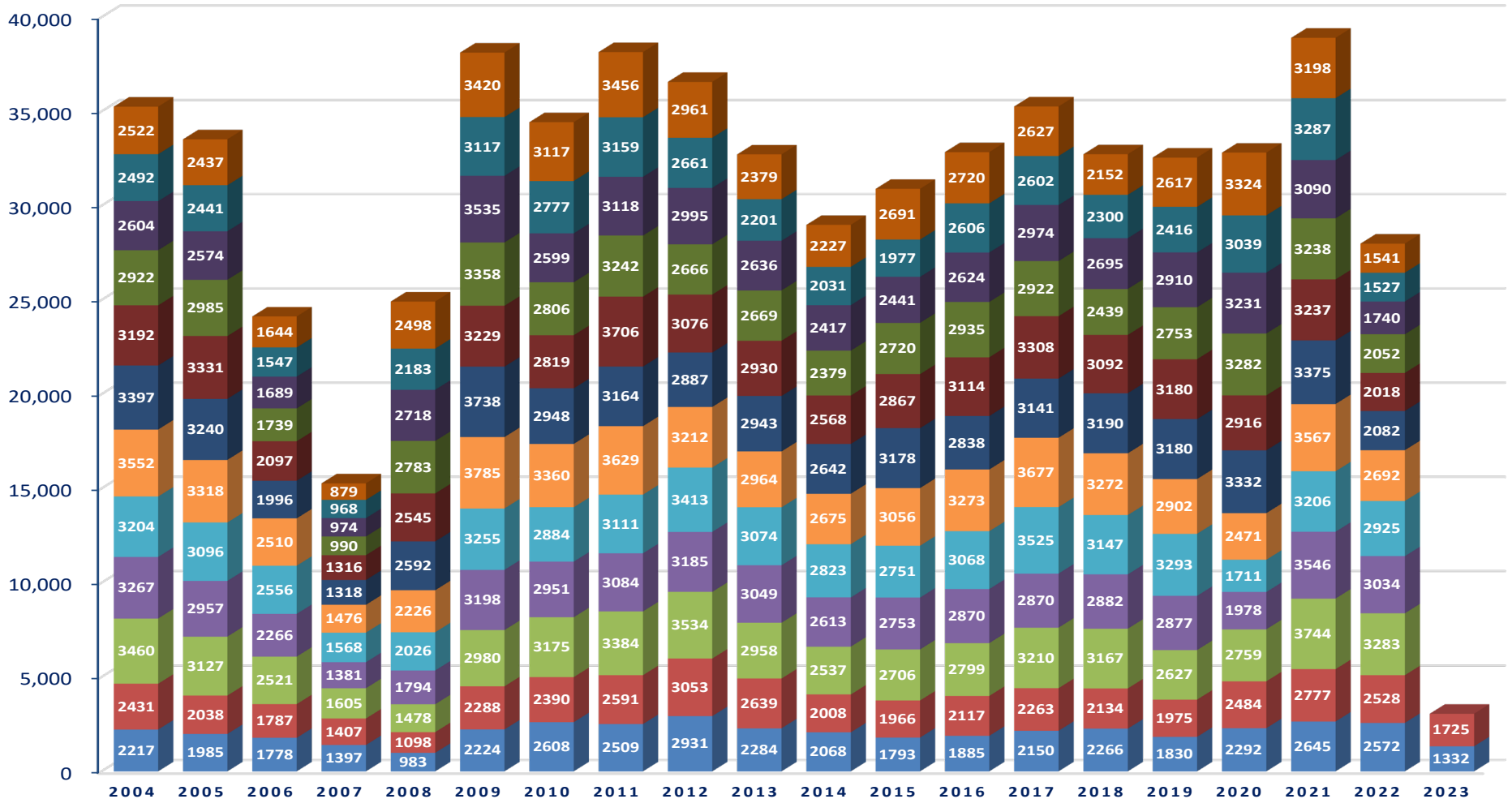


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Las Vegas Market Update - March 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS

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

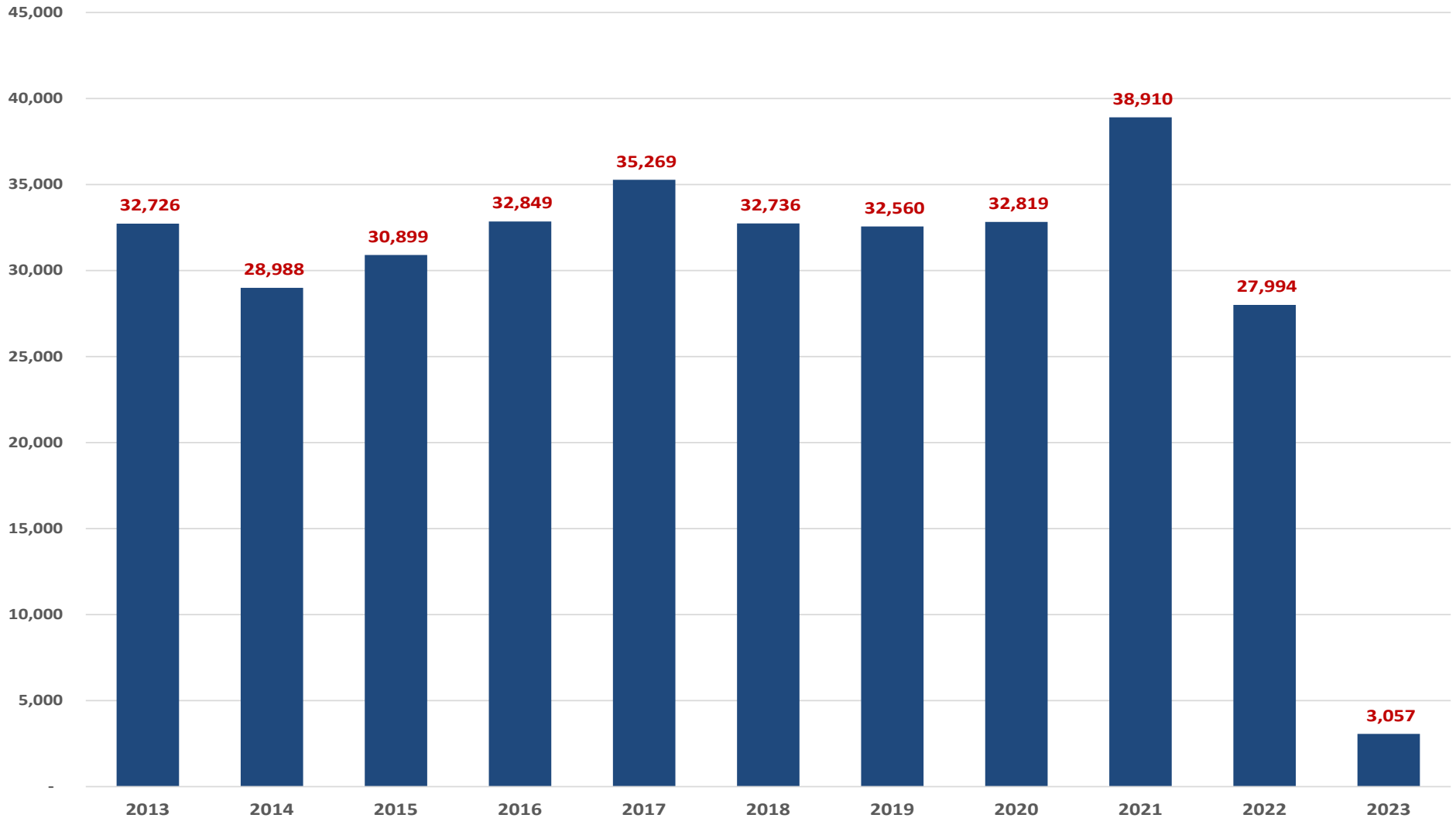




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Las Vegas Market Update - March 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS



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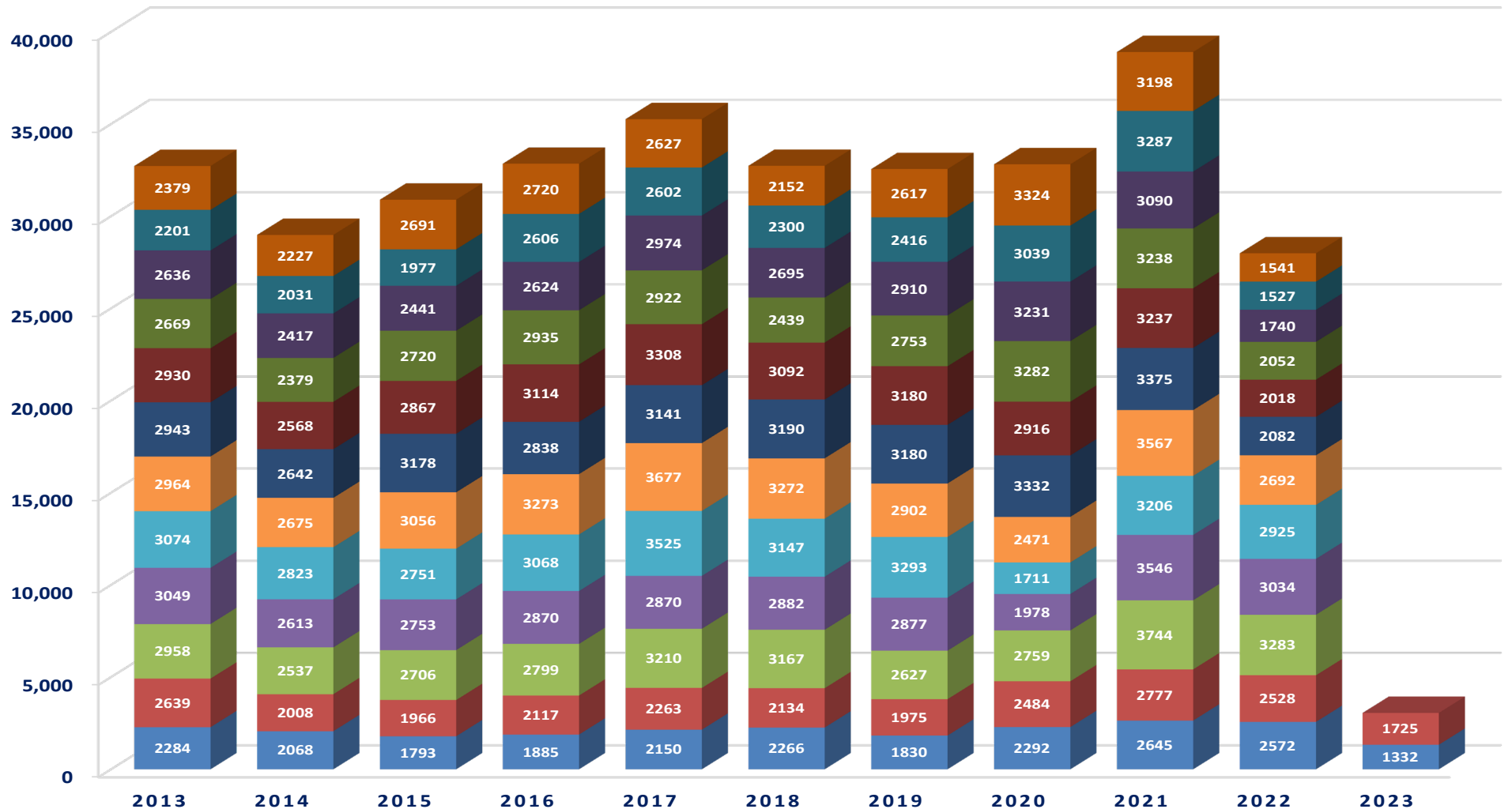


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Las Vegas Market Update - March 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



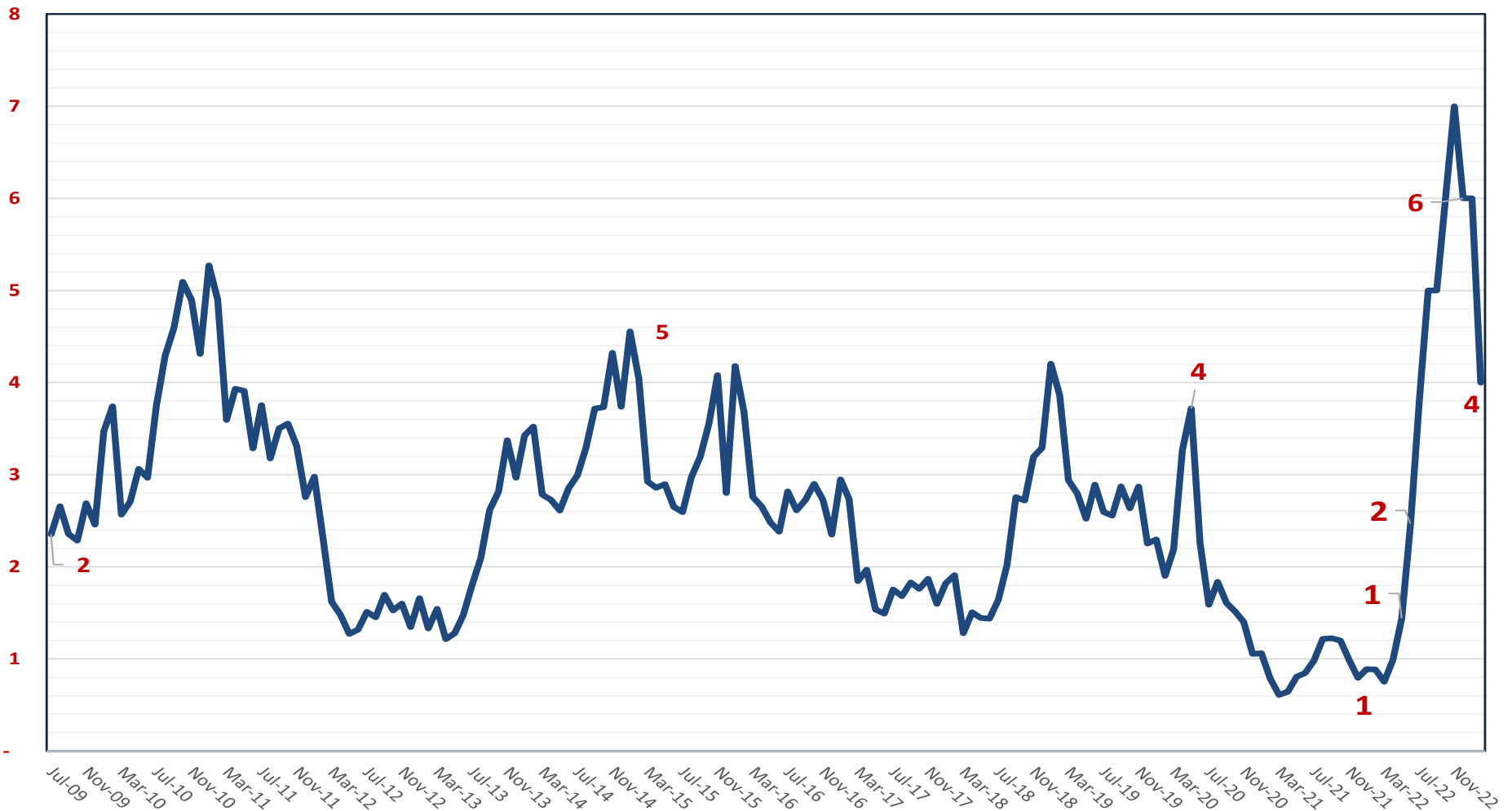
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Las Vegas Market Update - March 2023

Single Family Residential Homes Months of Inventory



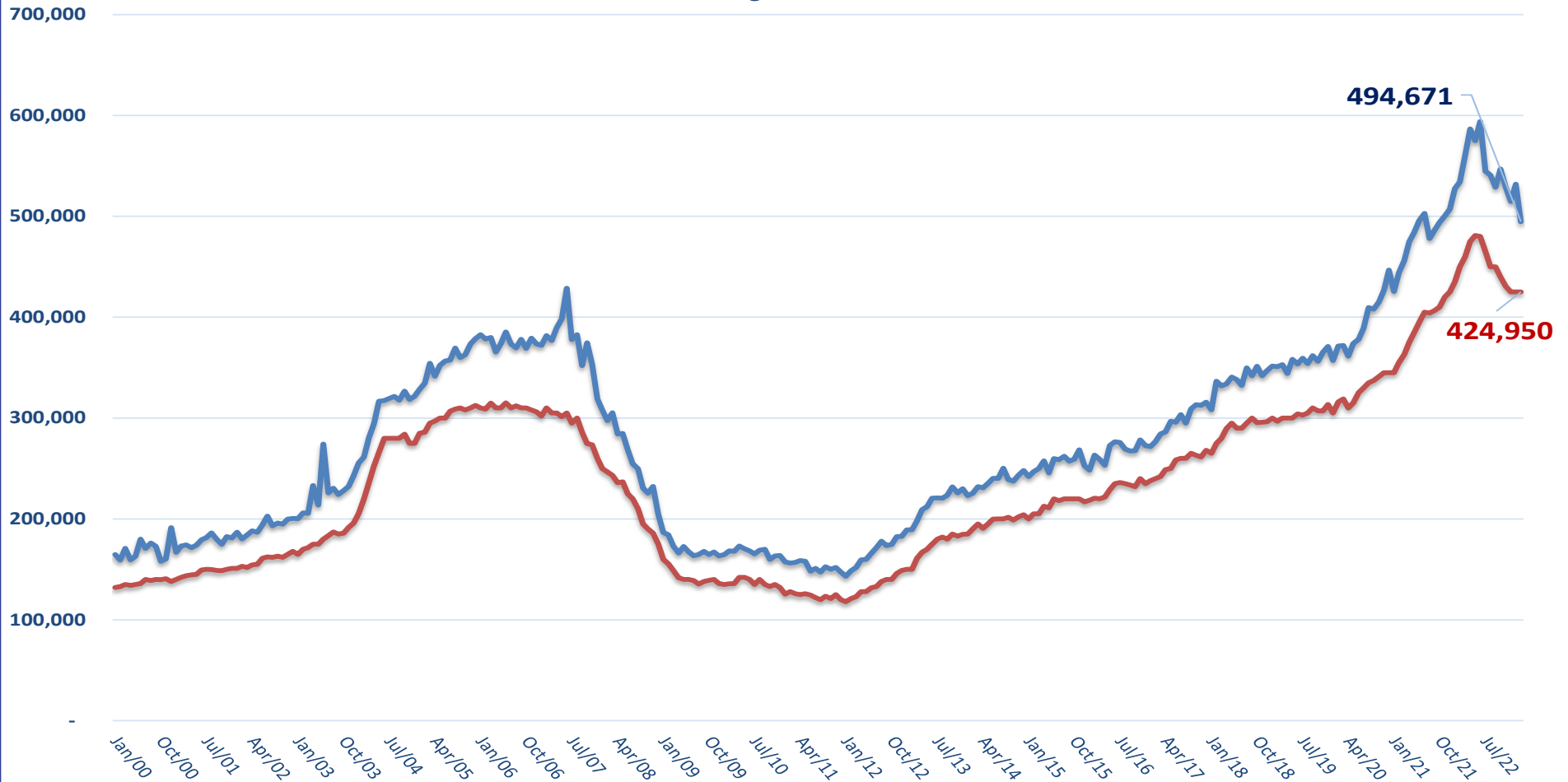


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Las Vegas Market Update - March 2023

SFR Market Prices

— Average — Median

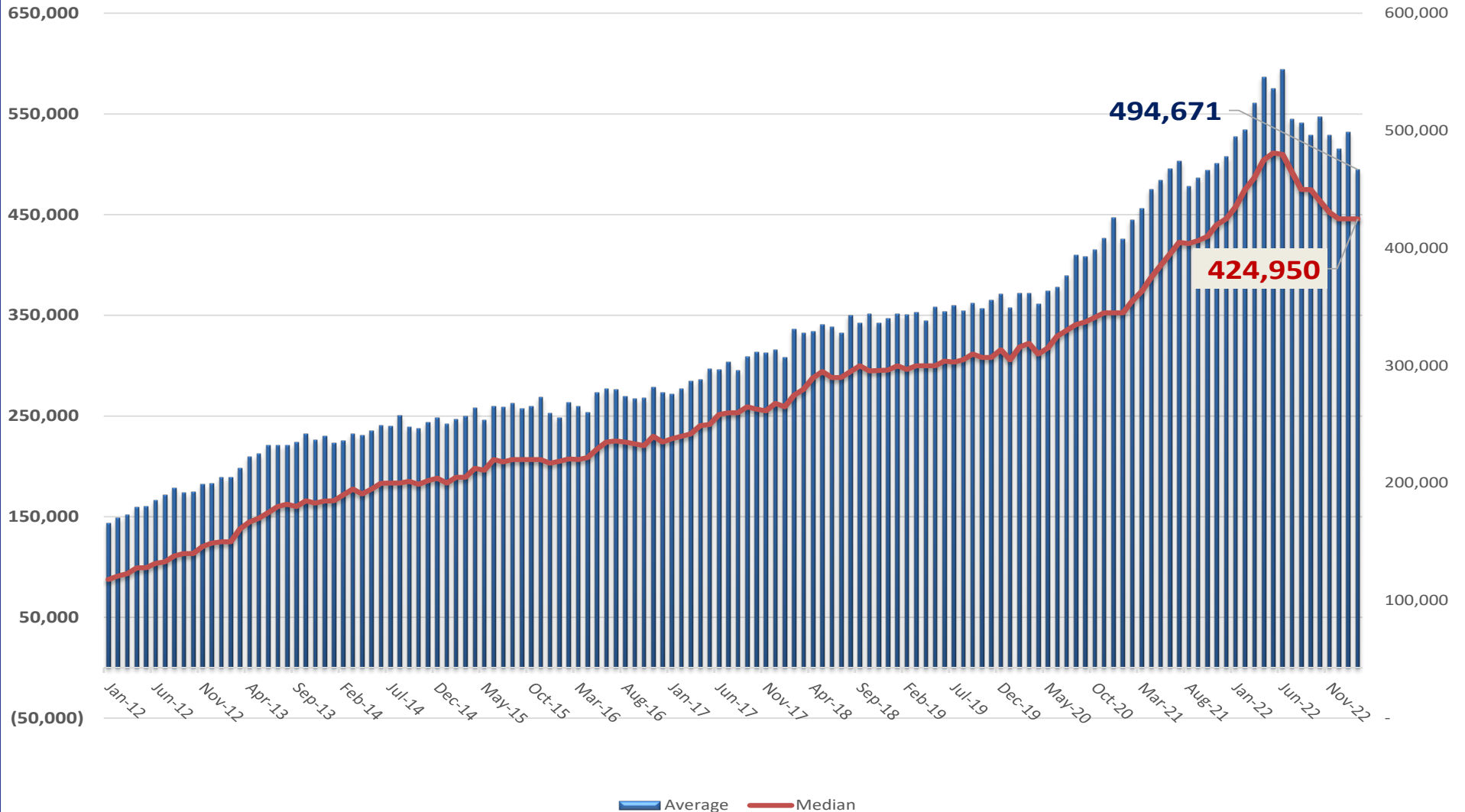




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Las Vegas Market Update - March 2023

Single Family Residential Price Trend

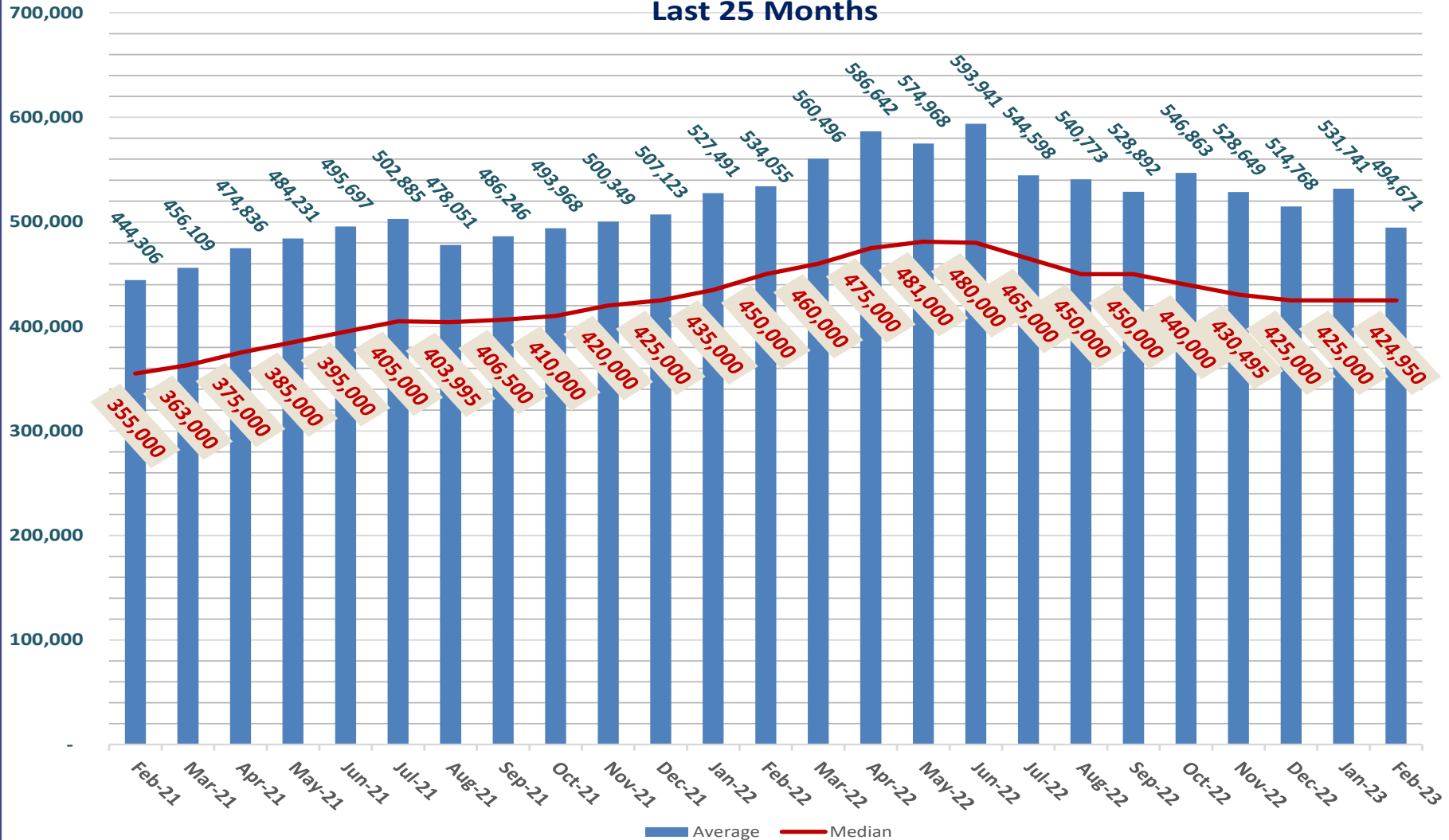




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Single Family Residential Price Trend Last 25 Months

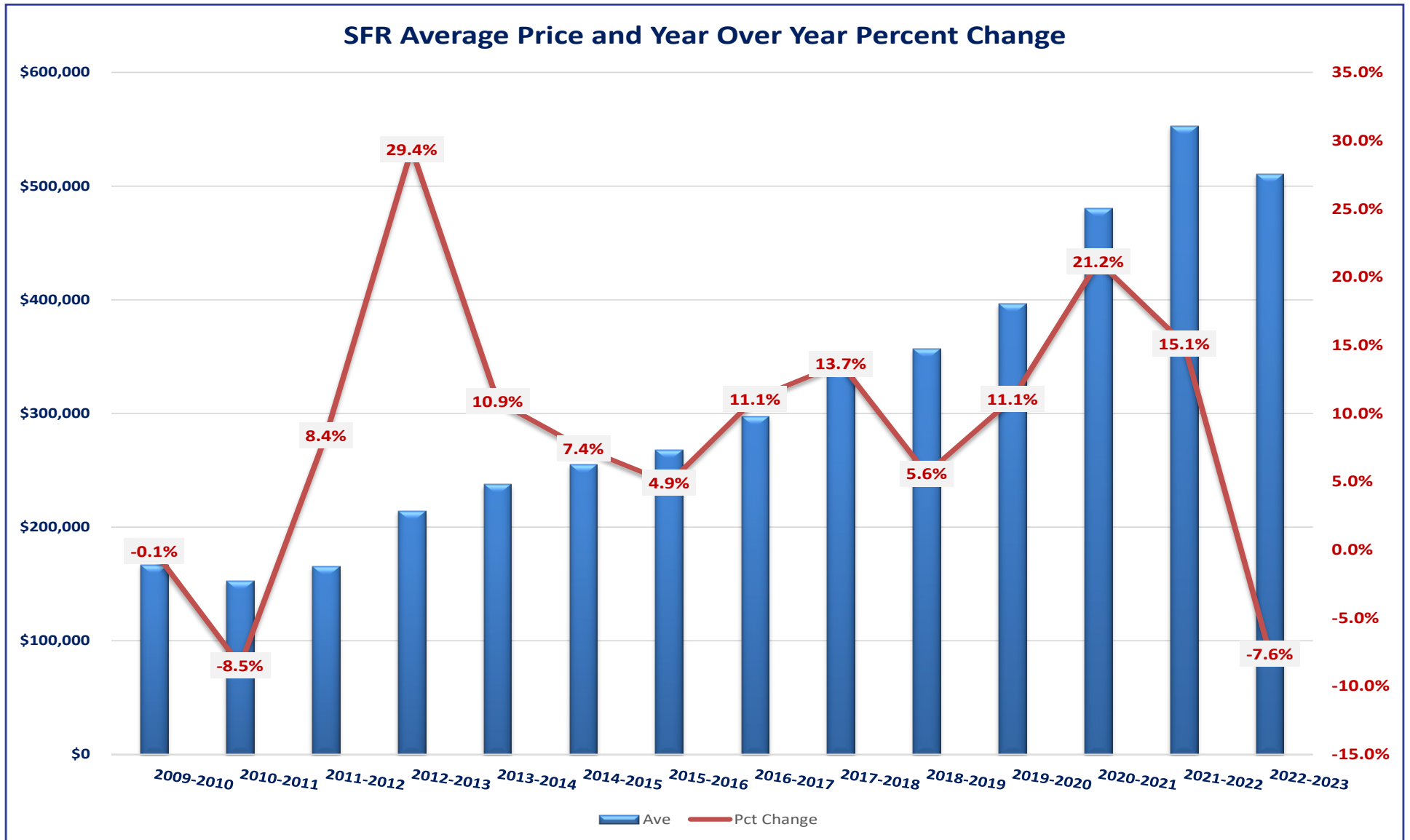


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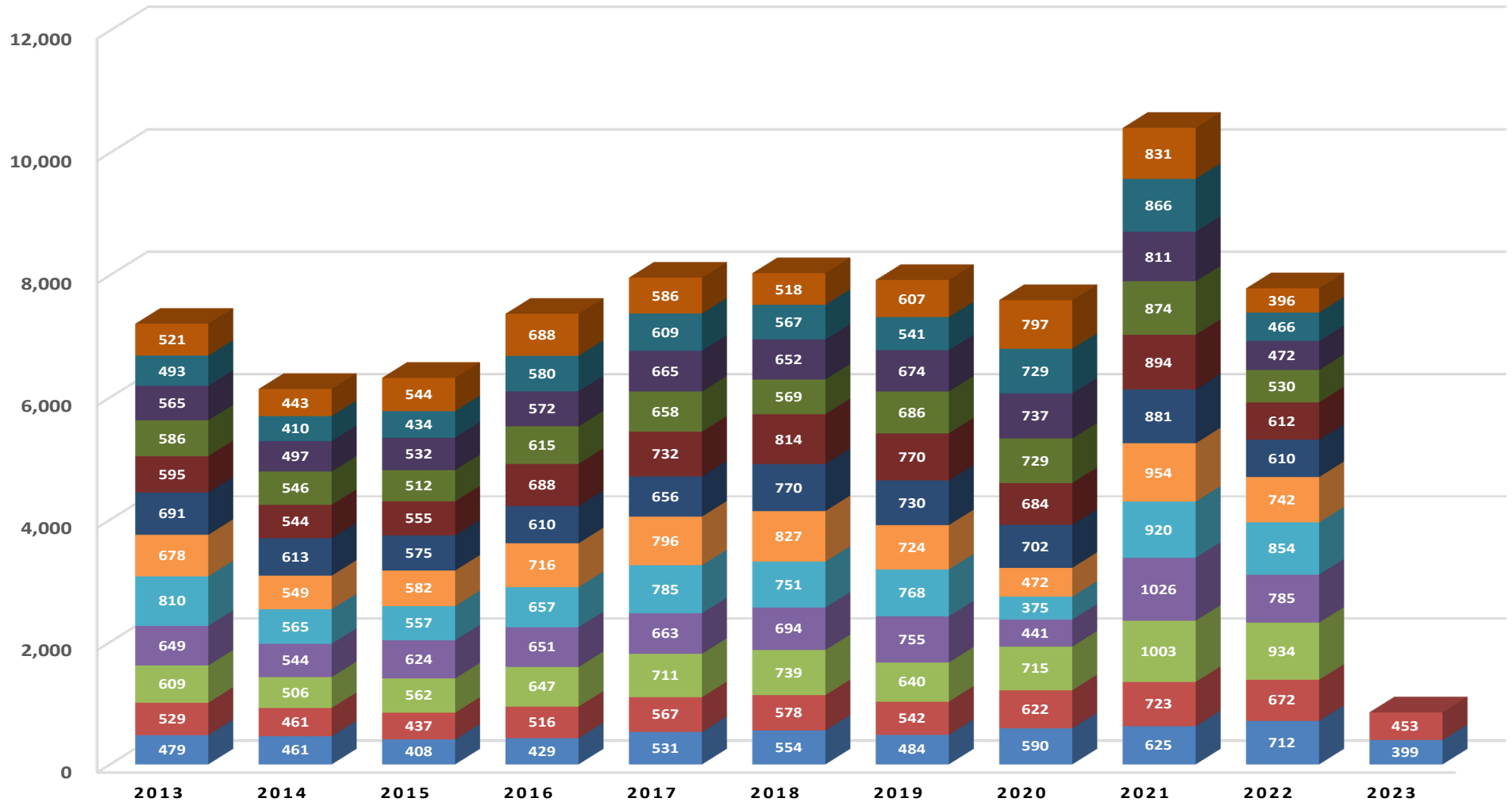


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Las Vegas Market Update - March 2023

CONDO / TOWNHOME CLOSINGS

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



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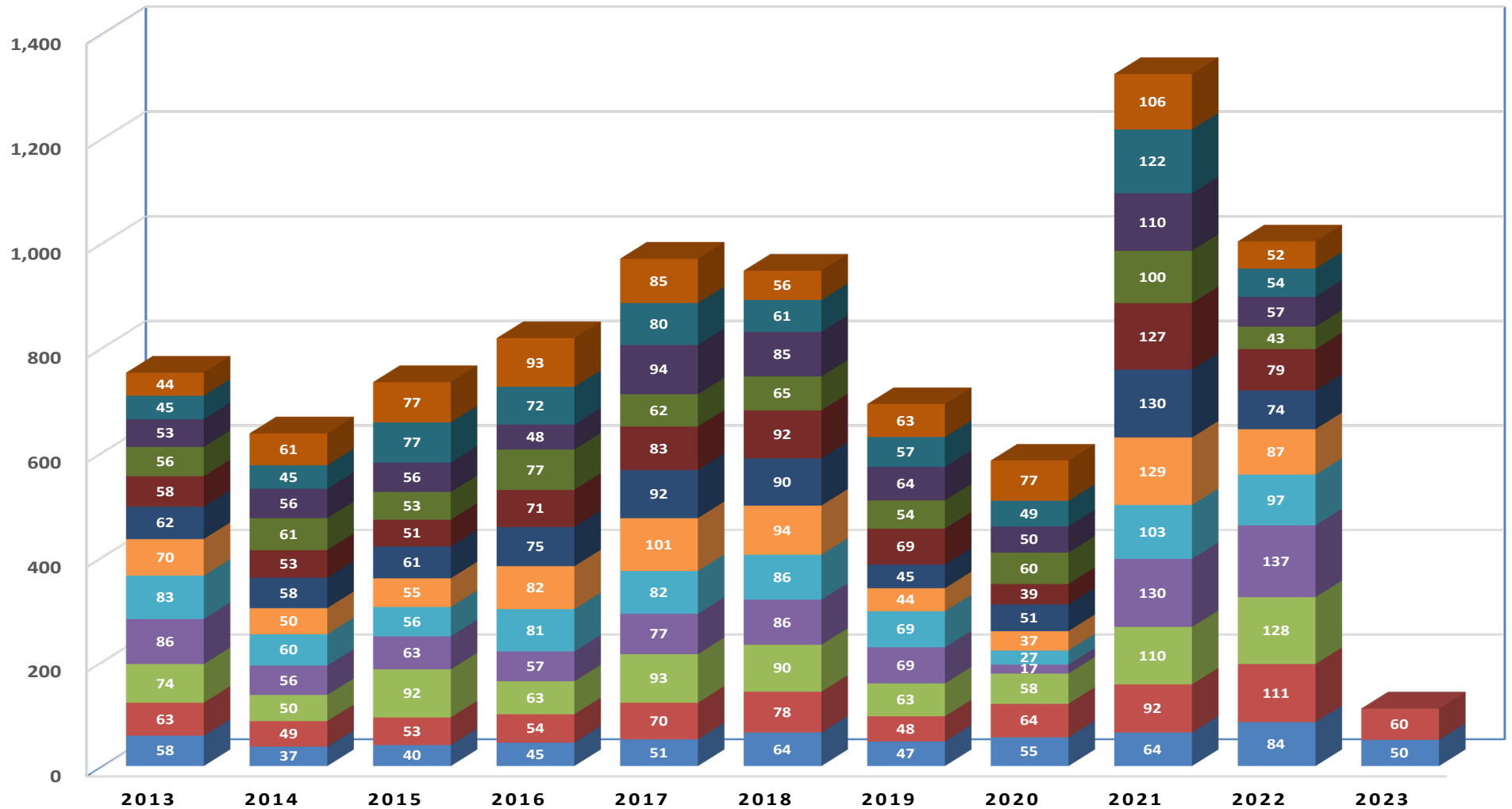


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Las Vegas Market Update - March 2023

Vertical / Hi-Rise Closings

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



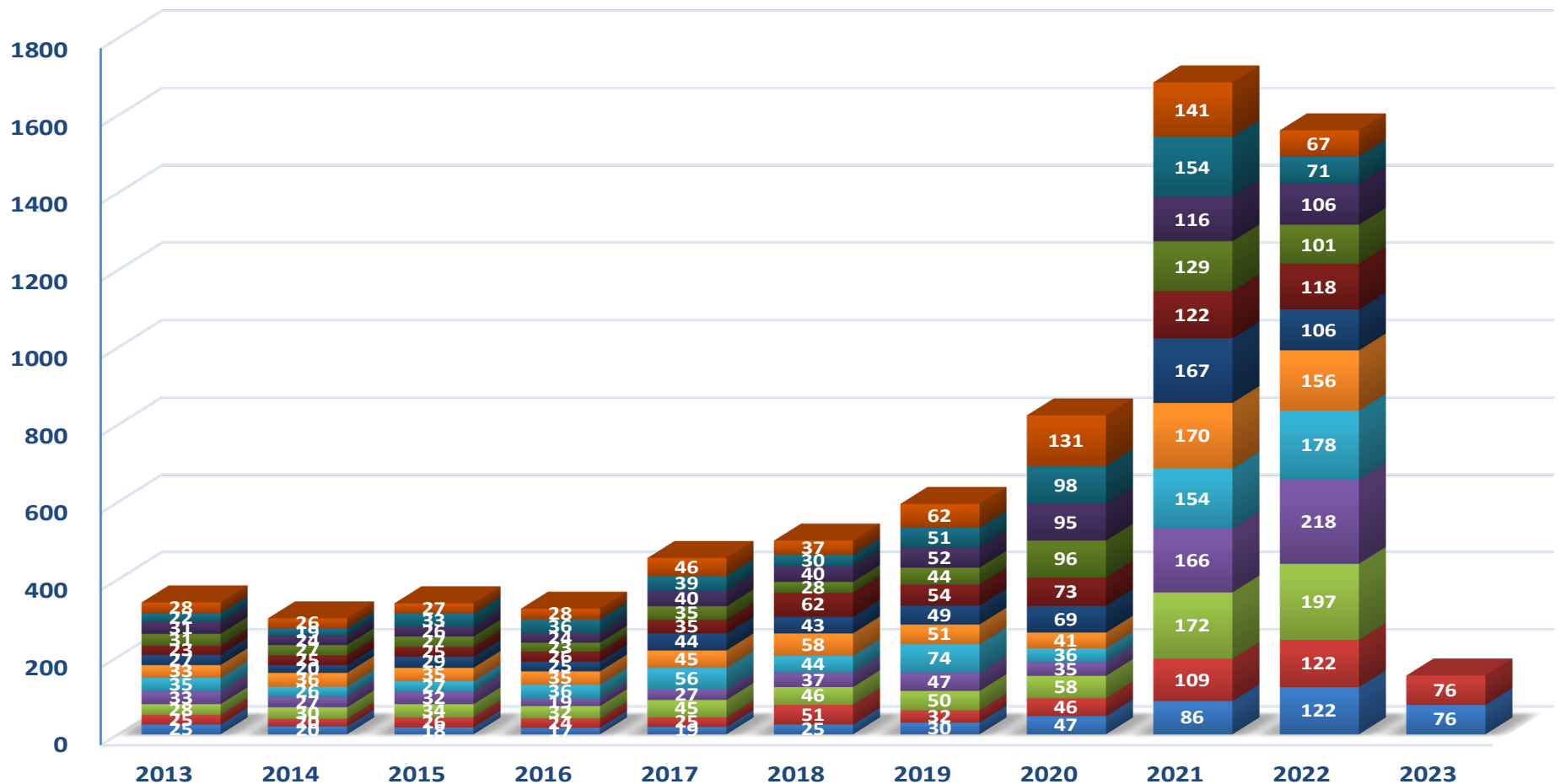


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Las Vegas Market Update - March 2023

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

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



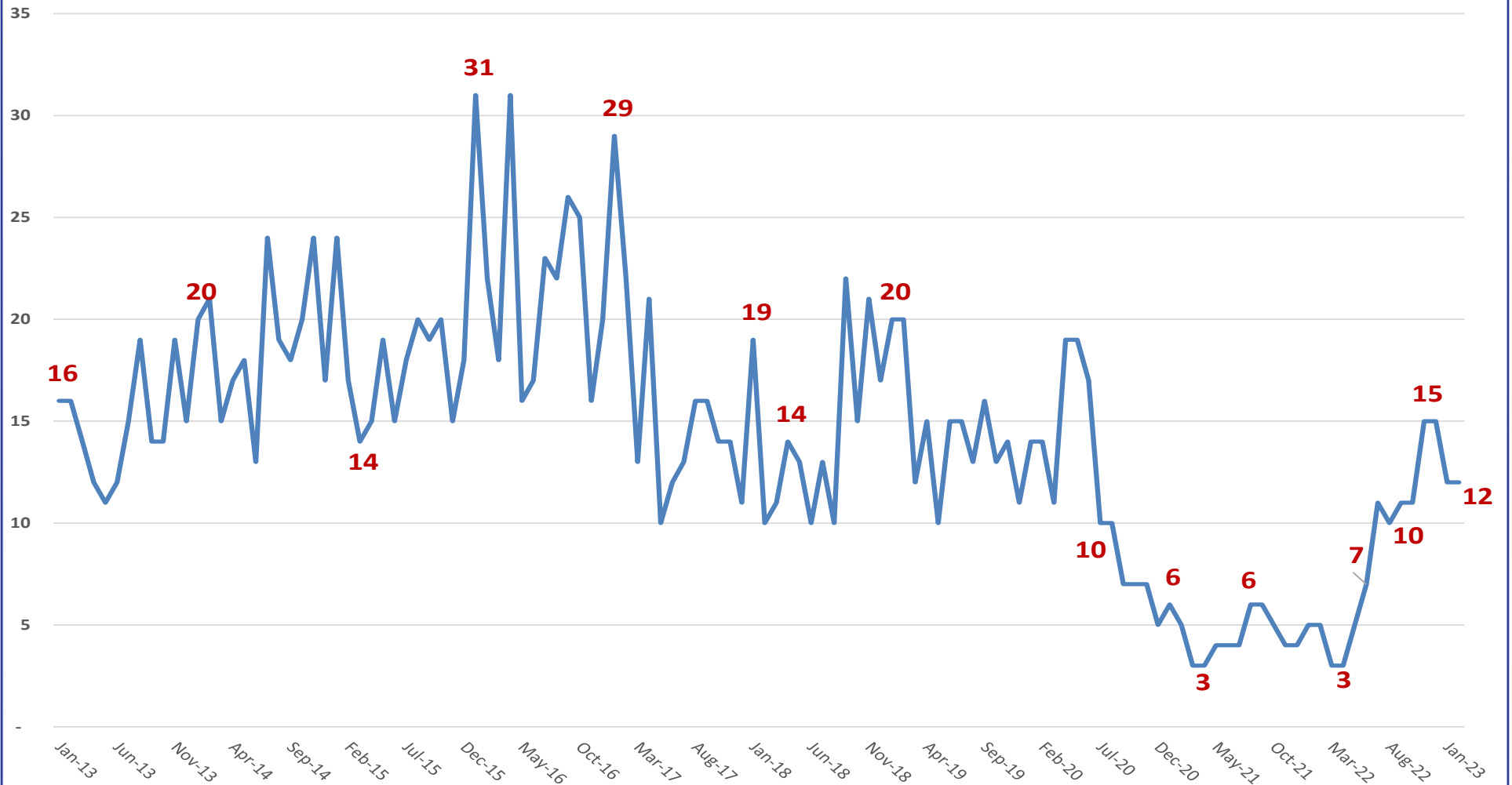
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Las Vegas Market Update - March 2023

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



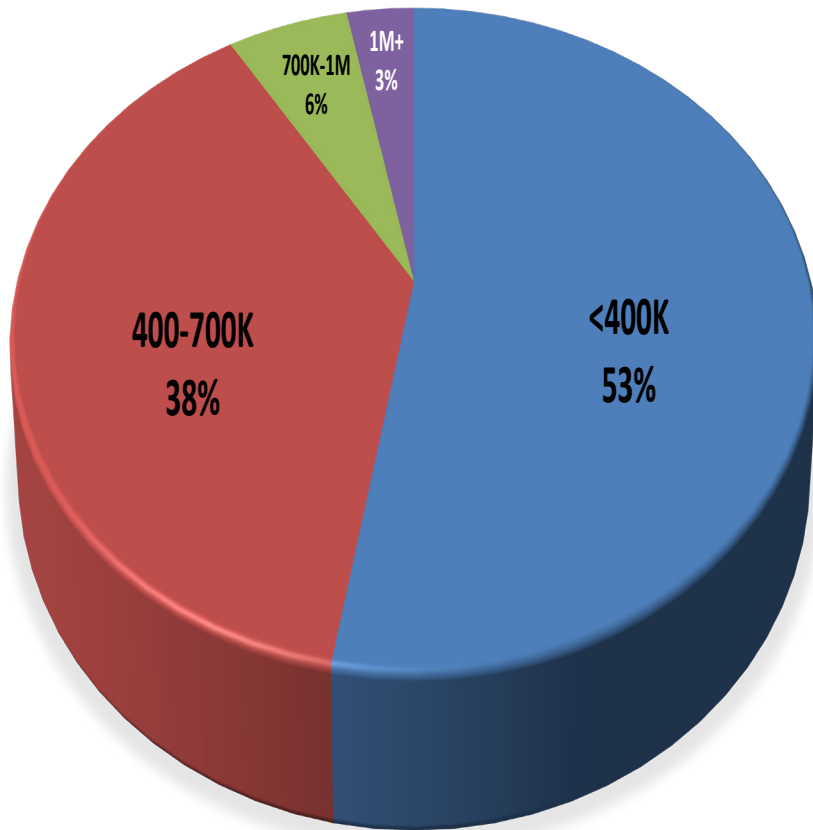


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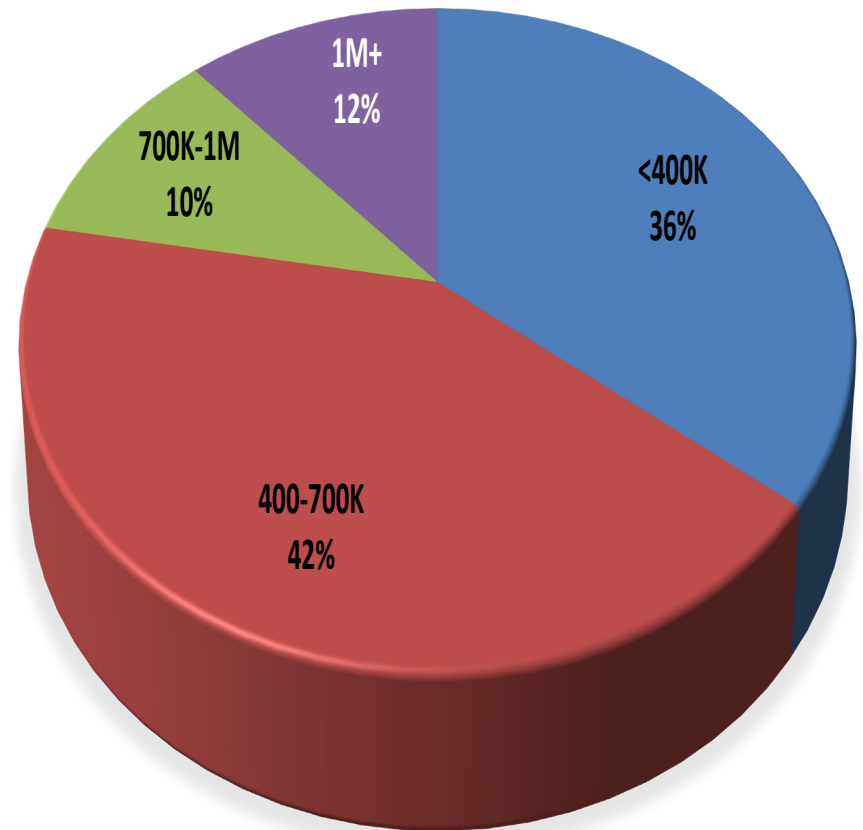
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

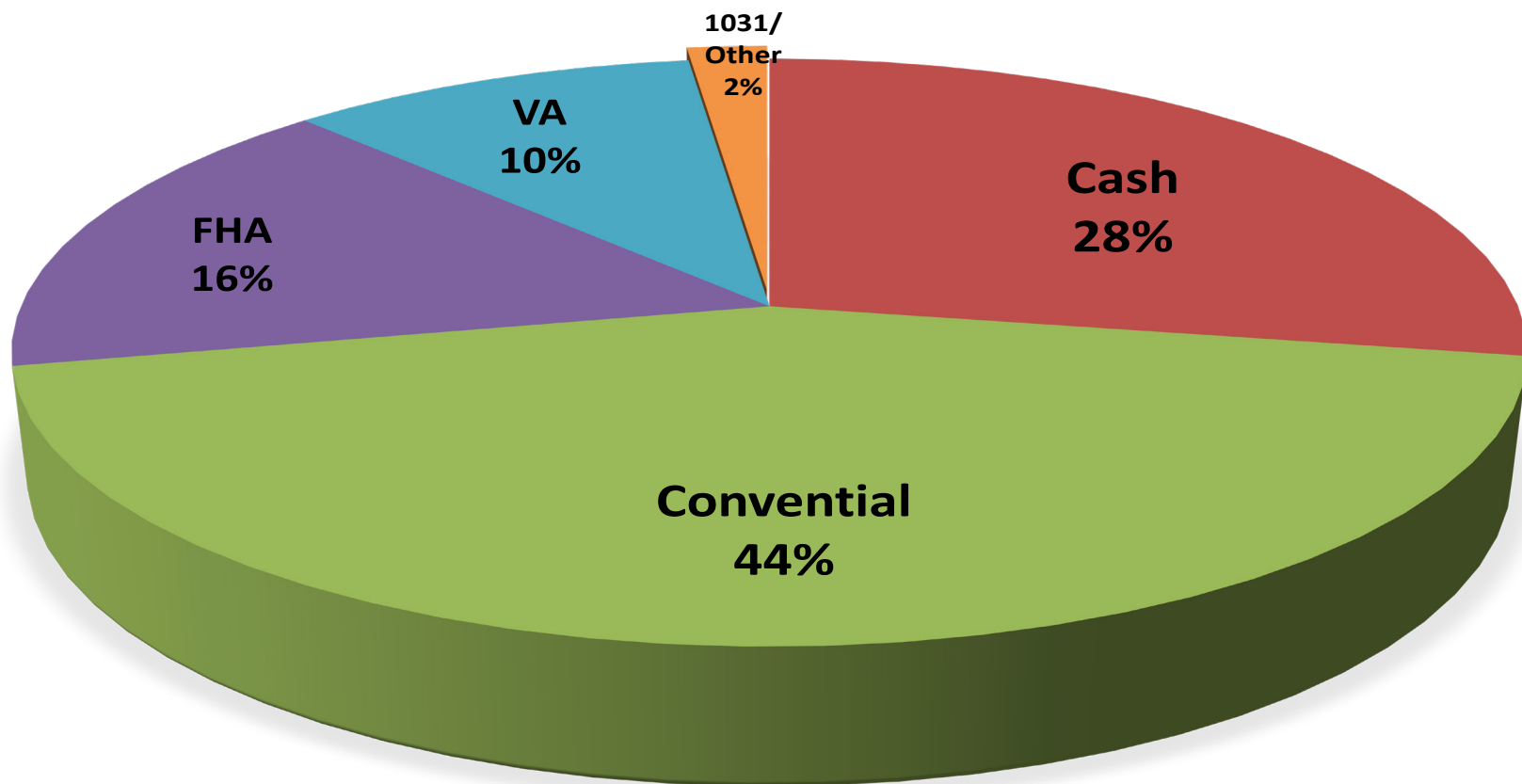




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Last Month's Closings by Sold Terms

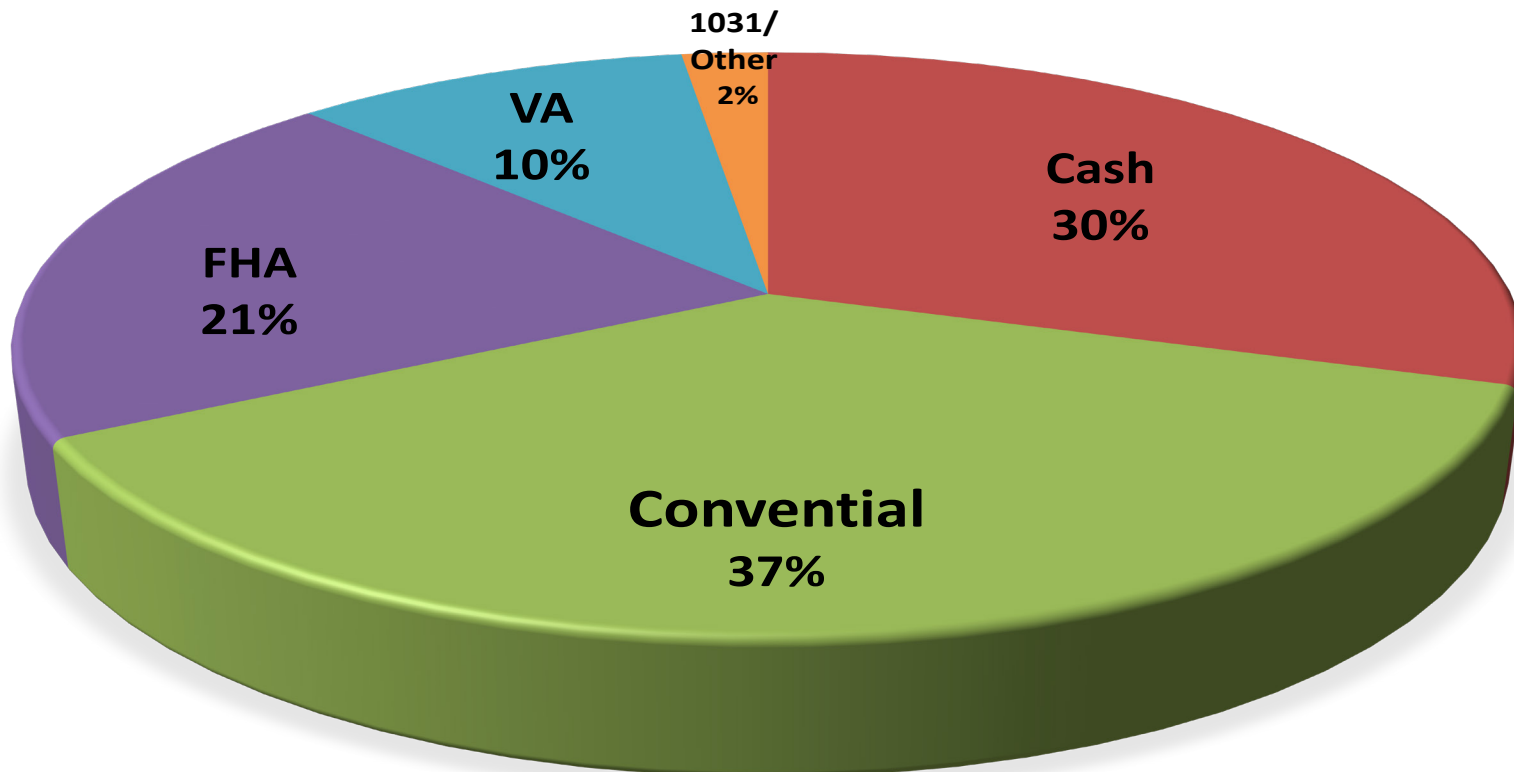




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**Closings By Sold Terms
Closings Less Than \$400,000**

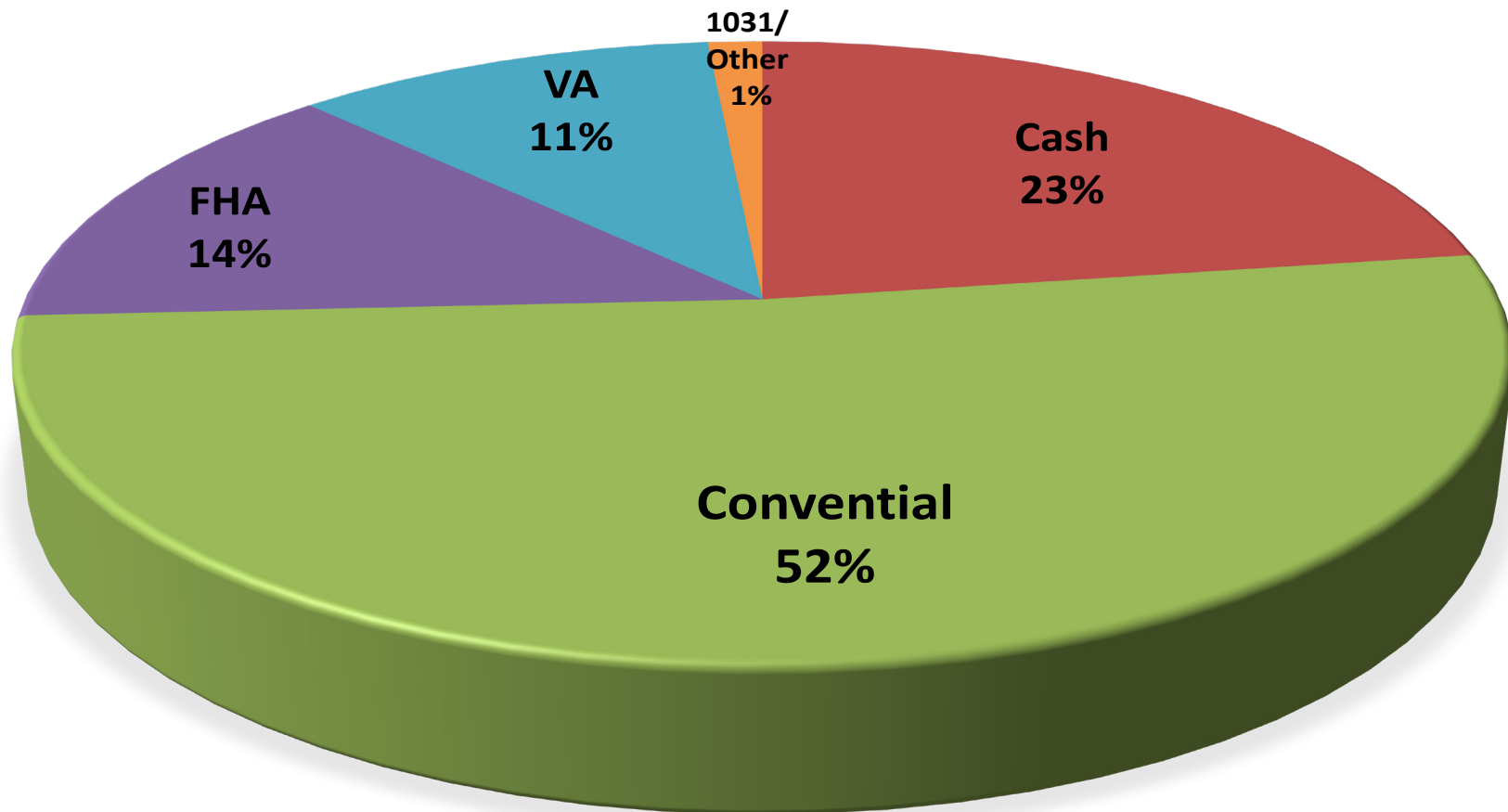




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

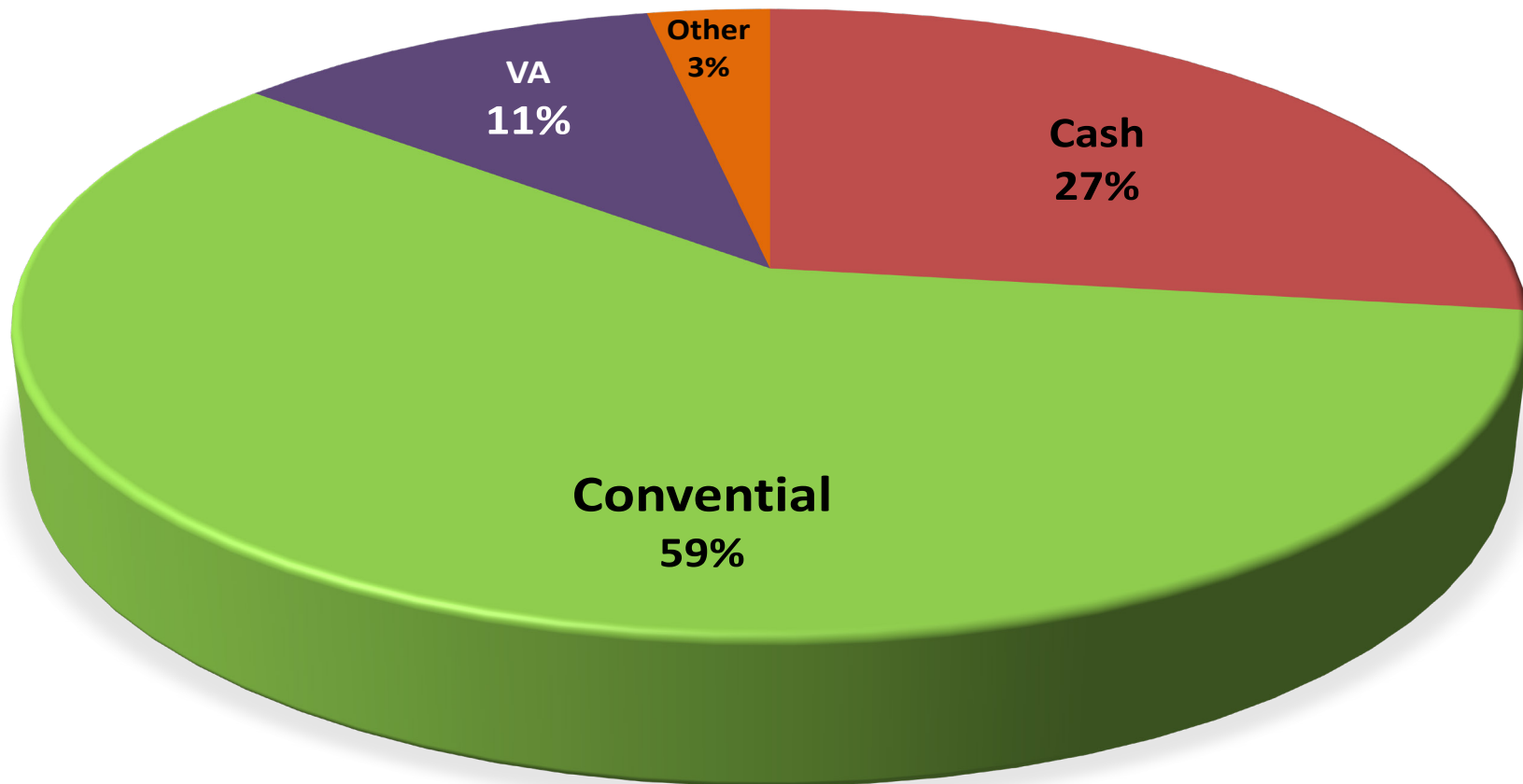




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

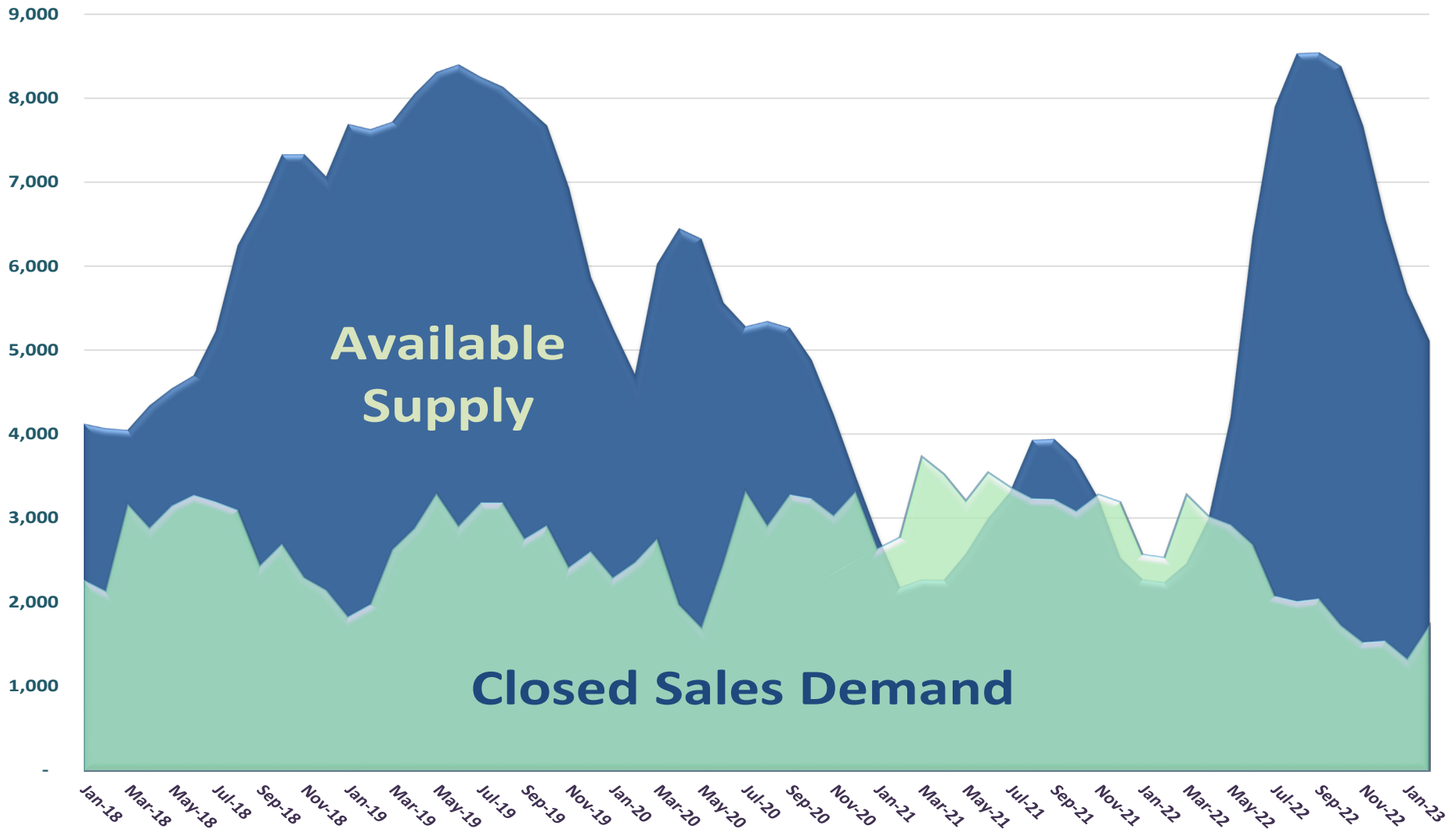




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Supply vs Demand - Single Family Residential

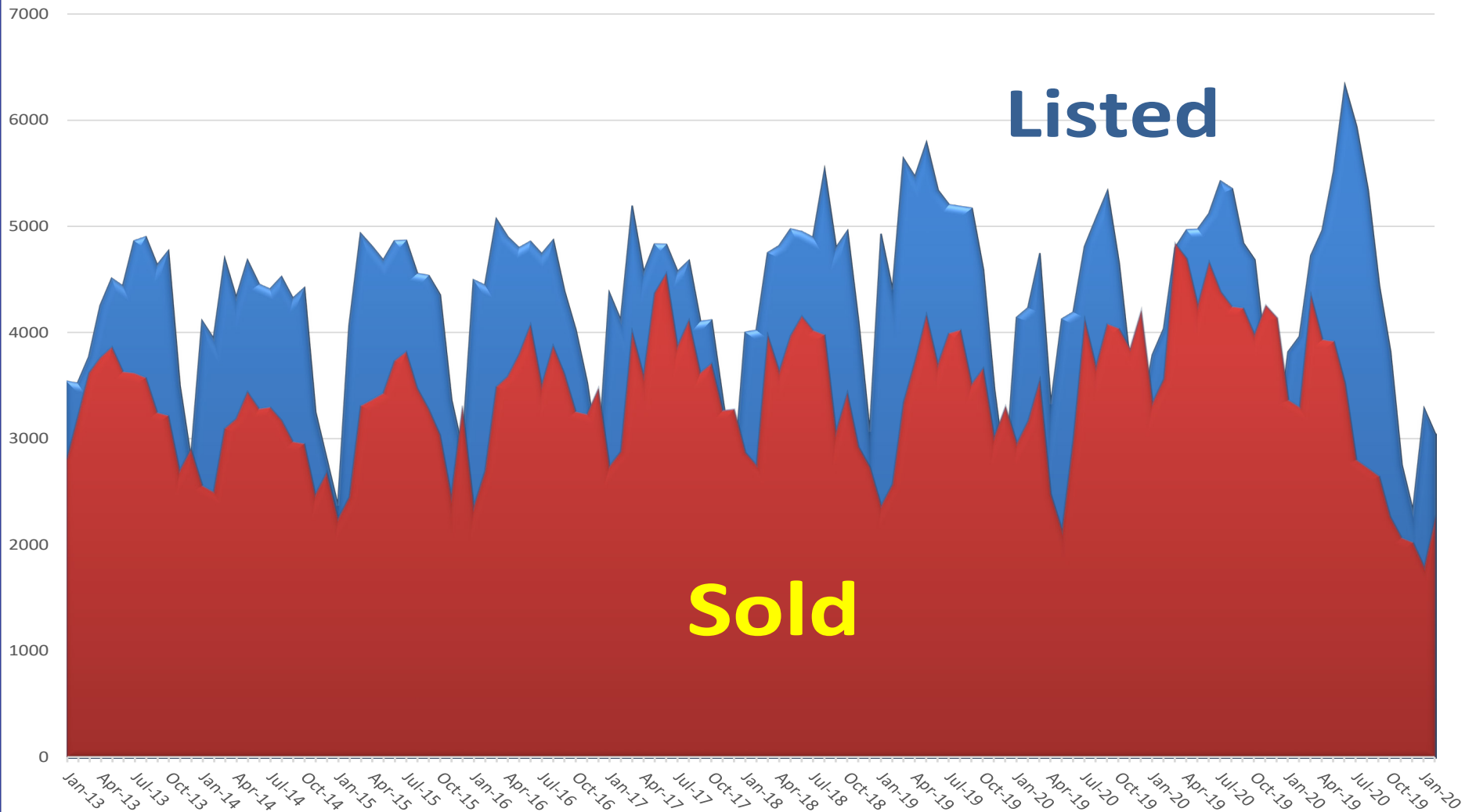




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Residential Listings Taken vs Listings Sold

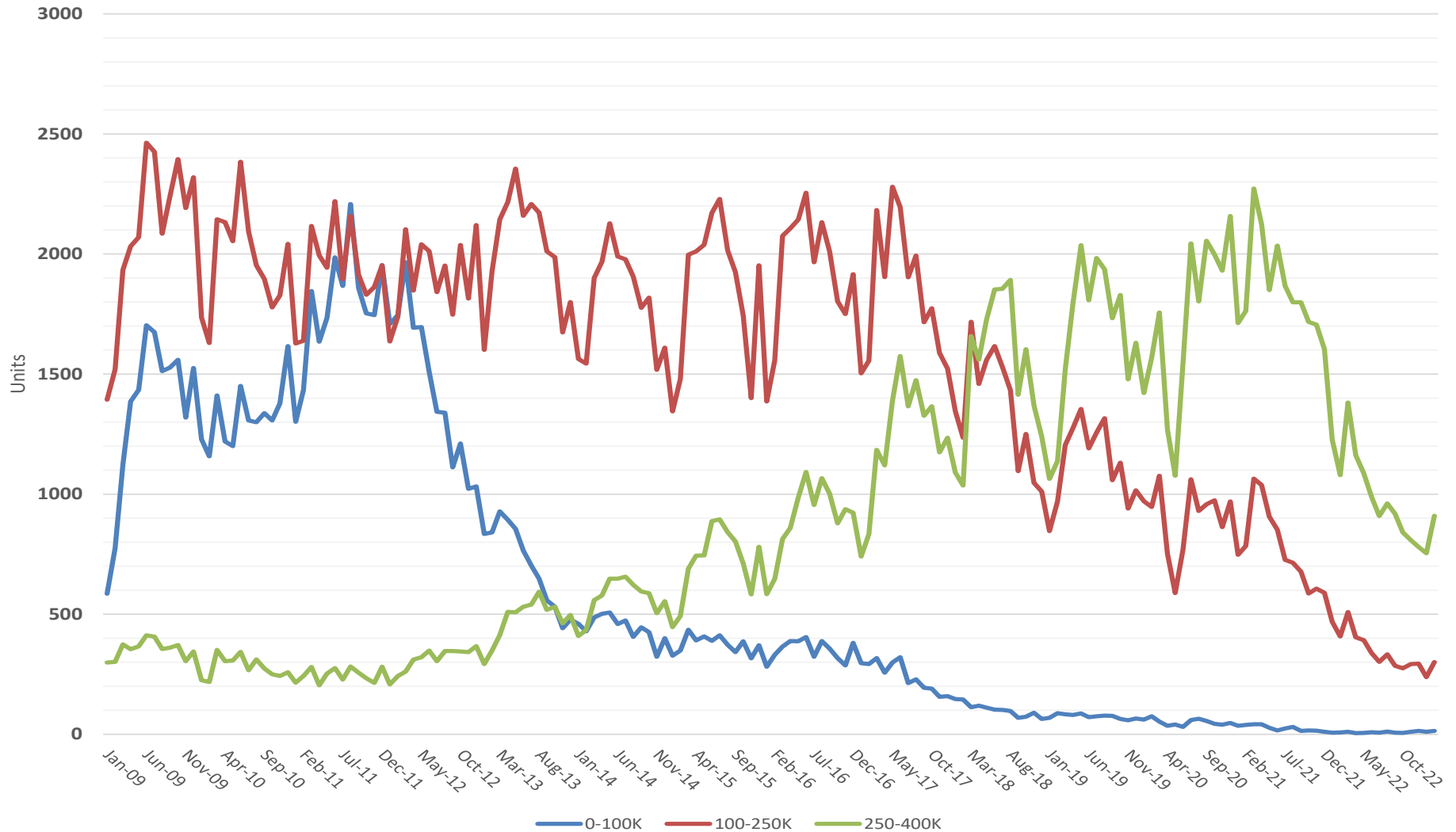




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Closed Units By Price Point - RES & VER

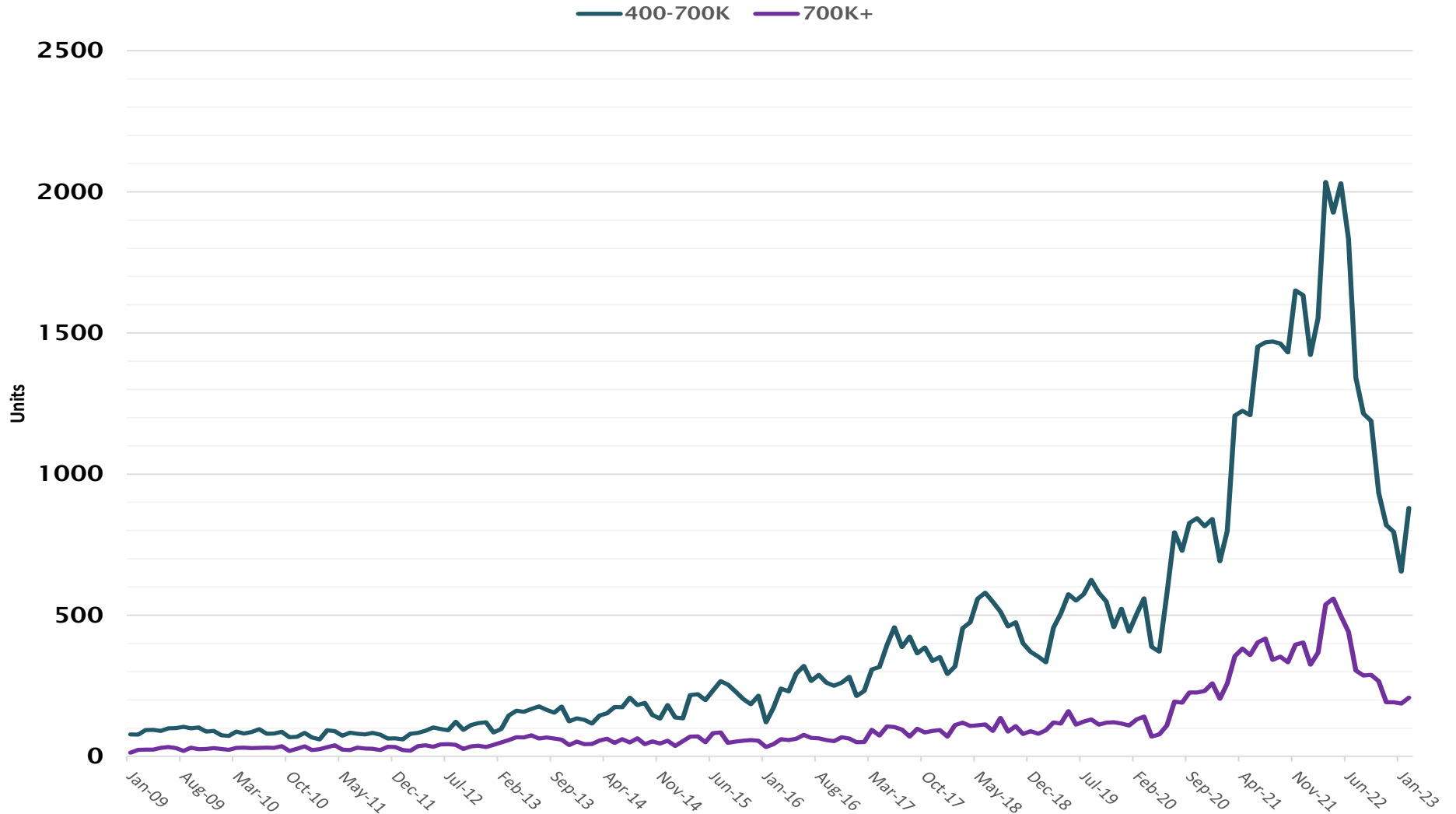




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Closed Units By Price Point - RES & VER

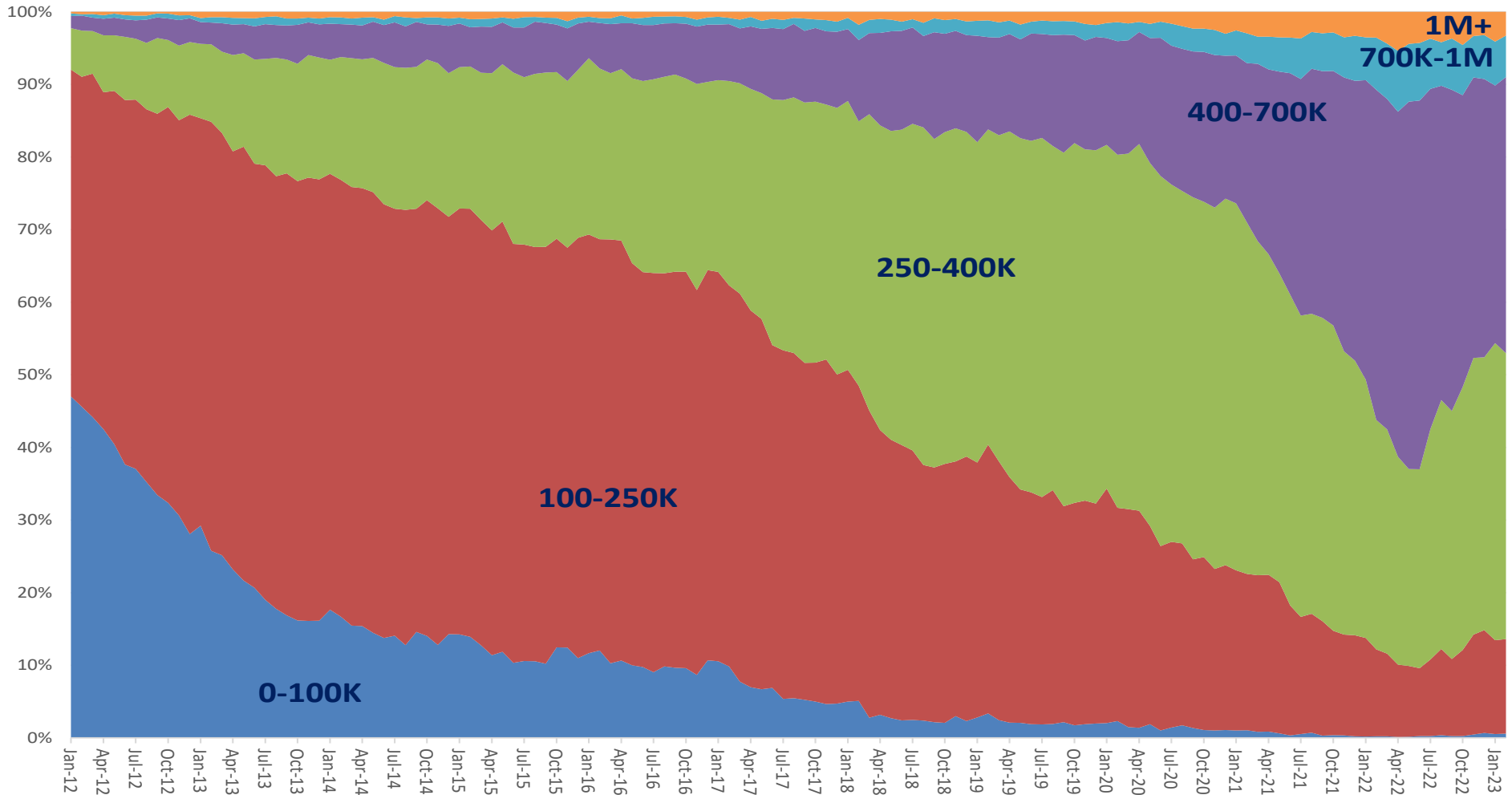




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Closing Trend by Price Point Residential and High Rise



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