



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2023

May 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	2,789	4,035	2,743	2,353	535,000	872,863	445,000	562,023	2.3	58.3%	44
CON/TWH	768	1,025	779	690	289,900	348,388	275,000	288,544	2.0	67.3%	40
<i>Total Residential</i>	3,557	5,060	3,522	3,043	480,384	766,579	410,000	499,646	2.2	60.1%	43
Hi-Rise	109	308	86	94	525,000	901,222	358,800	353,500	4.0	30.5%	32
Multiple Dwelling	37	53	36	19	609,900	698,747	120,000	446,861	4.3	35.8%	63
Vacant Land	304	2,461	165	127	50,000	447,493	65,000	454,354	20.0	5.2%	68
Luxury Sales (RES & VER) \$1M+	264	722	173	141	1,711,174	2,648,642	1,500,000	2,057,048	6.2	2.8%	56

April 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	2,585	4,160	2,868	1,983	530,000	874,782	430,000	527,057	3	47.7%	50
CON/TWH	745	1,084	836	539	289,000	349,293	270,000	280,796	3	49.7%	48
<i>Total Residential</i>	3,330	5,244	3,704	2,522	479,999	766,157	400,000	474,426	3	48.1%	50
Hi-Rise	110	324	92	73	505,000	876,797	345,000	625,079	5	22.5%	83
Multiple Dwelling	27	47	36	15	619,999	734,672	547,900	522,527	5	31.9%	47
Vacant Land	280	2,398	199	121	54,000	454,389	35,000	226,043	21	5.0%	68
Luxury Sales (RES & VER) \$1M+	262	746	176	119	1,700,000	2,669,665	1,375,000	1,697,125	8	2.3%	67



EQUITY TITLE OF NEVADA

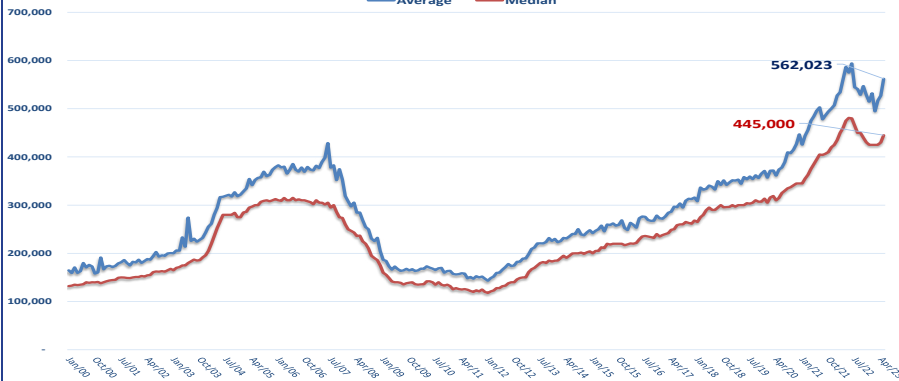
Las Vegas Market Update - June 2023

Greater Las Vegas SFR Average List vs Closed Sale Prices

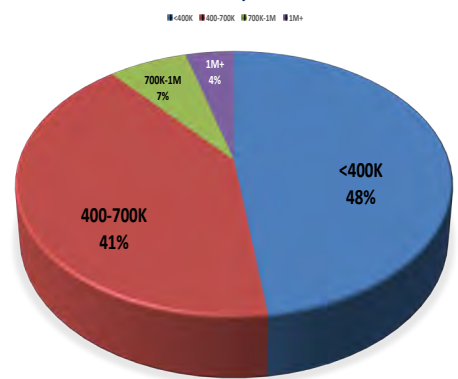


	Closed 2022	Closed 2023	Change	% Change
Units	19,640	13,366	(6,274)	-31.9%
Volume (000)	\$ 9,715,632	\$ 6,323,860	\$ (3,391,772)	-34.9%

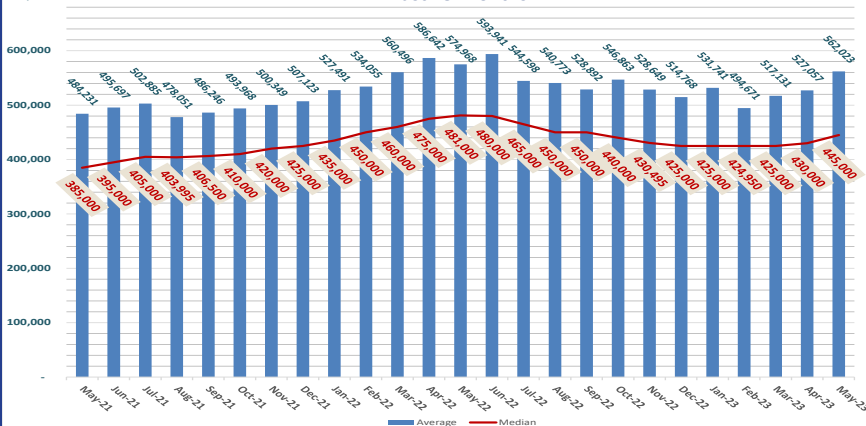
SFR Market Prices



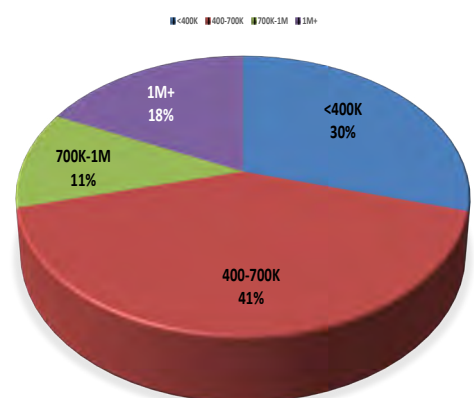
Closed Units by Price Point



Single Family Residential Price Trend Last 25 Months



CLOSED VOLUME BY PRICE POINT



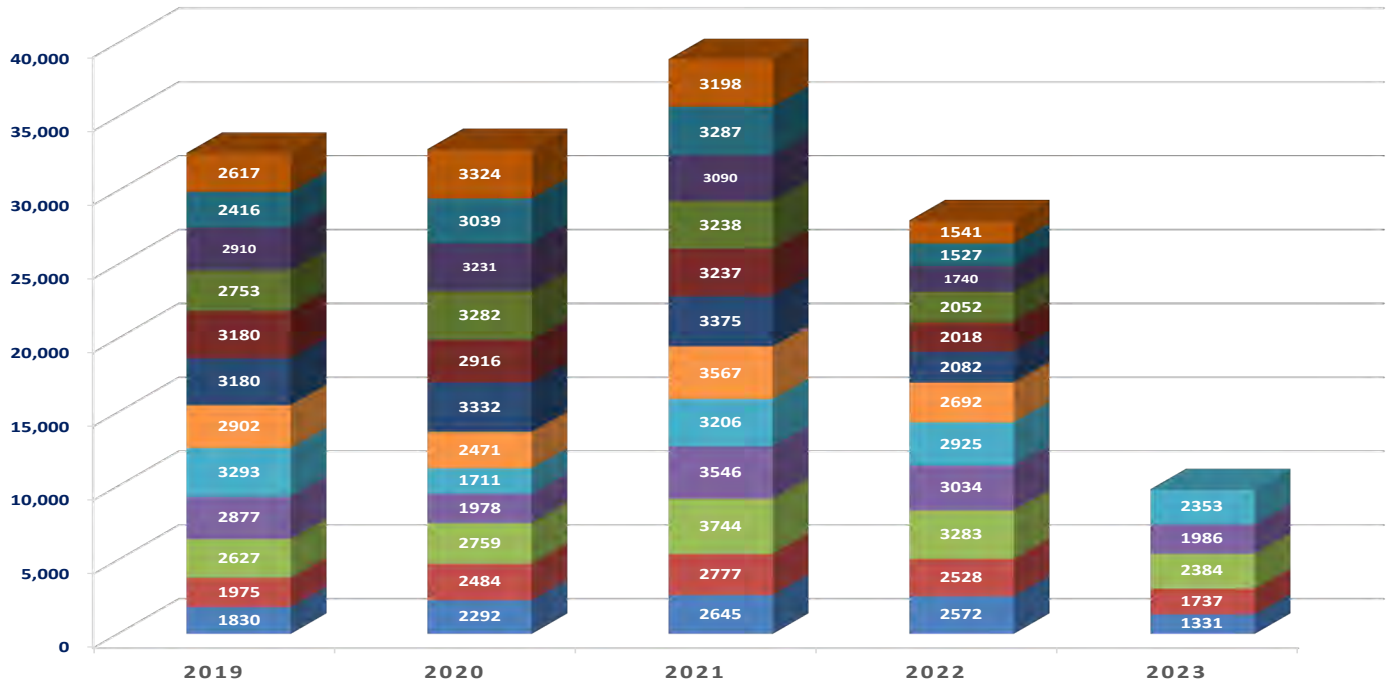


EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2023

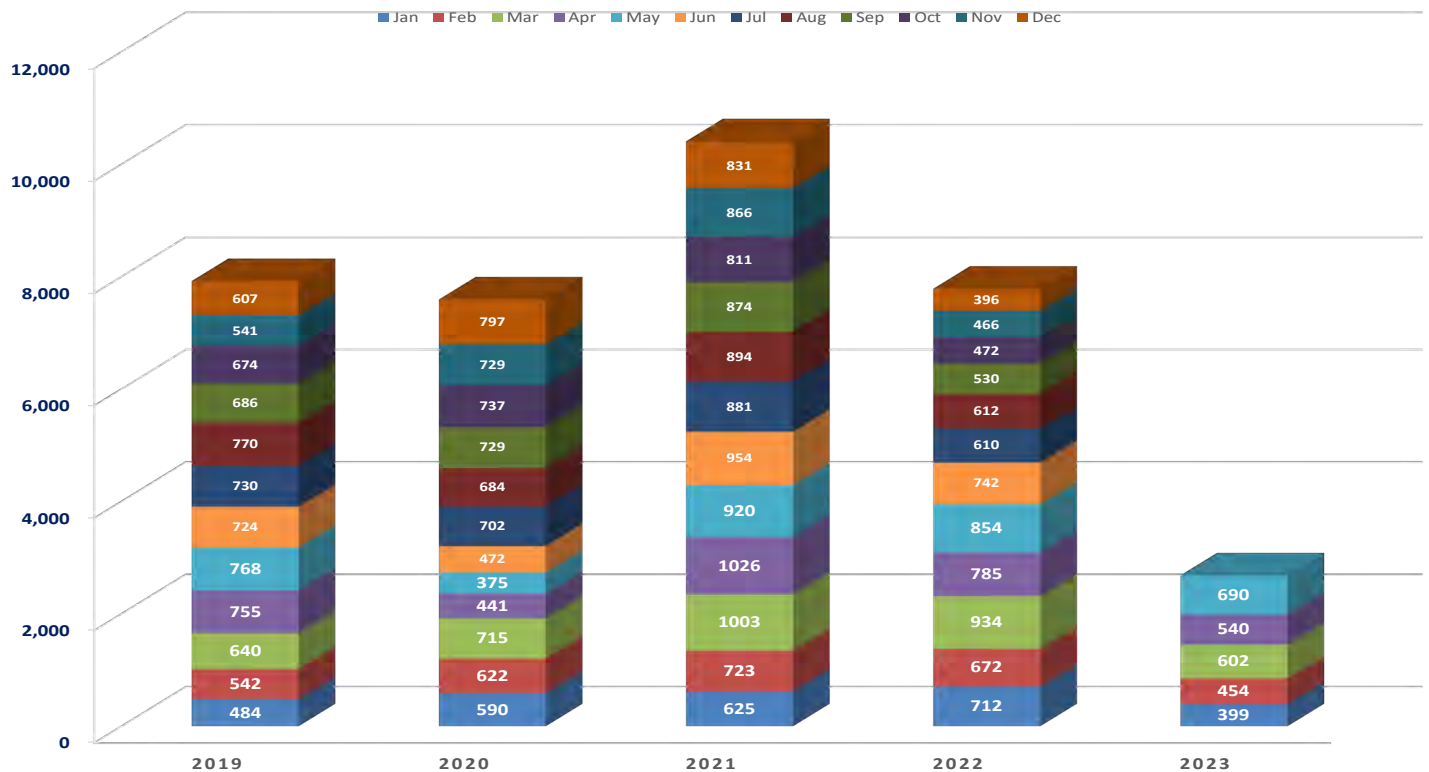
SINGLE FAMILY RESIDENTIAL CLOSINGS

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

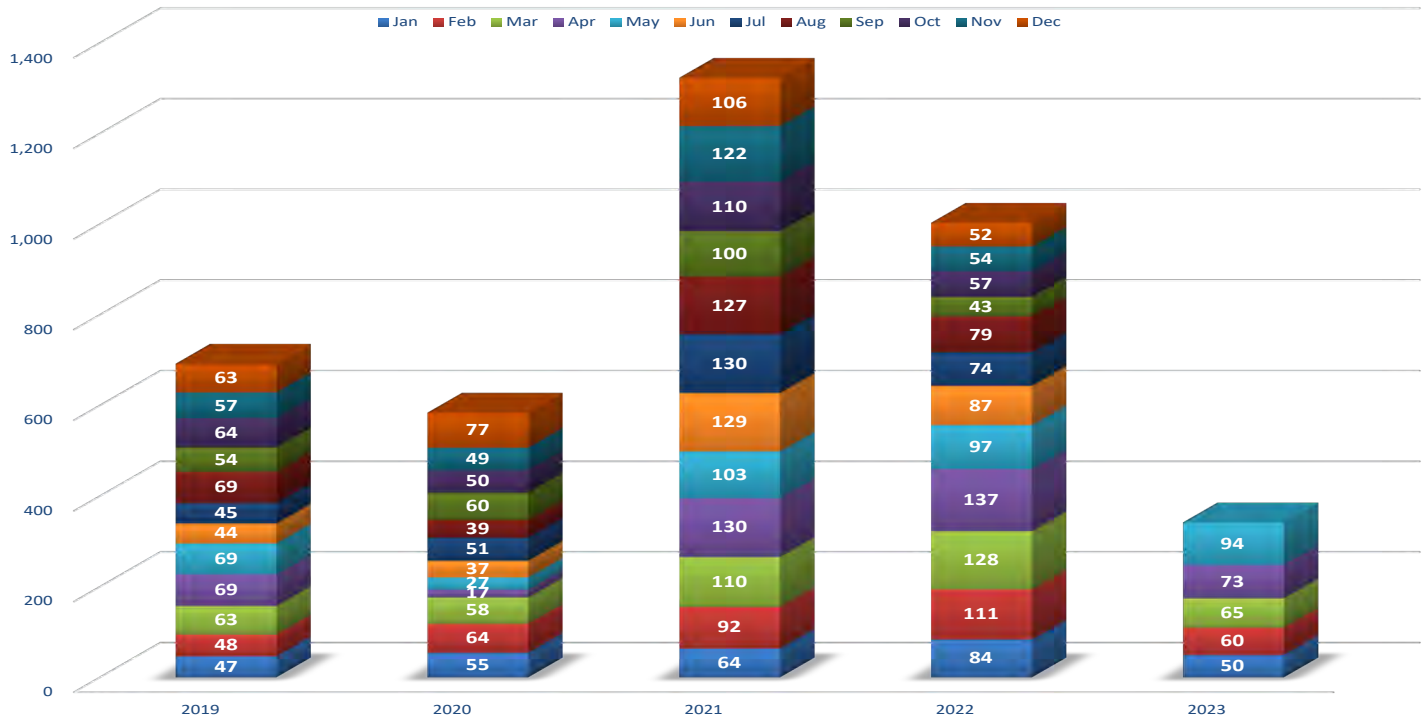




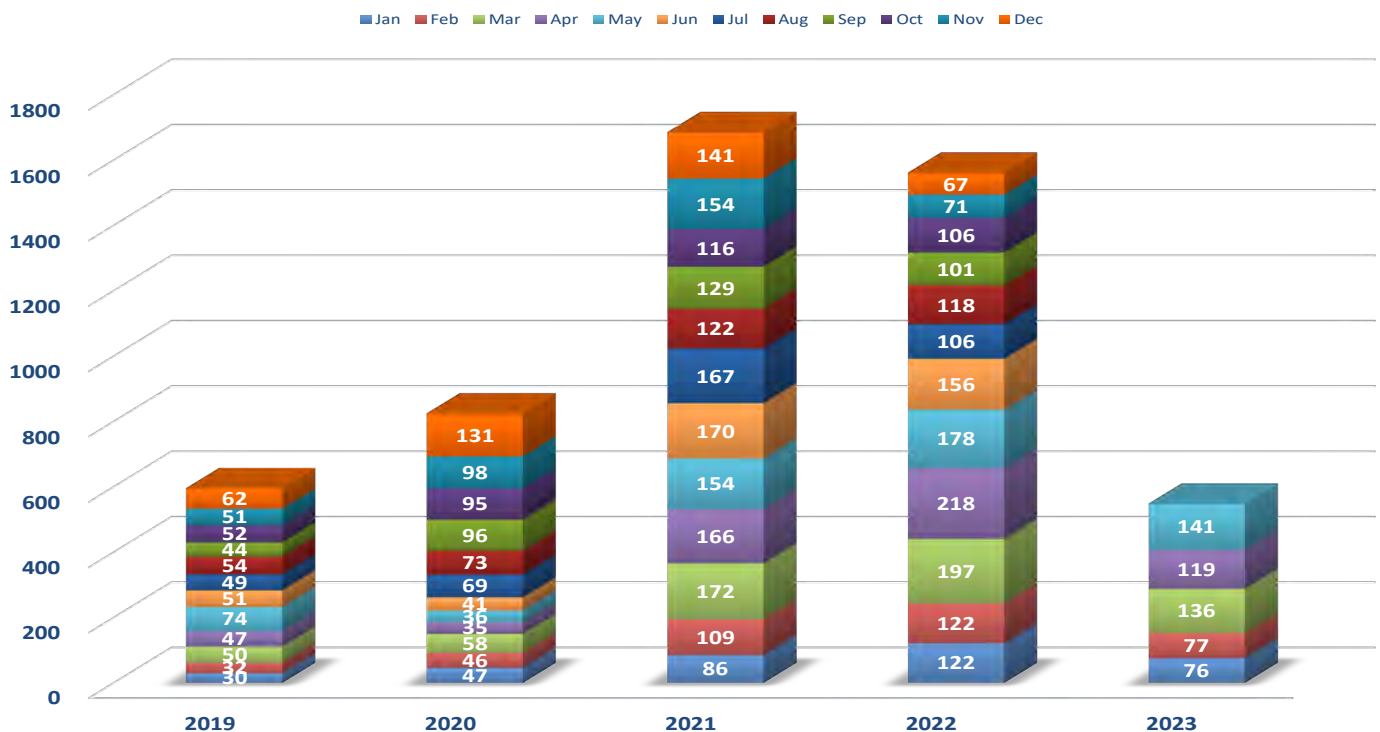
EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2023

Vertical / Hi-Rise Closings



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

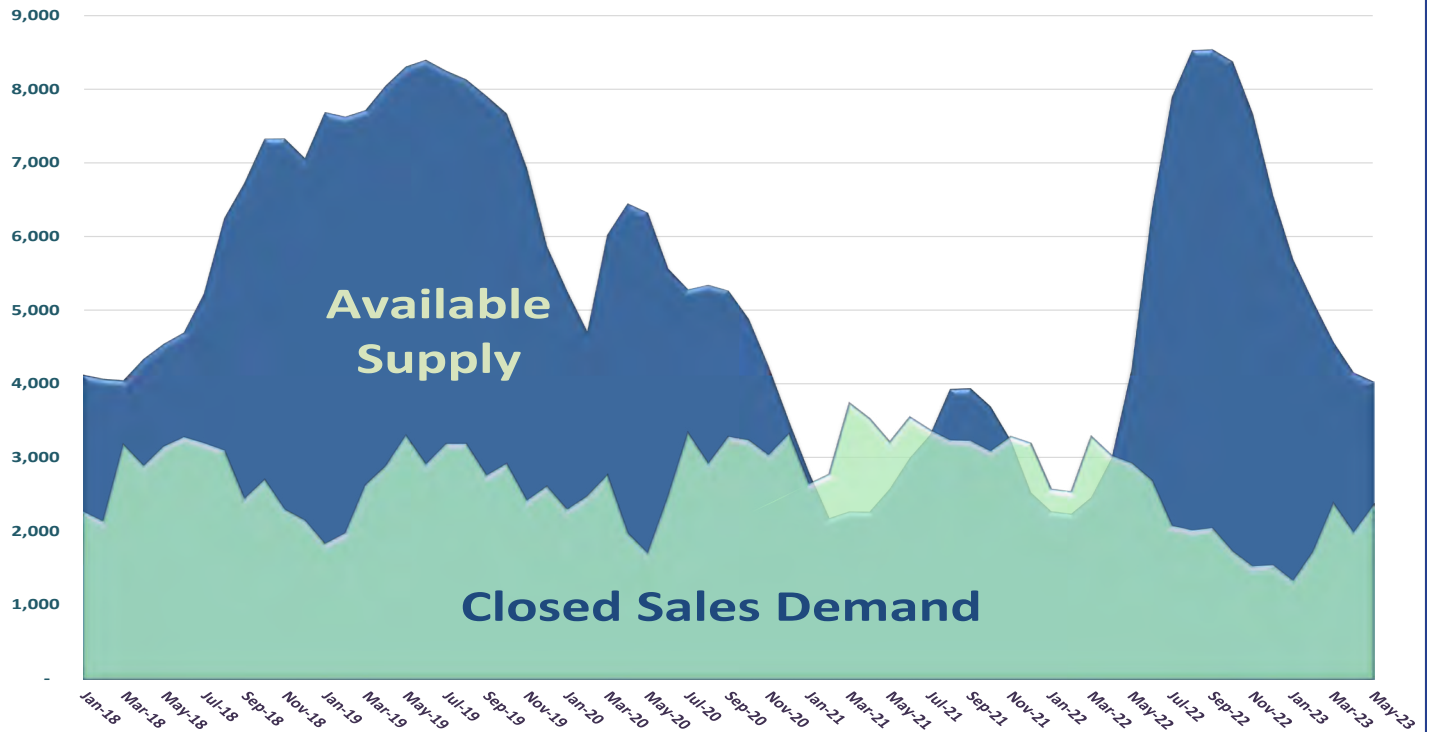




EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2023

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2023

SFR Closed Sales in Selected Communities - Last Six Months

	Dec	2023 Jan	Feb	Mar	Apr	May	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	11	5	6	19	16	18	■ ■ ■ ■ ■ ■ ■ ■	2	494,182	43
Anthem	2	3	3	9	2	4	■ ■ ■ ■ ■ ■ ■ ■	2	638,413	24
Cadence	23	18	14	22	23	34	■ ■ ■ ■ ■ ■ ■ ■	2	497,875	40
Centennial Hills	14	13	16	17	19	20	■ ■ ■ ■ ■ ■ ■ ■	2	540,689	29
Desert/South Shores	10	13	11	16	14	17	■ ■ ■ ■ ■ ■ ■ ■	2	559,062	44
Green Valley	13	16	25	33	32	33	■ ■ ■ ■ ■ ■ ■ ■	2	544,563	20
Green Valley Ranch	4	11	10	9	7	11	■ ■ ■ ■ ■ ■ ■ ■	2	556,810	12
Inspirada	18	10	21	25	22	19	■ ■ ■ ■ ■ ■ ■ ■	4	600,731	31
Iron Mountain Ranch	7	4	10	11	1	14	■ ■ ■ ■ ■ ■ ■ ■	1	587,368	48
Lake Las Vegas	7	13	16	11	19	18	■ ■ ■ ■ ■ ■ ■ ■	6	1,000,112	65
Lone Mountain	5	3	3	14	8	6	■ ■ ■ ■ ■ ■ ■ ■	2	567,087	33
MacDonald Highlands	1	3	2	2	5	5	■ ■ ■ ■ ■ ■ ■ ■	8	3,092,323	54
Mountains Edge	26	21	25	42	32	43	■ ■ ■ ■ ■ ■ ■ ■	2	498,740	36
Peccole Ranch	4	5	11	7	4	8	■ ■ ■ ■ ■ ■ ■ ■	2	469,587	14
Providence	18	12	15	31	22	34	■ ■ ■ ■ ■ ■ ■ ■	2	459,129	22
Red Rock Cntry Club	3	6	1	4	5	4	■ ■ ■ ■ ■ ■ ■ ■	5	1,620,087	51
Rhodes Ranch	15	6	10	20	16	17	■ ■ ■ ■ ■ ■ ■ ■	3	540,185	50
Seven Hills	12	5	6	8	5	12	■ ■ ■ ■ ■ ■ ■ ■	3	1,090,536	67
Siena (SFR & TWH)	4	8	7	7	6	7	■ ■ ■ ■ ■ ■ ■ ■	4	645,667	72
Silverado Ranch	15	17	15	34	25	27	■ ■ ■ ■ ■ ■ ■ ■	2	472,976	52
Silverstone Ranch	7	0	3	4	2	8	■ ■ ■ ■ ■ ■ ■ ■	2	571,687	38
Skye Canyon	17	14	22	21	25	34	■ ■ ■ ■ ■ ■ ■ ■	2	533,250	50
Southern Highlands	22	25	28	20	27	35	■ ■ ■ ■ ■ ■ ■ ■	3	867,128	51
Spring Valley	9	8	7	17	15	24	■ ■ ■ ■ ■ ■ ■ ■	2	447,759	32
Summerlin	20	28	20	42	29	43	■ ■ ■ ■ ■ ■ ■ ■	3	930,876	44
Sun City Anthem	12	24	21	28	26	39	■ ■ ■ ■ ■ ■ ■ ■	2	577,900	45
Sun City Summerlin	15	22	31	24	35	42	■ ■ ■ ■ ■ ■ ■ ■	1	466,844	55
The Lakes	9	9	19	13	12	16	■ ■ ■ ■ ■ ■ ■ ■	1	531,573	30
The Ridges	4	4	2	6	5	6	■ ■ ■ ■ ■ ■ ■ ■	5	3,956,574	72
Tuscany	4	3	9	6	6	9	■ ■ ■ ■ ■ ■ ■ ■	3	551,620	20
Other Groups										
Clark County	1,495	1,291	1,701	2,325	1,933	2,283	■ ■ ■ ■ ■ ■ ■ ■	2	531,459	43
Boulder City	17	11	12	18	13	17	■ ■ ■ ■ ■ ■ ■ ■	2	549,475	67
Pahrump	36	33	33	50	50	60	■ ■ ■ ■ ■ ■ ■ ■	4	366,173	63
High Rise Sales	51	50	60	65	73	94	■ ■ ■ ■ ■ ■ ■ ■	4	601,451	63
Luxury Sales (\$1M+)	67	76	77	136	119	140	■ ■ ■ ■ ■ ■ ■ ■	6	1,787,612	56

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

	December	2023 January	February	March	April	May	Price Movement
Aliante	455,864	503,600	482,333	496,632	484,775	524,706	■ ■ ■ ■ ■ ■ ■ ■
Anthem	757,500	680,000	694,167	590,111	557,500	655,000	■ ■ ■ ■ ■ ■ ■ ■
Cadence	509,287	513,267	478,851	515,742	484,190	487,535	■ ■ ■ ■ ■ ■ ■ ■
Centennial Hills	607,005	575,698	444,392	606,818	466,705	562,625	■ ■ ■ ■ ■ ■ ■ ■
Desert/South Shores	555,740	484,815	596,500	516,594	616,207	586,479	■ ■ ■ ■ ■ ■ ■ ■
Green Valley	500,131	666,939	574,480	485,603	548,606	535,109	■ ■ ■ ■ ■ ■ ■ ■
Green Valley Ranch	594,375	497,423	557,500	525,333	525,143	647,817	■ ■ ■ ■ ■ ■ ■ ■
Inspirada	522,064	594,824	595,344	608,196	623,943	647,619	■ ■ ■ ■ ■ ■ ■ ■
Iron Mountain Ranch	457,286	454,625	655,050	565,527	565,000	660,750	■ ■ ■ ■ ■ ■ ■ ■
Lake Las Vegas	1,179,143	694,607	1,051,302	1,009,337	1,071,450	1,024,689	■ ■ ■ ■ ■ ■ ■ ■
Lone Mountain	627,800	373,333	474,825	668,351	529,875	472,833	■ ■ ■ ■ ■ ■ ■ ■
MacDonald Highlands	2,000,000	4,090,527	2,337,500	3,225,000	2,328,048	3,725,000	■ ■ ■ ■ ■ ■ ■ ■
Mountains Edge	489,681	497,333	467,556	494,807	510,282	518,286	■ ■ ■ ■ ■ ■ ■ ■
Peccole Ranch	538,750	432,800	432,409	468,571	512,500	488,550	■ ■ ■ ■ ■ ■ ■ ■
Providence	461,742	463,325	449,953	462,703	474,384	447,182	■ ■ ■ ■ ■ ■ ■ ■
Red Rock Country Club	1,682,667	1,535,000	1,475,000	1,560,250	1,608,000	1,812,000	■ ■ ■ ■ ■ ■ ■ ■
Rhodes Ranch	576,867	481,021	548,650	531,645	519,344	553,382	■ ■ ■ ■ ■ ■ ■ ■
Seven Hills	644,538	719,778	679,167	1,337,375	621,200	1,927,700	■ ■ ■ ■ ■ ■ ■ ■
Siena (SFR & TWH)	748,750	711,125	757,286	547,714	617,167	522,714	■ ■ ■ ■ ■ ■ ■ ■
Silverado Ranch	479,672	478,693	398,193	486,607	525,436	441,465	■ ■ ■ ■ ■ ■ ■ ■
Silverstone Ranch	535,426	-	421,667	608,250	687,500	612,438	■ ■ ■ ■ ■ ■ ■ ■
Skye Canyon	518,225	525,540	534,932	520,284	532,230	551,609	■ ■ ■ ■ ■ ■ ■ ■
Southern Highlands	872,564	1,001,070	719,653	859,920	1,035,516	760,240	■ ■ ■ ■ ■ ■ ■ ■
Spring Valley	424,278	406,875	555,714	436,665	486,166	422,558	■ ■ ■ ■ ■ ■ ■ ■
Summerlin	802,217	903,318	933,895	1,154,209	806,951	872,698	■ ■ ■ ■ ■ ■ ■ ■
Sun City Anthem	587,917	563,331	536,839	625,996	550,112	589,888	■ ■ ■ ■ ■ ■ ■ ■
Sun City Summerlin	482,967	460,905	434,143	470,228	491,692	465,693	■ ■ ■ ■ ■ ■ ■ ■
The Lakes	483,000	604,556	451,205	668,481	505,792	521,375	■ ■ ■ ■ ■ ■ ■ ■
The Ridges	4,987,500	5,525,000	2,875,000	2,266,832	2,480,500	5,504,000	■ ■ ■ ■ ■ ■ ■ ■
Tuscany	441,250	581,000	550,778	514,825	587,167	592,556	■ ■ ■ ■ ■ ■ ■ ■
Other Groups							
Clark County	521,066	536,393	497,664	523,387	531,736	568,638	■ ■ ■ ■ ■ ■ ■ ■
Boulder City	608,518	600,217	504,083	414,149	723,192	500,082	■ ■ ■ ■ ■ ■ ■ ■
Pahrump	354,294	420,263	359,200	348,887	361,067	366,044	■ ■ ■ ■ ■ ■ ■ ■
High Rise Sales	581,194	595,976	589,644	727,837	625,079	517,147	■ ■ ■ ■ ■ ■ ■ ■
Luxury Sales (\$1M+)	2,006,883	2,119,155	1,688,928	1,787,904	1,697,159	2,057,048	■ ■ ■ ■ ■ ■ ■ ■