



EQUITY TITLE OF NEVADA

Las Vegas Market Update - July 2023

June 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	2,812	3,895	2,686	2,339	545,000	888,201	445,000	546,426	2.8	60.1%	38
CON/TWH	795	995	798	653	298,500	355,910	275,000	293,960	2.9	65.6%	36
Total Residential	3,607	4,890	3,484	2,992	489,995	779,892	410,000	491,326	2.8	61.2%	38
Hi-Rise	110	299	69	86	519,888	938,508	348,700	545,480	5.7	28.8%	63
Multiple Dwelling	26	53	36	16	625,000	707,197	502,500	499,500	3.8	30.2%	15
Vacant Land	296	2,409	184	128	50,000	453,862	49,950	125,133	11.0	5.3%	145
Luxury Sales (RES & VER) \$1M+	310	741	192	132	1,649,000	2,624,448	1,495,000	1,945,708	6.8	2.5%	57



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Las Vegas Market Update - July 2023

May 2023 Production Snapshot

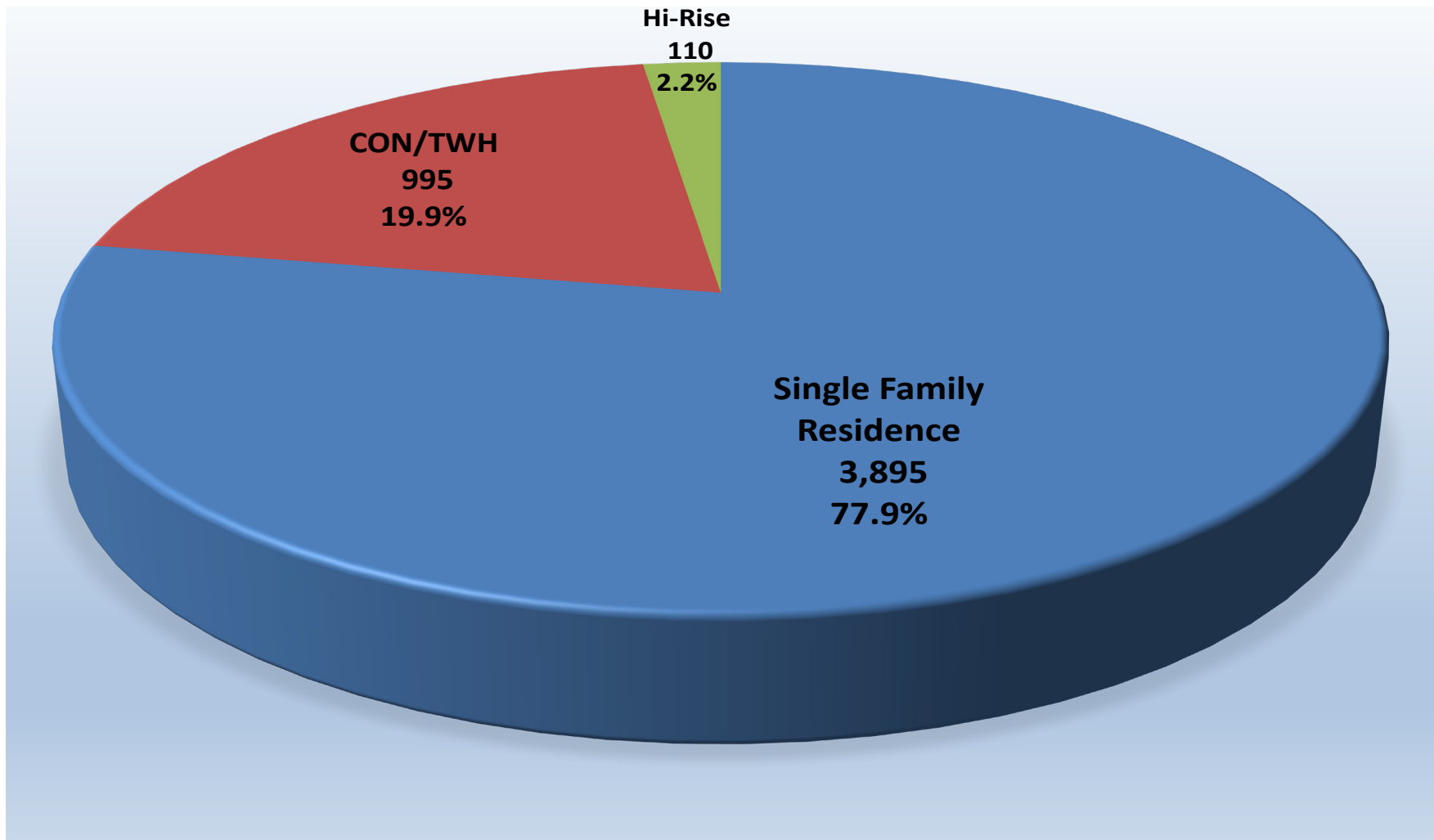
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	2,789	4,035	2,743	2,353	535,000	872,863	445,000	562,023	2.3	58.3%	44
CON/TWH	768	1,025	779	690	289,900	348,388	275,000	288,544	2.0	67.3%	40
Total Residential	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



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Las Vegas Market Update - July 2023

Las Vegas REALTORS * Available Units

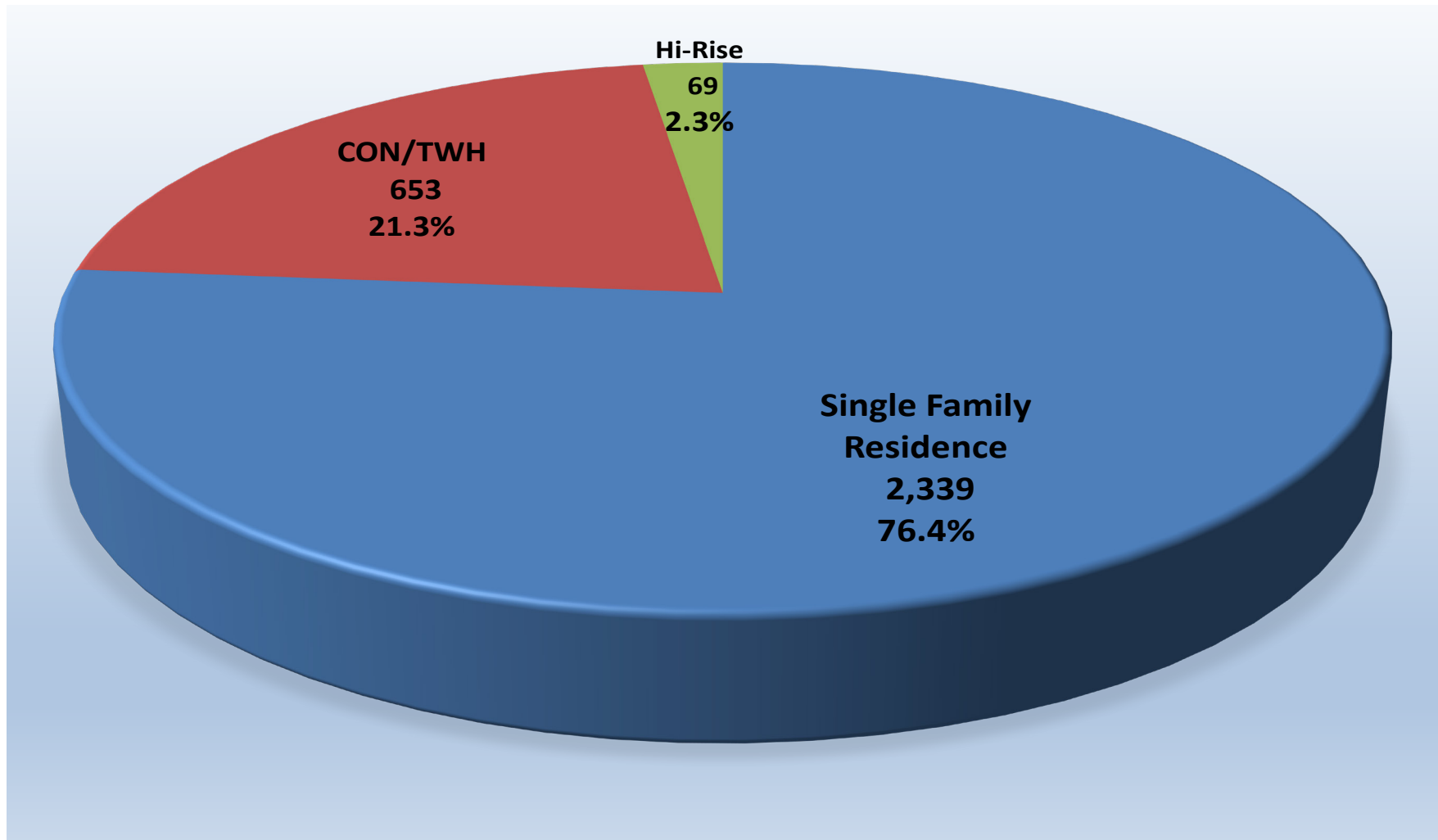




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Las Vegas Market Update - July 2023

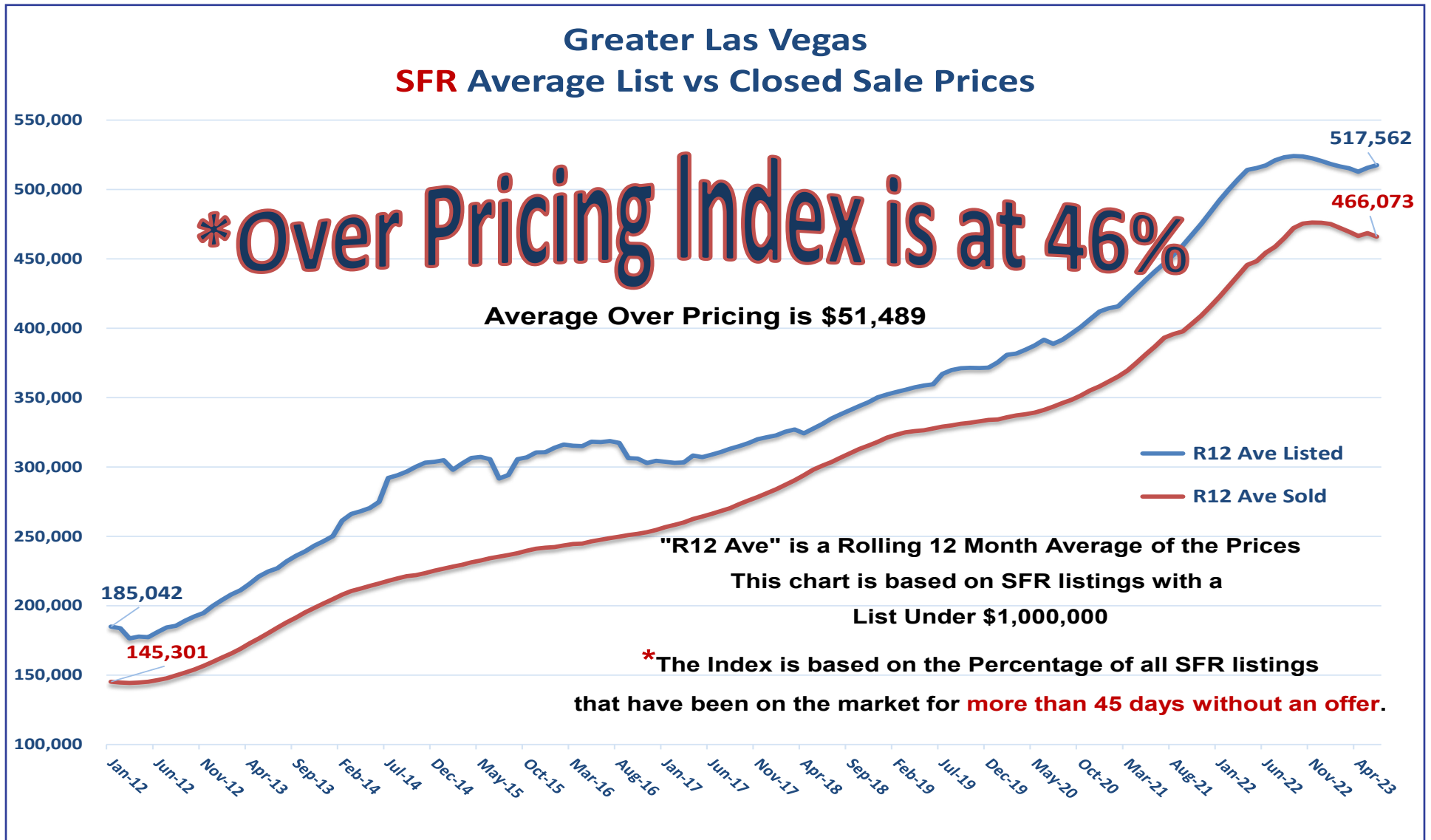
Las Vegas REALTORS *Units Sold * Last Month





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Las Vegas Market Update - July 2023

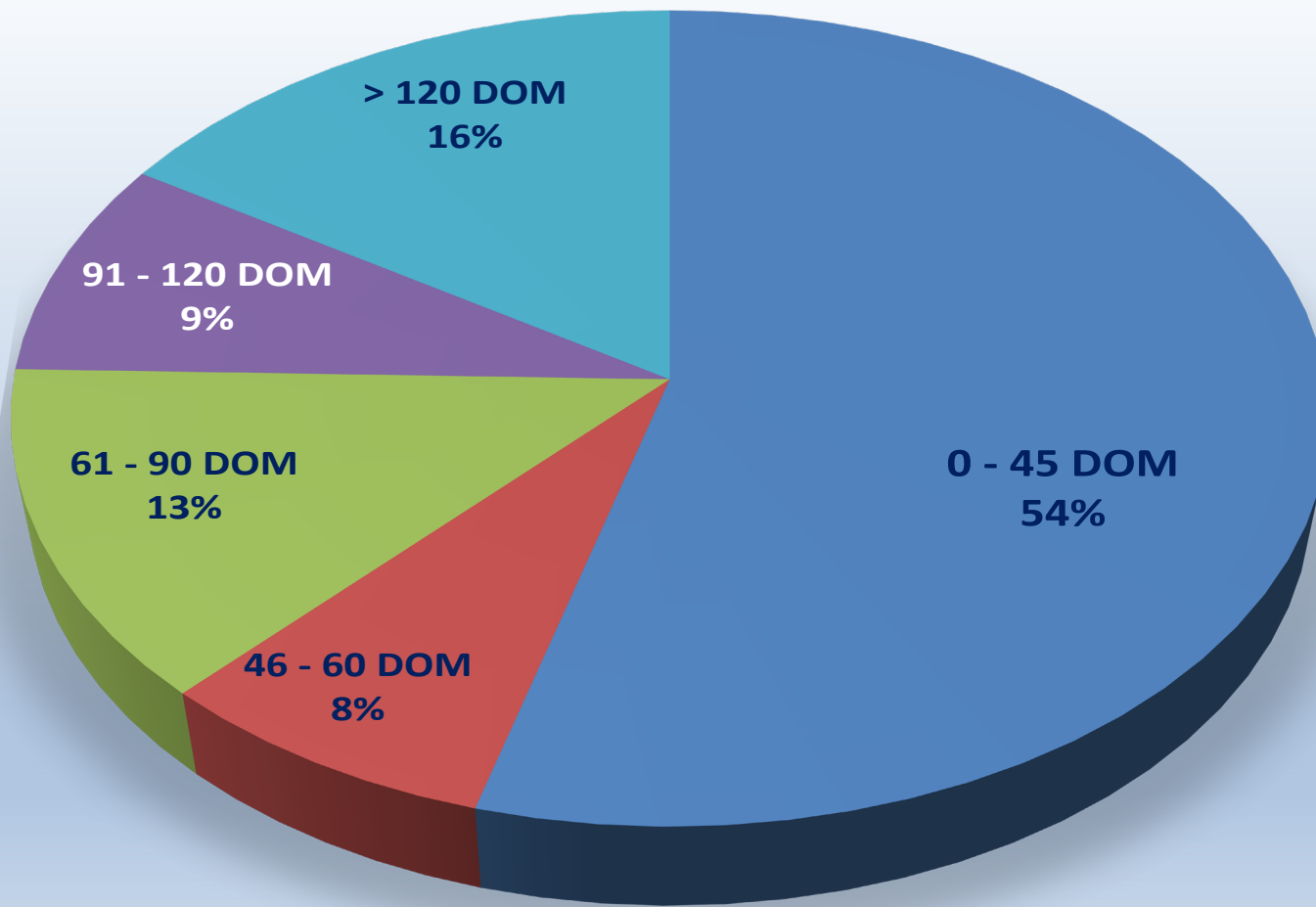




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Las Vegas Market Update - July 2023

**Available SFR Inventory
Days on Market With No Current Offer**





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Las Vegas Market Update - July 2023

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

	2023 January	February	March	April	May	June	Price Movement
Aliante	503,600	482,333	496,632	484,775	524,706	493,265	
Anthem	680,000	694,167	590,111	557,500	655,000	731,000	
Cadence	513,267	478,851	515,742	484,190	487,535	492,555	
Centennial Hills	575,698	444,392	606,818	466,705	562,625	488,035	
Desert/South Shores	484,815	596,500	516,594	616,207	586,479	493,919	
Green Valley	666,939	574,480	485,603	548,606	535,109	595,651	
Green Valley Ranch	497,423	557,500	525,333	525,143	647,817	709,453	
Inspirada	594,824	595,344	608,196	623,943	647,619	588,616	
Iron Mountain Ranch	454,625	655,050	565,527	565,000	660,750	565,781	
Lake Las Vegas	694,607	1,051,302	1,009,337	1,071,450	1,024,689	1,089,254	
Lone Mountain	373,333	474,825	668,351	529,875	472,833	733,400	
MacDonald Highlands	4,090,527	2,337,500	3,225,000	2,328,048	3,725,000	-	
Mountains Edge	497,333	467,556	494,807	510,282	518,286	518,934	
Peccole Ranch	432,800	432,409	468,571	512,500	488,550	510,480	
Providence	463,325	449,953	462,703	474,384	447,182	459,103	
Red Rock Country Club	1,535,000	1,475,000	1,560,250	1,608,000	1,812,000	1,650,000	
Rhodes Ranch	481,021	548,650	531,645	519,344	553,382	548,238	
Seven Hills	719,778	679,167	1,337,375	621,200	1,927,700	821,599	
Siena (SFR & TWH)	711,125	757,286	547,714	617,167	522,714	626,207	
Silverado Ranch	478,693	398,193	486,607	525,436	441,465	495,903	
Silverstone Ranch	-	421,667	608,250	687,500	612,438	482,167	
Skye Canyon	525,540	534,932	520,284	532,230	551,609	558,012	
Southern Highlands	1,001,070	719,653	859,920	1,035,516	760,240	824,846	
Spring Valley	406,875	555,714	436,665	486,166	422,558	476,200	
Summerlin	903,318	933,895	1,154,209	806,951	872,698	864,045	
Sun City Anthem	563,331	536,839	625,996	550,112	589,888	597,921	
Sun City Summerlin	460,905	434,143	470,228	491,692	465,693	555,981	
The Lakes	604,556	451,205	668,481	505,792	521,375	720,000	
The Ridges	5,525,000	2,875,000	2,266,832	2,480,500	5,504,000	5,540,571	
Tuscany	581,000	550,778	514,825	587,167	592,556	616,250	
Other Groups							
Clark County	536,393	497,664	523,387	531,736	568,451	552,862	
Boulder City	600,217	504,083	414,149	723,192	500,082	496,053	
Pahrump	420,263	359,200	348,887	361,067	366,044	348,534	
High Rise Sales	595,976	589,644	727,837	625,079	517,147	545,480	
Luxury Sales (\$1M+)	2,119,155	1,688,928	1,787,904	1,697,159	2,057,048	1,948,255	

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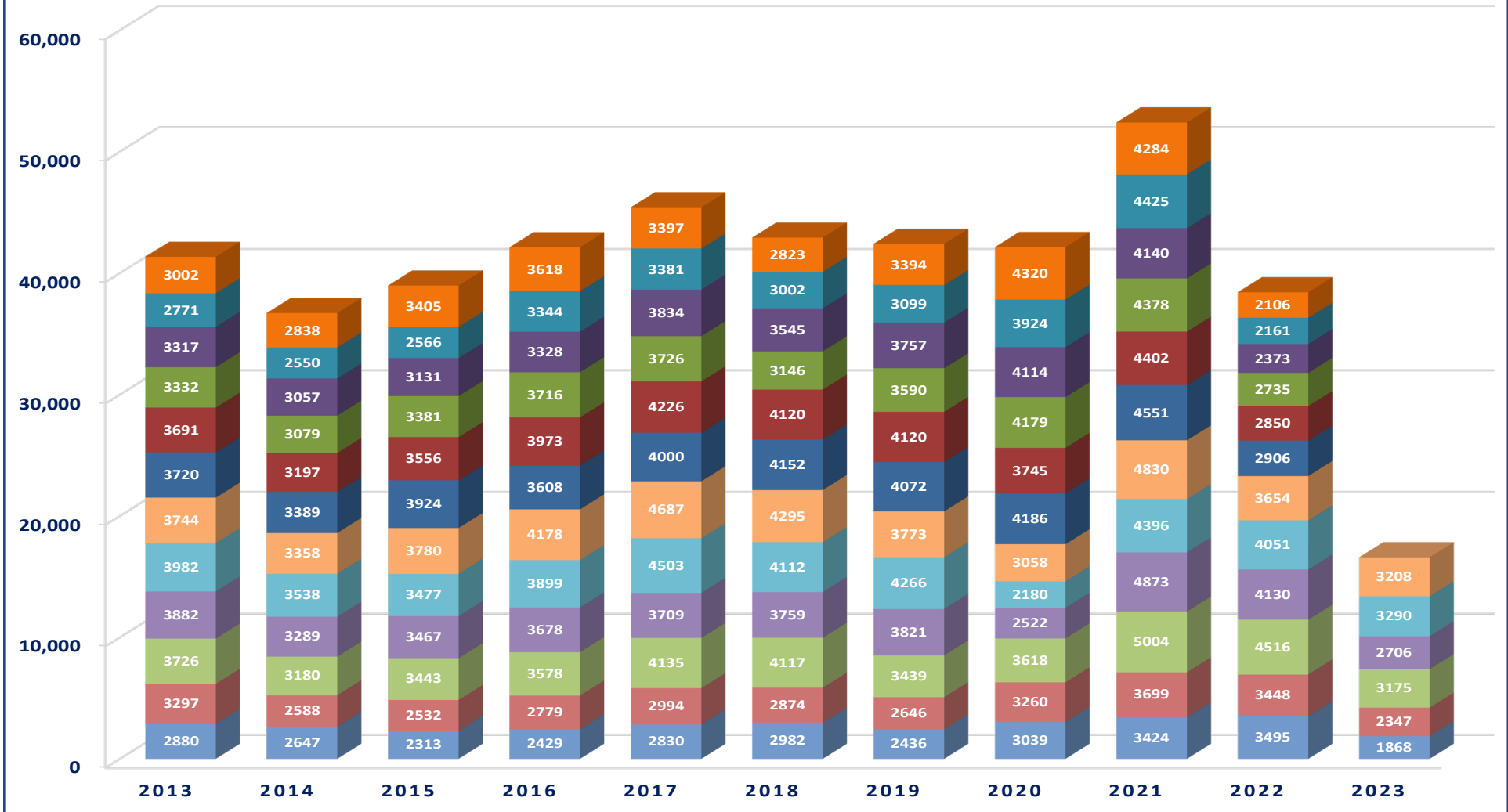


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



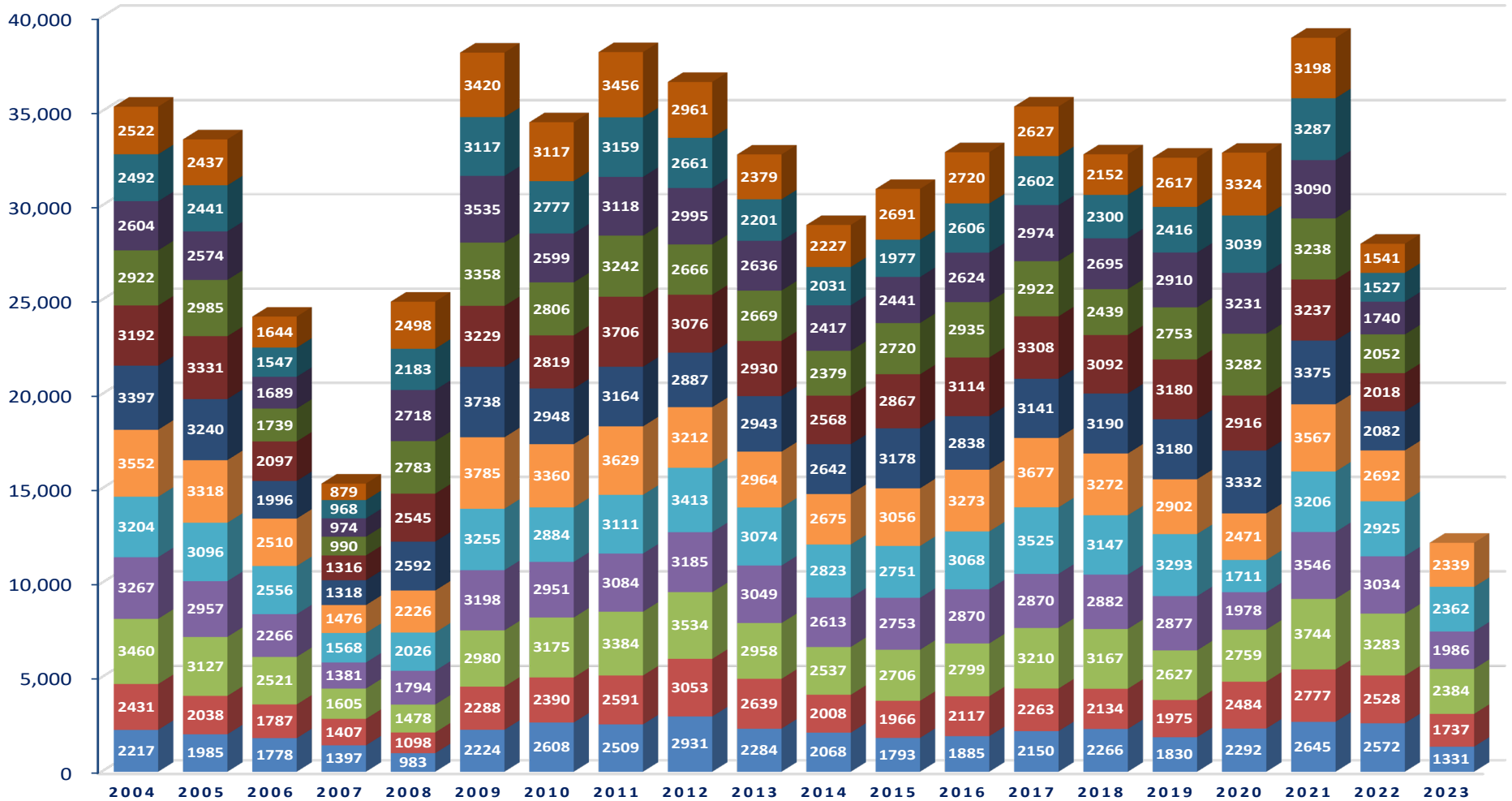


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Las Vegas Market Update - July 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS

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

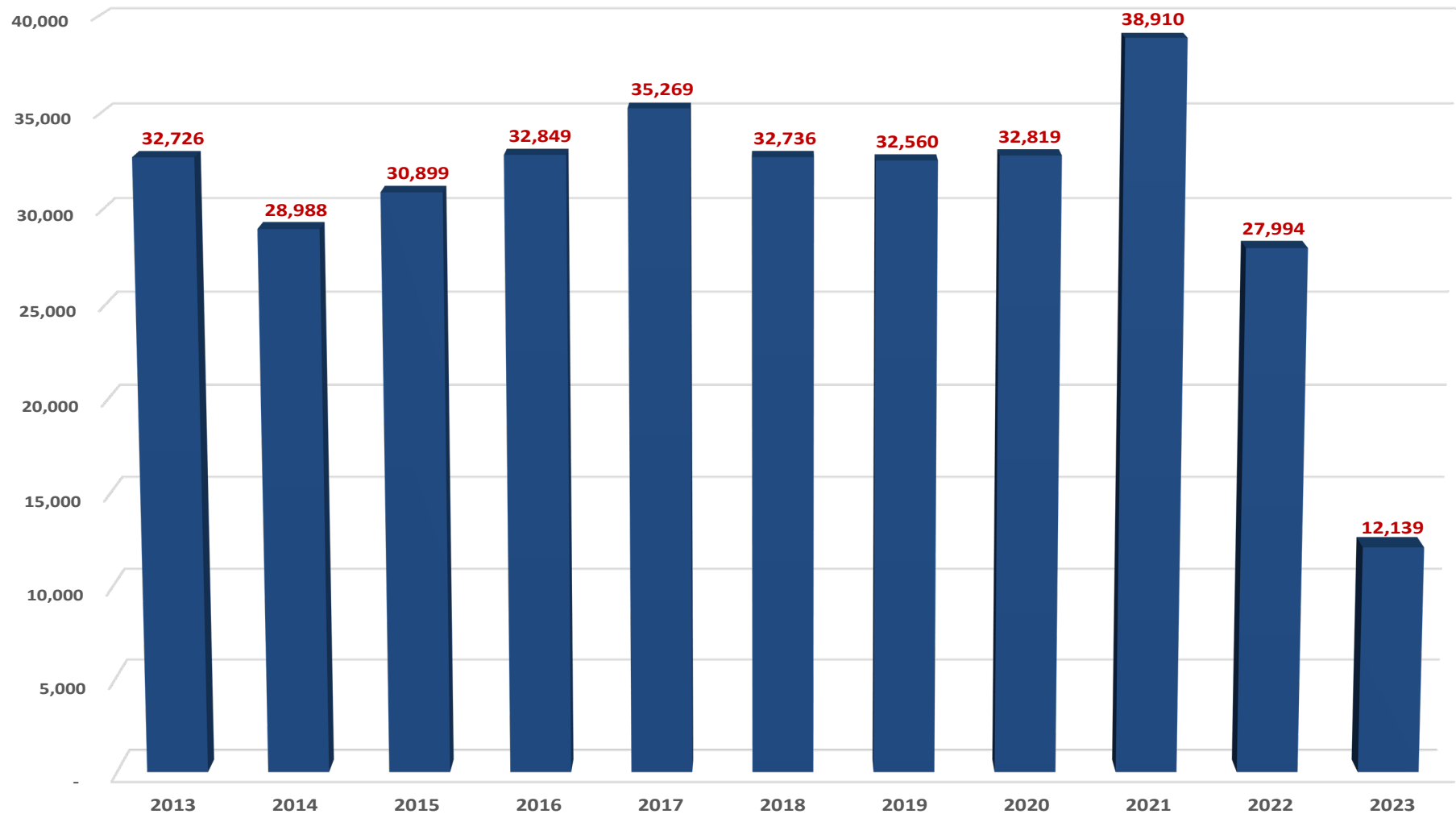




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Las Vegas Market Update - July 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS



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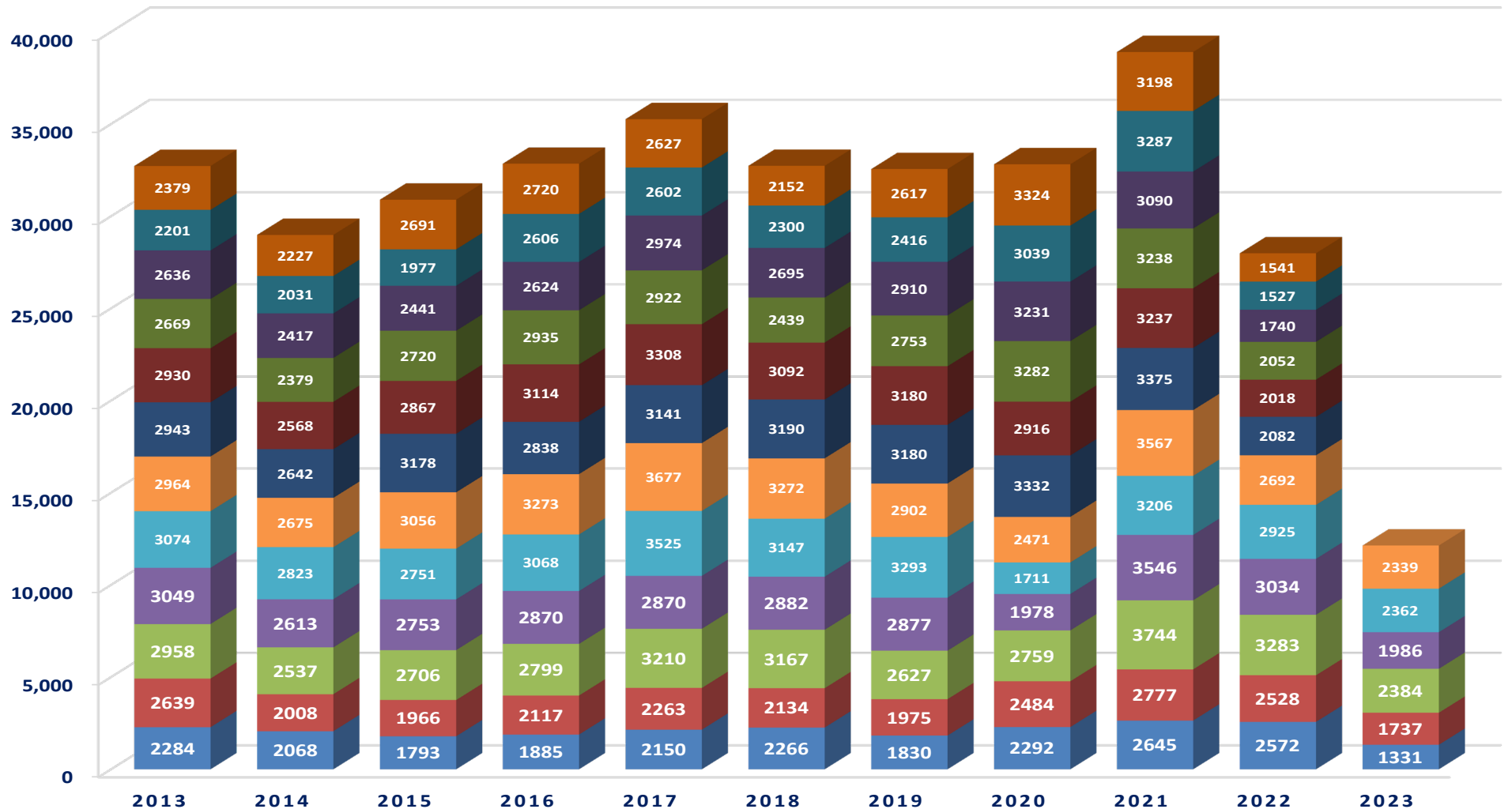


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SINGLE FAMILY RESIDENTIAL CLOSINGS

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



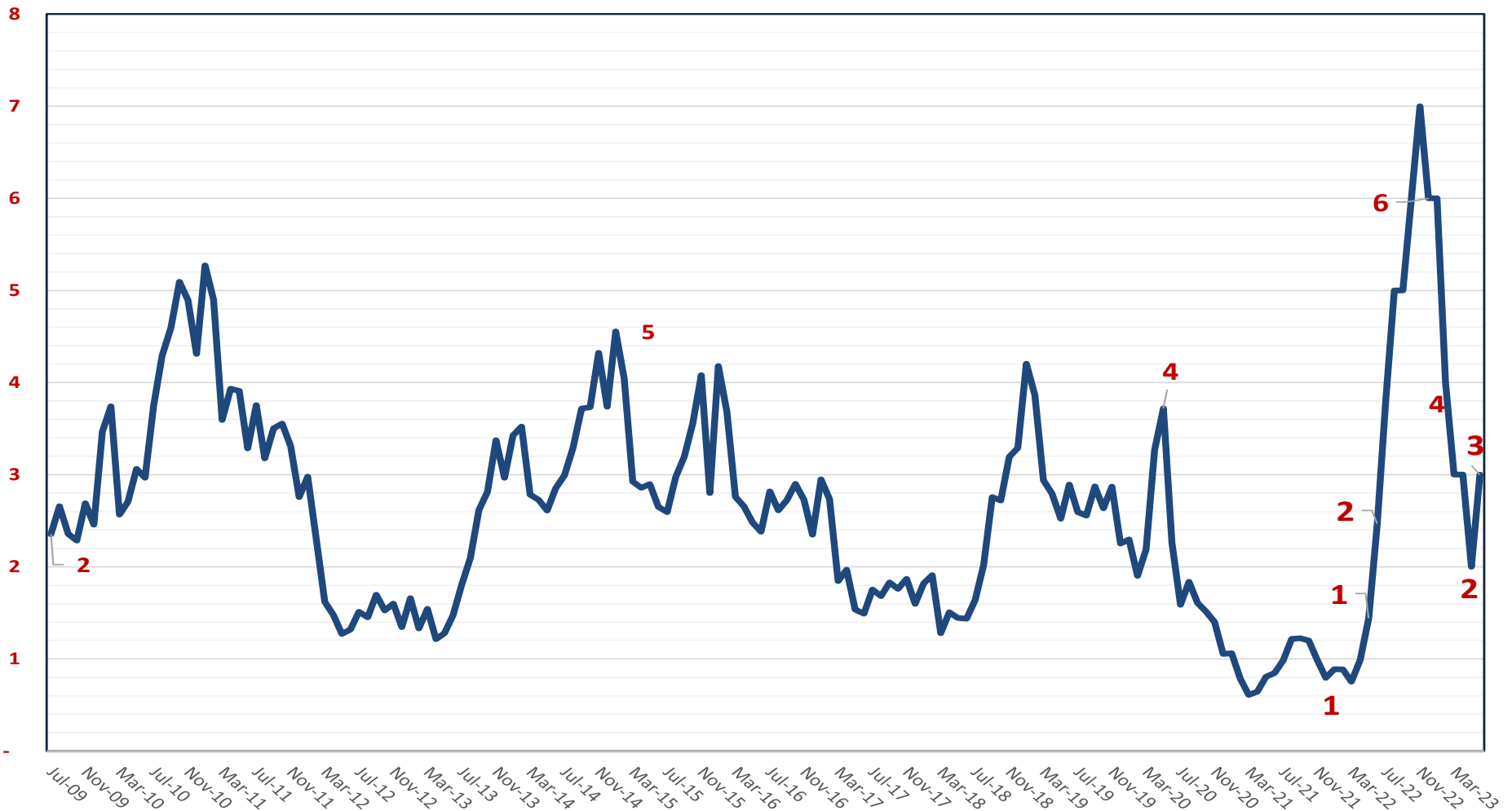
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Single Family Residential Homes Months of Inventory



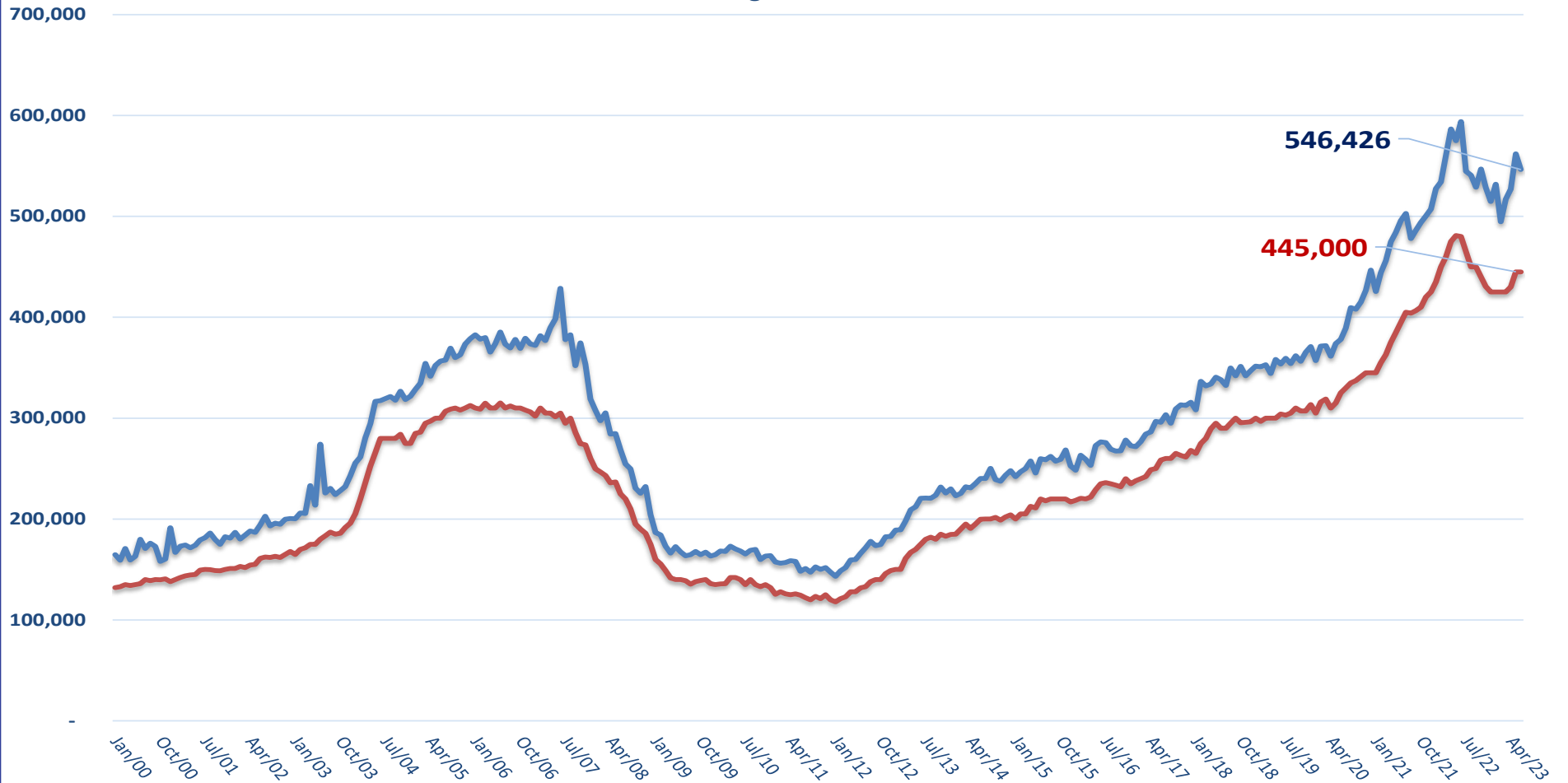


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SFR Market Prices

— Average — Median

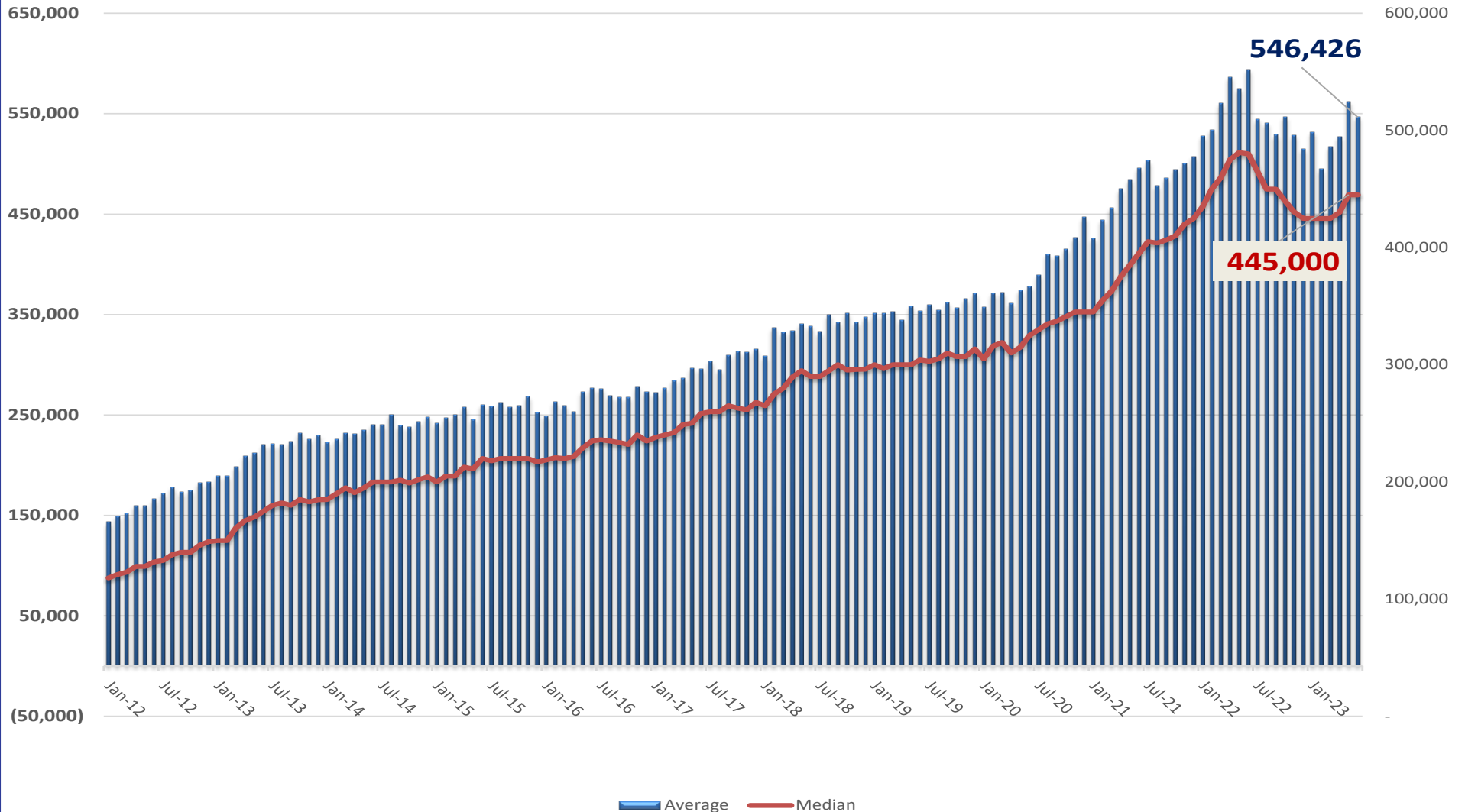




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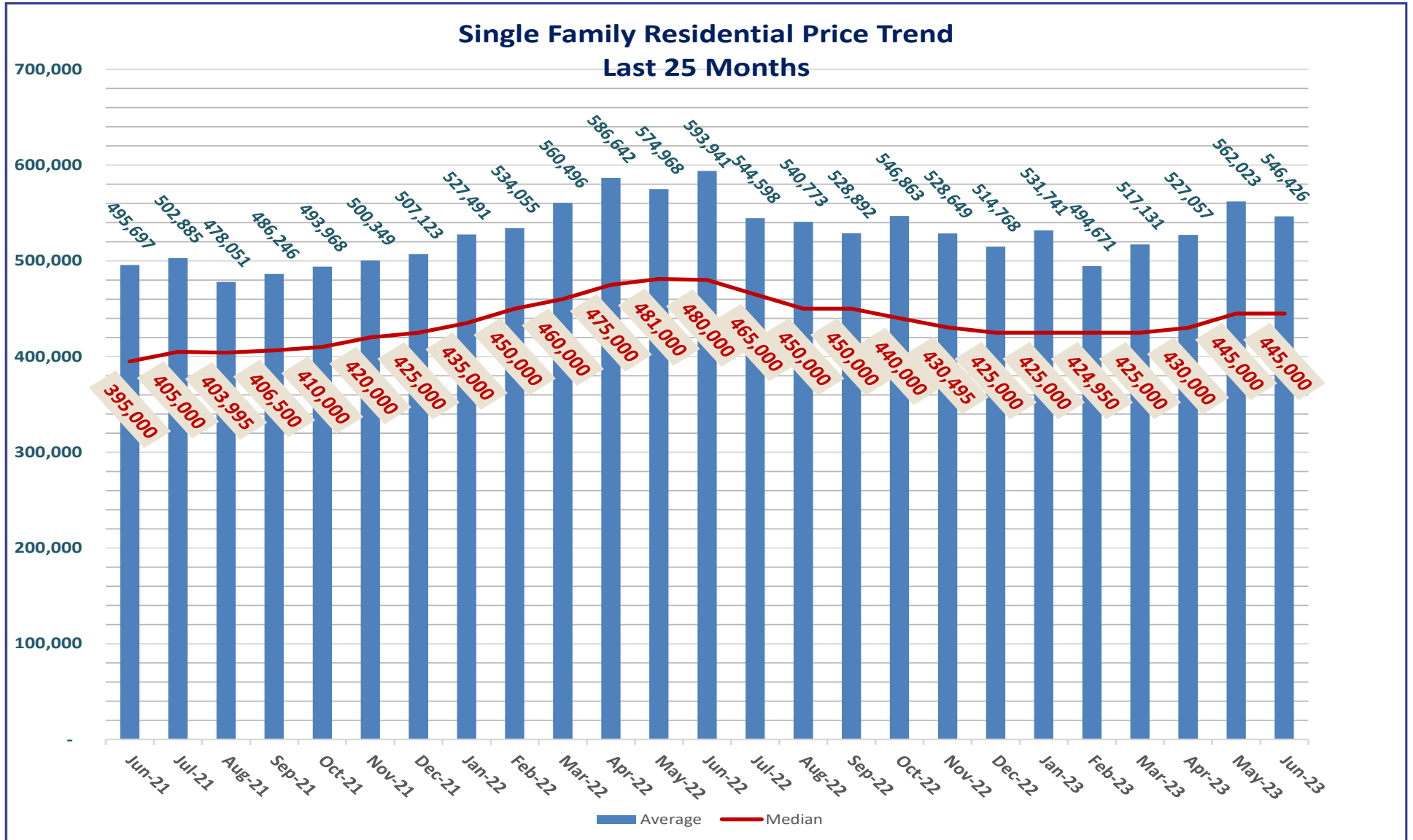
Single Family Residential Price Trend





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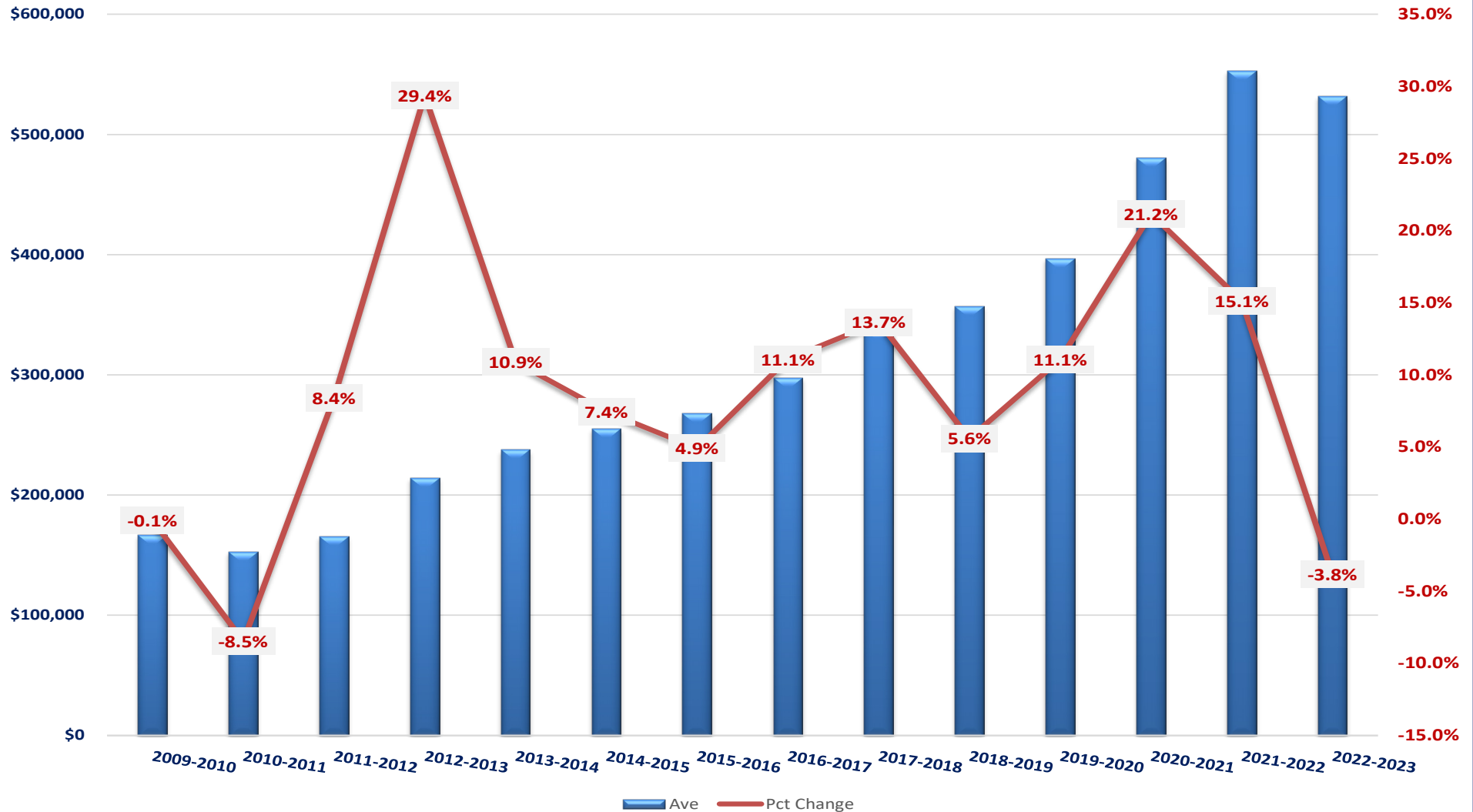




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Las Vegas Market Update - July 2023

SFR Average Price and Year Over Year Percent Change



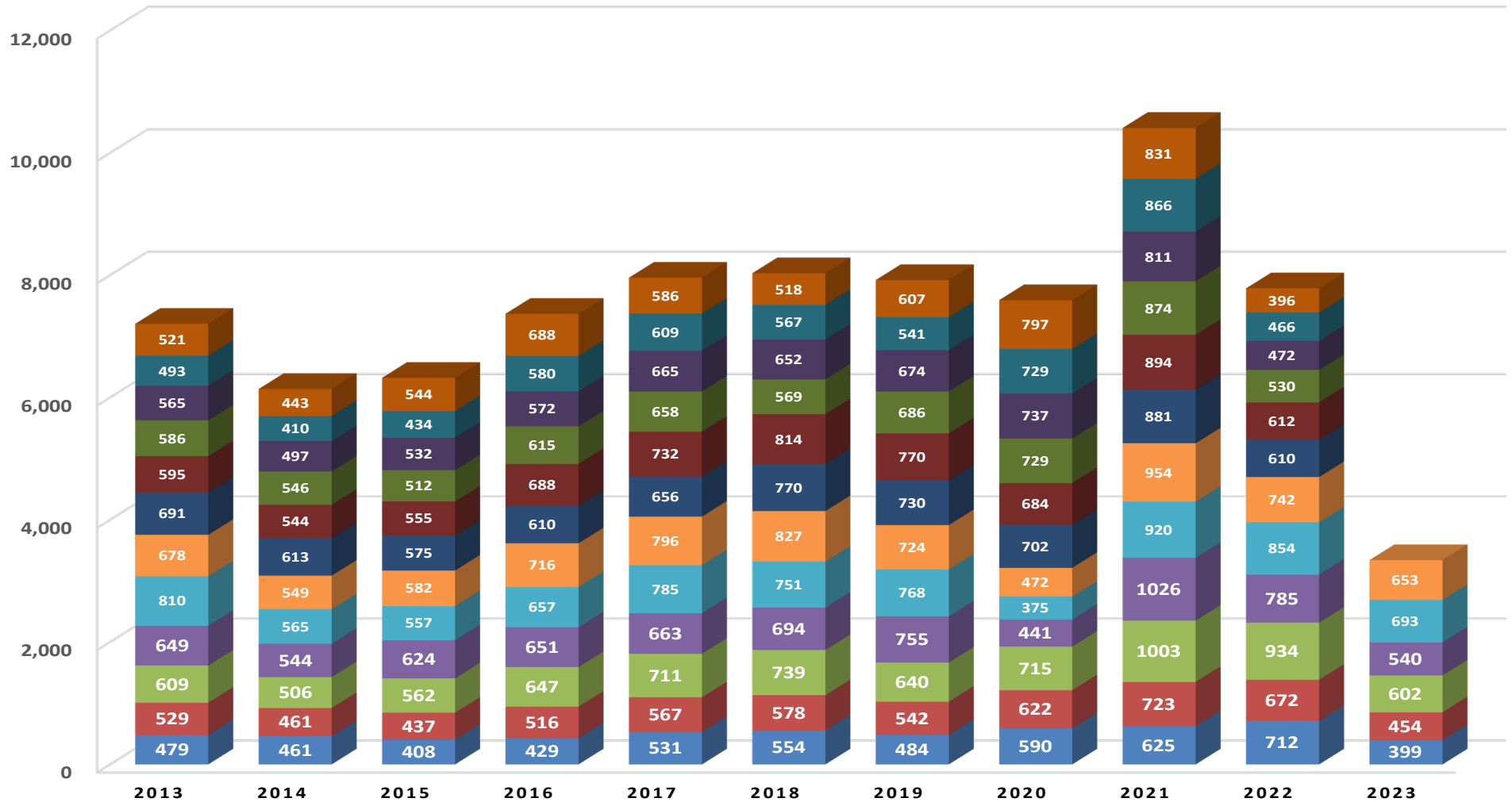


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CONDO / TOWNHOME CLOSINGS

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



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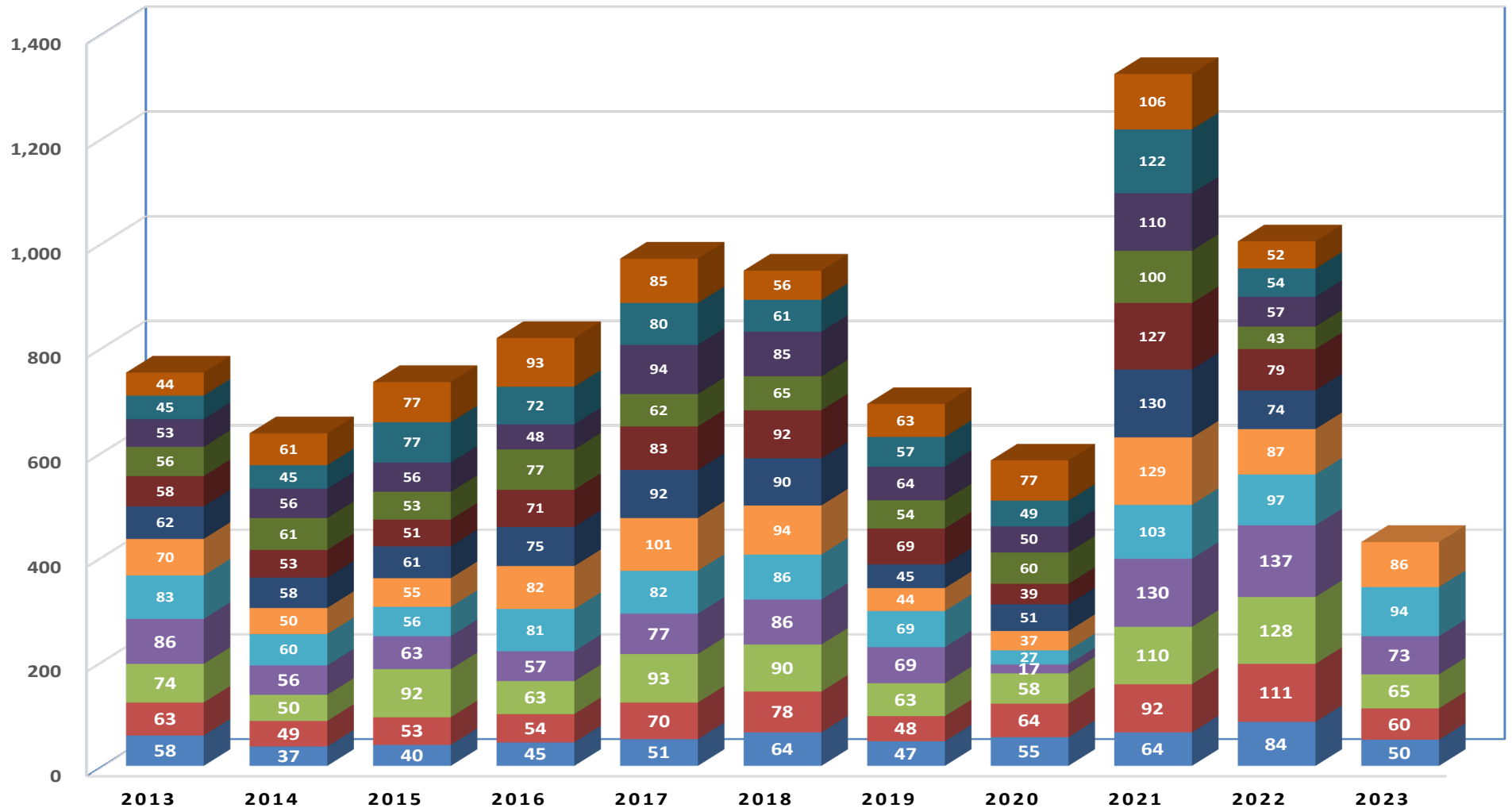


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Vertical / Hi-Rise Closings

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



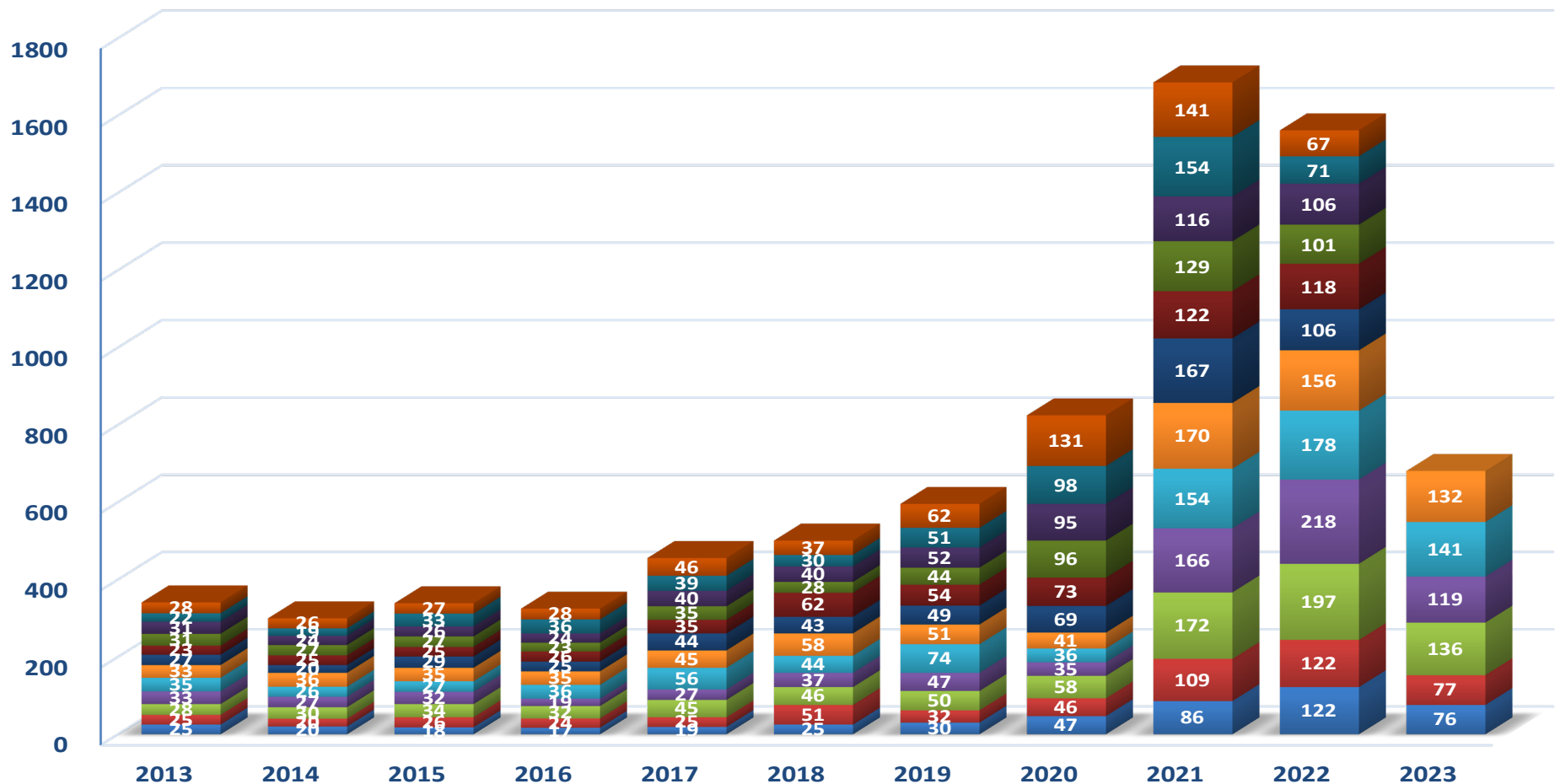


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Las Vegas Market Update - July 2023

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

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



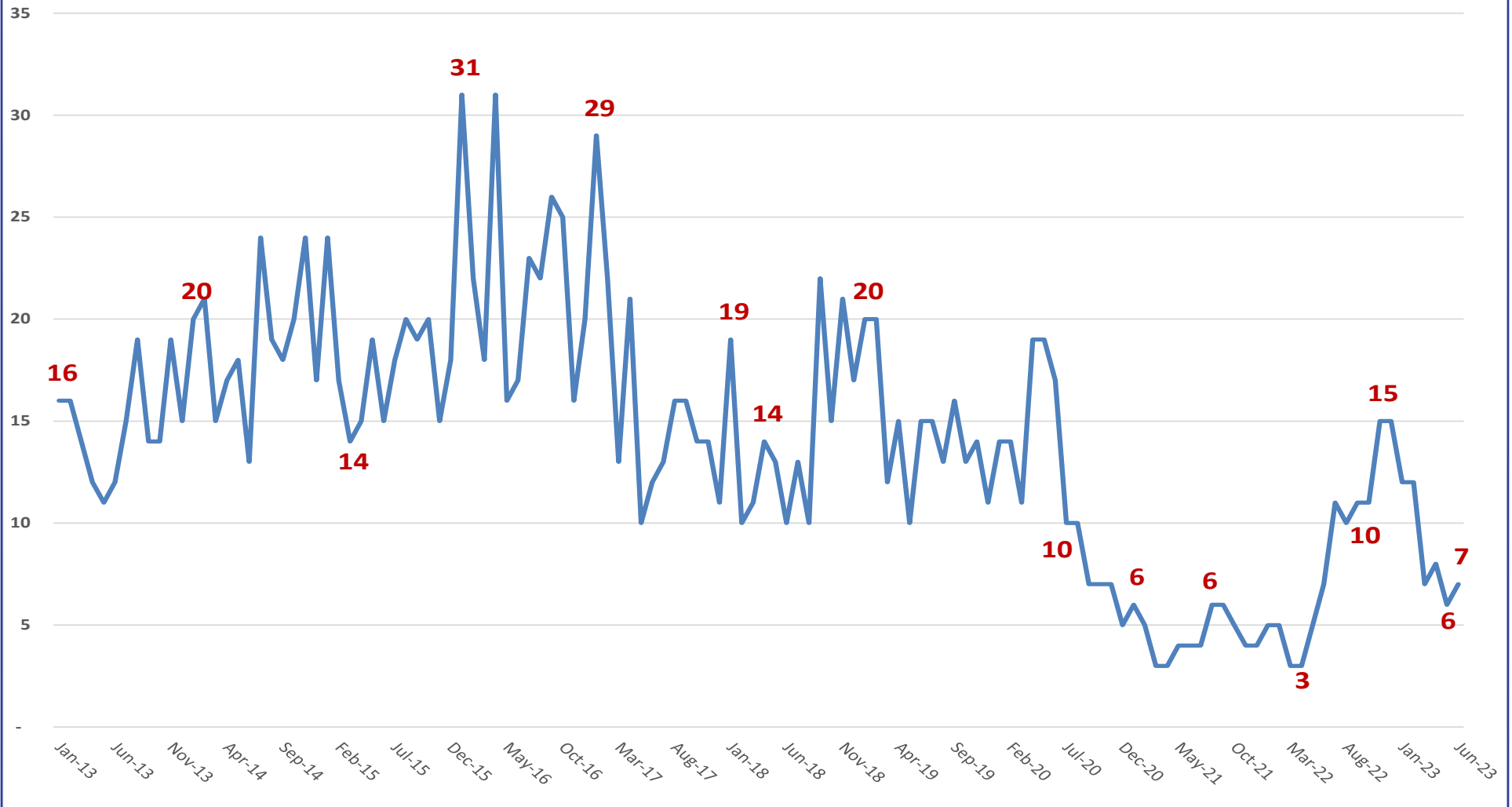
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Luxury Market - \$1,000,000 and Over
Months of Inventory



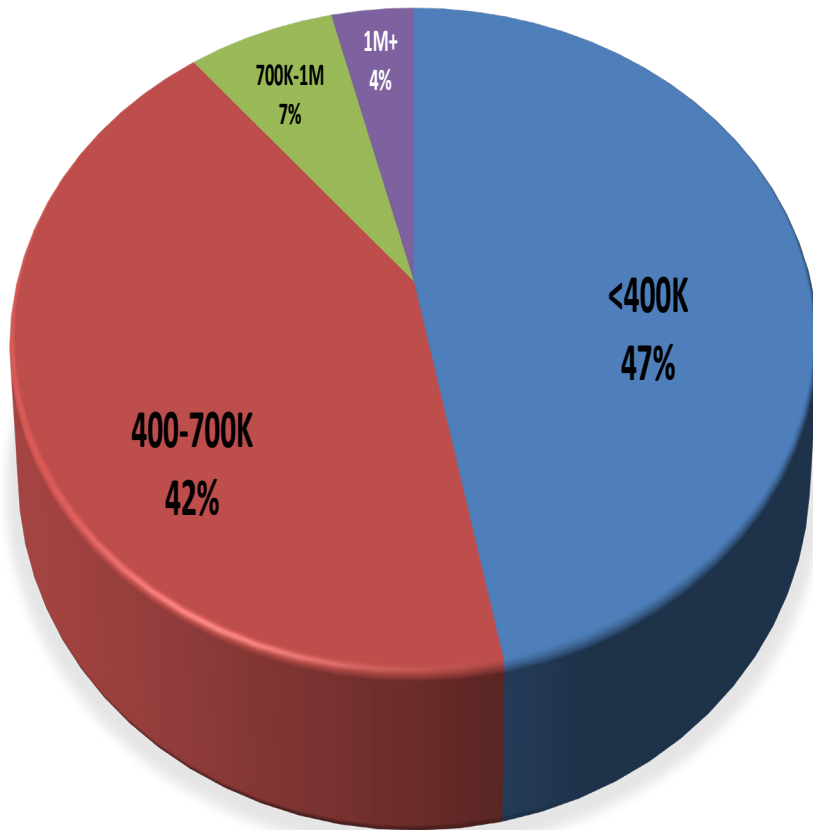


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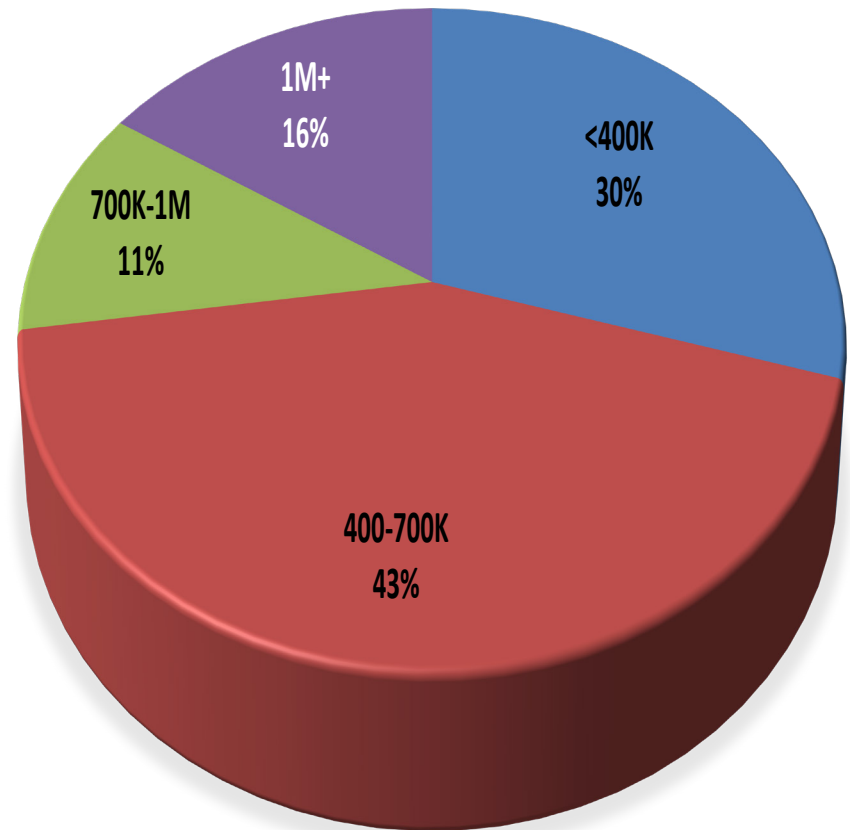
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



CLOSED VOLUME BY PRICE POINT

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

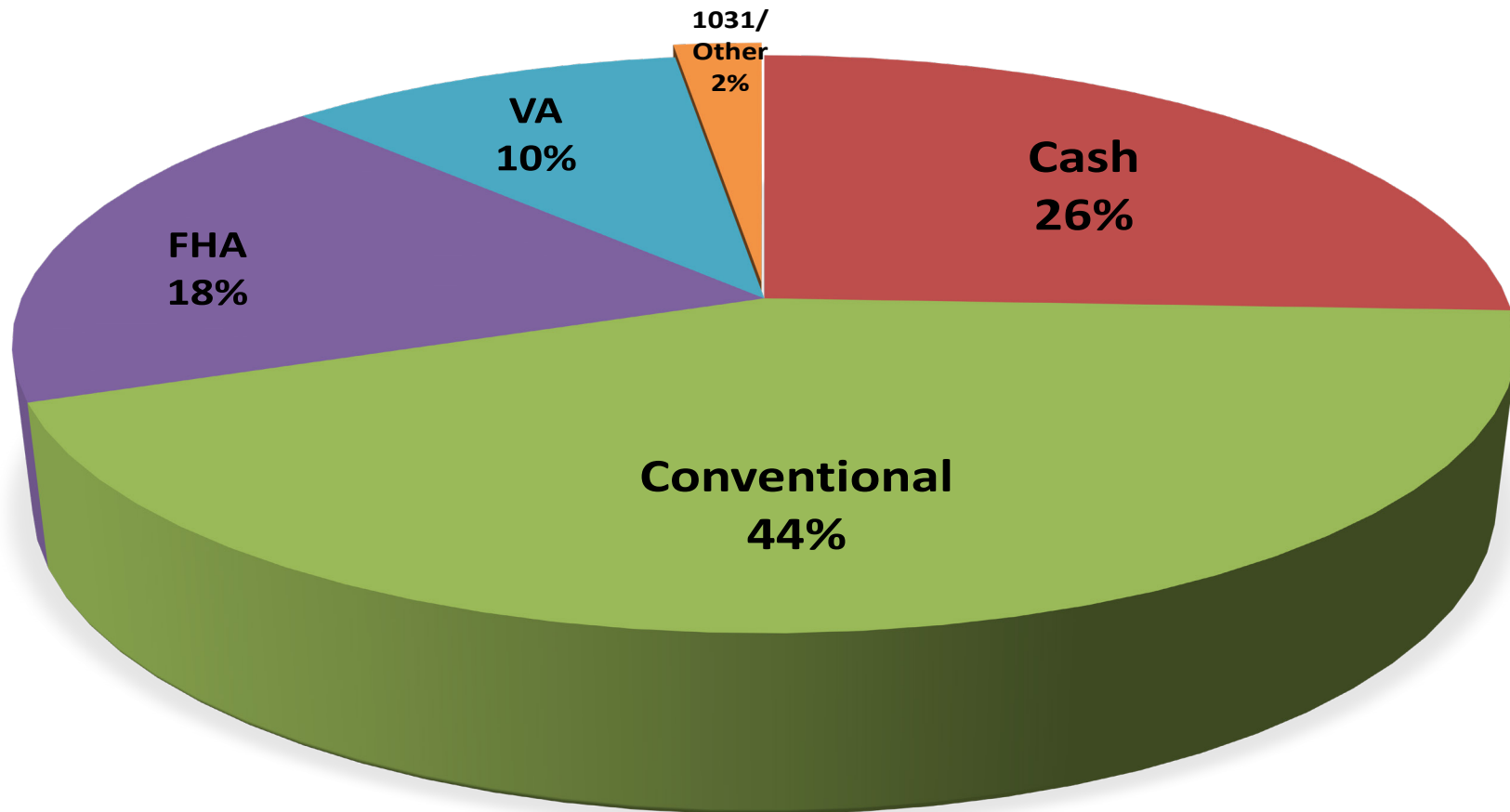




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Last Month's Closings by Sold Terms

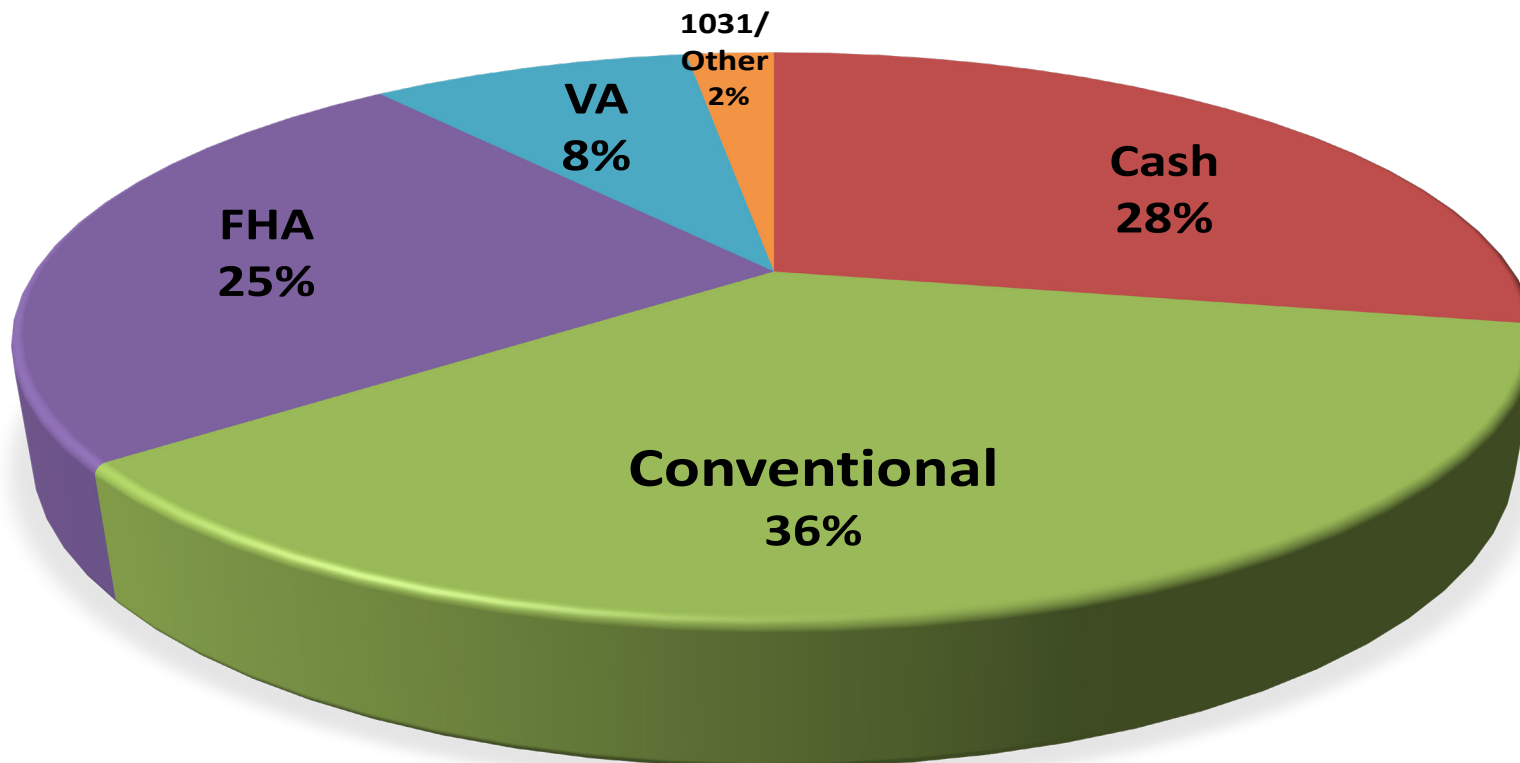




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Closings By Sold Terms Closings Less Than \$400,000

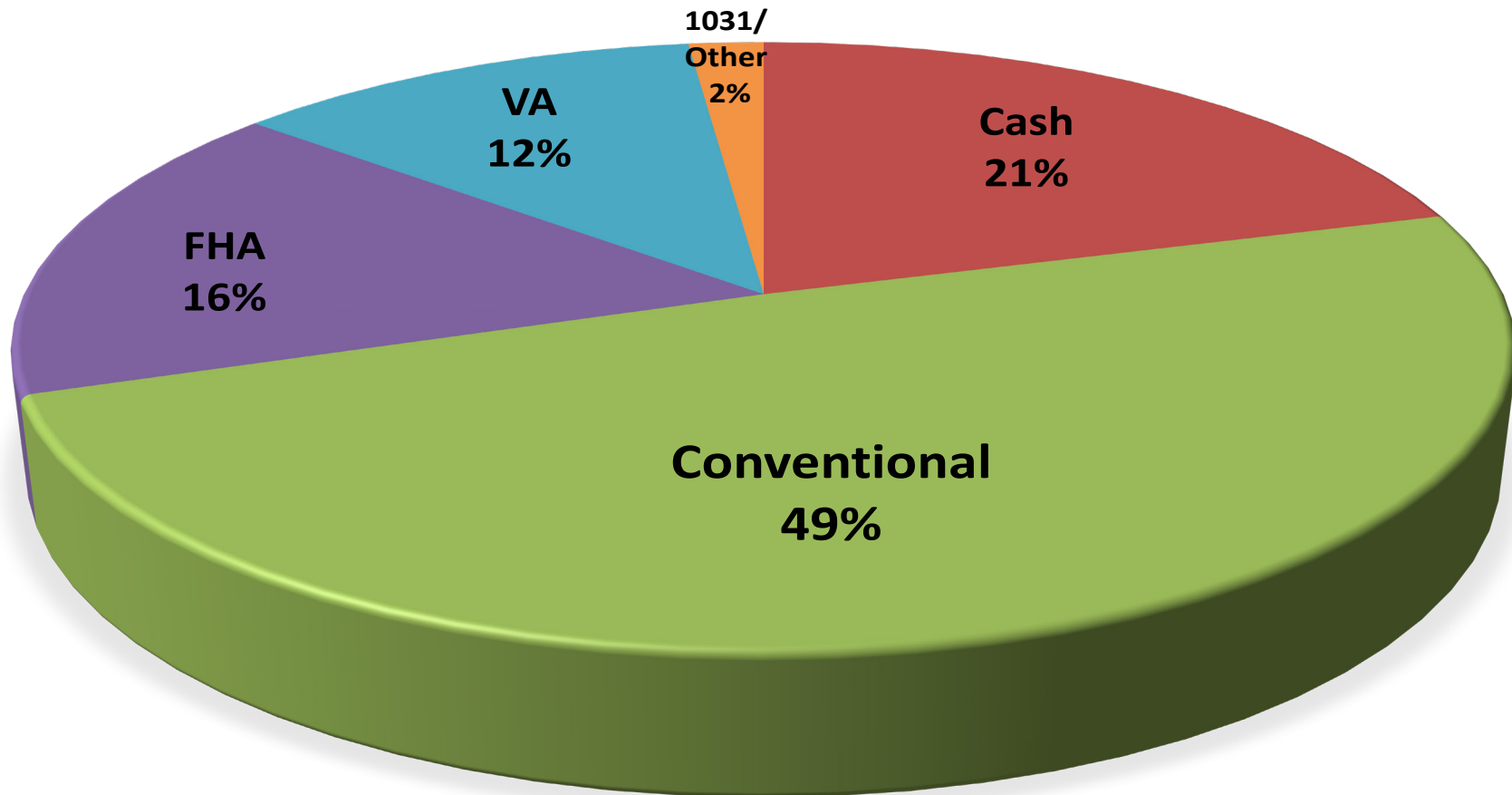




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

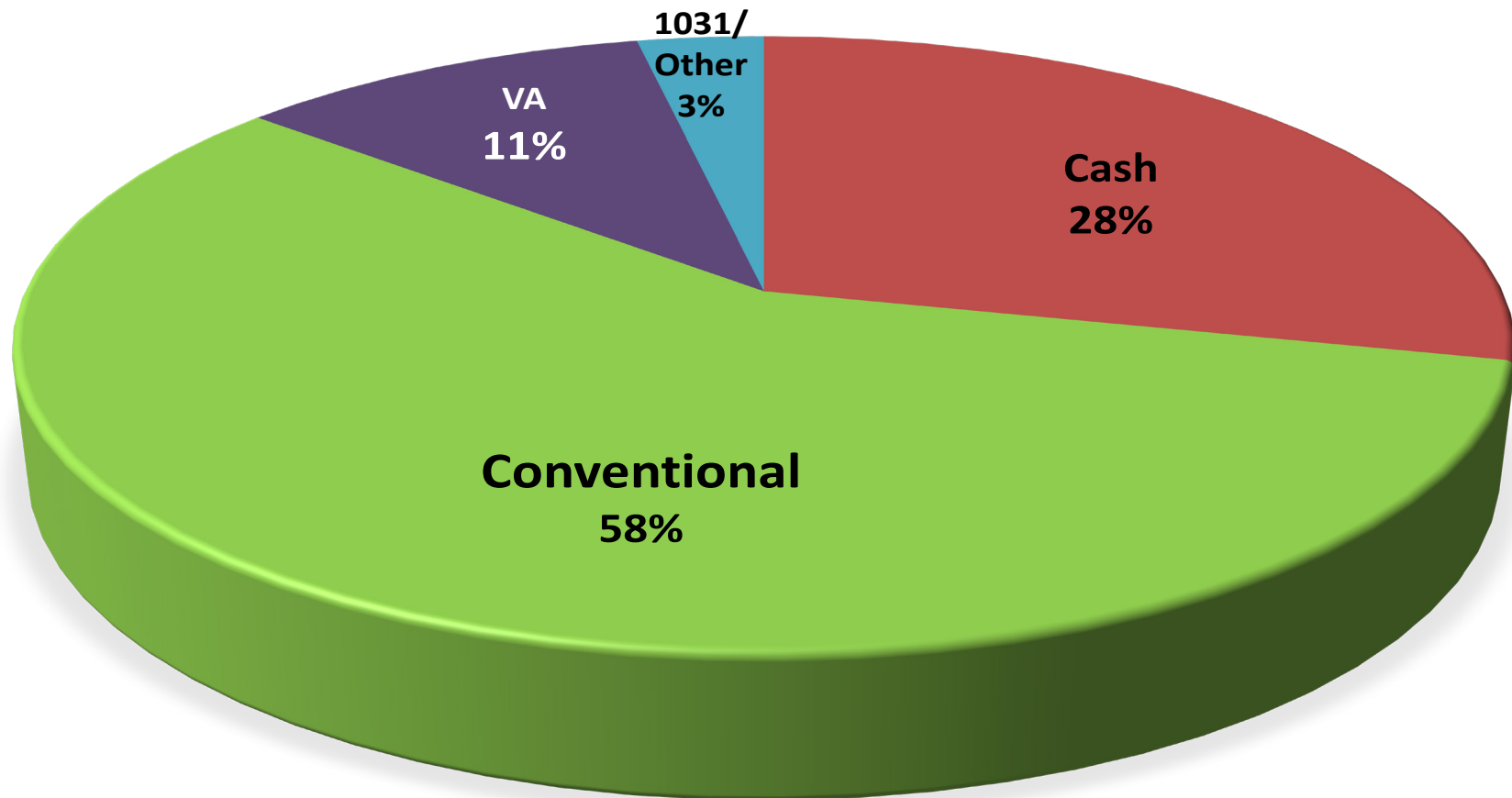




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

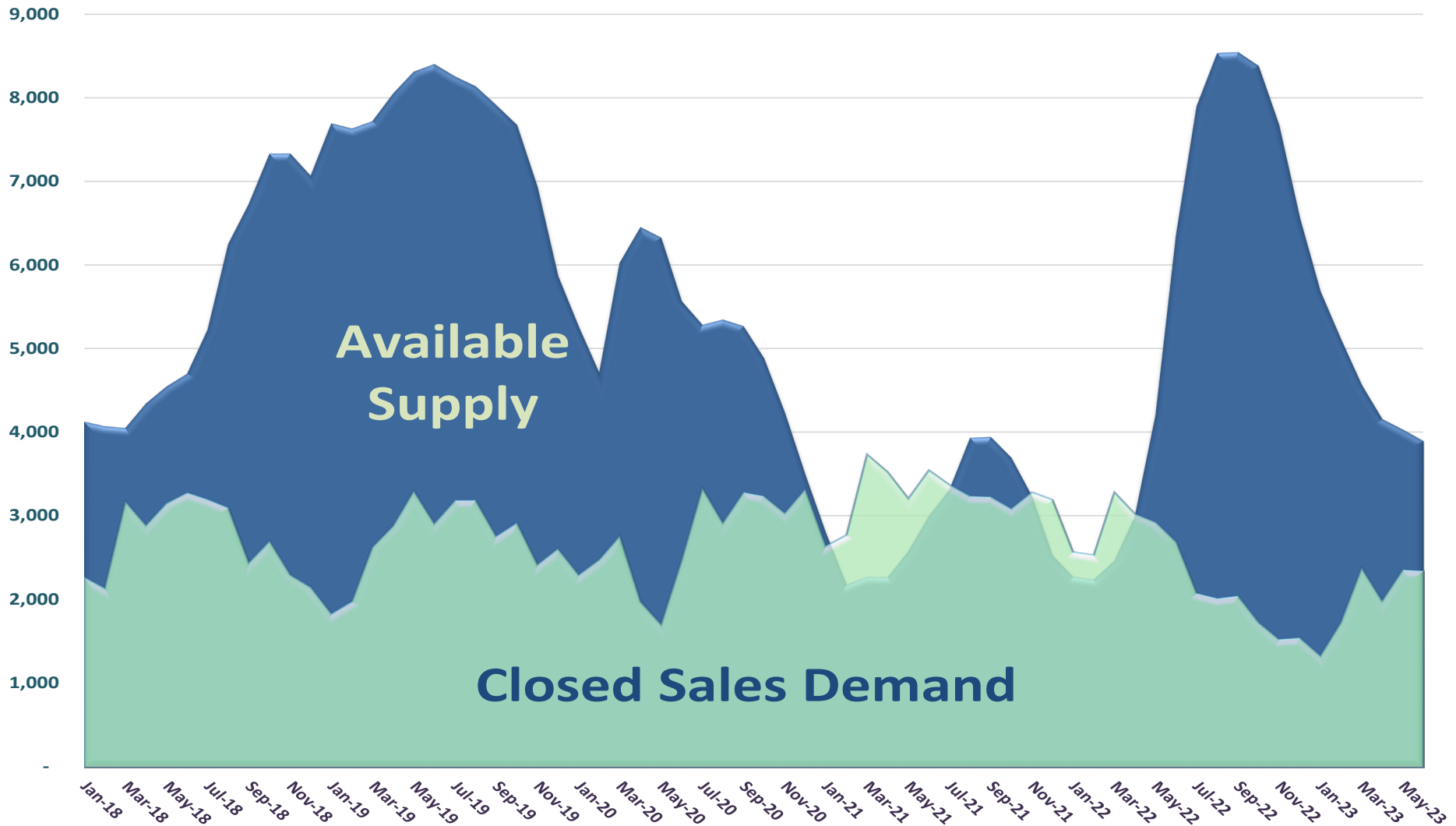




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Supply vs Demand - Single Family Residential

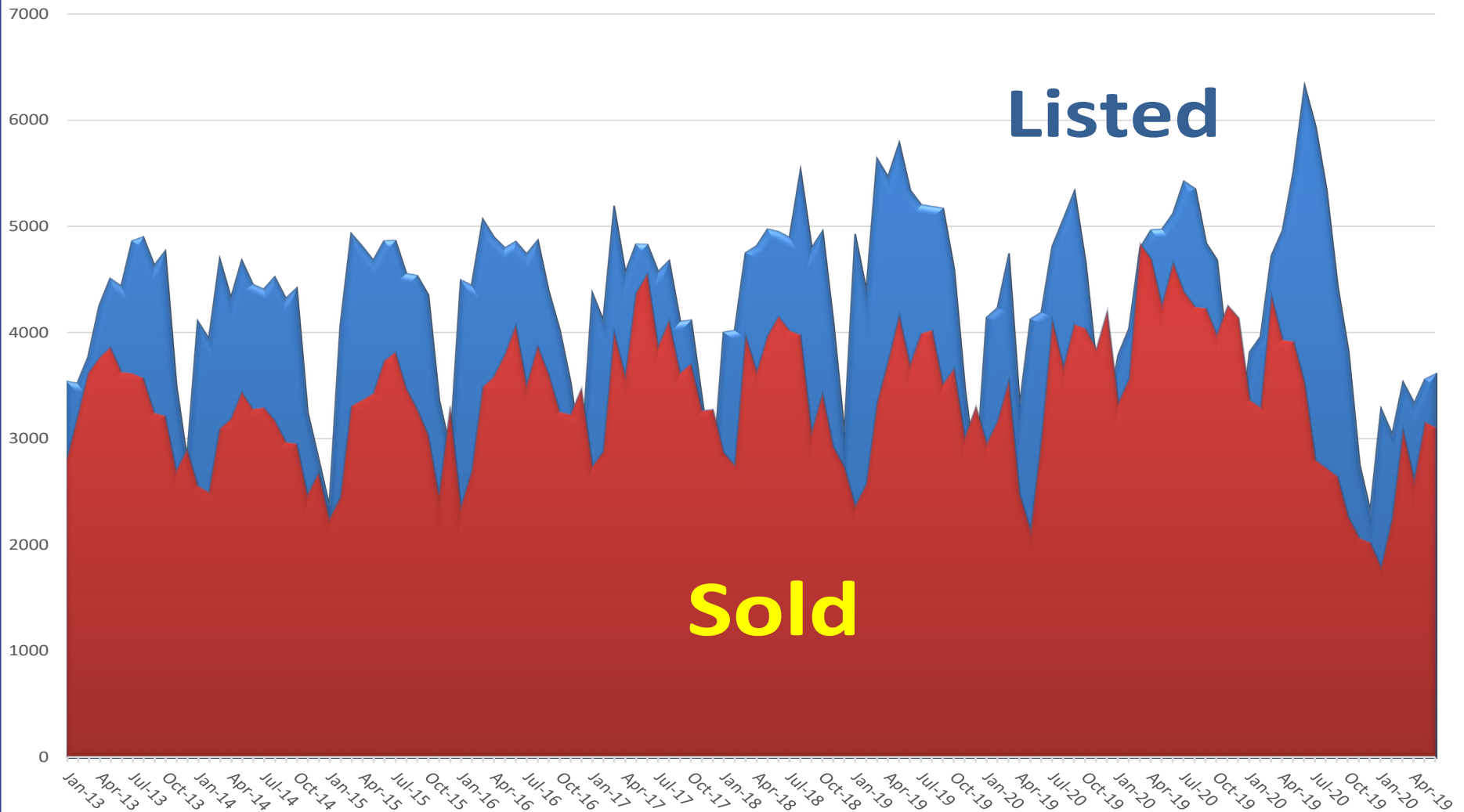




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Residential Listings Taken vs Listings Sold

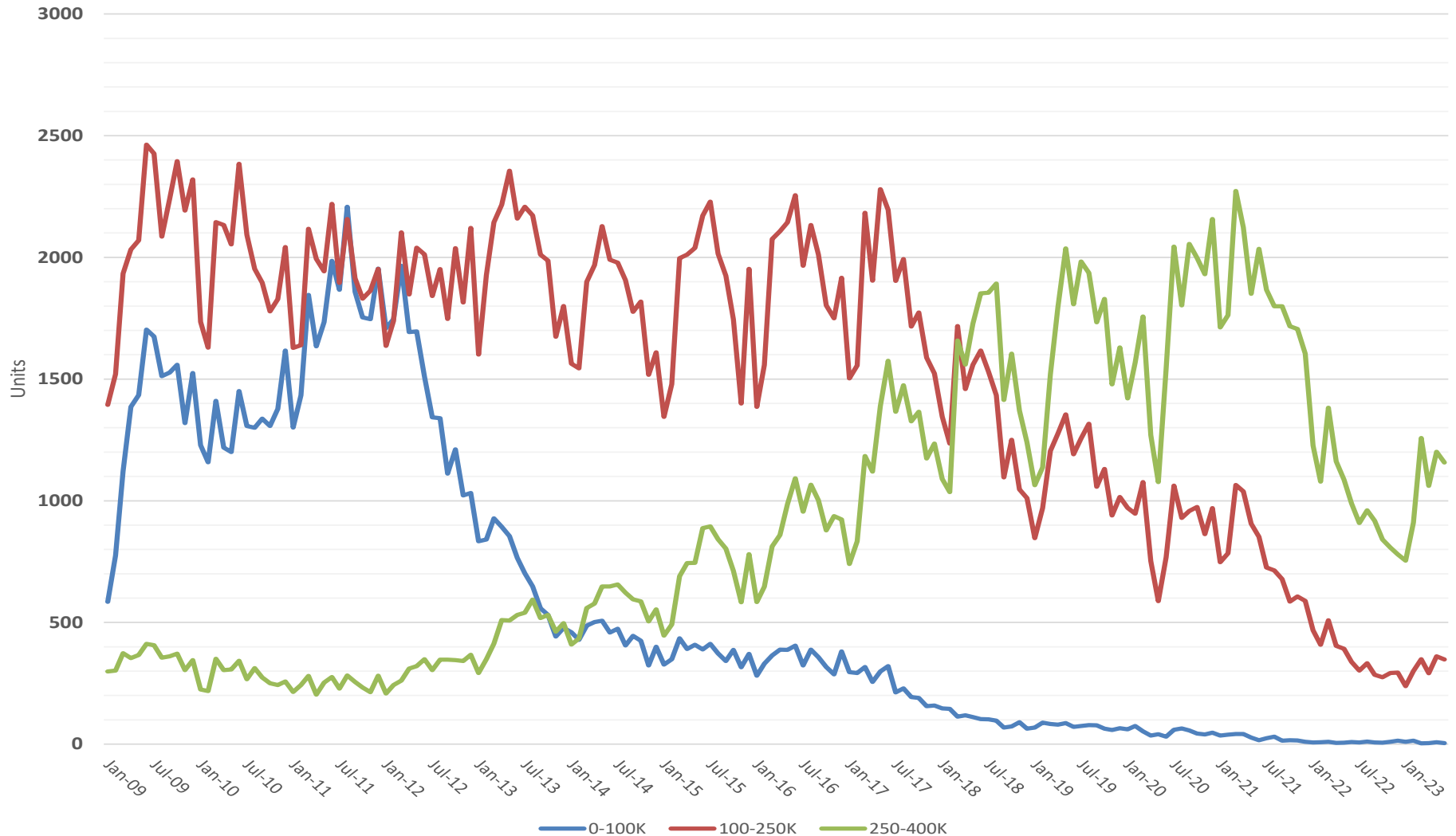




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Closed Units By Price Point - RES & VER

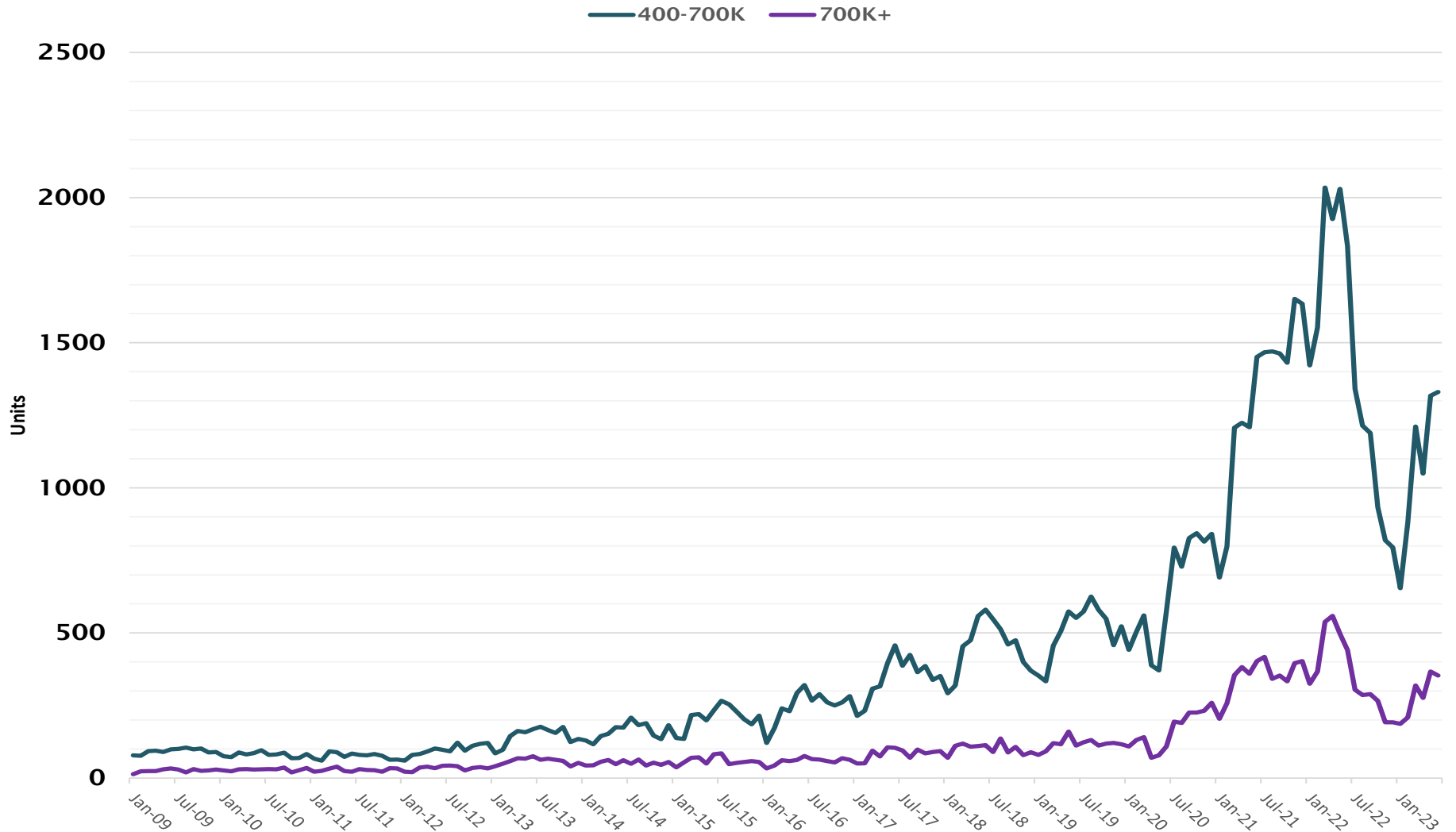




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Closed Units By Price Point - RES & VER



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Closing Trend by Price Point Residential and High Rise

