



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

May 2023 Production Snapshot

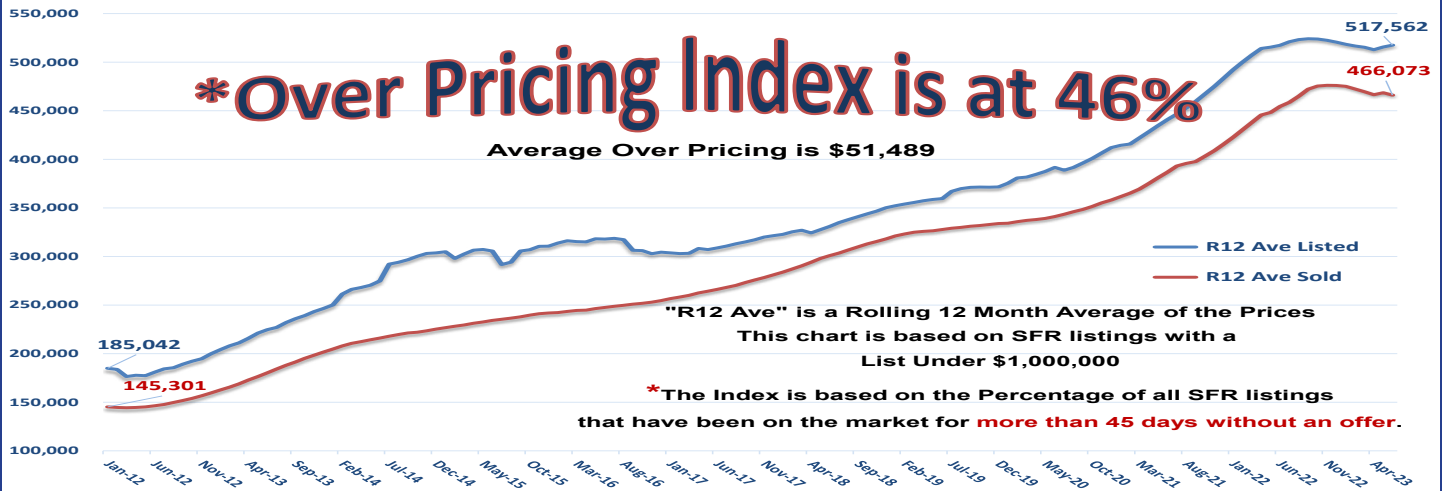
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	2,789	4,035	2,743	2,353	535,000	872,863	445,000	562,023	2.3	58.3%	44
CON/TWH	768	1,025	779	690	289,900	348,388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



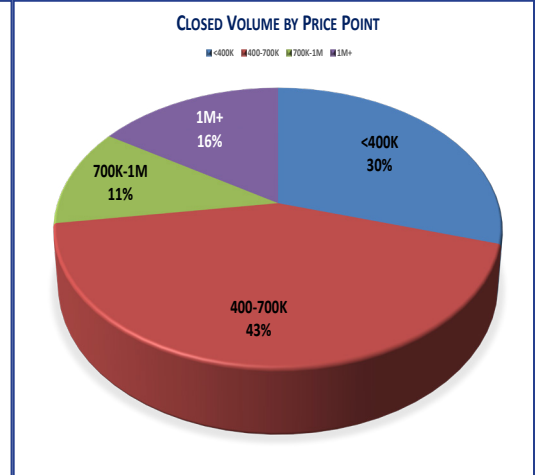
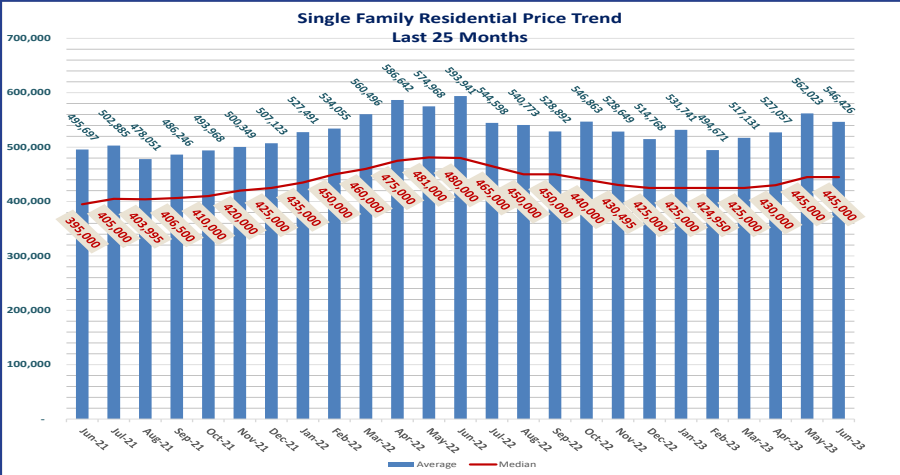
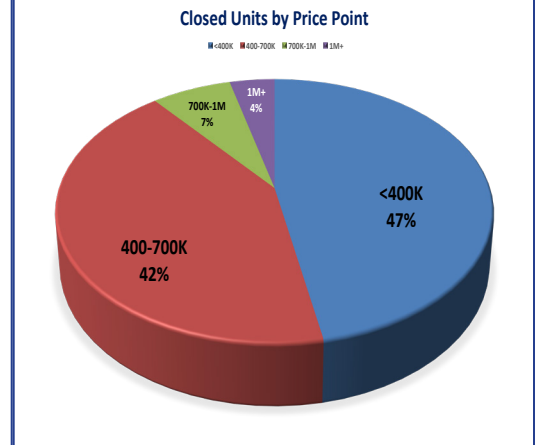
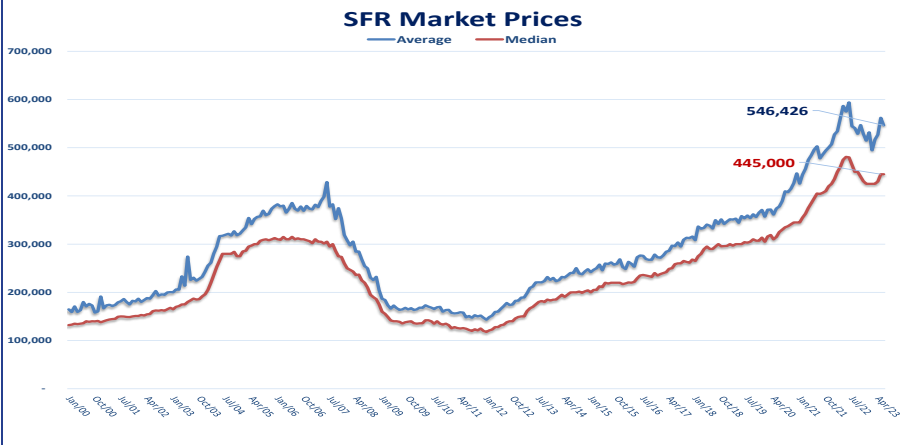
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Greater Las Vegas
SFR Average List vs Closed Sale Prices



	Closed 2022	Closed 2023	Change	% Change
Units	23,291	16,594	(6,697)	-28.8%
Volume (000) \$	11,620,828	7,896,666	\$(3,724,162)	-32.0%



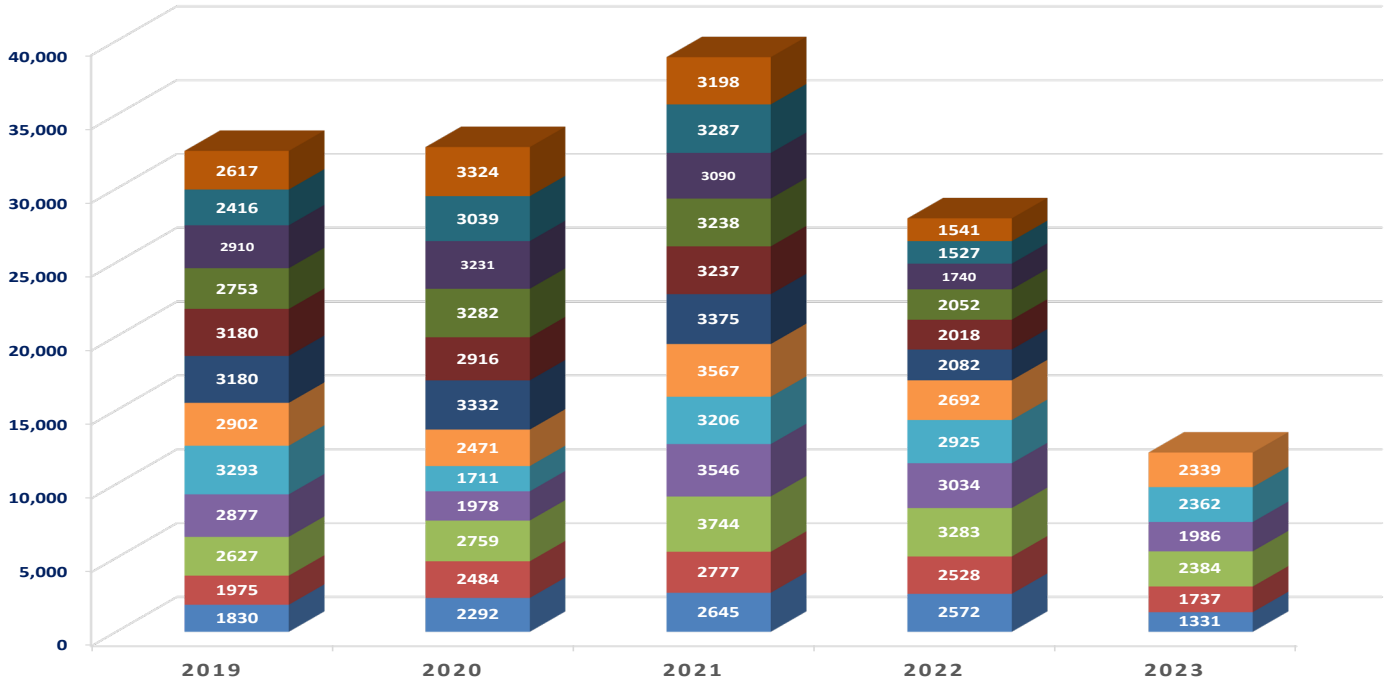


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Las Vegas Market Update - July 2023

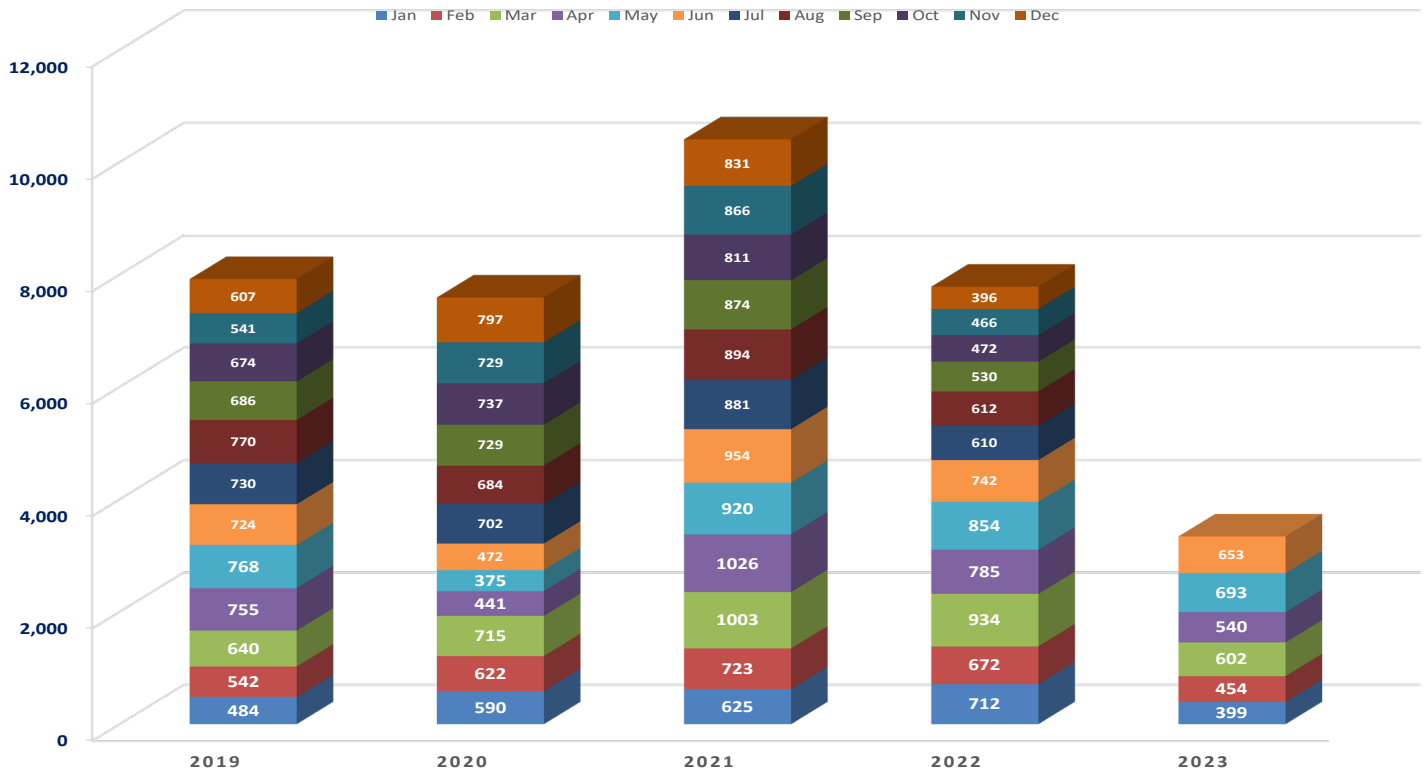
SINGLE FAMILY RESIDENTIAL CLOSINGS

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



CONDO / TOWNHOME CLOSINGS

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

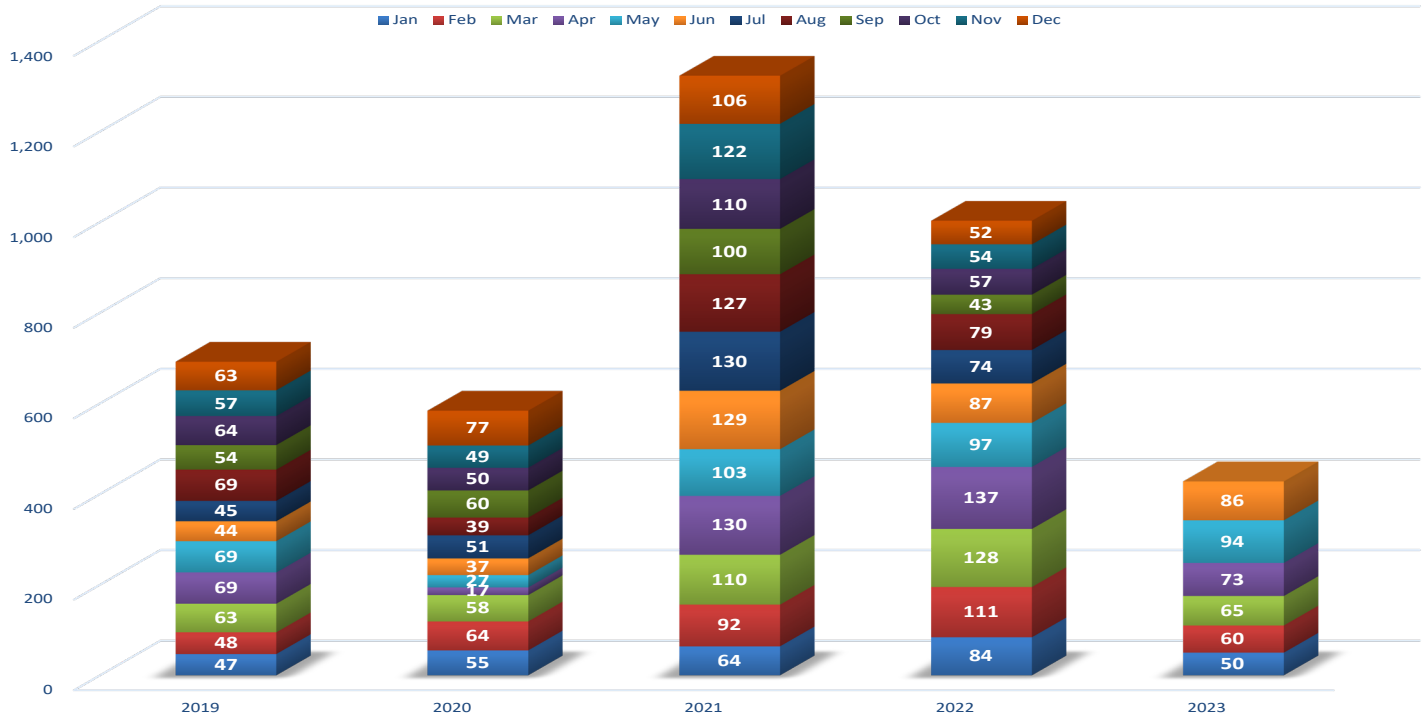




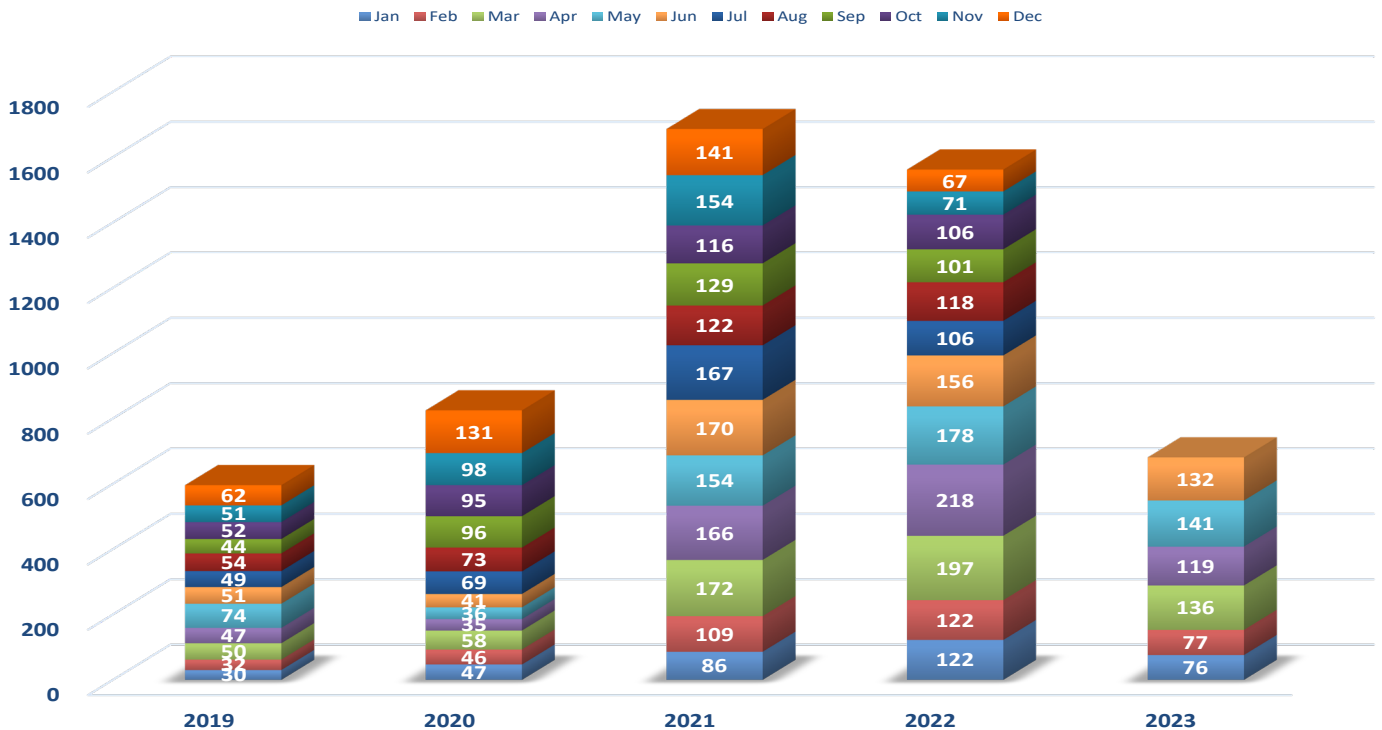
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Las Vegas Market Update - July 2023

Vertical / Hi-Rise Closings



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

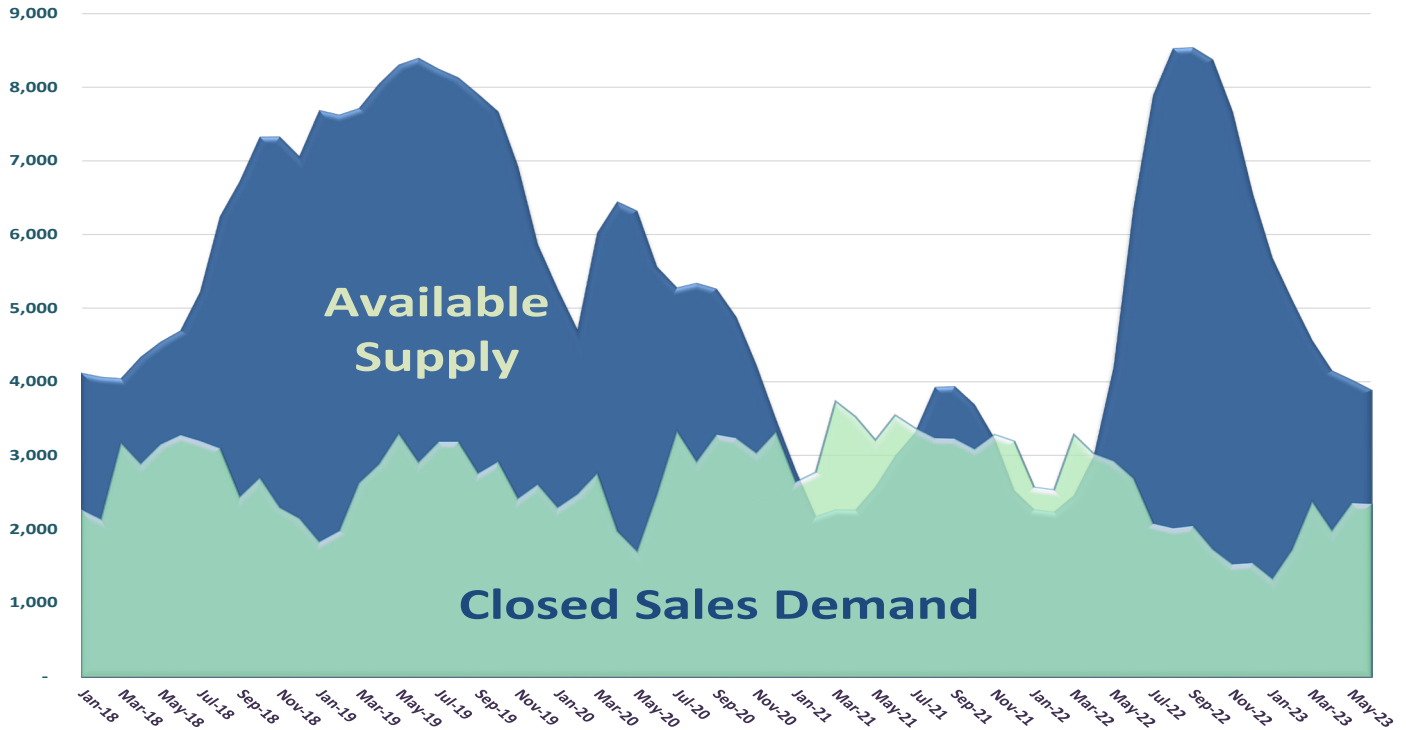




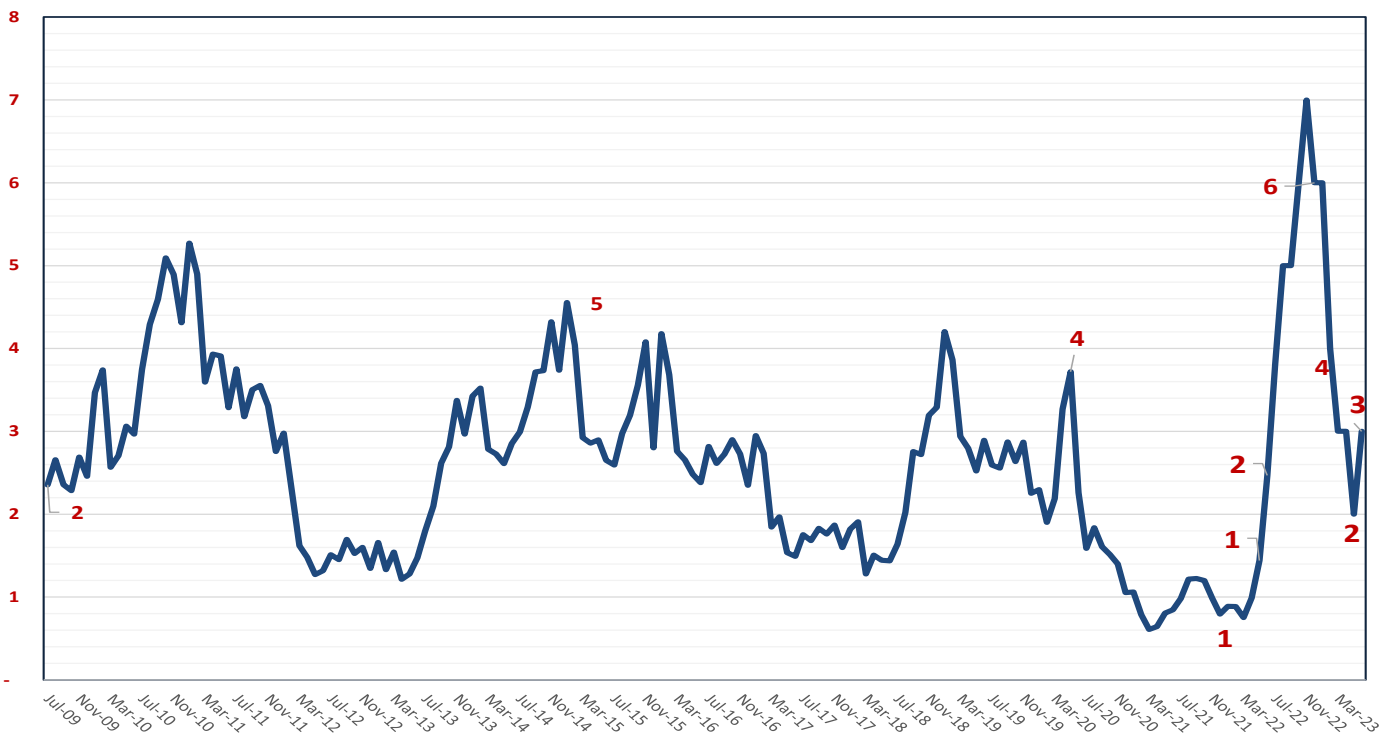
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Las Vegas Market Update - July 2023

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





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Las Vegas Market Update - July 2023

SFR Closed Sales in Selected Communities - Last Six Months

	2023 Jan	Feb	Mar	Apr	May	Jun	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	5	6	19	16	18	17	█	3	499,193	30
Anthem	3	3	9	2	4	8	█	2	655,741	24
Cadence	18	14	22	23	34	44	█	2	494,671	41
Centennial Hills	13	16	17	19	20	25	█	2	520,282	31
Desert/South Shores	13	11	16	14	17	13	█	3	549,376	19
Green Valley	16	25	33	32	33	35	█	2	558,159	21
Green Valley Ranch	11	10	9	7	11	15	█	2	590,769	31
Inspirada	10	21	25	22	19	19	█	3	610,953	34
Iron Mountain Ranch	4	10	11	1	14	8	█	2	602,741	58
Lake Las Vegas	13	16	11	19	18	17	█	6	1,002,901	87
Lone Mountain	3	3	14	8	6	5	█	3	580,625	14
MacDonald Highlands	3	2	2	5	5	0	█	8+	3,156,578	-
Mountains Edge	21	25	42	32	43	41	█	2	503,953	27
Peccole Ranch	5	11	7	4	8	10	█	1	472,527	56
Providence	12	15	31	22	34	34	█	2	458,805	28
Red Rock Cntry Club	6	1	4	5	4	1	█	19	1,612,571	5
Rhodes Ranch	6	10	20	16	17	16	█	3	535,227	44
Seven Hills	5	6	8	5	12	9	█	4	1,155,682	33
Siena (SFR & TWH)	8	7	7	6	7	14	█	2	631,692	48
Silverado Ranch	17	15	34	25	27	31	█	2	477,072	21
Silverstone Ranch	0	3	4	2	8	6	█	2	559,370	54
Skye Canyon	14	22	21	25	34	42	█	2	541,449	56
Southern Highlands	25	28	20	27	35	35	█	3	857,720	53
Spring Valley	8	7	17	15	24	19	█	2	456,111	15
Summerlin	28	20	42	29	43	45	█	3	928,779	43
Sun City Anthem	24	21	28	26	39	36	█	2	581,351	50
Sun City Summerlin	22	31	24	35	42	50	█	1	487,506	47
The Lakes	9	19	13	12	16	11	█	2	562,946	39
The Ridges	4	2	6	5	6	7	█	5	4,188,716	36
Tuscany	3	9	6	6	9	8	█	2	574,999	34
Other Groups										
Clark County	1,291	1,701	2,325	1,933	2,291	2,259	█	2	536,862	37
Boulder City	11	12	18	13	17	15	█	3	528,485	54
Pahrump	33	33	50	50	60	69	█	4	363,496	56
High Rise Sales	50	60	65	73	94	86	█	4	592,618	63
Luxury Sales (\$1M+)	76	77	136	119	141	131	█	7	1,787,612	57

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	█