



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2023

July 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	2,545	3,938	2,470	2,061	539,000	881,633	450,000	569,565	2.5	52.3%	34
CON/TWH	738	989	745	617	287,000	348,354	274,500	297,766	2.3	62.4%	30
<i>Total Residential</i>	3,283	4,927	3,215	2,678	484,999	774,588	415,000	506,943	2.5	54.4%	33
Hi-Rise	121	309	78	53	518,000	981,105	370,000	558,837	7.1	17.2%	75
Multiple Dwelling	37	5	45	14	611,500	603,912	460,000	485,361	6.3	280.0%	24
Vacant Land	243	2,338	172	126	56,500	464,513	38,500	166,773	20.0	5.4%	71
Luxury Sales (RES & VER) \$1M+	253	730	182	135	1,742,500	2,677,655	1,350,000	1,933,340	6.5	2.6%	42



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2023

June 2023 Production Snapshot

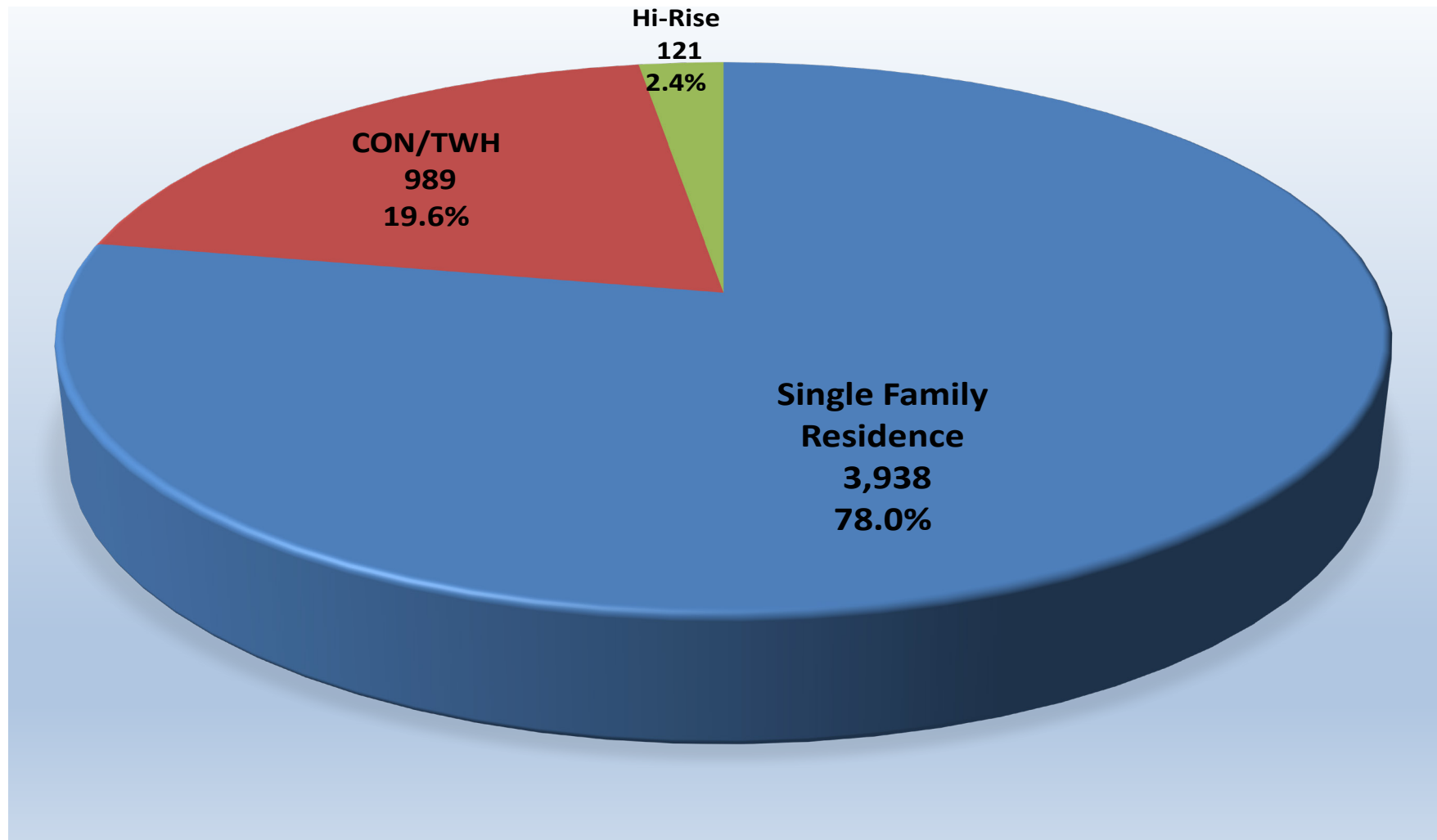
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	2,812	3,895	2,686	2,339	545,000	888,201	445,000	546,426	2.8	60.1%	38
CON/TWH	795	995	798	653	298,500	355,910	275,000	293,960	2.9	65.6%	36
<i>Total Residential</i>	<i>3,607</i>	<i>4,890</i>	<i>3,484</i>	<i>2,992</i>	<i>489,995</i>	<i>779,892</i>	<i>410,000</i>	<i>491,326</i>	<i>2.8</i>	<i>61.2%</i>	<i>38</i>
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 - August 2023

Las Vegas REALTORS * Available Units

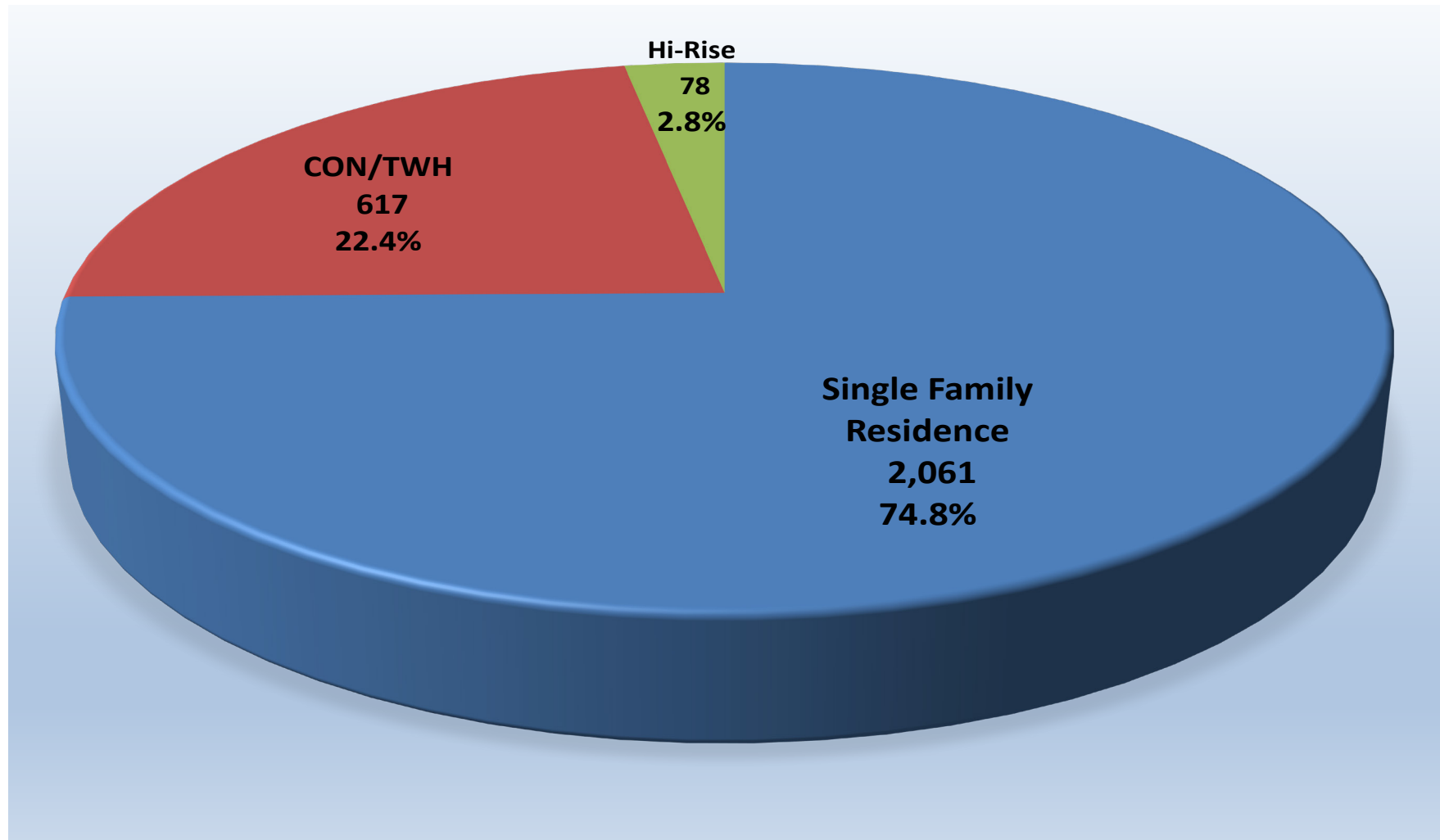




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Las Vegas Market Update - August 2023

Las Vegas REALTORS *Units Sold * Last Month



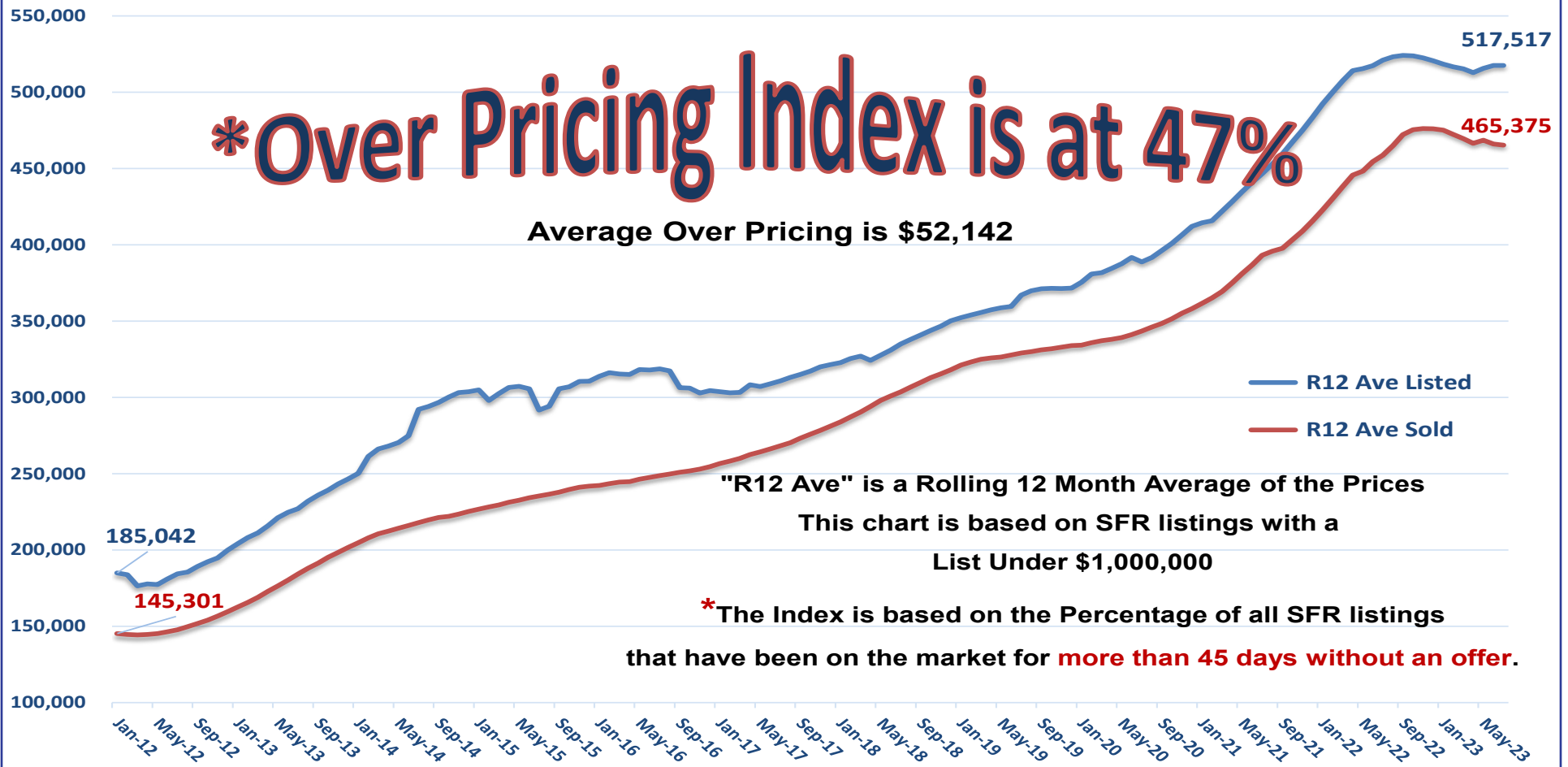


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Las Vegas Market Update - August 2023

Greater Las Vegas

SFR Average List vs Closed Sale Prices

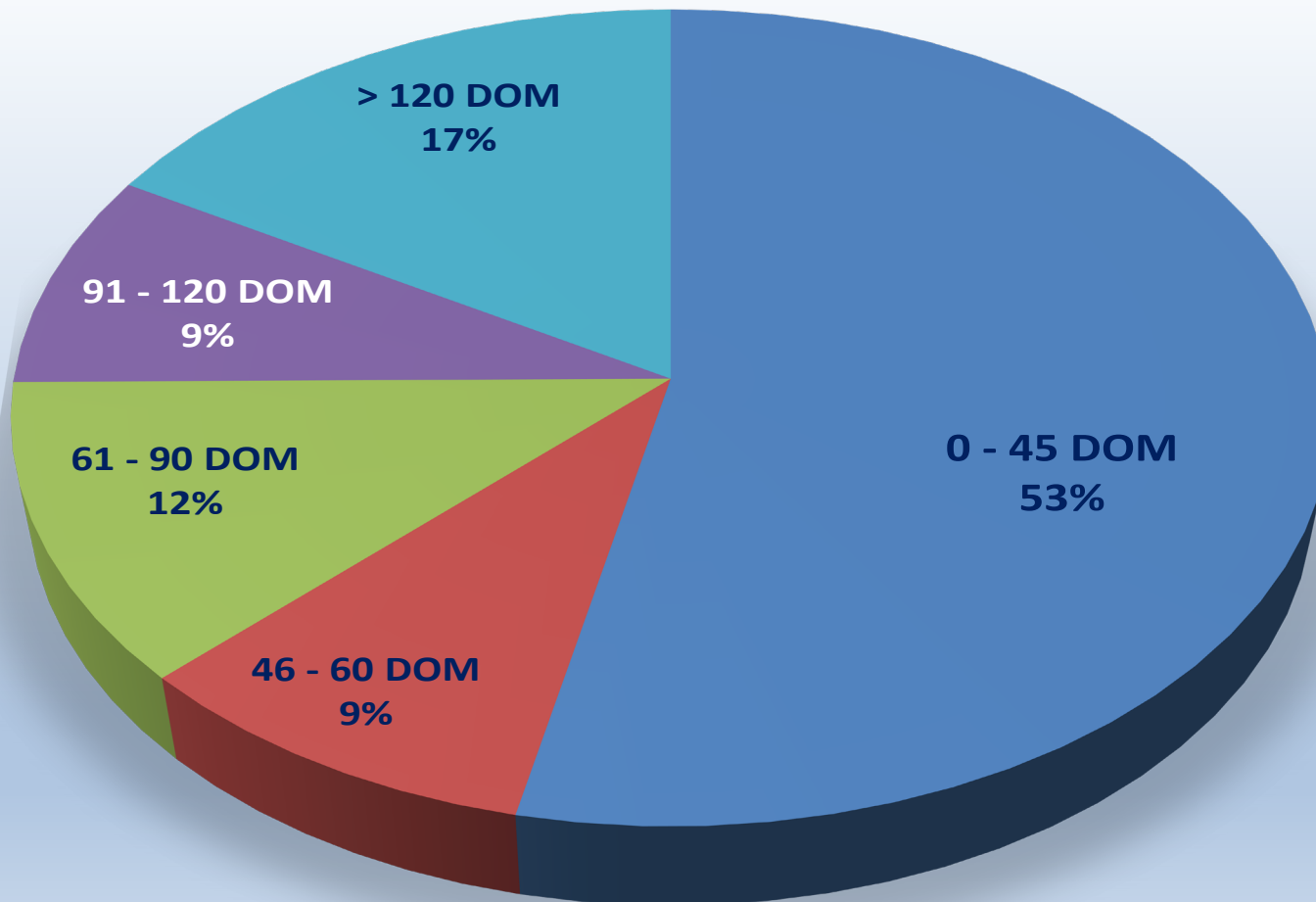




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Las Vegas Market Update - August 2023

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - August 2023

SFR Closed Sales in Selected Communities - Last Six Months

	2023 Feb	Mar	Apr	May	Jun	July	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	6	19	16	18	17	10	▬■▬■▬■▬	4	505,400	19
Anthem	3	9	2	4	8	4	▬■▬▬▬■▬	4	669,750	9
Cadence	14	22	23	34	44	36	▬▬▬▬▬■▬	3	493,254	28
Centennial Hills	16	17	19	20	25	14	▬▬▬▬▬■▬	3	523,567	41
Desert/South Shores	11	16	14	17	13	15	▬▬▬▬▬■▬	2	581,680	26
Green Valley	25	33	32	33	35	24	▬▬▬▬▬■▬	3	543,575	24
Green Valley Ranch	10	9	7	11	15	18	▬▬▬▬▬■▬	1	635,501	19
Inspirada	21	25	22	19	19	23	▬▬▬▬▬■▬	3	615,956	37
Iron Mountain Ranch	10	11	1	14	8	7	▬▬▬▬▬■▬	2	610,109	19
Lake Las Vegas	16	11	19	18	17	20	▬▬▬▬▬■▬	5	1,021,843	63
Lone Mountain	3	14	8	6	5	6	▬▬▬▬▬■▬	3	637,831	38
MacDonald Highlands	2	2	5	5	0	2	▬▬▬▬▬■▬	22	3,729,078	83
Mountains Edge	25	42	32	43	41	43	▬▬▬▬▬■▬	2	502,464	18
Peccole Ranch	11	7	4	8	10	10	▬▬▬▬▬■▬	1	479,314	16
Providence	15	31	22	34	34	27	▬▬▬▬▬■▬	2	463,131	40
Red Rock Cntry Club	1	4	5	4	1	9	▬▬▬▬▬■▬	2	1,667,458	41
Rhodes Ranch	10	20	16	17	16	12	▬▬▬▬▬■▬	4	535,695	19
Seven Hills	6	8	5	12	9	11	▬▬▬▬▬■▬	4	1,129,762	31
Siena (SFR & TWH)	7	7	6	7	14	11	▬▬▬▬▬■▬	1	606,498	33
Silverado Ranch	15	34	25	27	31	19	▬▬▬▬▬■▬	3	474,167	22
Silverstone Ranch	3	4	2	8	6	4	▬▬▬▬▬■▬	3	550,037	47
Skye Canyon	22	21	25	34	42	25	▬▬▬▬▬■▬	3	555,013	46
Southern Highlands	28	20	27	35	35	23	▬▬▬▬▬■▬	5	795,168	45
Spring Valley	7	17	15	24	19	12	▬▬▬▬▬■▬	3	455,807	32
Summerlin	20	42	29	43	45	64	▬▬▬▬▬■▬	2	977,944	51
Sun City Anthem	21	28	26	39	36	34	▬▬▬▬▬■▬	2	591,587	44
Sun City Summerlin	31	24	35	42	50	26	▬▬▬▬▬■▬	2	490,787	29
The Lakes	19	13	12	16	11	10	▬▬▬▬▬■▬	2	560,145	25
The Ridges	2	6	5	6	7	4	▬▬▬▬▬■▬	9	3,989,383	14
Tuscany	9	6	6	9	8	13	▬▬▬▬▬■▬	1	573,132	26
Other Groups										
Clark County	1,701	2,325	1,933	2,291	2,263	1,988	▬▬▬▬▬■▬	2.5	543,474	33
Boulder City	12	18	13	17	15	15	▬▬▬▬▬■▬	3	536,954	23
Pahrump	33	50	50	60	71	60	▬▬▬▬▬■▬	4	358,293	62
High Rise Sales	60	65	73	94	86	53	▬▬▬▬▬■▬	7	588,075	75
Luxury Sales (\$1M+)	77	136	119	141	133	135	▬▬▬▬▬■▬	6.5	1,787,612	42



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2023

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

	2023 February	March	April	May	June	July	Price Movement
Aliante	482,333	496,632	484,775	524,706	493,265	554,780	
Anthem	694,167	590,111	557,500	655,000	731,000	779,000	
Cadence	478,851	515,742	484,190	487,535	492,555	497,158	
Centennial Hills	444,392	606,818	466,705	562,625	488,035	597,786	
Desert/South Shores	596,500	516,594	616,207	586,479	493,919	678,633	
Green Valley	574,480	485,603	548,606	535,109	595,651	520,085	
Green Valley Ranch	557,500	525,333	525,143	647,817	709,453	707,683	
Inspirada	595,344	608,196	623,943	647,619	588,616	632,000	
Iron Mountain Ranch	655,050	565,527	565,000	660,750	565,781	571,786	
Lake Las Vegas	1,051,302	1,009,337	1,071,450	1,024,689	1,089,254	898,167	
Lone Mountain	474,825	668,351	529,875	472,833	733,400	877,417	
MacDonald Highlands	2,337,500	3,225,000	2,328,048	3,725,000	-	9,137,500	
Mountains Edge	467,556	494,807	510,282	518,286	518,934	492,892	
Peccole Ranch	432,409	468,571	512,500	488,550	510,480	486,600	
Providence	449,953	462,703	474,384	447,182	459,103	486,931	
Red Rock Country Club	1,475,000	1,560,250	1,608,000	1,812,000	1,650,000	1,707,222	
Rhodes Ranch	548,650	531,645	519,344	553,382	548,238	511,667	
Seven Hills	679,167	1,337,375	621,200	1,927,700	821,599	837,372	
Siena (SFR & TWH)	757,286	547,714	617,167	522,714	626,207	570,364	
Silverado Ranch	398,193	486,607	525,436	441,465	495,903	455,434	
Silverstone Ranch	421,667	608,250	687,500	612,438	482,167	496,375	
Skye Canyon	534,932	520,284	532,230	551,609	558,012	624,234	
Southern Highlands	719,653	859,920	1,035,516	760,240	824,846	556,637	
Spring Valley	555,714	436,665	486,166	422,558	476,200	420,908	
Summerlin	933,895	1,154,209	806,951	872,698	864,045	1,104,313	
Sun City Anthem	536,839	625,996	550,112	589,888	597,921	624,026	
Sun City Summerlin	434,143	470,228	491,692	465,693	555,981	491,245	
The Lakes	451,205	668,481	505,792	521,375	720,000	577,710	
The Ridges	2,875,000	2,266,832	2,480,500	5,504,000	5,540,571	4,030,000	
Tuscany	550,778	514,825	587,167	592,556	616,250	569,061	
Other Groups							
Clark County	497,664	523,387	531,736	568,451	553,031	577,914	
Boulder City	504,083	414,149	723,192	500,082	496,053	631,900	
Pahrump	359,200	348,887	361,067	366,044	349,643	365,804	
High Rise Sales	589,644	727,837	625,079	517,147	545,480	558,837	
Luxury Sales (\$1M+)	1,688,928	1,787,904	1,697,159	2,057,048	1,948,255	1,933,340	

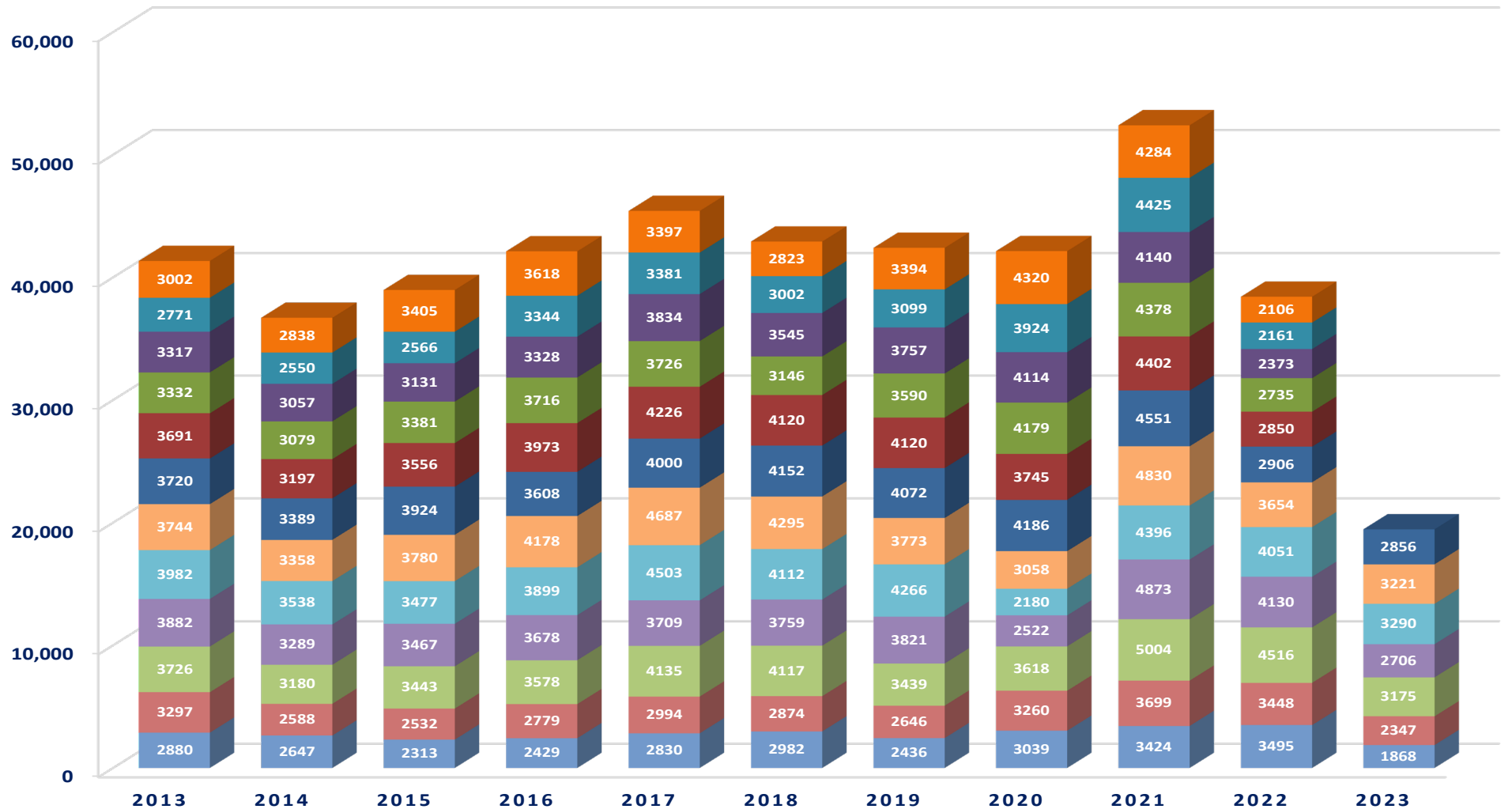


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Las Vegas Market Update - August 2023

ALL RESALE CLOSINGS - RES, VER, MULTI

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



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on July 2023 Data

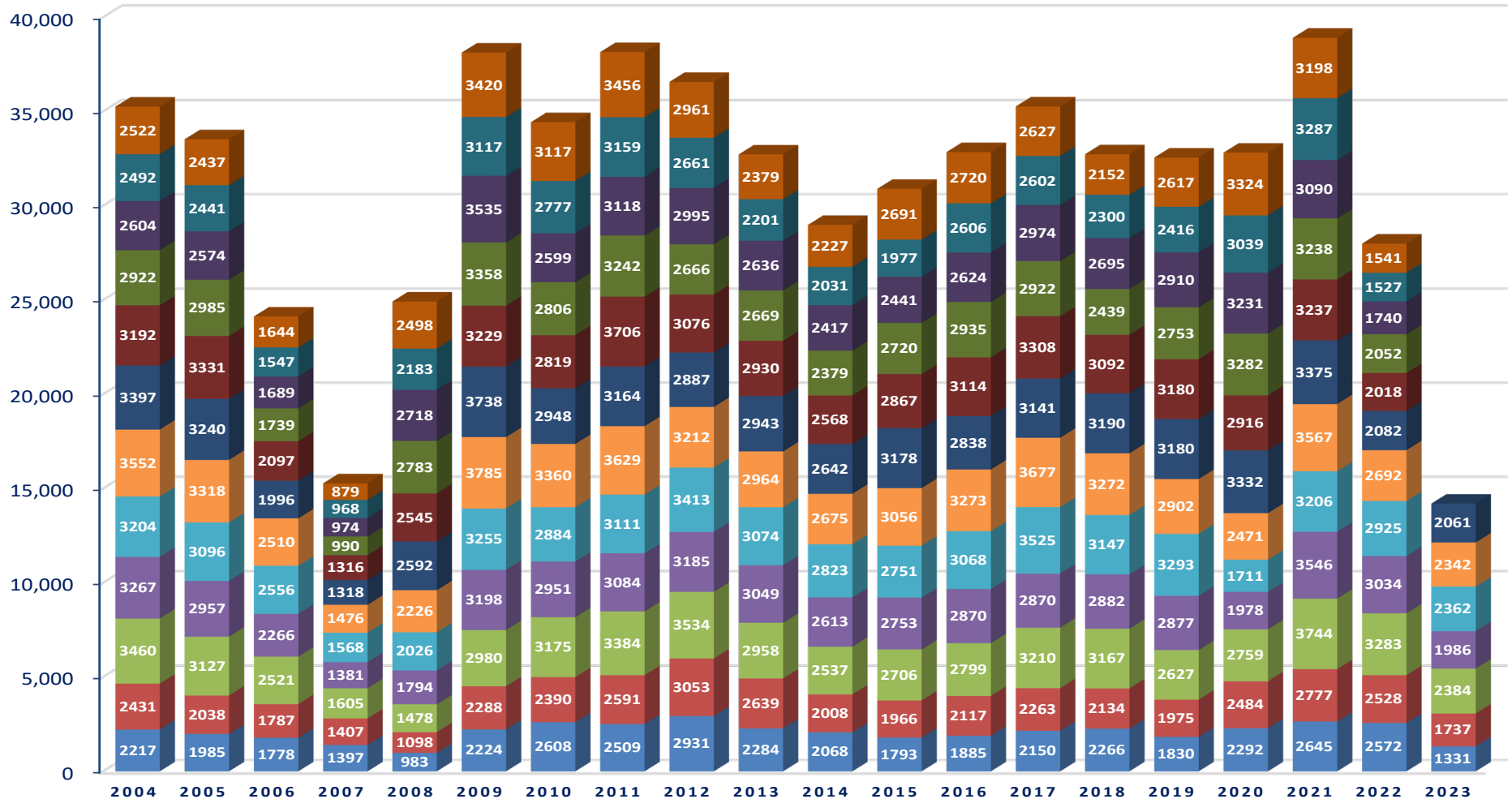


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Las Vegas Market Update - August 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



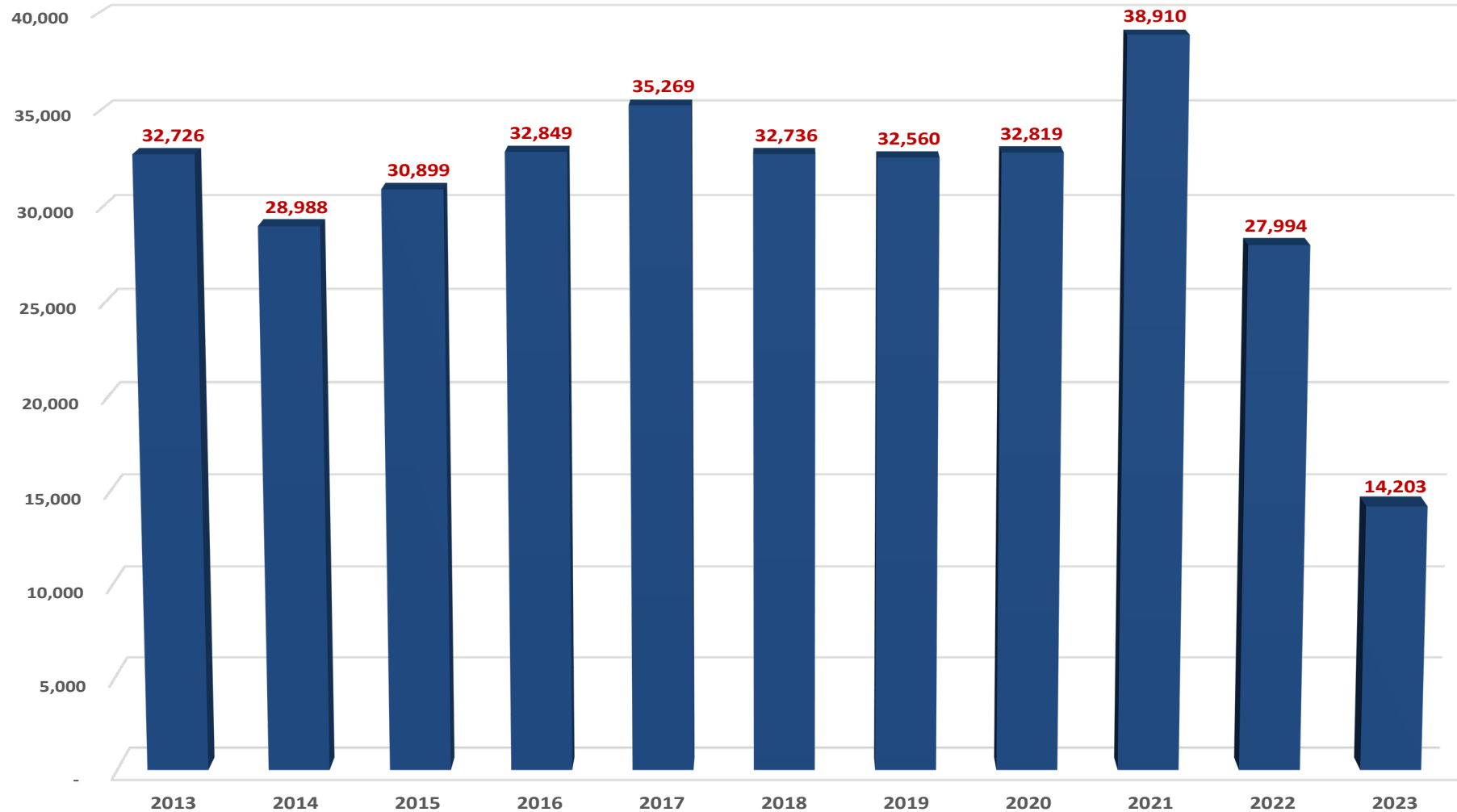
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Las Vegas Market Update - August 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on July 2023 Data

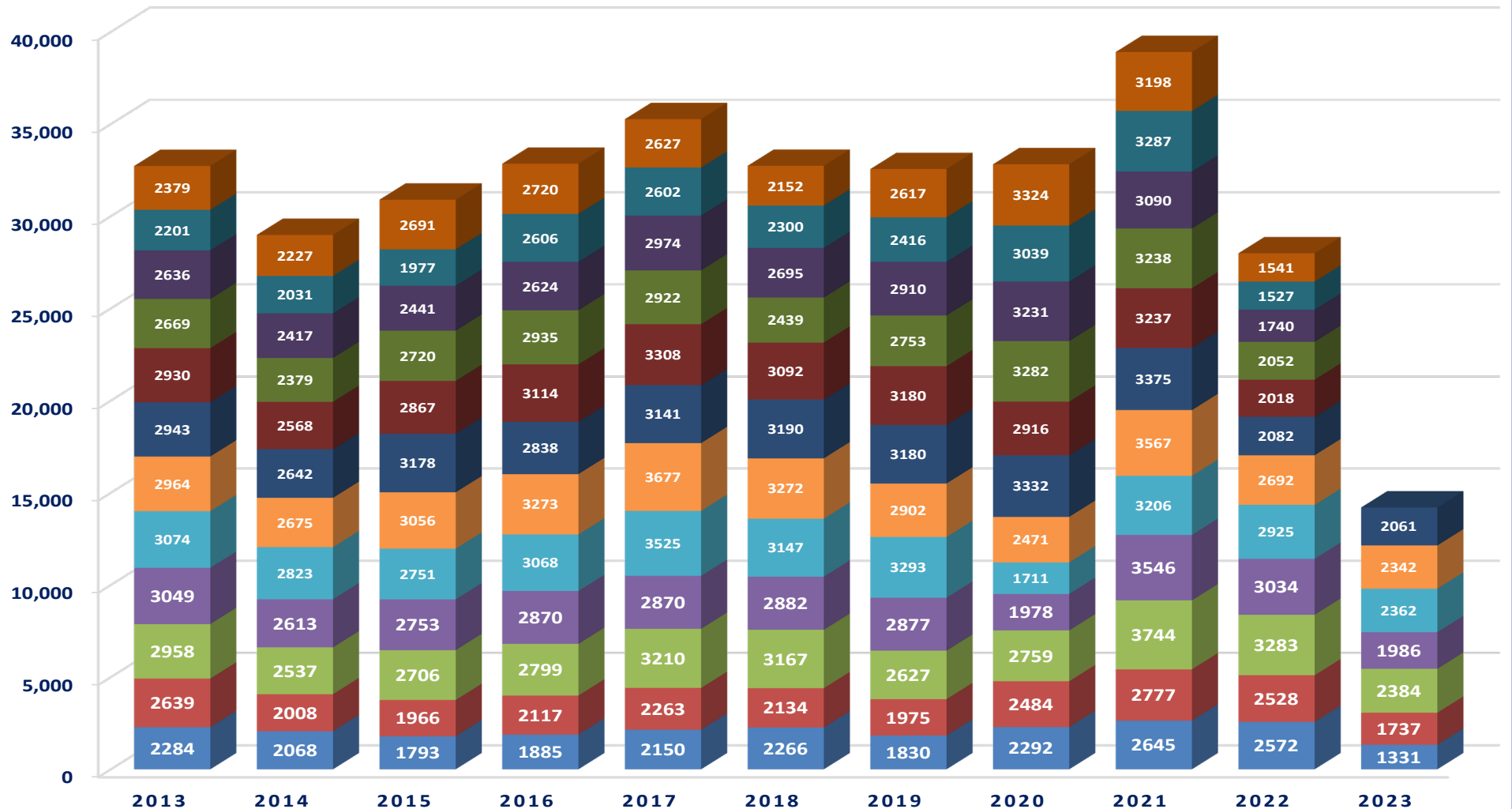


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Las Vegas Market Update - August 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



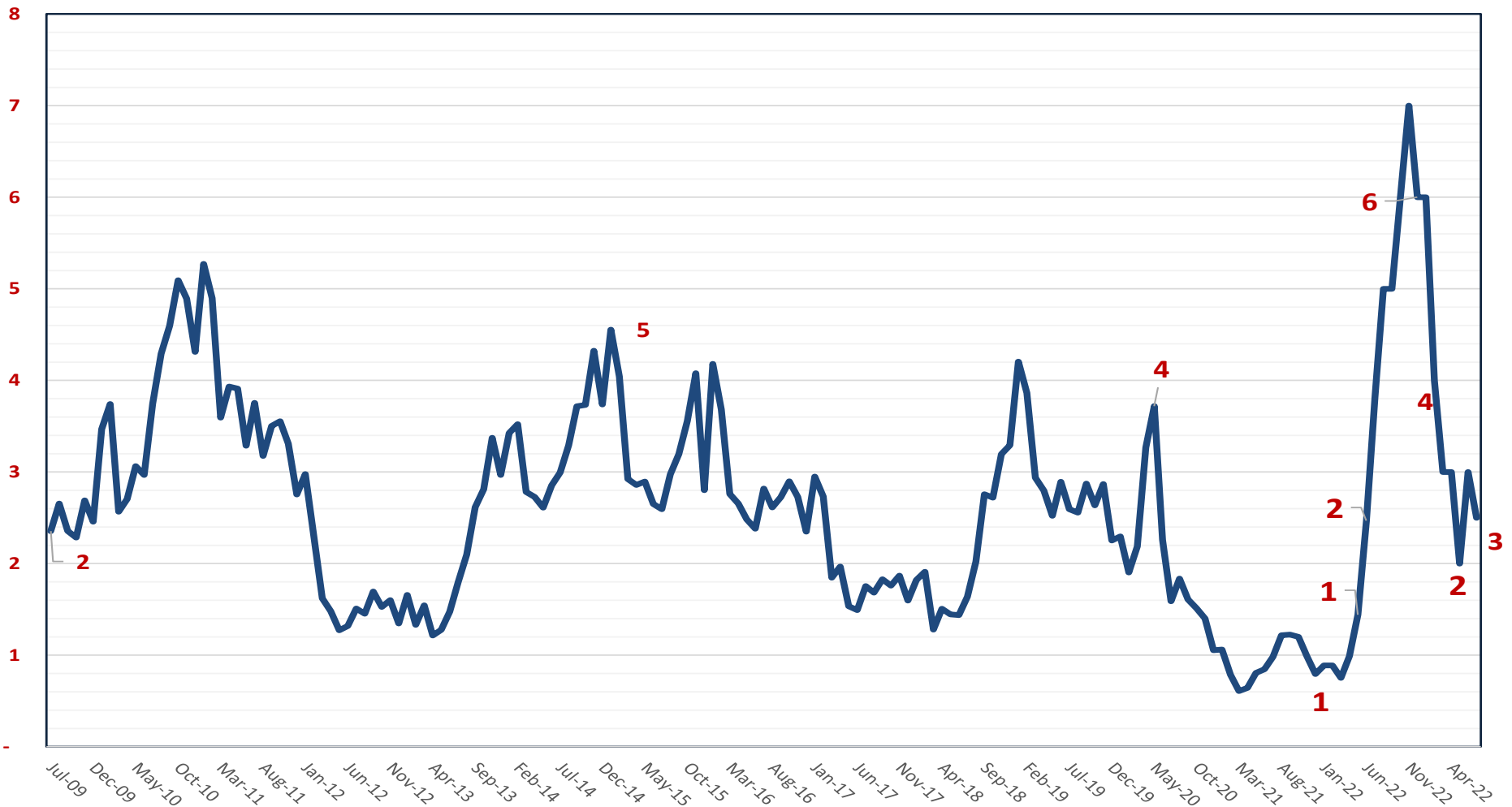
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Las Vegas Market Update - August 2023

Single Family Residential Homes Months of Inventory



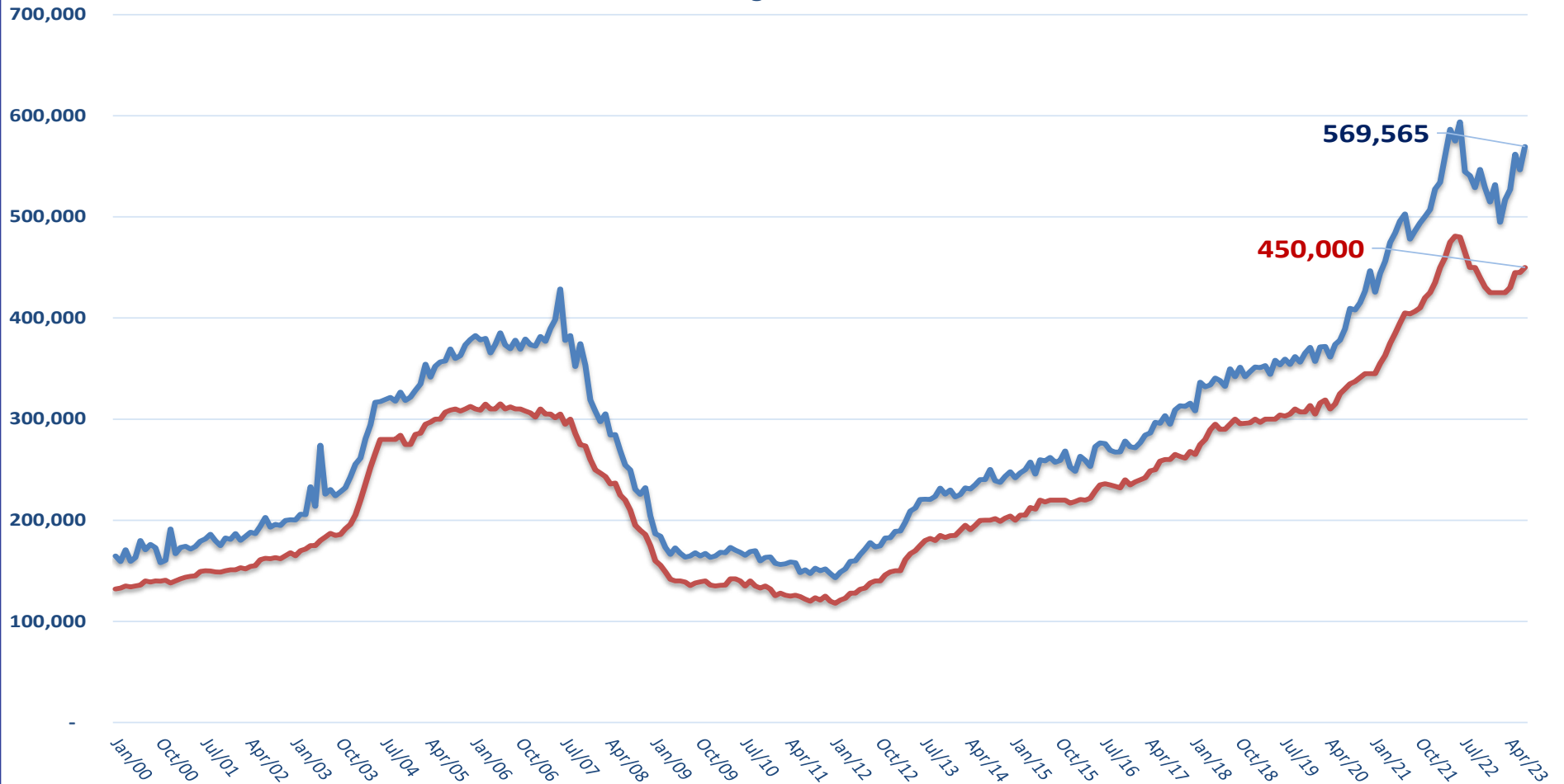


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SFR Market Prices

— Average — Median

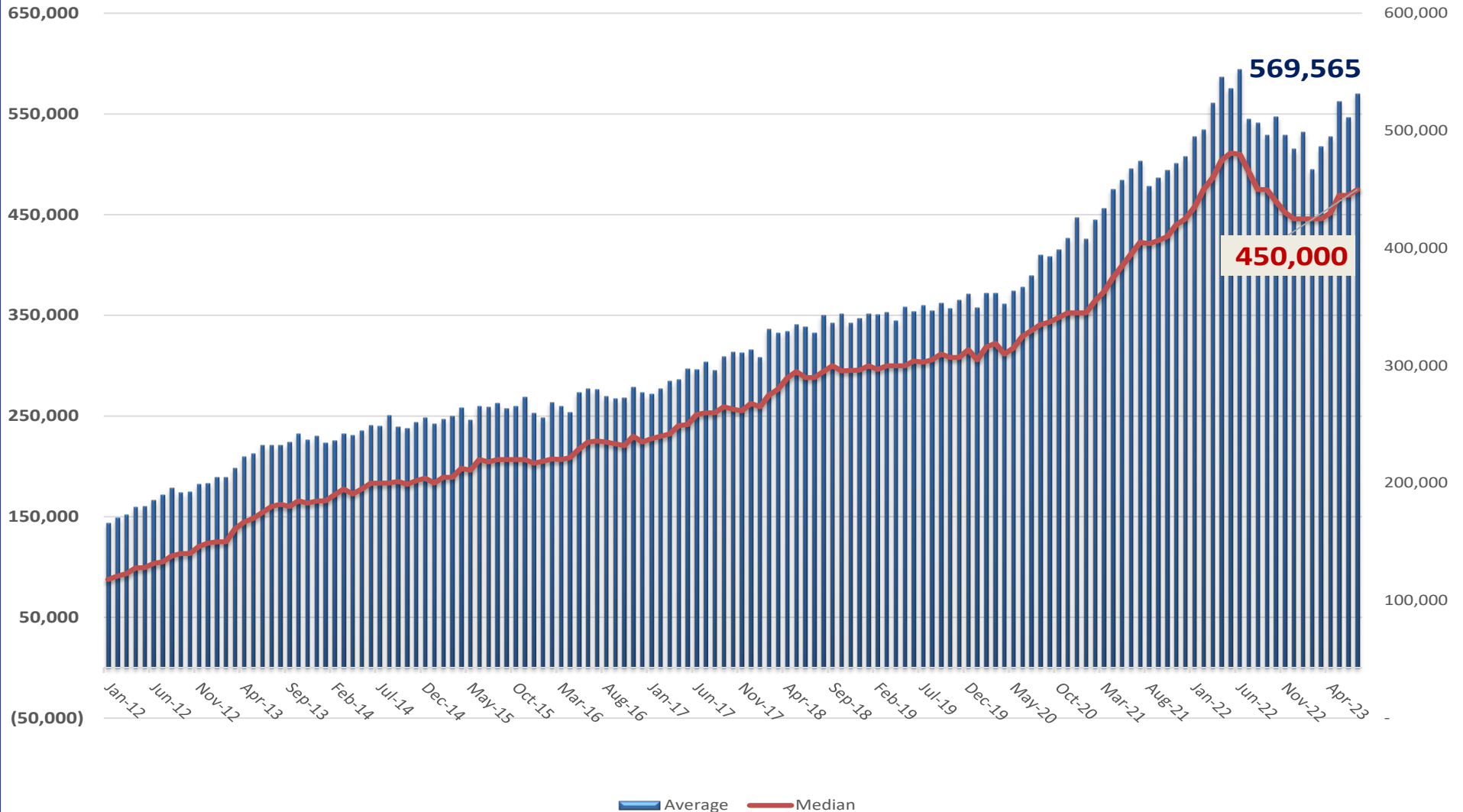




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Las Vegas Market Update - August 2023

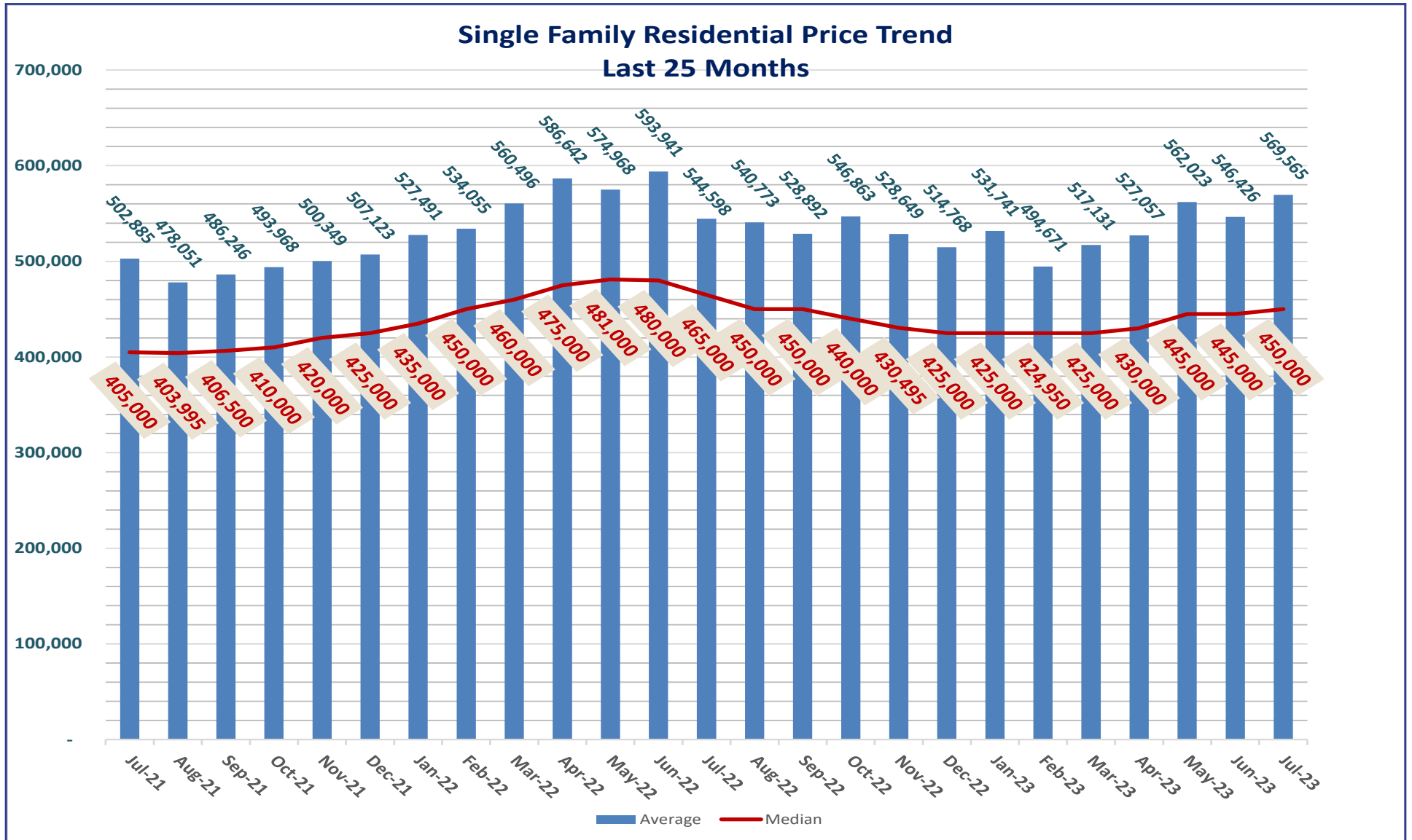
Single Family Residential Price Trend





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Las Vegas Market Update - August 2023

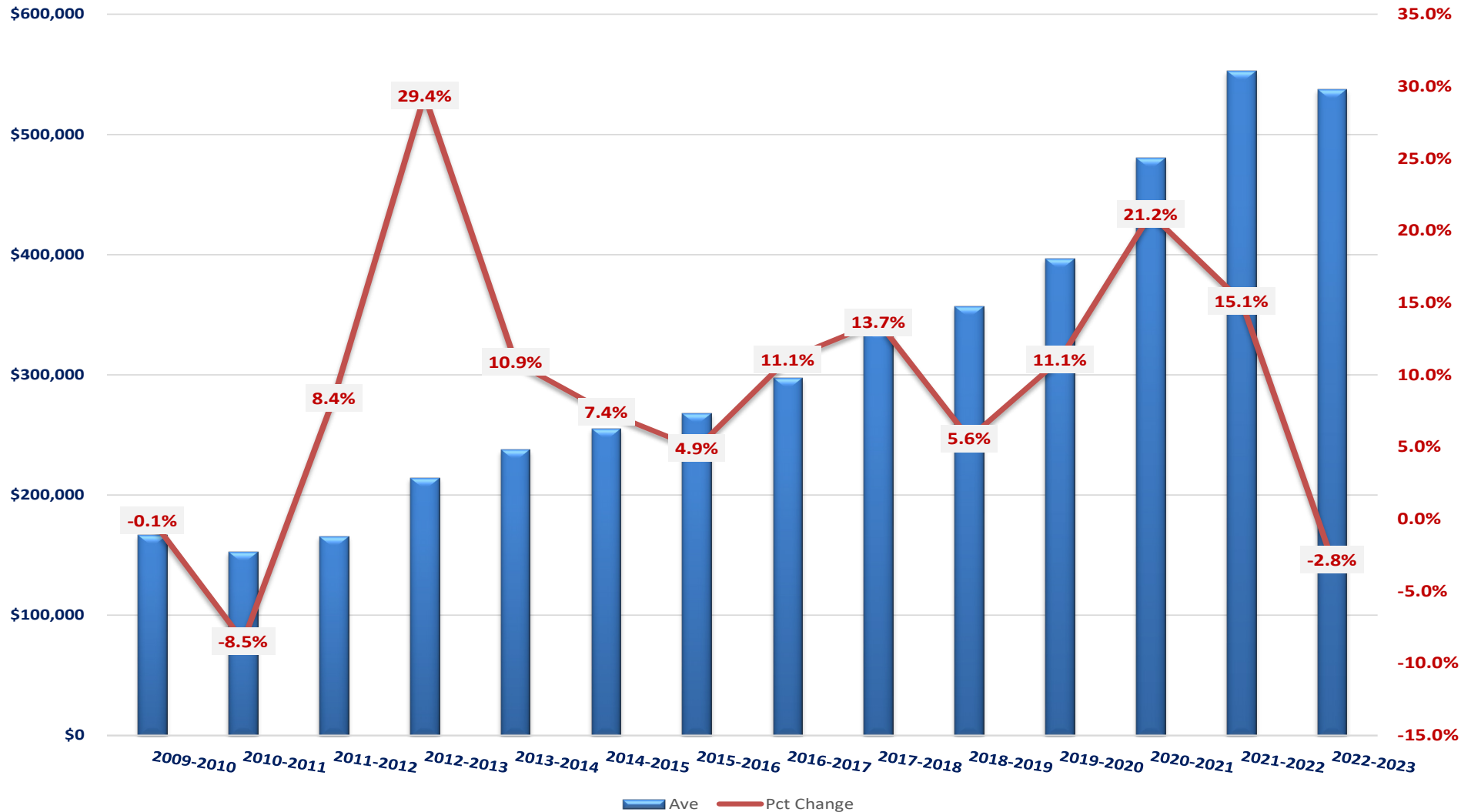




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Las Vegas Market Update - August 2023

SFR Average Price and Year Over Year Percent Change



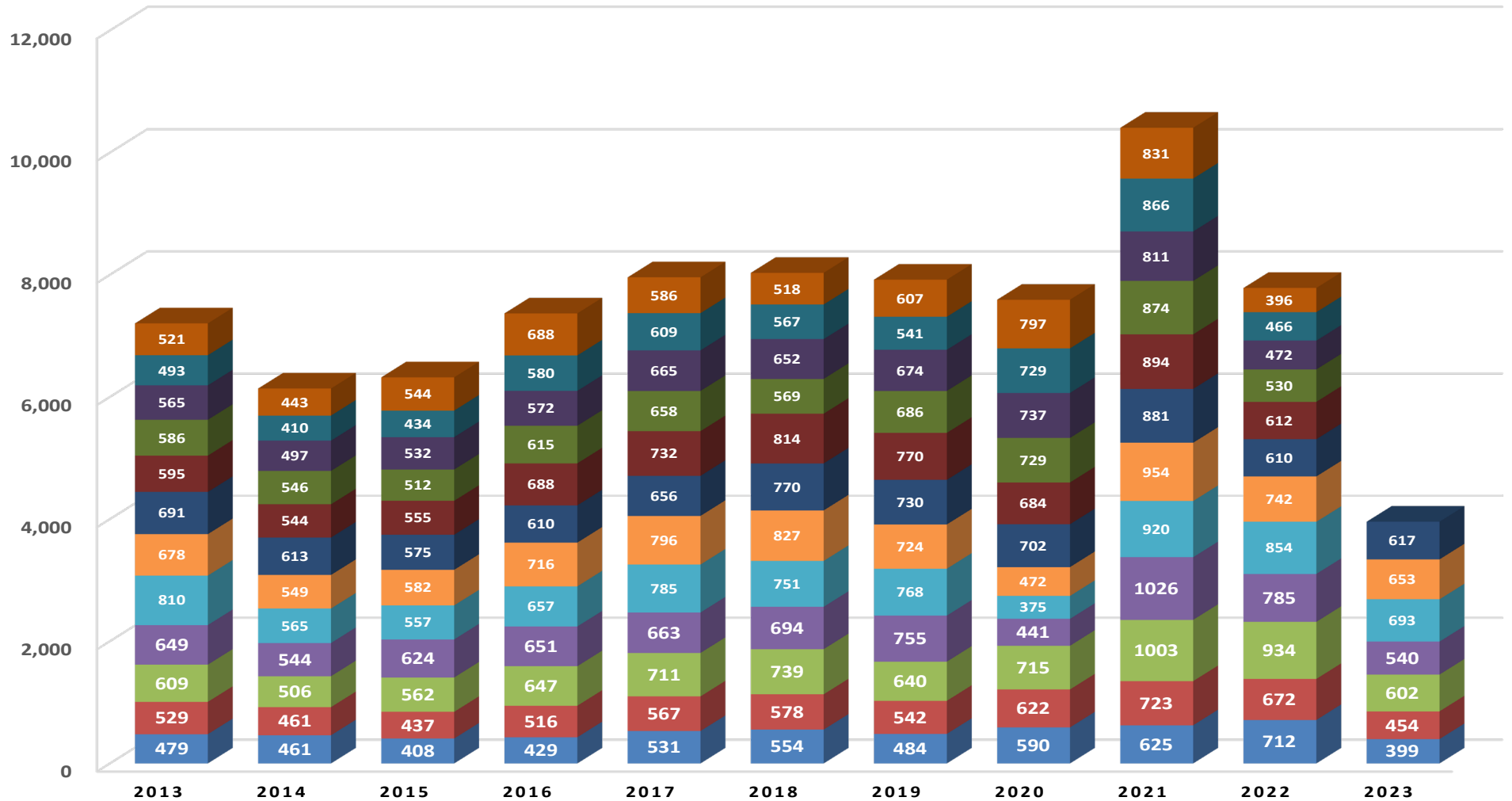


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Las Vegas Market Update - August 2023

CONDO / TOWNHOME CLOSINGS

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



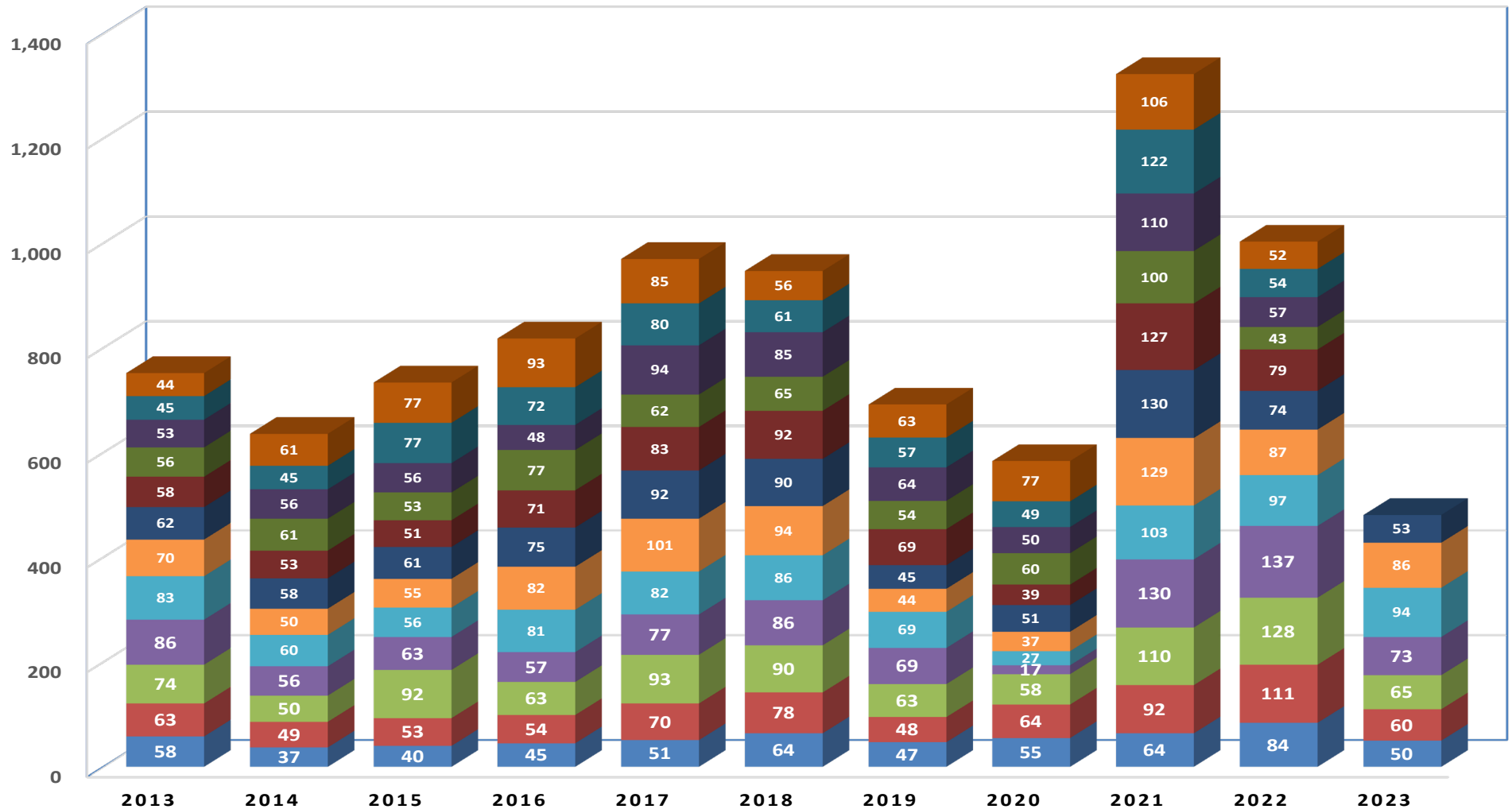


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Las Vegas Market Update - August 2023

Vertical / Hi-Rise Closings

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



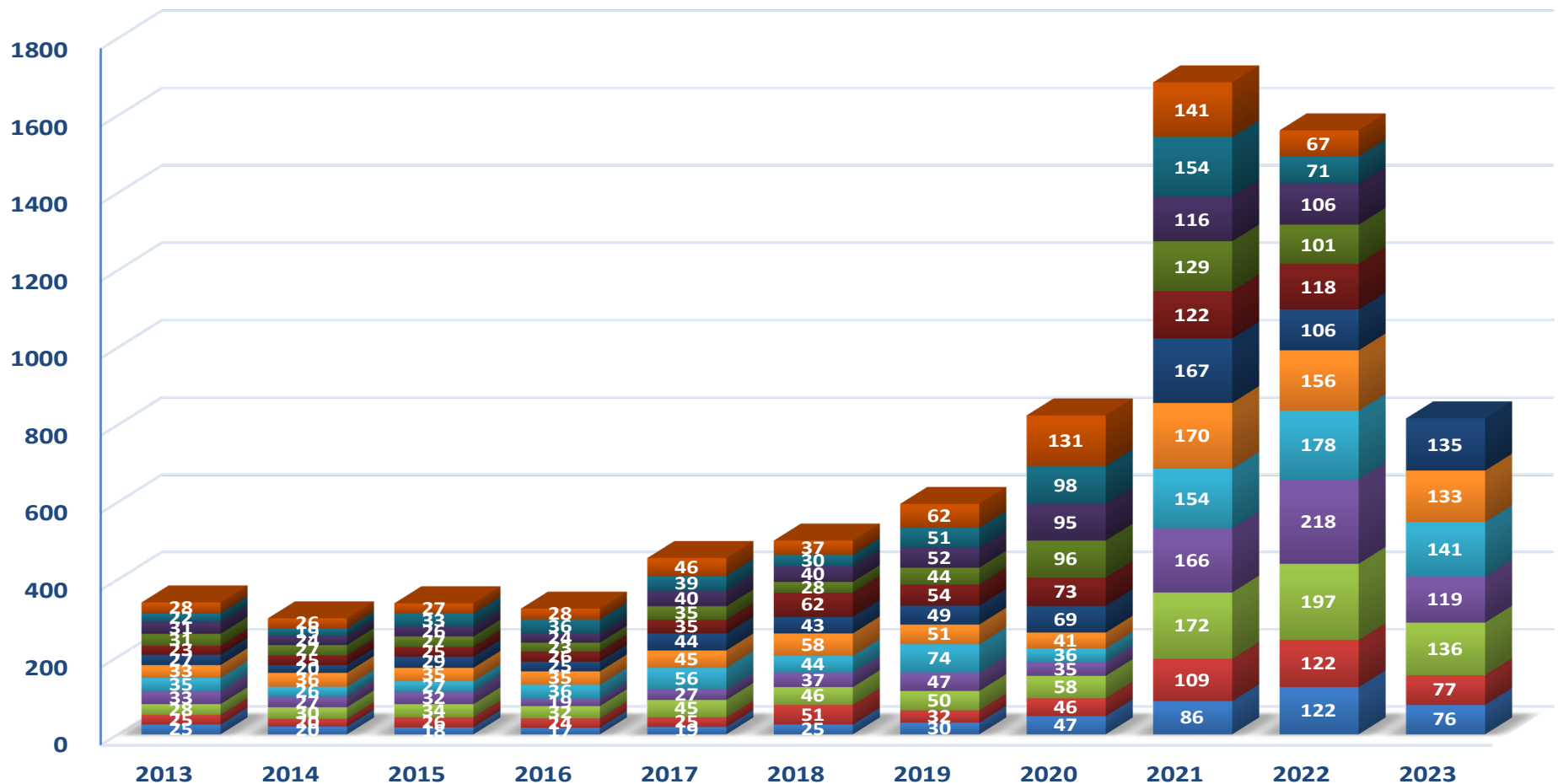


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Las Vegas Market Update - August 2023

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

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

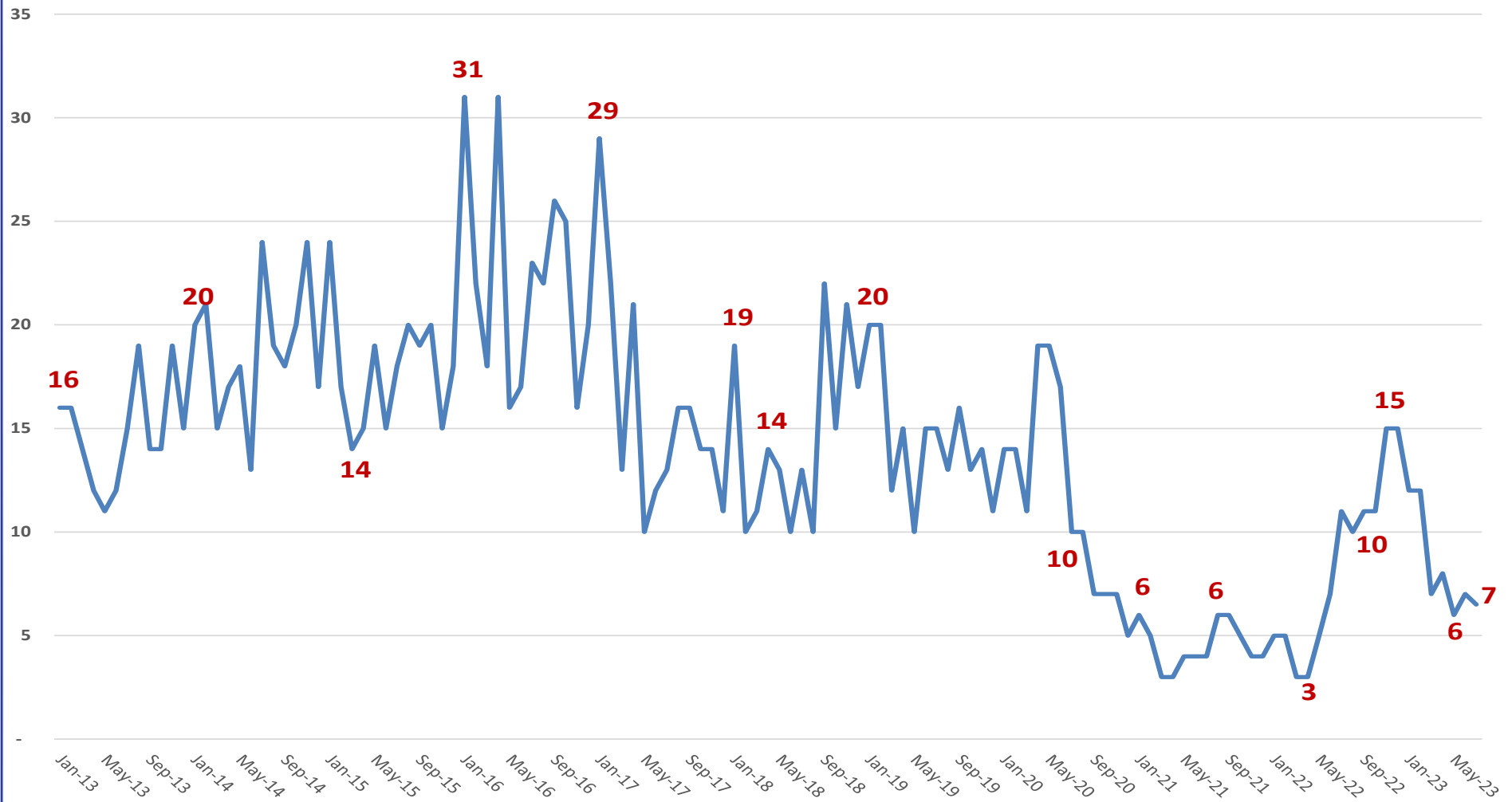




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Las Vegas Market Update - August 2023

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



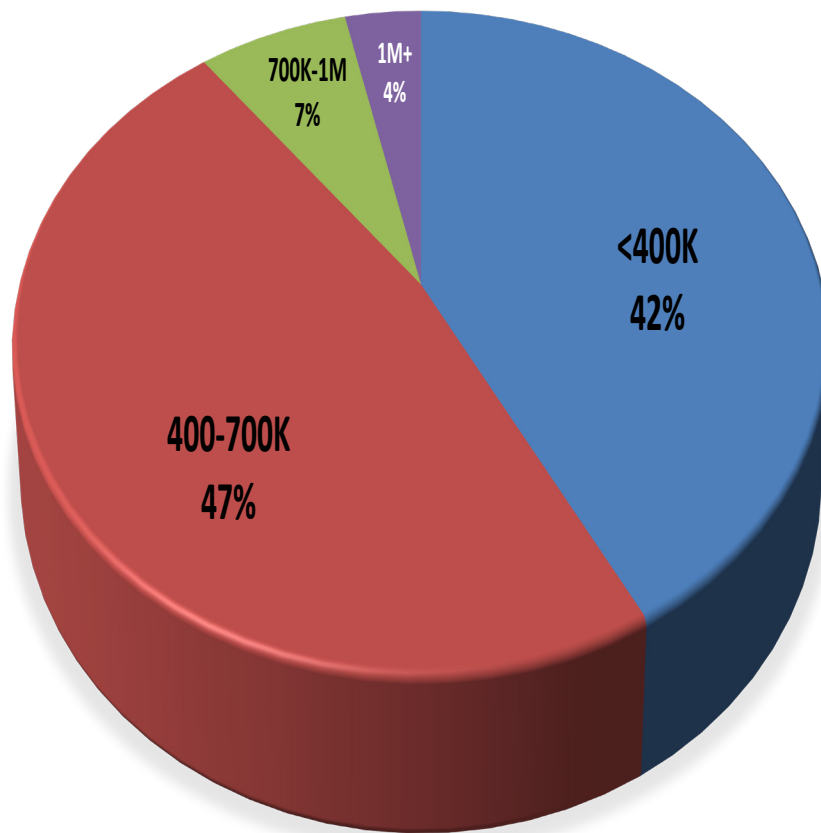


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Las Vegas Market Update - August 2023

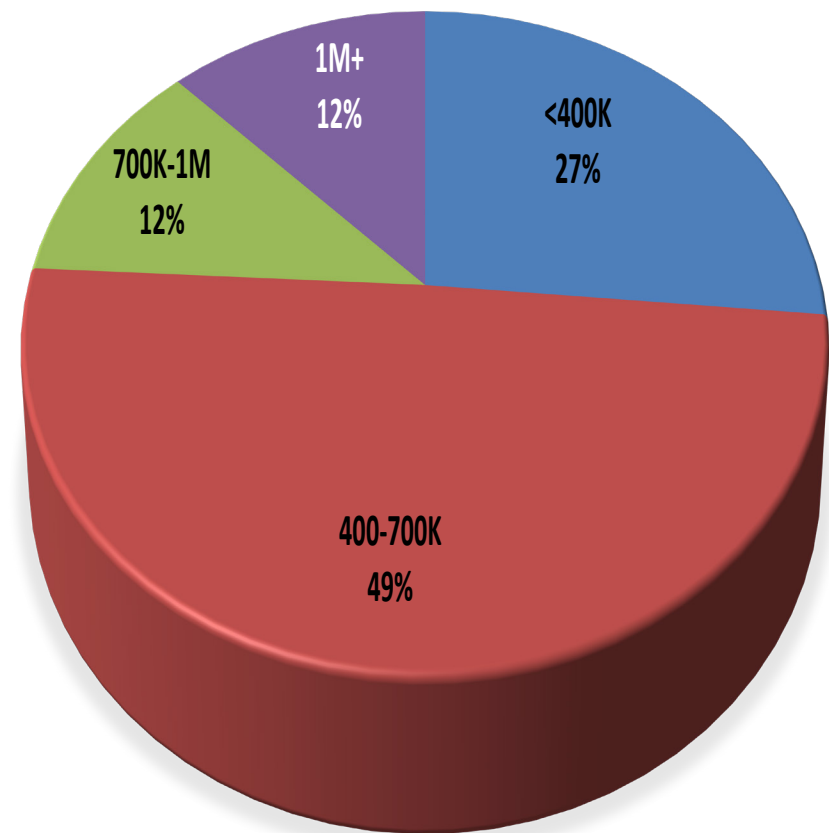
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

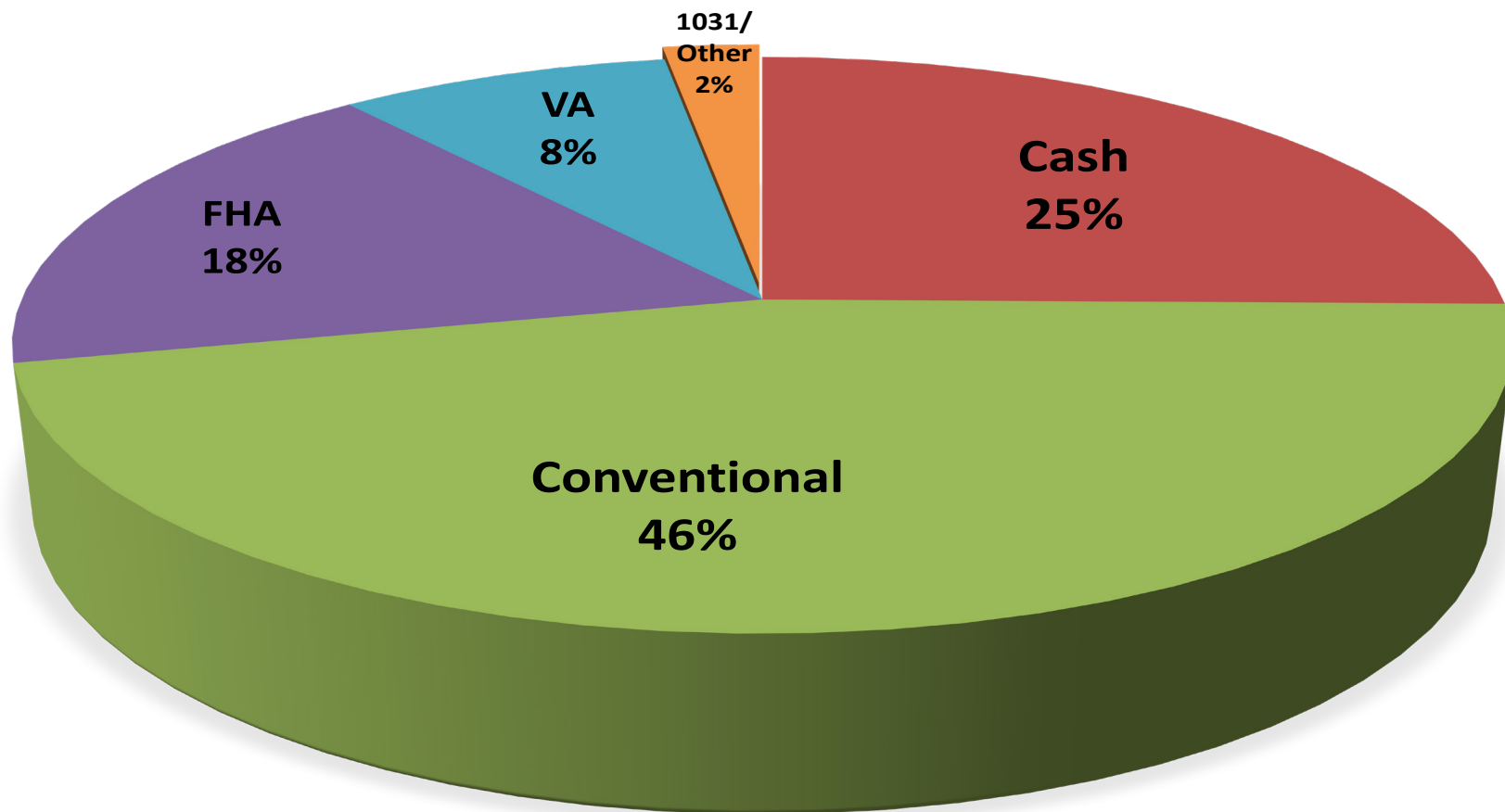




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Las Vegas Market Update - August 2023

Last Month's Closings by Sold Terms

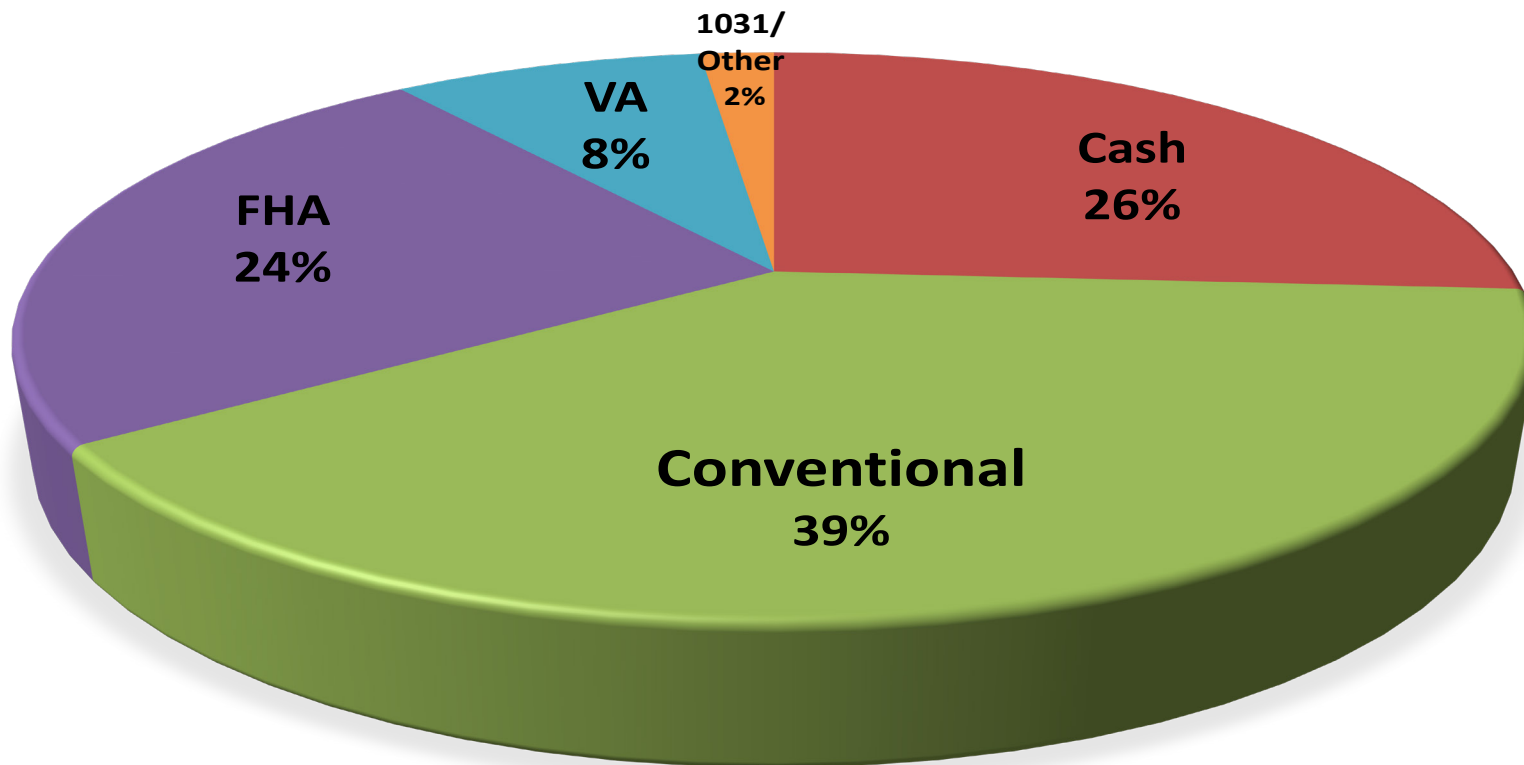




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Closings By Sold Terms Closings Less Than \$400,000

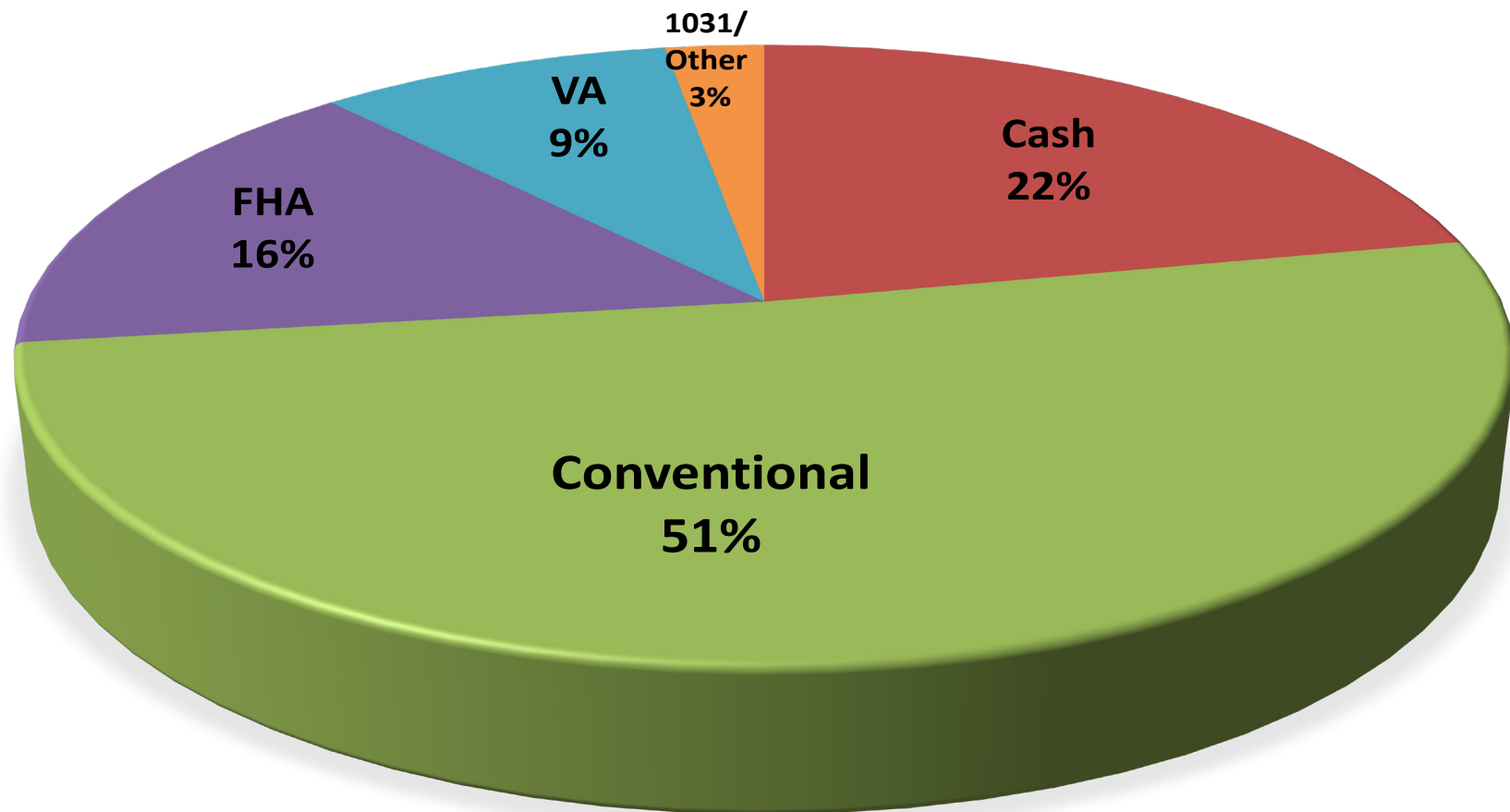




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Las Vegas Market Update - August 2023

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

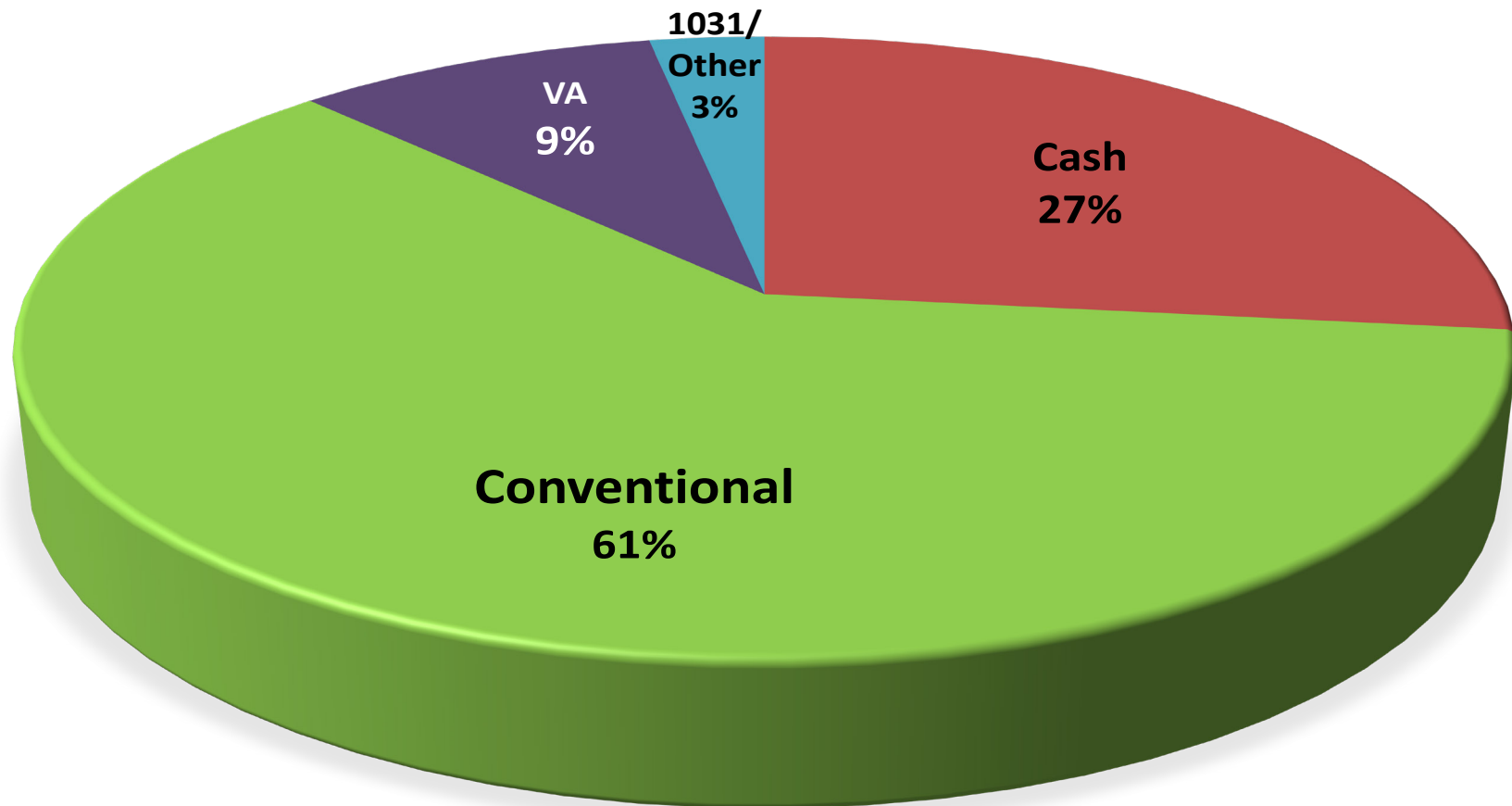




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Las Vegas Market Update - August 2023

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

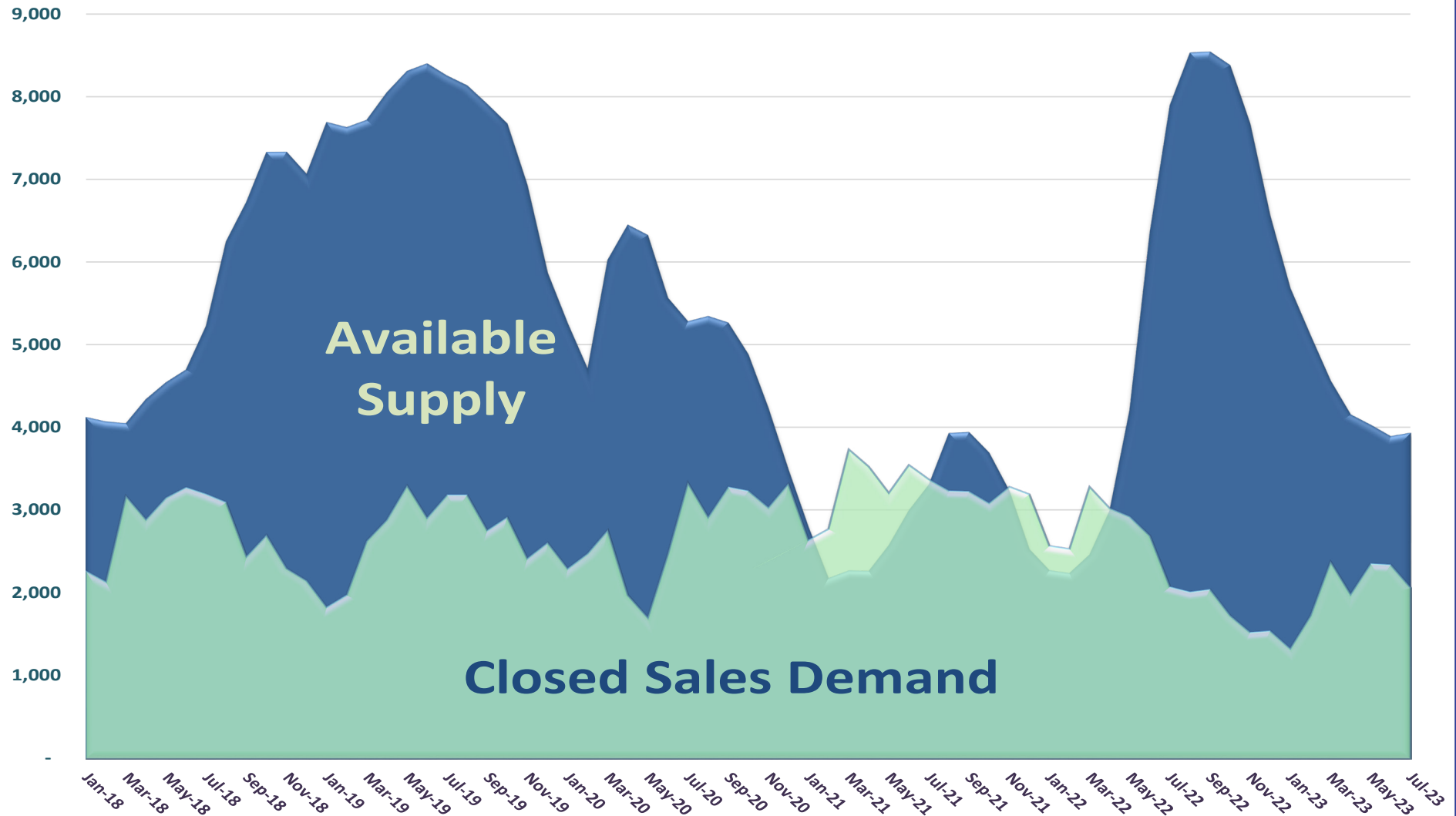




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Las Vegas Market Update - August 2023

Supply vs Demand - Single Family Residential

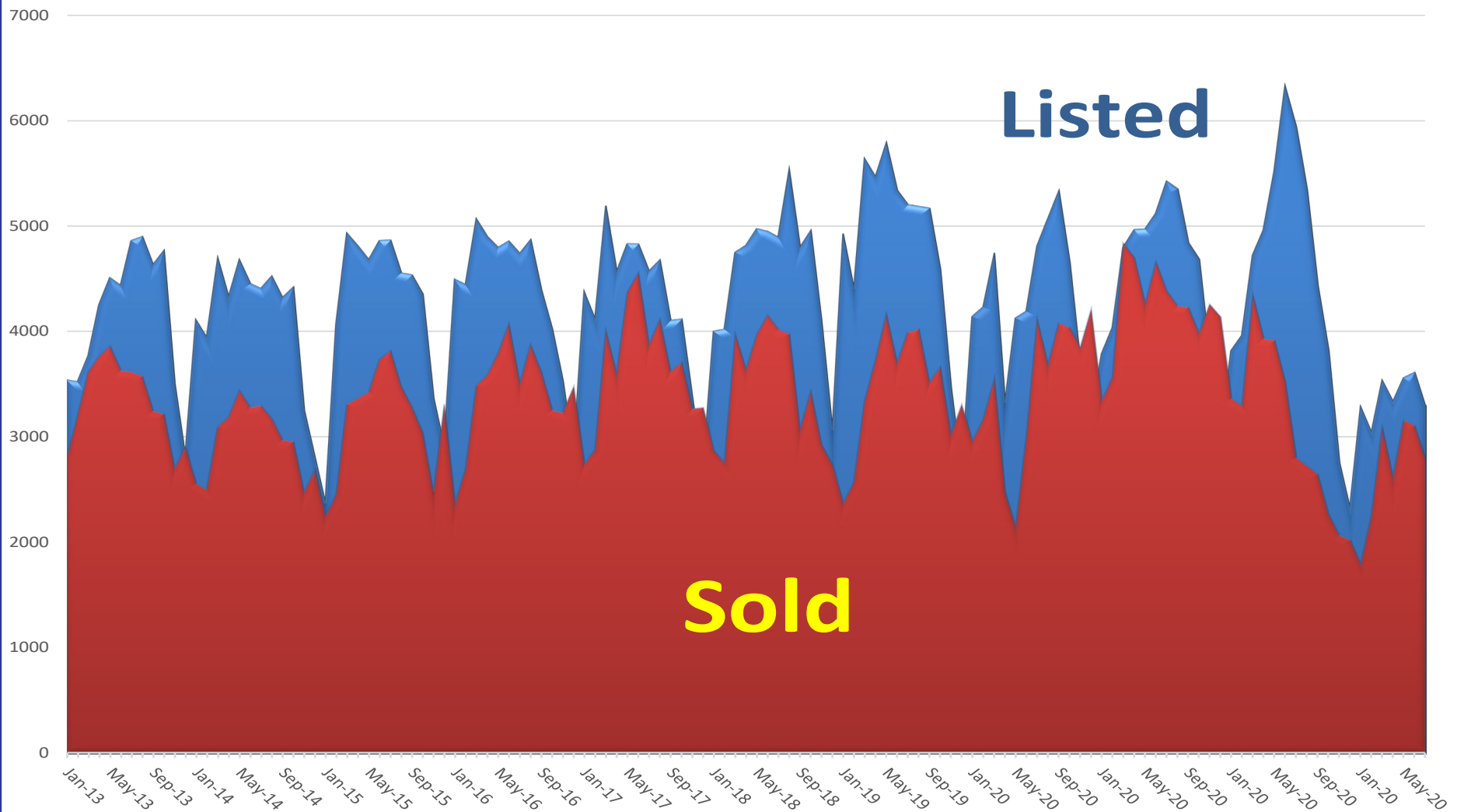




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Las Vegas Market Update - August 2023

Residential Listings Taken vs Listings Sold

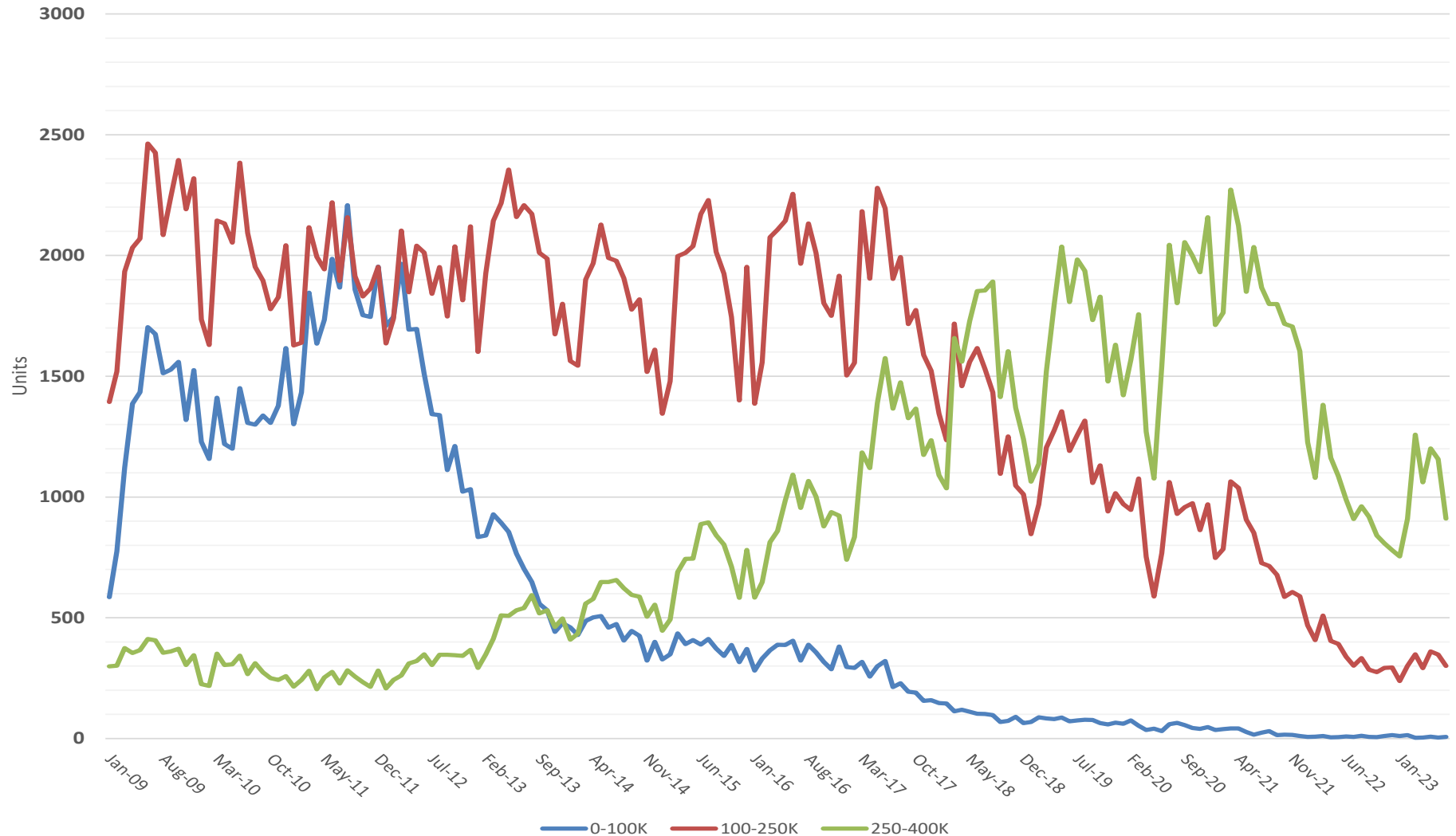




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Las Vegas Market Update - August 2023

Closed Units By Price Point - RES & VER

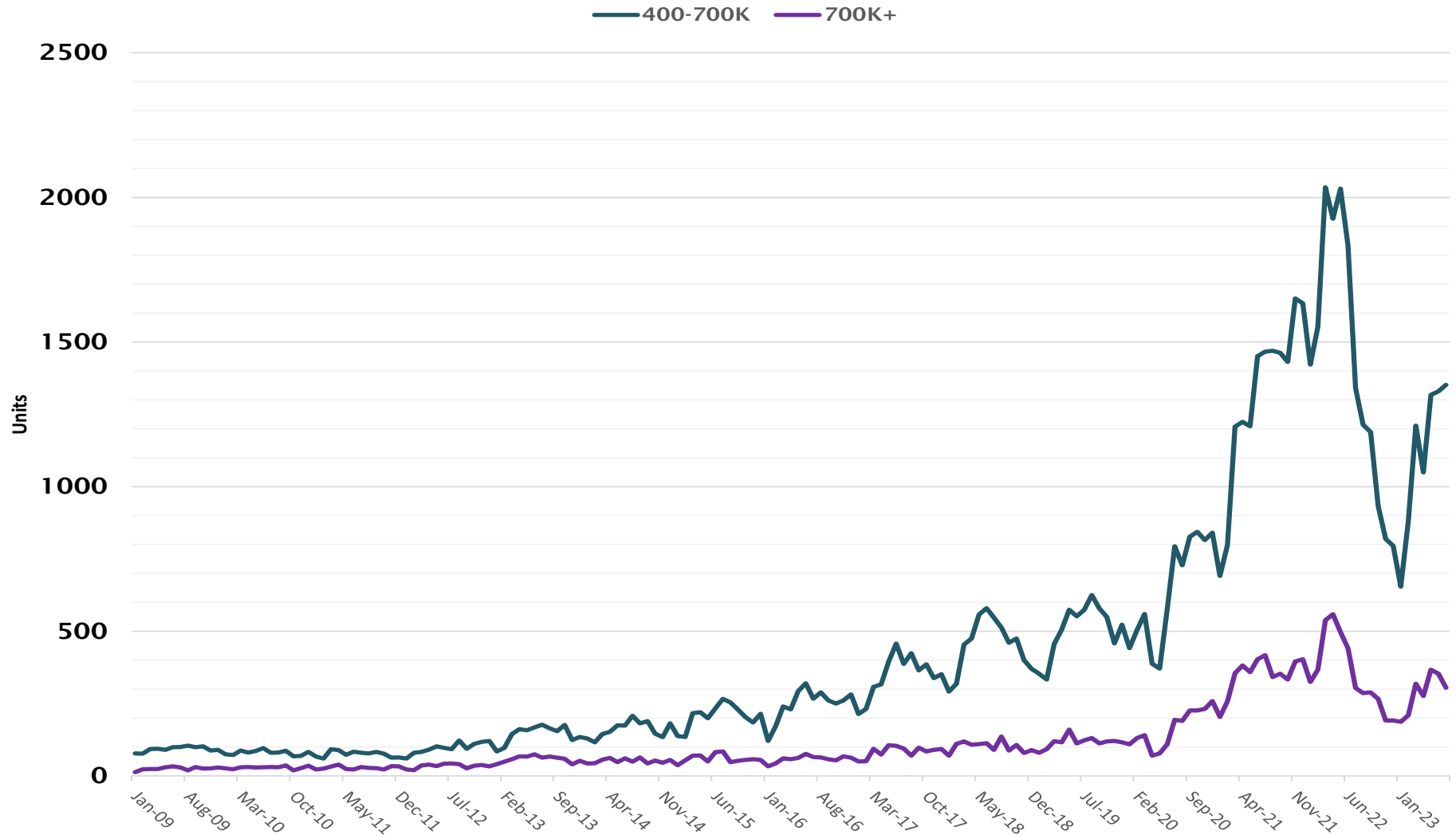




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Las Vegas Market Update - August 2023

Closed Units By Price Point - RES & VER





Closing Trend by Price Point Residential and High Rise

