



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2023

August 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	2,858	4,171	2,310	2,031	529,000	867,538	448,000	583,291	2.8	48.7%	31
CON/TWH	785	1,048	645	652	287,500	348,353	290,000	308,357	2.2	62.2%	29
<i>Total Residential</i>	3,643	5,219	2,955	2,683	478,444	763,348	413,450	516,479	2.6	51.4%	30
Hi-Rise	145	324	88	64	498,944	942,194	467,500	595,539	6.2	19.8%	57
Multiple Dwelling	32	57	40	18	599,999	600,790	390,000	470,208	5.2	31.6%	23
Vacant Land	350	2,339	195	117	65,000	464,108	40,000	158,313	21.0	5.0%	141
Luxury Sales (RES & VER) \$1M+	273	721	158	152	1,795,000	2,749,333	1,367,500	2,026,584	5.9	3.0%	46

July 2023 Production Snapshot

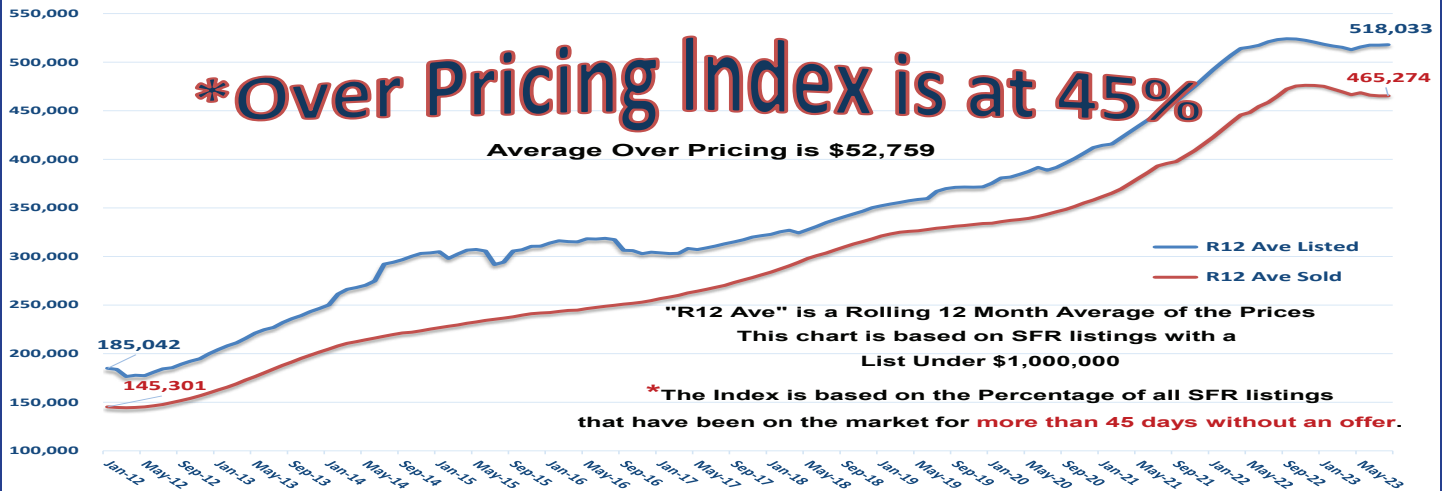
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	2,545	3,938	2,470	2,061	539,000	881,633	450,000	569,565	2.5	52.3%	34
CON/TWH	738	989	745	617	287,000	348,354	274,500	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

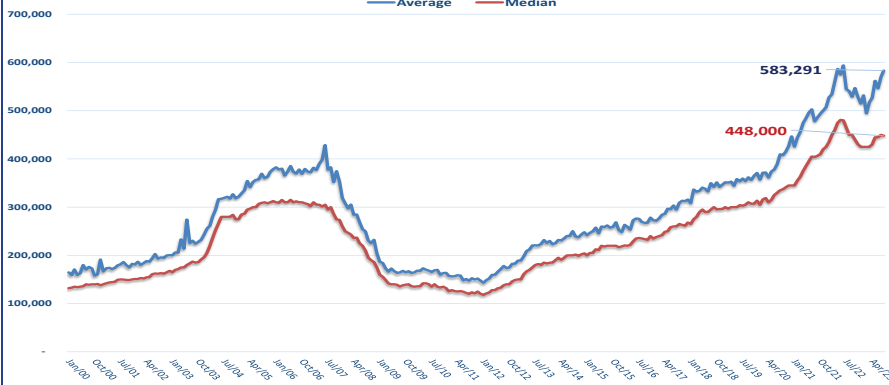
Las Vegas Market Update - September 2023

Greater Las Vegas SFR Average List vs Closed Sale Prices

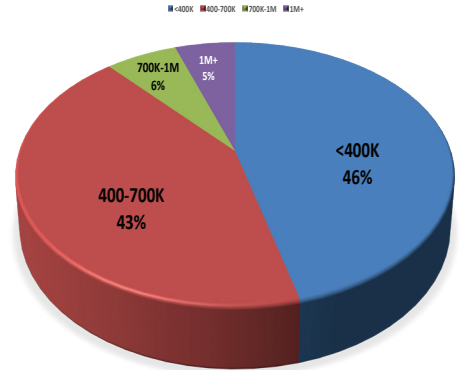


	Closed 2022	Closed 2023	Change	% Change
Units	29,047	22,348	(6,699)	-23.1%
Volume (000)	\$ 14,374,767	\$ 10,805,823	\$ (3,568,944)	-24.8%

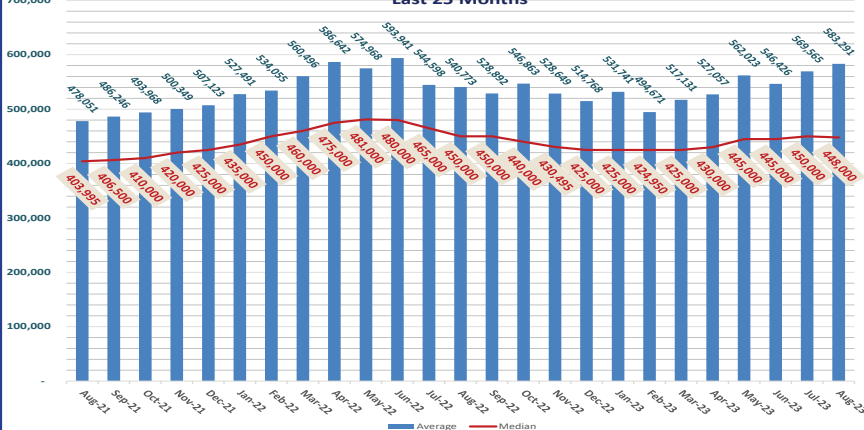
SFR Market Prices



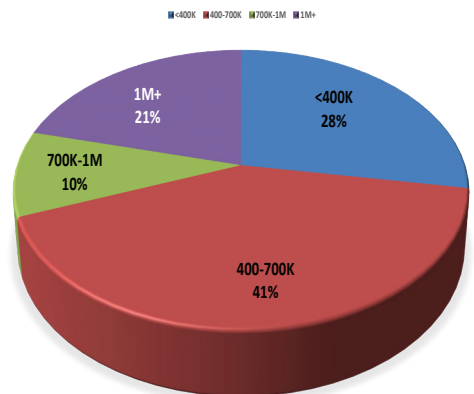
Closed Units by Price Point



Single Family Residential Price Trend Last 25 Months



Closed Volume by Price Point



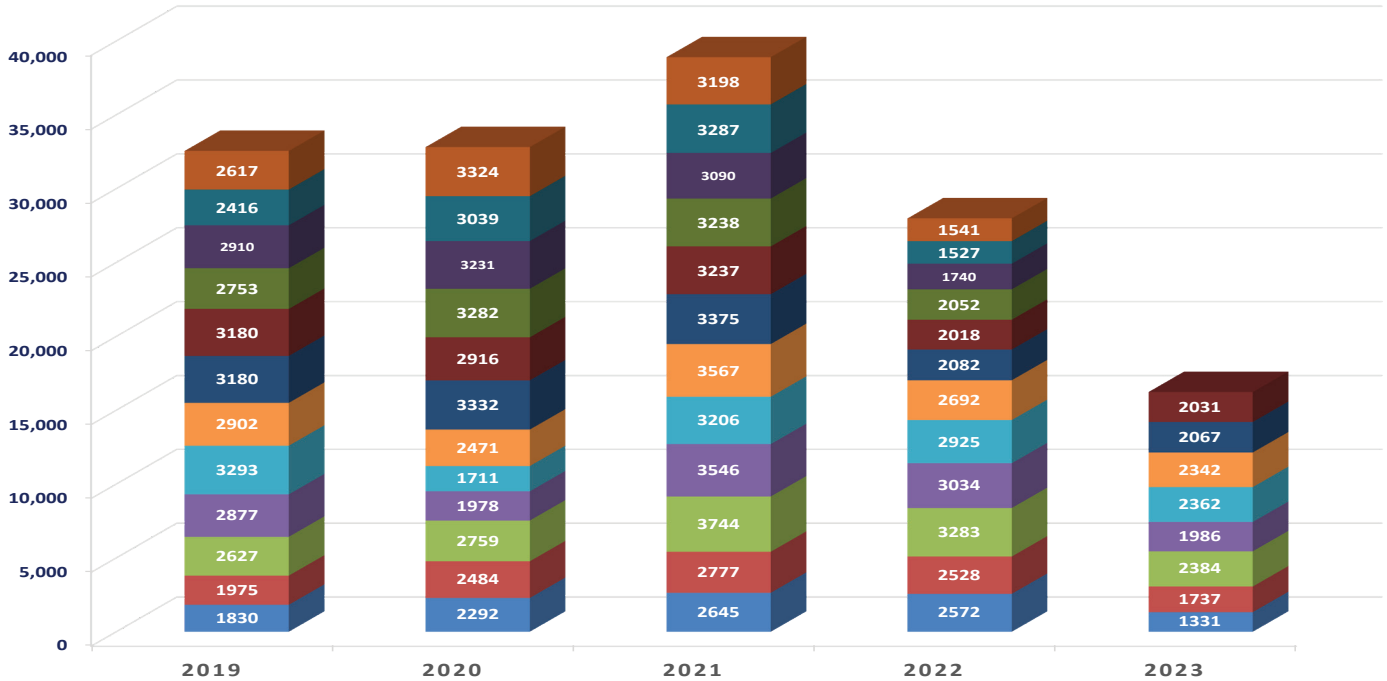


EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2023

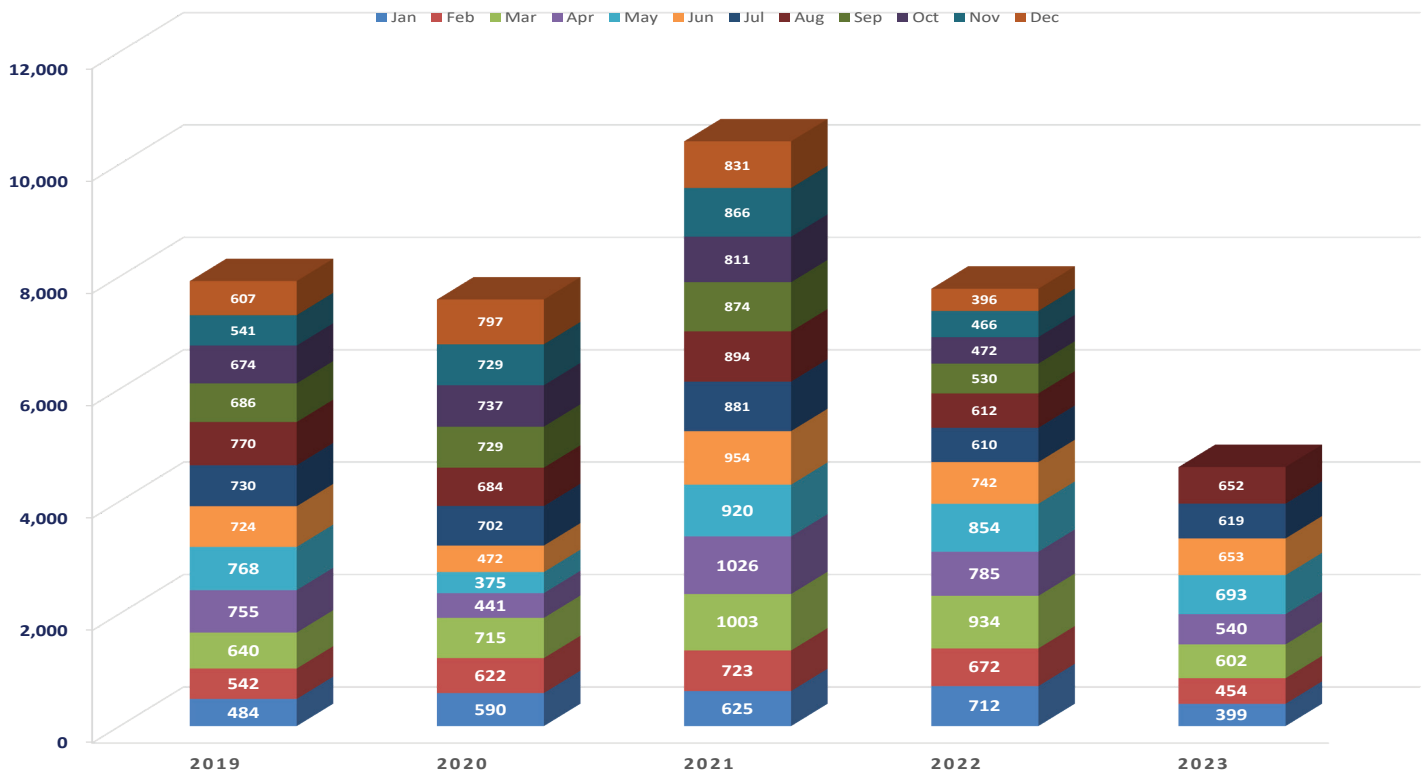
SINGLE FAMILY RESIDENTIAL CLOSINGS

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

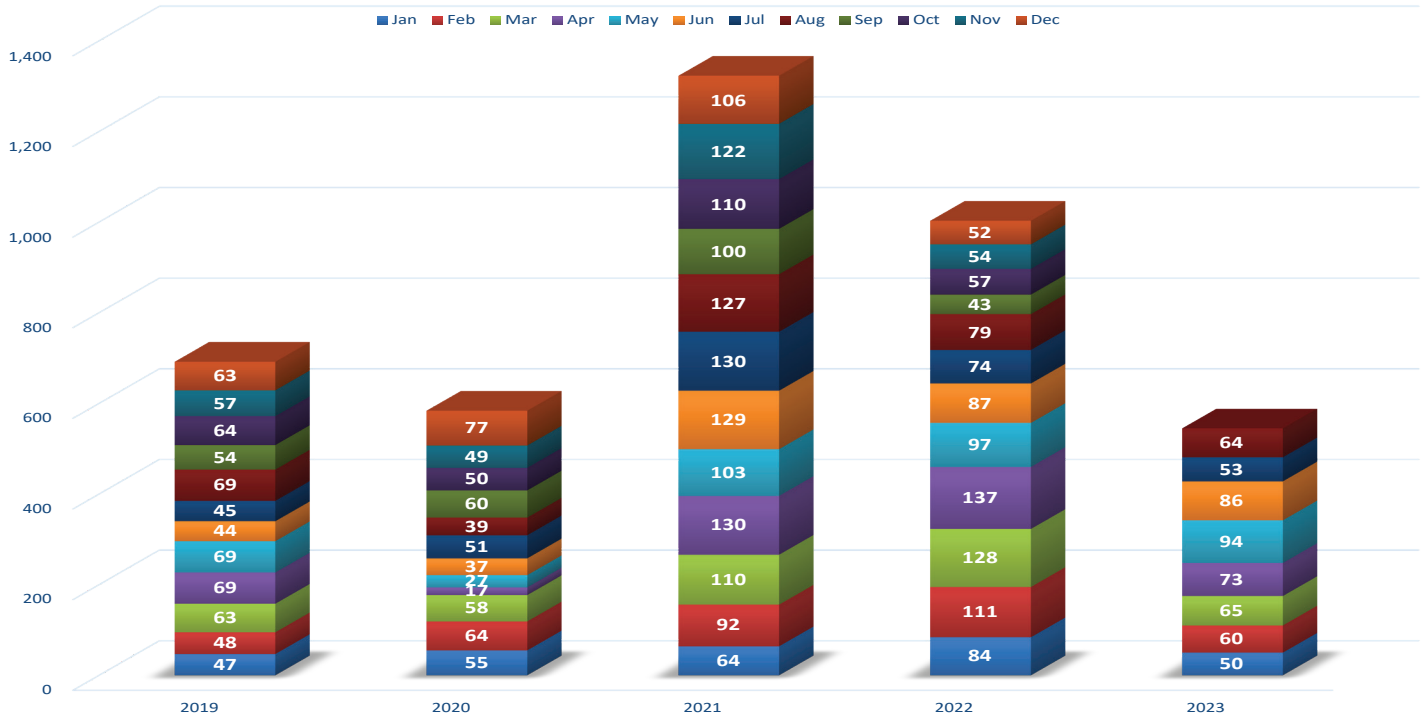




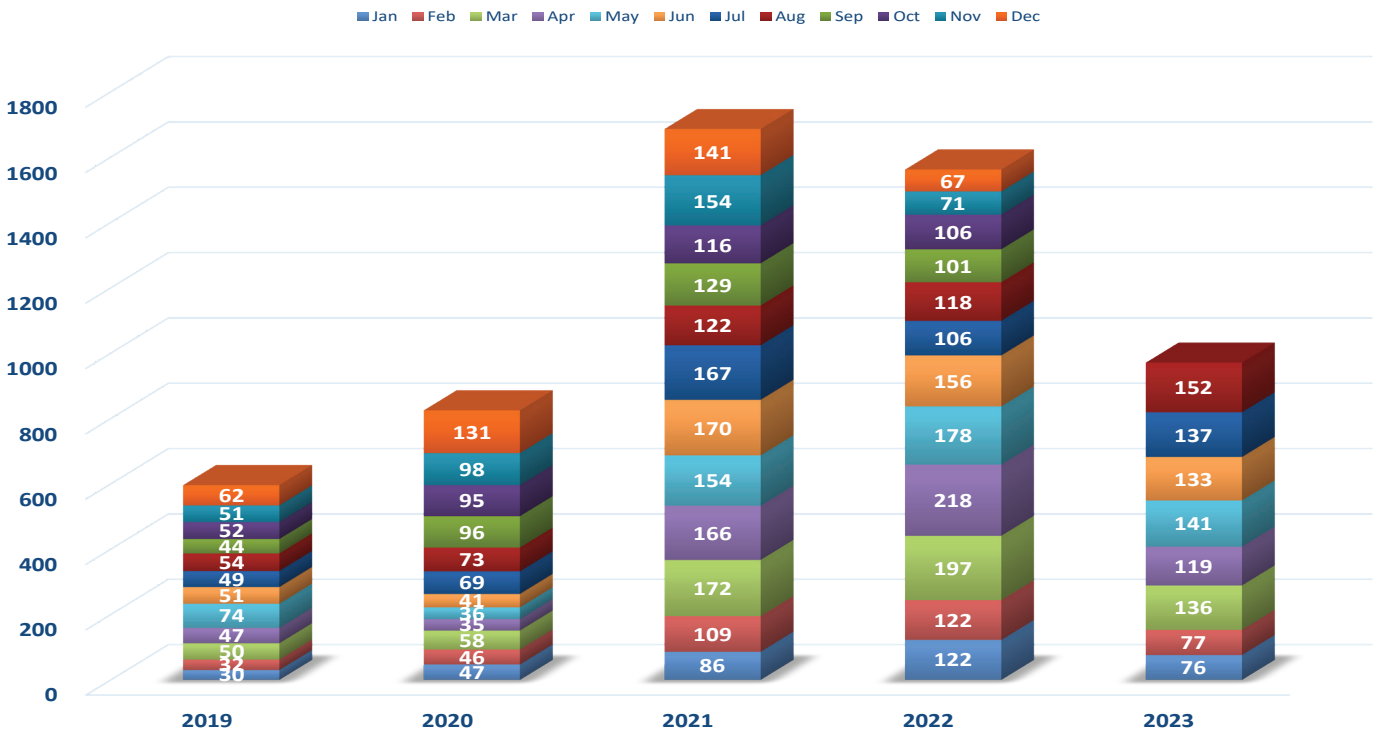
EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2023

Vertical / Hi-Rise Closings



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

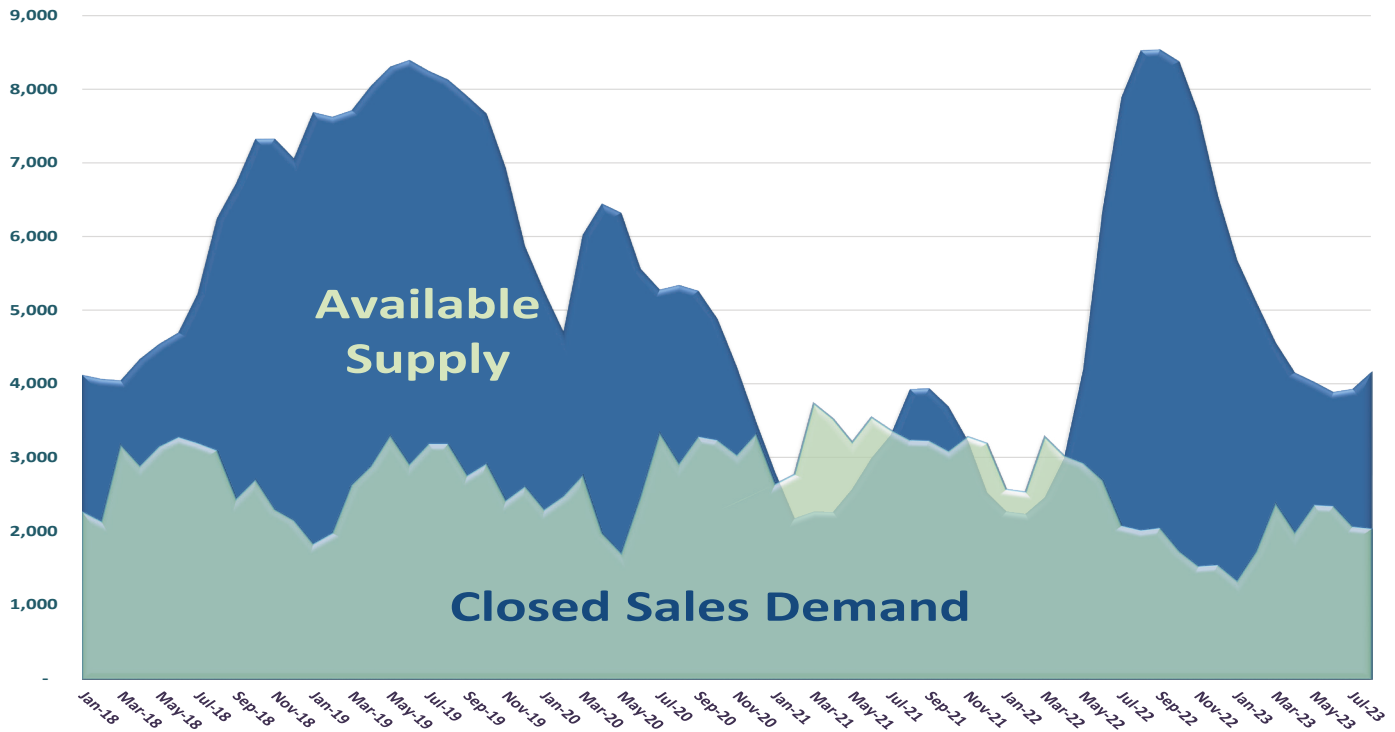




EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2023

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2023

SFR Closed Sales in Selected Communities - Last Six Months

	2023 Mar	Apr	May	Jun	July	Aug	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	19	16	18	17	10	20	■ ■ ■ ■ ■ ■ ■ ■	2	518,112	25
Anthem	9	2	4	8	4	9	■ ■ ■ ■ ■ ■ ■ ■	1	691,708	51
Cadence	22	23	34	44	37	41	■ ■ ■ ■ ■ ■ ■ ■	3	495,496	31
Centennial Hills	17	19	20	25	14	13	■ ■ ■ ■ ■ ■ ■ ■	3	539,032	27
Desert/South Shores	16	14	17	13	15	15	■ ■ ■ ■ ■ ■ ■ ■	2	592,228	22
Green Valley	33	32	33	35	24	24	■ ■ ■ ■ ■ ■ ■ ■	3	567,895	43
Green Valley Ranch	9	7	11	15	18	8	■ ■ ■ ■ ■ ■ ■ ■	2	636,208	34
Inspirada	25	22	19	19	23	25	■ ■ ■ ■ ■ ■ ■ ■	2	629,621	31
Iron Mountain Ranch	11	1	14	8	7	7	■ ■ ■ ■ ■ ■ ■ ■	2	605,980	13
Lake Las Vegas	11	19	18	17	20	16	■ ■ ■ ■ ■ ■ ■ ■	7	984,442	45
Lone Mountain	14	8	6	5	6	6	■ ■ ■ ■ ■ ■ ■ ■	4	624,876	11
MacDonald Highlands	2	5	5	0	2	5	■ ■ ■ ■ ■ ■ ■ ■	9	4,535,013	30
Mountains Edge	42	32	43	41	43	36	■ ■ ■ ■ ■ ■ ■ ■	3	509,660	24
Peccole Ranch	7	4	8	10	10	8	■ ■ ■ ■ ■ ■ ■ ■	2	505,174	13
Providence	31	22	34	34	27	23	■ ■ ■ ■ ■ ■ ■ ■	2	463,085	16
Red Rock Cntry Club	4	5	4	1	9	0	■ ■ ■ ■ ■ ■ ■ ■	2	1,675,826	41
Rhodes Ranch	20	16	17	16	12	10	■ ■ ■ ■ ■ ■ ■ ■	5	538,376	22
Seven Hills	8	5	12	9	11	12	■ ■ ■ ■ ■ ■ ■ ■	4	1,144,085	38
Siena (SFR & TWH)	7	6	7	14	11	16	■ ■ ■ ■ ■ ■ ■ ■	1	600,557	55
Silverado Ranch	34	25	27	31	19	20	■ ■ ■ ■ ■ ■ ■ ■	2	479,201	25
Silverstone Ranch	4	2	8	6	4	2	■ ■ ■ ■ ■ ■ ■ ■	8	566,000	7
Skye Canyon	21	25	34	42	25	32	■ ■ ■ ■ ■ ■ ■ ■	2	559,926	51
Southern Highlands	20	27	35	35	23	22	■ ■ ■ ■ ■ ■ ■ ■	5	879,667	28
Spring Valley	17	15	24	19	12	13	■ ■ ■ ■ ■ ■ ■ ■	3	444,458	16
Summerlin	42	29	43	45	64	35	■ ■ ■ ■ ■ ■ ■ ■	3	966,311	34
Sun City Anthem	28	26	39	36	34	35	■ ■ ■ ■ ■ ■ ■ ■	2	594,469	35
Sun City Summerlin	24	35	42	50	26	34	■ ■ ■ ■ ■ ■ ■ ■	2	503,903	35
The Lakes	13	12	16	11	10	13	■ ■ ■ ■ ■ ■ ■ ■	2	599,148	25
The Ridges	6	5	6	7	4	5	■ ■ ■ ■ ■ ■ ■ ■	7	4,293,378	34
Tuscany	6	6	9	8	13	5	■ ■ ■ ■ ■ ■ ■ ■	4	572,505	34
Other Groups										
Clark County	2,325	1,933	2,291	2,263	1,995	1,972	■ ■ ■ ■ ■ ■ ■ ■	3	556,904	30
Boulder City	18	13	17	15	15	16	■ ■ ■ ■ ■ ■ ■ ■	3	544,248	26
Pahrump	50	50	60	71	60	44	■ ■ ■ ■ ■ ■ ■ ■	6	361,834	65
High Rise Sales	65	73	94	86	53	64	■ ■ ■ ■ ■ ■ ■ ■	6	588,957	57
Luxury Sales (\$1M+)	136	119	141	133	137	152	■ ■ ■ ■ ■ ■ ■ ■	6	1,787,612	46

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

	2023 March	April	May	June	July	August	Price Movement
Aliante	496,632	484,775	524,706	493,265	554,780	562,040	■ ■ ■ ■ ■ ■ ■ ■
Anthem	590,111	557,500	655,000	731,000	779,000	765,721	■ ■ ■ ■ ■ ■ ■ ■
Cadence	515,742	484,190	487,535	492,555	498,180	498,311	■ ■ ■ ■ ■ ■ ■ ■
Centennial Hills	606,818	466,705	562,625	488,035	597,786	554,600	■ ■ ■ ■ ■ ■ ■ ■
Desert/South Shores	516,594	616,207	586,479	493,919	678,633	655,833	■ ■ ■ ■ ■ ■ ■ ■
Green Valley	485,603	548,606	535,109	595,651	520,085	759,179	■ ■ ■ ■ ■ ■ ■ ■
Green Valley Ranch	525,333	525,143	647,817	709,453	707,683	544,009	■ ■ ■ ■ ■ ■ ■ ■
Inspirada	608,196	623,943	647,619	588,616	632,000	671,338	■ ■ ■ ■ ■ ■ ■ ■
Iron Mountain Ranch	565,527	565,000	660,750	565,781	571,786	646,000	■ ■ ■ ■ ■ ■ ■ ■
Lake Las Vegas	1,009,337	1,071,450	1,024,689	1,089,254	898,167	815,208	■ ■ ■ ■ ■ ■ ■ ■
Lone Mountain	668,351	529,875	472,833	733,400	877,417	459,167	■ ■ ■ ■ ■ ■ ■ ■
MacDonald Highlands	3,225,000	2,328,048	3,725,000	-	9,137,500	6,235,000	■ ■ ■ ■ ■ ■ ■ ■
Mountains Edge	494,807	510,282	518,286	518,934	492,892	525,600	■ ■ ■ ■ ■ ■ ■ ■
Peccole Ranch	468,571	512,500	488,550	510,480	486,600	566,750	■ ■ ■ ■ ■ ■ ■ ■
Providence	462,703	474,384	447,182	459,103	486,931	454,196	■ ■ ■ ■ ■ ■ ■ ■
Red Rock Country Club	1,560,250	1,608,000	1,812,000	1,650,000	1,707,222	-	■ ■ ■ ■ ■ ■ ■ ■
Rhodes Ranch	531,645	519,344	553,382	548,238	511,667	573,050	■ ■ ■ ■ ■ ■ ■ ■
Seven Hills	1,337,375	621,200	1,927,700	821,599	837,372	972,499	■ ■ ■ ■ ■ ■ ■ ■
Siena (SFR & TWH)	547,714	617,167	522,714	626,207	570,364	649,819	■ ■ ■ ■ ■ ■ ■ ■
Silverado Ranch	486,607	525,436	441,465	495,903	455,434	456,450	■ ■ ■ ■ ■ ■ ■ ■
Silverstone Ranch	608,250	687,500	612,438	482,167	496,375	565,000	■ ■ ■ ■ ■ ■ ■ ■
Skye Canyon	520,284	532,230	551,609	558,012	624,234	568,688	■ ■ ■ ■ ■ ■ ■ ■
Southern Highlands	859,920	1,035,516	760,240	824,846	556,637	1,321,273	■ ■ ■ ■ ■ ■ ■ ■
Spring Valley	436,665	486,166	422,558	476,200	420,908	422,300	■ ■ ■ ■ ■ ■ ■ ■
Summerlin	1,154,209	806,951	872,698	864,045	1,104,313	867,023	■ ■ ■ ■ ■ ■ ■ ■
Sun City Anthem	625,996	550,112	589,888	597,921	624,026	575,037	■ ■ ■ ■ ■ ■ ■ ■
Sun City Summerlin	470,228	491,692	465,693	555,981	491,245	520,536	■ ■ ■ ■ ■ ■ ■ ■
The Lakes	668,481	505,792	521,375	720,000	577,710	625,941	■ ■ ■ ■ ■ ■ ■ ■
The Ridges	2,266,832	2,480,500	5,504,000	5,540,571	4,030,000	5,550,000	■ ■ ■ ■ ■ ■ ■ ■
Tuscany	514,825	587,167	592,556	616,250	569,061	527,000	■ ■ ■ ■ ■ ■ ■ ■
Other Groups							
Clark County	523,387	531,736	568,451	553,031	578,647	590,125	■ ■ ■ ■ ■ ■ ■ ■
Boulder City	414,149	723,192	500,082	496,053	631,900	555,153	■ ■ ■ ■ ■ ■ ■ ■
Pahrump	348,887	361,067	366,044	349,643	365,804	385,935	■ ■ ■ ■ ■ ■ ■ ■
High Rise Sales	727,837	625,079	517,147	545,480	558,837	595,539	■ ■ ■ ■ ■ ■ ■ ■
Luxury Sales (\$1M+)	1,787,904	1,697,159	2,057,048	1,938,196	1,927,379	2,026,584	■ ■ ■ ■ ■ ■ ■ ■