



EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2023

September 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	2,617	4,288	2,111	1,844	527,717	869,256	450,000	550,802	3.0	43.0%	32
CON/TWH	778	1,115	582	561	285,727	343,829	275,000	290,096	3.2	50.3%	29
<i>Total Residential</i>	3,395	5,403	2,693	2,405	475,000	760,320	410,000	489,989	3.0	44.5%	31
Hi-Rise	103	327	77	76	519,000	927,026	367,500	513,469	5.1	23.2%	34
Multiple Dwelling	41	63	38	26	575,000	600,013	573,000	532,462	3.7	41.3%	27
Vacant Land	302	2,349	189	121	68,000	475,485	44,000	291,660	20.3	5.2%	180
Luxury Sales (RES & VER) \$1M+	249	720	153	111	1,795,000	2,848,567	1,365,000	1,856,442	8.0	2.2%	62



EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2023

August 2023 Production Snapshot

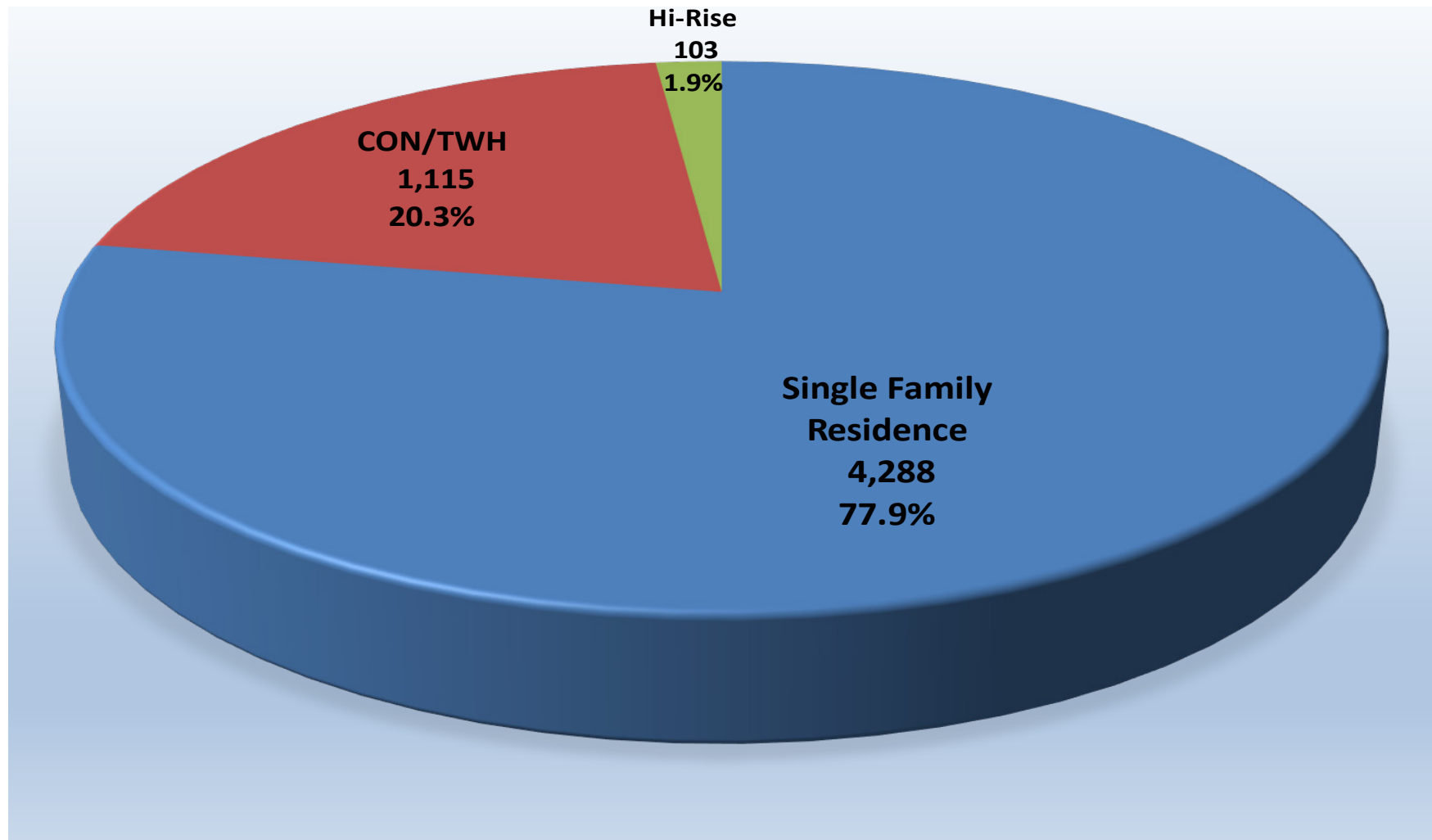
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	2,858	4,171	2,310	2,031	529,000	867,538	448,000	583,291	2.8	48.7%	31
CON/TWH	785	1,048	645	652	287,500	348,353	290,000	308,357	2.2	62.2%	29
<i>Total Residential</i>	<i>3,643</i>	<i>5,219</i>	<i>2,955</i>	<i>2,683</i>	<i>478,444</i>	<i>763,348</i>	<i>413,450</i>	<i>516,479</i>	<i>2.6</i>	<i>51.4%</i>	<i>30</i>
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



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Las Vegas Market Update - October 2023

Las Vegas REALTORS * Available Units

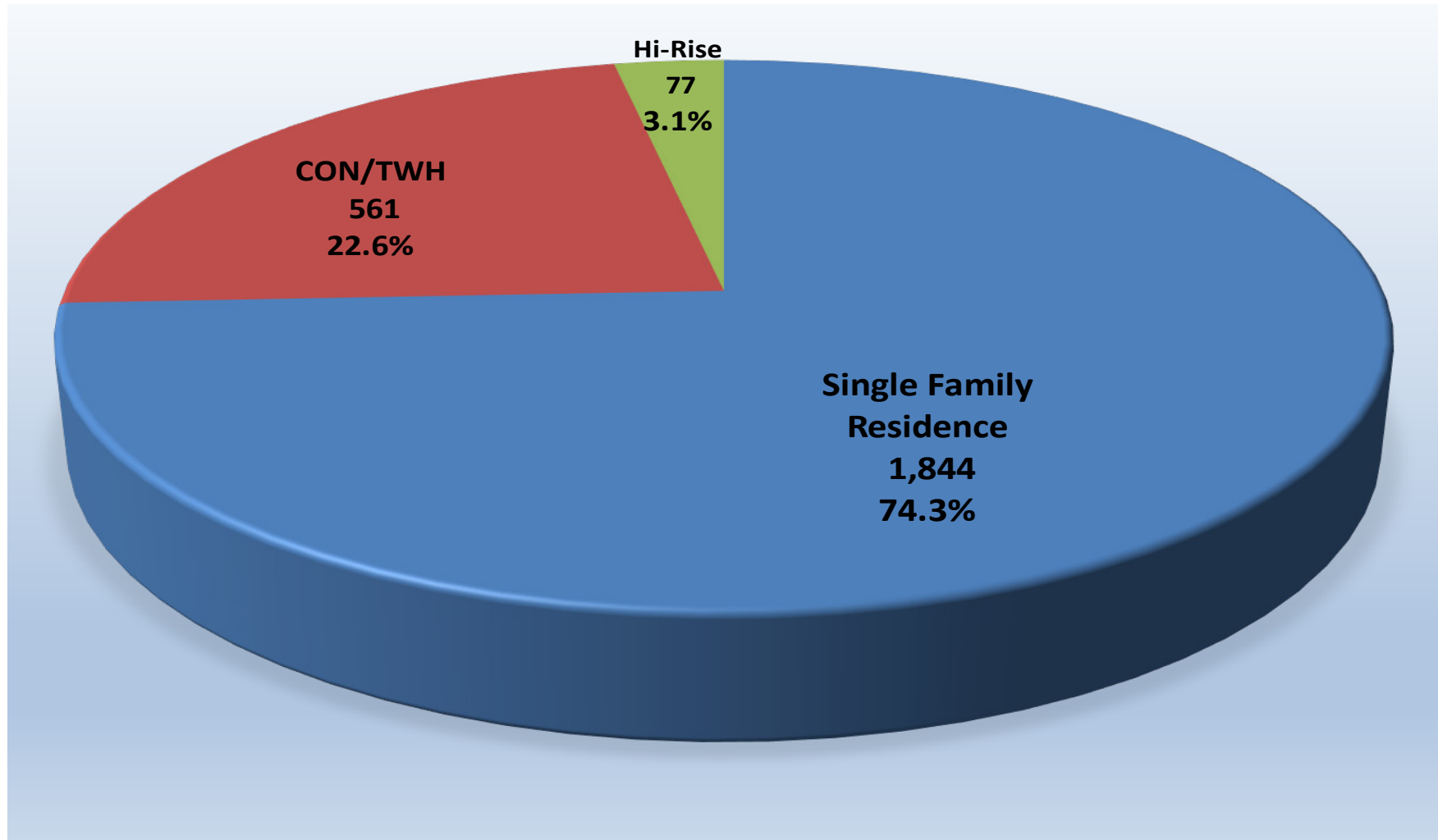




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Las Vegas Market Update - October 2023

Las Vegas REALTORS *Units Sold * Last Month



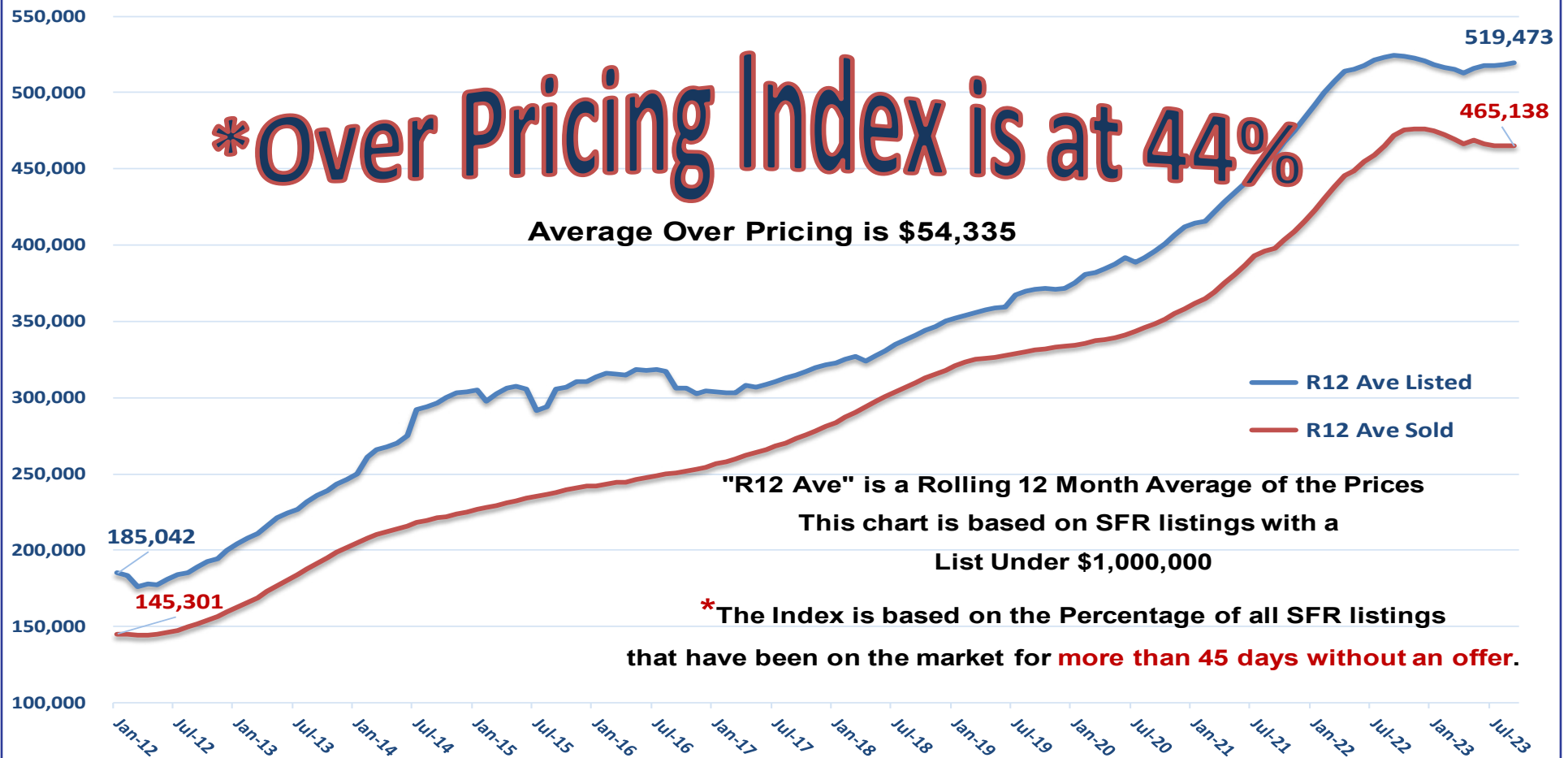


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Las Vegas Market Update - October 2023

Greater Las Vegas

SFR Average List vs Closed Sale Prices

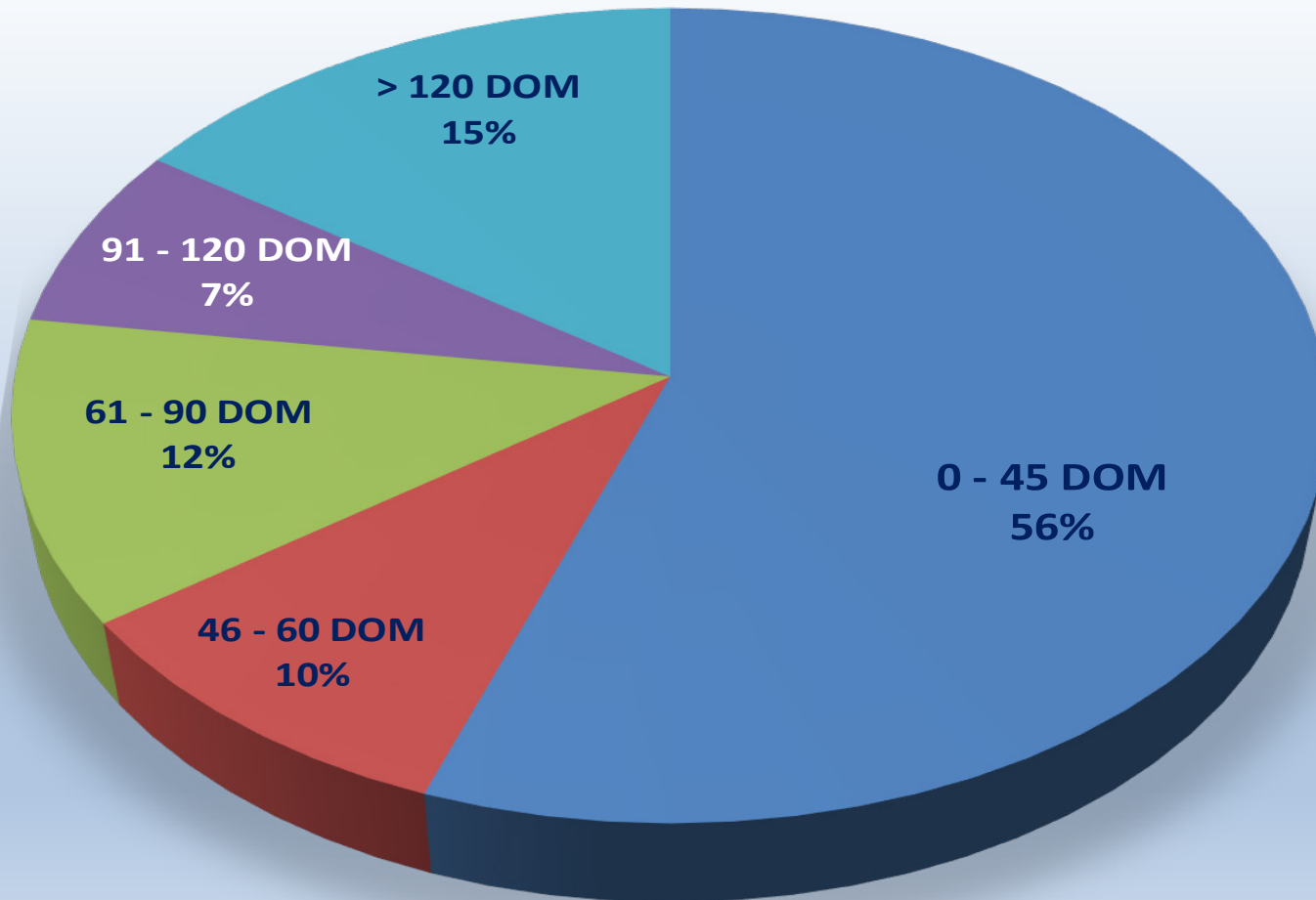




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Las Vegas Market Update - October 2023

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - October 2023

SFR Closed Sales in Selected Communities - Last Six Months

	2023 Apr	May	Jun	July	Aug	Sep	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	16	18	17	10	20	18	■ ■ ■ ■ ■ ■ ■ ■	3	521,527	27
Anthem	2	4	8	4	9	5	■ ■ ■ ■ ■ ■ ■ ■	3	720,000	45
Cadence	23	34	44	37	41	42	■ ■ ■ ■ ■ ■ ■ ■	3	490,615	40
Centennial Hills	19	20	25	14	13	12	■ ■ ■ ■ ■ ■ ■ ■	3	534,907	38
Desert/South Shores	14	17	13	15	15	10	■ ■ ■ ■ ■ ■ ■ ■	2	615,012	45
Green Valley	32	33	35	24	24	35	■ ■ ■ ■ ■ ■ ■ ■	2	581,941	24
Green Valley Ranch	7	11	15	18	8	10	■ ■ ■ ■ ■ ■ ■ ■	1	633,422	28
Inspirada	22	19	19	23	25	17	■ ■ ■ ■ ■ ■ ■ ■	3	632,728	44
Iron Mountain Ranch	1	14	8	7	7	4	■ ■ ■ ■ ■ ■ ■ ■	5	602,762	15
Lake Las Vegas	19	18	17	20	16	21	■ ■ ■ ■ ■ ■ ■ ■	5	966,209	69
Lone Mountain	8	6	5	6	6	1	■ ■ ■ ■ ■ ■ ■ ■	21	614,827	54
MacDonald Highlands	5	5	0	2	5	2	■ ■ ■ ■ ■ ■ ■ ■	24	4,486,986	126
Mountains Edge	32	43	41	43	36	42	■ ■ ■ ■ ■ ■ ■ ■	2	514,194	28
Peccole Ranch	4	8	10	10	8	3	■ ■ ■ ■ ■ ■ ■ ■	5	507,923	42
Providence	22	34	34	27	23	21	■ ■ ■ ■ ■ ■ ■ ■	3	463,666	21
Red Rock Cntry Club	5	4	1	9	0	5	■ ■ ■ ■ ■ ■ ■ ■	3	1,779,192	53
Rhodes Ranch	16	17	16	12	10	14	■ ■ ■ ■ ■ ■ ■ ■	3	537,686	32
Seven Hills	5	12	9	11	12	5	■ ■ ■ ■ ■ ■ ■ ■	11	1,116,646	28
Siena (SFR & TWH)	6	7	14	11	16	10	■ ■ ■ ■ ■ ■ ■ ■	2	590,969	48
Silverado Ranch	25	27	31	19	20	10	■ ■ ■ ■ ■ ■ ■ ■	4	483,187	18
Silverstone Ranch	2	8	6	4	2	2	■ ■ ■ ■ ■ ■ ■ ■	6	554,709	12
Skye Canyon	25	34	42	25	32	31	■ ■ ■ ■ ■ ■ ■ ■	2	570,575	53
Southern Highlands	27	35	35	23	22	31	■ ■ ■ ■ ■ ■ ■ ■	4	884,296	29
Spring Valley	15	24	19	12	13	12	■ ■ ■ ■ ■ ■ ■ ■	3	456,295	14
Summerlin	29	43	45	64	35	28	■ ■ ■ ■ ■ ■ ■ ■	3	946,133	60
Sun City Anthem	26	39	36	34	35	21	■ ■ ■ ■ ■ ■ ■ ■	4	599,135	31
Sun City Summerlin	35	42	50	26	34	20	■ ■ ■ ■ ■ ■ ■ ■	3	511,401	25
The Lakes	12	16	11	10	13	10	■ ■ ■ ■ ■ ■ ■ ■	3	596,901	25
The Ridges	5	6	7	4	5	5	■ ■ ■ ■ ■ ■ ■ ■	7	4,884,078	37
Tuscany	6	9	8	13	5	7	■ ■ ■ ■ ■ ■ ■ ■	2	576,371	52
Other Groups										
Clark County	1,933	2,291	2,263	1,995	1,980	1,785	■ ■ ■ ■ ■ ■ ■ ■	3	563,404	32
Boulder City	13	17	15	15	16	10	■ ■ ■ ■ ■ ■ ■ ■	5	569,384	24
Pahrump	50	60	71	60	44	46	■ ■ ■ ■ ■ ■ ■ ■	6	365,782	45
High Rise Sales	73	94	86	53	64	76	■ ■ ■ ■ ■ ■ ■ ■	5	555,853	65
Luxury Sales (\$1M+)	119	141	133	137	153	111	■ ■ ■ ■ ■ ■ ■ ■	8	1,787,612	62

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Las Vegas Market Update - October 2023

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

	2023 April	May	June	July	August	September	Price Movement
Aliante	484,775	524,706	493,265	554,780	562,040	514,219	
Anthem	557,500	655,000	731,000	779,000	765,721	689,900	
Cadence	484,190	487,535	492,555	498,180	498,311	480,417	
Centennial Hills	466,705	562,625	488,035	597,786	554,600	599,650	
Desert/South Shores	616,207	586,479	493,919	678,633	655,833	662,600	
Green Valley	548,606	535,109	595,651	520,085	759,179	563,744	
Green Valley Ranch	525,143	647,817	709,453	707,683	544,009	517,200	
Inspirada	623,943	647,619	588,616	632,000	671,338	620,959	
Iron Mountain Ranch	565,000	660,750	565,781	571,786	646,000	461,750	
Lake Las Vegas	1,071,450	1,024,689	1,089,254	898,167	815,208	901,107	
Lone Mountain	529,875	472,833	733,400	877,417	459,167	911,966	
MacDonald Highlands	2,328,048	3,725,000	-	9,137,500	6,235,000	2,768,750	
Mountains Edge	510,282	518,286	518,934	492,892	525,600	520,390	
Peccole Ranch	512,500	488,550	510,480	486,600	566,750	459,167	
Providence	474,384	447,182	459,103	486,931	454,196	466,971	
Red Rock Country Club	1,608,000	1,812,000	1,650,000	1,707,222	-	2,079,520	
Rhodes Ranch	519,344	553,382	548,238	511,667	573,050	524,571	
Seven Hills	621,200	1,927,700	821,599	837,372	972,499	1,157,000	
Siena (SFR & TWH)	617,167	522,714	626,207	570,364	649,819	502,200	
Silverado Ranch	525,436	441,465	495,903	455,434	456,450	557,000	
Silverstone Ranch	687,500	612,438	482,167	496,375	565,000	515,000	
Skye Canyon	532,230	551,609	558,012	624,234	568,688	597,997	
Southern Highlands	1,035,516	760,240	824,846	556,637	1,321,273	892,761	
Spring Valley	486,166	422,558	476,200	420,908	422,300	527,125	
Summerlin	806,951	872,698	864,045	1,104,313	867,023	1,072,319	
Sun City Anthem	550,112	589,888	597,921	624,026	575,037	678,952	
Sun City Summerlin	491,692	465,693	555,981	491,245	520,536	541,100	
The Lakes	505,792	521,375	720,000	577,710	625,941	673,100	
The Ridges	2,480,500	5,504,000	5,540,571	4,030,000	5,550,000	5,642,000	
Tuscany	587,167	592,556	616,250	569,061	527,000	549,571	
Other Groups							
Clark County	531,736	568,451	553,031	578,647	589,770	558,085	
Boulder City	723,192	500,082	496,053	631,900	555,153	526,240	
Pahrump	361,067	366,044	349,643	365,804	386,344	375,778	
High Rise Sales	625,079	517,147	545,480	558,837	595,539	513,469	
Luxury Sales (\$1M+)	1,697,159	2,057,048	1,938,196	1,927,379	2,033,521	1,856,442	

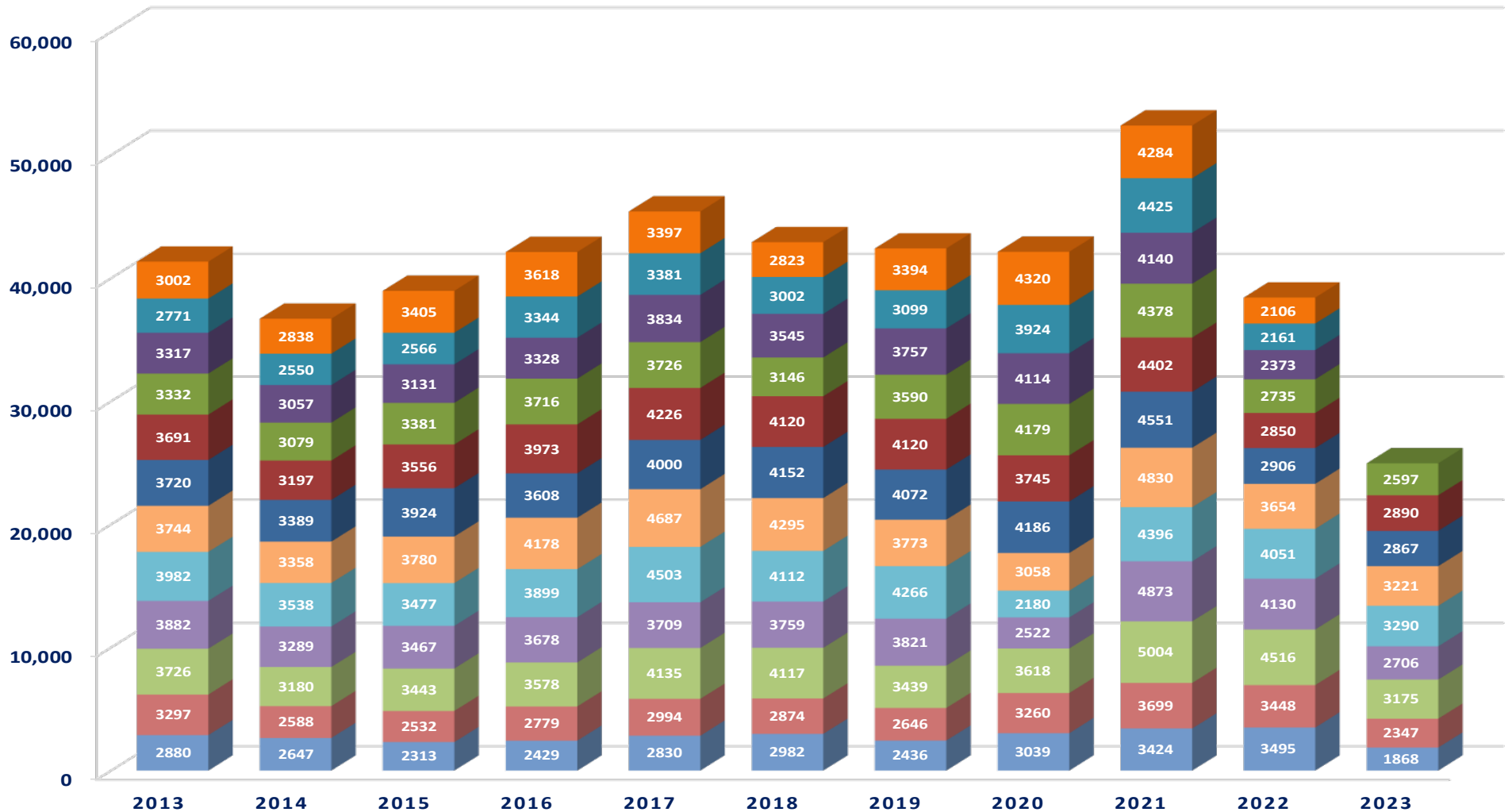


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Las Vegas Market Update - October 2023

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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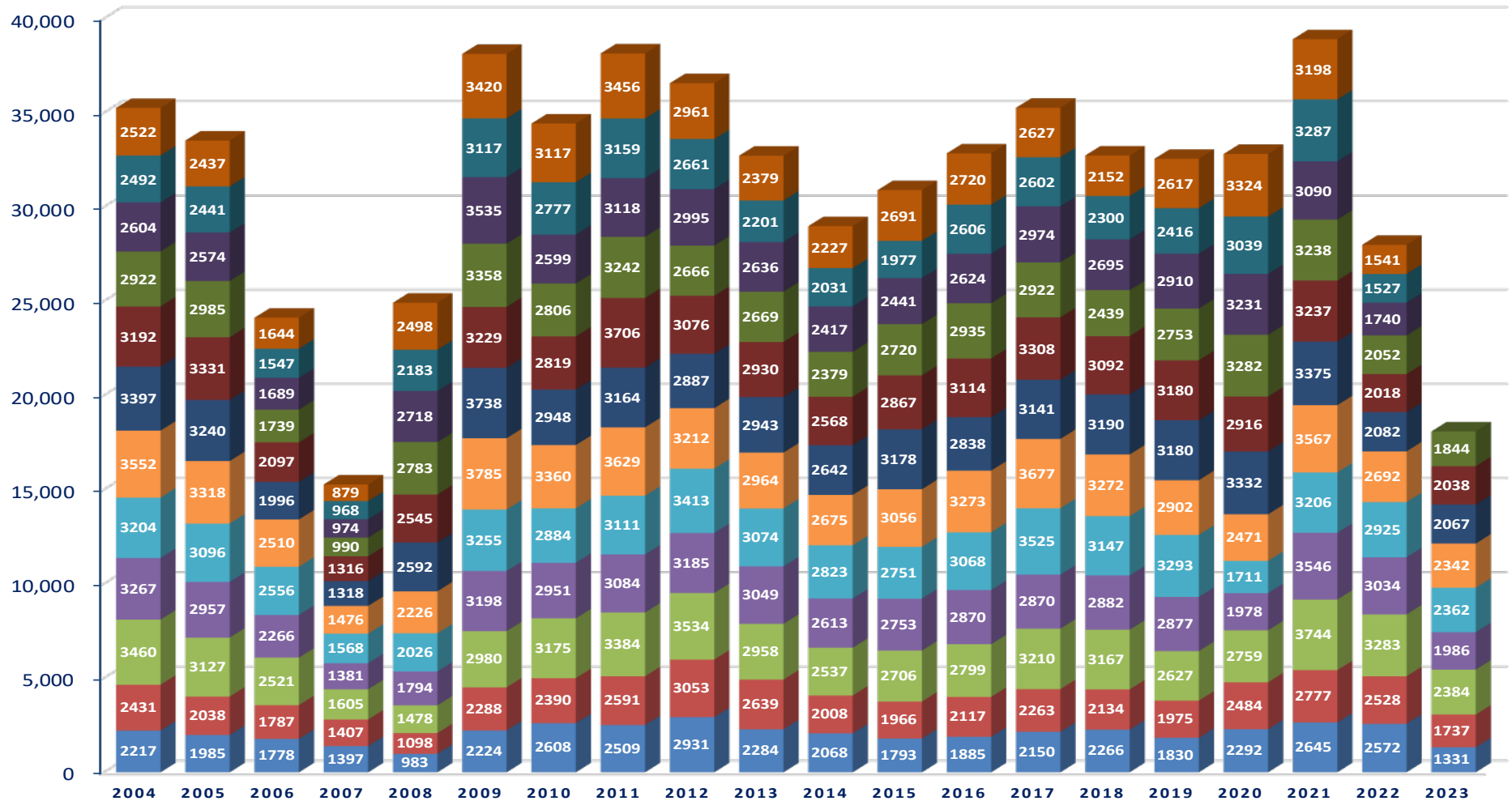


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Las Vegas Market Update - October 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS

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

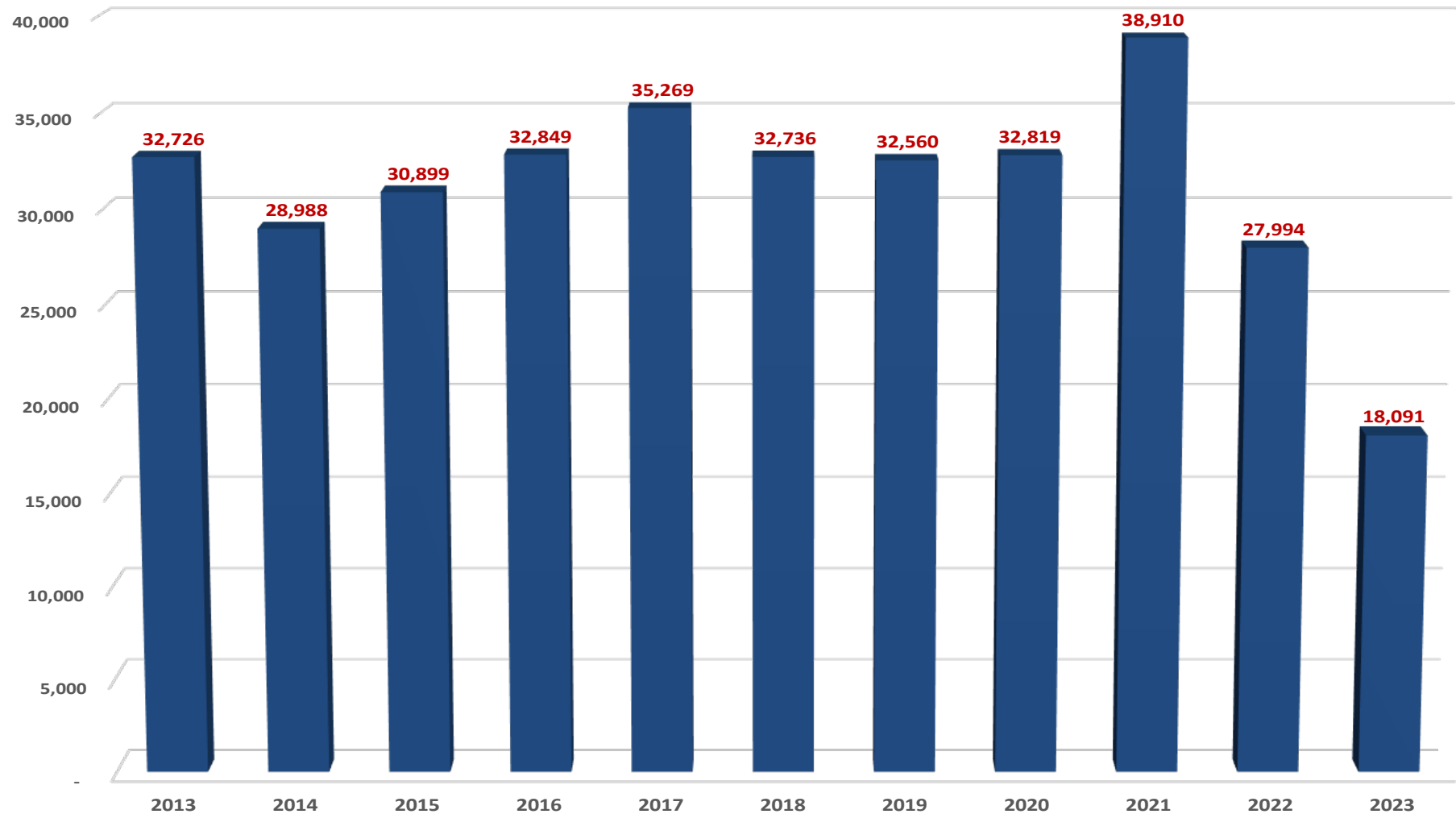




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Las Vegas Market Update - October 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS



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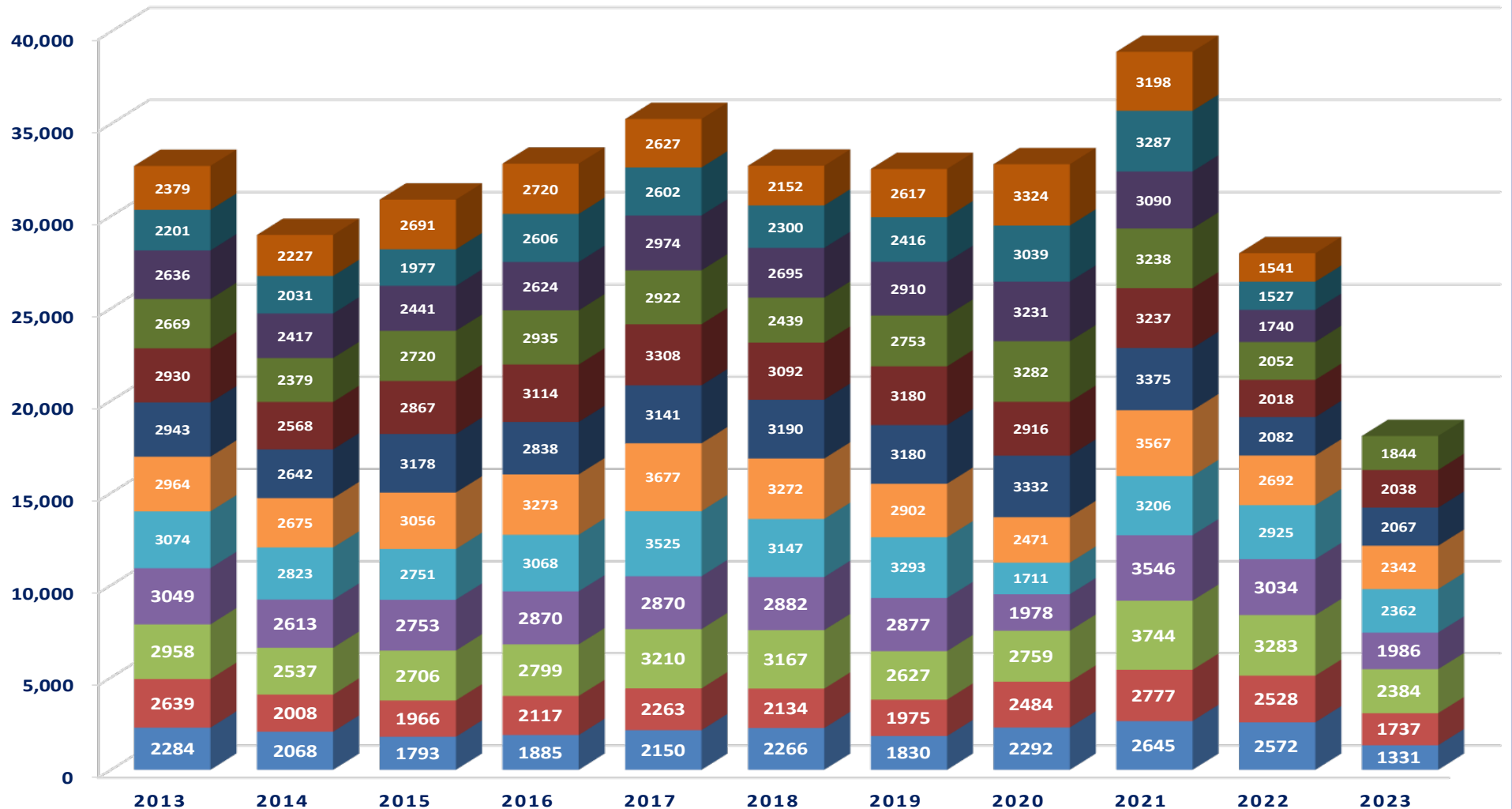


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Las Vegas Market Update - October 2023

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



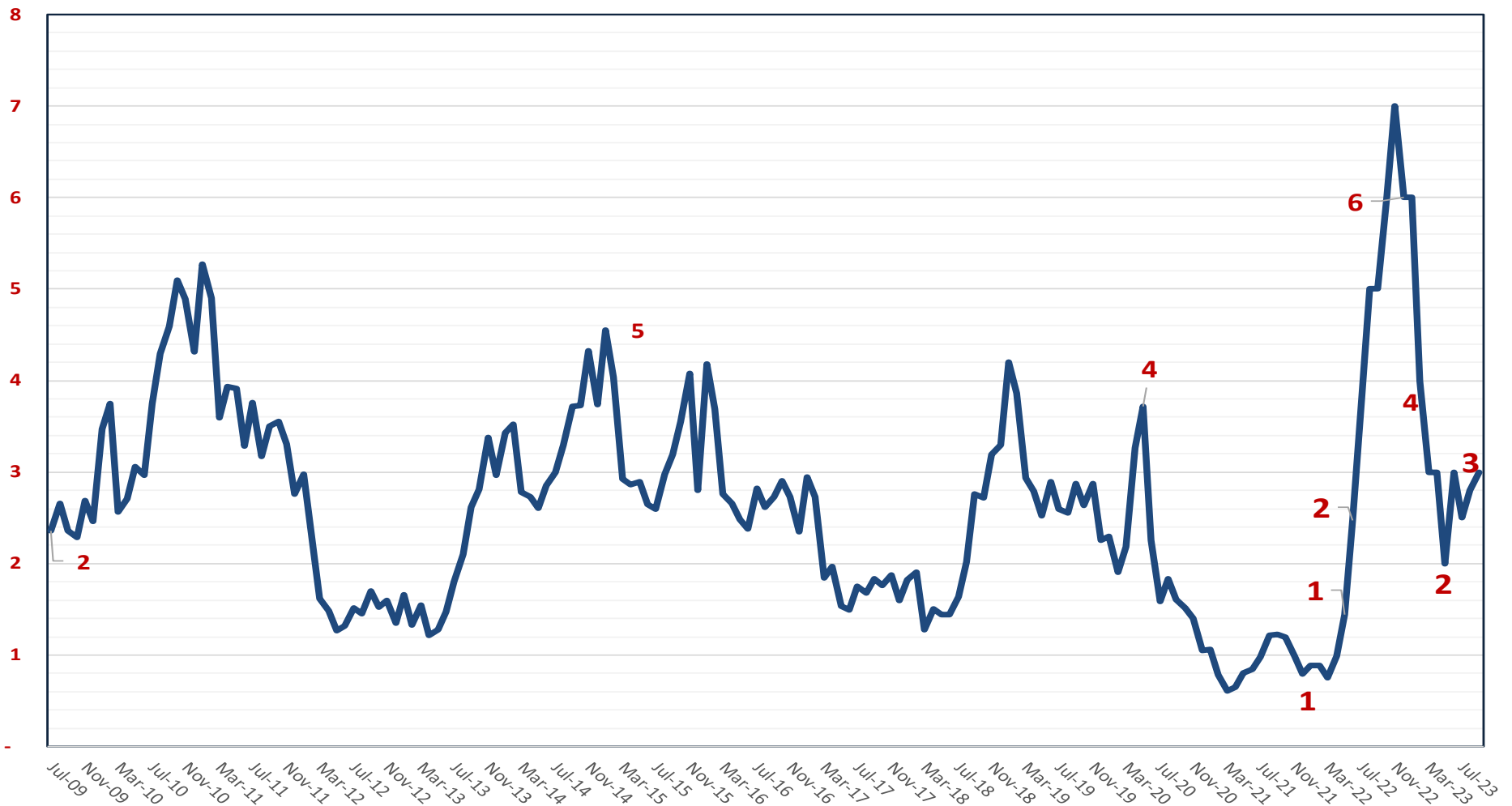
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Single Family Residential Homes Months of Inventory



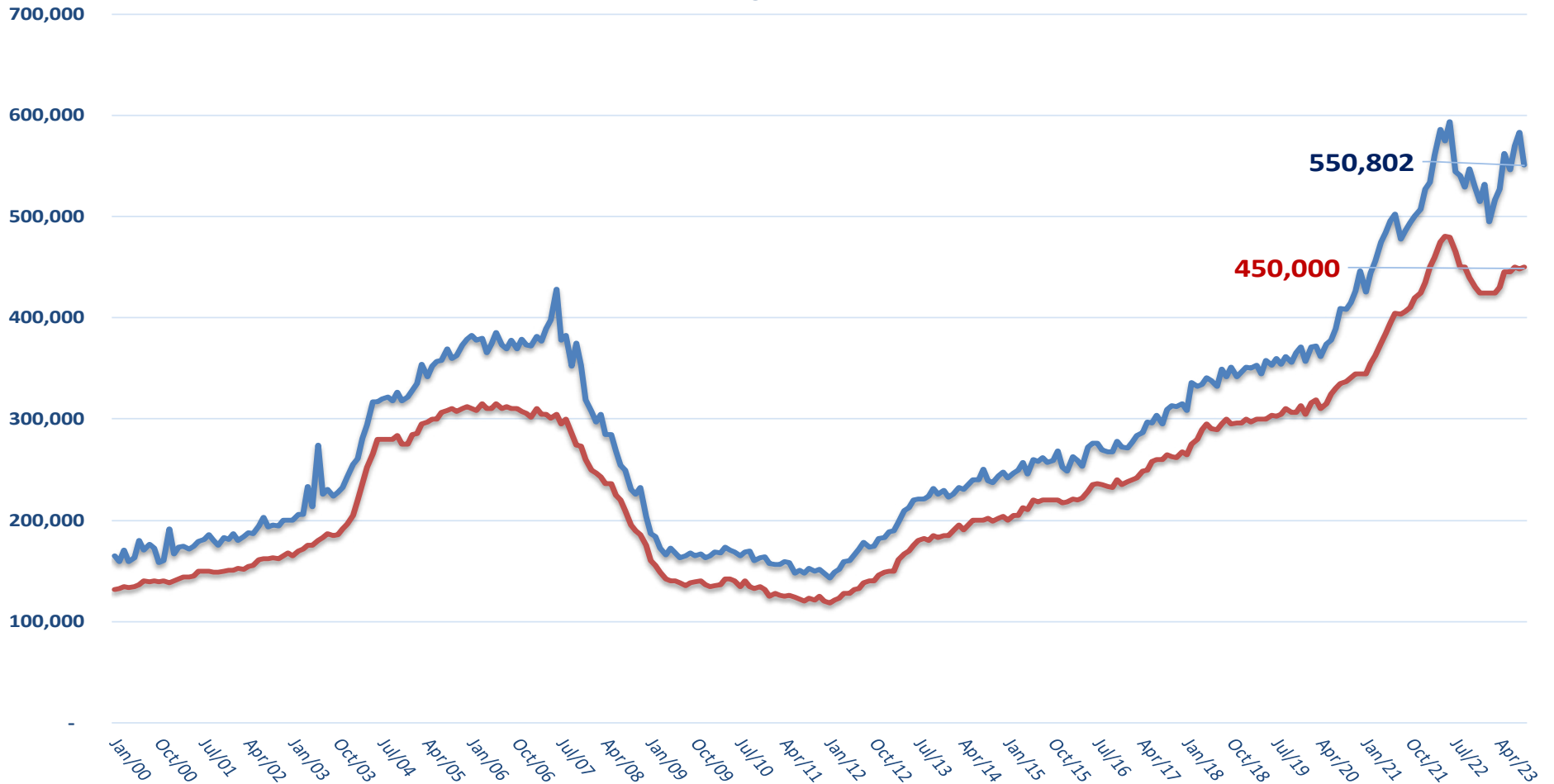


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SFR Market Prices

— Average — Median

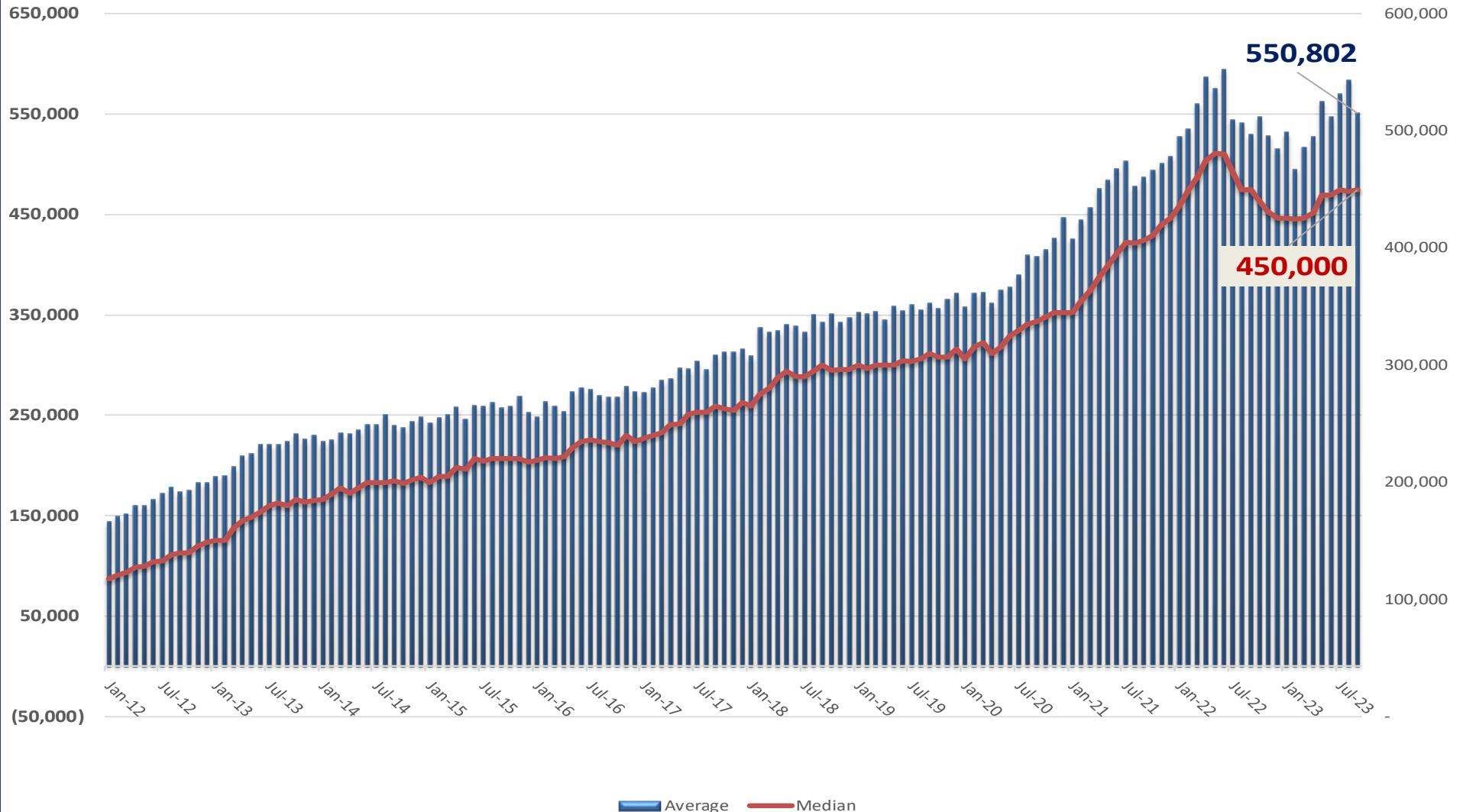




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Single Family Residential Price Trend

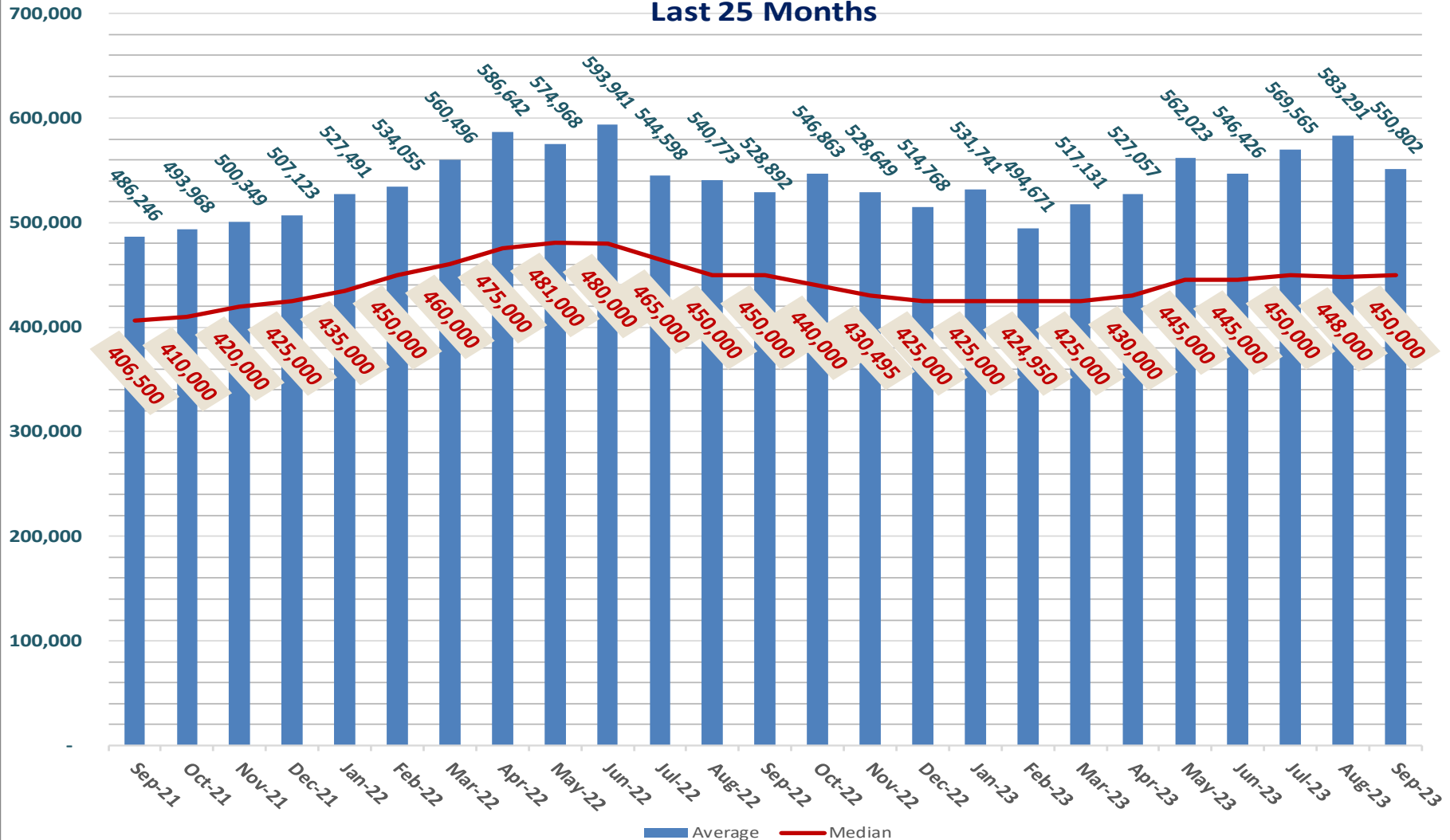




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Las Vegas Market Update - October 2023

Single Family Residential Price Trend
Last 25 Months

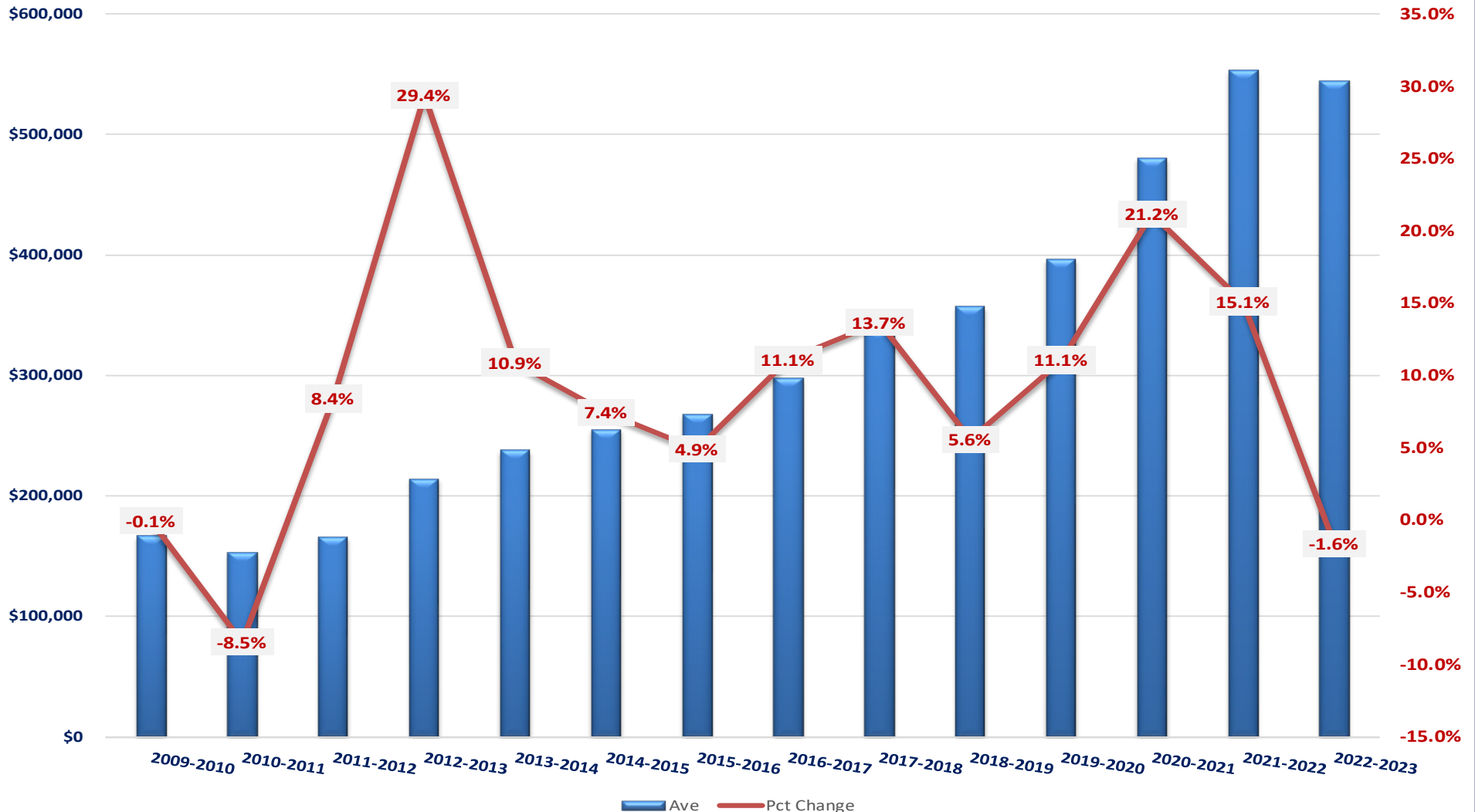




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SFR Average Price and Year Over Year Percent Change



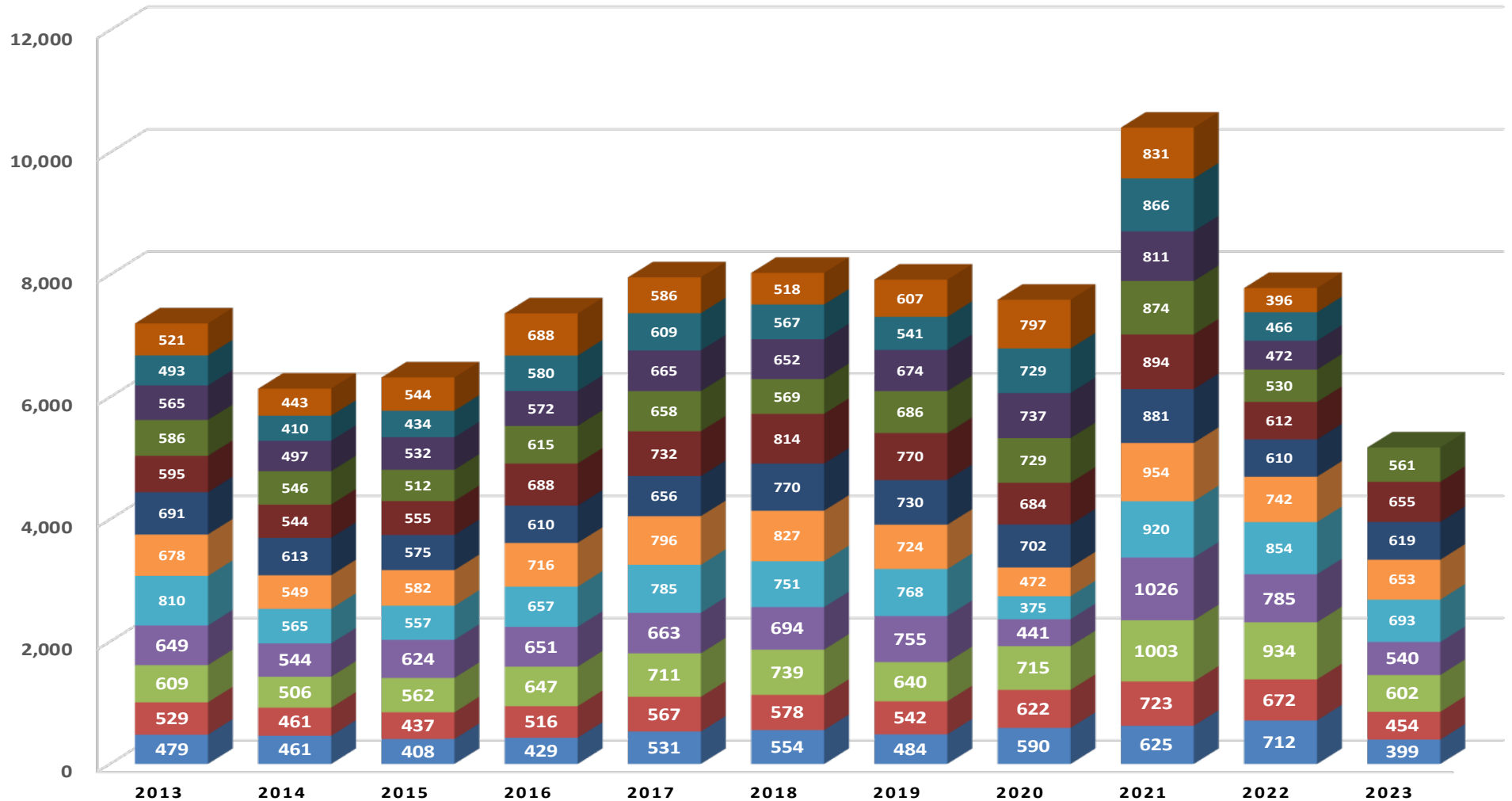


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CONDO / TOWNHOME CLOSINGS

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



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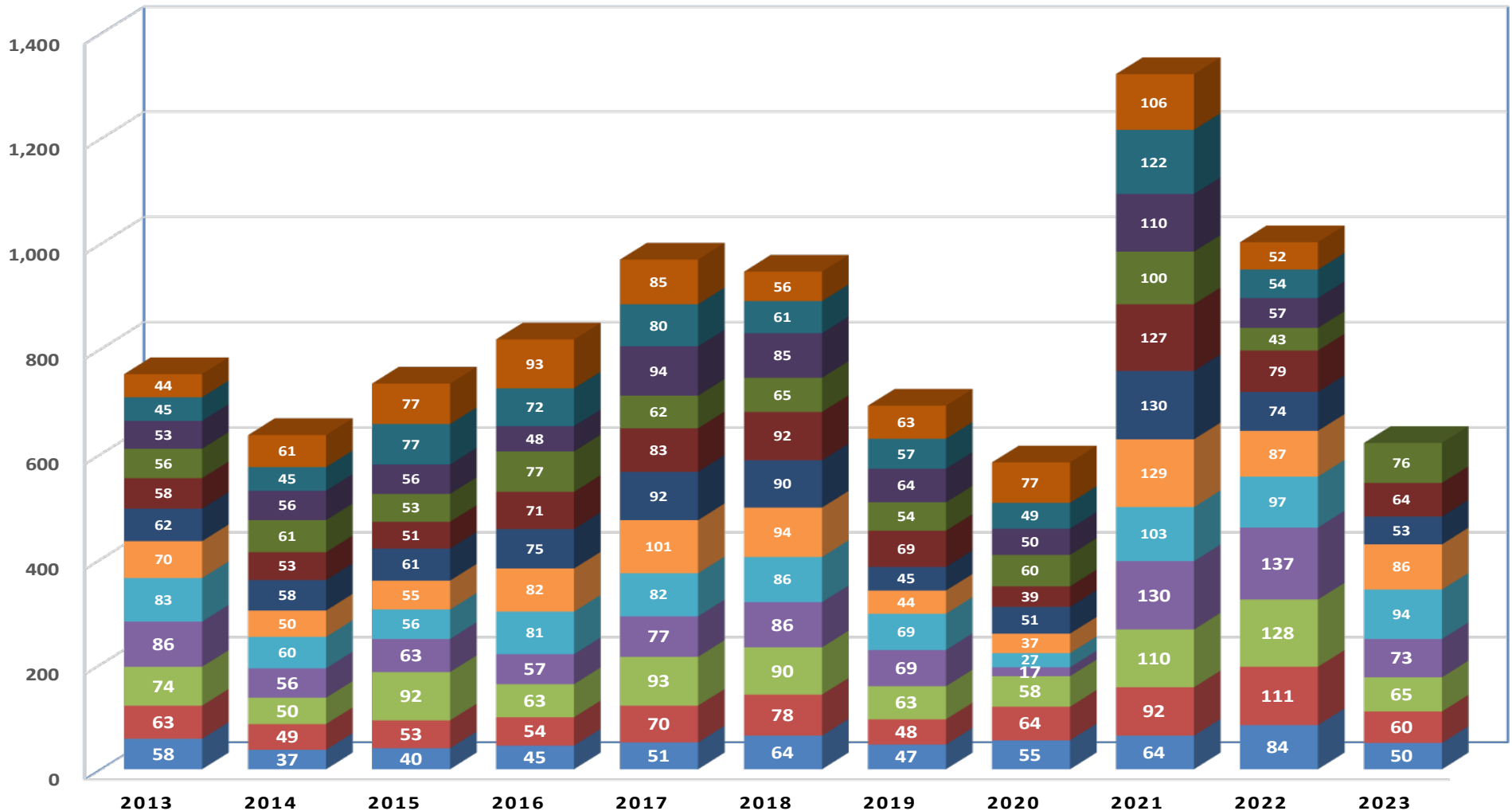


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Vertical / Hi-Rise Closings

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



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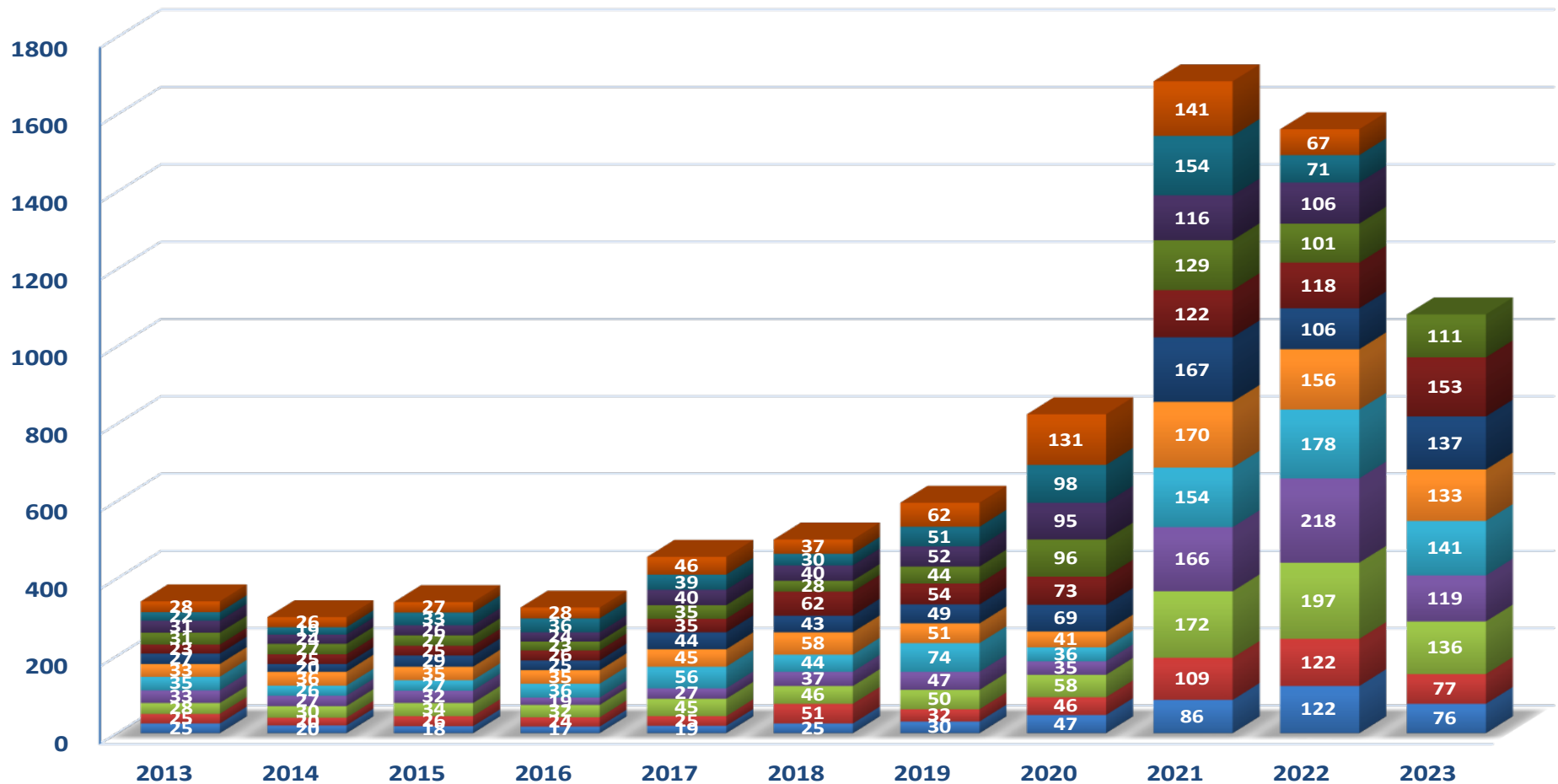


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Greater Las Vegas Luxury Sales \$1,000,000 and Over

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

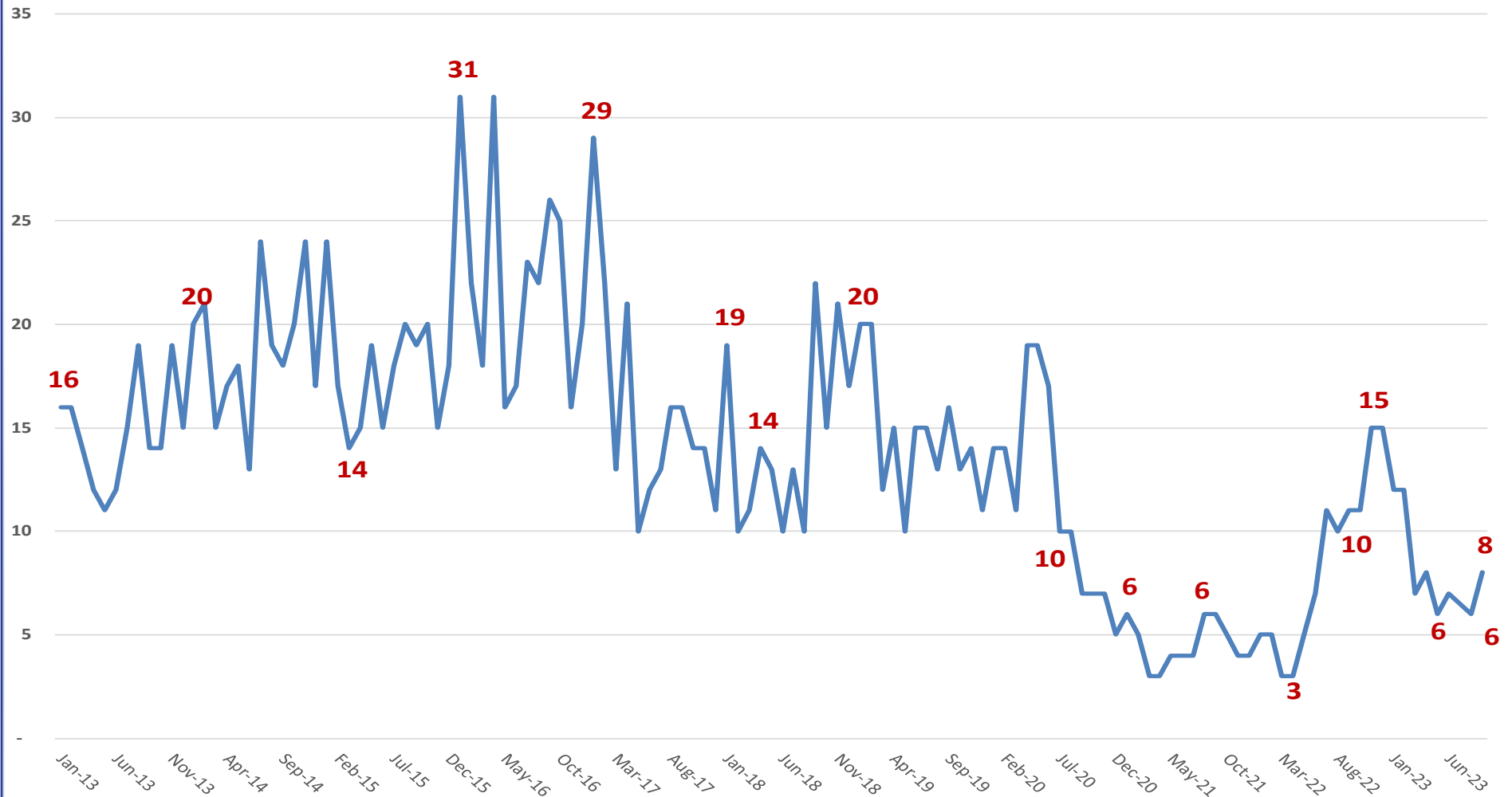




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Las Vegas Market Update - October 2023

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



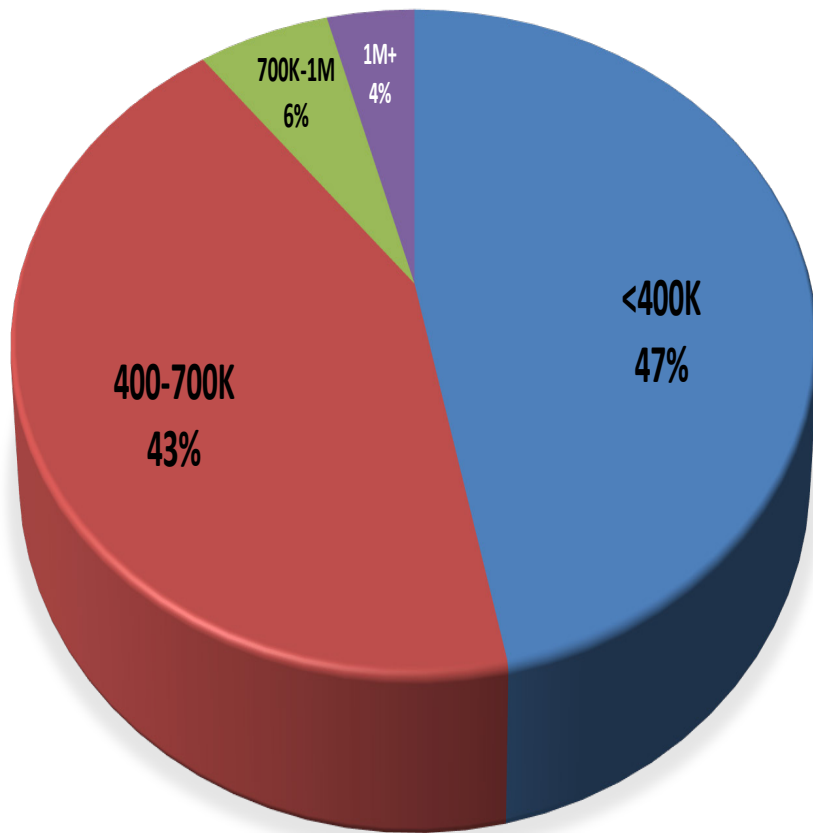


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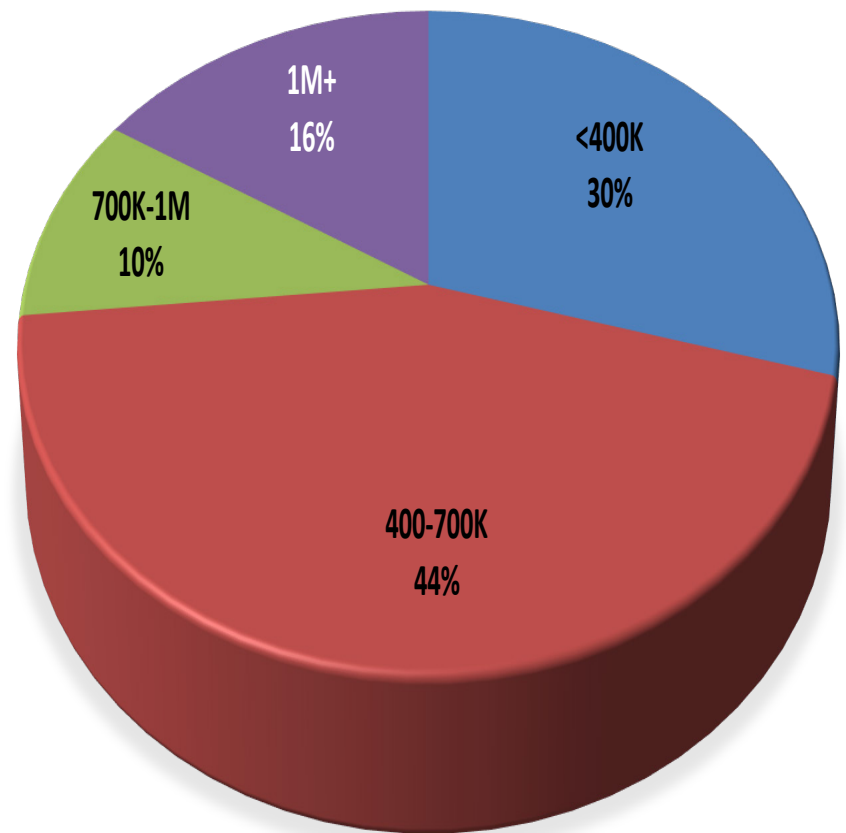
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

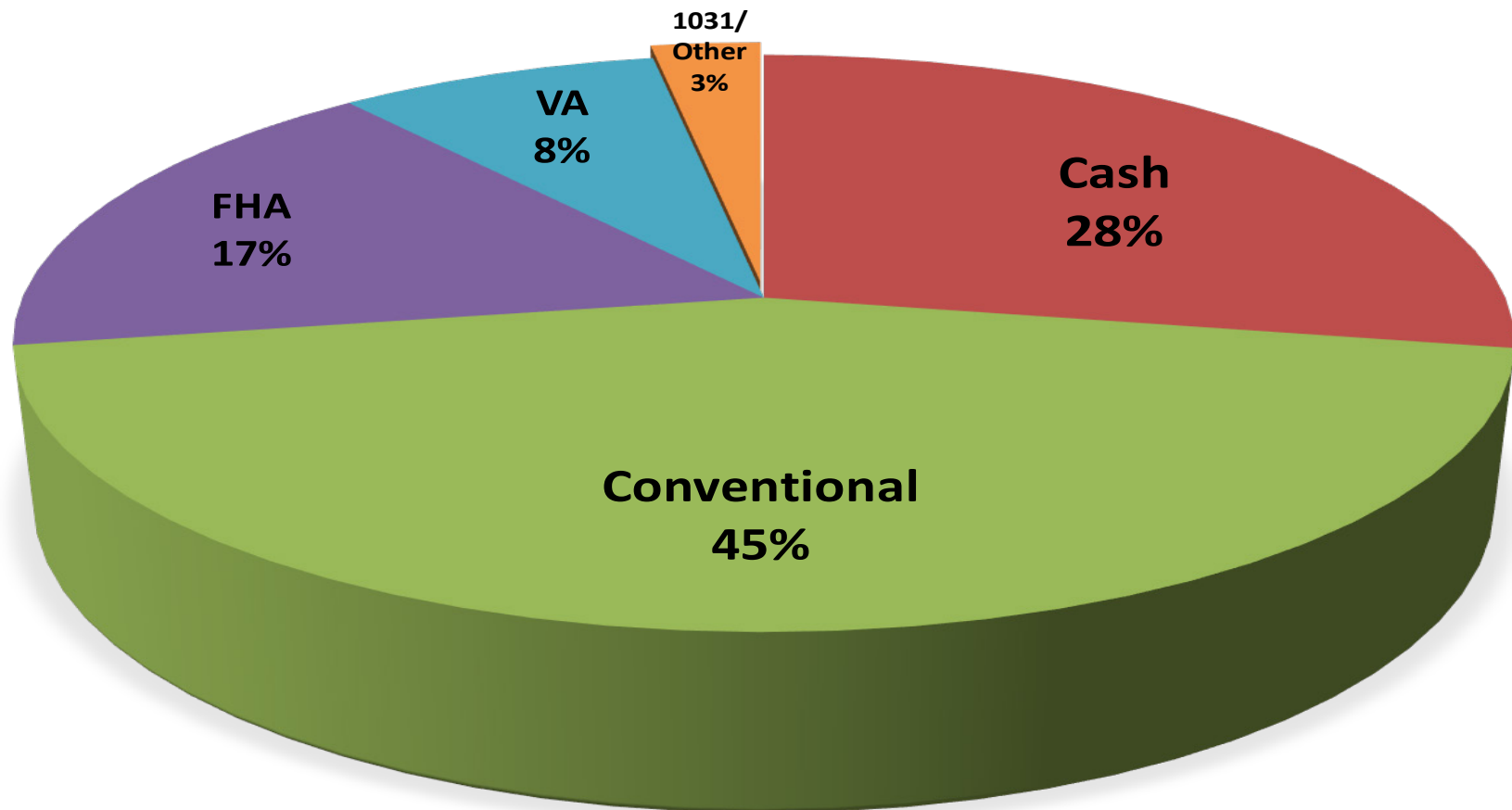




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Last Month's Closings by Sold Terms

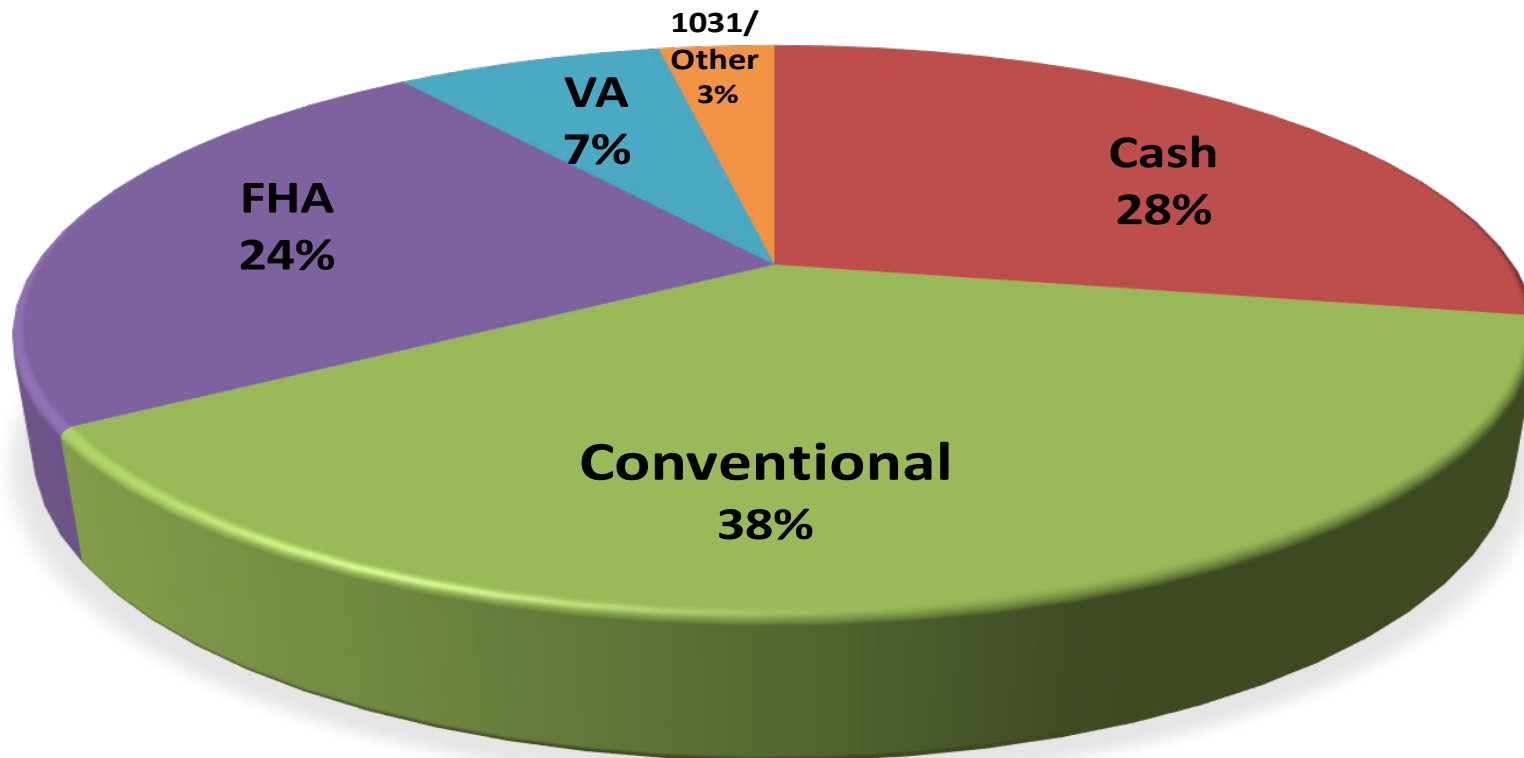




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Closings By Sold Terms Closings Less Than \$400,000

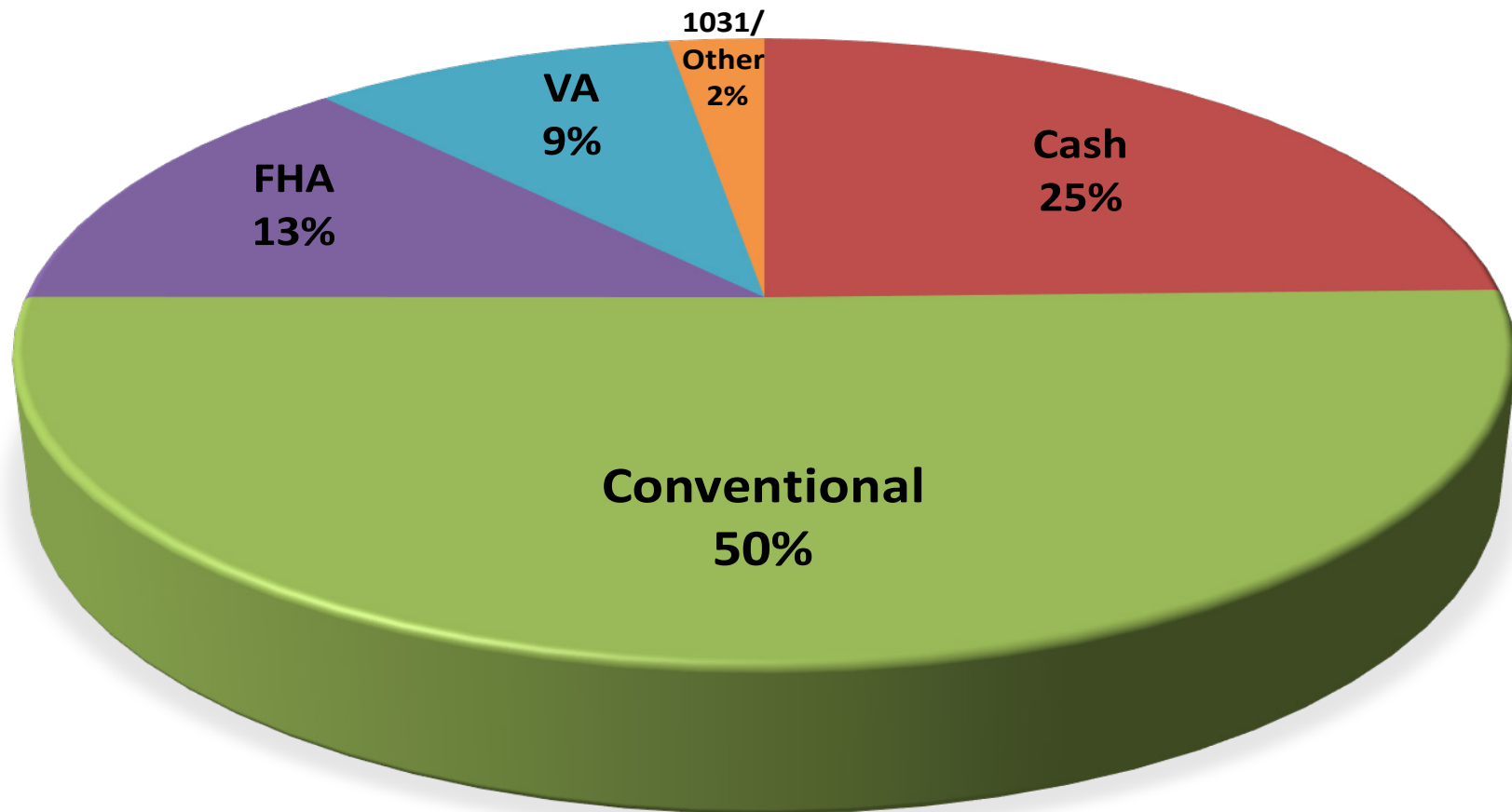




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

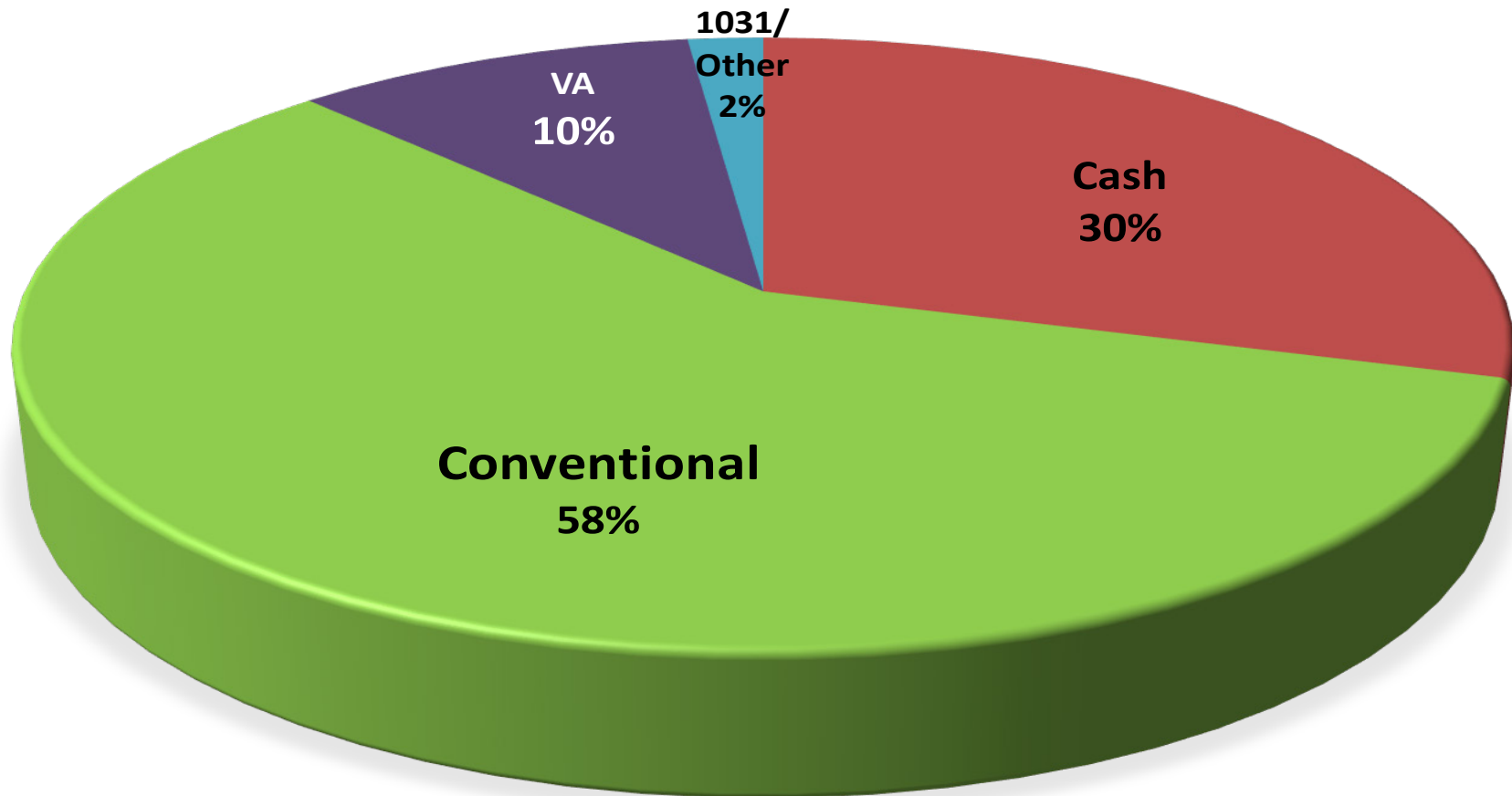




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

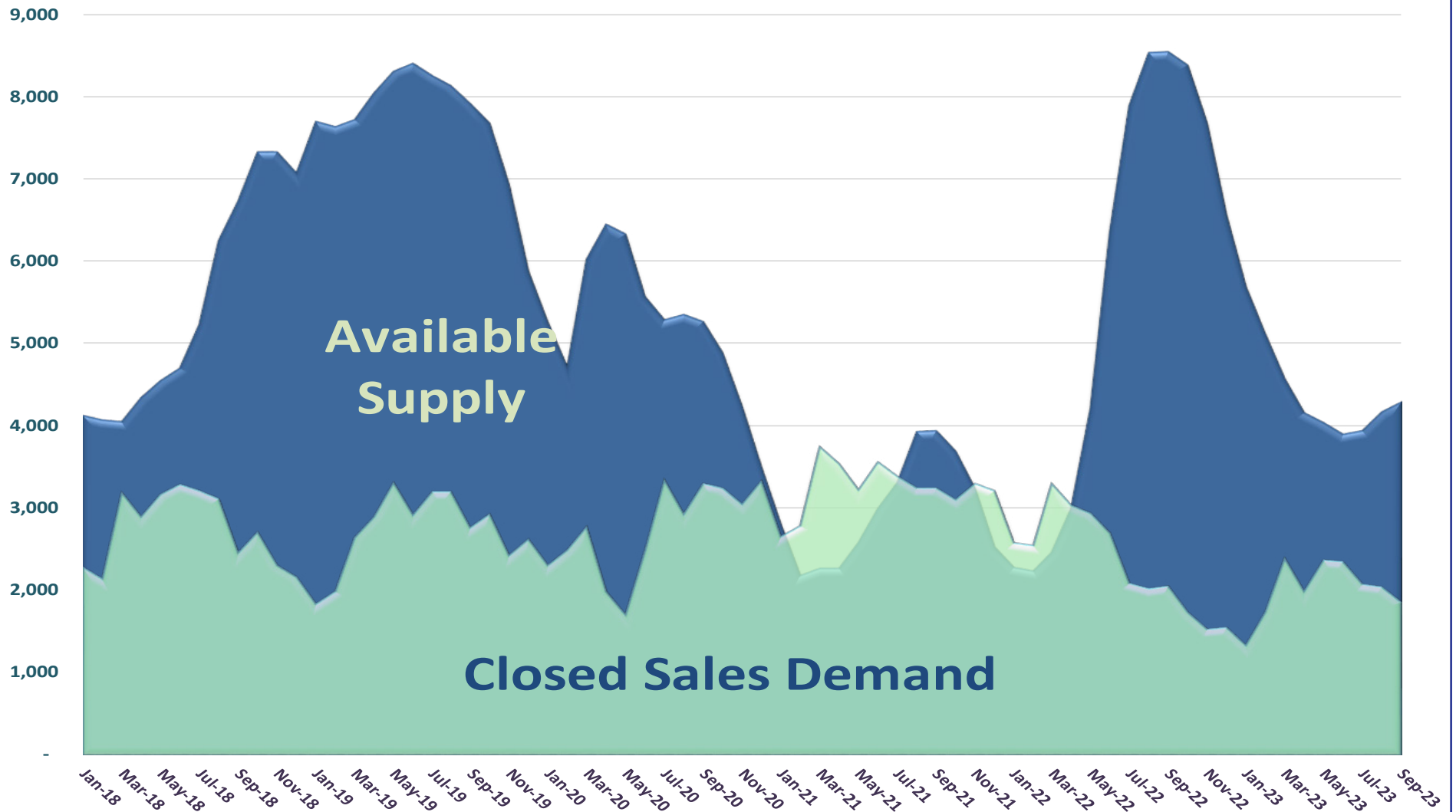




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Supply vs Demand - Single Family Residential



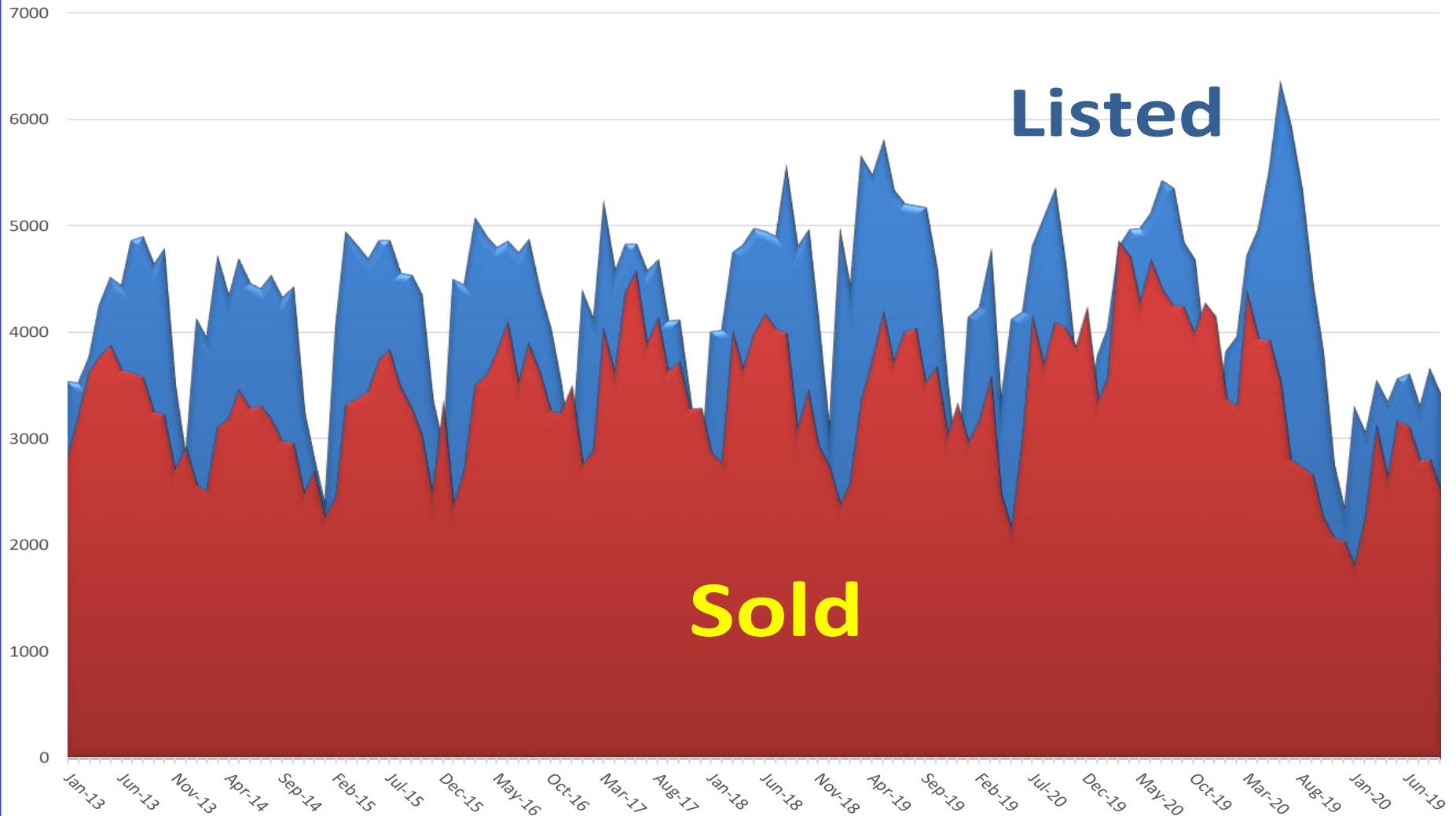
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Residential Listings Taken vs Listings Sold

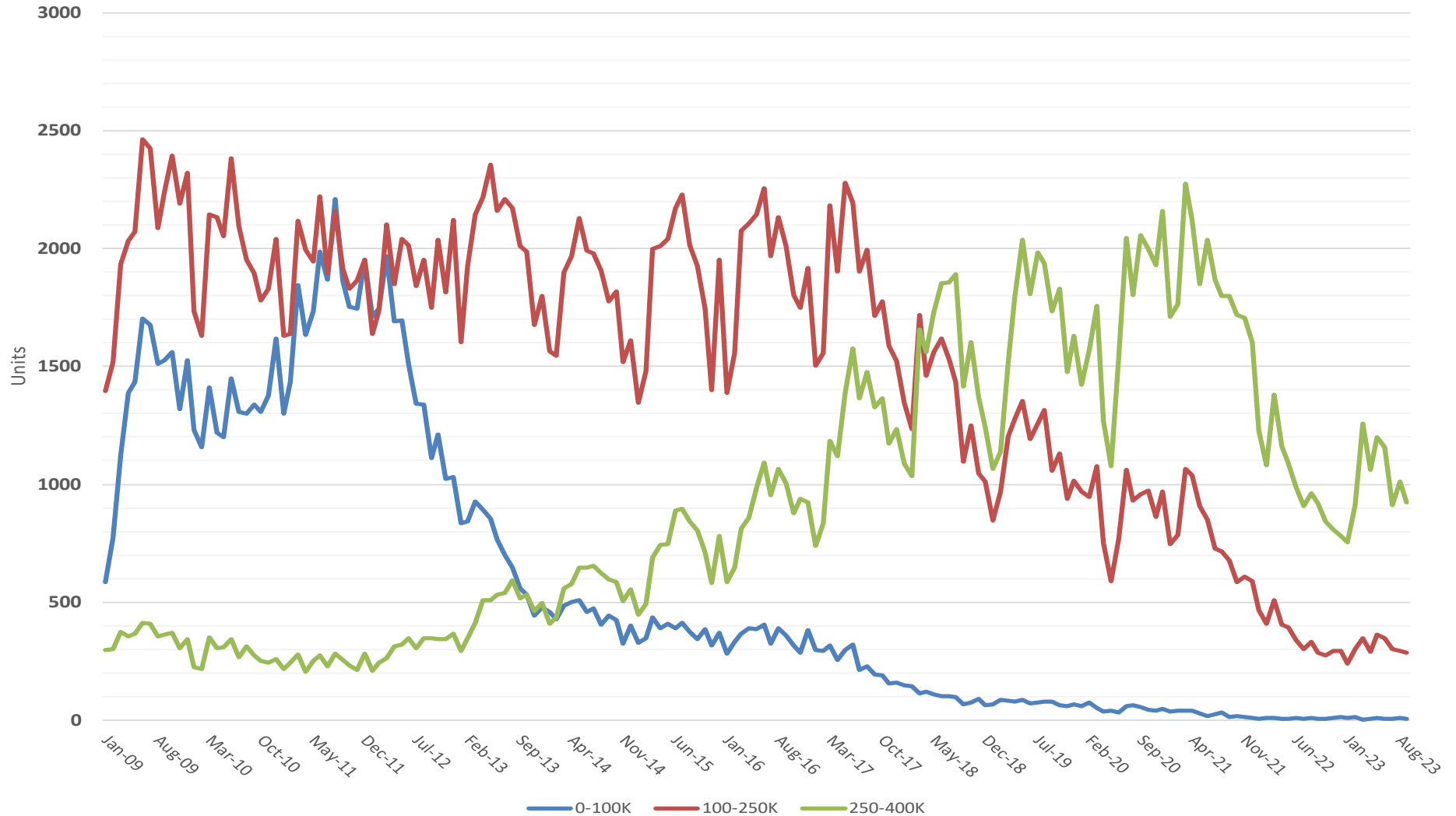




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Closed Units By Price Point - RES & VER

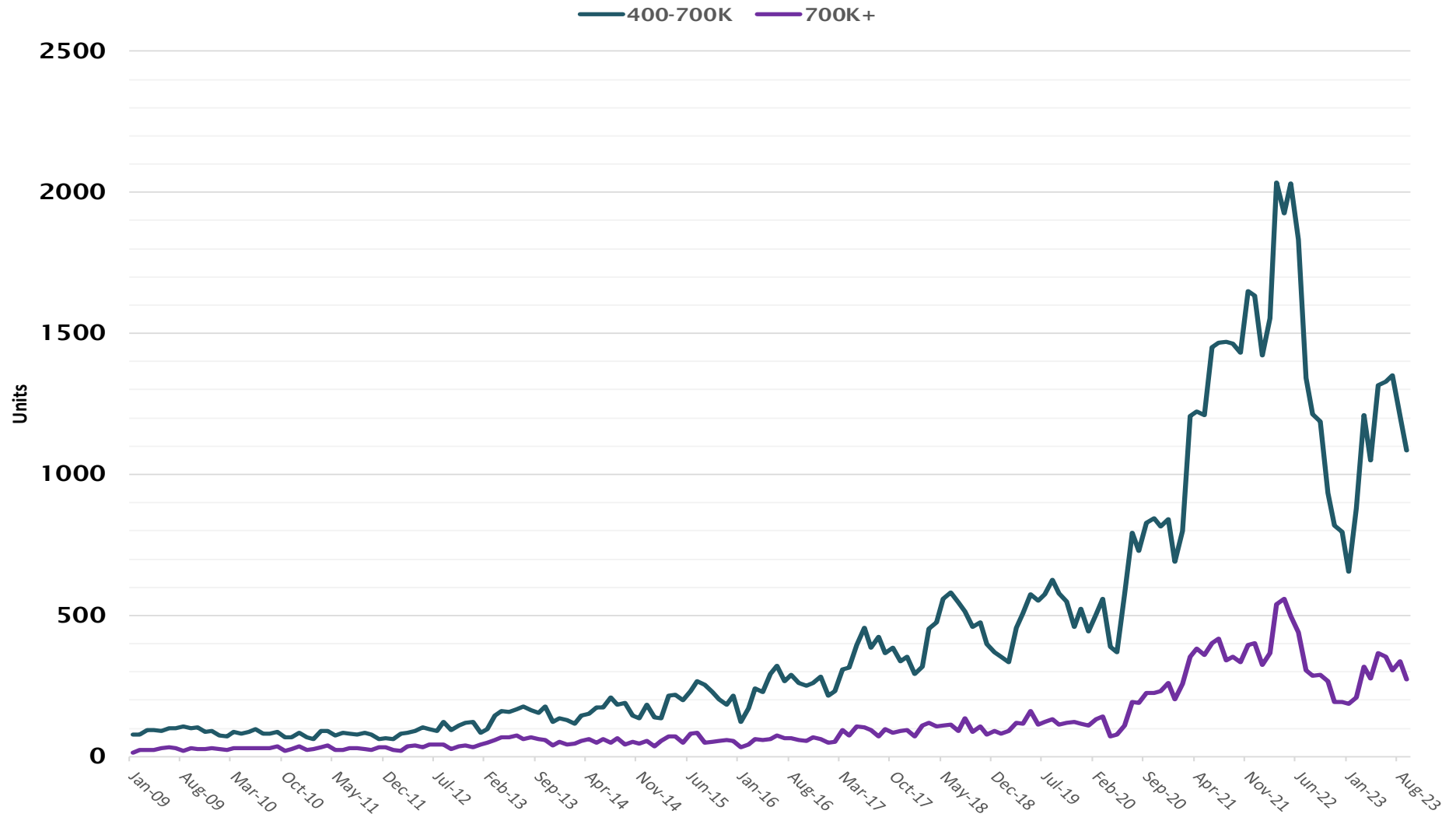




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Closed Units By Price Point - RES & VER





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Closing Trend by Price Point Residential and High Rise

