



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
Total Residential	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

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
Total Residential	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



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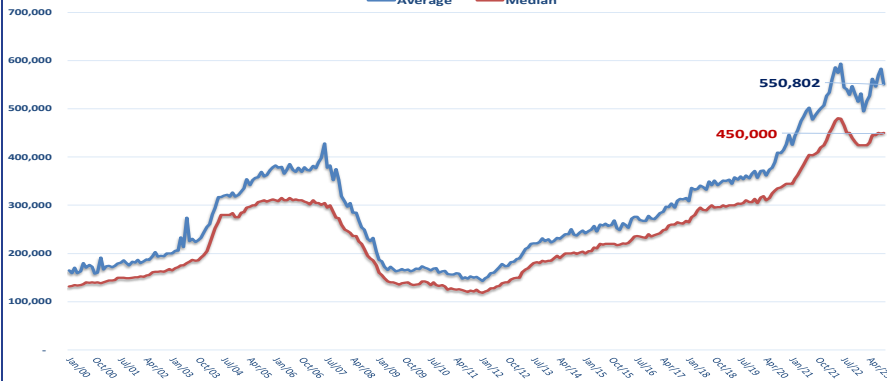
Las Vegas Market Update - October 2023

Greater Las Vegas SFR Average List vs Closed Sale Prices

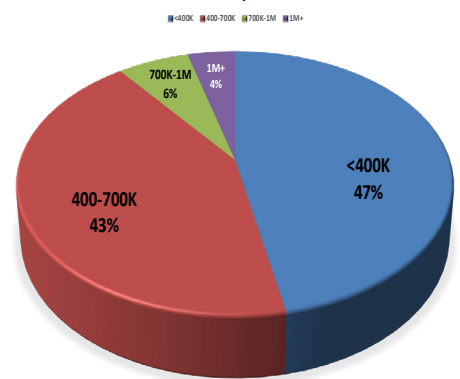


	Closed 2022	Closed 2023	Change	% Change
Units	31,782	24,961	(6,821)	-21.5%
Volume (000)	\$ 15,684,784	\$ 12,082,083	\$ (3,602,701)	-23.0%

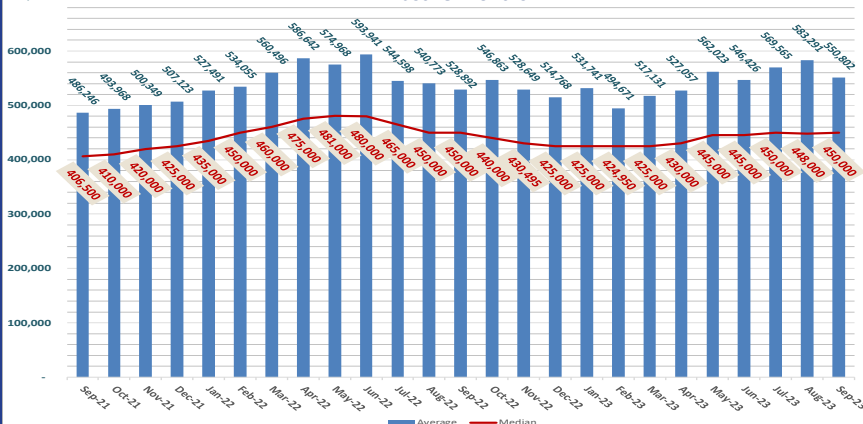
SFR Market Prices



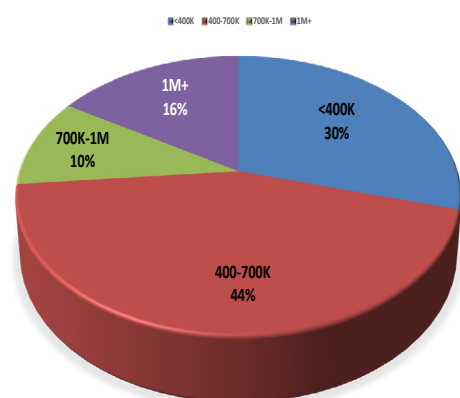
Closed Units by Price Point



Single Family Residential Price Trend Last 25 Months



Closed Volume by Price Point



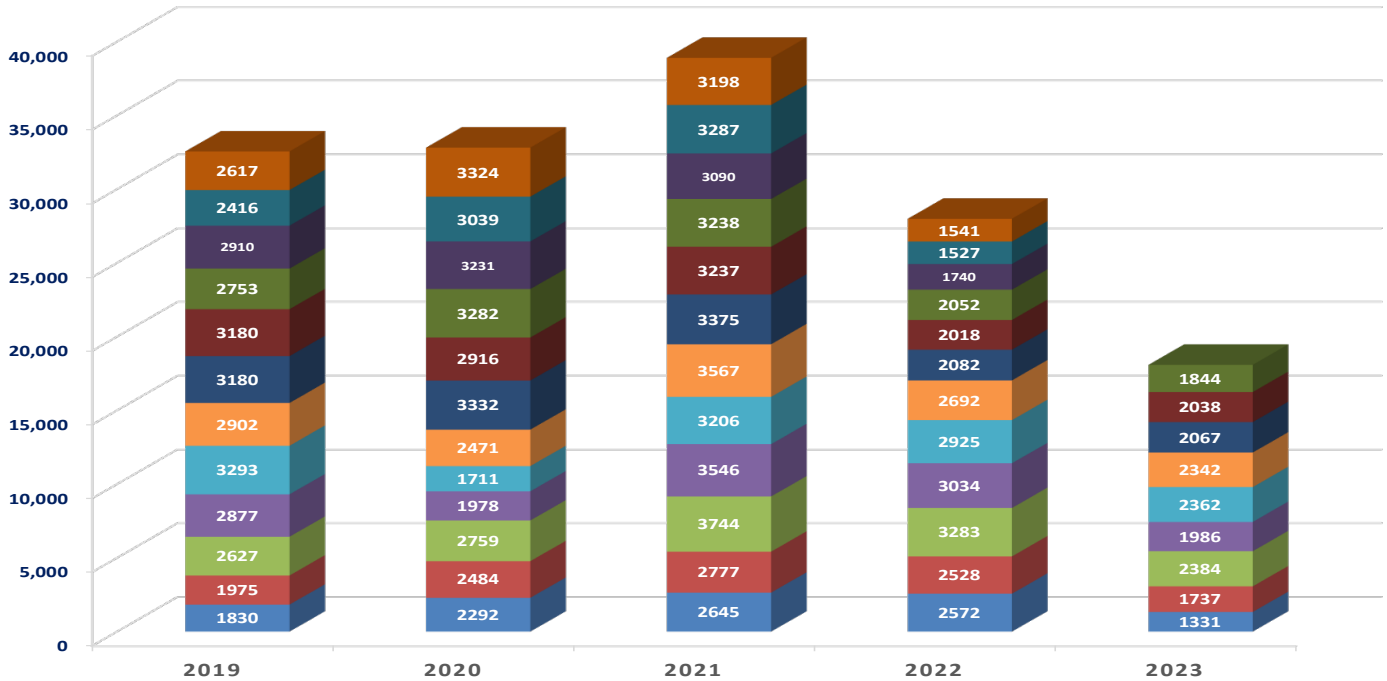


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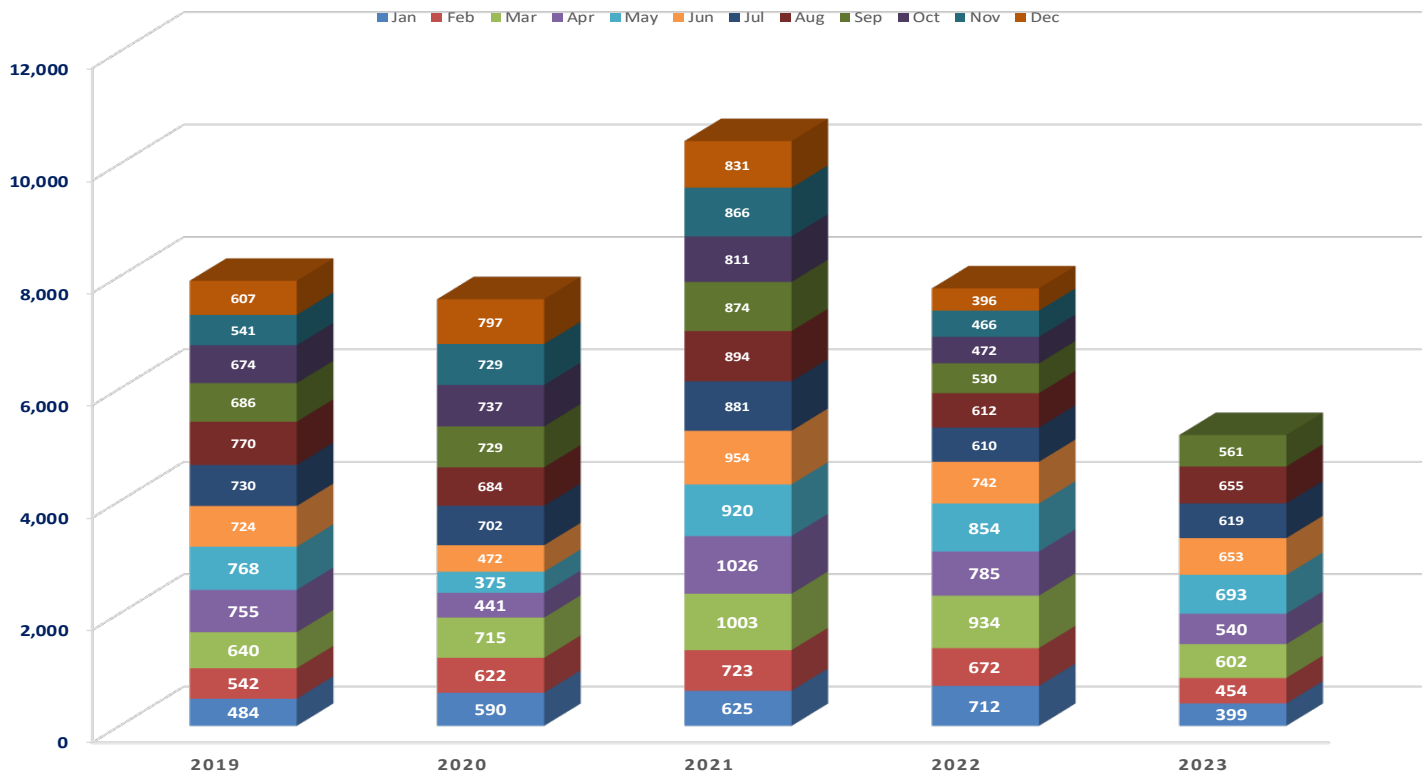
SINGLE FAMILY RESIDENTIAL CLOSINGS

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

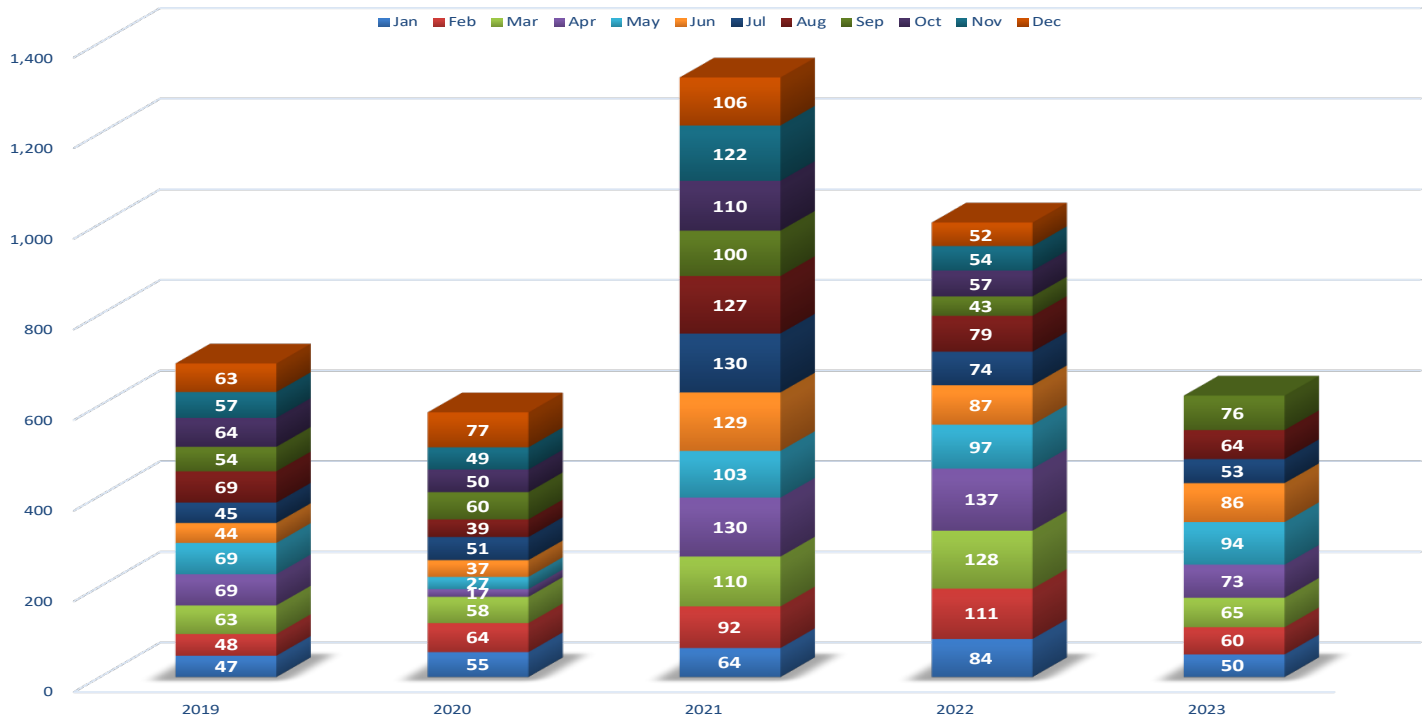




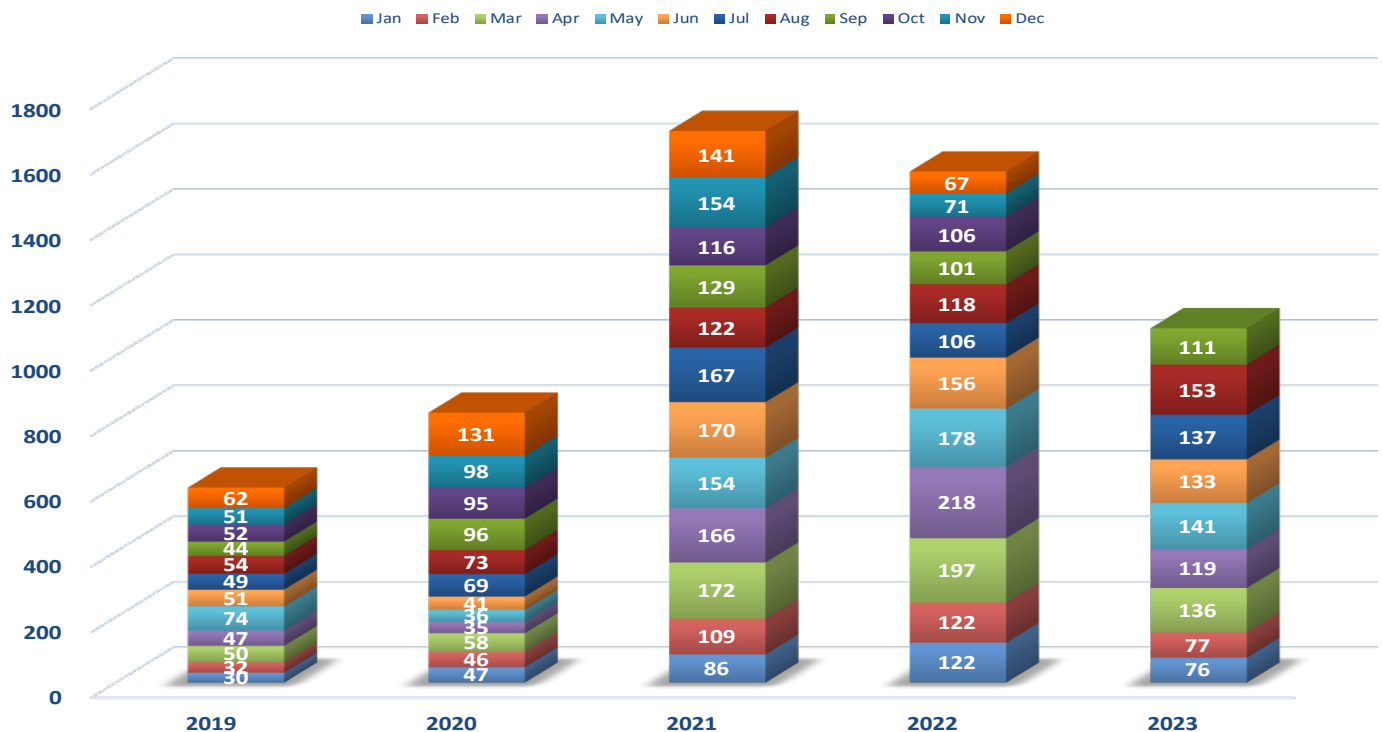
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Las Vegas Market Update - October 2023

Vertical / Hi-Rise Closings



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

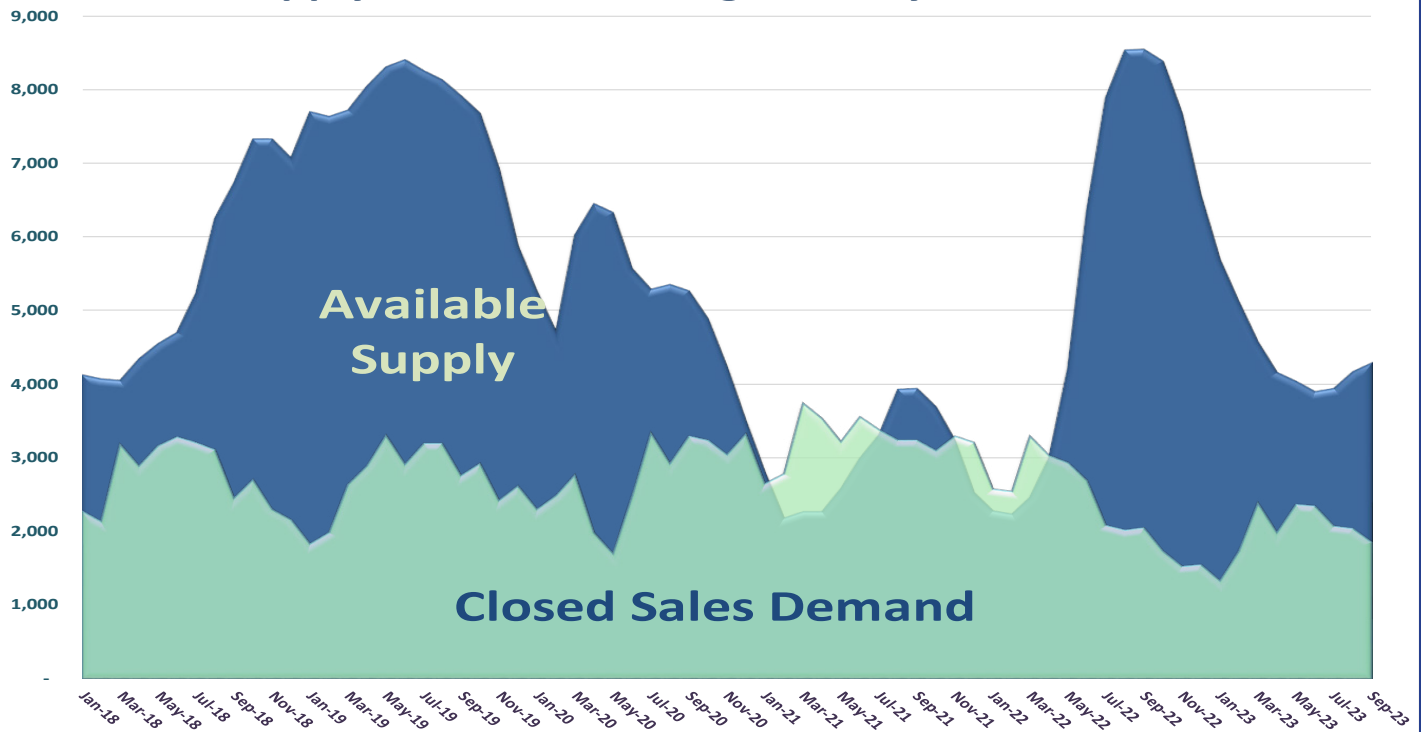




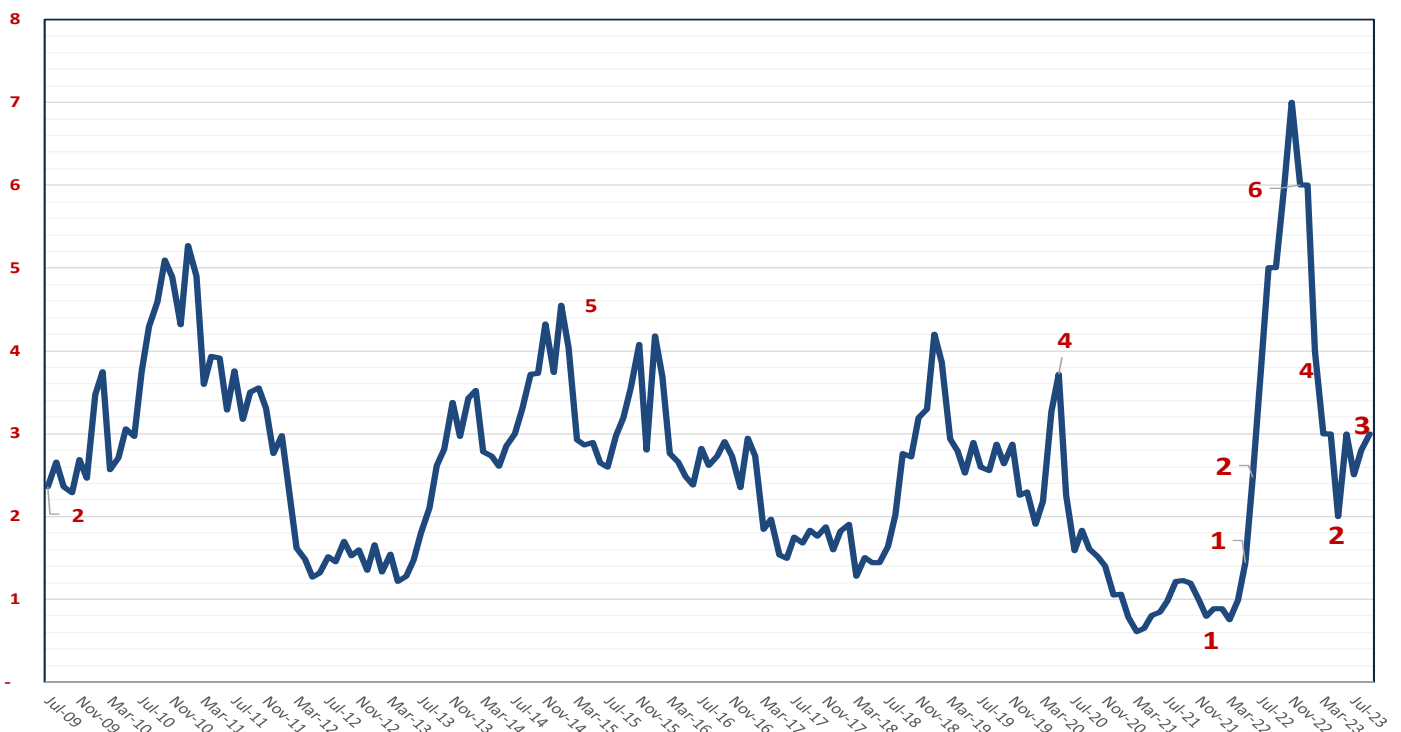
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Las Vegas Market Update - October 2023

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





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			