



EQUITY TITLE OF NEVADA

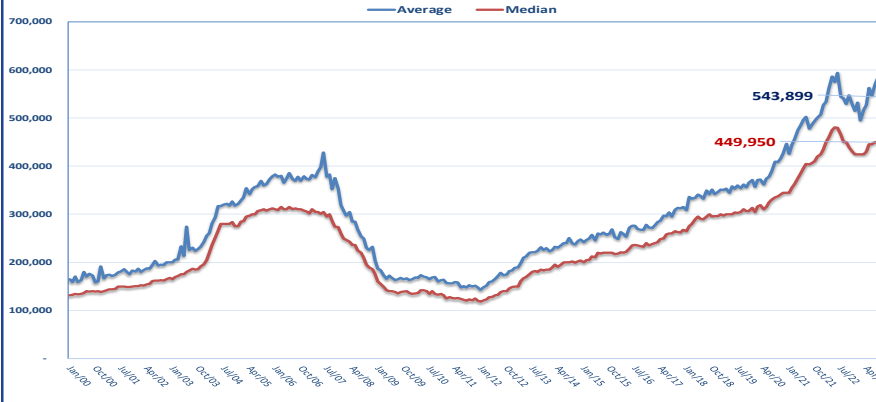
Las Vegas Market Update - November 2023

Greater Las Vegas
SFR Average List vs Closed Sale Prices

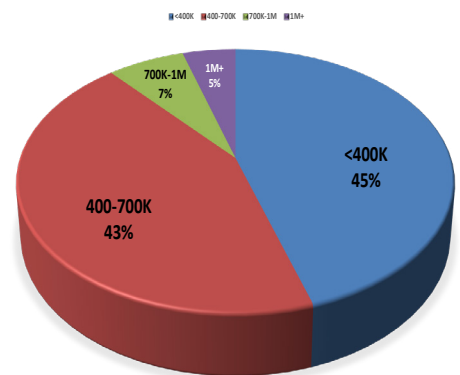


	Closed 2022	Closed 2023	Change	% Change
Units	34,156	27,354	(6,802)	-19.9%
Volume (000)	\$ 16,836,773	\$ 13,249,949	\$ (3,586,824)	-21.3%

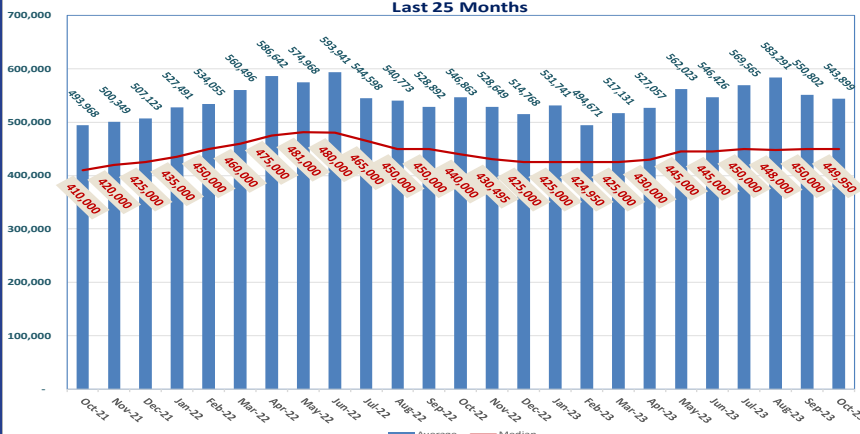
SFR Market Prices



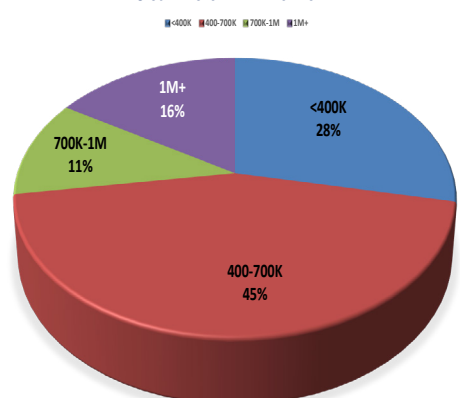
Closed Units by Price Point



Single Family Residential Price Trend
Last 25 Months



Closed Volume by Price Point





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Las Vegas Market Update - November 2023

October 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	2,527	4,591	1,933	1,725	519,990	863,875	449,950	543,899	3.5	37.6%	33
CON/TWH	809	1,298	577	477	281,250	337,328	276,000	305,388	3.5	36.7%	33
<i>Total Residential</i>	3,336	5,889	2,510	2,202	465,000	747,818	420,000	492,233	3.5	37.4%	33
Hi-Rise	127	345	76	58	519,000	944,776	400,000	611,652	7.0	16.8%	68
Multiple Dwelling	28	76	33	13	575,500	656,834	545,000	503,308	8.0	17.1%	18
Vacant Land	315	2,358	167	138	65,000	472,318	51,443	254,832	18.0	5.9%	219
Luxury Sales (RES & VER) \$1M+	260	752	143	114	1,782,500	2,866,562	1,300,000	1,700,878	8.0	2.2%	56

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

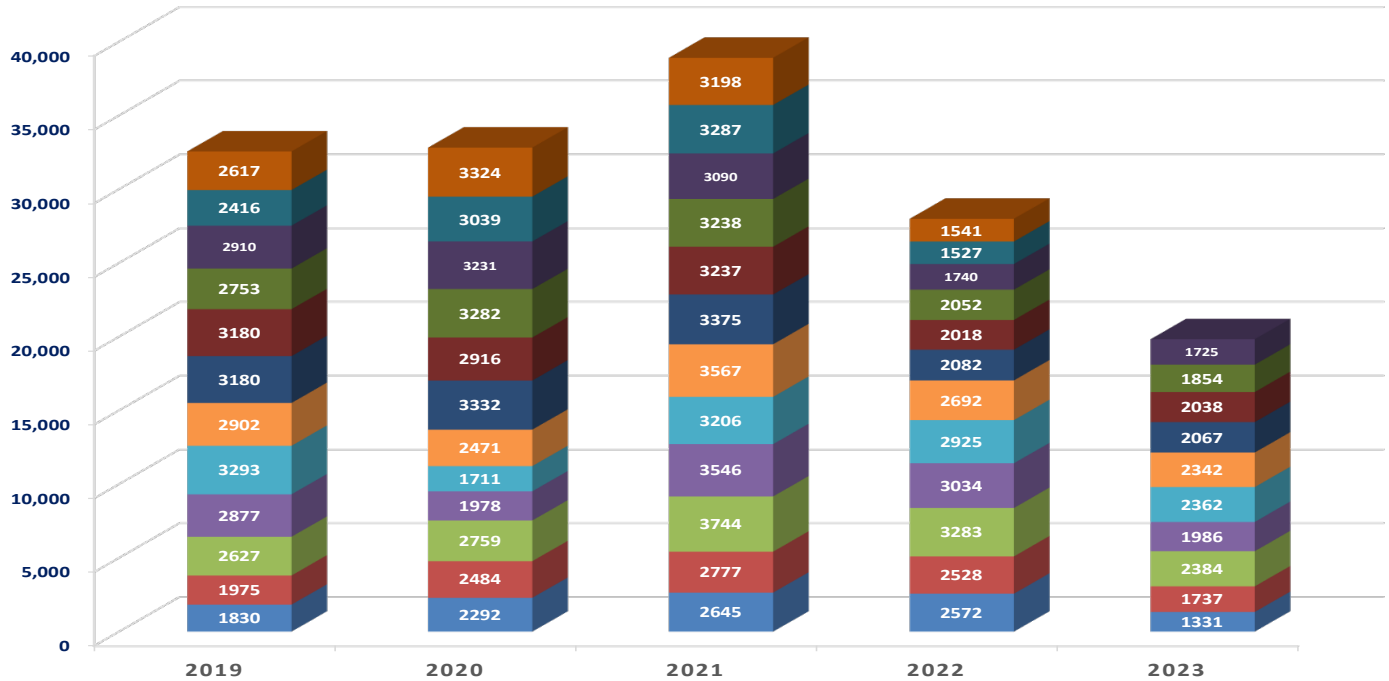


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Las Vegas Market Update - November 2023

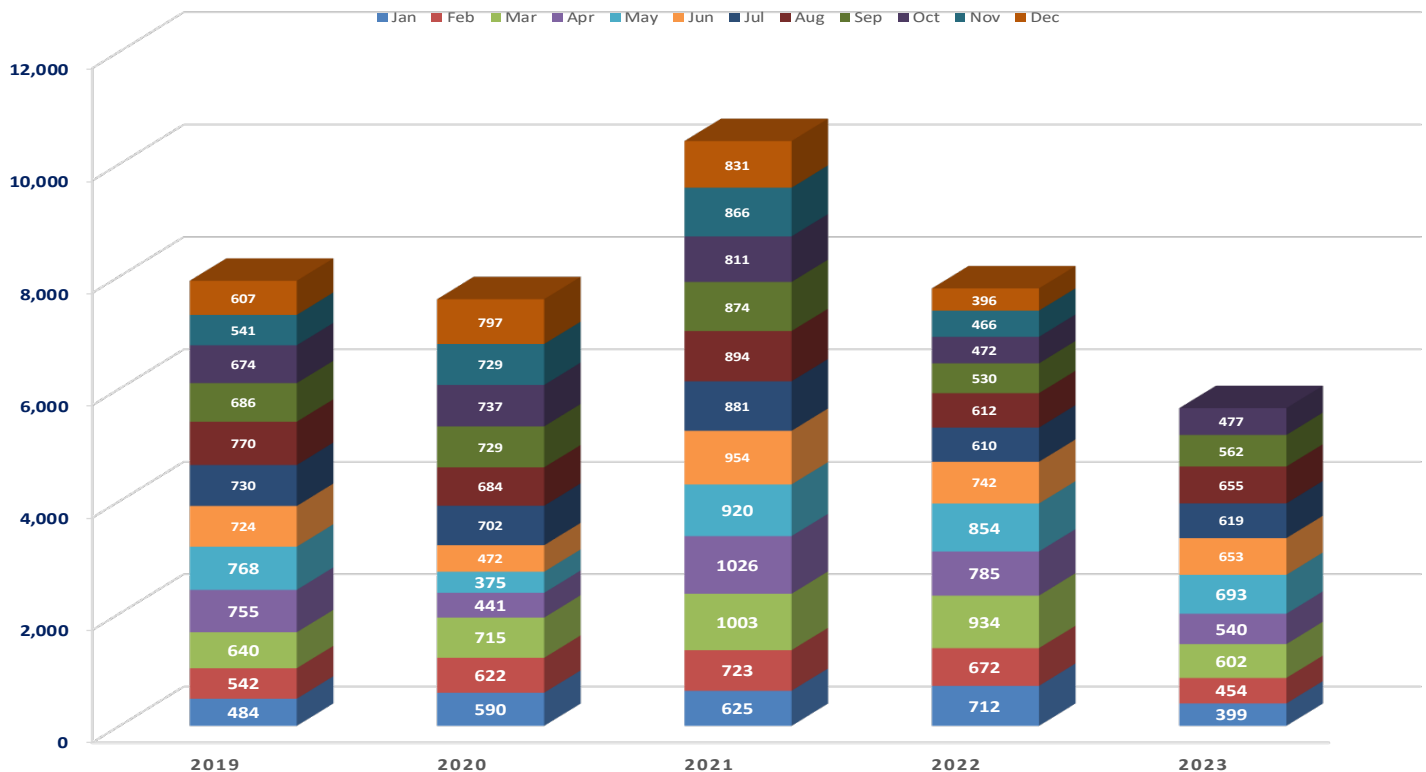
SINGLE FAMILY RESIDENTIAL CLOSINGS

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

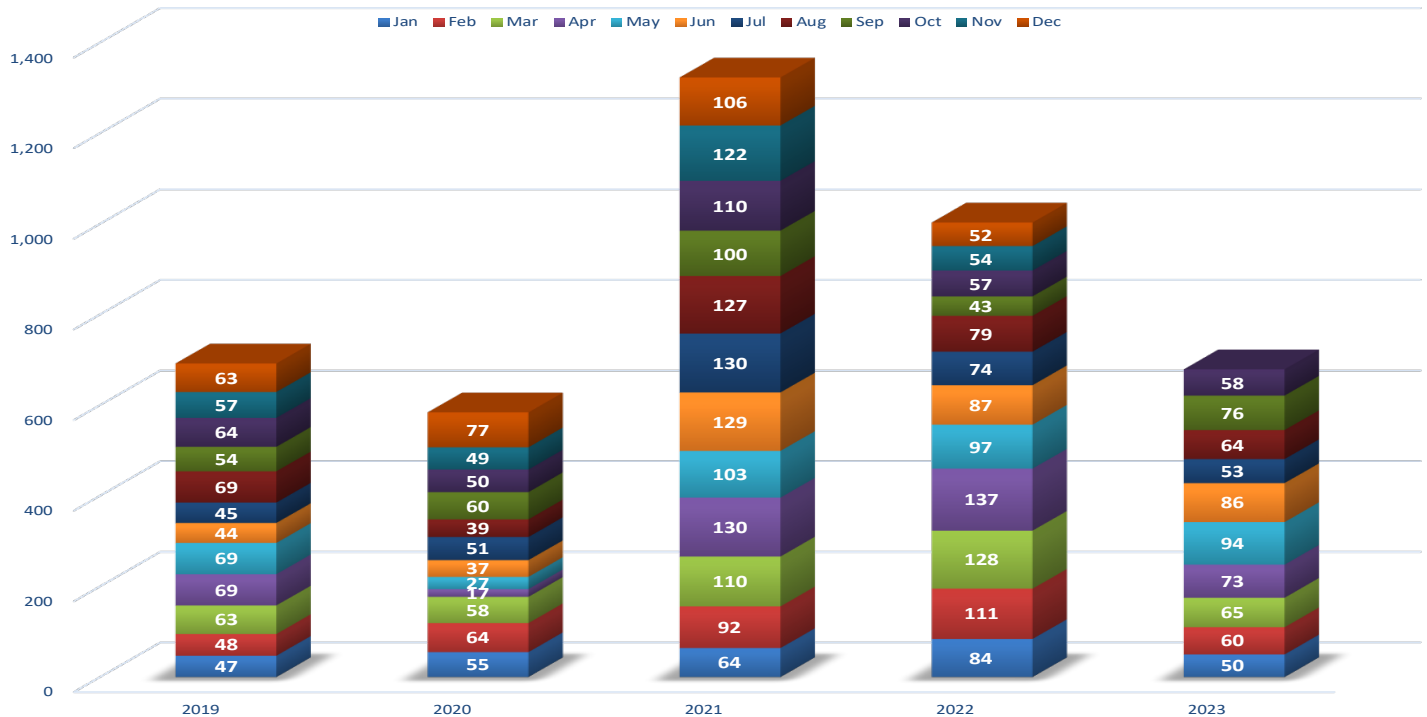




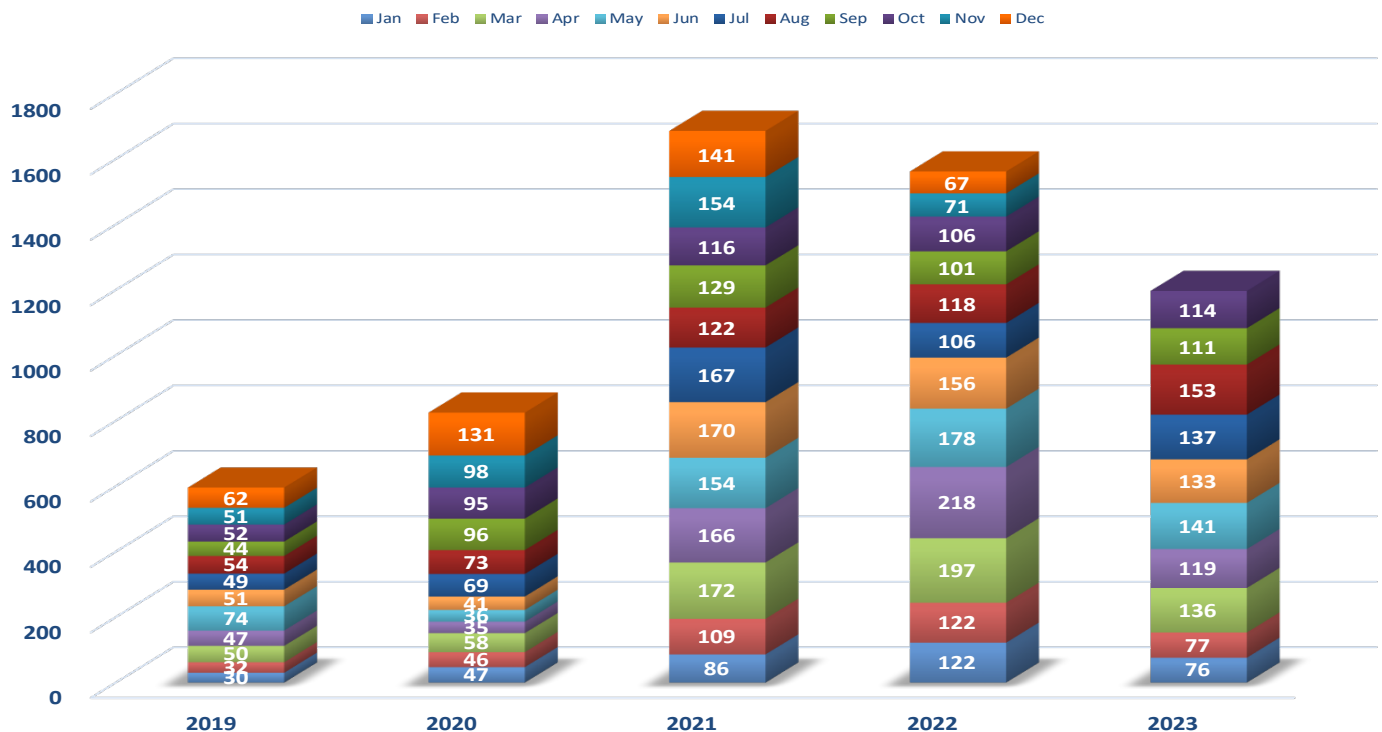
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Las Vegas Market Update - November 2023

Vertical / Hi-Rise Closings



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

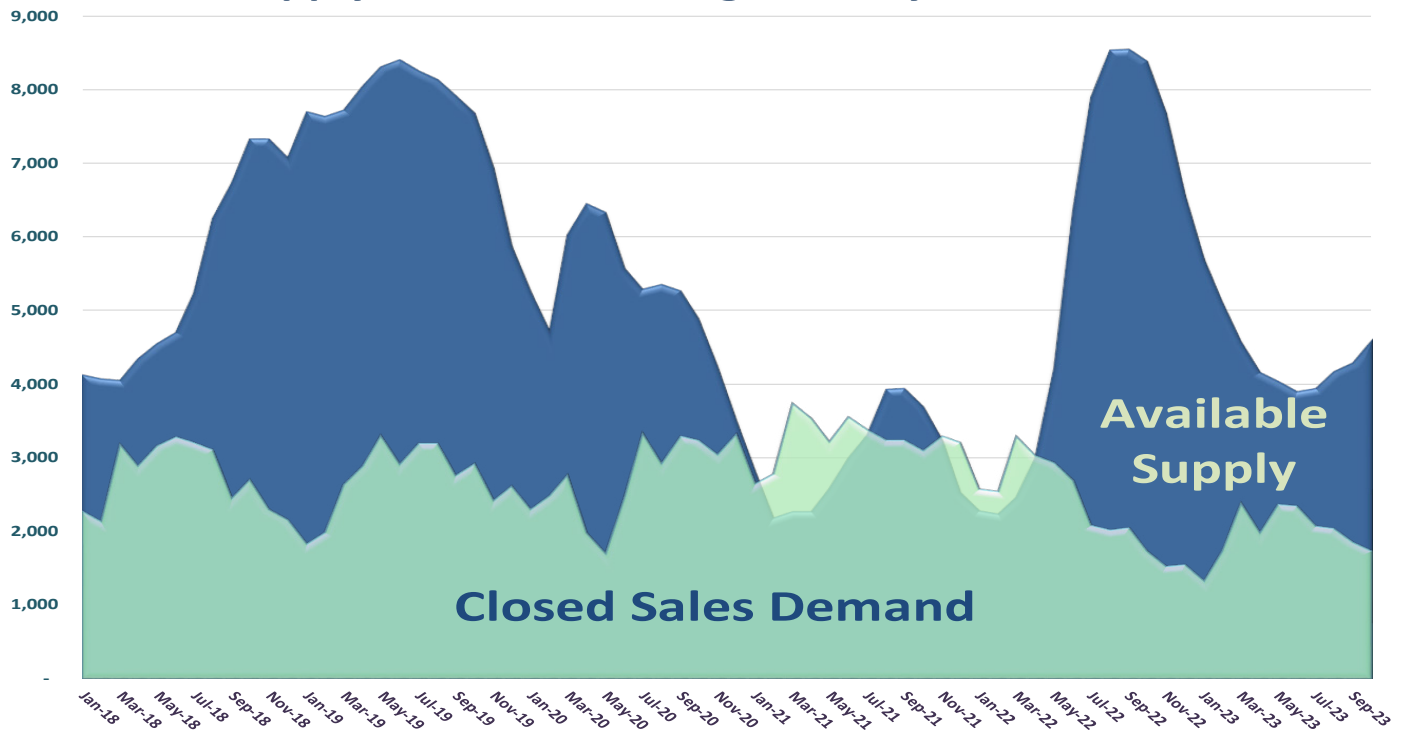




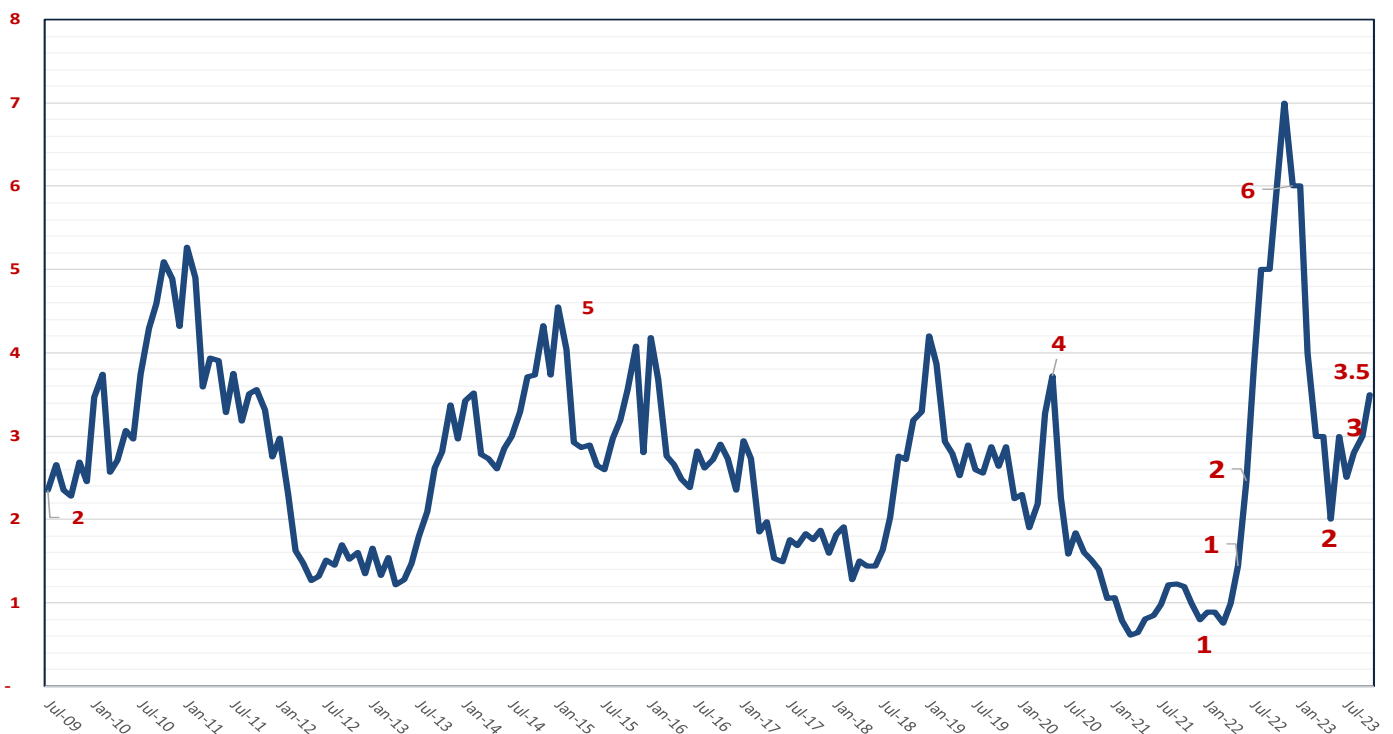
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Las Vegas Market Update - November 2023

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2023

SFR Closed Sales in Selected Communities - Last Six Months

	2023 May	Jun	July	Aug	Sep	Oct	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	18	17	10	20	18	8		6	523,742	14
Anthem	4	8	4	9	5	5		3	717,485	36
Cadence	34	44	37	41	42	39		4	489,511	40
Centennial Hills	20	25	14	13	12	7		5	555,912	52
Desert/South Shores	17	13	15	15	10	12		2	624,866	40
Green Valley	33	35	24	24	35	18		4	595,803	33
Green Valley Ranch	11	15	18	8	10	13		2	642,582	30
Inspirada	19	19	23	25	17	16		3	624,334	35
Iron Mountain Ranch	14	8	7	7	4	7		3	605,537	25
Lake Las Vegas	18	17	20	16	21	13		9	919,333	63
Lone Mountain	6	5	6	6	1	11		2	653,598	23
MacDonald Highlands	5	0	2	5	2	3		17	5,338,209	172
Mountains Edge	43	41	43	36	42	30		3	509,501	23
Peccole Ranch	8	10	10	8	3	5		2	495,982	25
Providence	34	34	27	23	21	18		4	459,667	27
Red Rock Cntry Club	4	1	9	0	5	2		9	1,790,933	4
Rhodes Ranch	17	16	12	10	14	10		5	547,573	48
Seven Hills	12	9	11	12	5	6		8	1,181,225	17
Siena (SFR & TWH)	7	14	11	16	10	5		5	587,175	29
Silverado Ranch	27	31	19	20	10	17		3	482,844	26
Silverstone Ranch	8	6	4	2	2	2		7	548,500	82
Skye Canyon	34	42	25	32	31	23		3	573,834	58
Southern Highlands	35	35	23	22	31	20		5	849,311	34
Spring Valley	24	19	12	13	12	10		3	455,661	12
Summerlin	43	45	64	35	28	33		3	954,317	56
Sun City Anthem	39	36	34	35	21	30		2	603,865	59
Sun City Summerlin	42	50	26	34	20	32		2	523,085	25
The Lakes	16	11	10	13	10	10		3	605,090	16
The Ridges	6	7	4	5	5	4		8	5,096,032	58
Tuscany	9	8	13	5	7	3		7	572,062	69
Other Groups										
Clark County	2,291	2,263	1,995	1,980	1,793	1,666		3	566,706	32
Boulder City	17	15	15	16	10	14		4	567,330	38
Pahrump	60	71	60	44	46	43		6	369,633	60
High Rise Sales	94	86	53	64	76	58		7	551,637	68
Luxury Sales (\$1M+)	141	133	137	153	111	114		8	1,787,612	56

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

	2023 May	June	July	August	September	October	Price Movement
Aliante	524,706	493,265	554,780	562,040	514,219	473,225	
Anthem	655,000	731,000	779,000	765,721	689,900	637,400	
Cadence	487,535	492,555	498,180	498,311	480,417	480,117	
Centennial Hills	562,625	488,035	597,786	554,600	599,650	622,857	
Desert/South Shores	586,479	493,919	678,633	655,833	662,600	683,742	
Green Valley	535,109	595,651	520,085	759,179	563,744	652,833	
Green Valley Ranch	647,817	709,453	707,683	544,009	517,200	627,961	
Inspirada	647,619	588,616	632,000	671,338	620,959	558,222	
Iron Mountain Ranch	660,750	565,781	571,786	646,000	461,750	616,000	
Lake Las Vegas	1,024,689	1,089,254	898,167	815,208	901,107	741,413	
Lone Mountain	472,833	733,400	877,417	459,167	911,966	676,407	
MacDonald Highlands	3,725,000	-	9,137,500	6,235,000	2,768,750	5,712,350	
Mountains Edge	518,286	518,934	492,892	525,600	520,390	473,257	
Peccole Ranch	488,550	510,480	486,600	566,750	459,167	406,500	
Providence	447,182	459,103	486,931	454,196	466,971	441,889	
Red Rock Country Club	1,812,000	1,650,000	1,707,222	-	2,079,520	1,474,500	
Rhodes Ranch	553,382	548,238	511,667	573,050	524,571	586,450	
Seven Hills	1,927,700	821,599	837,372	972,499	1,157,000	1,295,750	
Siena (SFR & TWH)	522,714	626,207	570,364	649,819	502,200	574,600	
Silverado Ranch	441,465	495,903	455,434	456,450	557,000	542,818	
Silverstone Ranch	612,438	482,167	496,375	565,000	515,000	613,000	
Skye Canyon	551,609	558,012	624,234	568,688	597,997	555,391	
Southern Highlands	760,240	824,846	556,637	1,321,273	892,761	798,070	
Spring Valley	422,558	476,200	420,908	422,300	527,125	495,400	
Summerlin	872,698	864,045	1,104,313	867,023	1,072,319	885,328	
Sun City Anthem	589,888	597,921	624,026	575,037	678,952	587,388	
Sun City Summerlin	465,693	555,981	491,245	520,536	541,100	564,332	
The Lakes	521,375	720,000	577,710	625,941	673,100	544,900	
The Ridges	5,504,000	5,540,571	4,030,000	5,550,000	5,642,000	3,522,250	
Tuscany	592,556	616,250	569,061	527,000	549,571	533,333	
Other Groups							
Clark County	568,451	553,031	578,647	589,770	557,521	551,057	
Boulder City	500,082	496,053	631,900	555,153	526,240	699,443	
Pahrump	366,044	349,643	365,804	386,344	375,778	389,320	
High Rise Sales	517,147	545,480	558,837	595,539	513,469	611,652	
Luxury Sales (\$1M+)	2,057,048	1,938,196	1,927,379	2,033,521	1,856,442	1,700,878	