



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### April 2024 Production

|                                   | Listings<br>Taken | Available<br>Units | Pending<br>Units | Closed<br>Units | Median List<br>Price | Average List<br>Price | Median Sold<br>Price | Average<br>Sold Price | Months<br>of<br>Inventory | 30 Day<br>Absorption<br>Rate | Average<br>CDOM |
|-----------------------------------|-------------------|--------------------|------------------|-----------------|----------------------|-----------------------|----------------------|-----------------------|---------------------------|------------------------------|-----------------|
| SFR                               | 3,070             | 3,911              | 2,806            | 2,356           | 550,000              | 1,009,524             | 469,256              | 598,623               | 2.2                       | 60.2%                        | 40              |
| CON/TWH                           | 917               | 1,369              | 750              | 624             | 284,000              | 341,579               | 290,000              | 312,186               | 3.1                       | 45.6%                        | 39              |
| Total Residential                 | 3,987             | 5,280              | 3,556            | 2,980           | 472,250              | 836,348               | 435,000              | 538,609               | 2.4                       | 56.4%                        | 39              |
| Hi-Rise                           | 150               | 384                | 76               | 74              | 499,500              | 904,204               | 416,944              | 491,344               | 6.0                       | 19.3%                        | 64              |
| Multiple Dwelling                 | 22                | 62                 | 38               | 20              | 620,000              | 636,307               | 547,500              | 562,175               | 4.0                       | 32.3%                        | 71              |
| Vacant Land                       | 330               | 2,155              | 238              | 171             | 85,000               | 592,042               | 33,500               | 215,428               | 13.0                      | 7.9%                         | 182             |
| Luxury Sales<br>(RES & VER) \$1M+ | 351               | 820                | 194              | 182             | 1,800,000            | 3,046,771             | 1,395,000            | 1,960,166             | 5.0                       | 3.2%                         | 65              |



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### March 2024 Production

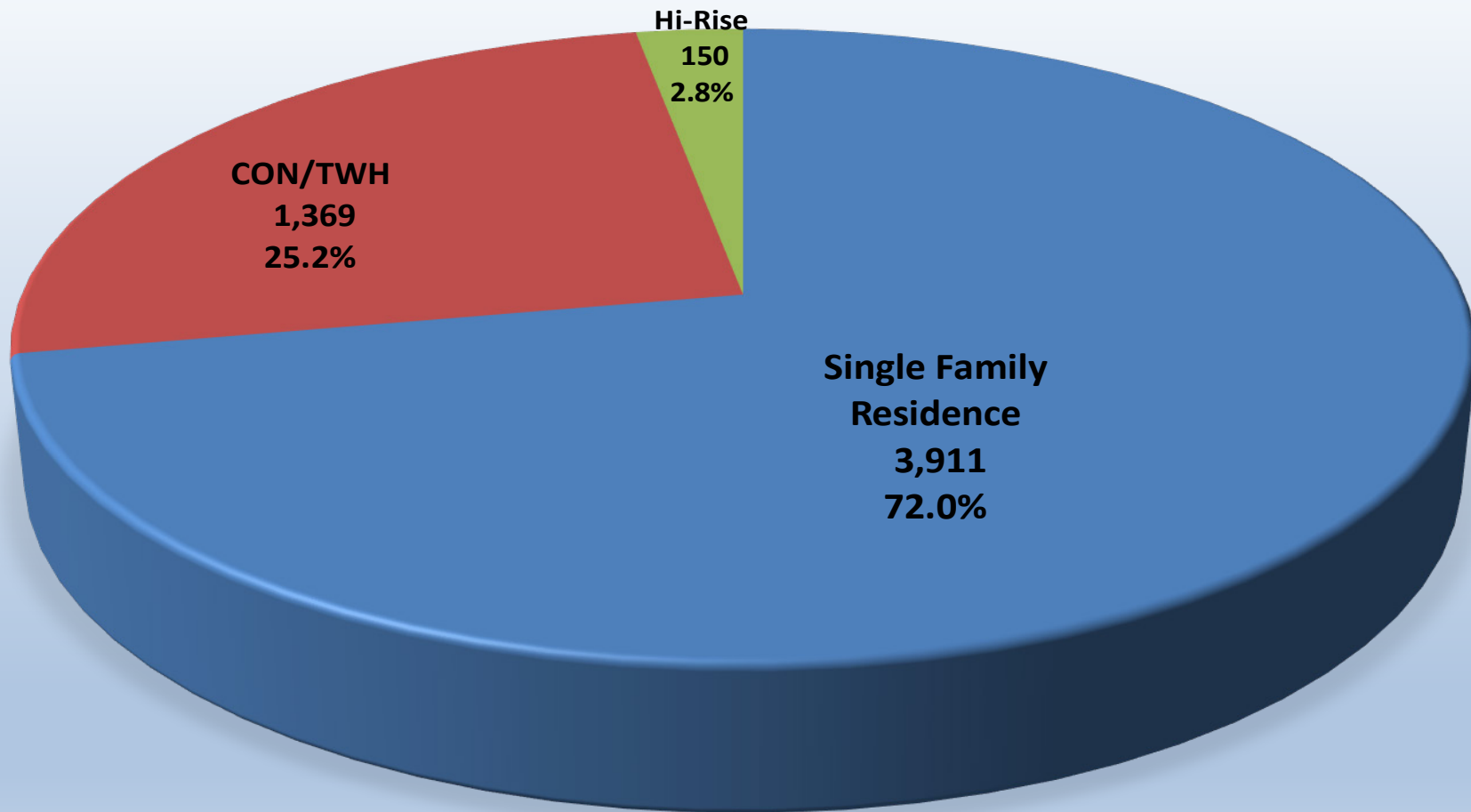
|                                   | Listings Taken | Available Units | Pending Units | Closed Units | Median List Price | Average List Price | Median Sold Price | Average Sold Price | Months of Inventory | 30 Day Absorption Rate | Average DOM |
|-----------------------------------|----------------|-----------------|---------------|--------------|-------------------|--------------------|-------------------|--------------------|---------------------|------------------------|-------------|
| SFR                               | 2,909          | 3,772           | 2,823         | 2,095        | 547,750           | 979,485            | 465,000           | 590,554            | 2.8                 | 55.5%                  | 68          |
| CON/TWH                           | 910            | 1,322           | 732           | 593          | 289,000           | 348,910            | 283,395           | 321,617            | 2.9                 | 44.9%                  | 57          |
| <i>Total Residential</i>          | 3,819          | 5,094           | 3,555         | 2,688        | 470,000           | 815,838            | 429,990           | 531,224            | 2.8                 | 52.8%                  | 66          |
| Hi-Rise                           | 138            | 380             | 72            | 57           | 500,000           | 888,314            | 399,000           | 800,461            | 6.1                 | 15.0%                  | 102         |
| Multiple Dwelling                 | 37             | 70              | 36            | 14           | 620,000           | 636,544            | 632,500           | 689,635            | 4.5                 | 20.0%                  | 45          |
| Vacant Land                       | 325            | 2,143           | 217           | 144          | 79,999            | 573,936            | 37,500            | 371,827            | 20.0                | 6.7%                   | 182         |
| Luxury Sales<br>(RES & VER) \$1M+ | 336            | 758             | 225           | 152          | 1,827,500         | 3,012,332          | 1,391,026         | 2,210,451          | 6.0                 | 2.9%                   | 77          |



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Las Vegas REALTORS \* Available Units

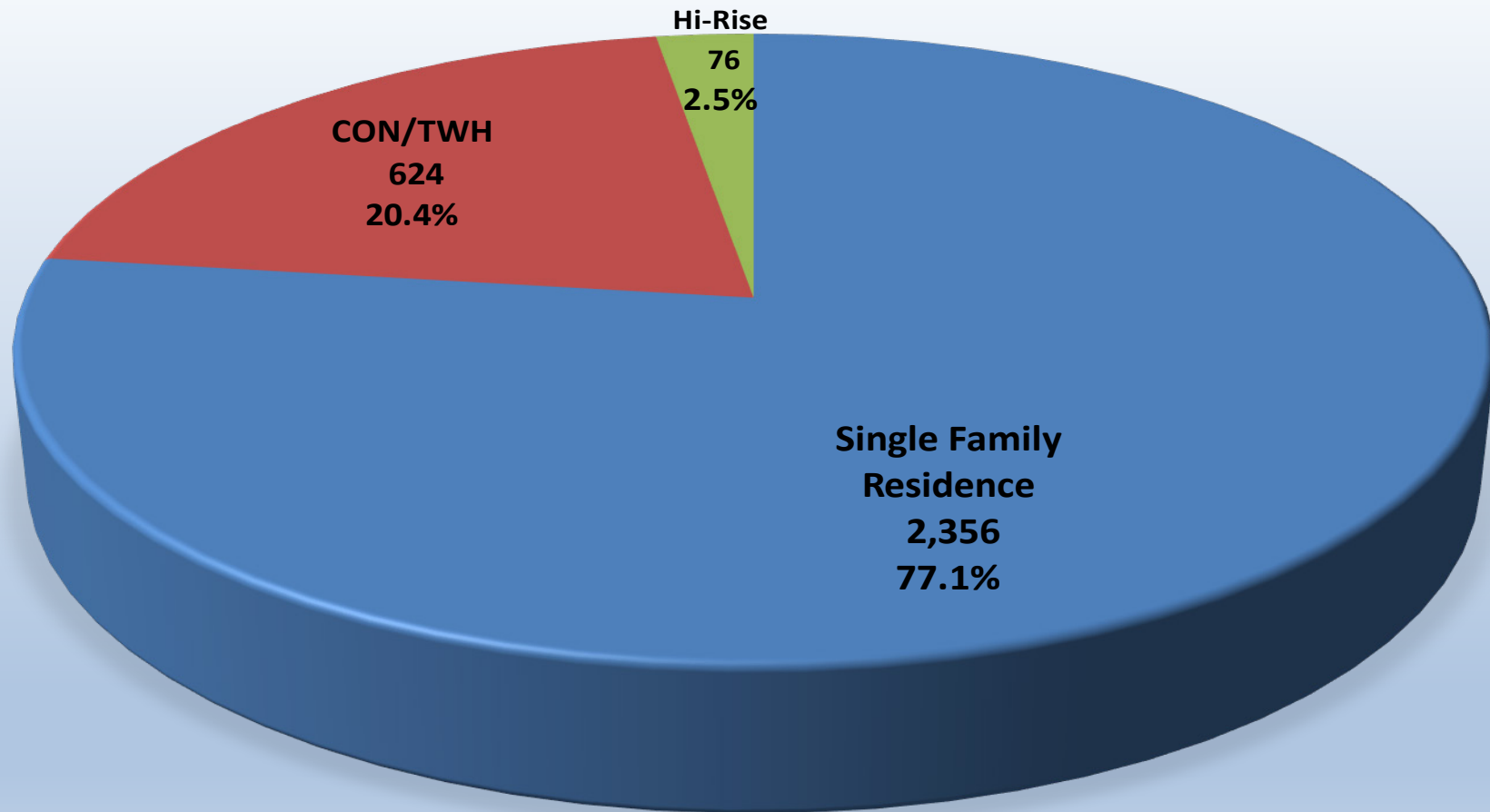




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

Las Vegas REALTORS \*Units Sold \* Last Month

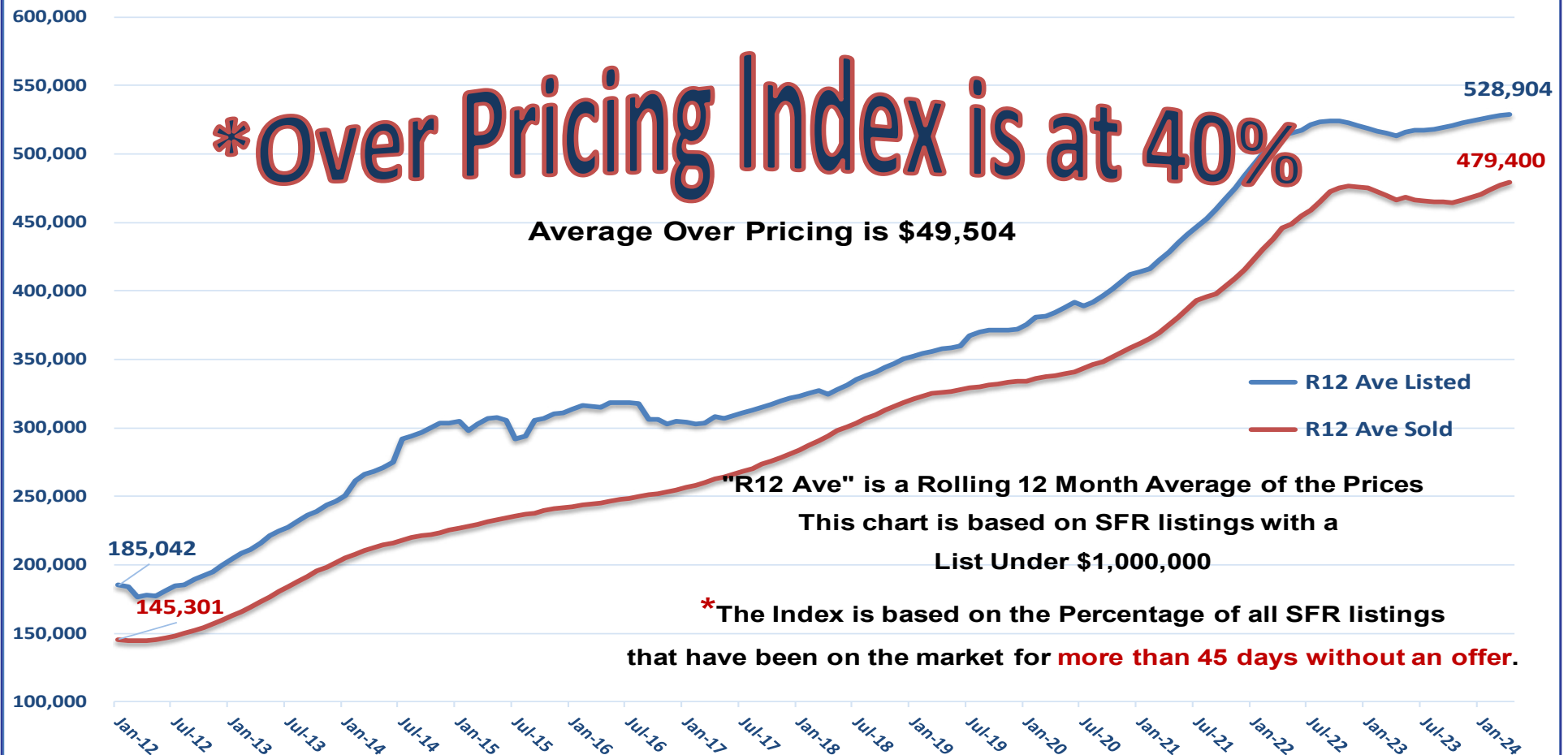




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2024

## SFR Average List vs Closed Sale Prices

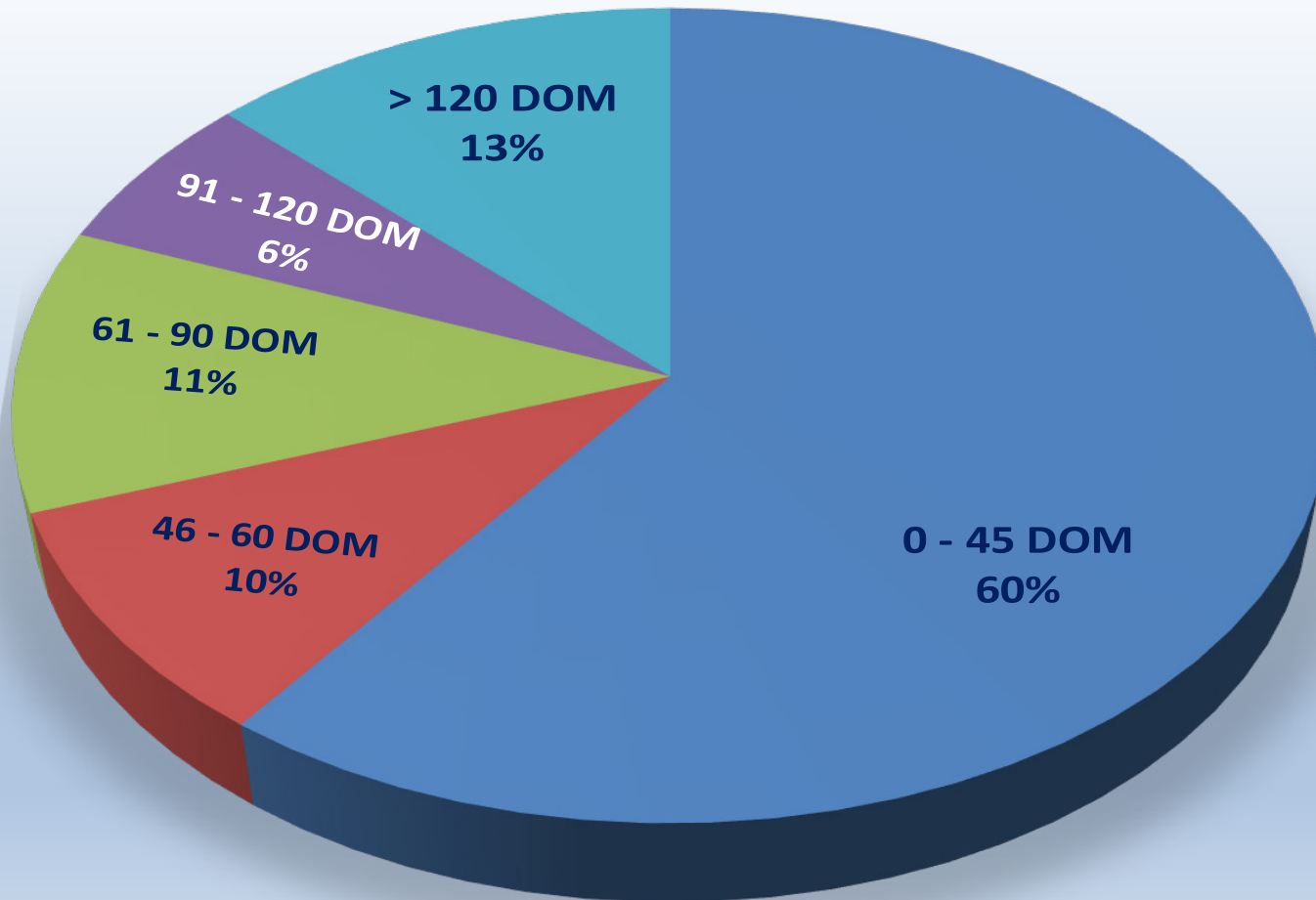




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2024

## Available SFR Inventory Days on Market With No Current Offer



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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### SFR Closed Sales in Selected Communities - Last Six Months

|                      | Nov   | Dec   | 2024 Jan | Feb   | Mar   | Apr   | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|-------|-------|----------|-------|-------|-------|------------|---------------------|----------------------|------------------|
| Aliante              | 11    | 9     | 10       | 13    | 12    | 15    |            | 2                   | 515,731              | 41               |
| Anthem               | 2     | 2     | 7        | 2     | 4     | 9     |            | 1                   | 656,669              | 30               |
| Anthem Cnty Club     | 6     | 4     | 11       | 8     | 9     | 7     |            | 5                   | 1,503,792            | 73               |
| Cadence              | 31    | 38    | 37       | 42    | 61    | 59    |            | 2                   | 501,780              | 58               |
| Centennial Hills     | 5     | 9     | 9        | 15    | 17    | 18    |            | 2                   | 551,860              | 18               |
| Desert/South Shores  | 9     | 10    | 12       | 14    | 12    | 18    |            | 1                   | 721,340              | 25               |
| Green Valley         | 17    | 15    | 13       | 24    | 28    | 35    |            | 2                   | 607,497              | 65               |
| Green Valley Ranch   | 8     | 10    | 3        | 12    | 8     | 9     |            | 2                   | 576,548              | 17               |
| Inspirada            | 11    | 10    | 9        | 21    | 23    | 24    |            | 1                   | 662,804              | 26               |
| Iron Mountain Ranch  | 8     | 2     | 3        | 9     | 8     | 9     |            | 2                   | 577,934              | 23               |
| Lake Las Vegas       | 8     | 20    | 10       | 23    | 29    | 15    |            | 8                   | 1,079,620            | 96               |
| Lone Mountain        | 4     | 7     | 6        | 6     | 7     | 11    |            | 2                   | 906,544              | 30               |
| MacDonald Highlands  | 1     | 5     | 3        | 1     | 2     | 2     |            | 28                  | 4,190,727            | 79               |
| Mountains Edge       | 25    | 18    | 26       | 29    | 27    | 43    |            | 1                   | 502,296              | 27               |
| Peccole Ranch        | 8     | 4     | 6        | 3     | 8     | 3     |            | 5                   | 550,204              | 5                |
| Providence           | 14    | 14    | 22       | 23    | 29    | 27    |            | 2                   | 481,309              | 29               |
| Red Rock Cntry Club  | 5     | 7     | 2        | 4     | 5     | 2     |            | 10                  | 2,106,280            | 116              |
| Rhodes Ranch         | 5     | 7     | 11       | 20    | 21    | 18    |            | 2                   | 582,960              | 25               |
| Seven Hills          | 7     | 10    | 7        | 12    | 13    | 8     |            | 5                   | 907,334              | 43               |
| Siena (SFR & TWH)    | 6     | 11    | 8        | 14    | 11    | 17    |            | 1                   | 698,843              | 49               |
| Silverado Ranch      | 14    | 15    | 21       | 16    | 18    | 29    |            | 2                   | 490,752              | 40               |
| Silverstone Ranch    | 1     | 4     | 2        | 6     | 2     | 9     |            | 1                   | 601,034              | 22               |
| Skye Canyon          | 20    | 22    | 18       | 18    | 34    | 25    |            | 2                   | 580,491              | 40               |
| Southern Highlands   | 17    | 22    | 16       | 28    | 28    | 35    |            | 3                   | 1,092,459            | 60               |
| Spring Valley        | 13    | 14    | 15       | 14    | 16    | 17    |            | 1                   | 611,600              | 39               |
| Summerlin            | 24    | 26    | 31       | 30    | 34    | 40    |            | 2                   | 967,302              | 30               |
| Sun City Anthem      | 19    | 26    | 20       | 36    | 38    | 37    |            | 2                   | 602,095              | 29               |
| Sun City Summerlin   | 16    | 23    | 22       | 27    | 34    | 38    |            | 1                   | 542,883              | 33               |
| The Lakes            | 4     | 8     | 10       | 7     | 11    | 11    |            | 2                   | 649,475              | 18               |
| The Ridges           | 4     | 1     | 3        | 1     | 9     | 9     |            | 3                   | 4,808,400            | 74               |
| Tuscany              | 4     | 4     | 4        | 11    | 7     | 11    |            | 1                   | 588,780              | 19               |
| Other Groups         |       |       |          |       |       |       |            |                     |                      |                  |
| Clark County         | 1,410 | 1,491 | 1,448    | 1,857 | 2,036 | 2,266 |            | 2                   | 592,433              | 38               |
| Boulder City         | 6     | 8     | 11       | 7     | 12    | 9     |            | 4                   | 625,131              | 31               |
| Pahrump              | 40    | 42    | 35       | 52    | 54    | 74    |            | 3                   | 378,976              | 74               |
| High Rise Sales      | 62    | 70    | 64       | 61    | 57    | 74    |            | 6                   | 644,755              | 64               |
| Luxury Sales (\$1M+) | 96    | 103   | 103      | 144   | 152   | 182   |            | 5                   | 1,787,612            | 65               |

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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

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

|                       | November  | December  | 2024<br>January | February  | March     | April     | Price<br>Movement |
|-----------------------|-----------|-----------|-----------------|-----------|-----------|-----------|-------------------|
| Aliante               | 577,051   | 488,276   | 483,198         | 494,753   | 556,583   | 494,426   |                   |
| Anthem                | 887,500   | 584,000   | 724,557         | 584,500   | 628,000   | 597,500   |                   |
| Anthem Cnty Club      | 1,282,500 | 906,313   | 1,872,500       | 1,627,375 | 1,129,332 | 1,795,698 |                   |
| Cadence               | 499,338   | 477,953   | 480,250         | 497,690   | 471,790   | 565,831   |                   |
| Centennial Hills      | 534,000   | 461,056   | 492,333         | 566,087   | 517,059   | 653,000   |                   |
| Desert/South Shores   | 713,911   | 703,300   | 780,917         | 744,692   | 764,813   | 648,216   |                   |
| Green Valley          | 564,288   | 561,311   | 575,538         | 648,248   | 648,300   | 599,564   |                   |
| Green Valley Ranch    | 598,510   | 521,490   | 741,667         | 584,533   | 546,875   | 578,889   |                   |
| Inspirada             | 570,272   | 623,867   | 673,333         | 574,979   | 676,644   | 781,075   |                   |
| Iron Mountain Ranch   | 520,363   | 957,500   | 505,000         | 550,296   | 490,125   | 674,761   |                   |
| Lake Las Vegas        | 808,124   | 864,465   | 1,617,800       | 1,217,165 | 897,339   | 1,294,010 |                   |
| Lone Mountain         | 943,894   | 988,584   | 892,981         | 607,167   | 606,000   | 1,202,703 |                   |
| MacDonald Highlands   | 5,400,000 | 4,078,874 | 4,060,000       | 2,375,000 | 6,023,902 | 3,136,500 |                   |
| Mountains Edge        | 509,316   | 496,914   | 458,914         | 487,683   | 527,644   | 520,638   |                   |
| Peccole Ranch         | 450,817   | 607,000   | 587,500         | 544,333   | 557,375   | 651,667   |                   |
| Providence            | 480,714   | 489,786   | 446,450         | 484,913   | 487,139   | 496,296   |                   |
| Red Rock Country Club | 2,154,800 | 2,066,429 | 1,775,000       | 2,332,500 | 2,152,600 | 1,887,500 |                   |
| Rhodes Ranch          | 532,000   | 629,214   | 524,173         | 613,609   | 588,090   | 575,012   |                   |
| Seven Hills           | 688,250   | 768,515   | 713,000         | 873,742   | 1,096,865 | 1,185,000 |                   |
| Siena (SFR & TWH)     | 676,000   | 717,909   | 555,000         | 682,893   | 710,455   | 767,882   |                   |
| Silverado Ranch       | 475,679   | 439,560   | 508,645         | 616,330   | 431,722   | 478,904   |                   |
| Silverstone Ranch     | 919,000   | 523,750   | 662,500         | 593,567   | 552,500   | 602,156   |                   |
| Skye Canyon           | 562,394   | 597,732   | 538,571         | 606,664   | 562,101   | 616,144   |                   |
| Southern Highlands    | 834,993   | 1,239,364 | 1,153,925       | 927,309   | 863,014   | 1,412,751 |                   |
| Spring Valley         | 582,231   | 596,000   | 518,800         | 708,432   | 527,114   | 728,559   |                   |
| Summerlin             | 861,728   | 824,823   | 943,987         | 1,161,085 | 1,004,775 | 964,137   |                   |
| Sun City Anthem       | 660,732   | 568,212   | 577,943         | 625,636   | 554,735   | 634,583   |                   |
| Sun City Summerlin    | 572,494   | 466,954   | 509,896         | 599,096   | 534,225   | 563,275   |                   |
| The Lakes             | 635,838   | 586,250   | 918,100         | 564,157   | 616,705   | 543,273   |                   |
| The Ridges            | 3,983,750 | 2,450,000 | 4,983,333       | 2,400,000 | 5,359,000 | 5,095,644 |                   |
| Tuscany               | 674,250   | 511,500   | 566,000         | 632,045   | 543,231   | 579,808   |                   |
| Other Groups          |           |           |                 |           |           |           |                   |
| Clark County          | 590,825   | 575,576   | 590,093         | 584,759   | 597,603   | 607,664   |                   |
| Boulder City          | 599,225   | 633,363   | 659,171         | 551,343   | 618,242   | 660,056   |                   |
| Pahrump               | 380,217   | 360,402   | 369,889         | 387,829   | 390,254   | 378,696   |                   |
| High Rise Sales       | 530,484   | 572,218   | 857,877         | 661,147   | 800,461   | 491,344   |                   |
| Luxury Sales (\$1M+)  | 2,107,398 | 1,954,424 | 2,290,797       | 1,797,845 | 2,211,550 | 1,960,166 |                   |

Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on April 2024 Data

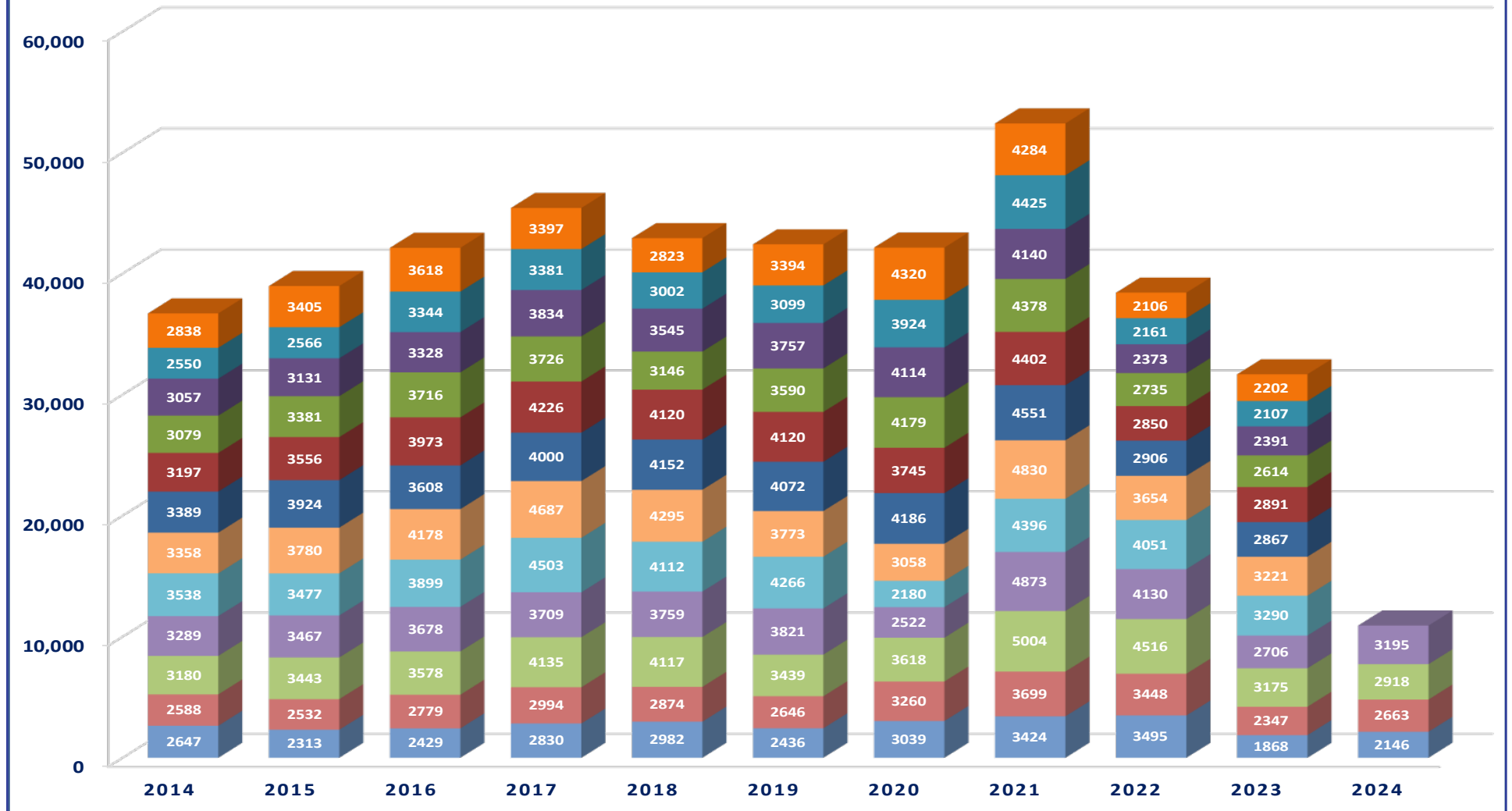


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### ALL RESALE CLOSINGS - RES, VER, MULTI

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



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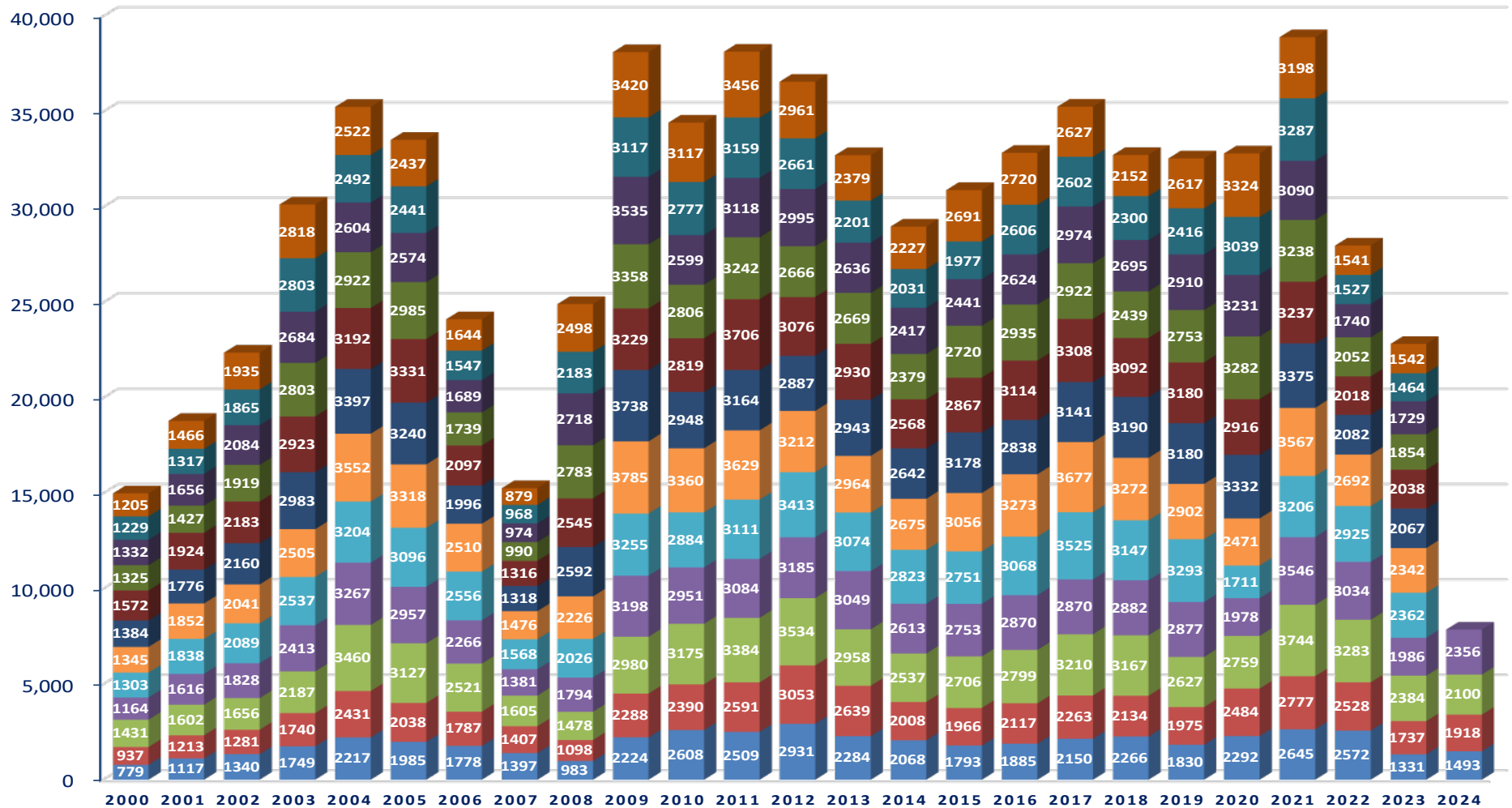


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



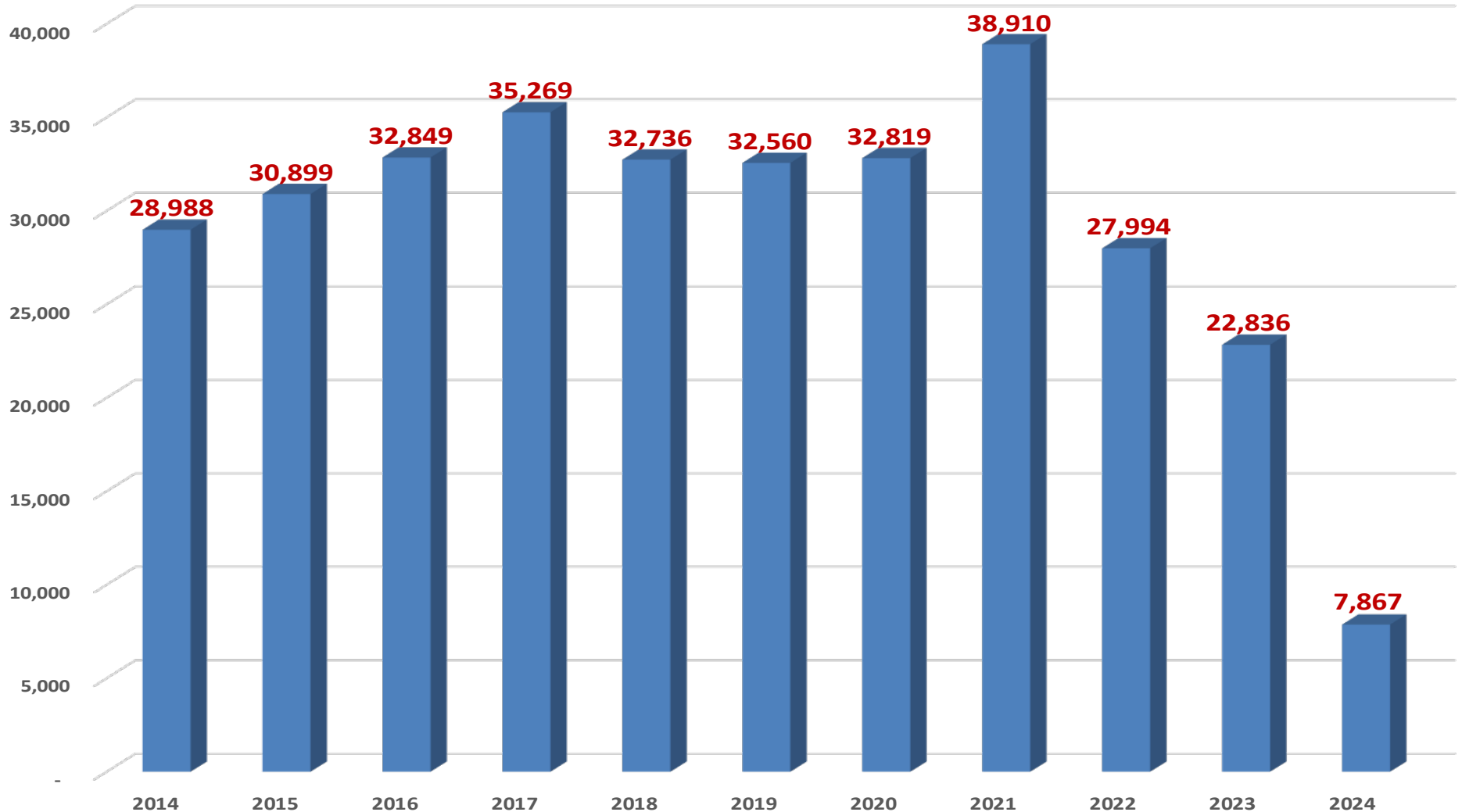
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## Las Vegas Market Update - May 2024

### SINGLE FAMILY RESIDENTIAL CLOSINGS



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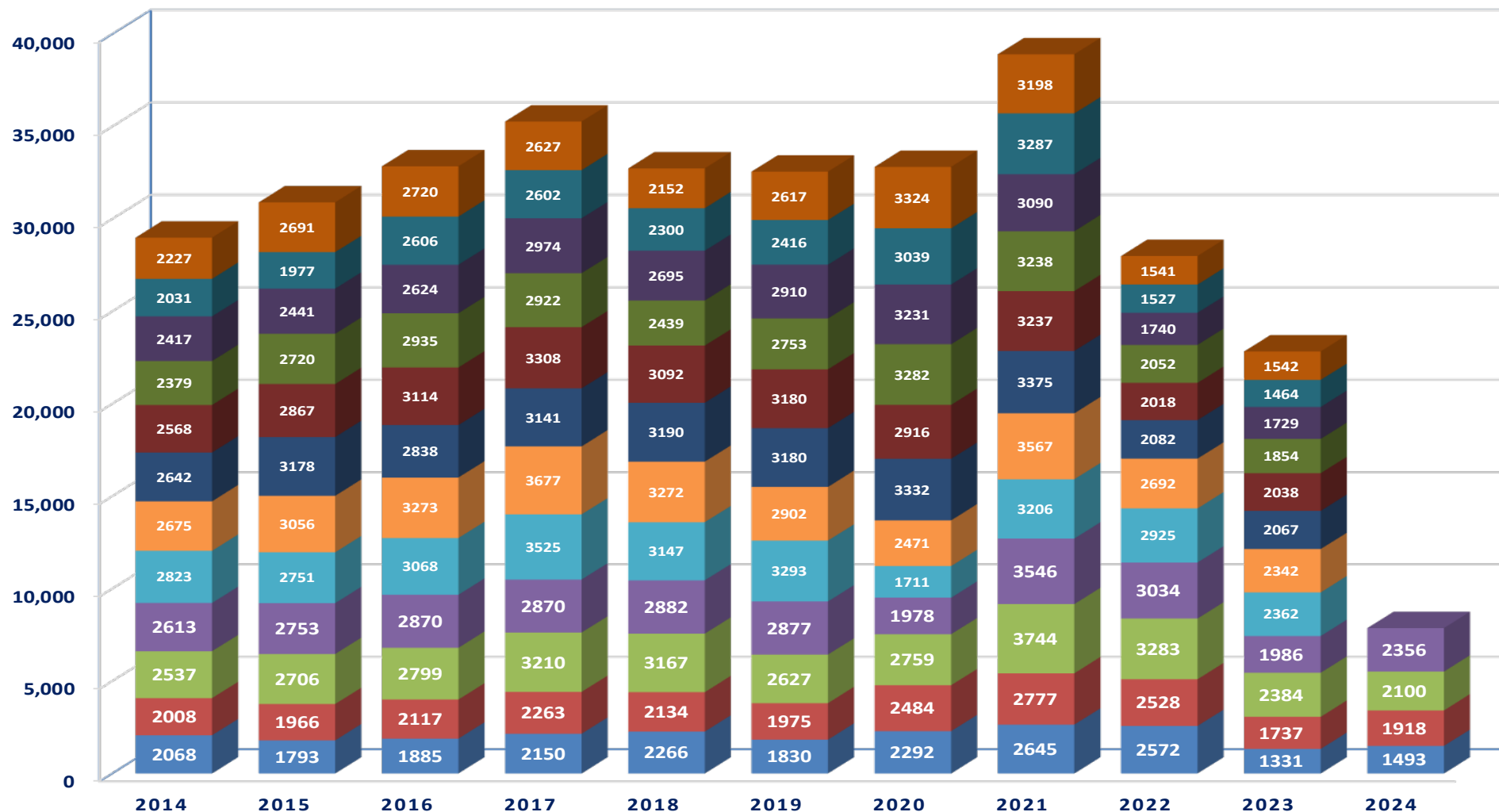


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



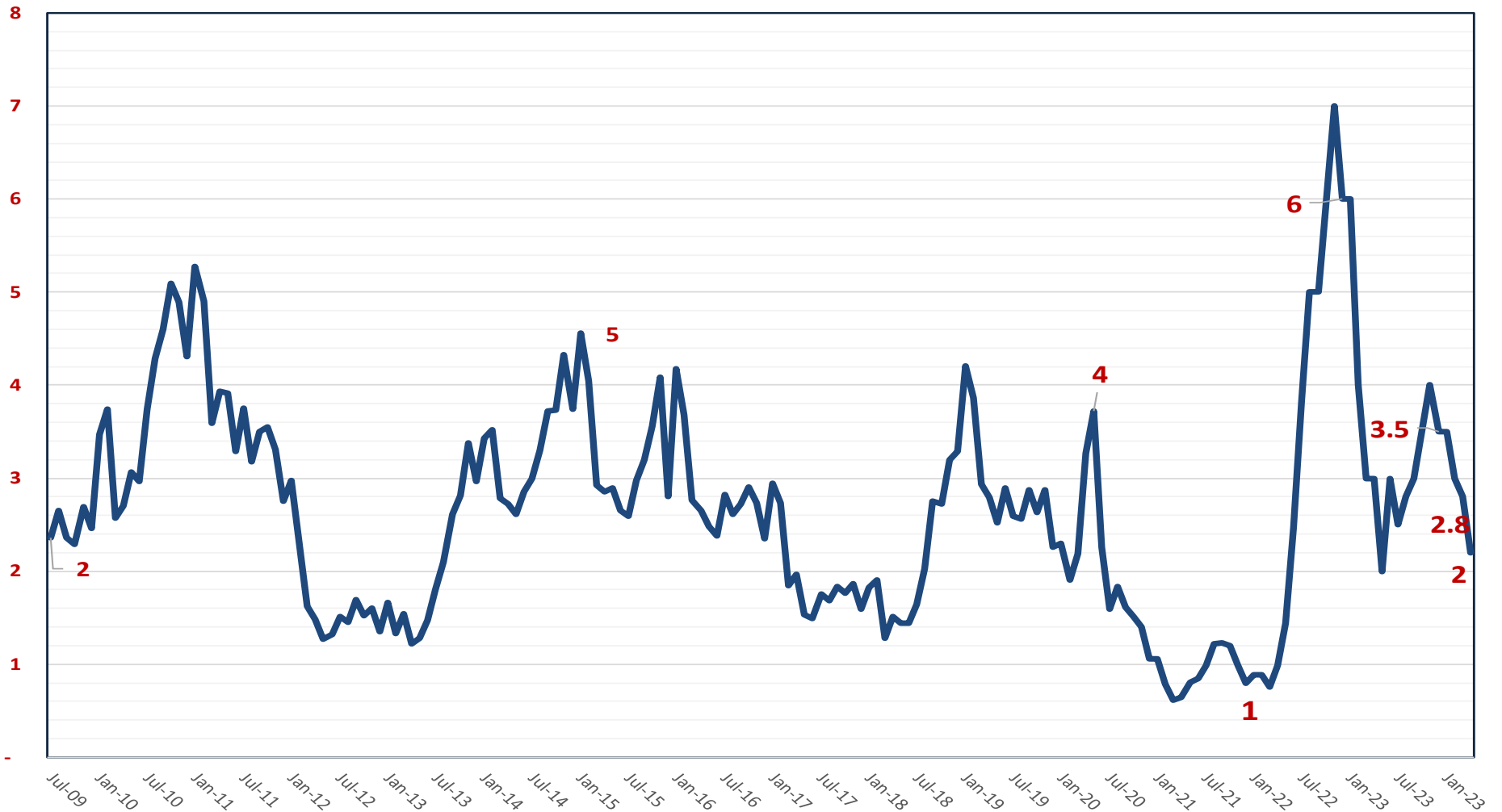
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Single Family Residential Homes Months of Inventory



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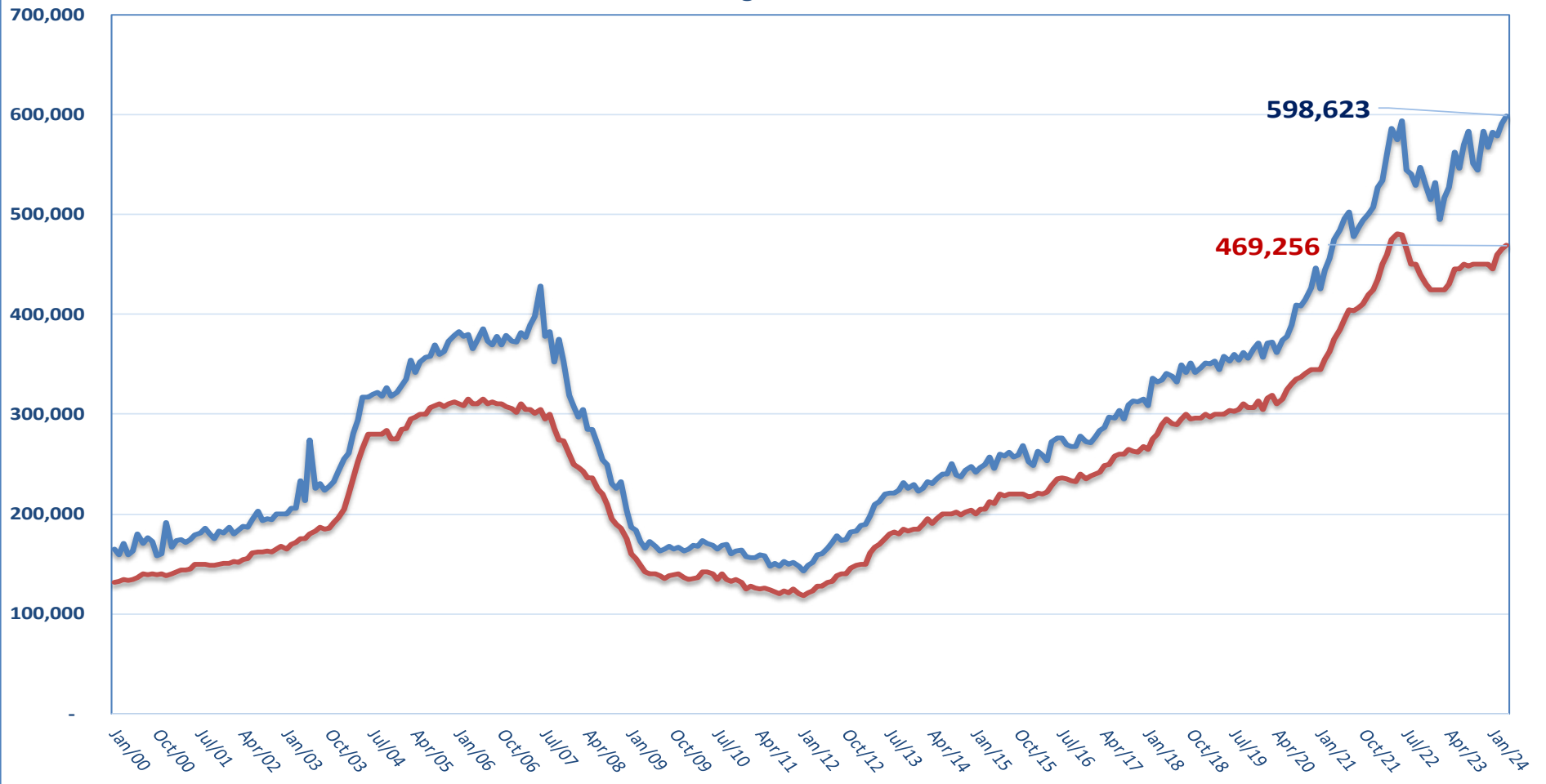


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### SFR Market Prices

— Average — Median

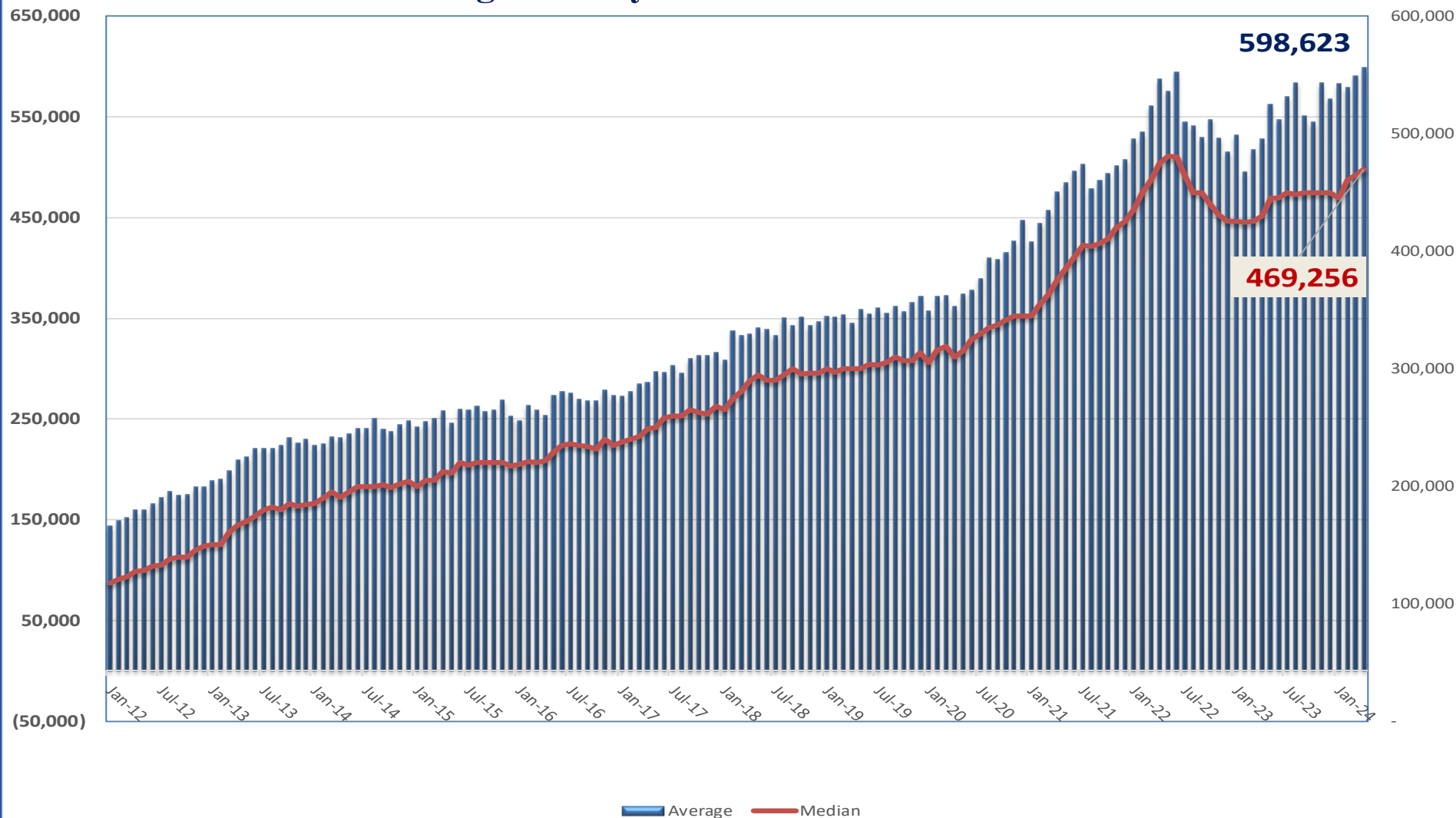




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Single Family Residential Price Trend

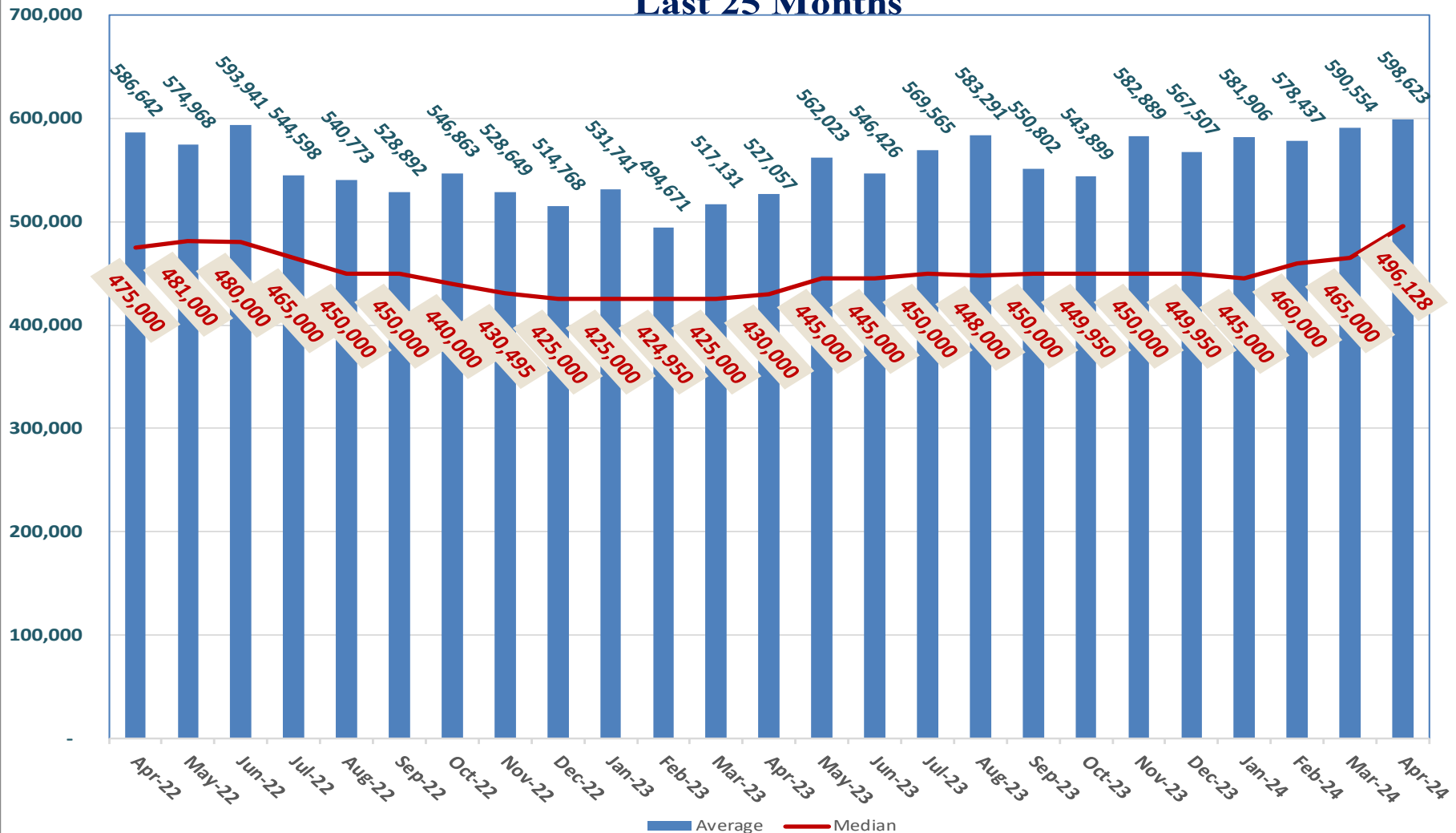




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Single Family Residential Price Trend Last 25 Months



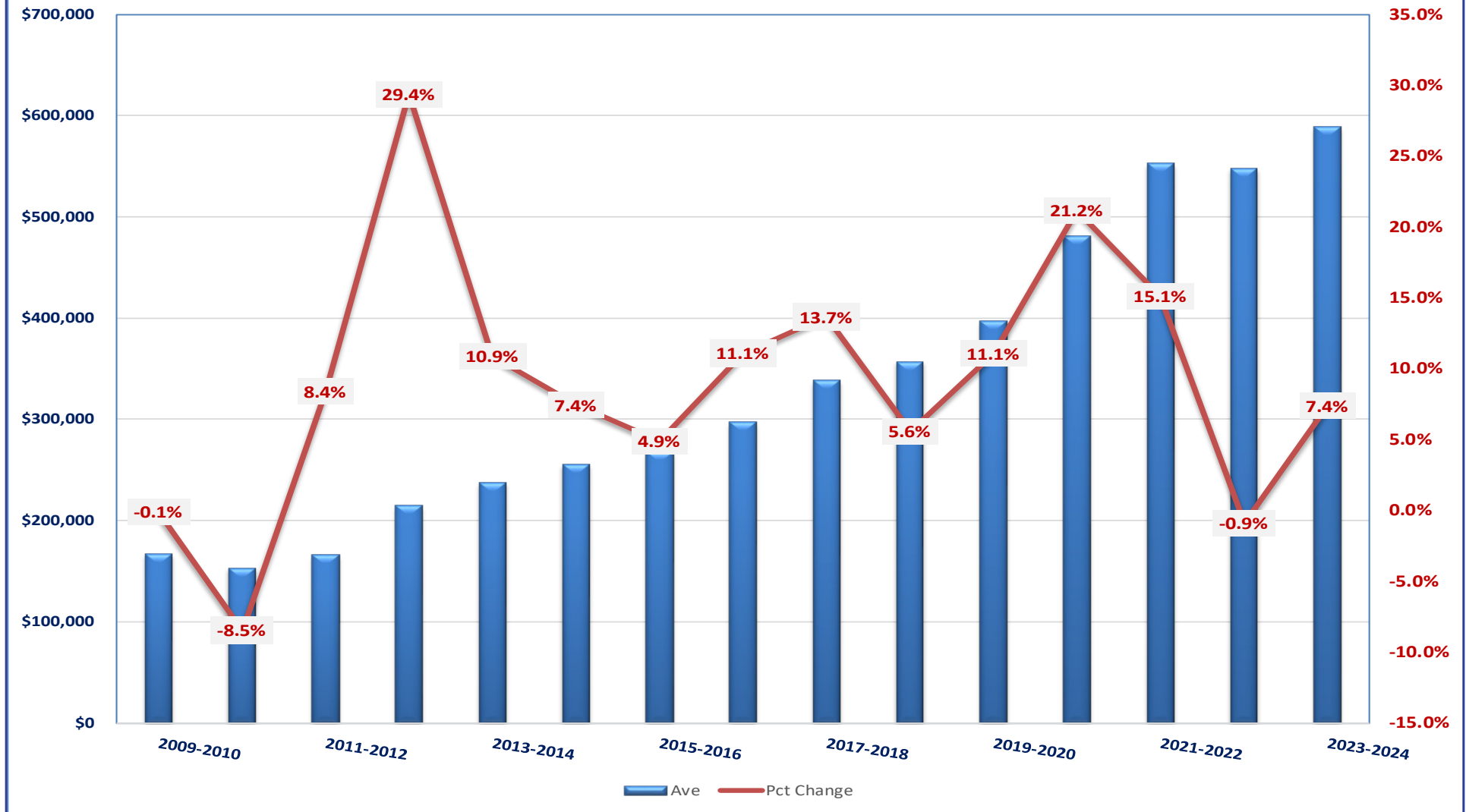
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## Las Vegas Market Update - May 2024

### SFR Average Price and Year Over Year Percent Change



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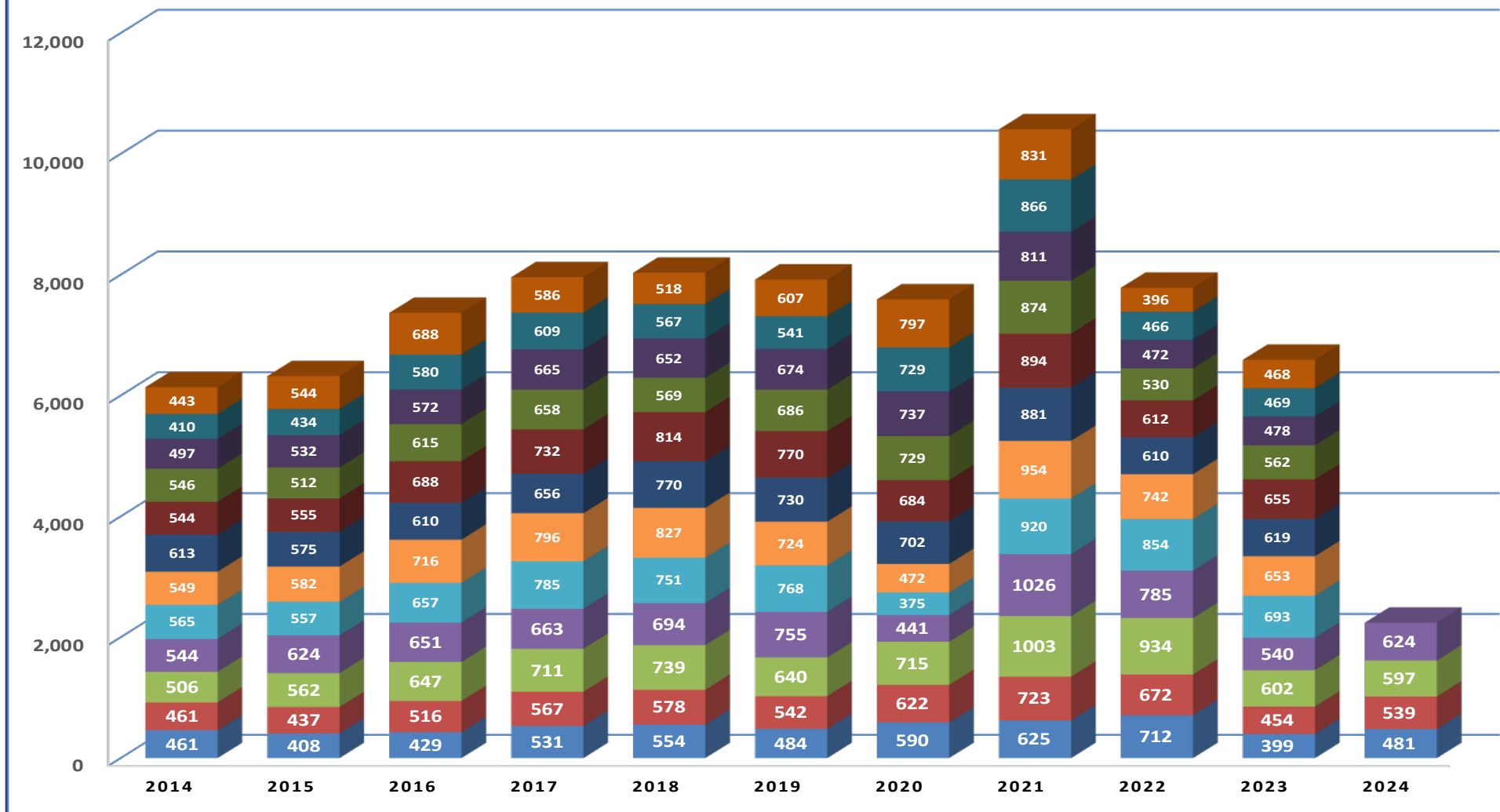


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### CONDO / TOWNHOME CLOSINGS

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



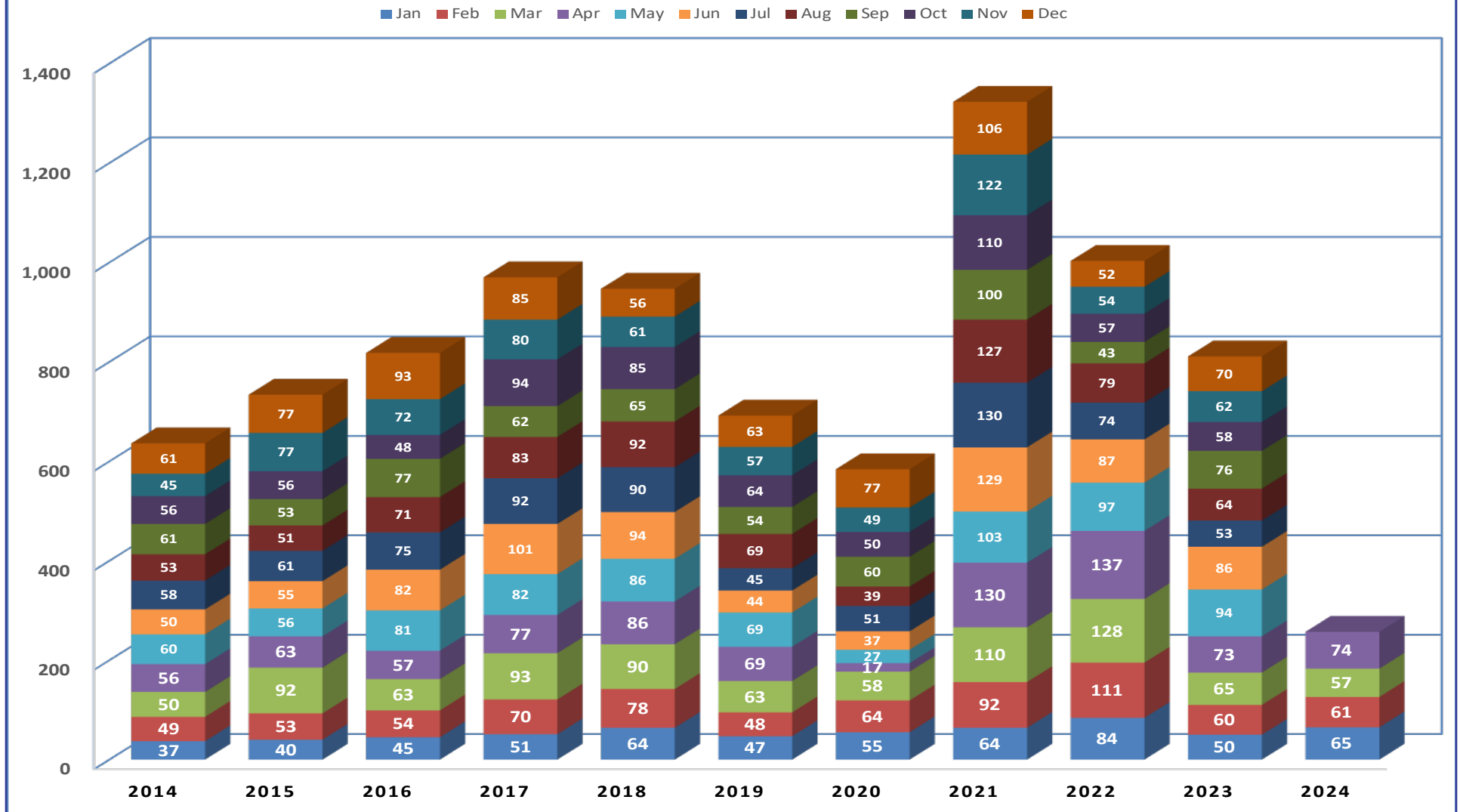
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### VERTICAL / HI-RISE CLOSINGS



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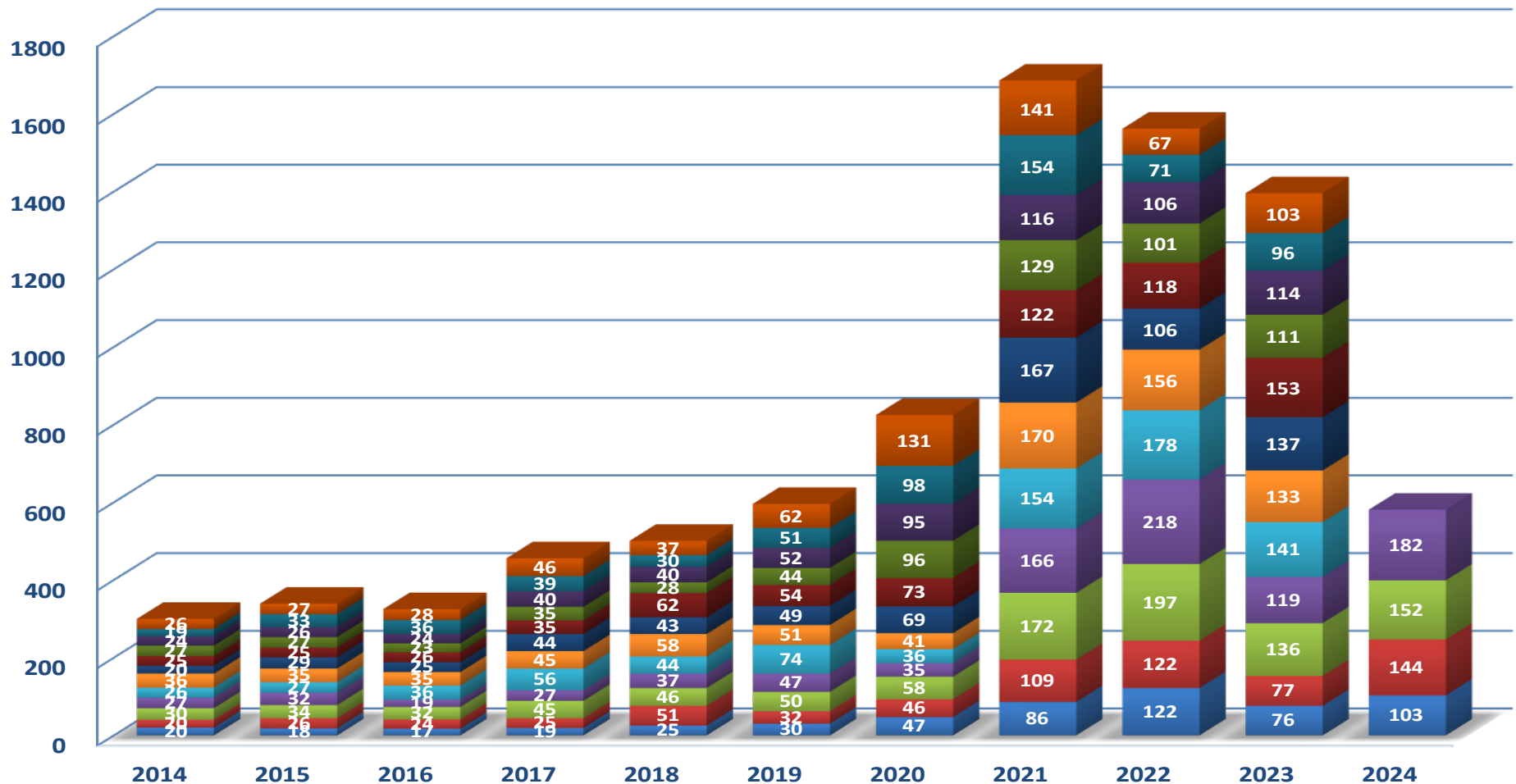


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### LUXURY SALES \$1,000,000 AND OVER

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



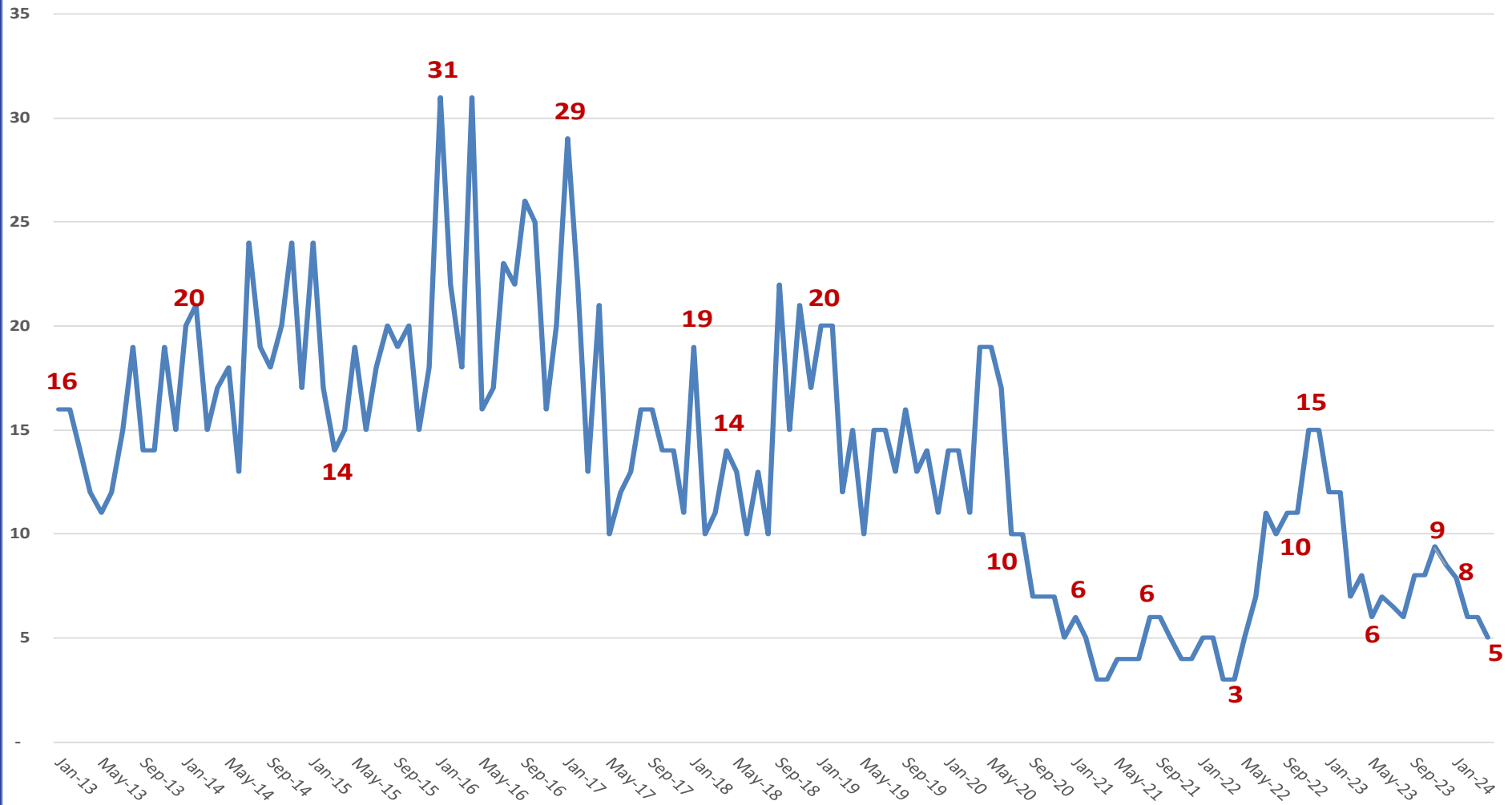
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

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



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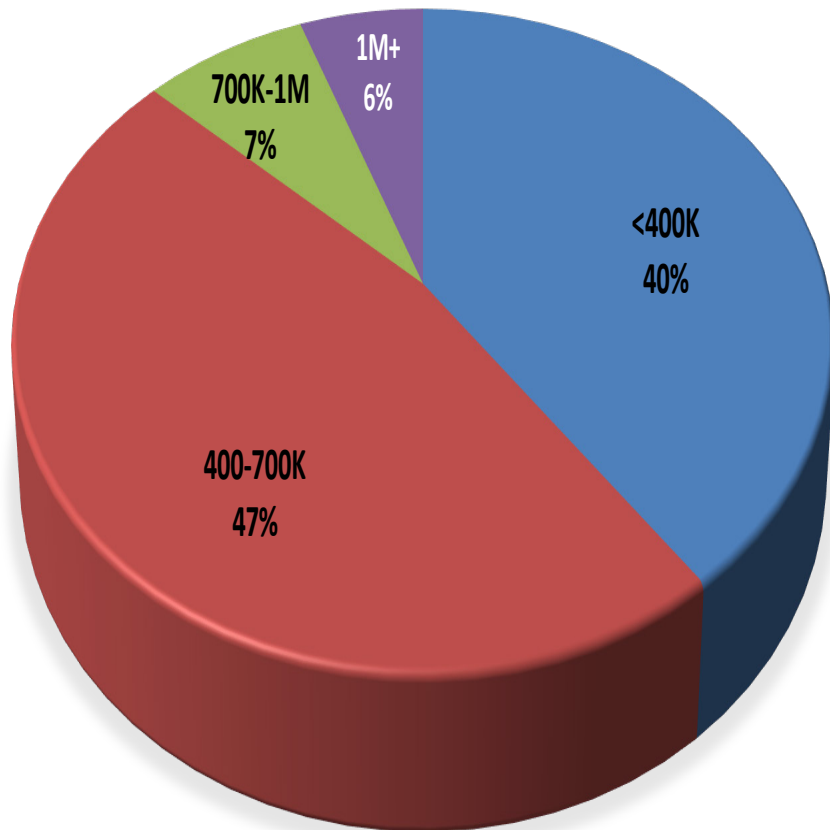


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## Las Vegas Market Update - May 2024

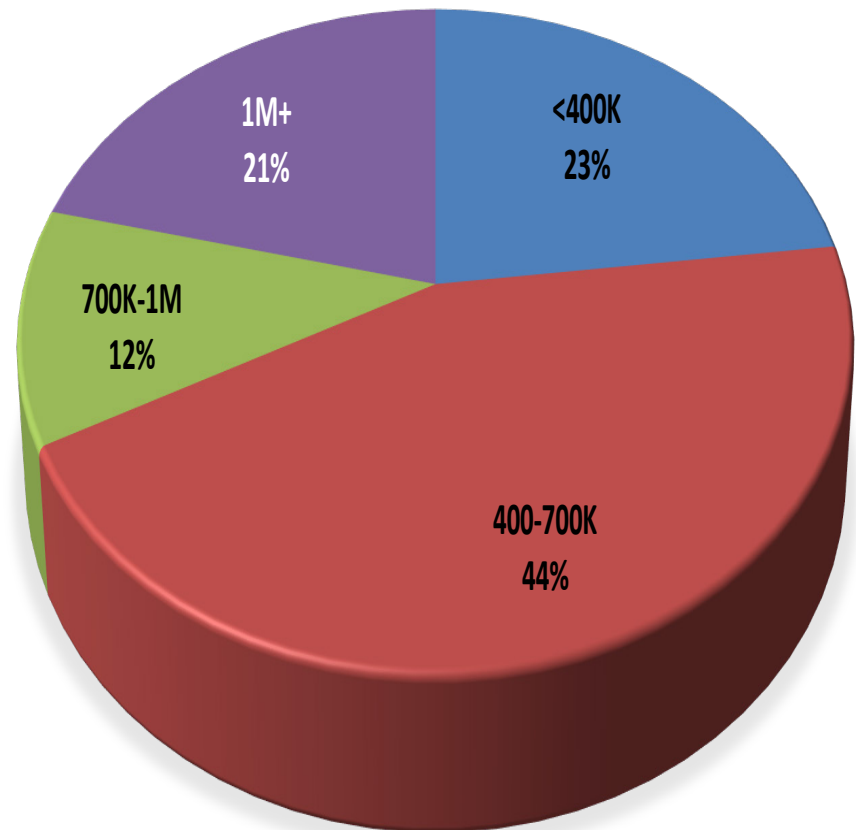
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

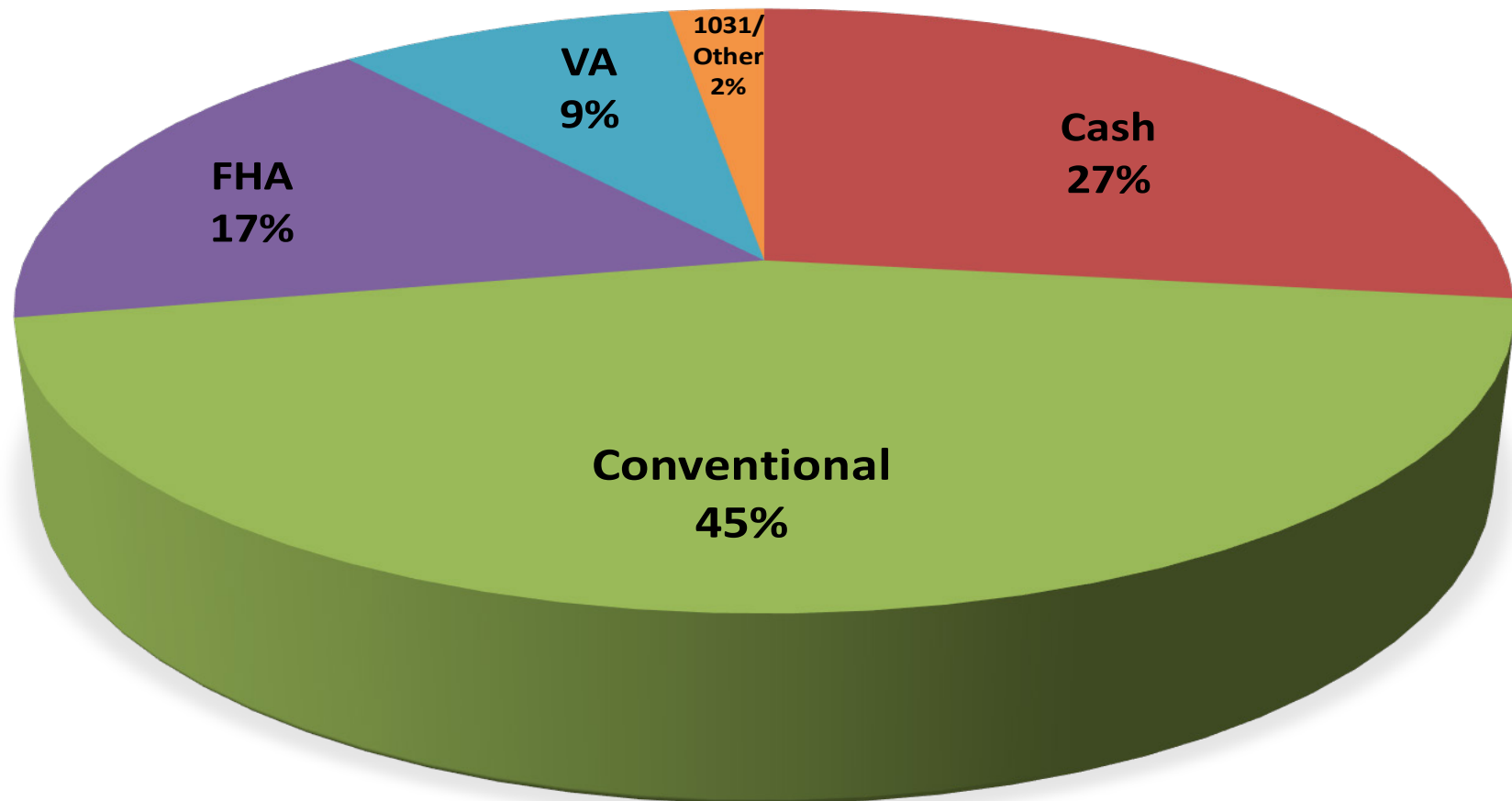




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2024

Last Month's Closings by Sold Terms

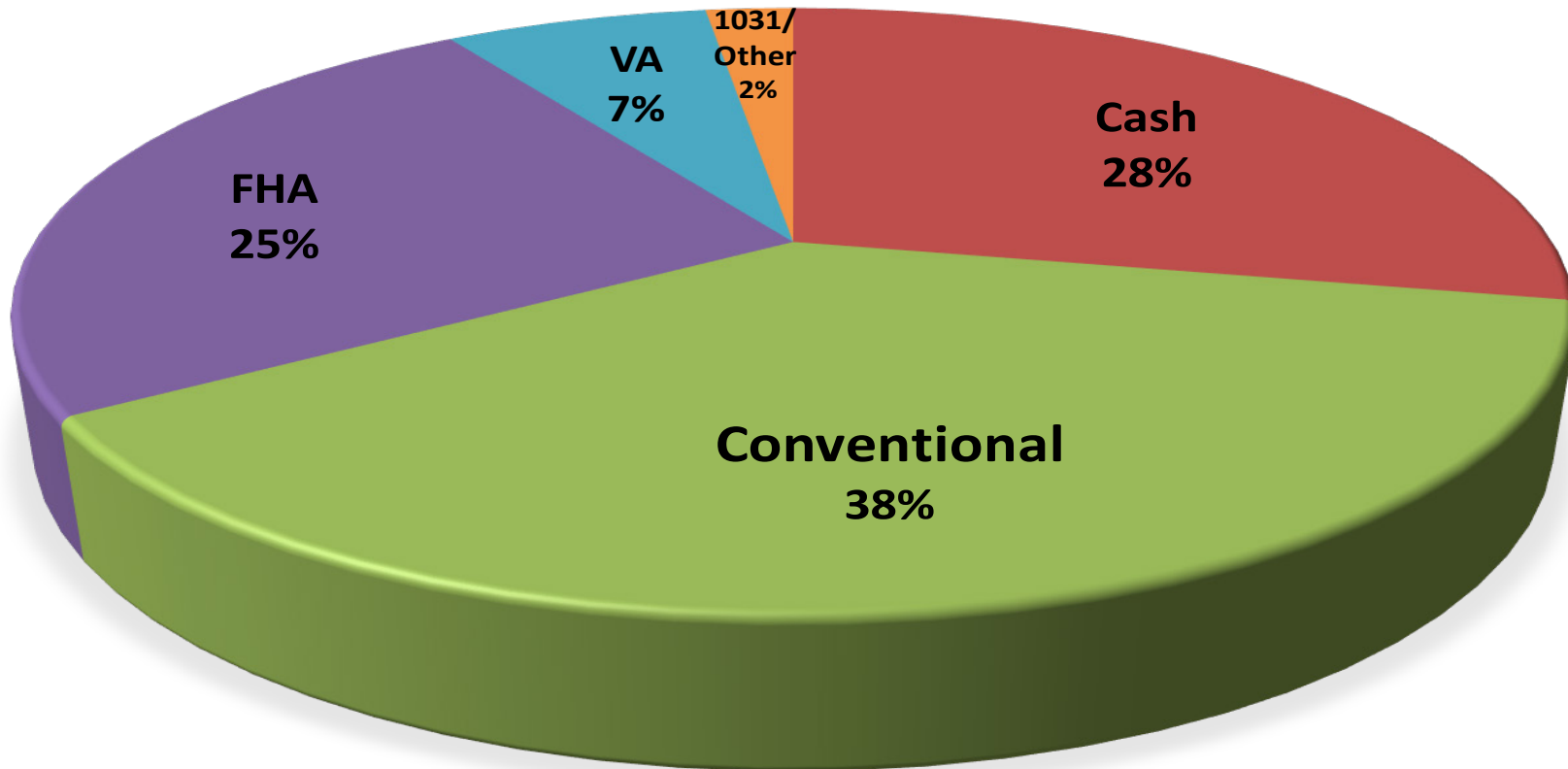




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2024

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

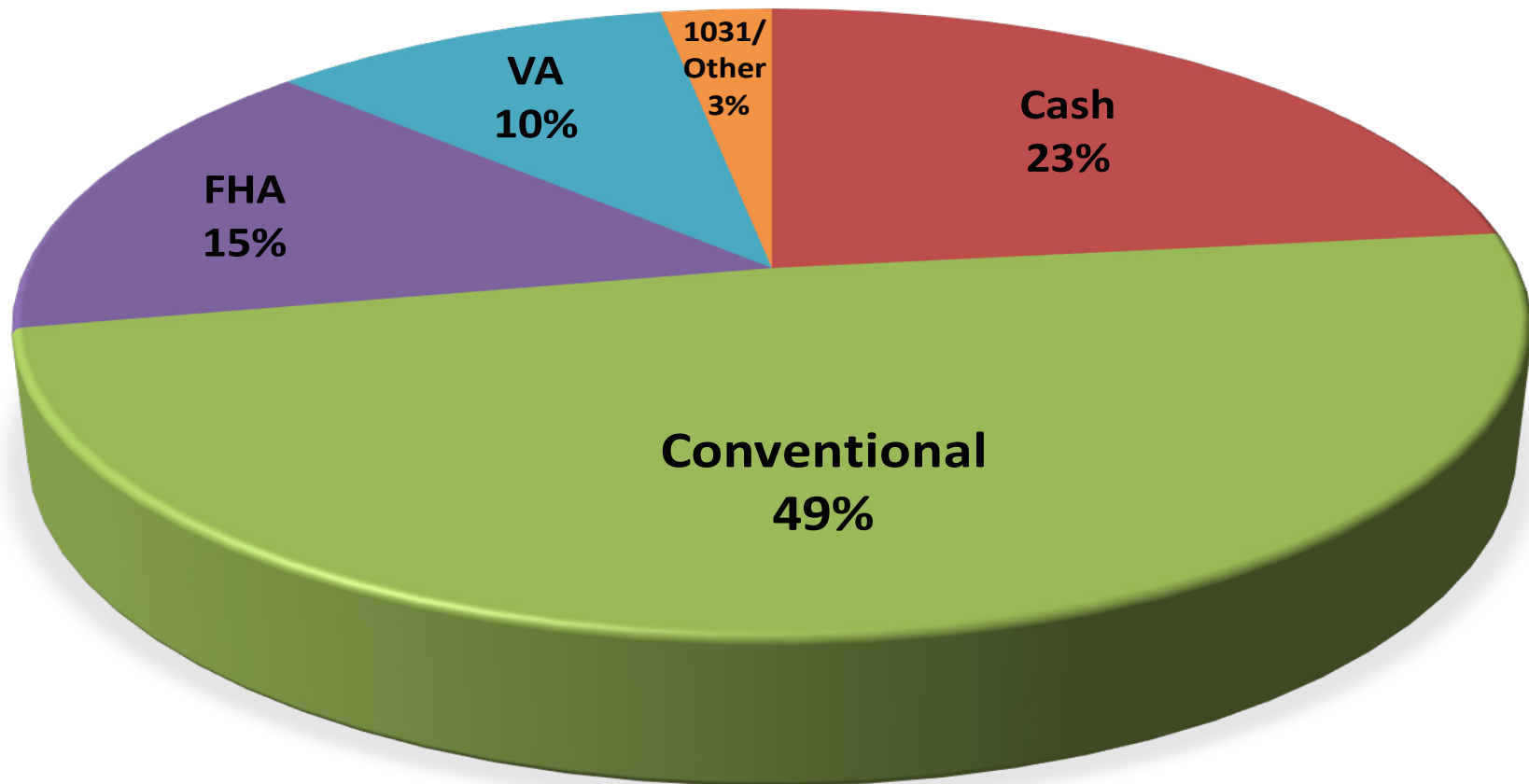




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2024

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

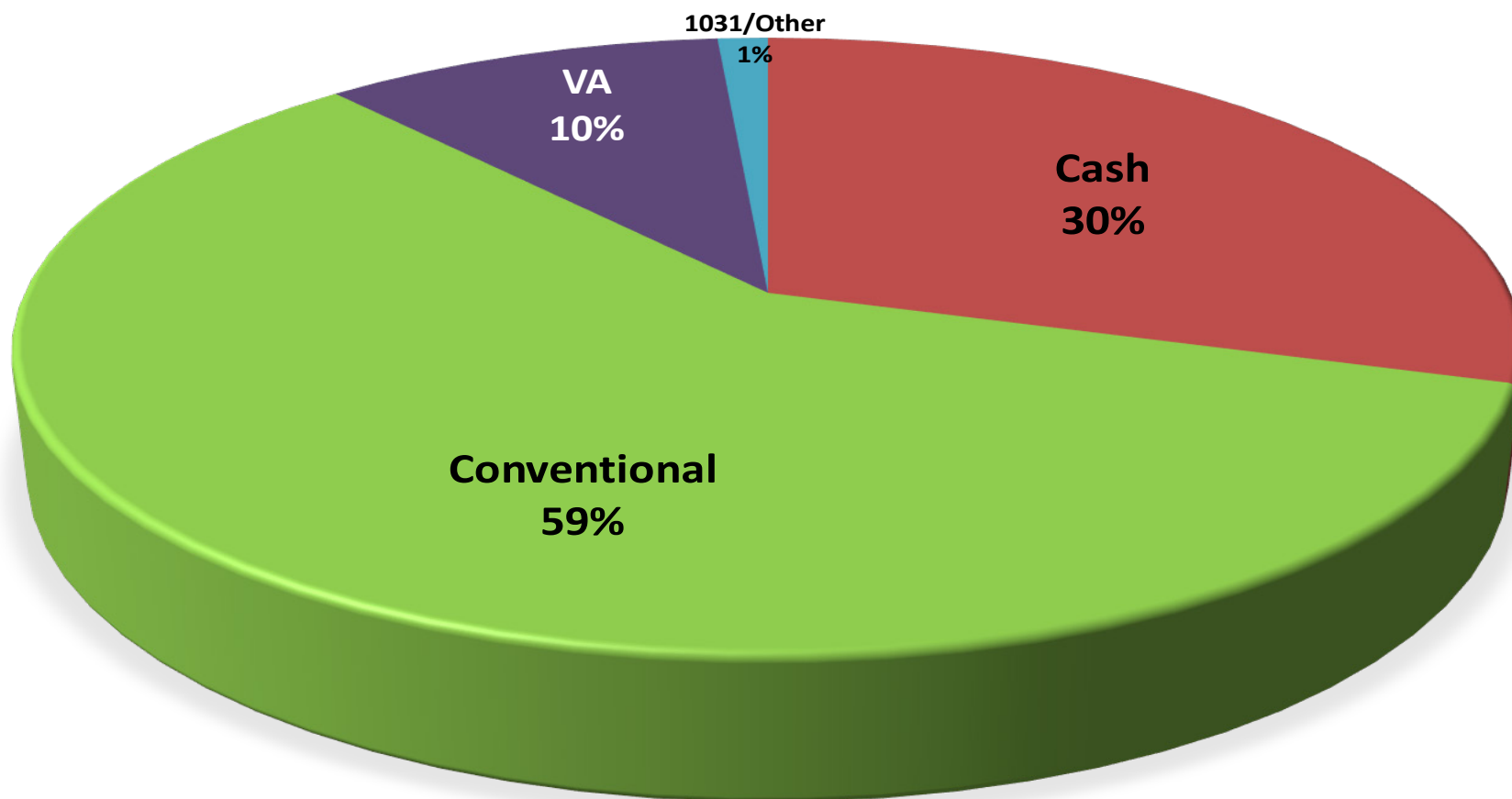




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2024

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

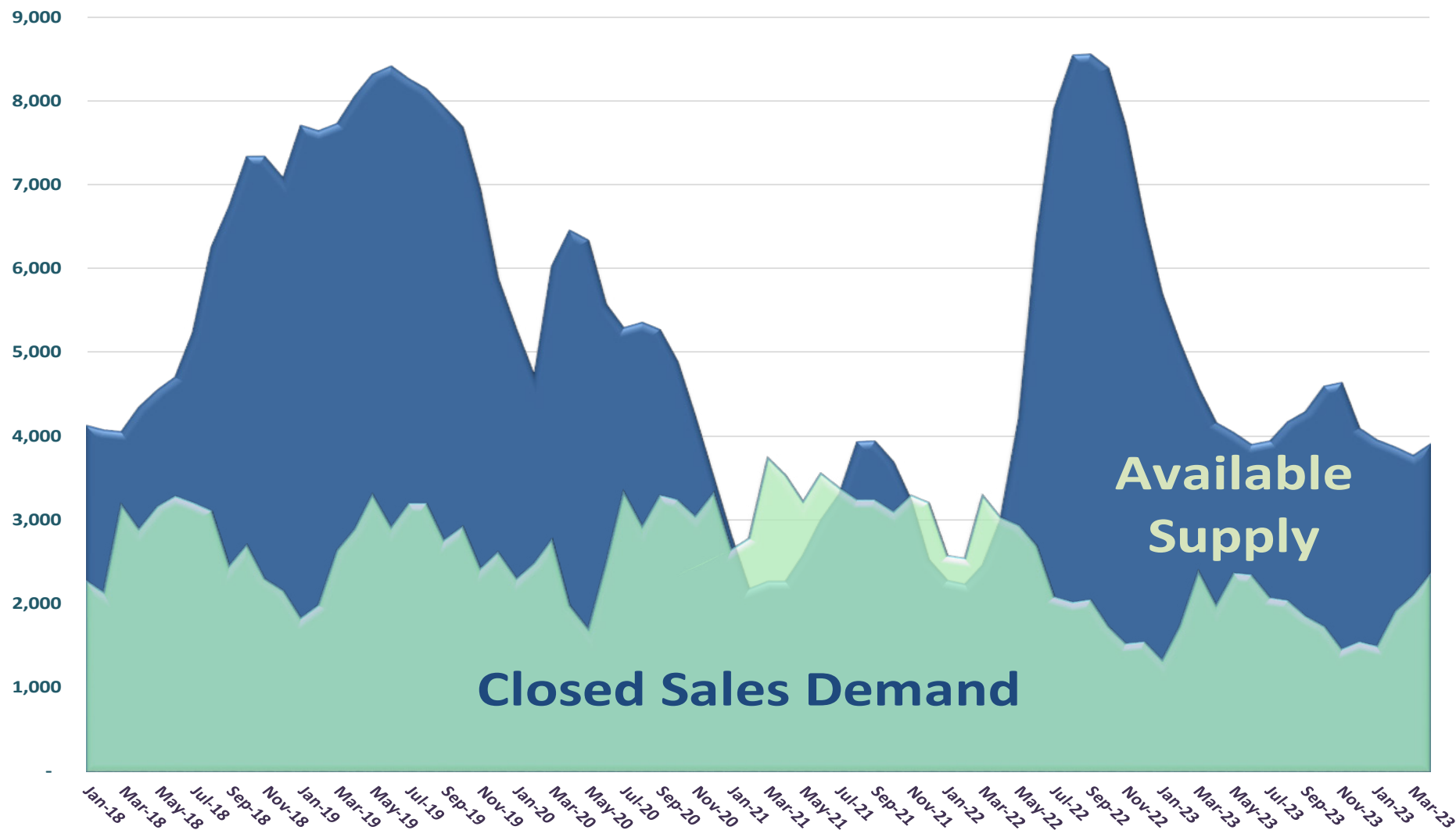




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Supply vs Demand - Single Family Residential



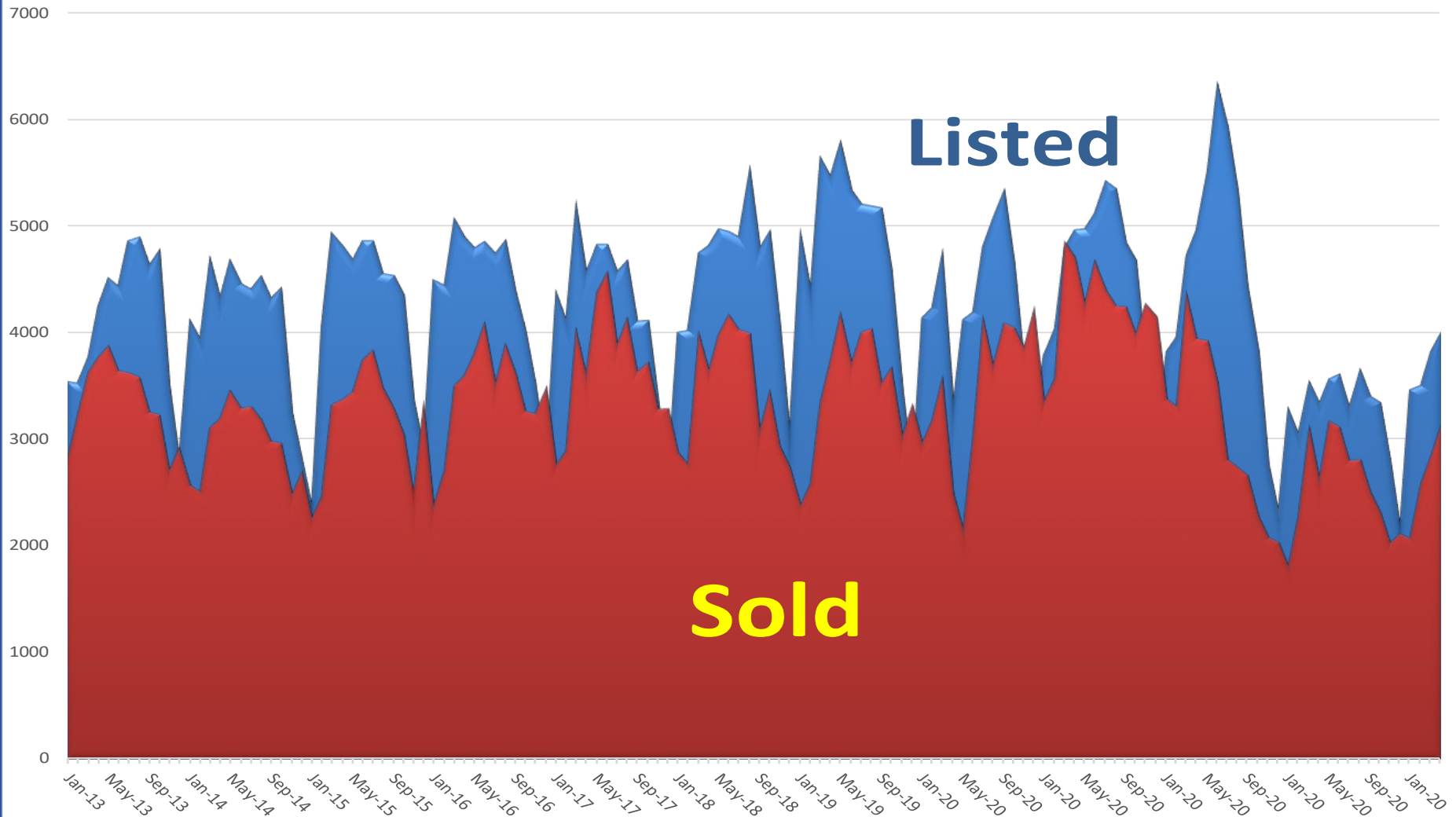
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# EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2024

## Residential Listings Taken vs Listings Sold

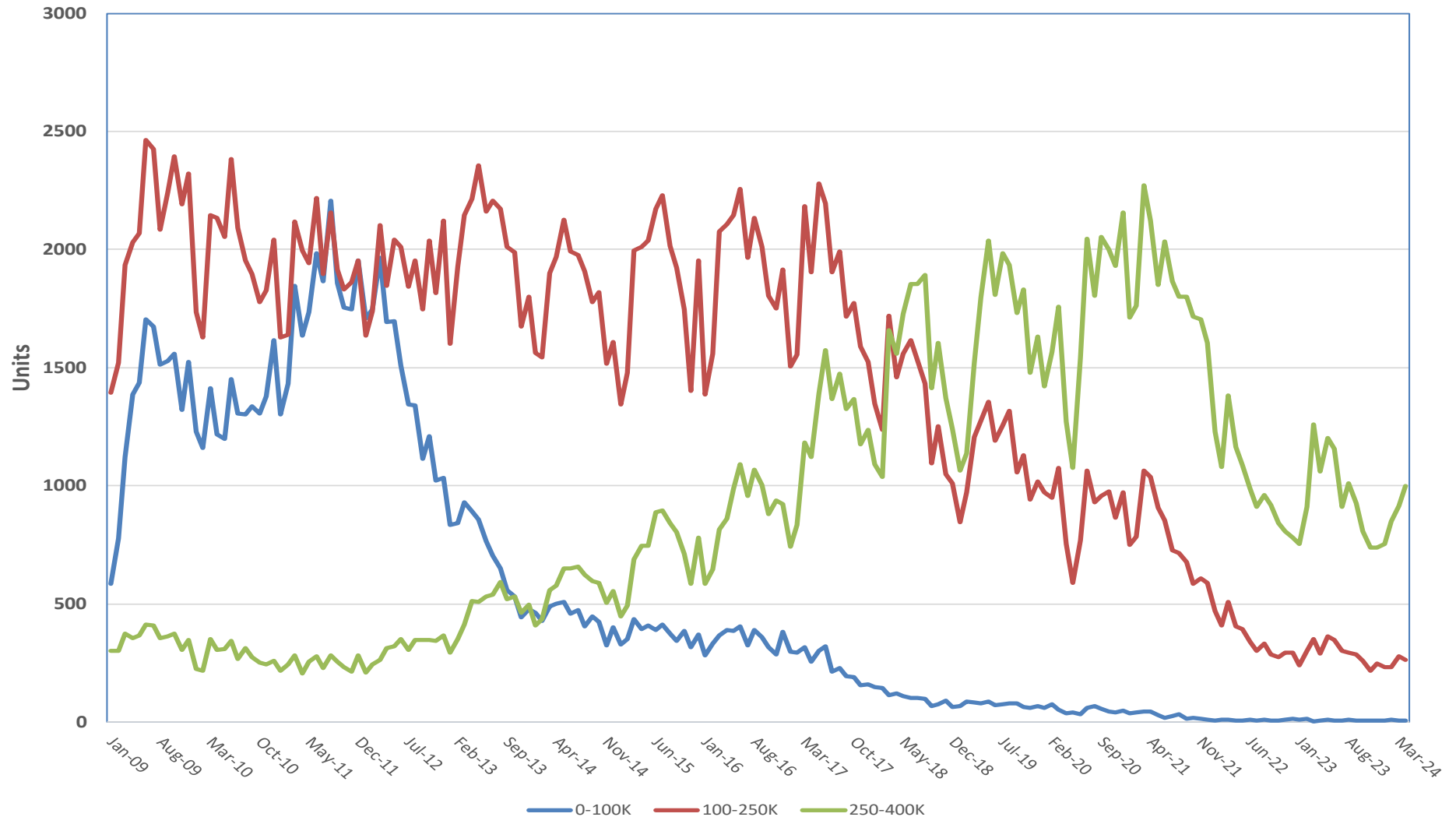




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Closed Units By Price Point - RES & VER



Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on April 2024 Data

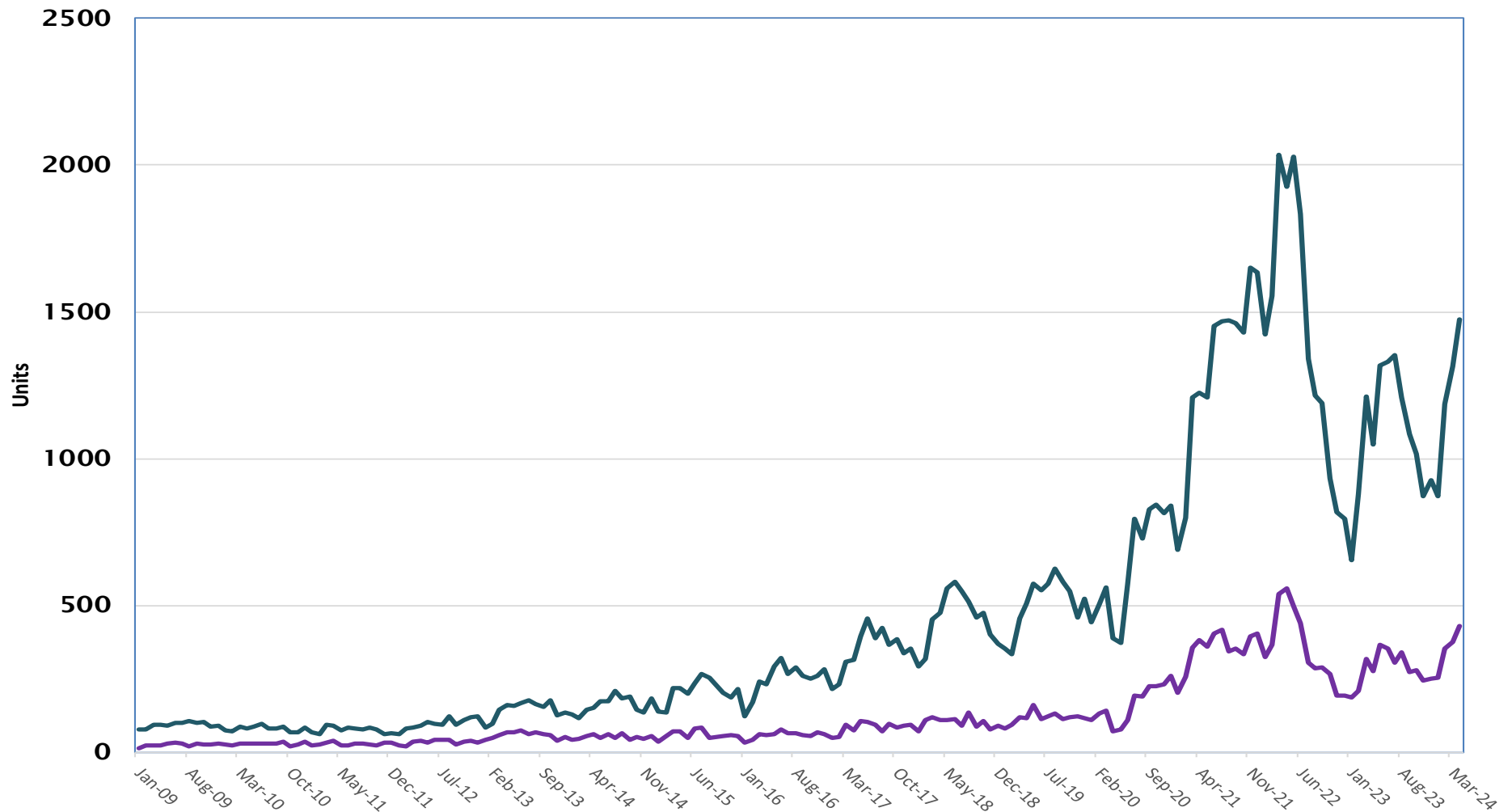


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Closed Units By Price Point - RES & VER

— 400-700K — 700K+



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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - May 2024

### Closing Trend by Price Point Residential and High Rise

