



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

May 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 CDOM
SFR	3,310	4,214	2,784	2,408	559,925	999,076	474,450	600,861	2.2	57.1%	37
CON/TWH	954	1,419	753	695	289,000	349,547	295,500	313,483	3.1	49.0%	37
Total Residential	4,264	5,633	3,537	3,103	485,000	835,505	435,990	536,495	2.4	55.1%	37
Hi-Rise	143	412	72	63	500,000	904,662	449,888	602,382	7.9	15.3%	67
Multiple Dwelling	39	70	33	26	607,000	681,051	534,000	499,723	3.7	37.1%	46
Vacant Land	259	2,198	176	186	89,900	564,602	55,000	232,323	12.0	8.5%	169
Luxury Sales (RES & VER) \$1M+	385	865	203	170	1,868,888	3,017,123	1,437,500	2,059,057	6.0	2.8%	51



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

April 2024 Production

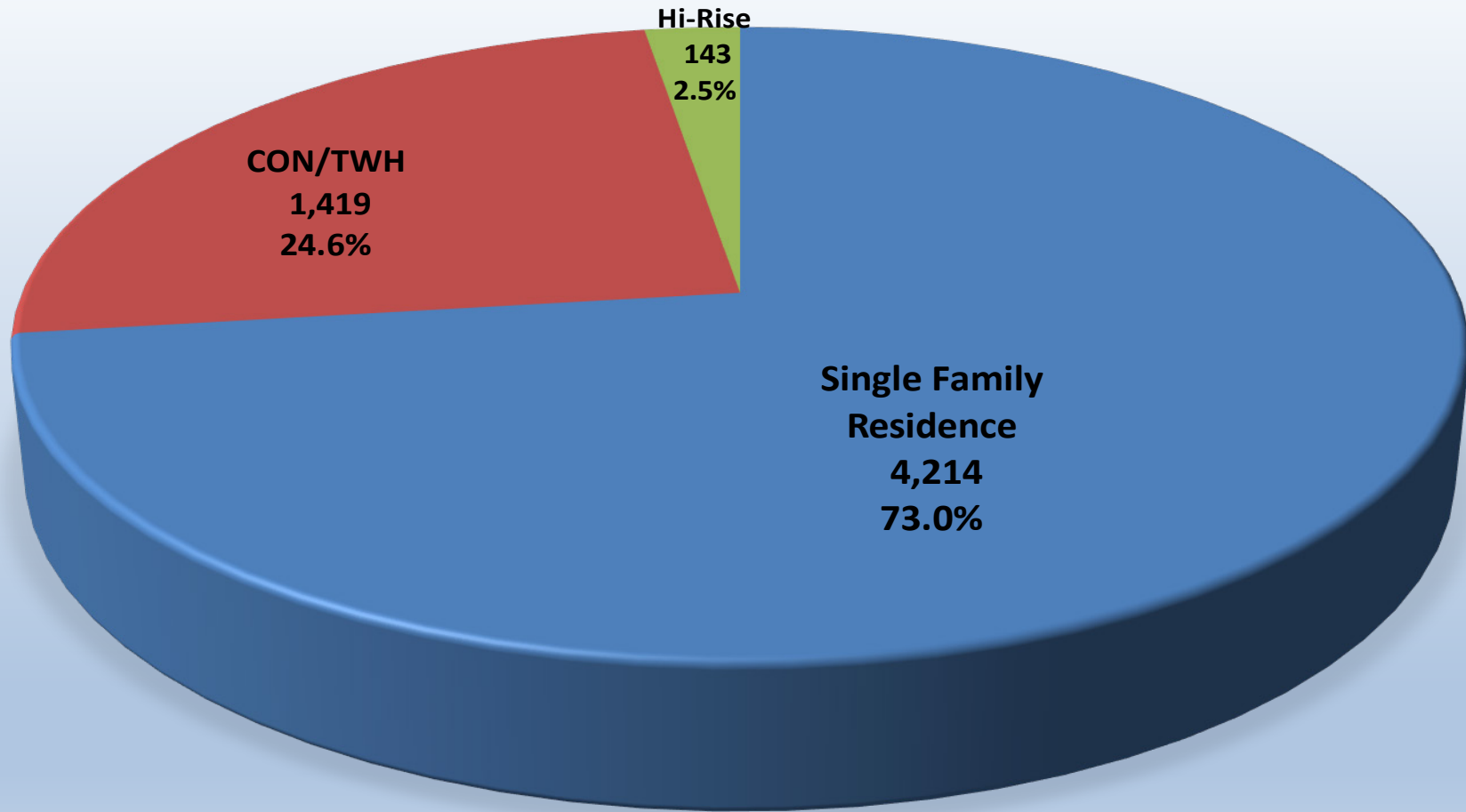
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,070	3,911	2,806	2,356	550,000	1,009,524	469,256	598,623	2.2	60.2%	40
CON/TWH	917	1,369	750	624	284,000	341,579	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 (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 - June 2024

Las Vegas REALTORS * Available Units

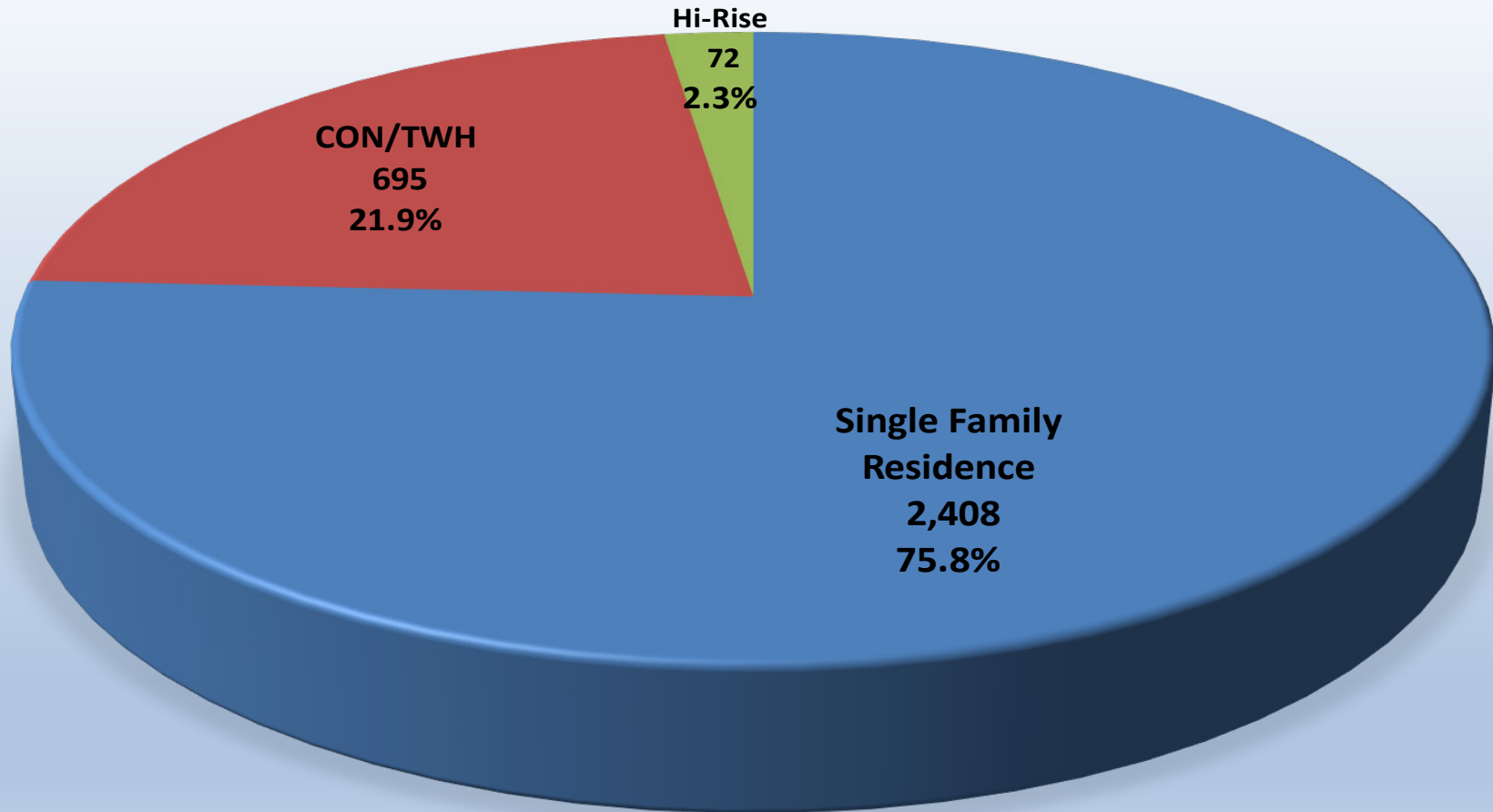




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Las Vegas Market Update - June 2024

Las Vegas REALTORS *Units Sold * Last Month

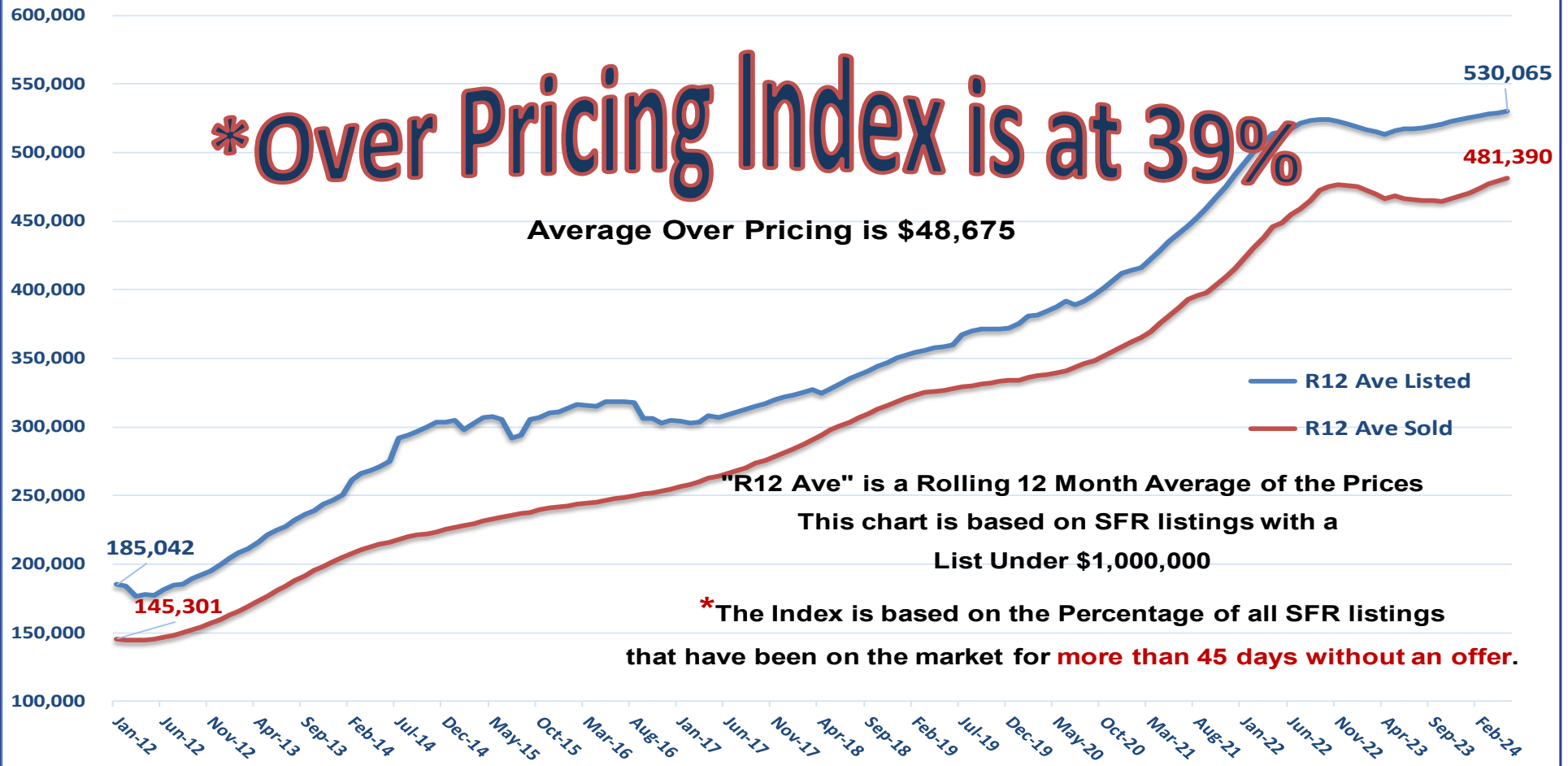




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Las Vegas Market Update - June 2024

SFR Average List vs Closed Sale Prices

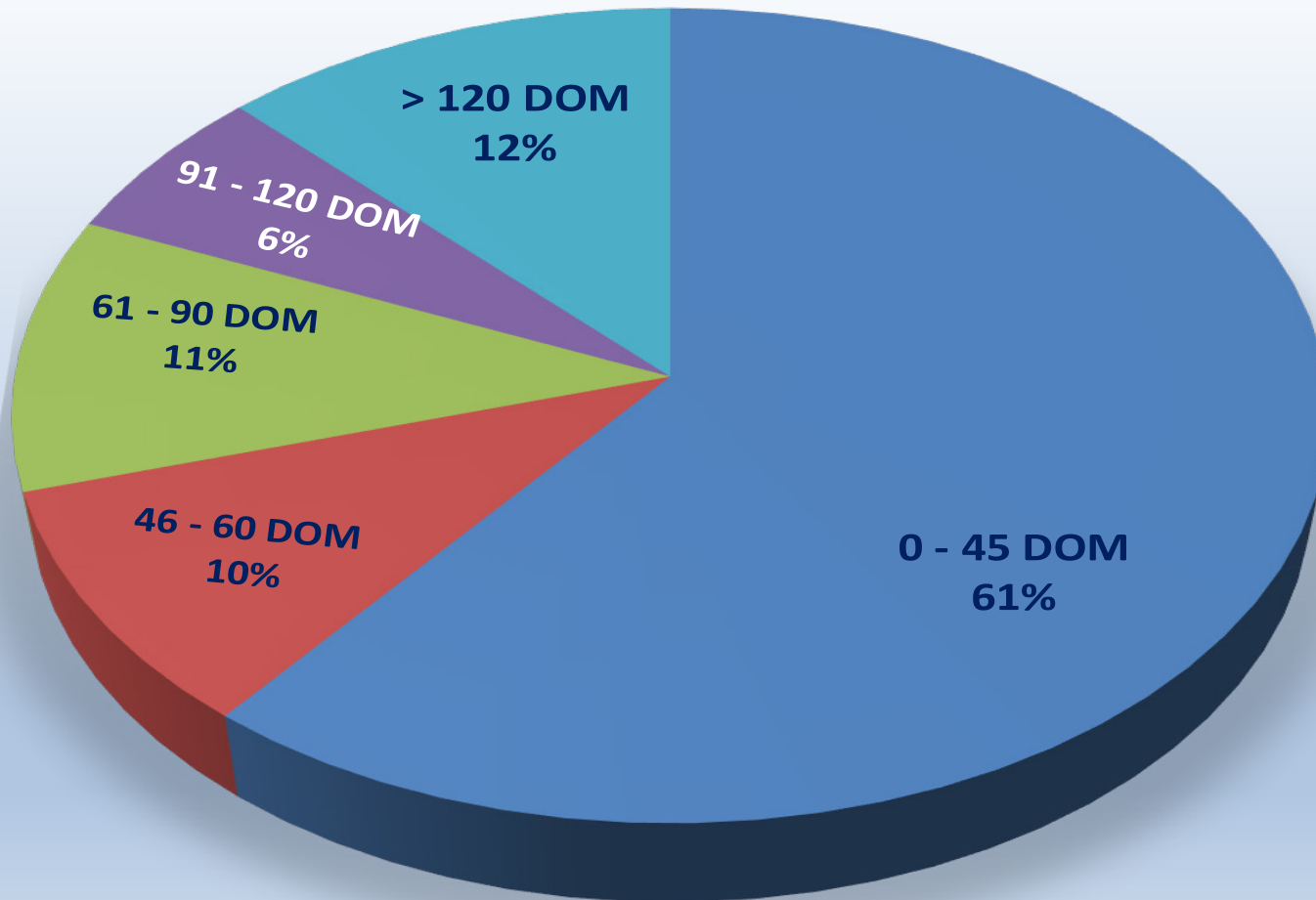




EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

Available SFR Inventory Days on Market With No Current Offer





EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

SFR Closed Sales in Selected Communities - Last Six Months

	Dec	2024 Jan	Feb	Mar	Apr	May	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	9	10	13	12	15	19		2	514,340	33
Anthem	2	7	2	4	9	6		1	623,777	16
Anthem Cnty Club	4	11	8	9	7	12		3	1,503,677	50
Cadence	38	37	42	61	59	55		2	501,536	60
Centennial Hills	9	9	15	17	18	31		1	546,641	43
Desert/South Shores	10	12	14	12	18	11		3	712,626	26
Green Valley	15	13	24	28	35	24		3	615,889	23
Green Valley Ranch	10	3	12	8	9	14		1	604,062	20
Inspirada	10	9	21	23	24	21		2	665,047	44
Iron Mountain Ranch	2	3	9	8	9	7		2	580,958	31
Lake Las Vegas	20	10	23	29	15	18		7	1,062,355	133
Lone Mountain	7	6	6	7	11	10		3	935,311	40
MacDonald Highlands	5	3	1	2	2	7		9	4,064,185	90
Mountains Edge	18	26	29	27	43	47		2	501,908	28
Peccole Ranch	4	6	3	8	3	7		2	580,210	7
Providence	14	22	23	29	27	26		2	482,833	23
Red Rock Cntry Club	7	2	4	5	2	5		3	2,084,420	38
Rhodes Ranch	7	11	20	21	18	11		3	595,303	22
Seven Hills	10	7	12	13	8	9		4	949,968	55
Siena (SFR & TWH)	11	8	14	11	17	14		2	726,539	33
Silverado Ranch	15	21	16	18	29	32		1	500,298	22
Silverstone Ranch	4	2	6	2	9	3		4	583,108	27
Skye Canyon	22	18	18	34	25	25		2	589,312	31
Southern Highlands	22	16	28	28	35	43		3	1,083,740	34
Spring Valley	14	15	14	16	17	14		2	608,143	9
Summerlin	26	31	30	34	40	50		2	1,108,696	44
Sun City Anthem	26	20	36	38	37	43		2	604,110	45
Sun City Summerlin	23	22	27	34	38	37		1	548,118	32
The Lakes	8	10	7	11	11	14		2	630,772	15
The Ridges	1	3	1	9	9	5		5	4,747,028	21
Tuscany	4	4	11	7	11	8		2	590,729	25
Other Groups										
Clark County	1,491	1,448	1,857	2,036	2,266	2,324		2	596,102	34
Boulder City	8	11	7	12	9	12		4	611,136	50
Pahrump	42	35	52	54	74	69		3	379,975	96
High Rise Sales	70	64	61	57	74	63		8	656,106	67
Luxury Sales (\$1M+)	103	103	144	152	182	170		6	1,787,612	51

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



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

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

	December	2024 January	February	March	April	May	Price Movement
Aliante	488,276	483,198	494,753	556,583	494,426	545,521	
Anthem	584,000	724,557	584,500	628,000	597,500	569,150	
Anthem Cnty Club	906,313	1,872,500	1,627,375	1,129,332	1,795,698	1,392,658	
Cadence	477,953	480,250	497,690	471,790	565,831	499,106	
Centennial Hills	461,056	492,333	566,087	517,059	653,000	532,310	
Desert/South Shores	703,300	780,917	744,692	764,813	648,216	654,264	
Green Valley	561,311	575,538	648,248	648,300	599,564	625,495	
Green Valley Ranch	521,490	741,667	584,533	546,875	578,889	699,157	
Inspirada	623,867	673,333	574,979	676,644	781,075	625,869	
Iron Mountain Ranch	957,500	505,000	550,296	490,125	674,761	528,557	
Lake Las Vegas	864,465	1,617,800	1,217,165	897,339	1,294,010	848,651	
Lone Mountain	988,584	892,981	607,167	606,000	1,202,703	1,056,690	
MacDonald Highlands	4,078,874	4,060,000	2,375,000	6,023,902	3,136,500	4,001,933	
Mountains Edge	496,914	458,914	487,683	527,644	520,638	504,460	
Peccole Ranch	607,000	587,500	544,333	557,375	651,667	569,500	
Providence	489,786	446,450	484,913	487,139	496,296	489,253	
Red Rock Country Club	2,066,429	1,775,000	2,332,500	2,152,600	1,887,500	2,045,500	
Rhodes Ranch	629,214	524,173	613,609	588,090	575,012	658,545	
Seven Hills	768,515	713,000	873,742	1,096,865	1,185,000	1,016,422	
Siena (SFR & TWH)	717,909	555,000	682,893	710,455	767,882	837,421	
Silverado Ranch	439,560	508,645	616,330	431,722	478,904	523,236	
Silverstone Ranch	523,750	662,500	593,567	552,500	602,156	551,667	
Skye Canyon	597,732	538,571	606,664	562,101	616,144	616,120	
Southern Highlands	1,239,364	1,153,925	927,309	863,014	1,412,751	955,795	
Spring Valley	596,000	518,800	708,432	527,114	728,559	562,107	
Summerlin	824,823	943,987	1,161,085	1,004,775	964,137	1,513,311	
Sun City Anthem	568,212	577,943	625,636	554,735	634,583	637,376	
Sun City Summerlin	466,954	509,896	599,096	534,225	563,275	581,299	
The Lakes	586,250	918,100	564,157	616,705	543,273	564,089	
The Ridges	2,450,000	4,983,333	2,400,000	5,359,000	5,095,644	3,805,000	
Tuscany	511,500	566,000	632,045	543,231	579,808	642,475	
Other Groups							
Clark County	575,576	590,093	584,759	597,603	607,664	609,491	
Boulder City	633,363	659,171	551,343	618,242	660,056	543,367	
Pahrump	360,402	369,889	387,829	390,254	378,696	384,415	
High Rise Sales	572,218	857,877	661,147	800,461	491,344	602,382	
Luxury Sales (\$1M+)	1,954,424	2,290,797	1,797,845	2,211,550	1,960,166	2,059,057	

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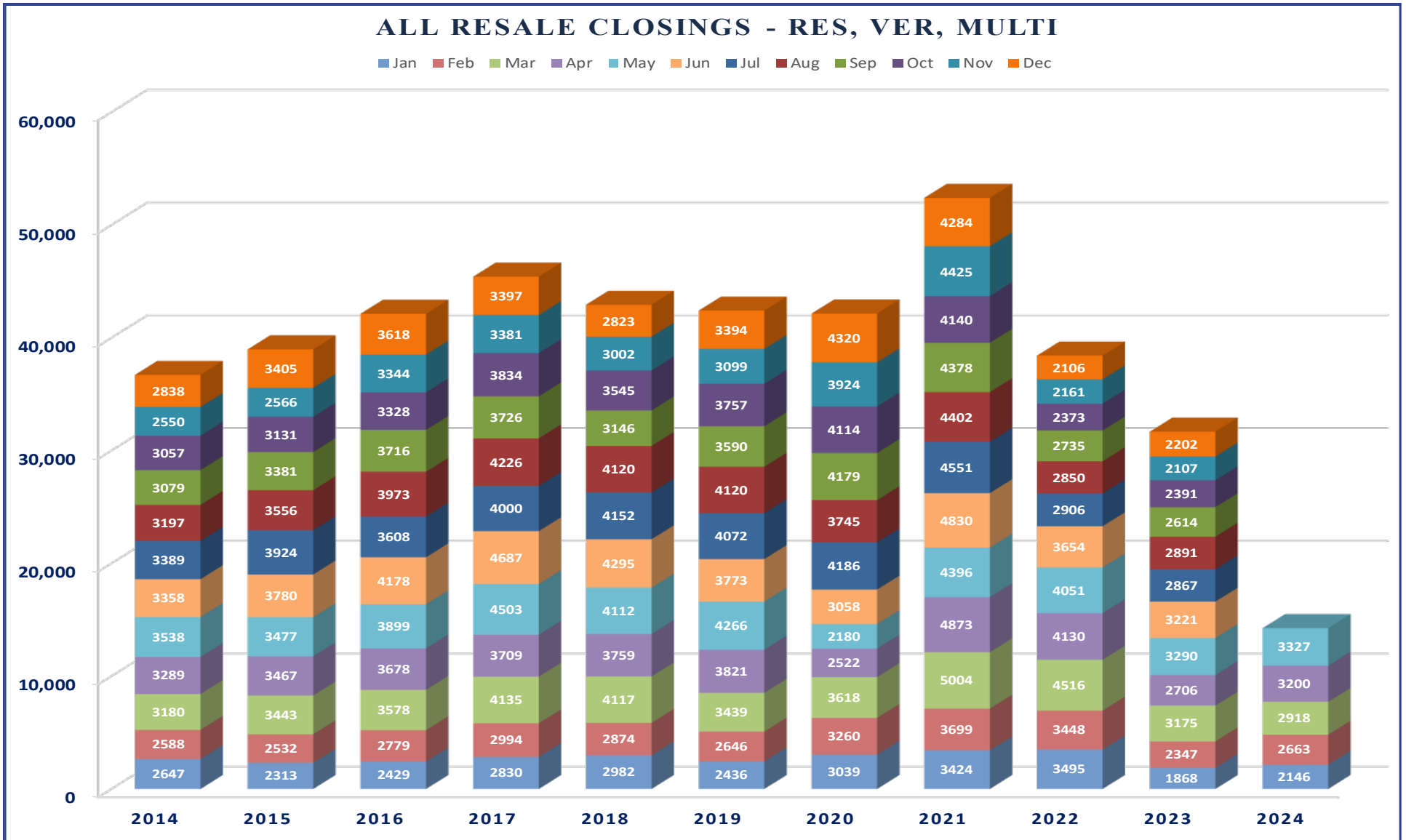


EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

ALL RESALE CLOSINGS - RES, VER, MULTI

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



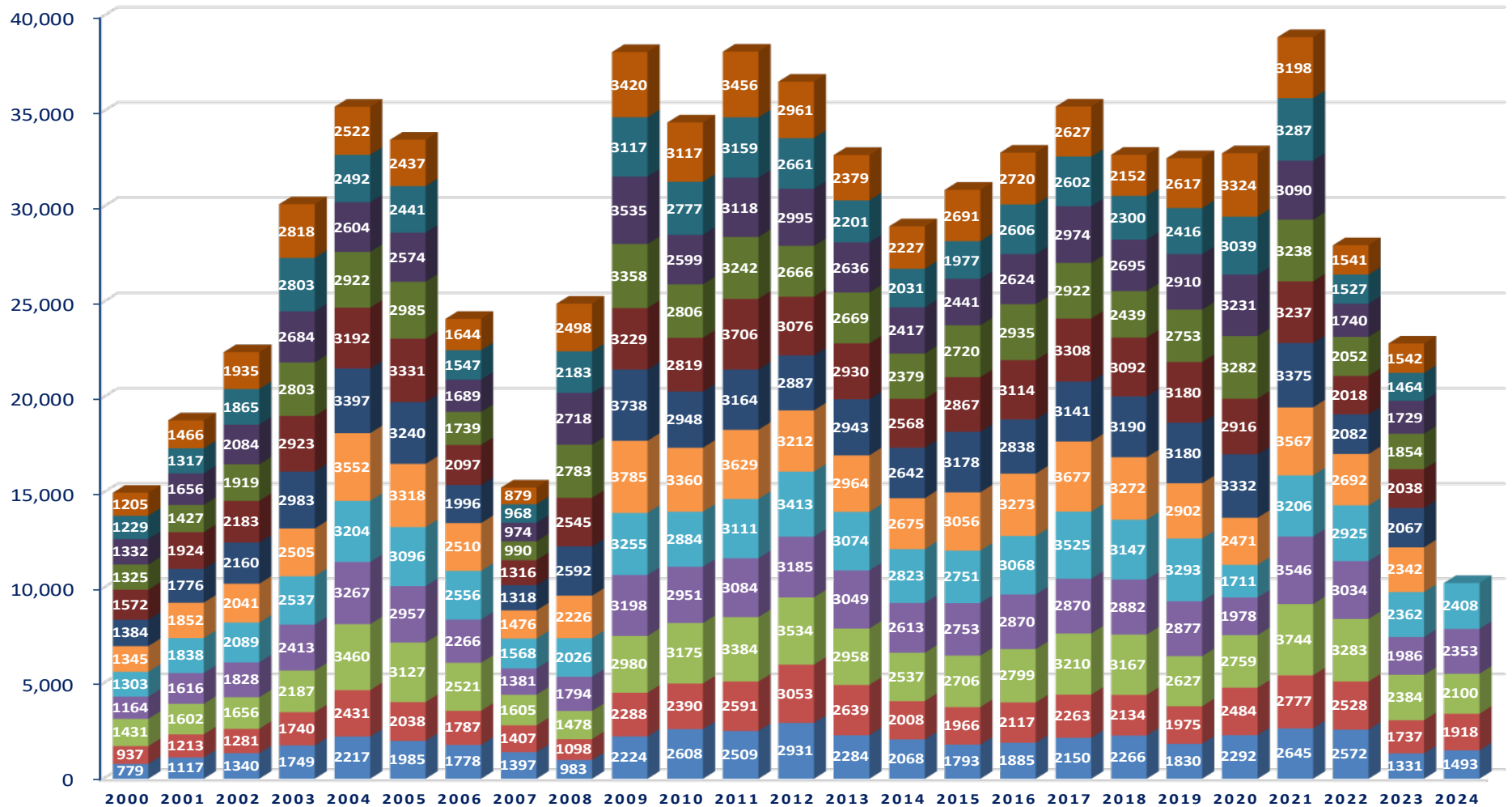


EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 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 - June 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS



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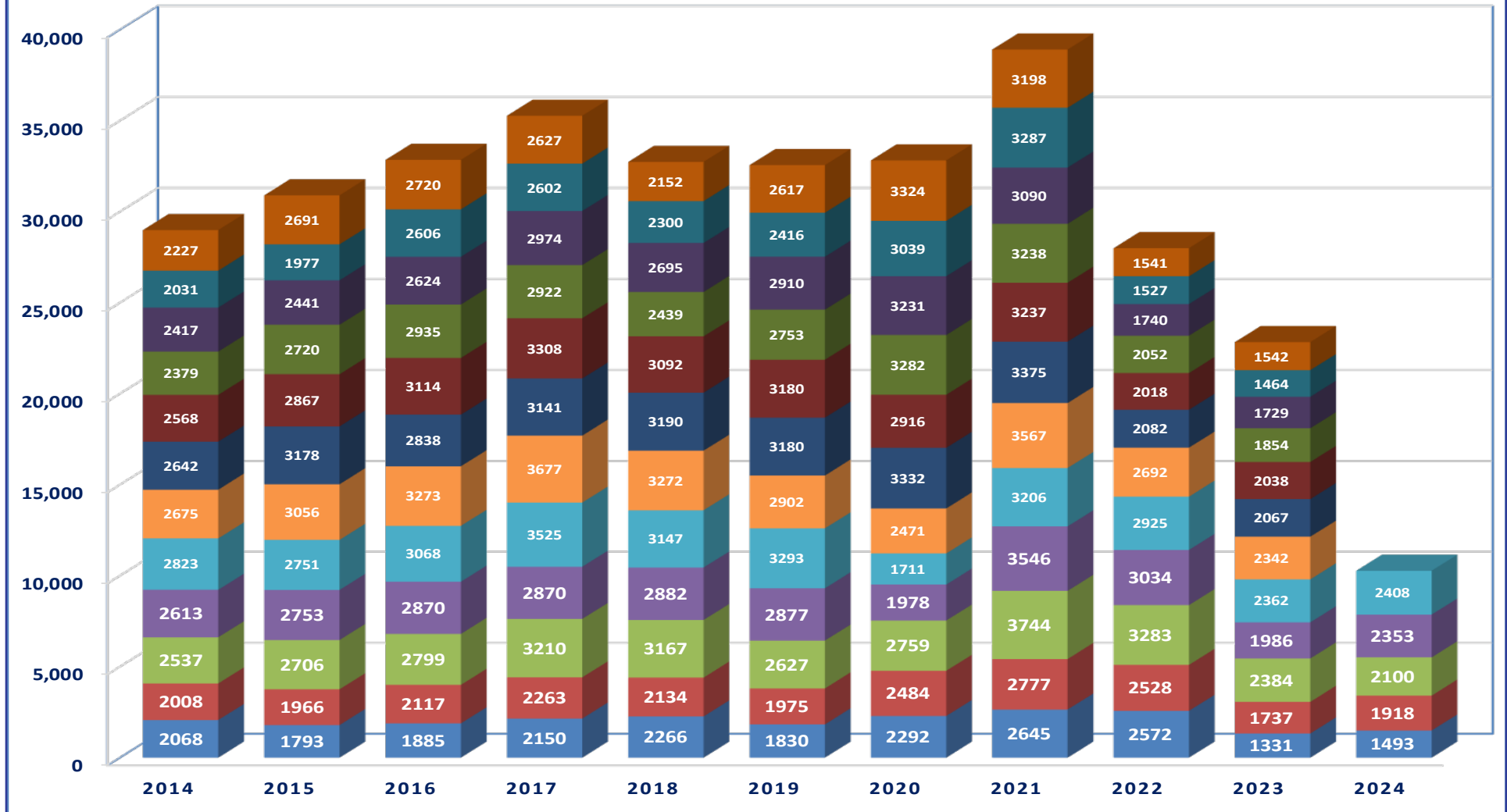


EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



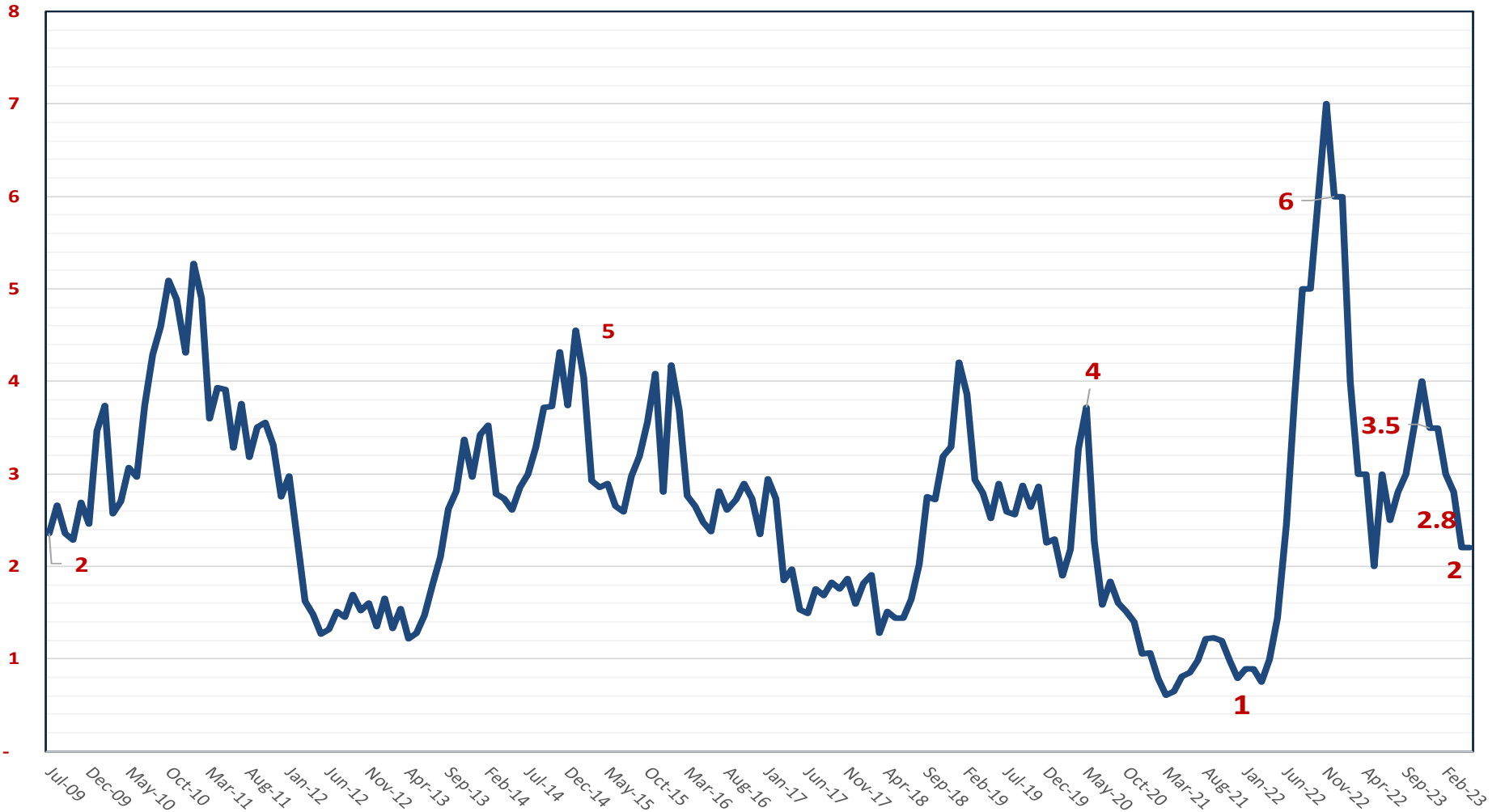
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Las Vegas Market Update - June 2024

Single Family Residential Homes Months of Inventory



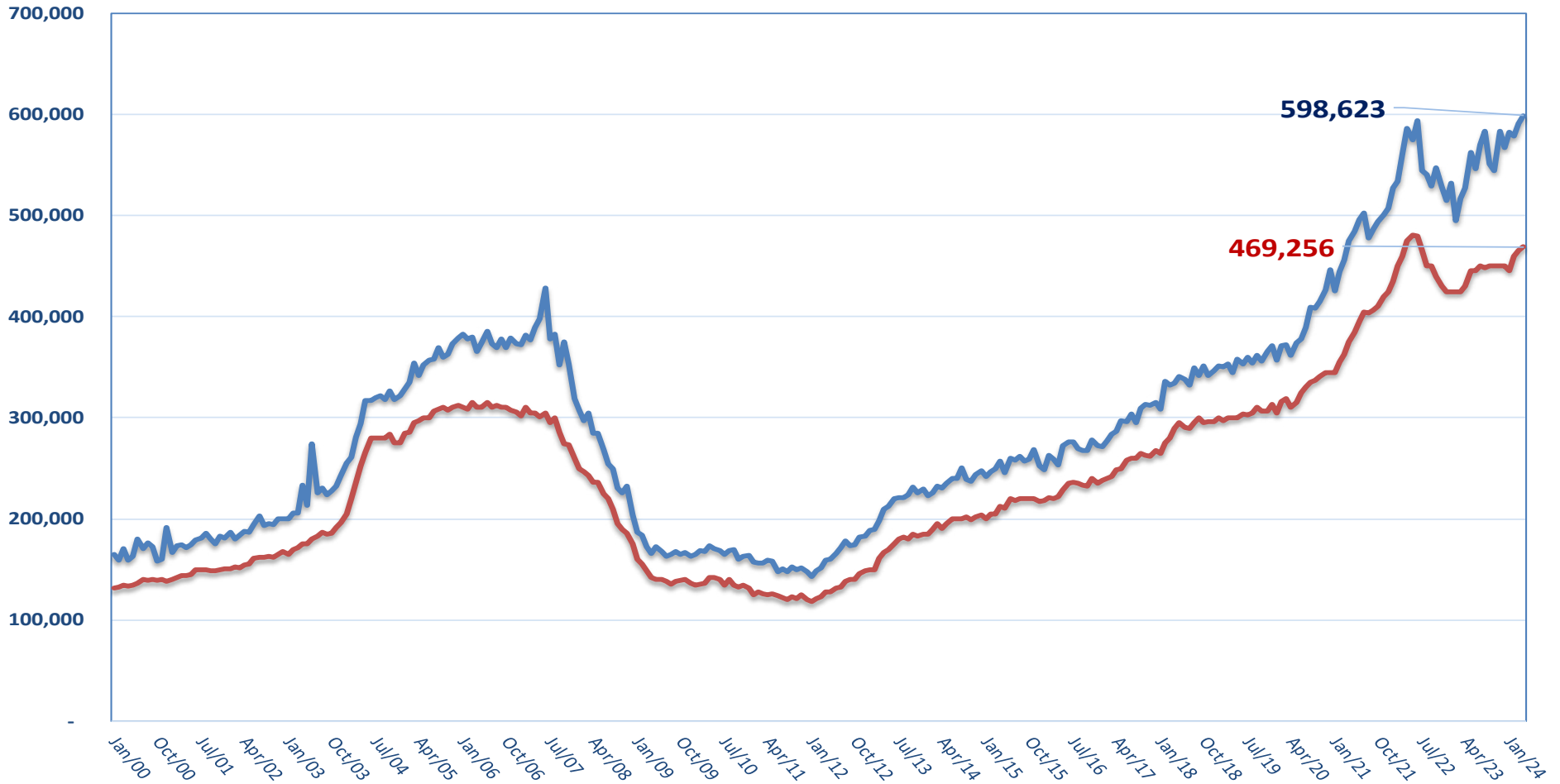


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Las Vegas Market Update - June 2024

SFR Market Prices

— Average — Median

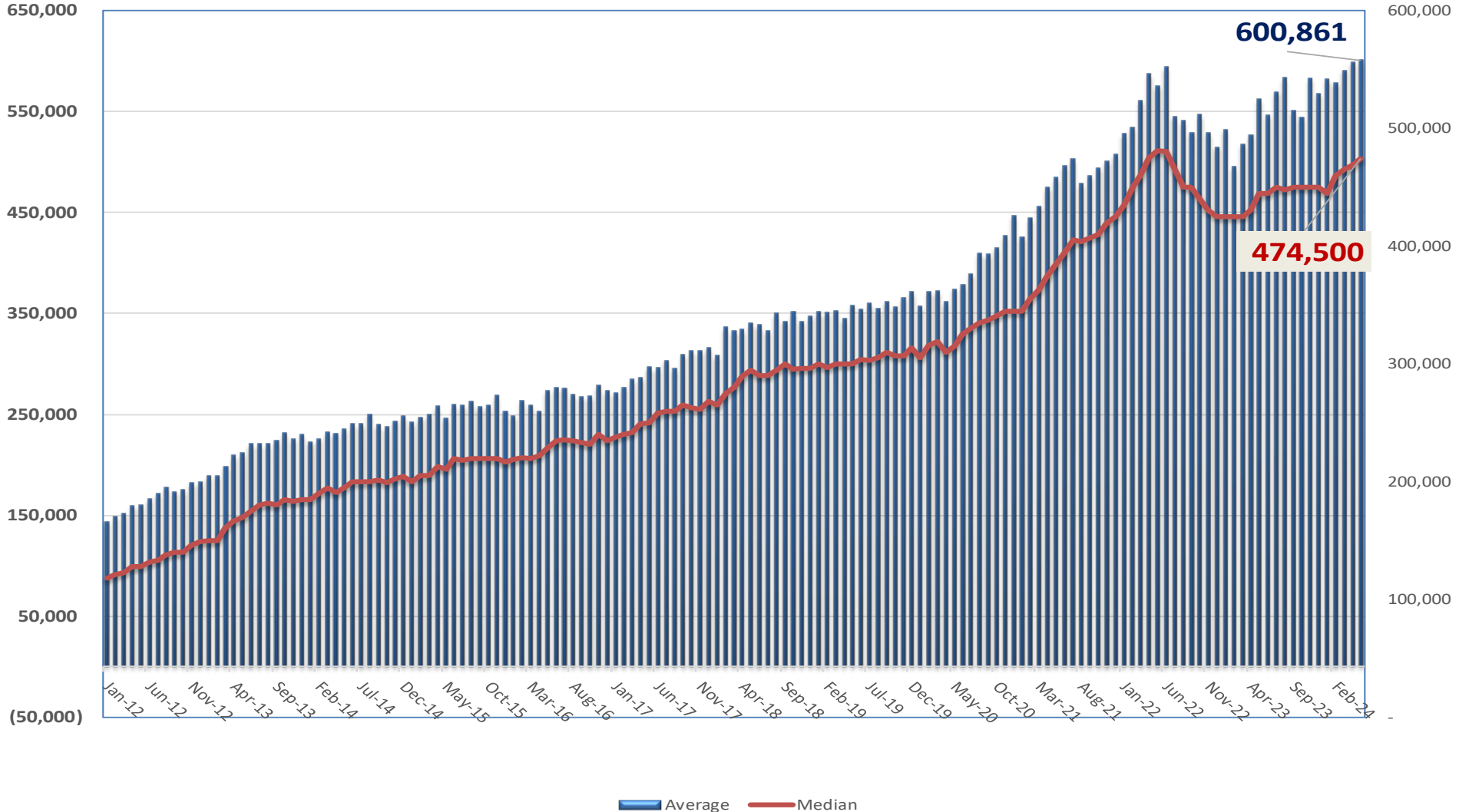




EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2024

Single Family Residential Price Trend

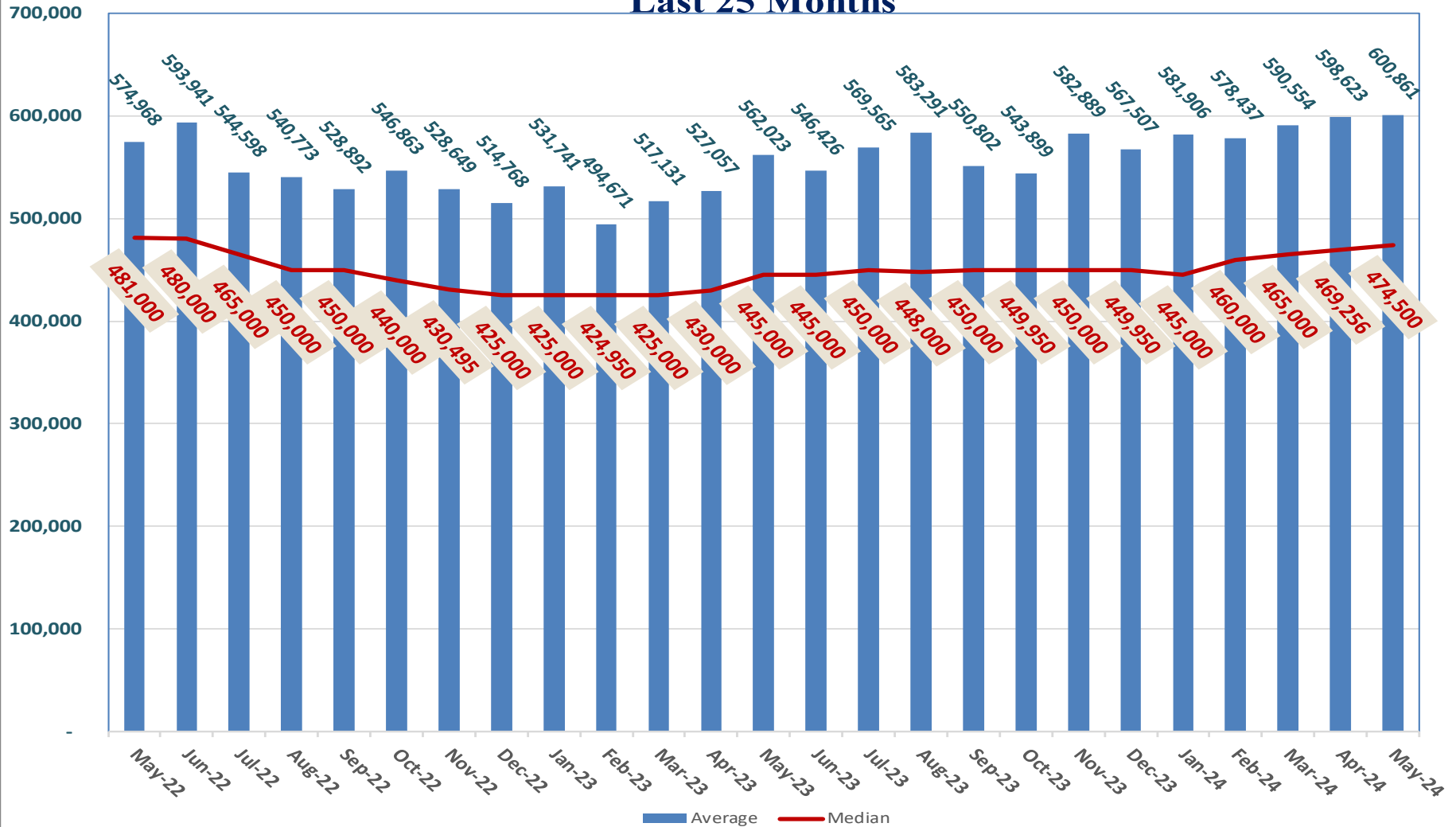




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Las Vegas Market Update - June 2024

Single Family Residential Price Trend Last 25 Months

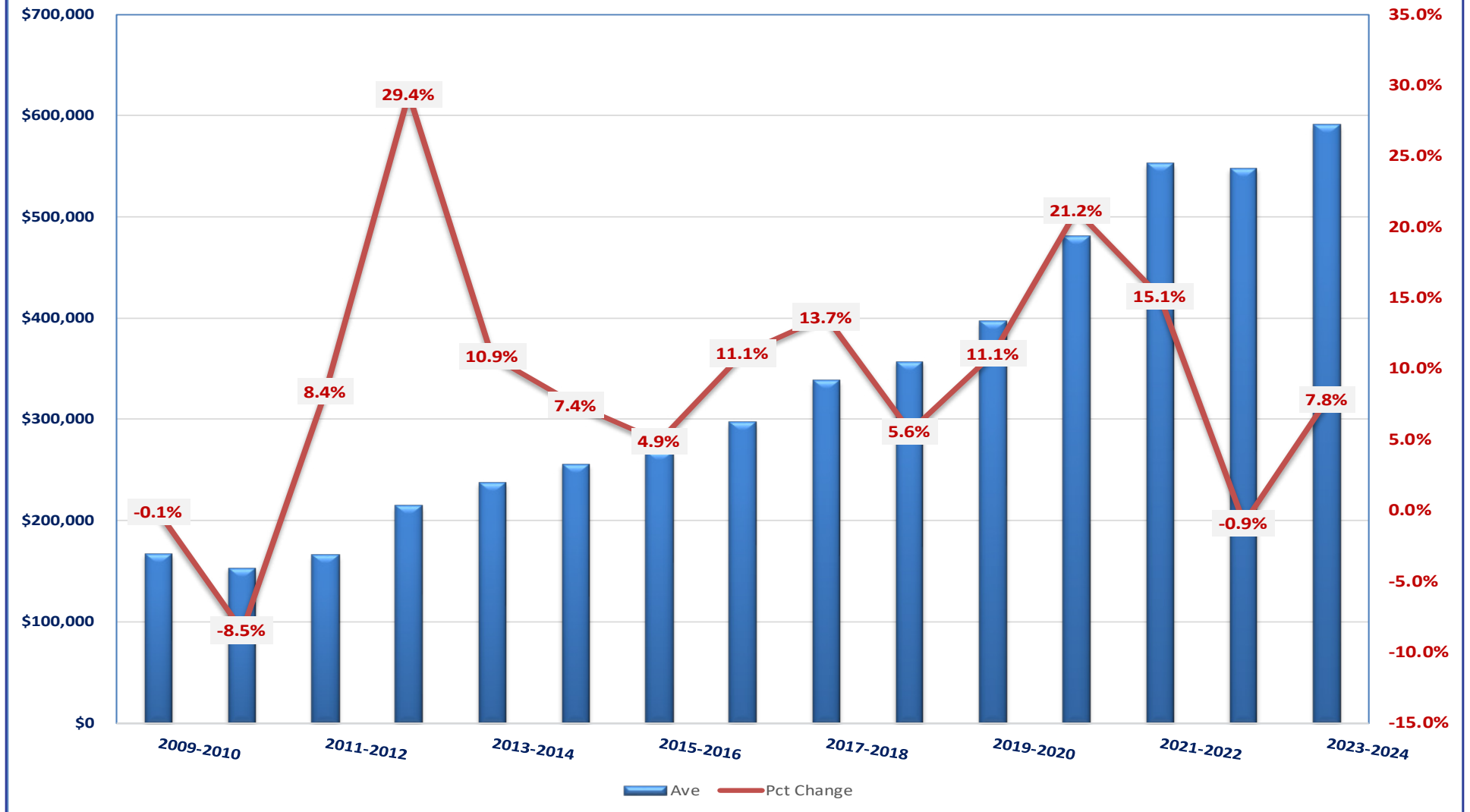




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Las Vegas Market Update - June 2024

SFR Average Price and Year Over Year Percent Change



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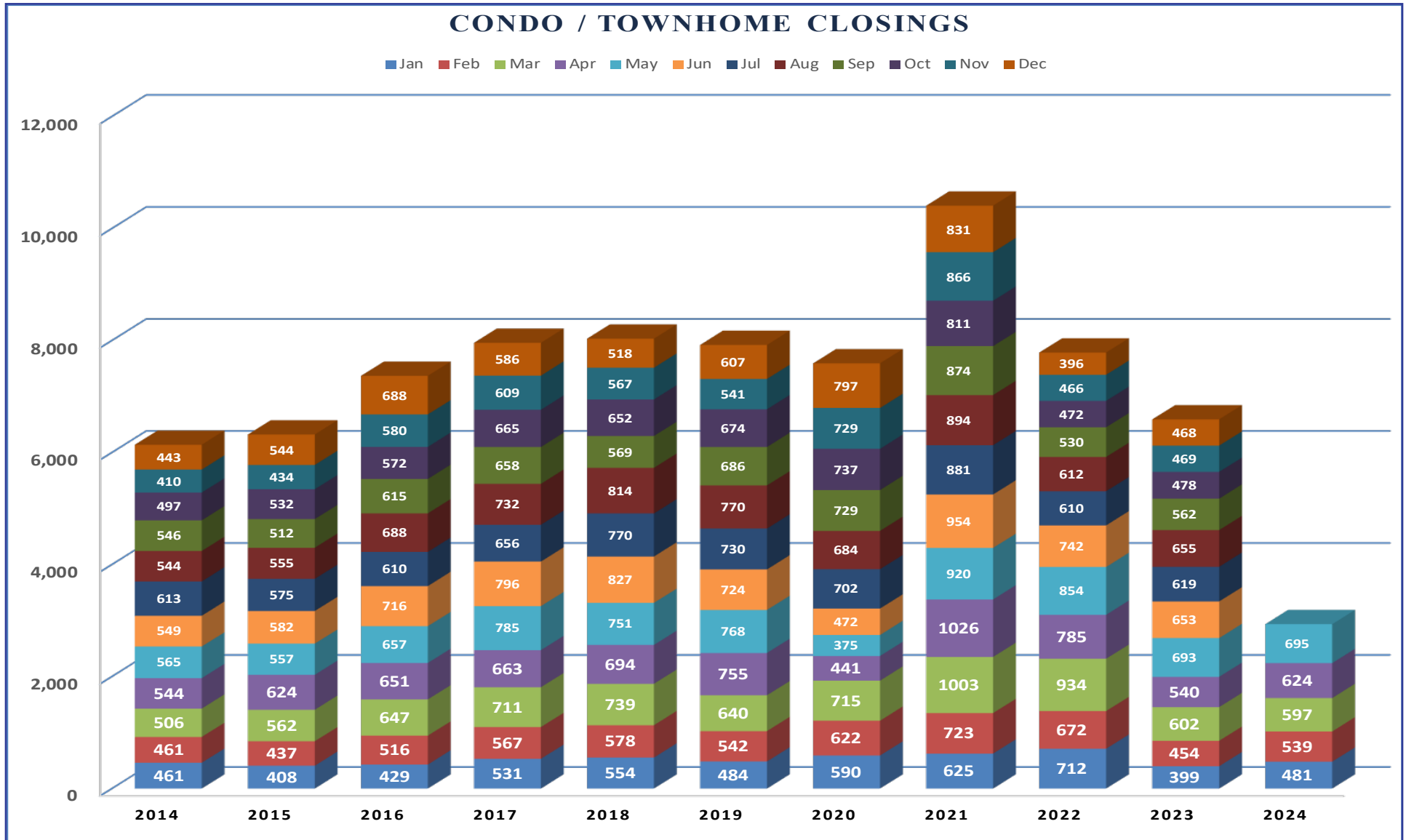


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Las Vegas Market Update - June 2024

CONDO / TOWNHOME CLOSINGS

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



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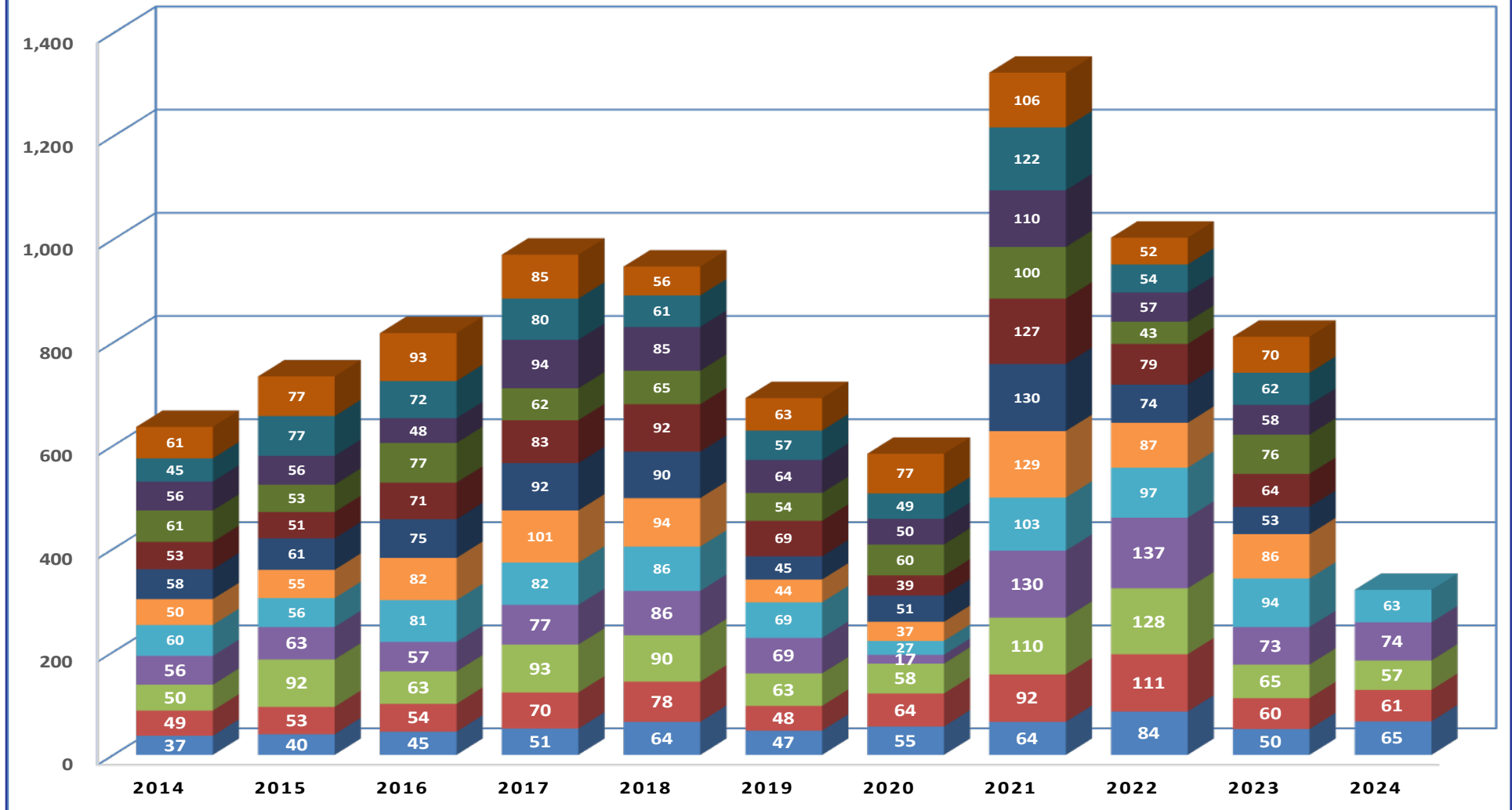


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Las Vegas Market Update - June 2024

VERTICAL / HI-RISE CLOSINGS

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



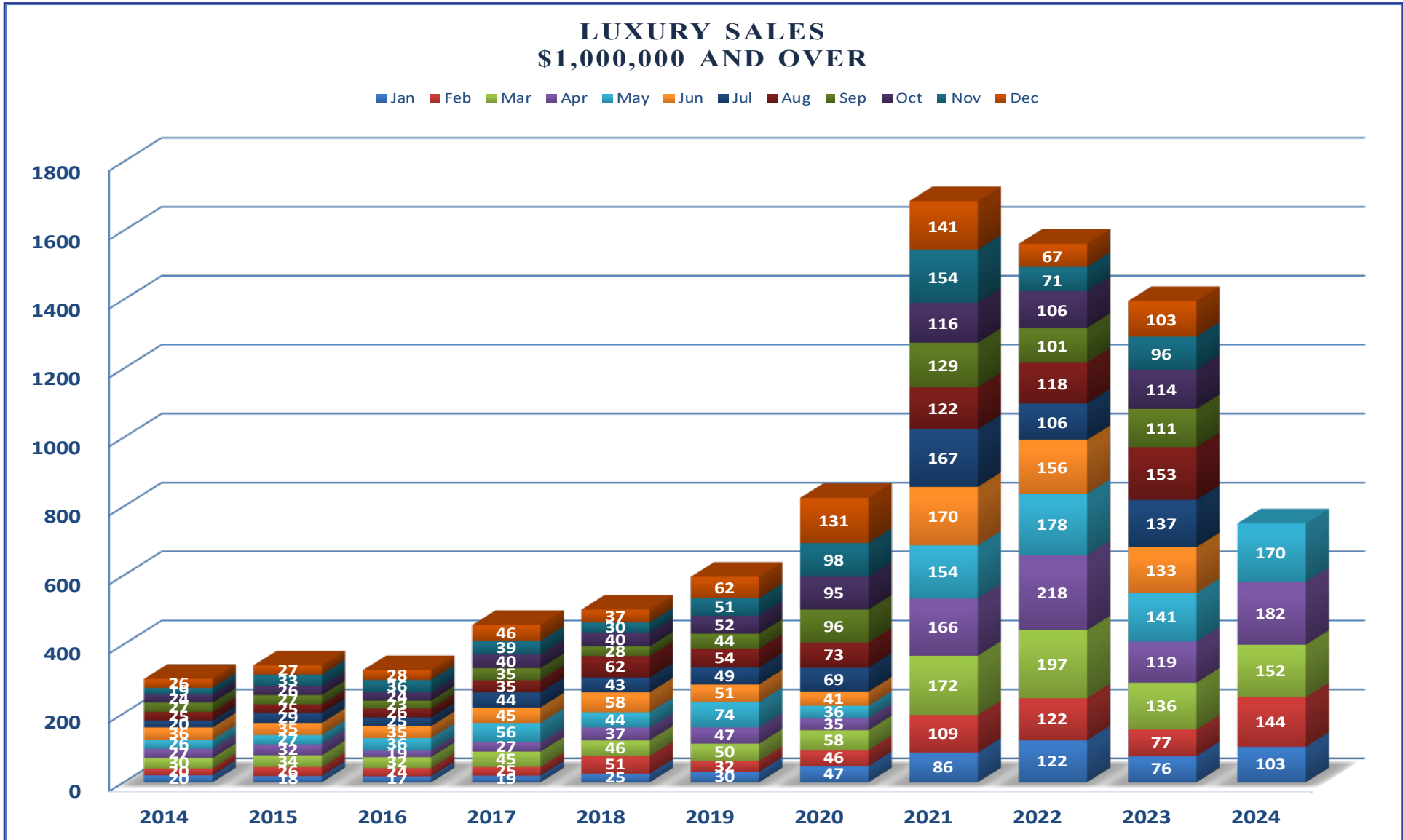


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Las Vegas Market Update - June 2024

LUXURY SALES \$1,000,000 AND OVER

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



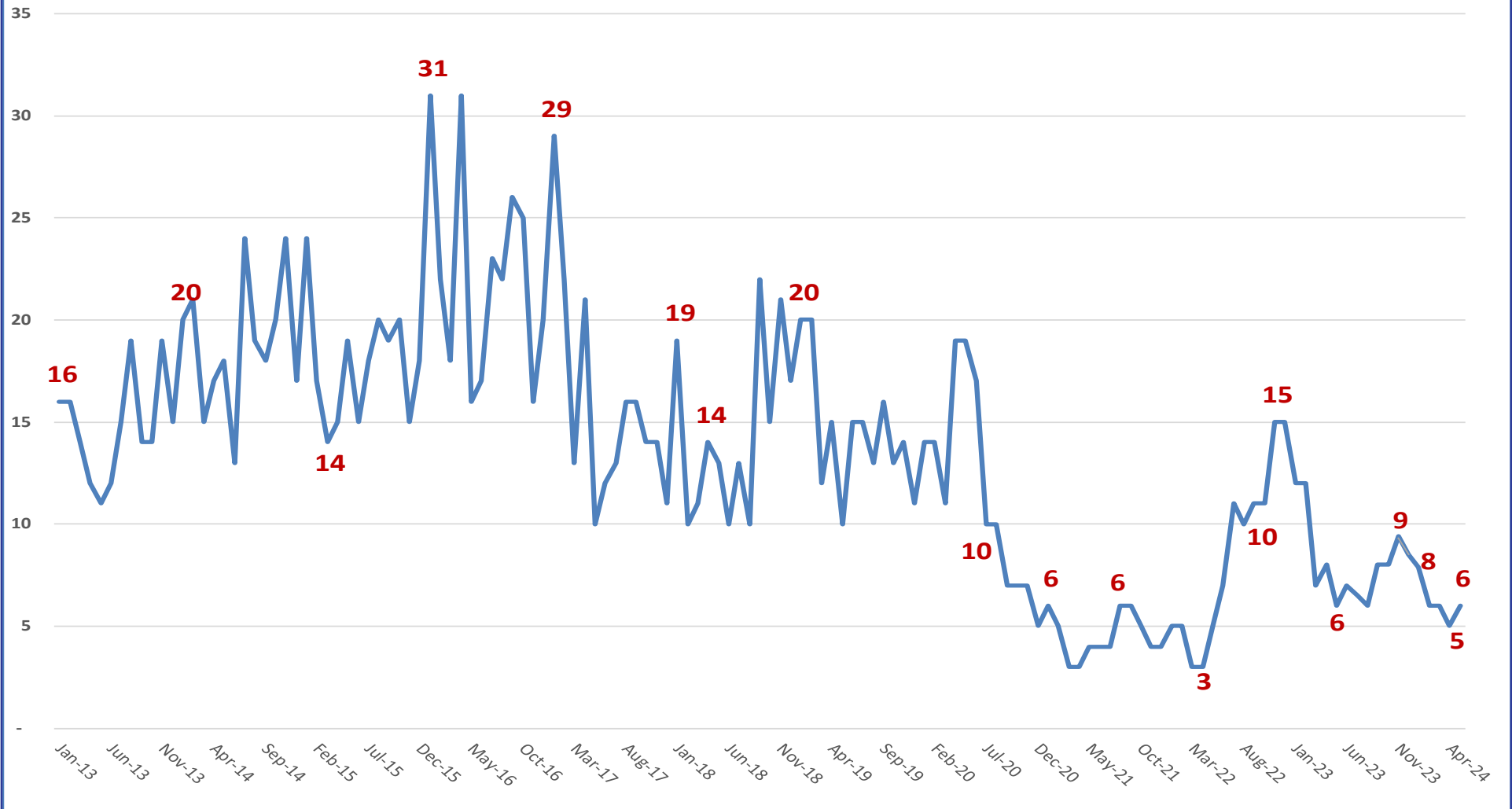
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Las Vegas Market Update - June 2024

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



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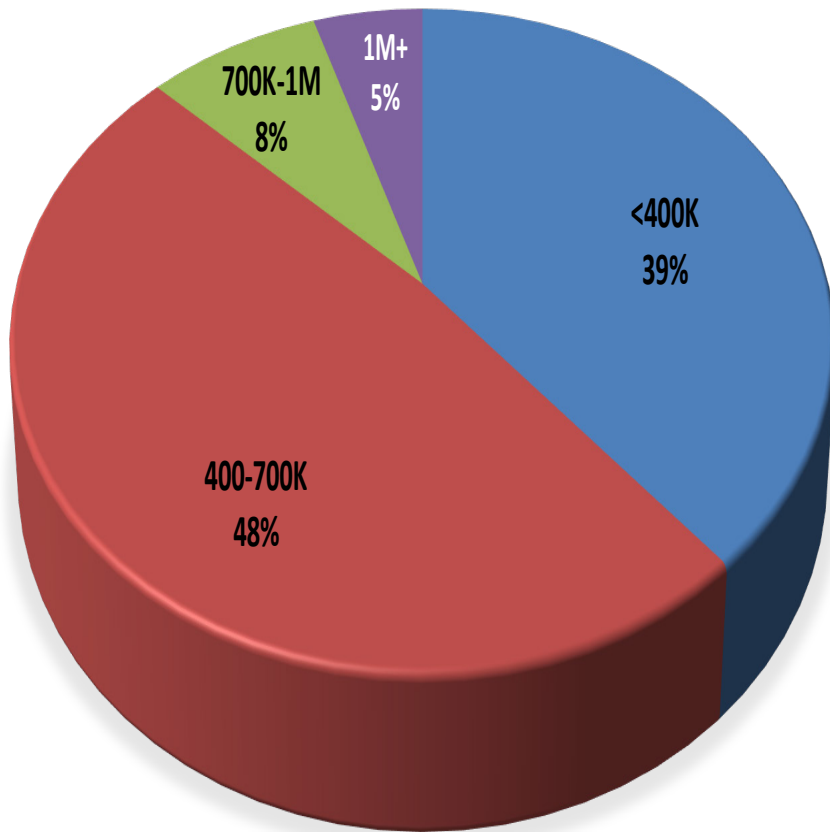


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Las Vegas Market Update - June 2024

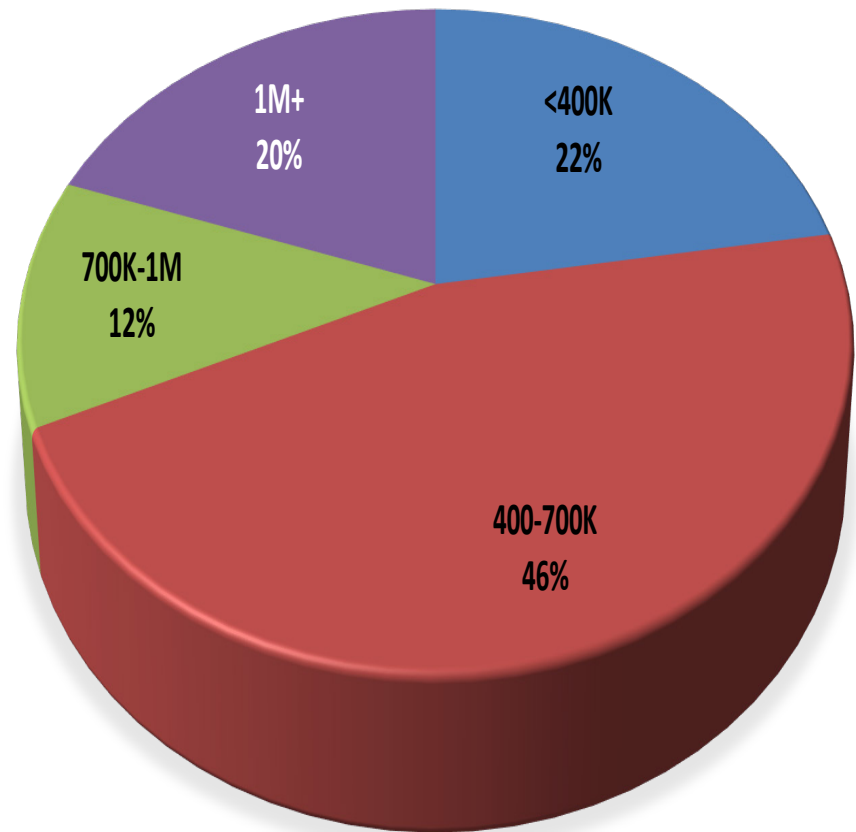
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

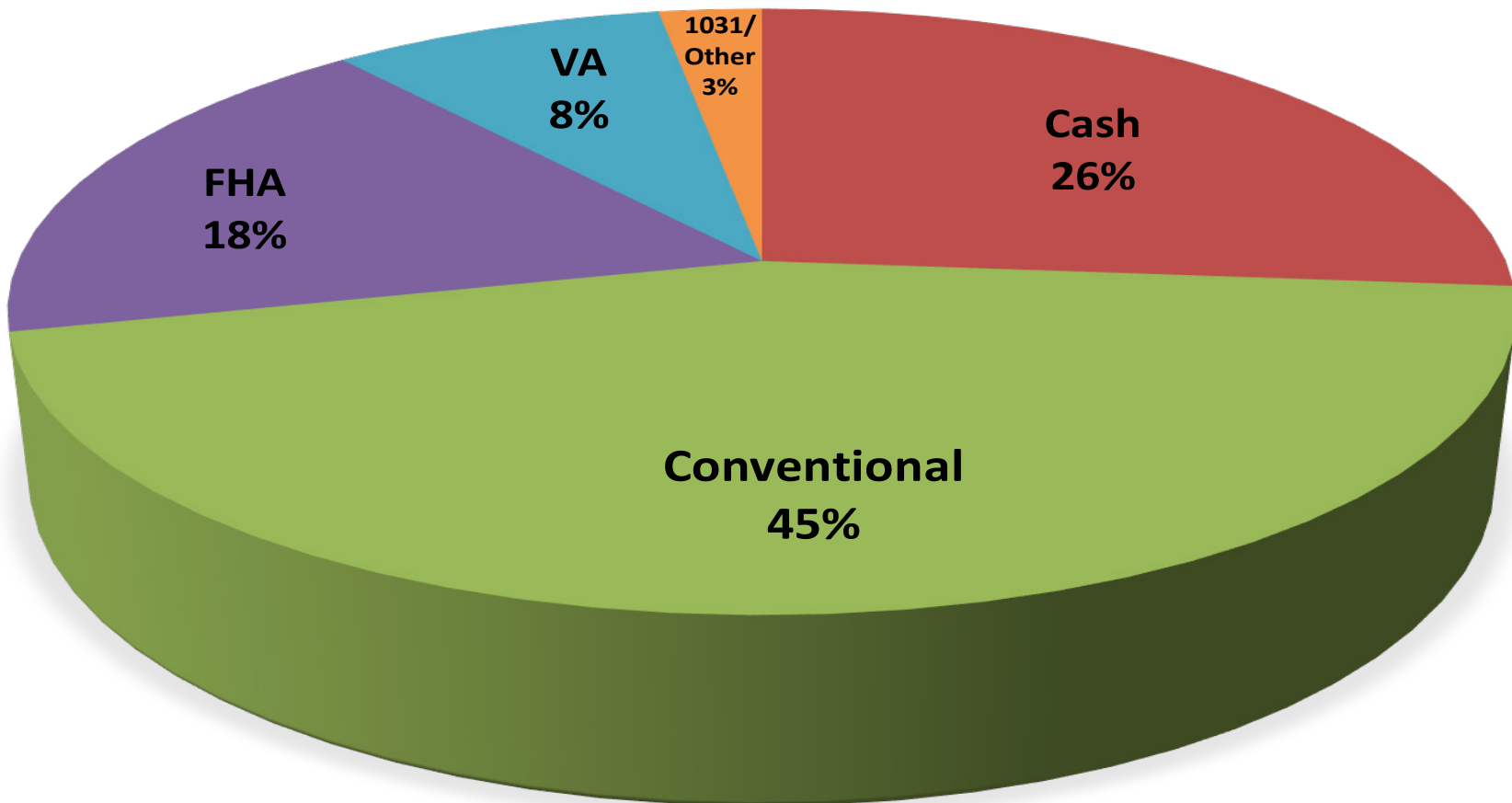




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Las Vegas Market Update - June 2024

Last Month's Closings by Sold Terms

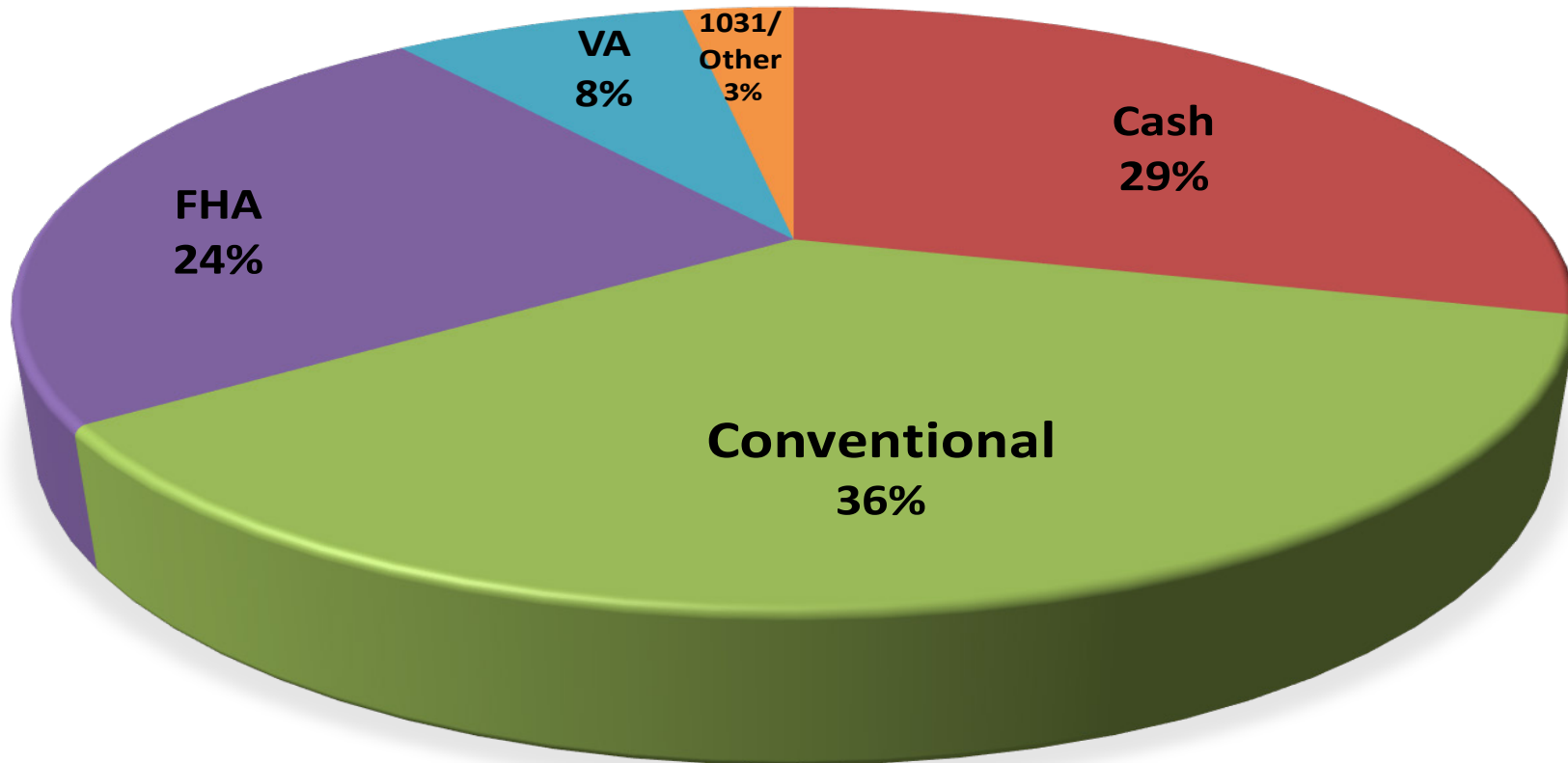




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Las Vegas Market Update - June 2024

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

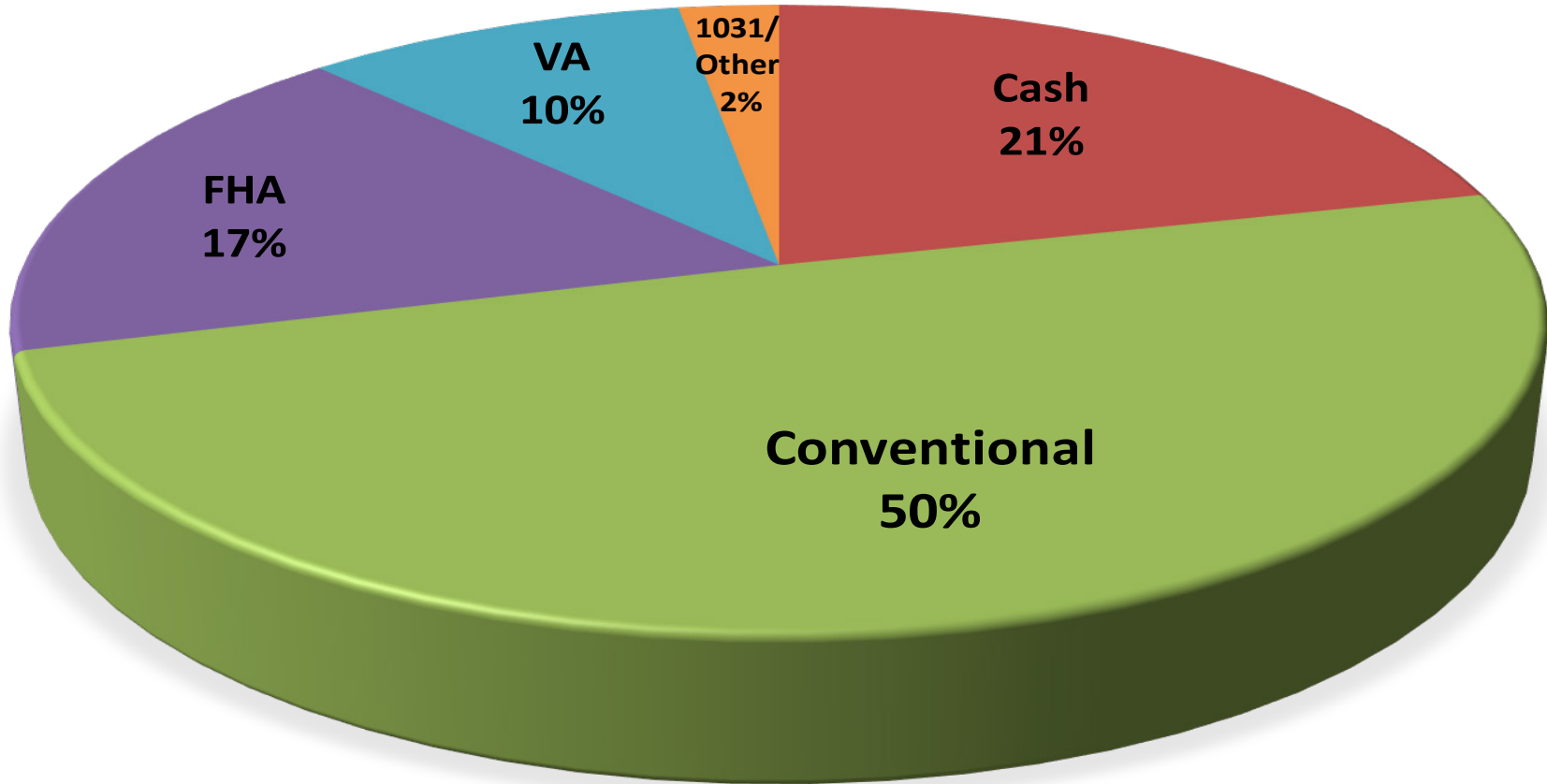




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Las Vegas Market Update - June 2024

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

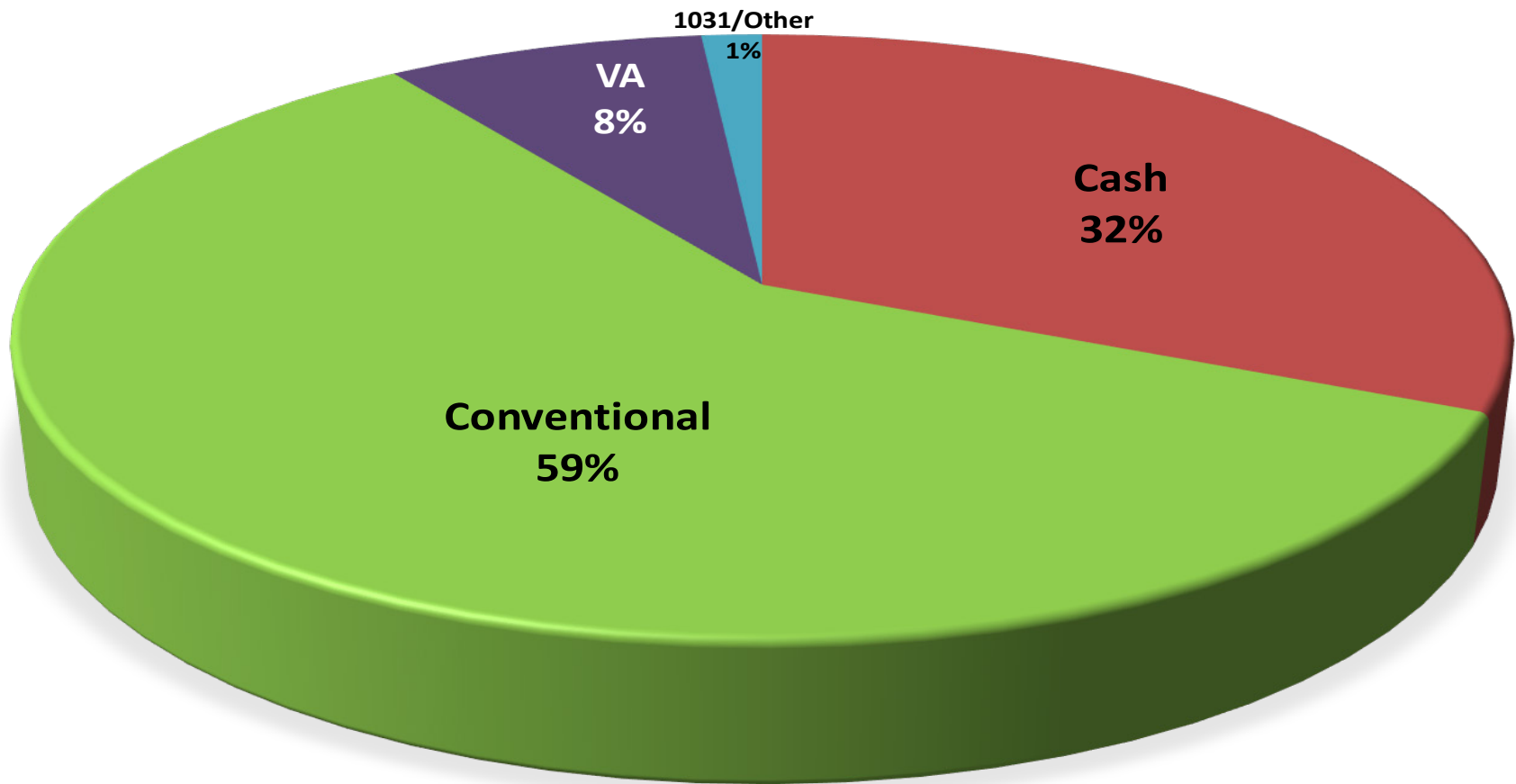




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Las Vegas Market Update - June 2024

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

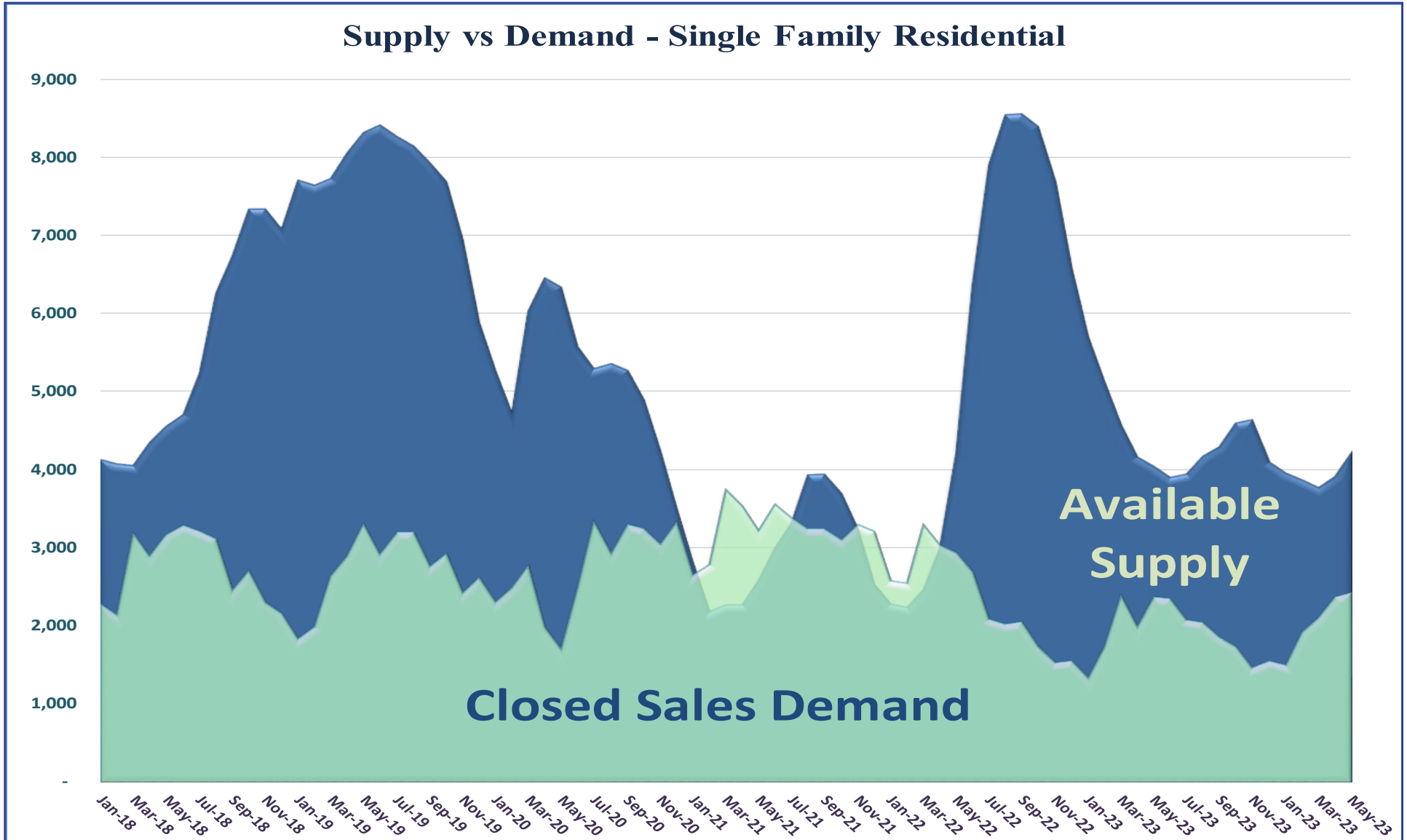




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Las Vegas Market Update - June 2024

Supply vs Demand - Single Family Residential



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Residential Listings Taken vs Listings Sold

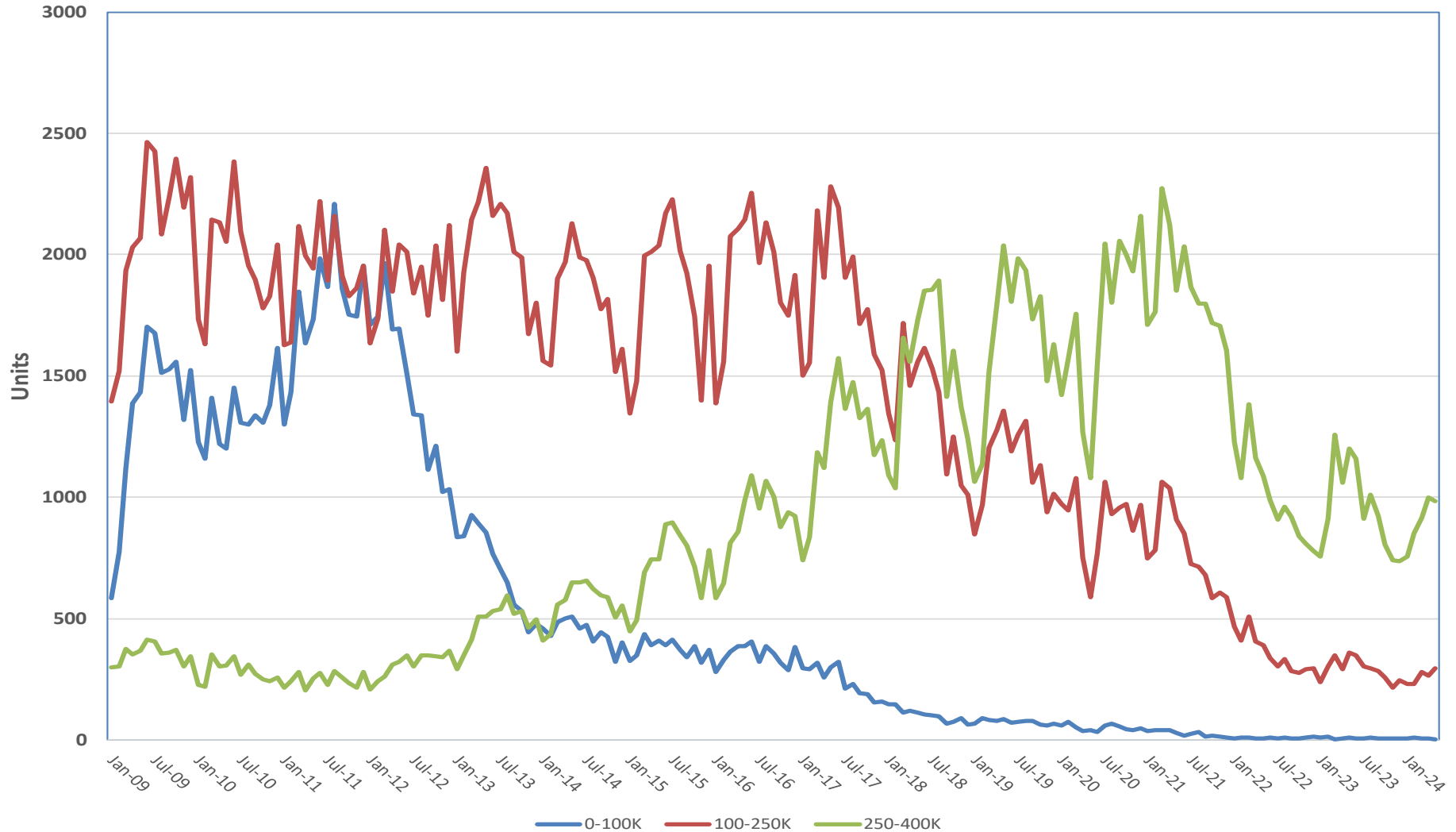




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Closed Units By Price Point - RES & VER



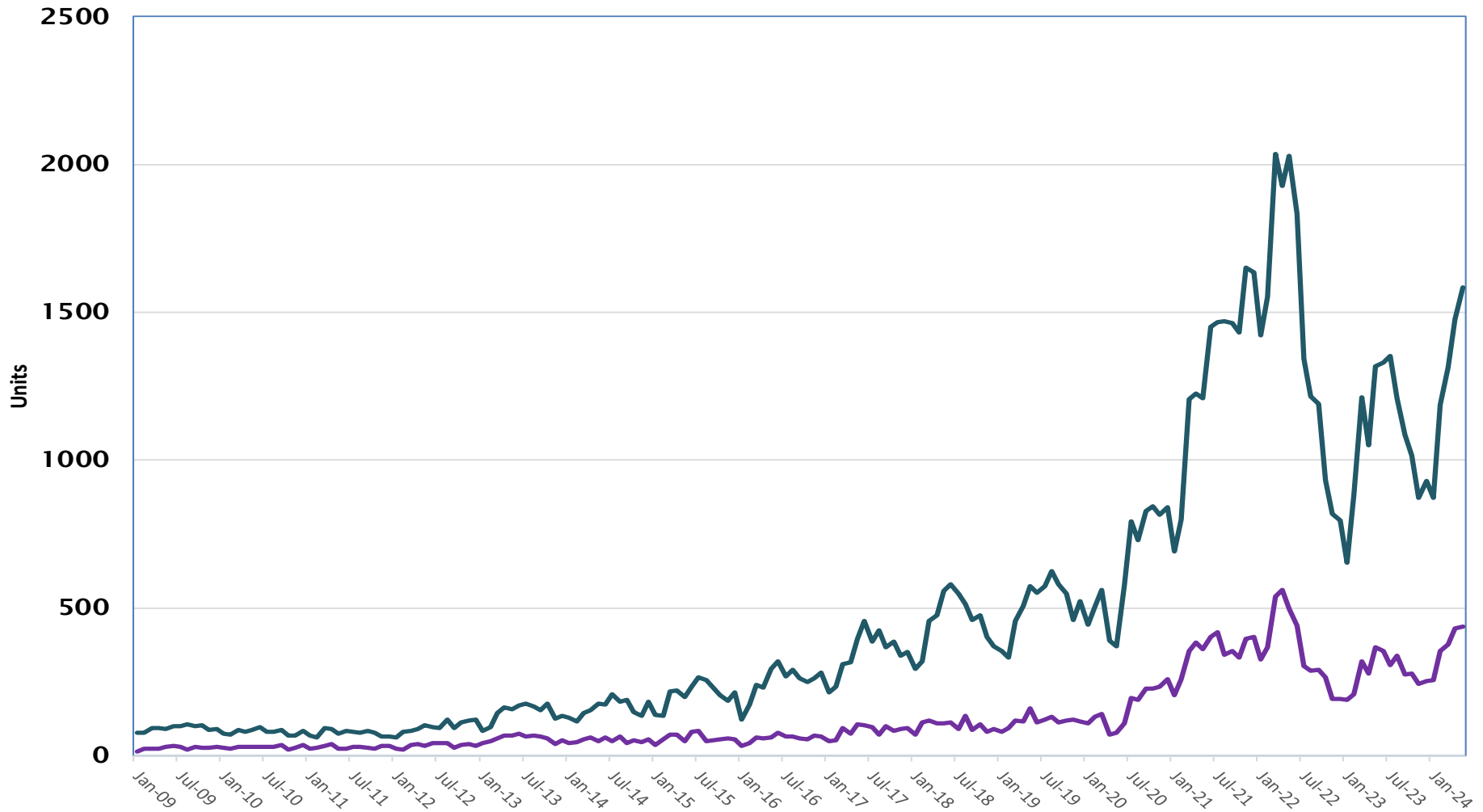


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Las Vegas Market Update - June 2024

Closed Units By Price Point - RES & VER

— 400-700K — 700K+



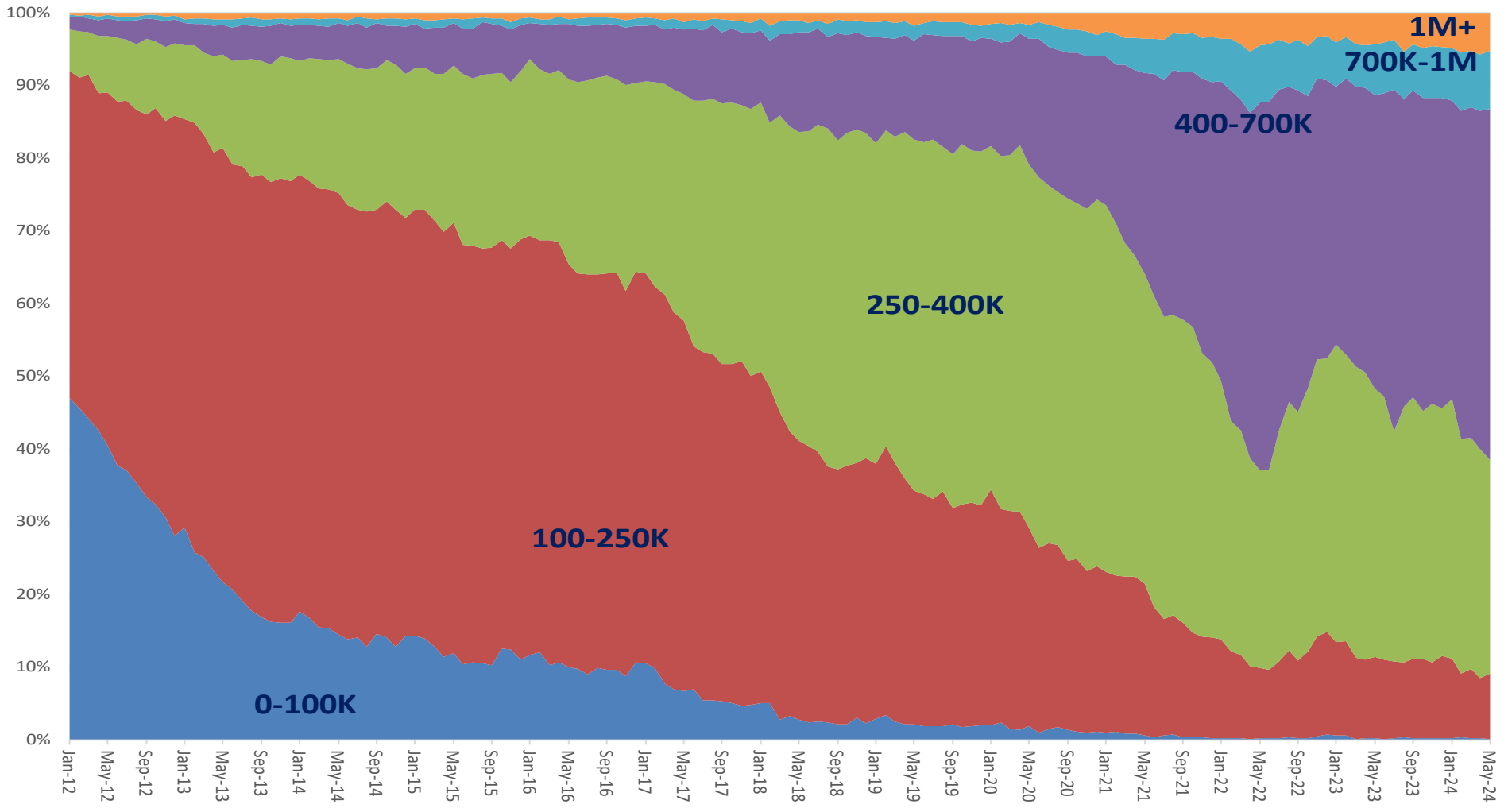
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Closing Trend by Price Point Residential and High Rise



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