



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2024

July 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	3,192	5,056	2,427	2,165	549,950	950,620	480,000	619,975	3.2	42.8%	34
CON/TWH	886	1,588	644	628	285,000	357,016	299,000	312,900	3.1	39.5%	39
Total Residential	4,078	6,644	3,071	2,793	479,900	808,741	440,000	550,930	302.0	42.0%	35
Hi-Rise	152	455	59	67	479,000	802,386	480,000	728,152	8.0	14.7%	64
Multiple Dwelling	52	93	33	21	634,950	668,116	590,000	553,405	5.7	22.6%	57
Vacant Land	286	2,121	180	165	80,000	579,304	100,000	193,916	14.0	7.8%	226
Luxury Sales (RES & VER) \$1M+	342	941	172	171	1,798,000	2,977,239	1,470,000	2,122,451	6.3	2.6%	66



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Las Vegas Market Update - August 2024

June 2024 Production

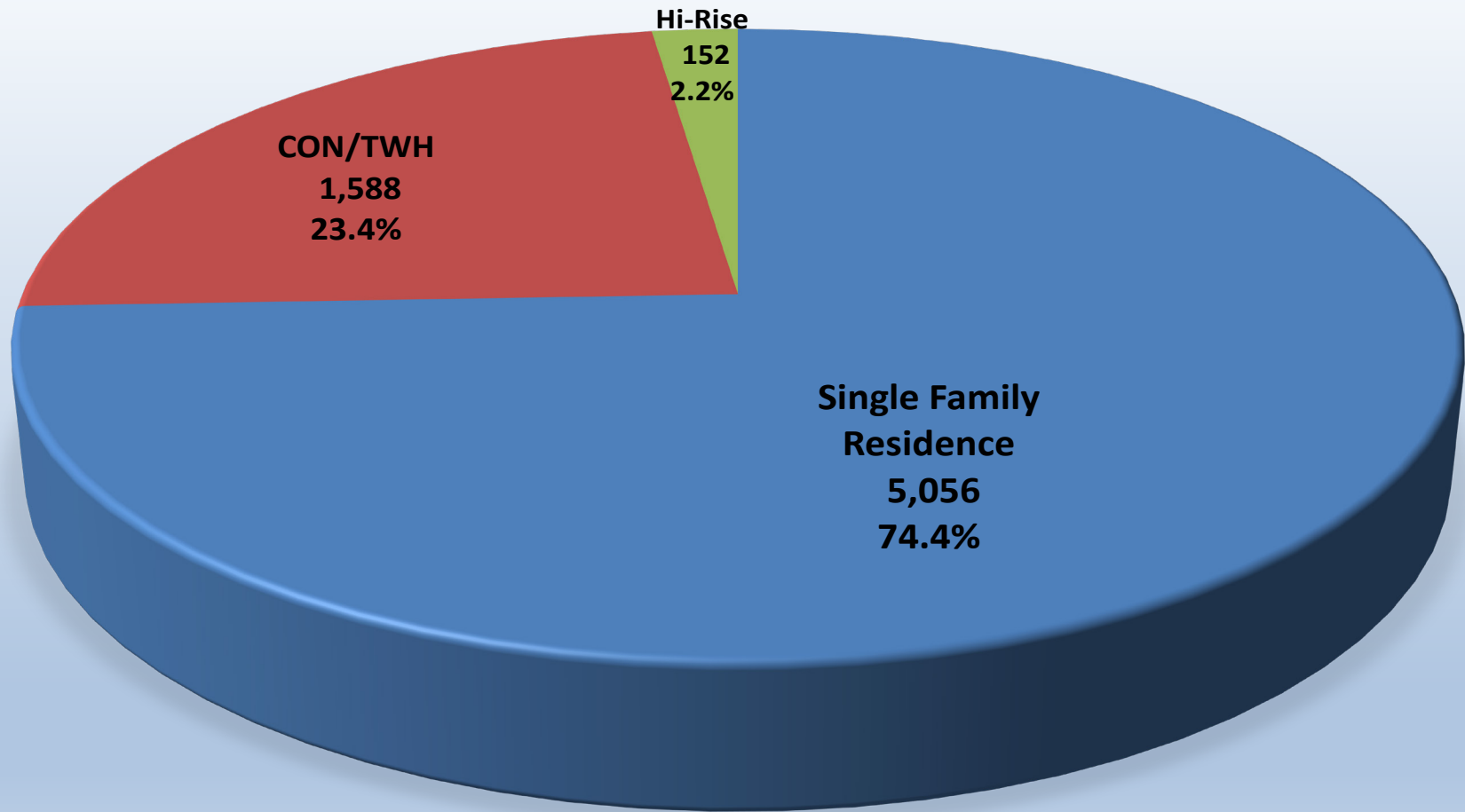
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	2,994	4,575	2,648	2,106	559,000	985,862	475,000	605,489	2.4	46.0%	45
CON/TWH	885	1,489	724	611	285,000	360,335	295,000	318,158	2.2	41.0%	41
Total Residential	3,879	6,064	3,372	2,717	485,000	832,266	440,000	540,874	2.4	44.8%	44
Hi-Rise	156	457	66	65	495,000	863,715	510,000	742,205	4.1	14.2%	80
Multiple Dwelling	41	75	40	19	634,950	695,073	611,000	607,511	6.0	25.3%	15
Vacant Land	237	2,102	219	130	85,000	601,277	36,750	212,405	20.0	6.2%	145
Luxury Sales (RES & VER) \$1M+	343	917	200	153	1,800,000	3,014,883	1,500,000	2,114,869	7.0	2.4%	76



EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2024

Las Vegas REALTORS * Available Units

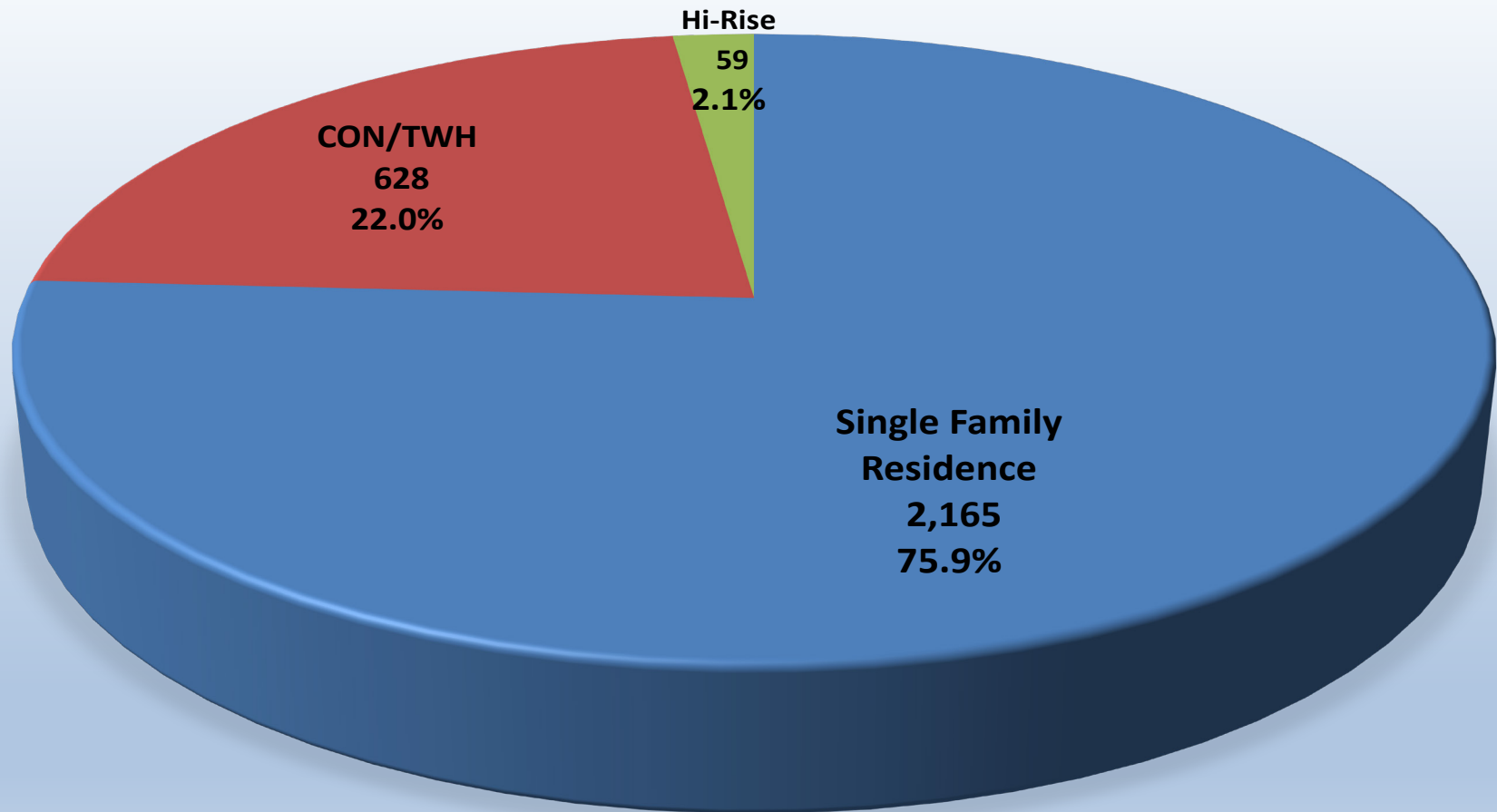




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Las Vegas Market Update - August 2024

Las Vegas REALTORS *Units Sold * Last Month

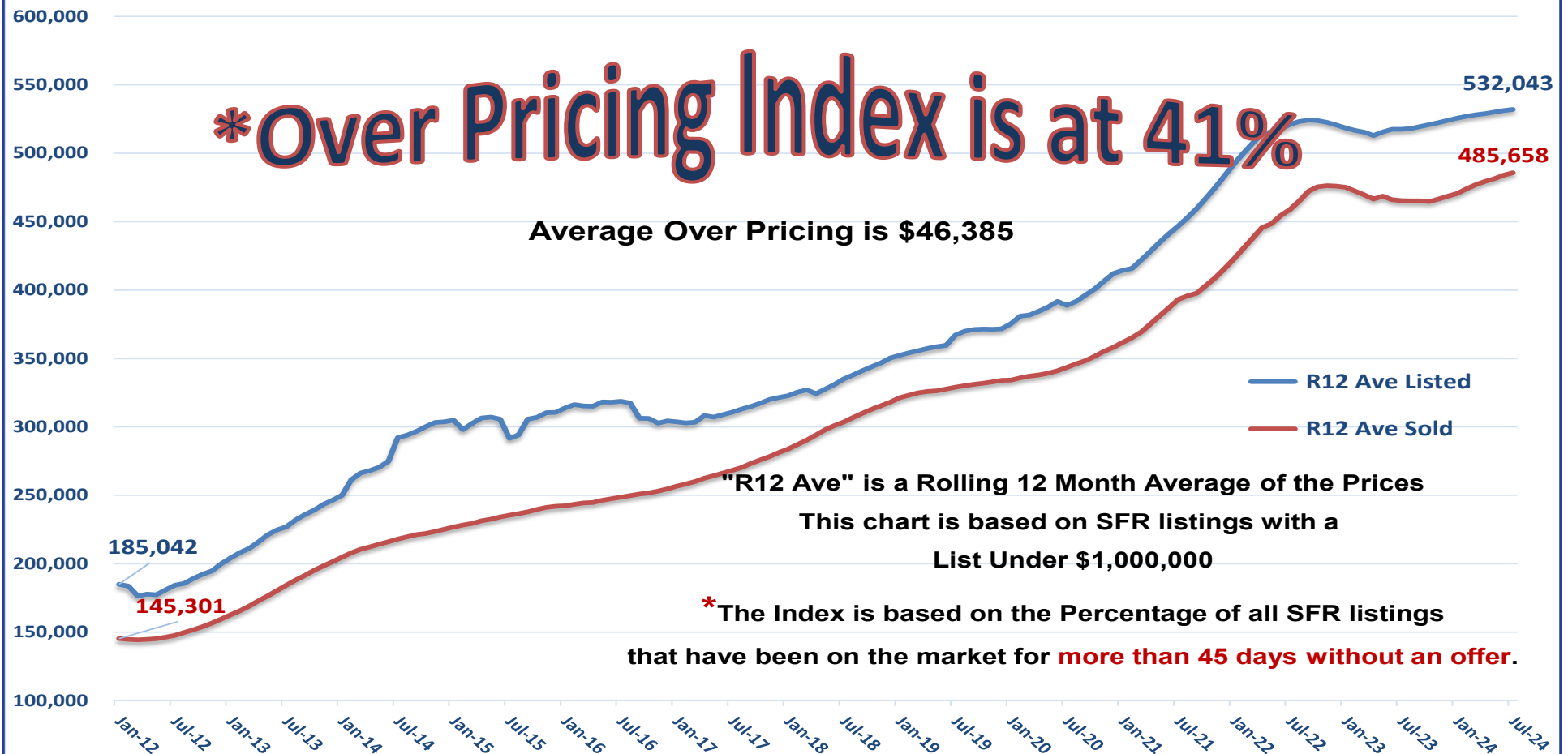




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Las Vegas Market Update - August 2024

SFR Average List vs Closed Sale Prices

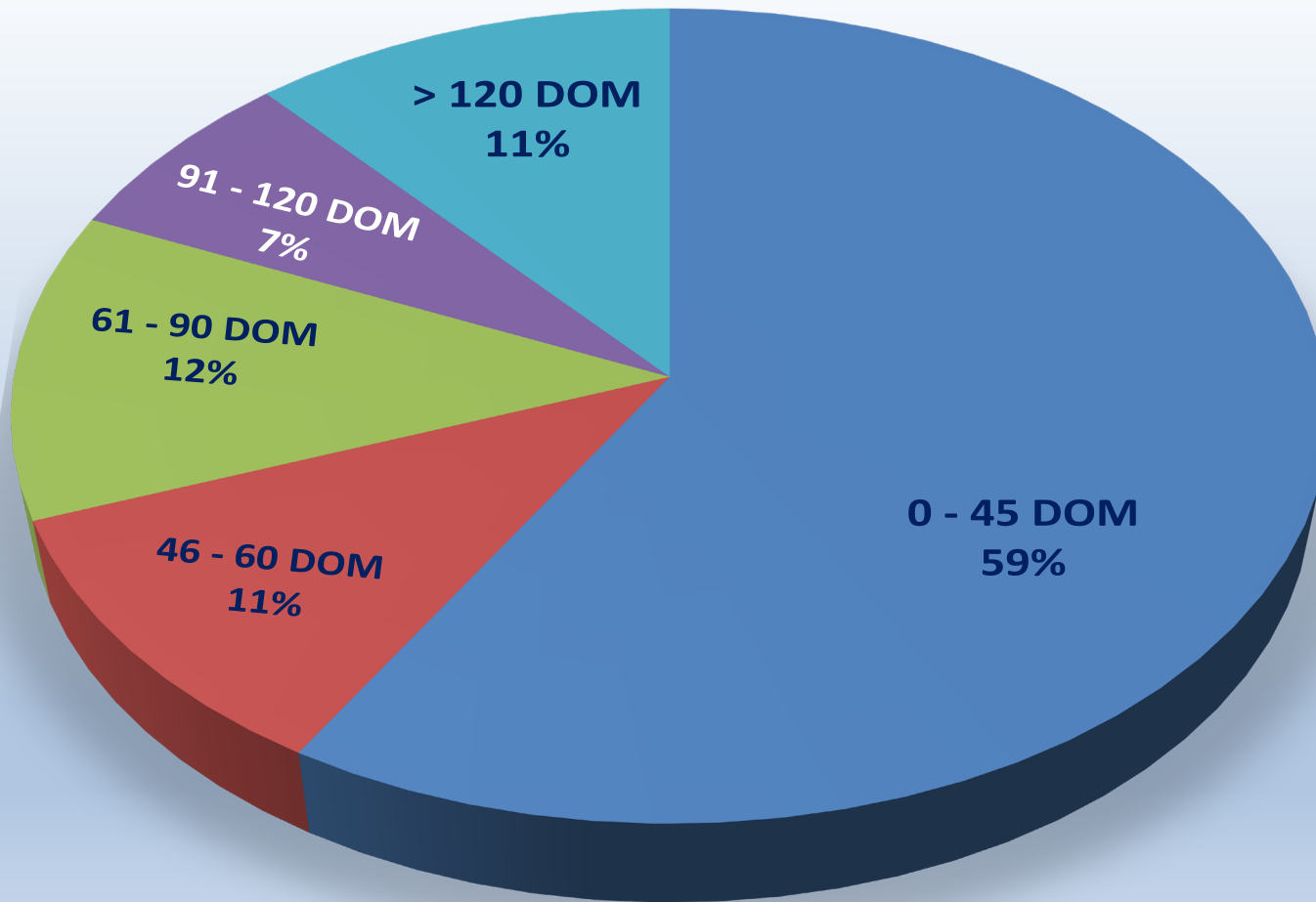




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Las Vegas Market Update - August 2024

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - August 2024

SFR Closed Sales in Selected Communities - Last Six Months

	2024 Feb	Mar	Apr	May	June	July	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	13	12	15	19	18	9		5	526,755	36
Anthem	2	4	9	6	5	3		4	629,721	32
Anthem Cnty Club	8	9	7	12	10	10		3	1,584,689	50
Cadence	42	61	59	55	60	33		4	508,840	56
Centennial Hills	15	17	18	31	11	20		2	593,717	25
Desert/South Shores	14	12	18	11	13	11		3	701,278	55
Green Valley	24	28	35	24	25	26		4	643,761	25
Green Valley Ranch	12	8	9	14	14	9		2	595,295	20
Inspirada	21	23	24	21	17	21		2	659,568	29
Iron Mountain Ranch	9	8	9	7	9	11		2	560,345	49
Lake Las Vegas	23	29	15	18	22	21		6	1,081,565	74
Lone Mountain	6	7	11	10	4	6		5	897,589	57
MacDonald Highlands	1	2	2	7	6	4		16	4,101,436	228
Mountains Edge	29	27	43	47	38	34		3	516,635	23
Peccole Ranch	3	8	3	7	10	13		1	573,193	32
Providence	23	29	27	26	26	26		1	494,716	33
Red Rock Cntry Club	4	5	2	5	7	6		3	2,102,190	49
Rhodes Ranch	20	21	18	11	12	13		4	600,017	21
Seven Hills	12	13	8	9	9	11		4	1,132,370	38
Siena (SFR & TWH)	14	11	17	14	17	10		2	761,995	43
Silverado Ranch	16	18	29	32	27	18		3	511,148	60
Silverstone Ranch	6	2	9	3	4	4		4	570,350	4
Skye Canyon	18	34	25	25	37	29		3	606,572	46
Southern Highlands	28	28	35	43	24	34		4	1,022,522	53
Spring Valley	14	16	17	14	13	13		3	596,331	12
Summerlin	30	34	40	50	29	39		2	1,106,678	26
Sun City Anthem	36	38	37	43	26	33		2	618,287	38
Sun City Summerlin	27	34	38	37	40	32		2	568,553	36
The Lakes	7	11	11	14	39	11		3	582,305	29
The Ridges	1	9	9	5	4	5		5	5,032,327	47
Tuscany	11	7	11	8	6	4		4	596,887	24
Other Groups										
Clark County	1,857	2,036	2,266	2,328	2,026	2,093		3	607,745	33
Boulder City	7	12	9	12	11	21		2	671,312	71
Pahrump	52	54	74	69	64	59		4	382,967	63
High Rise Sales	61	57	74	63	65	67		8	664,846	64
Luxury Sales (\$1M+)	144	152	182	172	154	171		6	1,787,612	66

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EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2024

SFR Closed Average Sales Prices in Selected Communities - Last Six Months							
	2024 February	March	April	May	June	July	Price Movement
Aliante	494,753	556,583	494,426	545,521	524,333	552,322	
Anthem	584,500	628,000	597,500	569,150	766,700	651,667	
Anthem Cnty Club	1,627,375	1,129,332	1,795,698	1,392,658	1,885,000	1,742,780	
Cadence	497,690	471,790	565,831	499,106	493,659	533,447	
Centennial Hills	566,087	517,059	653,000	532,310	530,603	756,139	
Desert/South Shores	744,692	764,813	648,216	654,264	768,731	630,836	
Green Valley	648,248	648,300	599,564	625,495	673,220	682,762	
Green Valley Ranch	584,533	546,875	578,889	699,157	580,350	530,778	
Inspirada	574,979	676,644	781,075	625,869	693,171	593,086	
Iron Mountain Ranch	550,296	490,125	674,761	528,557	552,211	552,909	
Lake Las Vegas	1,217,165	897,339	1,294,010	848,651	1,112,906	1,202,519	
Lone Mountain	607,167	606,000	1,202,703	1,056,690	1,015,375	625,131	
MacDonald Highlands	2,375,000	6,023,902	3,136,500	4,001,933	4,910,514	3,014,795	
Mountains Edge	487,683	527,644	520,638	504,460	518,511	542,258	
Peccole Ranch	544,333	557,375	651,667	569,500	540,900	598,308	
Providence	484,913	487,139	496,296	489,253	494,996	515,384	
Red Rock Country Club	2,332,500	2,152,600	1,887,500	2,045,500	1,955,714	2,196,333	
Rhodes Ranch	613,609	588,090	575,012	658,545	540,283	638,608	
Seven Hills	873,742	1,096,865	1,185,000	1,016,422	845,111	1,748,091	
Siena (SFR & TWH)	682,893	710,455	767,882	837,421	852,529	659,920	
Silverado Ranch	616,330	431,722	478,904	523,236	529,429	500,113	
Silverstone Ranch	593,567	552,500	602,156	551,667	453,750	603,500	
Skye Canyon	606,664	562,101	616,144	616,120	594,050	658,145	
Southern Highlands	927,309	863,014	1,412,751	955,795	670,215	1,163,662	
Spring Valley	708,432	527,114	728,559	562,107	480,576	540,492	
Summerlin	1,161,085	1,004,775	964,137	1,513,311	983,224	870,333	
Sun City Anthem	625,636	554,735	634,583	637,376	615,548	642,467	
Sun City Summerlin	599,096	534,225	563,275	581,299	578,173	558,764	
The Lakes	564,157	616,705	543,273	564,089	591,556	588,868	
The Ridges	2,400,000	5,359,000	5,095,644	3,805,000	5,500,000	5,710,000	
Tuscany	632,045	543,231	579,808	642,475	593,317	555,250	
Other Groups							
Clark County	584,759	597,603	607,664	609,262	615,918	628,494	
Boulder City	551,343	618,242	660,056	543,367	915,065	691,881	
Pahrump	387,829	390,254	378,696	384,415	372,413	387,125	
High Rise Sales	661,147	800,461	491,344	602,382	742,205	728,152	
Luxury Sales (\$1M+)	1,797,845	2,211,550	1,960,166	2,049,910	2,107,910	2,122,451	

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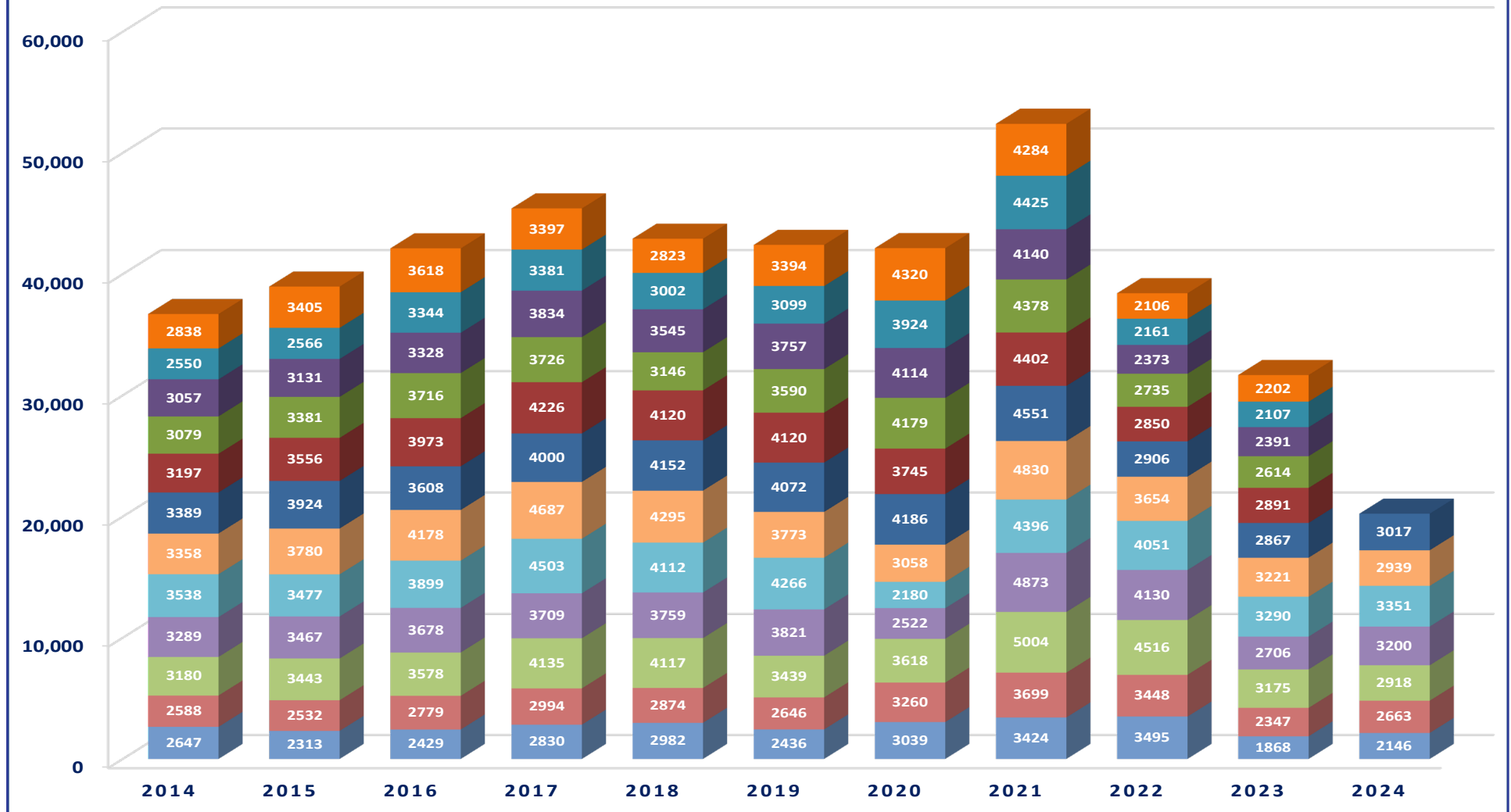


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Las Vegas Market Update - August 2024

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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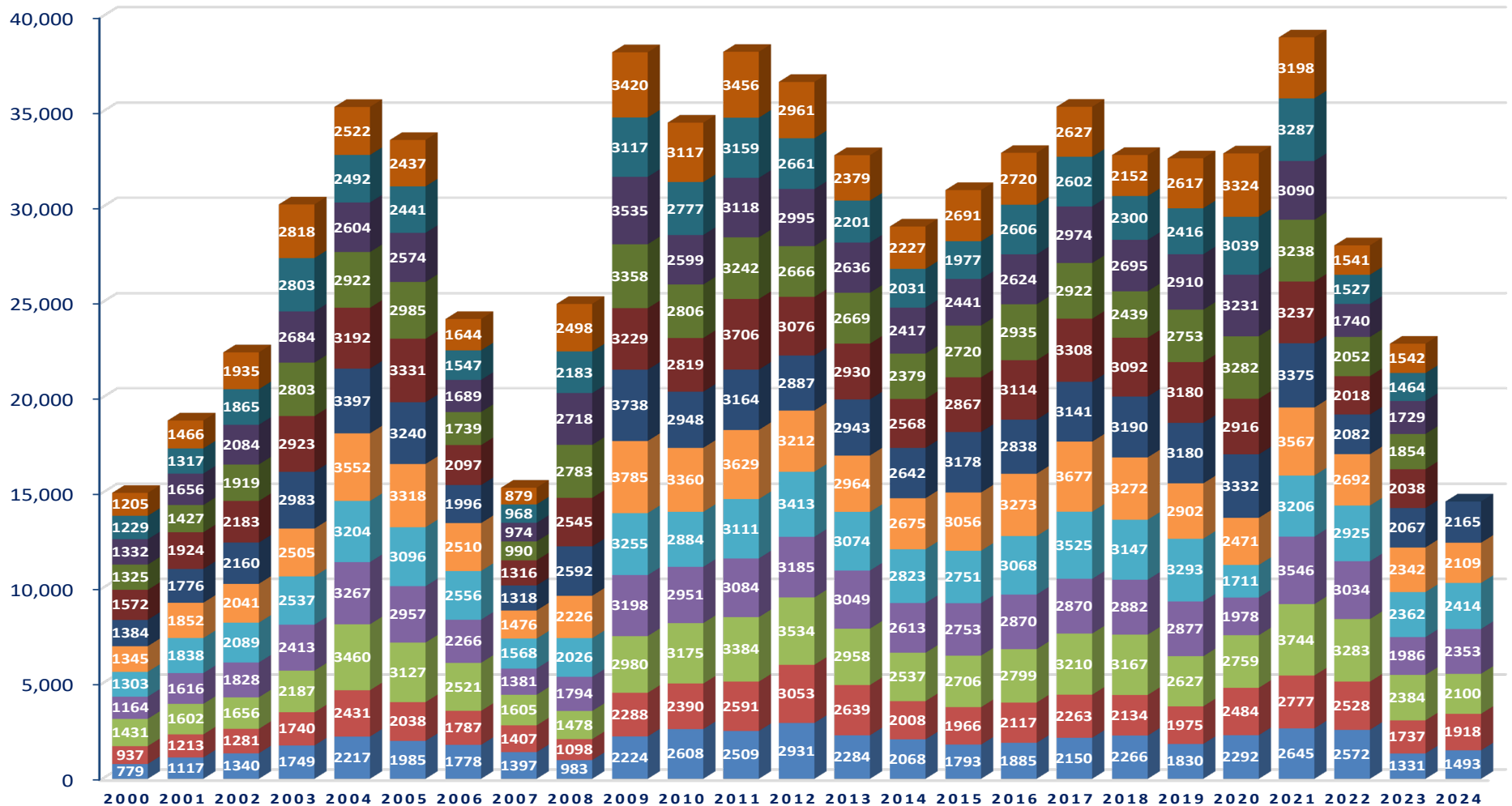


EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



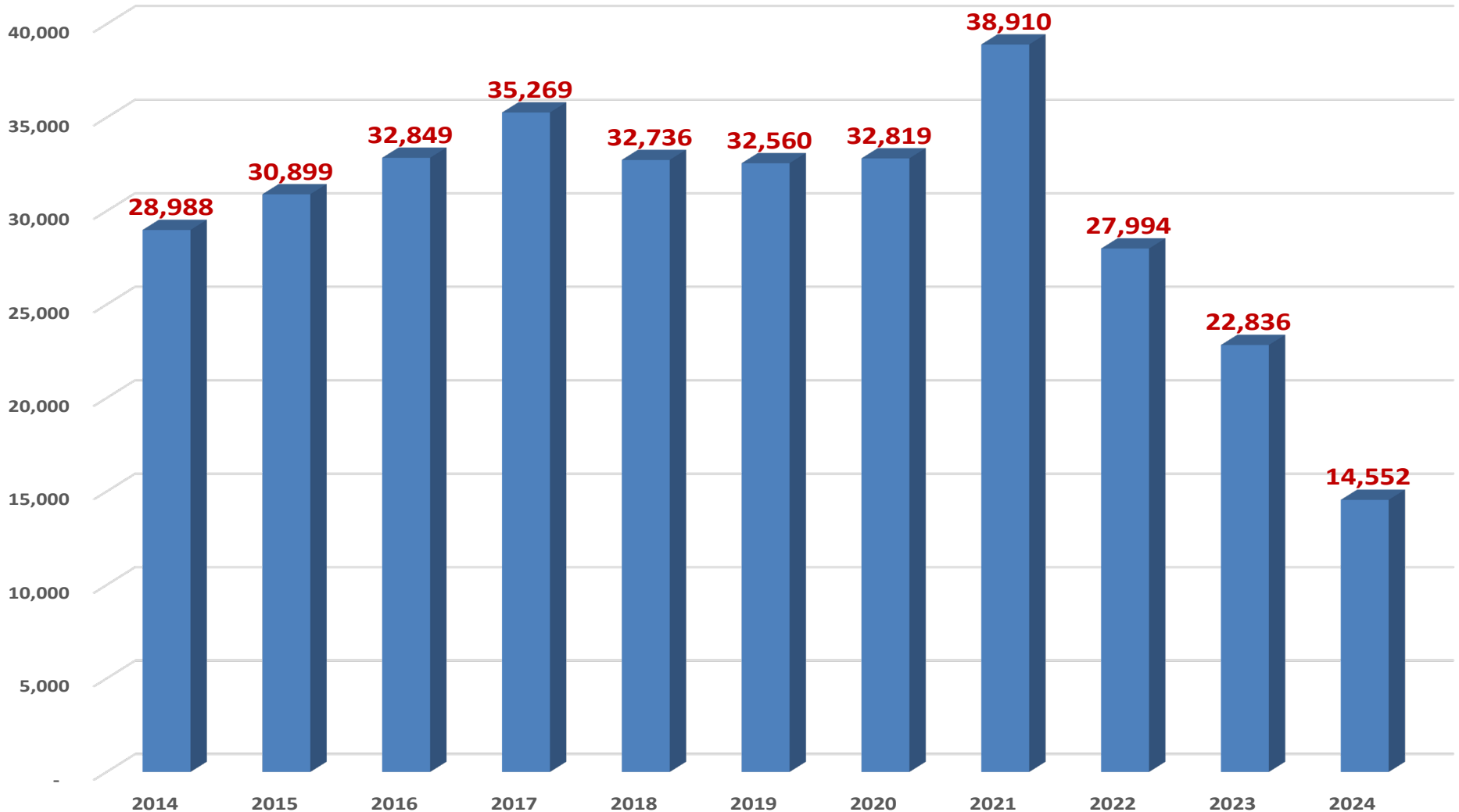
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Las Vegas Market Update - August 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS



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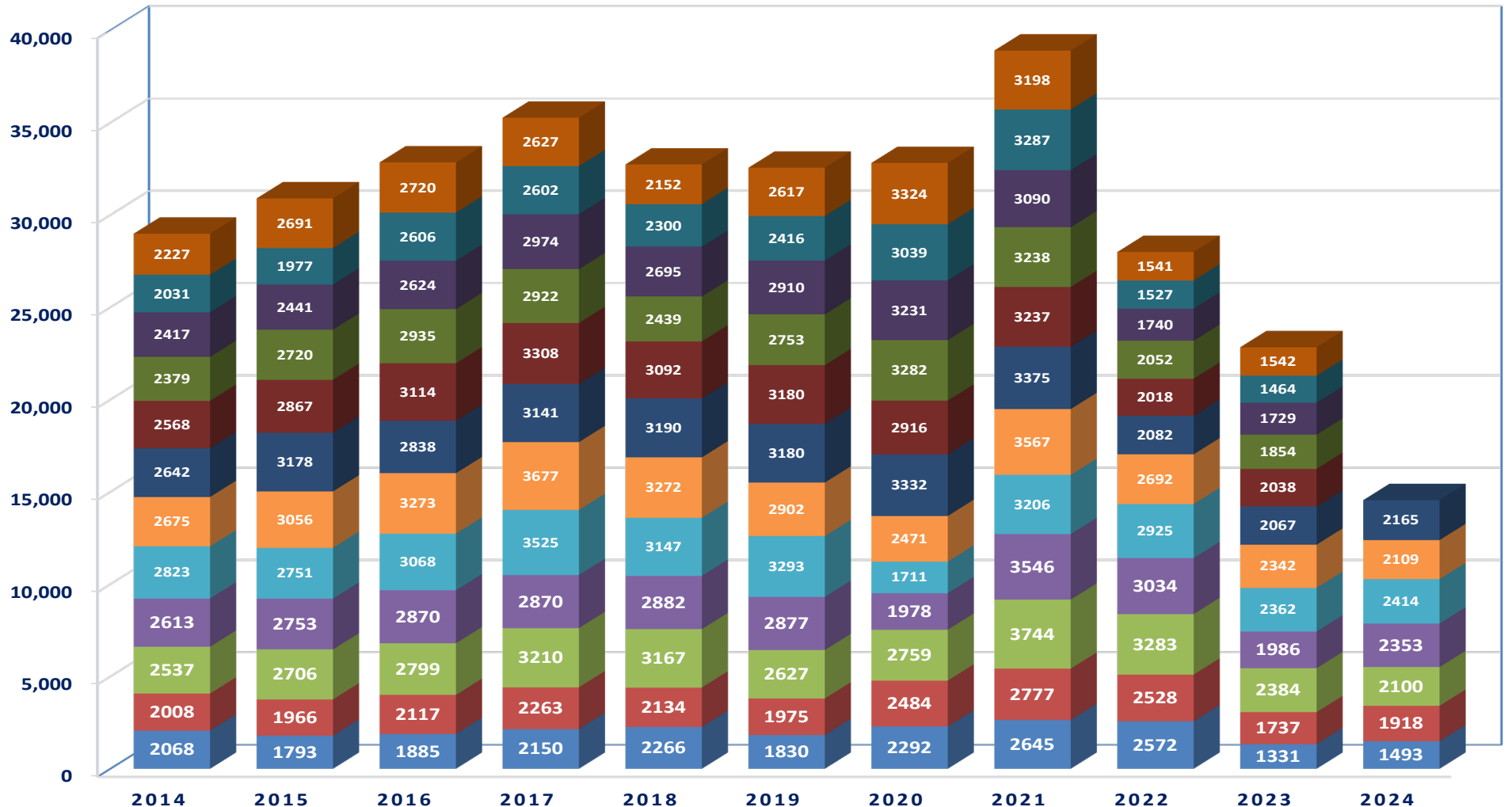


EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



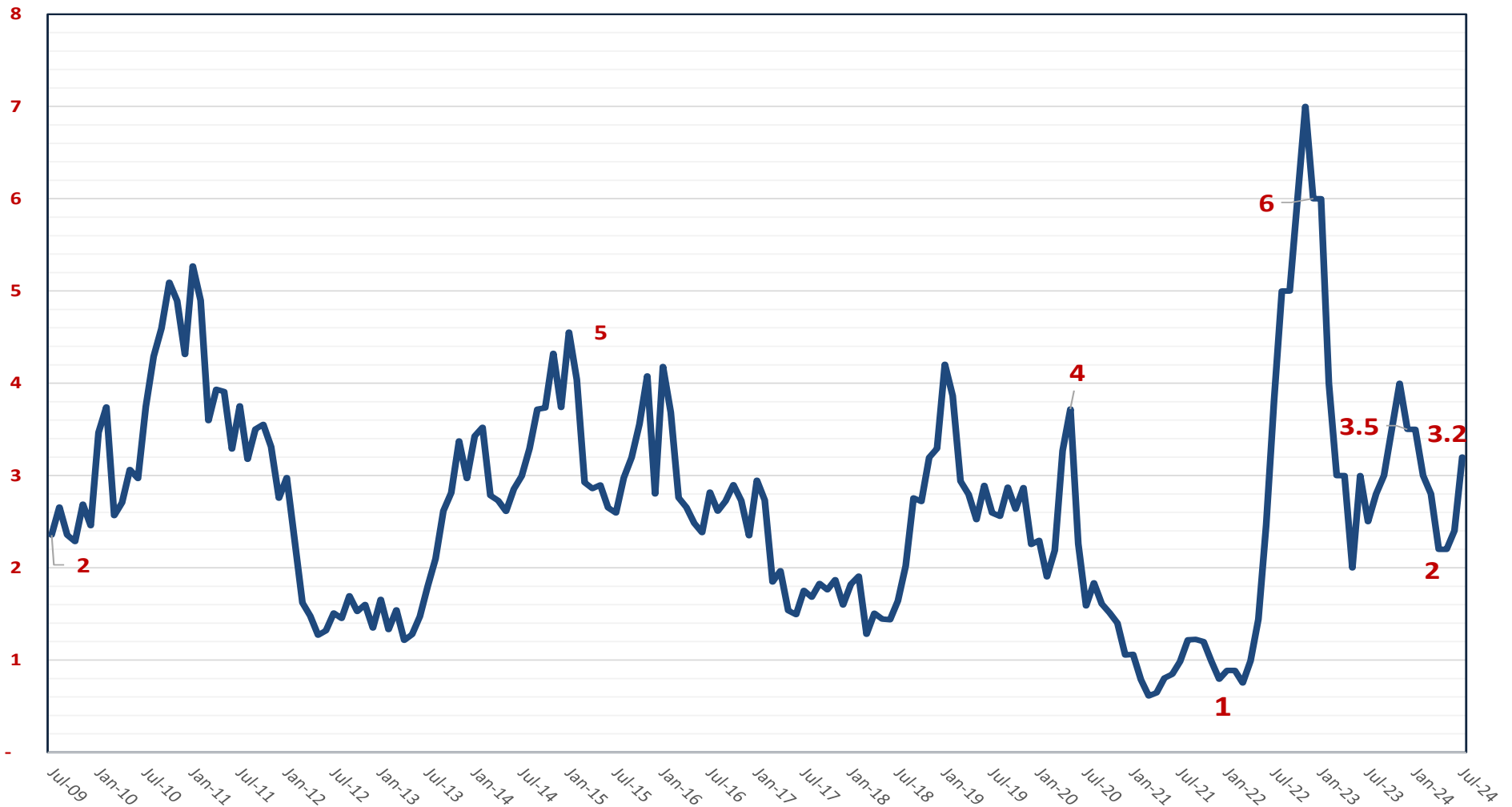
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Single Family Residential Homes Months of Inventory



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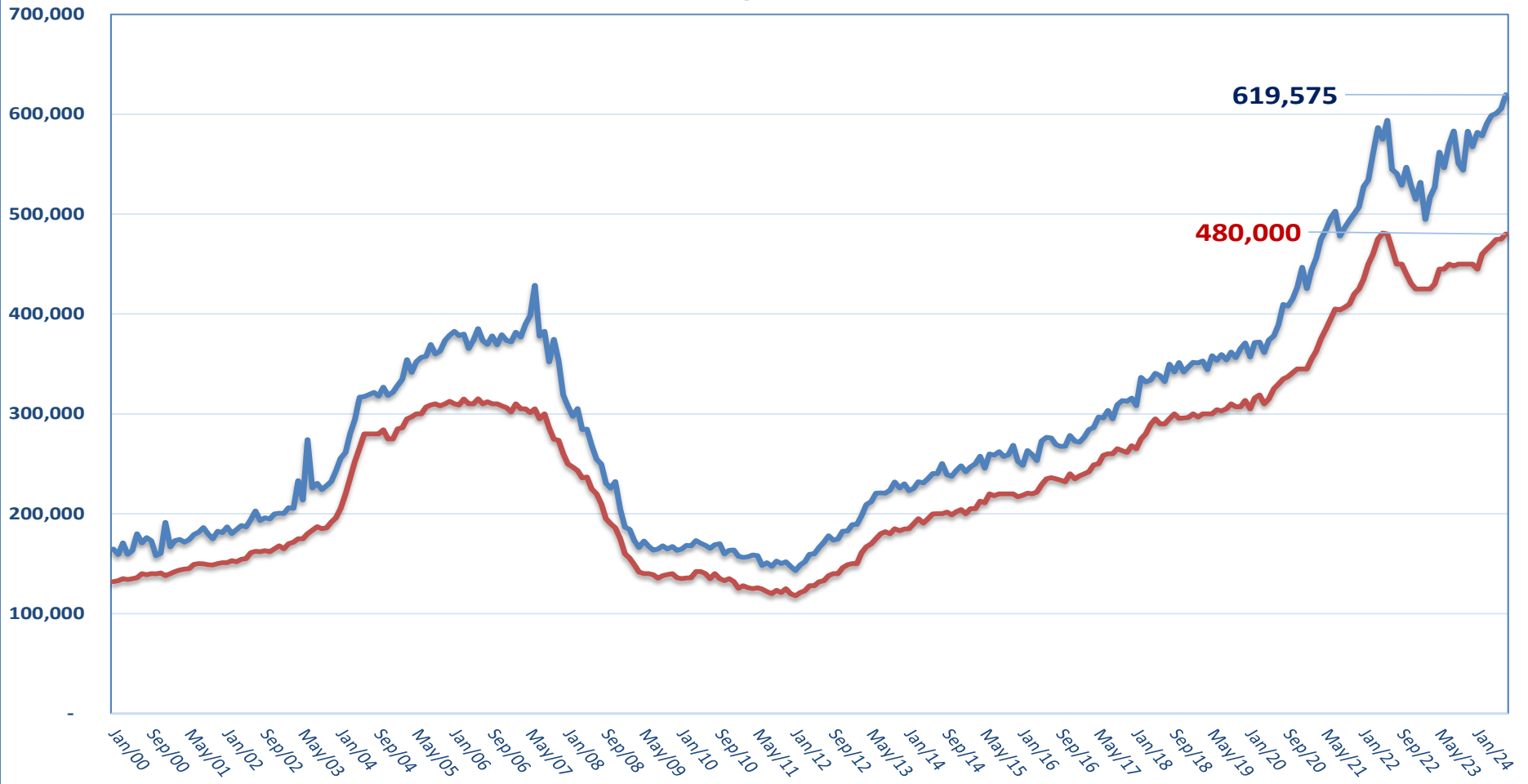


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Las Vegas Market Update - August 2024

SFR Market Prices

— Average — Median

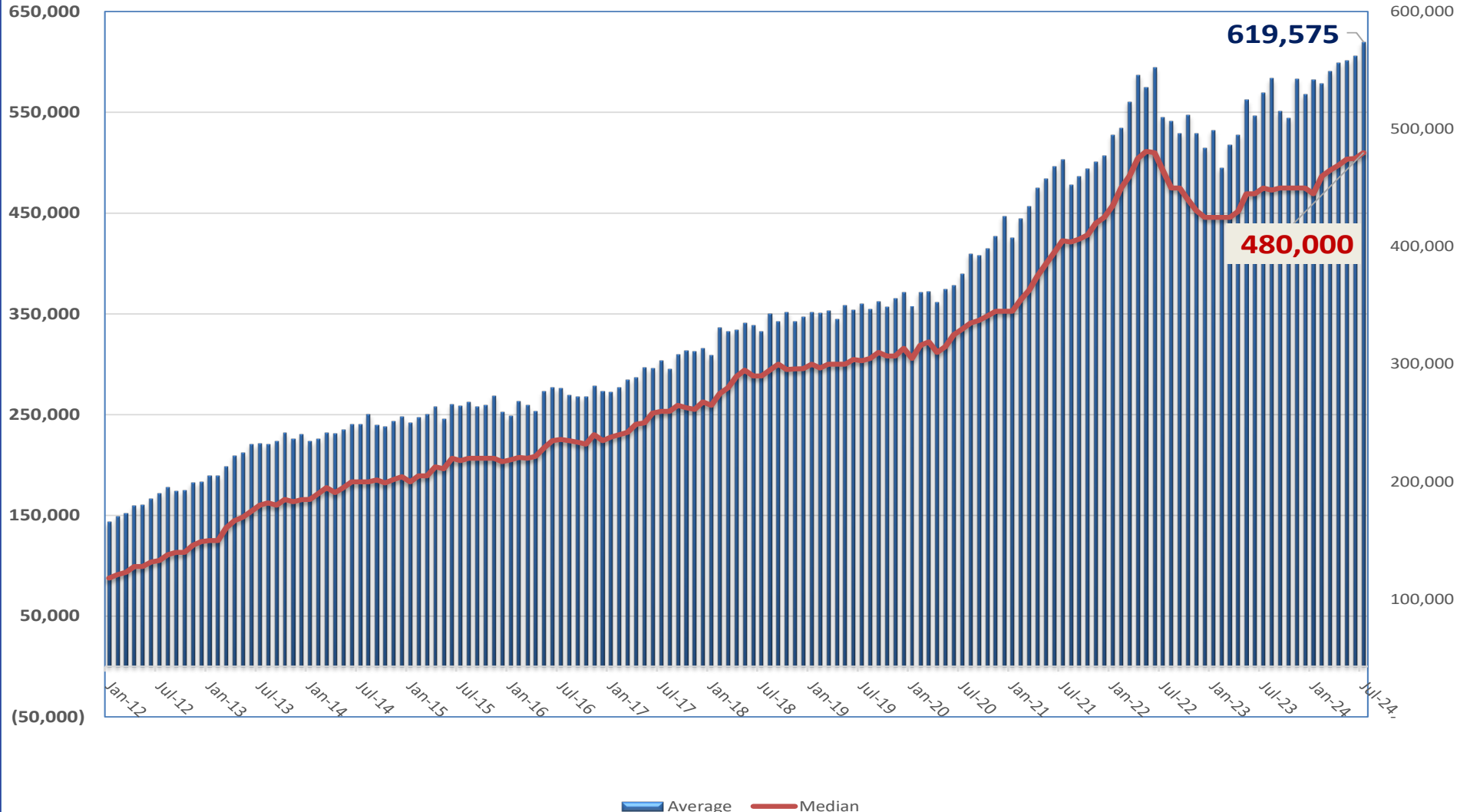




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Las Vegas Market Update - August 2024

Single Family Residential Price Trend

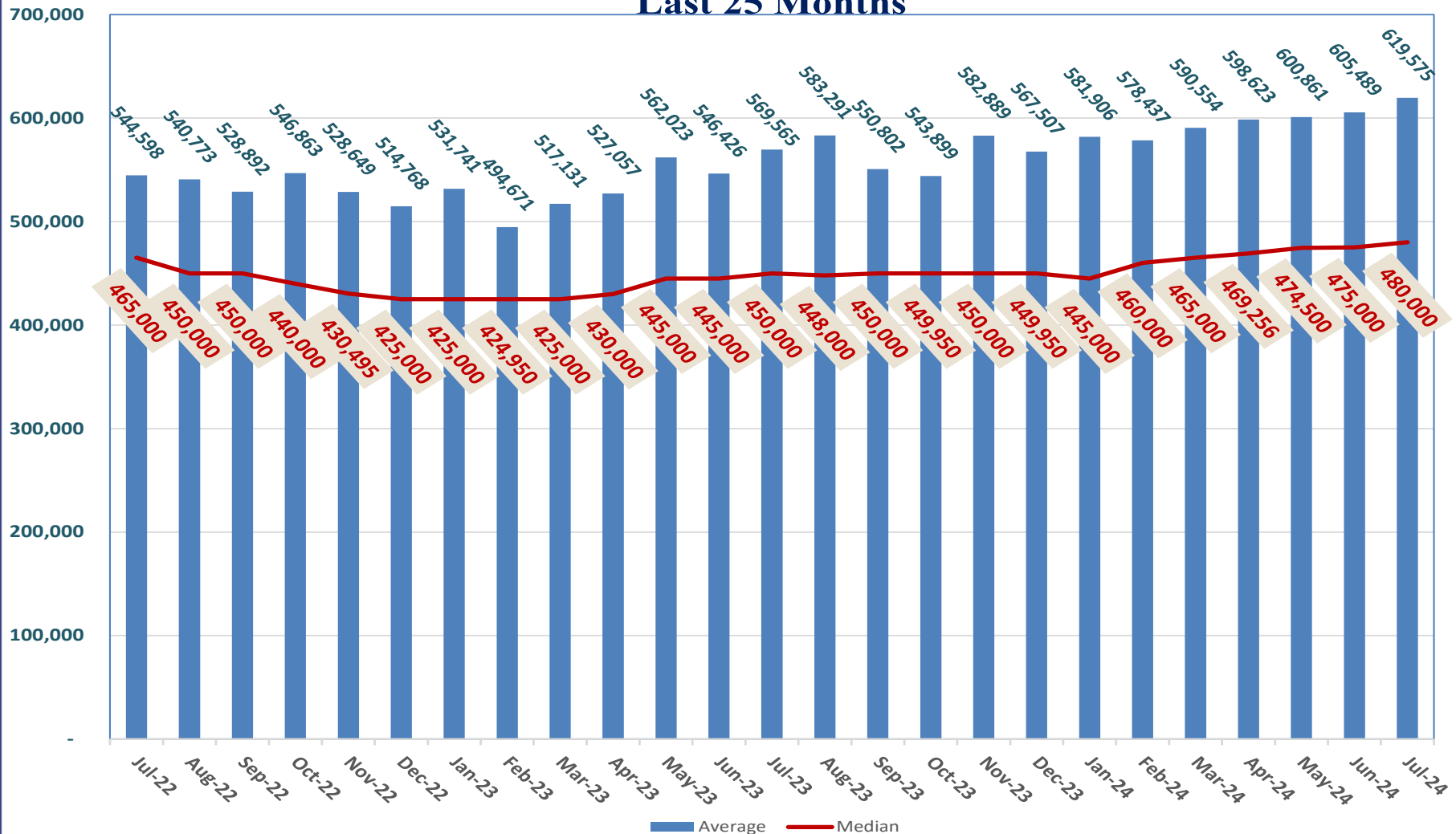




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Single Family Residential Price Trend Last 25 Months



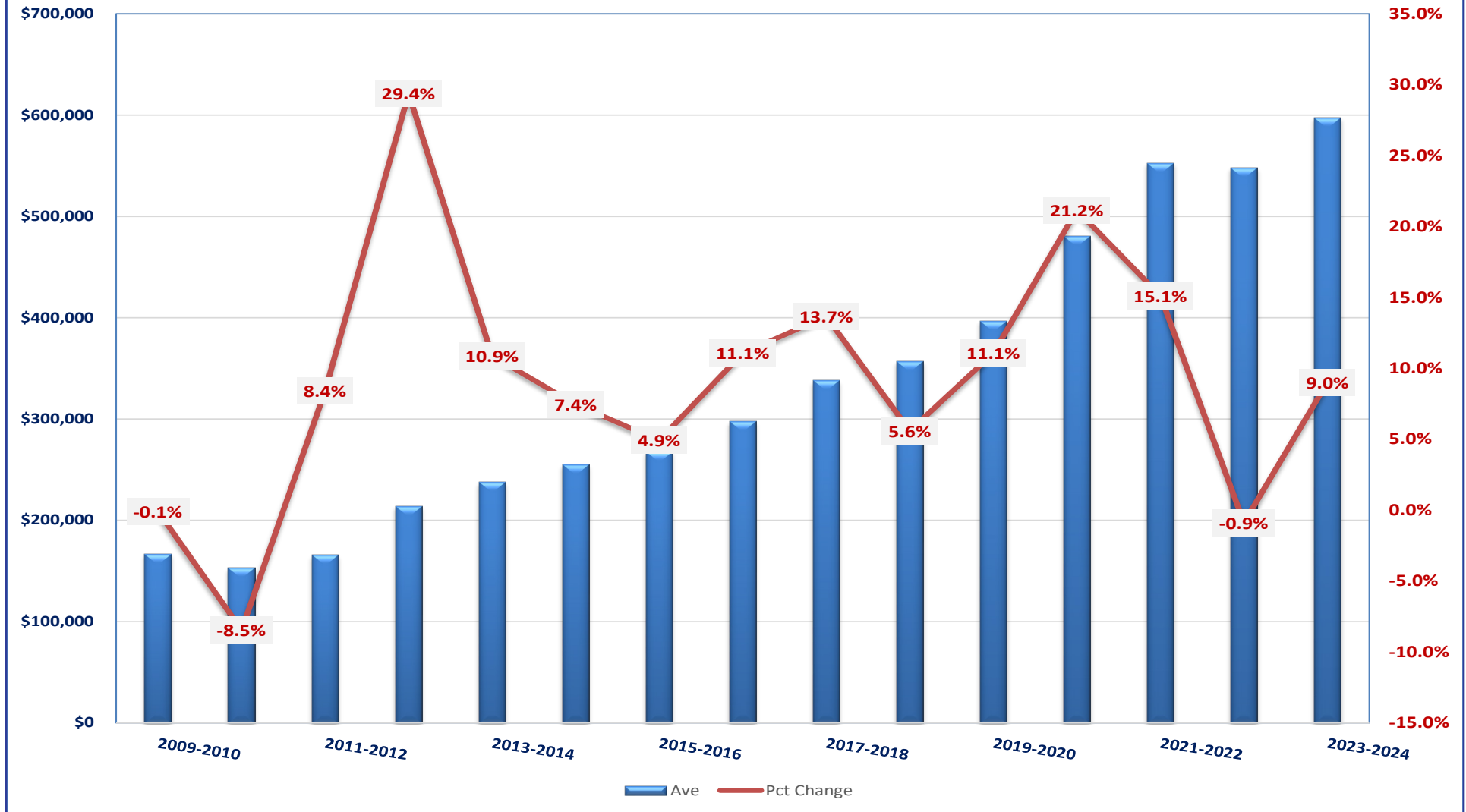
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SFR Average Price and Year Over Year Percent Change



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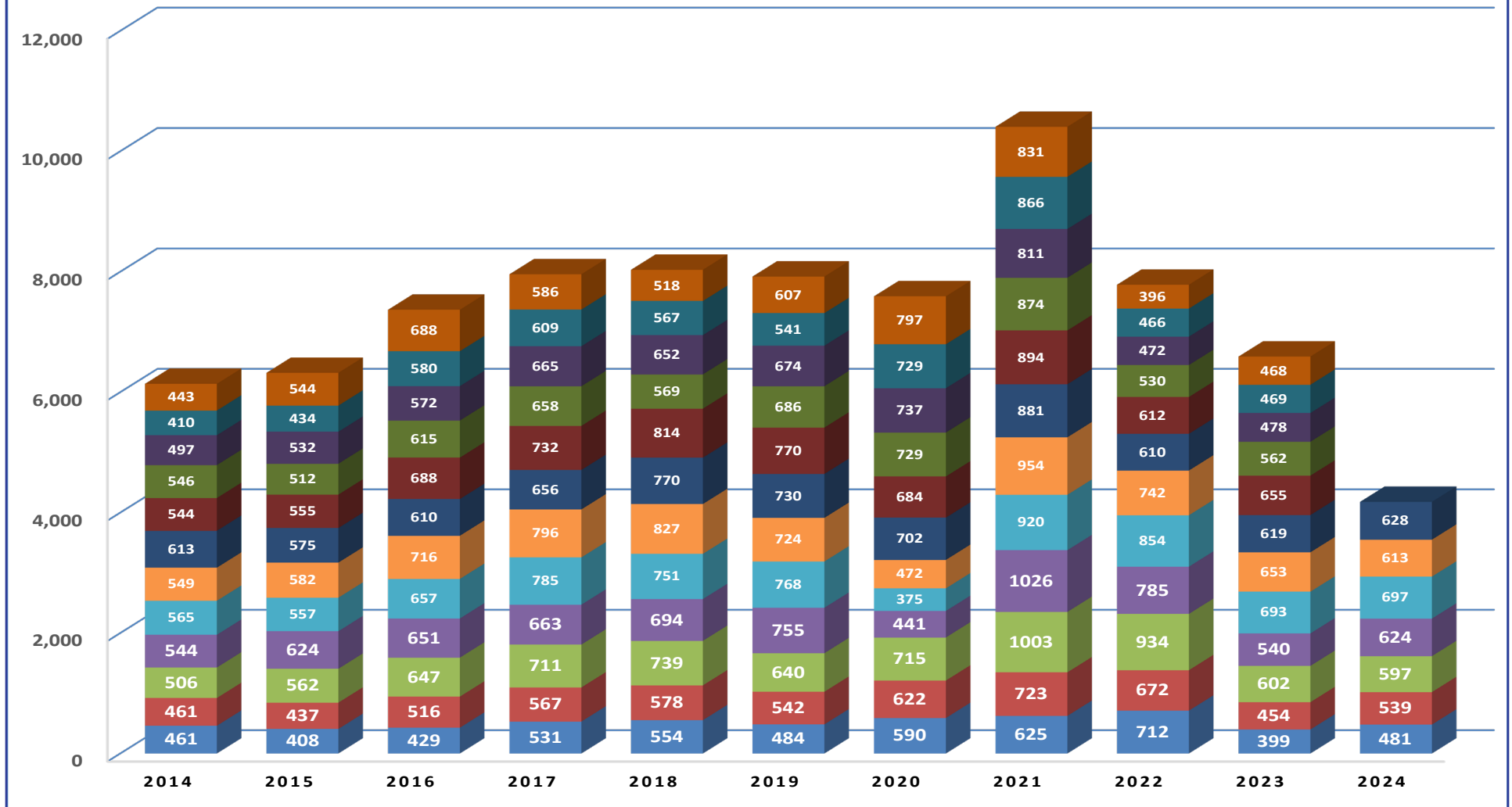


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CONDO / TOWNHOME CLOSINGS

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



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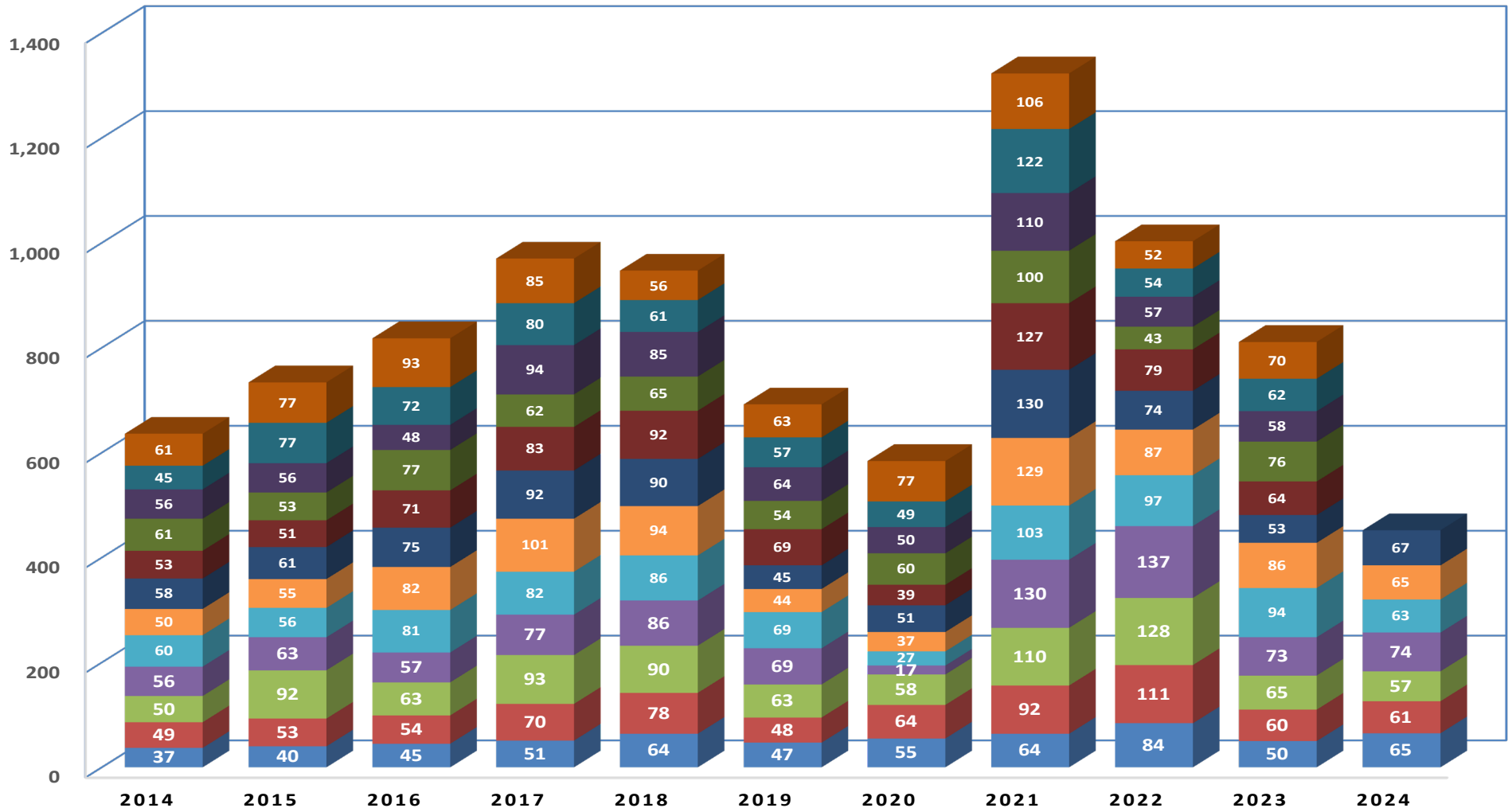


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Las Vegas Market Update - August 2024

VERTICAL / HI-RISE CLOSINGS

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



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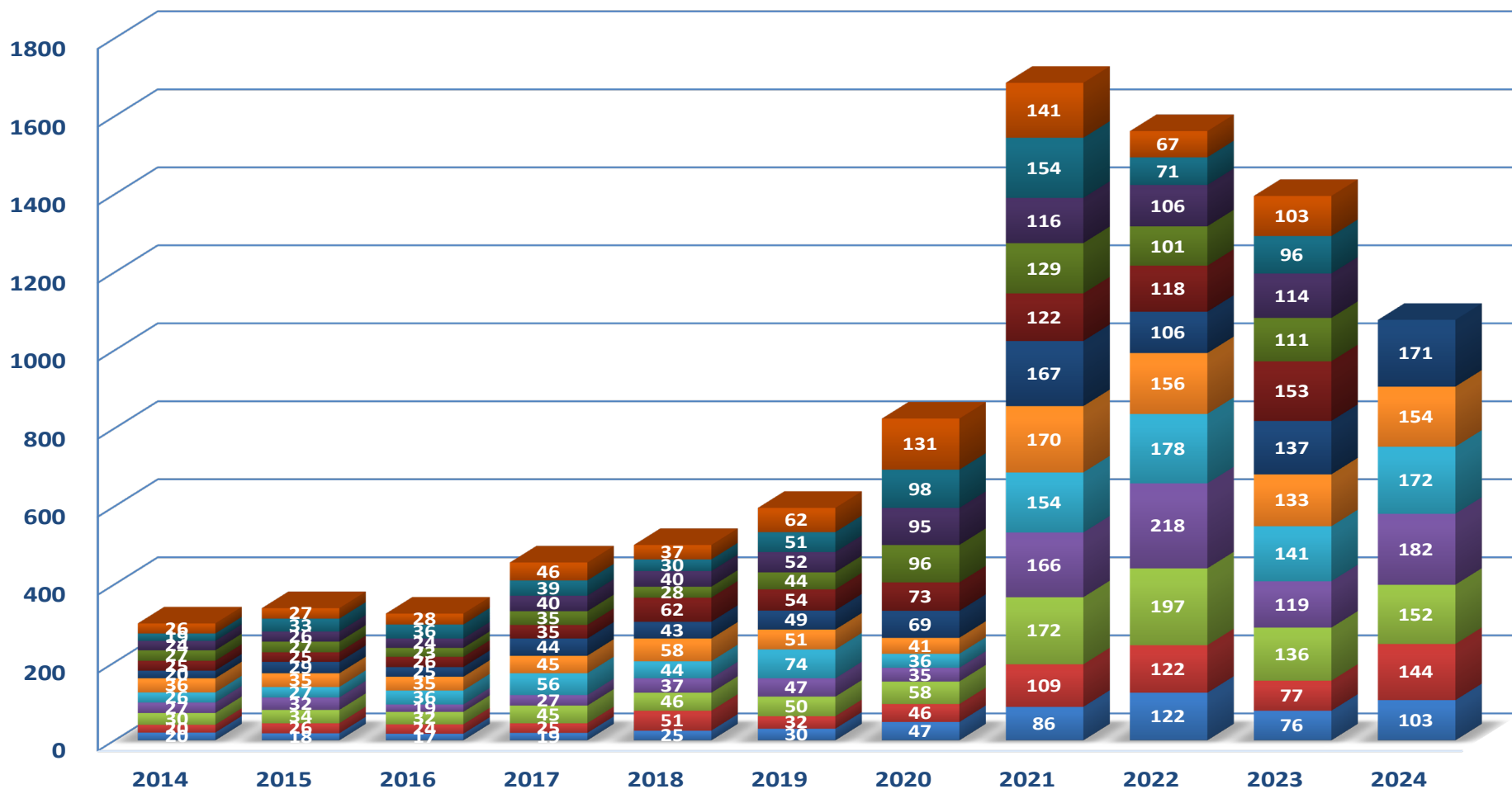


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Las Vegas Market Update - August 2024

LUXURY SALES \$1,000,000 AND OVER

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



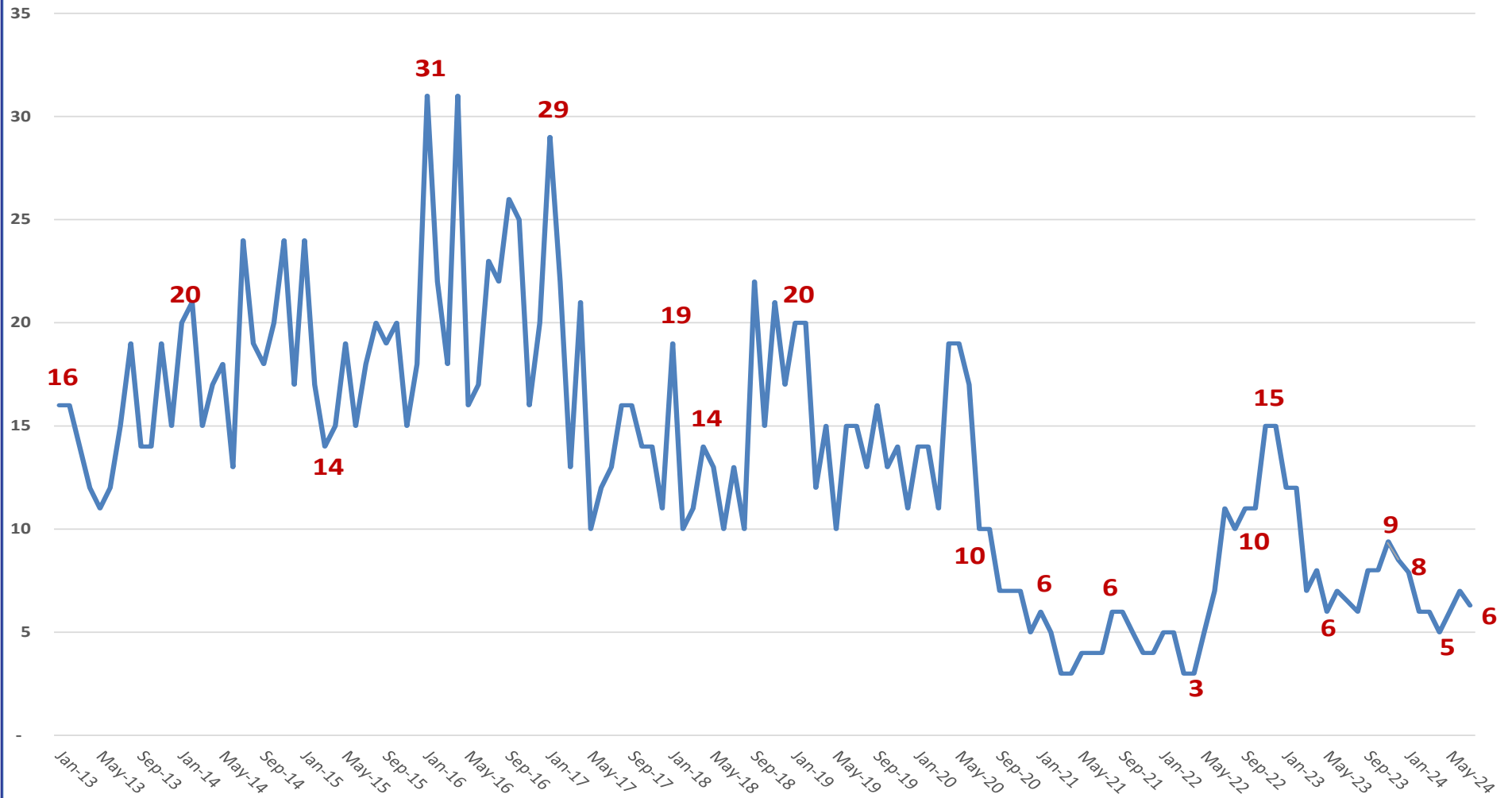
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Las Vegas Market Update - August 2024

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



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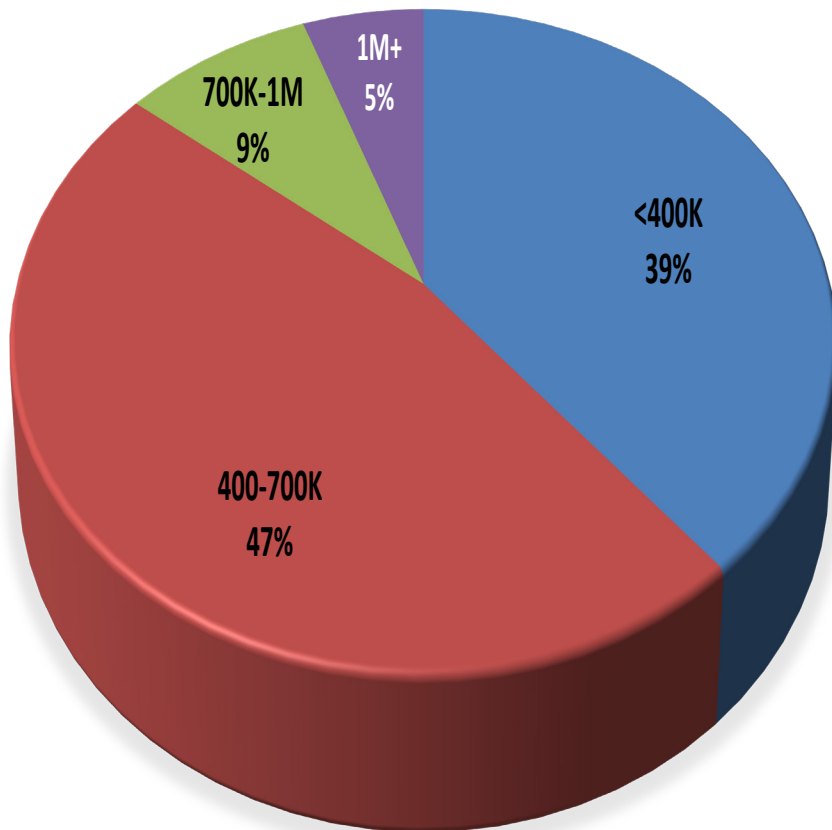


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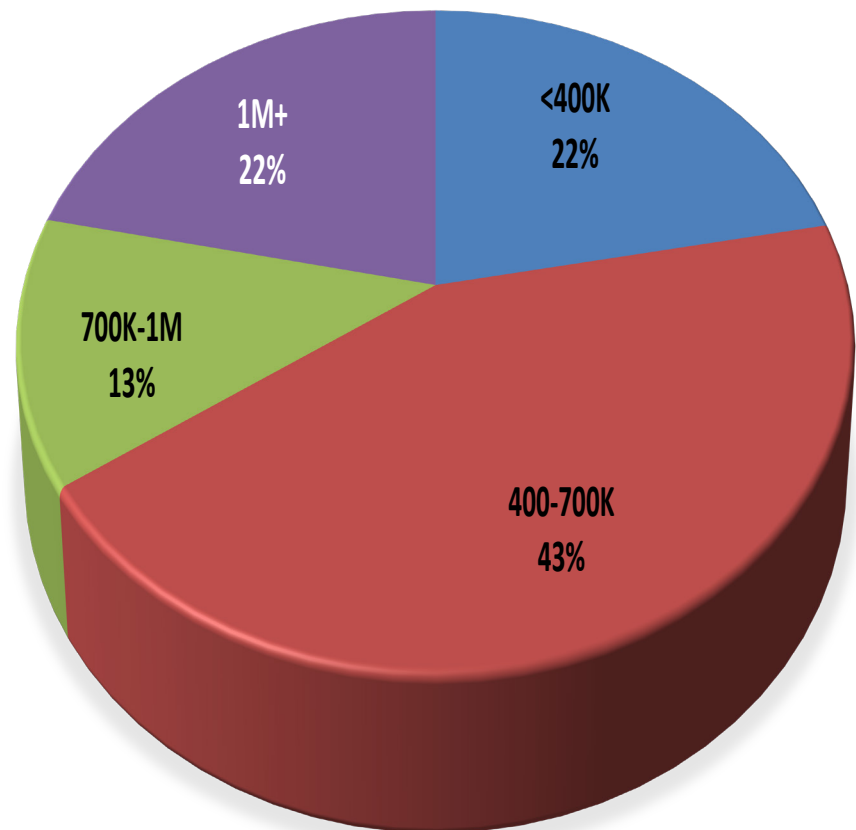
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

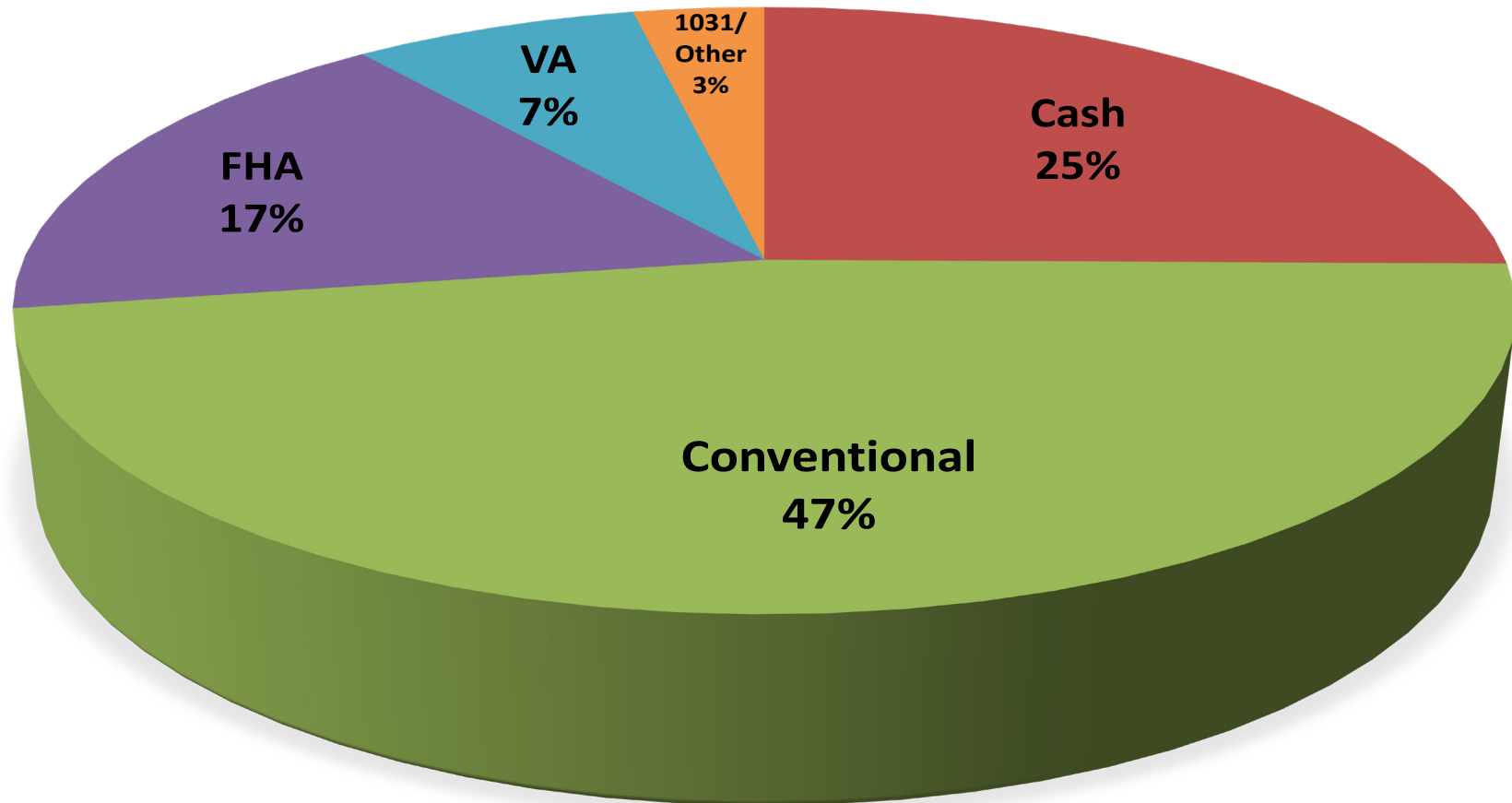




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Las Vegas Market Update - August 2024

Last Month's Closings by Sold Terms

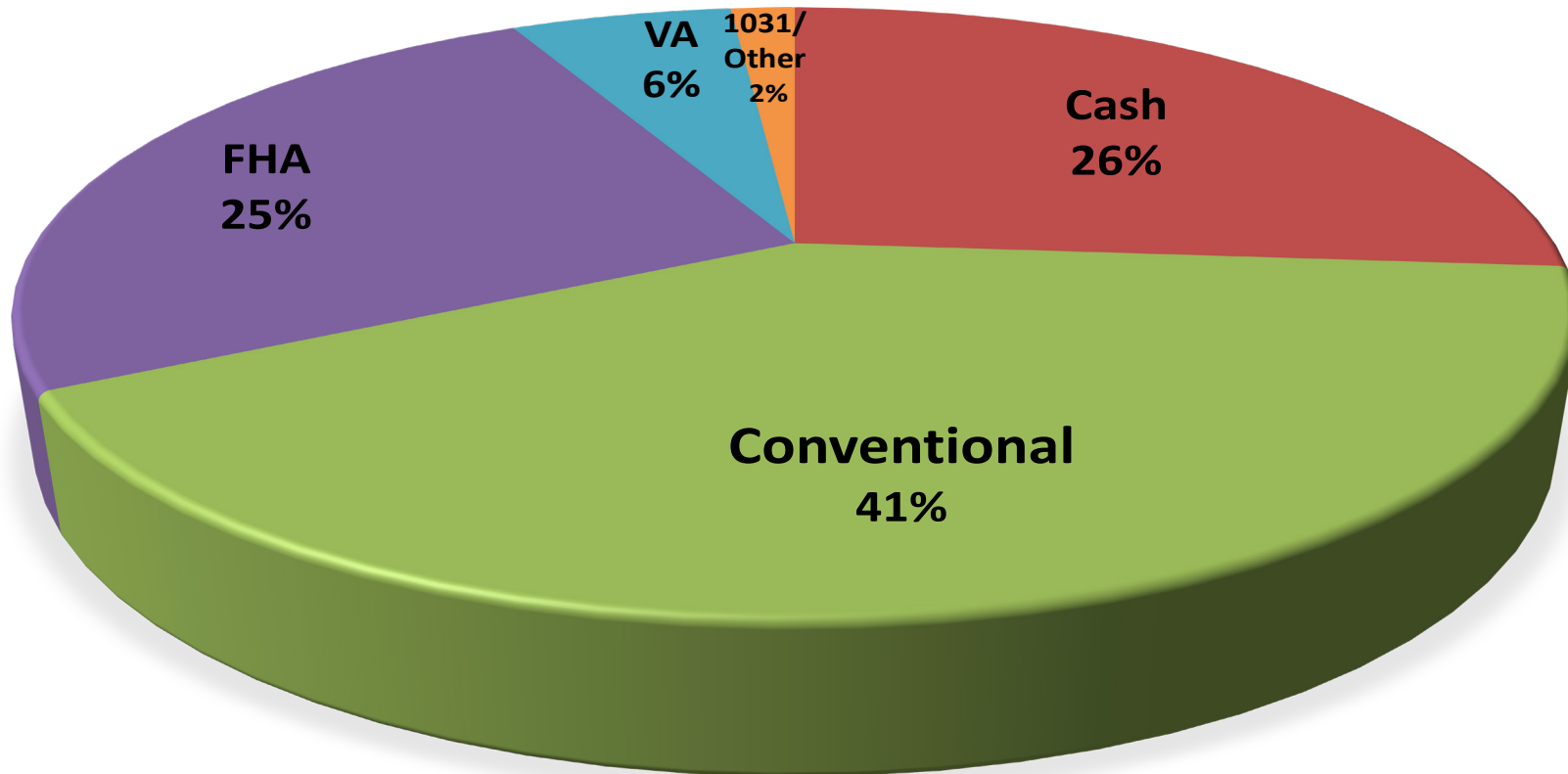




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**Closings By Sold Terms
Closings Less Than \$400,000**

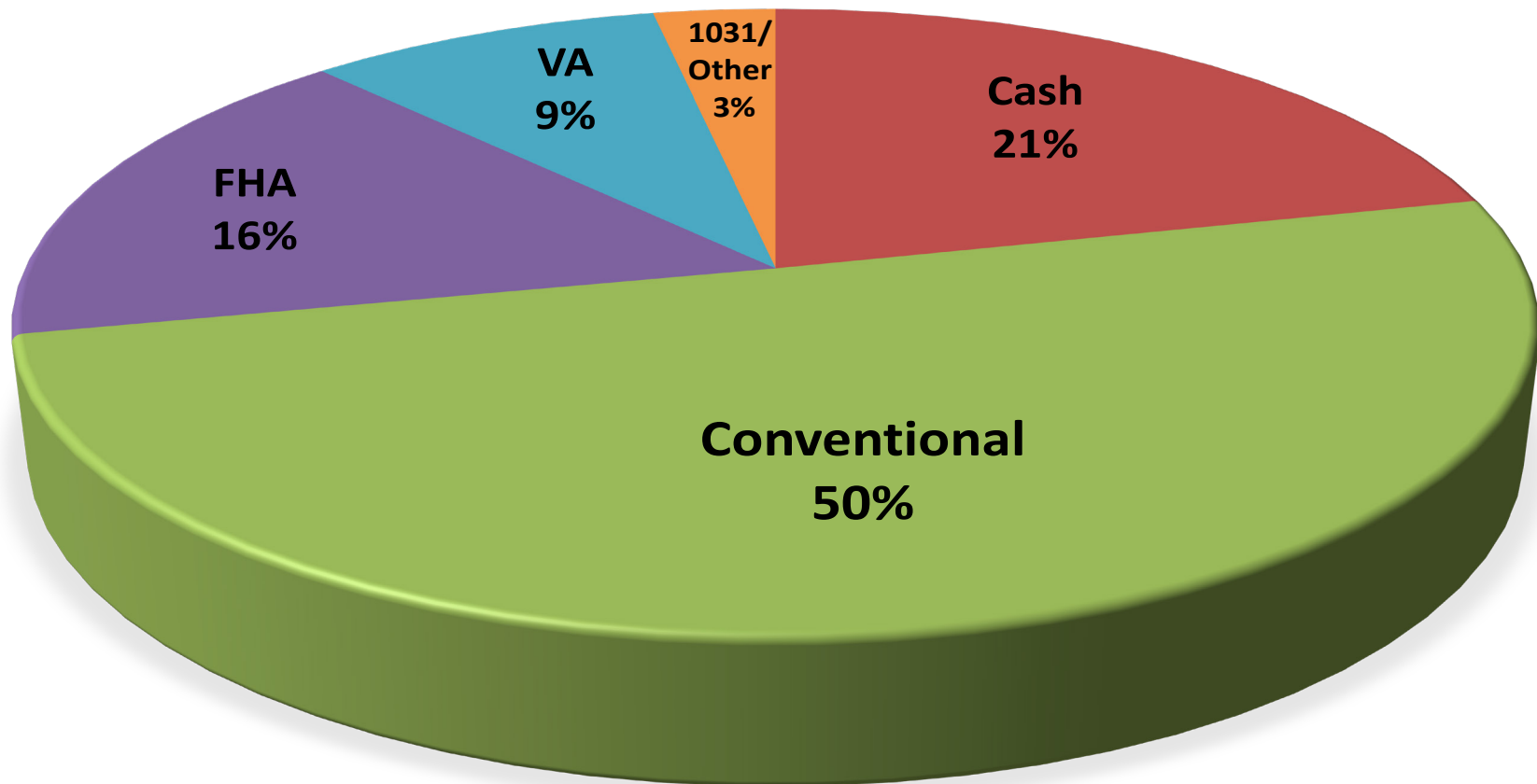




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

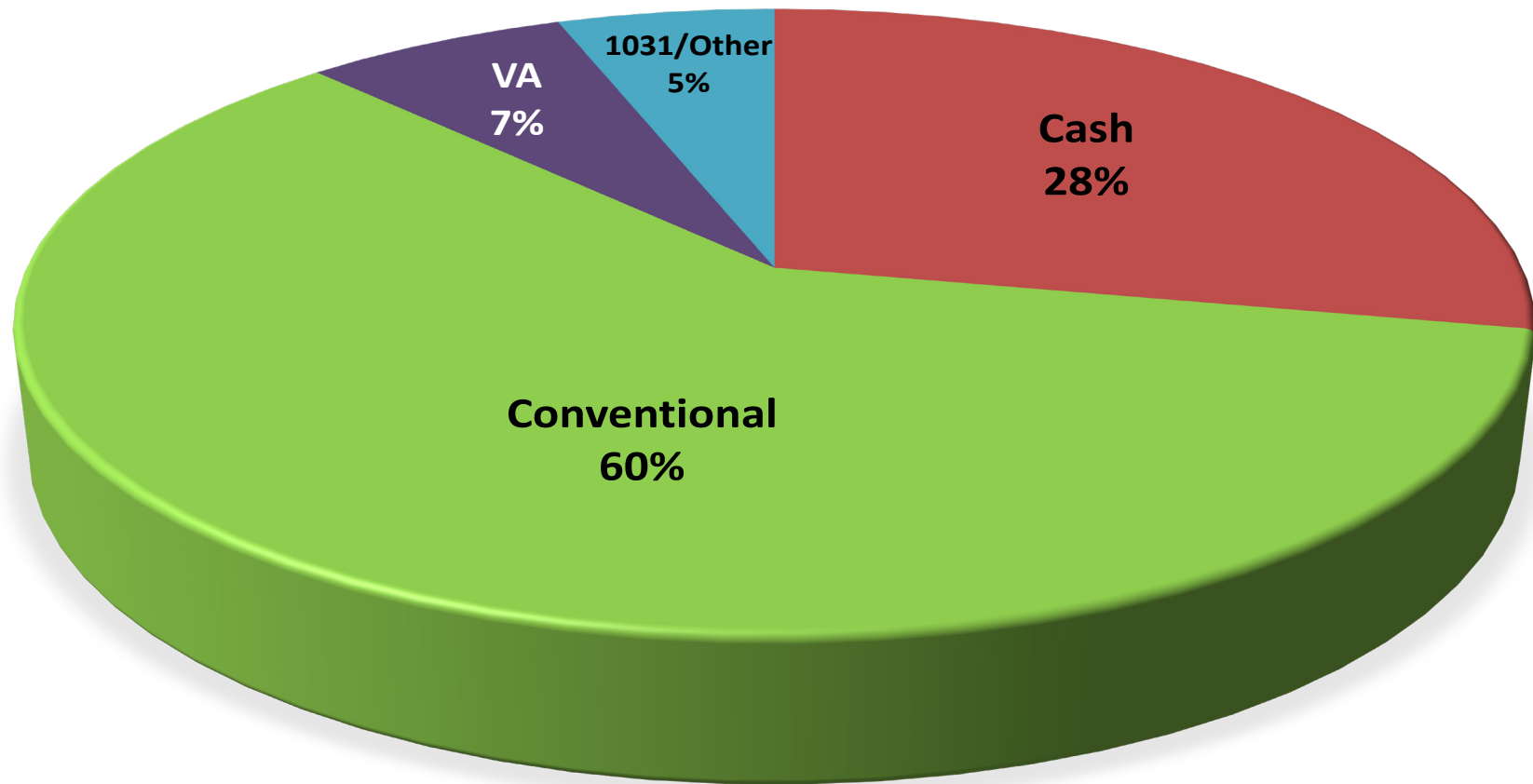




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

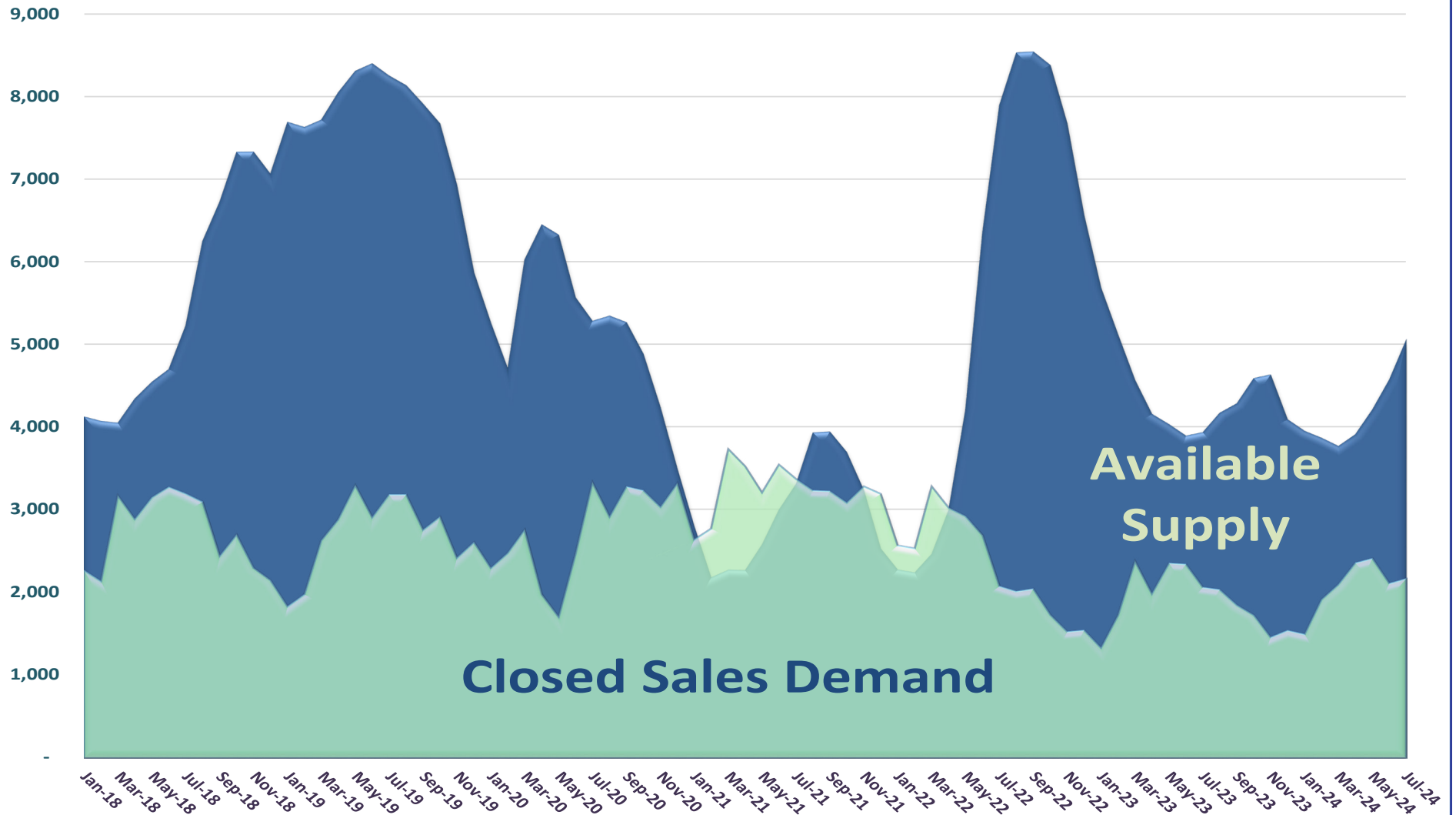




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Supply vs Demand - Single Family Residential



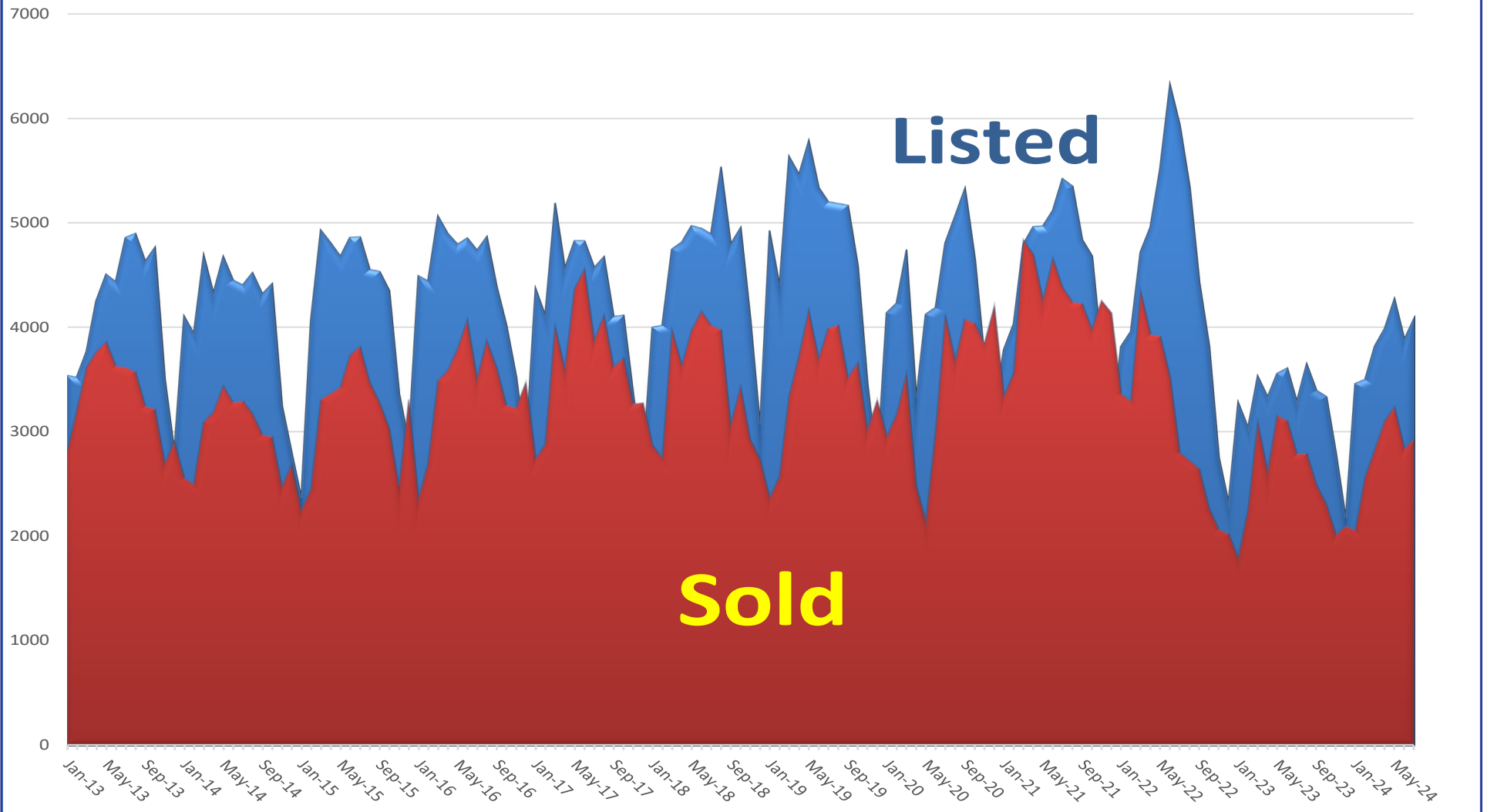
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Residential Listings Taken vs Listings Sold



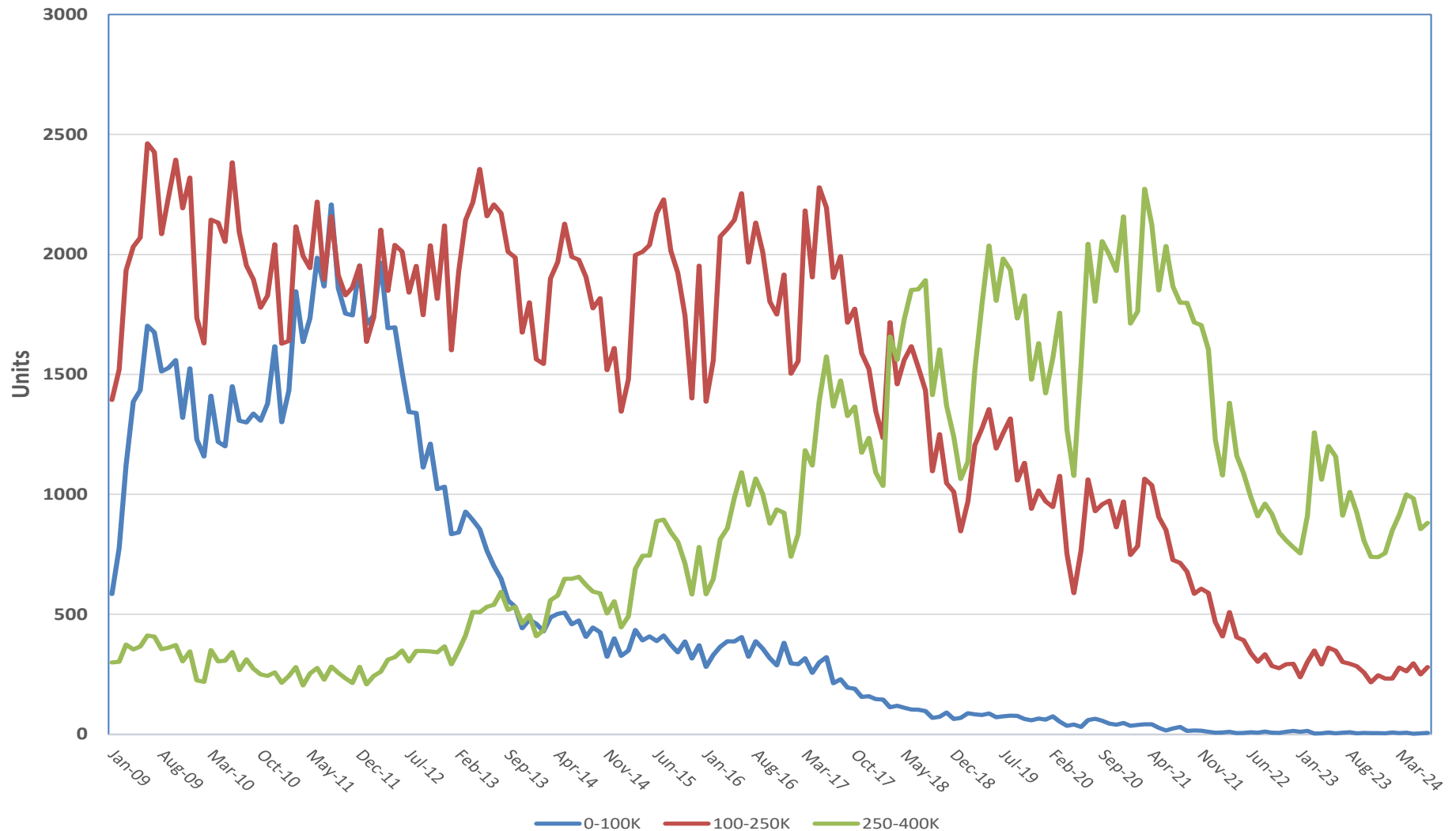
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Closed Units By Price Point - RES & VER



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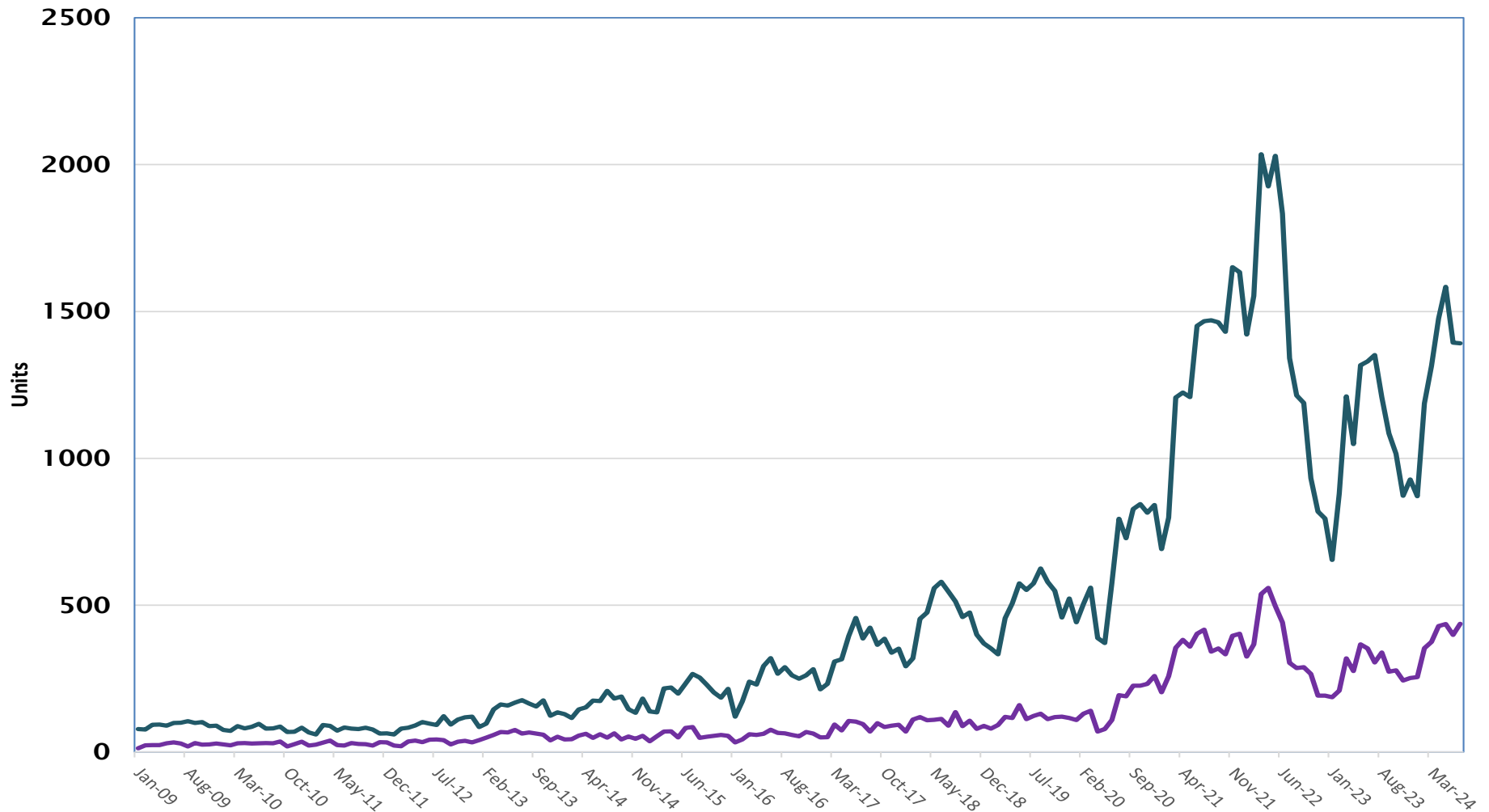


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Closed Units By Price Point - RES & VER

— 400-700K — 700K+



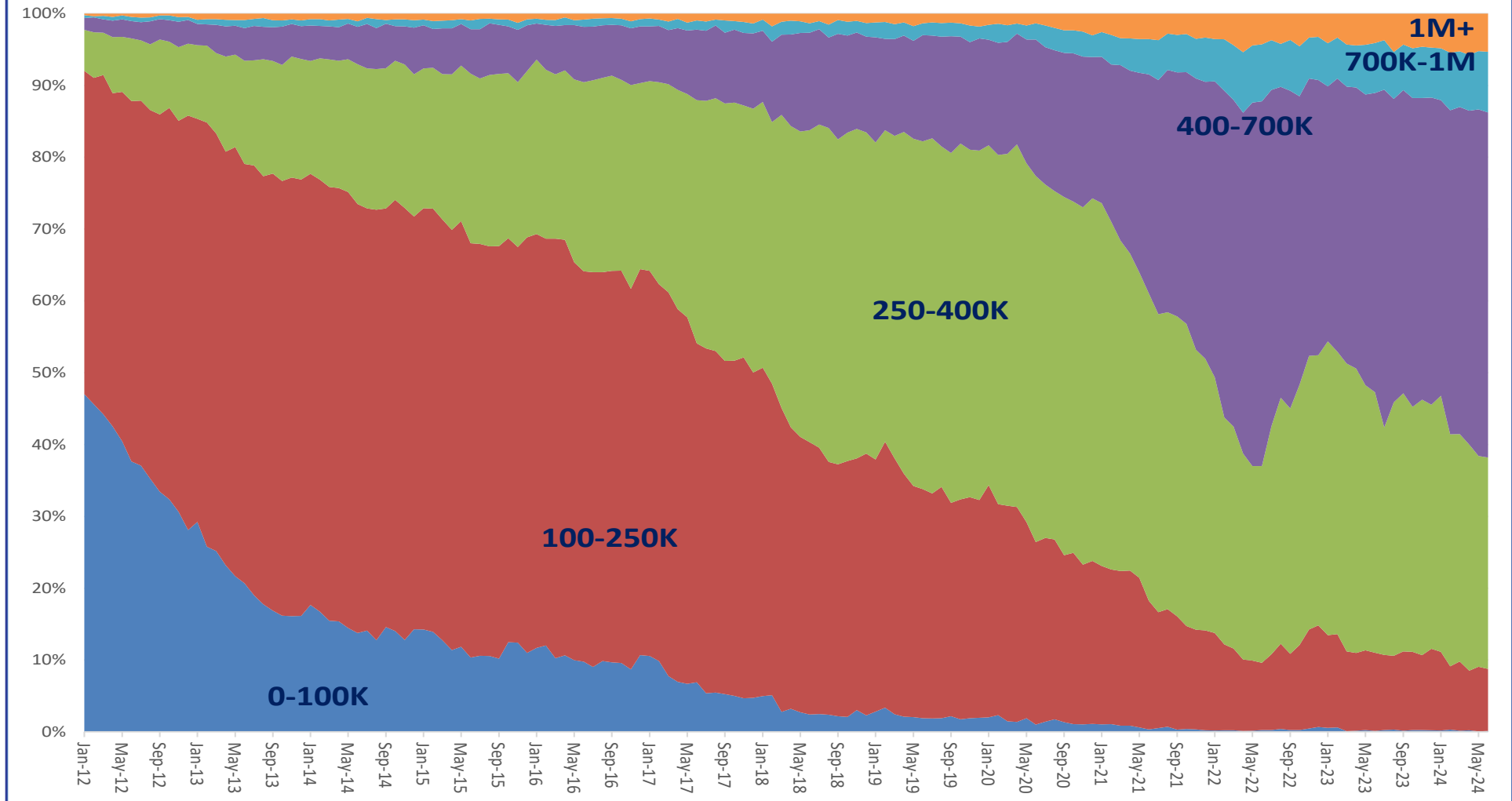
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Closing Trend by Price Point Residential and High Rise



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