



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2024

August 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	3,406	5,644	2,215	2,163	550,000	932,719	479,000	575,141	3.2	38.3%	34
CON/TWH	956	1,729	587	575	285,000	354,393	293,000	308,004	4.1	33.3%	39
Total Residential	4,362	7,373	2,802	2,738	484,999	797,100	440,000	519,040	3.3	37.1%	36
Hi-Rise	457	490	54	65	489,825	794,931	425,000	569,438	8.3	13.3%	78
Multiple Dwelling	38	87	39	18	620,000	668,729	623,500	616,911	6.7	20.7%	53
Vacant Land	285	2,131	154	129	79,500	593,567	60,000	242,622	18.0	6.1%	179
Luxury Sales (RES & VER) \$1M+	392	993	193	149	1,799,000	1,655,566	1,300,000	2,122,451	7.7	2.1%	61



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Las Vegas Market Update - September 2024

July 2024 Production

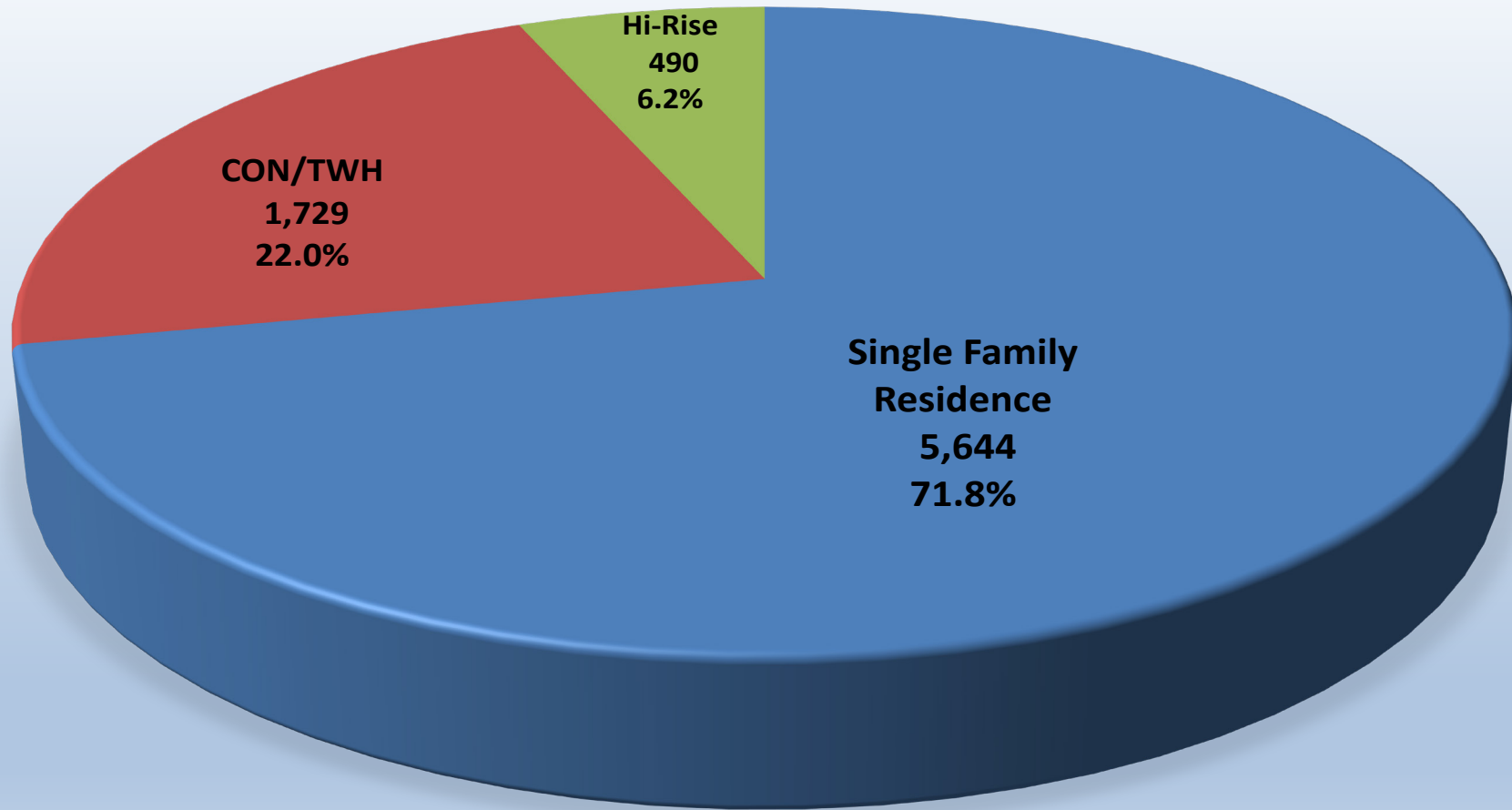
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,192	5,056	2,427	2,165	549,950	950,620	480,000	619,975	3.2	42.8%	34
CON/TWH	886	1,588	644	628	285,000	357,016	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	3.2	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



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2024

Las Vegas REALTORS * Available Units

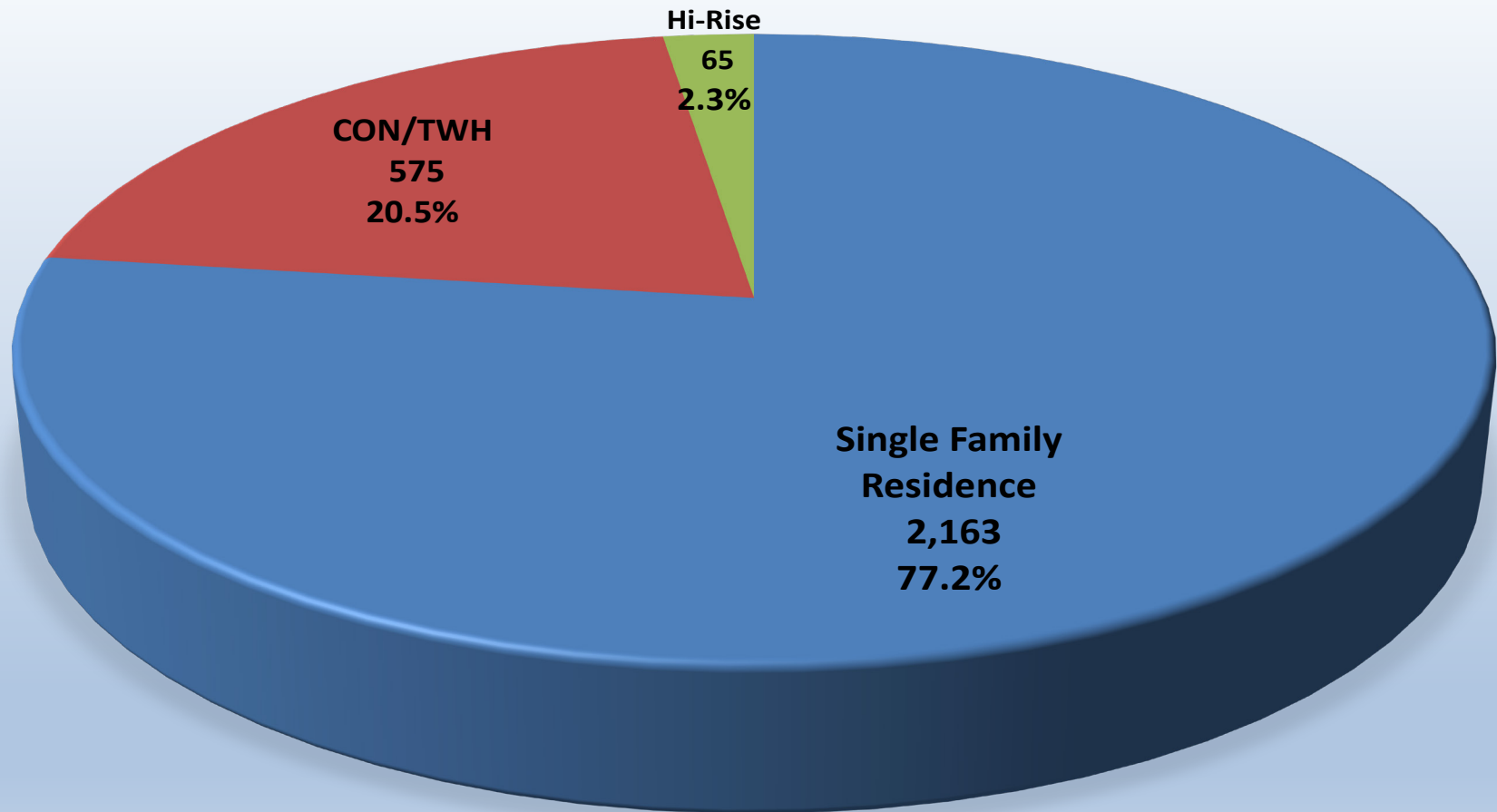




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Las Vegas Market Update - September 2024

Las Vegas REALTORS *Units Sold * Last Month

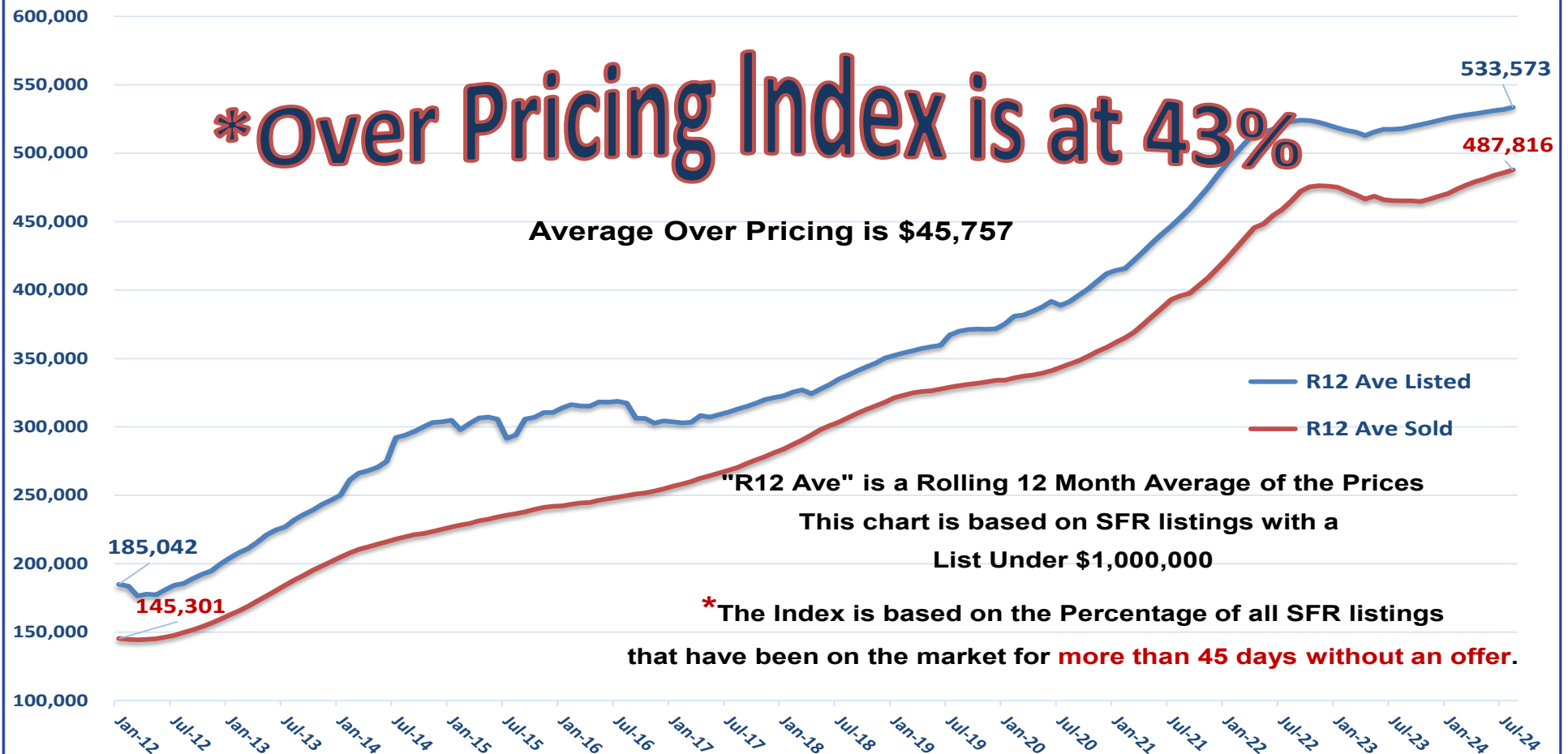




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Las Vegas Market Update - September 2024

SFR Average List vs Closed Sale Prices

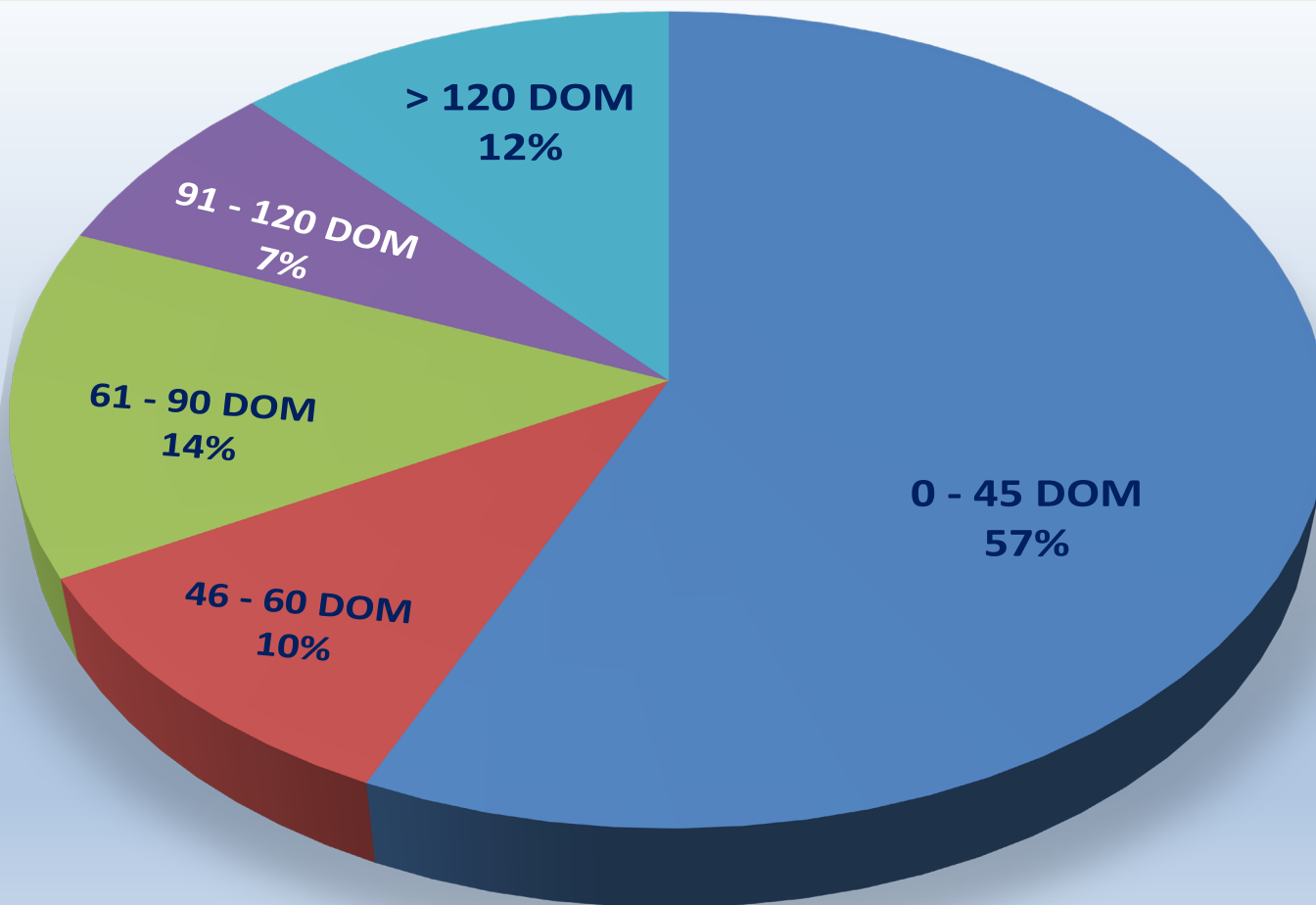




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Las Vegas Market Update - September 2024

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





EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2024

SFR Closed Sales in Selected Communities - Last Six Months

	2024 Mar	Apr	May	June	July	Aug	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	12	15	19	18	9	16		3	537,191	48
Anthem	4	9	6	5	3	3		5	630,763	42
Anthem Cnty Club	9	7	12	10	10	9		4	1,620,571	56
Cadence	61	59	55	60	33	60		2	507,782	40
Centennial Hills	17	18	31	11	20	12		5	588,317	21
Desert/South Shores	12	18	11	13	11	7		4	693,708	33
Green Valley	28	35	24	25	26	29		3	641,345	32
Green Valley Ranch	8	9	14	14	9	17		2	604,072	31
Inspirada	23	24	21	17	21	24		2	667,626	32
Iron Mountain Ranch	8	9	7	9	11	6		4	557,993	30
Lake Las Vegas	29	15	18	22	21	28		5	1,038,760	79
Lone Mountain	7	11	10	4	6	5		6	890,126	19
MacDonald Highlands	2	2	7	6	4	4		16	4,060,533	206
Mountains Edge	27	43	47	38	34	38		3	524,595	22
Peccole Ranch	8	3	7	10	13	9		2	561,920	21
Providence	29	27	26	26	26	19		2	501,538	33
Red Rock Cntry Club	5	2	5	7	6	4		5	2,013,224	11
Rhodes Ranch	21	18	11	12	13	19		3	599,058	65
Seven Hills	13	8	9	9	11	13		3	1,139,612	40
Siena (SFR & TWH)	11	17	14	17	10	5		6	777,974	24
Silverado Ranch	18	29	32	27	18	20		3	504,739	35
Silverstone Ranch	2	9	3	4	4	3		6	562,136	5
Skye Canyon	34	25	25	37	29	20		5	604,331	32
Southern Highlands	28	35	43	24	34	29		5	1,002,674	43
Spring Valley	16	17	14	13	13	11		4	564,544	26
Summerlin	34	40	50	29	39	24		4	1,081,508	38
Sun City Anthem	38	37	43	26	33	32		3	619,281	42
Sun City Summerlin	34	38	37	40	32	26		4	569,170	22
The Lakes	11	11	14	39	11	16		2	579,149	11
The Ridges	9	9	5	4	5	3		9	5,080,480	30
Tuscany	7	11	8	6	4	3		6	585,108	11
Other Groups										
Clark County	2,036	2,266	2,328	2,026	2,110	2,088		3	606,859	34
Boulder City	12	9	12	11	21	5		9	684,713	41
Pahrump	54	74	69	64	59	59		4	386,764	58
High Rise Sales	57	74	63	65	67	65		8	649,562	78
Luxury Sales (\$1M+)	152	182	172	154	171	149		8	1,787,612	61

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Las Vegas Market Update - September 2024

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

	2024 March	April	May	June	July	August	Price Movement
Aliante	556,583	494,426	545,521	524,333	552,322	558,802	
Anthem	628,000	597,500	569,150	766,700	651,667	610,000	
Anthem Cnty Club	1,129,332	1,795,698	1,392,658	1,885,000	1,742,780	1,849,889	
Cadence	471,790	565,831	499,106	493,659	533,447	495,251	
Centennial Hills	517,059	653,000	532,310	530,603	756,139	510,125	
Desert/South Shores	764,813	648,216	654,264	768,731	630,836	710,243	
Green Valley	648,300	599,564	625,495	673,220	682,762	633,559	
Green Valley Ranch	546,875	578,889	699,157	580,350	530,778	624,353	
Inspirada	676,644	781,075	625,869	693,171	593,086	629,198	
Iron Mountain Ranch	490,125	674,761	528,557	552,211	552,909	525,667	
Lake Las Vegas	897,339	1,294,010	848,651	1,112,906	1,202,519	989,629	
Lone Mountain	606,000	1,202,703	1,056,690	1,015,375	625,131	484,900	
MacDonald Highlands	6,023,902	3,136,500	4,001,933	4,910,514	3,014,795	3,414,179	
Mountains Edge	527,644	520,638	504,460	518,511	542,258	542,090	
Peccole Ranch	557,375	651,667	569,500	540,900	598,308	500,944	
Providence	487,139	496,296	489,253	494,996	515,384	537,779	
Red Rock Country Club	2,152,600	1,887,500	2,045,500	1,955,714	2,196,333	1,687,500	
Rhodes Ranch	588,090	575,012	658,545	540,283	638,608	609,584	
Seven Hills	1,096,865	1,185,000	1,016,422	845,111	1,748,091	928,731	
Siena (SFR & TWH)	710,455	767,882	837,421	852,529	659,920	777,000	
Silverado Ranch	431,722	478,904	523,236	529,429	500,113	549,150	
Silverstone Ranch	552,500	602,156	551,667	453,750	603,500	548,333	
Skye Canyon	562,101	616,144	616,120	594,050	658,145	587,607	
Southern Highlands	863,014	1,412,751	955,795	670,215	1,163,662	798,499	
Spring Valley	527,114	728,559	562,107	480,576	540,492	496,273	
Summerlin	1,004,775	964,137	1,513,311	983,224	870,333	948,157	
Sun City Anthem	554,735	634,583	637,376	615,548	642,467	633,041	
Sun City Summerlin	534,225	563,275	581,299	578,173	558,764	605,182	
The Lakes	616,705	543,273	564,089	591,556	588,868	554,250	
The Ridges	5,359,000	5,095,644	3,805,000	5,500,000	5,710,000	4,716,667	
Tuscany	543,231	579,808	642,475	593,317	555,250	572,663	
Other Groups							
Clark County	597,603	607,664	609,262	615,918	628,494	581,676	
Boulder City	618,242	660,056	543,367	915,065	691,881	690,980	
Pahrump	390,254	378,696	384,415	372,413	387,125	411,643	
High Rise Sales	800,461	491,344	602,382	742,205	728,152	569,438	
Luxury Sales (\$1M+)	2,211,550	1,960,166	2,049,910	2,107,910	2,122,451	1,655,566	

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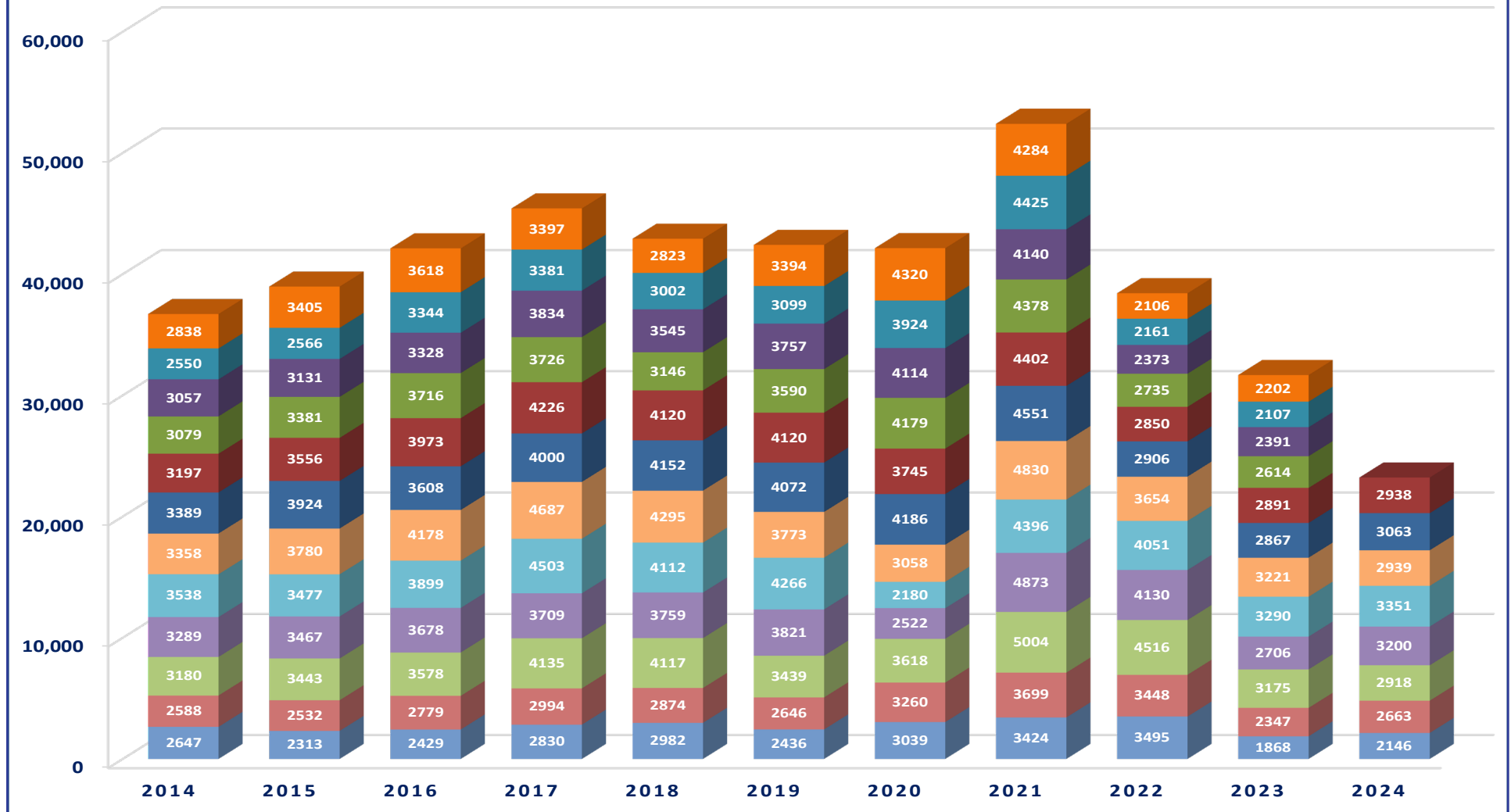


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Las Vegas Market Update - September 2024

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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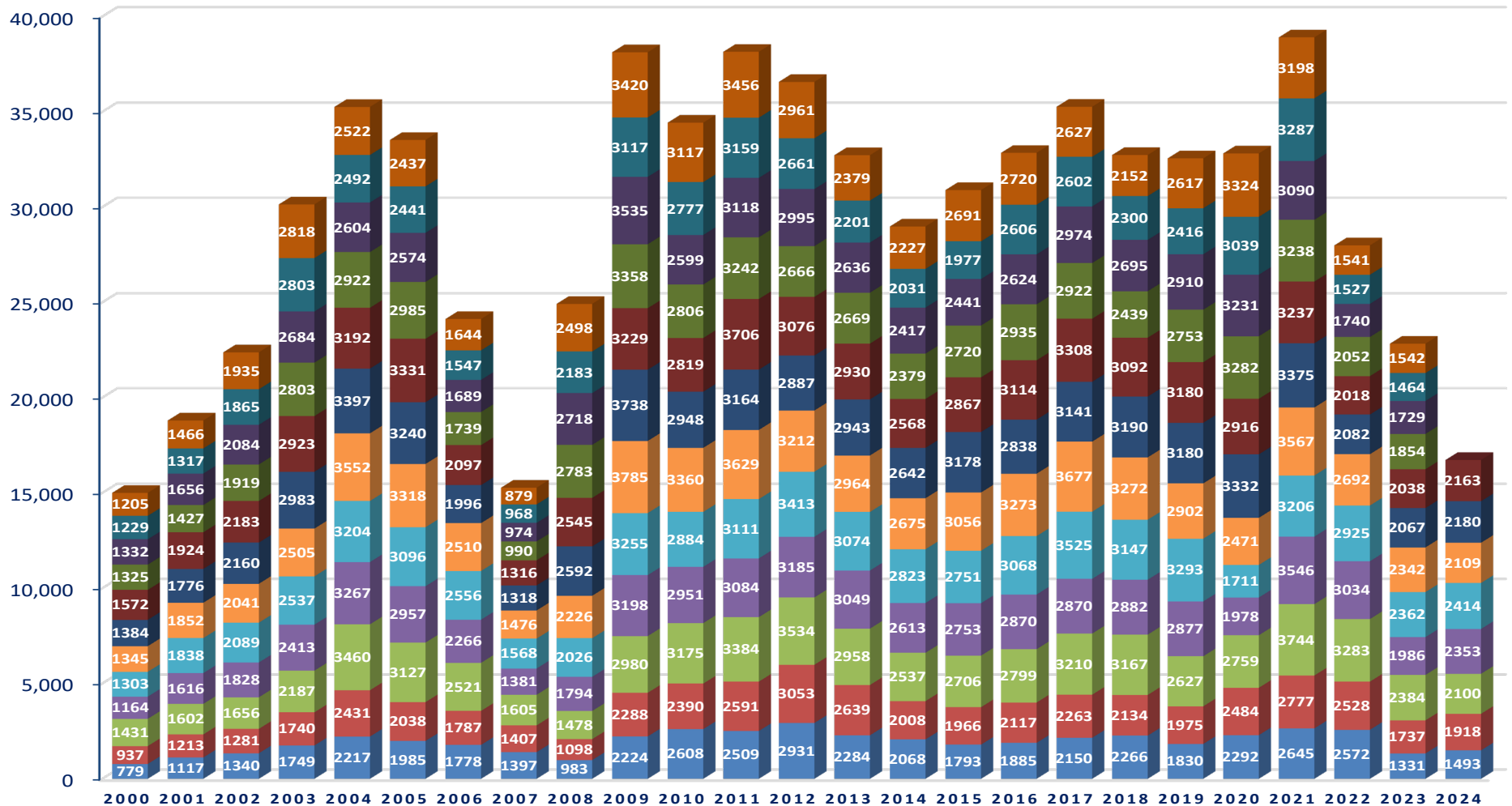


EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



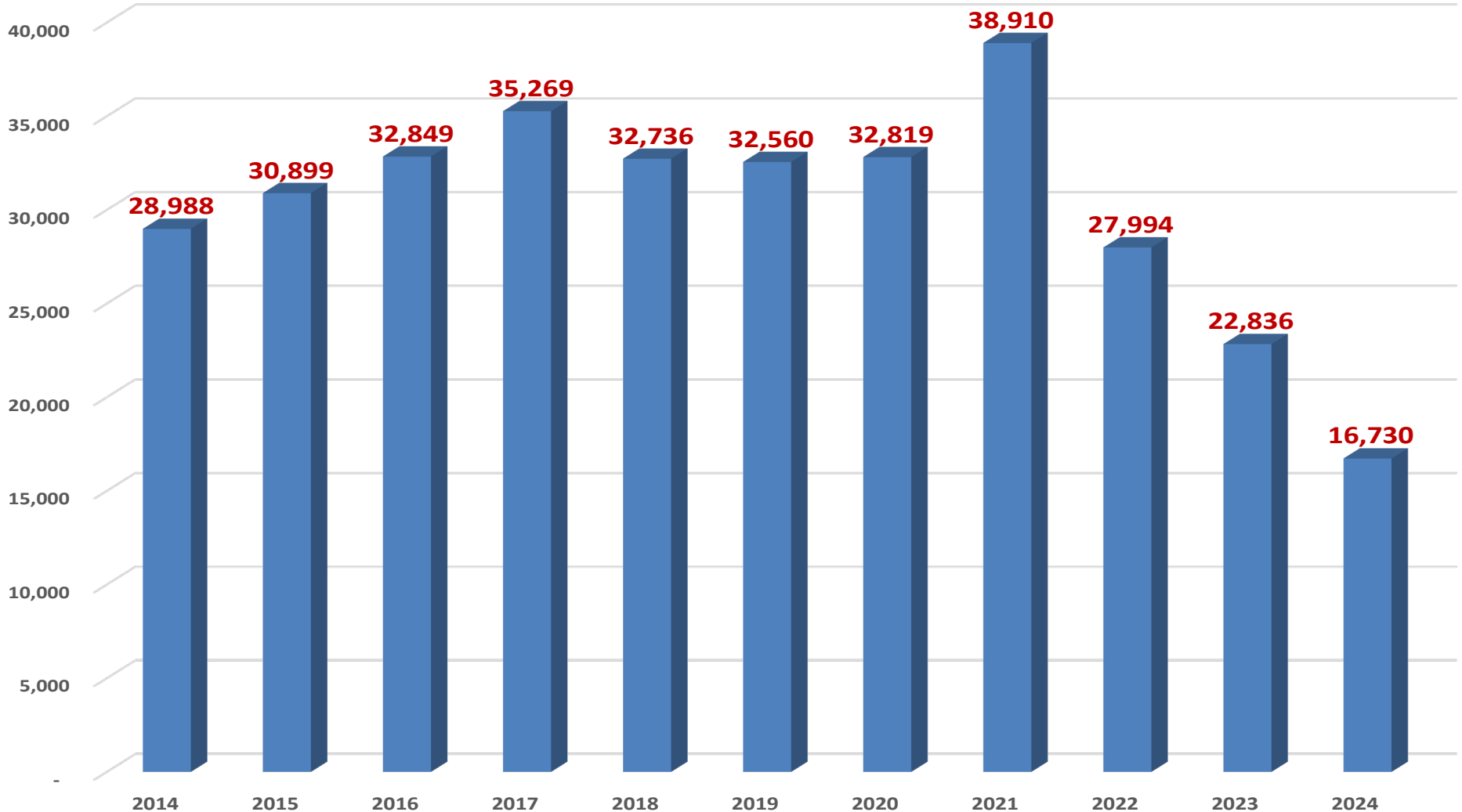
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SINGLE FAMILY RESIDENTIAL CLOSINGS



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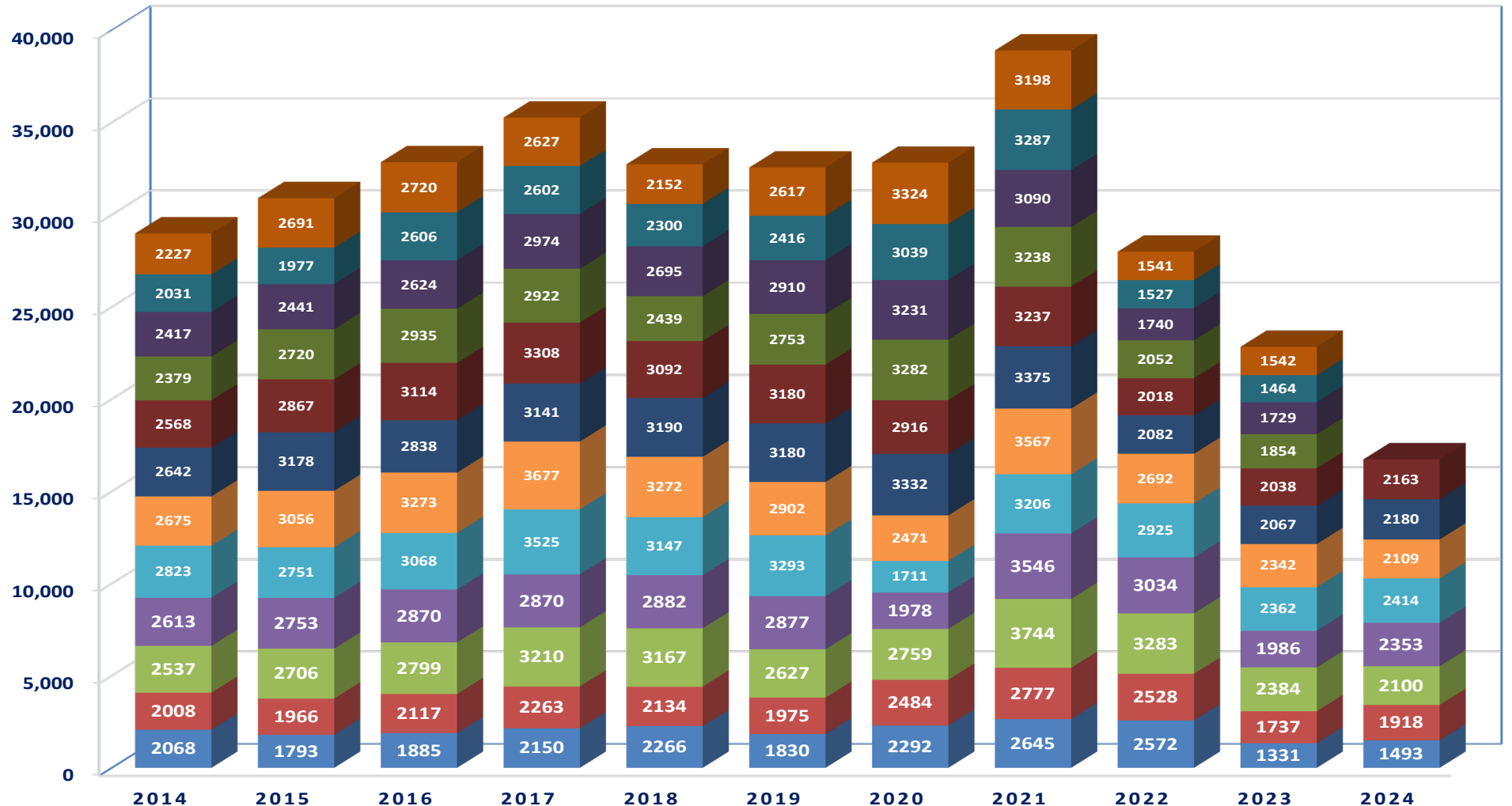


EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



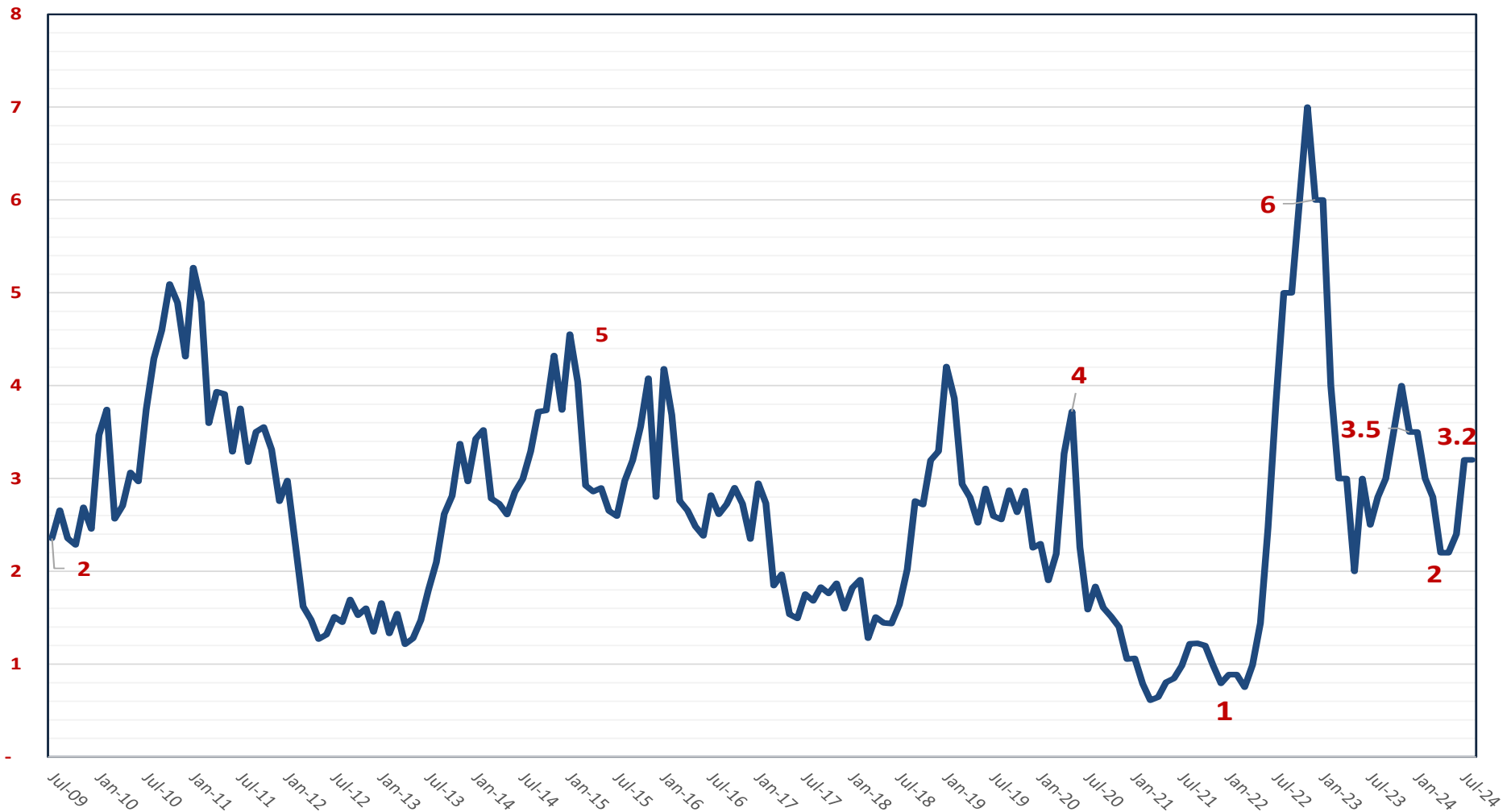
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Single Family Residential Homes Months of Inventory



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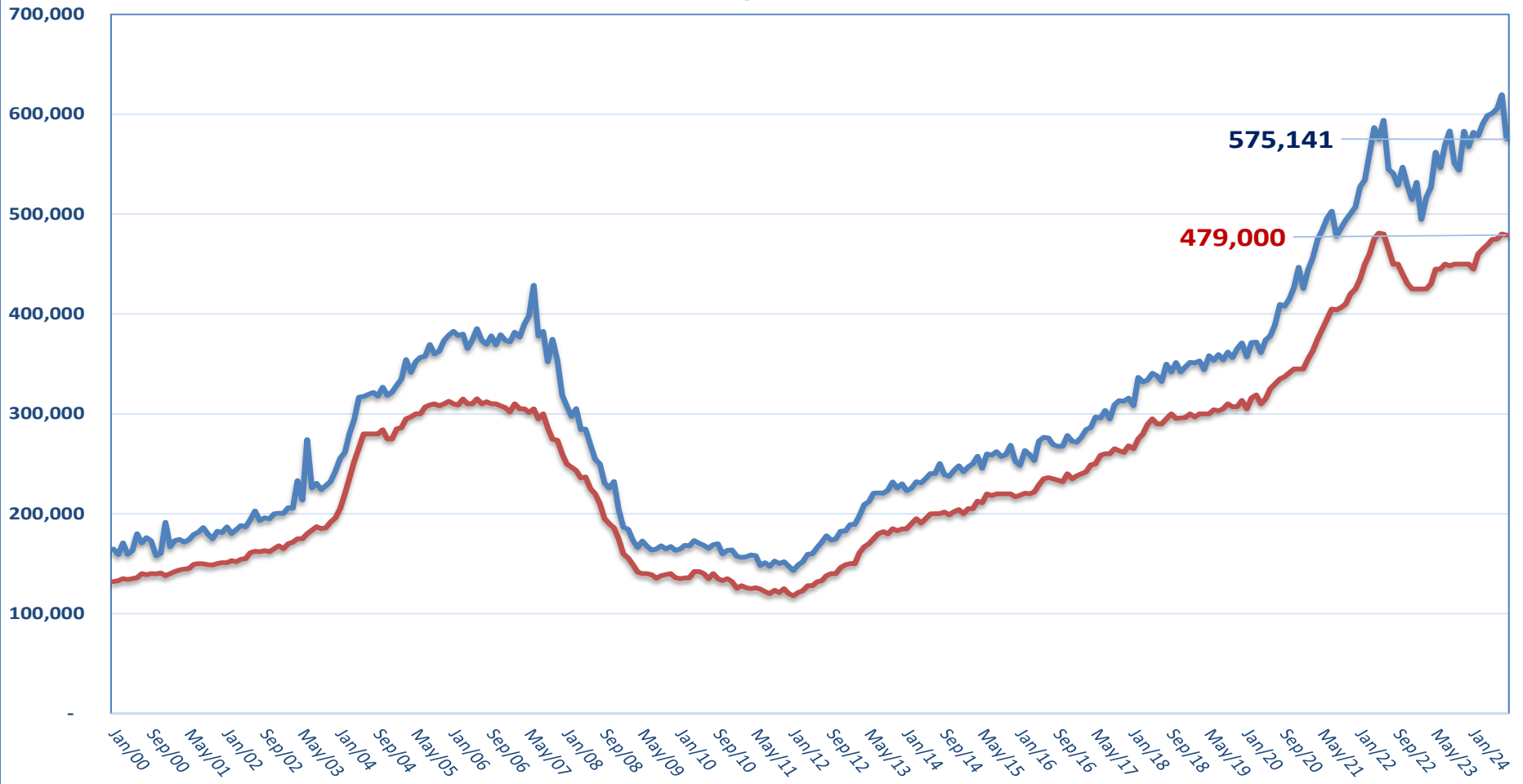


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SFR Market Prices

— Average — Median

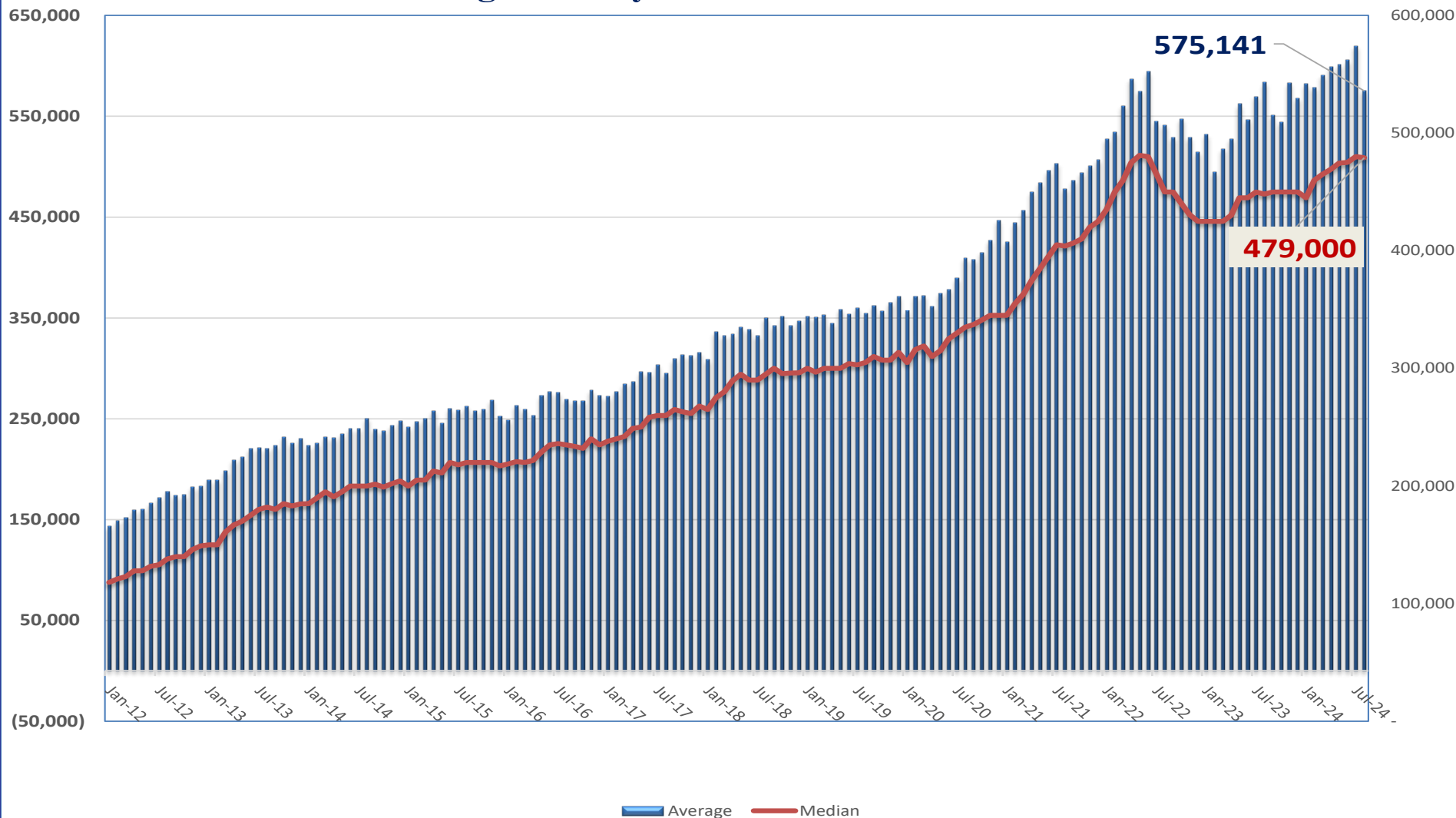




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Las Vegas Market Update - September 2024

Single Family Residential Price Trend

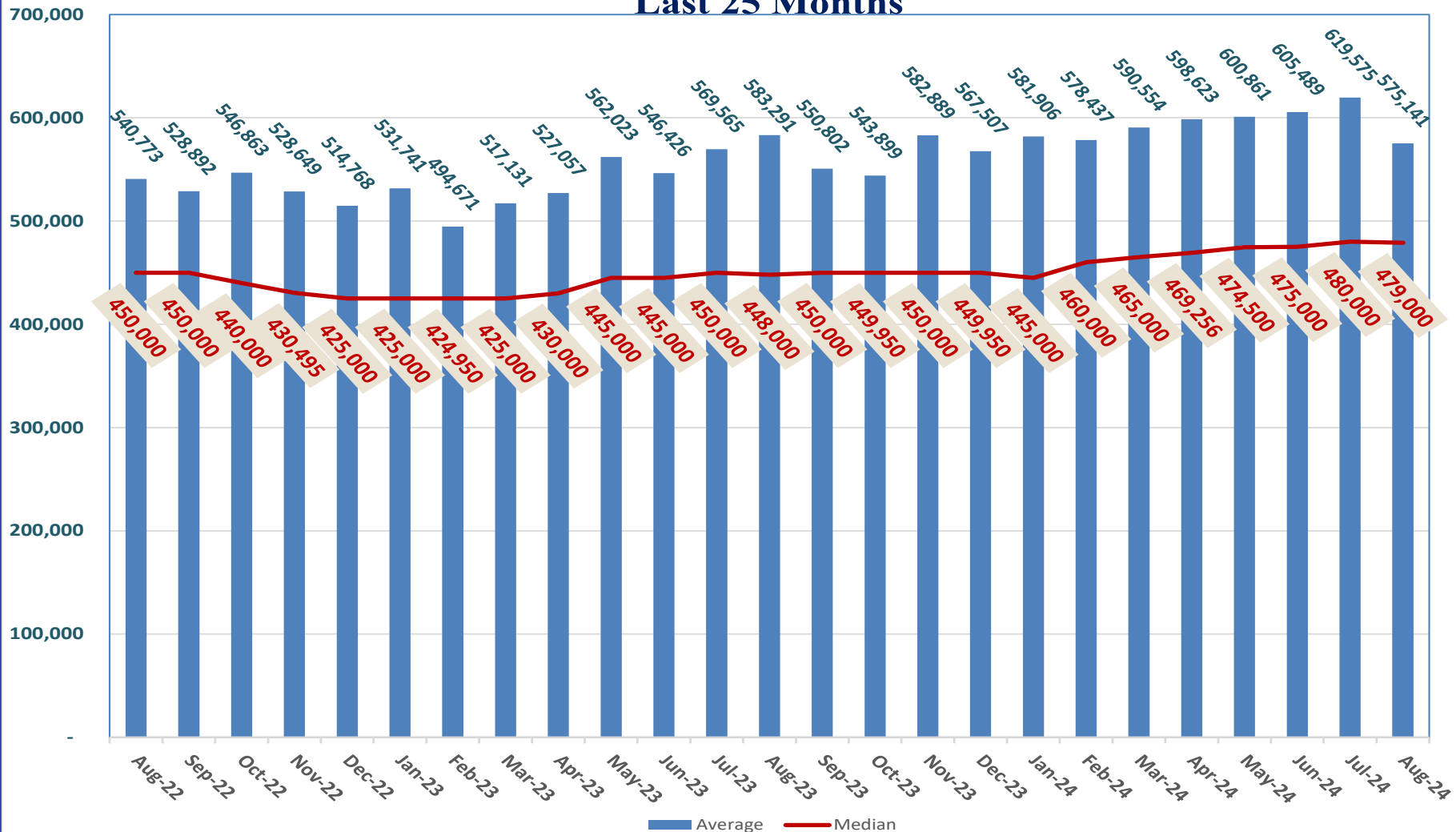




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Single Family Residential Price Trend Last 25 Months



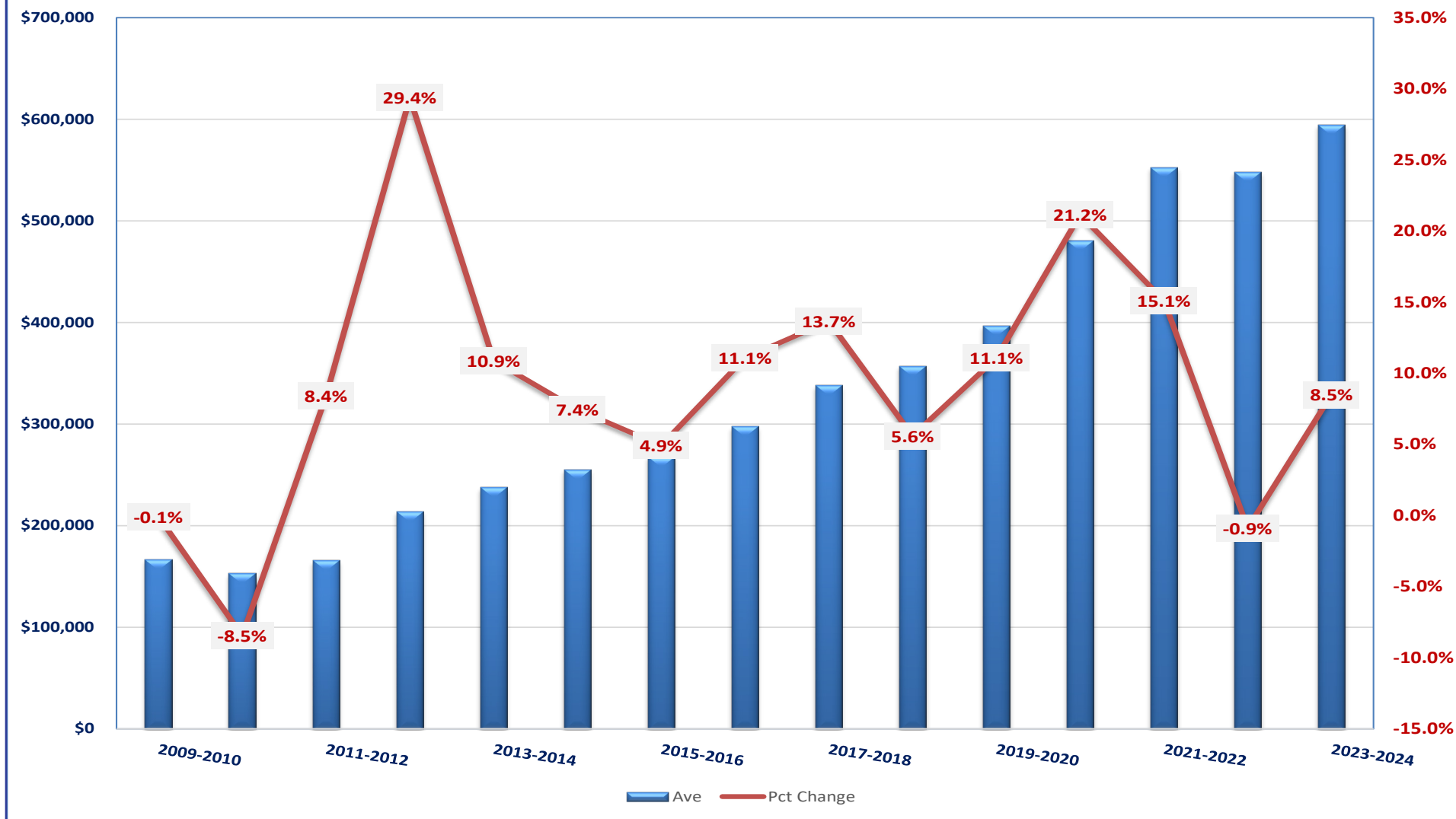
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SFR Average Price and Year Over Year Percent Change



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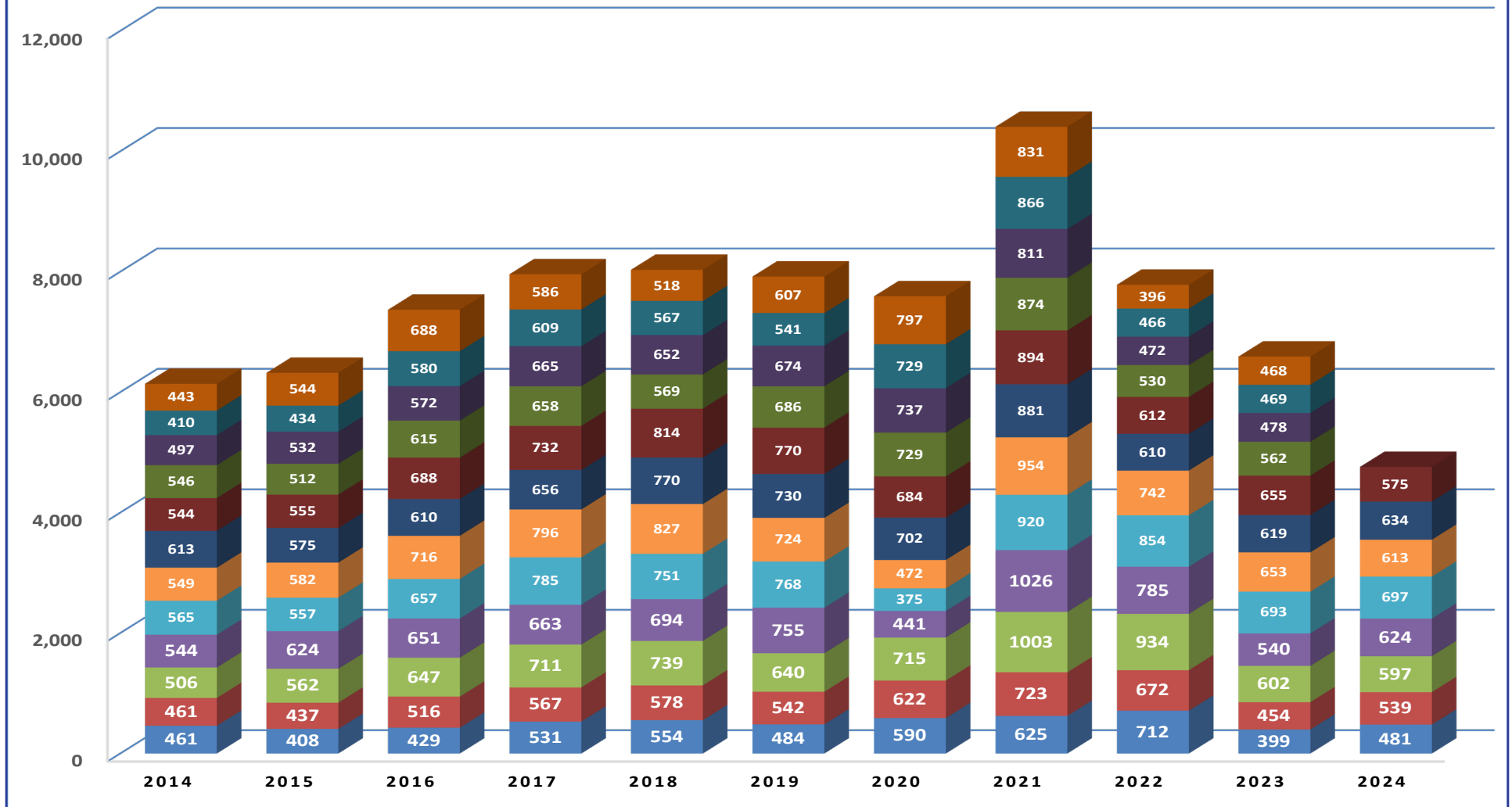


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CONDO / TOWNHOME CLOSINGS

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



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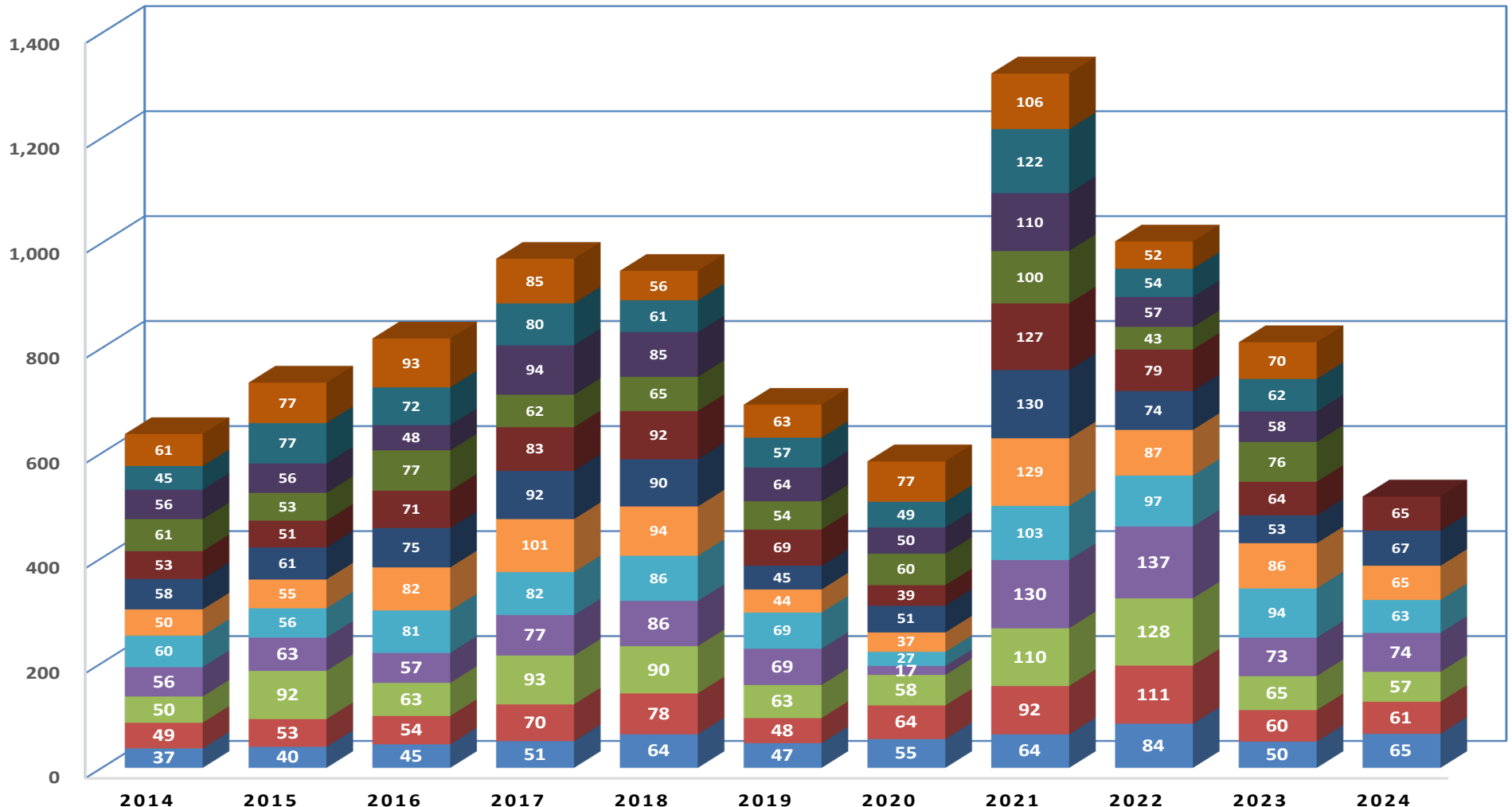


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VERTICAL / HI-RISE CLOSINGS

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



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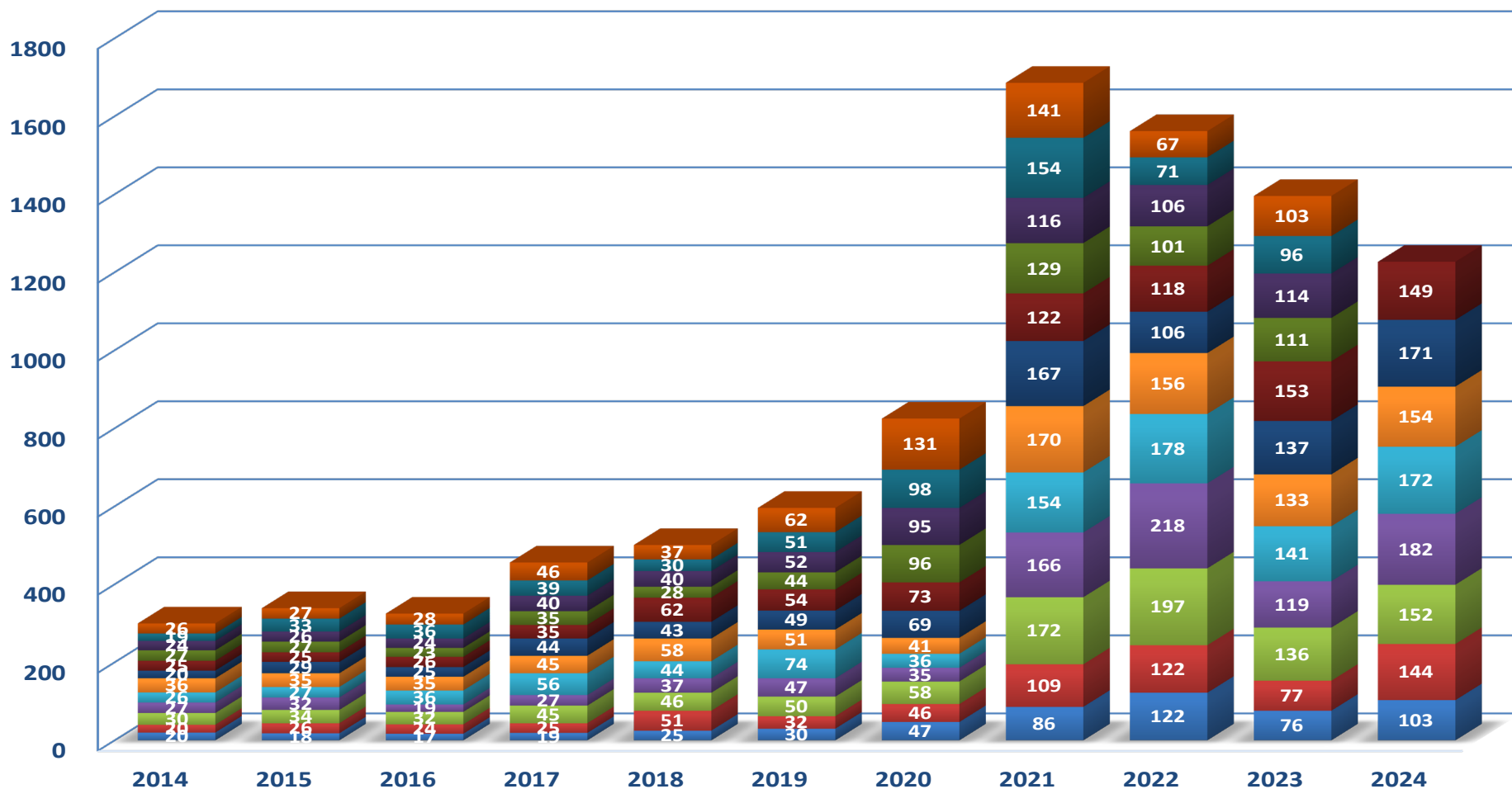


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LUXURY SALES \$1,000,000 AND OVER

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



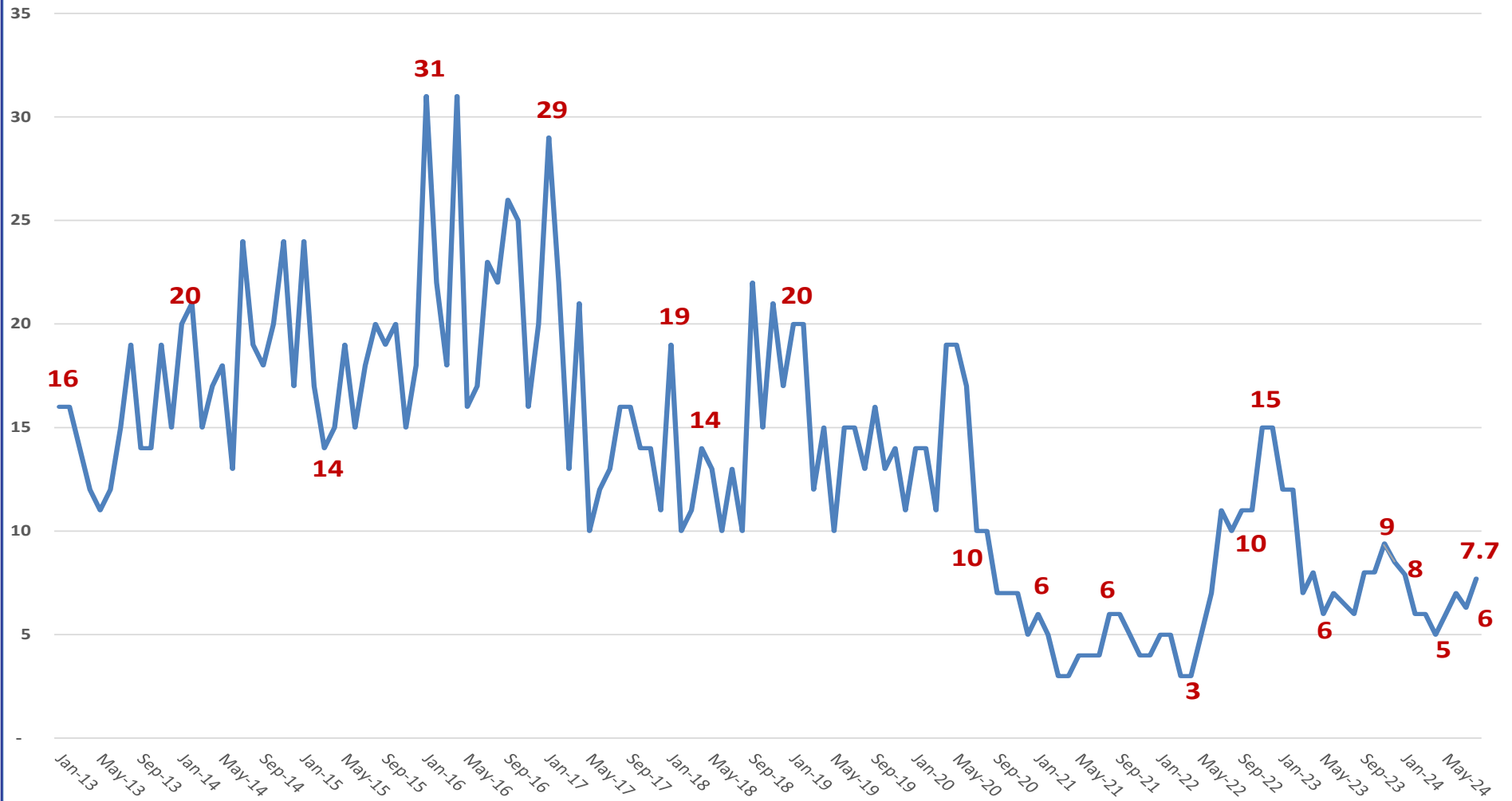
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Las Vegas Market Update - September 2024

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



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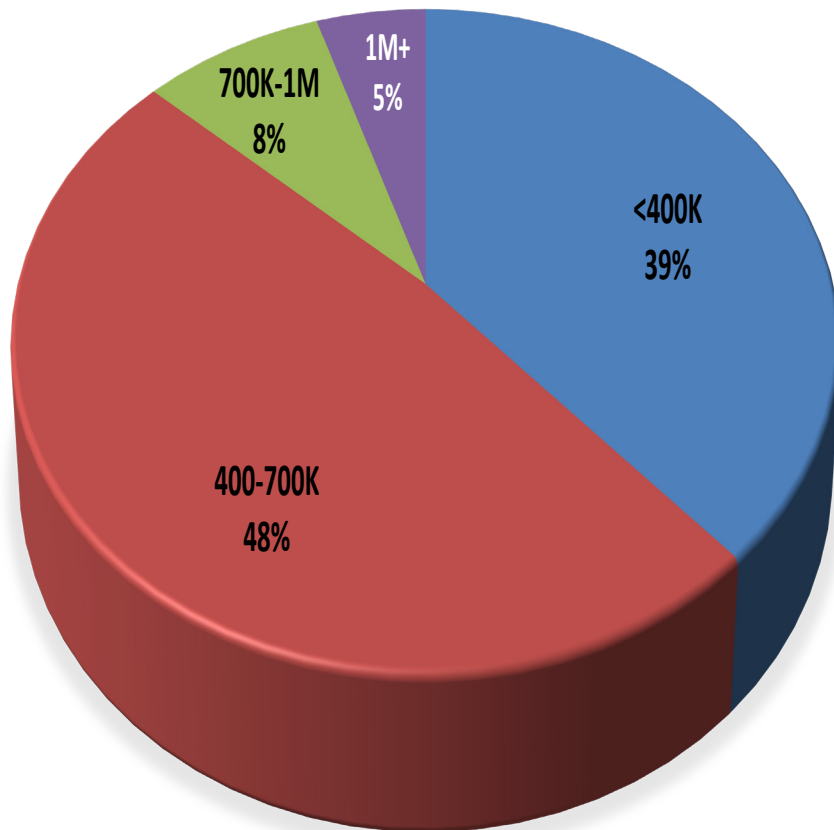


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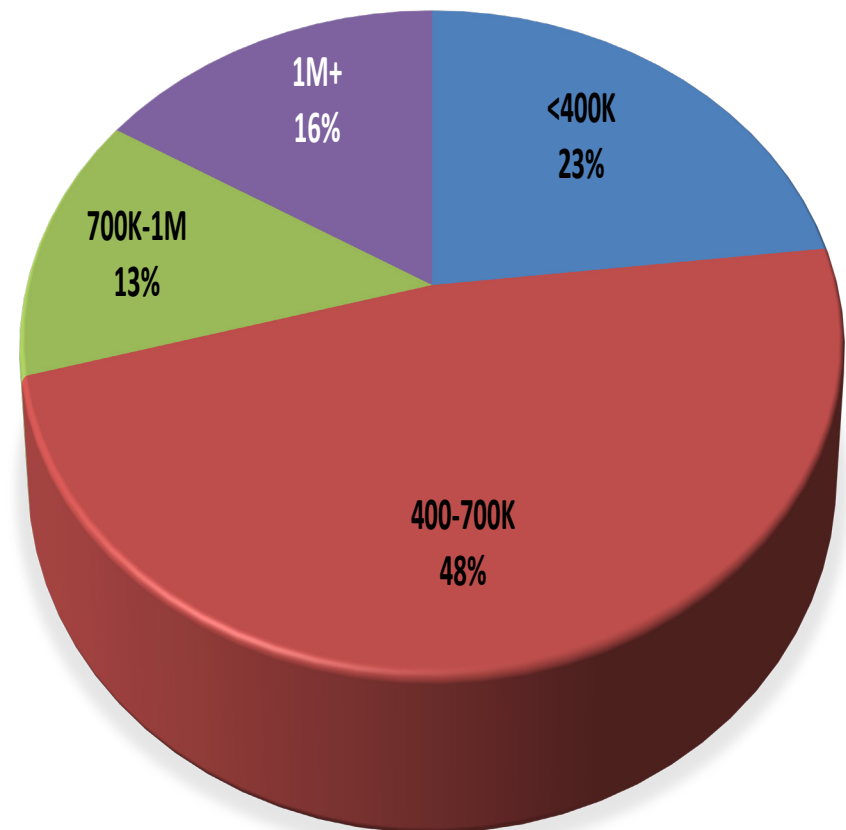
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

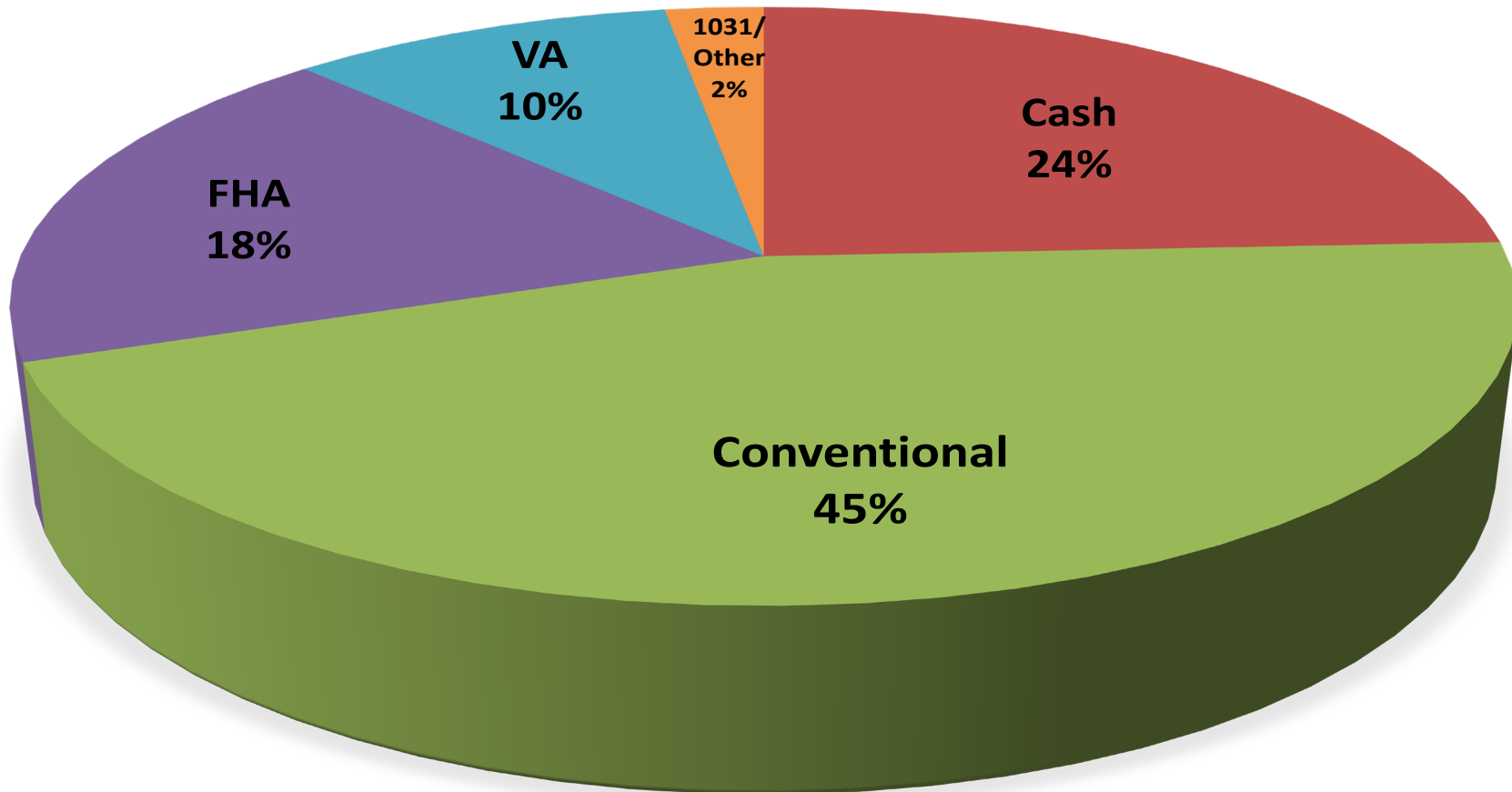




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Last Month's Closings by Sold Terms

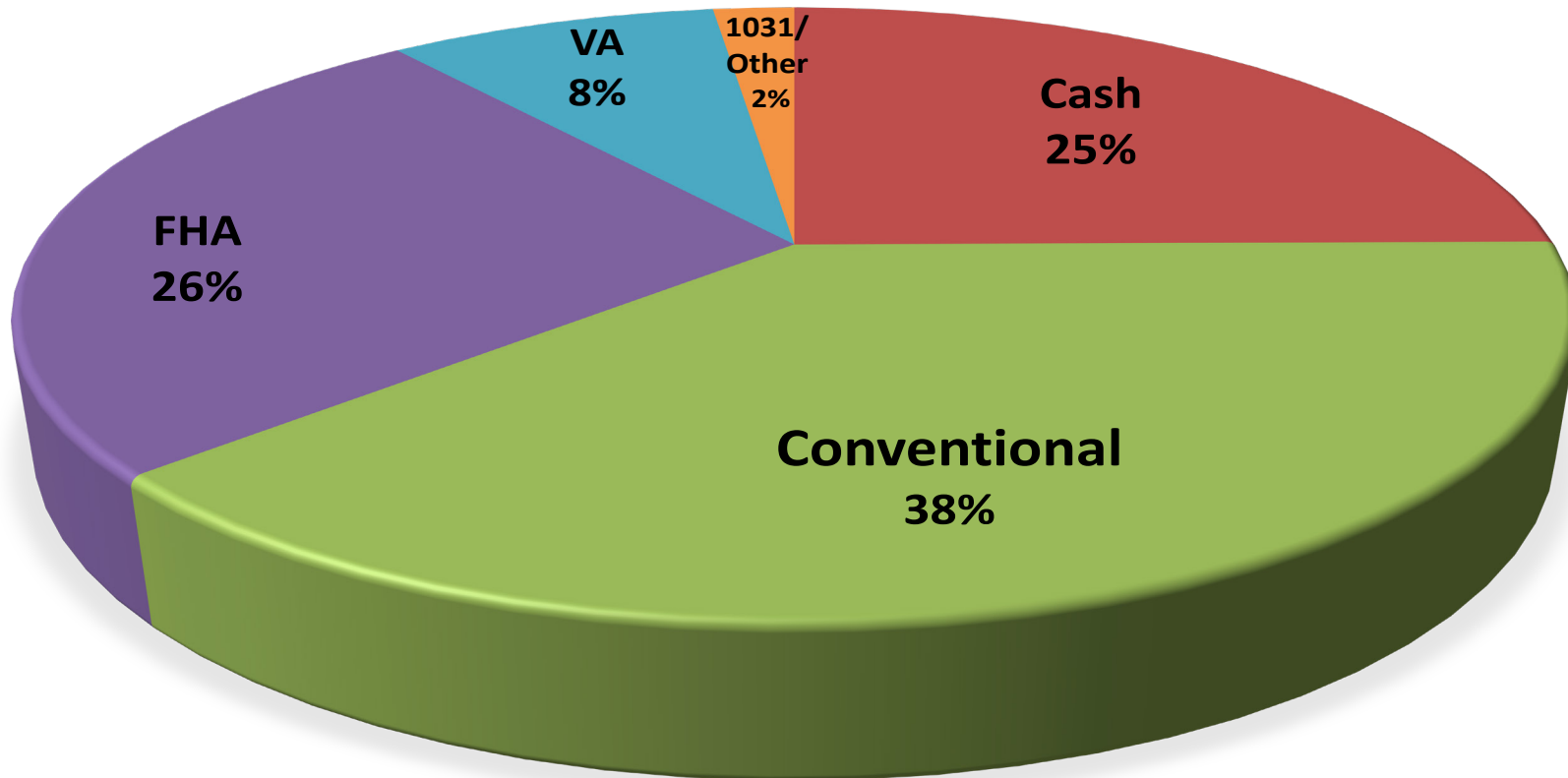




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**Closings By Sold Terms
Closings Less Than \$400,000**

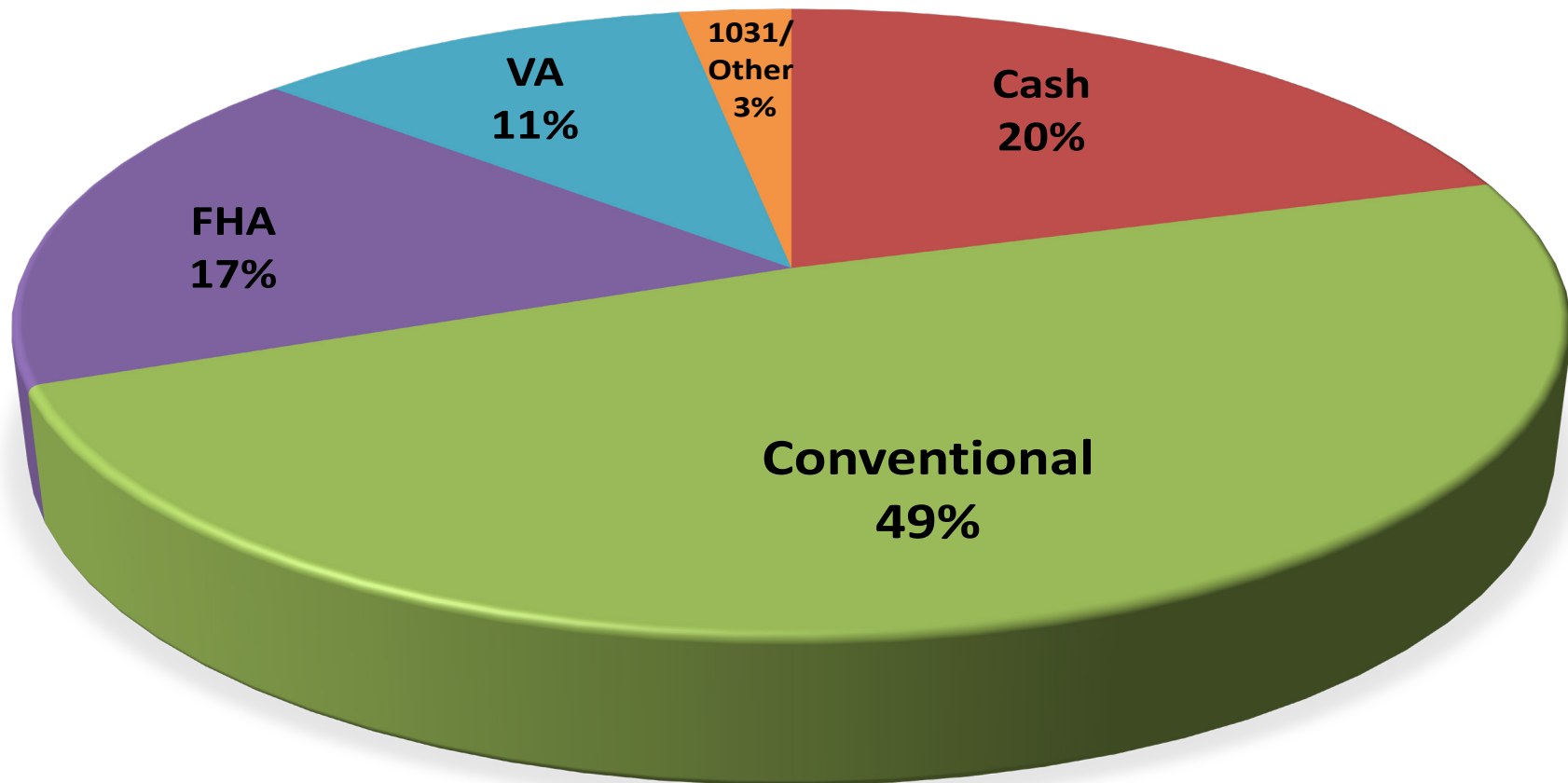




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

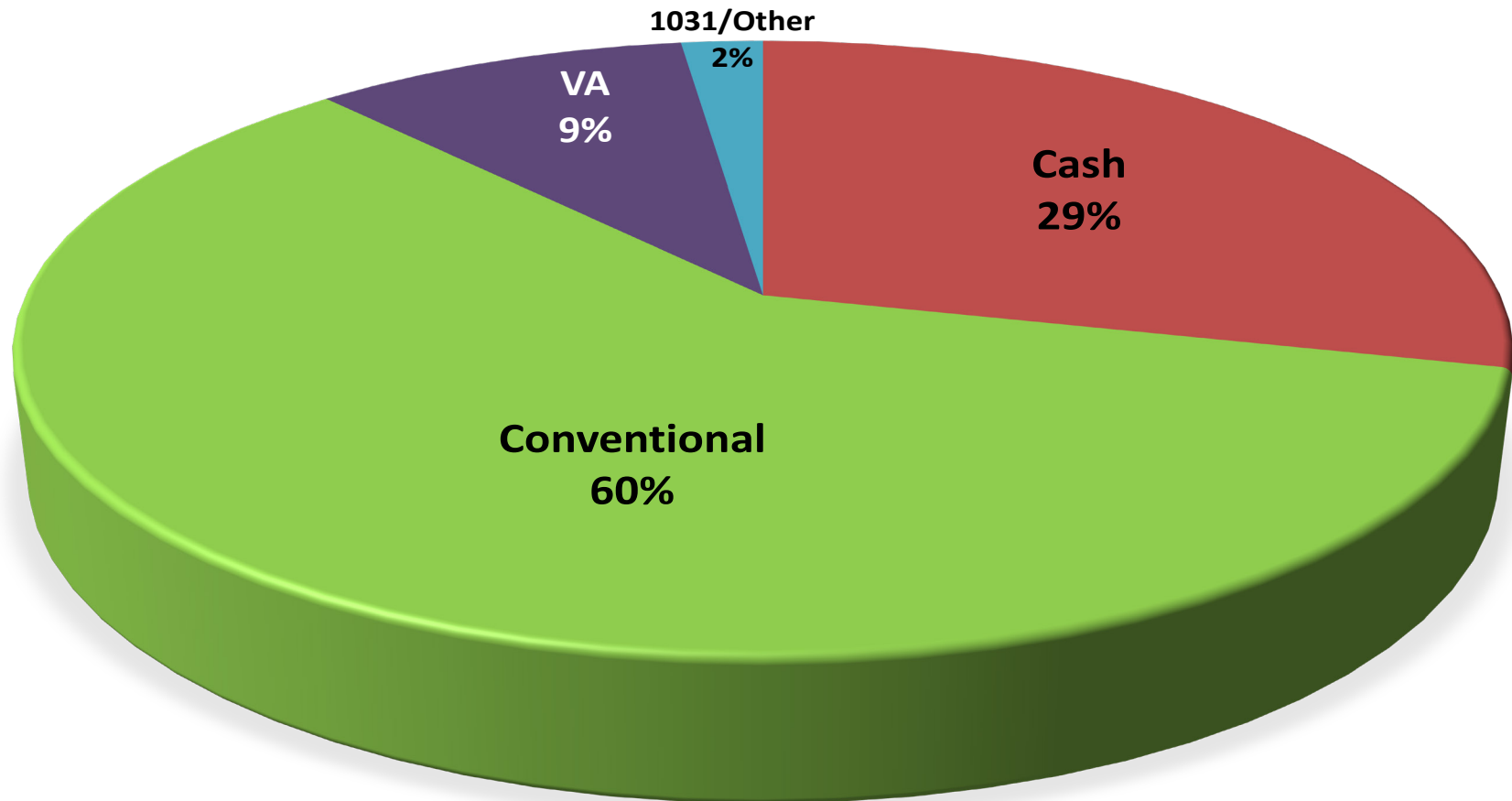




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

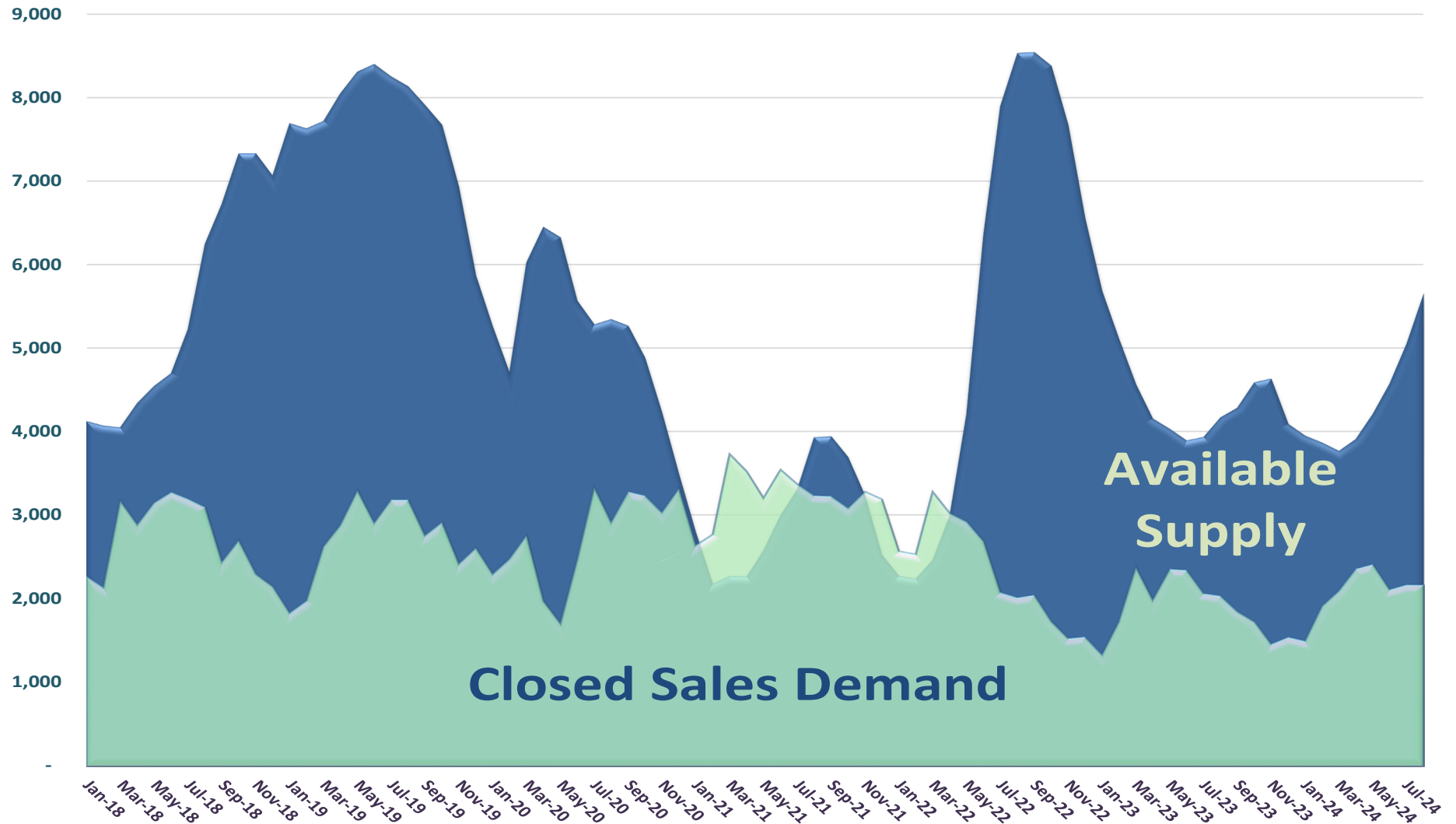




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Supply vs Demand - Single Family Residential



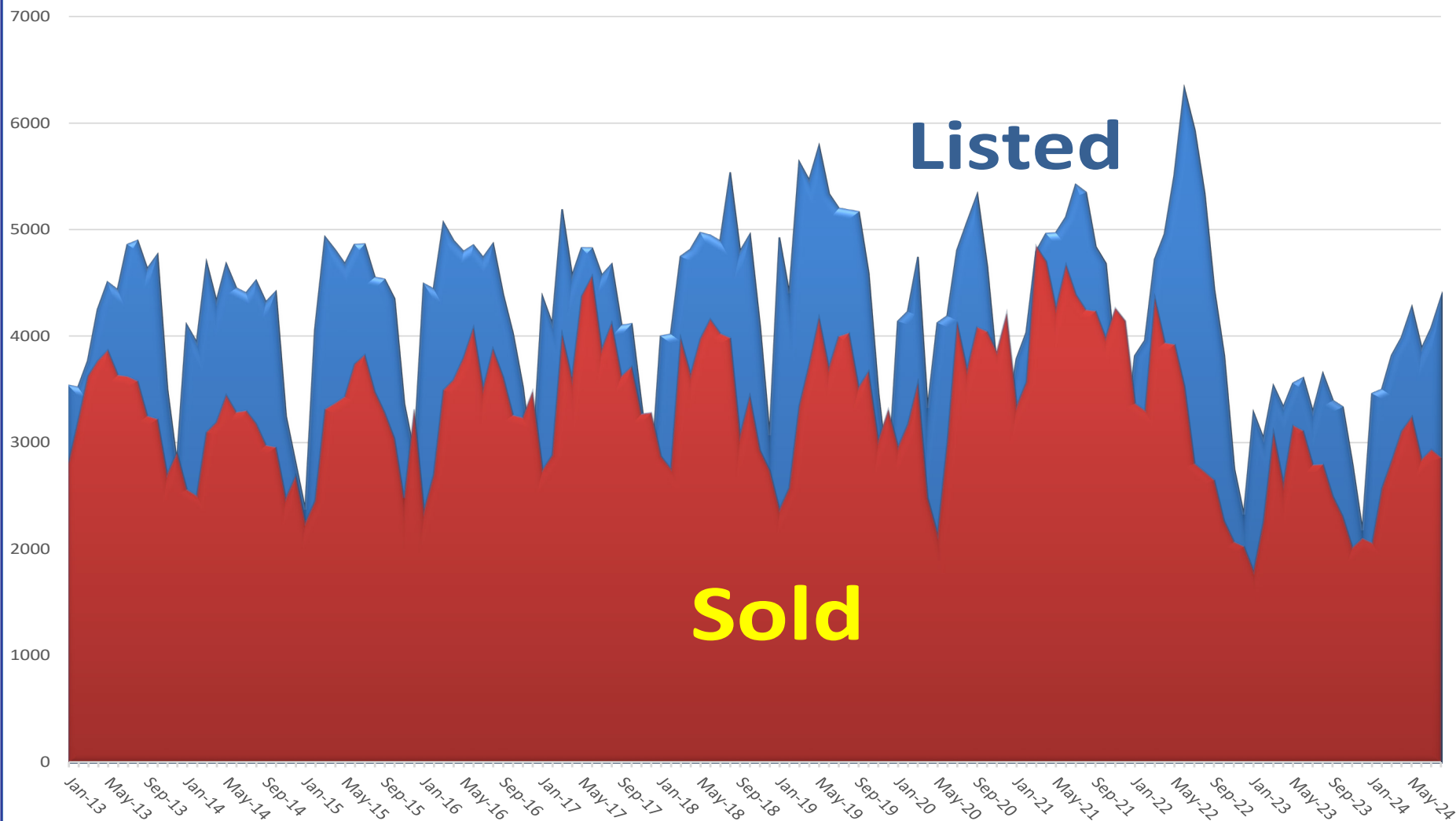
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Residential Listings Taken vs Listings Sold



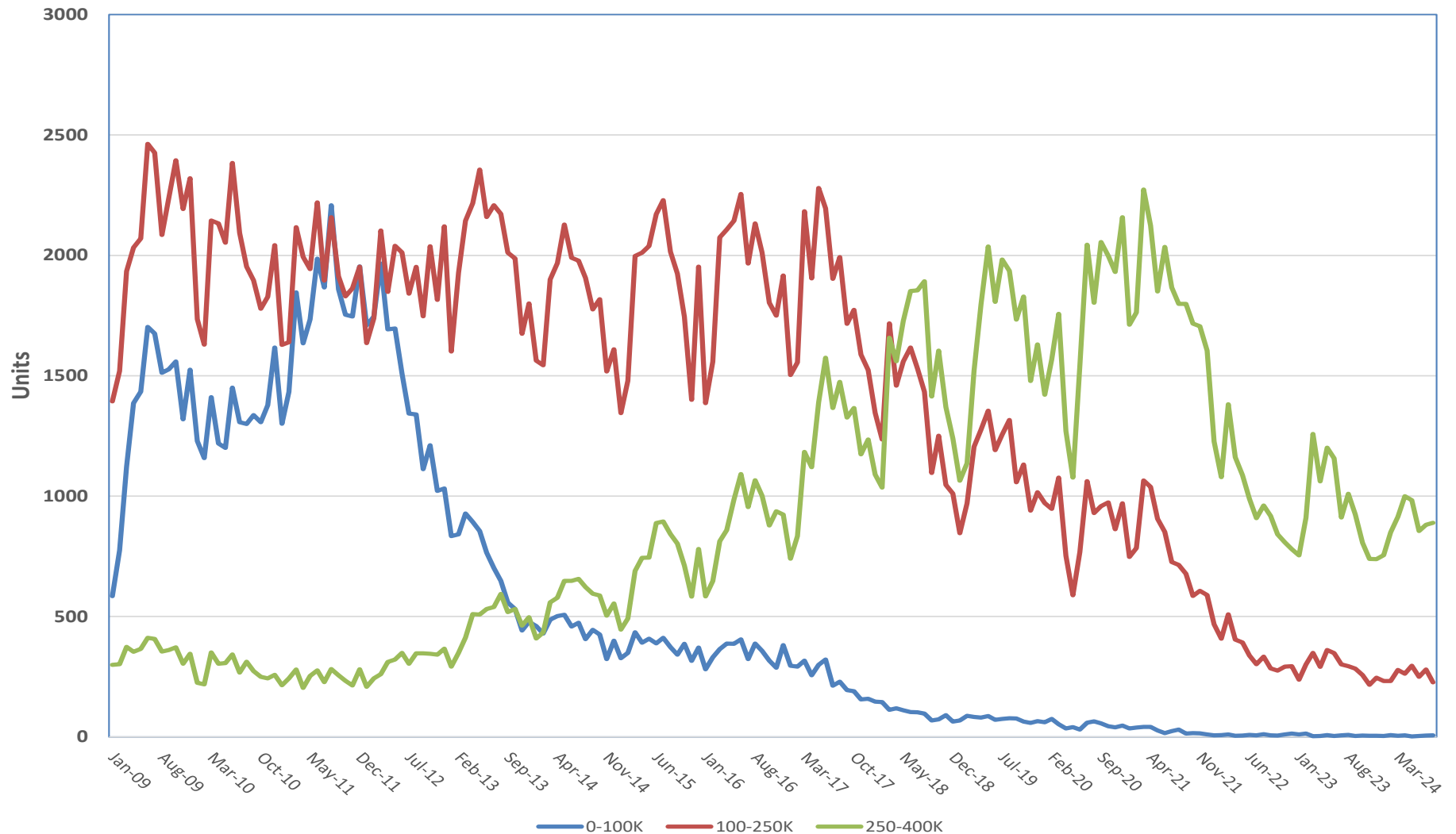
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Closed Units By Price Point - RES & VER



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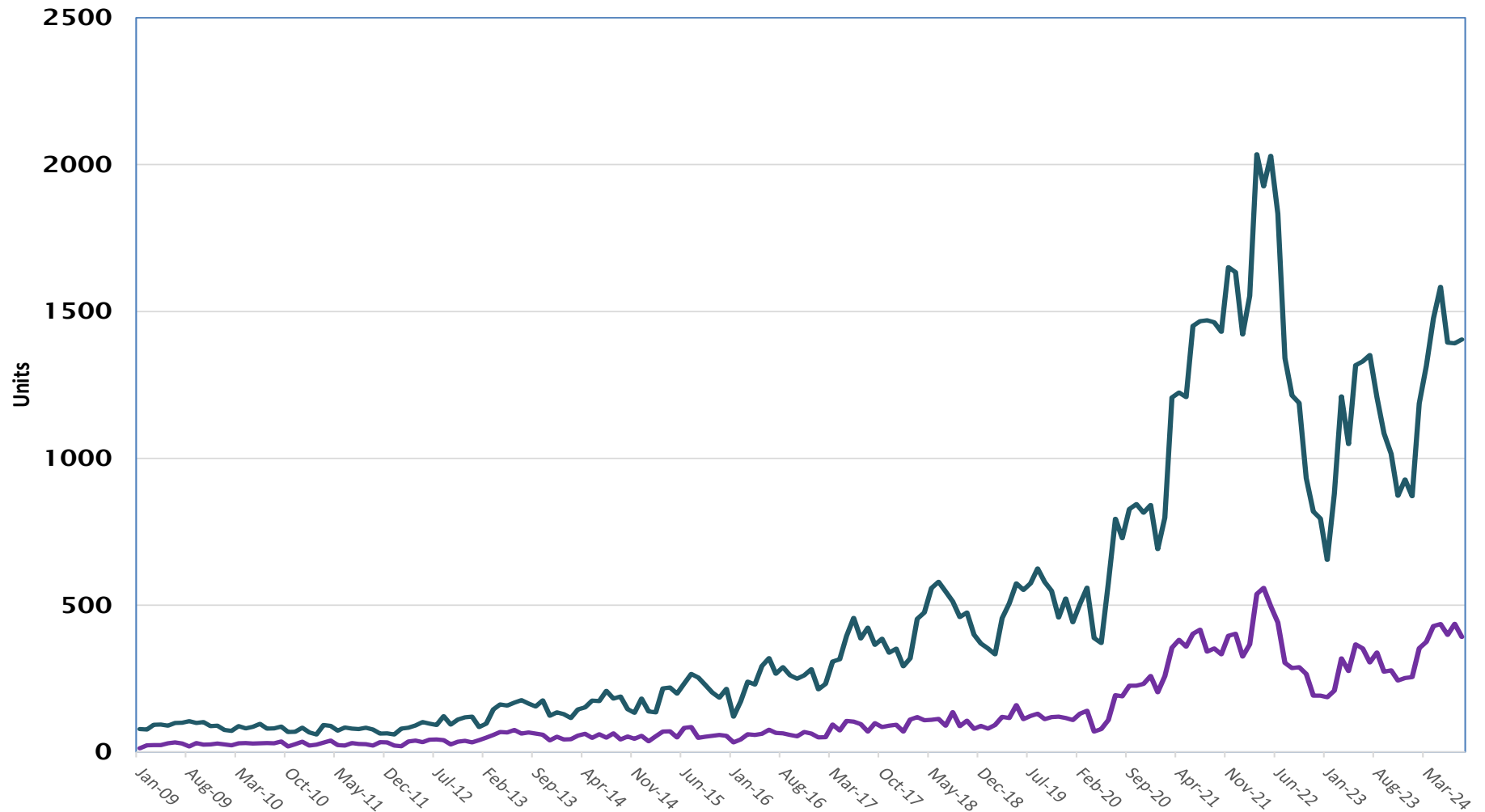


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Closed Units By Price Point - RES & VER

— 400-700K — 700K+



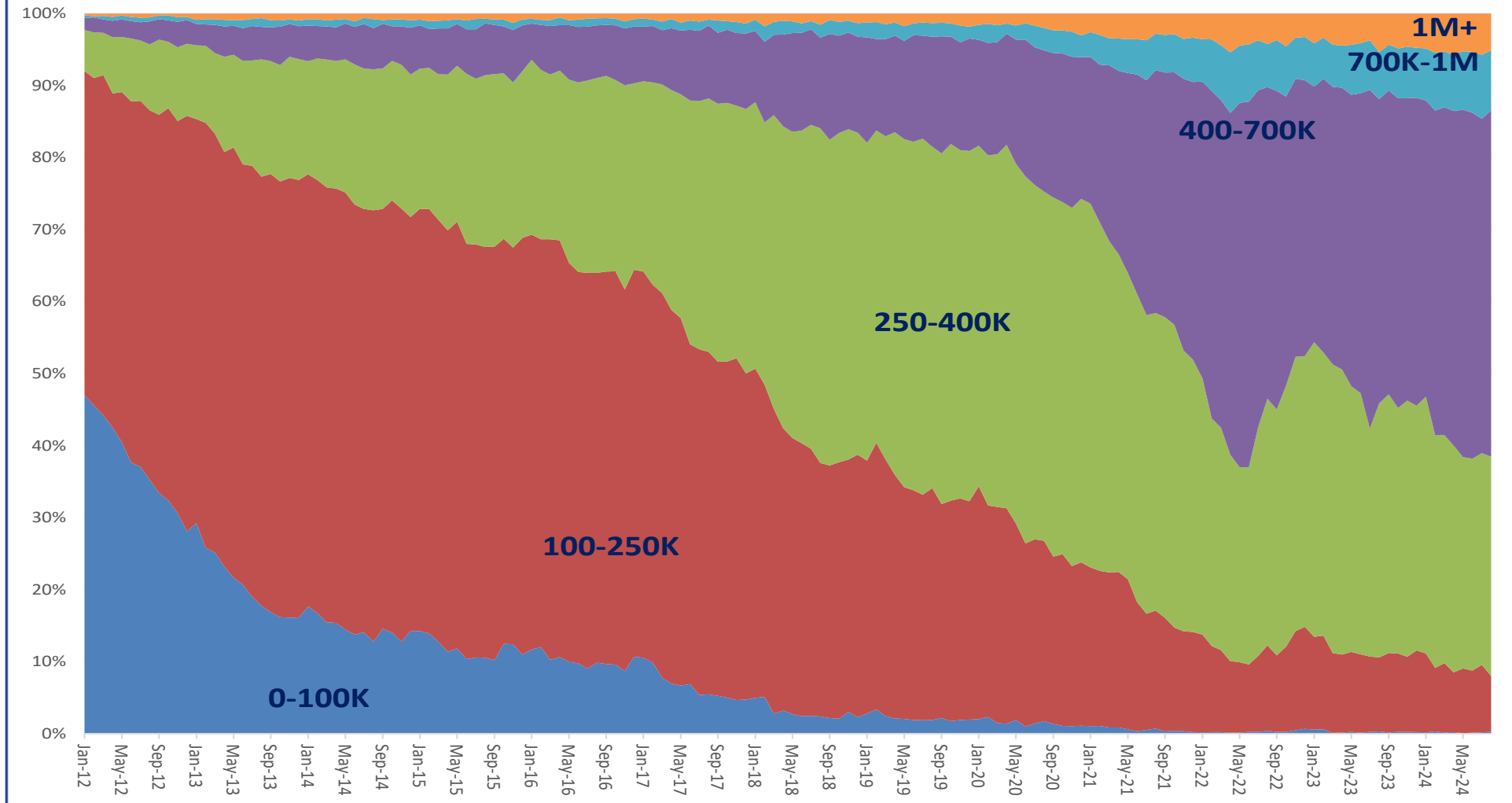
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Closing Trend by Price Point Residential and High Rise



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