



EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2024

September 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	3,053	5,955	2,188	1,813	545,000	918,680	480,000	602,098	4.2	30.4%	40
CON/TWH	874	1,844	565	487	288,500	358,478	300,000	305,666	4.6	26.4%	41
Total Residential	3,927	7,799	2,753	2,300	475,000	786,225	442,000	539,332	4.2	29.5%	40
Hi-Rise	142	510	55	42	408,000	831,149	373,750	515,370	14.0	8.2%	98
Multiple Dwelling	27	89	34	20	620,000	658,324	497,600	556,560	6.0	22.5%	35
Vacant Land	252	2,106	155	104	79,900	587,078	45,500	193,701	21.0	4.9%	146
Luxury Sales (RES & VER) \$1M+	333	1,043	152	137	1,799,000	2,963,685	1,475,000	1,874,408	9.0	13.1%	66



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Las Vegas Market Update - October 2024

August 2024 Production

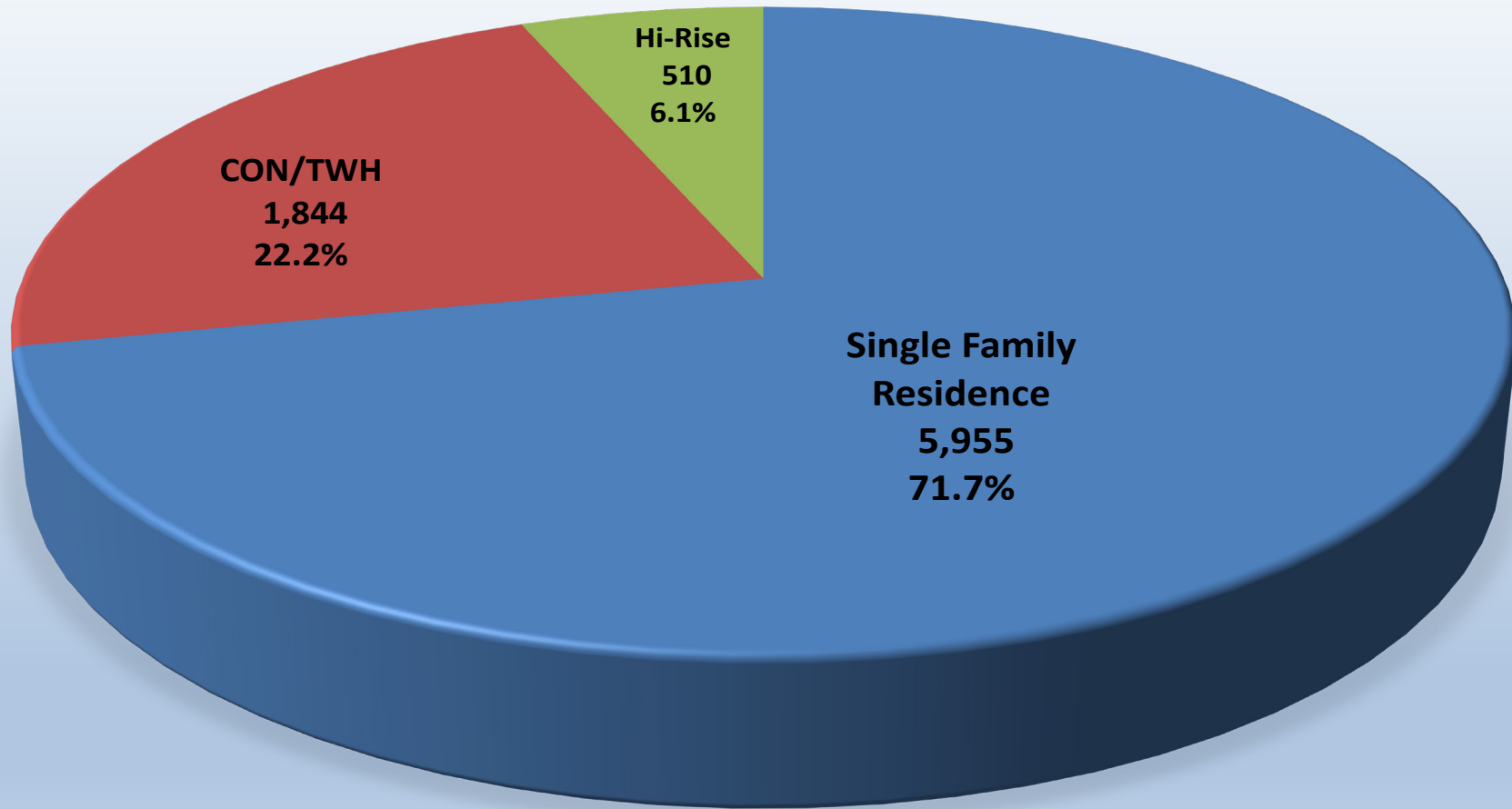
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,406	5,644	2,215	2,163	550,000	932,719	479,000	575,141	3.2	38.3%	34
CON/TWH	956	1,729	587	575	285,000	354,393	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	15.0%	61



EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2024

Las Vegas REALTORS * Available Units

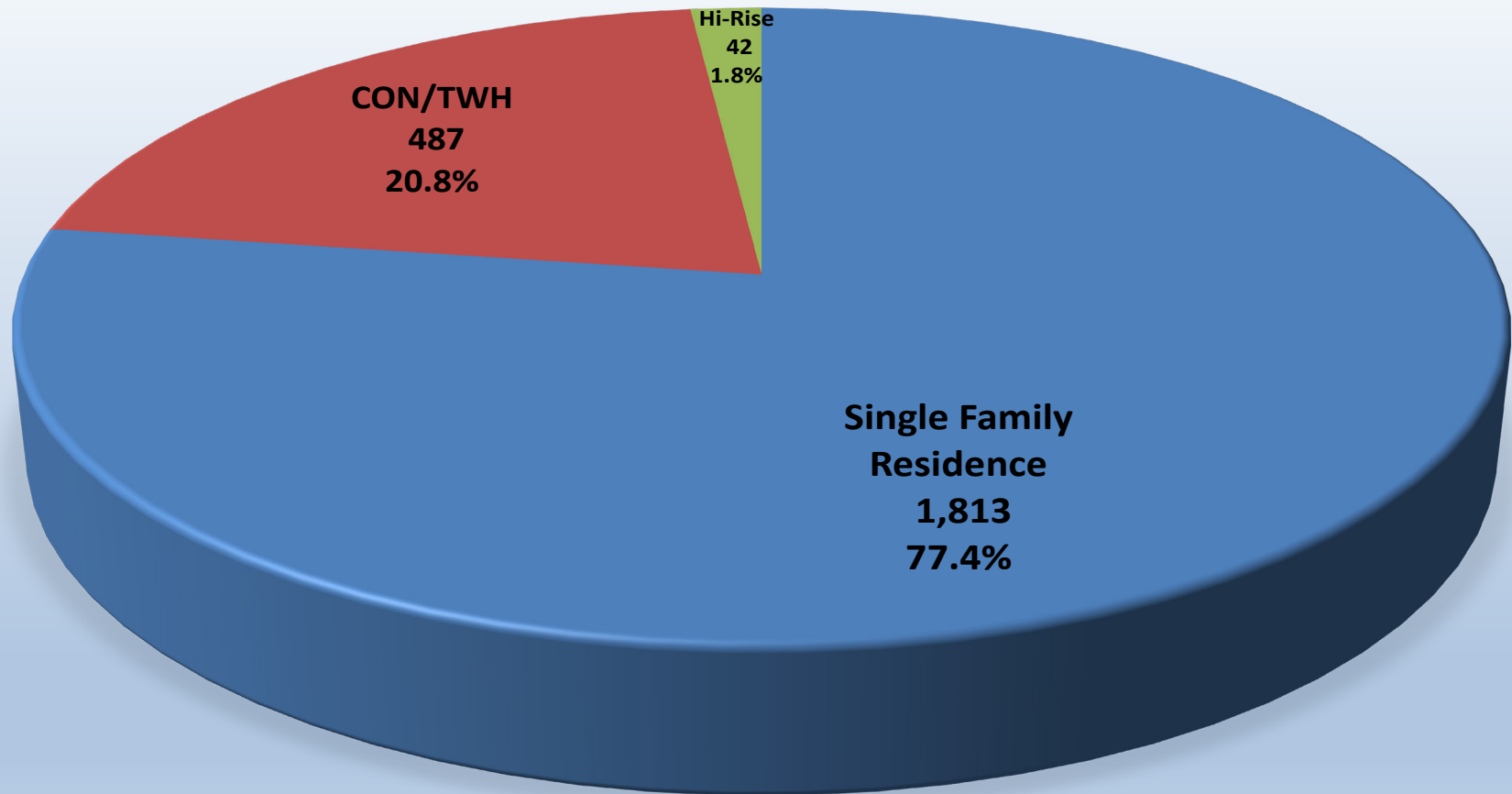




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Las Vegas Market Update - October 2024

Las Vegas REALTORS *Units Sold * Last Month

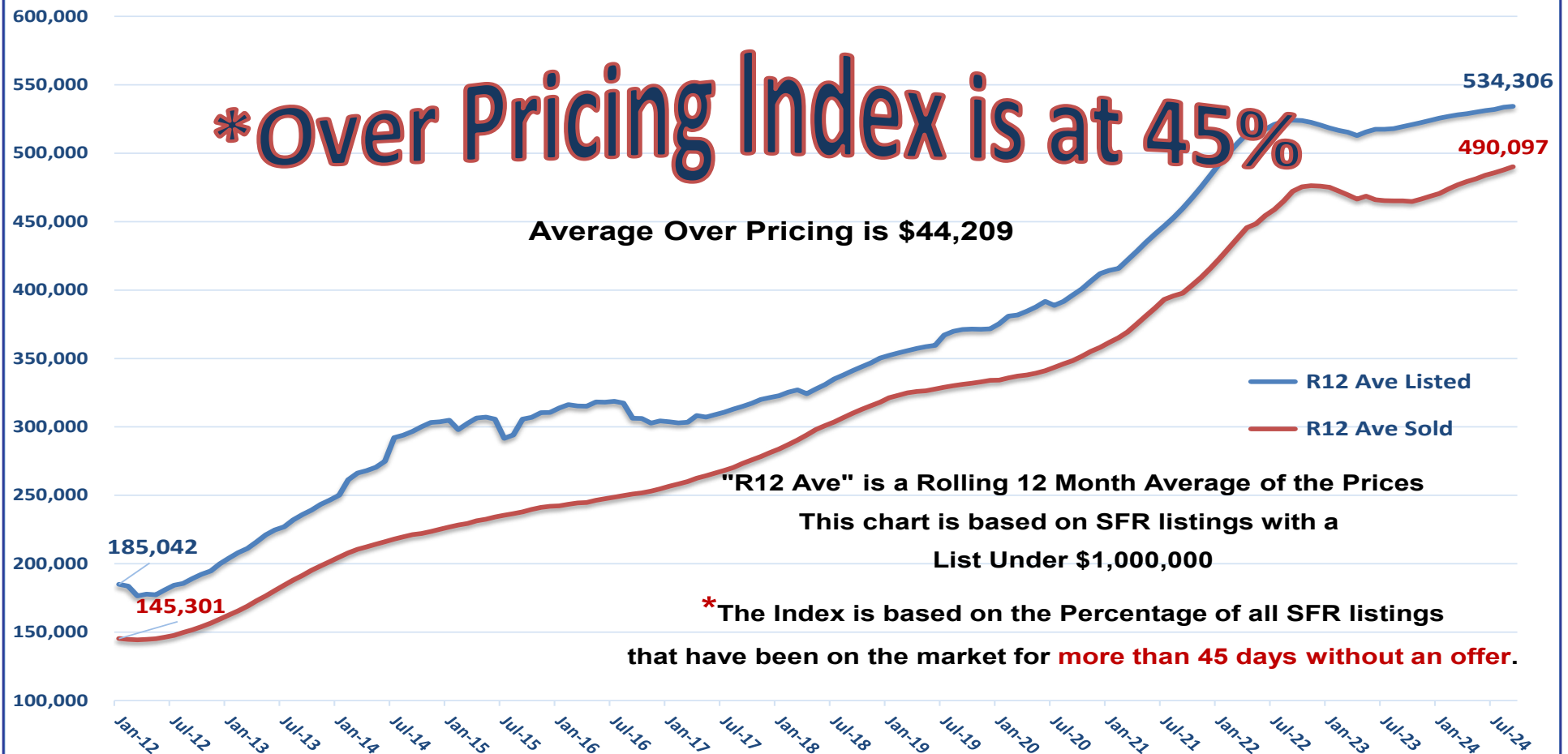




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Las Vegas Market Update - October 2024

SFR Average List vs Closed Sale Prices

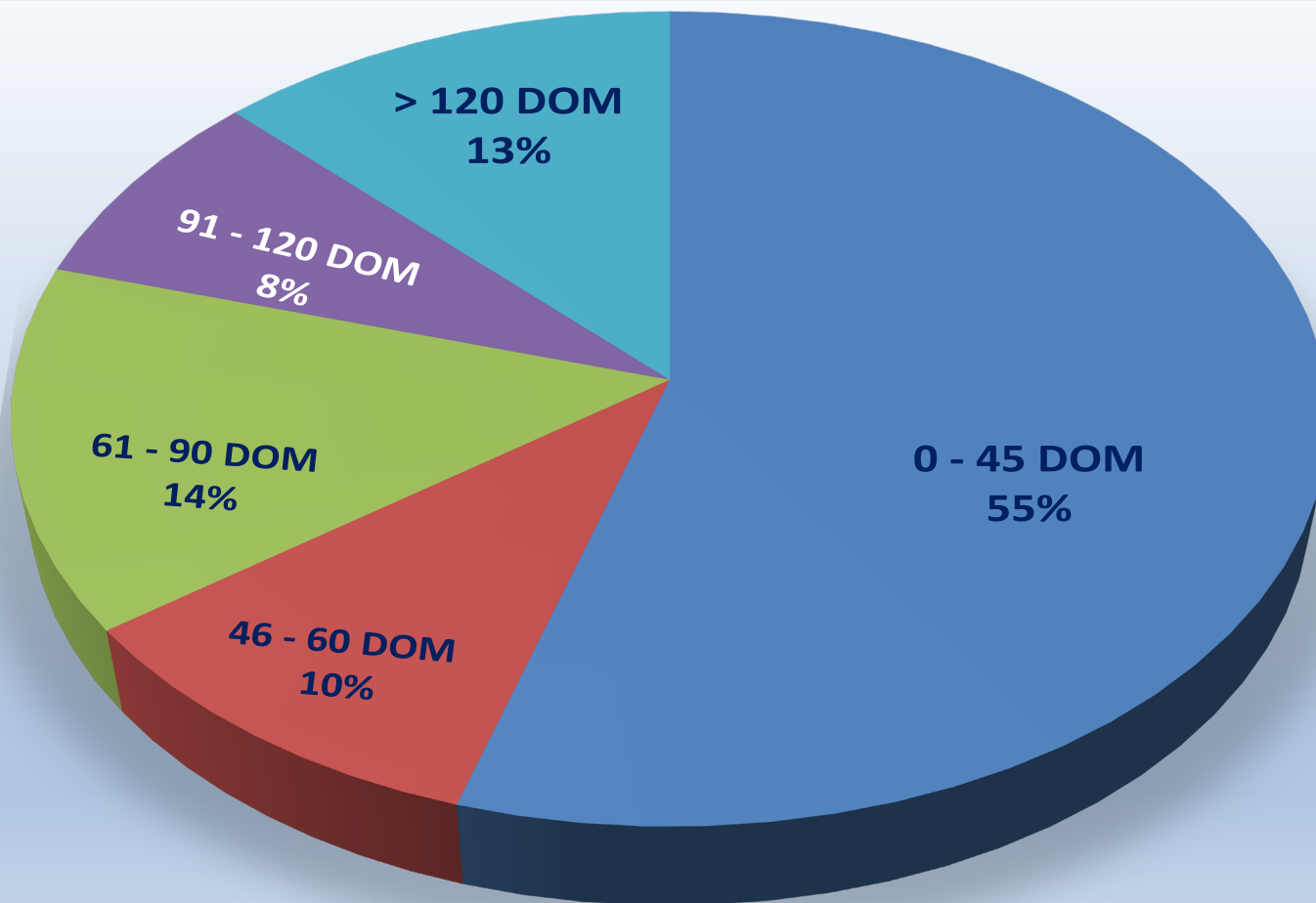




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Las Vegas Market Update - October 2024

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





EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2024

SFR Closed Sales in Selected Communities - Last Six Months

	2024 Apr	May	June	July	Aug	Sep	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	15	19	18	9	16	14		3	529,527	55
Anthem	9	6	5	3	3	6		3	641,231	23
Anthem Cnty Club	7	12	10	10	9	3		11	1,697,521	77
Cadence	59	55	60	33	60	58		3	515,570	50
Centennial Hills	18	31	11	20	12	8		9	645,475	81
Desert/South Shores	18	11	13	11	7	12		4	660,446	27
Green Valley	35	24	25	26	29	30		3	645,054	39
Green Valley Ranch	9	14	14	9	17	11		2	623,134	17
Inspirada	24	21	17	21	24	15		4	661,201	39
Iron Mountain Ranch	9	7	9	11	6	4		4	572,468	57
Lake Las Vegas	15	18	22	21	28	21		7	1,009,550	113
Lone Mountain	11	10	4	6	5	8		4	856,598	34
MacDonald Highlands	2	7	6	4	4	3		21	3,794,827	108
Mountains Edge	43	47	38	34	38	34		4	530,587	25
Peccole Ranch	3	7	10	13	9	5		3	558,725	164
Providence	27	26	26	26	19	19		3	502,816	34
Red Rock Cntry Club	2	5	7	6	4	5		4	2,173,465	63
Rhodes Ranch	18	11	12	13	19	9		6	598,959	44
Seven Hills	8	9	9	11	13	14		3	1,141,841	52
Siena (SFR & TWH)	17	14	17	10	5	9		3	785,084	31
Silverado Ranch	29	32	27	18	20	23		3	507,800	36
Silverstone Ranch	9	3	4	4	3	5		3	574,311	68
Skye Canyon	25	25	37	29	20	28		3	622,127	51
Southern Highlands	35	43	24	34	29	29		6	1,050,152	34
Spring Valley	17	14	13	13	11	12		5	566,234	34
Summerlin	40	50	29	39	24	34		4	1,099,992	42
Sun City Anthem	37	43	26	33	32	22		4	625,947	44
Sun City Summerlin	38	37	40	32	26	27		3	578,500	45
The Lakes	11	14	39	11	16	8		4	576,911	17
The Ridges	9	5	4	5	3	0		***	4,984,069	***
Tuscany	11	8	6	4	3	3		7	592,314	41
Other Groups										
Clark County	2,266	2,328	2,026	2,110	2,099	1,758		4.2	608,581	39
Boulder City	9	12	11	21	6	13		4	684,268	61
Pahrump	74	69	64	59	59	42		7	387,667	61
High Rise Sales	74	63	65	67	65	42		14	611,697	98
Luxury Sales (\$1M+)	182	172	154	171	151	137		9	1,787,612	66

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Las Vegas Market Update - October 2024

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

	2024 April	May	June	July	August	September	Price Movement
Aliante	494,426	545,521	524,333	552,322	558,802	503,993	
Anthem	597,500	569,150	766,700	651,667	610,000	684,750	
Anthem Cnty Club	1,795,698	1,392,658	1,885,000	1,742,780	1,849,889	1,455,000	
Cadence	565,831	499,106	493,659	533,447	495,251	513,570	
Centennial Hills	653,000	532,310	530,603	756,139	510,125	1,151,375	
Desert/South Shores	648,216	654,264	768,731	630,836	710,243	565,242	
Green Valley	599,564	625,495	673,220	682,762	633,559	668,734	
Green Valley Ranch	578,889	699,157	580,350	530,778	624,353	690,709	
Inspirada	781,075	625,869	693,171	593,086	629,198	629,200	
Iron Mountain Ranch	674,761	528,557	552,211	552,909	525,667	588,725	
Lake Las Vegas	1,294,010	848,651	1,112,906	1,202,519	989,629	669,590	
Lone Mountain	1,202,703	1,056,690	1,015,375	625,131	484,900	457,111	
MacDonald Highlands	3,136,500	4,001,933	4,910,514	3,014,795	3,414,179	3,066,667	
Mountains Edge	520,638	504,460	518,511	542,258	542,090	568,253	
Peccole Ranch	651,667	569,500	540,900	598,308	500,944	524,618	
Providence	496,296	489,253	494,996	515,384	537,779	489,184	
Red Rock Country Club	1,887,500	2,045,500	1,955,714	2,196,333	1,687,500	3,082,000	
Rhodes Ranch	575,012	658,545	540,283	638,608	609,584	572,556	
Seven Hills	1,185,000	1,016,422	845,111	1,748,091	928,731	1,110,107	
Siena (SFR & TWH)	767,882	837,421	852,529	659,920	777,000	752,333	
Silverado Ranch	478,904	523,236	529,429	500,113	549,150	467,426	
Silverstone Ranch	602,156	551,667	453,750	603,500	548,333	626,460	
Skye Canyon	616,144	616,120	594,050	658,145	587,607	657,288	
Southern Highlands	1,412,751	955,795	670,215	1,163,662	798,499	1,185,444	
Spring Valley	728,559	562,107	480,576	540,492	496,273	525,900	
Summerlin	964,137	1,513,311	983,224	870,333	948,157	1,122,206	
Sun City Anthem	634,583	637,376	615,548	642,467	633,041	566,273	
Sun City Summerlin	563,275	581,299	578,173	558,764	605,182	594,270	
The Lakes	543,273	564,089	591,556	588,868	554,250	603,086	
The Ridges	5,095,644	3,805,000	5,500,000	5,710,000	4,716,667	-	
Tuscany	579,808	642,475	593,317	555,250	572,663	571,467	
Other Groups							
Clark County	607,664	609,262	615,918	628,494	581,676	608,627	
Boulder City	660,056	543,367	915,065	691,881	643,525	642,308	
Pahrump	378,696	384,415	372,413	387,125	411,643	399,143	
High Rise Sales	491,344	602,382	742,205	728,152	569,438	515,370	
Luxury Sales (\$1M+)	1,960,166	2,049,910	2,107,910	2,122,451	1,655,566	1,874,408	

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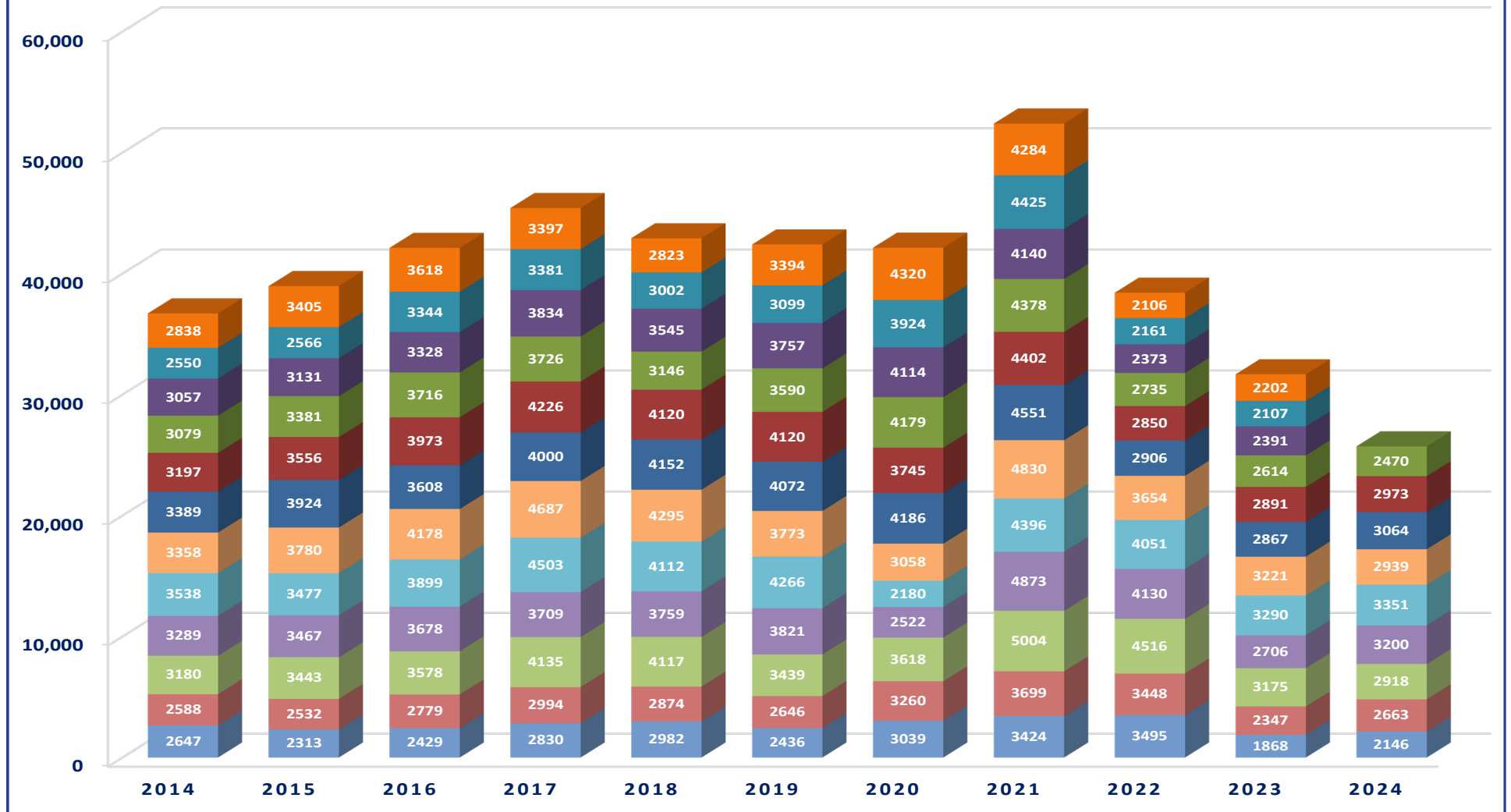


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Las Vegas Market Update - October 2024

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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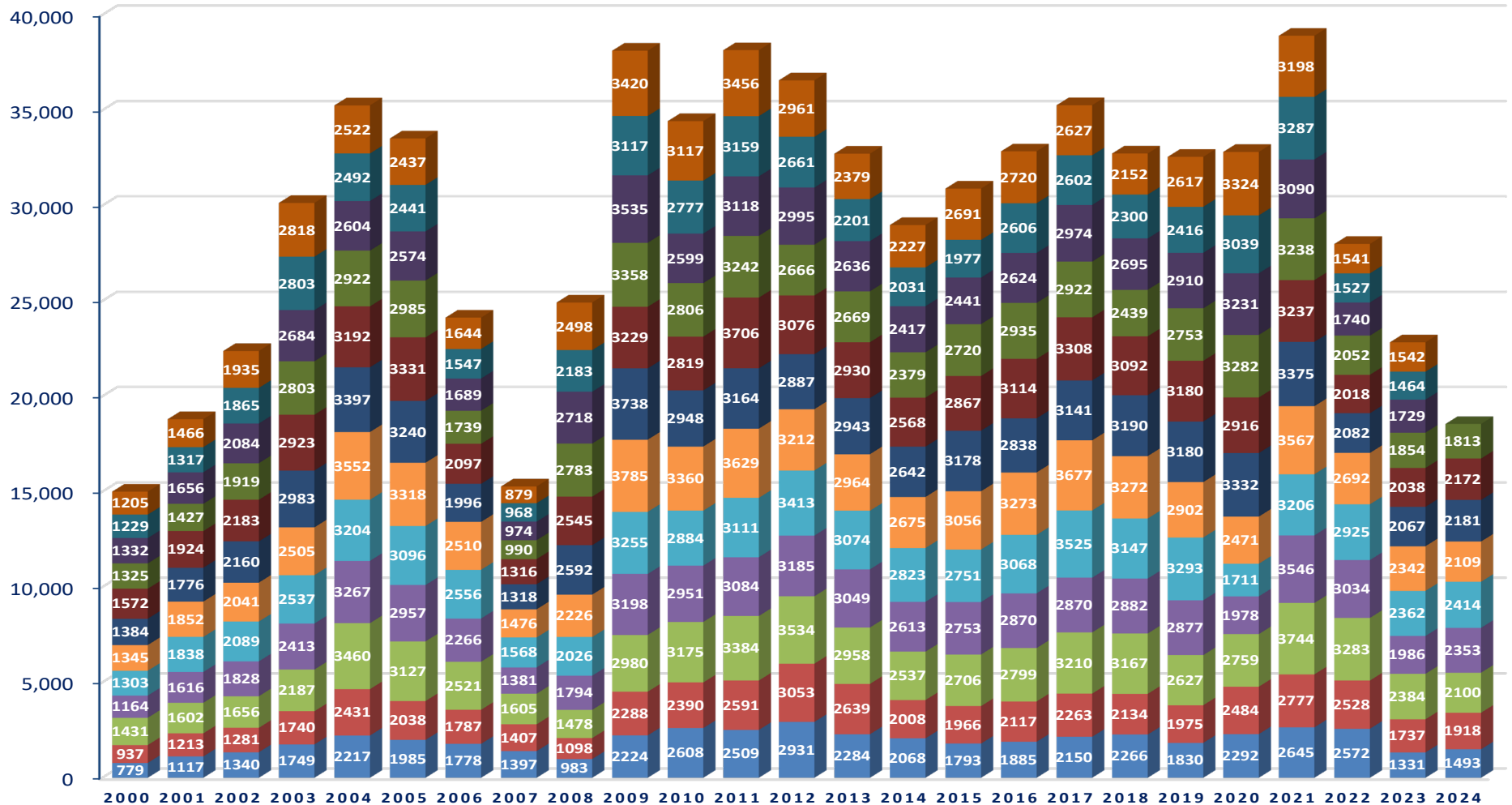


EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



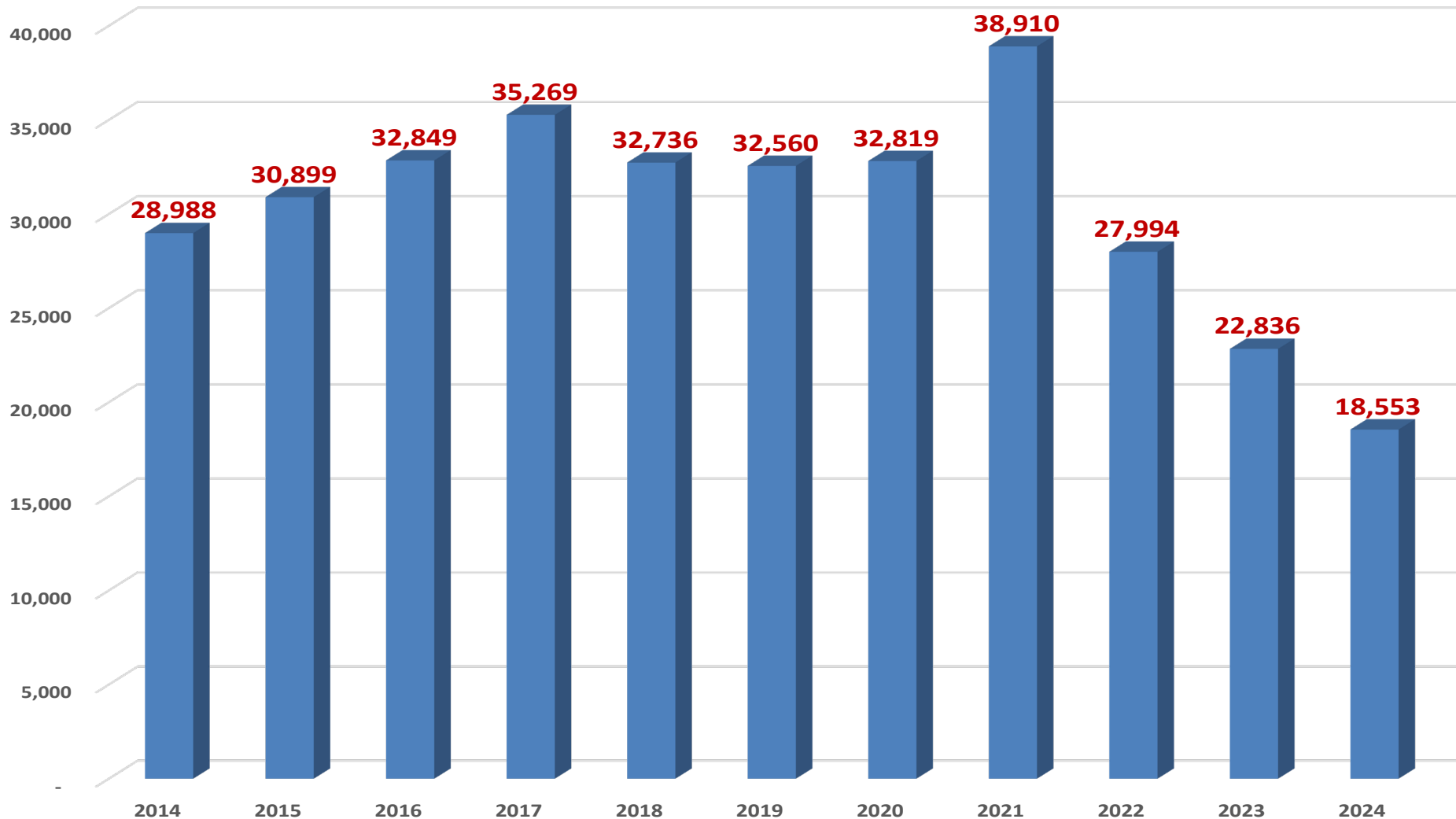
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SINGLE FAMILY RESIDENTIAL CLOSINGS



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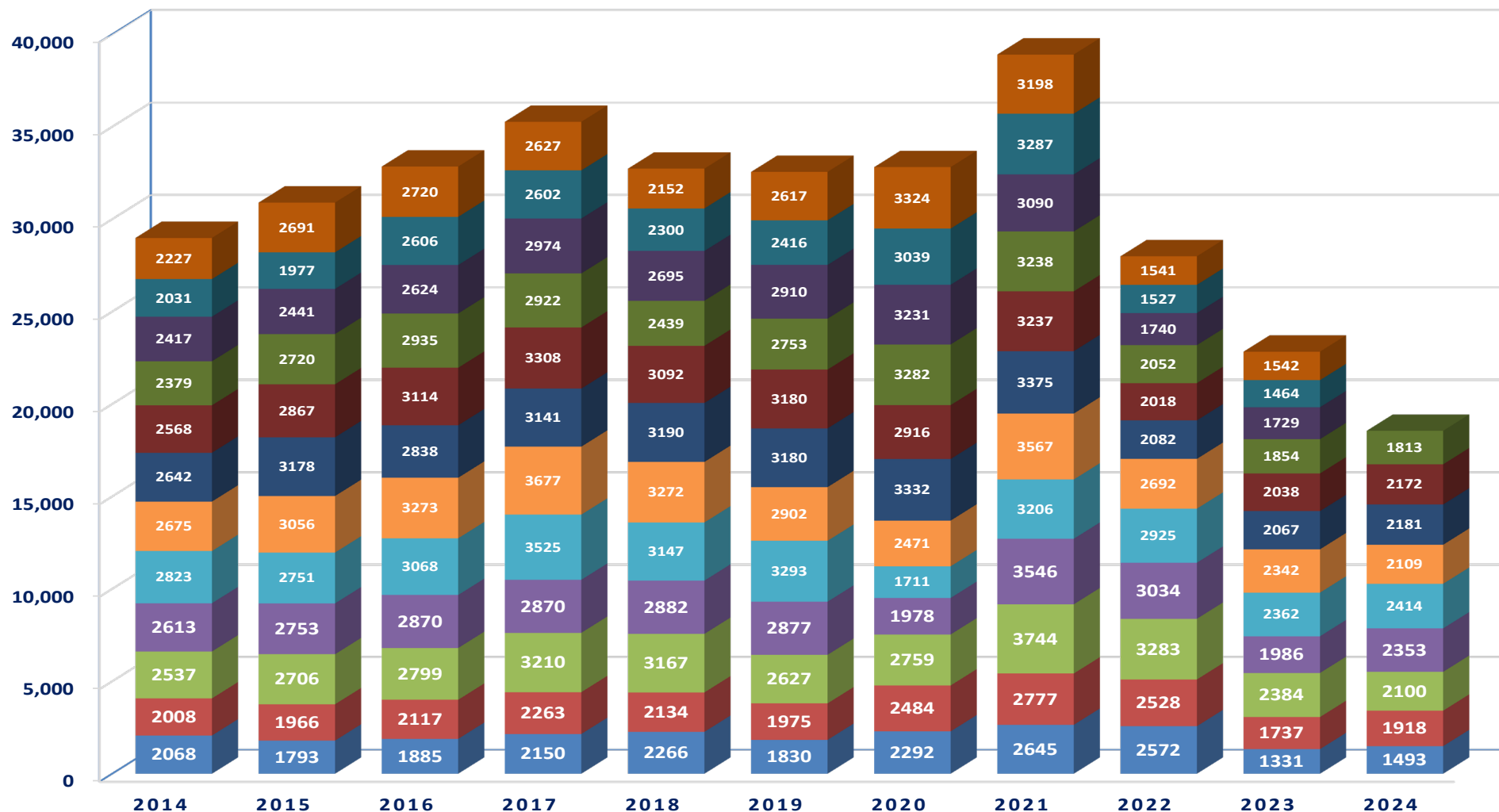


EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



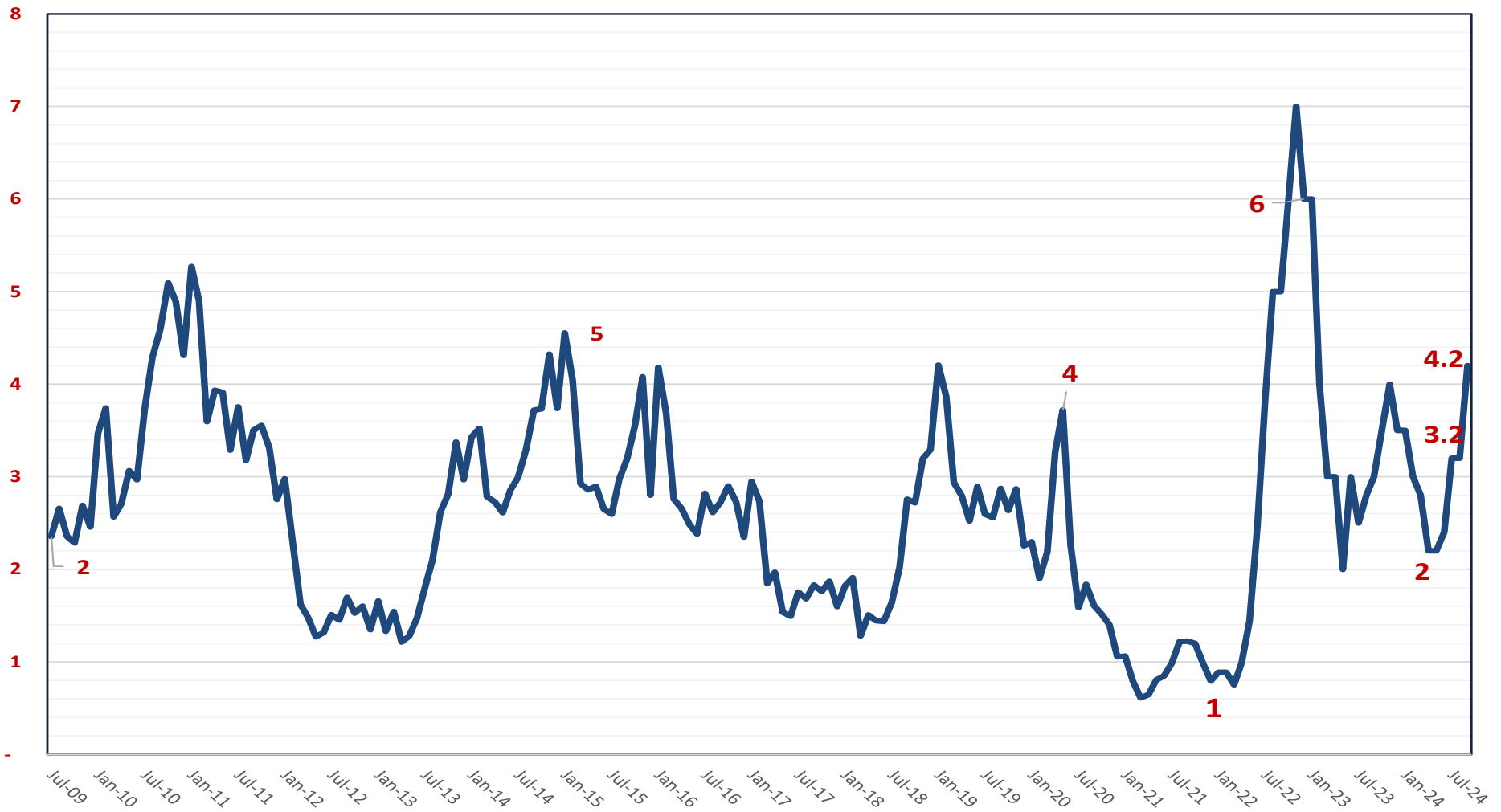
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Las Vegas Market Update - October 2024

Single Family Residential Homes Months of Inventory



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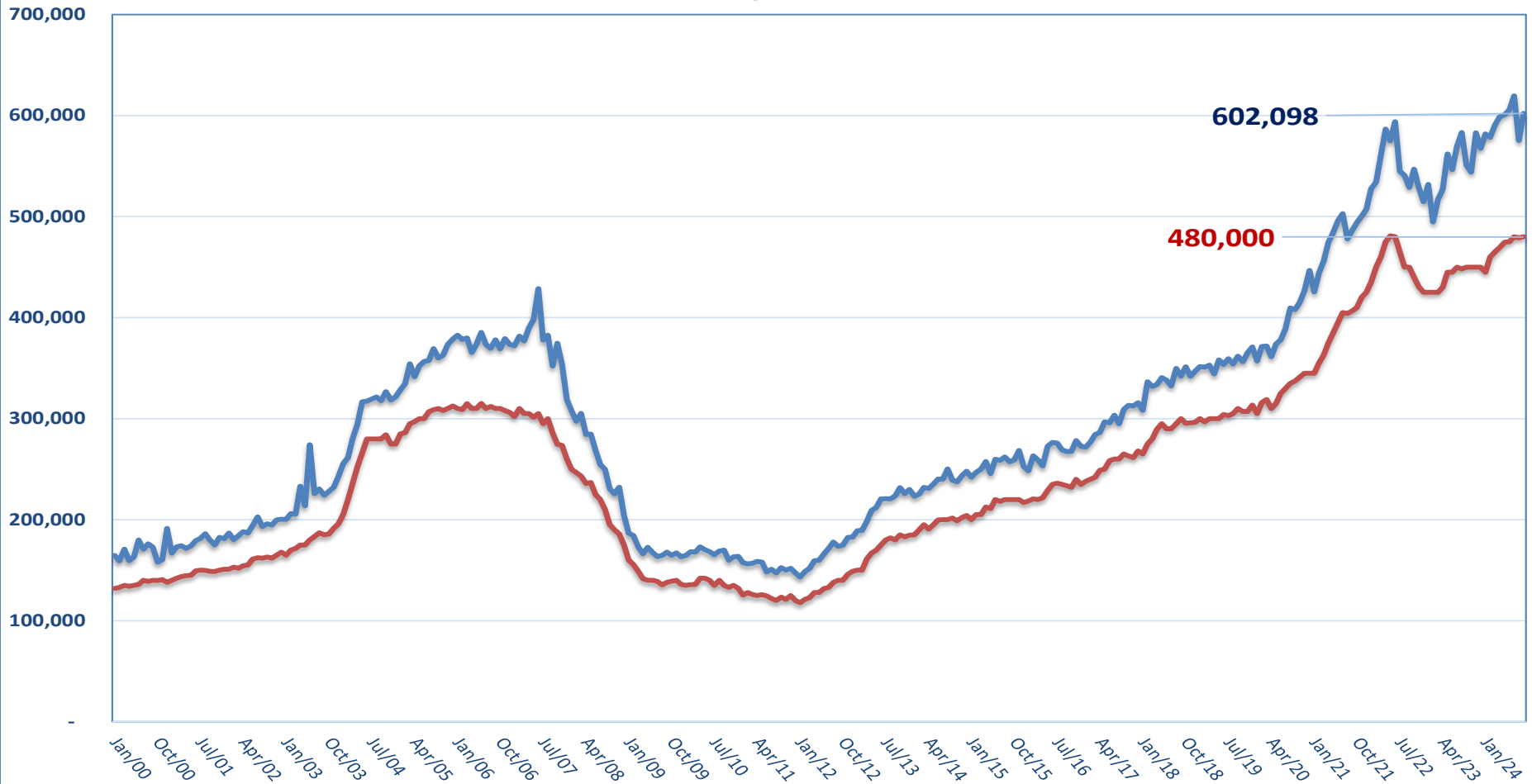


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SFR Market Prices

— Average — Median

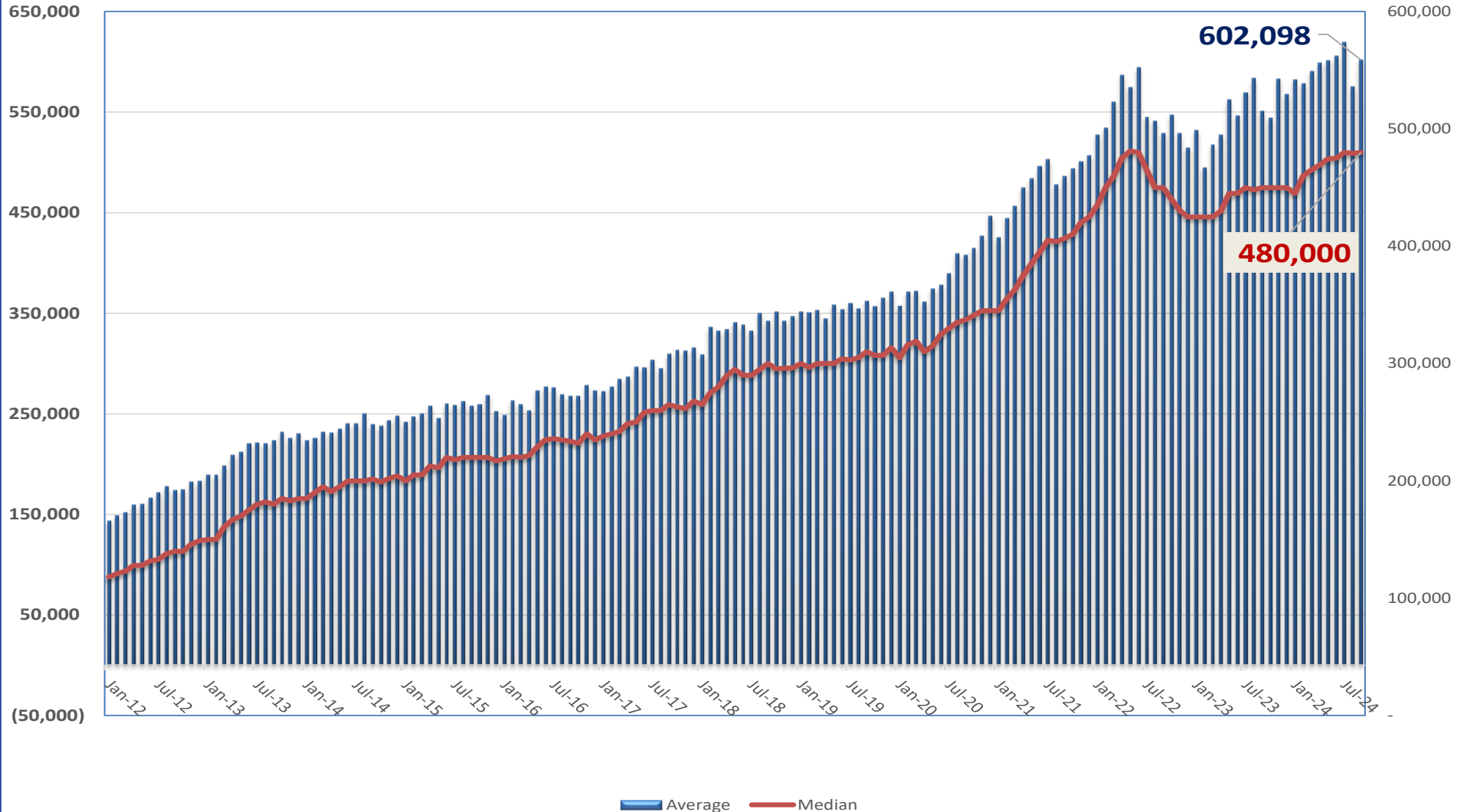




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Las Vegas Market Update - October 2024

Single Family Residential Price Trend

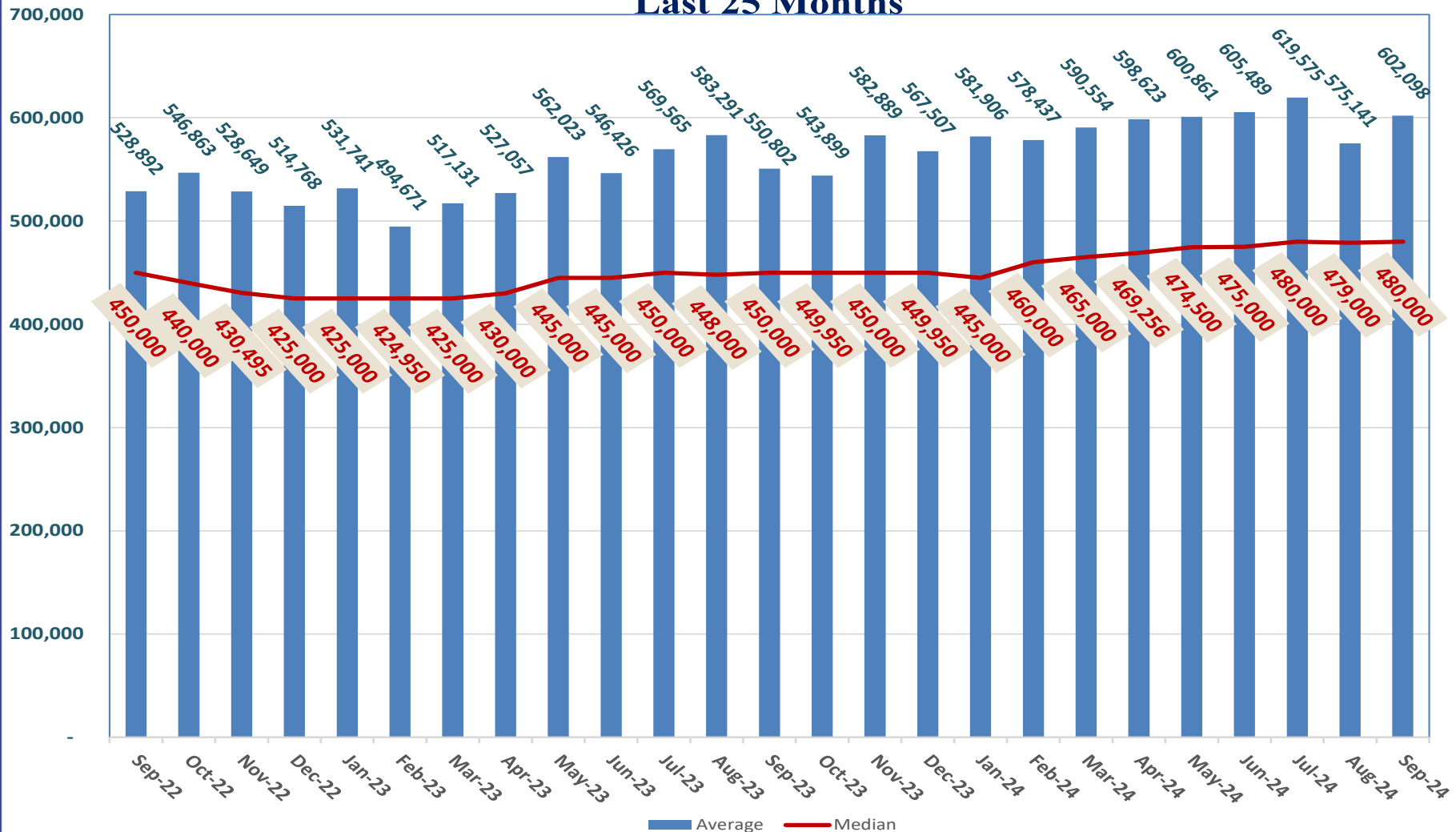




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Single Family Residential Price Trend Last 25 Months



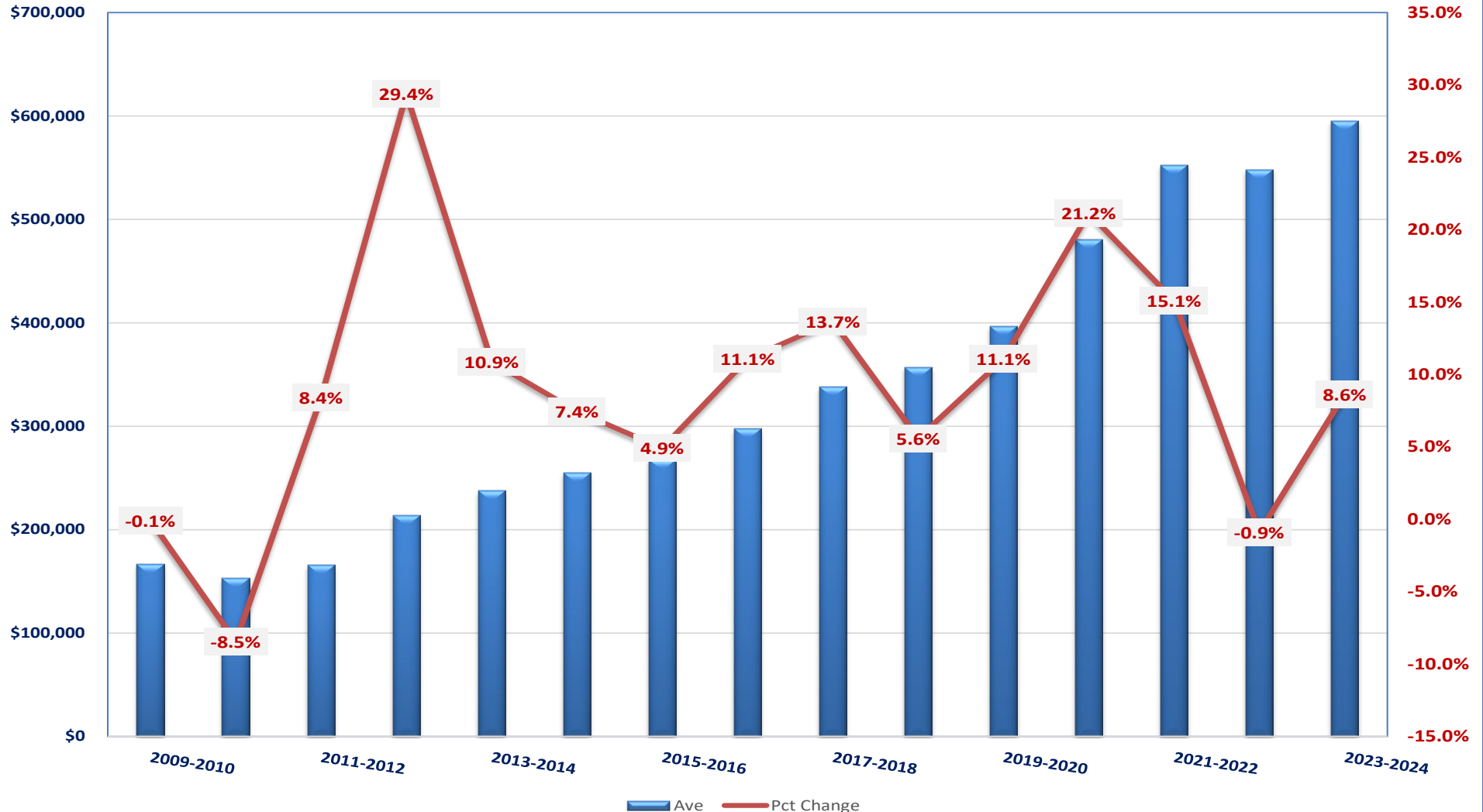
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Las Vegas Market Update - October 2024

SFR Average Price and Year Over Year Percent Change



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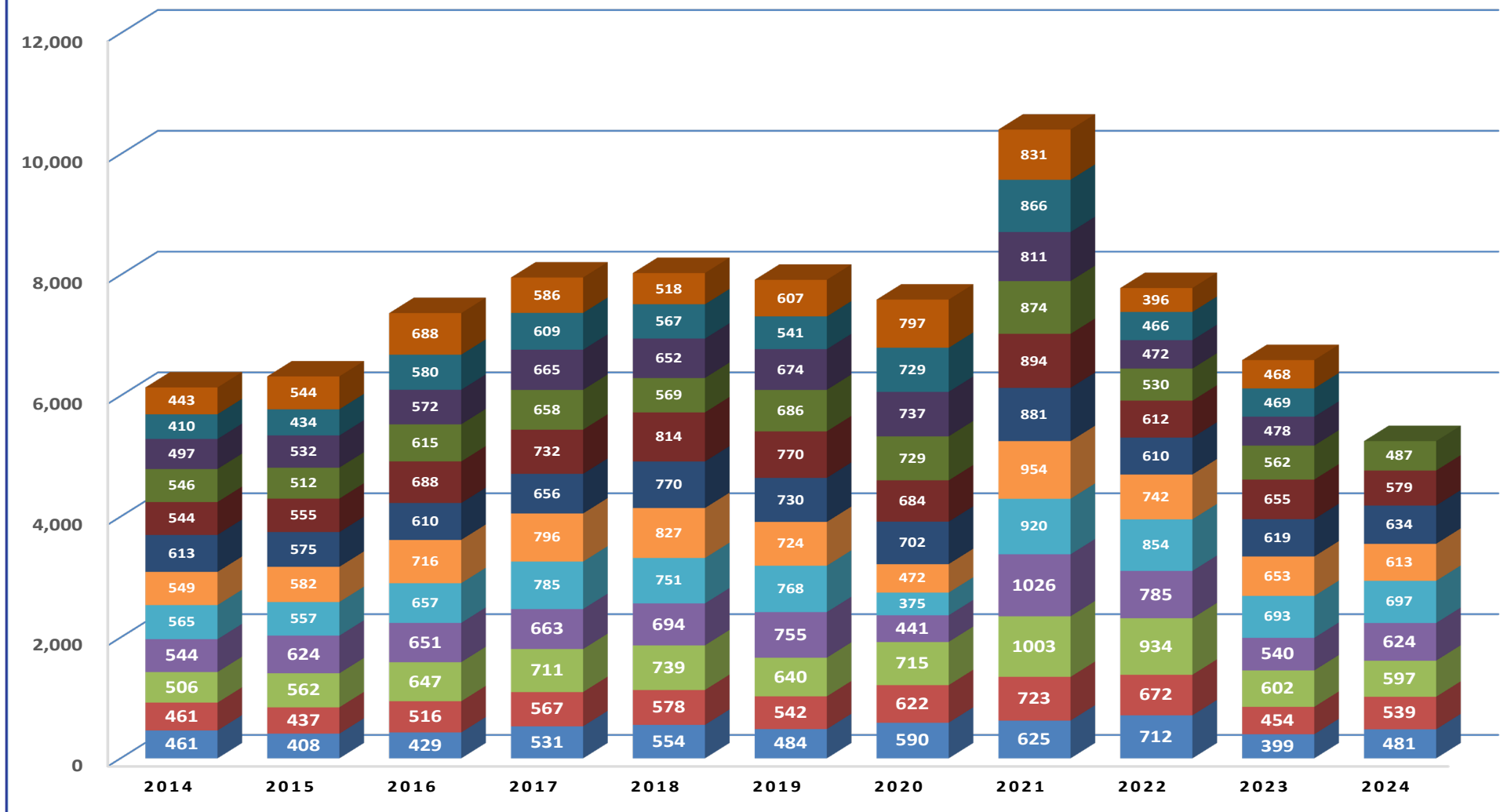


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CONDO / TOWNHOME CLOSINGS

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



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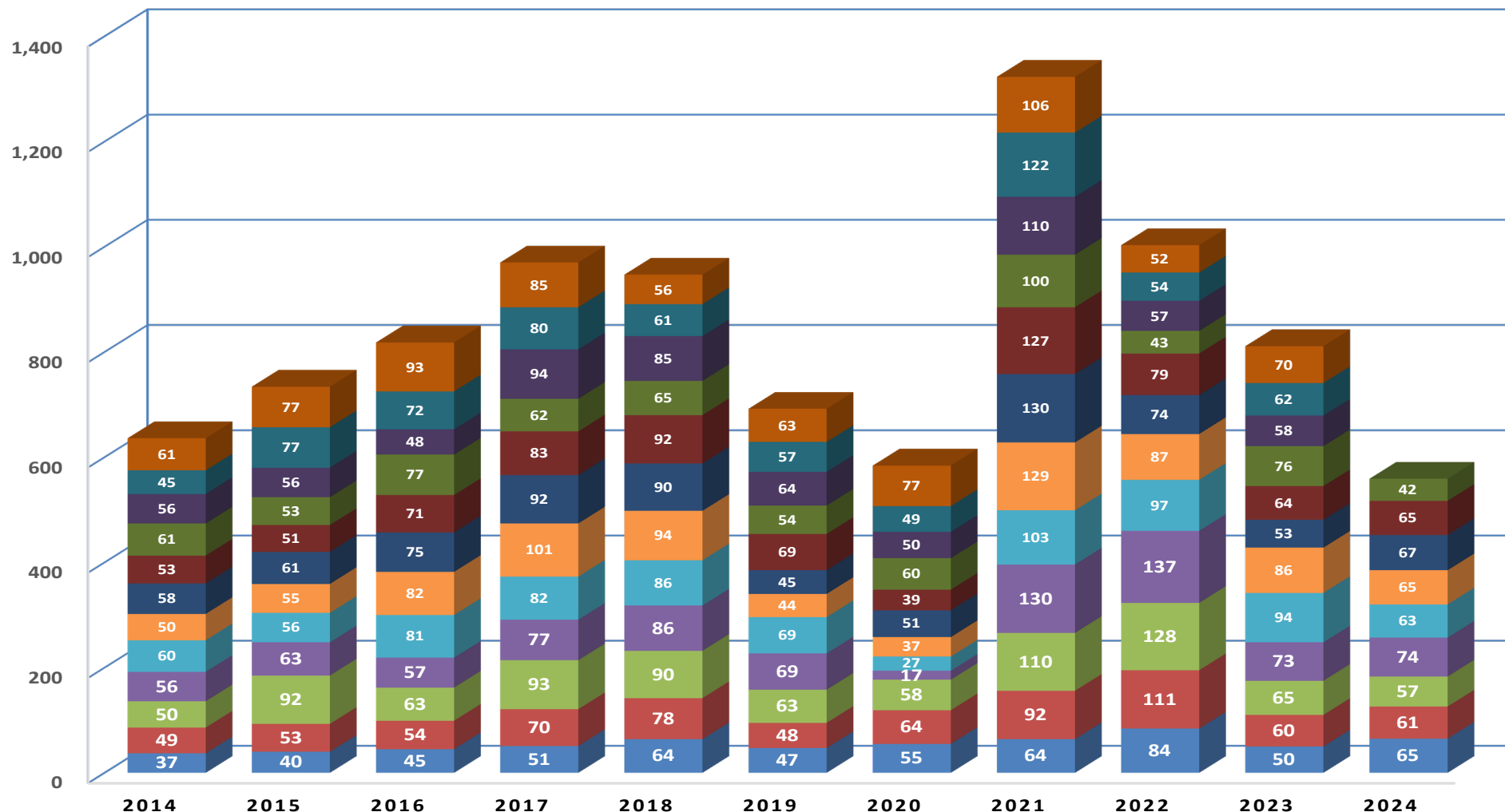


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Las Vegas Market Update - October 2024

VERTICAL / HI-RISE CLOSINGS

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



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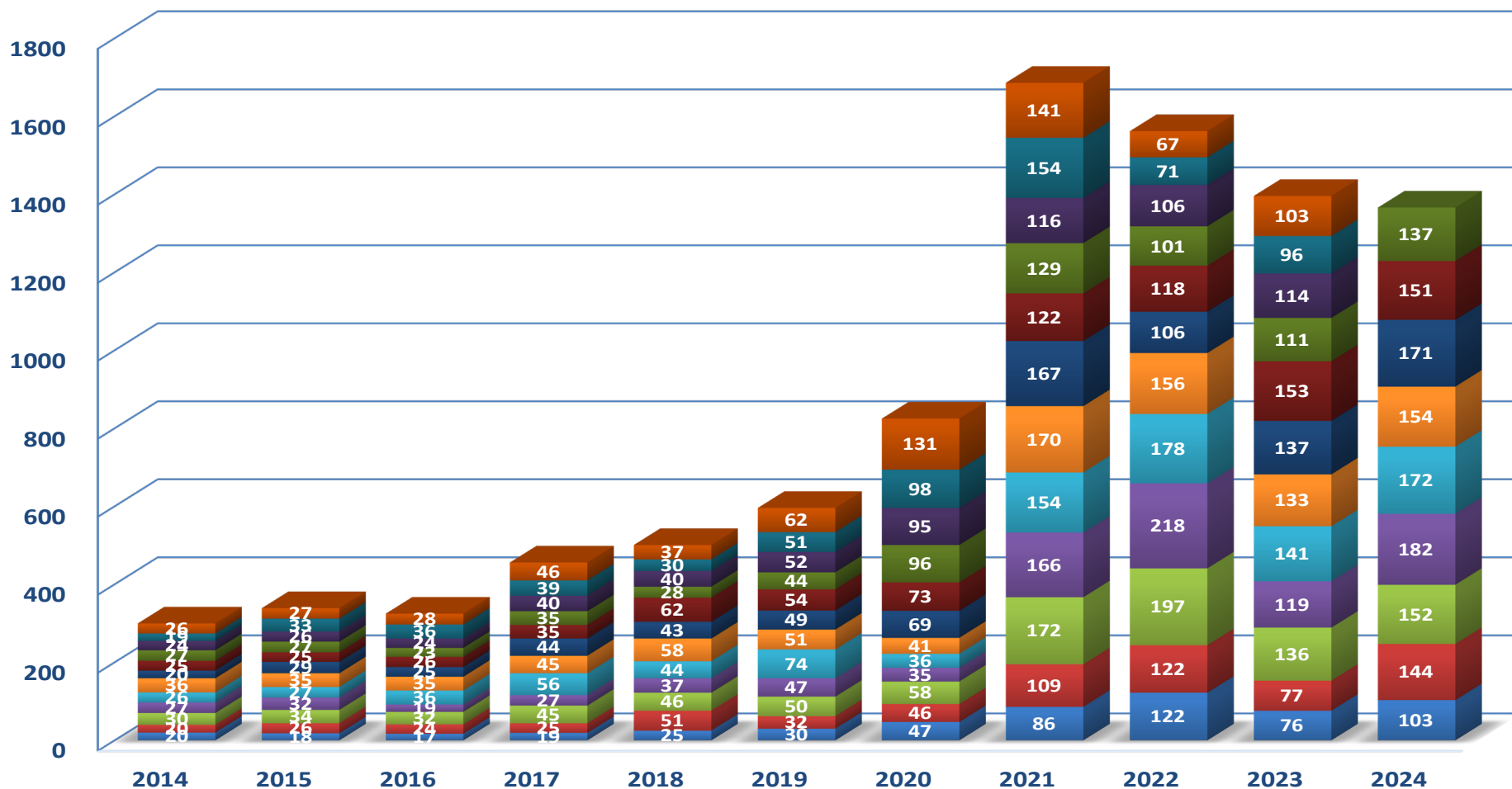


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Las Vegas Market Update - October 2024

LUXURY SALES \$1,000,000 AND OVER

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



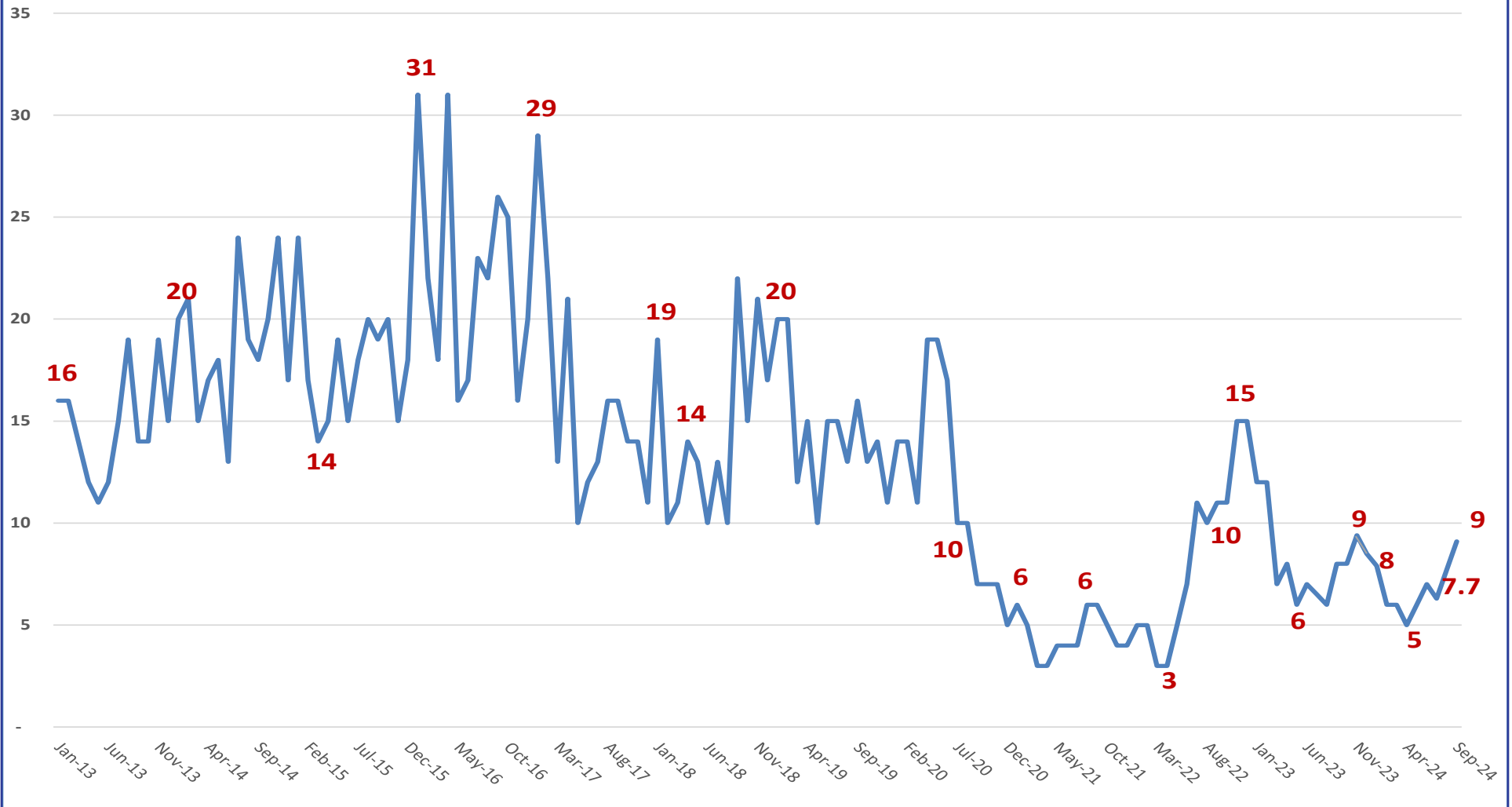
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Las Vegas Market Update - October 2024

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



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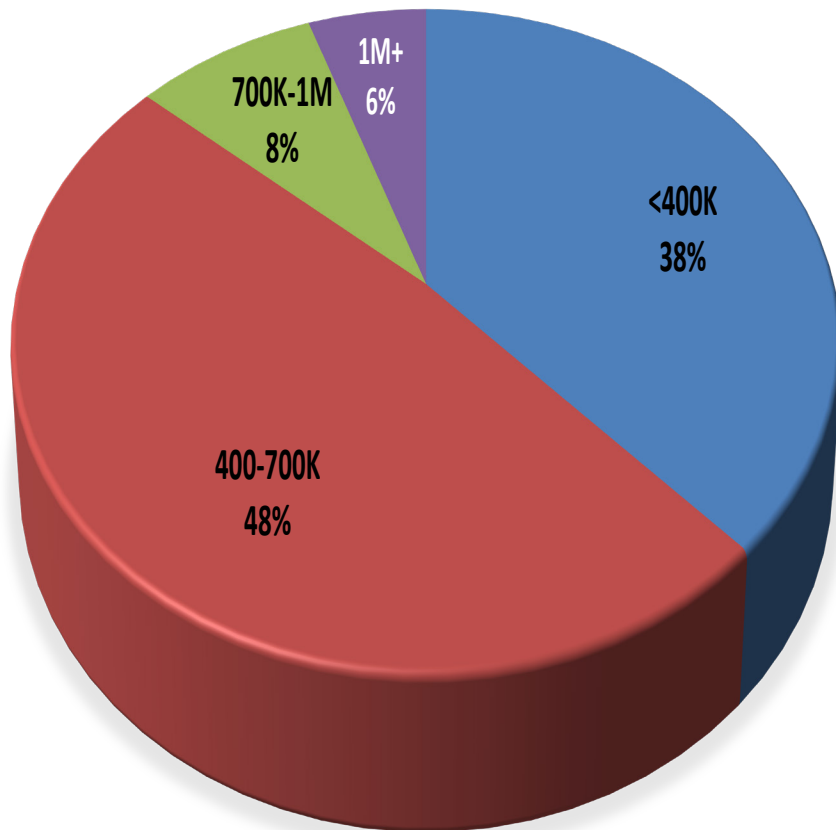


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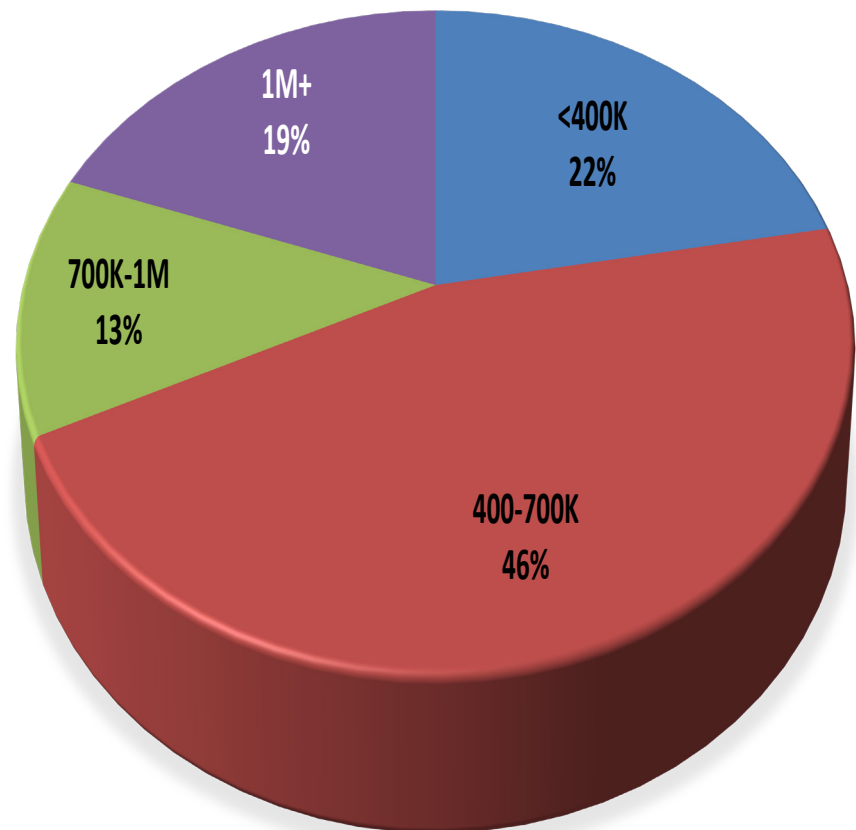
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

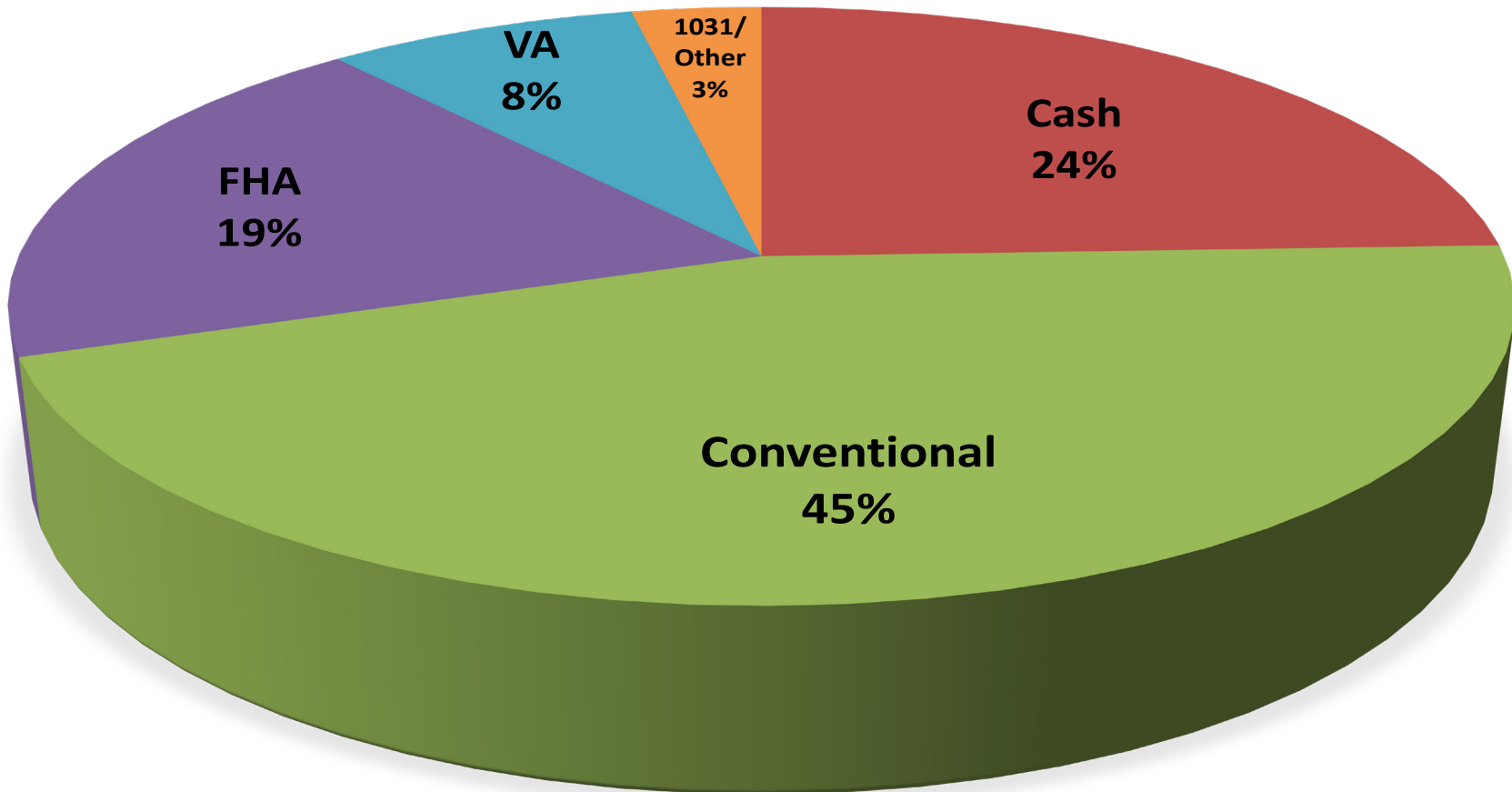




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Last Month's Closings by Sold Terms

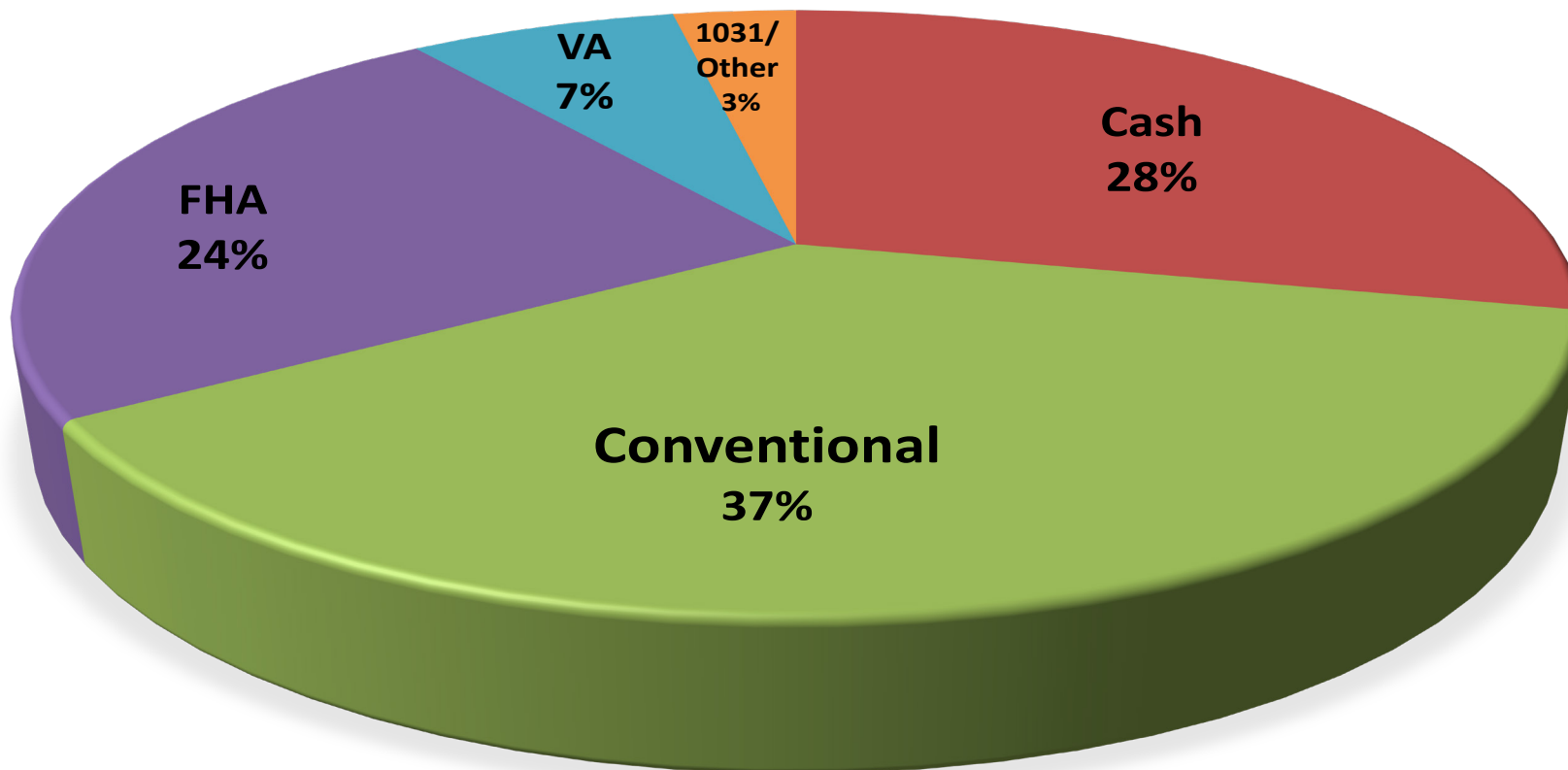




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**Closings By Sold Terms
Closings Less Than \$400,000**

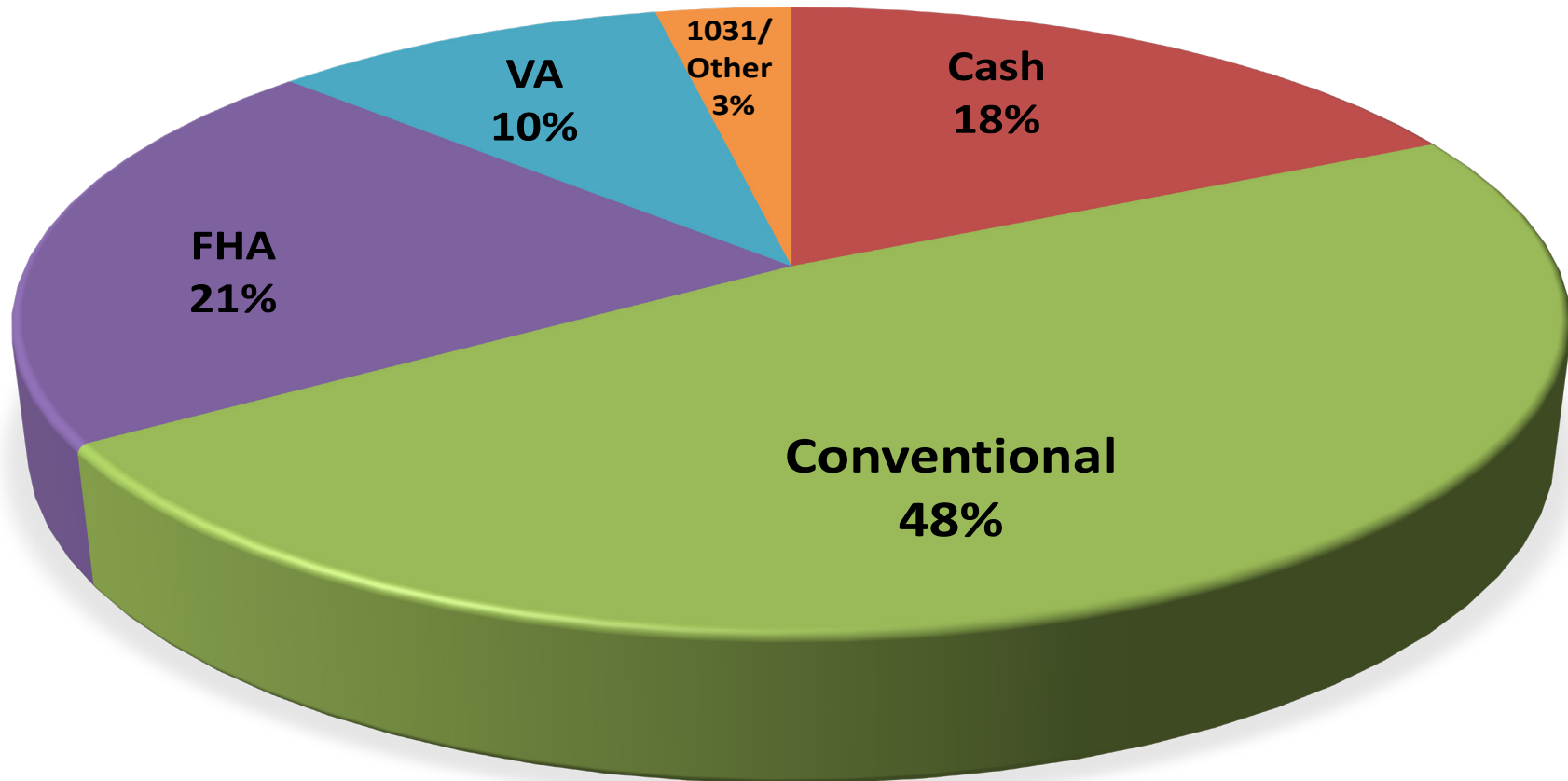




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

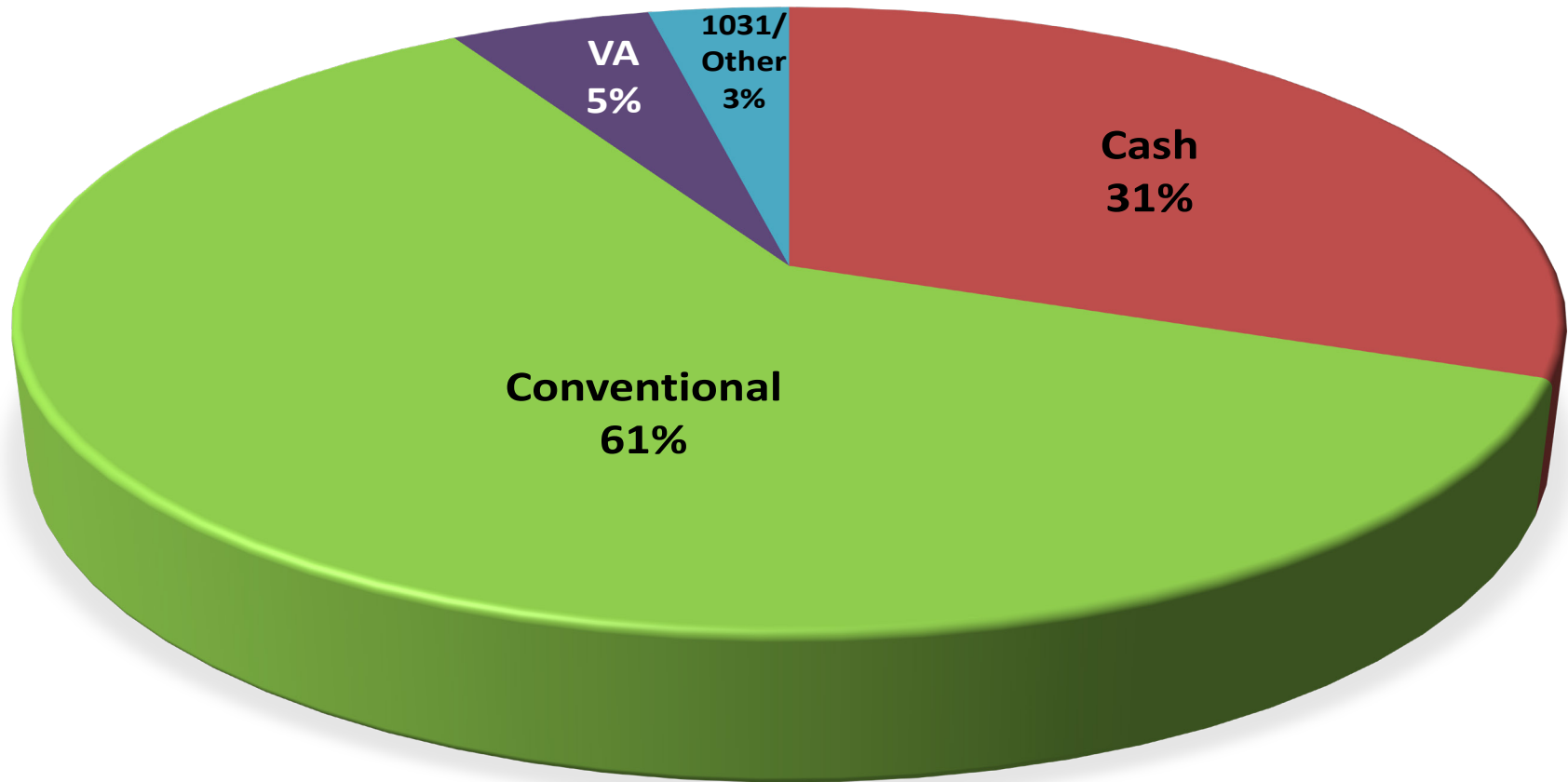




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

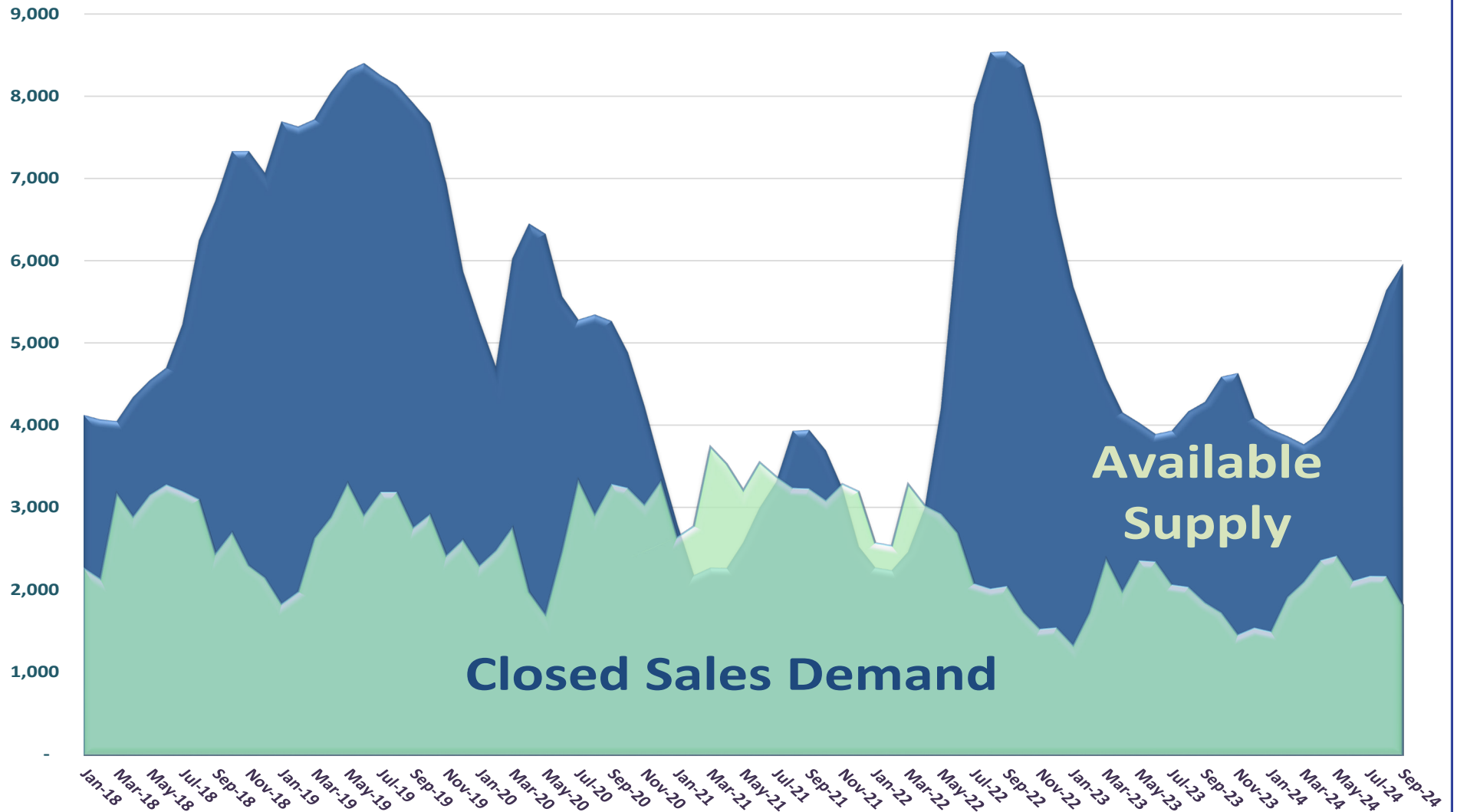




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Supply vs Demand - Single Family Residential



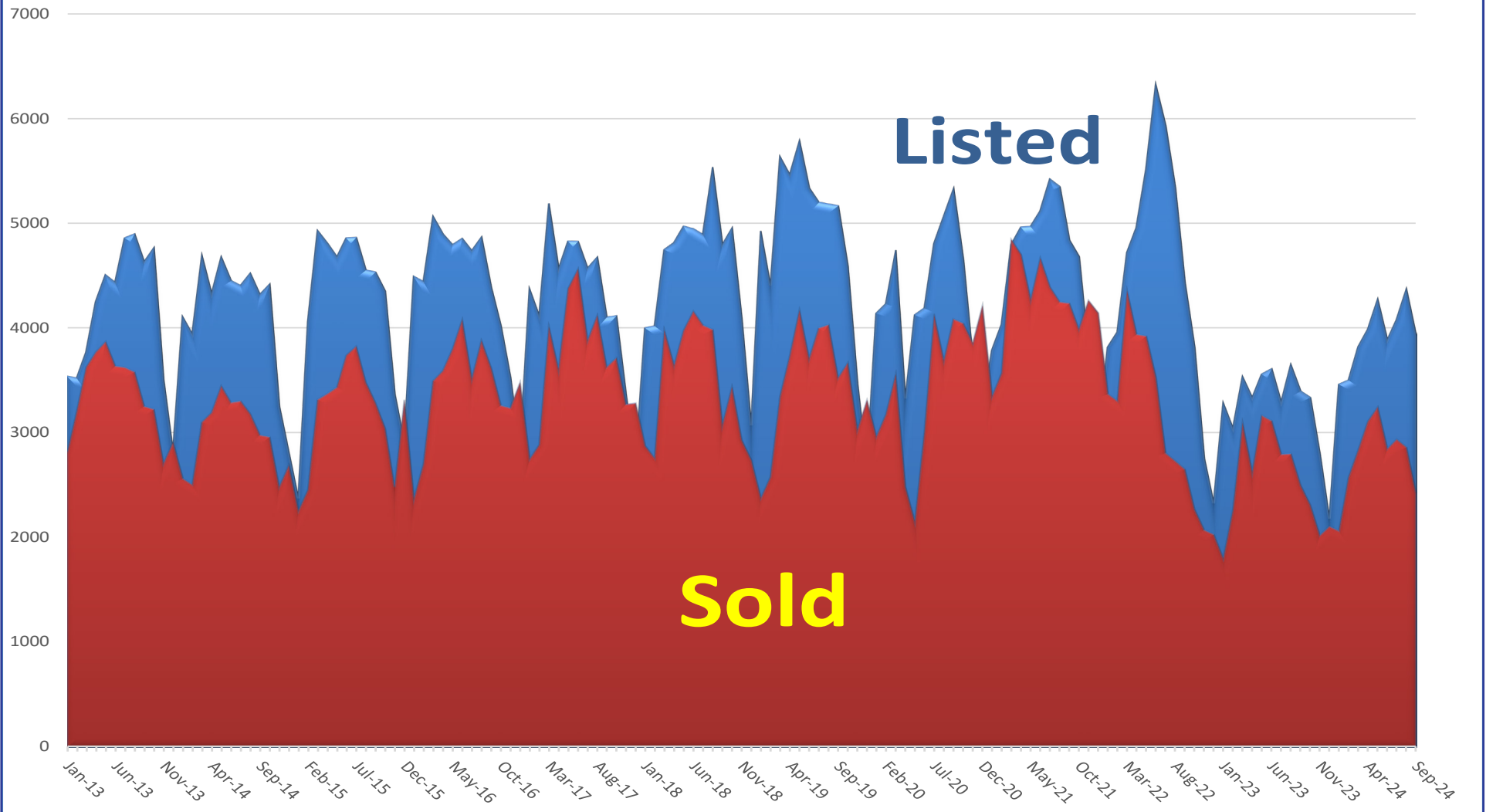
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Residential Listings Taken vs Listings Sold



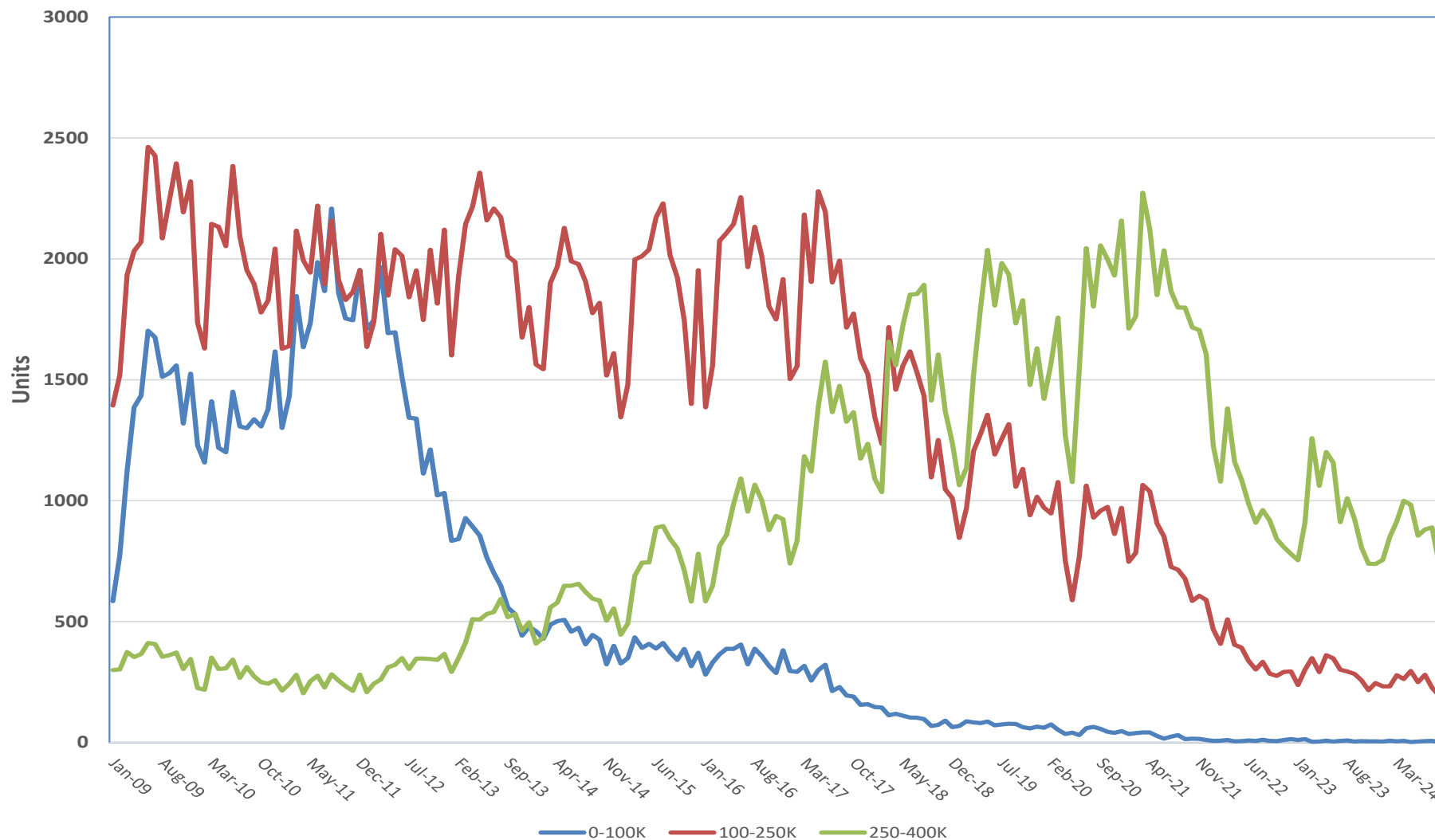
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Closed Units By Price Point - RES & VER



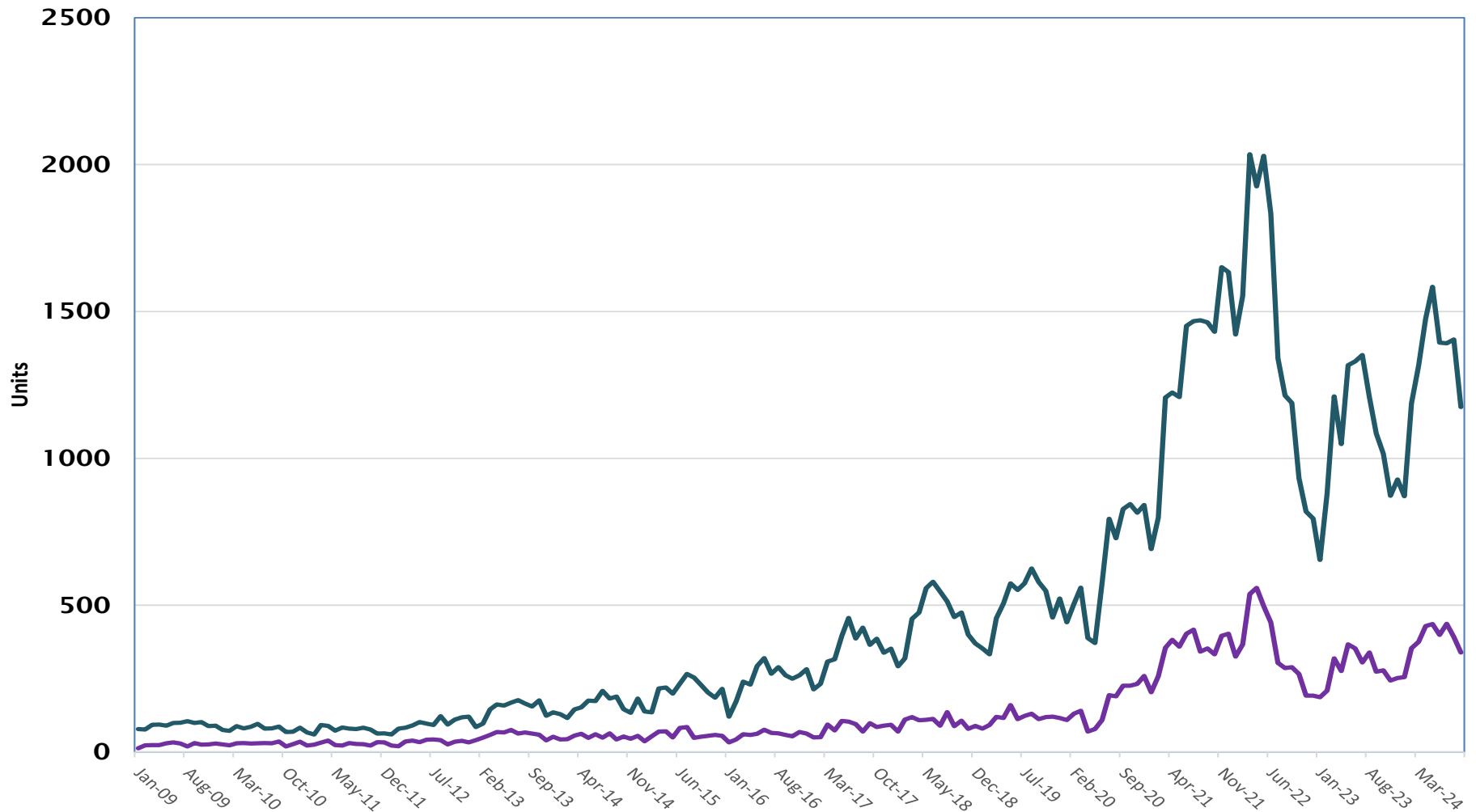


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Closed Units By Price Point - RES & VER

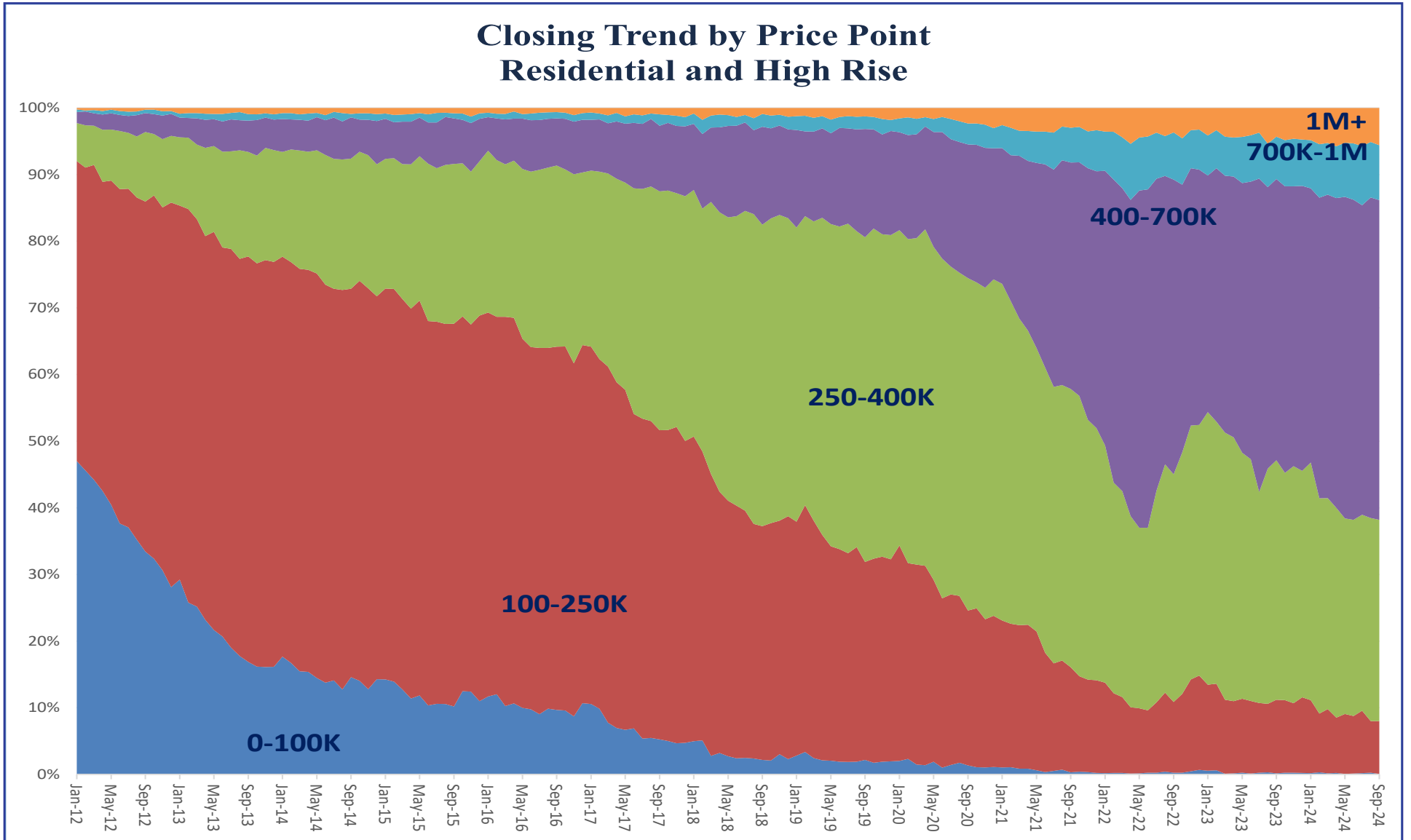
— 400-700K — 700K+



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