



EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

November 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	2,296	5,887	2,086	1,659	535,000	921,555	480,000	599,544	4.2	28.2%	43
CON/TWH	761	1,952	523	479	289,000	362,601	300,000	320,145	5.0	24.5%	46
<i>Total Residential</i>	<i>3,057</i>	<i>7,839</i>	<i>2,609</i>	<i>2,138</i>	<i>469,900</i>	<i>782,303</i>	<i>442,000</i>	<i>537,150</i>	<i>4.4</i>	<i>27.3%</i>	<i>44</i>
Hi-Rise	114	456	66	50	494,500	824,127	425,000	640,200	11.0	11.0%	98
Multiple Dwelling	17	80	27	22	630,000	667,859	612,500	620,023	5.0	27.5%	47
Vacant Land	173	2,013	184	109	80,000	599,232	39,000	253,552	20.0	5.4%	94
Luxury Sales (RES & VER) \$1M+	261	1,004	183	122	1,759,000	3,067,306	1,445,000	2,031,670	10.0	12.2%	60



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Las Vegas Market Update - December 2024

October 2024 Production

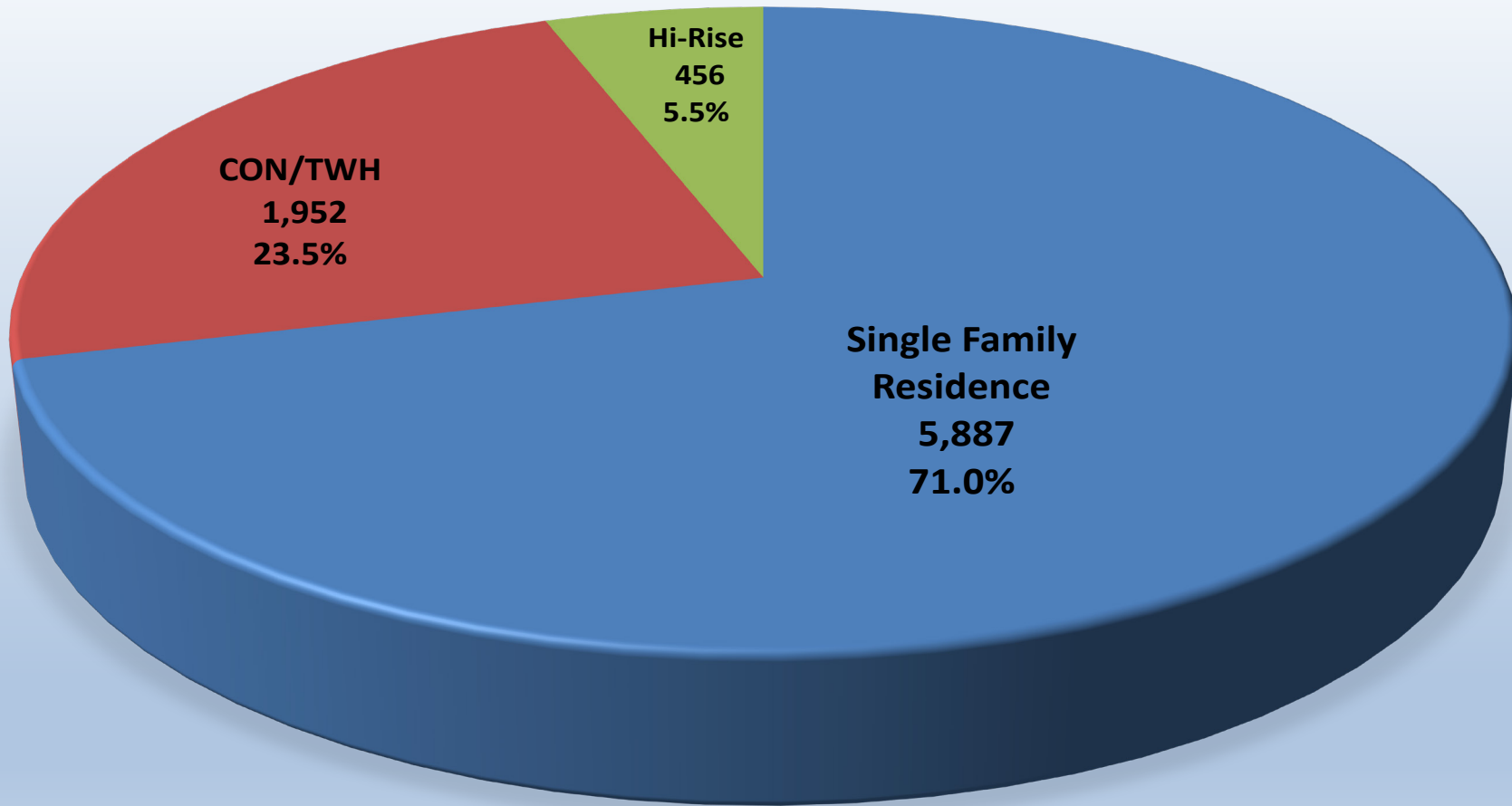
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,114	6,159	2,164	1,927	540,000	901,847	475,487	585,051	4.0	31.3%	42
CON/TWH	885	1,888	557	544	290,000	367,251	316,500	316,973	4.0	28.8%	42
<i>Total Residential</i>	3,999	8,047	2,721	2,471	475,000	776,419	440,000	526,033	4.0	30.7%	42
Hi-Rise	107	468	70	55	479,000	814,259	357,000	595,268	10.0	11.8%	62
Multiple Dwelling	35	83	29	29	640,000	677,558	570,000	539,527	4.0	34.9%	46
Vacant Land	271	2,077	182	122	80,000	597,838	50,000	163,650	18.0	5.9%	138
Luxury Sales (RES & VER) \$1M+	323	1,034	182	119	1,750,000	2,961,209	1,425,000	1,962,815	10.0	11.5%	63



EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

Las Vegas REALTORS * Available Units

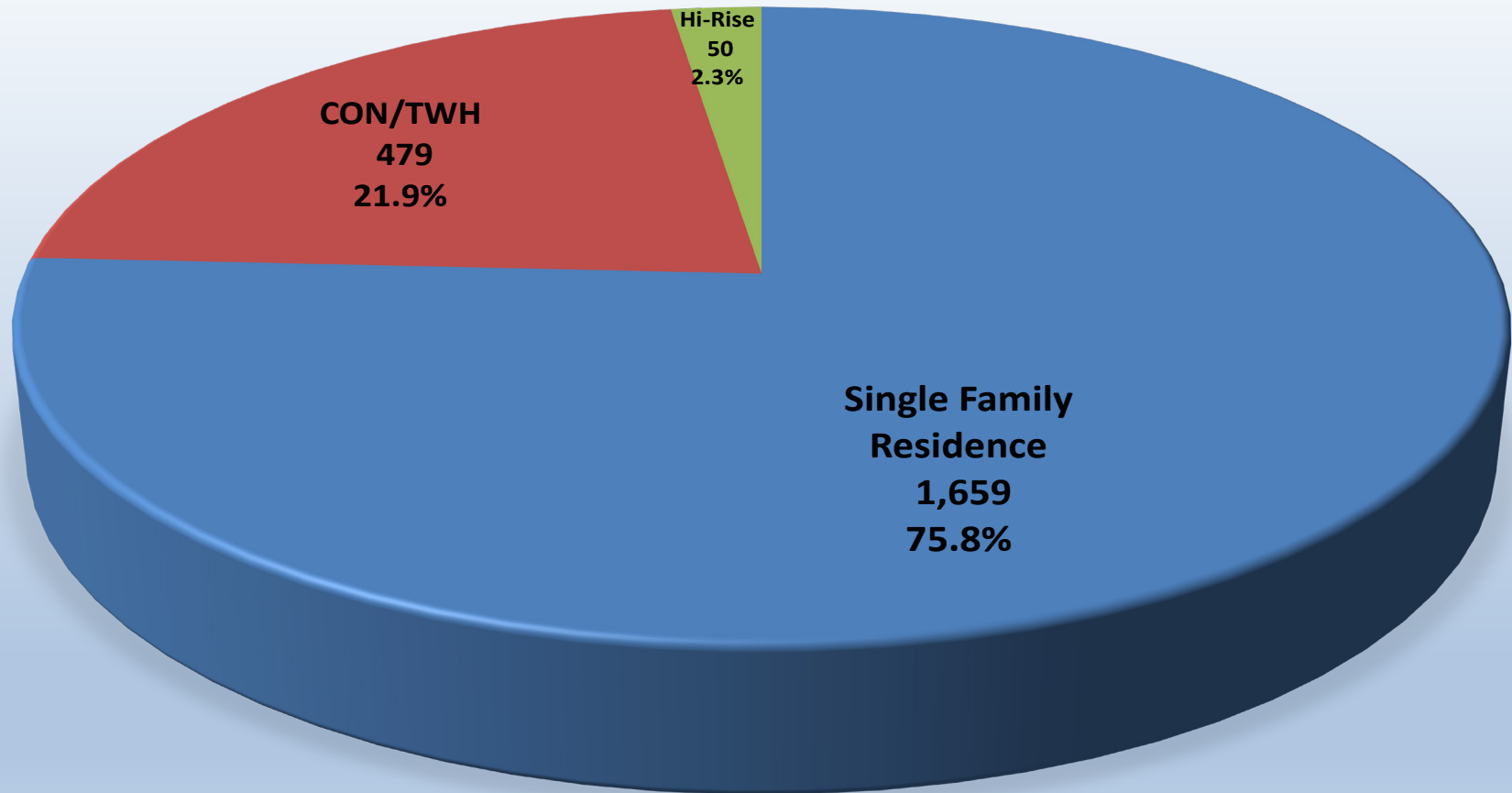




EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

Las Vegas REALTORS *Units Sold * Last Month



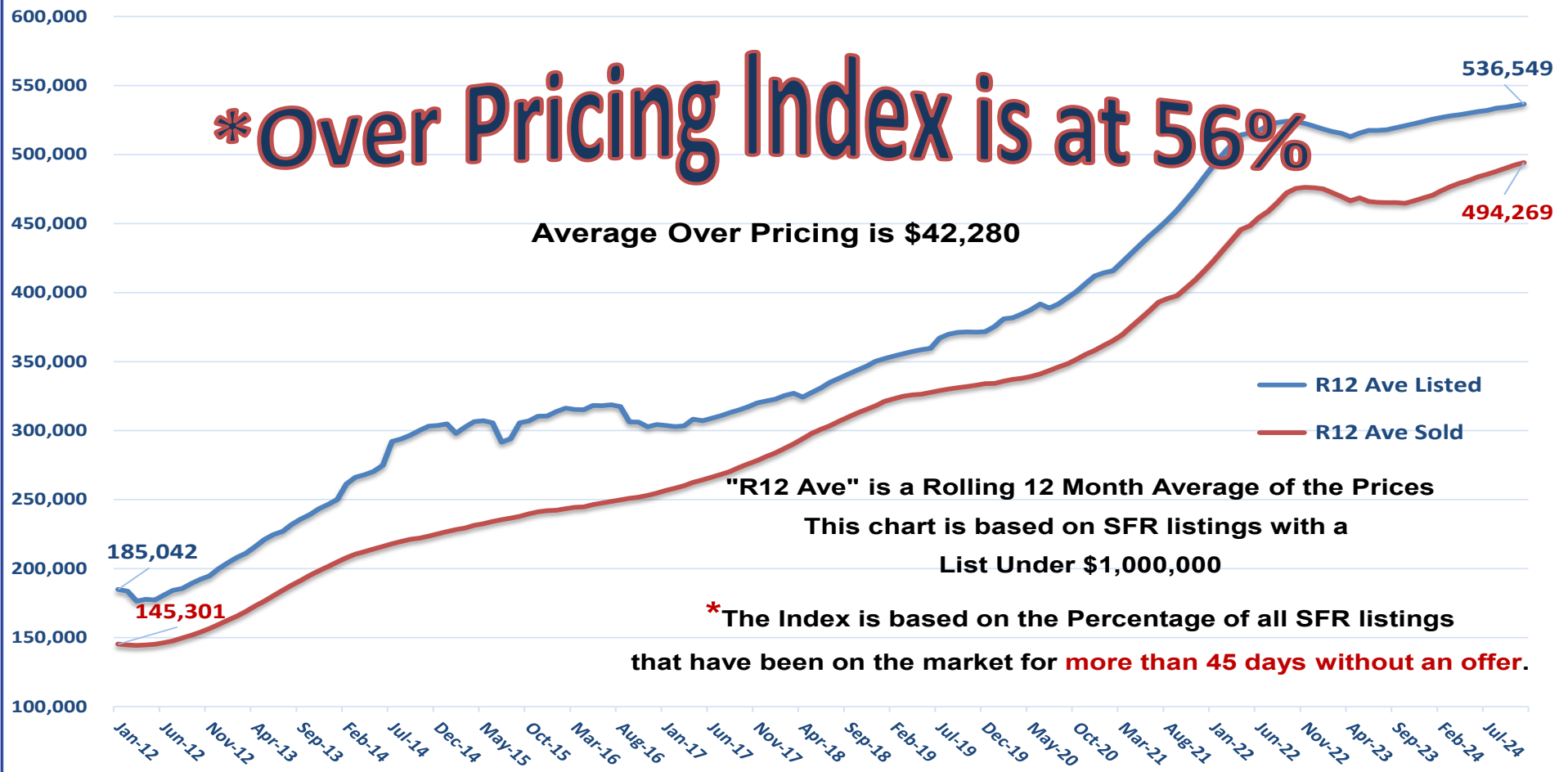
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Las Vegas Market Update - December 2024

SFR Average List vs Closed Sale Prices

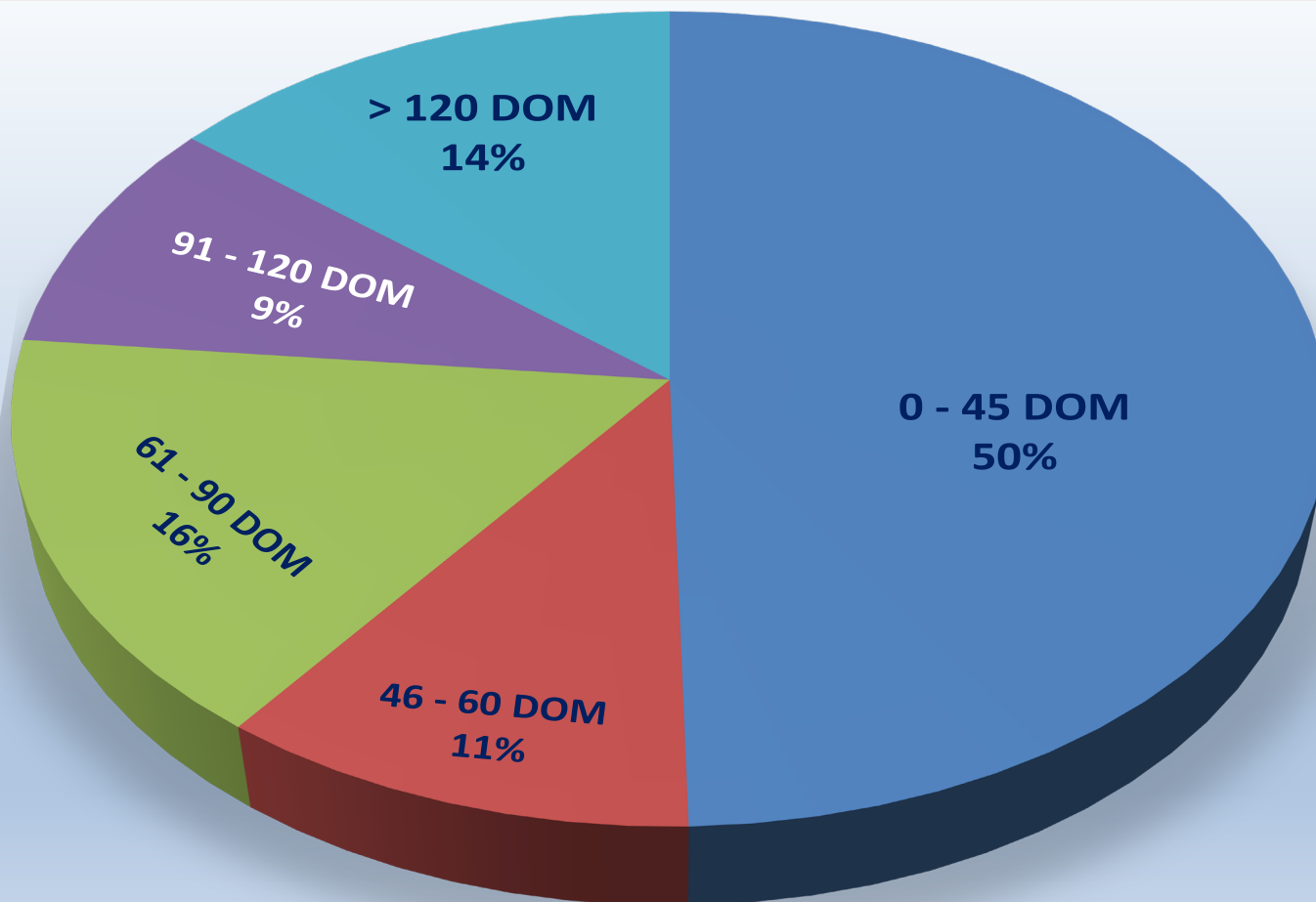




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Las Vegas Market Update - December 2024

Available SFR Inventory Days on Market With No Current Offer



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EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

SFR Closed Sales in Selected Communities - Last Six Months

	2024 June	July	Aug	Sep	Oct	Nov	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	18	9	16	14	12	10		5	530,943	28
Anthem	5	3	3	6	4	1		21	677,764	5
Anthem Cnty Club	10	10	9	3	6	4		8	1,730,393	87
Cadence	60	33	60	58	56	45		4	510,893	49
Centennial Hills	11	20	12	8	22	17		4	670,371	23
Desert/South Shores	13	11	7	12	4	8		7	657,349	32
Green Valley	25	26	29	30	21	26		4	647,655	31
Green Valley Ranch	14	9	17	11	12	5		5	611,819	35
Inspirada	17	21	24	15	14	20		3	648,083	45
Iron Mountain Ranch	9	11	6	4	5	8		2	559,760	35
Lake Las Vegas	22	21	28	21	11	20		7	943,689	97
Lone Mountain	4	6	5	8	16	6		5	774,215	51
MacDonald Highlands	6	4	4	3	4	2		33	4,254,639	155
Mountains Edge	38	34	38	34	33	23		6	539,331	34
Peccole Ranch	10	13	9	5	8	3		6	556,964	88
Providence	26	26	19	19	19	16		3	498,008	13
Red Rock Cntry Club	7	6	4	5	1	4		5	2,296,852	14
Rhodes Ranch	12	13	19	9	13	15		3	615,095	49
Seven Hills	9	11	13	14	14	7		6	1,013,729	55
Siena (SFR & TWH)	17	10	5	9	31	11		3	818,561	44
Silverado Ranch	27	18	20	23	22	19		4	513,646	25
Silverstone Ranch	4	4	3	5	7	3		4	550,618	27
Skye Canyon	37	29	20	28	32	24		3	637,266	99
Southern Highlands	24	34	29	29	26	28		6	1,003,694	47
Spring Valley	13	13	11	12	17	9		6	505,883	31
Summerlin	29	39	24	34	37	22		5	978,168	42
Sun City Anthem	26	33	32	22	24	16		6	640,588	38
Sun City Summerlin	40	32	26	27	29	20		5	584,525	45
The Lakes	39	11	16	8	8	4		10	599,819	32
The Ridges	4	5	3	0	3	4		6	5,657,105	129
Tuscany	6	4	3	3	5	3		8	568,629	79
Other Groups										
Clark County	2,026	2,110	2,099	1,759	1,866	1,608		4.2	605,309	42
Boulder City	11	21	6	13	11	6		7	681,404	31
Pahrump	64	59	59	42	50	45		6	414,105	69
High Rise Sales	65	67	65	42	56	50		11	639,734	98
Luxury Sales (\$1M+)	154	171	151	138	119	122		10	1,787,612	60

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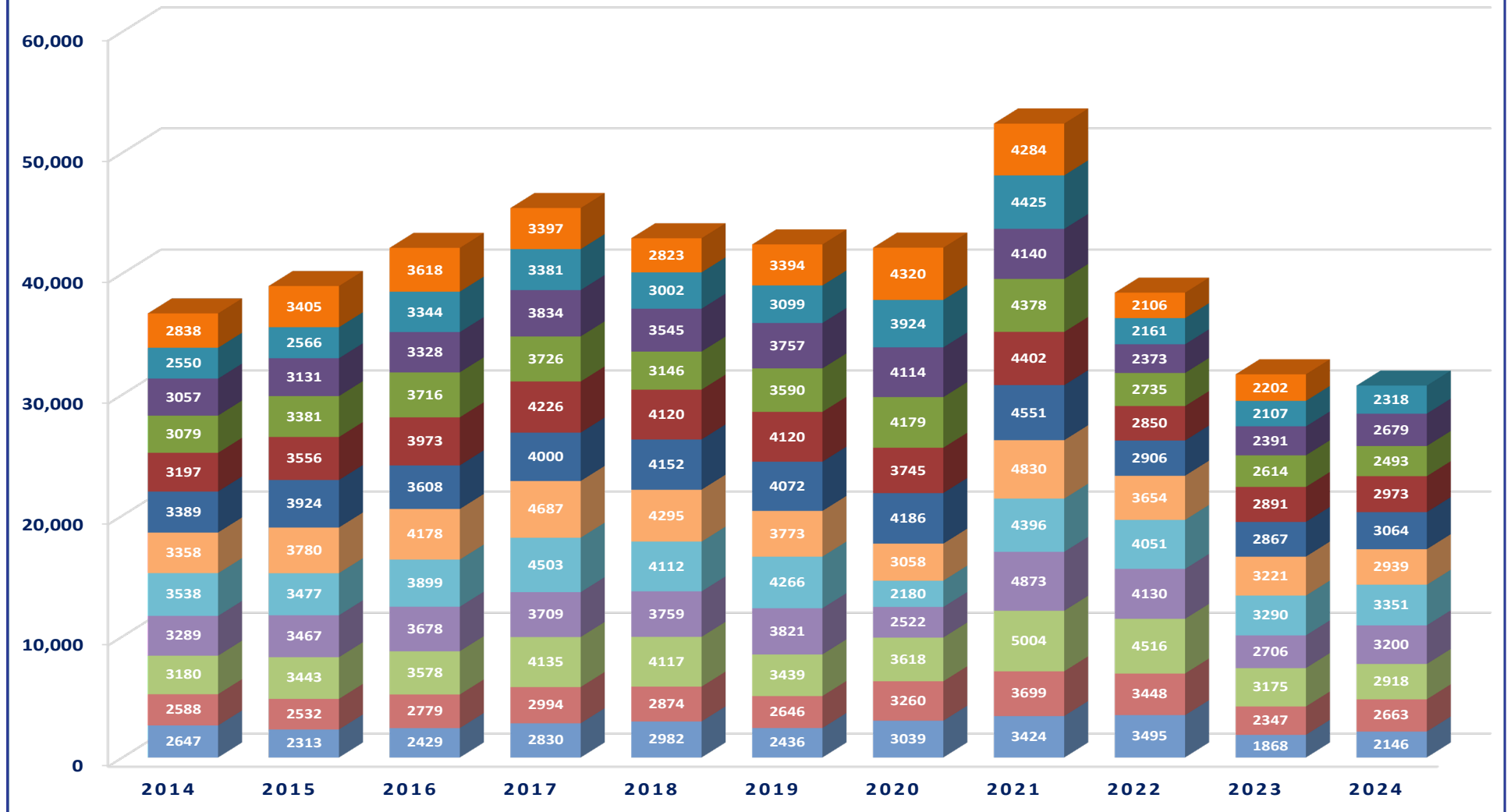


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Las Vegas Market Update - December 2024

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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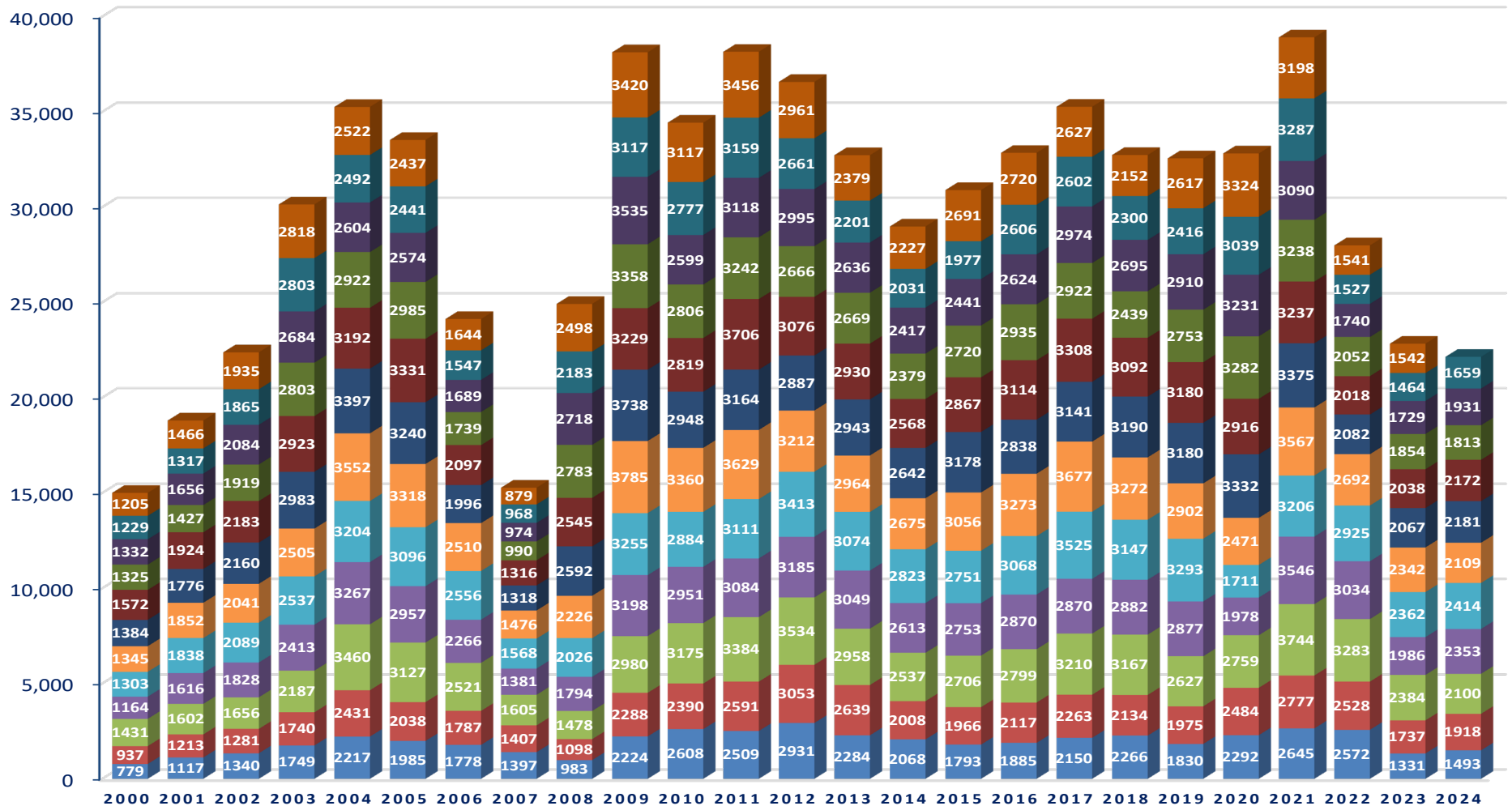


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Las Vegas Market Update - December 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



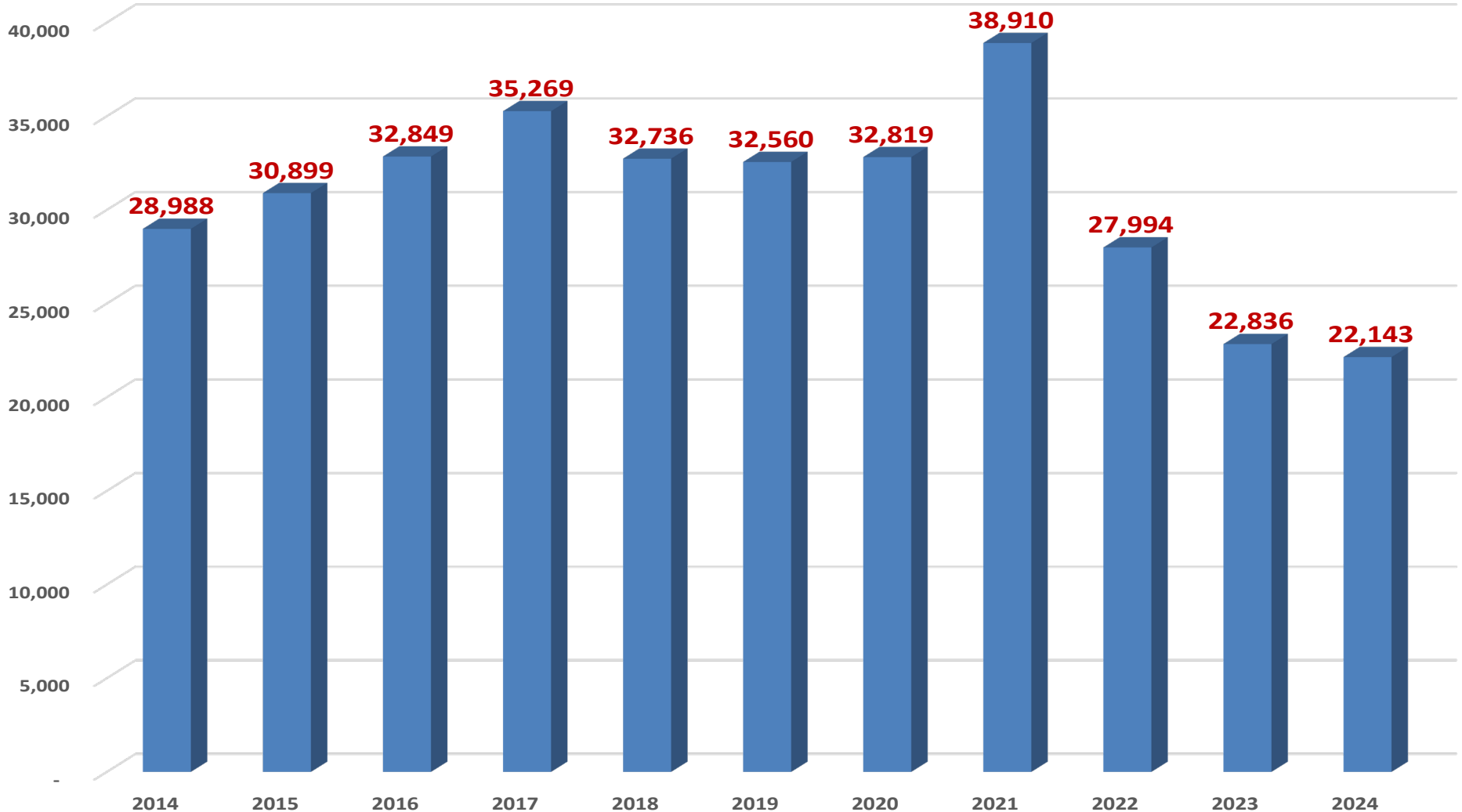
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Las Vegas Market Update - December 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS



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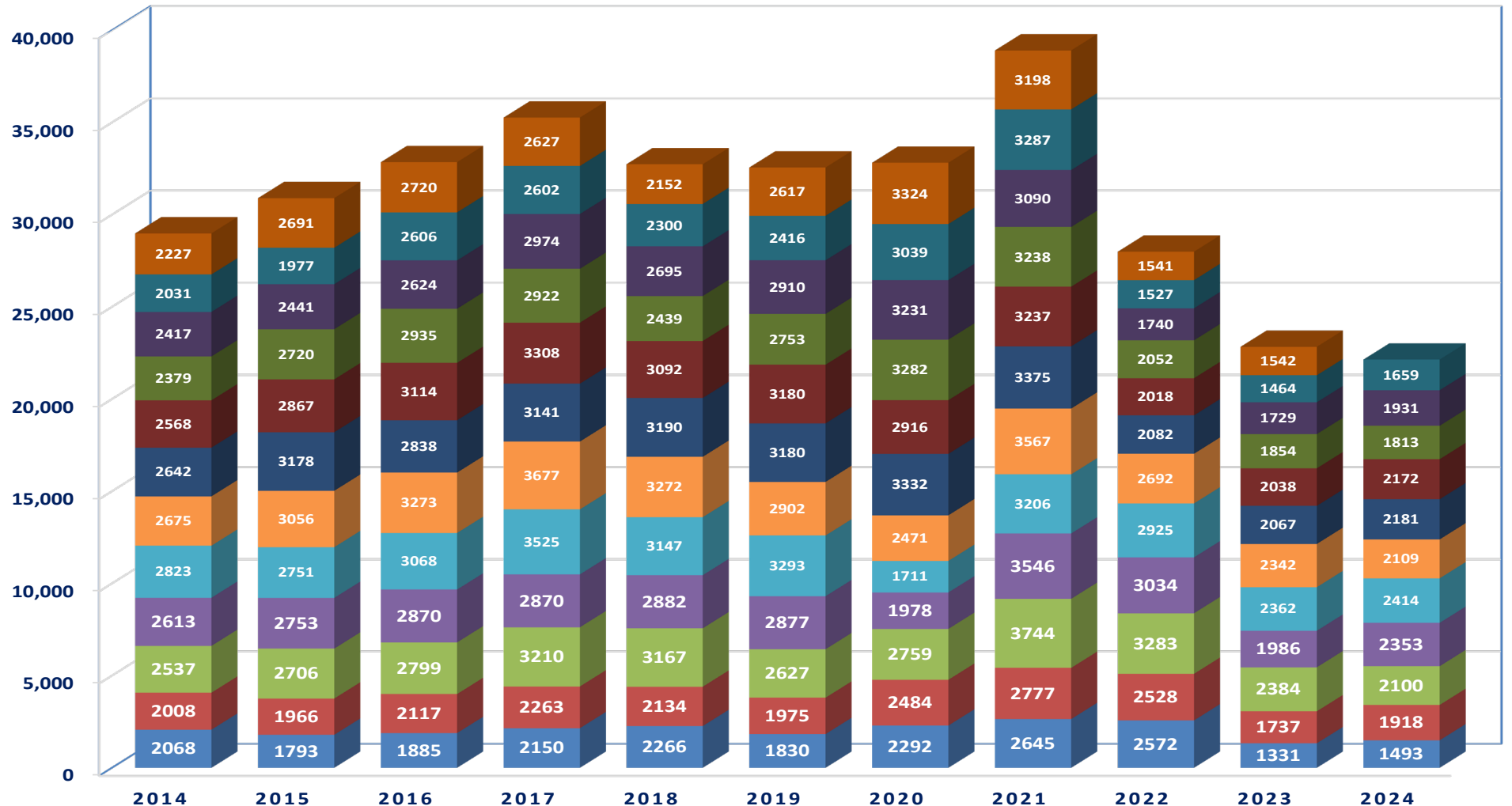


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Las Vegas Market Update - December 2024

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - December 2024

Single Family Residential Homes Months of Inventory



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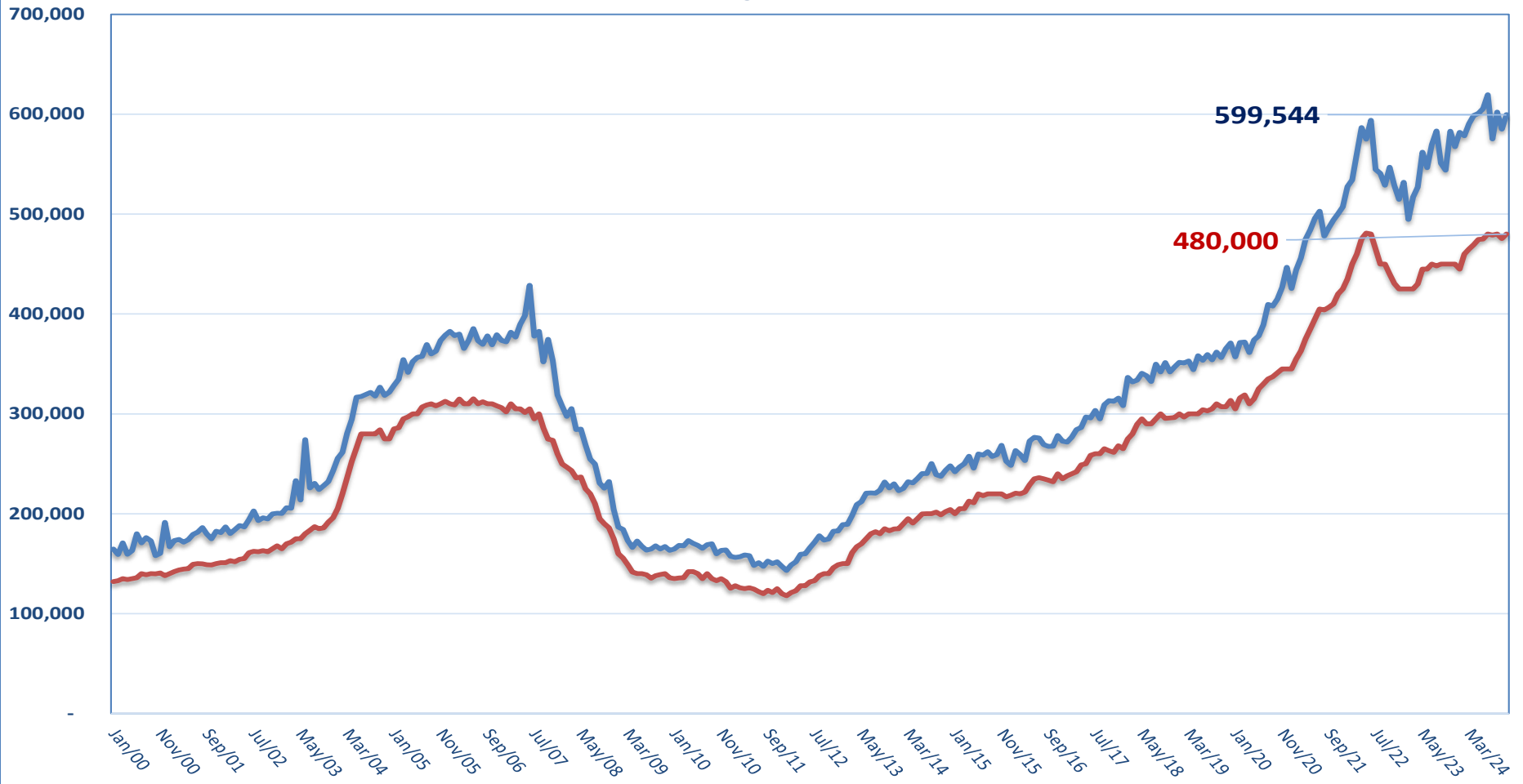


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Las Vegas Market Update - December 2024

SFR Market Prices

— Average — Median



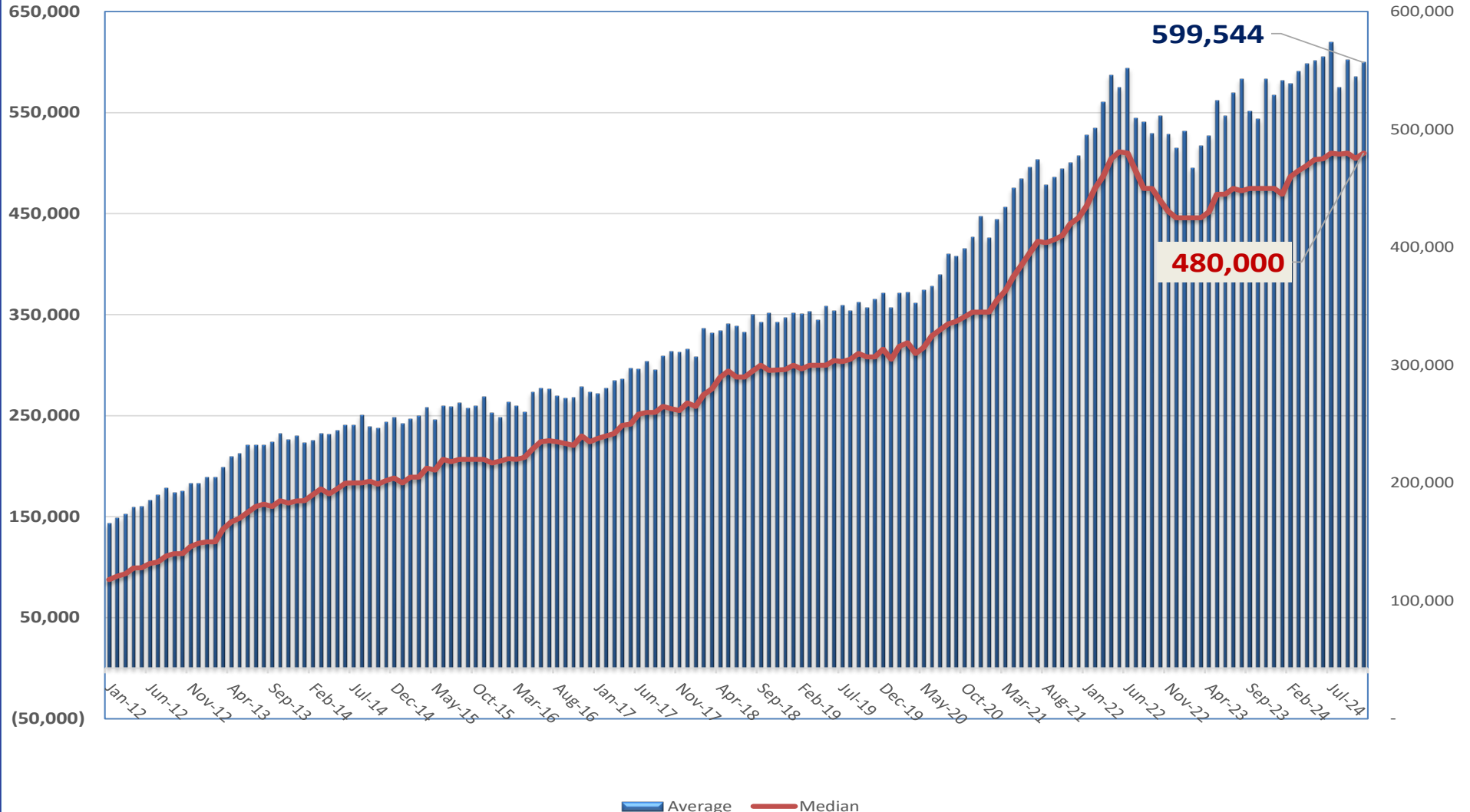
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Las Vegas Market Update - December 2024

Single Family Residential Price Trend

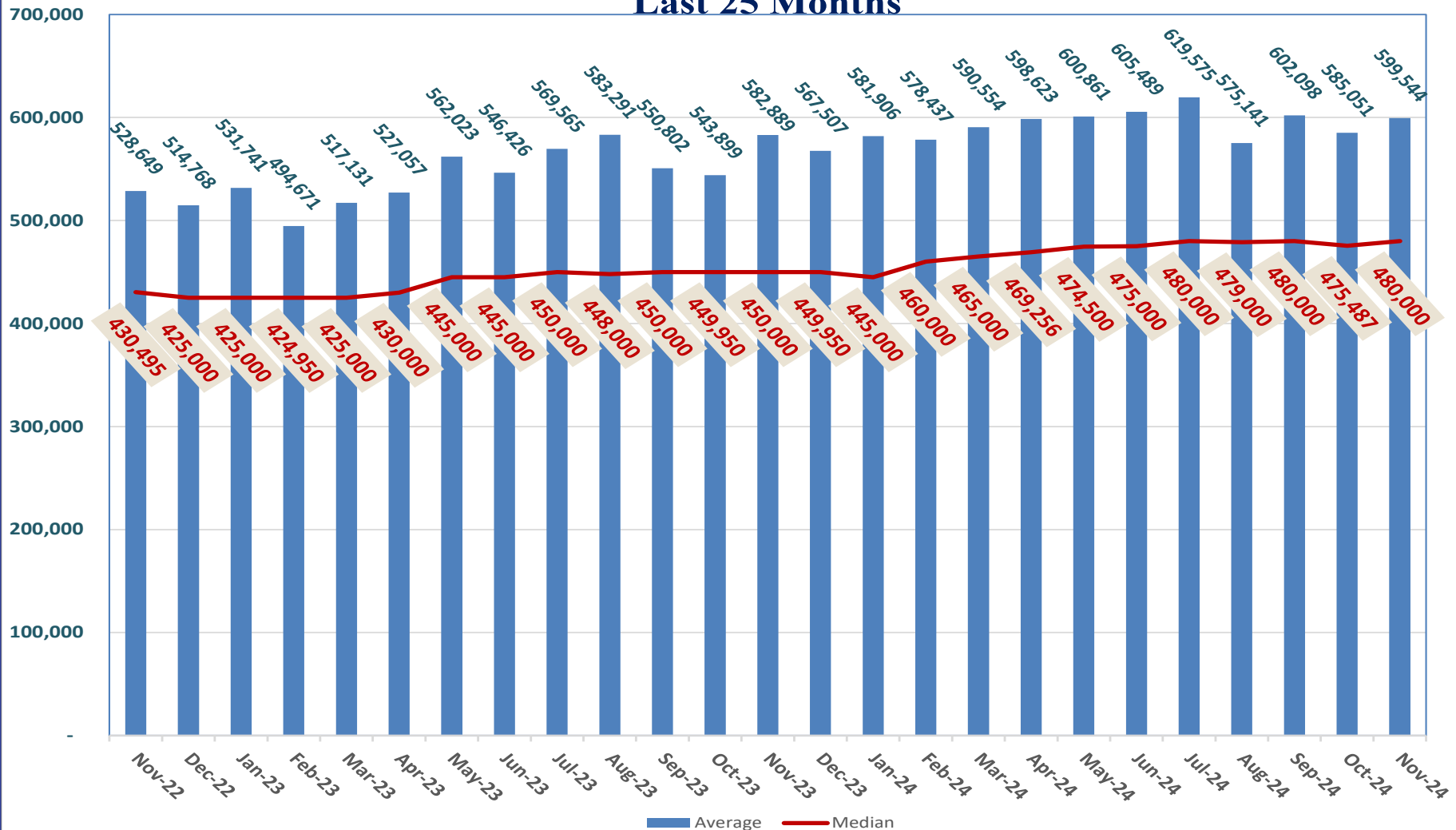




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Las Vegas Market Update - December 2024

Single Family Residential Price Trend Last 25 Months



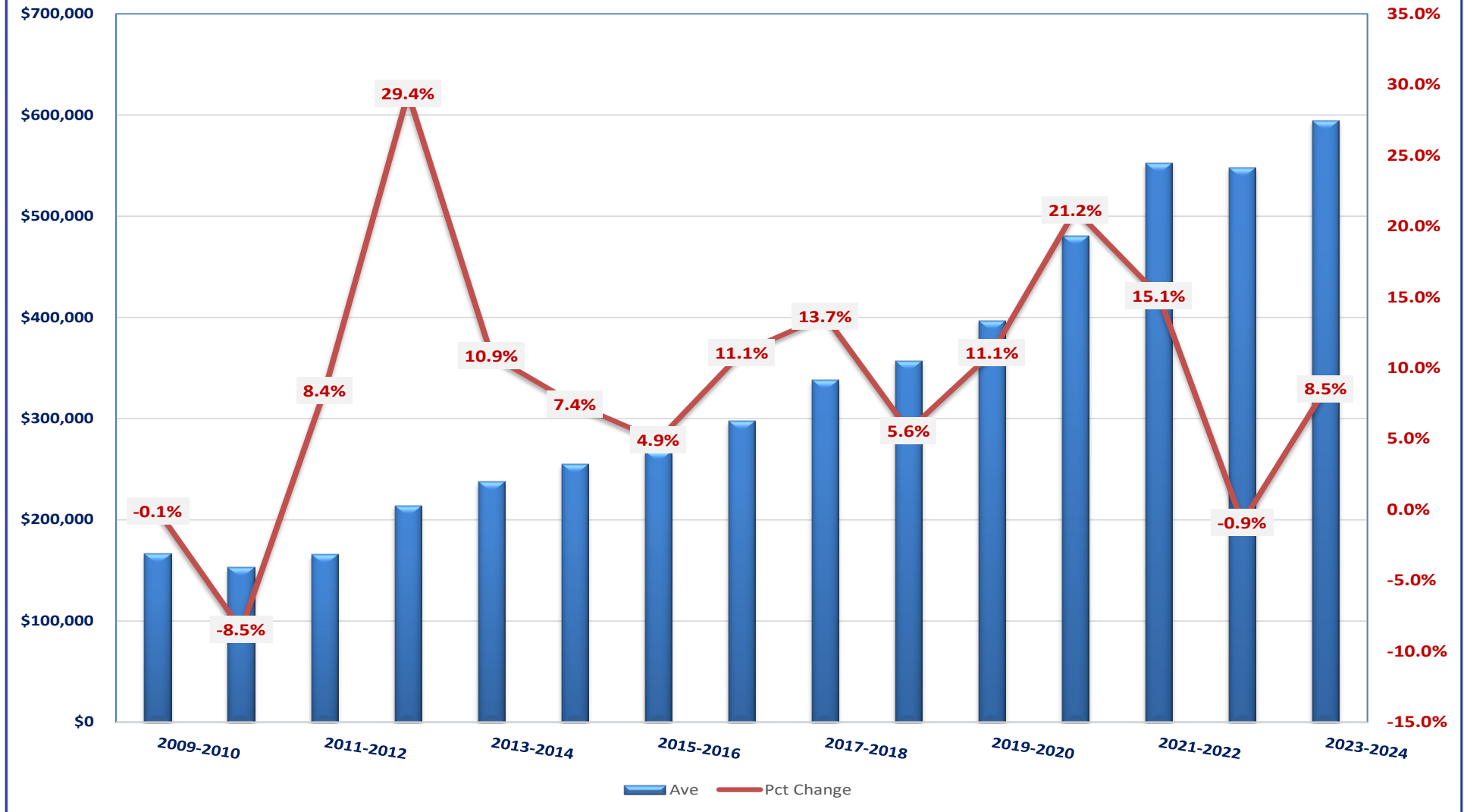
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Las Vegas Market Update - December 2024

SFR Average Price and Year Over Year Percent Change



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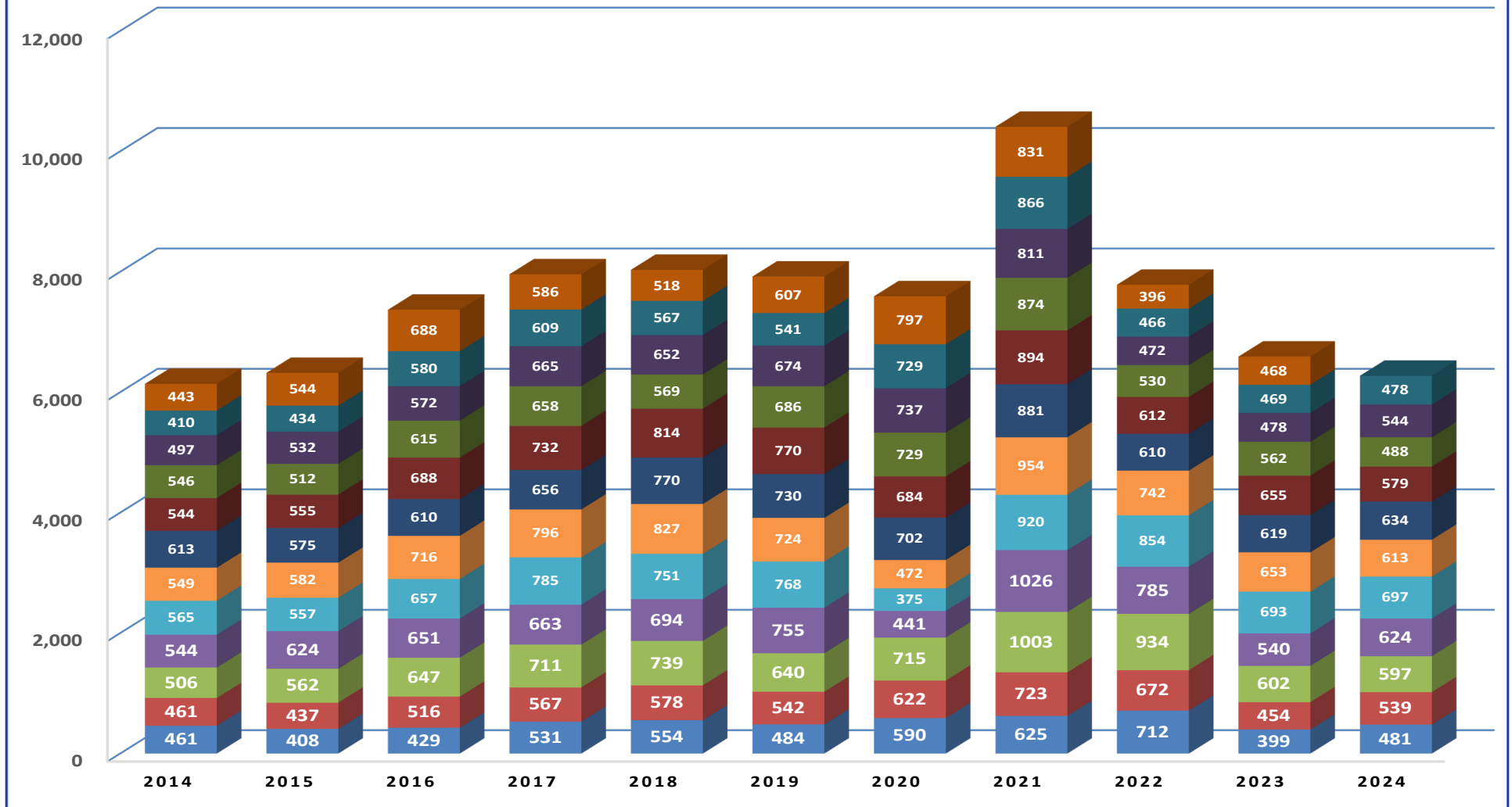


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Las Vegas Market Update - December 2024

CONDO / TOWNHOME CLOSINGS

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



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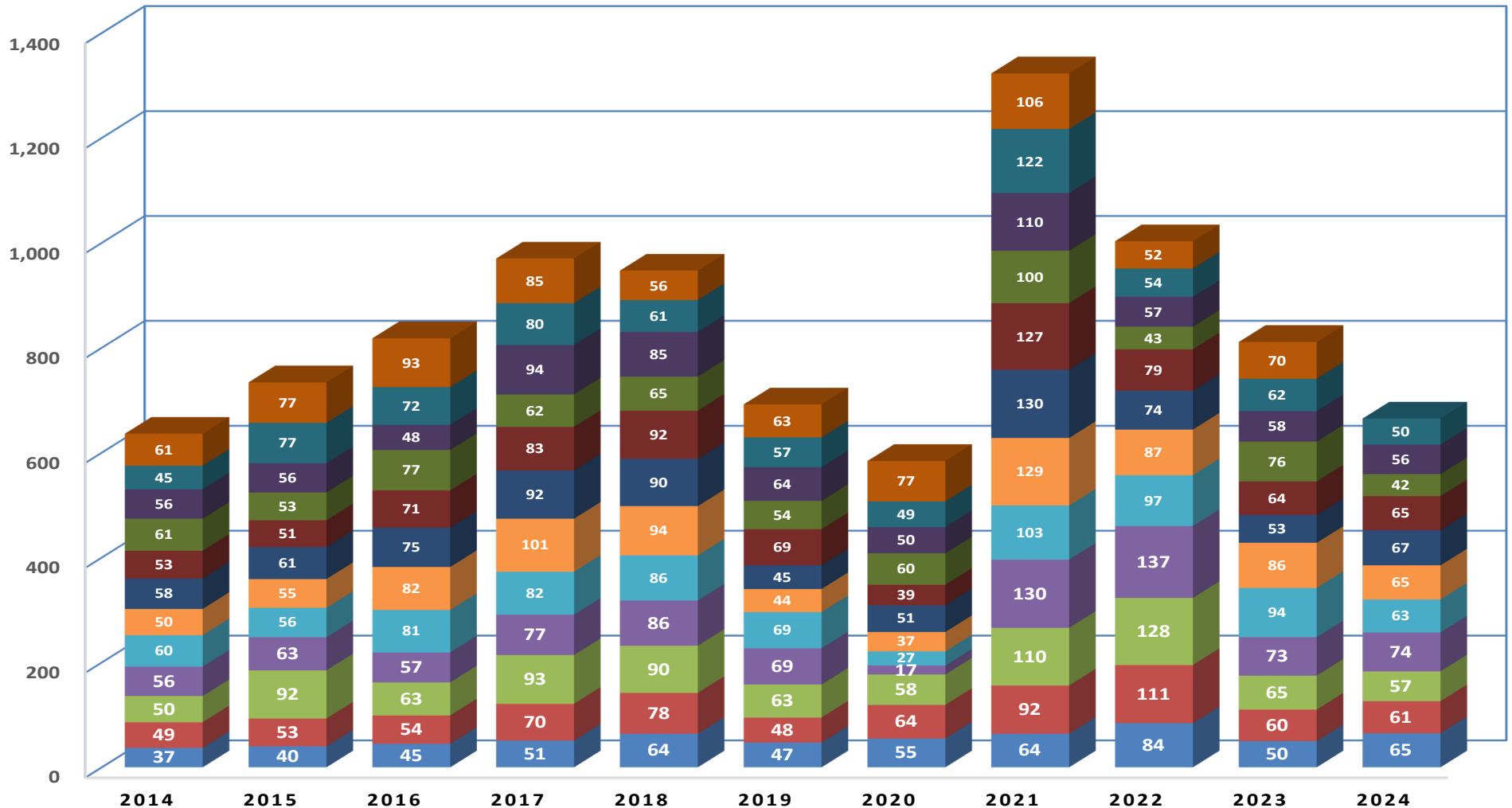


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Las Vegas Market Update - December 2024

VERTICAL / HI-RISE CLOSINGS

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



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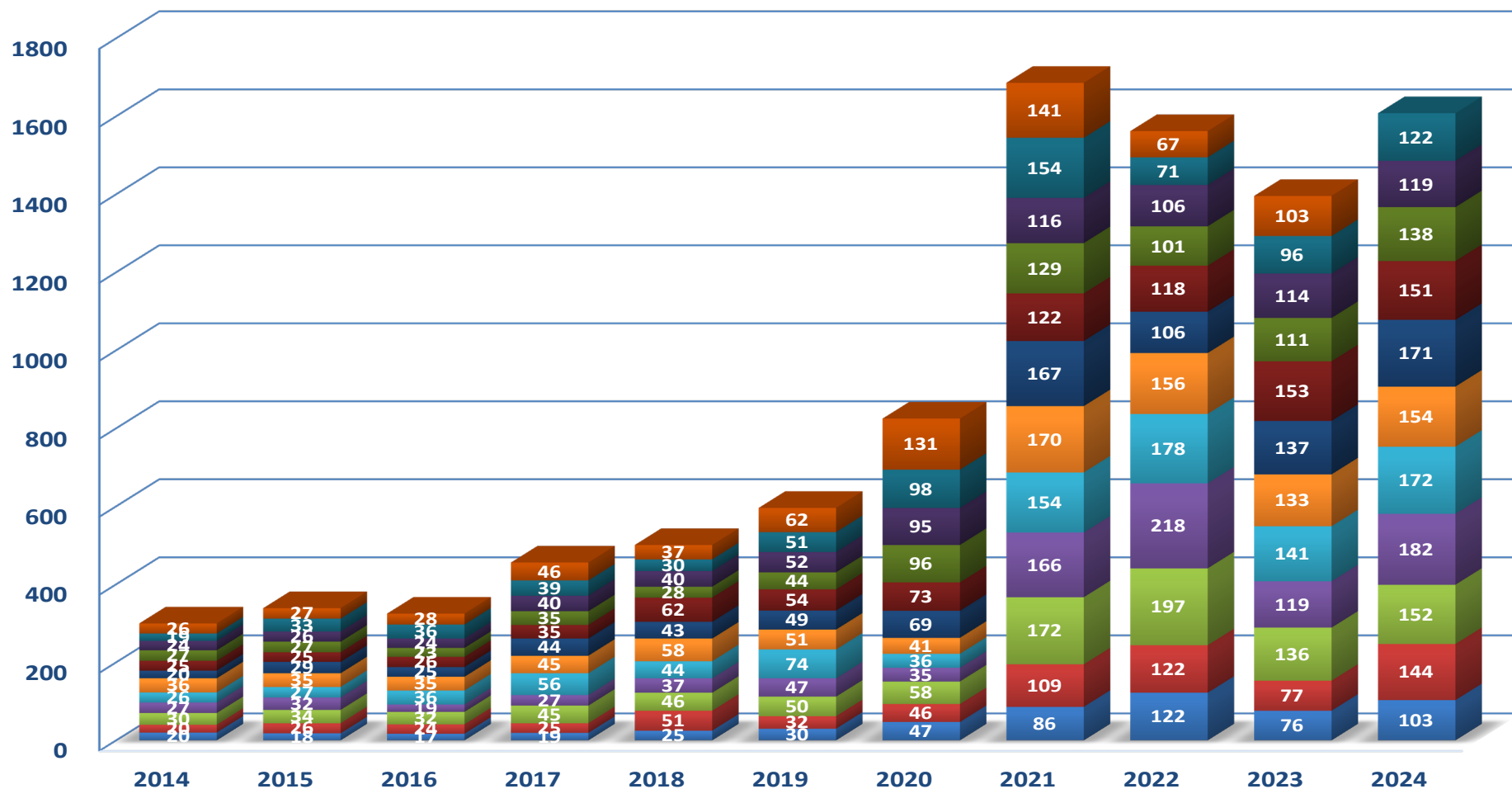


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Las Vegas Market Update - December 2024

LUXURY SALES \$1,000,000 AND OVER

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



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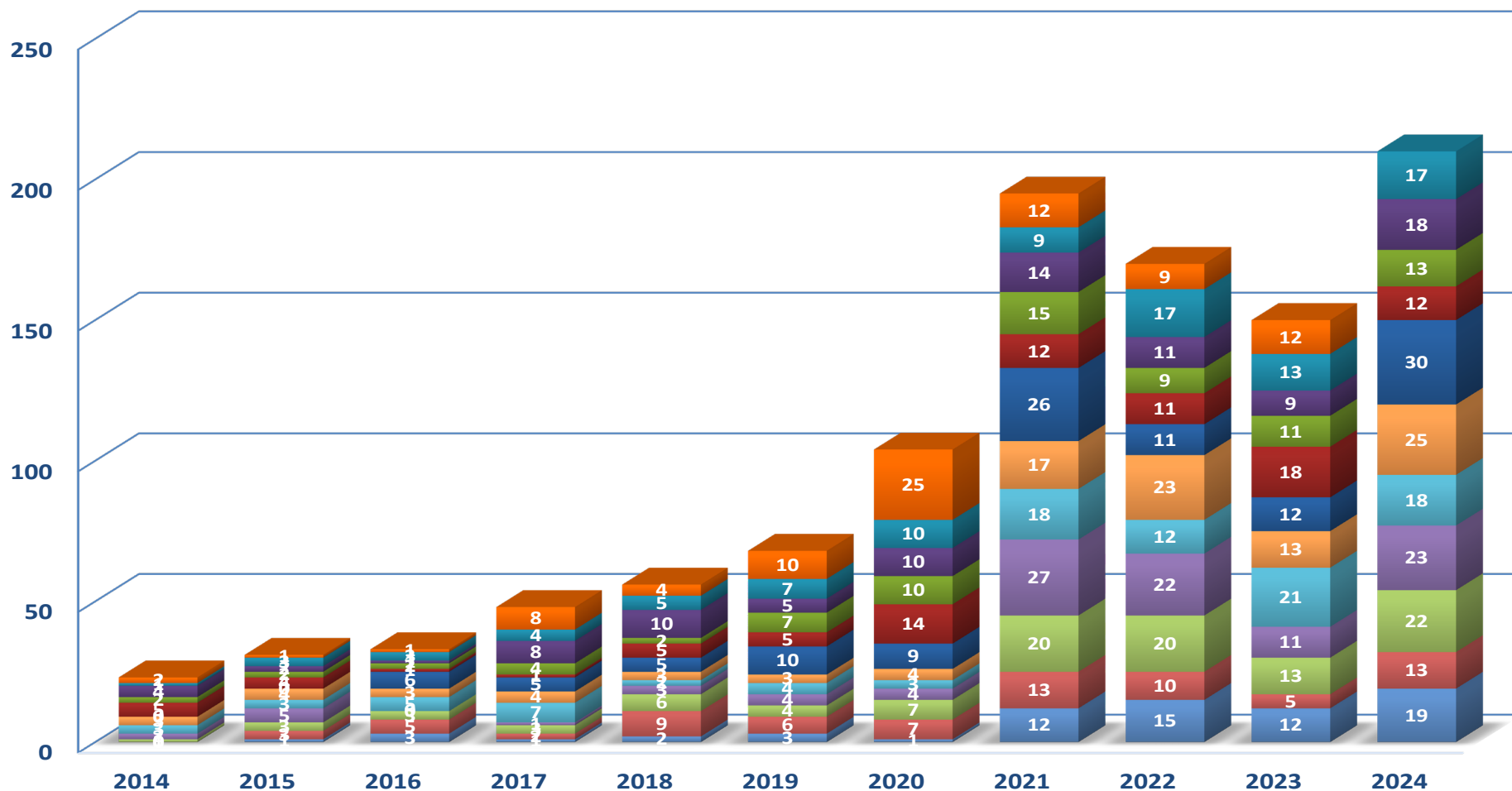


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

LUXURY SALES \$3,000,000 AND OVER

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



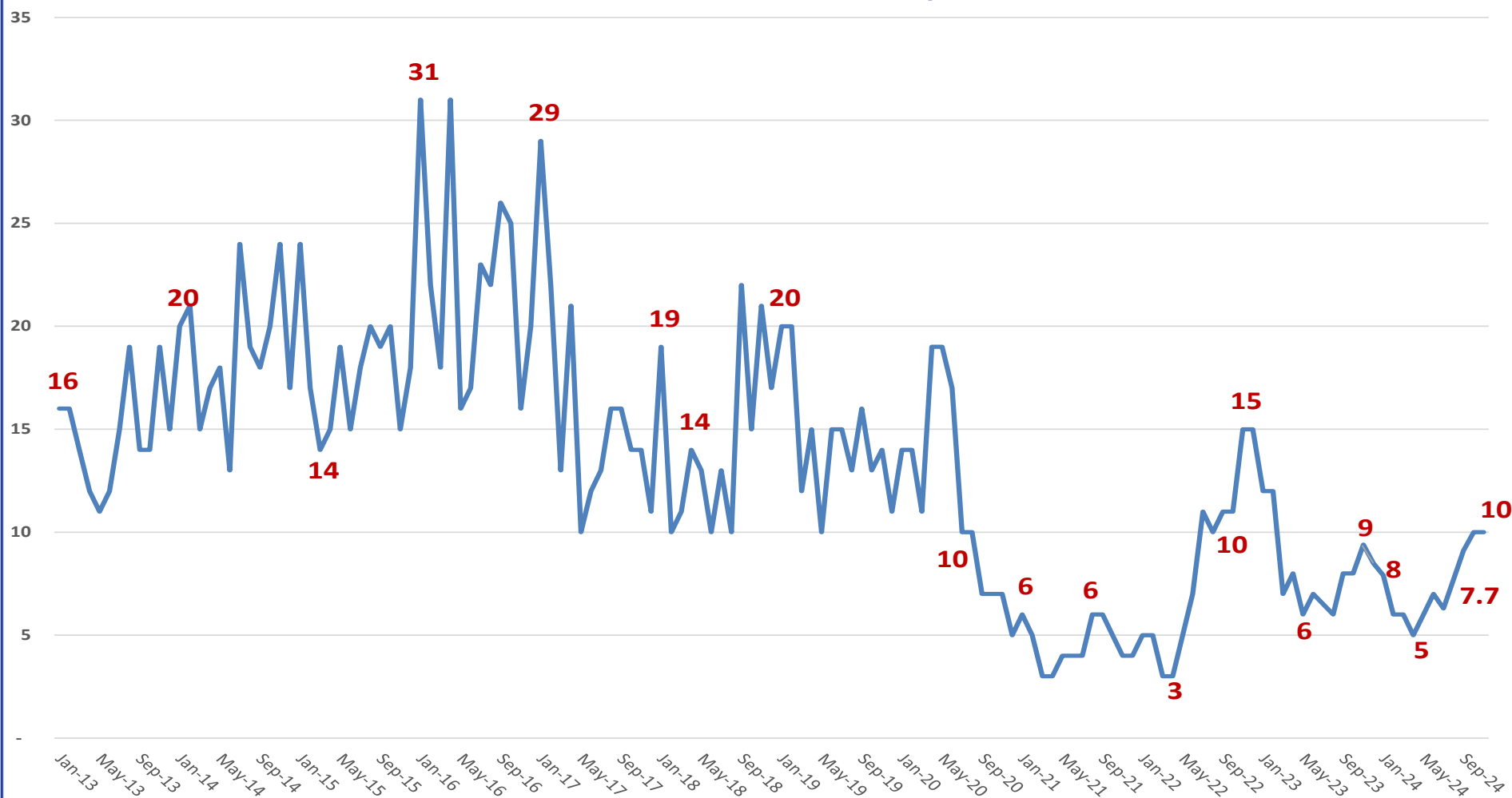
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Las Vegas Market Update - December 2024

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



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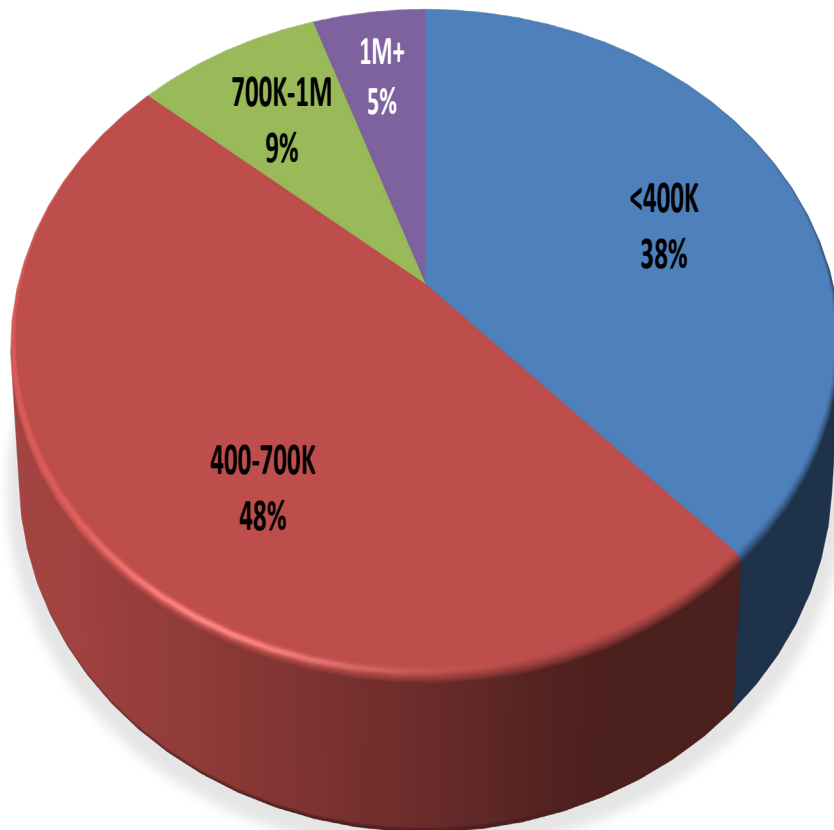


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

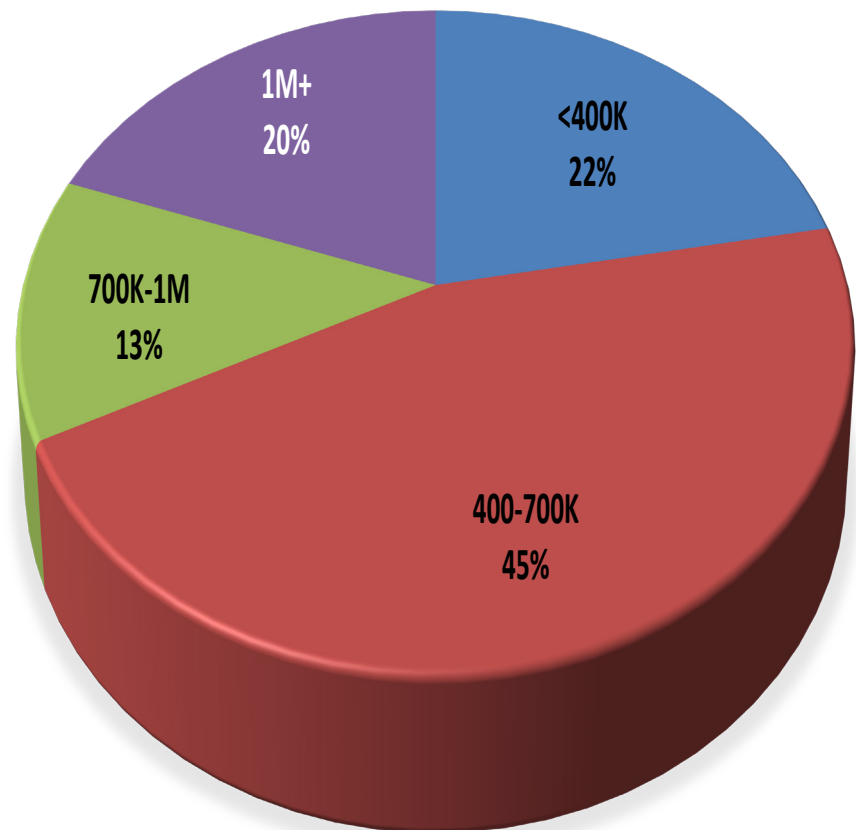
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

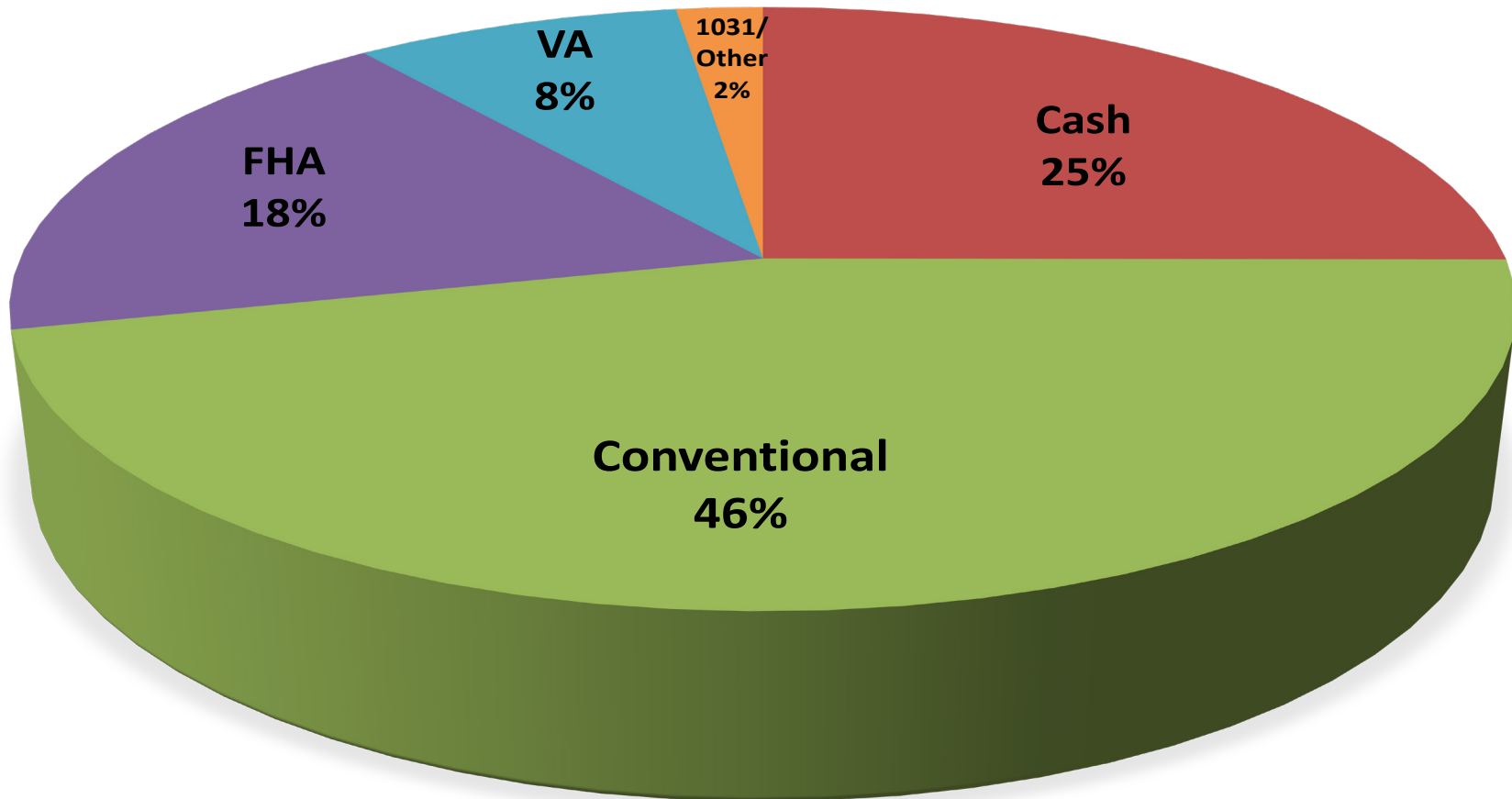




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Las Vegas Market Update - December 2024

Last Month's Closings by Sold Terms



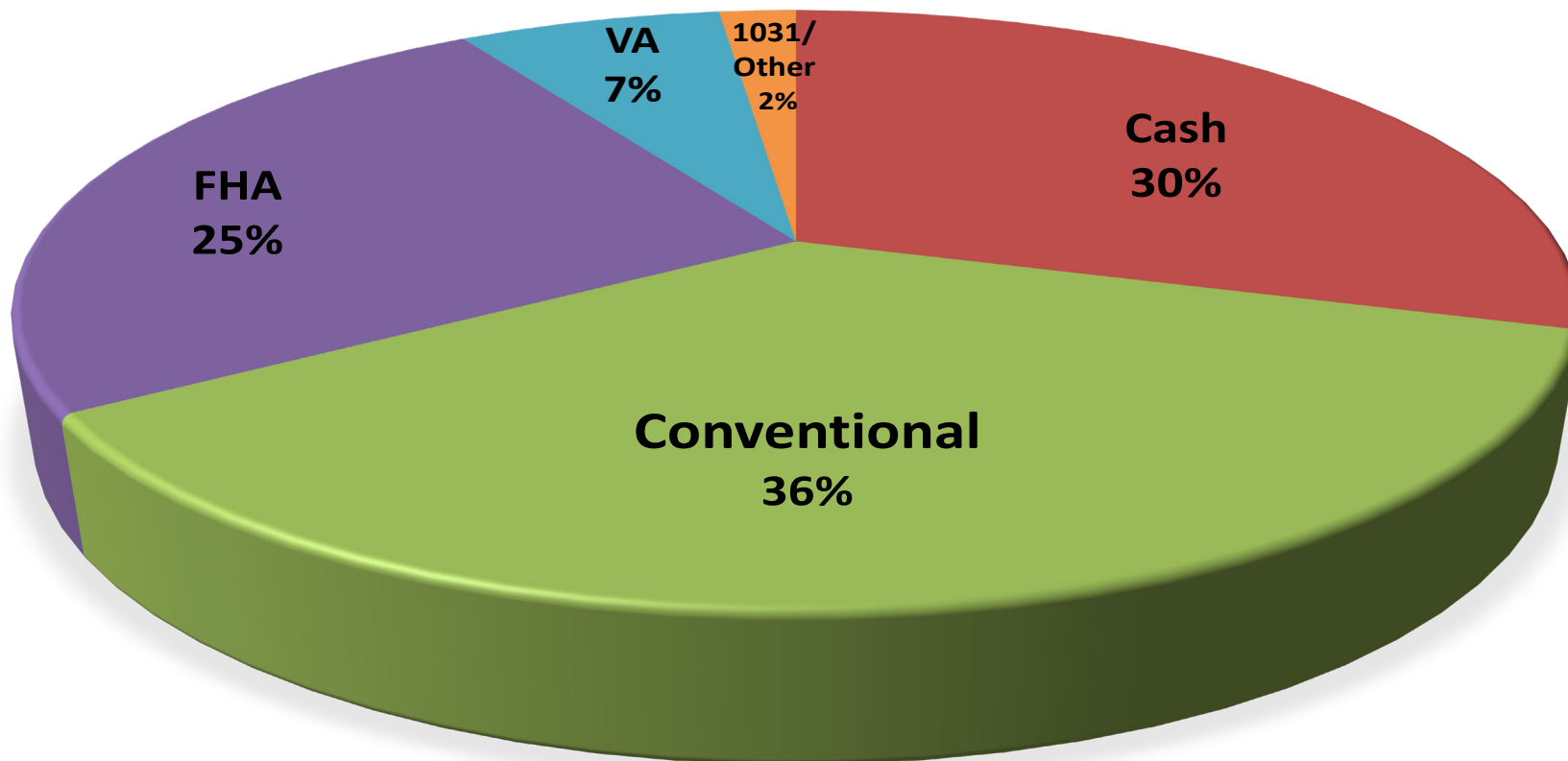
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**Closings By Sold Terms
Closings Less Than \$400,000**

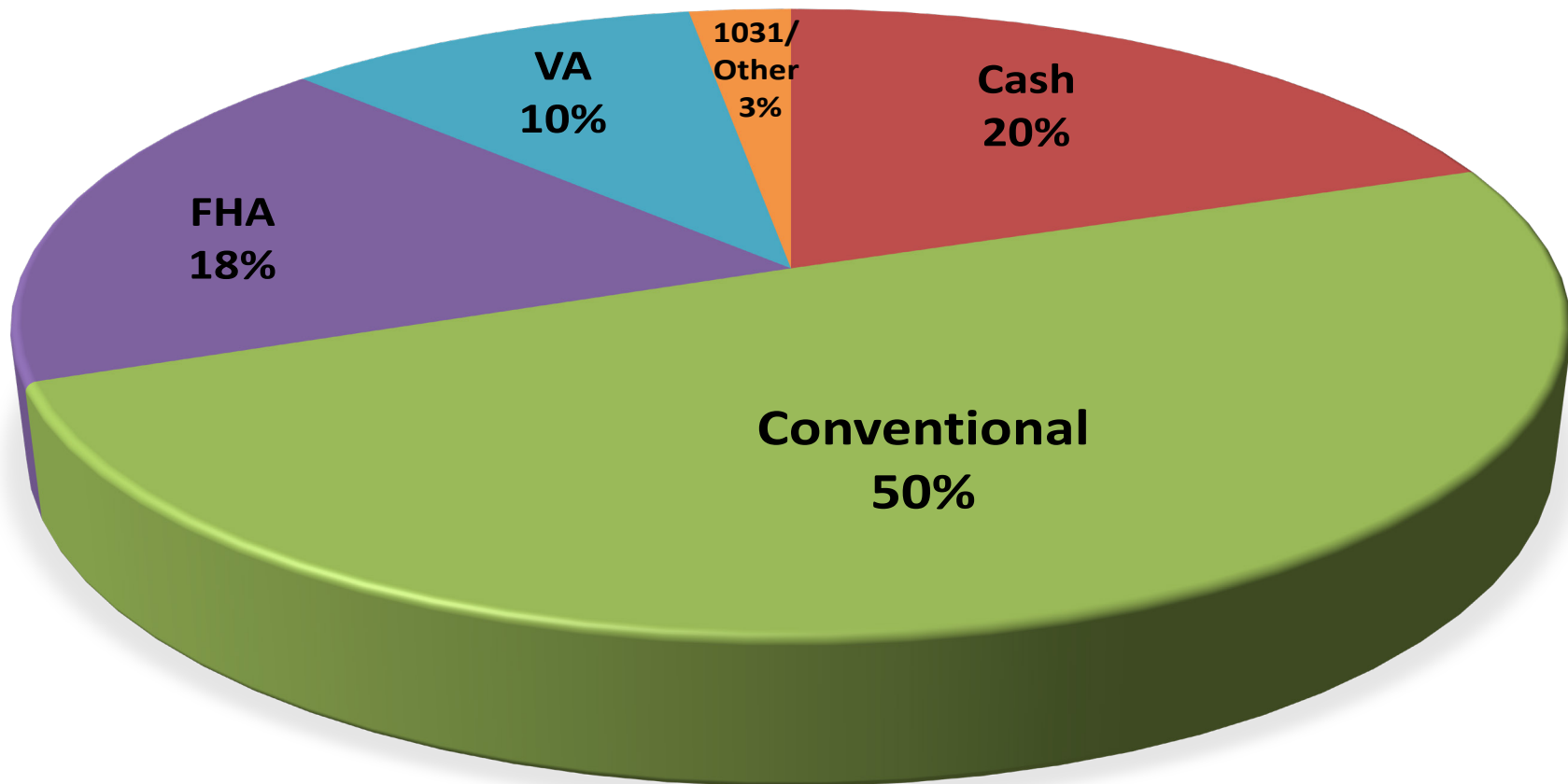




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Las Vegas Market Update - December 2024

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

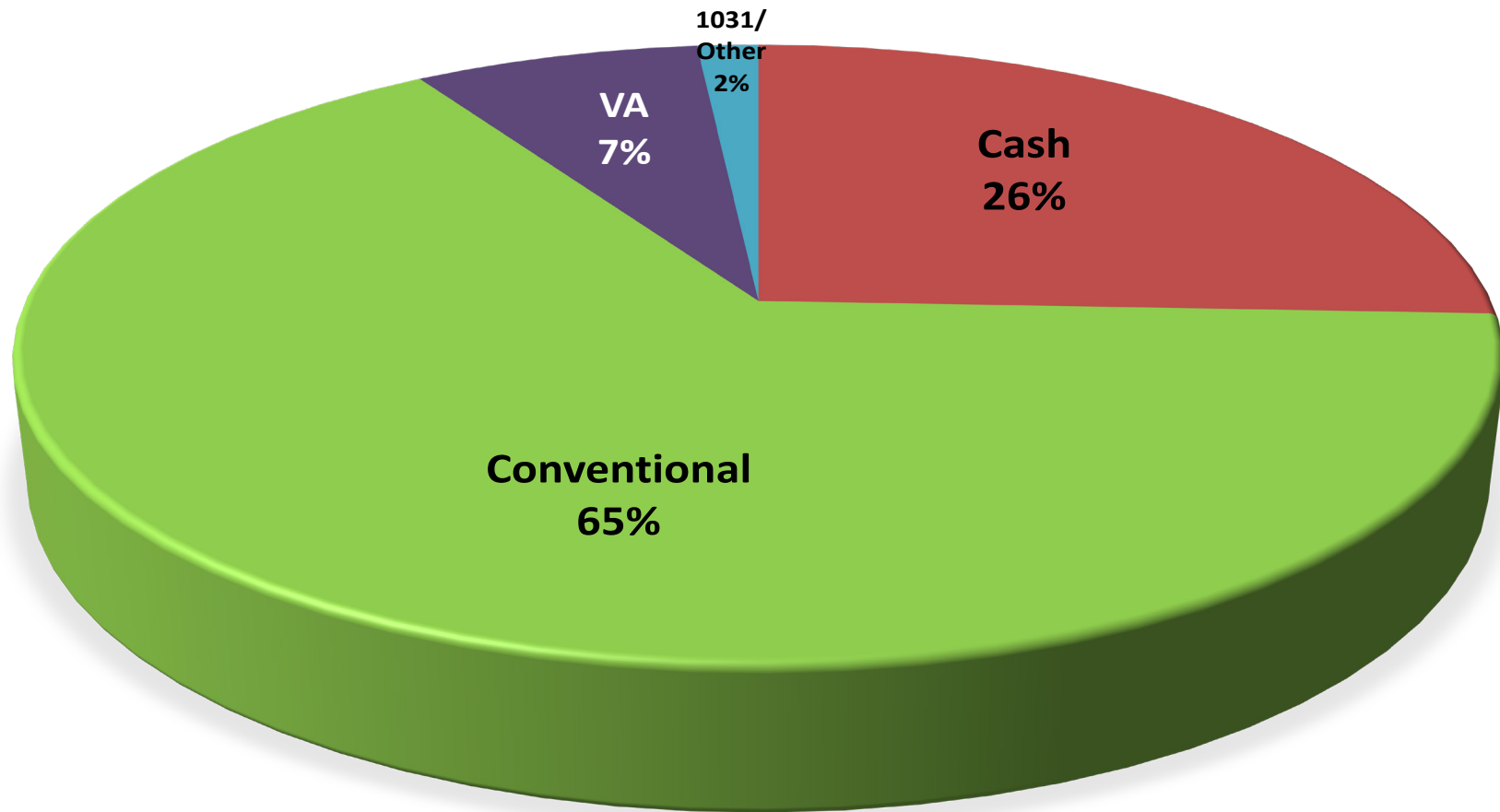




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Las Vegas Market Update - December 2024

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

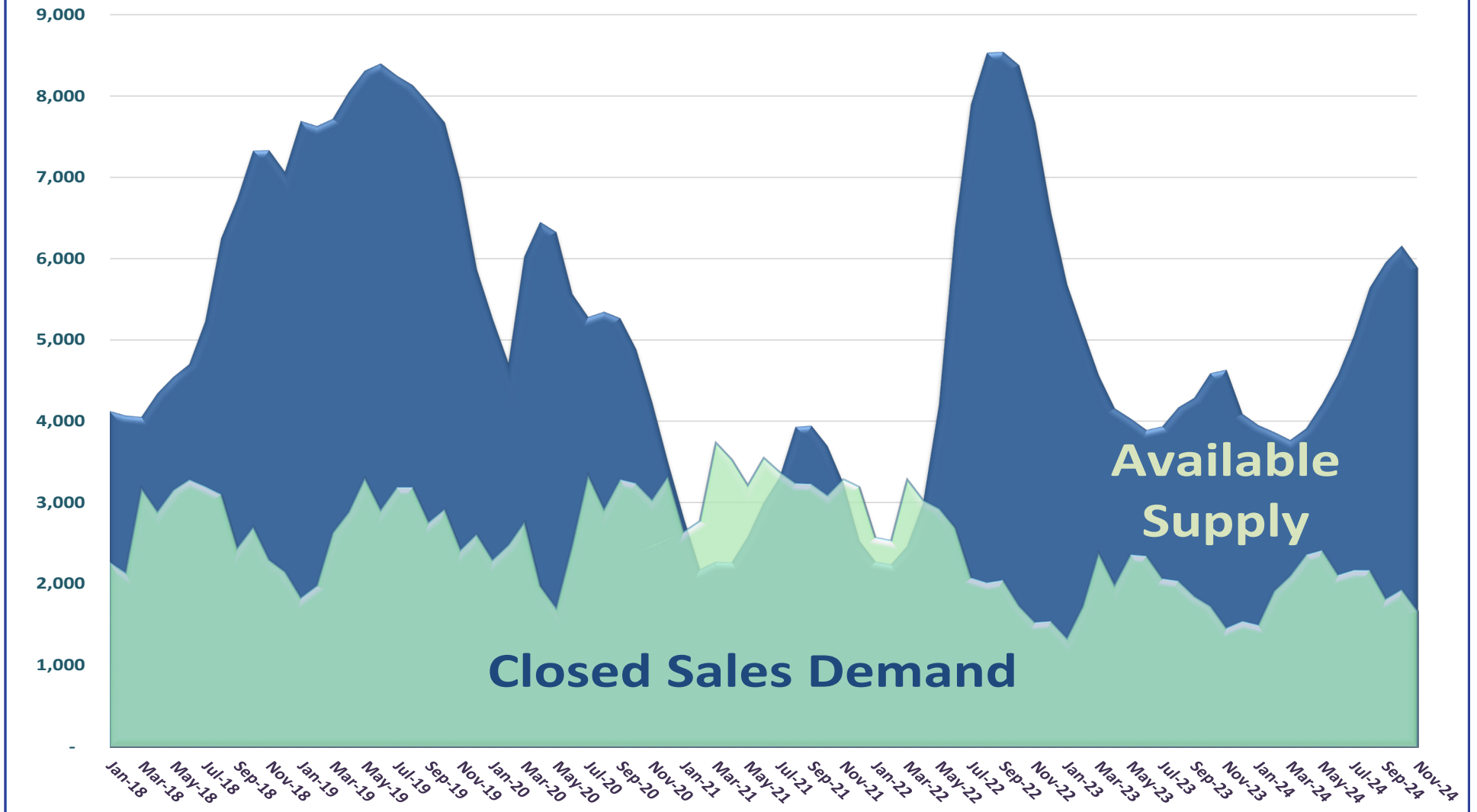




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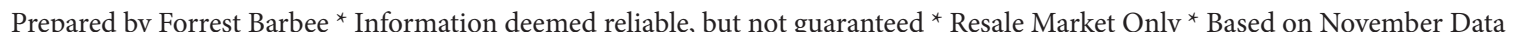
Supply vs Demand - Single Family Residential



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Residential Listings Taken vs Listings Sold

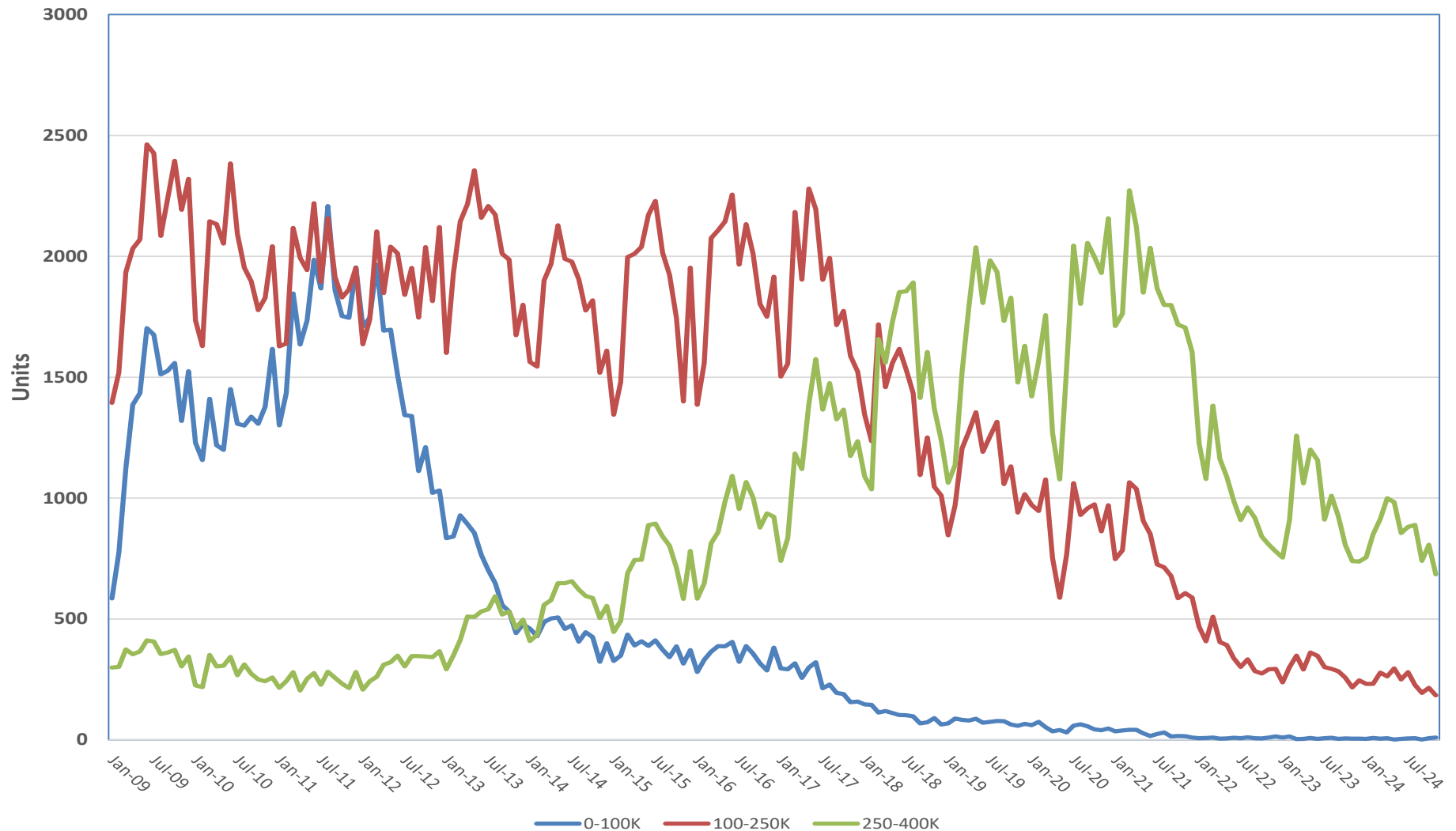




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Closed Units By Price Point - RES & VER



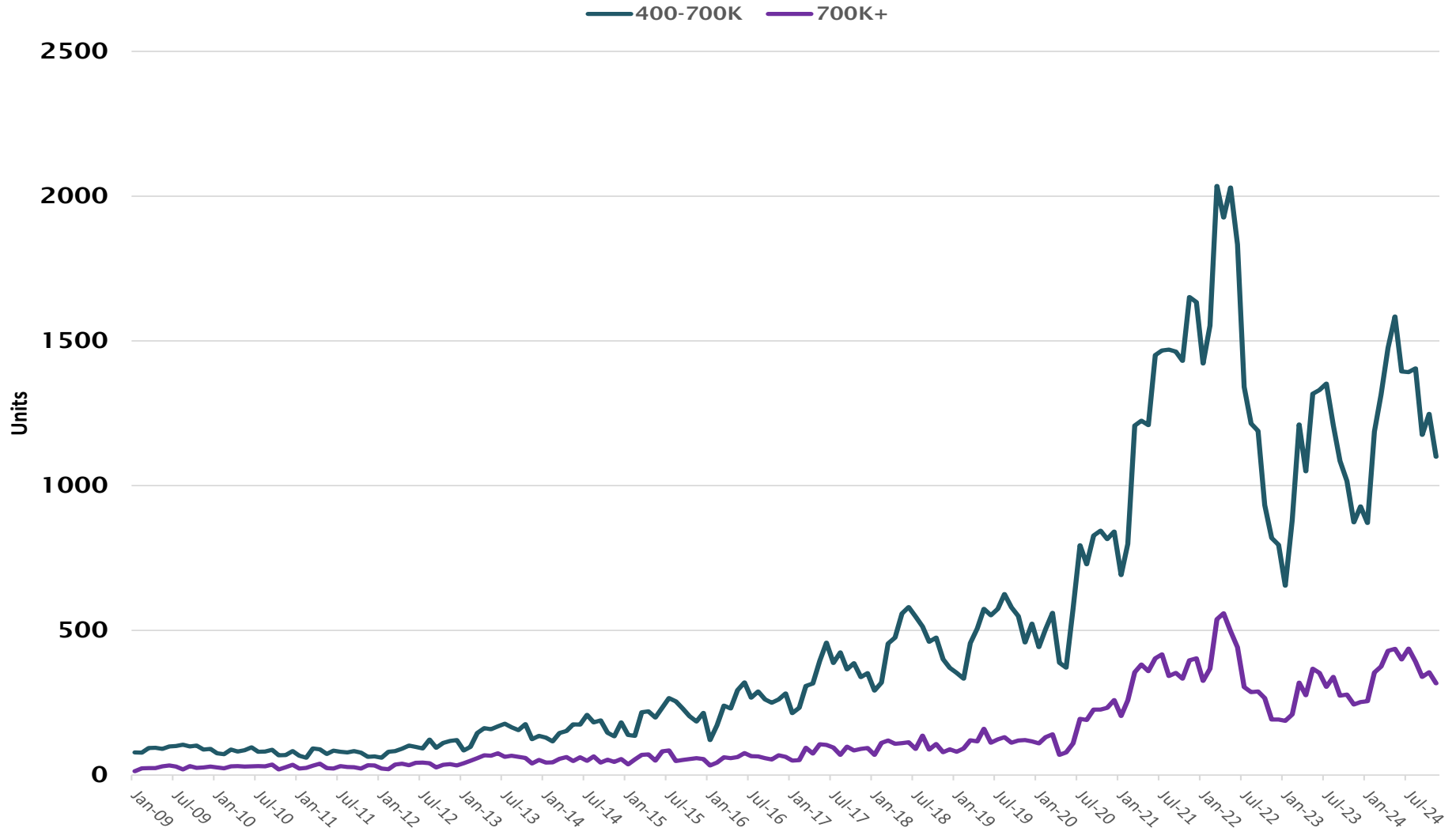
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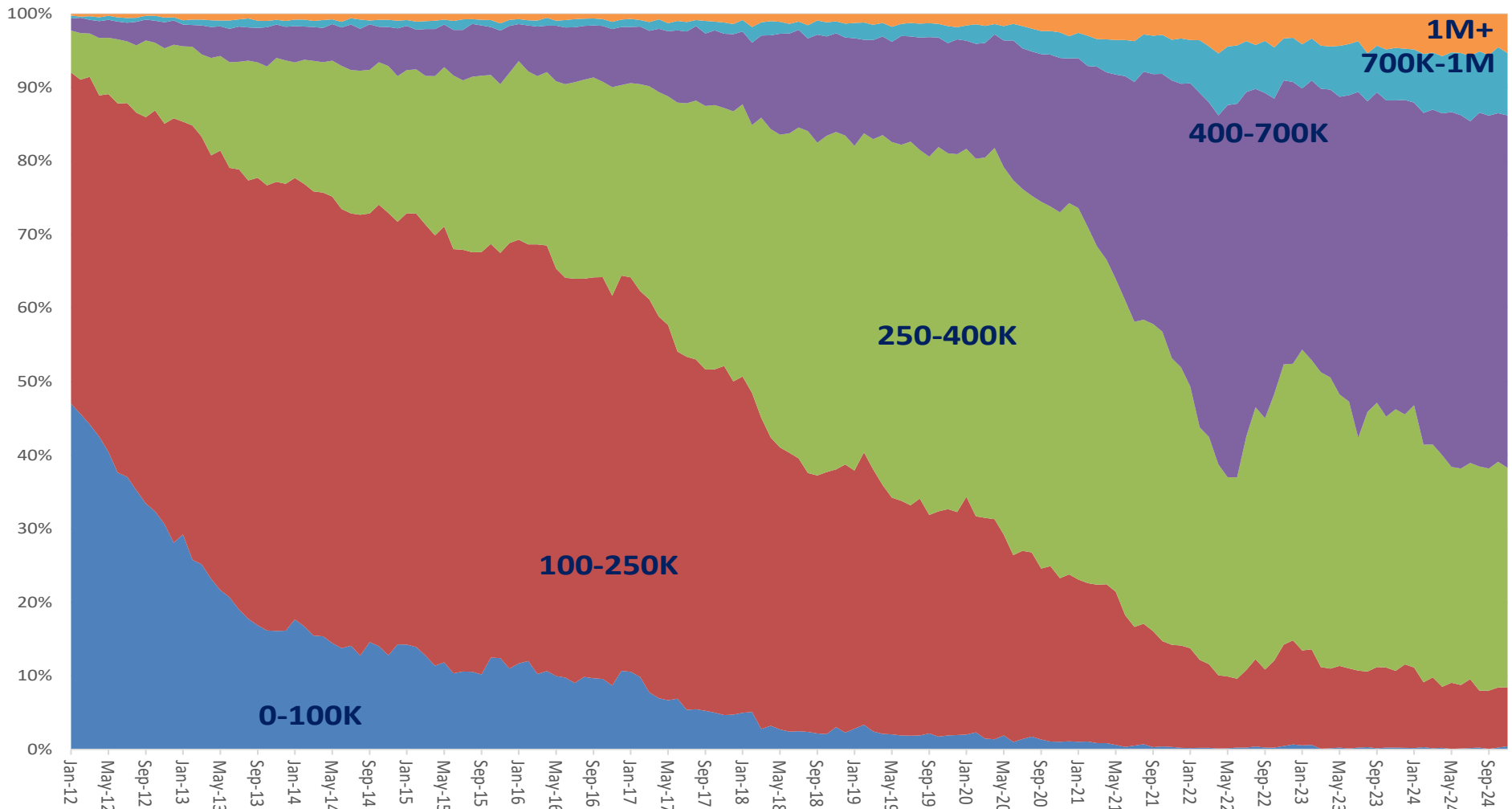
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Closing Trend by Price Point Residential and High Rise



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