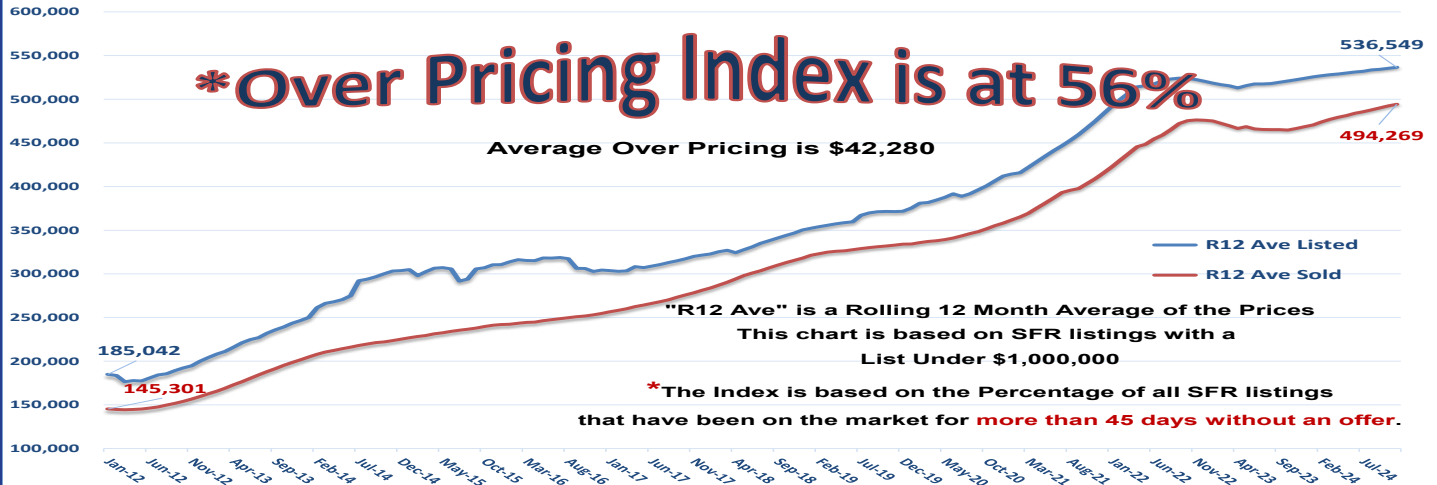




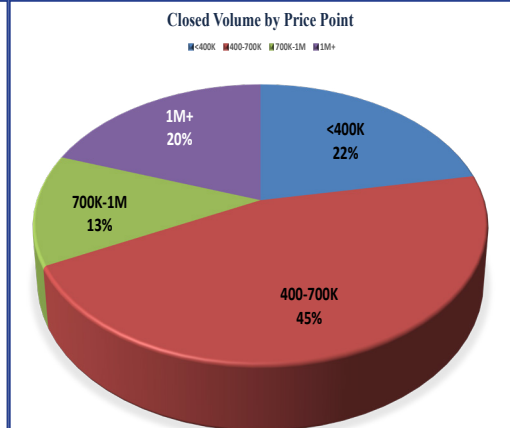
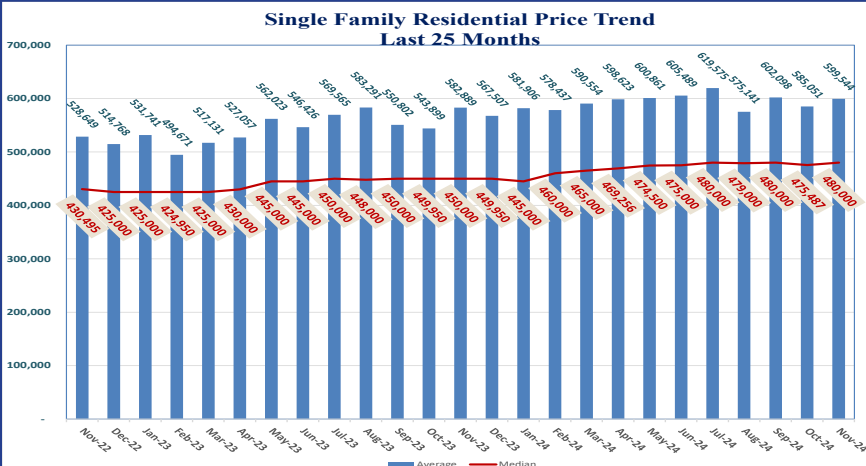
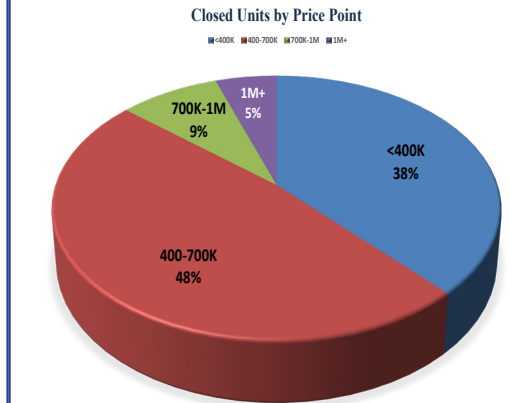
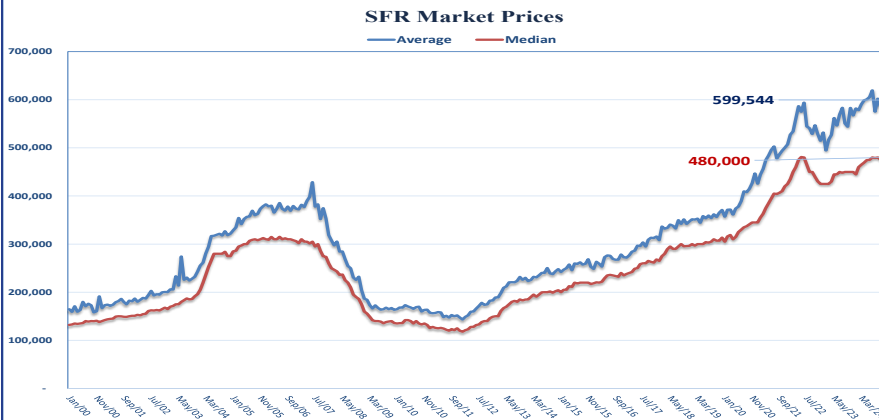
EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

SFR Average List vs Closed Sale Prices



	Closed 2023	Closed 2024	Change	% Change
Units	29,479	30,742	1,263	4.3%
Volume (000)	\$ 14,326,191	\$ 16,275,968	\$ 1,949,777	13.6%





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>	3,057	7,839	2,609	2,138	469,900	782,303	442,000	537,150	4.4	27.3%	44
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

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

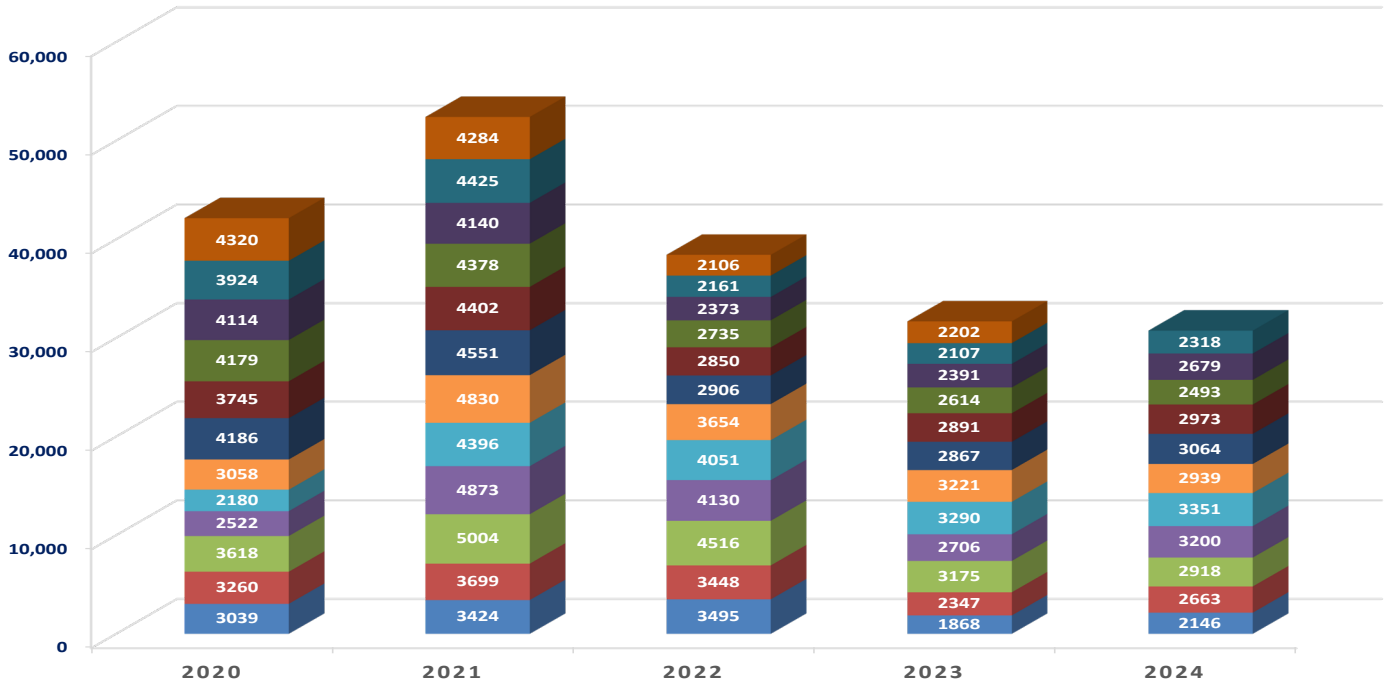


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

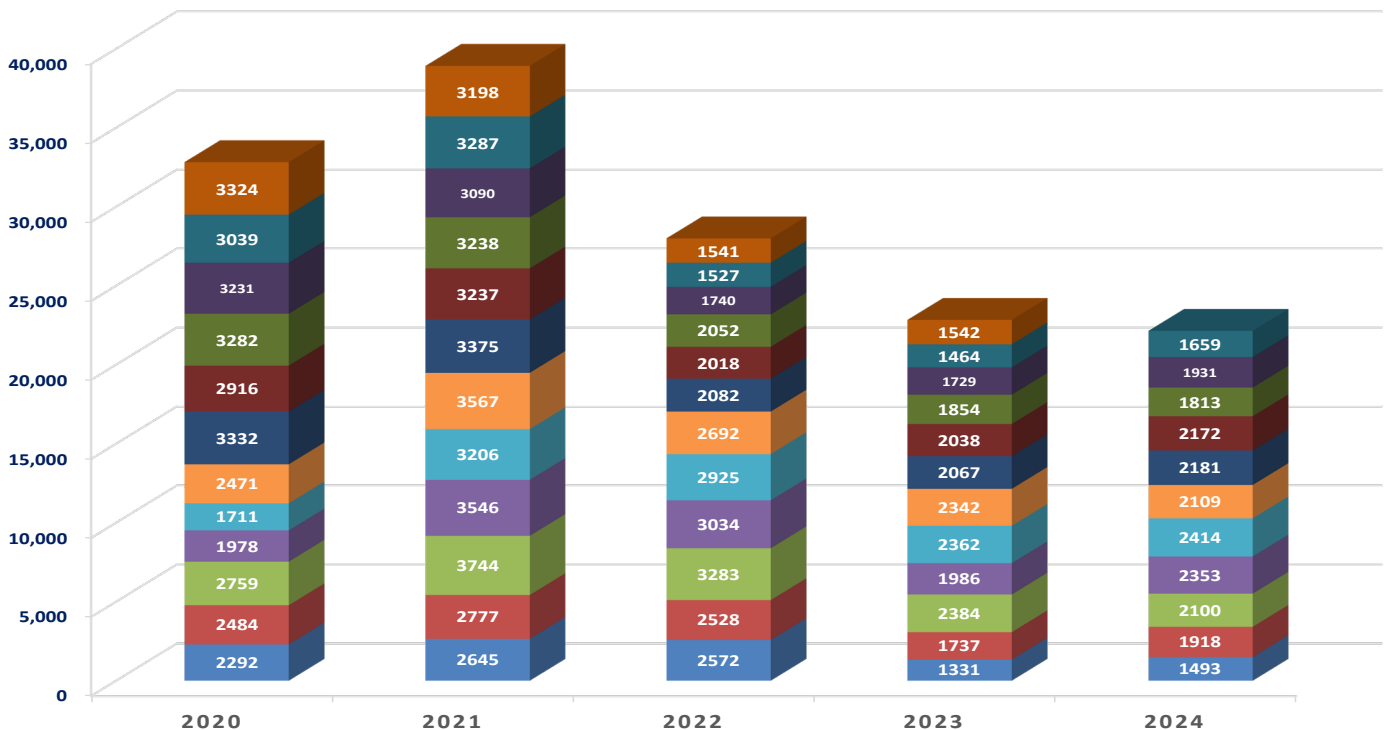
ALL RESALE CLOSINGS - RES, VER, MULTI

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



SINGLE FAMILY RESIDENTIAL CLOSINGS

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

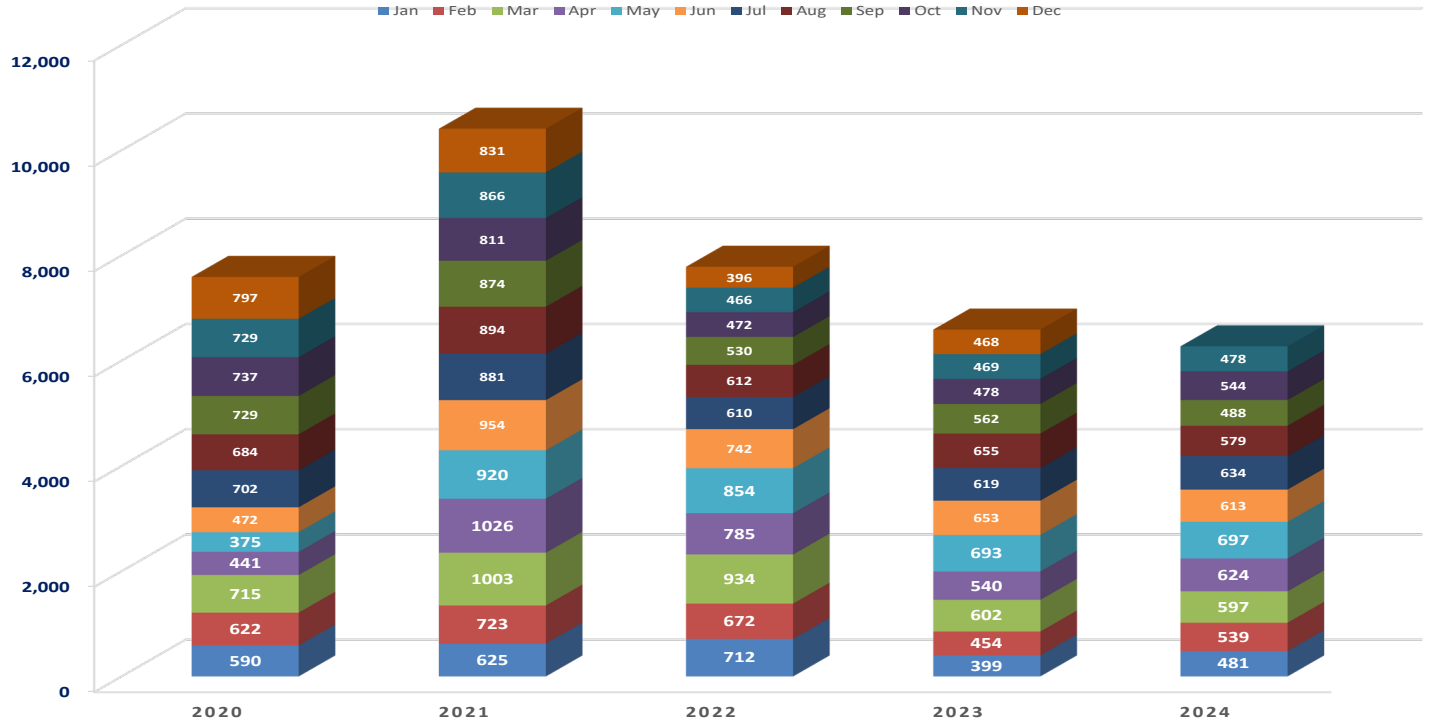




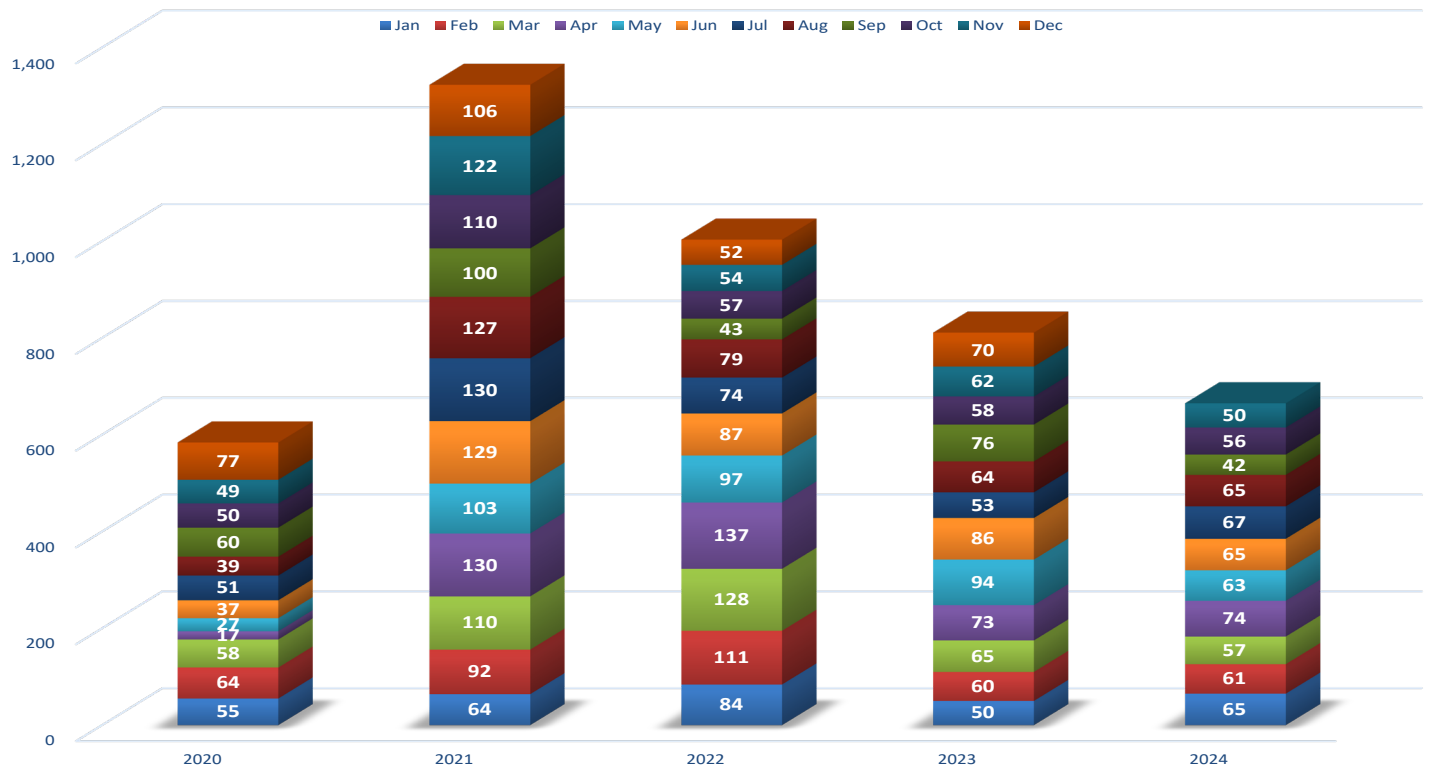
EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

CONDO / TOWNHOME CLOSINGS



VERTICAL / HI-RISE CLOSINGS



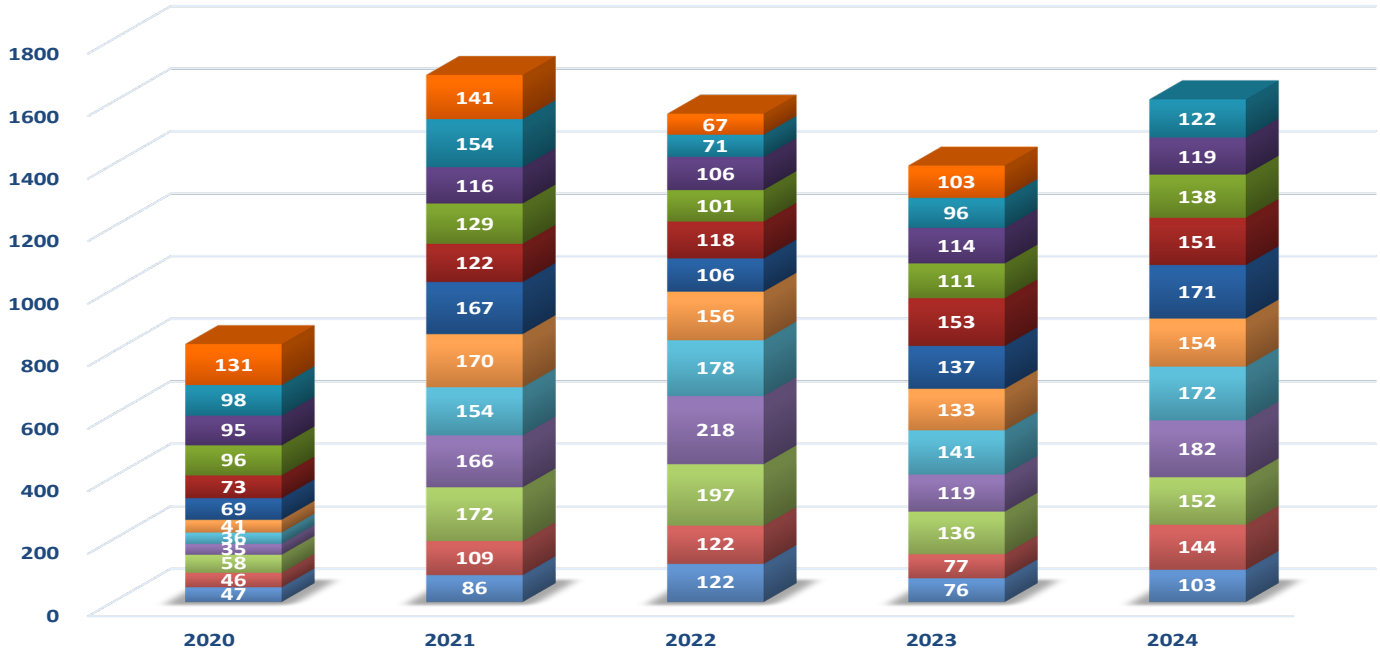


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

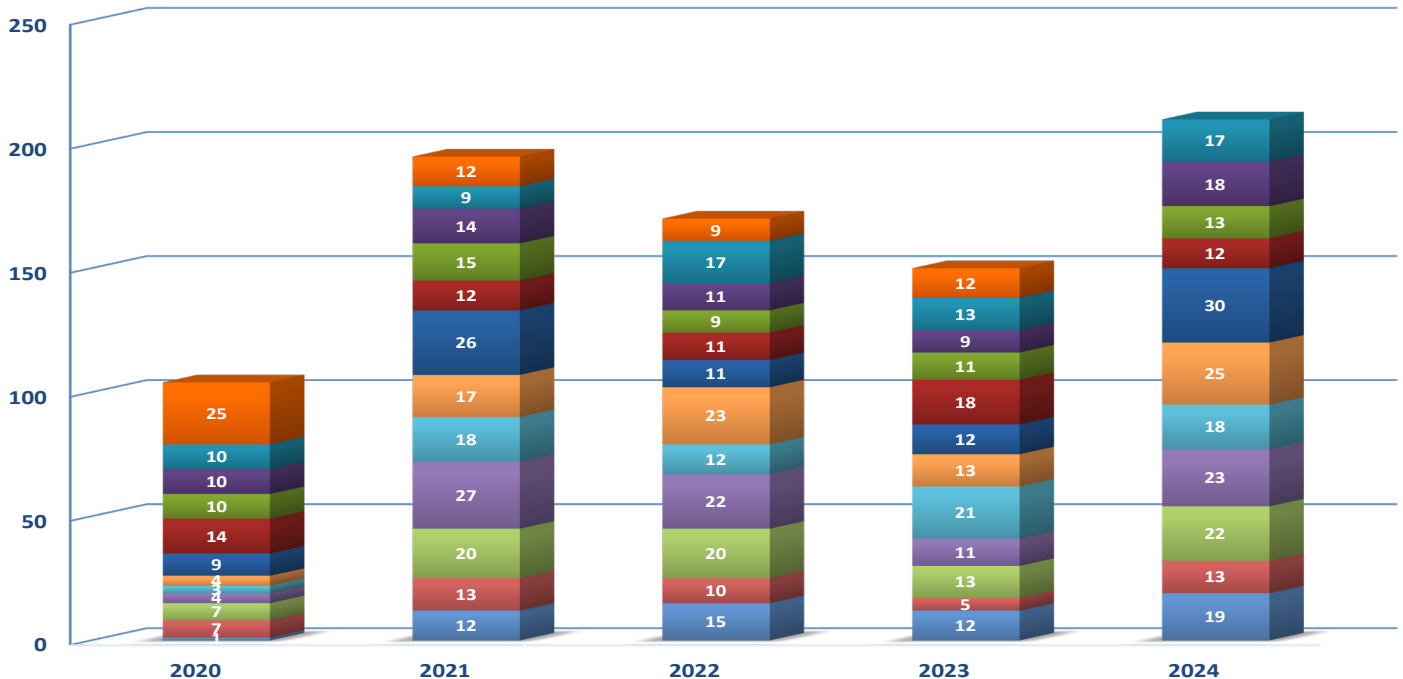
LUXURY SALES \$1,000,000 AND OVER

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



LUXURY SALES \$3,000,000 AND OVER

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

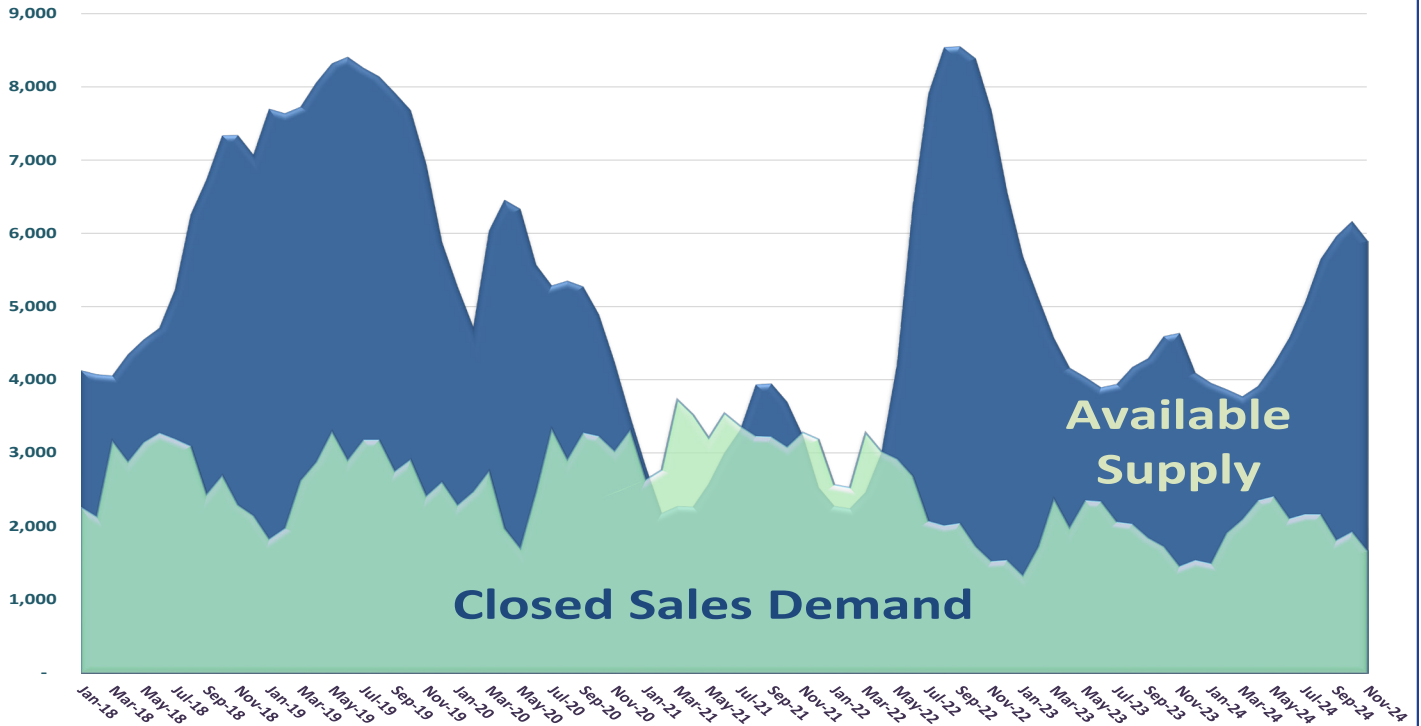




EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2024

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





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

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

	2024 June	July	August	September	October	November	Price Movement
Aliante	524,333	552,322	558,802	503,993	537,074	509,400	
Anthem	766,700	651,667	610,000	684,750	552,200	975,000	
Anthem Cnty Club	1,885,000	1,742,780	1,849,889	1,455,000	1,516,615	1,571,250	
Cadence	493,659	533,447	495,251	513,570	519,369	524,189	
Centennial Hills	530,603	756,139	510,125	1,151,375	517,668	744,279	
Desert/South Shores	768,731	630,836	710,243	565,242	616,500	625,111	
Green Valley	673,220	682,762	633,559	668,734	642,158	583,804	
Green Valley Ranch	580,350	530,778	624,353	690,709	626,250	595,000	
Inspirada	693,171	593,086	629,198	629,200	687,071	677,037	
Iron Mountain Ranch	552,211	552,909	525,667	588,725	565,980	584,875	
Lake Las Vegas	1,112,906	1,202,519	989,629	669,590	955,762	702,626	
Lone Mountain	1,015,375	625,131	484,900	457,111	1,113,687	521,167	
MacDonald Highlands	4,910,514	3,014,795	3,414,179	3,066,667	6,903,898	2,931,057	
Mountains Edge	518,511	542,258	542,090	568,253	512,558	560,504	
Peccole Ranch	540,900	598,308	500,944	524,618	582,099	586,300	
Providence	494,996	515,384	537,779	489,184	485,500	452,769	
Red Rock Country Club	1,955,714	2,196,333	1,687,500	3,082,000	4,137,000	2,212,500	
Rhodes Ranch	540,283	638,608	609,584	572,556	618,492	684,126	
Seven Hills	845,111	1,748,091	928,731	1,110,107	653,546	761,986	
Siena (SFR & TWH)	852,529	659,920	777,000	752,333	821,238	975,818	
Silverado Ranch	529,429	500,113	549,150	467,426	553,818	476,100	
Silverstone Ranch	453,750	603,500	548,333	626,460	542,571	503,926	
Skye Canyon	594,050	658,145	587,607	657,288	690,460	625,759	
Southern Highlands	670,215	1,163,662	798,499	1,185,444	1,325,573	820,678	
Spring Valley	480,576	540,492	496,273	525,900	468,324	548,444	
Summerlin	983,224	870,333	948,157	1,122,206	1,052,524	847,745	
Sun City Anthem	615,548	642,467	633,041	566,273	656,958	770,125	
Sun City Summerlin	578,173	558,764	605,182	594,270	562,119	630,925	
The Lakes	591,556	588,868	554,250	603,086	542,000	1,001,875	
The Ridges	5,500,000	5,710,000	4,716,667	-	2,895,000	8,525,000	
Tuscany	593,317	555,250	572,663	571,467	527,560	598,667	
Other Groups							
Clark County	615,918	628,494	581,676	609,613	591,611	603,554	
Boulder City	915,065	691,881	643,525	642,308	491,736	686,667	
Pahrump	372,413	387,125	411,643	399,143	429,980	508,330	
High Rise Sales	742,205	728,152	569,438	515,370	589,460	640,200	
Luxury Sales (\$1M+)	2,107,910	2,122,451	1,655,566	1,874,408	1,962,815	2,031,670	