



EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2025

January 2025 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	3,345	5,627	2,183	1,591	540,000	934,453	485,000	599,800	4.2	28.3%	54
CON/TWH	1,010	2,009	605	416	285,000	350,590	295,000	303,680	5.8	20.7%	52
Total Residential	4,355	7,636	2,788	2,007	470,000	780,841	439,000	538,422	4.7	26.3%	53
Hi-Rise	190	466	70	54	492,450	857,463	412,500	597,860	10.0	11.6%	113
Multiple Dwelling	37	88	19	20	637,450	678,753	592,500	575,150	5.2	22.7%	80
Vacant Land	344	1,964	183	134	75,000	579,657	65,000	247,674	16.0	6.8%	215
Luxury Sales (RES & VER) \$1M+	448	984	195	118	1,750,000	3,062,549	1,412,500	1,968,585	10.0	12.0%	85



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Las Vegas Market Update - February 2025

December 2024 Production

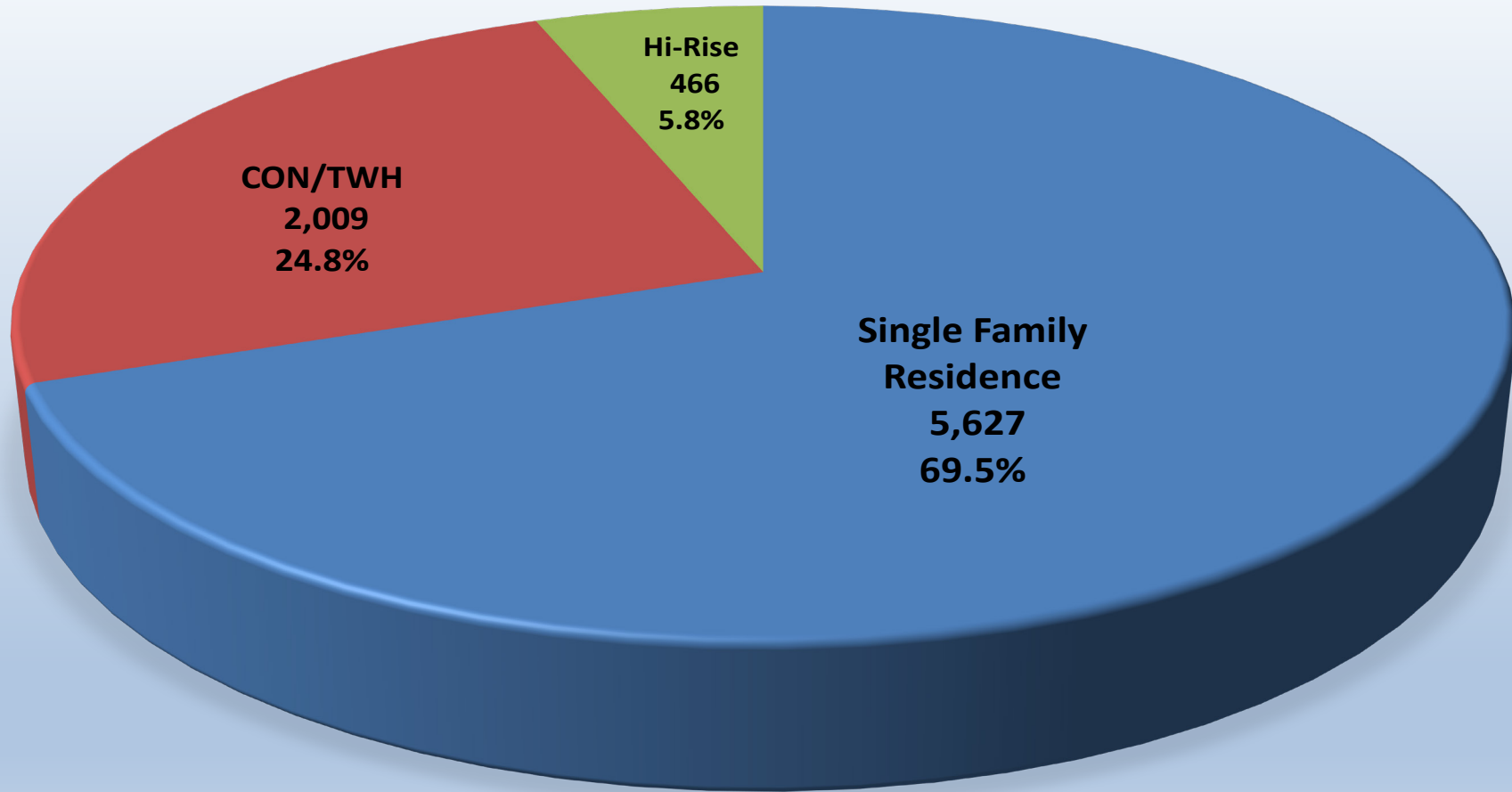
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	1,883	5,361	1,751	1,830	535,900	932,753	475,000	623,135	3.7	34.1%	43
CON/TWH	651	1,872	472	473	290,000	366,484	290,000	311,695	3.4	25.3%	40
<i>Total Residential</i>	<i>2,534</i>	<i>7,233</i>	<i>2,223</i>	<i>2,303</i>	<i>469,000</i>	<i>786,195</i>	<i>433,990</i>	<i>559,170</i>	<i>3.6</i>	<i>31.8%</i>	<i>42</i>
Hi-Rise	90	429	68	56	499,000	856,934	420,000	592,855	5.8	13.1%	77
Multiple Dwelling	24	71	27	22	648,000	687,941	577,500	552,818	6.6	31.0%	28
Vacant Land	182	1,903	163	137	79,900	581,388	60,000	375,271	20.0	7.2%	168
Luxury Sales (RES & VER) \$1M+	224	935	145	167	1,802,000	3,106,056	1,385,000	2,023,097	7.0	17.9%	76



EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2025

Las Vegas REALTORS * Available Units

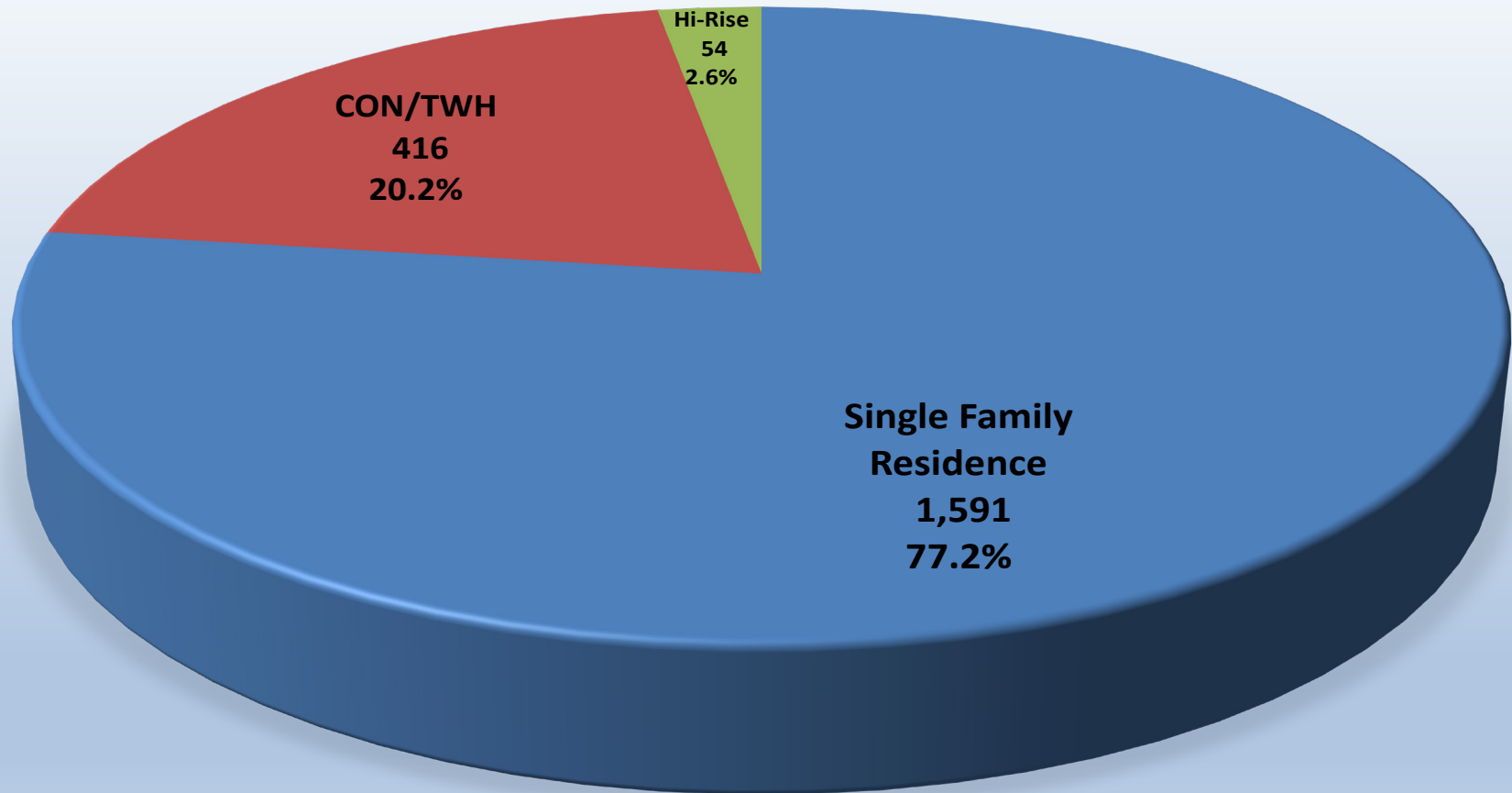




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Las Vegas Market Update - February 2025

Las Vegas REALTORS *Units Sold * Last Month

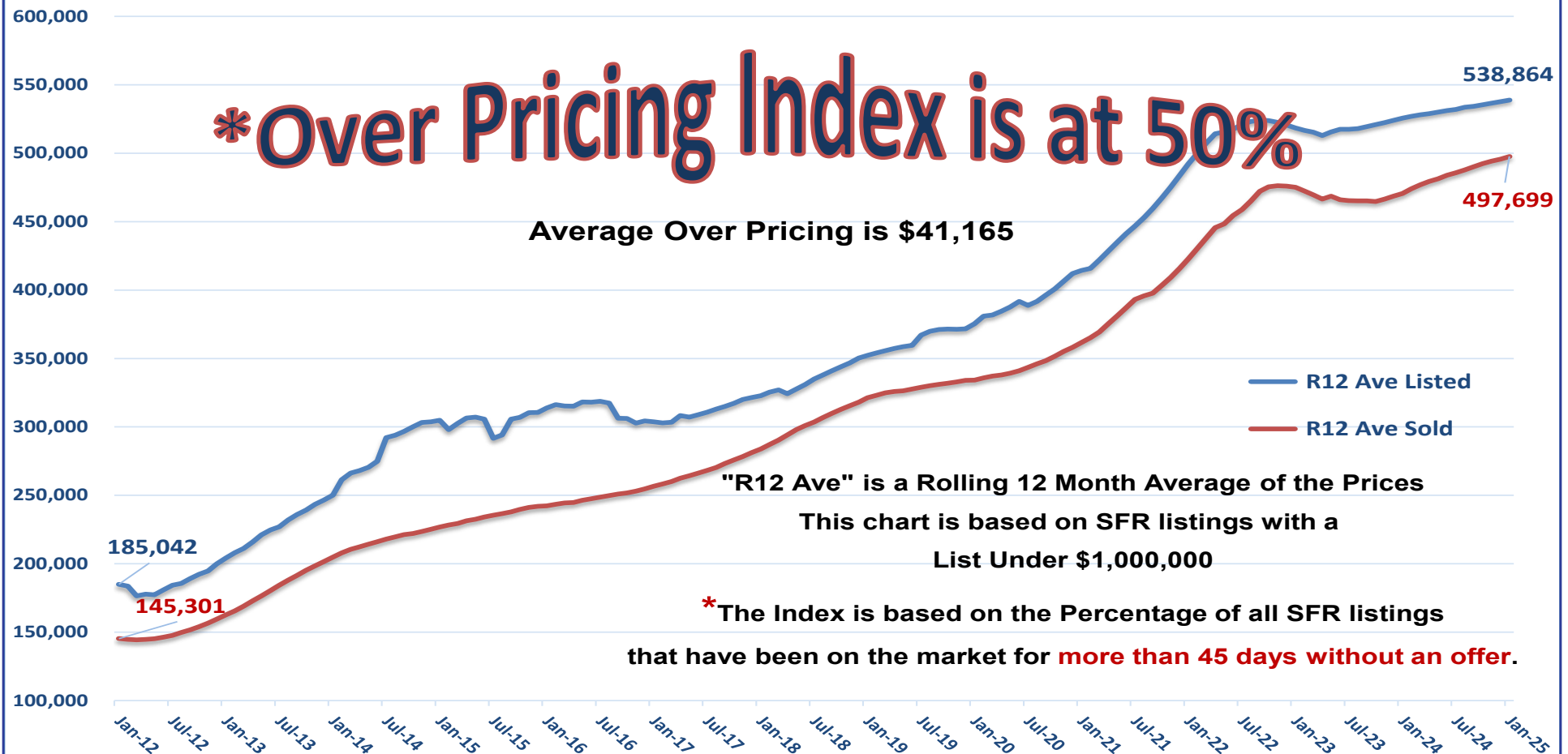




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Las Vegas Market Update - February 2025

SFR Average List vs Closed Sale Prices

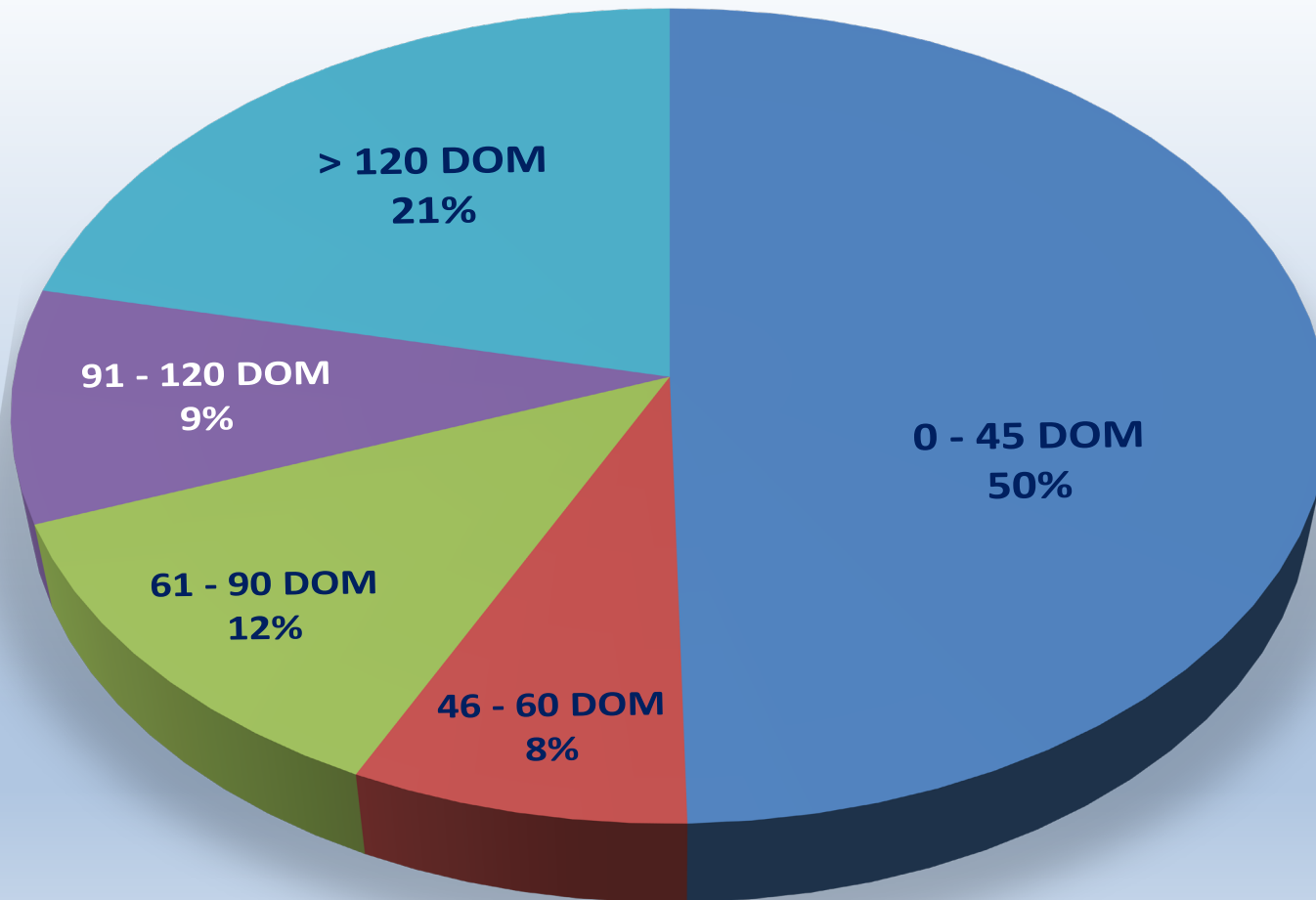




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Las Vegas Market Update - February 2025

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - February 2025

SFR Closed Sales in Selected Communities - Last Six Months

	Aug	Sep	Oct	Nov	Dec	2025 Jan	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	16	14	12	10	11	14		3	529,406	55
Anthem	3	6	4	1	7	3		6	609,642	71
Anthem Cnty Club	9	3	6	4	10	3		12	1,570,874	9
Cadence	60	58	56	46	62	30		6	515,194	43
Centennial Hills	12	8	22	17	10	22		3	641,790	39
Desert/South Shores	7	12	4	8	11	11		5	647,490	53
Green Valley	29	30	21	26	20	24		4	629,177	44
Green Valley Ranch	17	11	12	5	9	6		3	630,103	31
Inspirada	24	15	14	20	13	16		3	655,939	83
Iron Mountain Ranch	6	4	5	8	4	6		3	566,030	27
Lake Las Vegas	28	21	11	20	25	9		16	860,494	172
Lone Mountain	5	8	16	6	7	9		3	782,162	57
MacDonald Highlands	4	3	4	2	5	4		17	4,305,507	166
Mountains Edge	38	34	33	23	39	27		4	534,870	58
Peccole Ranch	9	5	8	3	4	4		5	540,433	21
Providence	19	19	19	16	17	8		7	501,723	41
Red Rock Cntry Club	4	5	1	4	2	2		10	2,408,444	65
Rhodes Ranch	19	9	13	15	7	14		3	620,168	67
Seven Hills	13	14	14	7	10	14		5	889,096	99
Siena (SFR & TWH)	5	9	31	11	8	10		3	824,274	37
Silverado Ranch	20	23	22	19	26	19		4	516,524	45
Silverstone Ranch	3	5	7	3	3	3		3	536,336	16
Skye Canyon	20	28	32	24	31	17		5	635,389	65
Southern Highlands	29	29	26	28	30	27		6	977,868	56
Spring Valley	11	12	17	9	9	13		4	489,692	30
Summerlin	24	34	37	22	21	26		4	1,000,152	65
Sun City Anthem	32	22	24	16	22	22		5	640,832	57
Sun City Summerlin	26	27	29	20	16	21		4	584,511	49
The Lakes	16	8	8	4	12	8		4	584,787	33
The Ridges	3	0	3	4	3	5		4	5,268,472	157
Tuscany	3	3	5	3	4	3		5	578,342	20
Other Groups										
Clark County	2,099	1,759	1,866	1,616	1,764	1,546		4.2	603,111	53
Boulder City	6	13	11	6	13	3		14	614,135	14
Pahrump	59	42	50	46	54	39		6	428,785	82
High Rise Sales	65	42	56	50	56	54		10	585,649	113
Luxury Sales (\$1M+)	151	138	119	123	168	118		10	1,787,612	85

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Las Vegas Market Update - February 2025

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

	August	September	October	November	December	2025 January	Price Movement
Aliante	558,802	503,993	537,074	509,400	516,206	539,314	
Anthem	610,000	684,750	552,200	975,000	531,300	596,667	
Anthem Cnty Club	1,849,889	1,455,000	1,516,615	1,571,250	1,254,190	2,013,333	
Cadence	495,251	513,570	519,369	524,189	513,266	540,622	
Centennial Hills	510,125	1,151,375	517,668	744,279	537,500	620,636	
Desert/South Shores	710,243	565,242	616,500	625,111	756,727	615,591	
Green Valley	633,559	668,734	642,158	583,804	645,193	598,885	
Green Valley Ranch	624,353	690,709	626,250	595,000	608,278	604,983	
Inspirada	629,198	629,200	687,071	677,037	611,945	703,249	
Iron Mountain Ranch	525,667	588,725	565,980	584,875	584,461	553,888	
Lake Las Vegas	989,629	669,590	955,762	702,626	919,799	973,831	
Lone Mountain	484,900	457,111	1,113,687	521,167	593,266	967,777	
MacDonald Highlands	3,414,179	3,066,667	6,903,898	2,931,057	3,476,793	5,250,694	
Mountains Edge	542,090	568,253	512,558	560,504	513,325	519,222	
Peccole Ranch	500,944	524,618	582,099	586,300	512,500	559,250	
Providence	537,779	489,184	485,500	452,769	515,071	553,938	
Red Rock Country Club	1,687,500	3,082,000	4,137,000	2,212,500	1,490,000	2,612,500	
Rhodes Ranch	609,584	572,556	618,492	684,126	606,414	605,049	
Seven Hills	928,731	1,110,107	653,546	761,986	1,253,200	670,313	
Siena (SFR & TWH)	777,000	752,333	821,238	975,818	941,611	661,500	
Silverado Ranch	549,150	467,426	553,818	476,100	504,981	554,652	
Silverstone Ranch	548,333	626,460	542,571	503,926	415,000	513,333	
Skye Canyon	587,607	657,288	690,460	625,759	593,729	641,438	
Southern Highlands	798,499	1,185,444	1,325,573	820,678	1,023,482	725,073	
Spring Valley	496,273	525,900	468,324	548,444	480,267	444,492	
Summerlin	948,157	1,122,206	1,052,524	847,745	788,929	1,113,573	
Sun City Anthem	633,041	566,273	656,958	770,125	594,273	661,659	
Sun City Summerlin	605,182	594,270	562,119	630,925	578,850	537,400	
The Lakes	554,250	603,086	542,000	1,001,875	529,000	545,488	
The Ridges	4,716,667	-	2,895,000	8,525,000	2,883,333	5,849,500	
Tuscany	572,663	571,467	527,560	598,667	647,500	563,000	
Other Groups							
Clark County	581,676	609,613	591,611	603,260	632,140	605,416	
Boulder City	643,525	642,308	491,736	686,667	664,870	517,150	
Pahrump	411,643	399,143	429,980	504,562	404,718	429,053	
High Rise Sales	569,438	515,370	589,460	640,200	592,885	597,860	
Luxury Sales (\$1M+)	1,655,566	1,874,408	1,962,815	1,991,635	2,020,796	1,968,585	

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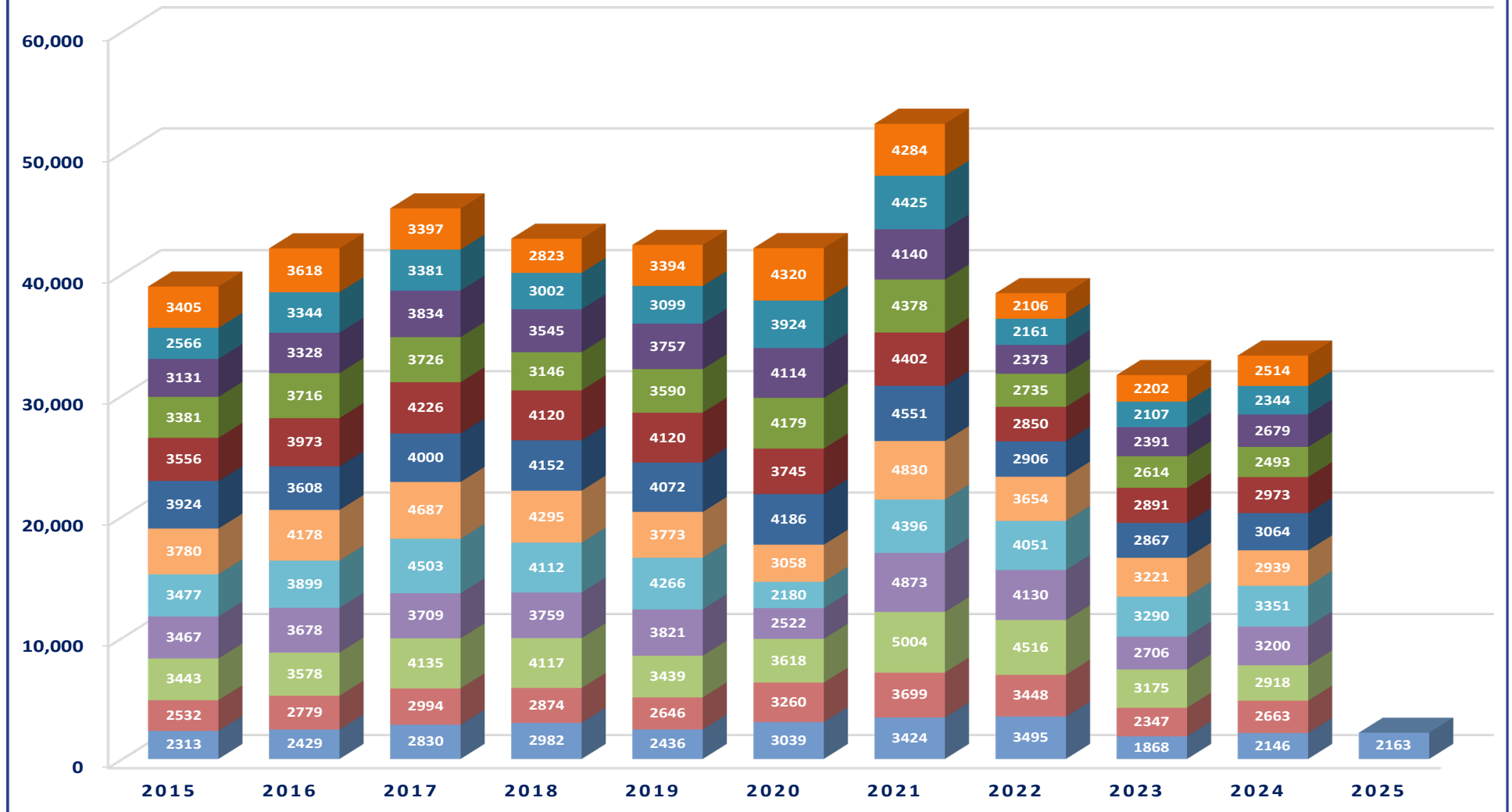


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Las Vegas Market Update - February 2025

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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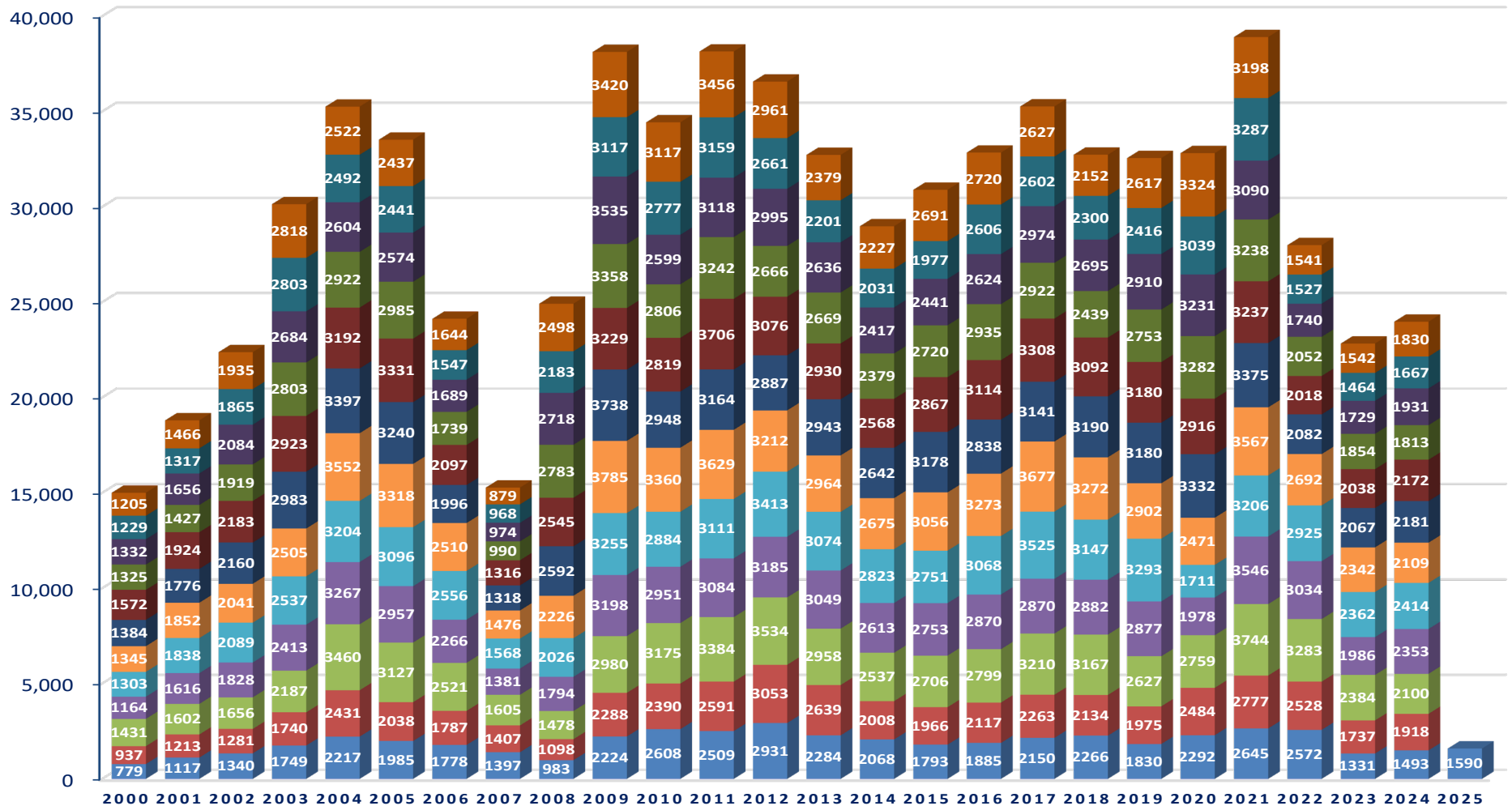


EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



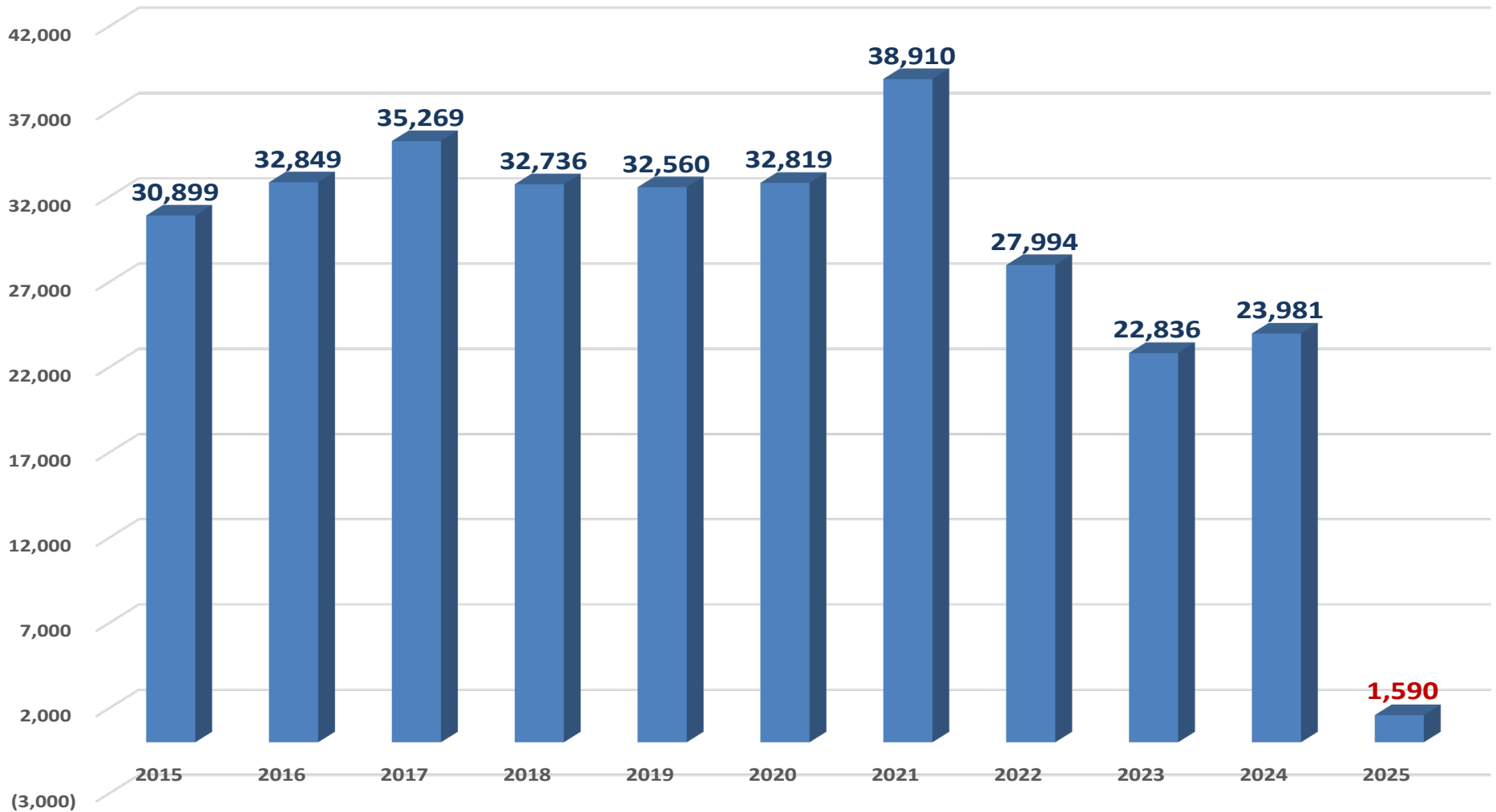
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SINGLE FAMILY RESIDENTIAL CLOSINGS



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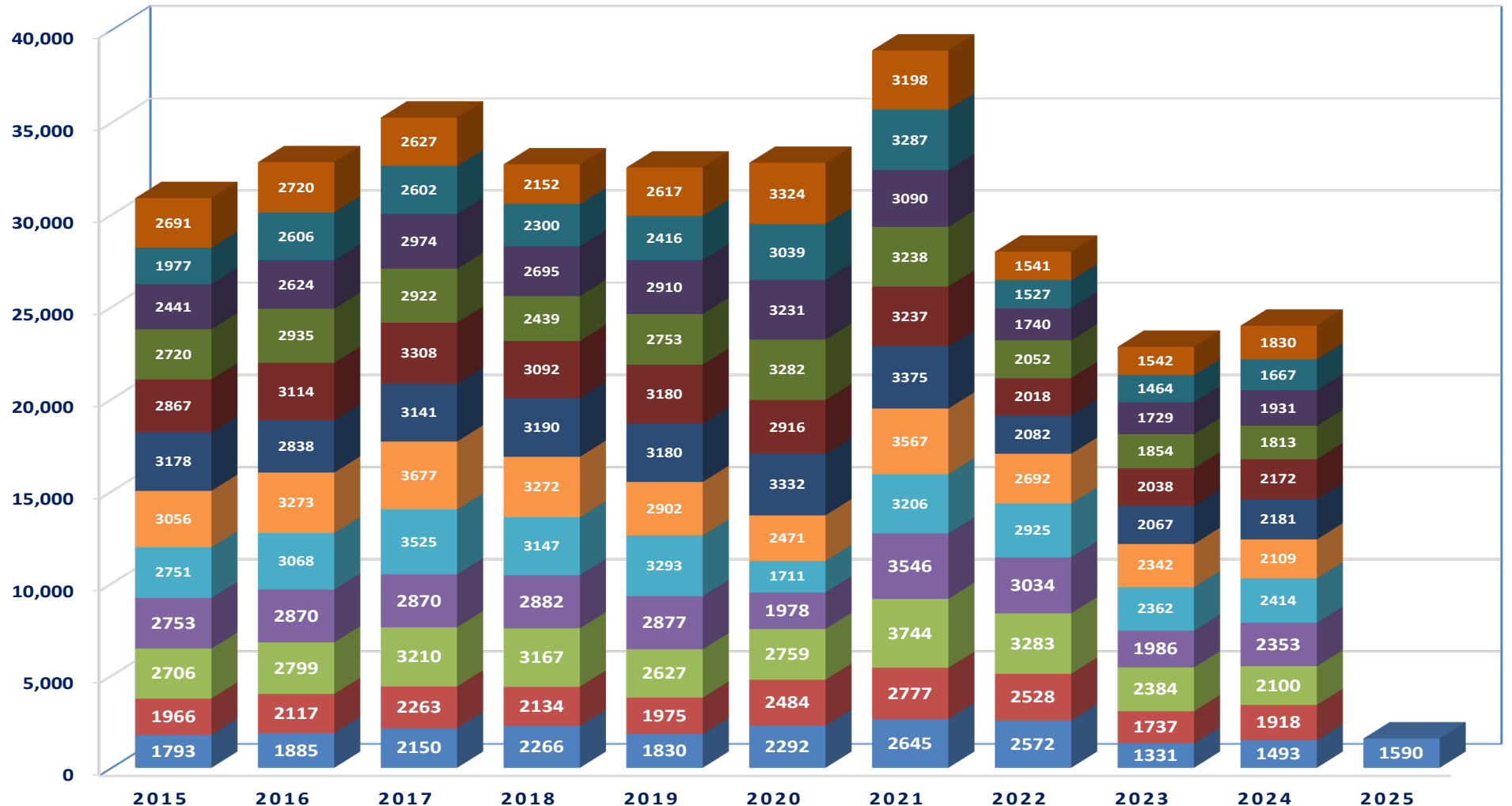


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Las Vegas Market Update - February 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - February 2025

Single Family Residential Homes Months of Inventory

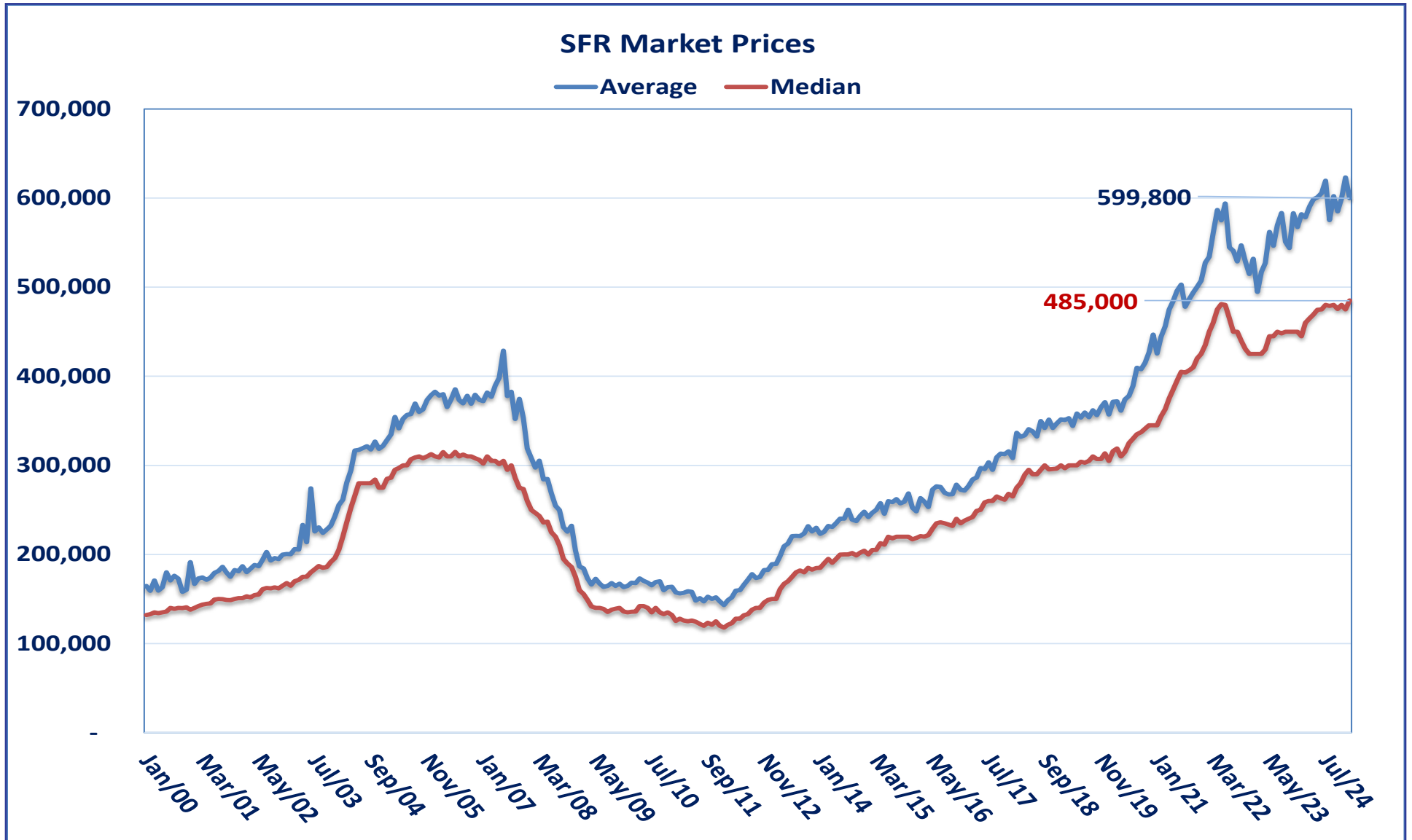


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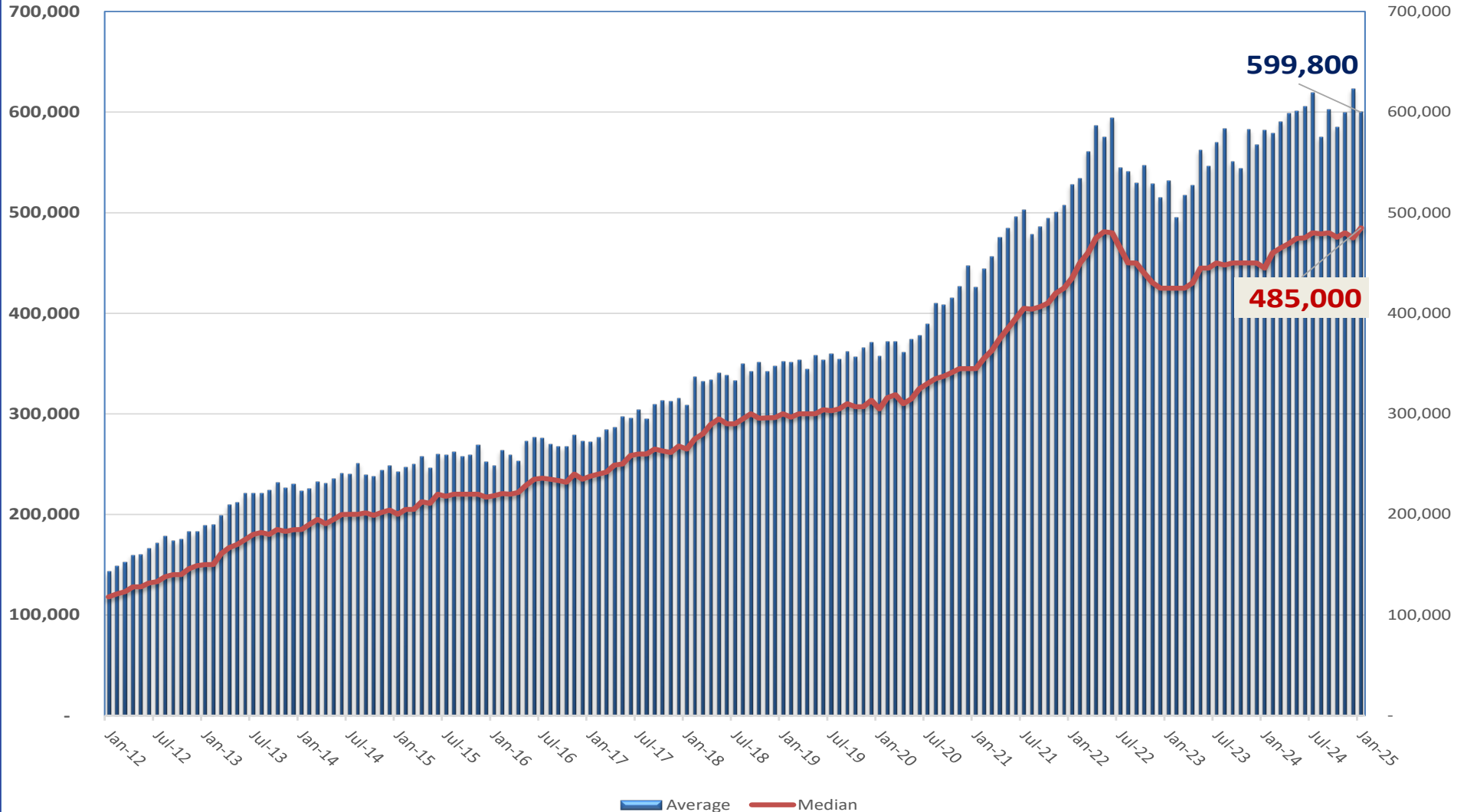
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Single Family Residential Price Trend



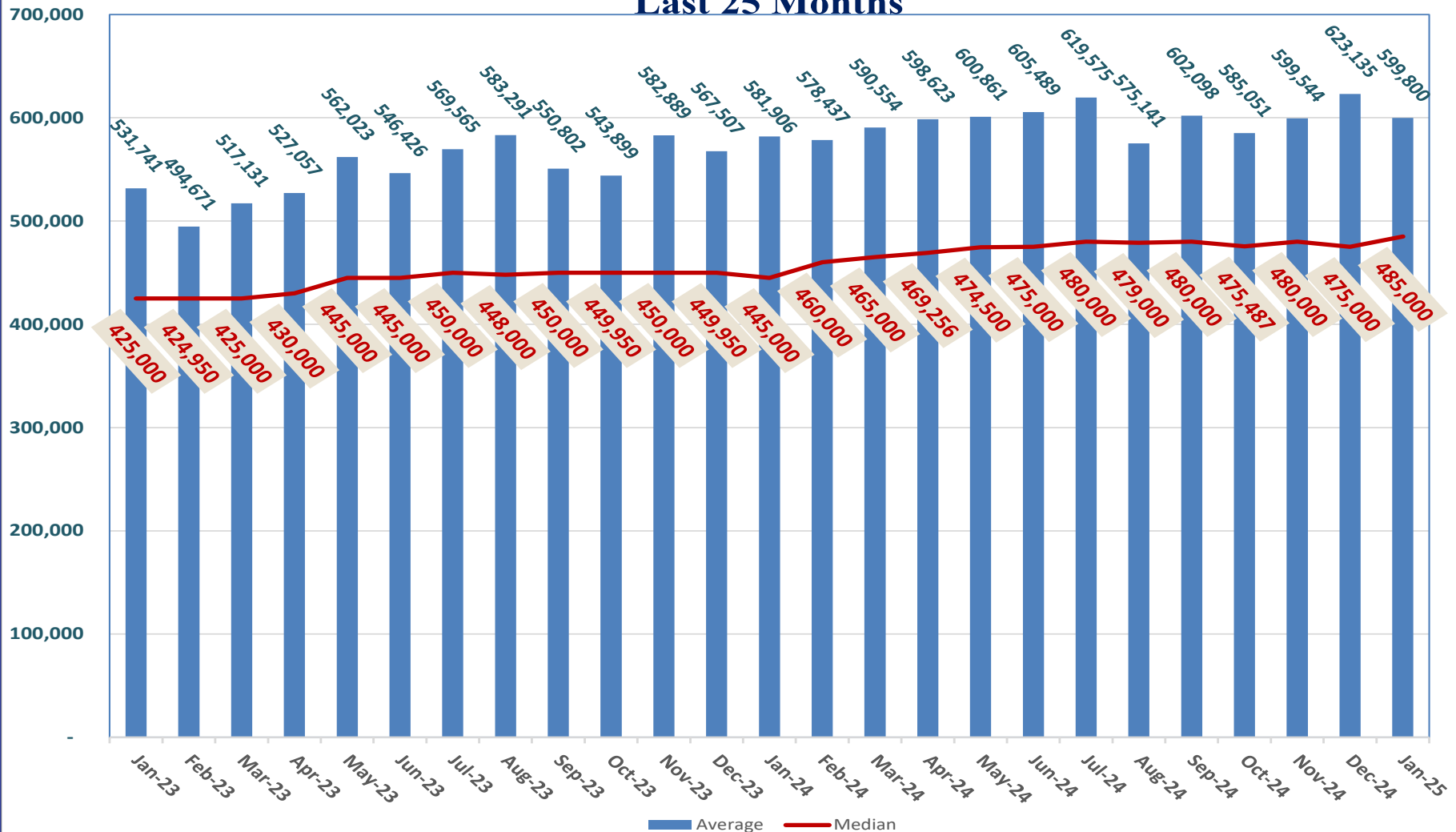
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Single Family Residential Price Trend Last 25 Months



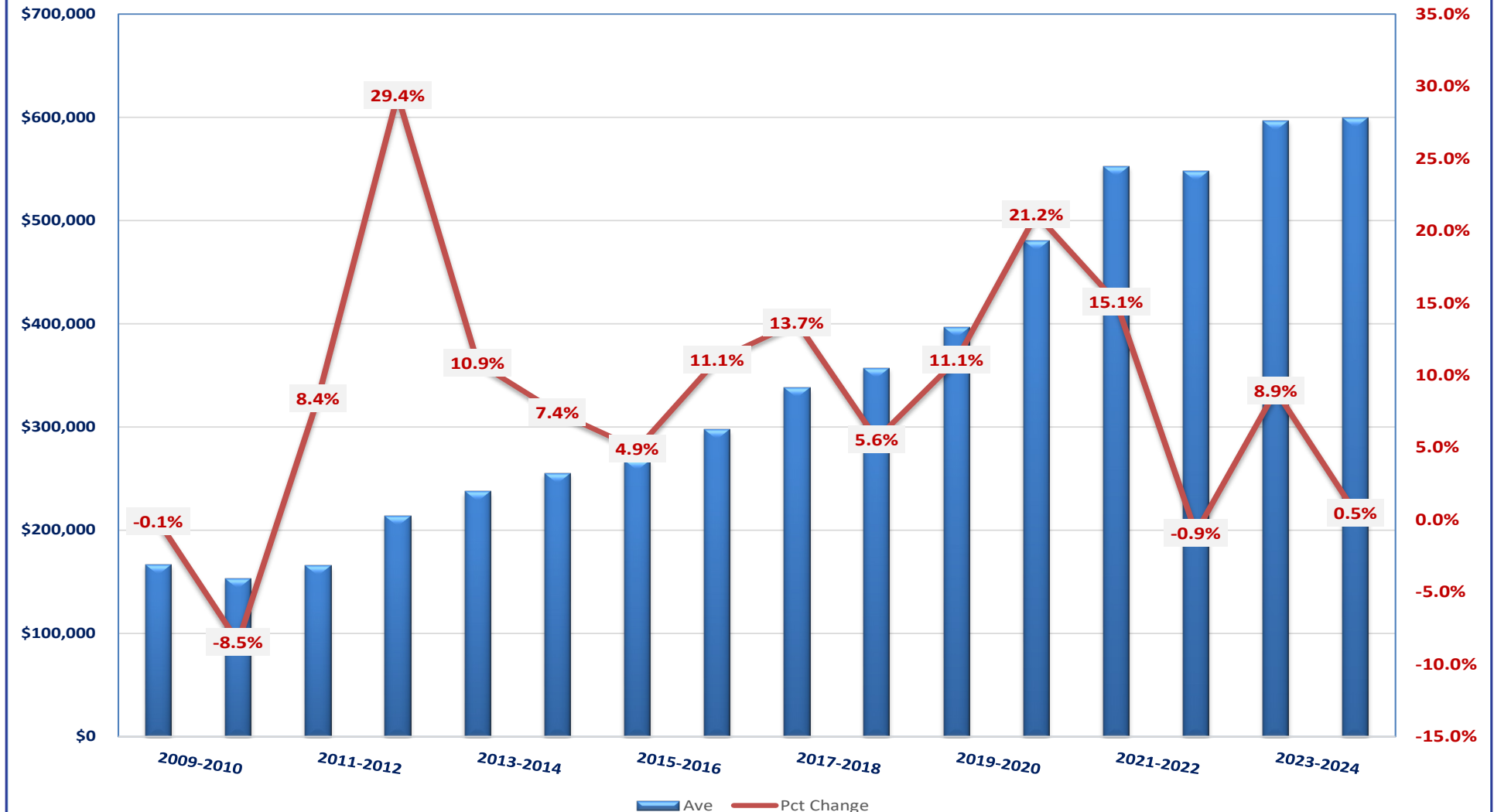
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Las Vegas Market Update - February 2025

SFR Average Price and Year Over Year Percent Change



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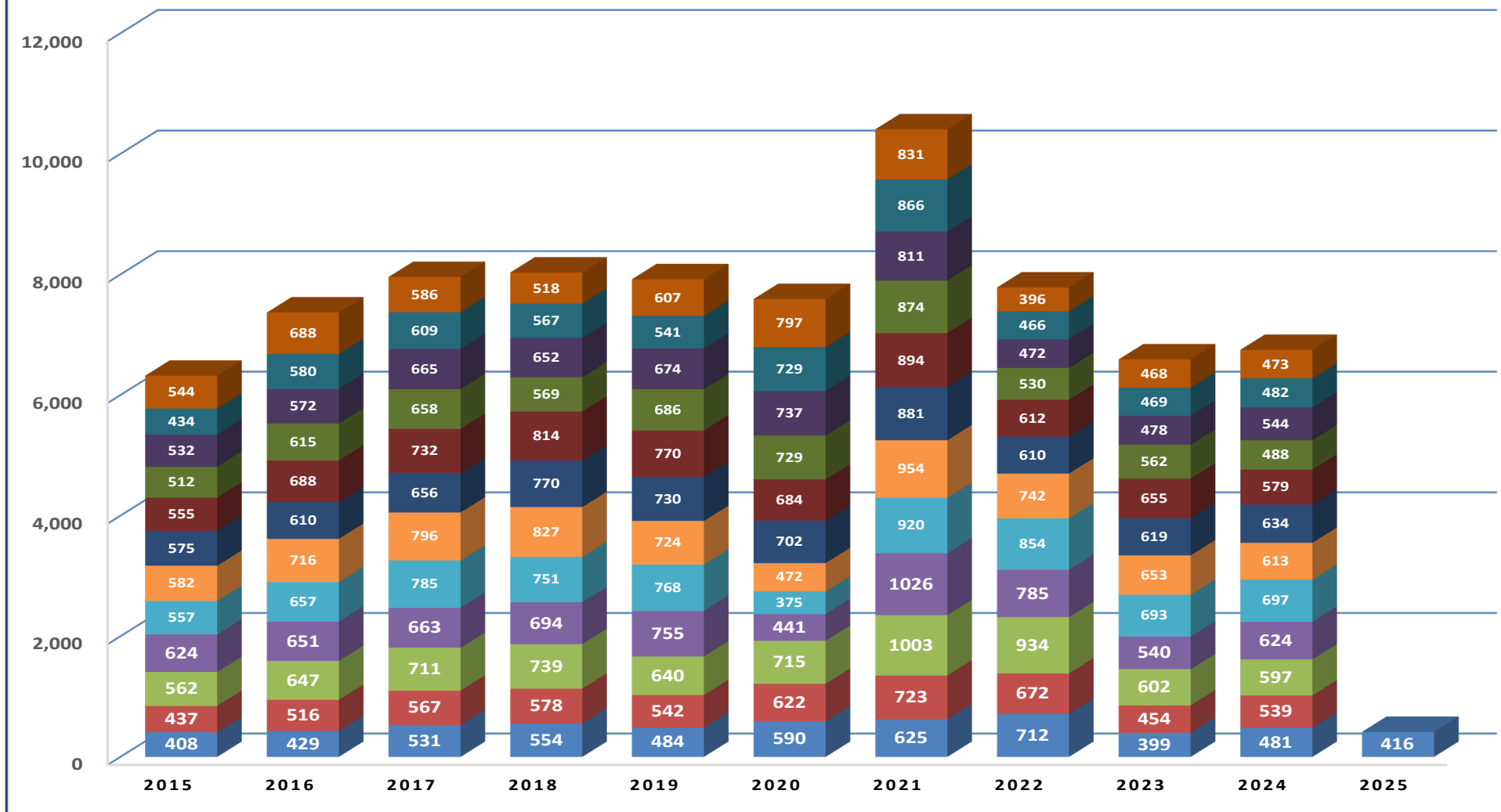


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CONDO / TOWNHOME CLOSINGS

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



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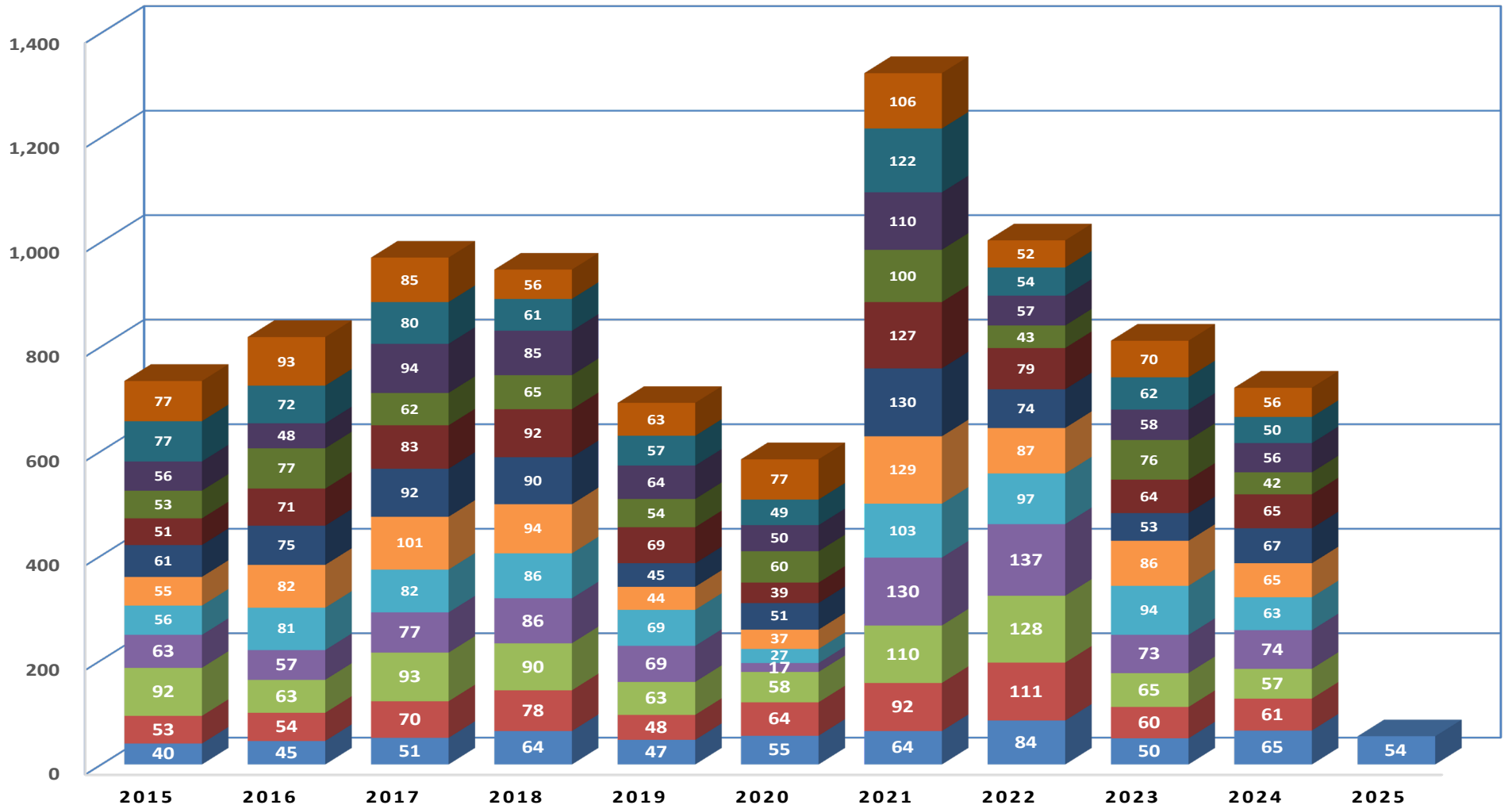


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Las Vegas Market Update - February 2025

VERTICAL / HI-RISE CLOSINGS

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



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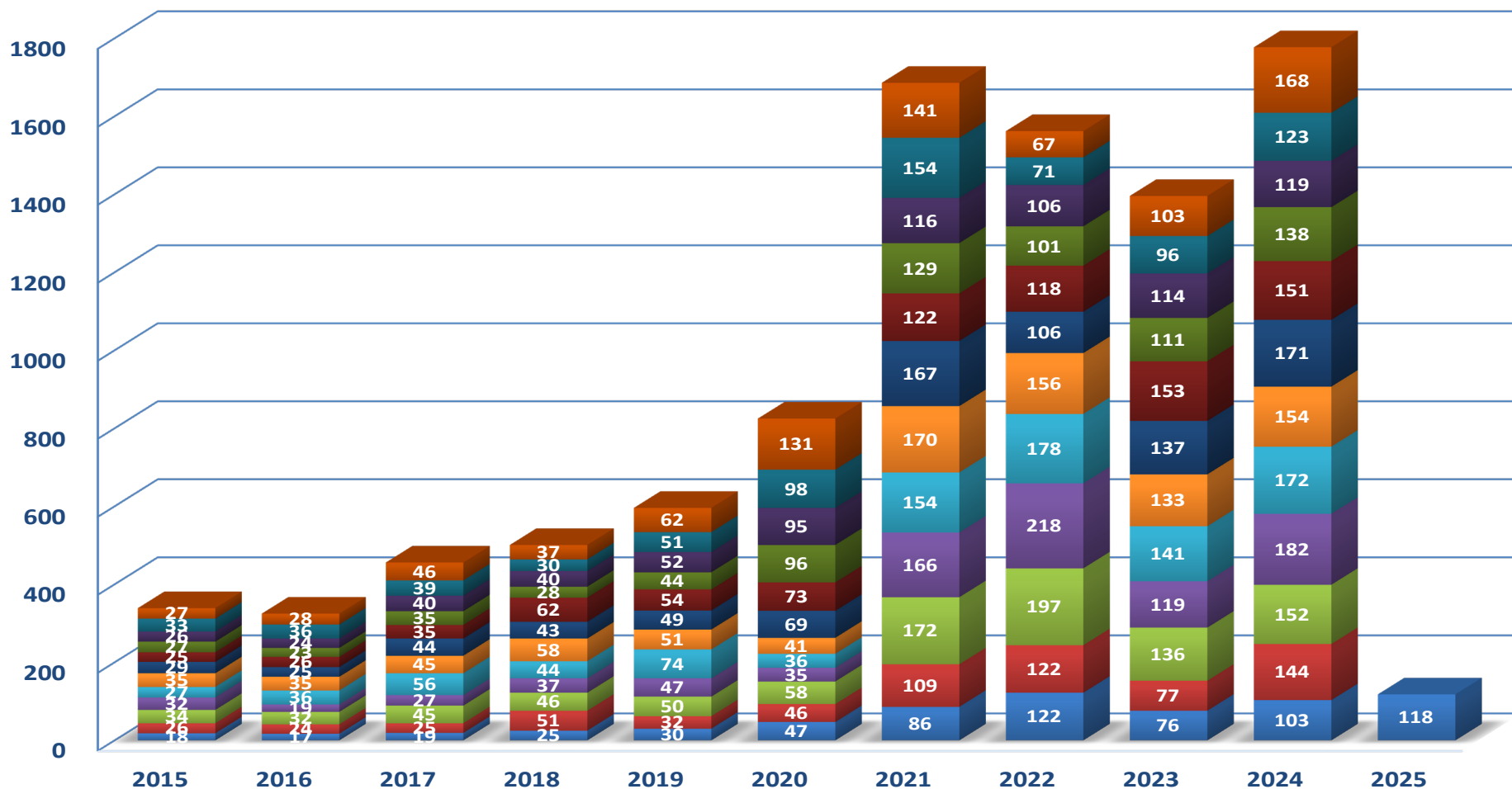


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Las Vegas Market Update - February 2025

LUXURY SALES \$1,000,000 AND OVER

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



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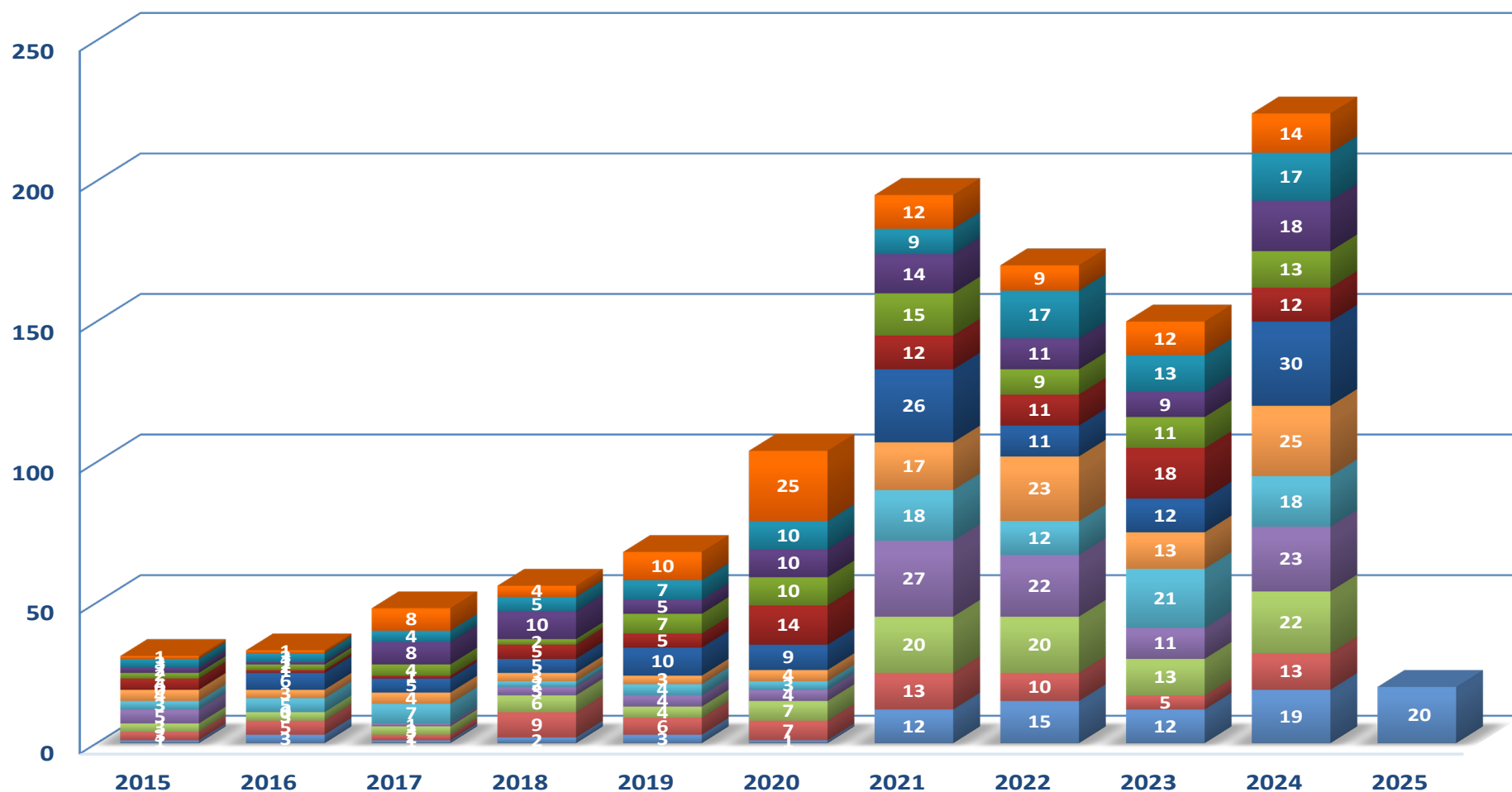


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Las Vegas Market Update - February 2025

LUXURY SALES \$3,000,000 AND OVER

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



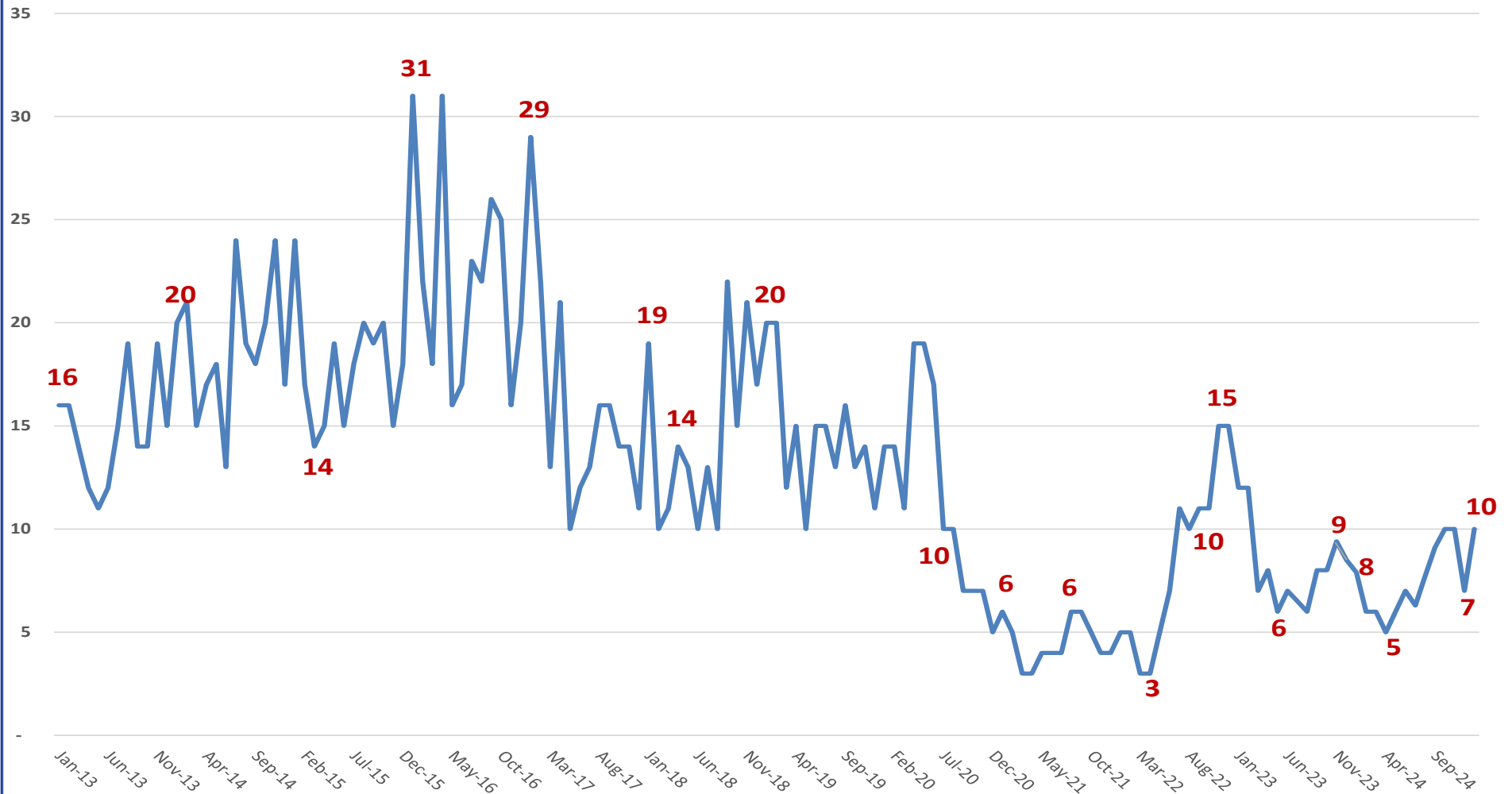
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Luxury Market - \$1,000,000 and Over Months of Inventory



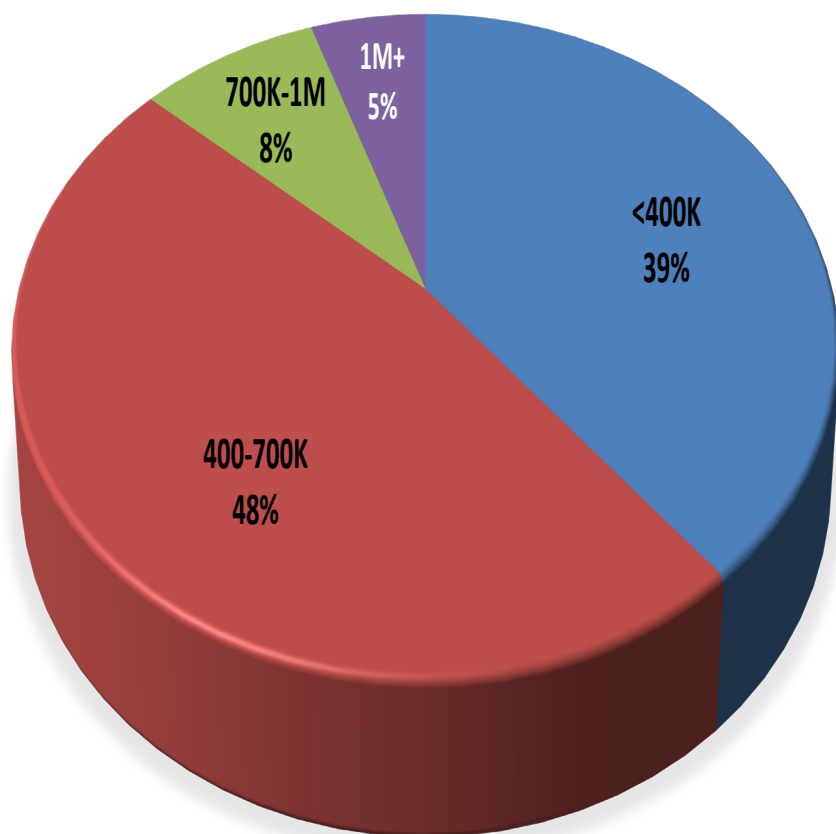


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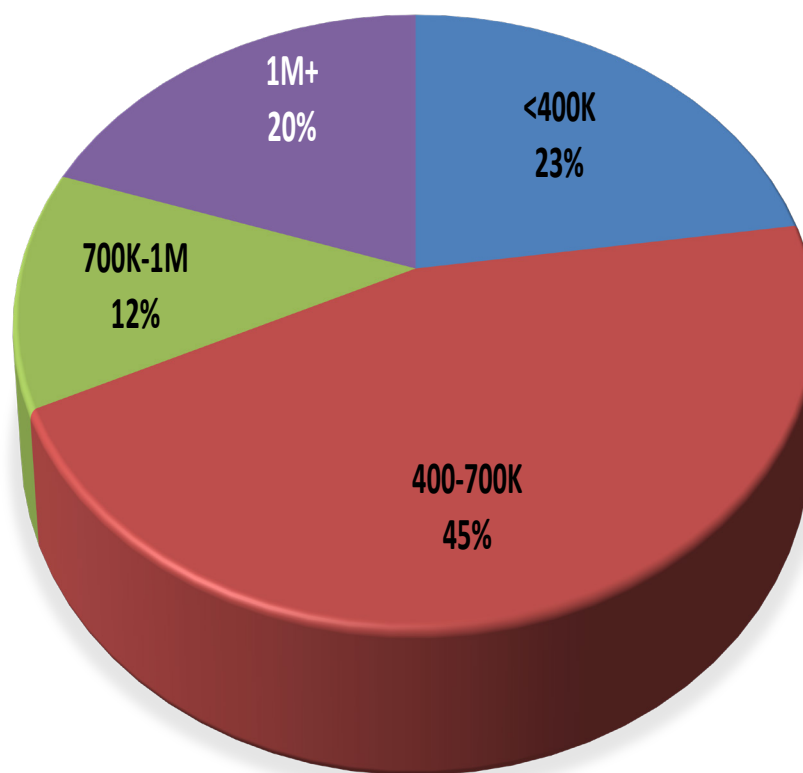
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

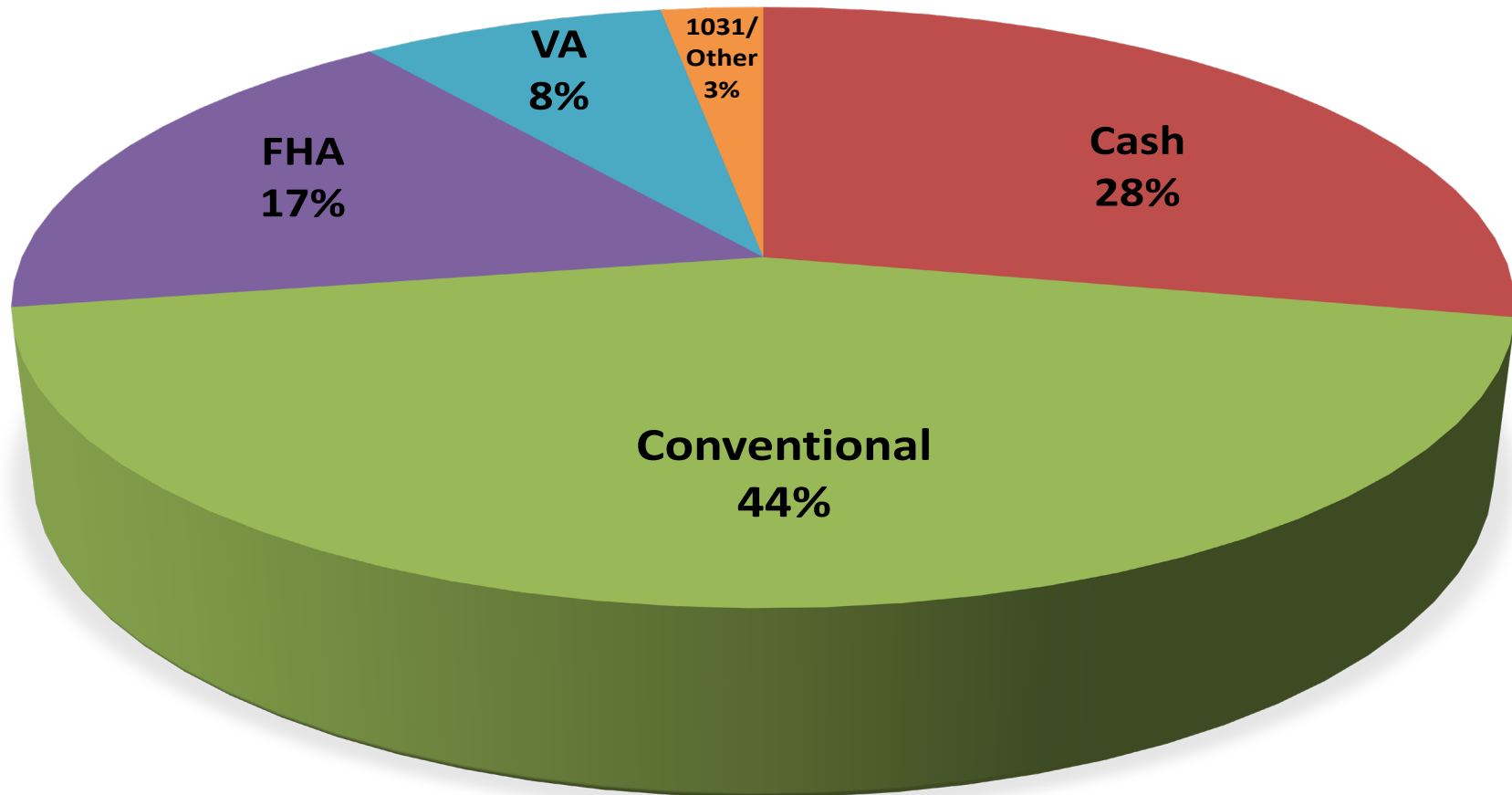




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Last Month's Closings by Sold Terms

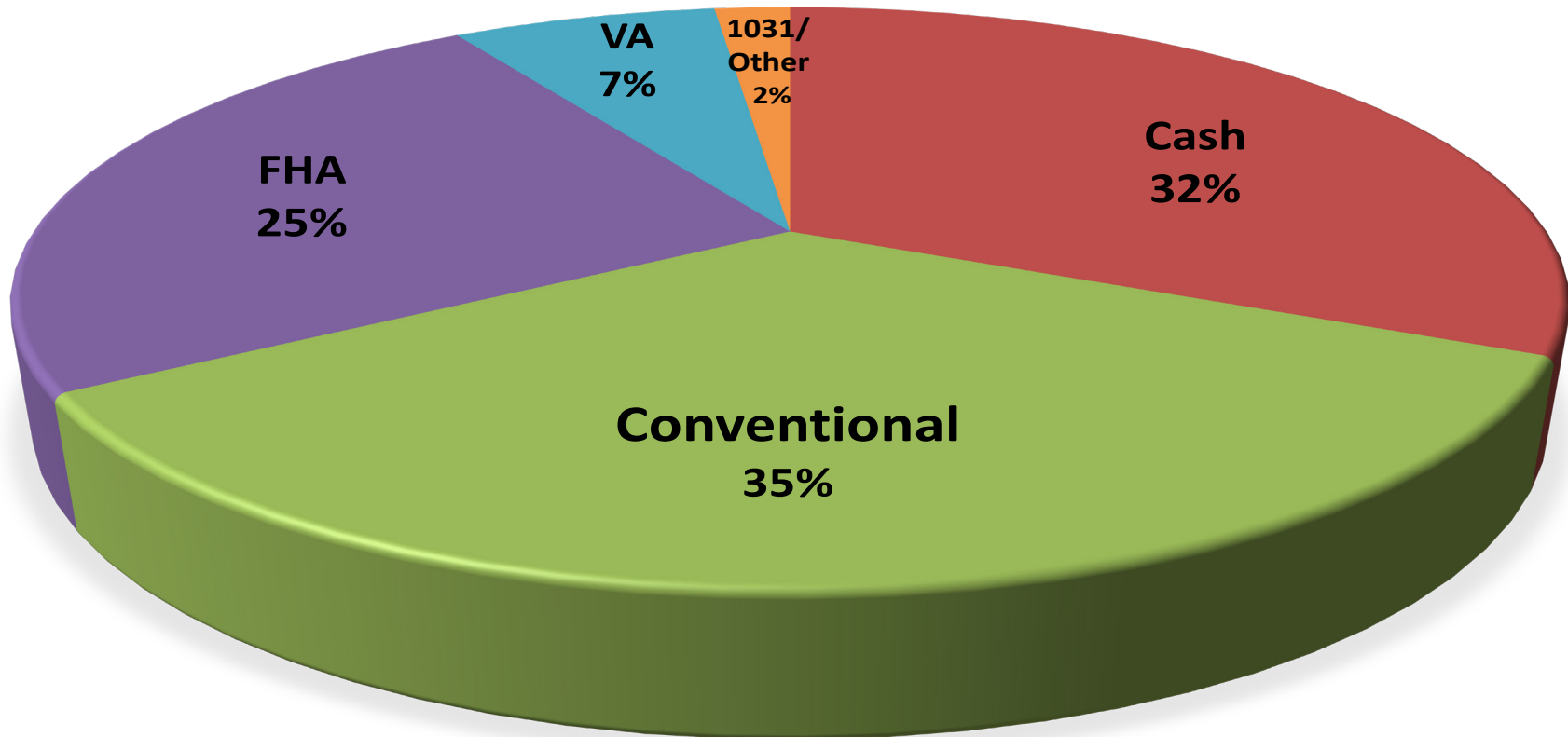




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Closings By Sold Terms
Closings Less Than \$400,000

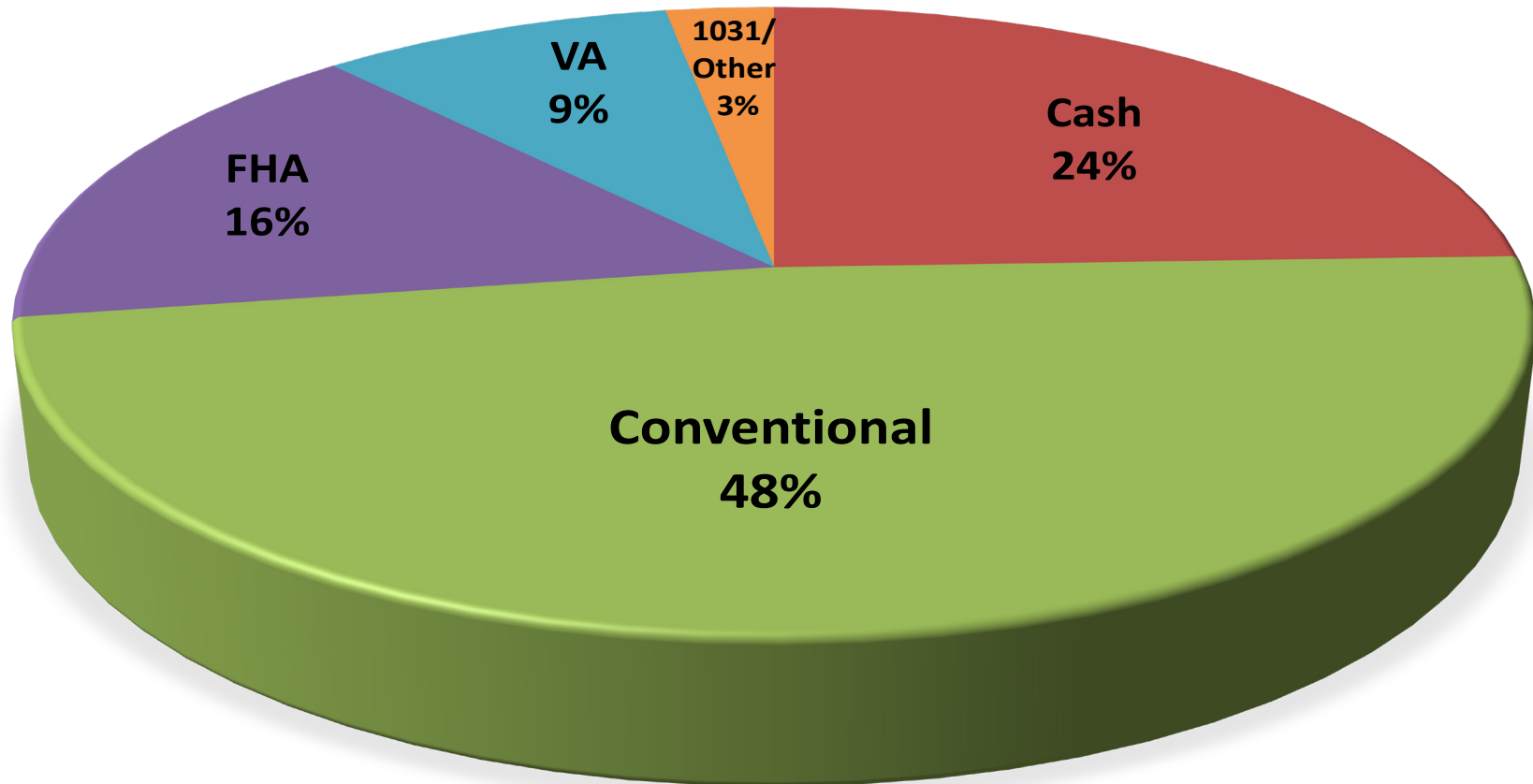




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

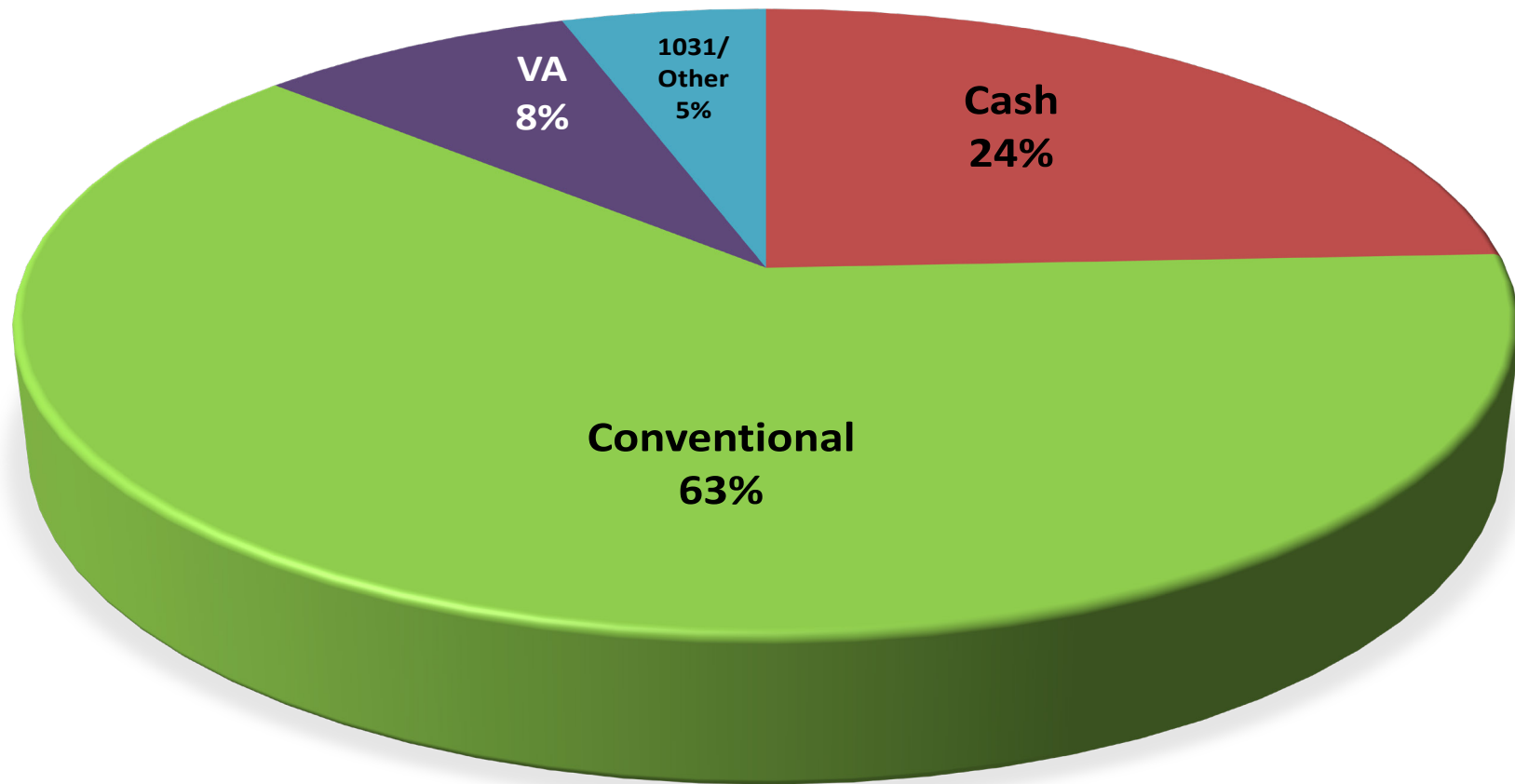




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

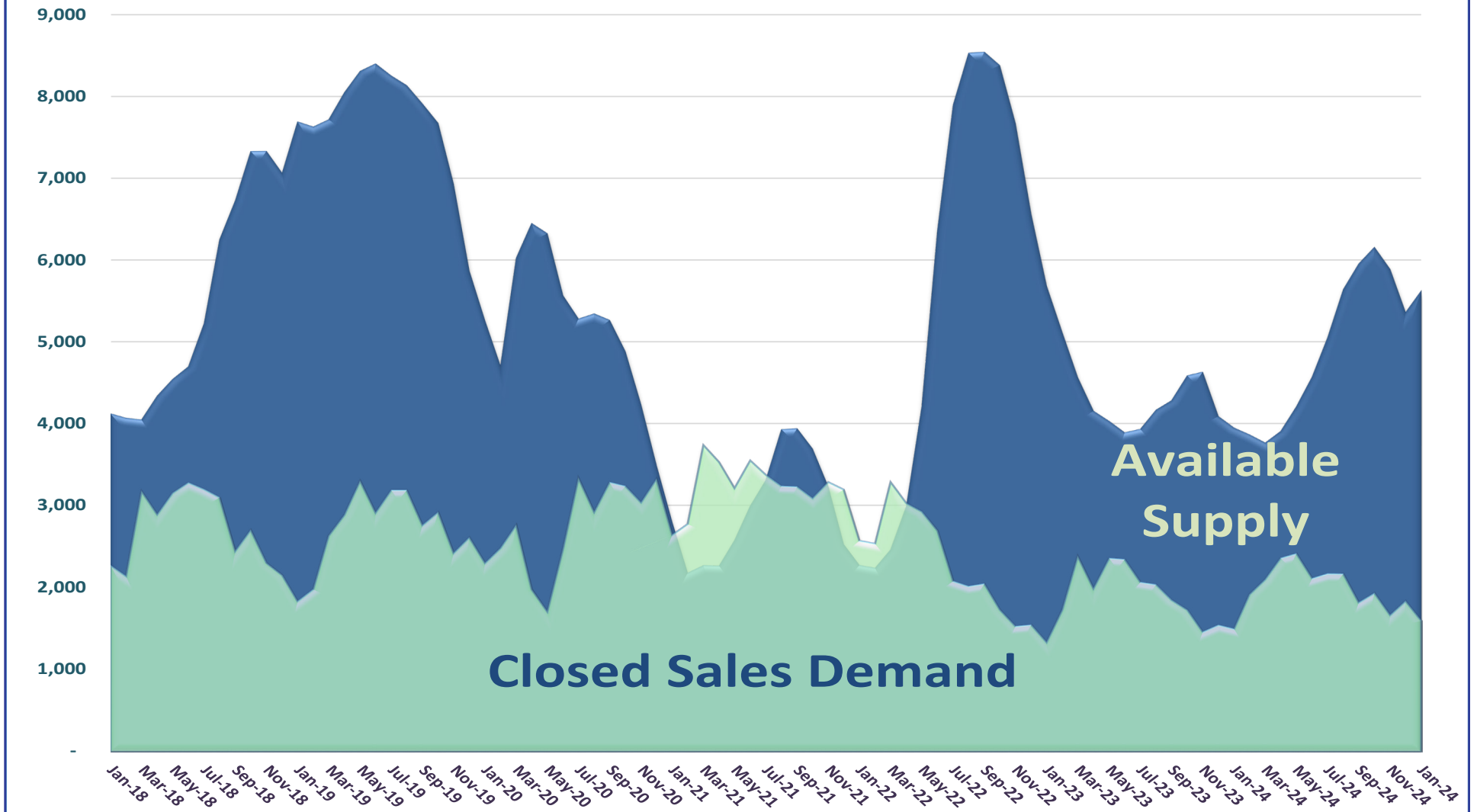




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Supply vs Demand - Single Family Residential

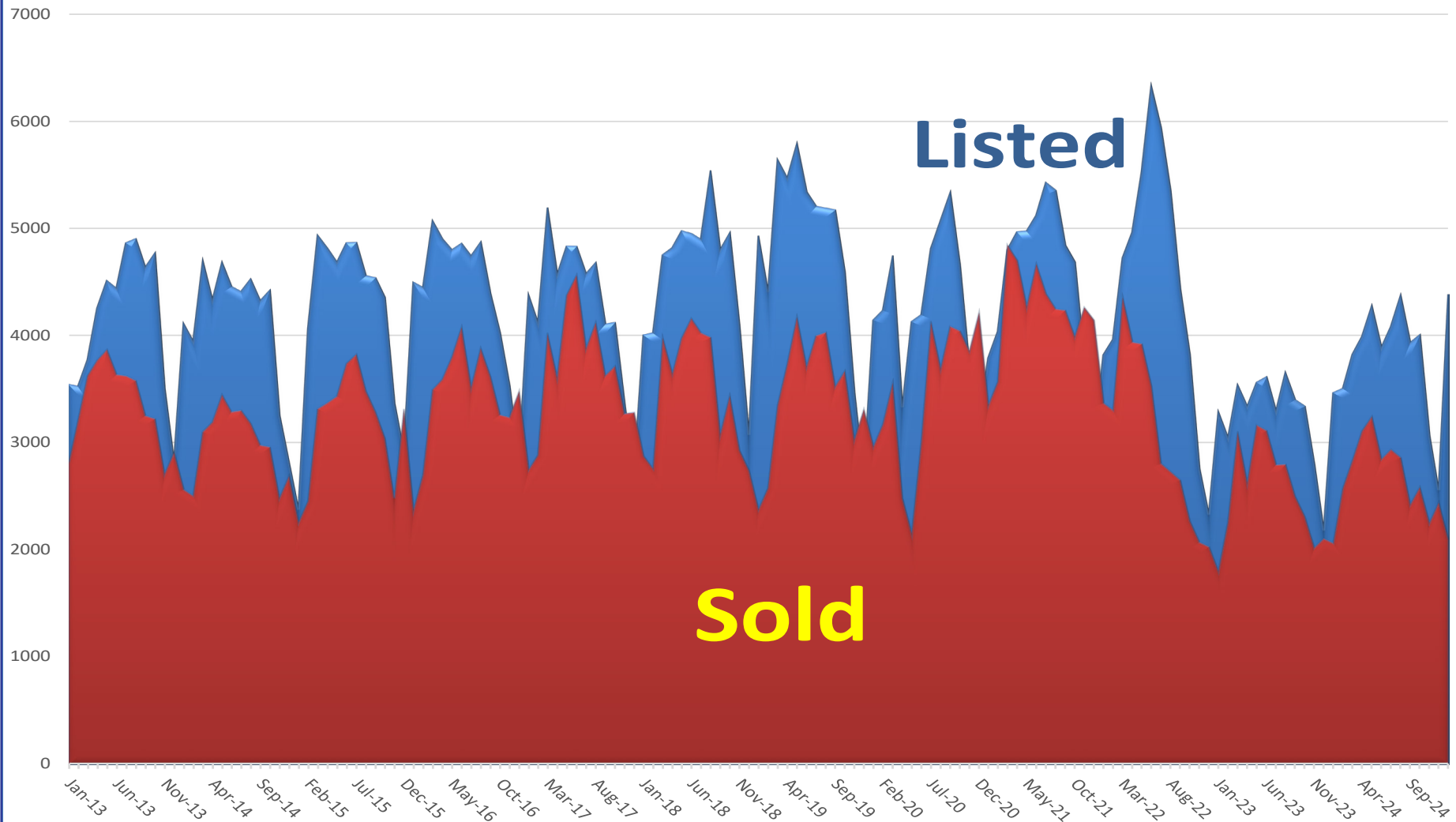




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Residential Listings Taken vs Listings Sold



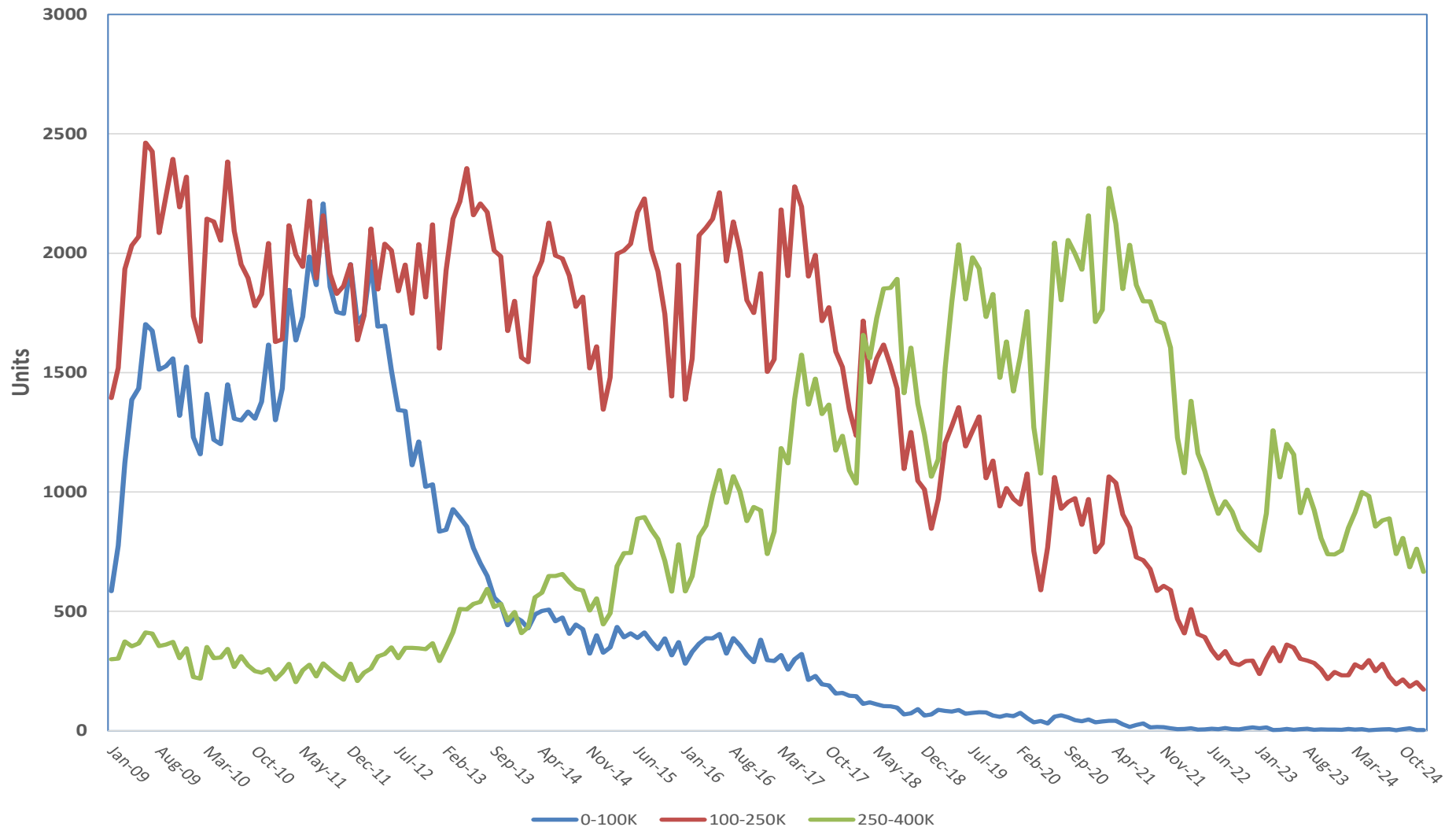
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Closed Units By Price Point - RES & VER



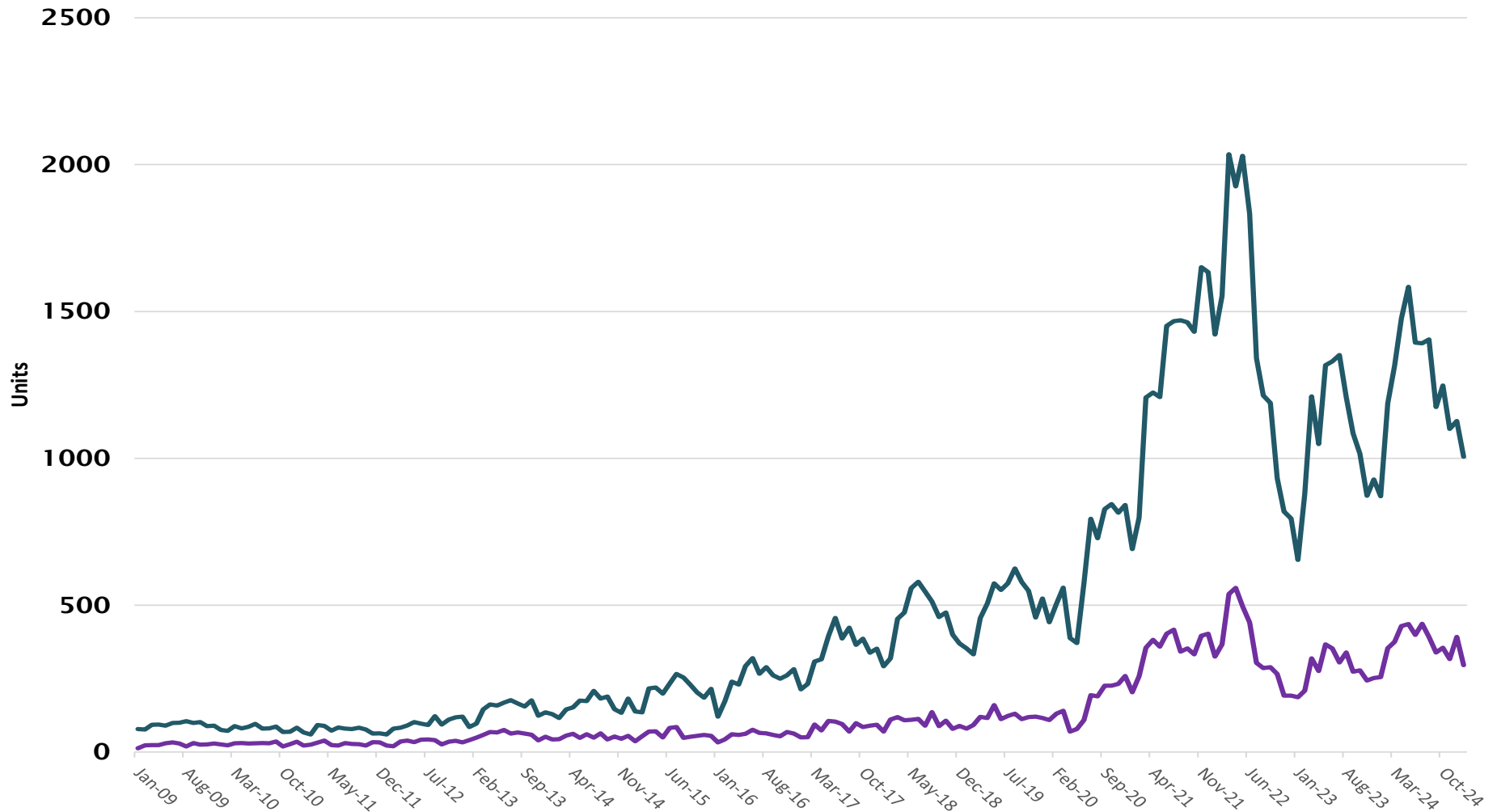


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Closed Units By Price Point - RES & VER

— 400-700K — 700K+



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Closing Trend by Price Point Residential and High Rise

