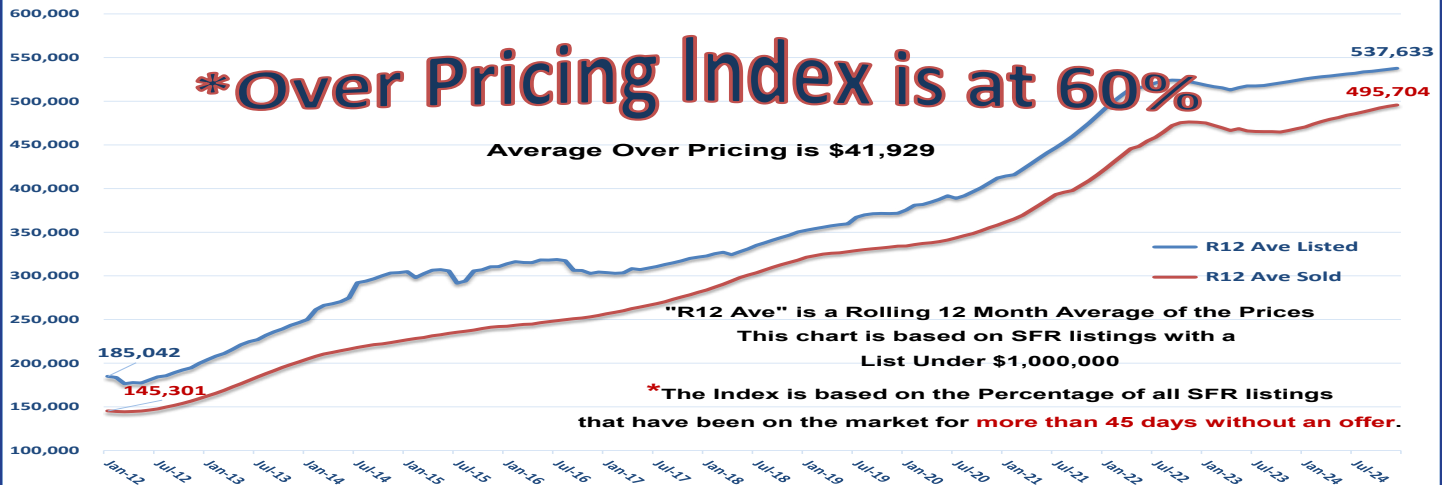




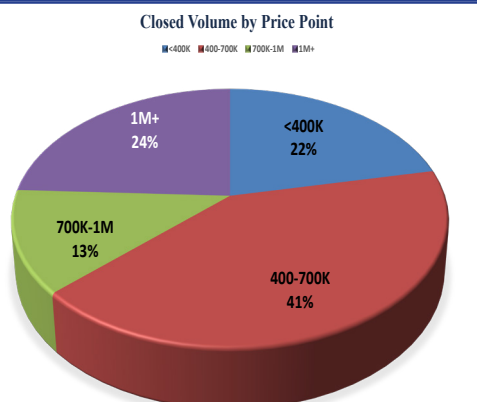
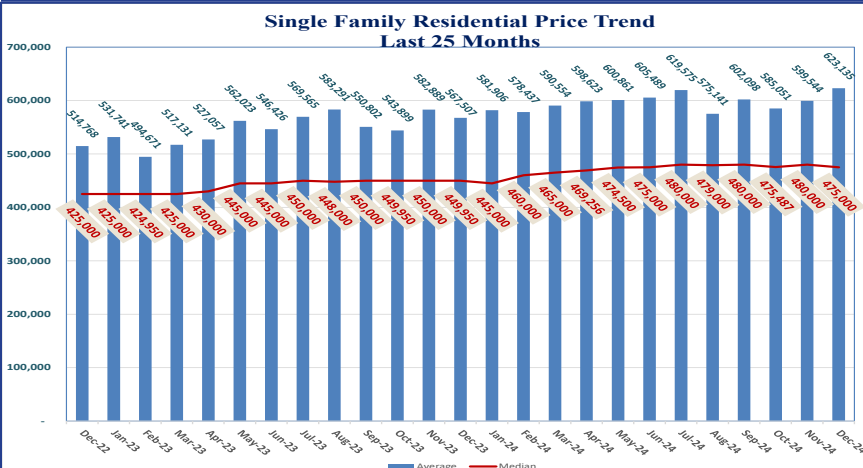
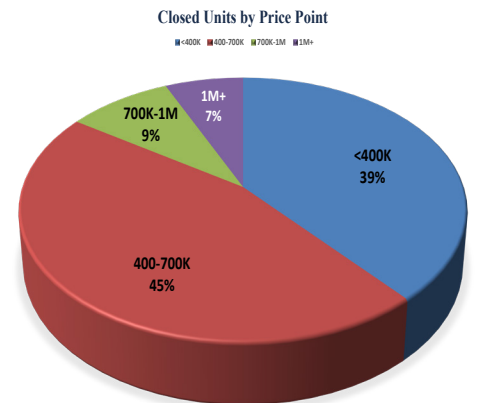
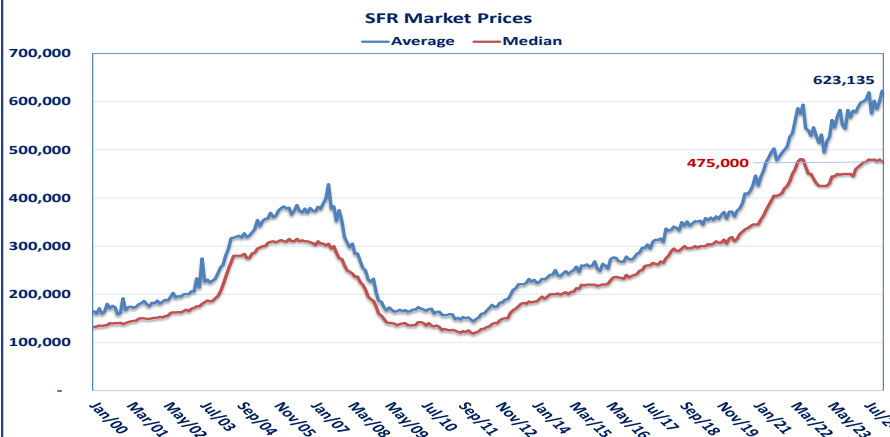
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - January 2025

### SFR Average List vs Closed Sale Prices



|              | Closed 2023   | Closed 2024   | Change       | % Change |
|--------------|---------------|---------------|--------------|----------|
| Units        | 31,682        | 33,277        | 1,595        | 5.0%     |
| Volume (000) | \$ 15,428,869 | \$ 17,683,104 | \$ 2,254,235 | 14.6%    |





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - January 2025

### 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           |
| Total Residential                 | 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<br>(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           |

### 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           |
| Total Residential                 | 2,534          | 7,233           | 2,223         | 2,303        | 469,000           | 786,195            | 433,990           | 559,170            | 3.6                 | 31.8%                  | 42           |
| 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<br>(RES & VER) \$1M+ | 224            | 935             | 145           | 167          | 1,802,000         | 3,106,056          | 1,385,000         | 2,023,097          | 7.0                 | 17.9%                  | 76           |

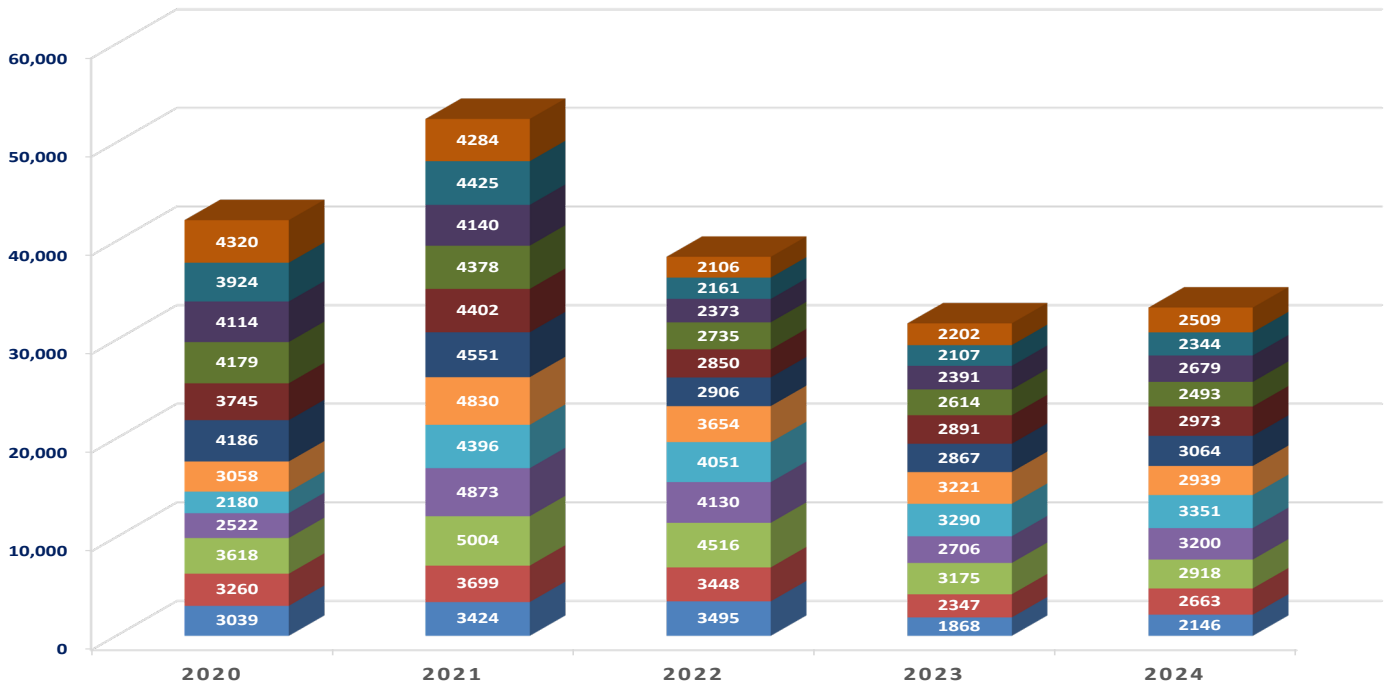


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - January 2025

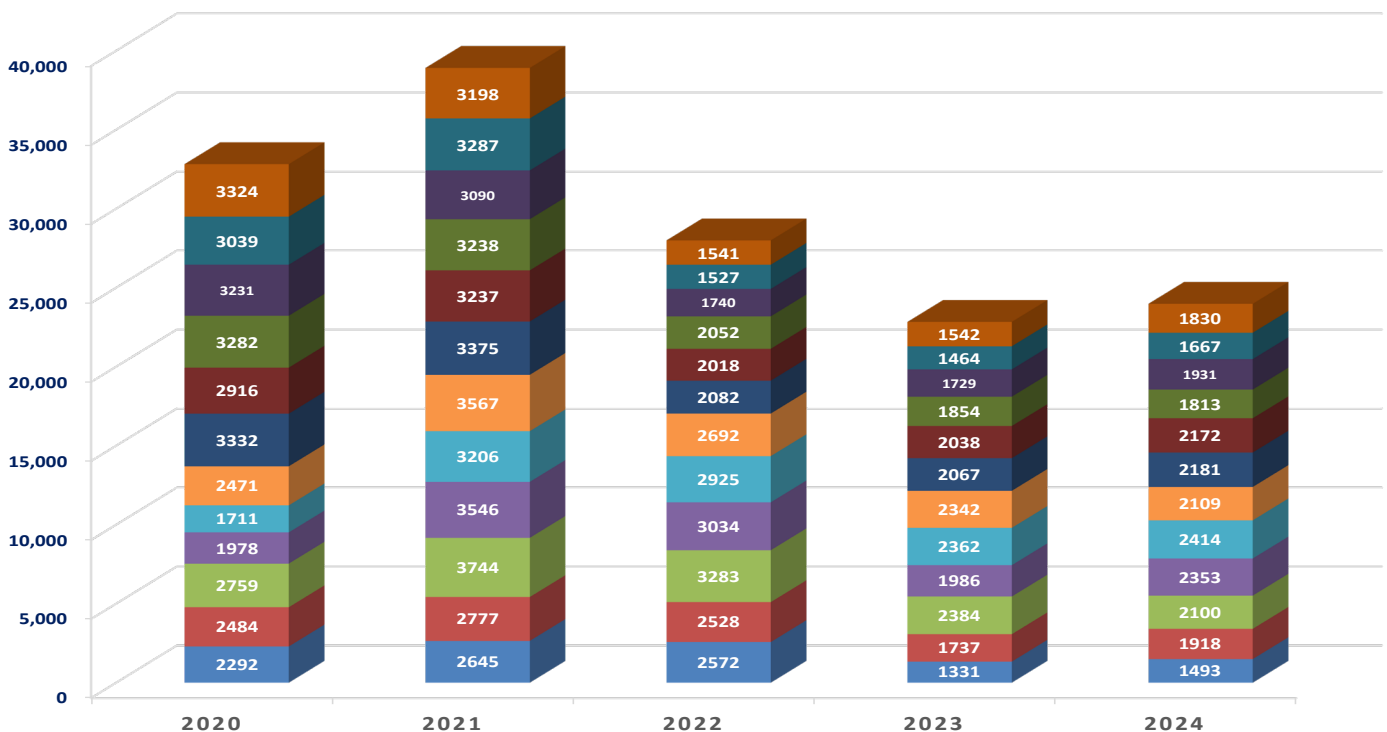
### ALL RESALE CLOSINGS - RES, VER, MULTI

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

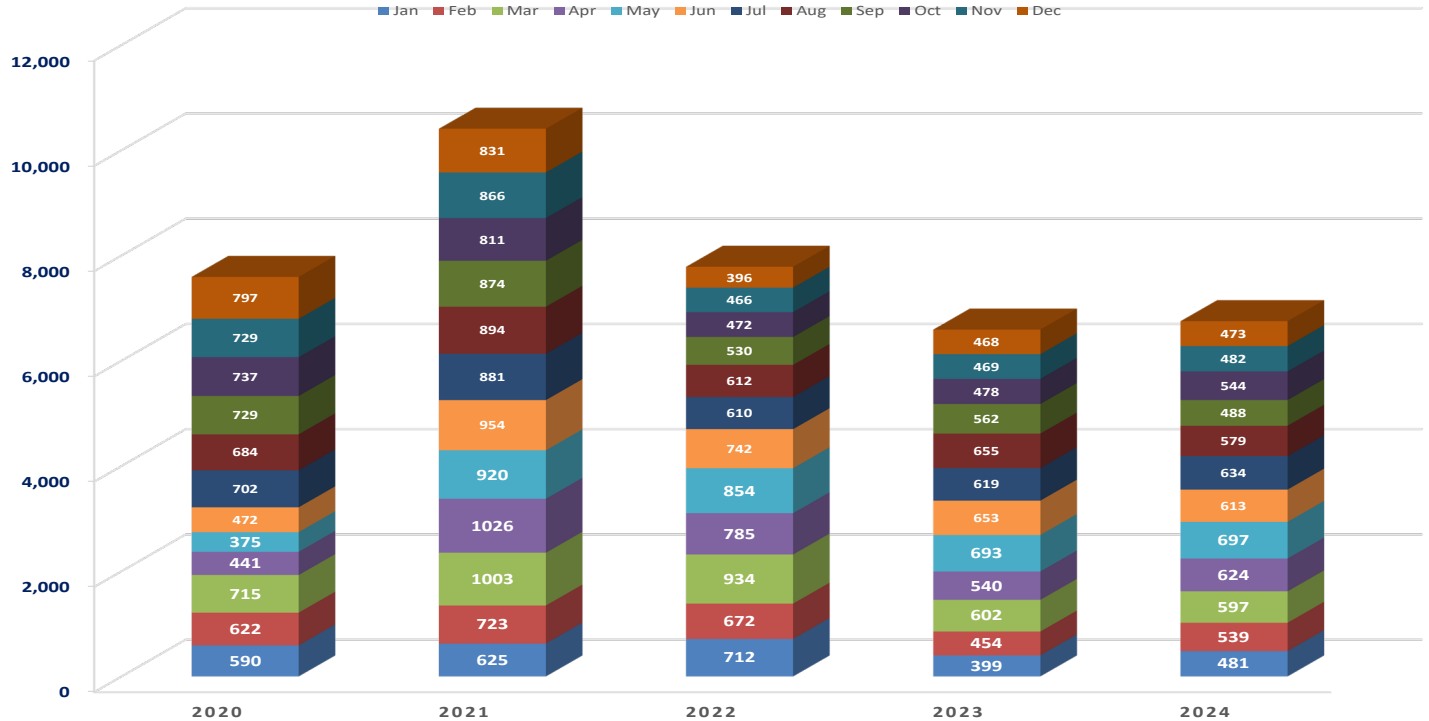




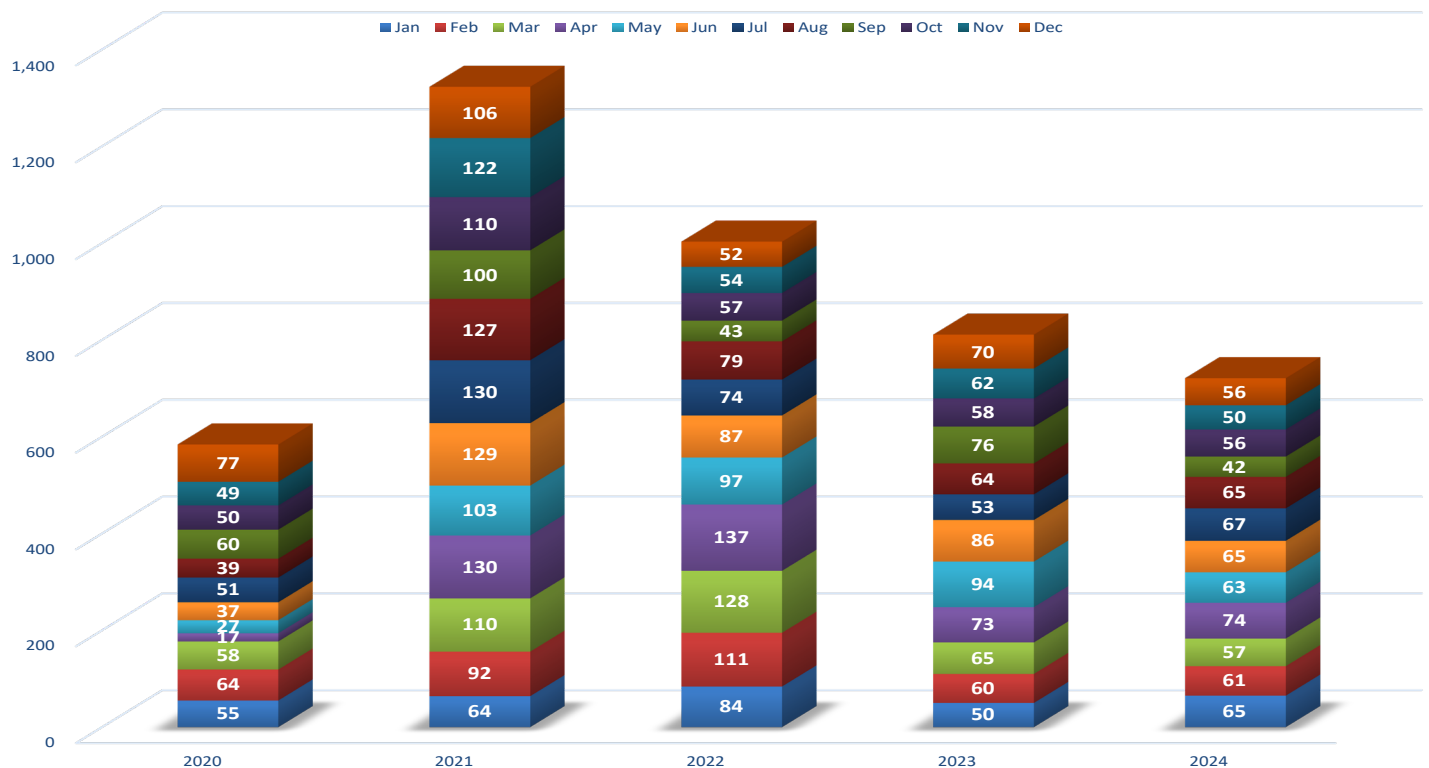
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - January 2025

### CONDO / TOWNHOME CLOSINGS



### VERTICAL / HI-RISE CLOSINGS



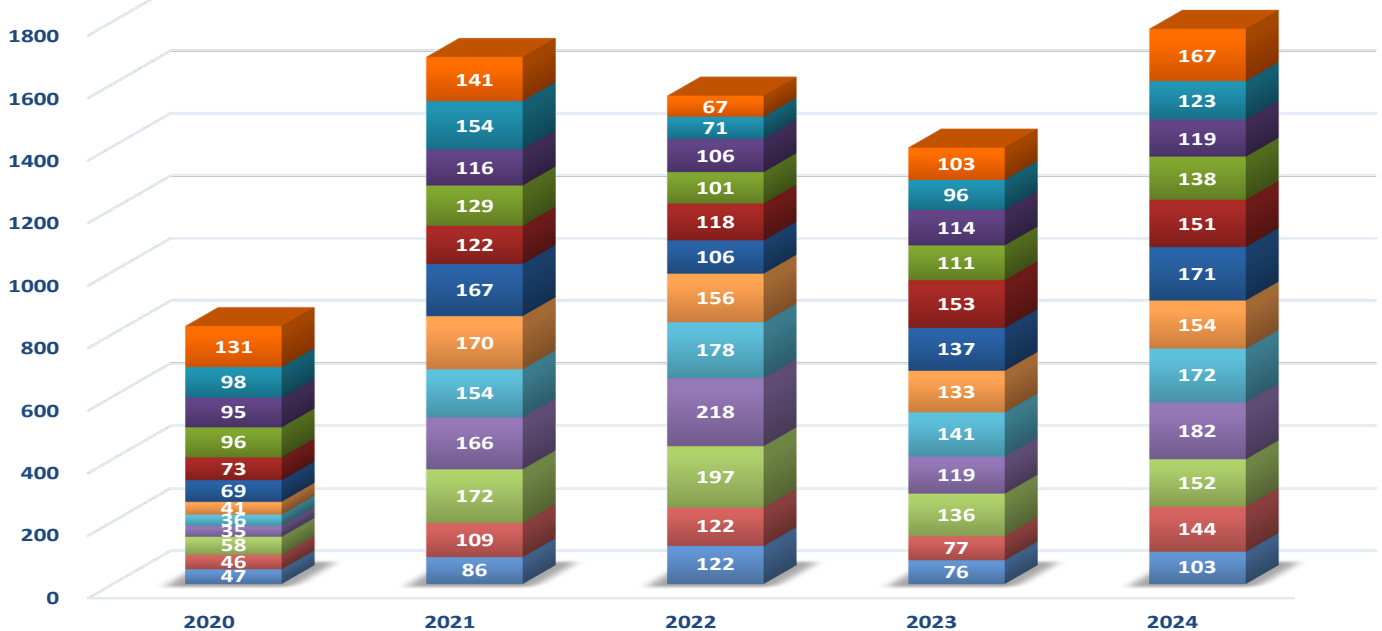


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - January 2025

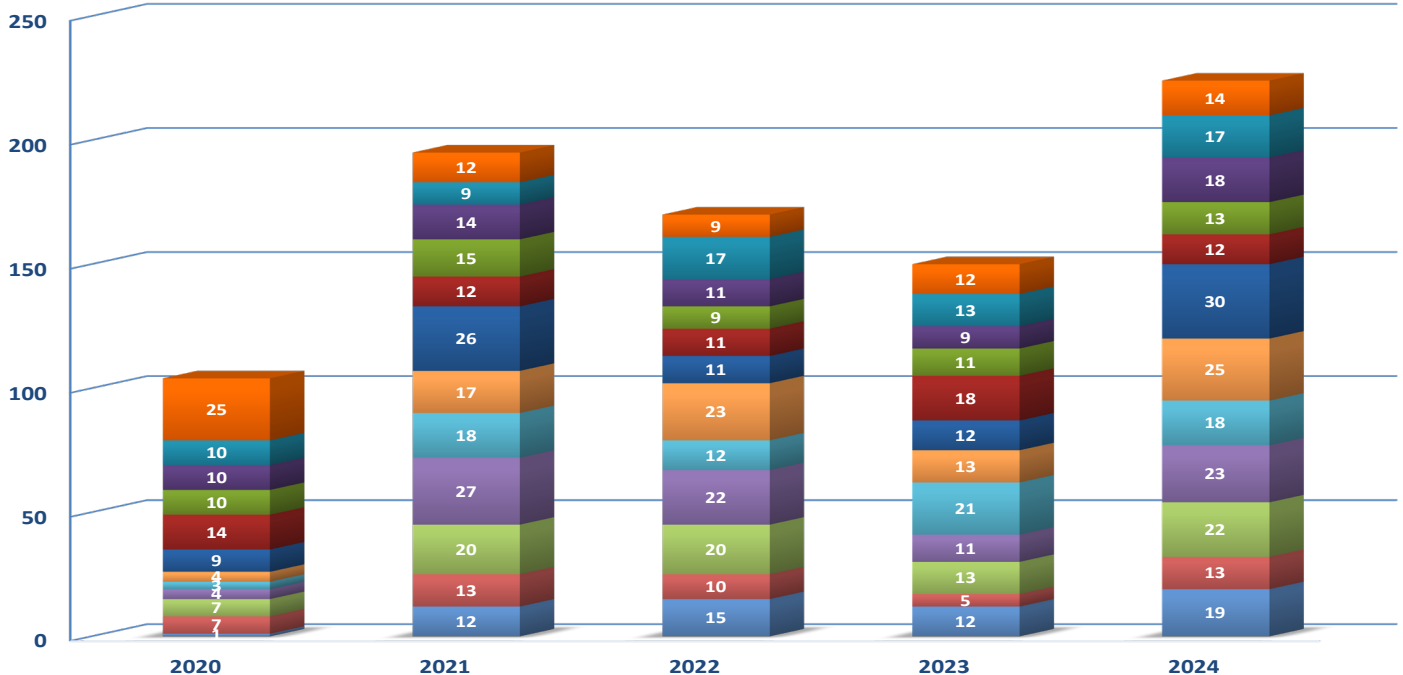
### LUXURY SALES \$1,000,000 AND OVER

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

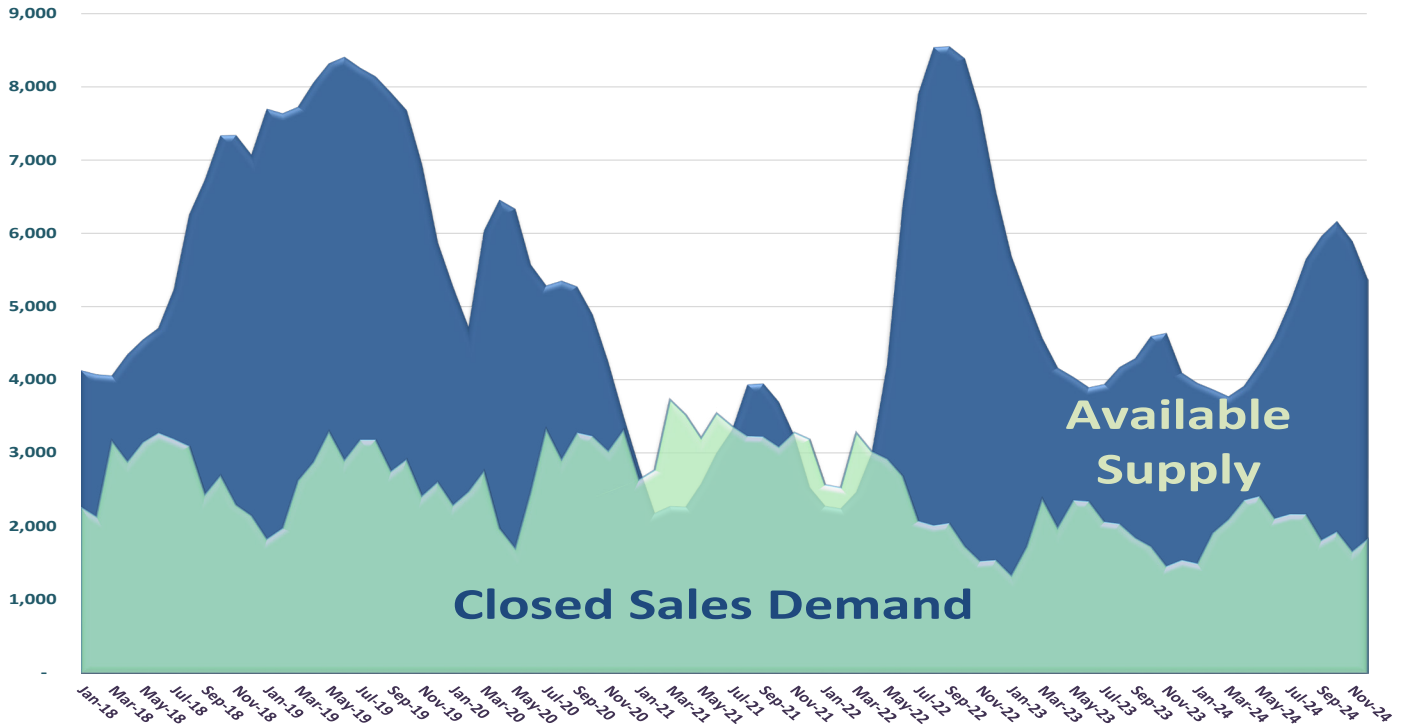




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - January 2025

### Supply vs Demand - Single Family Residential



### Single Family Residential Homes Months of Inventory





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - January 2025

### SFR Closed Sales in Selected Communities - Last Six Months

|                      | 2024 July | Aug   | Sep   | Oct   | Nov   | Dec   | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|-----------|-------|-------|-------|-------|-------|------------|---------------------|----------------------|------------------|
| Aliante              | 9         | 16    | 14    | 12    | 10    | 11    |            | 4                   | 530,344              | 65               |
| Anthem               | 3         | 3     | 6     | 4     | 1     | 7     |            | 2                   | 616,517              | 35               |
| Anthem Cnty Club     | 10        | 9     | 3     | 6     | 4     | 10    |            | 3                   | 1,580,200            | 34               |
| Cadence              | 33        | 60    | 58    | 56    | 46    | 62    |            | 3                   | 514,685              | 65               |
| Centennial Hills     | 20        | 12    | 8     | 22    | 17    | 10    |            | 7                   | 672,716              | 66               |
| Desert/South Shores  | 11        | 7     | 12    | 4     | 8     | 11    |            | 5                   | 650,654              | 53               |
| Green Valley         | 26        | 29    | 30    | 21    | 26    | 20    |            | 4                   | 643,126              | 36               |
| Green Valley Ranch   | 9         | 17    | 11    | 12    | 5     | 9     |            | 3                   | 618,306              | 39               |
| Inspirada            | 21        | 24    | 15    | 14    | 20    | 13    |            | 3                   | 636,529              | 39               |
| Iron Mountain Ranch  | 11        | 6     | 4     | 5     | 8     | 4     |            | 4                   | 564,149              | 63               |
| Lake Las Vegas       | 21        | 28    | 21    | 11    | 20    | 25    |            | 6                   | 909,403              | 122              |
| Lone Mountain        | 6         | 5     | 8     | 16    | 6     | 7     |            | 4                   | 727,730              | 87               |
| MacDonald Highlands  | 4         | 4     | 3     | 4     | 2     | 5     |            | 13                  | 3,898,980            | 230              |
| Mountains Edge       | 34        | 38    | 34    | 33    | 23    | 39    |            | 3                   | 538,221              | 49               |
| Peccole Ranch        | 13        | 9     | 5     | 8     | 3     | 4     |            | 4                   | 556,554              | 14               |
| Providence           | 26        | 19    | 19    | 19    | 16    | 17    |            | 3                   | 501,184              | 63               |
| Red Rock Cntry Club  | 6         | 4     | 5     | 1     | 4     | 2     |            | 11                  | 2,332,045            | 71               |
| Rhodes Ranch         | 13        | 19    | 9     | 13    | 15    | 7     |            | 6                   | 626,108              | 55               |
| Seven Hills          | 11        | 13    | 14    | 14    | 7     | 10    |            | 4                   | 1,070,428            | 64               |
| Siena (SFR & TWH)    | 10        | 5     | 9     | 31    | 11    | 8     |            | 4                   | 824,060              | 33               |
| Silverado Ranch      | 18        | 20    | 23    | 22    | 19    | 26    |            | 3                   | 508,557              | 37               |
| Silverstone Ranch    | 4         | 3     | 5     | 7     | 3     | 3     |            | 3                   | 549,843              | 30               |
| Skye Canyon          | 29        | 20    | 28    | 32    | 24    | 31    |            | 3                   | 638,786              | 84               |
| Southern Highlands   | 34        | 29    | 29    | 26    | 28    | 30    |            | 5                   | 1,052,541            | 46               |
| Spring Valley        | 13        | 11    | 12    | 17    | 9     | 9     |            | 6                   | 507,269              | 48               |
| Summerlin            | 39        | 24    | 34    | 37    | 22    | 21    |            | 5                   | 954,887              | 53               |
| Sun City Anthem      | 33        | 32    | 22    | 24    | 16    | 22    |            | 4                   | 638,119              | 35               |
| Sun City Summerlin   | 32        | 26    | 27    | 29    | 20    | 16    |            | 6                   | 585,613              | 43               |
| The Lakes            | 11        | 16    | 8     | 8     | 4     | 12    |            | 3                   | 590,877              | 41               |
| The Ridges           | 5         | 3     | 0     | 3     | 4     | 3     |            | 7                   | 5,229,722            | 31               |
| Tuscany              | 4         | 3     | 3     | 5     | 3     | 4     |            | 5                   | 576,236              | 42               |
| Other Groups         |           |       |       |       |       |       |            |                     |                      |                  |
| Clark County         | 2,110     | 2,099 | 1,759 | 1,866 | 1,616 | 1,764 |            | 3.8                 | 607,569              | 50               |
| Boulder City         | 21        | 6     | 13    | 11    | 6     | 13    |            | 3                   | 641,615              | 63               |
| Pahrump              | 59        | 59    | 42    | 50    | 46    | 54    |            | 5                   | 420,822              | 72               |
| High Rise Sales      | 67        | 65    | 42    | 56    | 50    | 56    |            | 9                   | 612,103              | 99               |
| Luxury Sales (\$1M+) | 171       | 151   | 138   | 119   | 123   | 167   |            | 8                   | 1,787,612            | 70               |

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

|                       | 2024 July | August    | September | October   | November  | December  | Price Movement |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|----------------|
| Aliante               | 552,322   | 558,802   | 503,993   | 537,074   | 509,400   | 516,206   |                |
| Anthem                | 651,667   | 610,000   | 684,750   | 552,200   | 975,000   | 531,300   |                |
| Anthem Cnty Club      | 1,742,780 | 1,849,889 | 1,455,000 | 1,516,615 | 1,571,250 | 1,254,190 |                |
| Cadence               | 533,447   | 495,251   | 513,570   | 519,369   | 524,189   | 513,266   |                |
| Centennial Hills      | 756,139   | 510,125   | 1,151,375 | 517,668   | 744,279   | 537,500   |                |
| Desert/South Shores   | 630,836   | 710,243   | 565,242   | 616,500   | 625,111   | 756,727   |                |
| Green Valley          | 682,762   | 633,559   | 668,734   | 642,158   | 583,804   | 645,193   |                |
| Green Valley Ranch    | 530,778   | 624,353   | 690,709   | 626,250   | 595,000   | 608,278   |                |
| Inspirada             | 593,086   | 629,198   | 629,200   | 687,071   | 677,037   | 611,945   |                |
| Iron Mountain Ranch   | 552,909   | 525,667   | 588,725   | 565,980   | 584,875   | 584,461   |                |
| Lake Las Vegas        | 1,202,519 | 989,629   | 669,590   | 955,762   | 702,626   | 919,799   |                |
| Lone Mountain         | 625,131   | 484,900   | 457,111   | 1,113,687 | 521,167   | 593,266   |                |
| MacDonald Highlands   | 3,014,795 | 3,414,179 | 3,066,667 | 6,903,898 | 2,931,057 | 3,476,793 |                |
| Mountains Edge        | 542,258   | 542,090   | 568,253   | 512,558   | 560,504   | 513,325   |                |
| Peccole Ranch         | 598,308   | 500,944   | 524,618   | 582,099   | 586,300   | 512,500   |                |
| Providence            | 515,384   | 537,779   | 489,184   | 485,500   | 452,769   | 515,071   |                |
| Red Rock Country Club | 2,196,333 | 1,687,500 | 3,082,000 | 4,137,000 | 2,212,500 | 1,490,000 |                |
| Rhodes Ranch          | 638,608   | 609,584   | 572,556   | 618,492   | 684,126   | 606,414   |                |
| Seven Hills           | 1,748,091 | 928,731   | 1,110,107 | 653,546   | 761,986   | 1,253,200 |                |
| Siena (SFR & TWH)     | 659,920   | 777,000   | 752,333   | 821,238   | 975,818   | 941,611   |                |
| Silverado Ranch       | 500,113   | 549,150   | 467,426   | 553,818   | 476,100   | 504,981   |                |
| Silverstone Ranch     | 603,500   | 548,333   | 626,460   | 542,571   | 503,926   | 415,000   |                |
| Skye Canyon           | 658,145   | 587,607   | 657,288   | 690,460   | 625,759   | 593,729   |                |
| Southern Highlands    | 1,163,662 | 798,499   | 1,185,444 | 1,325,573 | 820,678   | 1,023,482 |                |
| Spring Valley         | 540,492   | 496,273   | 525,900   | 468,324   | 548,444   | 480,267   |                |
| Summerlin             | 870,333   | 948,157   | 1,122,206 | 1,052,524 | 847,745   | 788,929   |                |
| Sun City Anthem       | 642,467   | 633,041   | 566,273   | 656,958   | 770,125   | 594,273   |                |
| Sun City Summerlin    | 558,764   | 605,182   | 594,270   | 562,119   | 630,925   | 578,850   |                |
| The Lakes             | 588,868   | 554,250   | 603,086   | 542,000   | 1,001,875 | 529,000   |                |
| The Ridges            | 5,710,000 | 4,716,667 | -         | 2,895,000 | 8,525,000 | 2,883,333 |                |
| Tuscany               | 555,250   | 572,663   | 571,467   | 527,560   | 598,667   | 647,500   |                |
| Other Groups          |           |           |           |           |           |           |                |
| Clark County          | 628,494   | 581,676   | 609,613   | 591,611   | 603,260   | 632,140   |                |
| Boulder City          | 691,881   | 643,525   | 642,308   | 491,736   | 686,667   | 664,870   |                |
| Pahrump               | 387,125   | 411,643   | 399,143   | 429,980   | 504,562   | 404,718   |                |
| High Rise Sales       | 728,152   | 569,438   | 515,370   | 589,460   | 640,200   | 592,885   |                |
| Luxury Sales (\$1M+)  | 2,122,451 | 1,655,566 | 1,874,408 | 1,962,815 | 1,991,635 | 2,023,097 |                |