



EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

February 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	3,010	5,687	2,468	1,791	549,900	949,902	485,000	611,238	3.9	31.5%	54
CON/TWH	999	2,162	631	523	285,000	364,642	305,000	324,070	4.8	24.2%	54
<i>Total Residential</i>	<i>4,009</i>	<i>7,849</i>	<i>3,099</i>	<i>2,314</i>	<i>469,900</i>	<i>788,693</i>	<i>439,700</i>	<i>546,334</i>	<i>4.1</i>	<i>29.5%</i>	<i>54</i>
Hi-Rise	141	494	65	57	497,000	819,227	400,000	560,797	9.8	11.5%	93
Multiple Dwelling	37	85	31	14	640,000	687,900	623,125	548,089	7.8	16.5%	60
Vacant Land	314	2,002	191	134	75,000	577,754	35,000	279,151	16.0	6.7%	162
Luxury Sales (RES & VER) \$1M+	435	1,059	215	150	1,750,000	3,017,066	1,414,500	1,910,095	8.2	14.2%	69



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Las Vegas Market Update - March 2025

January 2025 Production

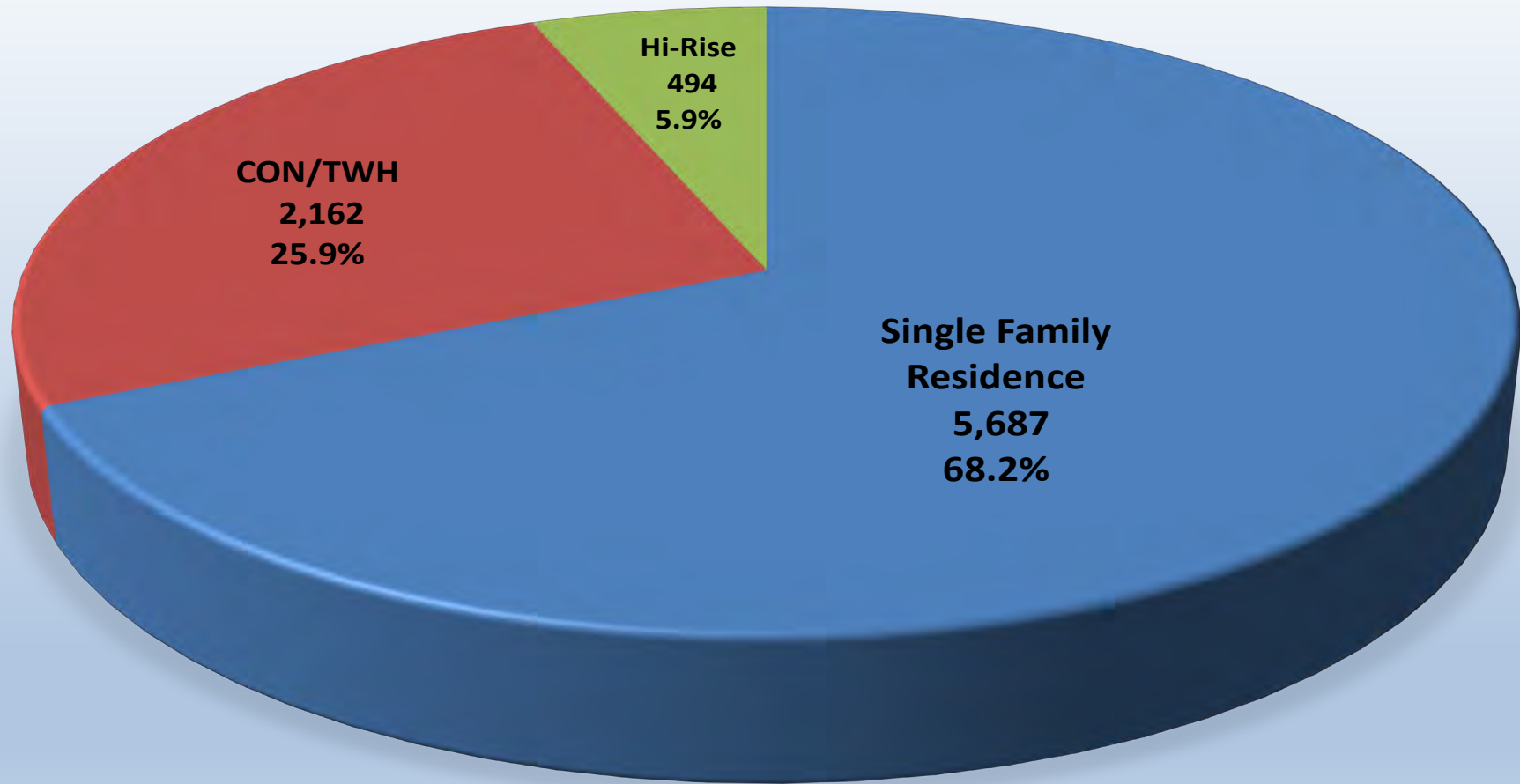
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,345	5,627	2,183	1,591	540,000	934,453	485,000	599,800	4.2	28.3%	54
CON/TWH	1,010	2,009	605	416	285,000	350,590	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



EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

Las Vegas REALTORS * Available Units

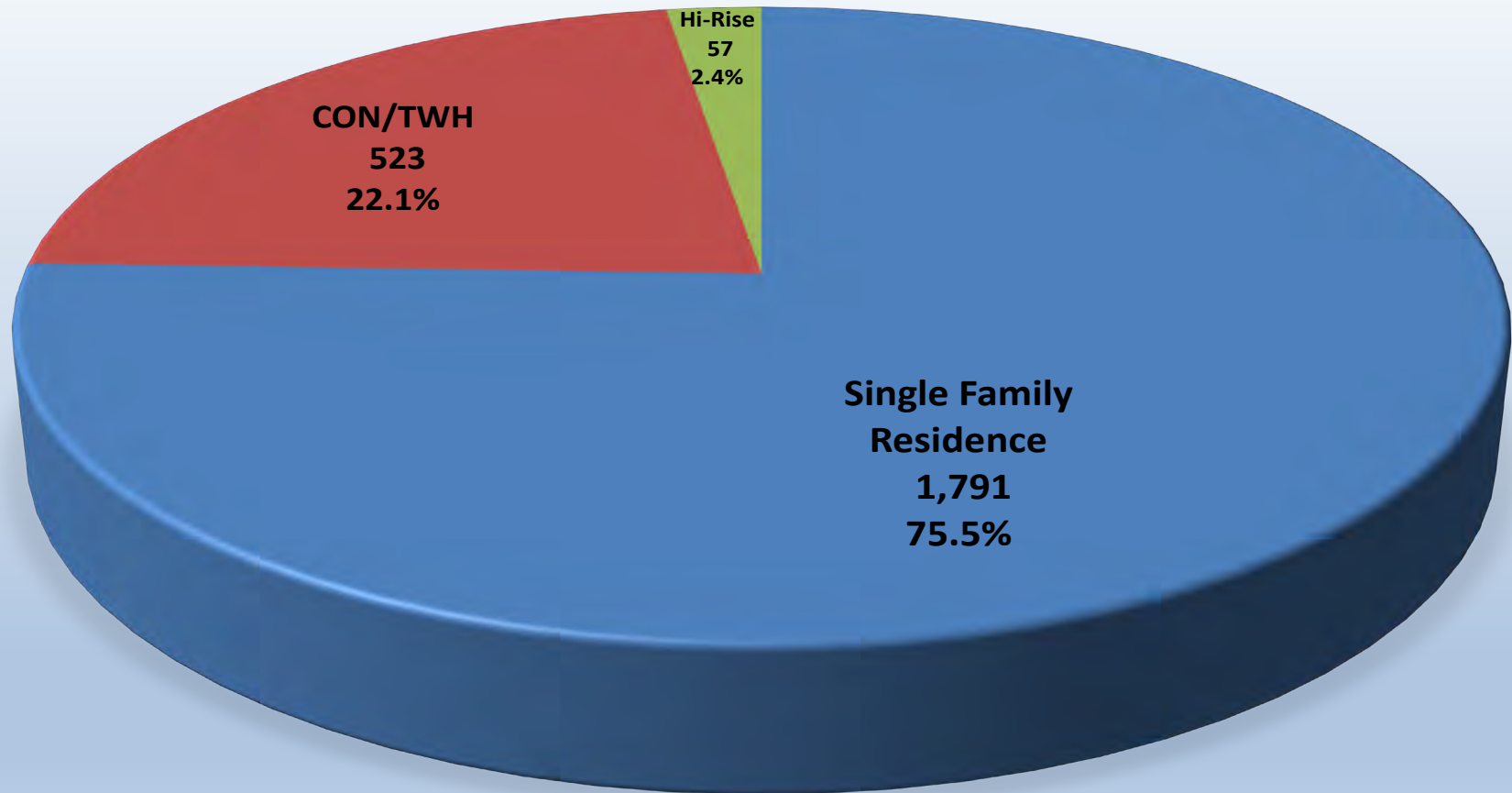




EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

Las Vegas REALTORS *Units Sold * Last Month

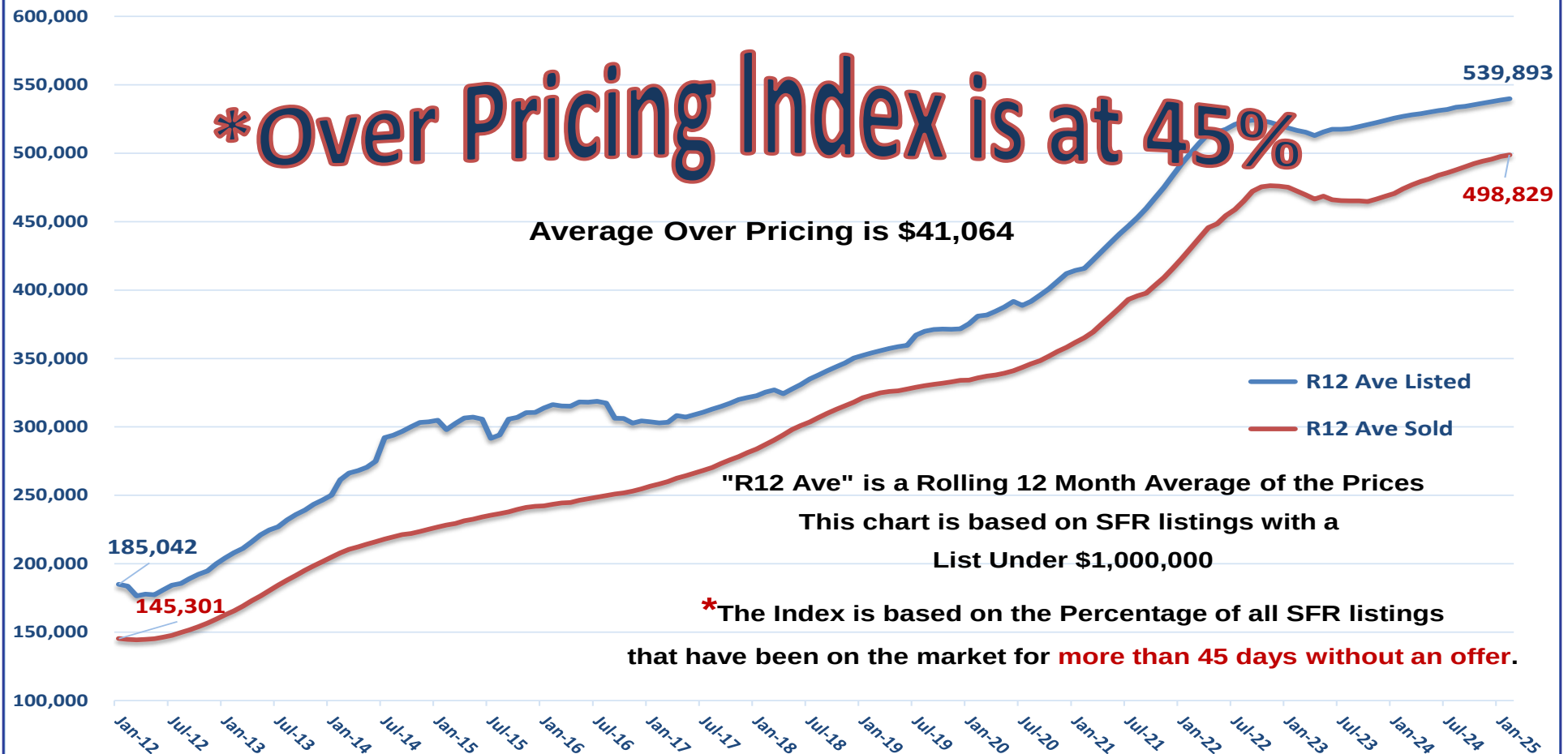




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Las Vegas Market Update - March 2025

SFR Average List vs Closed Sale Prices

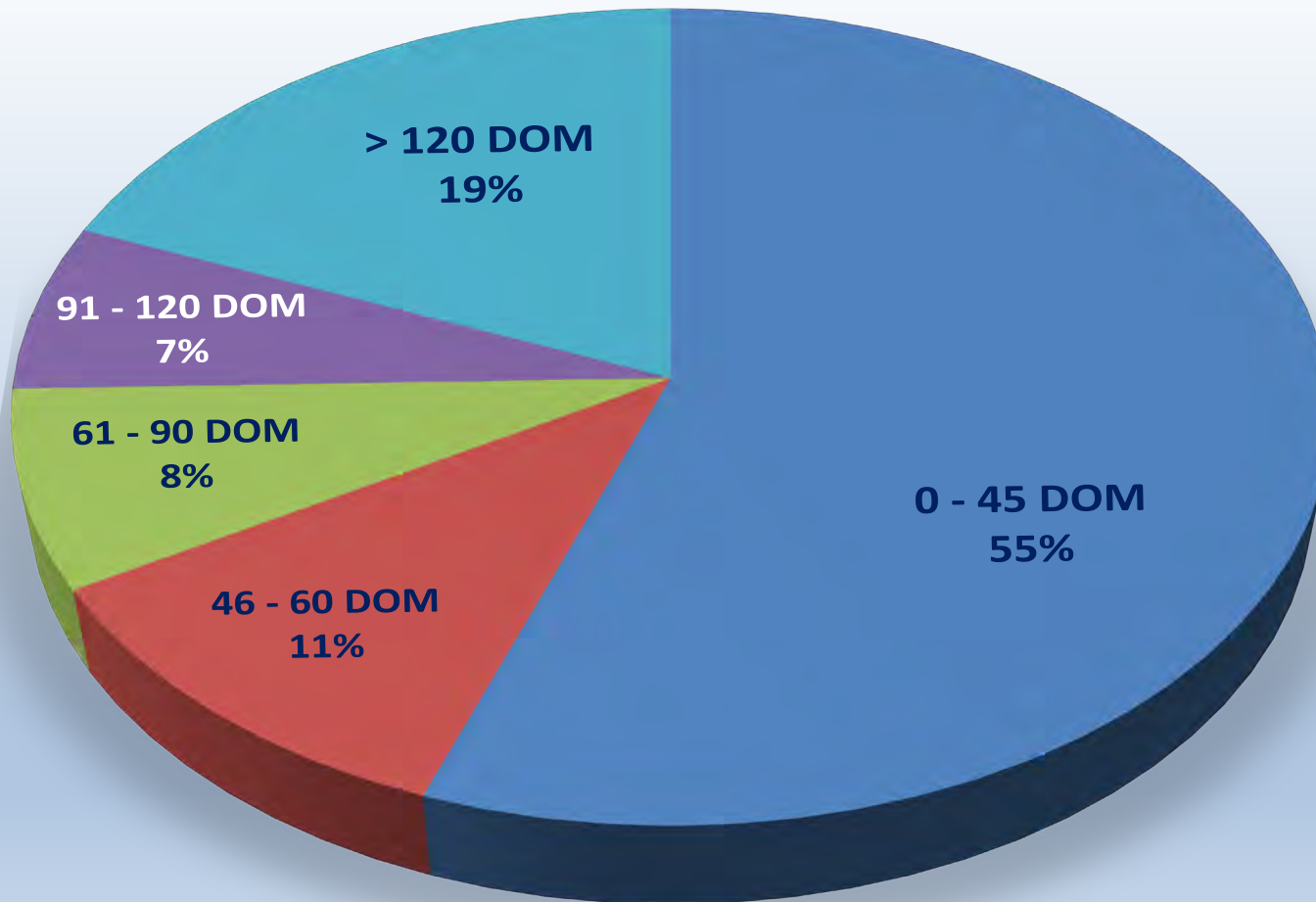




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Las Vegas Market Update - March 2025

Available SFR Inventory Days on Market With No Current Offer





EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

SFR Closed Sales in Selected Communities - Last Six Months

	Sep	Oct	Nov	Dec	2025 Jan	Feb	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	14	12	10	11	14	6		6	518,102	61
Anthem	6	4	1	7	3	7		2	605,746	97
Anthem Cnty Club	3	6	4	10	3	7		5	1,646,442	48
Cadence	58	56	46	62	30	48		3	521,852	64
Centennial Hills	8	22	17	10	22	23		3	648,869	62
Desert/South Shores	12	4	8	11	11	10		5	636,469	66
Green Valley	30	21	26	20	24	29		3	639,563	82
Green Valley Ranch	11	12	5	9	6	10		2	695,247	97
Inspirada	15	14	20	13	16	8		8	653,871	77
Iron Mountain Ranch	4	5	8	4	6	3		5	567,066	12
Lake Las Vegas	21	11	20	25	9	19		9	884,678	101
Lone Mountain	8	16	6	7	9	6		4	781,706	44
MacDonald Highlands	3	4	2	5	4	2		36	4,684,472	21
Mountains Edge	34	33	23	39	27	40		3	535,973	51
Peccole Ranch	5	8	3	4	4	7		3	556,187	61
Providence	19	19	16	17	8	16		3	499,479	50
Red Rock Cntry Club	5	1	4	2	2	5		4	2,742,211	104
Rhodes Ranch	9	13	15	7	14	9		5	620,013	22
Seven Hills	14	14	7	10	14	9		5	858,664	49
Siena (SFR & TWH)	9	31	11	8	10	8		5	842,224	74
Silverado Ranch	23	22	19	26	19	20		4	508,265	50
Silverstone Ranch	5	7	3	3	3	4		3	541,783	22
Skye Canyon	28	32	24	31	17	29		3	634,411	66
Southern Highlands	29	26	28	30	27	26		6	1,038,034	43
Spring Valley	12	17	9	9	13	13		3	492,570	61
Summerlin	34	37	22	21	26	17		7	1,019,565	62
Sun City Anthem	22	24	16	22	22	32		3	644,985	61
Sun City Summerlin	27	29	20	16	21	38		2	574,061	57
The Lakes	8	8	4	12	8	6		7	587,467	75
The Ridges	0	3	4	3	5	5		3	4,999,125	69
Tuscany	3	5	3	4	3	5		4	599,922	33
Other Groups										
Clark County	1,759	1,866	1,616	1,764	1,550	1,721		4	610,114	53
Boulder City	13	11	6	13	3	13		3	622,901	32
Pahrump	42	50	46	54	39	60		5	429,070	86
High Rise Sales	42	56	50	56	54	57		10	584,498	93
Luxury Sales (\$1M+)	138	119	123	168	118	150		8	1,787,612	69

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Las Vegas Market Update - March 2025

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

	September	October	November	December	2025 January	February	Price Movement
Aliante	503,993	537,074	509,400	516,206	539,314	481,566	
Anthem	684,750	552,200	975,000	531,300	596,667	594,214	
Anthem Cnty Club	1,455,000	1,516,615	1,571,250	1,254,190	2,013,333	2,285,857	
Cadence	513,570	519,369	524,189	513,266	540,622	531,875	
Centennial Hills	1,151,375	517,668	744,279	537,500	620,636	604,486	
Desert/South Shores	565,242	616,500	625,111	756,727	615,591	629,700	
Green Valley	668,734	642,158	583,804	645,193	598,885	687,279	
Green Valley Ranch	690,709	626,250	595,000	608,278	604,983	965,590	
Inspirada	629,200	687,071	677,037	611,945	703,249	553,488	
Iron Mountain Ranch	588,725	565,980	584,875	584,461	553,888	495,667	
Lake Las Vegas	669,590	955,762	702,626	919,799	973,831	1,184,447	
Lone Mountain	457,111	1,113,687	521,167	593,266	967,777	530,500	
MacDonald Highlands	3,066,667	6,903,898	2,931,057	3,476,793	5,250,694	6,312,500	
Mountains Edge	568,253	512,558	560,504	513,325	519,222	547,137	
Peccole Ranch	524,618	582,099	586,300	512,500	559,250	559,429	
Providence	489,184	485,500	452,769	515,071	553,938	531,219	
Red Rock Country Club	3,082,000	4,137,000	2,212,500	1,490,000	2,612,500	3,100,000	
Rhodes Ranch	572,556	618,492	684,126	606,414	605,049	596,667	
Seven Hills	1,110,107	653,546	761,986	1,253,200	670,313	716,417	
Siena (SFR & TWH)	752,333	821,238	975,818	941,611	661,500	967,500	
Silverado Ranch	467,426	553,818	476,100	504,981	554,652	495,880	
Silverstone Ranch	626,460	542,571	503,926	415,000	513,333	579,375	
Skye Canyon	657,288	690,460	625,759	593,729	641,438	597,003	
Southern Highlands	1,185,444	1,325,573	820,678	1,023,482	725,073	1,161,941	
Spring Valley	525,900	468,324	548,444	480,267	444,492	511,423	
Summerlin	1,122,206	1,052,524	847,745	788,929	1,113,573	1,106,029	
Sun City Anthem	566,273	656,958	770,125	594,273	661,659	650,953	
Sun City Summerlin	594,270	562,119	630,925	578,850	537,400	557,129	
The Lakes	603,086	542,000	1,001,875	529,000	545,488	523,900	
The Ridges	-	2,895,000	8,525,000	2,883,333	5,849,500	3,860,000	
Tuscany	571,467	527,560	598,667	647,500	563,000	674,200	
Other Groups							
Clark County	609,613	591,611	603,260	632,140	603,697	620,329	
Boulder City	642,308	491,736	686,667	664,870	517,150	667,485	
Pahrump	399,143	429,980	504,562	404,718	429,053	413,312	
High Rise Sales	515,370	589,460	640,200	592,885	597,860	560,797	
Luxury Sales (\$1M+)	1,874,408	1,962,815	1,991,635	2,020,796	1,968,585	1,910,095	

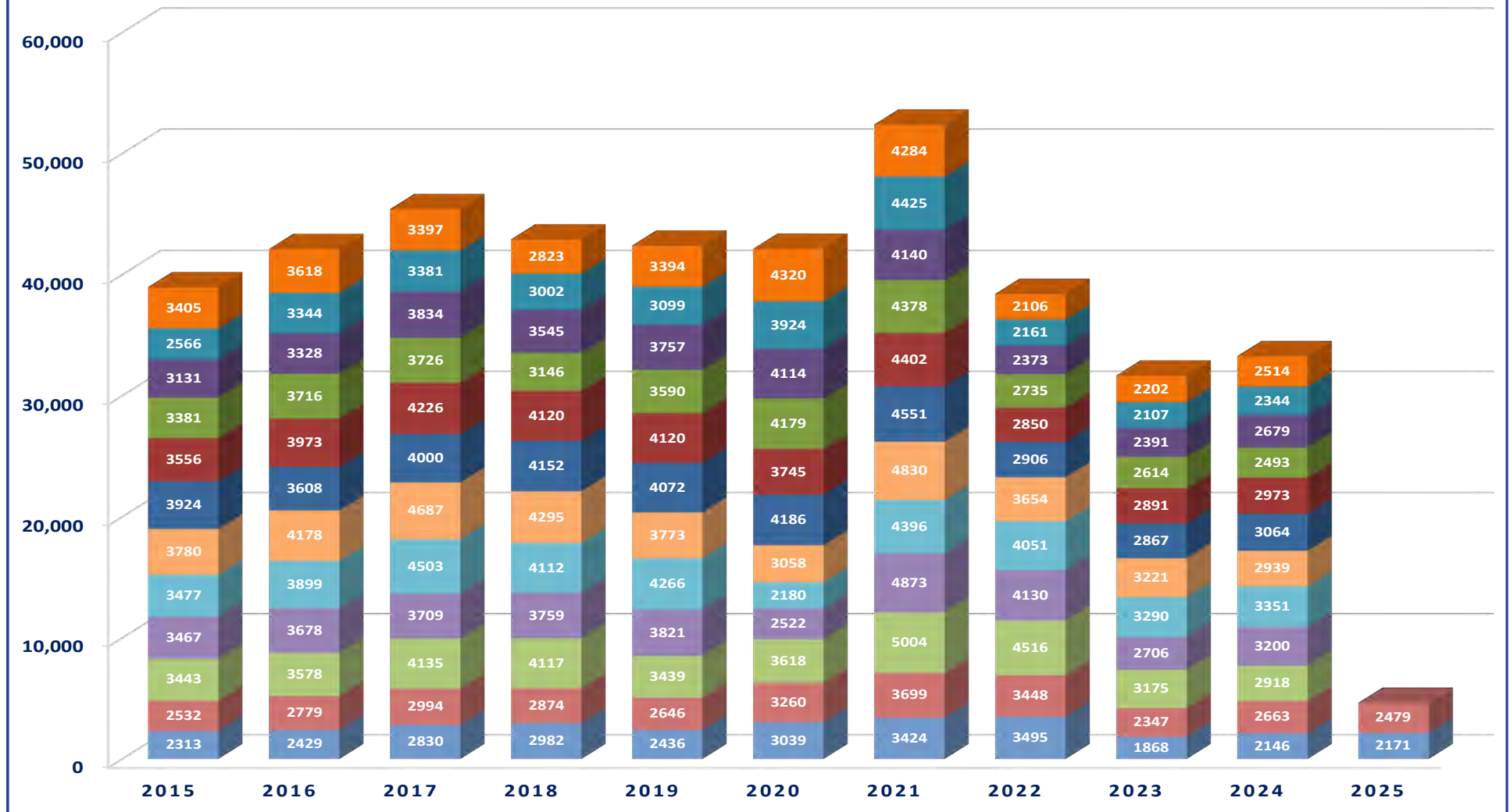


EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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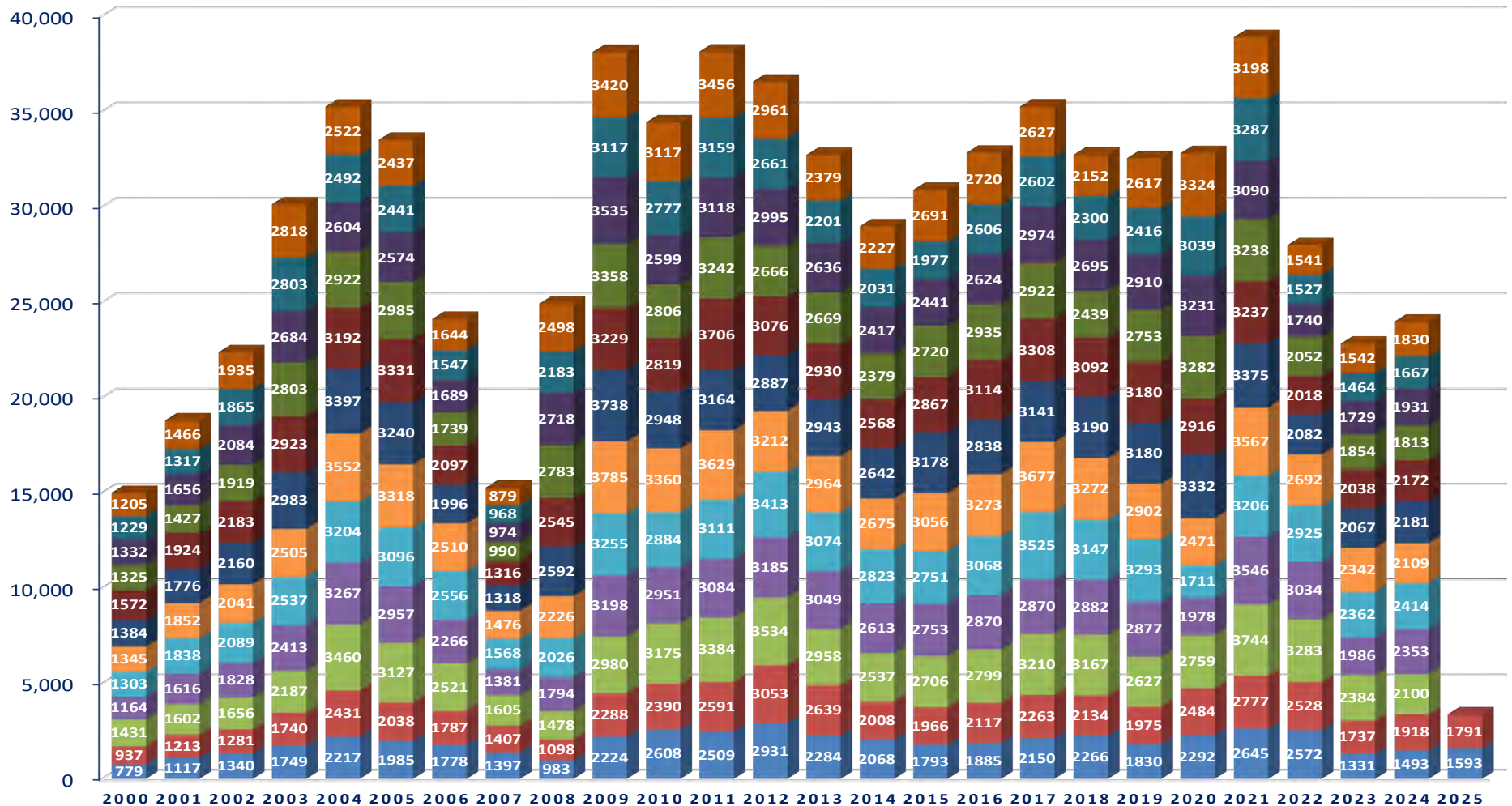


EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



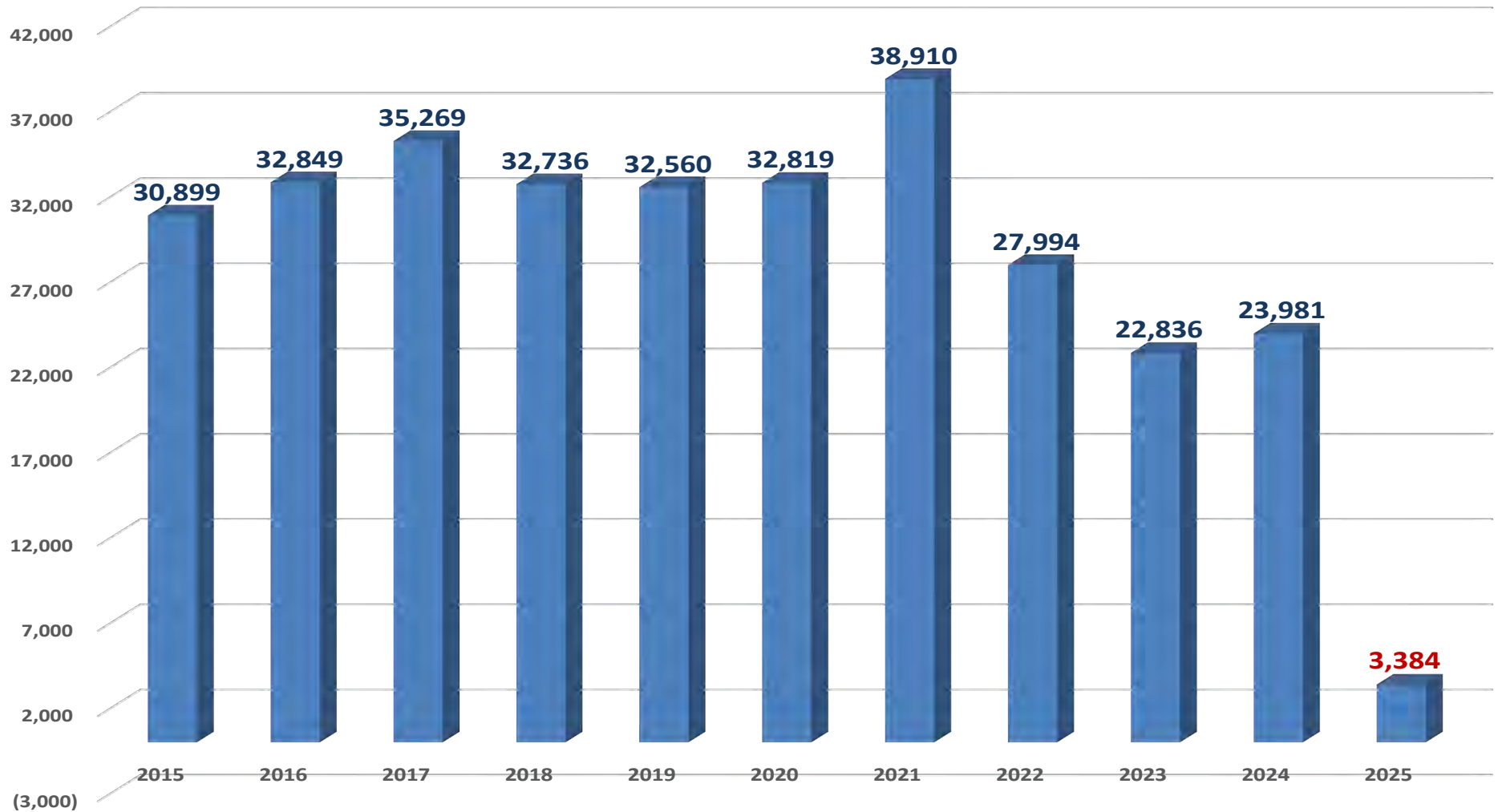
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SINGLE FAMILY RESIDENTIAL CLOSINGS



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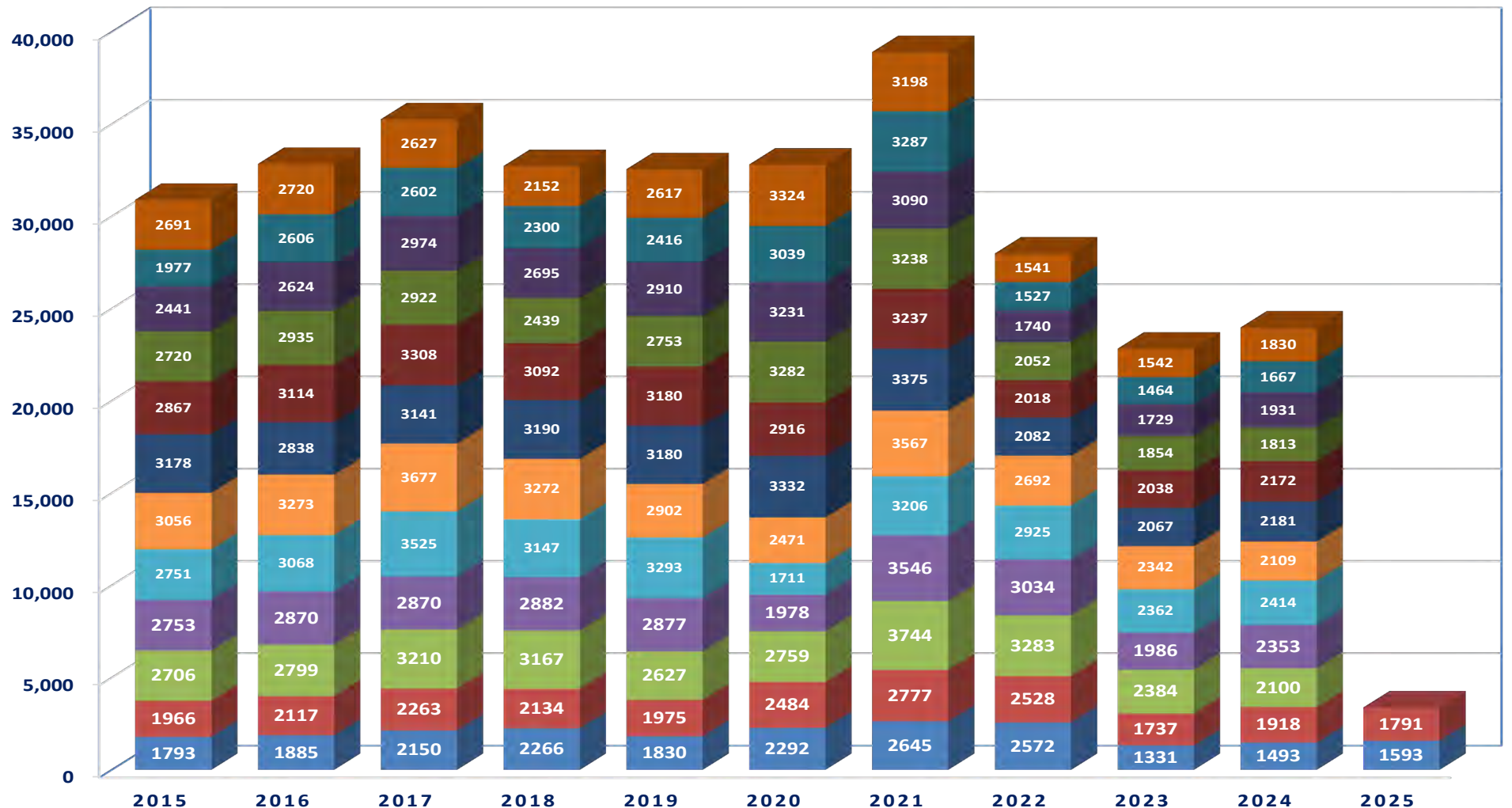


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Las Vegas Market Update - March 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - March 2025

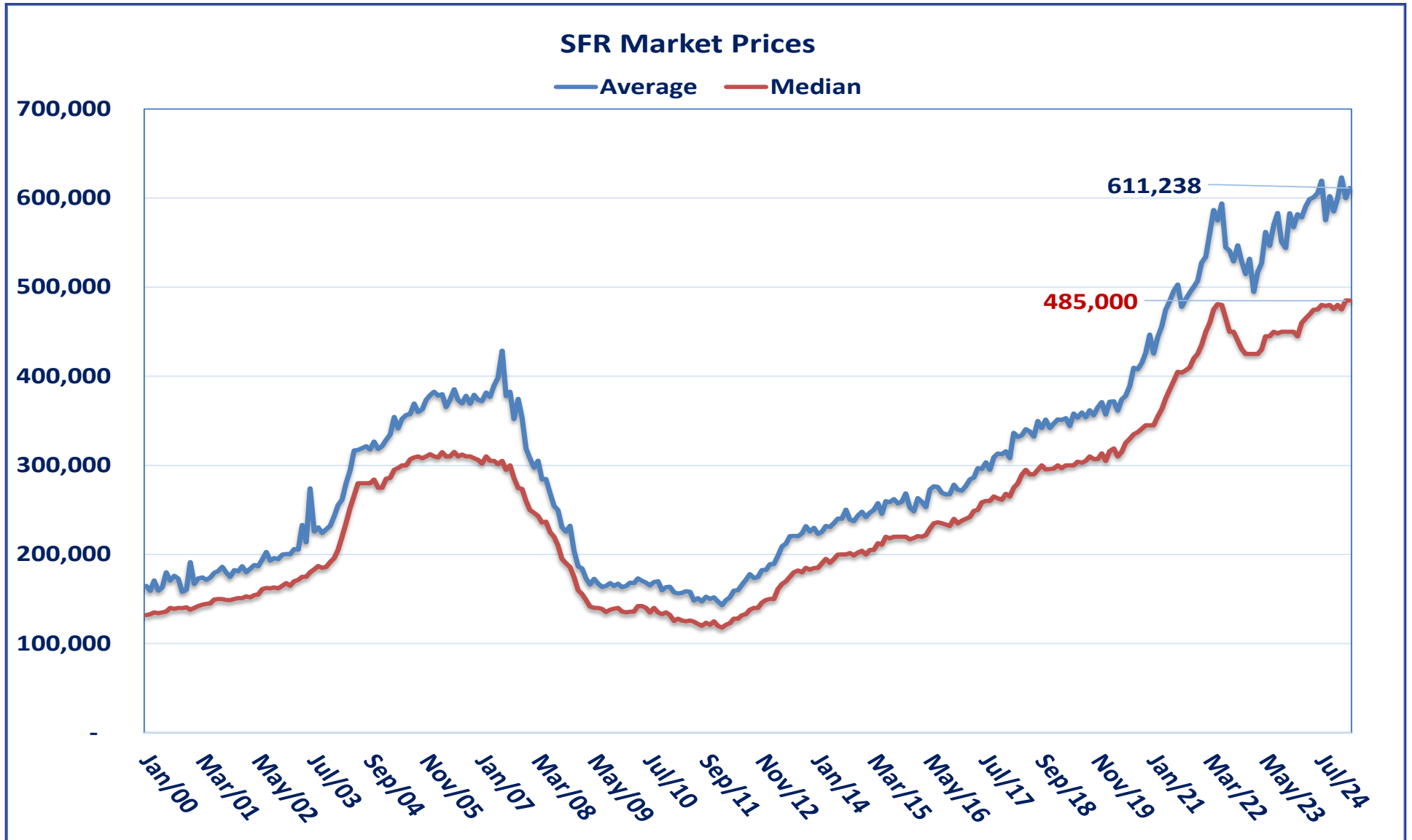
Single Family Residential Homes Months of Inventory





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Las Vegas Market Update - March 2025



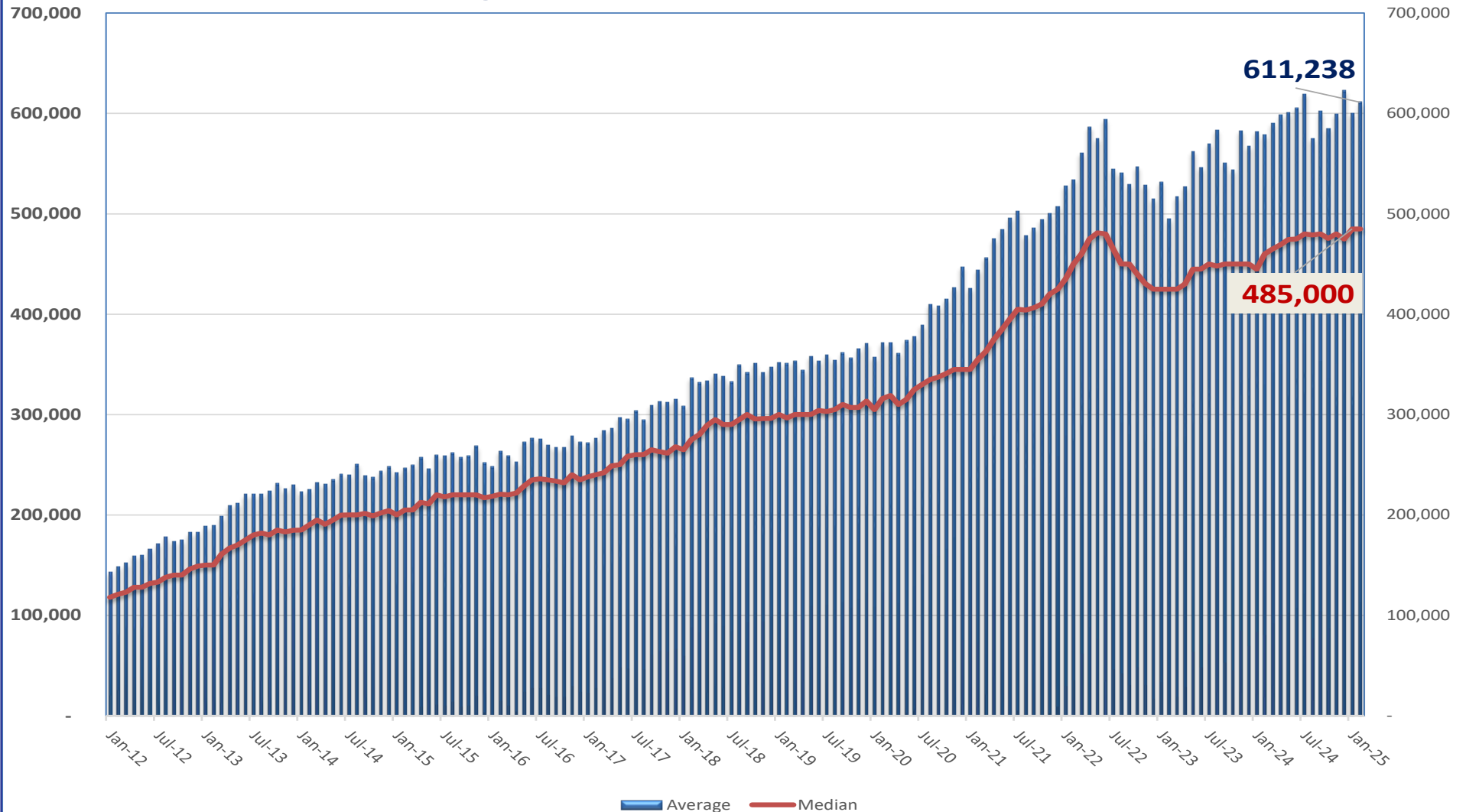
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Las Vegas Market Update - March 2025

Single Family Residential Price Trend



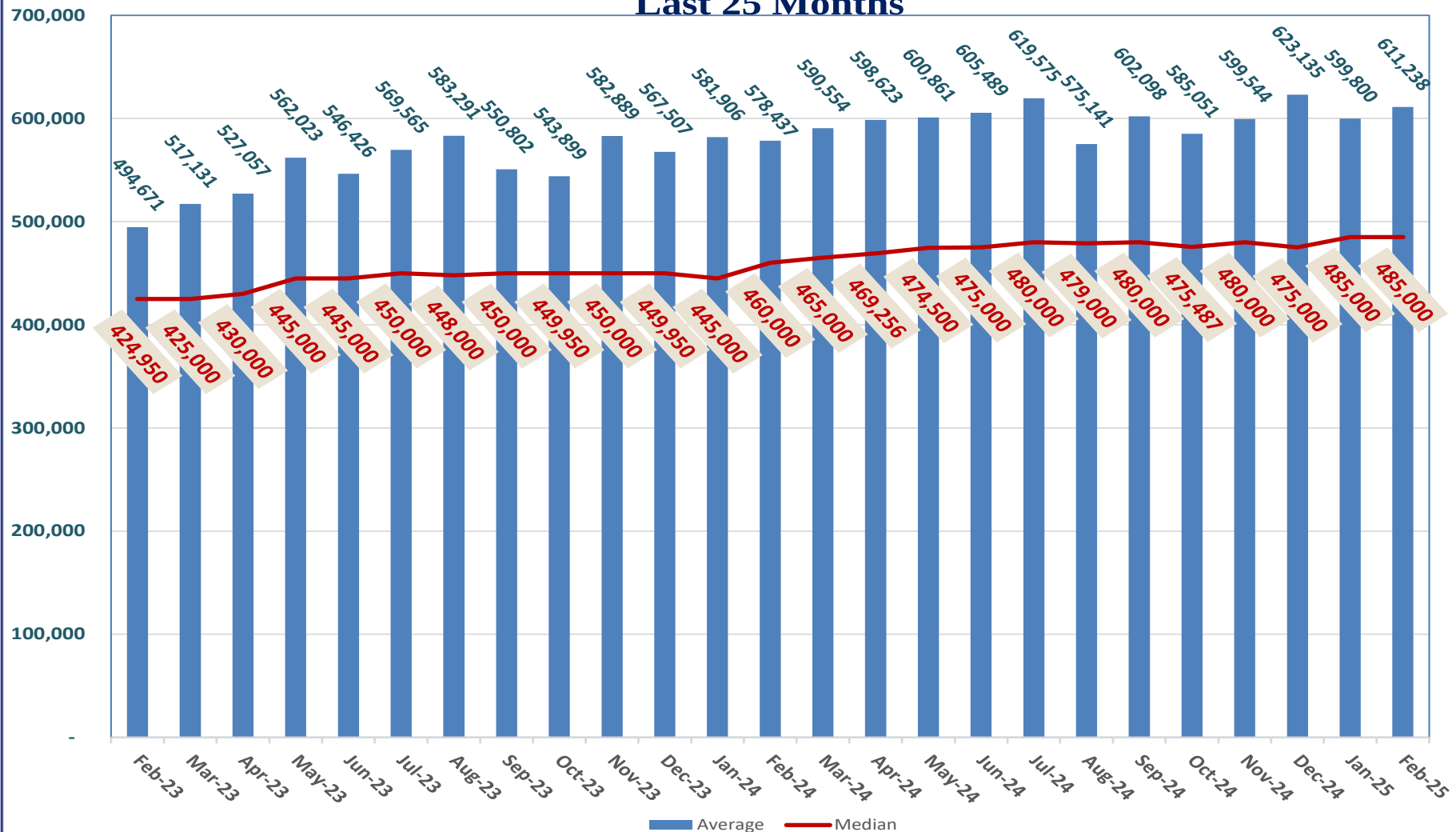
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Las Vegas Market Update - March 2025

Single Family Residential Price Trend Last 25 Months



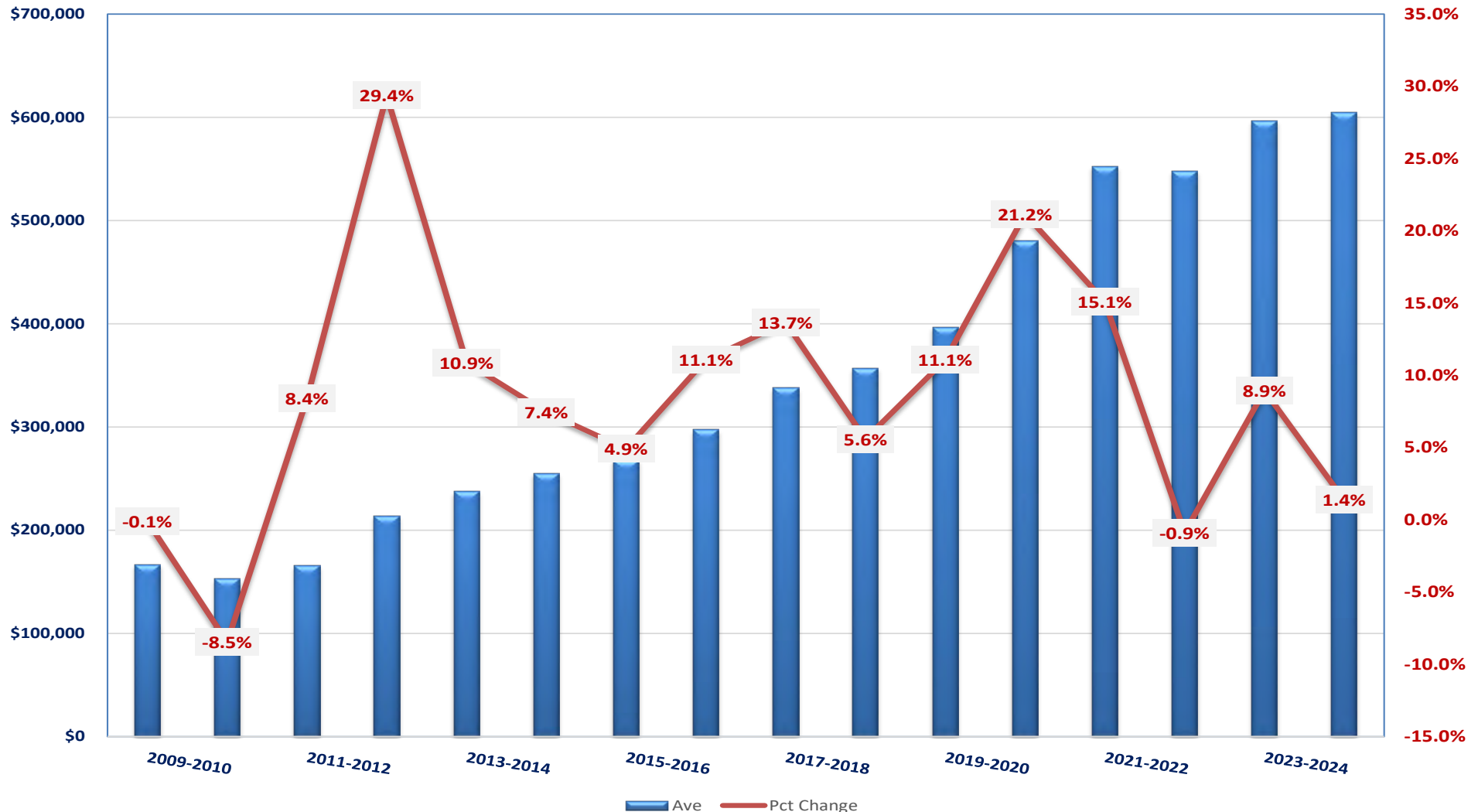
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Las Vegas Market Update - March 2025

SFR Average Price and Year Over Year Percent Change



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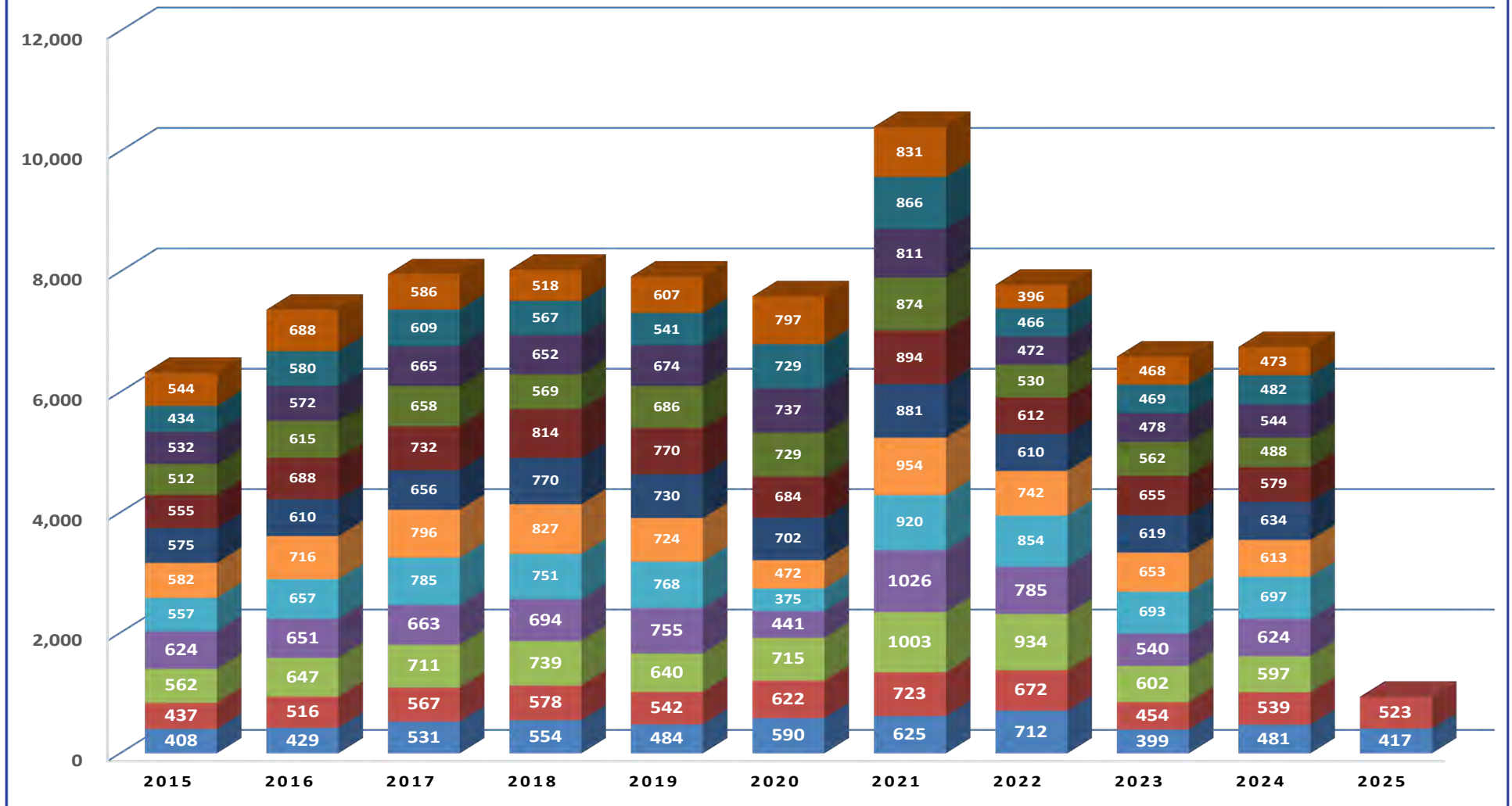


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Las Vegas Market Update - March 2025

CONDO / TOWNHOME CLOSINGS

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



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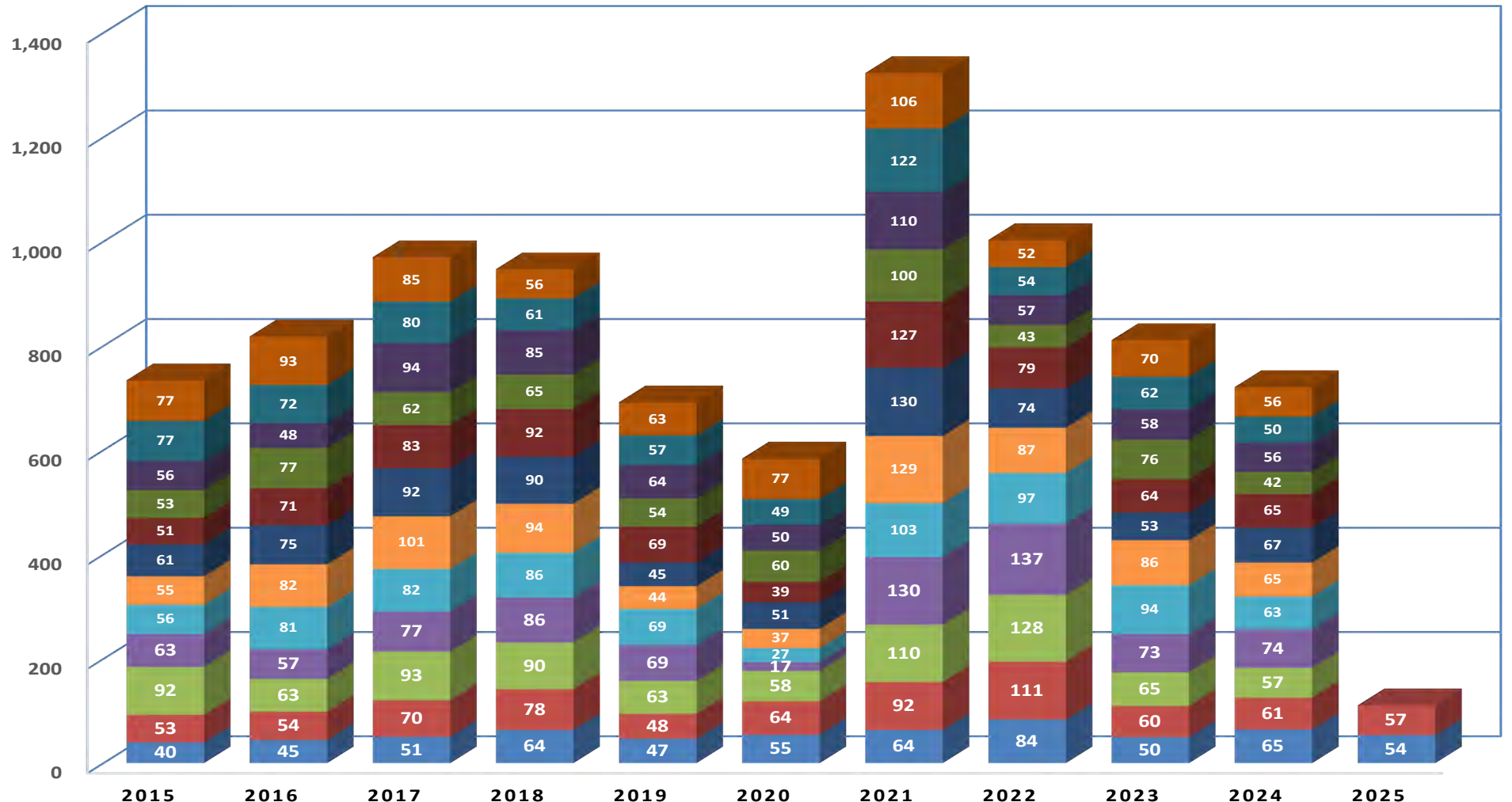


EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

VERTICAL / HI-RISE CLOSINGS

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



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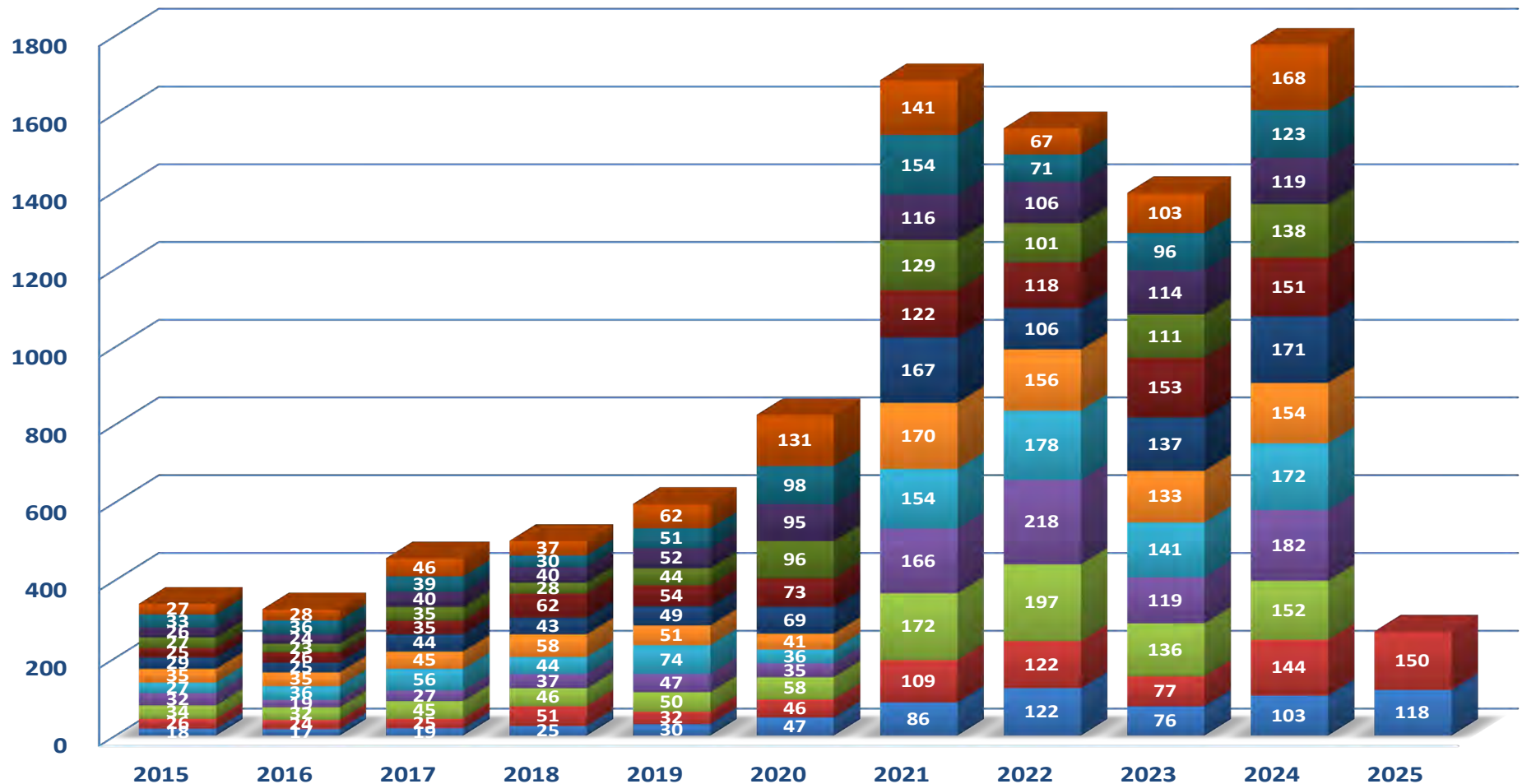


EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

LUXURY SALES \$1,000,000 AND OVER

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



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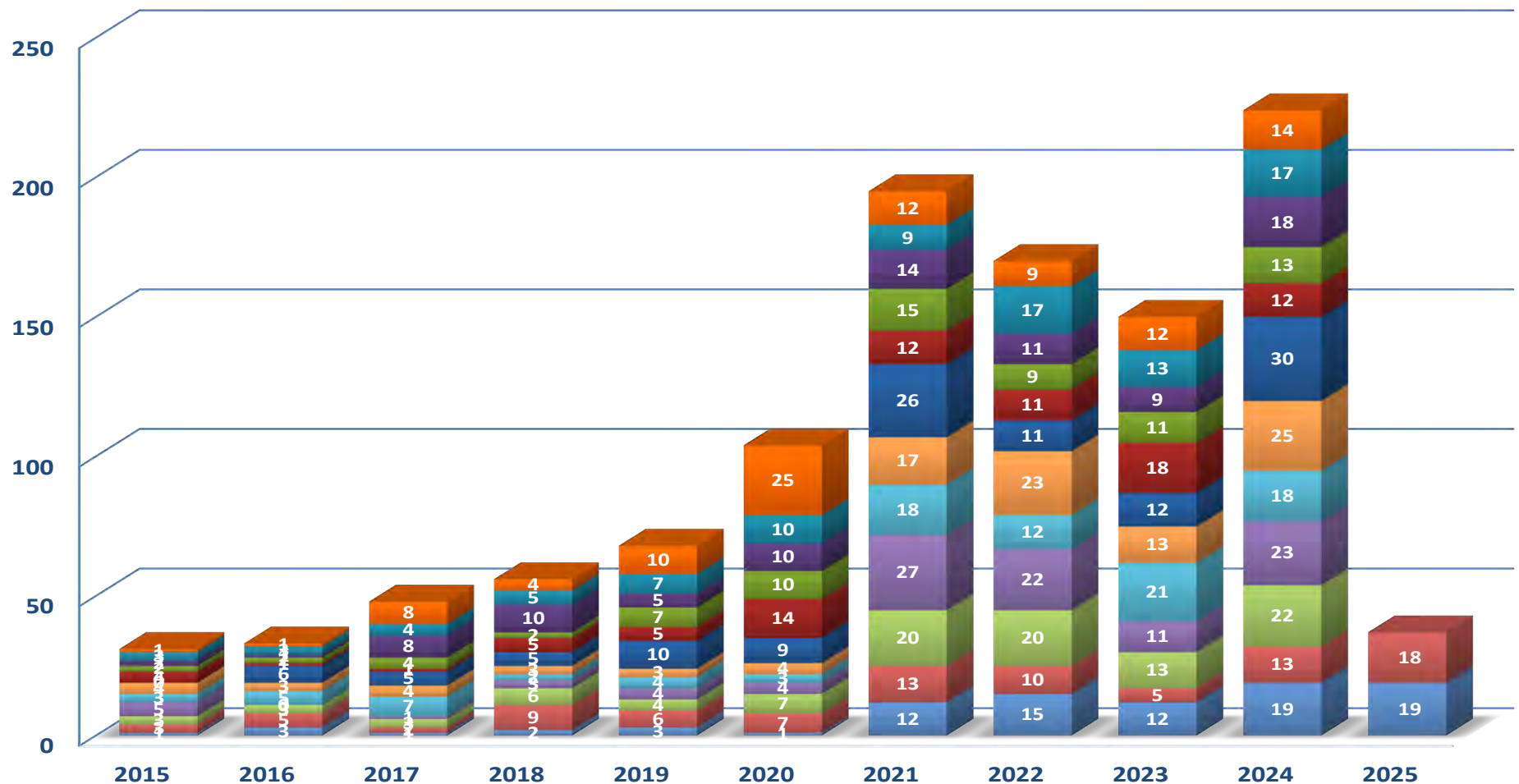


EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2025

LUXURY SALES \$3,000,000 AND OVER

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



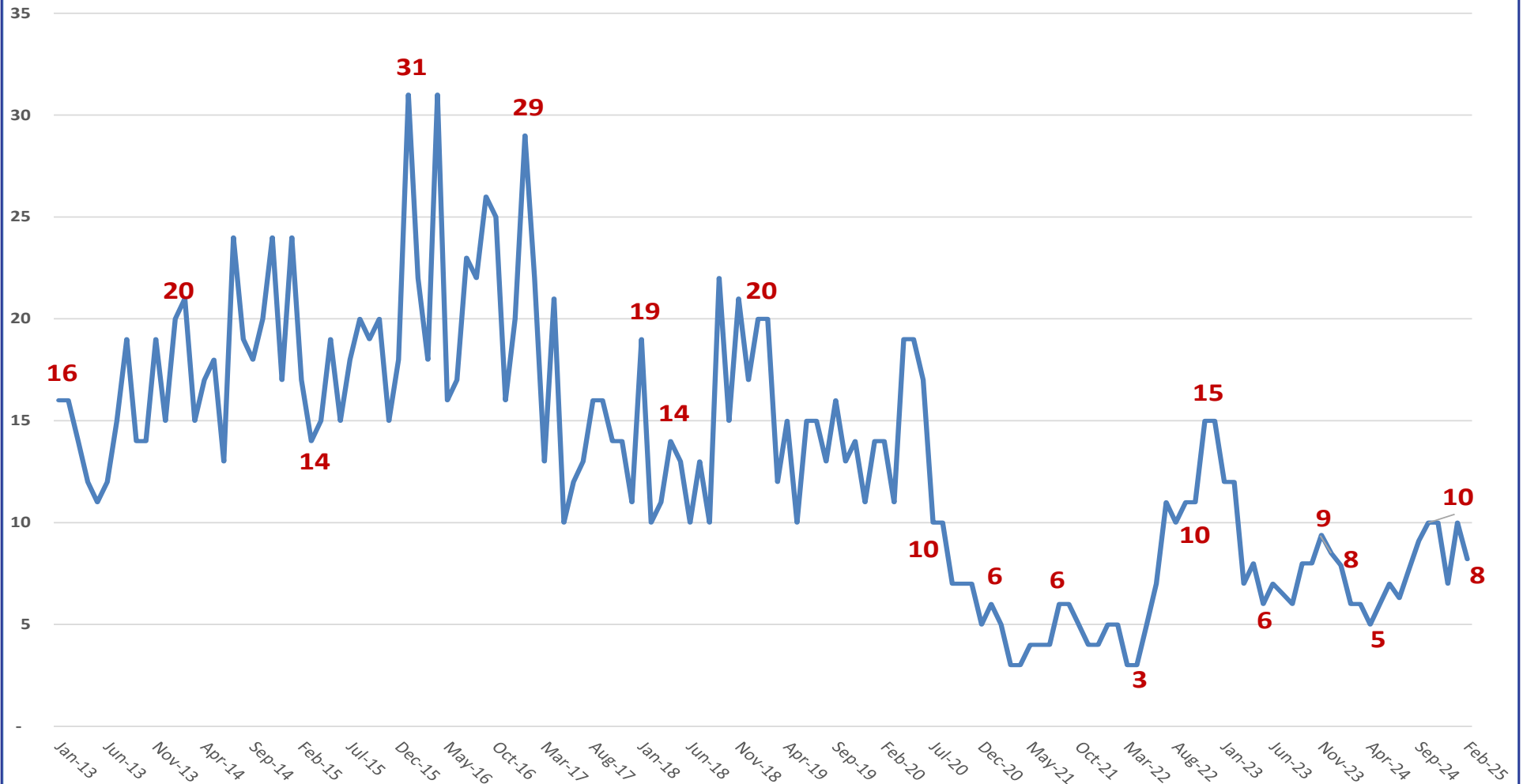
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Las Vegas Market Update - March 2025

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



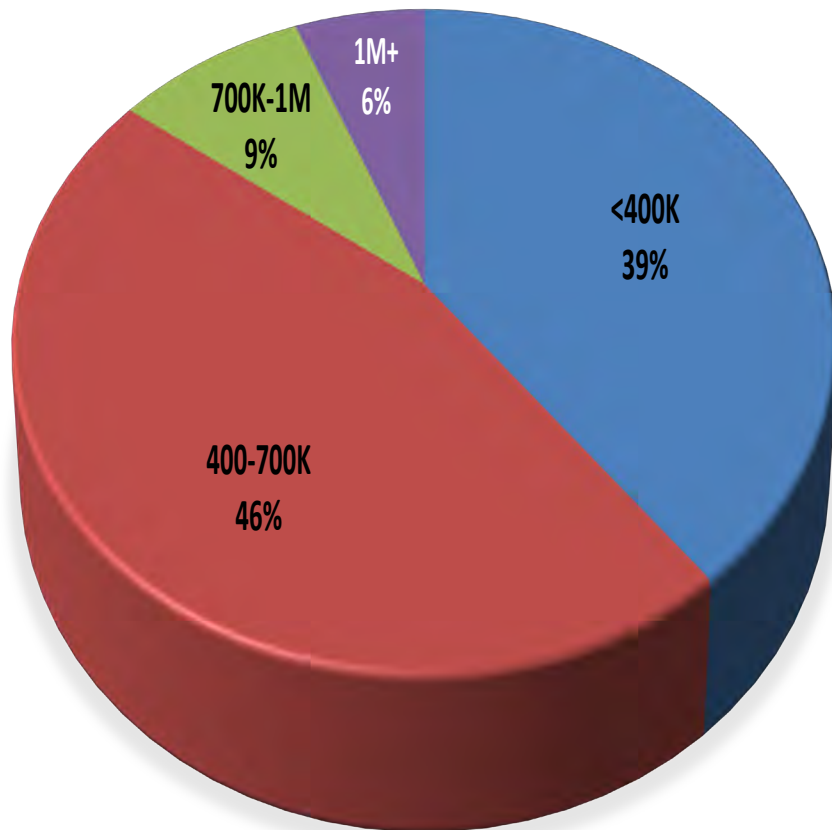


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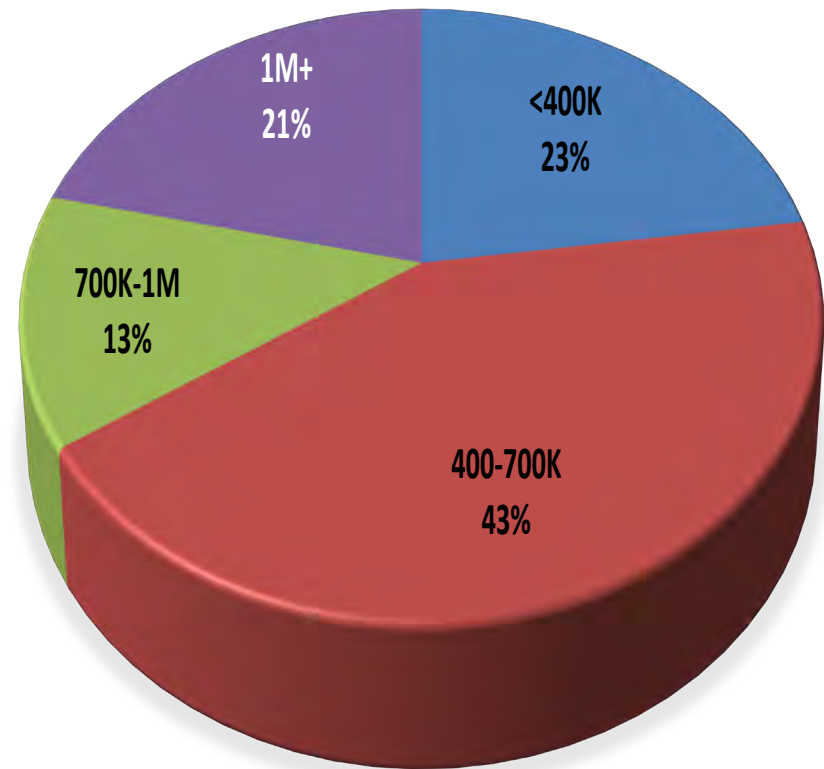
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

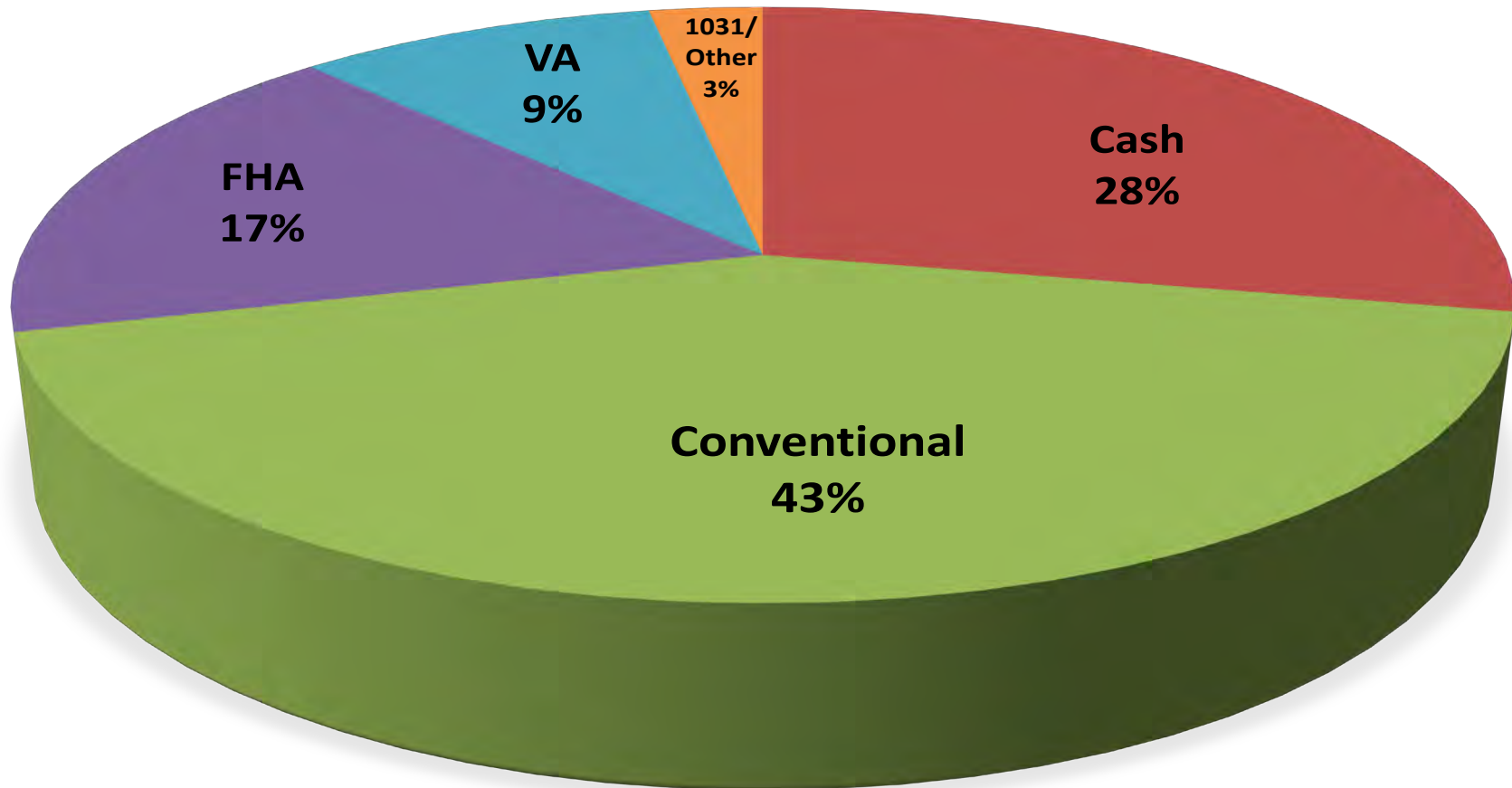




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Last Month's Closings by Sold Terms

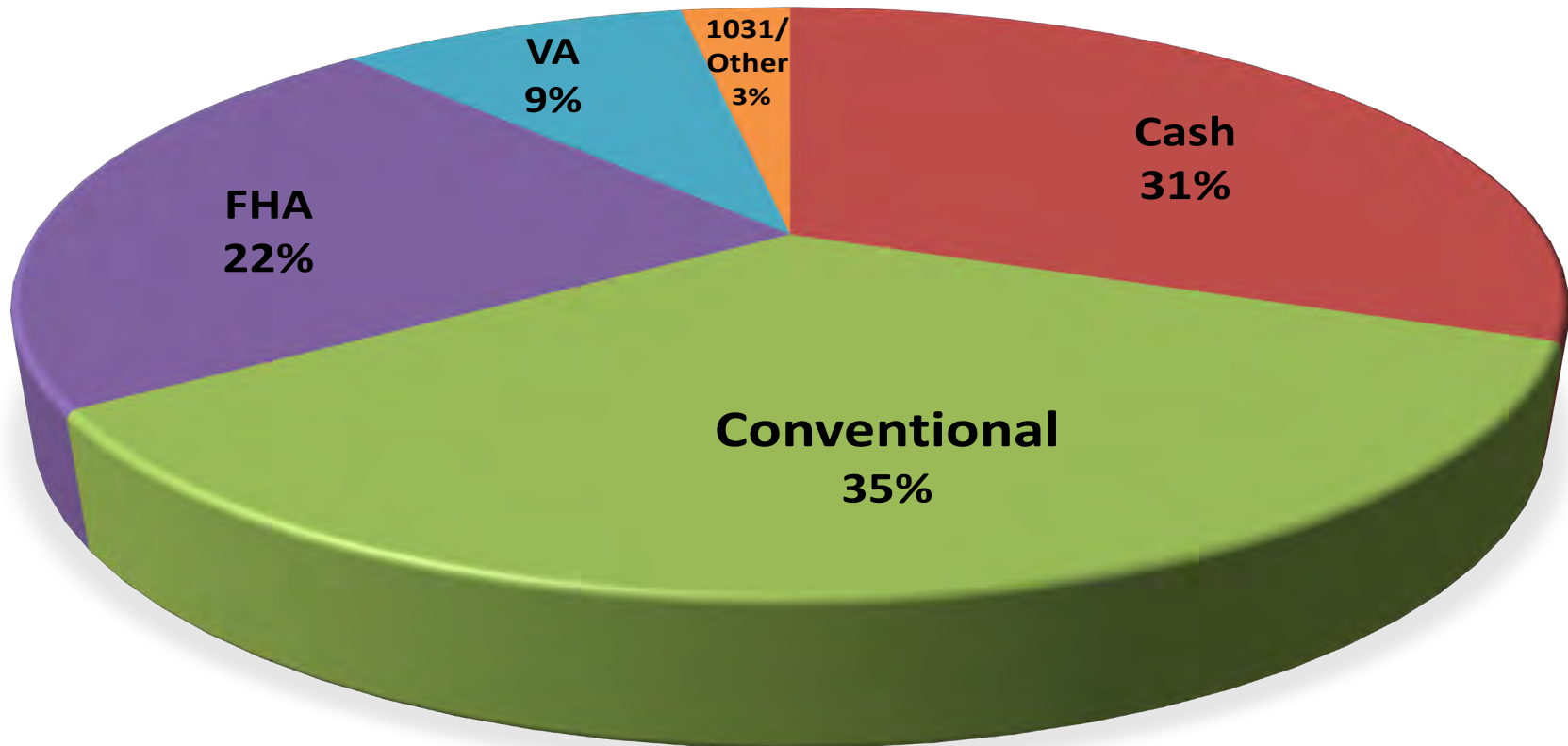




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Closings By Sold Terms Closings Less Than \$400,000

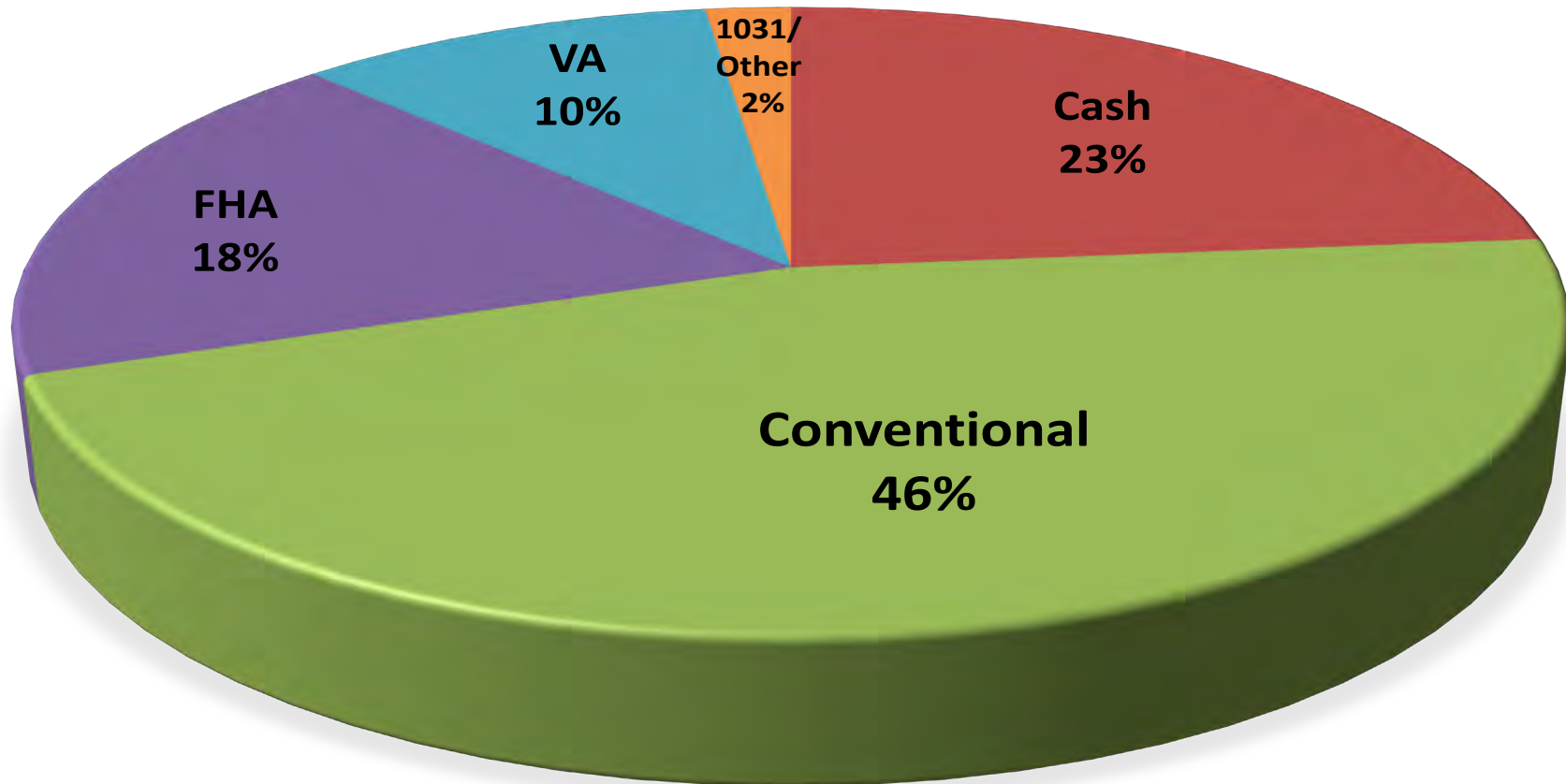




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

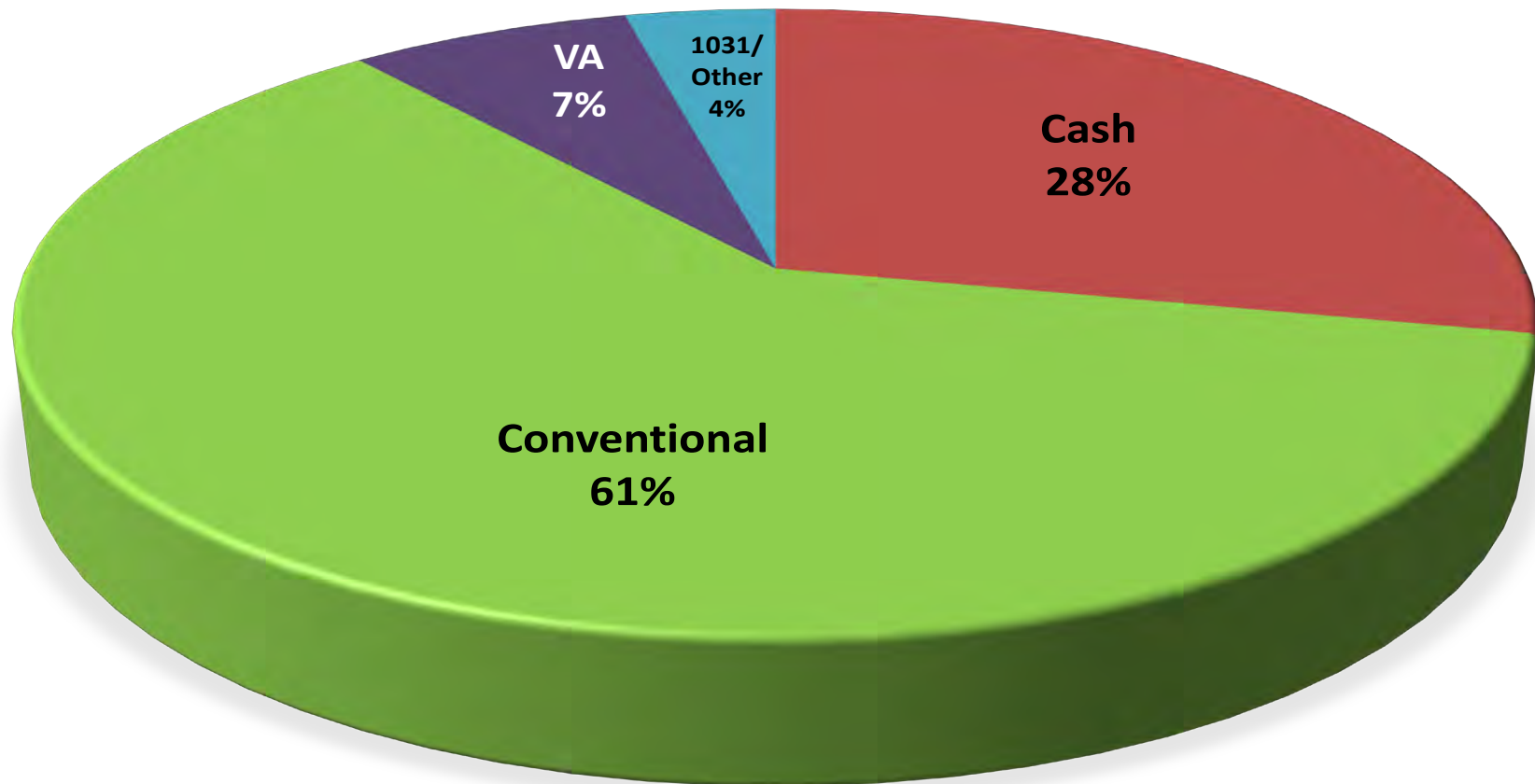




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

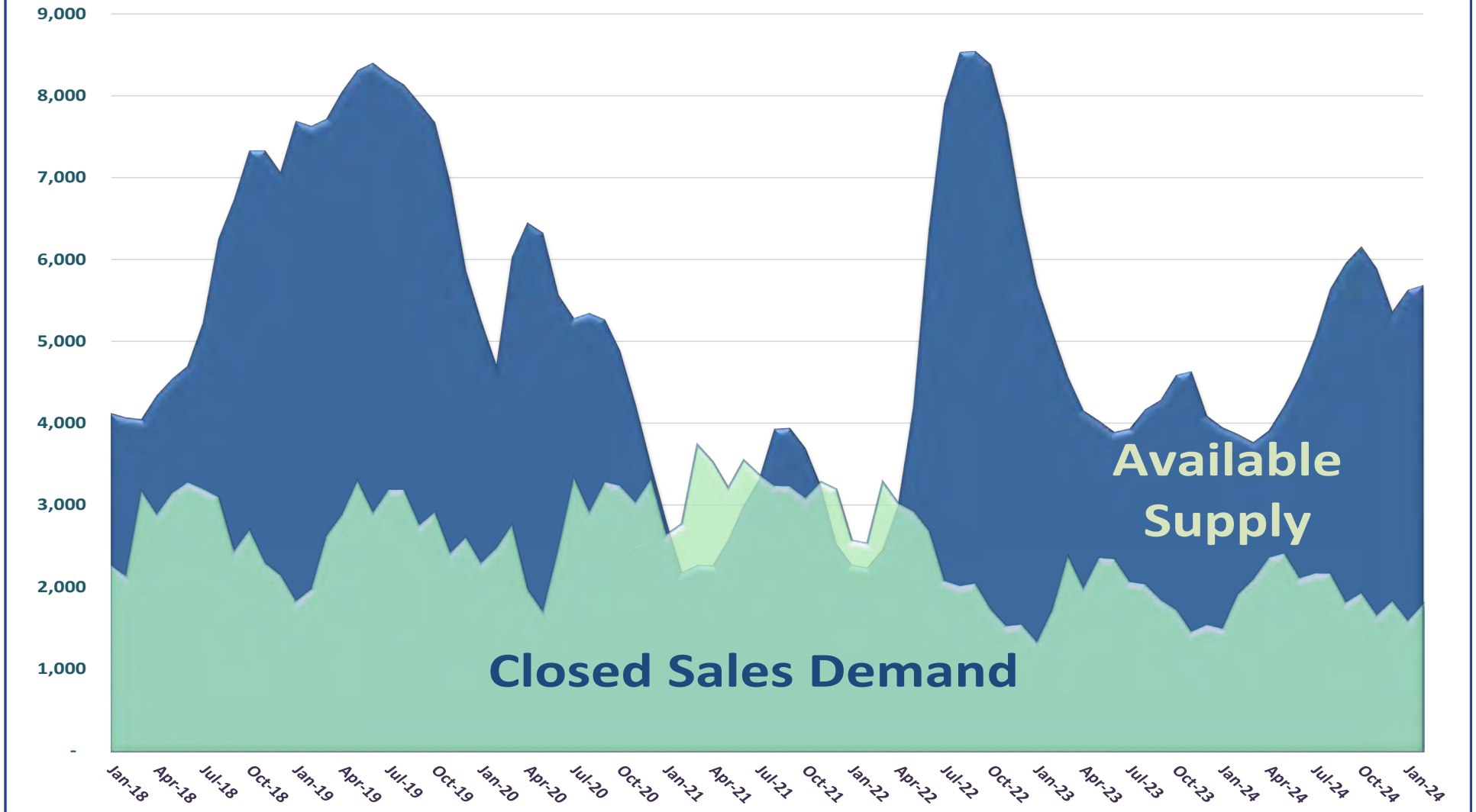




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Supply vs Demand - Single Family Residential



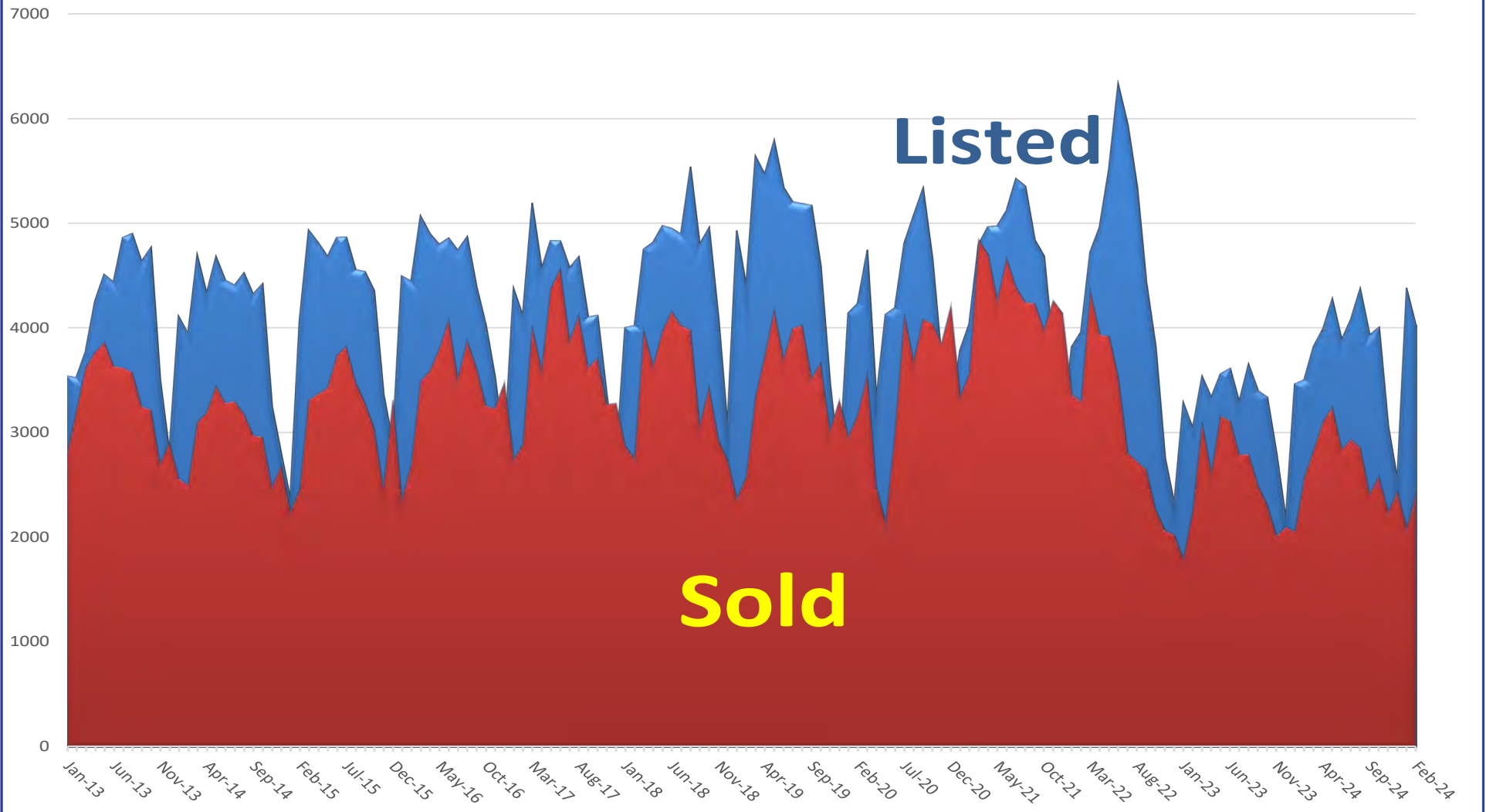
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Residential Listings Taken vs Listings Sold



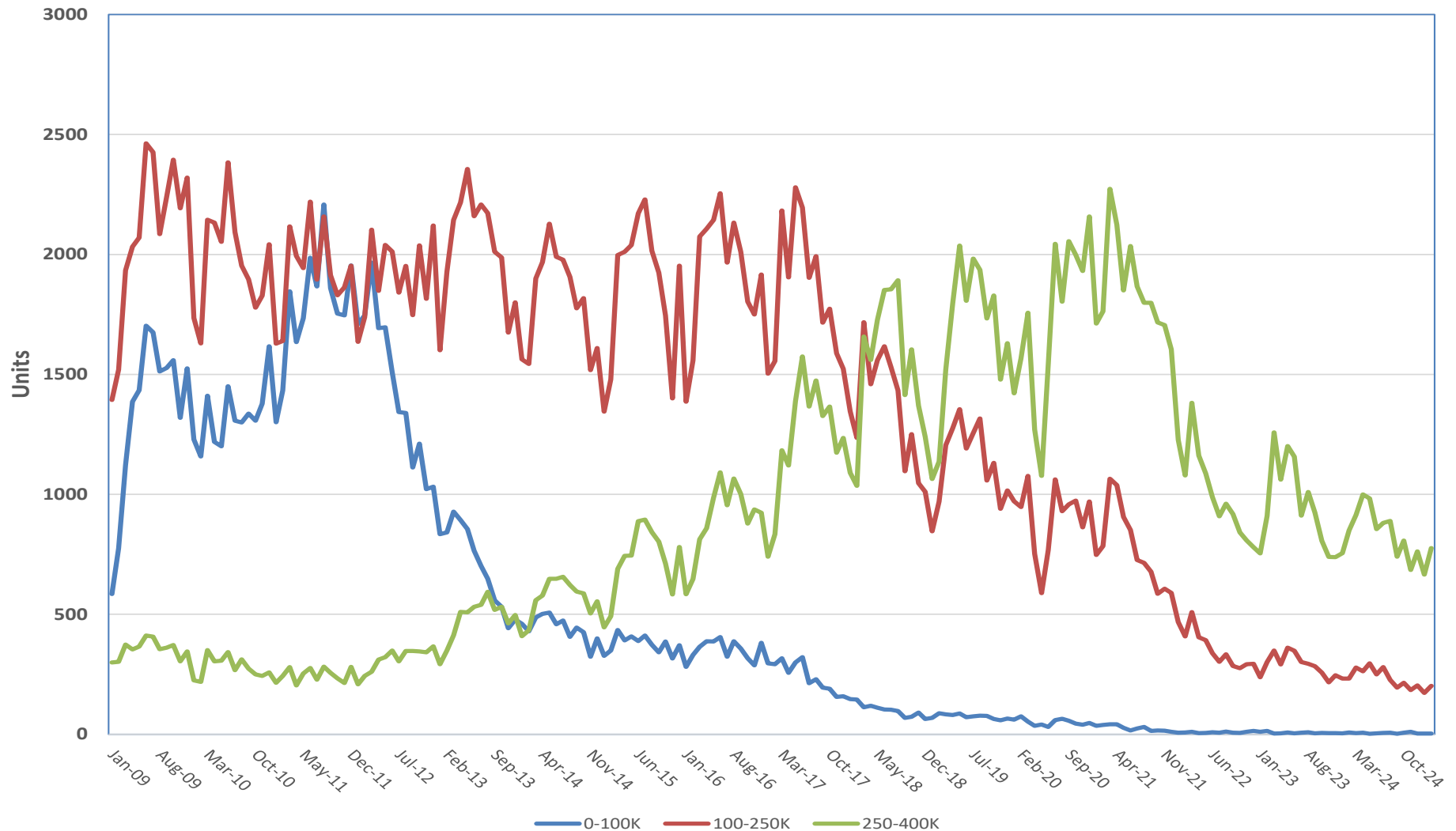
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Closed Units By Price Point - RES & VER



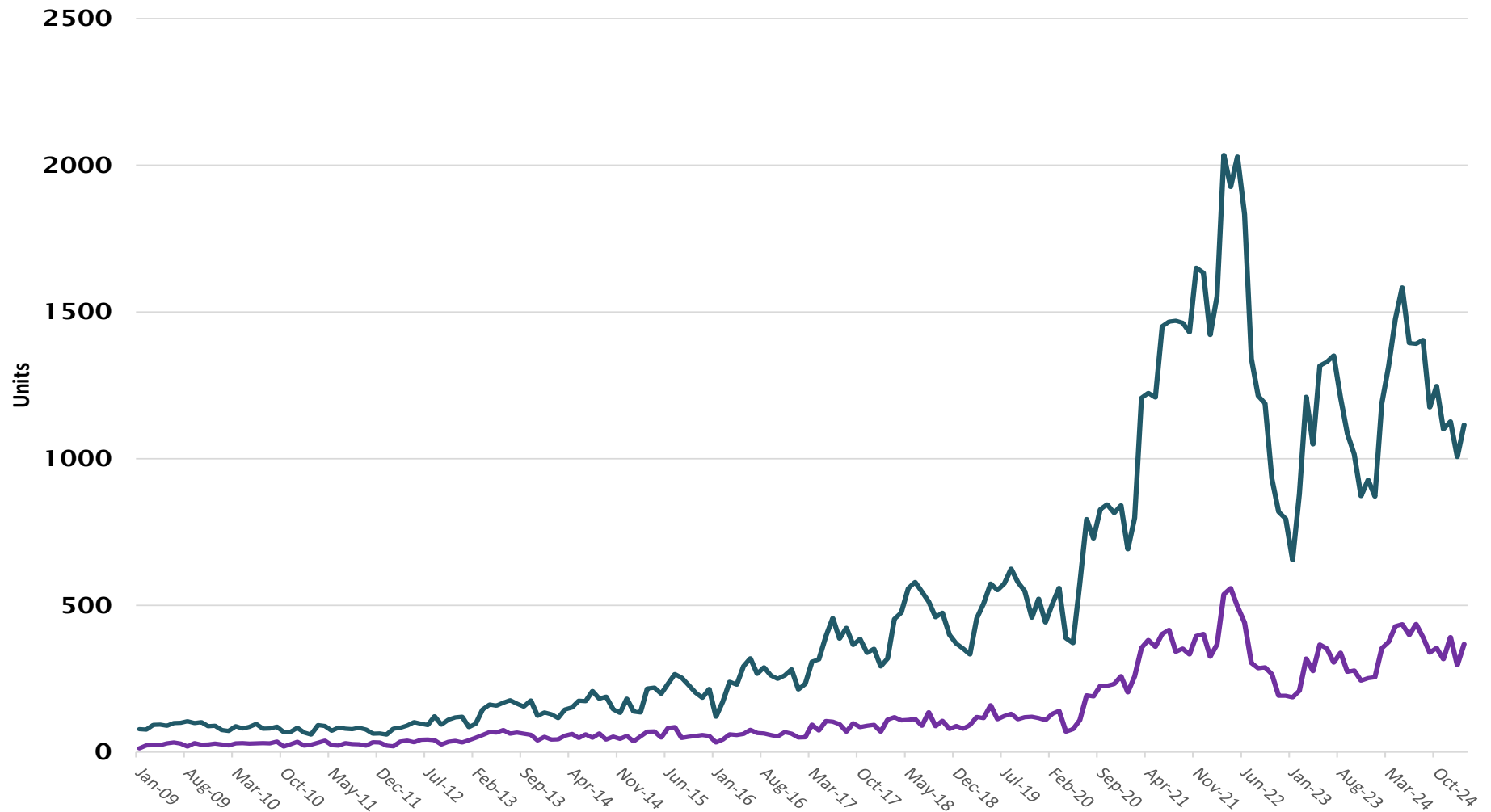


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Closed Units By Price Point - RES & VER

— 400-700K — 700K+



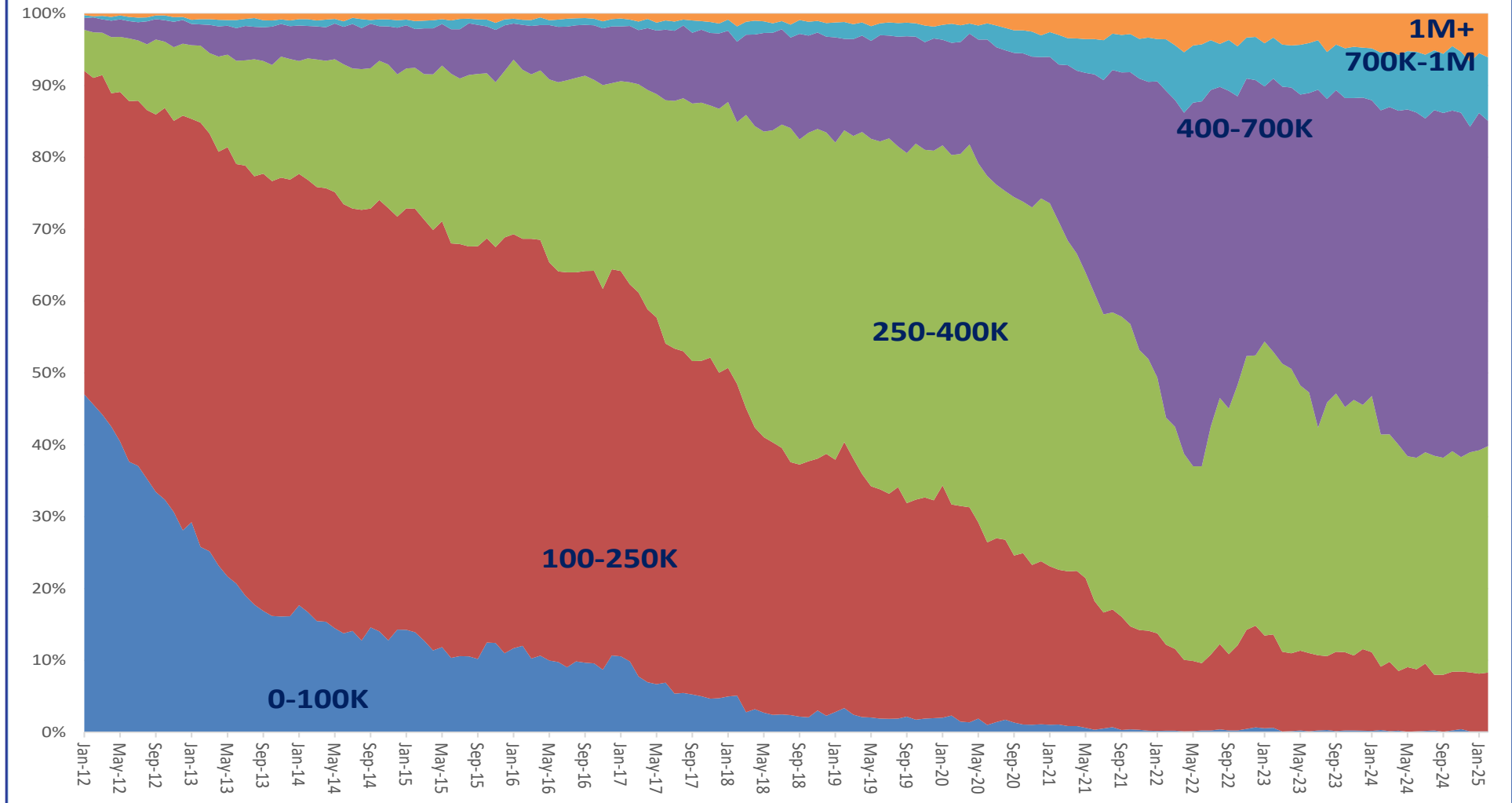
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Closing Trend by Price Point Residential and High Rise



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