



EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2025

March 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	3,562	5,984	2,488	2,157	558,250	962,186	485,000	632,933	3.2	36.0%	52
CON/TWH	1,106	2,349	635	573	285,000	360,999	306,990	325,800	4.8	24.4%	53
<i>Total Residential</i>	4,668	8,333	3,123	2,730	475,000	792,717	445,000	568,469	3.7	32.8%	52
Hi-Rise	199	552	74	53	488,150	756,149	412,500	609,845	11.2	9.6%	66
Multiple Dwelling	22	83	30	19	625,000	655,283	615,000	589,316	5.0	22.9%	42
Vacant Land	280	1,986	170	138	75,000	582,156	40,250	226,737	15.0	6.9%	181
Luxury Sales (RES & VER) \$1M+	497	1,149	222	188	1,700,000	2,949,080	1,437,500	2,075,397	7.0	16.4%	69



EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2025

February 2025 Production

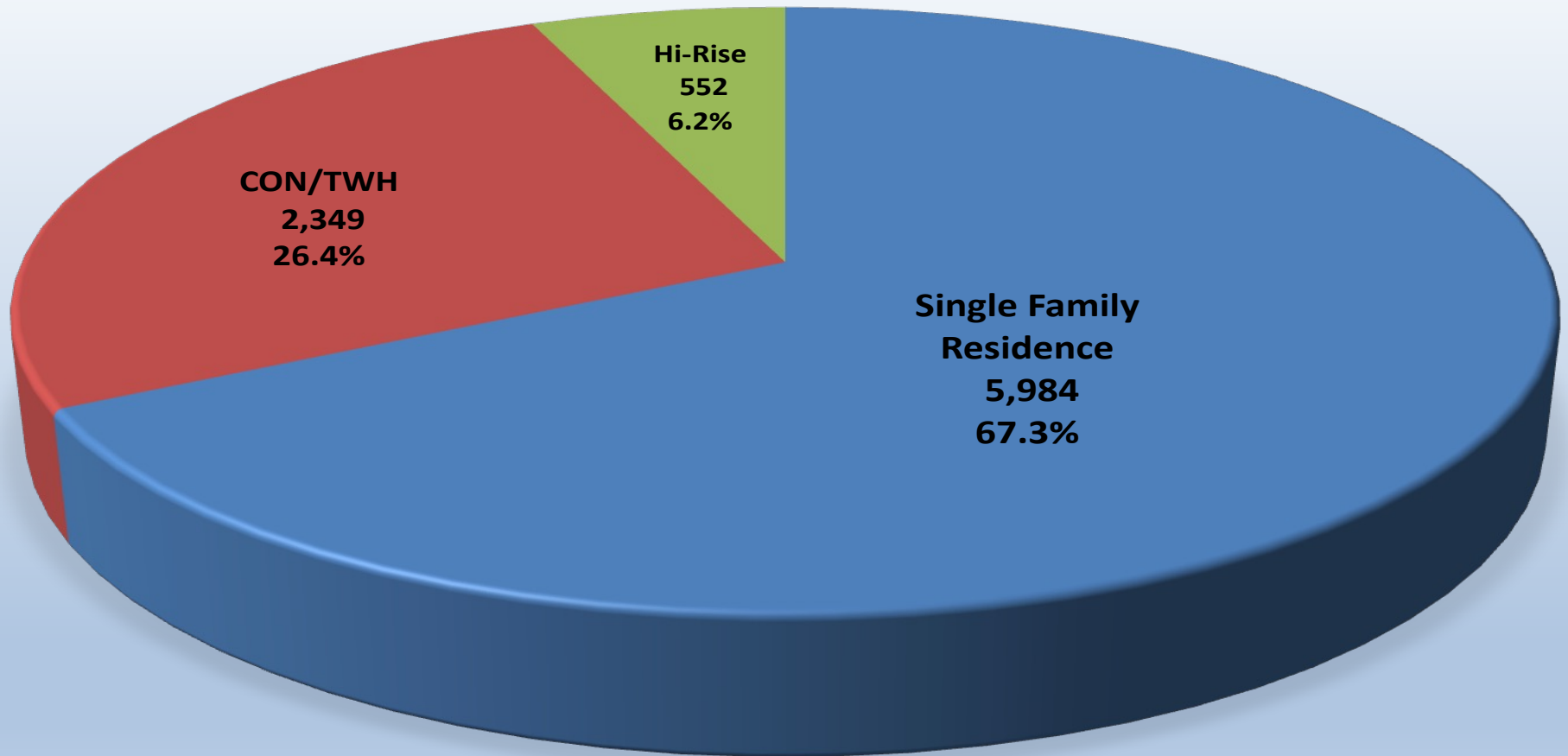
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,010	5,687	2,468	1,791	549,900	949,902	485,000	611,238	3.9	31.5%	54
CON/TWH	999	2,162	631	523	285,000	364,642	305,000	324,070	4.8	24.2%	54
Total Residential	4,009	7,849	3,099	2,314	469,900	788,693	439,700	546,334	4.1	29.5%	54
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



EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2025

Las Vegas REALTORS * Available Units

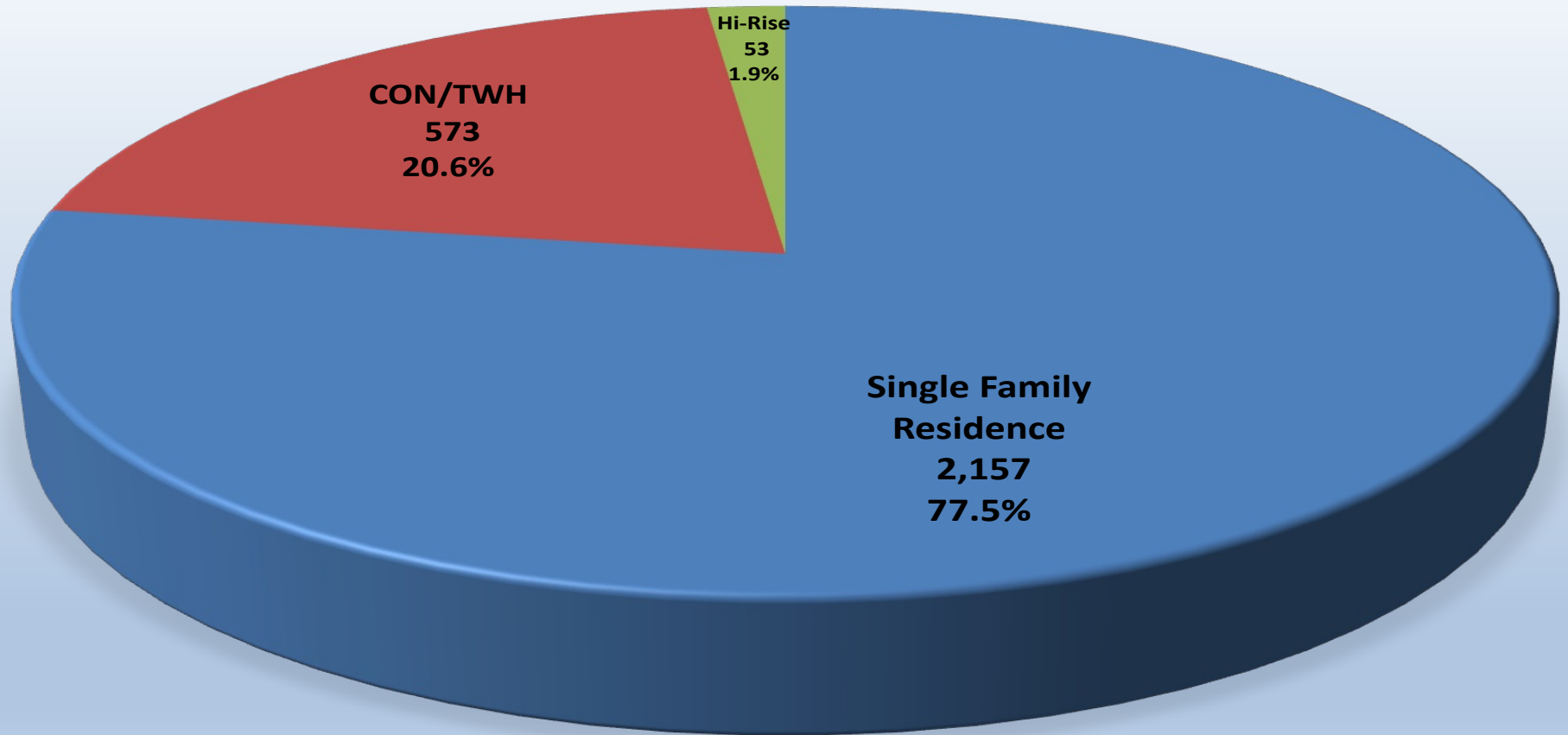




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Las Vegas Market Update - April 2025

Las Vegas REALTORS *Units Sold * Last Month





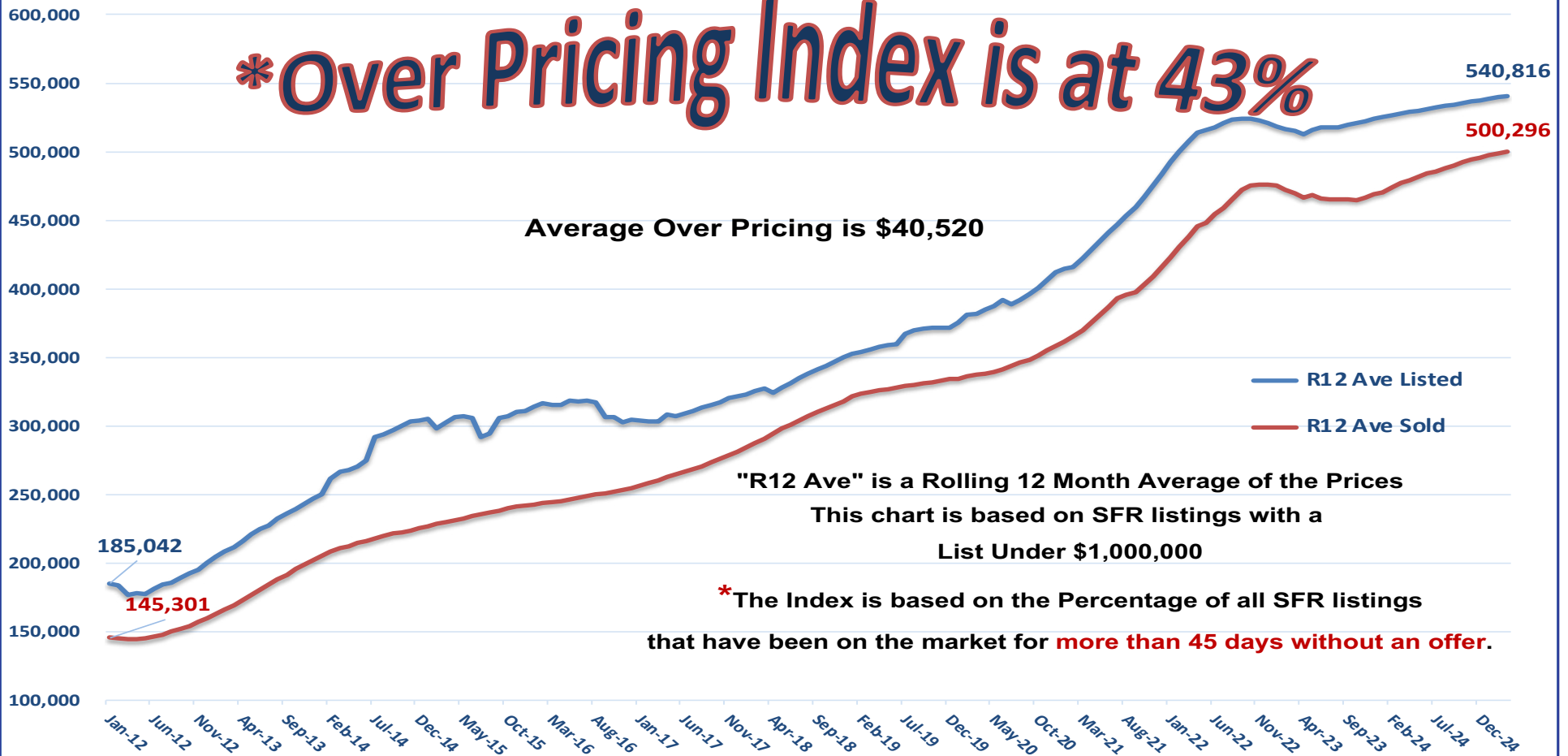
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Las Vegas Market Update - April 2025

SFR Average List vs Closed Sale Prices

***Over Pricing Index is at 43%**

Average Over Pricing is \$40,520

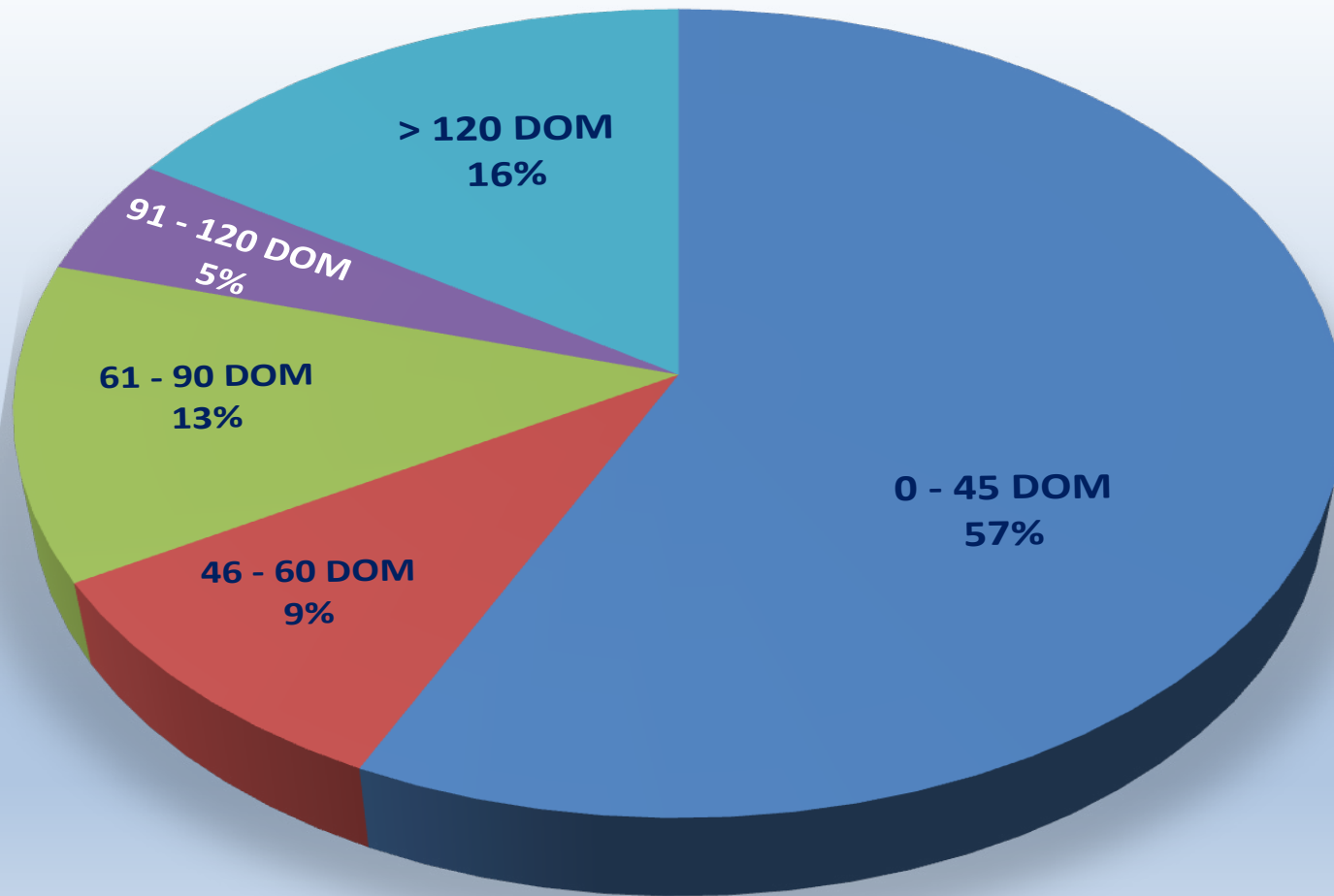




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Las Vegas Market Update - April 2025

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - April 2025

SFR Closed Sales in Selected Communities - Last Six Months

	Oct	Nov	Dec	2025 Jan	Feb	Mar	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	12	10	11	14	6	15	-----	3	524,439	40
Anthem	4	1	7	3	7	5	-----	3	599,530	61
Anthem Cnty Club	6	4	10	3	7	13	-----	2	1,801,851	75
Cadence	56	46	62	30	48	63	-----	2	524,732	81
Centennial Hills	22	17	10	22	23	21	-----	3	609,676	50
Desert/South Shores	4	8	11	11	10	13	-----	4	678,165	65
Green Valley	21	26	20	24	29	26	-----	3	638,667	48
Green Valley Ranch	12	5	9	6	10	11	-----	2	732,864	34
Inspirada	14	20	13	16	8	20	-----	4	668,821	40
Iron Mountain Ranch	5	8	4	6	3	2	-----	9	562,574	139
Lake Las Vegas	11	20	25	9	19	26	-----	6	941,581	47
Lone Mountain	16	6	7	9	6	12	-----	2	777,963	45
MacDonald Highlands	4	2	5	4	2	5	-----	14	5,151,748	69
Mountains Edge	33	23	39	27	40	27	-----	5	536,958	65
Peccole Ranch	8	3	4	4	7	9	-----	3	549,705	17
Providence	19	16	17	8	16	21	-----	3	502,825	46
Red Rock Cntry Club	1	4	2	2	5	3	-----	8	2,511,294	4
Rhodes Ranch	13	15	7	14	9	8	-----	6	619,392	32
Seven Hills	14	7	10	14	9	7	-----	7	871,108	92
Siena (SFR & TWH)	31	11	8	10	8	6	-----	6	838,517	86
Silverado Ranch	22	19	26	19	20	22	-----	3	511,605	40
Silverstone Ranch	7	3	3	3	4	4	-----	3	520,720	10
Skye Canyon	32	24	31	17	29	30	-----	3	627,067	73
Southern Highlands	26	28	30	27	26	37	-----	5	1,033,047	82
Spring Valley	17	9	9	13	13	17	-----	3	483,344	57
Summerlin	37	22	21	26	17	31	-----	4	1,007,488	44
Sun City Anthem	24	16	22	22	32	34	-----	3	658,160	54
Sun City Summerlin	29	20	16	21	38	34	-----	3	562,623	73
The Lakes	8	4	12	8	6	9	-----	4	602,134	38
The Ridges	3	4	3	5	5	4	-----	6	4,820,000	33
Tuscany	5	3	4	3	5	11	-----	2	632,752	18
Other Groups										
Clark County	1,866	1,616	1,764	1,550	1,729	2,092	-----	3.2	615,492	51
Boulder City	11	6	13	3	13	19	-----	3	640,187	42
Pahrump	50	46	54	39	60	54	-----	5	435,181	73
High Rise Sales	56	50	56	54	57	53	-----	11	597,524	66
Luxury Sales (\$1M+)	119	123	168	118	150	188	-----	7	1,787,612	69

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Las Vegas Market Update - April 2025

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

	October	November	December	2025 January	February	March	Price Movement
Aliante	537,074	509,400	516,206	539,314	481,566	533,660	■ ■ ■ ■ ■ ■ ■ ■
Anthem	552,200	975,000	531,300	596,667	594,214	666,980	■ ■ ■ ■ ■ ■ ■ ■
Anthem Cnty Club	1,516,615	1,571,250	1,254,190	2,013,333	2,285,857	2,116,308	■ ■ ■ ■ ■ ■ ■ ■
Cadence	519,369	524,189	513,266	540,622	531,875	528,173	■ ■ ■ ■ ■ ■ ■ ■
Centennial Hills	517,668	744,279	537,500	620,636	604,486	625,673	■ ■ ■ ■ ■ ■ ■ ■
Desert/South Shores	616,500	625,111	756,727	615,591	629,700	753,538	■ ■ ■ ■ ■ ■ ■ ■
Green Valley	642,158	583,804	645,193	598,885	687,279	668,192	■ ■ ■ ■ ■ ■ ■ ■
Green Valley Ranch	626,250	595,000	608,278	604,983	965,590	871,955	■ ■ ■ ■ ■ ■ ■ ■
Inspirada	687,071	677,037	611,945	703,249	553,488	703,388	■ ■ ■ ■ ■ ■ ■ ■
Iron Mountain Ranch	565,980	584,875	584,461	553,888	495,667	547,500	■ ■ ■ ■ ■ ■ ■ ■
Lake Las Vegas	955,762	702,626	919,799	973,831	1,184,447	951,693	■ ■ ■ ■ ■ ■ ■ ■
Lone Mountain	1,113,687	521,167	593,266	967,777	530,500	547,841	■ ■ ■ ■ ■ ■ ■ ■
MacDonald Highlands	6,903,898	2,931,057	3,476,793	5,250,694	6,312,500	5,769,800	■ ■ ■ ■ ■ ■ ■ ■
Mountains Edge	512,558	560,504	513,325	519,222	547,137	583,515	■ ■ ■ ■ ■ ■ ■ ■
Peccole Ranch	582,099	586,300	512,500	559,250	559,429	513,444	■ ■ ■ ■ ■ ■ ■ ■
Providence	485,500	452,769	515,071	553,938	531,219	505,619	■ ■ ■ ■ ■ ■ ■ ■
Red Rock Country Club	4,137,000	2,212,500	1,490,000	2,612,500	3,100,000	2,000,000	■ ■ ■ ■ ■ ■ ■ ■
Rhodes Ranch	618,492	684,126	606,414	605,049	596,667	561,500	■ ■ ■ ■ ■ ■ ■ ■
Seven Hills	653,546	761,986	1,253,200	670,313	716,417	1,469,984	■ ■ ■ ■ ■ ■ ■ ■
Siena (SFR & TWH)	821,238	975,818	941,611	661,500	967,500	661,667	■ ■ ■ ■ ■ ■ ■ ■
Silverado Ranch	553,818	476,100	504,981	554,652	495,880	485,000	■ ■ ■ ■ ■ ■ ■ ■
Silverstone Ranch	542,571	503,926	415,000	513,333	579,375	521,250	■ ■ ■ ■ ■ ■ ■ ■
Skye Canyon	690,460	625,759	593,729	641,438	597,003	615,861	■ ■ ■ ■ ■ ■ ■ ■
Southern Highlands	1,325,573	820,678	1,023,482	725,073	1,161,941	1,130,121	■ ■ ■ ■ ■ ■ ■ ■
Spring Valley	468,324	548,444	480,267	444,492	511,423	473,765	■ ■ ■ ■ ■ ■ ■ ■
Summerlin	1,052,524	847,745	788,929	1,113,573	1,106,029	1,072,144	■ ■ ■ ■ ■ ■ ■ ■
Sun City Anthem	656,958	770,125	594,273	661,659	650,953	652,176	■ ■ ■ ■ ■ ■ ■ ■
Sun City Summerlin	562,119	630,925	578,850	537,400	557,129	536,956	■ ■ ■ ■ ■ ■ ■ ■
The Lakes	542,000	1,001,875	529,000	545,488	523,900	677,944	■ ■ ■ ■ ■ ■ ■ ■
The Ridges	2,895,000	8,525,000	2,883,333	5,849,500	3,860,000	3,924,375	■ ■ ■ ■ ■ ■ ■ ■
Tuscany	527,560	598,667	647,500	563,000	674,200	684,682	■ ■ ■ ■ ■ ■ ■ ■
Other Groups							
Clark County	591,611	603,260	632,140	603,697	616,825	639,841	■ ■ ■ ■ ■ ■ ■ ■
Boulder City	491,736	686,667	664,870	517,150	667,485	695,316	■ ■ ■ ■ ■ ■ ■ ■
Pahrump	429,980	504,562	404,718	429,053	413,312	440,082	■ ■ ■ ■ ■ ■ ■ ■
High Rise Sales	589,460	640,200	592,885	597,860	560,797	609,845	■ ■ ■ ■ ■ ■ ■ ■
Luxury Sales (\$1M+)	1,962,815	1,991,635	2,020,796	1,953,845	1,886,257	2,075,397	■ ■ ■ ■ ■ ■ ■ ■

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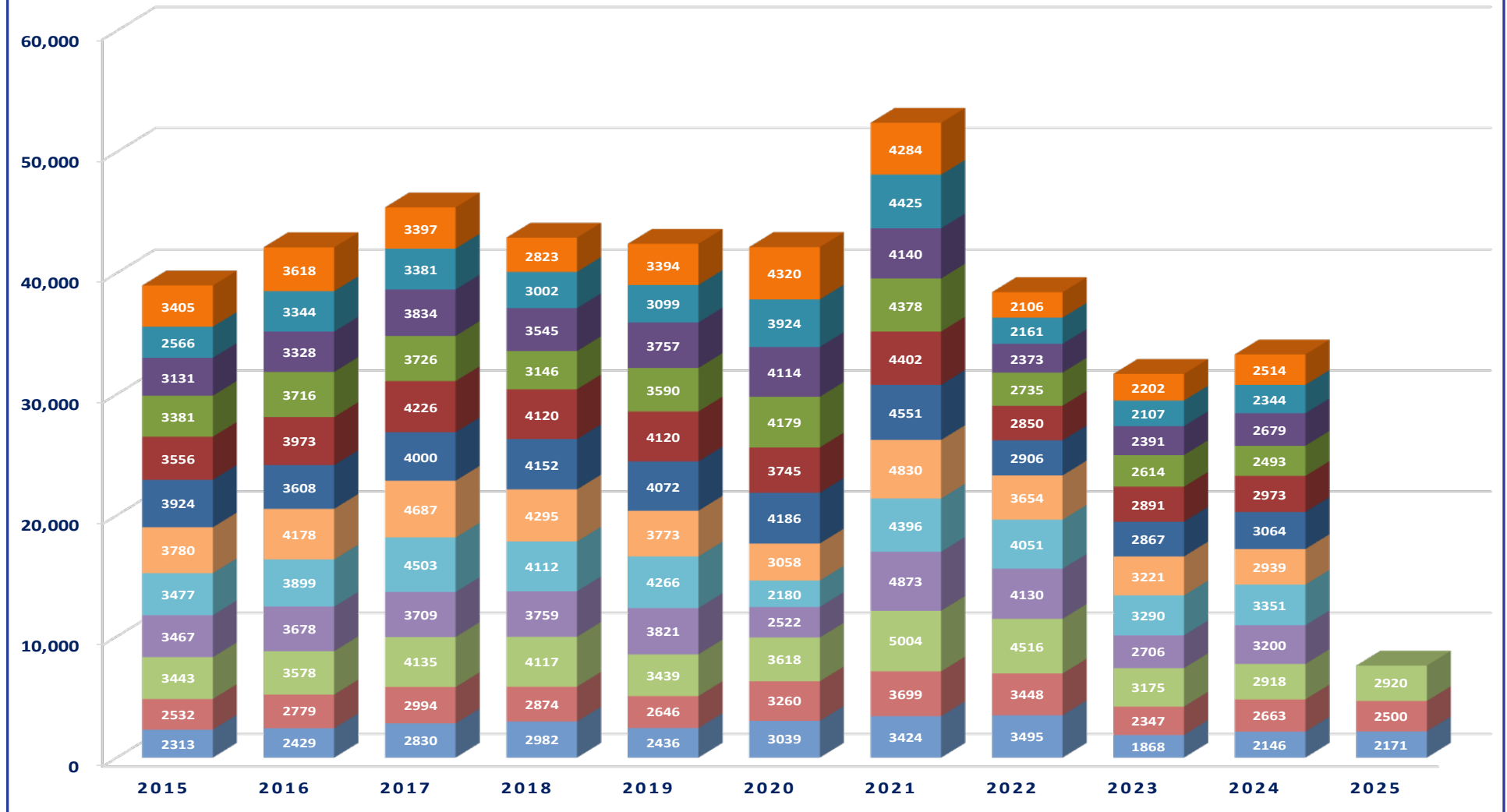


EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2025

ALL RESALE CLOSINGS - RES, VER, MULTI

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



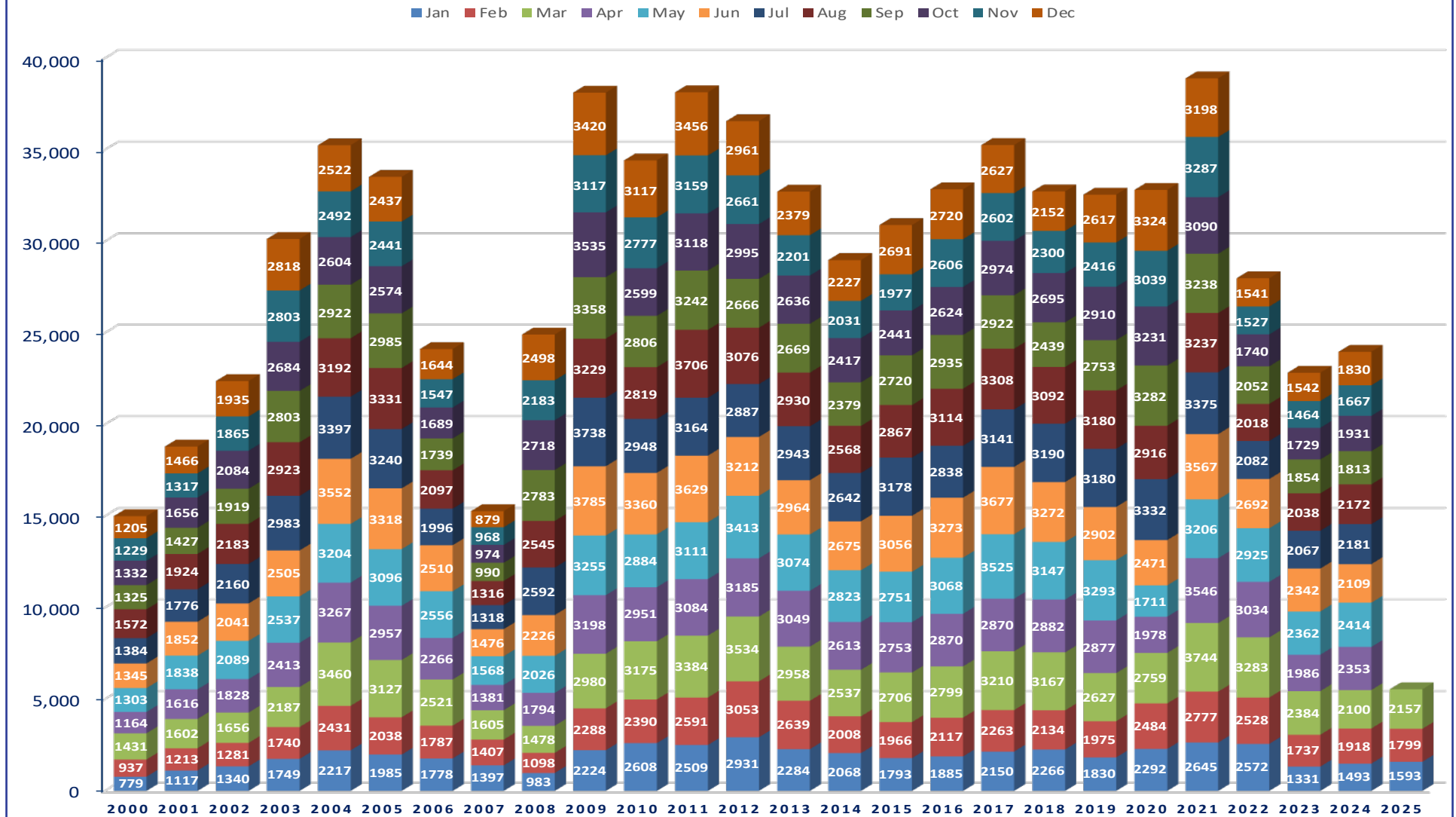
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Las Vegas Market Update - April 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS



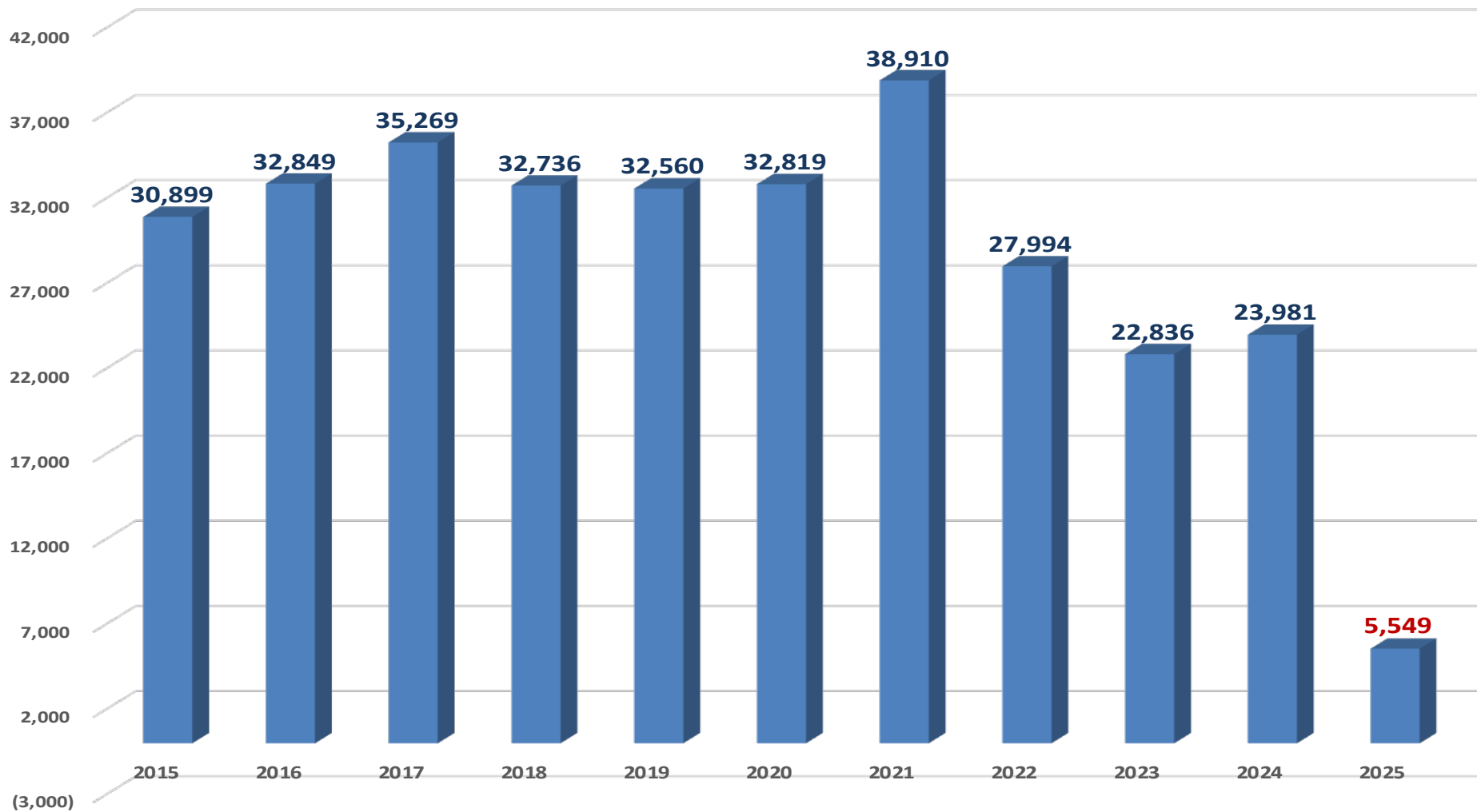
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Las Vegas Market Update - April 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS



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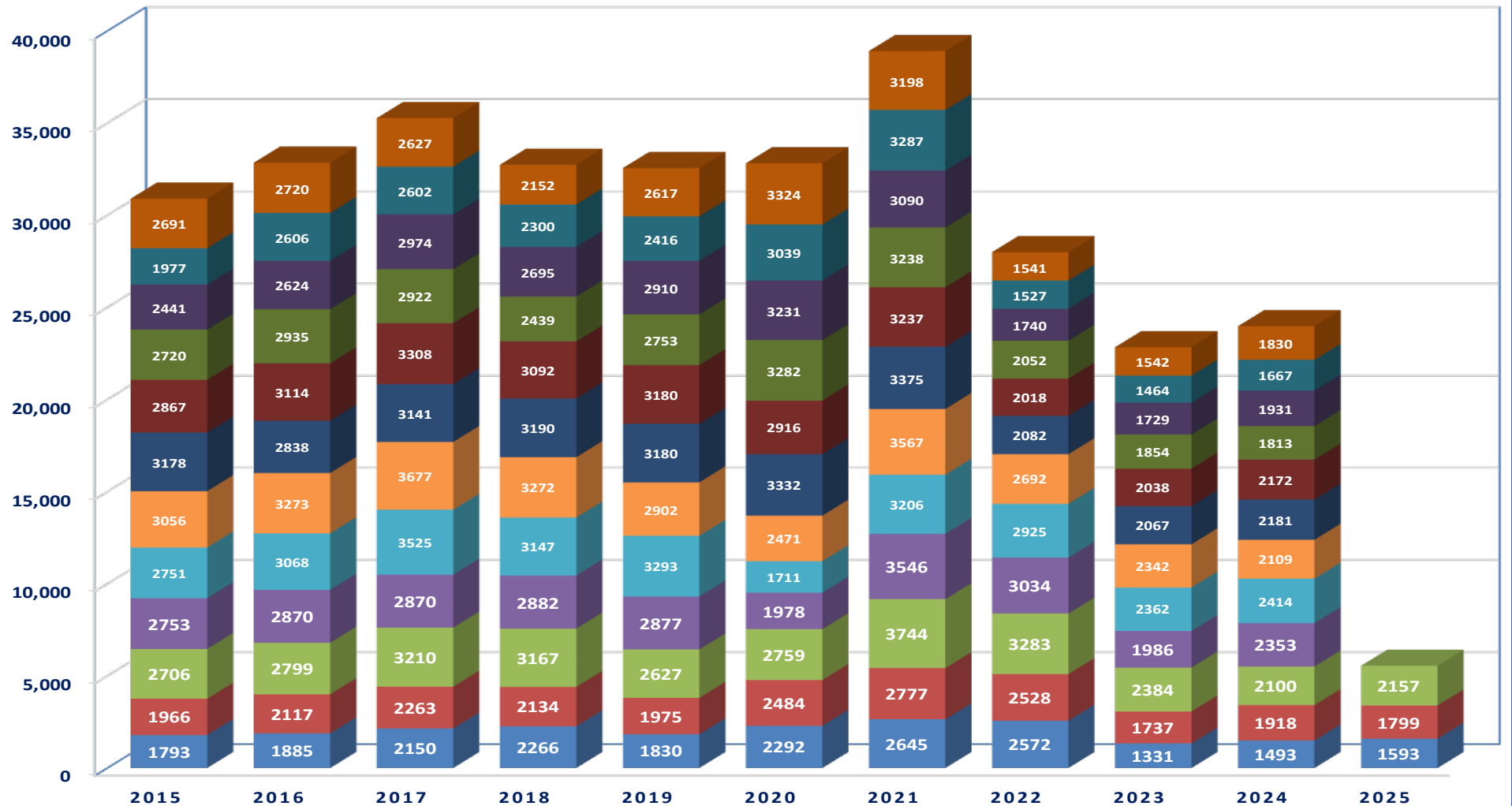


EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



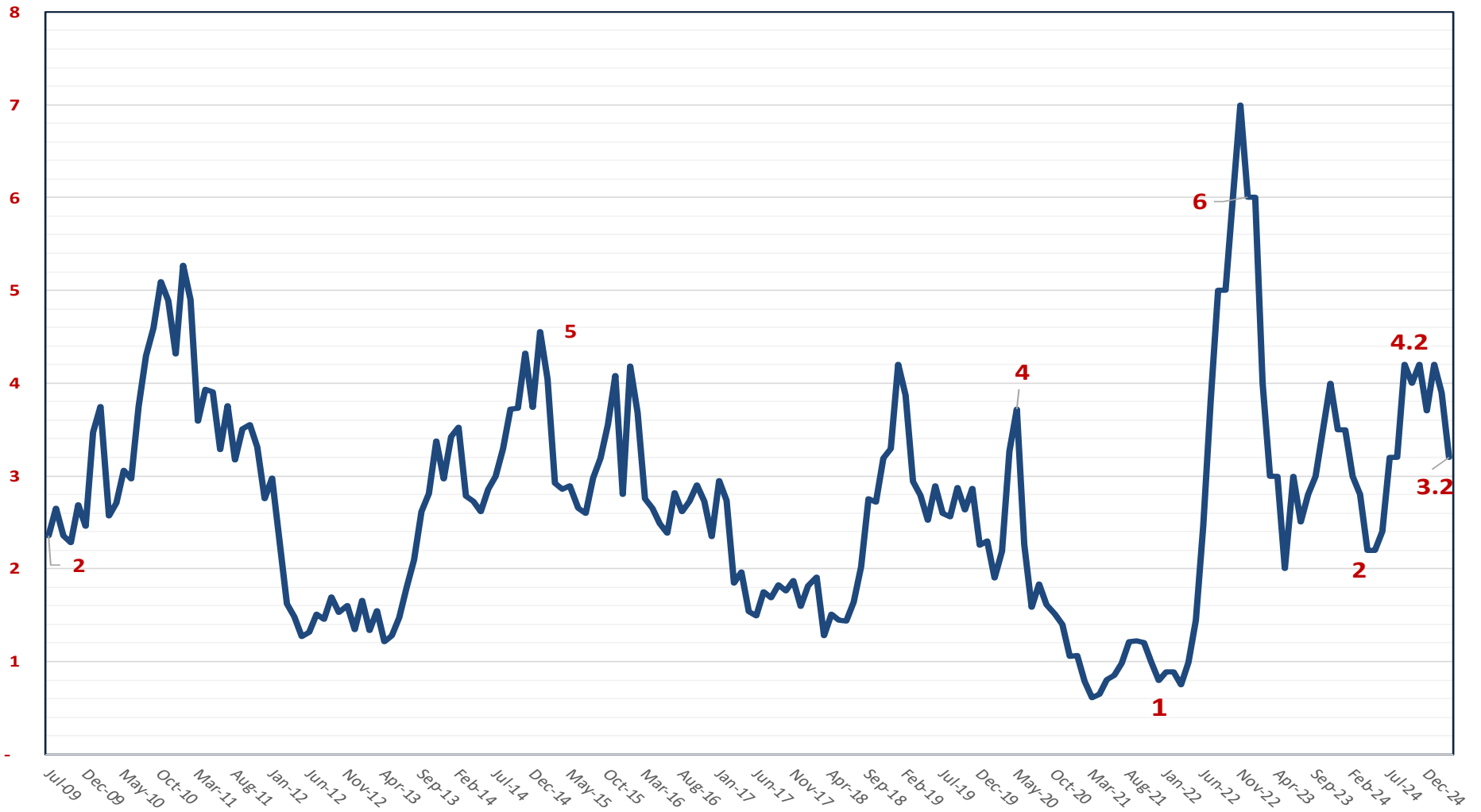
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Single Family Residential Homes Months of Inventory



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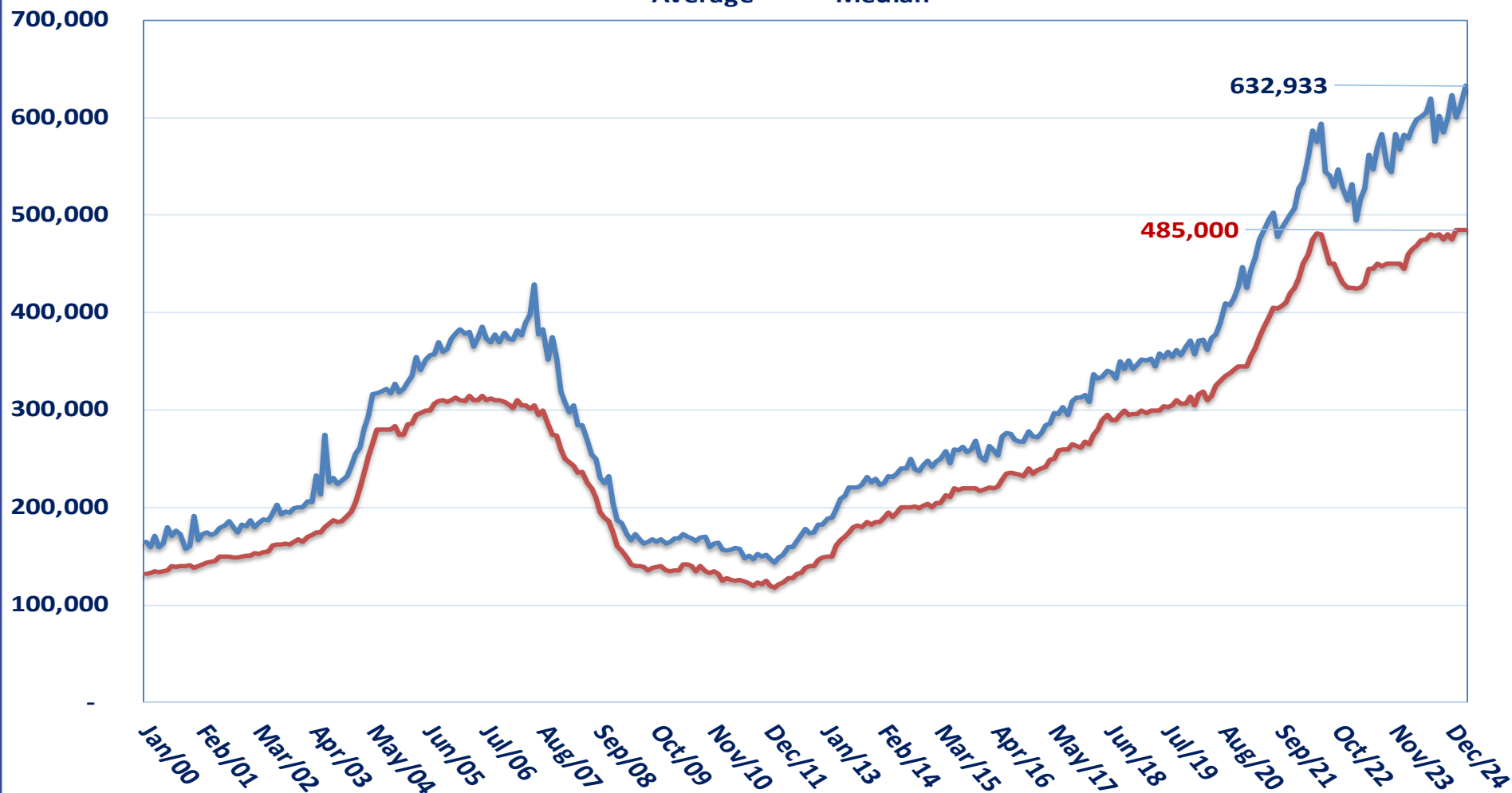


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SFR Market Prices

— Average — Median

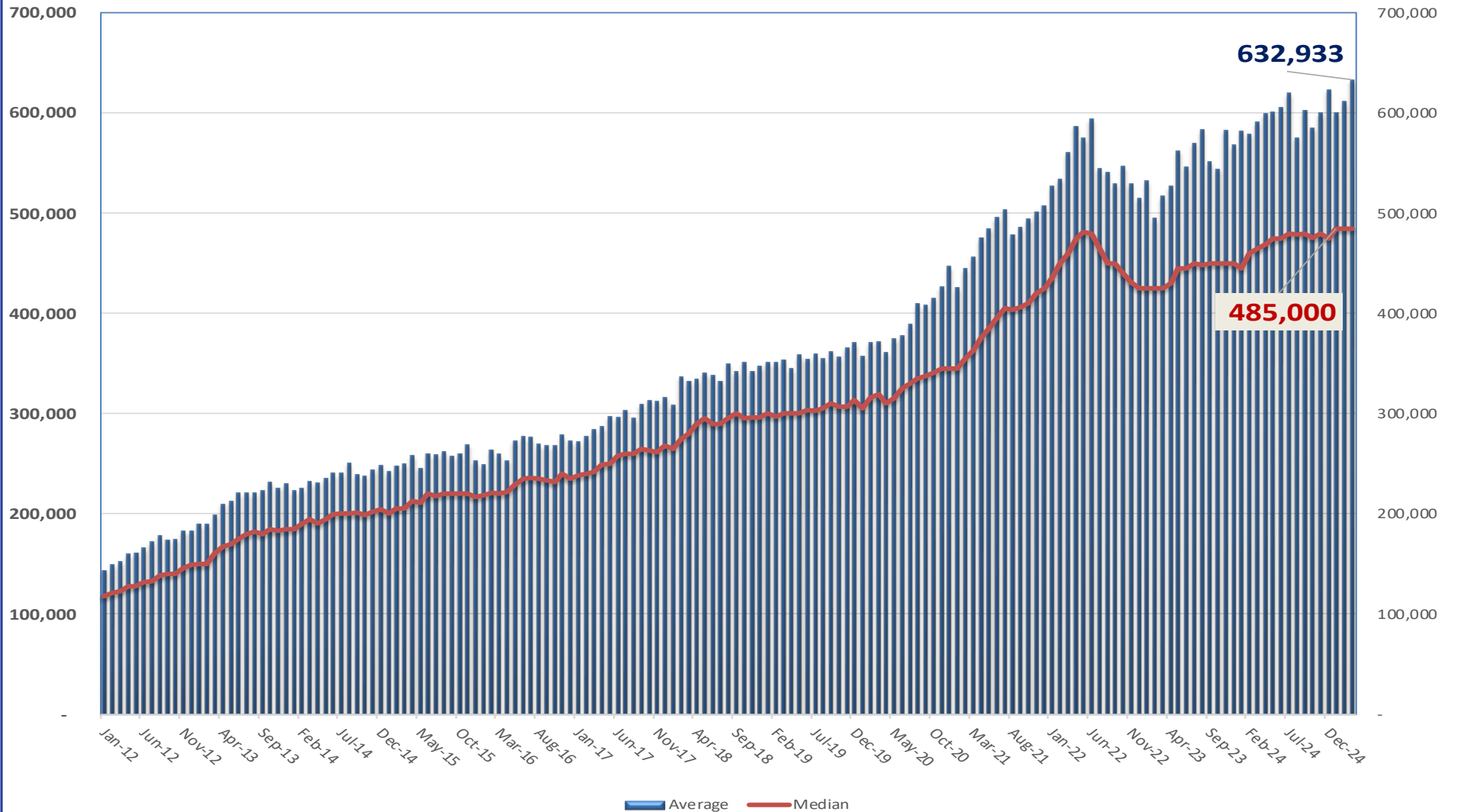




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Las Vegas Market Update - April 2025

Single Family Residential Price Trend



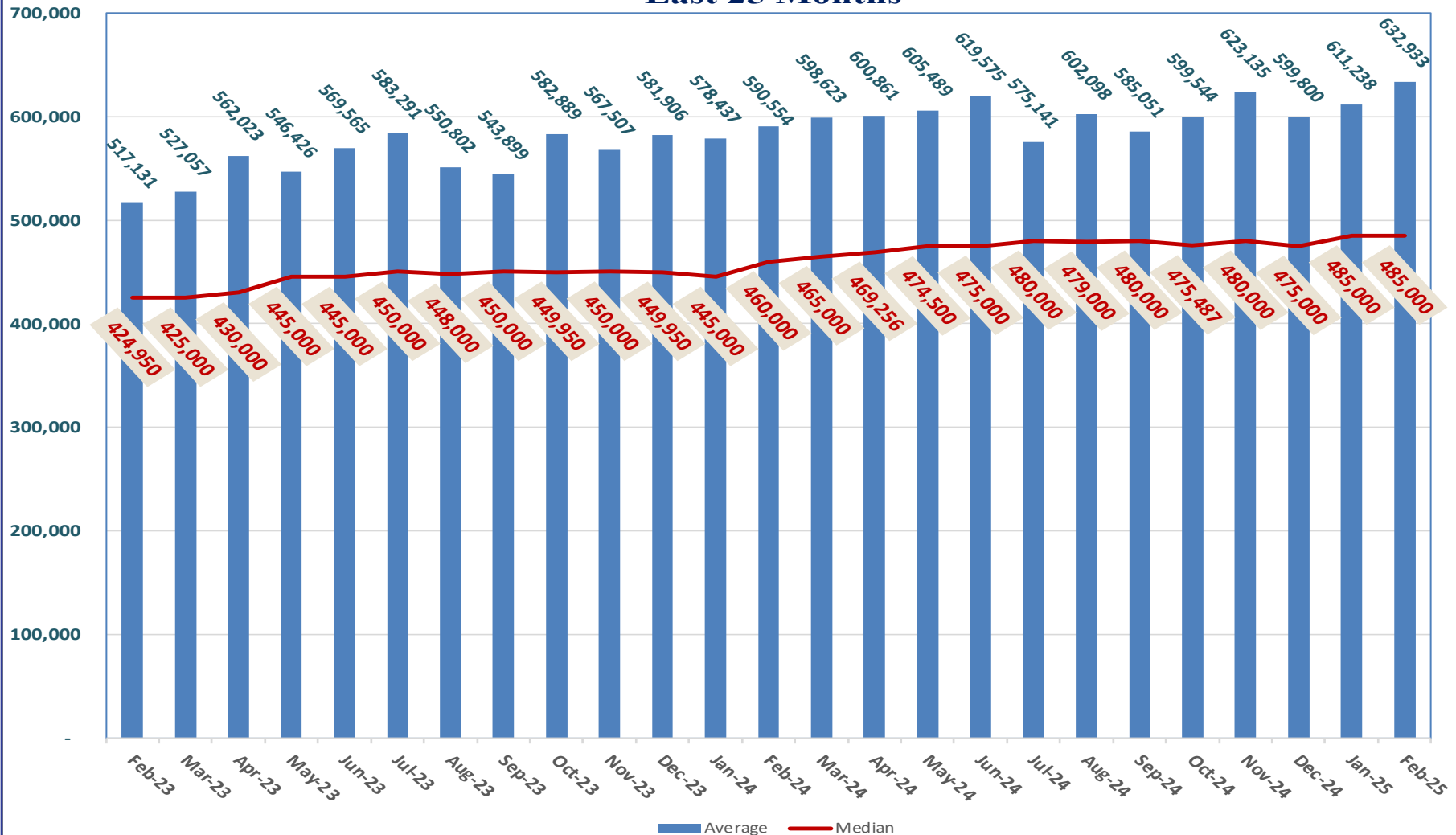
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Single Family Residential Price Trend Last 25 Months



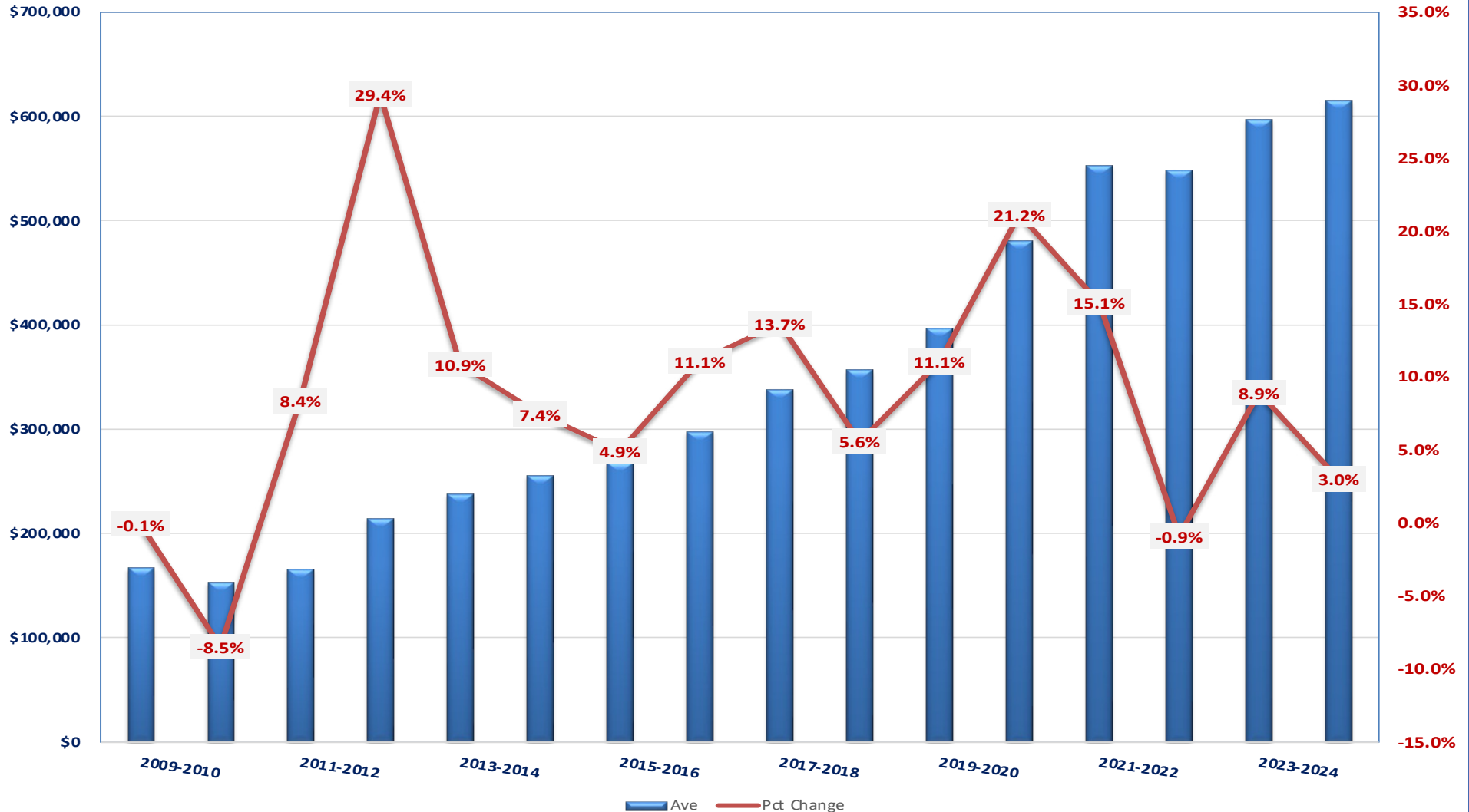
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SFR Average Price and Year Over Year Percent Change



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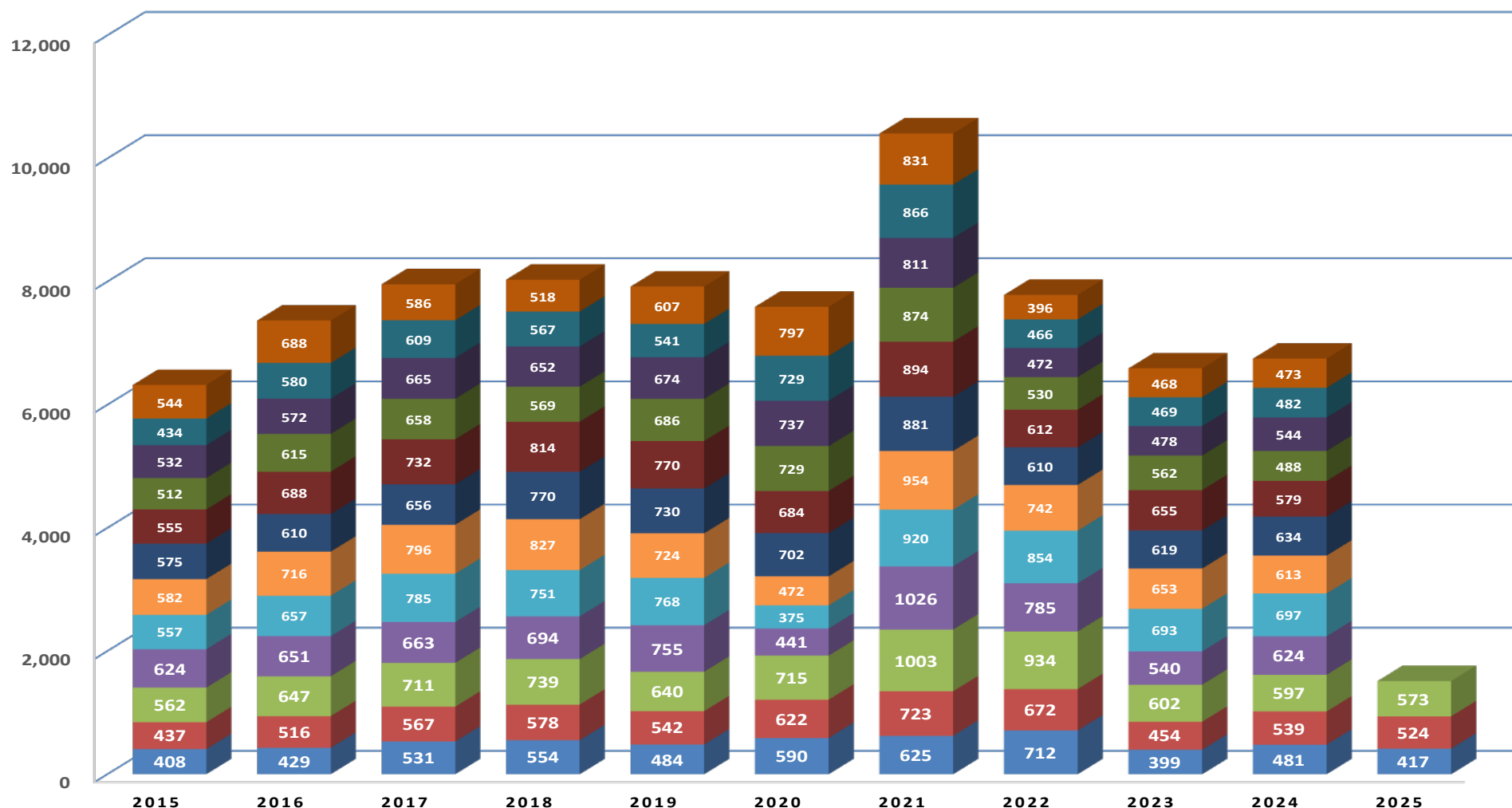


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Las Vegas Market Update - April 2025

CONDO / TOWNHOME CLOSINGS

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



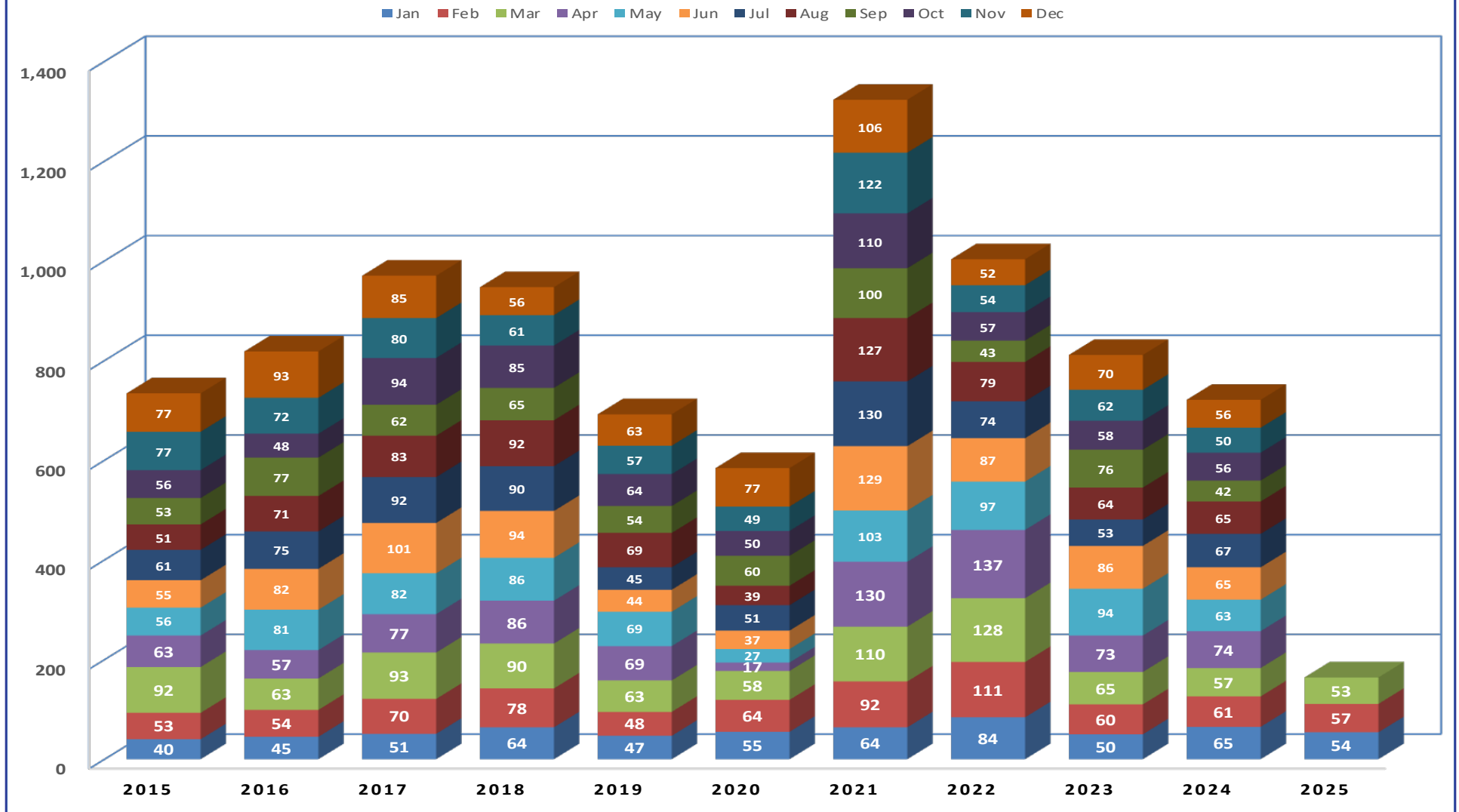
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VERTICAL / HI-RISE CLOSINGS



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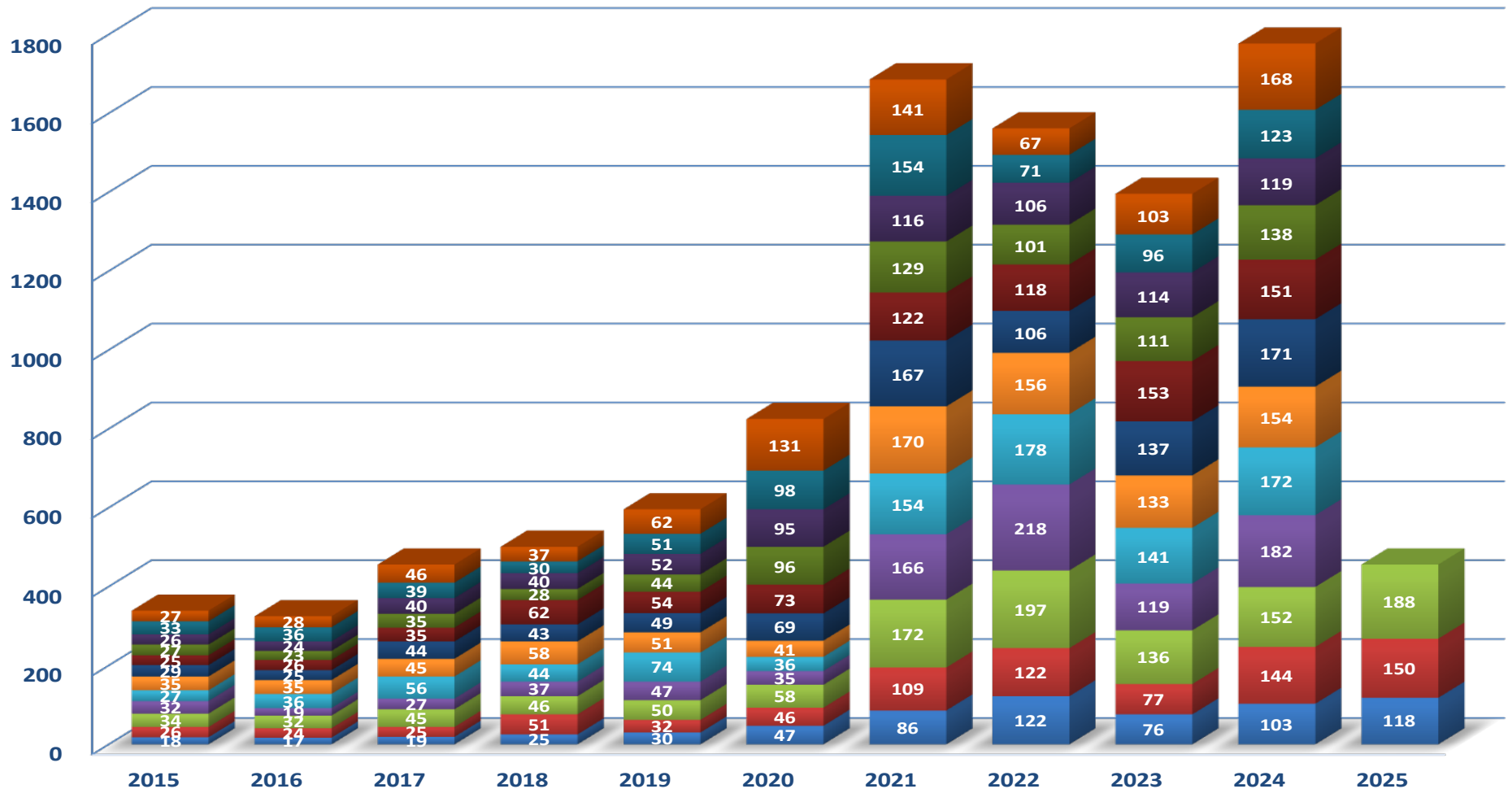


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Las Vegas Market Update - April 2025

LUXURY SALES \$1,000,000 AND OVER

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



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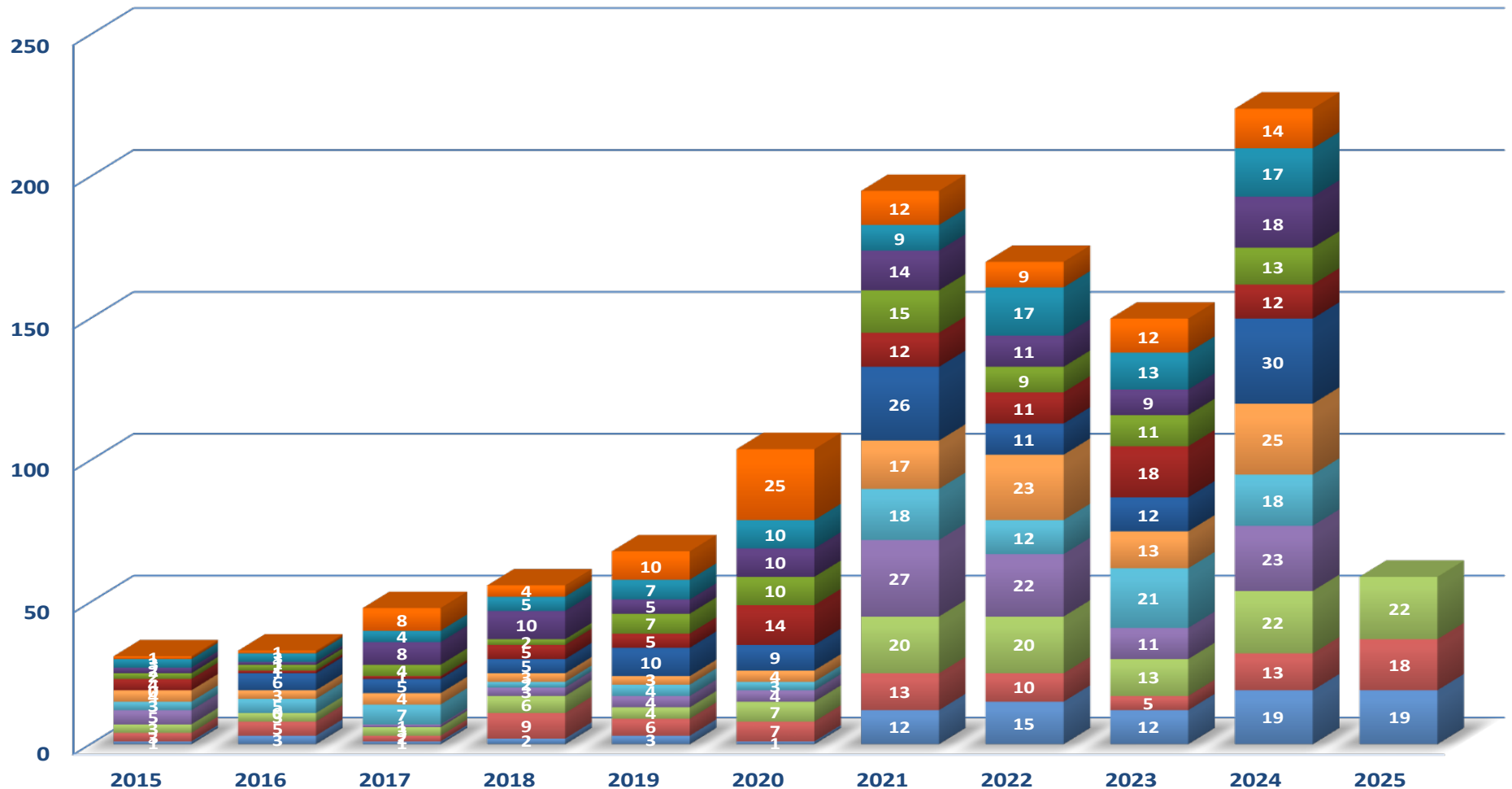


EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2025

LUXURY SALES \$3,000,000 AND OVER

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



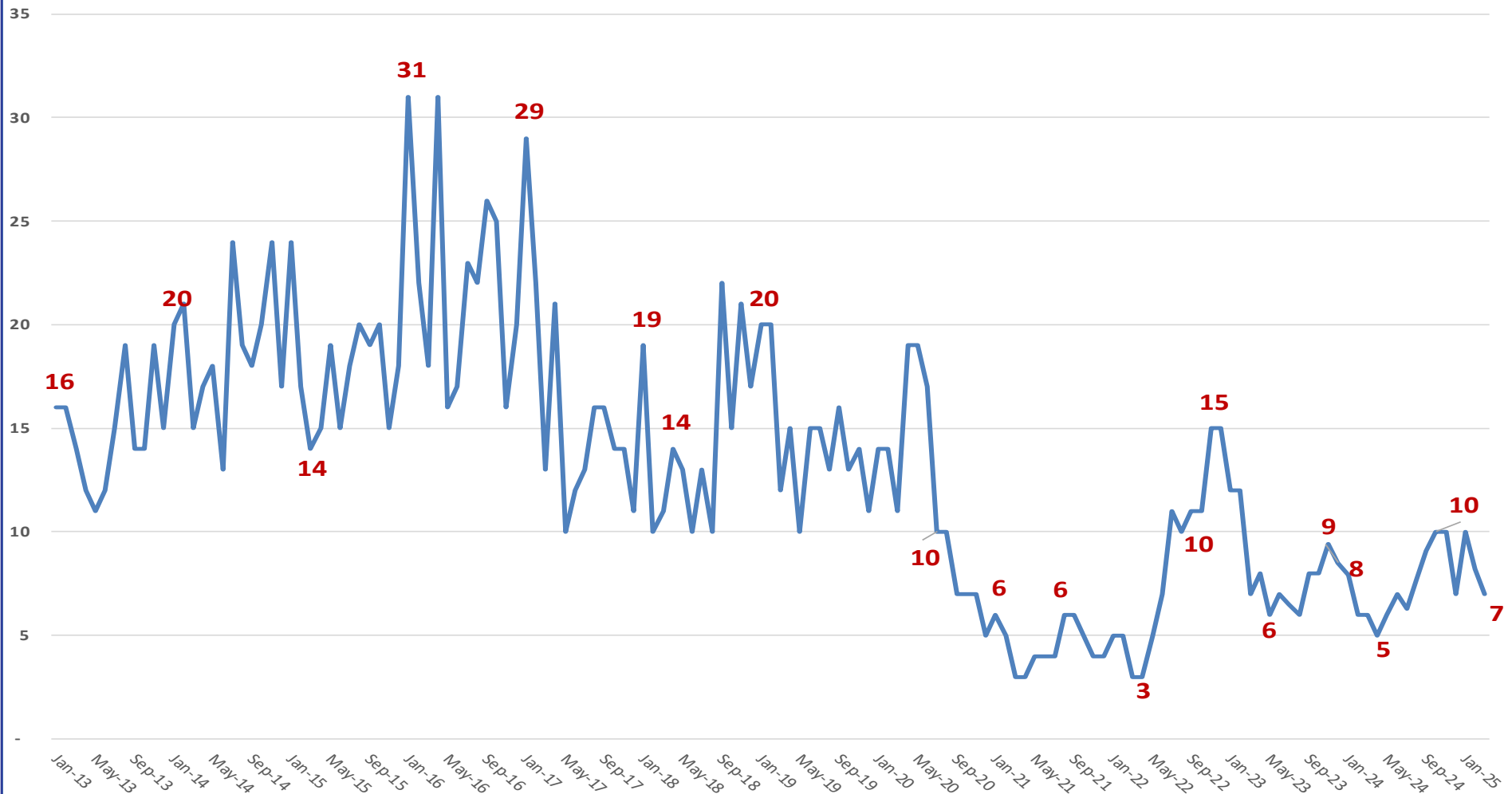
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Luxury Market - \$1,000,000 and Over Months of Inventory



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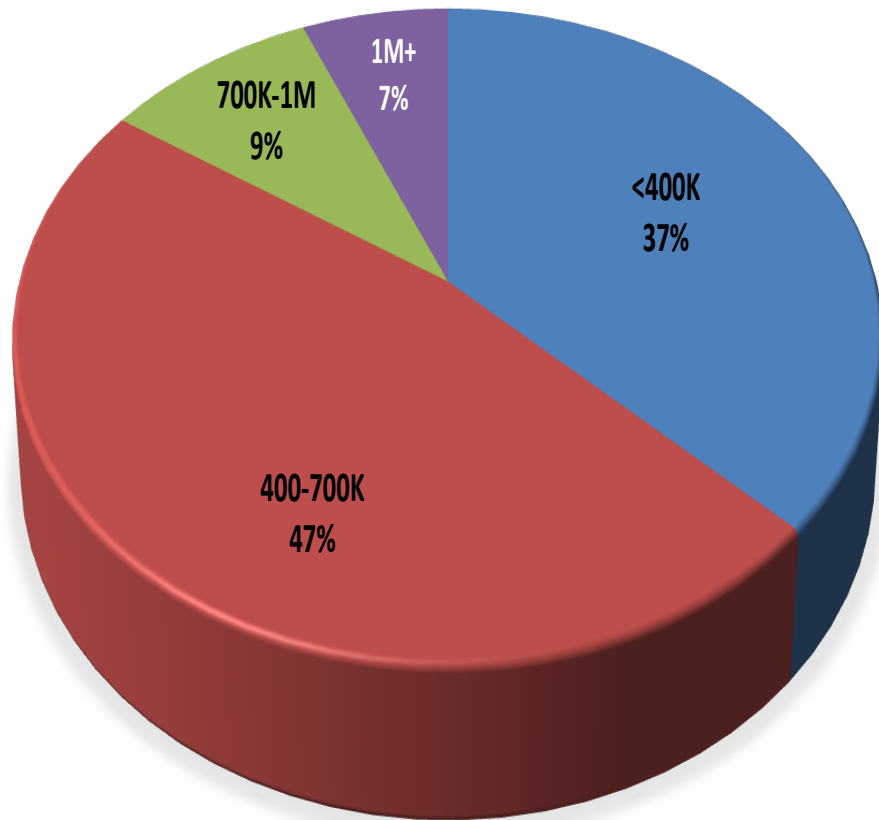


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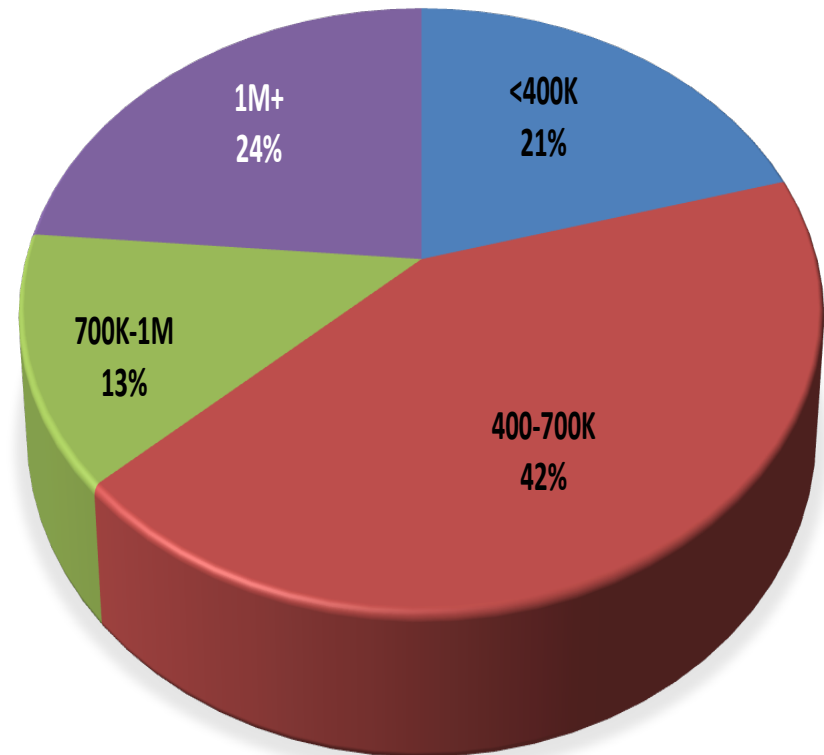
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

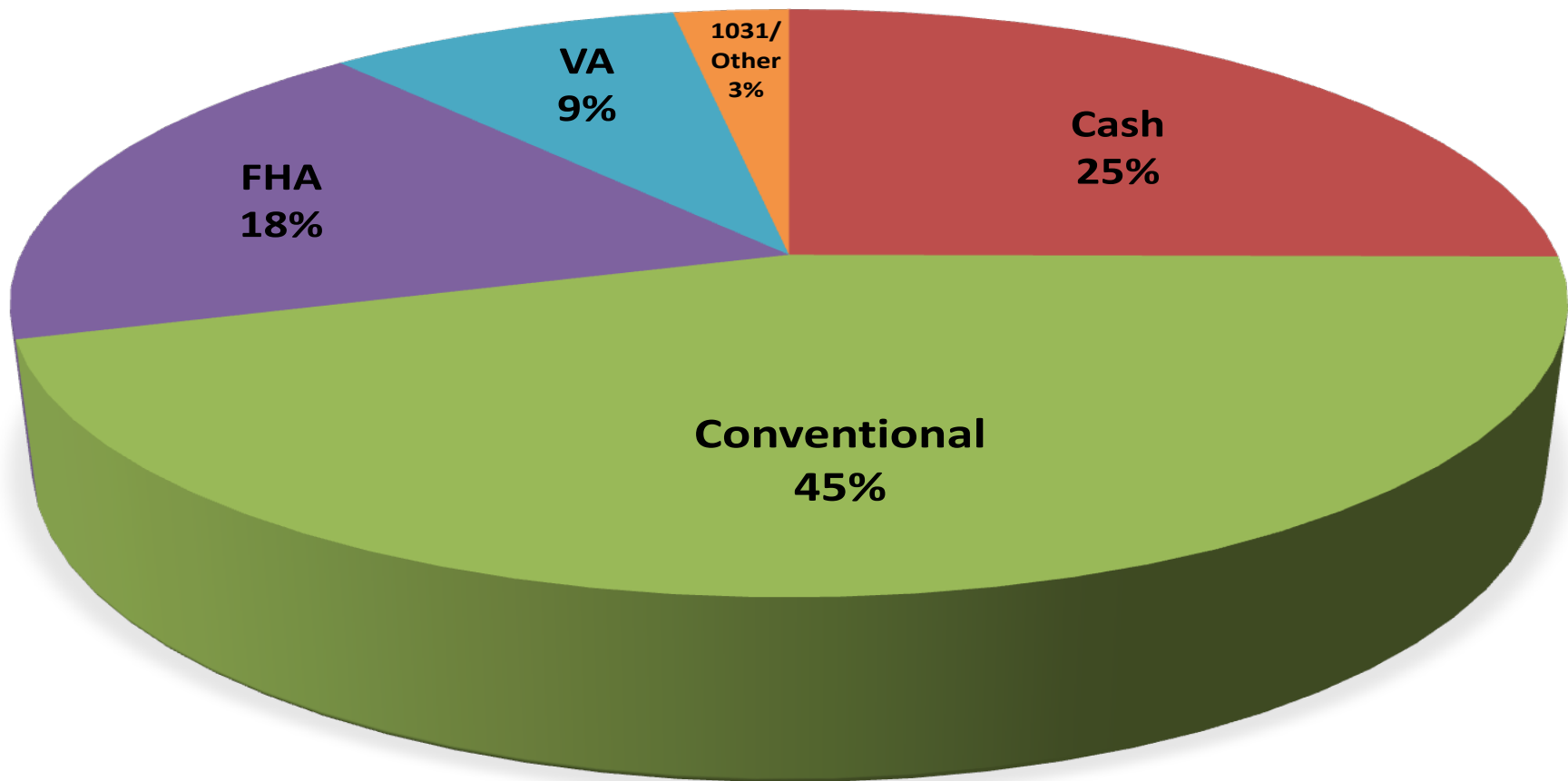




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Last Month's Closings by Sold Terms

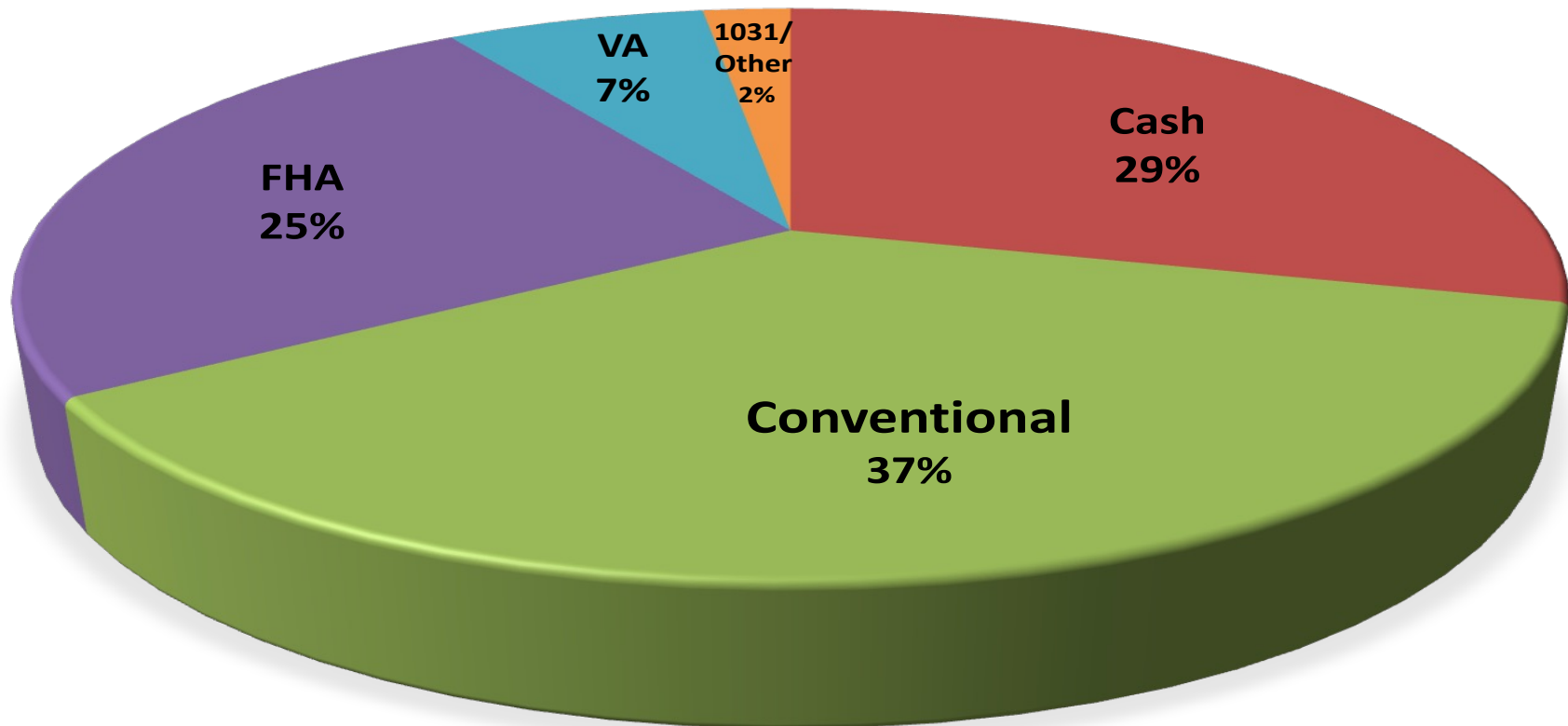




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**Closings By Sold Terms
Closings Less Than \$400,000**

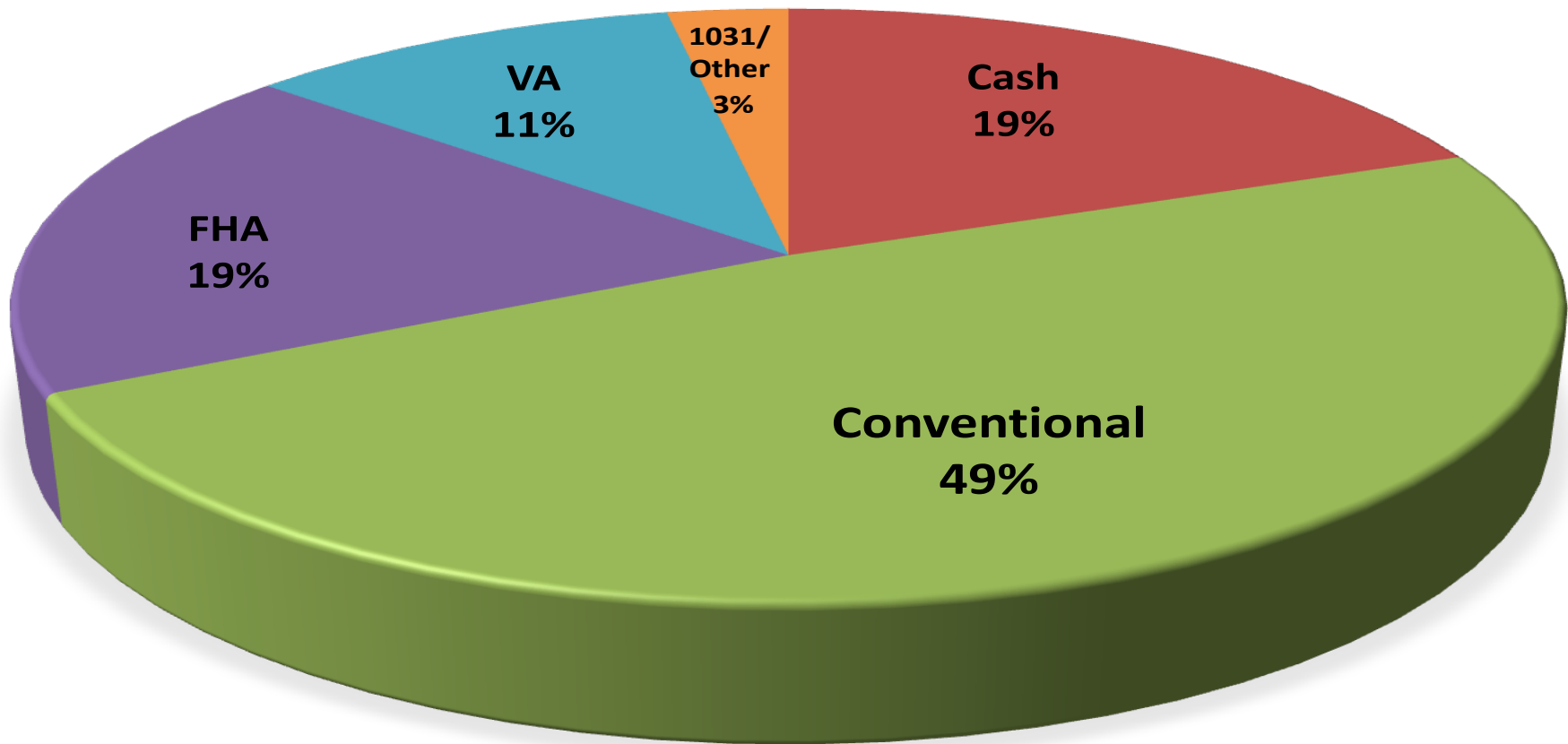




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

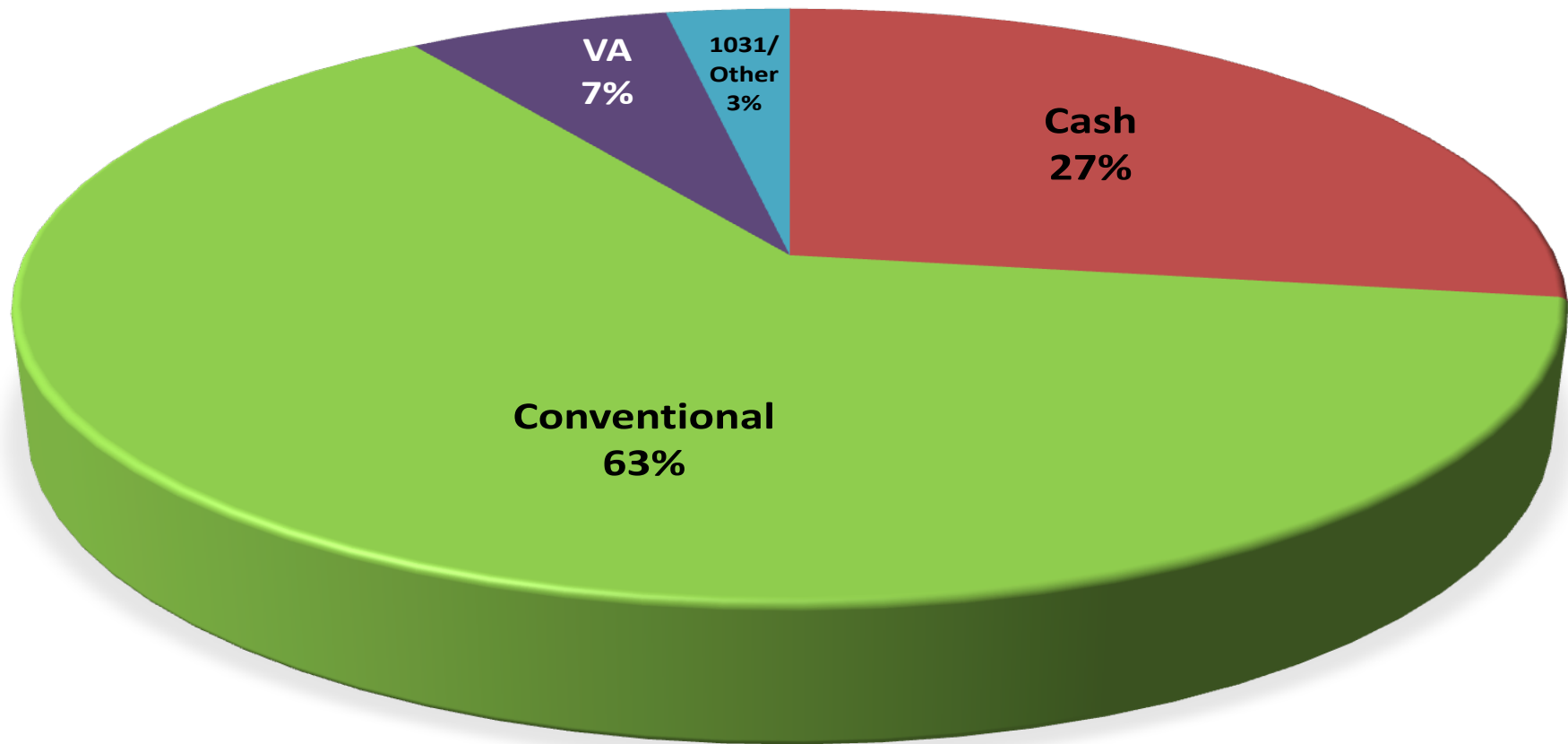




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

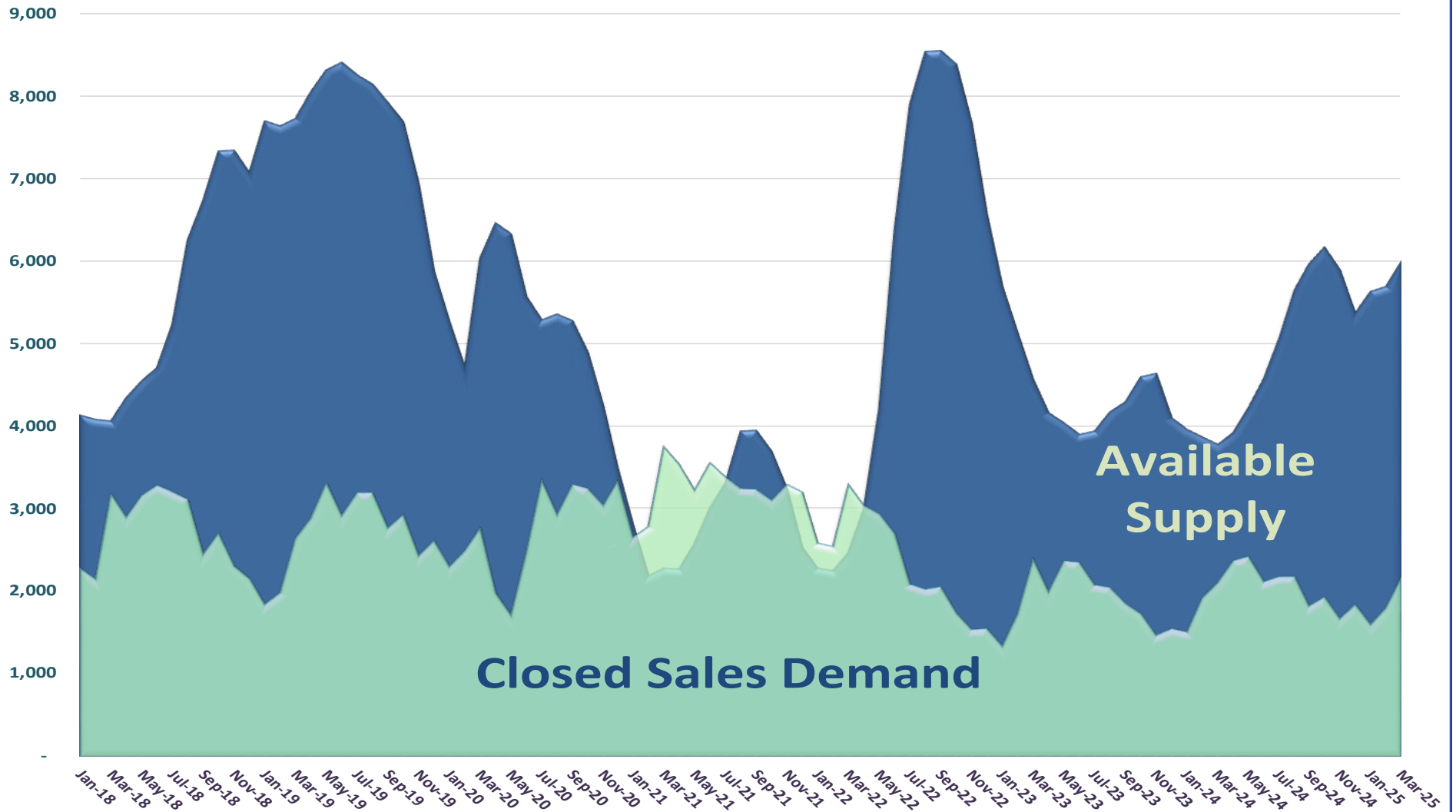




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Supply vs Demand - Single Family Residential



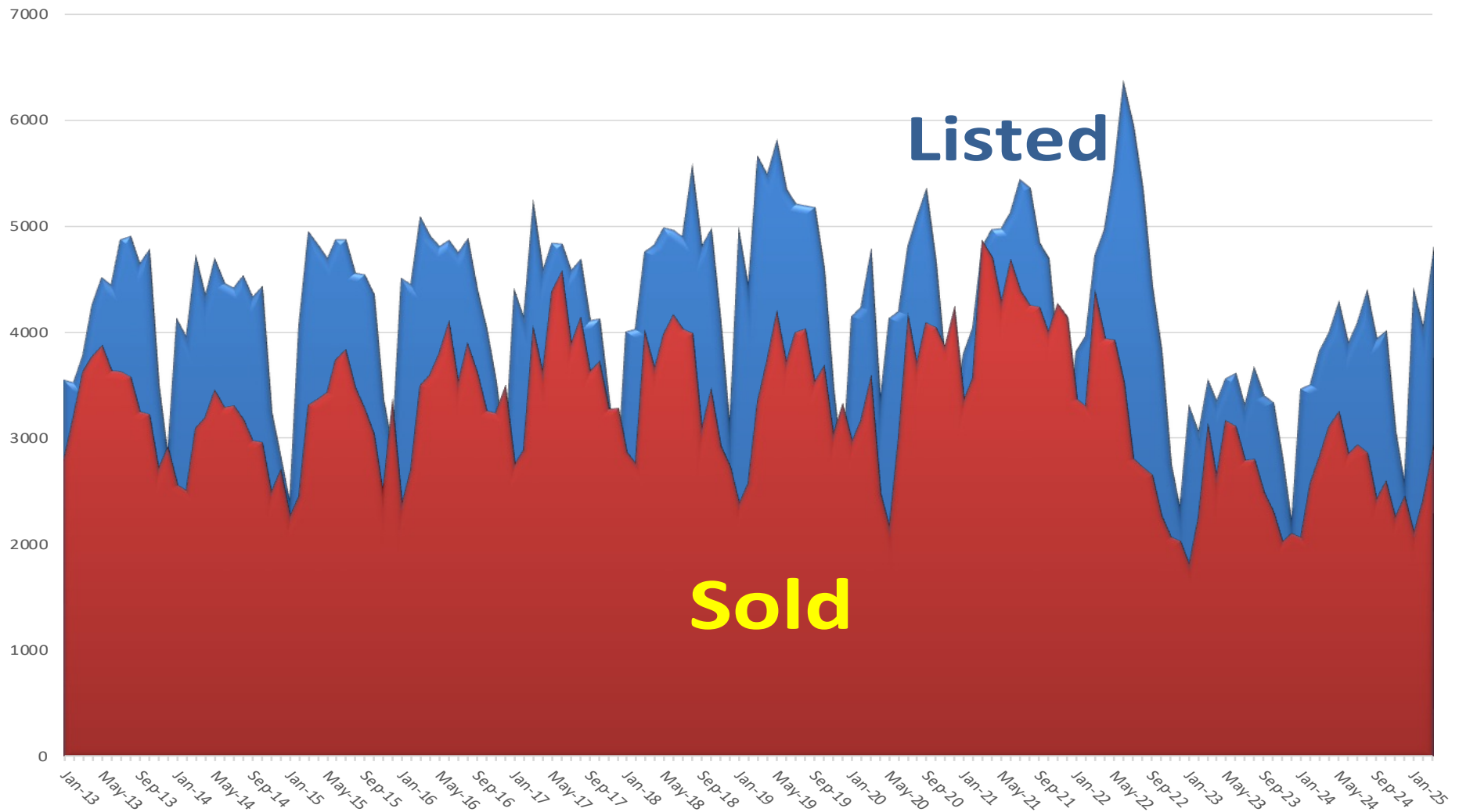
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Residential Listings Taken vs Listings Sold



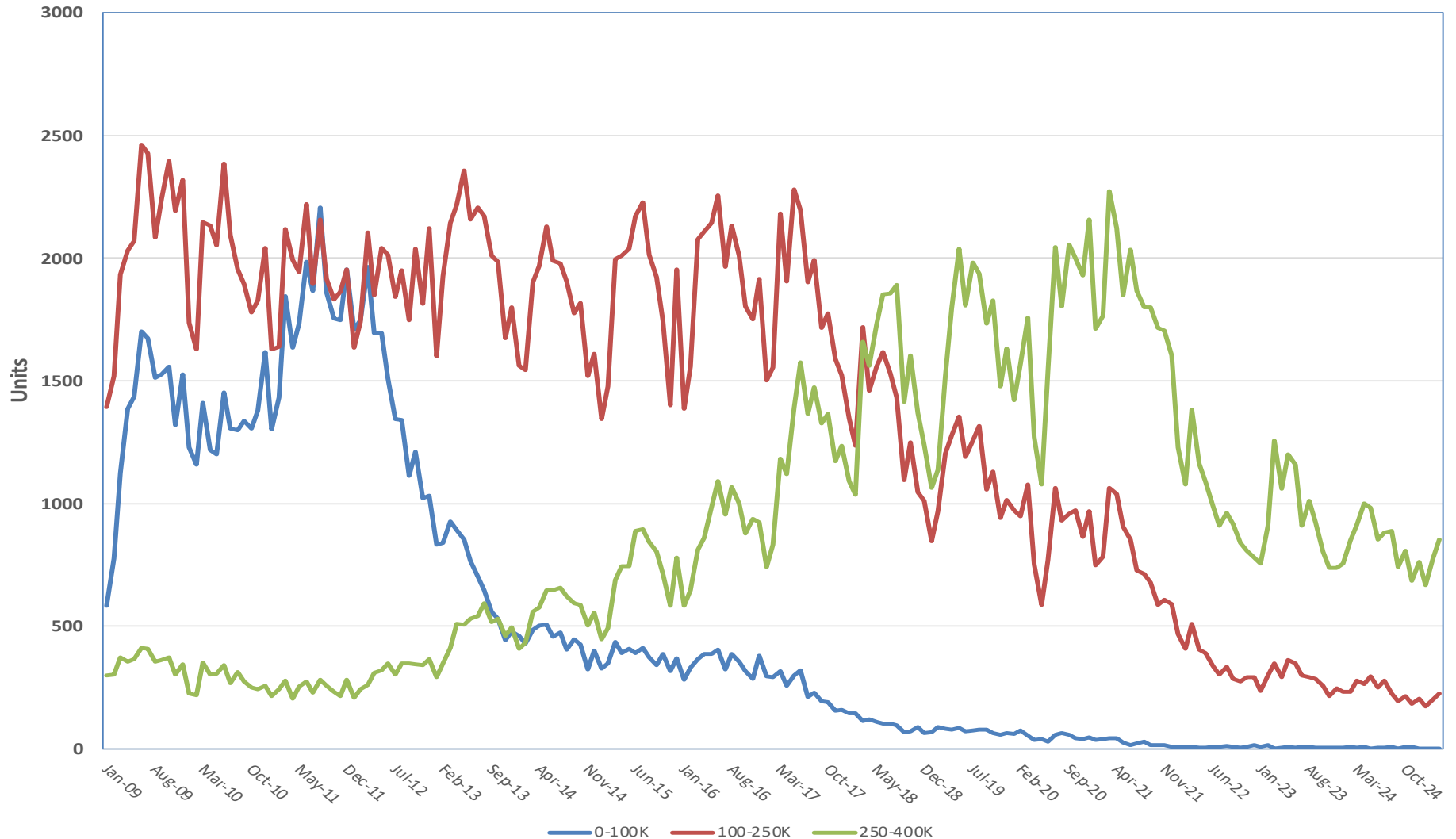
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Closed Units By Price Point - RES & VER



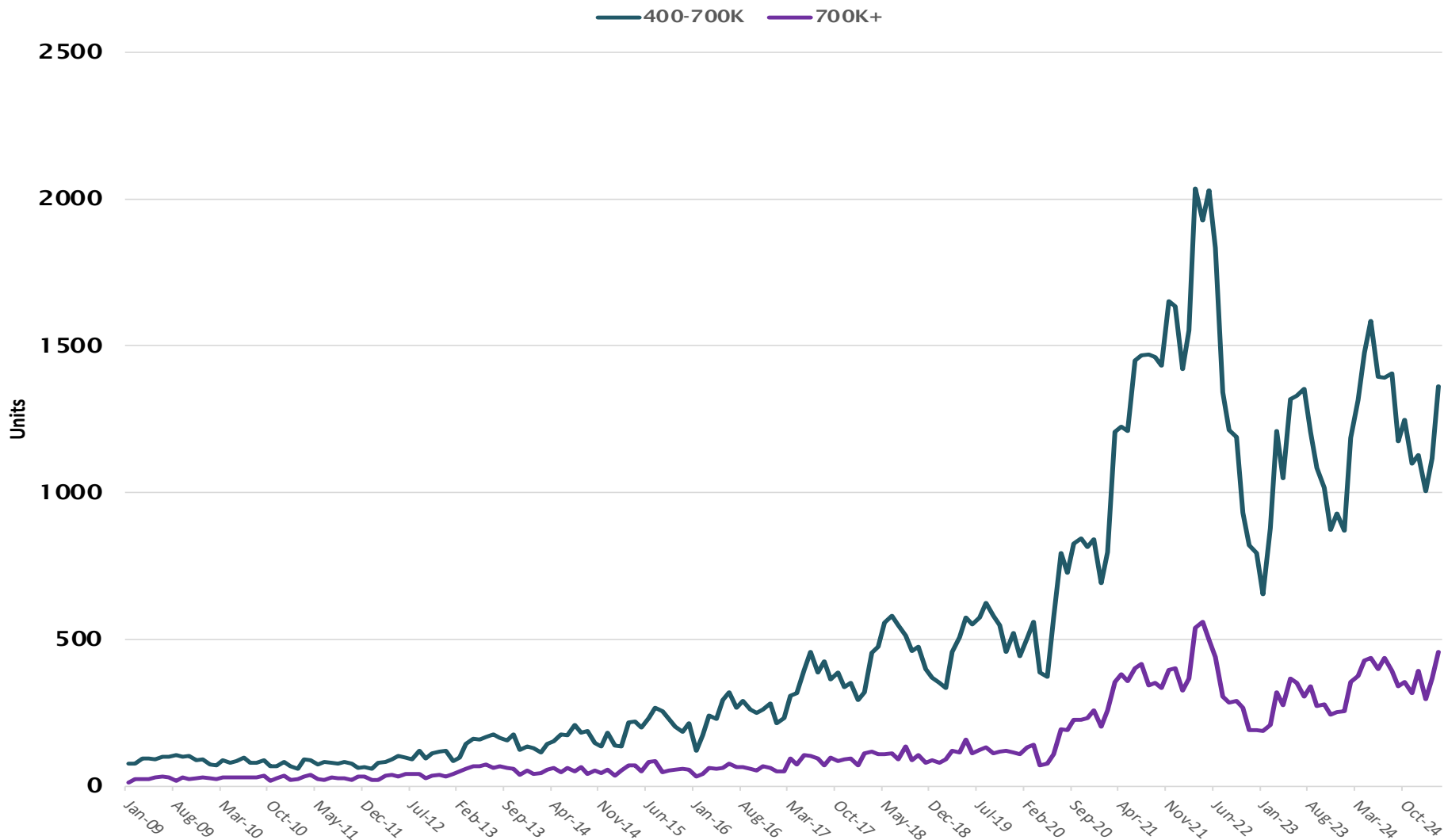
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Closed Units By Price Point - RES & VER



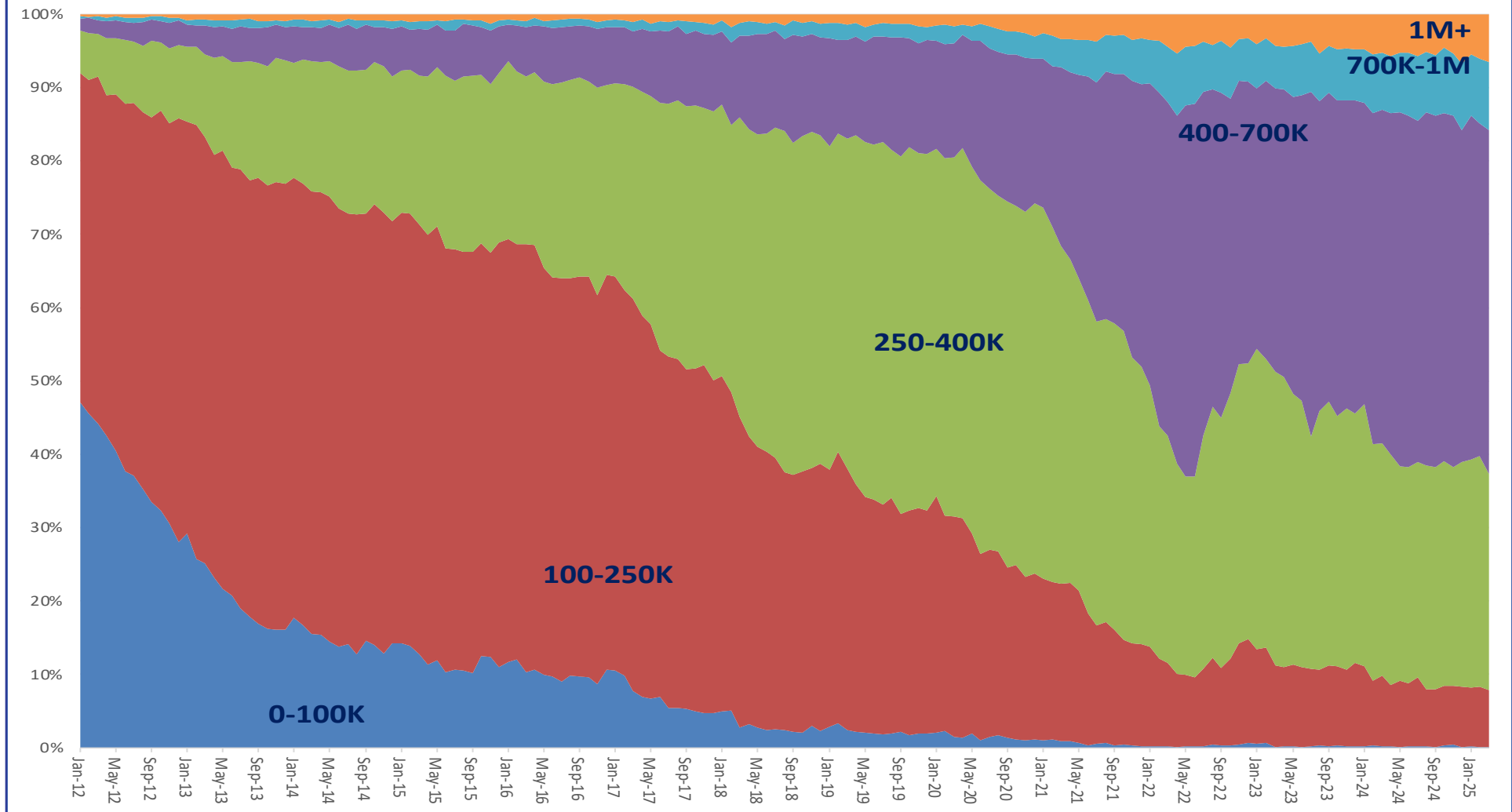
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Closing Trend by Price Point Residential and High Rise



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