



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2025

April 2025 Market Data

	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	3,887	6,706	2,396	2,193	558,250	962,186	480,000	608,800	4.2	24.1%	47
CON/TWH	1,077	2,550	635	547	284,900	357,130	302,700	310,859	5.8	17.2%	69
Total Residential	4,964	9,256	3,031	2,740	475,000	792,717	445,000	549,123	4.5	22.3%	52
Hi-Rise	142	560	68	54	471,950	750,681	415,000	890,007	11.6	8.6%	94
Multiple Dwelling	45	96	26	23	637,400	645,400	610,000	600,378	5.3	18.9%	100
Vacant Land	290	2,027	151	115	80,000	598,041	38,000	295,391	18.9	5.3%	348
Luxury Sales (RES & VER) \$1M+	517	1,265	212	178	1,700,000	2,858,441	1,400,000	1,949,981	8.3	12.1%	80



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2025

March 2025 Production

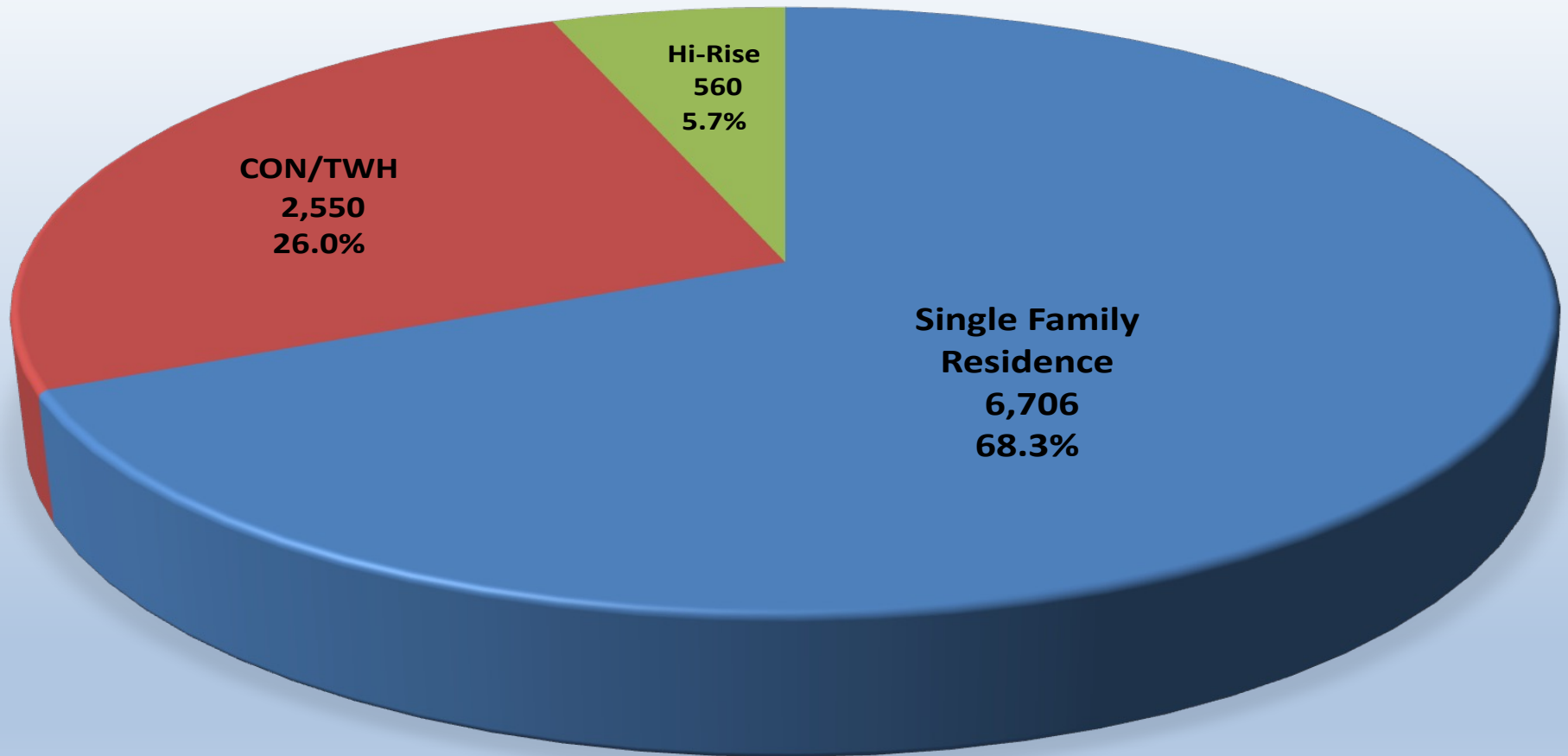
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,562	5,984	2,488	2,157	558,250	962,186	485,000	632,933	3.2	36.0%	52
CON/TWH	1,106	2,349	635	573	285,000	360,999	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



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Las Vegas Market Update - May 2025

Las Vegas REALTORS * Available Units

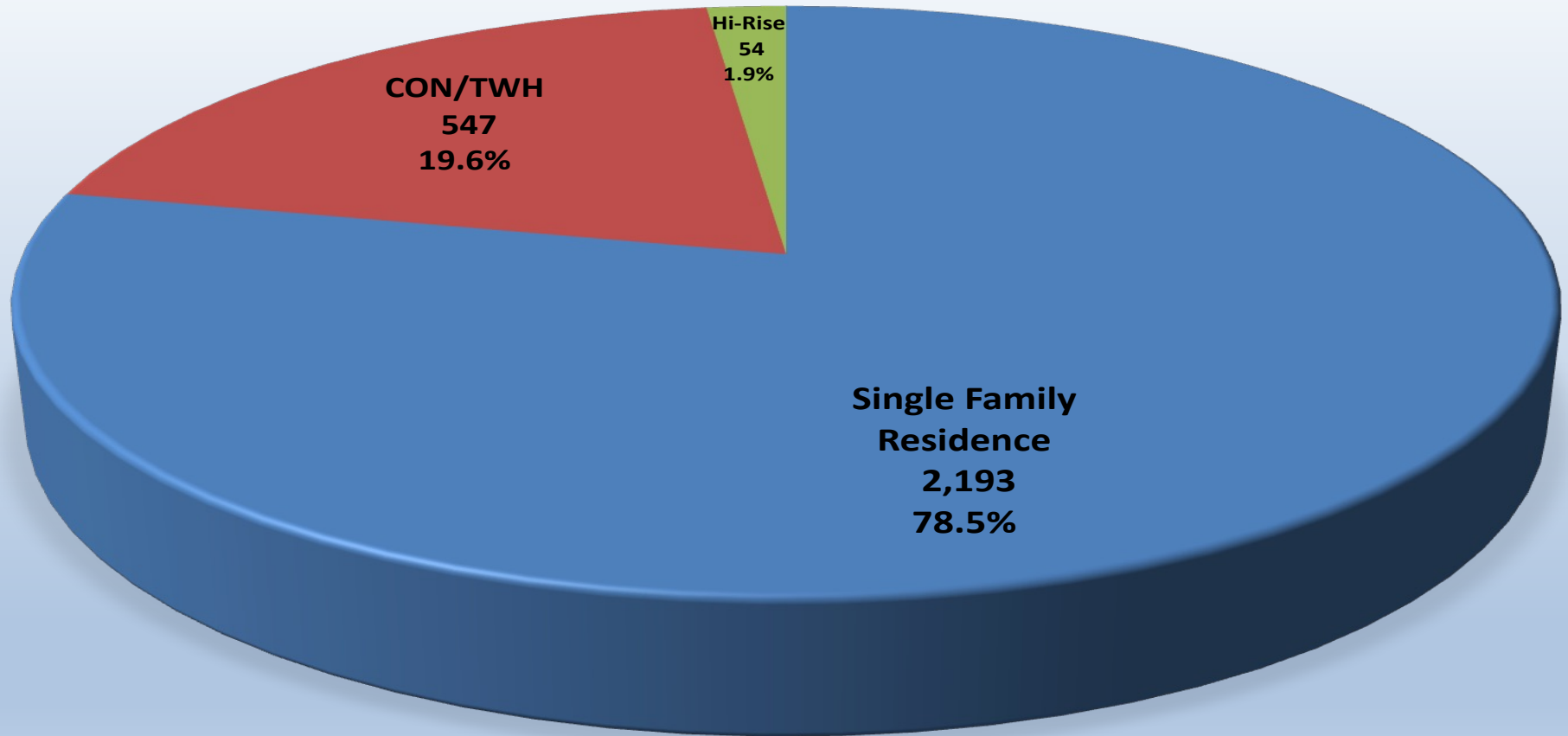




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Las Vegas Market Update - May 2025

Las Vegas REALTORS *Units Sold * Last Month





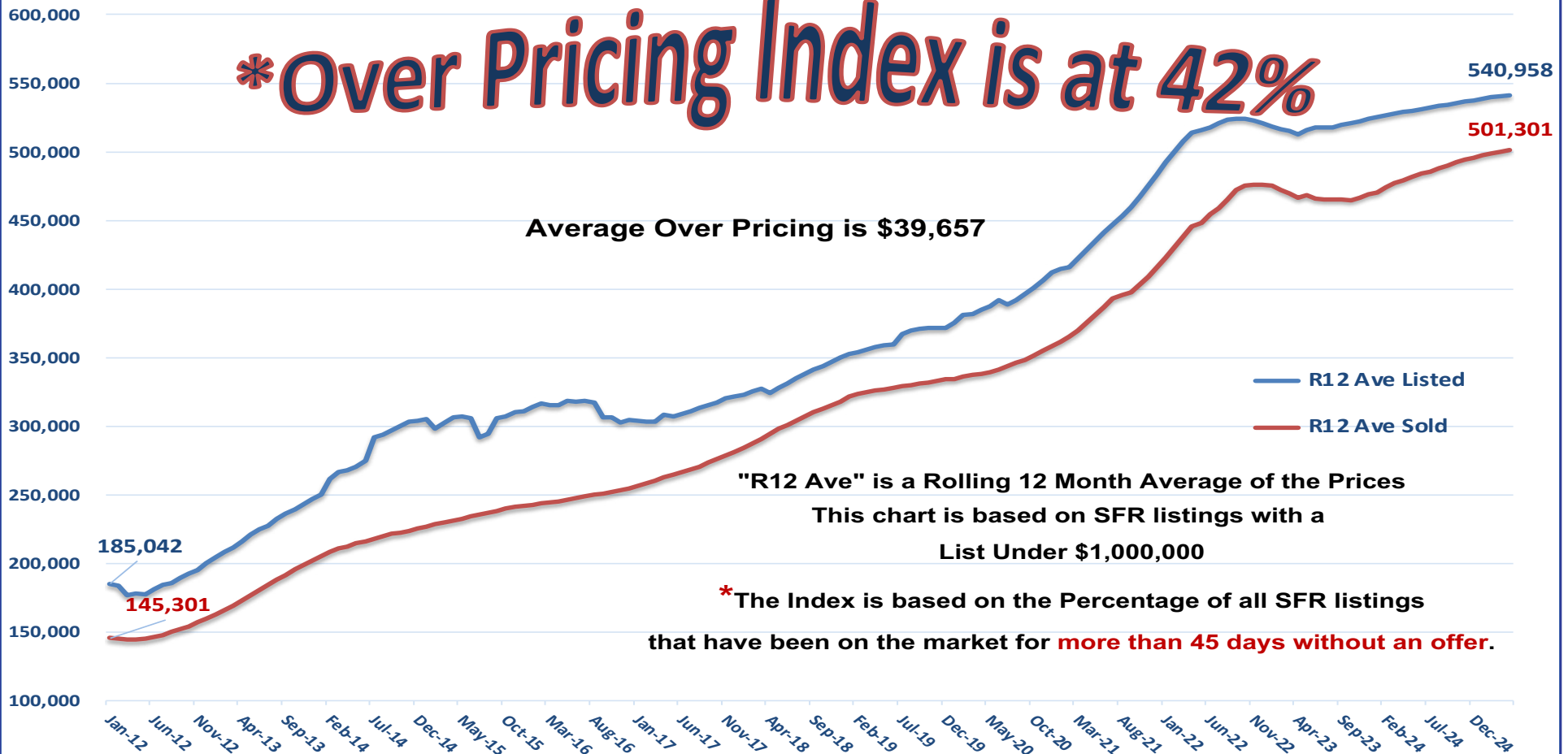
EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2025

SFR Average List vs Closed Sale Prices

***Over Pricing Index is at 42%**

Average Over Pricing is \$39,657



"R12 Ave" is a Rolling 12 Month Average of the Prices

This chart is based on SFR listings with a
List Under \$1,000,000

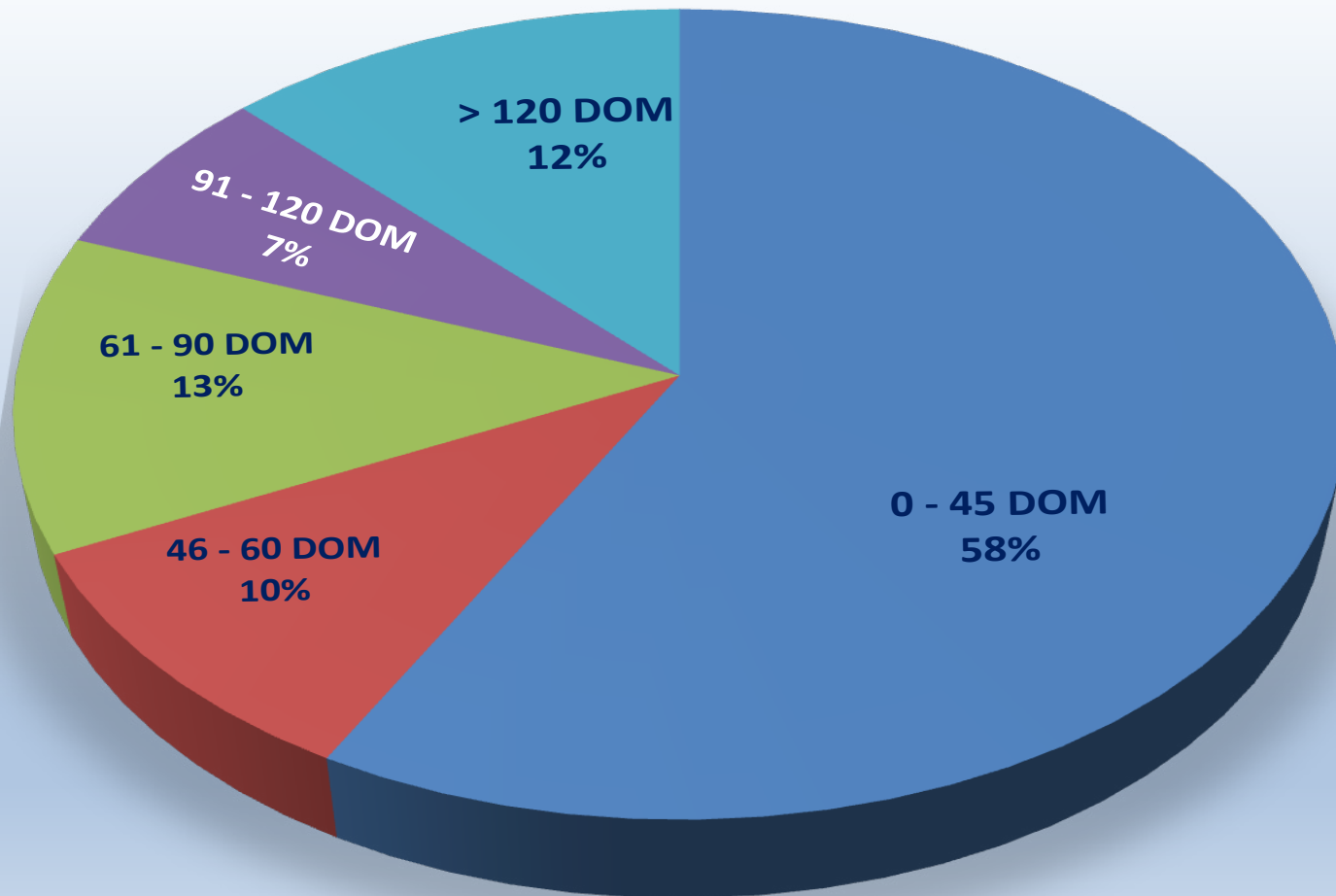
*The Index is based on the Percentage of all SFR listings
that have been on the market for **more than 45 days without an offer.**



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Las Vegas Market Update - May 2025

Available SFR Inventory Days on Market With No Current Offer



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Las Vegas Market Update - May 2025

SFR Closed Sales in Selected Communities - Last Six Months

	Nov	Dec	2025 Jan	Feb	Mar	Apr	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	10	11	14	6	15	13	-----	4.5	517,743	33
Anthem	1	7	3	7	5	7	-----	2.6	631,180	36
Anthem Cnty Club	4	10	3	7	13	12	-----	2.9	1,856,253	52
Cadence	46	62	30	48	63	59	-----	3.4	530,085	50
Centennial Hills	17	10	22	23	21	21	-----	3.3	622,078	53
Desert/South Shores	8	11	11	10	13	16	-----	4.3	664,465	30
Green Valley	26	20	24	29	26	26	-----	4.0	656,973	53
Green Valley Ranch	5	9	6	10	11	10	-----	3.1	723,447	20
Inspirada	20	13	16	8	20	13	-----	7.3	664,562	30
Iron Mountain Ranch	8	4	6	3	2	7	-----	4.6	577,789	30
Lake Las Vegas	20	25	9	19	26	25	-----	7.3	990,259	115
Lone Mountain	6	7	9	6	12	12	-----	3.5	665,112	31
MacDonald Highlands	2	5	4	2	5	5	-----	15.0	4,941,455	233
Mountains Edge	23	39	27	40	27	41	-----	3.6	542,691	52
Peccole Ranch	3	4	4	7	9	11	-----	2.9	561,232	36
Providence	16	17	8	16	21	23	-----	3.6	513,784	28
Red Rock Cntry Club	4	2	2	5	3	7	-----	5.3	2,407,565	101
Rhodes Ranch	15	7	14	9	8	14	-----	3.5	628,981	45
Seven Hills	7	10	14	9	7	10	-----	5.4	882,411	52
Siena (SFR & TWH)	11	8	10	8	6	10	-----	4.2	851,638	55
Silverado Ranch	19	26	19	20	22	31	-----	2.8	511,265	87
Silverstone Ranch	3	3	3	4	4	2	-----	10.0	522,330	112
Skye Canyon	24	31	17	29	30	30	-----	3.5	616,614	68
Southern Highlands	28	30	27	26	37	34	-----	5.4	995,314	70
Spring Valley	9	9	13	13	17	15	-----	4.6	485,737	55
Summerlin	22	21	26	17	31	34	-----	4.6	973,343	38
Sun City Anthem	16	22	22	32	34	28	-----	5.0	657,912	59
Sun City Summerlin	20	16	21	38	34	35	-----	4.2	581,009	45
The Lakes	4	12	8	6	9	7	-----	7.0	627,411	57
The Ridges	4	3	5	5	4	4	-----	7.5	5,296,600	76
Tuscany	3	4	3	5	11	6	-----	6.0	649,984	53
Other Groups										
Clark County	1,616	1,764	1,550	1,729	2,095	2,139	-----	4.0	619,108	47
Boulder City	6	13	3	13	19	11	-----	5.1	663,246	67
Pahrump	46	54	39	60	54	42	-----	8.4	436,522	59
High Rise Sales	50	56	54	57	53	54	-----	11.6	647,665	102
Luxury Sales (\$1M+)	123	168	118	150	189	178	-----	8.3	1,787,612	80

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Las Vegas Market Update - May 2025

SFR Closed Average Sales Prices in Selected Communities - Last Six Months							
	November	December	2025 January	February	March	April	Price Movement
Aliante	509,400	516,206	539,314	481,566	533,660	500,564	— — — — —
Anthem	975,000	531,300	596,667	594,214	666,980	708,129	— — — — —
Anthem Cnty Club	1,571,250	1,254,190	2,013,333	2,285,857	2,116,308	1,881,375	— — — — —
Cadence	524,189	513,266	540,622	531,875	528,173	547,586	— — — — —
Centennial Hills	744,279	537,500	620,636	604,486	625,673	580,609	— — — — —
Desert/South Shores	625,111	756,727	615,591	629,700	753,538	603,670	— — — — —
Green Valley	583,804	645,193	598,885	687,279	668,192	747,804	— — — — —
Green Valley Ranch	595,000	608,278	604,983	965,590	871,955	556,900	— — — — —
Inspirada	677,037	611,945	703,249	553,488	703,388	658,996	— — — — —
Iron Mountain Ranch	584,875	584,461	553,888	495,667	547,500	630,214	— — — — —
Lake Las Vegas	702,626	919,799	973,831	1,184,447	951,693	1,189,263	— — — — —
Lone Mountain	521,167	593,266	967,777	530,500	547,841	736,575	— — — — —
MacDonald Highlands	2,931,057	3,476,793	5,250,694	6,312,500	5,769,800	5,586,122	— — — — —
Mountains Edge	560,504	513,325	519,222	547,137	583,515	544,863	— — — — —
Peccole Ranch	586,300	512,500	559,250	559,429	513,444	613,082	— — — — —
Providence	452,769	515,071	553,938	531,219	505,619	536,639	— — — — —
Red Rock Country Club	2,212,500	1,490,000	2,612,500	3,100,000	2,000,000	2,402,714	— — — — —
Rhodes Ranch	684,126	606,414	605,049	596,667	561,500	664,446	— — — — —
Seven Hills	761,986	1,253,200	670,313	716,417	1,469,984	630,950	— — — — —
Siena (SFR & TWH)	975,818	941,611	661,500	967,500	661,667	854,490	— — — — —
Silverado Ranch	476,100	504,981	554,652	495,880	485,000	540,061	— — — — —
Silverstone Ranch	503,926	415,000	513,333	579,375	521,250	612,500	— — — — —
Skye Canyon	625,759	593,729	641,438	597,003	615,861	638,587	— — — — —
Southern Highlands	820,678	1,023,482	725,073	1,161,941	1,130,121	1,054,761	— — — — —
Spring Valley	548,444	480,267	444,492	511,423	473,765	478,447	— — — — —
Summerlin	847,745	788,929	1,113,573	1,106,029	1,072,144	904,853	— — — — —
Sun City Anthem	770,125	594,273	661,659	650,953	652,176	655,768	— — — — —
Sun City Summerlin	630,925	578,850	537,400	557,129	536,956	648,357	— — — — —
The Lakes	1,001,875	529,000	545,488	523,900	677,944	699,518	— — — — —
The Ridges	8,525,000	2,883,333	5,849,500	3,860,000	3,924,375	6,355,000	— — — — —
Tuscany	598,667	647,500	563,000	674,200	684,682	637,000	— — — — —
Other Groups							
Clark County	603,260	632,140	603,697	616,825	639,697	613,181	— — — — —
Boulder City	686,667	664,870	517,150	667,485	695,316	627,991	— — — — —
Pahrump	504,562	404,718	429,053	413,312	440,082	438,406	— — — — —
High Rise Sales	640,200	592,885	597,860	560,797	609,845	890,007	— — — — —
Luxury Sales (\$1M+)	1,991,635	2,020,796	1,953,845	1,886,257	2,075,397	1,949,981	— — — — —

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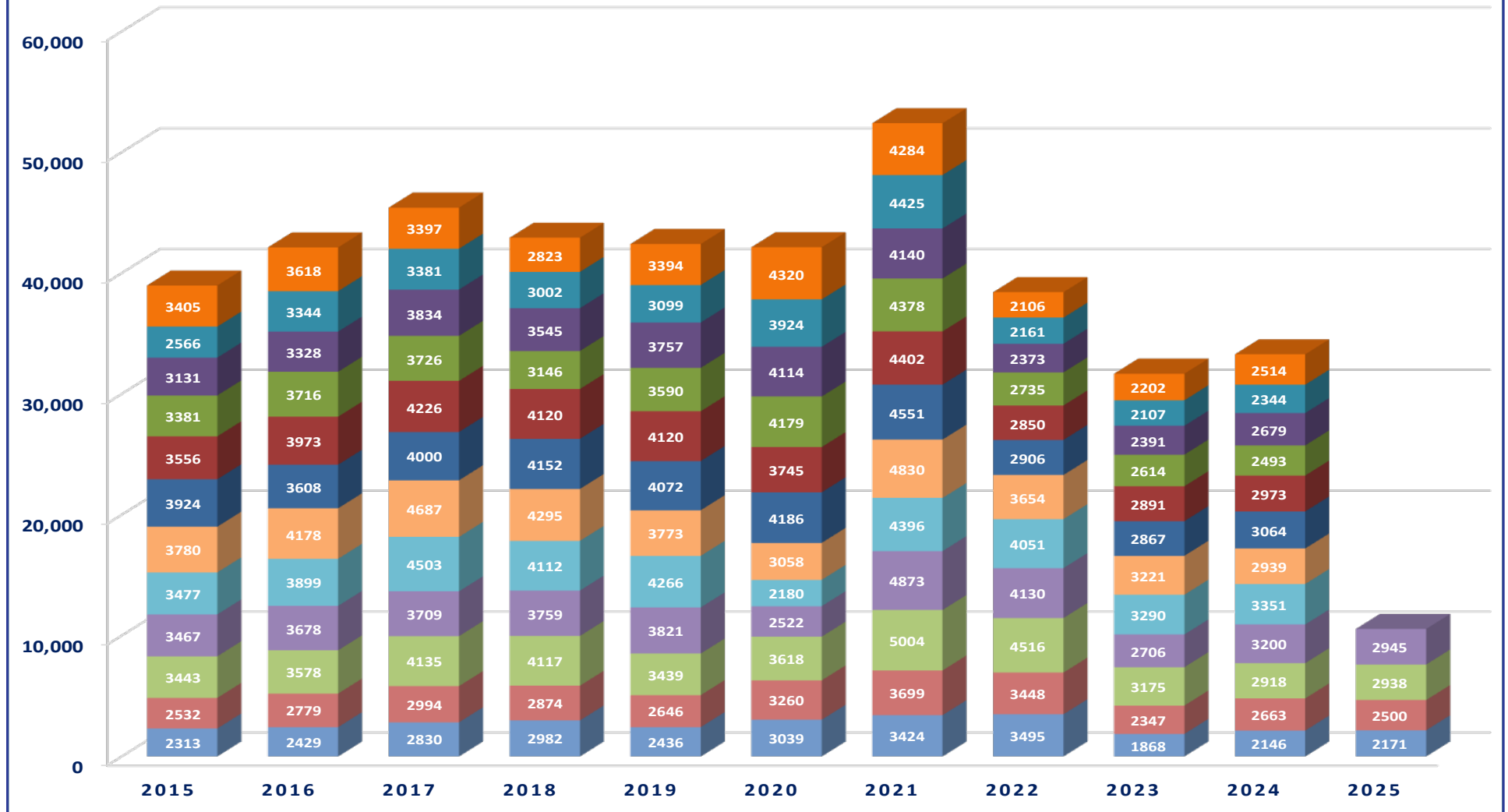


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Las Vegas Market Update - May 2025

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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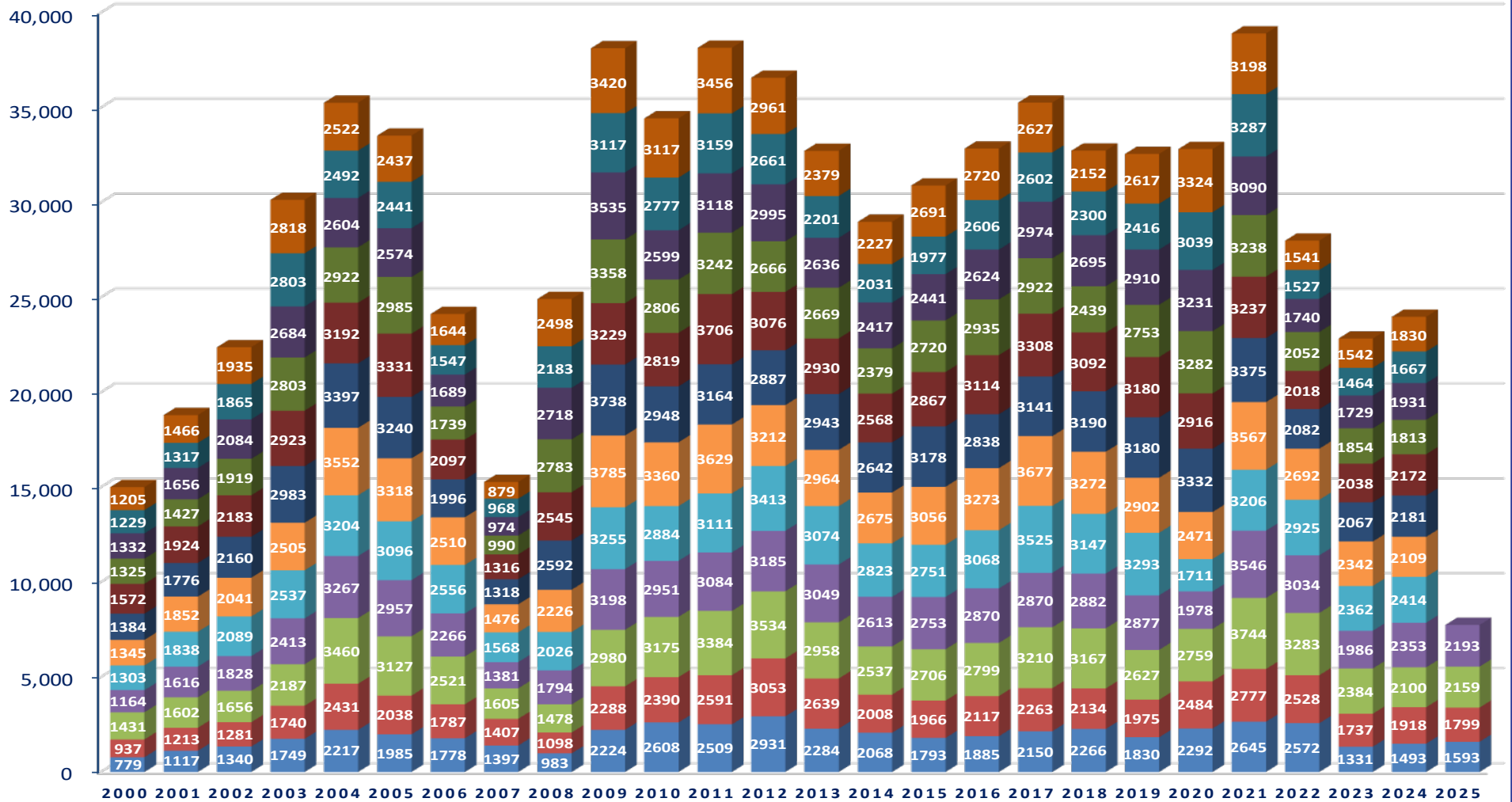


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Las Vegas Market Update - May 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



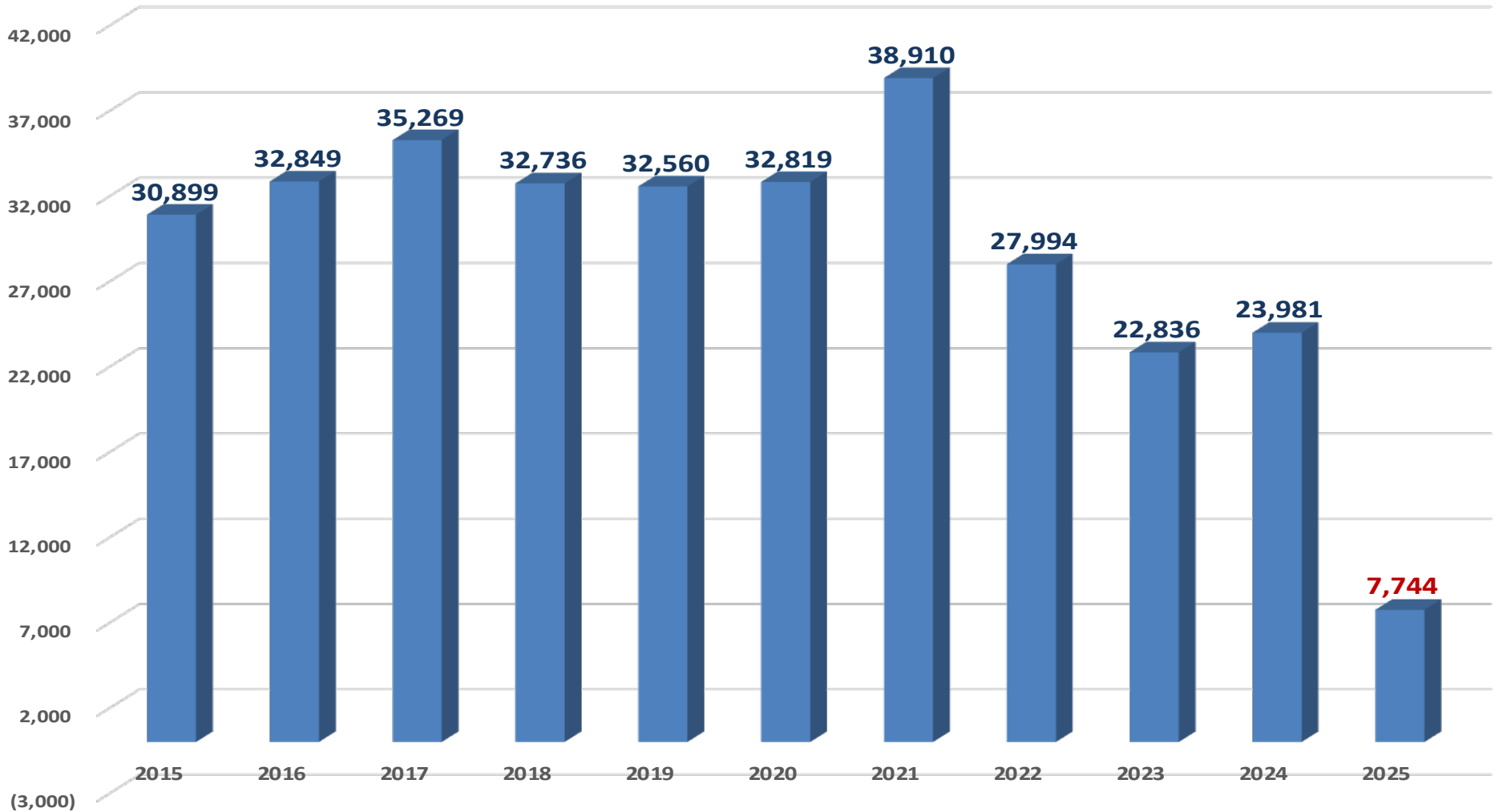
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Las Vegas Market Update - May 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS



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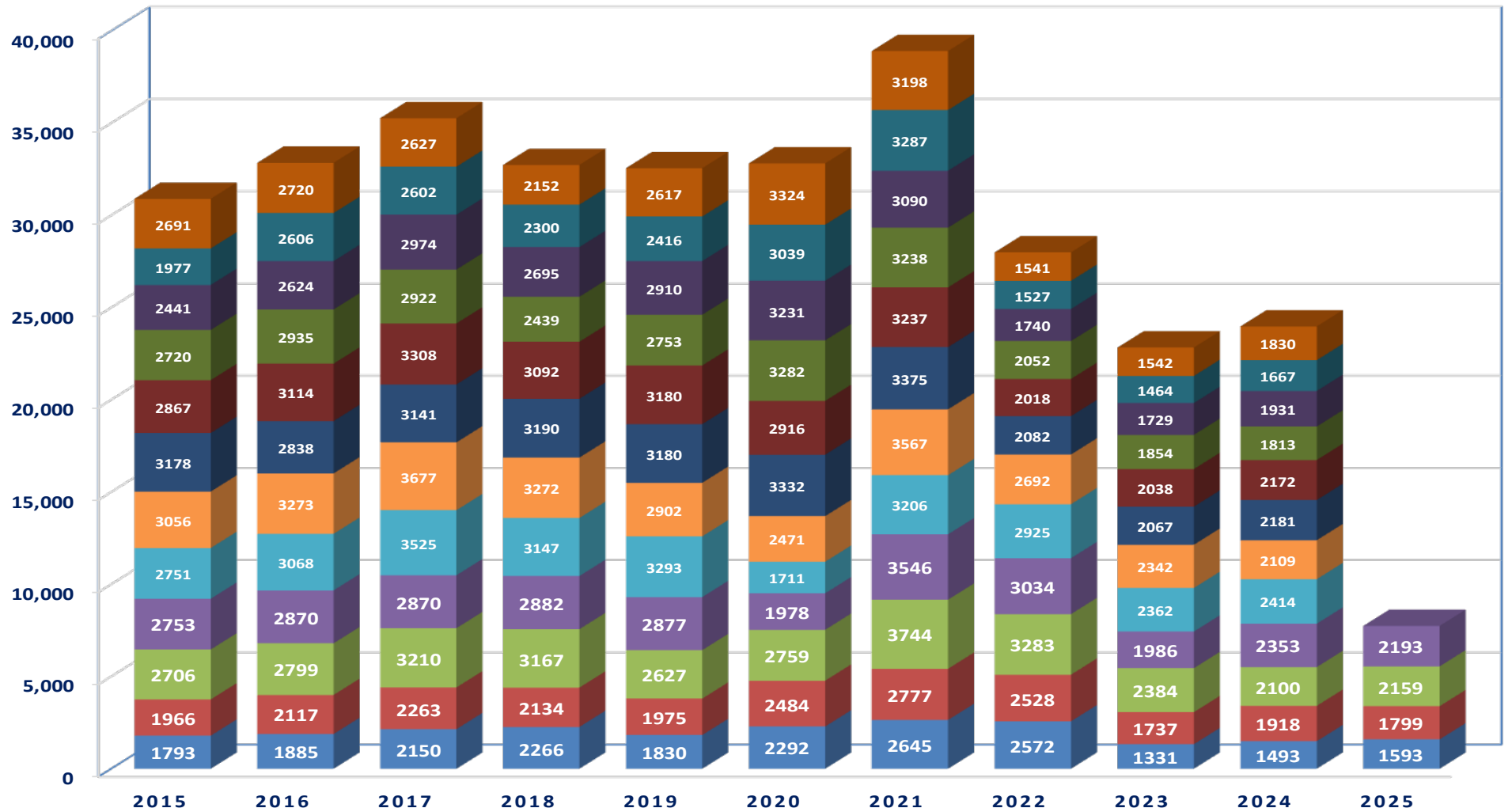


EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



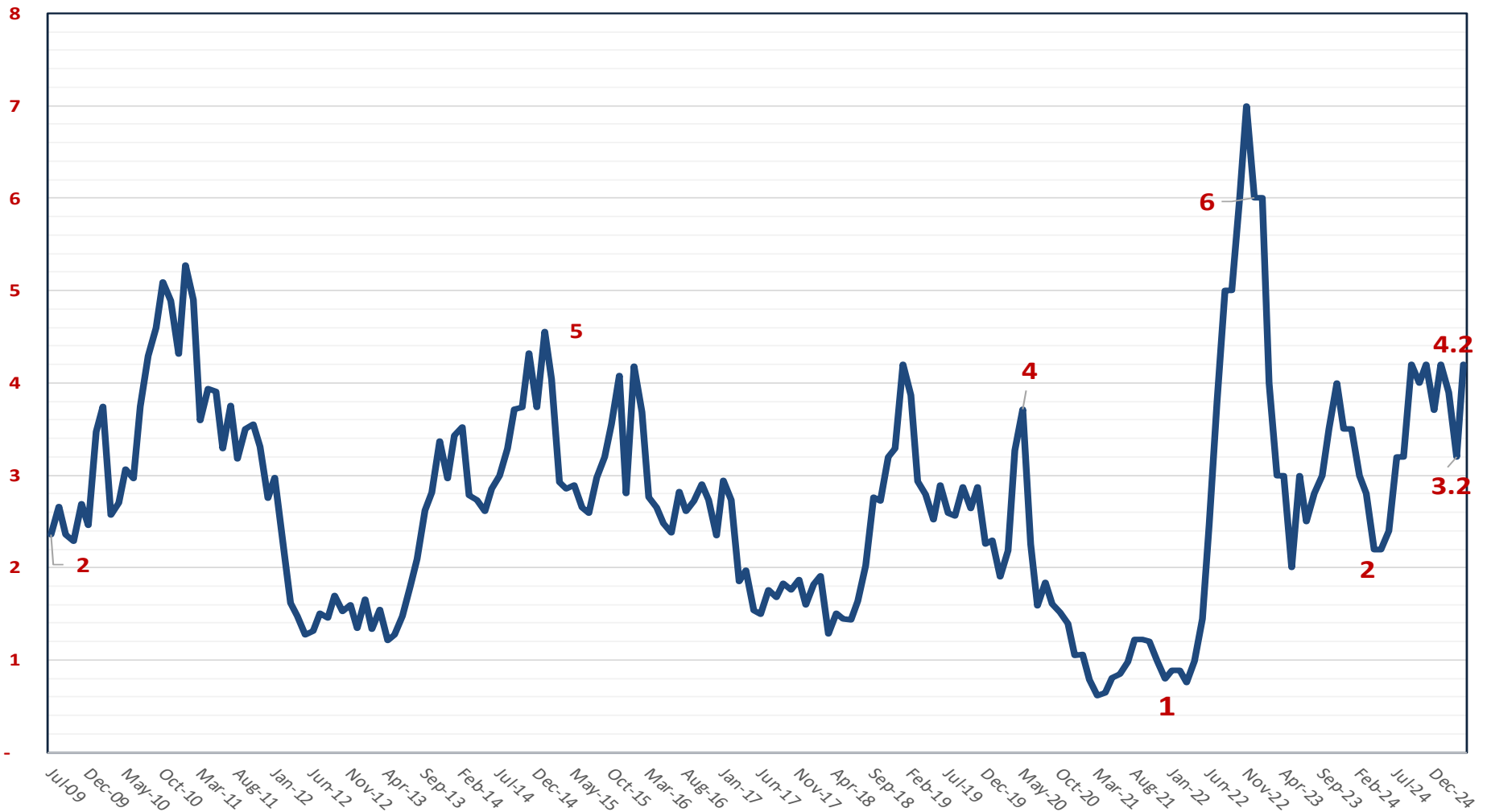
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Las Vegas Market Update - May 2025

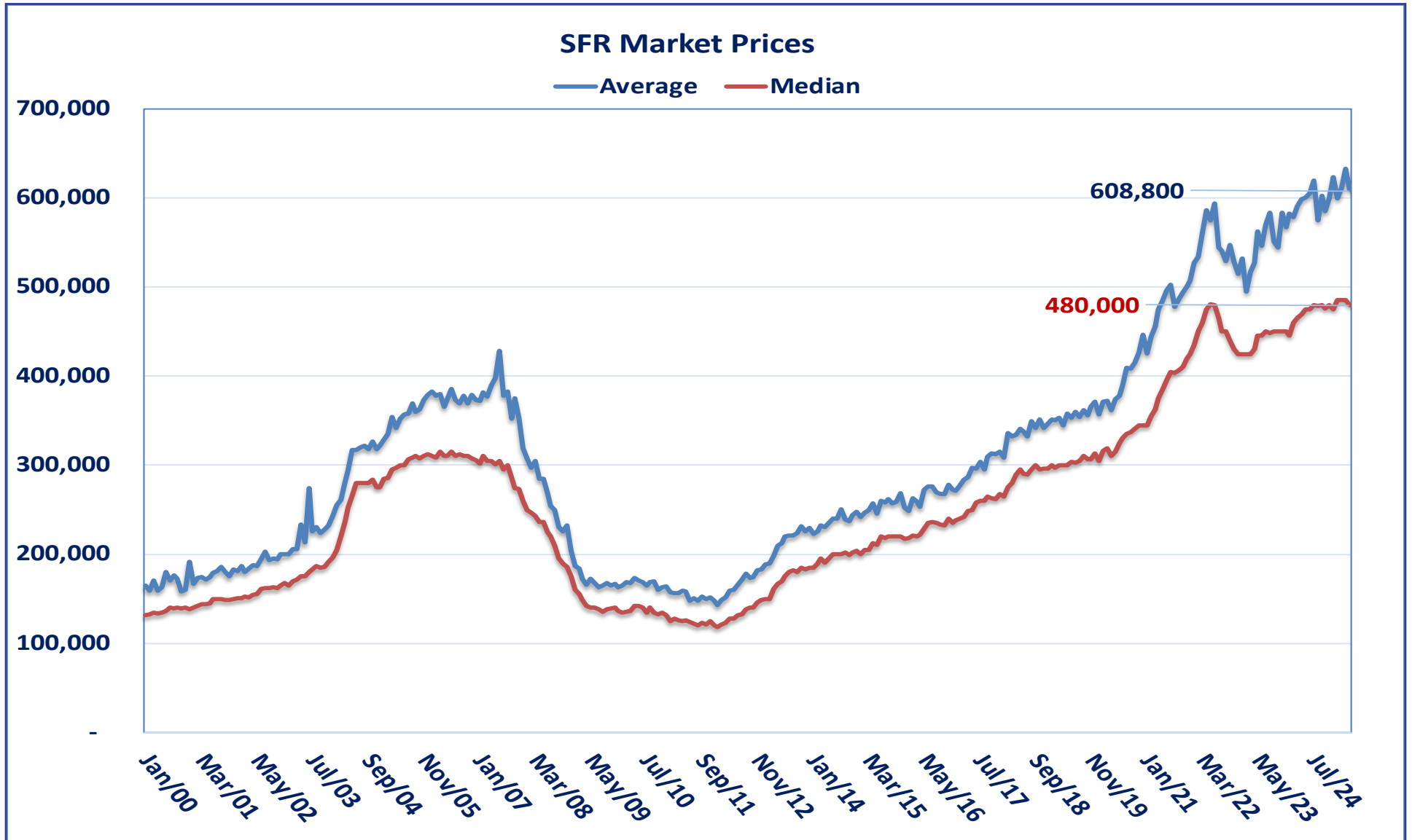
Single Family Residential Homes Months of Inventory





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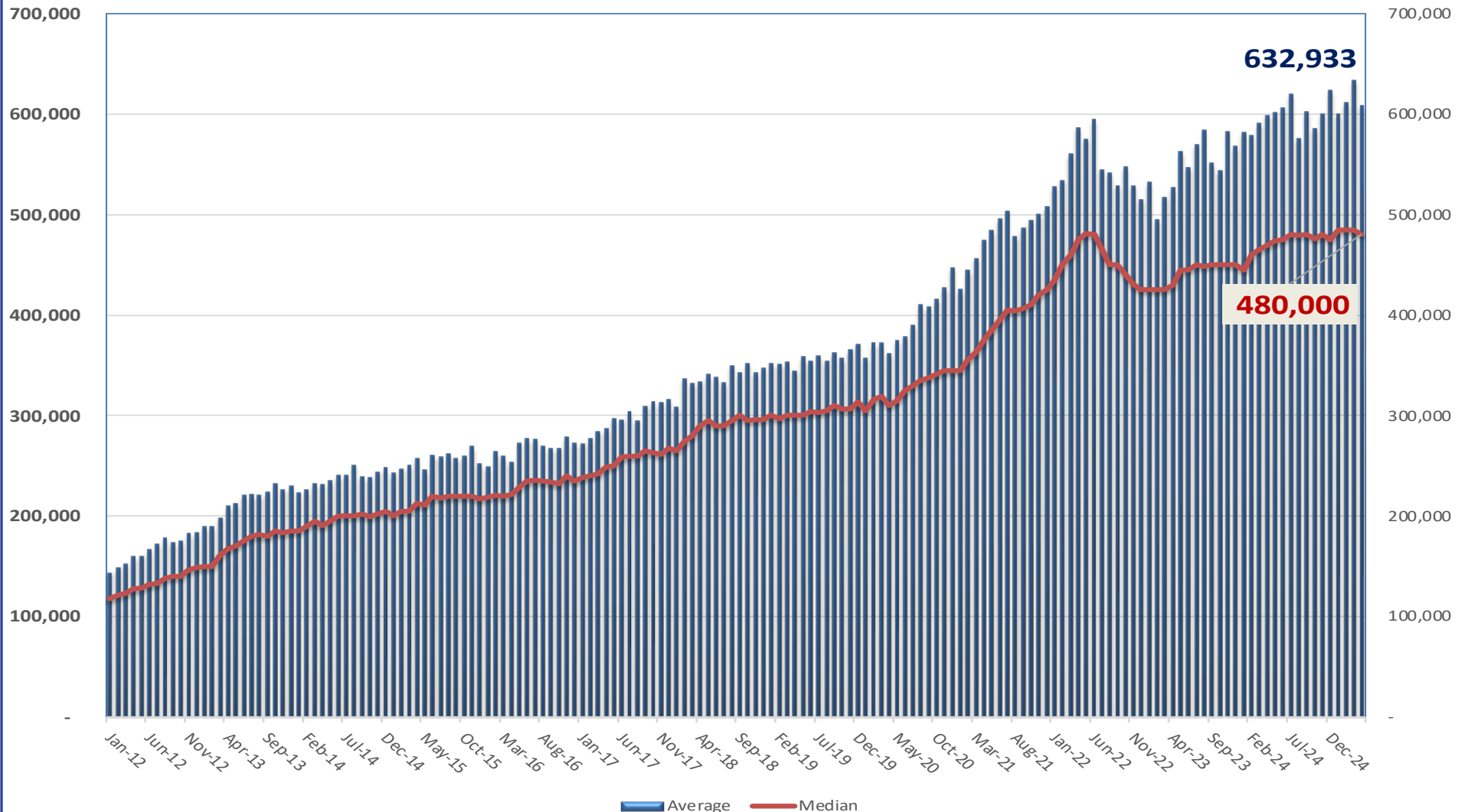
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Las Vegas Market Update - May 2025

Single Family Residential Price Trend



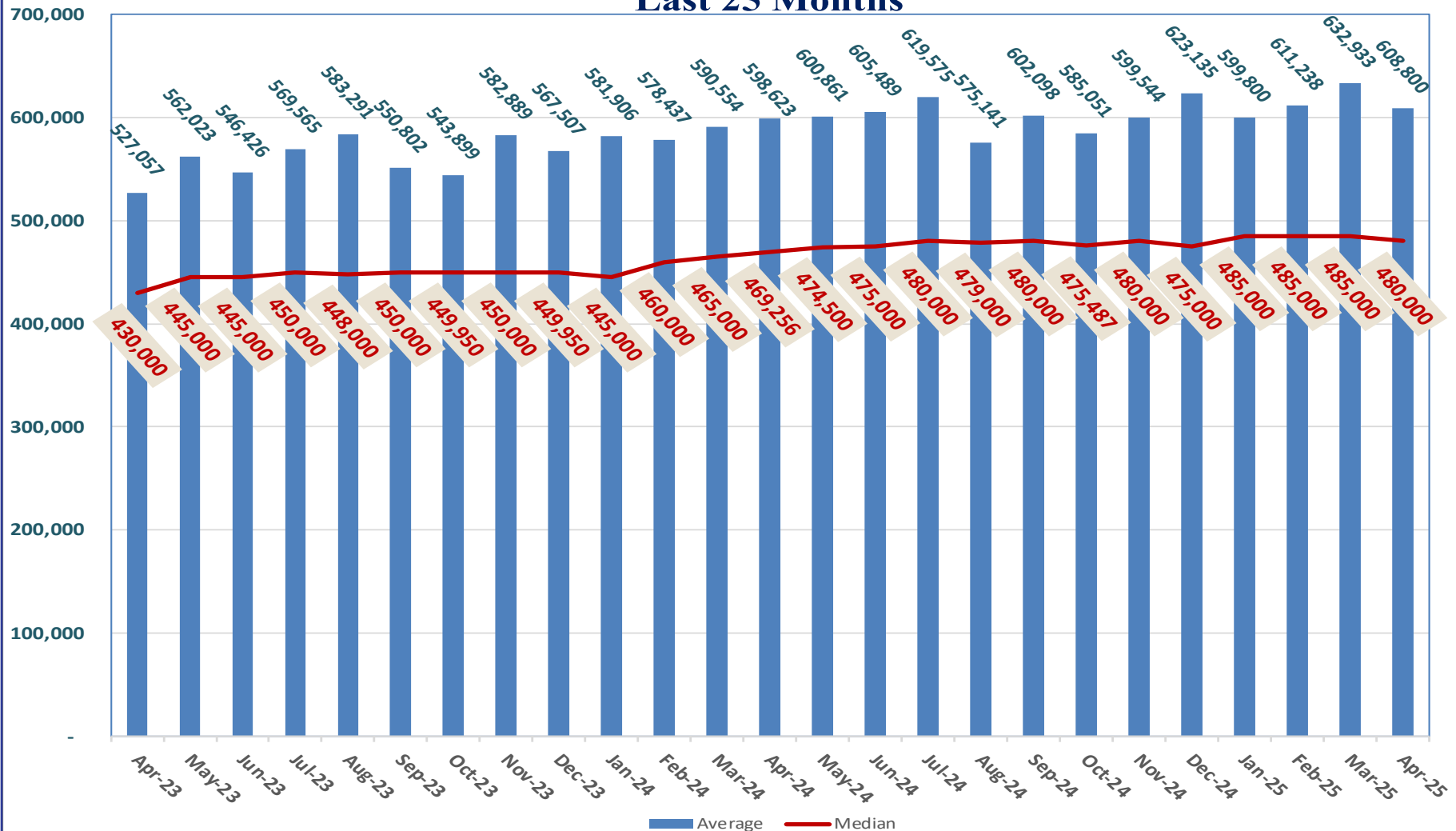
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Single Family Residential Price Trend Last 25 Months

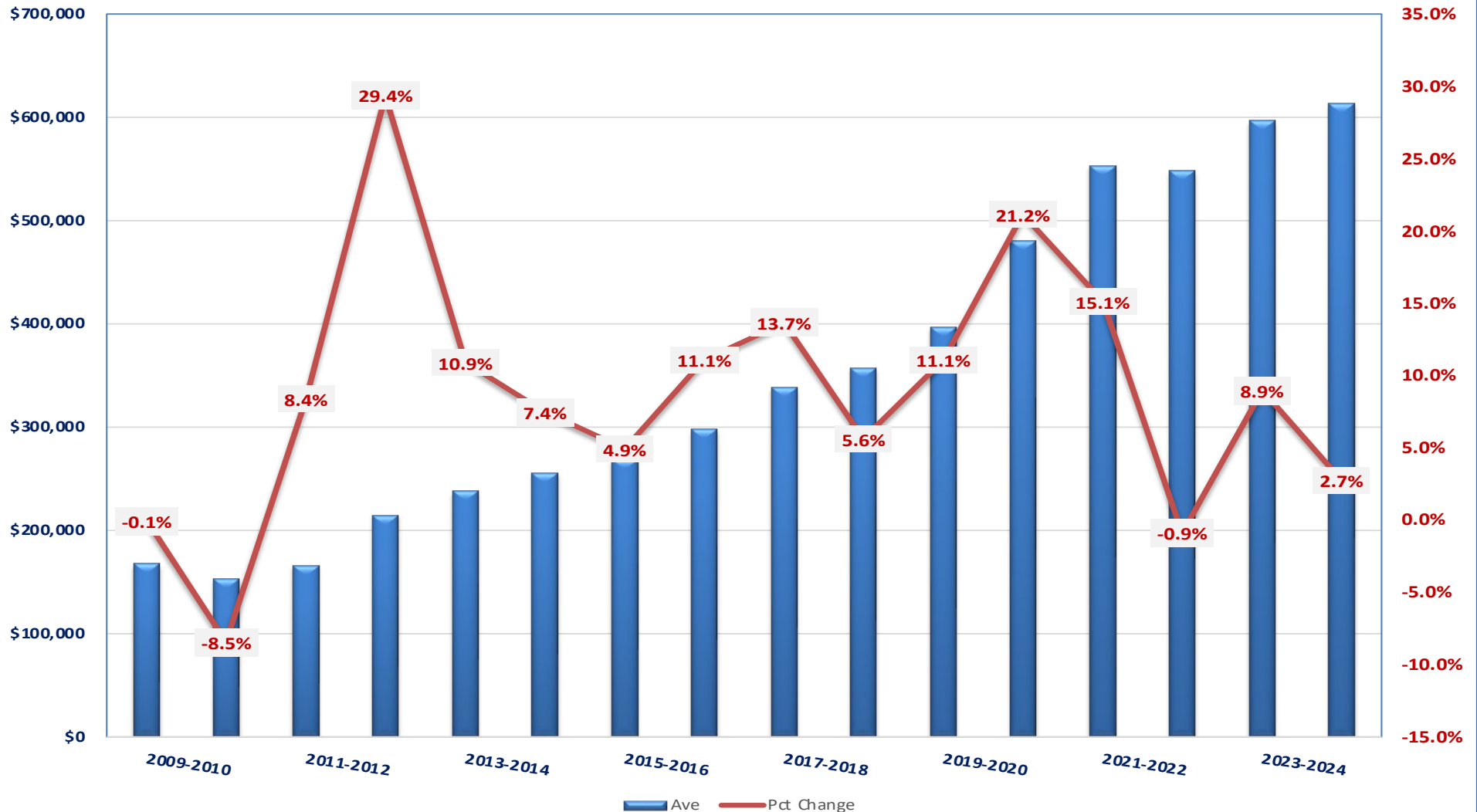




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SFR Average Price and Year Over Year Percent Change



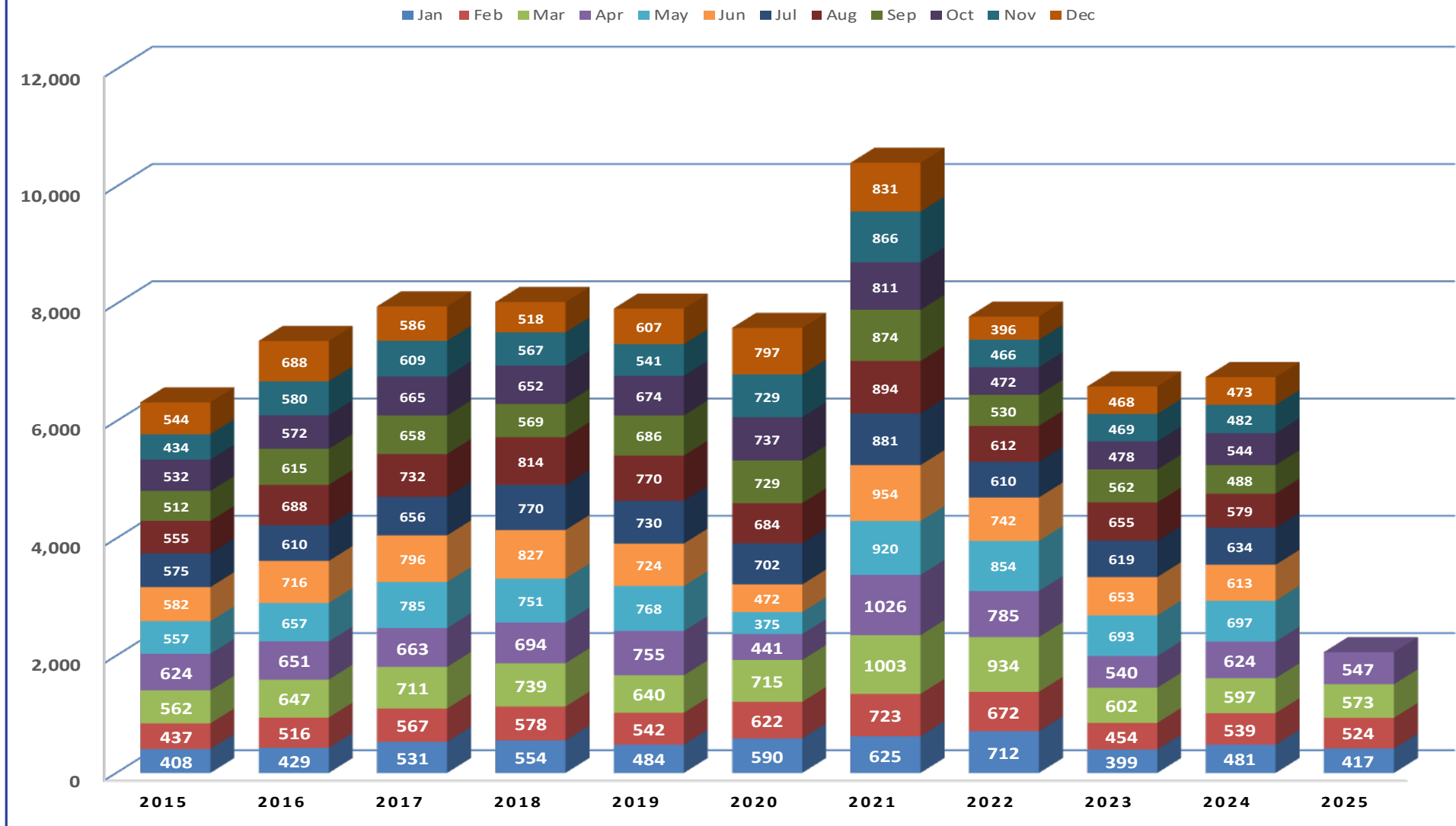
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CONDO / TOWNHOME CLOSINGS



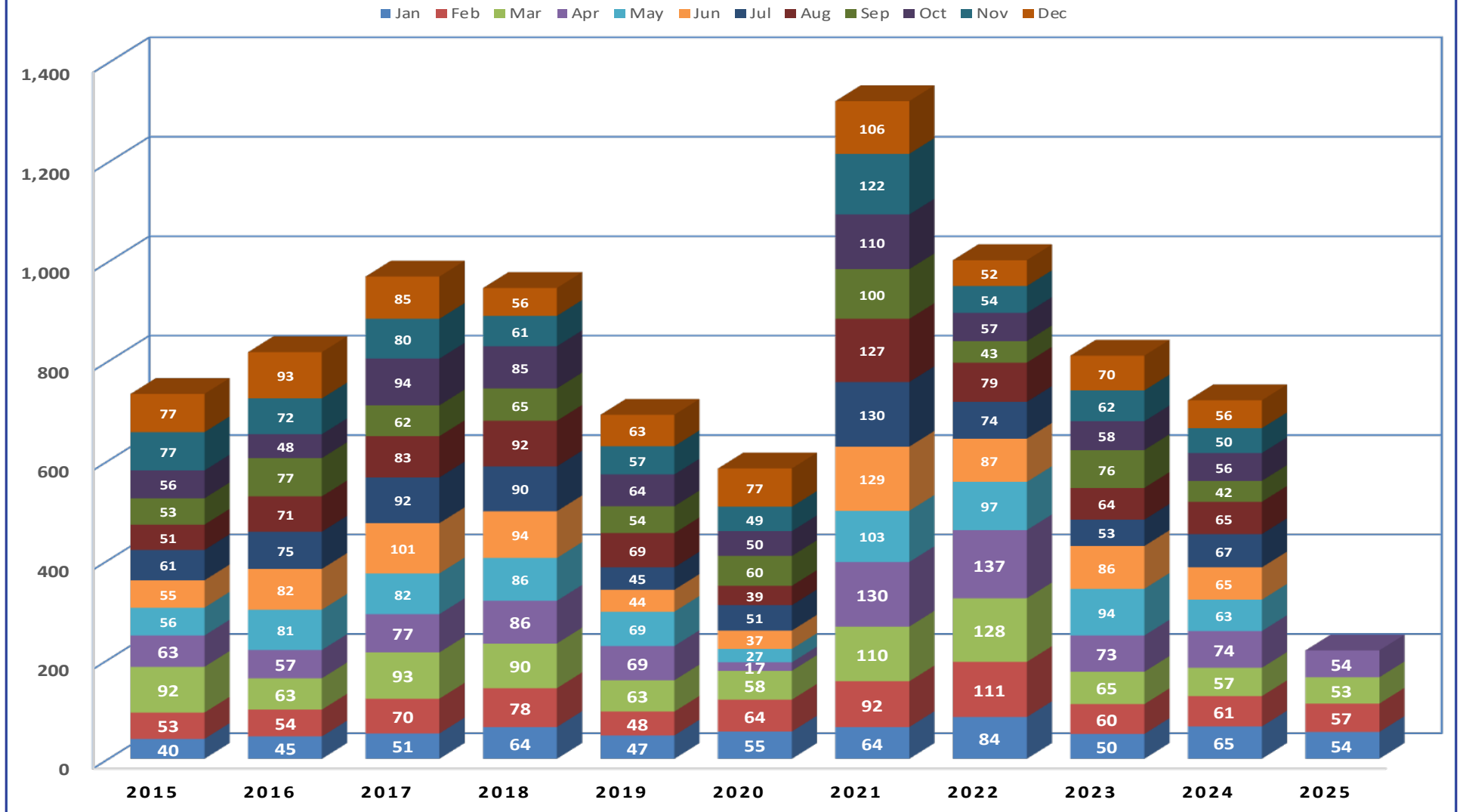
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VERTICAL / HI-RISE CLOSINGS



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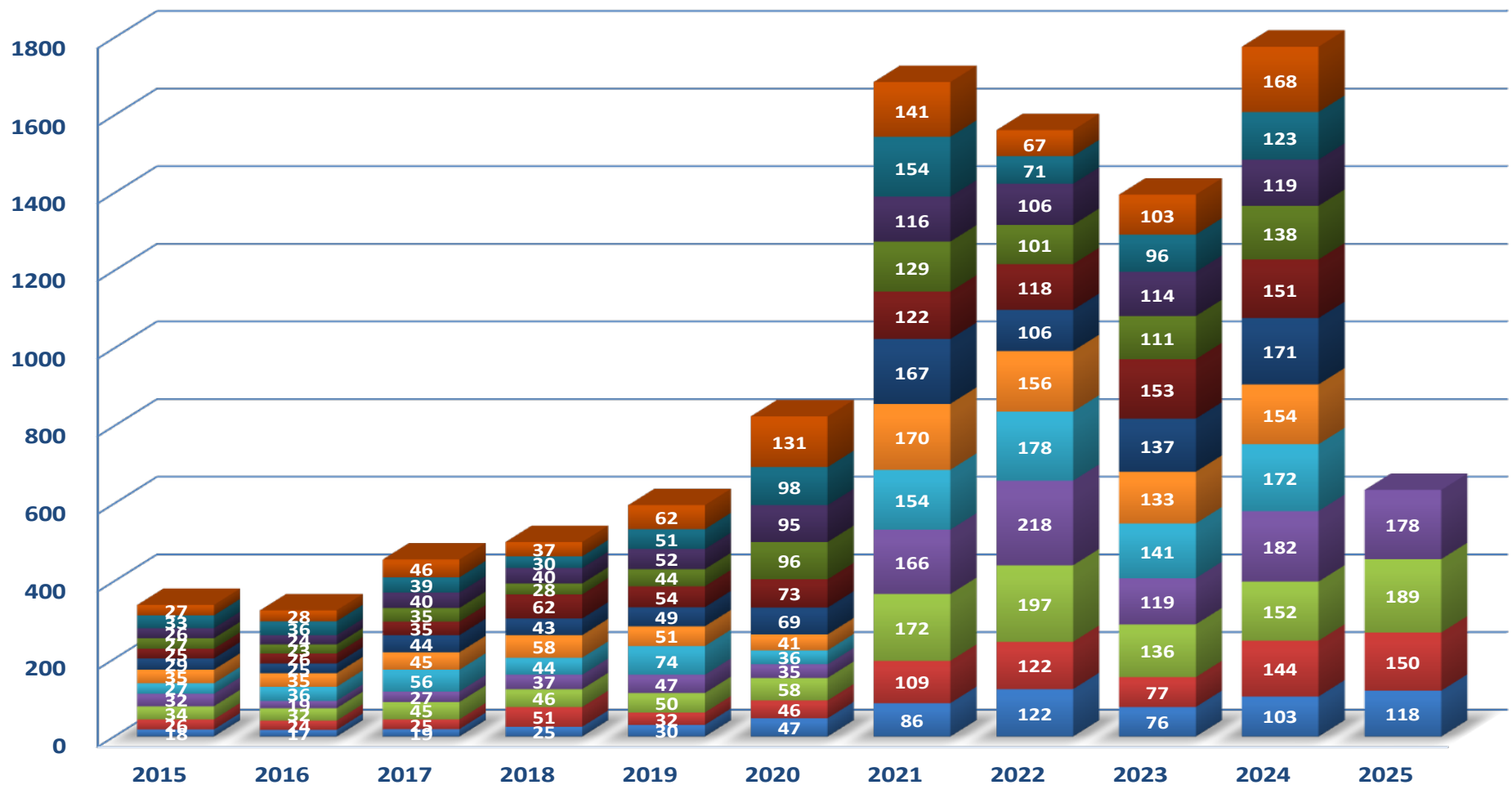


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LUXURY SALES \$1,000,000 AND OVER

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



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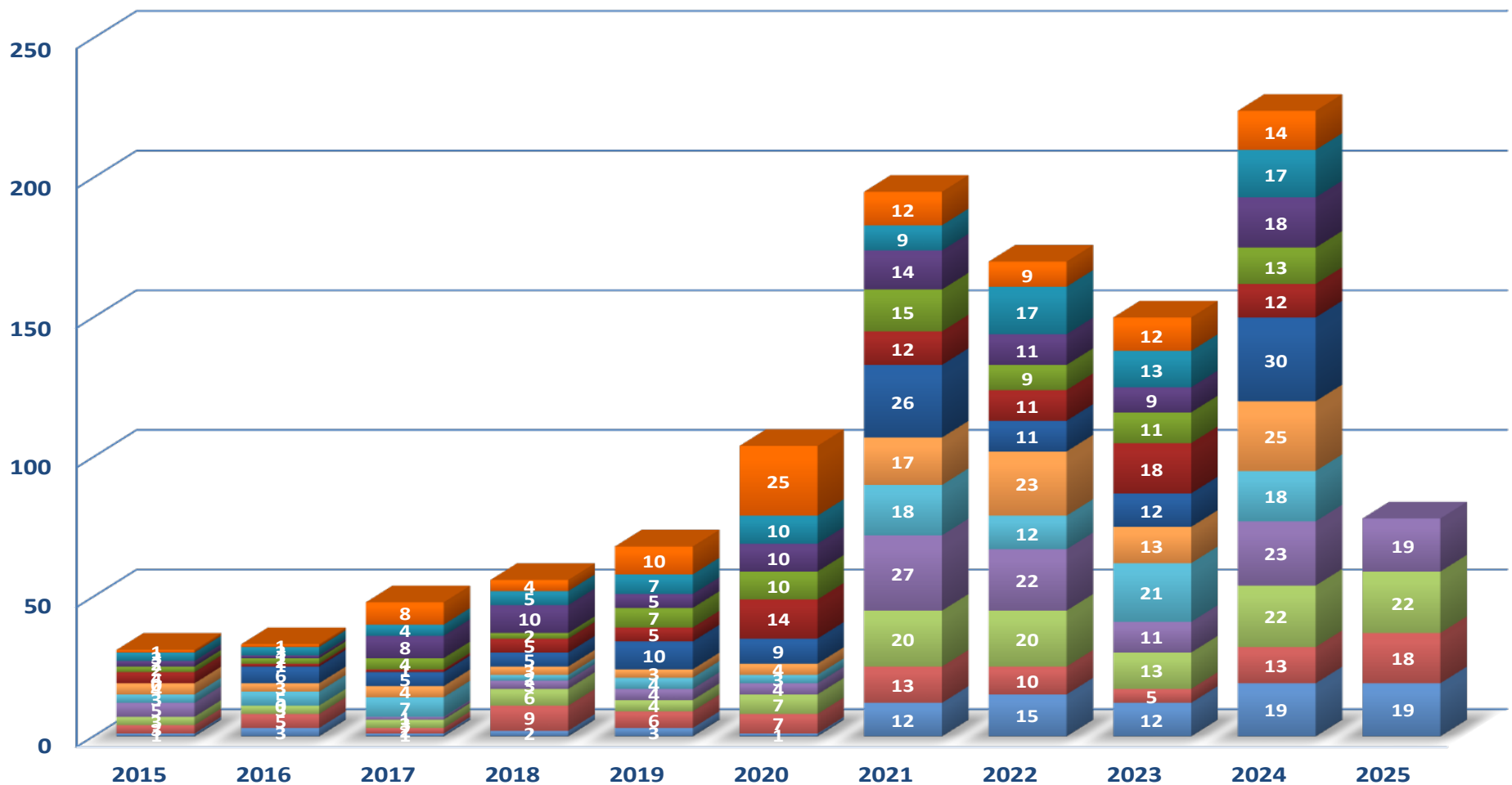


EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2025

LUXURY SALES \$3,000,000 AND OVER

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



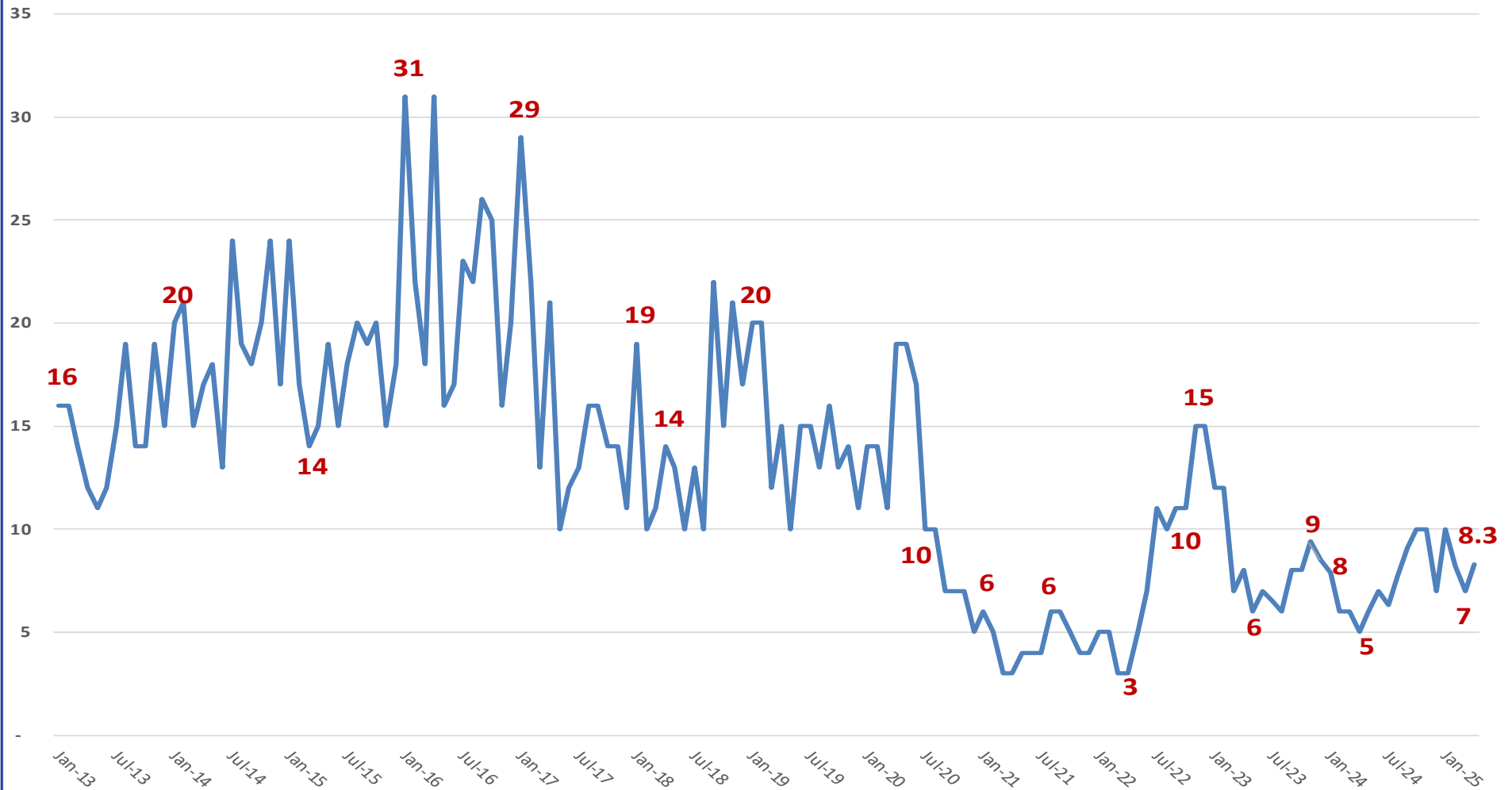
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Luxury Market - \$1,000,000 and Over Months of Inventory



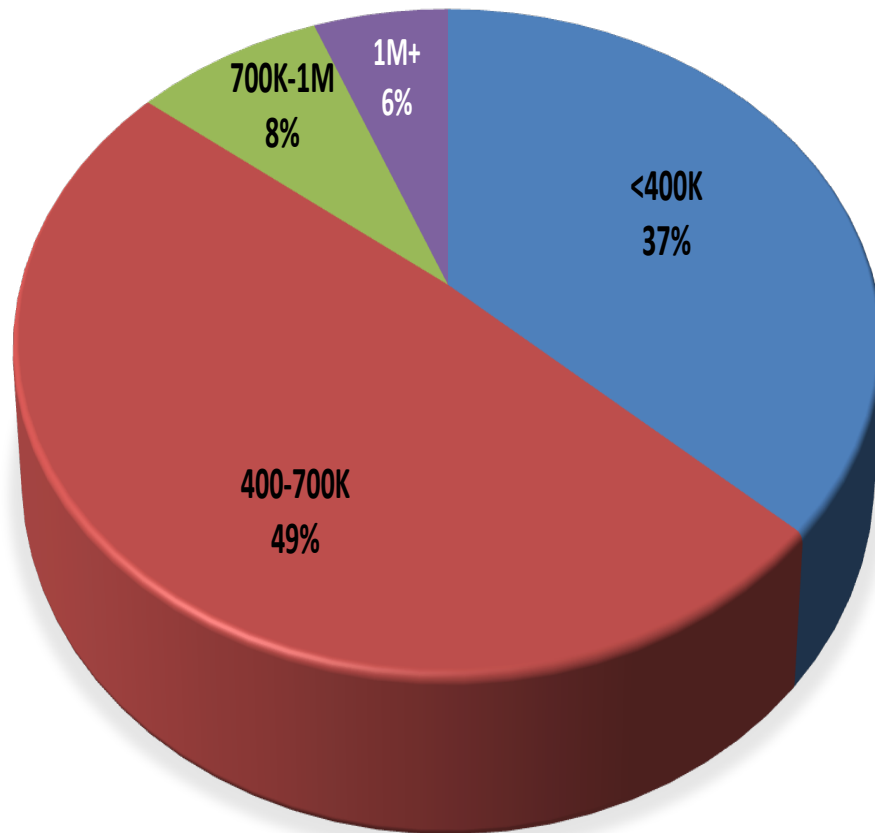


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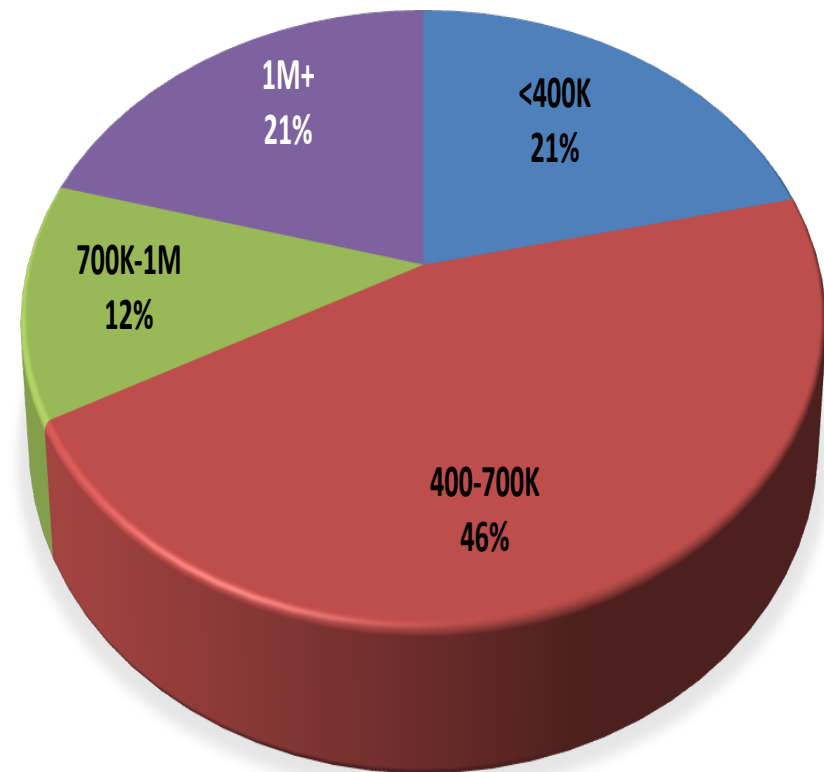
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

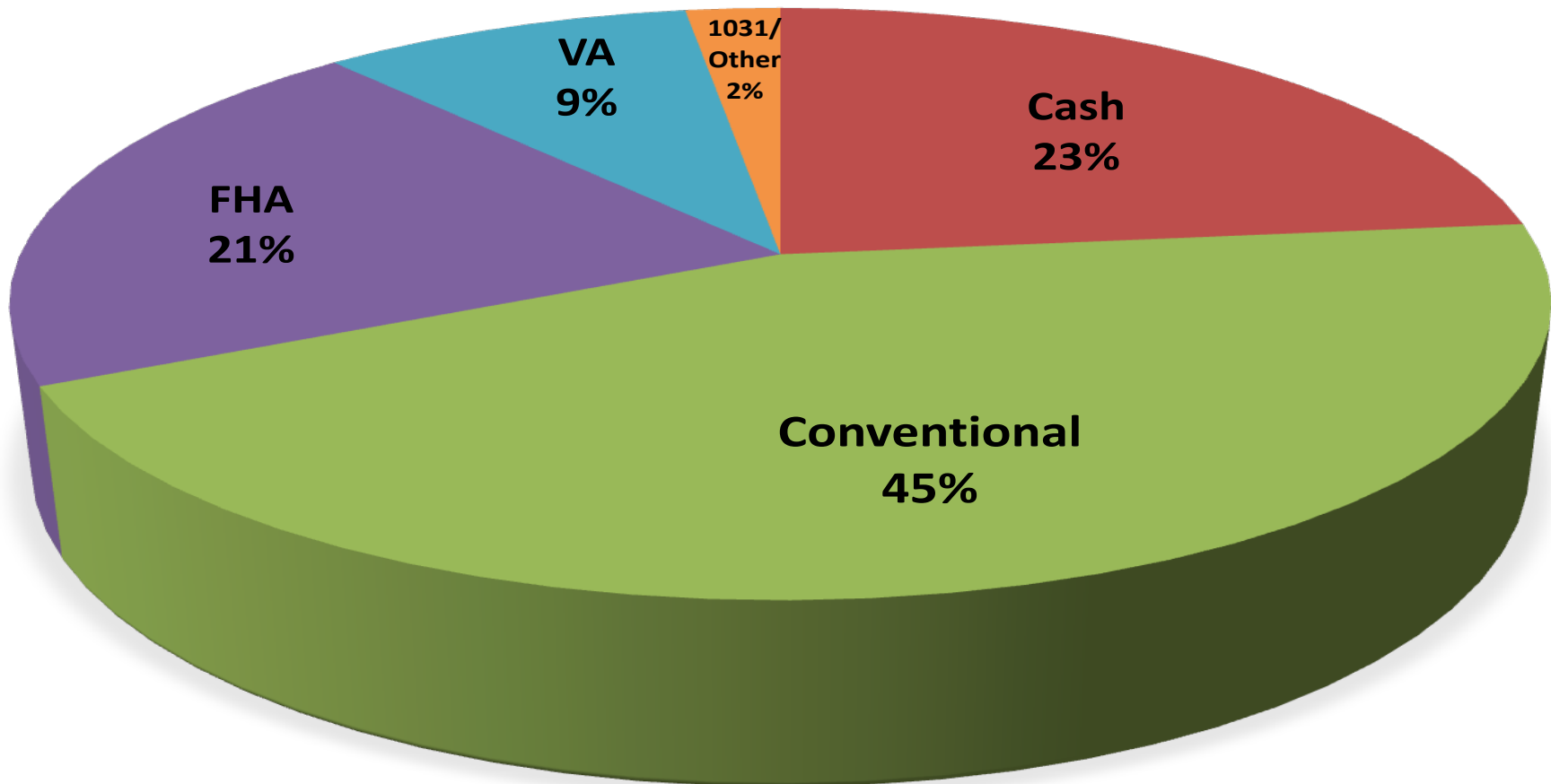




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Last Month's Closings by Sold Terms

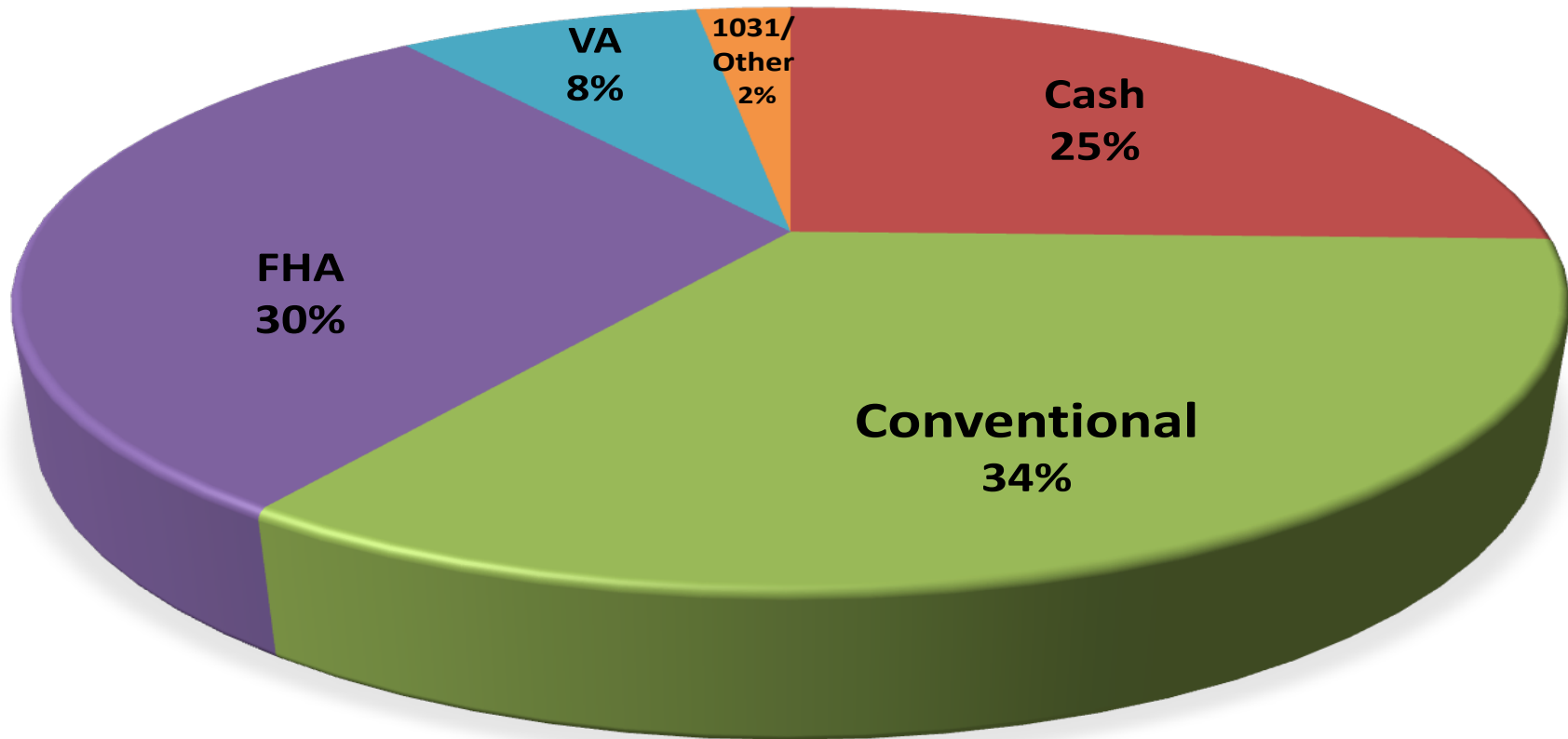




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Closings By Sold Terms Closings Less Than \$400,000

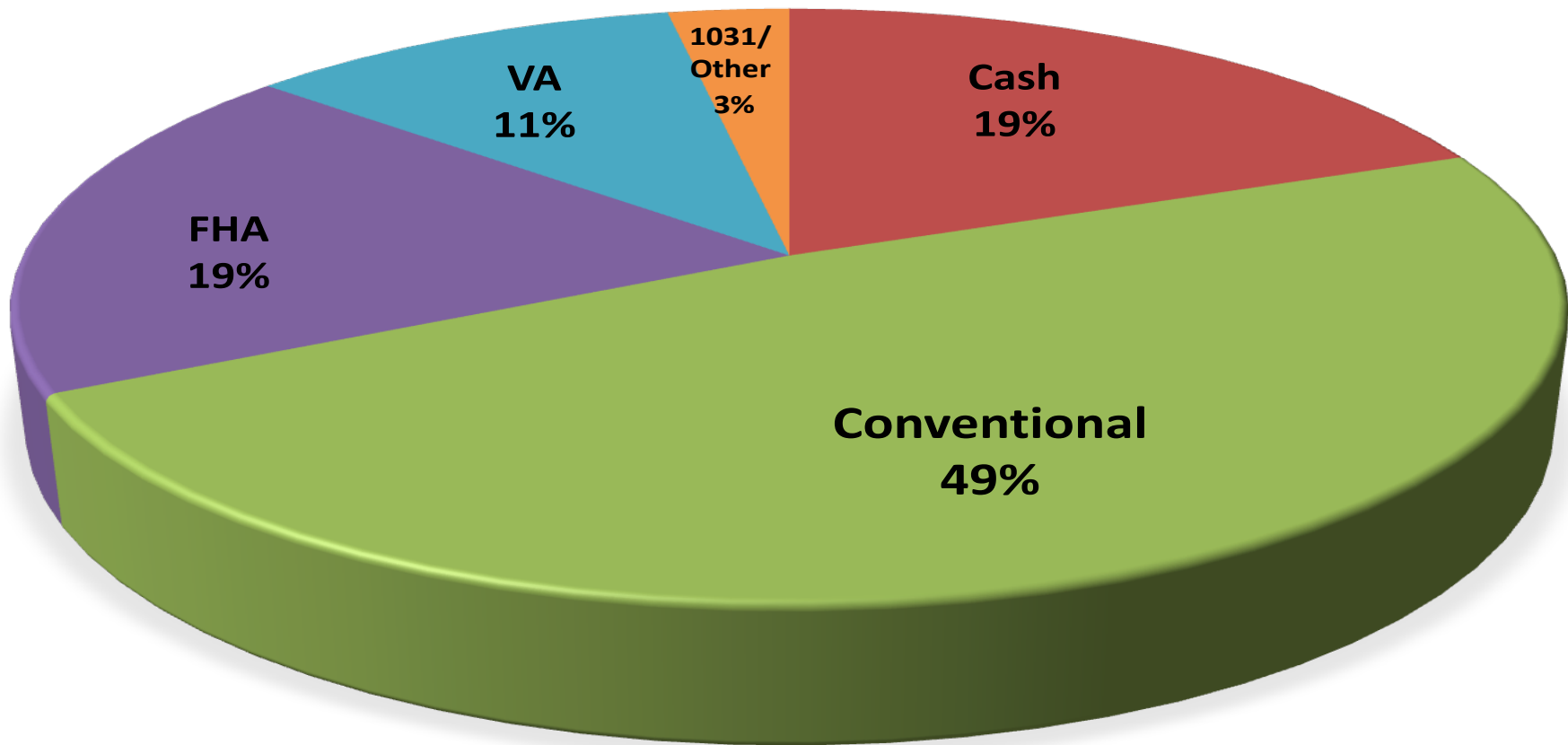




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

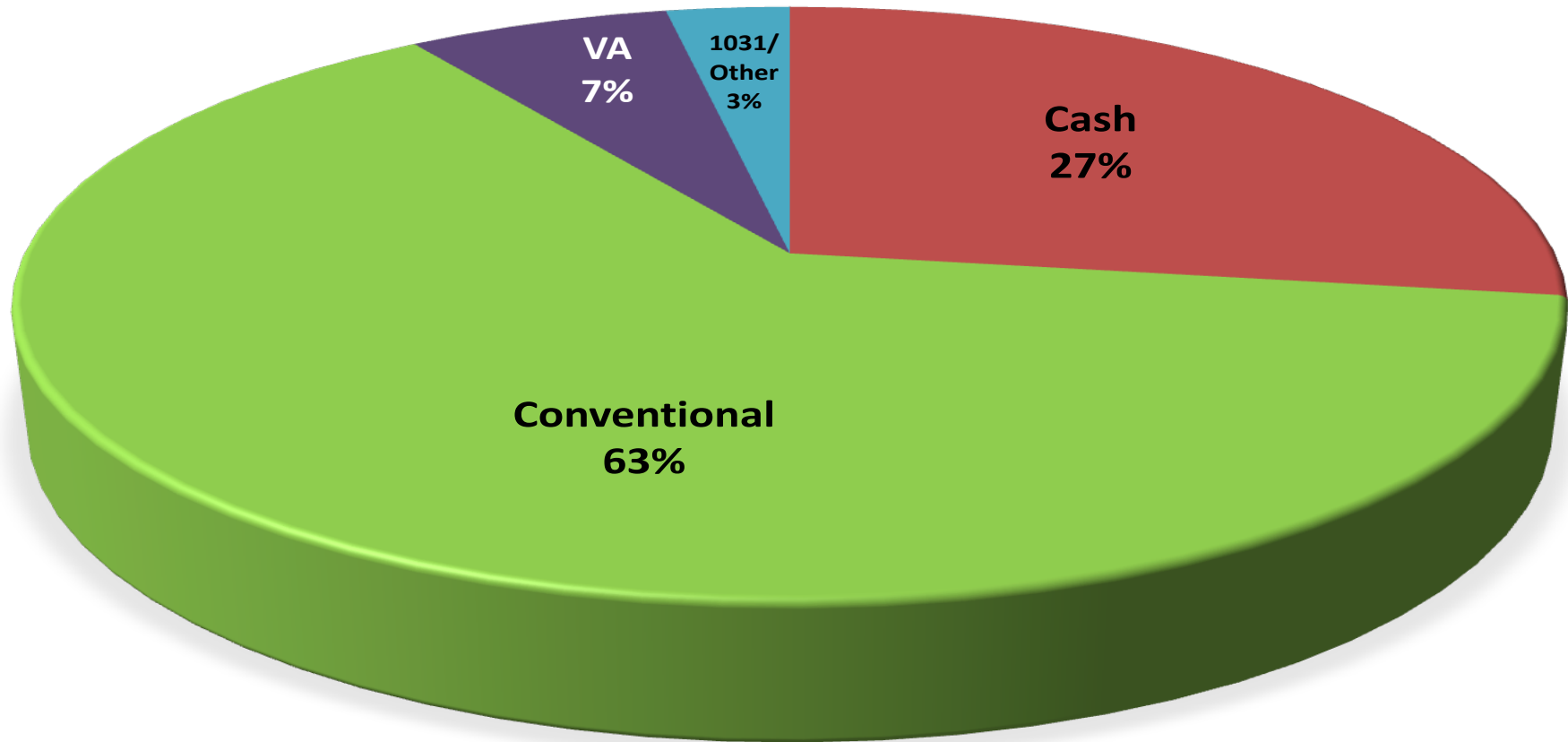




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

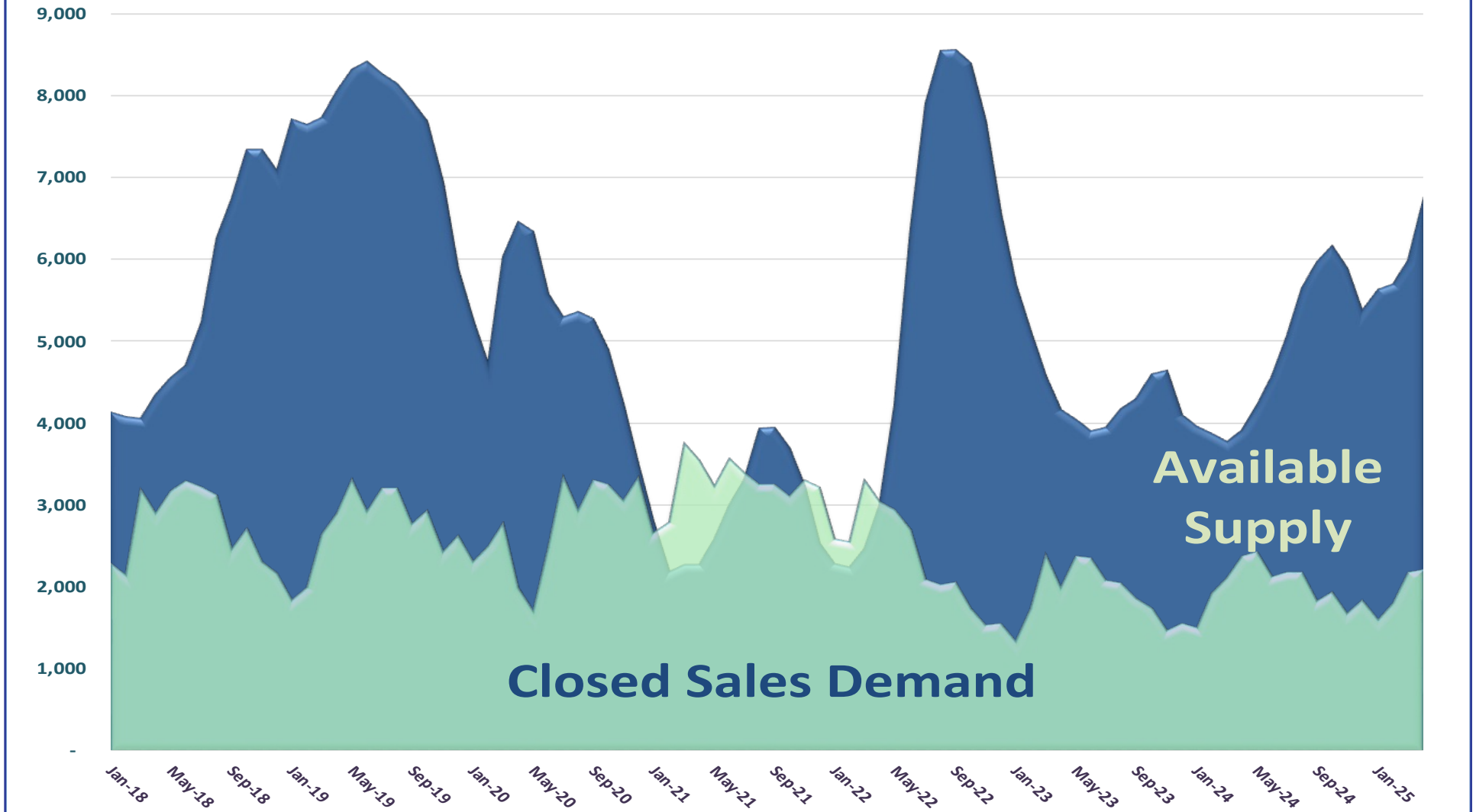




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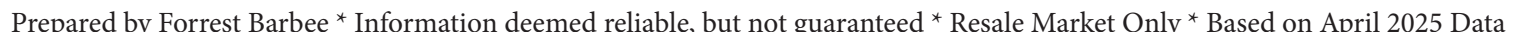
Supply vs Demand - Single Family Residential



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Residential Listings Taken vs Listings Sold



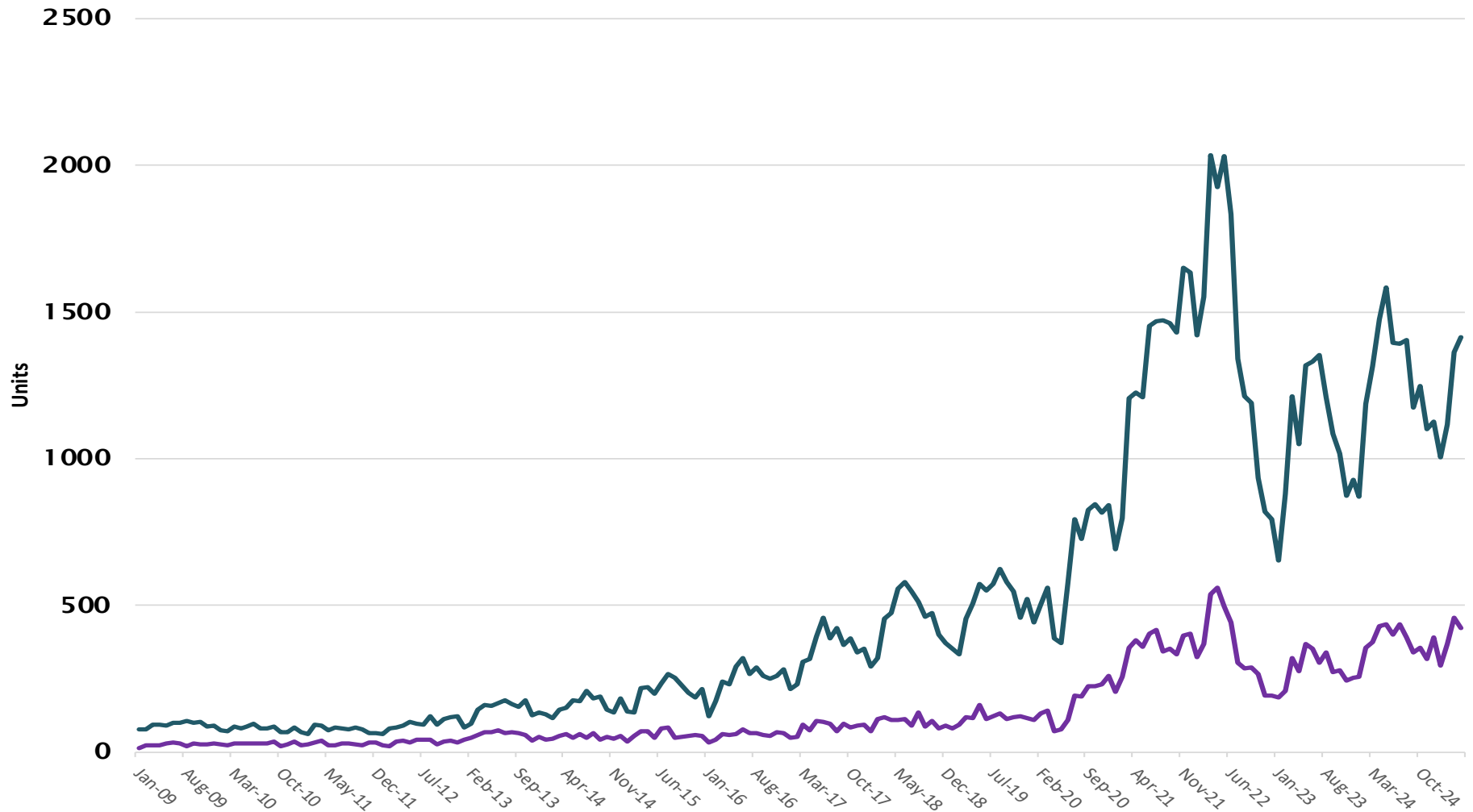


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Closed Units By Price Point - RES & VER

— 400-700K — 700K+



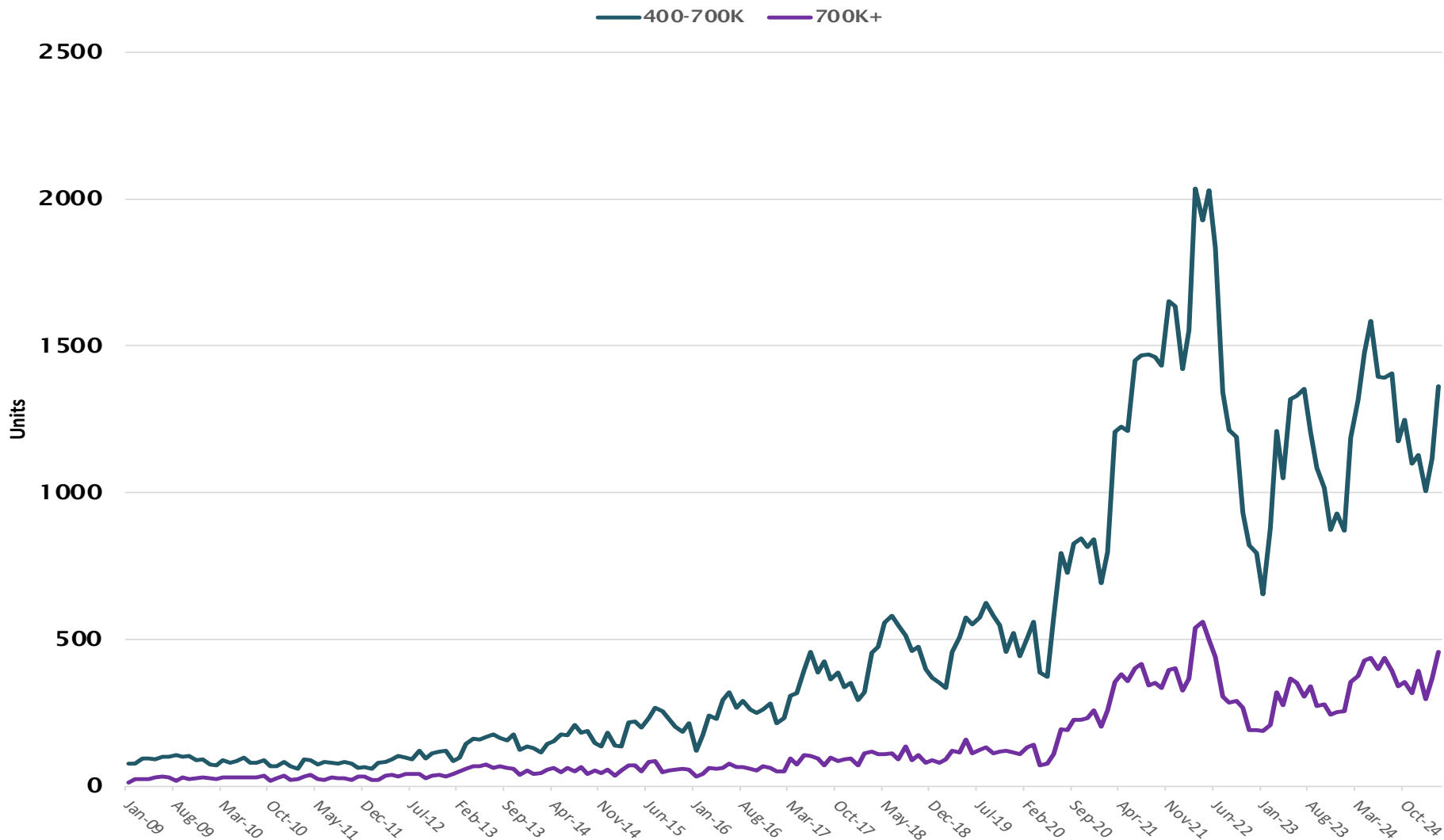
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Closed Units By Price Point - RES & VER



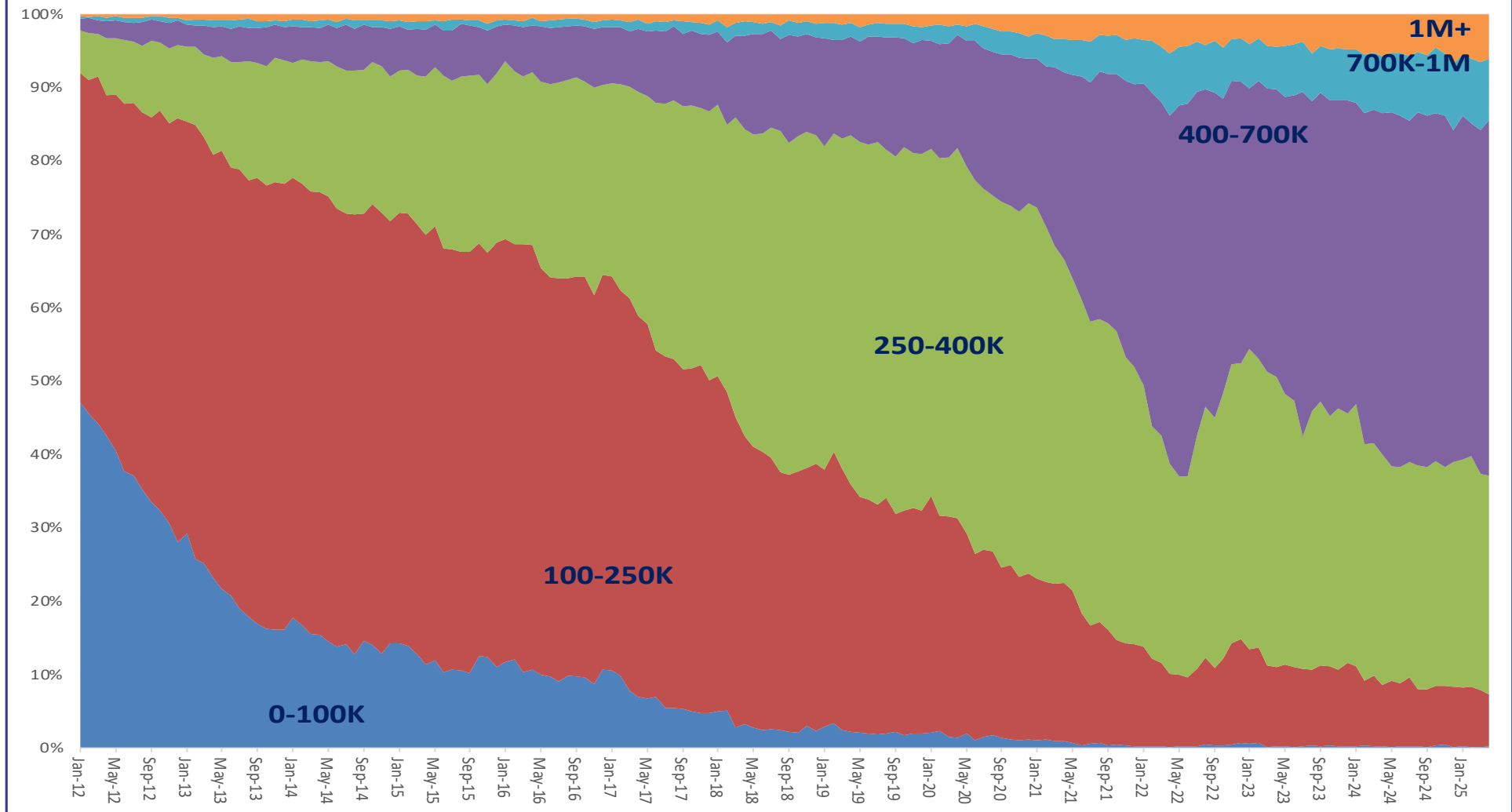
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Closing Trend by Price Point Residential and High Rise



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