



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2025

May 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	3,859	7,139	2,388	2,106	559,900	912,557	480,000	595,395	4.0	22.1%	43
CON/TWH	1,155	2,643	630	562	280,000	353,174	308,000	326,033	5.4	17.2%	47
<i>Total Residential</i>	<i>5,014</i>	<i>9,782</i>	<i>3,018</i>	<i>2,668</i>	<i>485,000</i>	<i>761,418</i>	<i>445,000</i>	<i>538,655</i>	<i>4.3</i>	<i>20.8%</i>	<i>44</i>
Hi-Rise	152	590	54	64	465,000	829,444	402,500	605,385	10.0	9.9%	66
Multiple Dwelling	29	96	28	15	620,000	642,522	575,000	661,667	7.2	12.1%	35
Vacant Land	311	2,062	163	114	79,998	626,127	34,250	340,998	19.0	5.1%	132
Luxury Sales (RES & VER) \$1M+	463	1,302	199	171	1,700,000	2,789,332	1,370,000	1,713,764	9.0	11.4%	61



EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2025

April 2025 Market Data

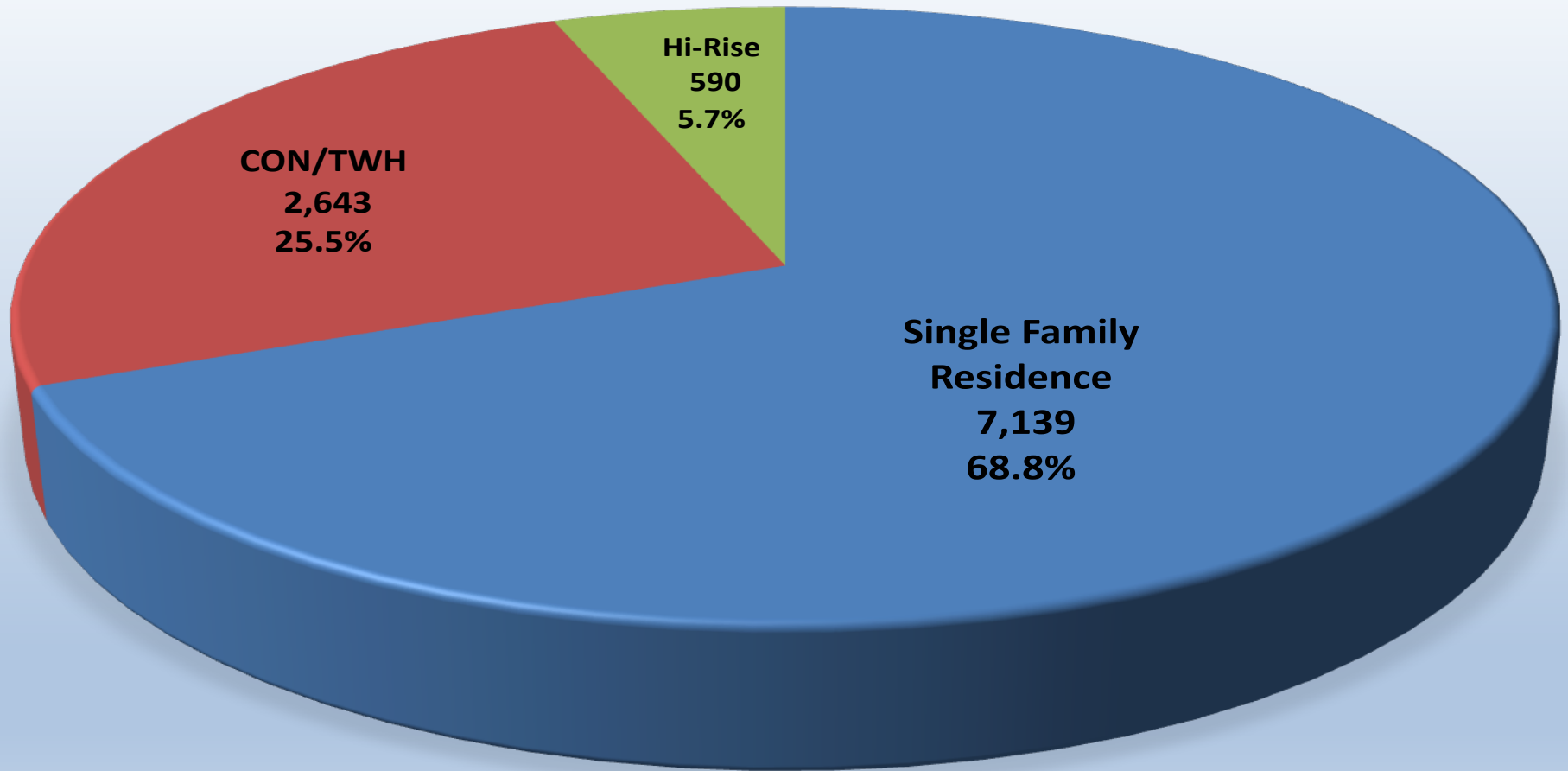
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,887	6,706	2,396	2,193	558,250	962,186	480,000	608,800	4.2	24.1%	47
CON/TWH	1,077	2,550	635	547	284,900	357,130	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 - June 2025

Las Vegas REALTORS * Available Units

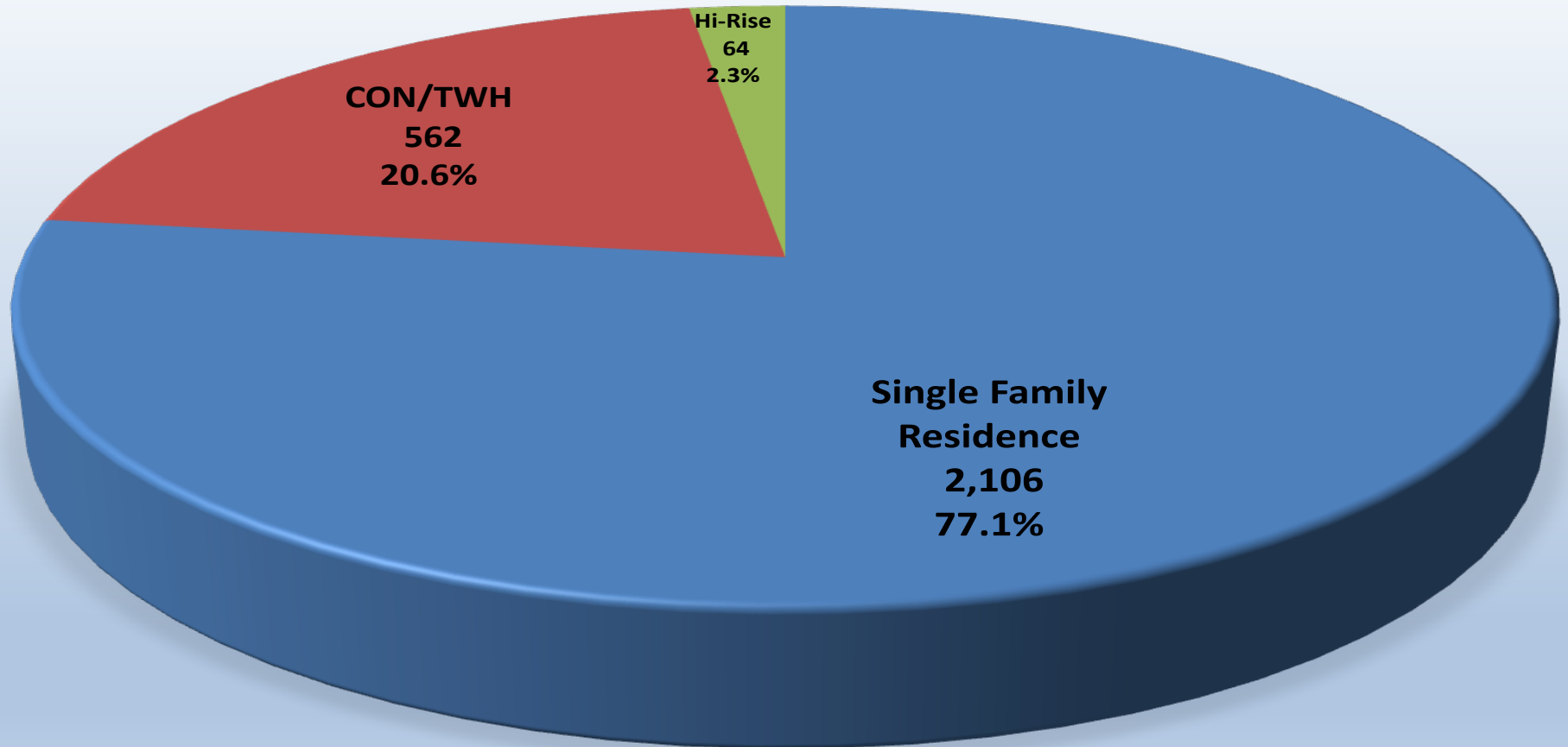




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Las Vegas Market Update - June 2025

Las Vegas REALTORS *Units Sold * Last Month



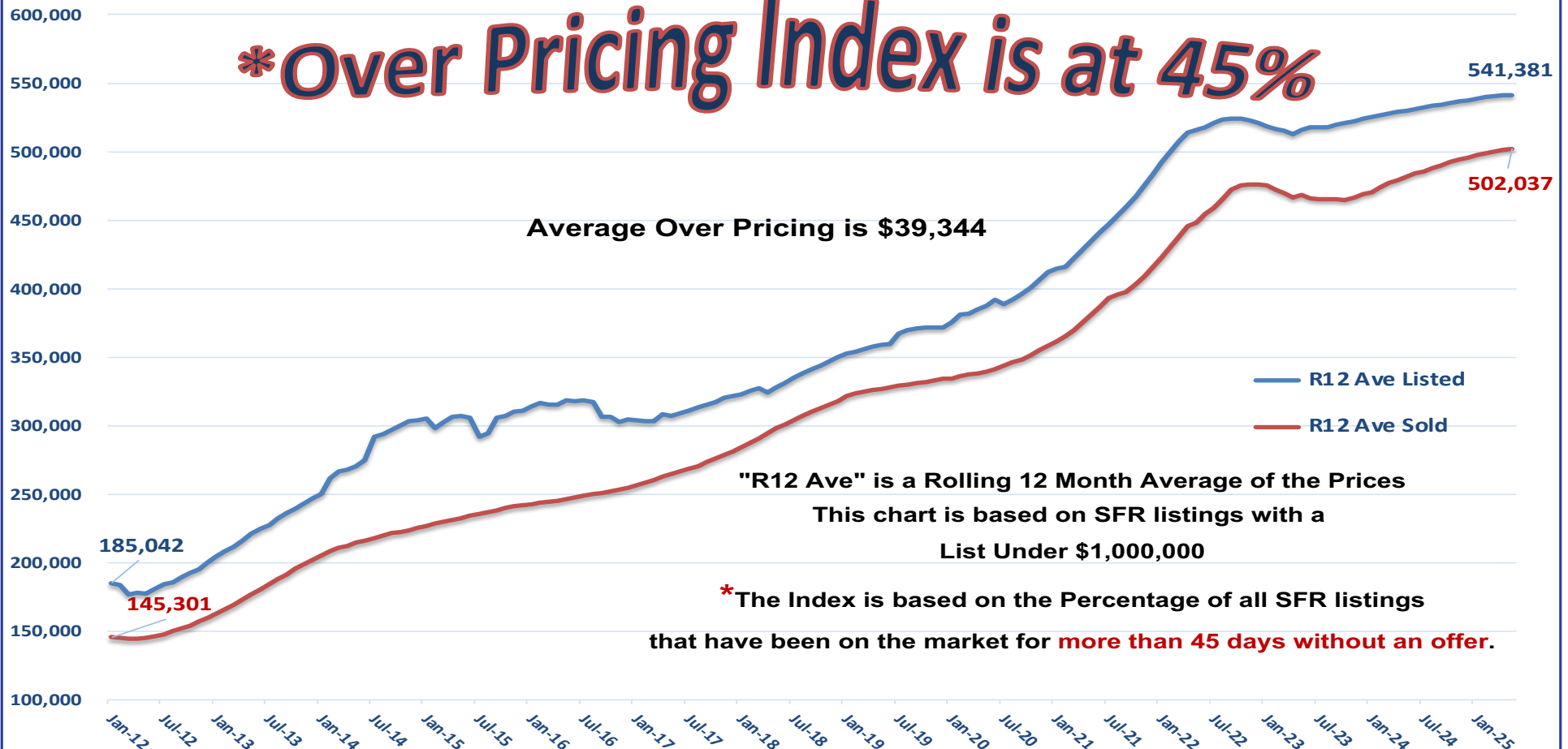


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Las Vegas Market Update - June 2025

SFR Average List vs Closed Sale Prices

***Over Pricing Index is at 45%**

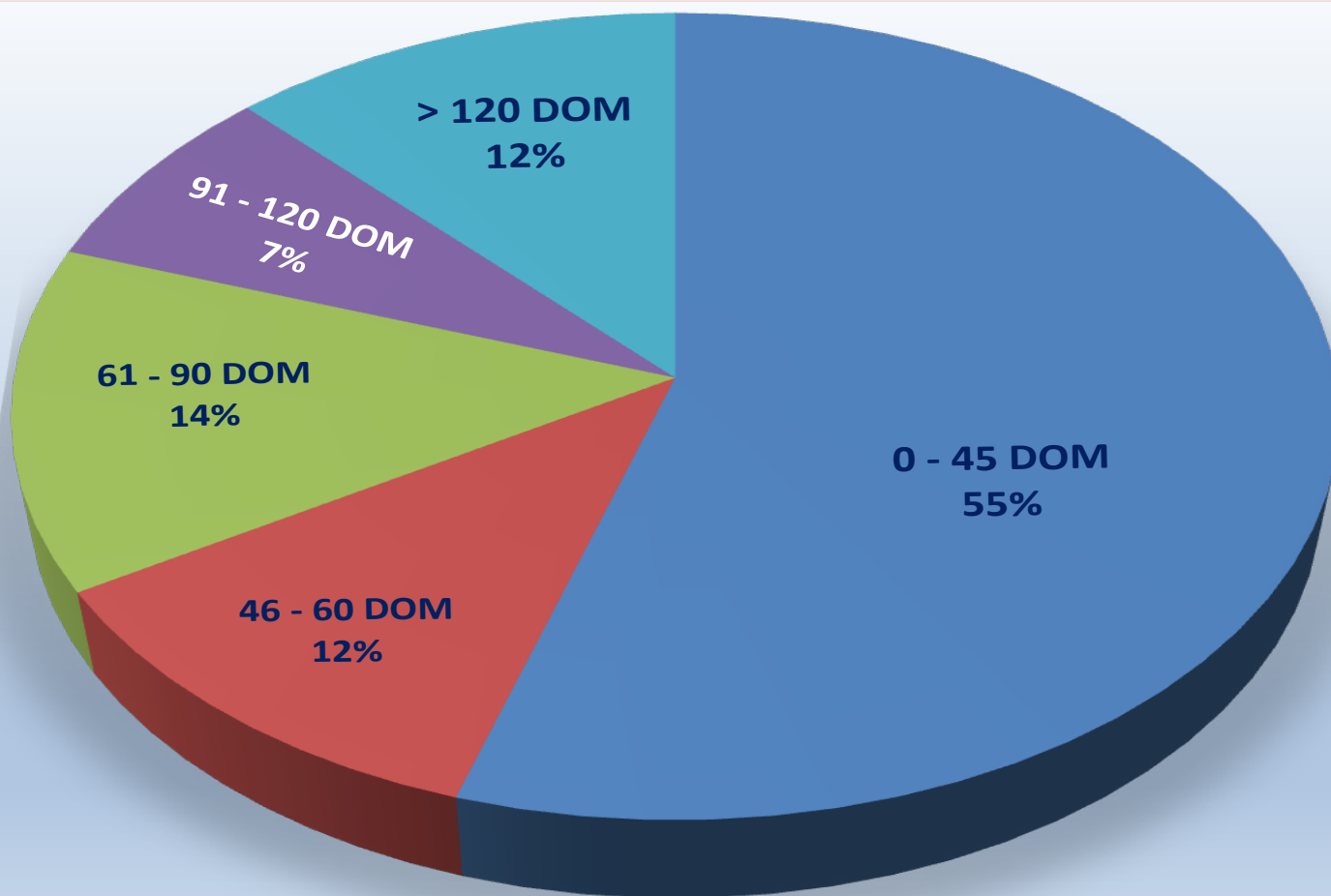




EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2025

Available SFR Inventory Days on Market With No Current Offer





EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2025

SFR Closed Sales in Selected Communities - Last Six Months										
	Dec	2025 Jan	Feb	Mar	Apr	May	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	11	14	6	15	13	16	-----	4	519,516	49
Anthem	7	3	7	5	7	5	-----	5	656,777	67
Anthem Cnty Club	10	3	7	13	12	2	-----	18	1,841,626	130
Cadence	62	30	48	63	59	49	-----	4	531,692	56
Centennial Hills	10	22	23	21	21	20	-----	4	615,368	26
Desert/South Shores	11	11	10	13	16	10	-----	6	654,383	73
Green Valley	20	24	29	26	26	37	-----	3	676,495	49
Green Valley Ranch	9	6	10	11	10	10	-----	3	725,903	24
Inspirada	13	16	8	20	13	19	-----	6	648,022	49
Iron Mountain Ranch	4	6	3	2	7	9	-----	4	556,715	25
Lake Las Vegas	25	9	19	26	27	13	-----	15	1,056,153	123
Lone Mountain	7	9	6	12	12	11	-----	3	687,415	36
MacDonald Highlands	5	4	2	5	5	6	-----	12	4,953,006	184
Mountains Edge	39	27	40	27	41	40	-----	3	538,515	66
Peccole Ranch	4	4	7	9	11	9	-----	3	590,884	22
Providence	17	8	16	21	23	22	-----	4	528,437	35
Red Rock Cntry Club	2	2	5	3	7	7	-----	5	2,409,731	41
Rhodes Ranch	7	14	9	8	14	13	-----	4	631,682	34
Seven Hills	10	14	9	7	10	6	-----	9	911,338	45
Siena (SFR & TWH)	8	10	8	6	10	9	-----	5	871,408	63
Silverado Ranch	26	19	20	22	32	23	-----	3	514,253	44
Silverstone Ranch	3	3	4	4	2	6	-----	3	537,952	7
Skye Canyon	31	17	29	30	30	25	-----	3	626,782	45
Southern Highlands	30	27	26	37	34	30	-----	6	1,017,916	46
Spring Valley	9	13	13	17	15	15	-----	4	474,305	35
Summerlin	21	26	17	31	34	32	-----	4	992,680	36
Sun City Anthem	22	22	32	34	28	37	-----	3	635,779	43
Sun City Summerlin	16	21	38	34	35	36	-----	4	573,566	41
The Lakes	12	8	6	9	7	11	-----	4	608,099	15
The Ridges	3	5	5	4	4	1	-----	29	4,679,091	237
Tuscany	4	3	5	11	6	6	-----	5	632,354	21
Other Groups										
Clark County	1,764	1,550	1,729	2,095	2,153	2,026	-----	4	618,707	43
Boulder City	13	3	13	19	11	13	-----	5	648,152	31
Pahrump	54	39	60	54	42	59	-----	6	417,309	50
High Rise Sales	56	54	57	53	54	64	-----	10	640,764	66
Luxury Sales (\$1M+)	168	118	150	189	182	171	-----	9	1,934,668	61

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EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2025

SFR Closed Average Sales Prices in Selected Communities - Last Six Months							
	December	2025 January	February	March	April	May	Price Movement
Aliante	516,206	539,314	481,566	533,660	500,564	520,838	— — — — —
Anthem	531,300	596,667	594,214	666,980	708,129	874,000	— — — — —
Anthem Cnty Club	1,254,190	2,013,333	2,285,857	2,116,308	1,881,375	942,500	— — — — —
Cadence	513,266	540,622	531,875	528,173	547,586	534,748	— — — — —
Centennial Hills	537,500	620,636	604,486	625,673	580,609	686,700	— — — — —
Desert/South Shores	756,727	615,591	629,700	753,538	603,670	561,400	— — — — —
Green Valley	645,193	598,885	687,279	668,192	747,804	691,031	— — — — —
Green Valley Ranch	608,278	604,983	965,590	871,955	556,900	672,975	— — — — —
Inspirada	611,945	703,249	553,488	703,388	658,996	600,214	— — — — —
Iron Mountain Ranch	584,461	553,888	495,667	547,500	630,214	511,500	— — — — —
Lake Las Vegas	919,799	973,831	1,184,447	951,693	1,140,762	1,221,048	— — — — —
Lone Mountain	593,266	967,777	530,500	547,841	736,575	702,164	— — — — —
MacDonald Highlands	3,476,793	5,250,694	6,312,500	5,769,800	5,586,122	4,323,300	— — — — —
Mountains Edge	513,325	519,222	547,137	583,515	544,863	530,596	— — — — —
Peccole Ranch	512,500	559,250	559,429	513,444	613,082	714,556	— — — — —
Providence	515,071	553,938	531,219	505,619	536,639	540,677	— — — — —
Red Rock Country Club	1,490,000	2,612,500	3,100,000	2,000,000	2,402,714	2,304,143	— — — — —
Rhodes Ranch	606,414	605,049	596,667	561,500	664,446	706,115	— — — — —
Seven Hills	1,253,200	670,313	716,417	1,469,984	630,950	1,011,900	— — — — —
Siena (SFR & TWH)	941,611	661,500	967,500	661,667	854,490	1,115,444	— — — — —
Silverado Ranch	504,981	554,652	495,880	485,000	536,466	504,413	— — — — —
Silverstone Ranch	415,000	513,333	579,375	521,250	612,500	570,407	— — — — —
Skye Canyon	593,729	641,438	597,003	615,861	638,587	691,287	— — — — —
Southern Highlands	1,023,482	725,073	1,161,941	1,130,121	1,054,761	970,946	— — — — —
Spring Valley	480,267	444,492	511,423	473,765	478,447	460,867	— — — — —
Summerlin	788,929	1,113,573	1,106,029	1,072,144	904,853	984,287	— — — — —
Sun City Anthem	594,273	661,659	650,953	652,176	655,768	601,751	— — — — —
Sun City Summerlin	578,850	537,400	557,129	536,956	648,357	571,525	— — — — —
The Lakes	529,000	545,488	523,900	677,944	699,518	670,527	— — — — —
The Ridges	2,883,333	5,849,500	3,860,000	3,924,375	6,355,000	4,625,000	— — — — —
Tuscany	647,500	563,000	674,200	684,682	637,000	521,483	— — — — —
Other Groups							
Clark County	632,140	603,697	616,825	639,697	614,127	603,265	— — — — —
Boulder City	664,870	517,150	667,485	695,316	627,991	590,462	— — — — —
Pahrump	404,718	429,053	413,312	440,082	438,406	389,275	— — — — —
High Rise Sales	592,885	597,860	560,797	609,845	890,007	605,385	— — — — —
Luxury Sales (\$1M+)	2,020,796	1,953,845	1,886,257	2,076,311	1,943,092	1,713,764	— — — — —

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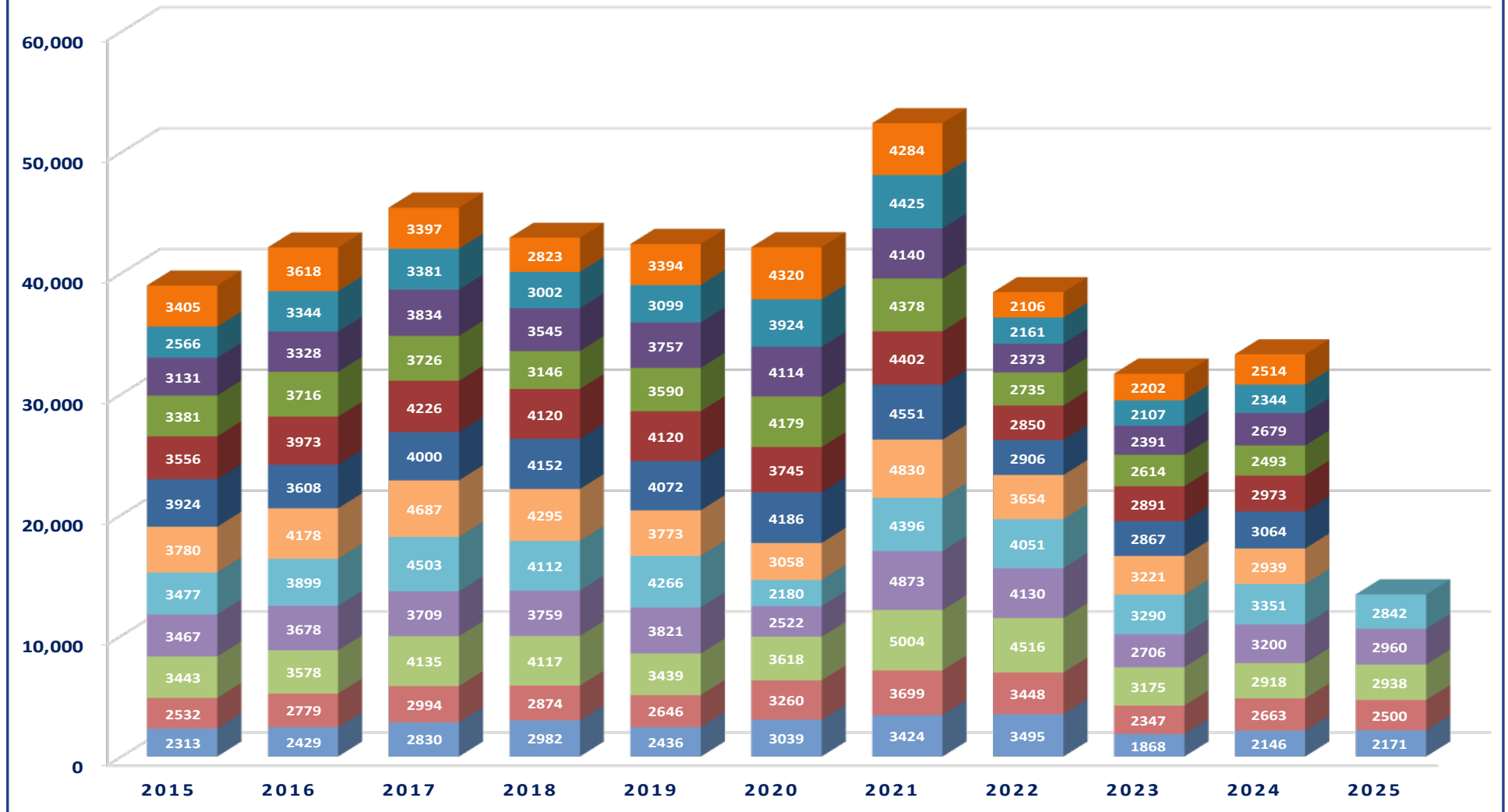


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Las Vegas Market Update - June 2025

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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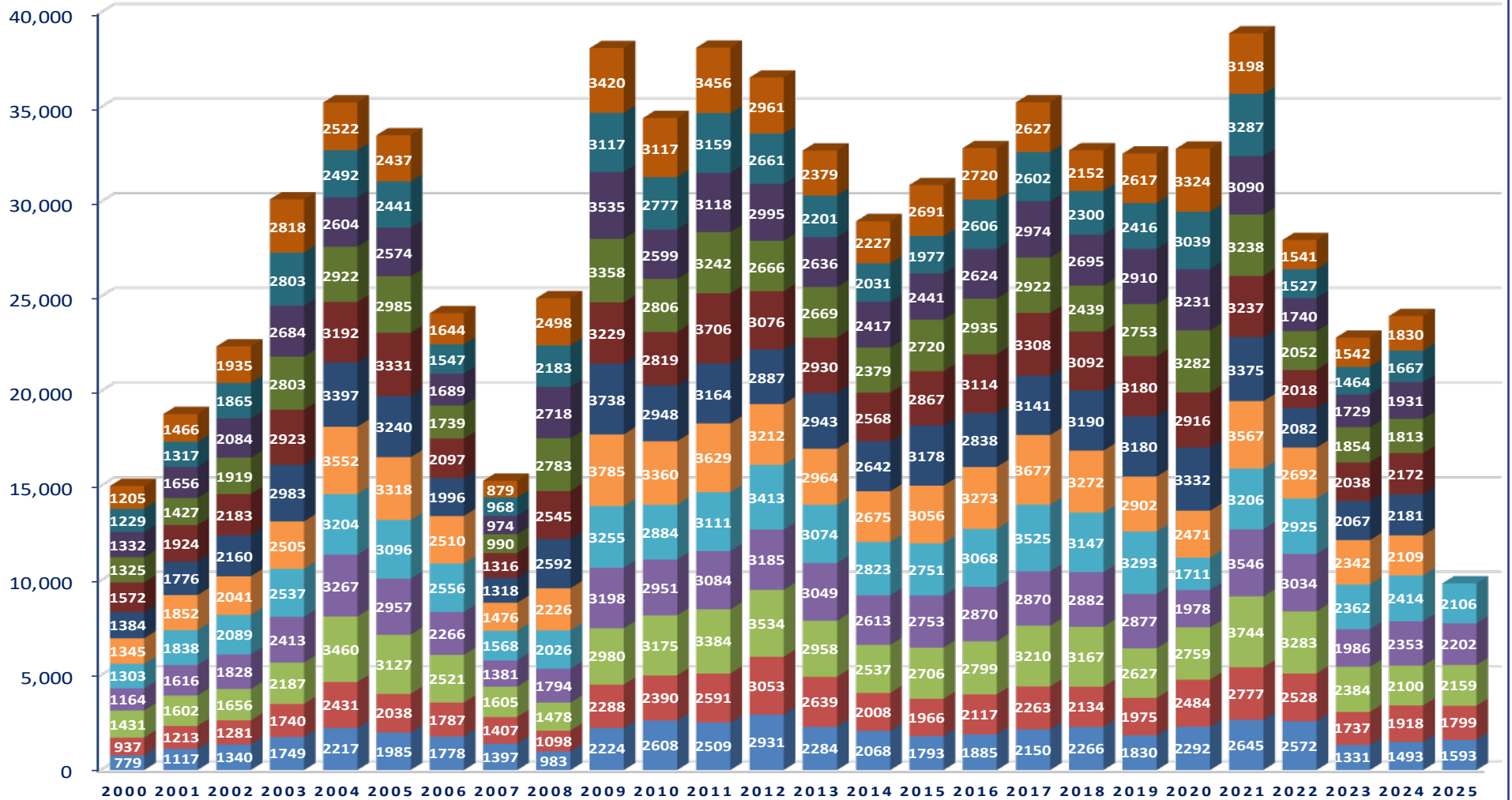


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Las Vegas Market Update - June 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



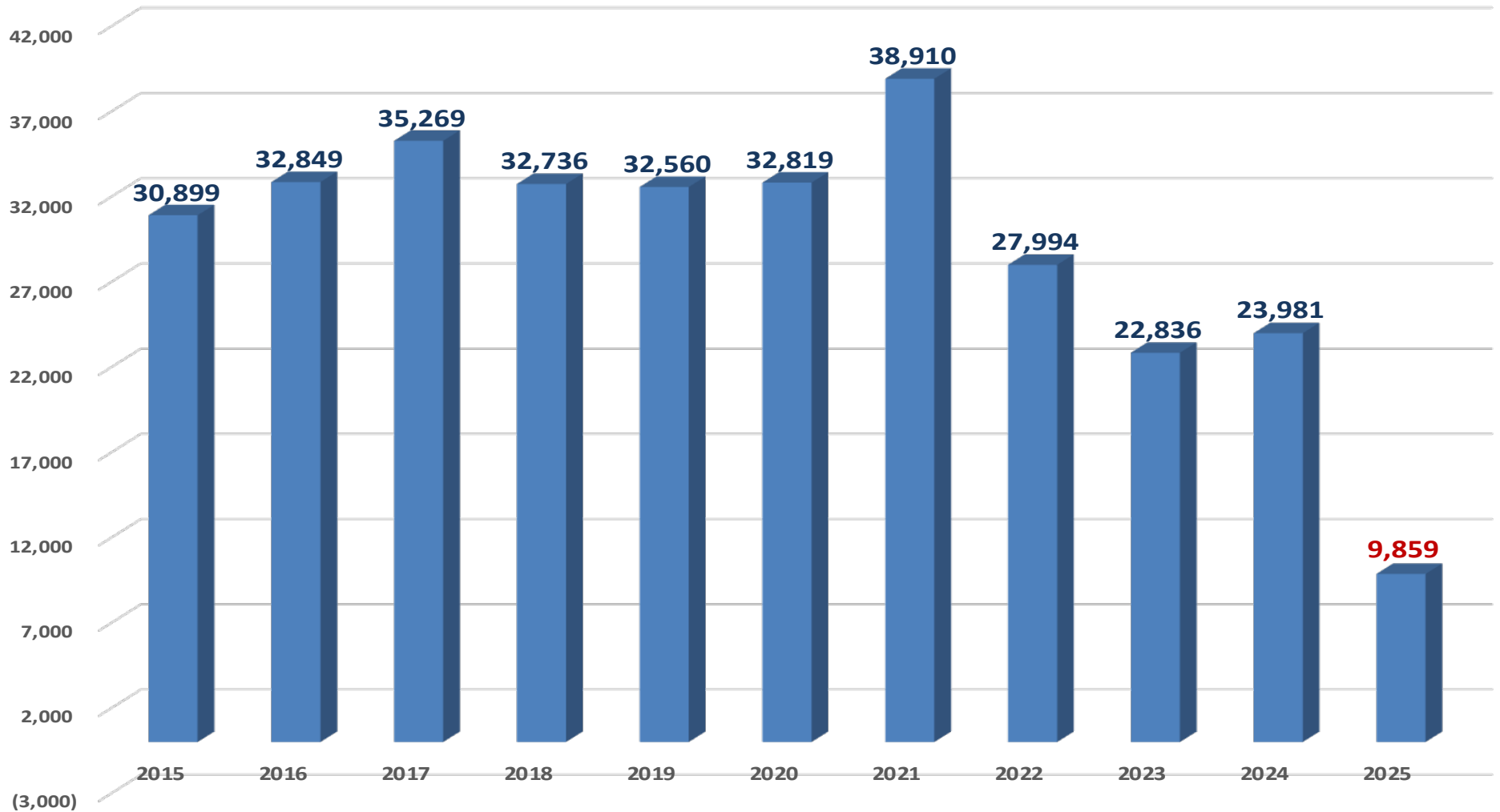
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Las Vegas Market Update - June 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS



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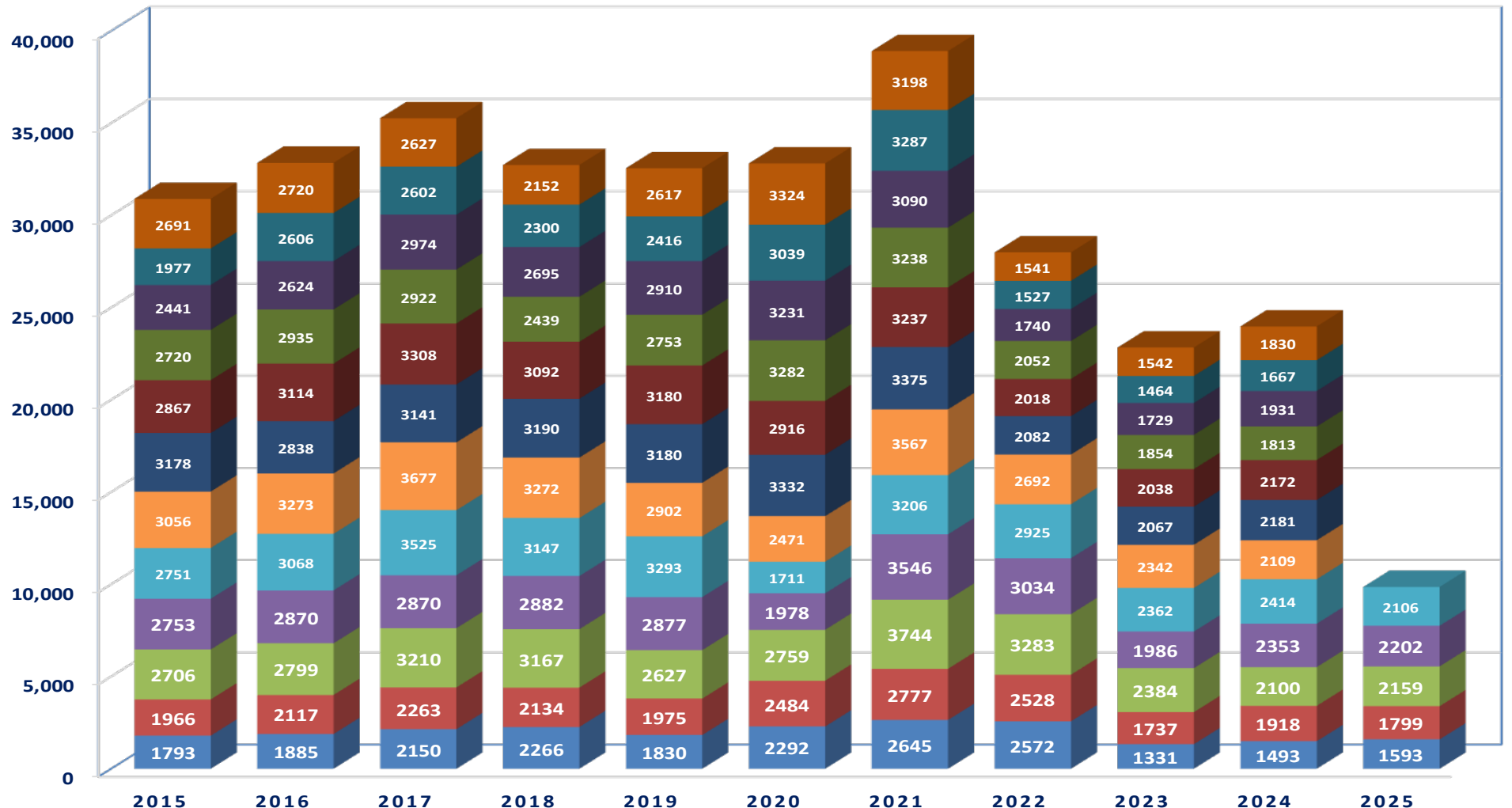


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Las Vegas Market Update - June 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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Las Vegas Market Update - June 2025

Single Family Residential Homes Months of Inventory

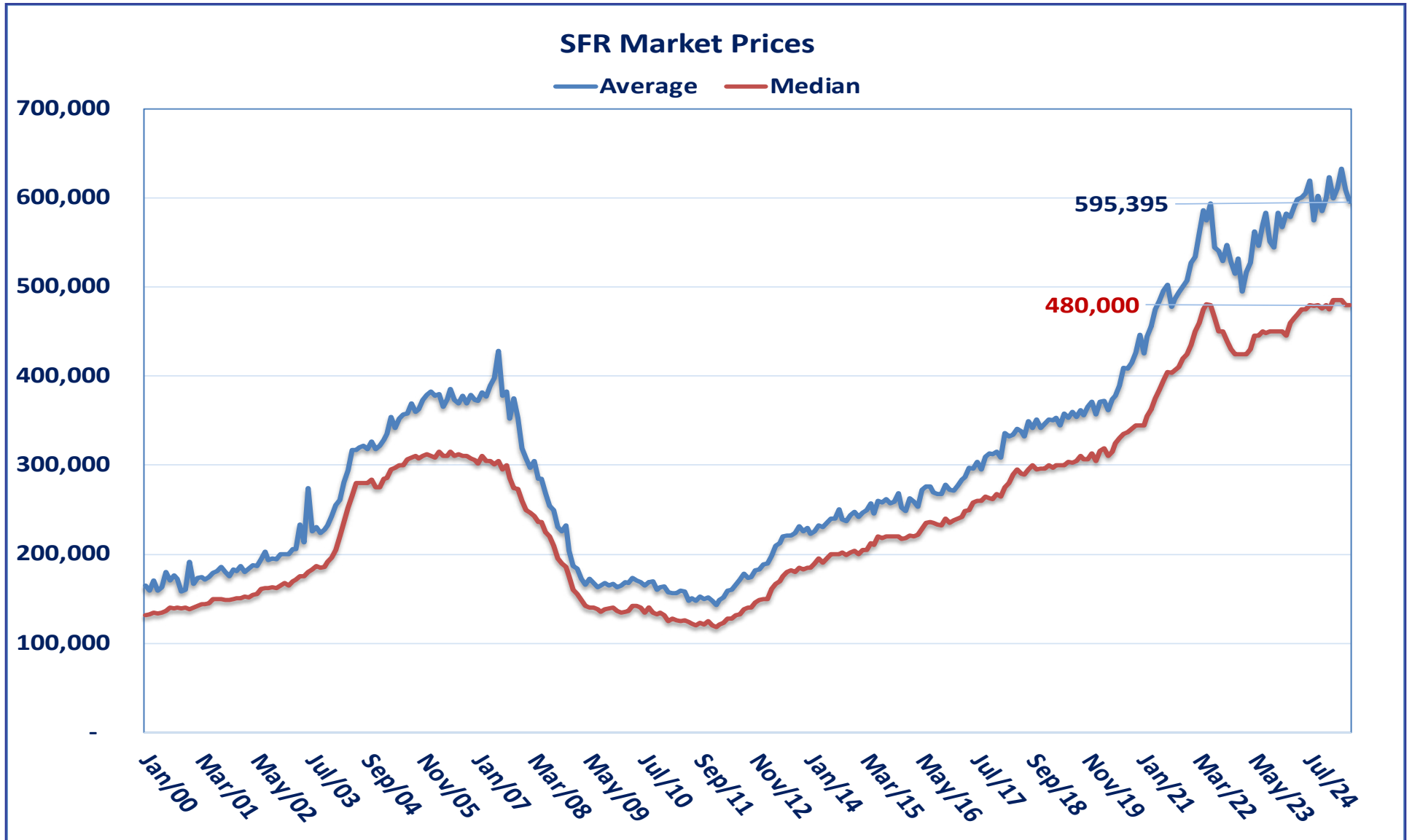


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Las Vegas Market Update - June 2025



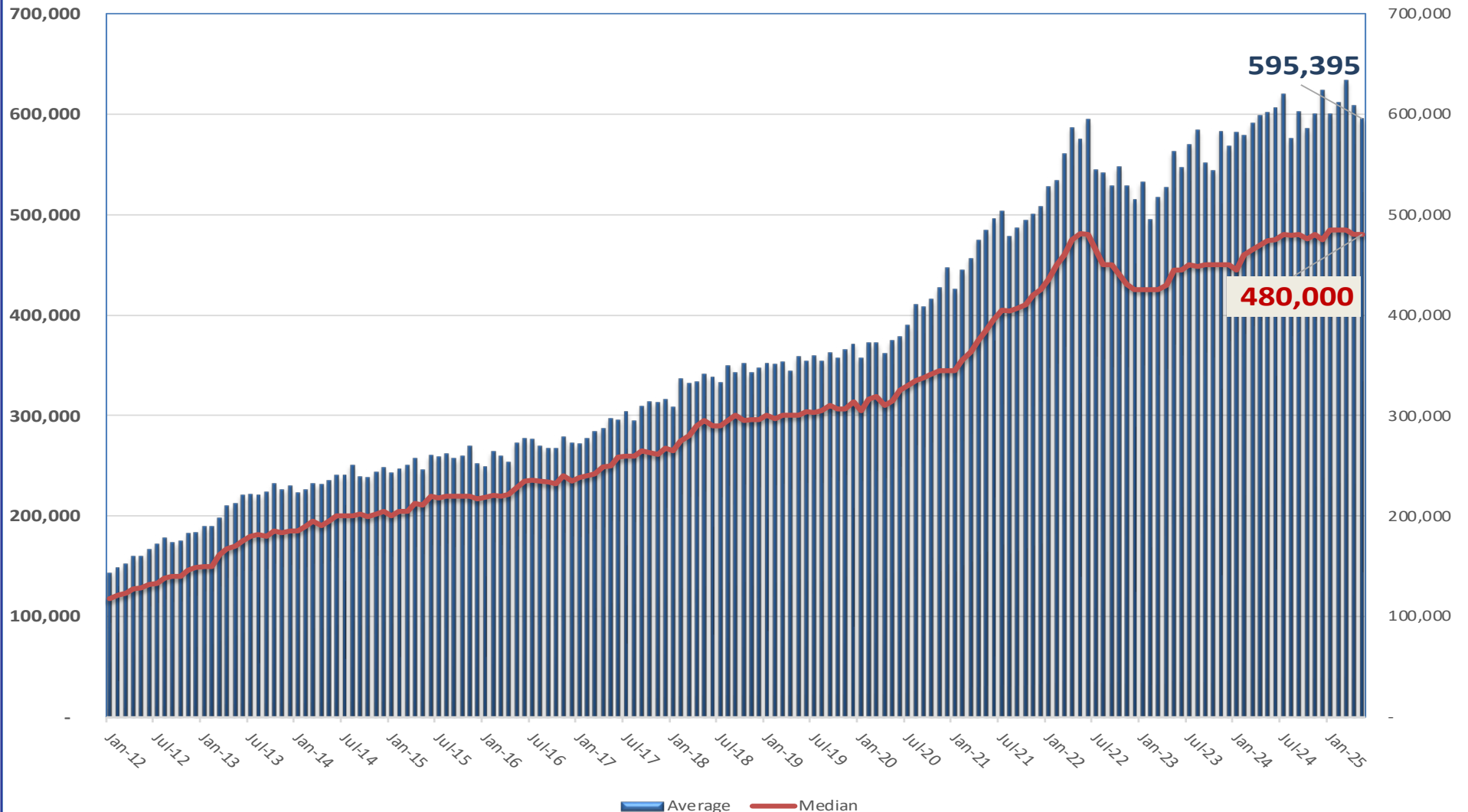
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Single Family Residential Price Trend



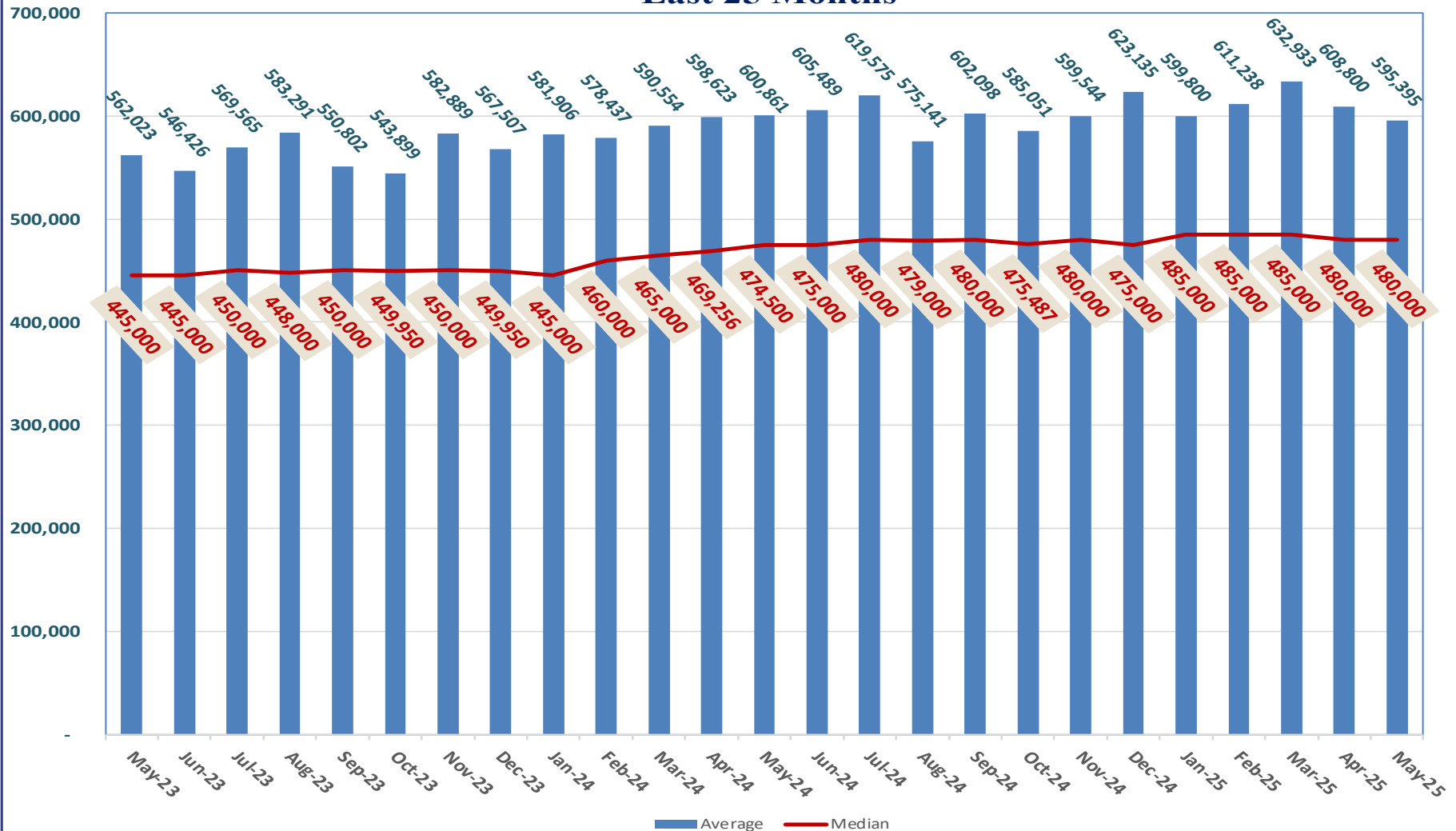
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Las Vegas Market Update - June 2025

Single Family Residential Price Trend Last 25 Months



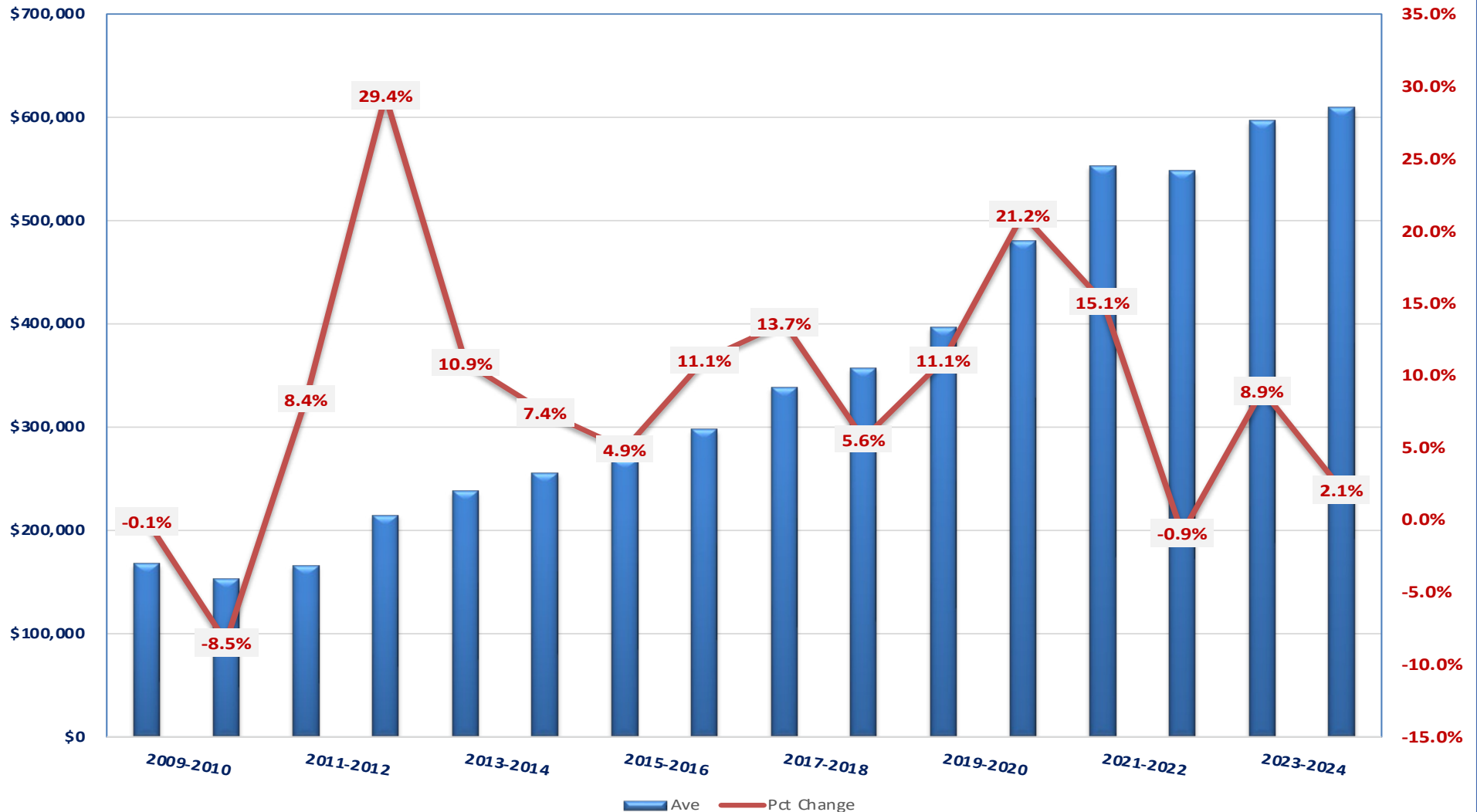
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SFR Average Price and Year Over Year Percent Change



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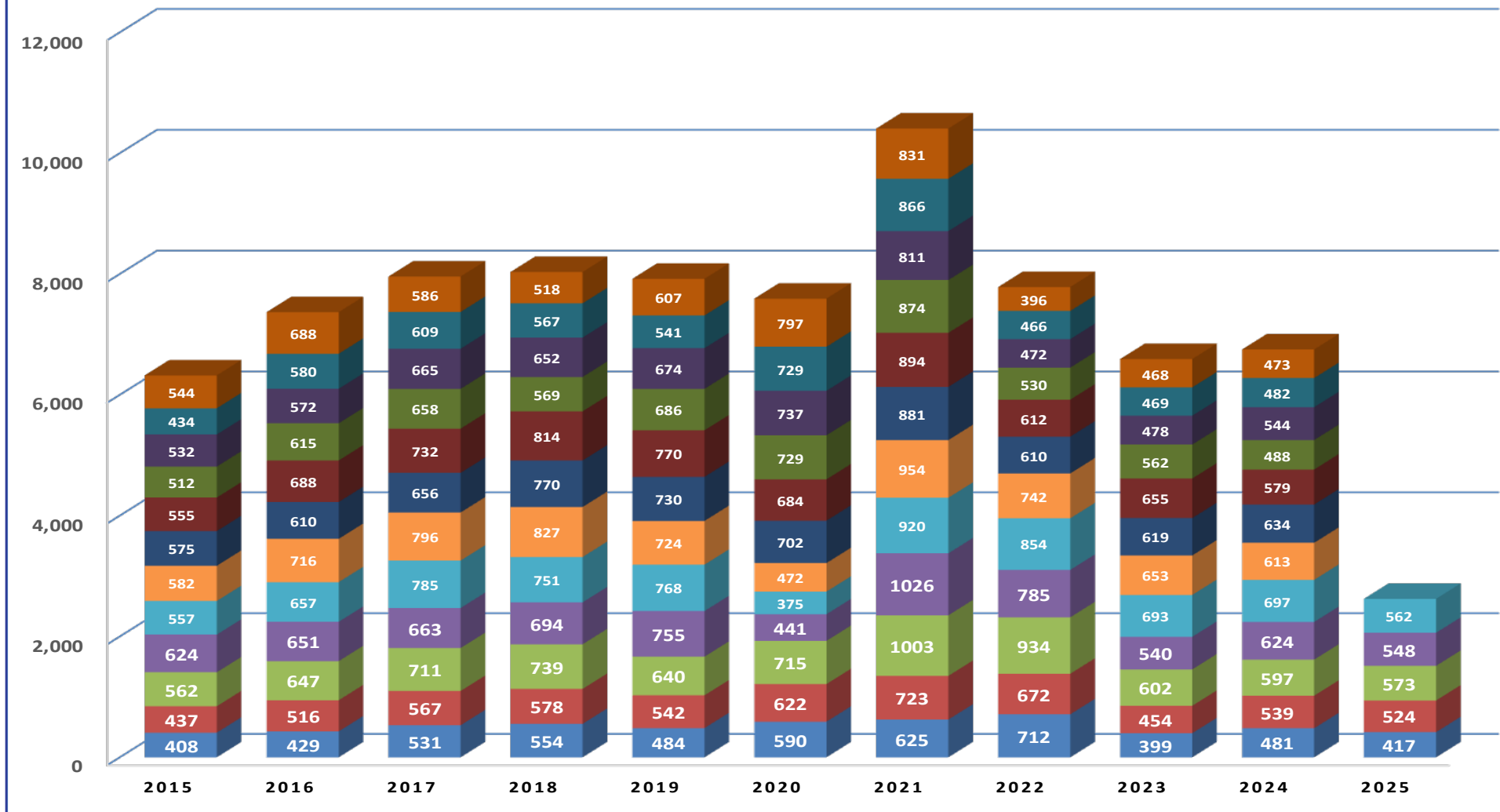


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Las Vegas Market Update - June 2025

CONDO / TOWNHOME CLOSINGS

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



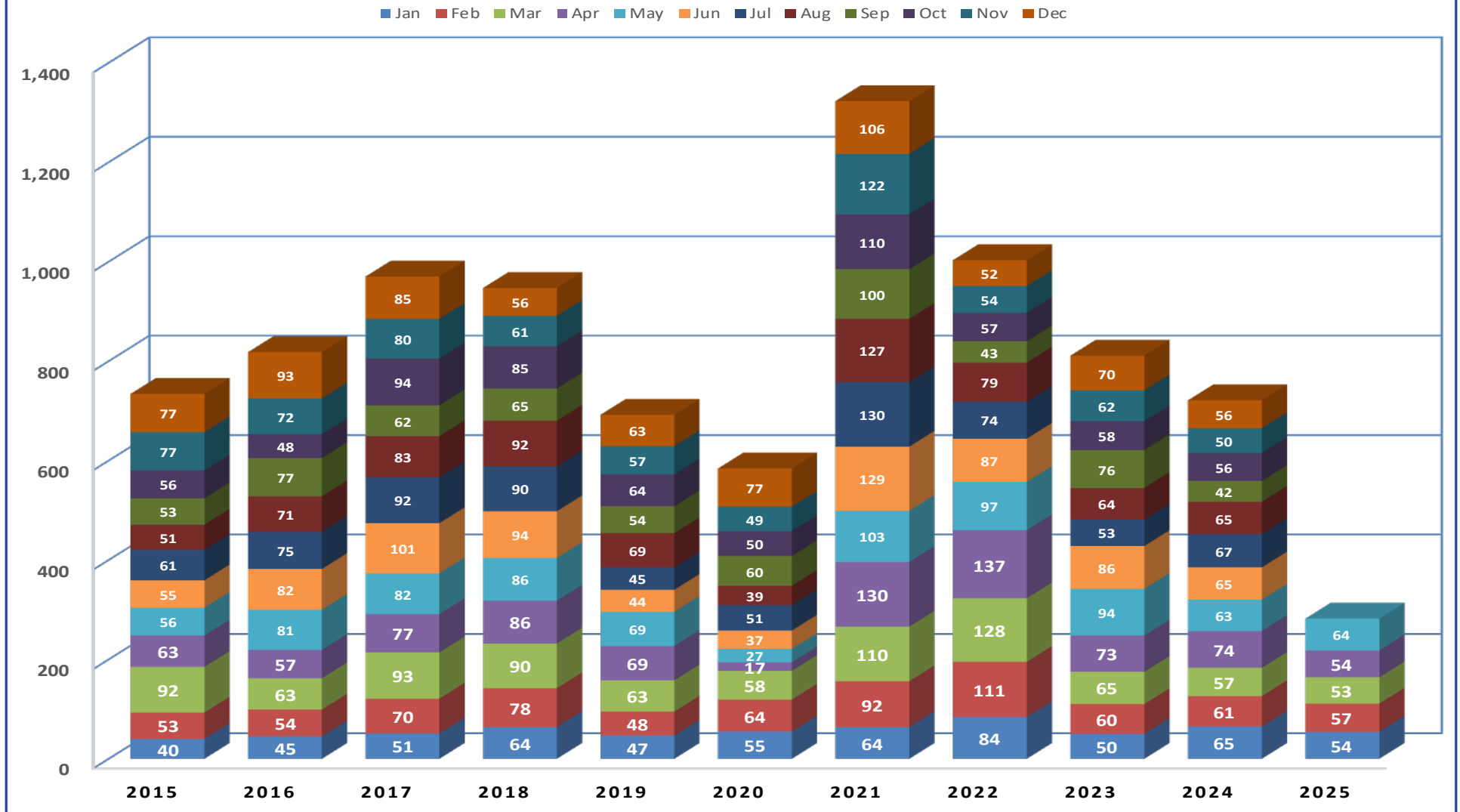
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Las Vegas Market Update - June 2025

VERTICAL / HI-RISE CLOSINGS



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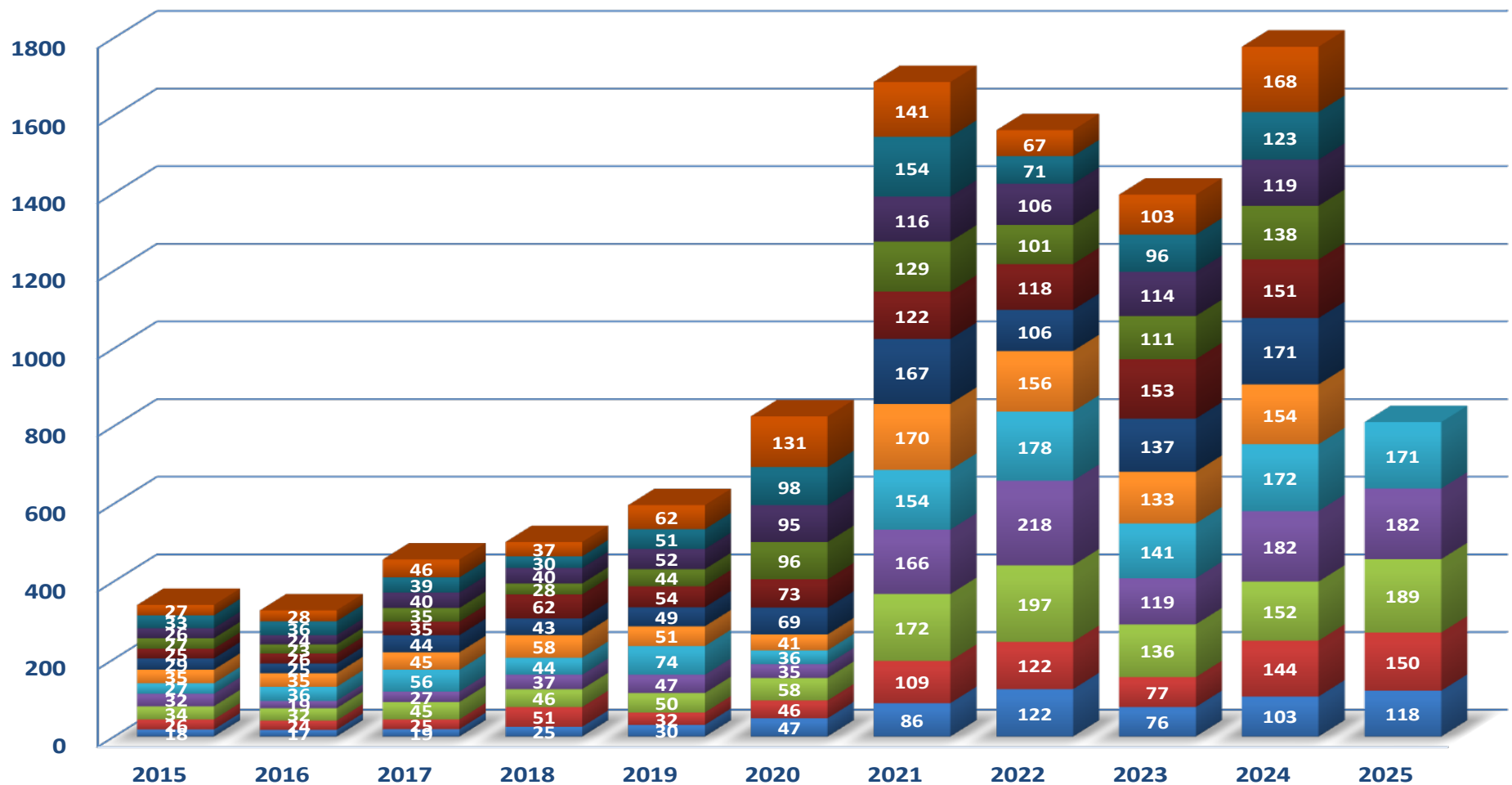


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Las Vegas Market Update - June 2025

LUXURY SALES \$1,000,000 AND OVER

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



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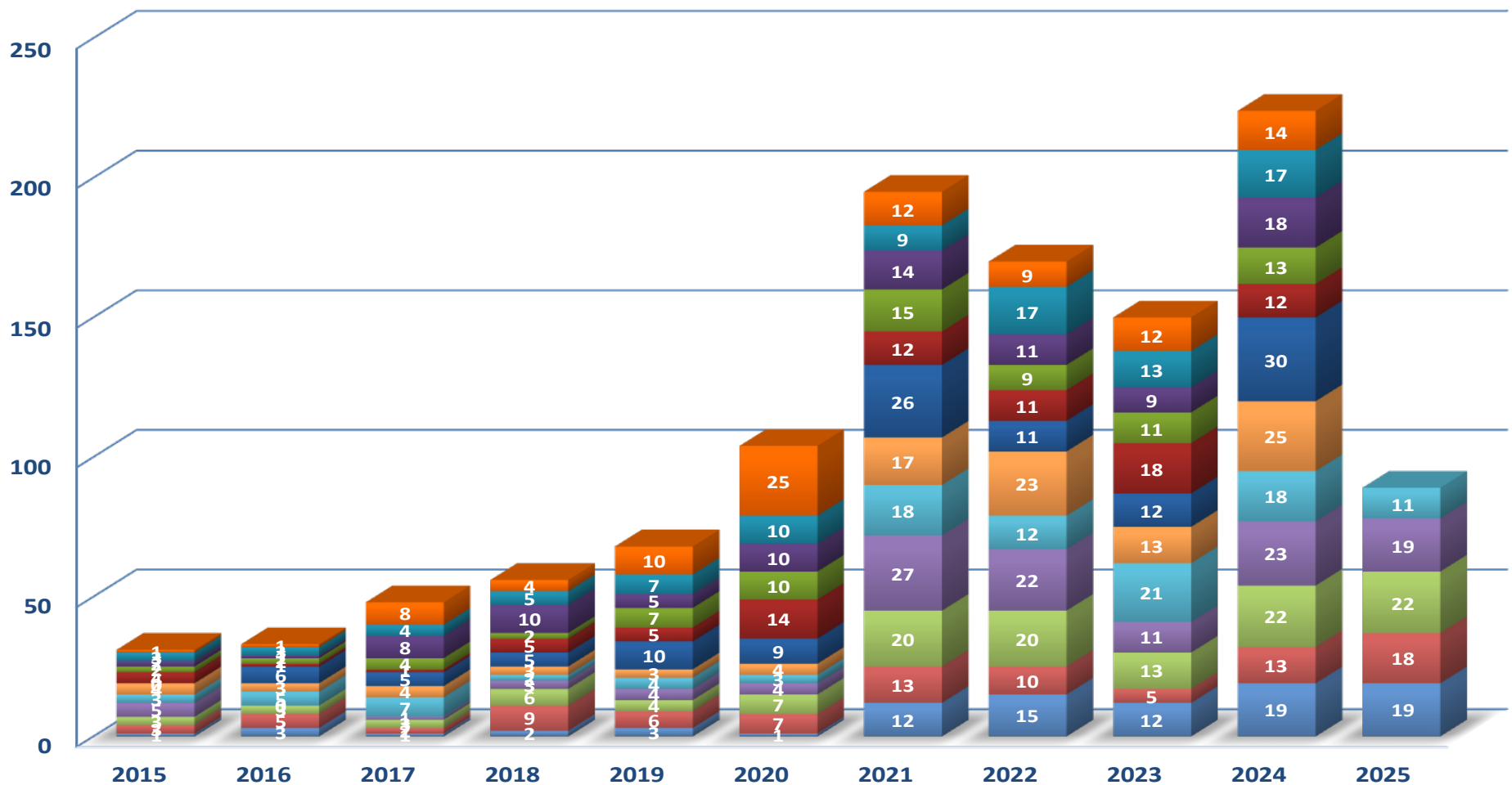


EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2025

LUXURY SALES \$3,000,000 AND OVER

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



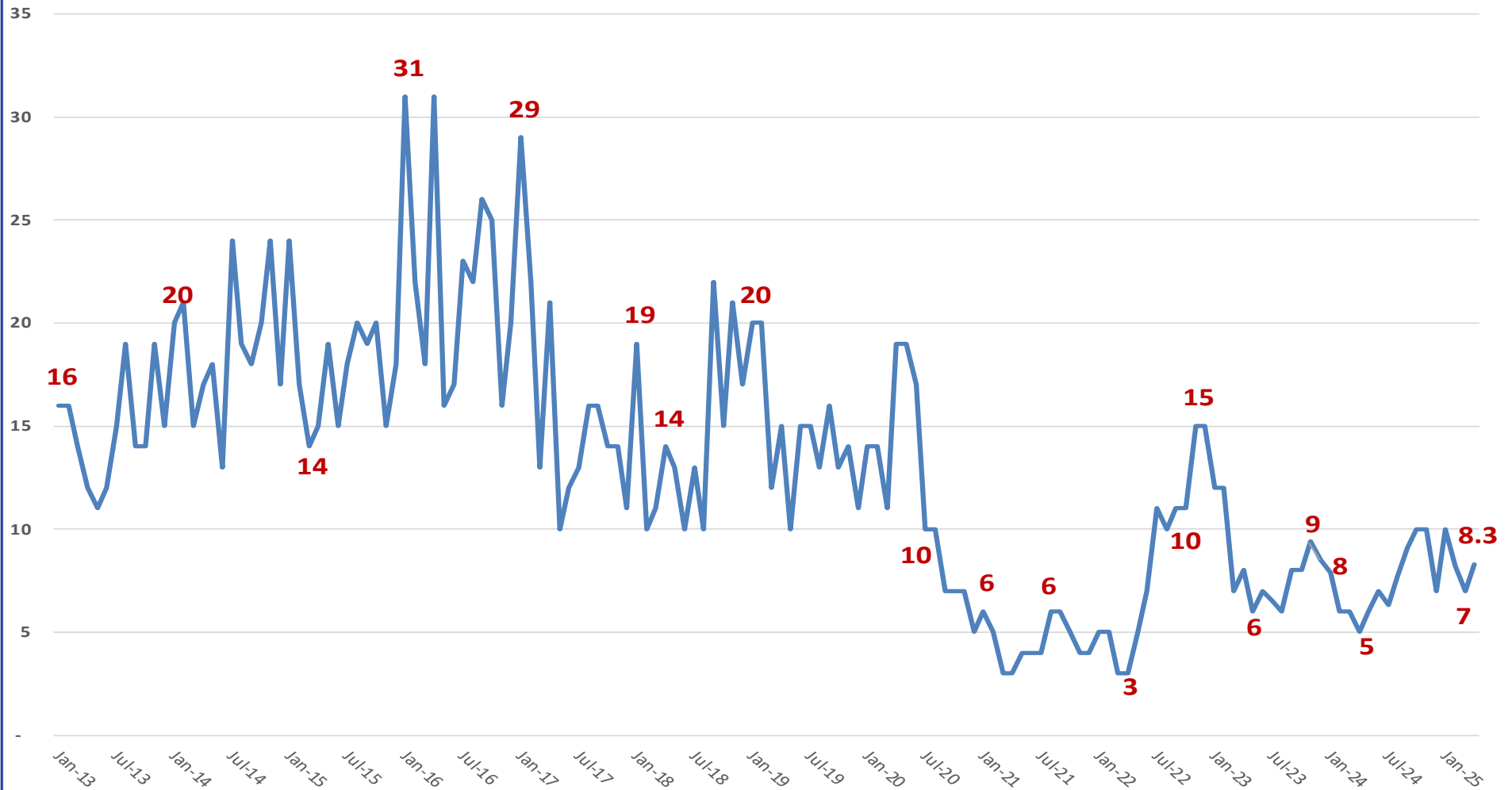
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Luxury Market - \$1,000,000 and Over Months of Inventory



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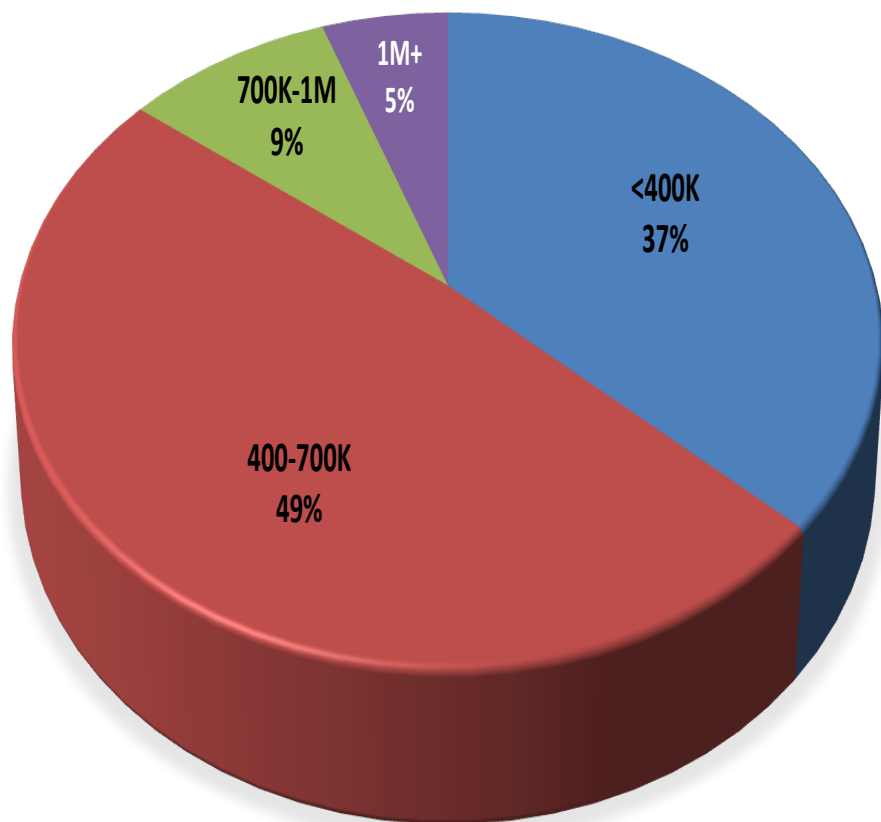


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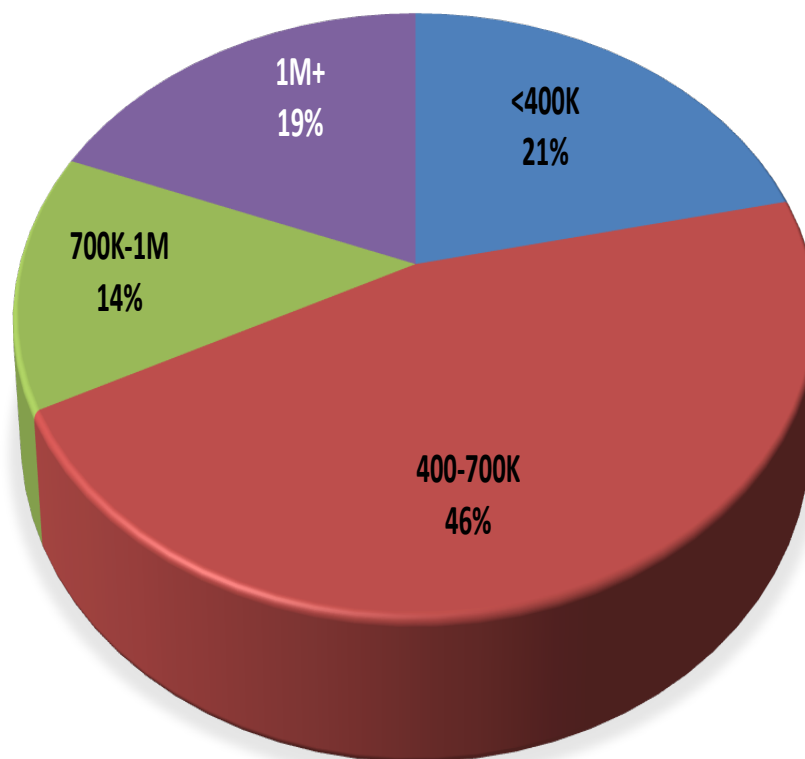
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

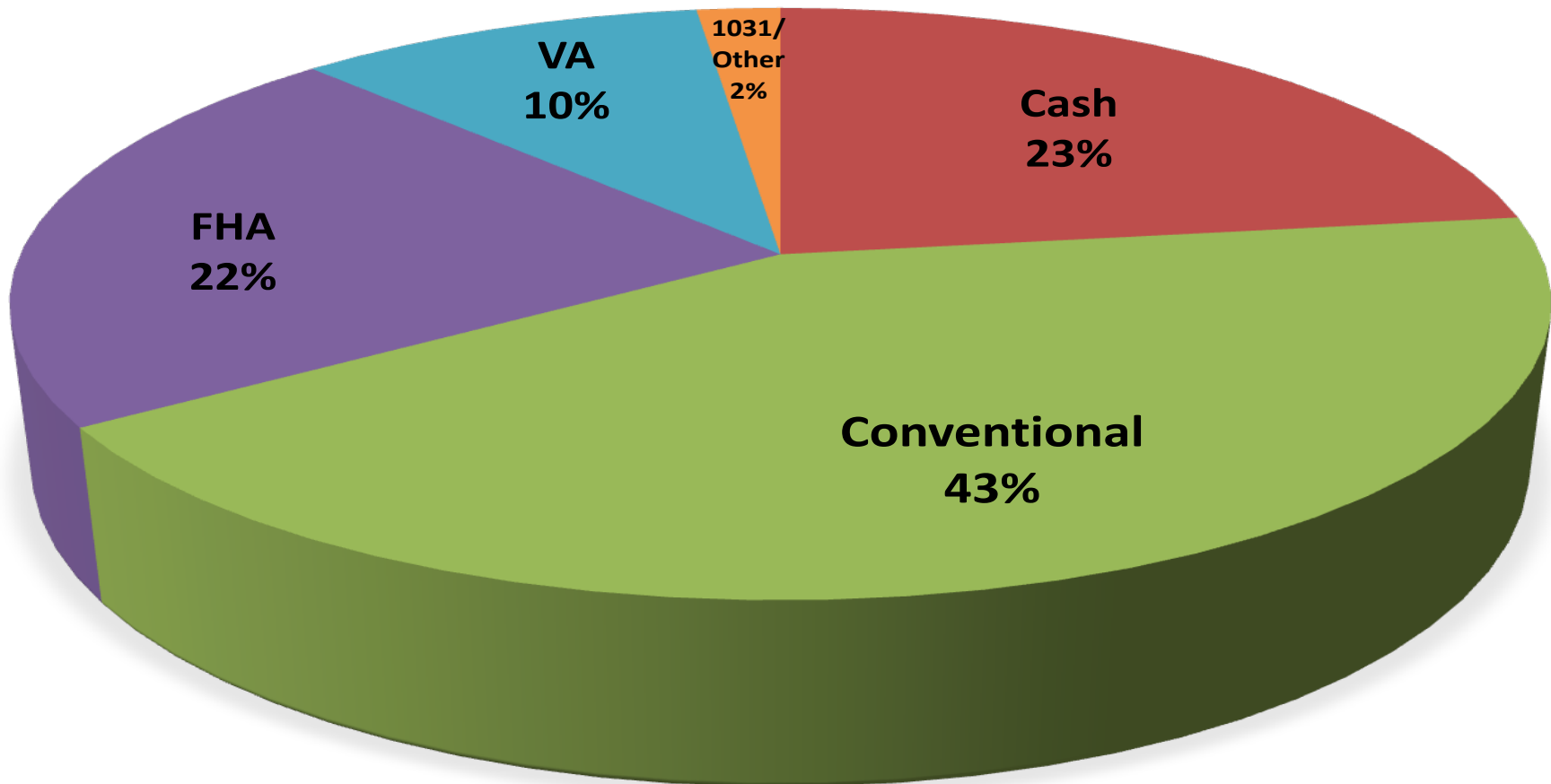




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Last Month's Closings by Sold Terms

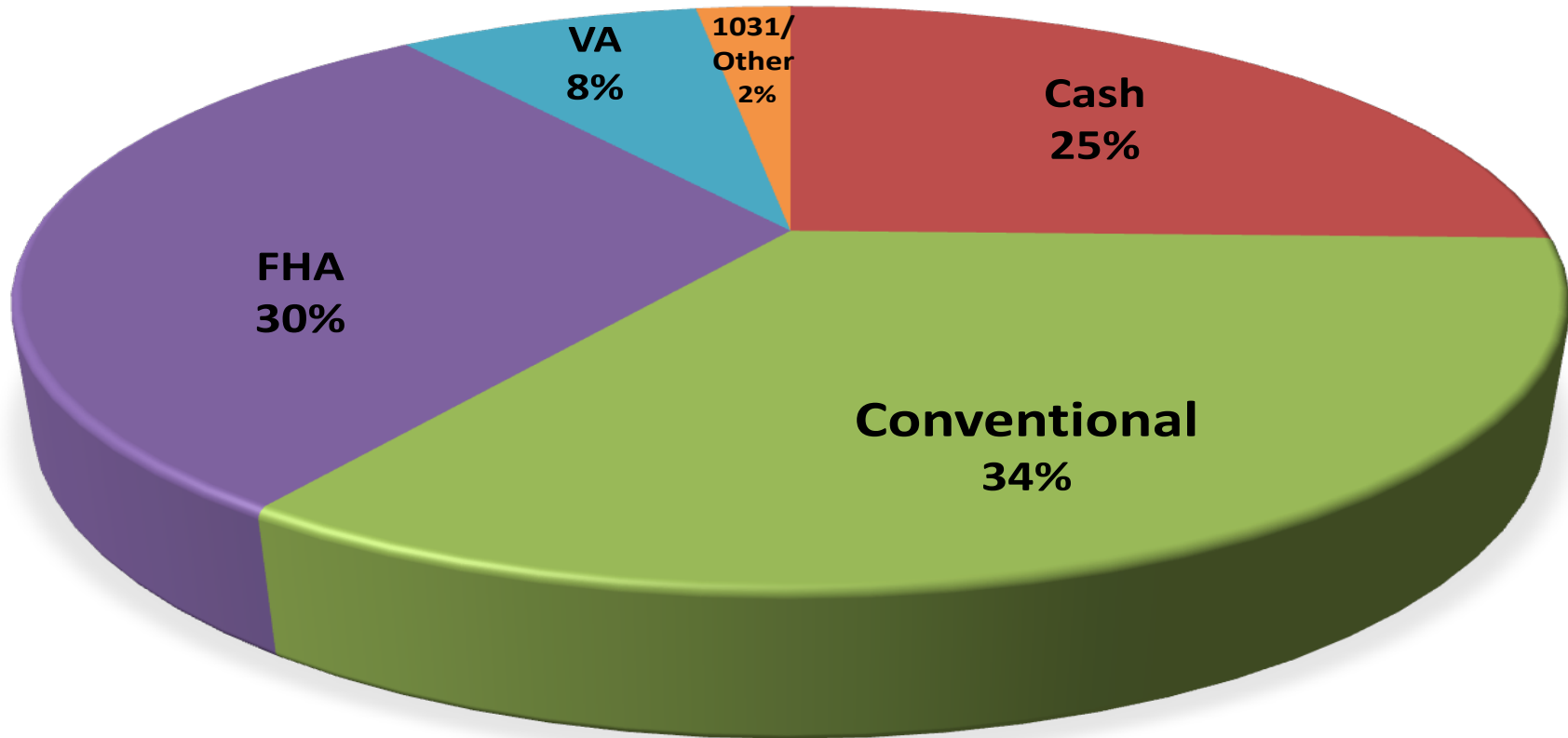




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Closings By Sold Terms Closings Less Than \$400,000

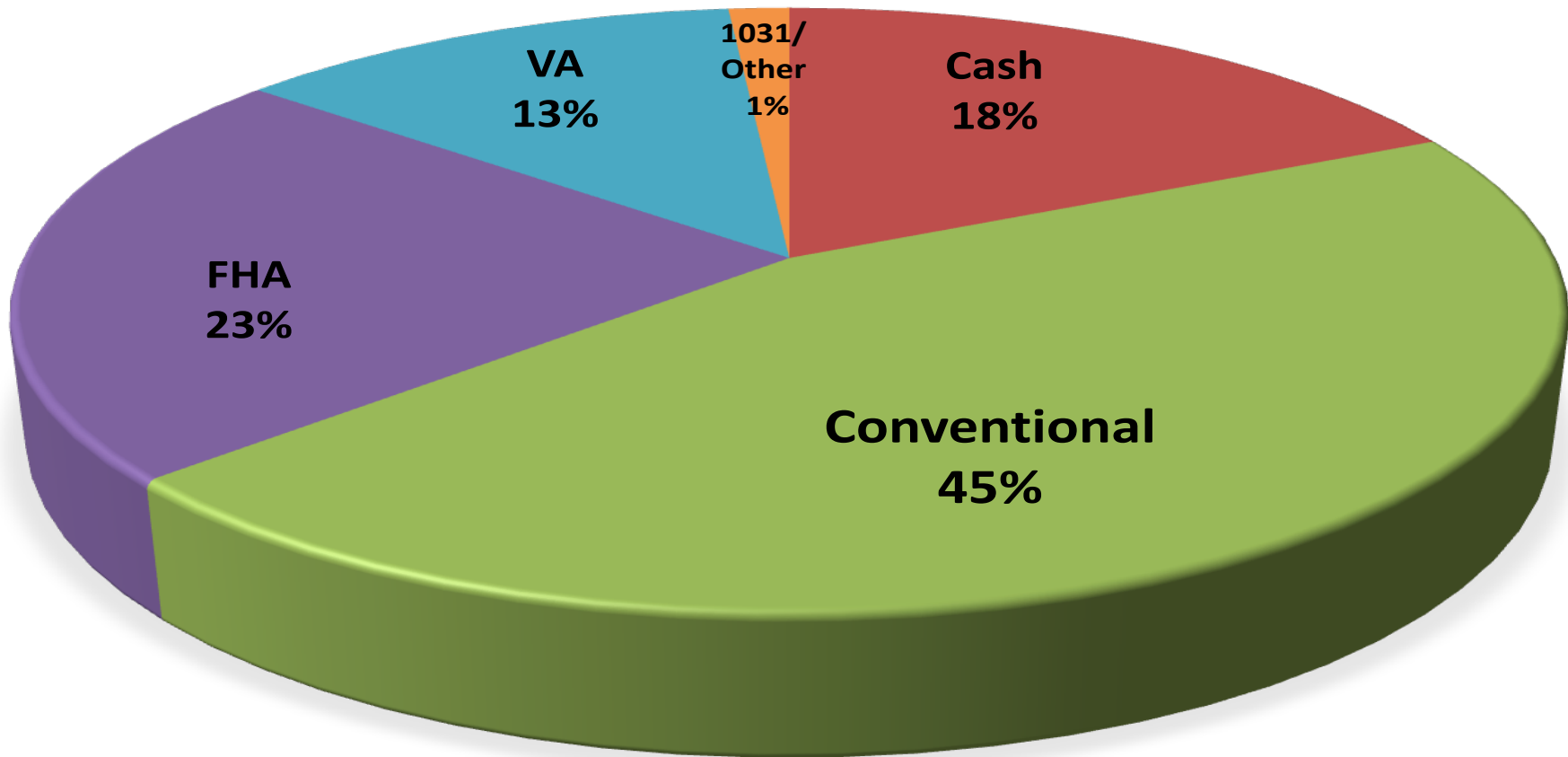




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Las Vegas Market Update - June 2025

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

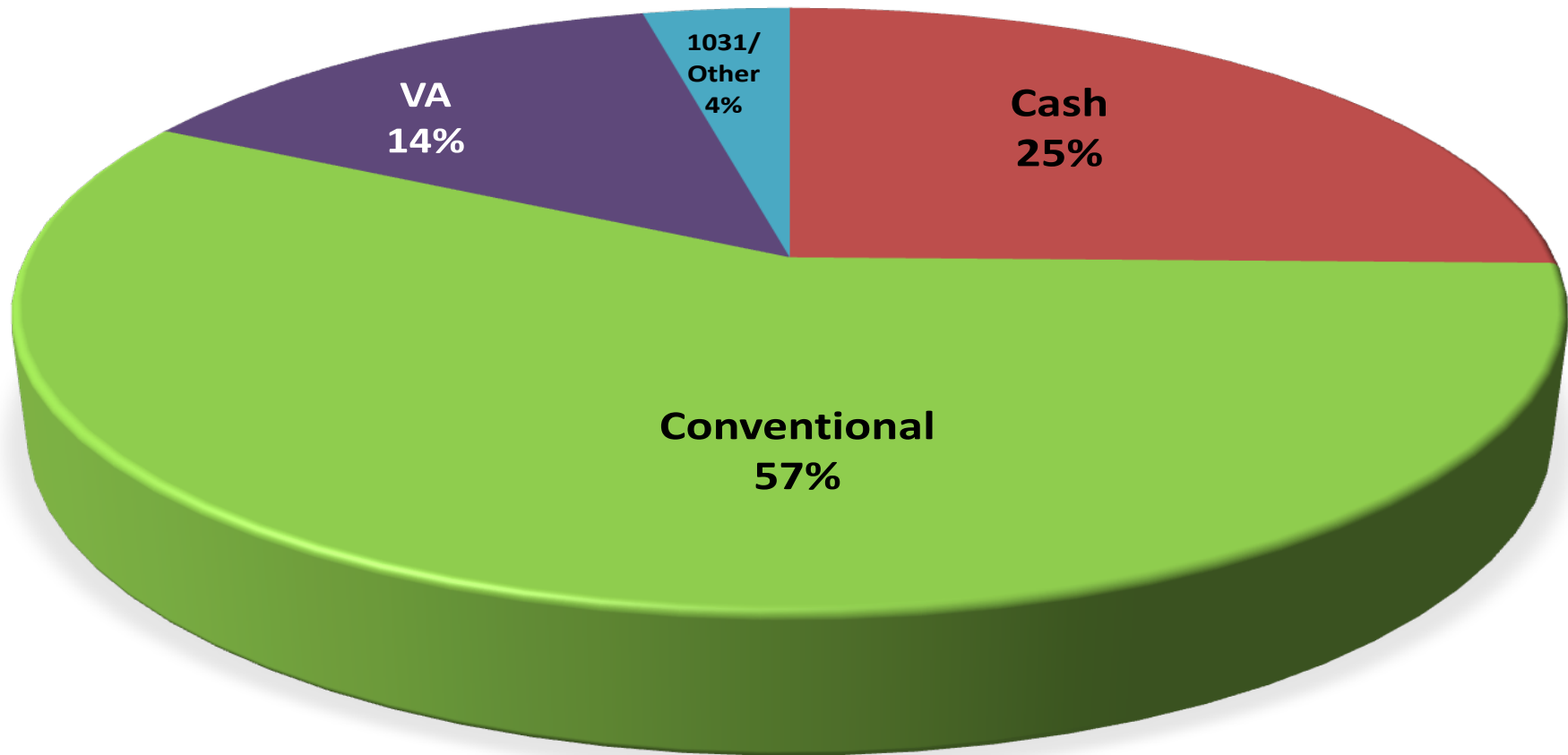




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

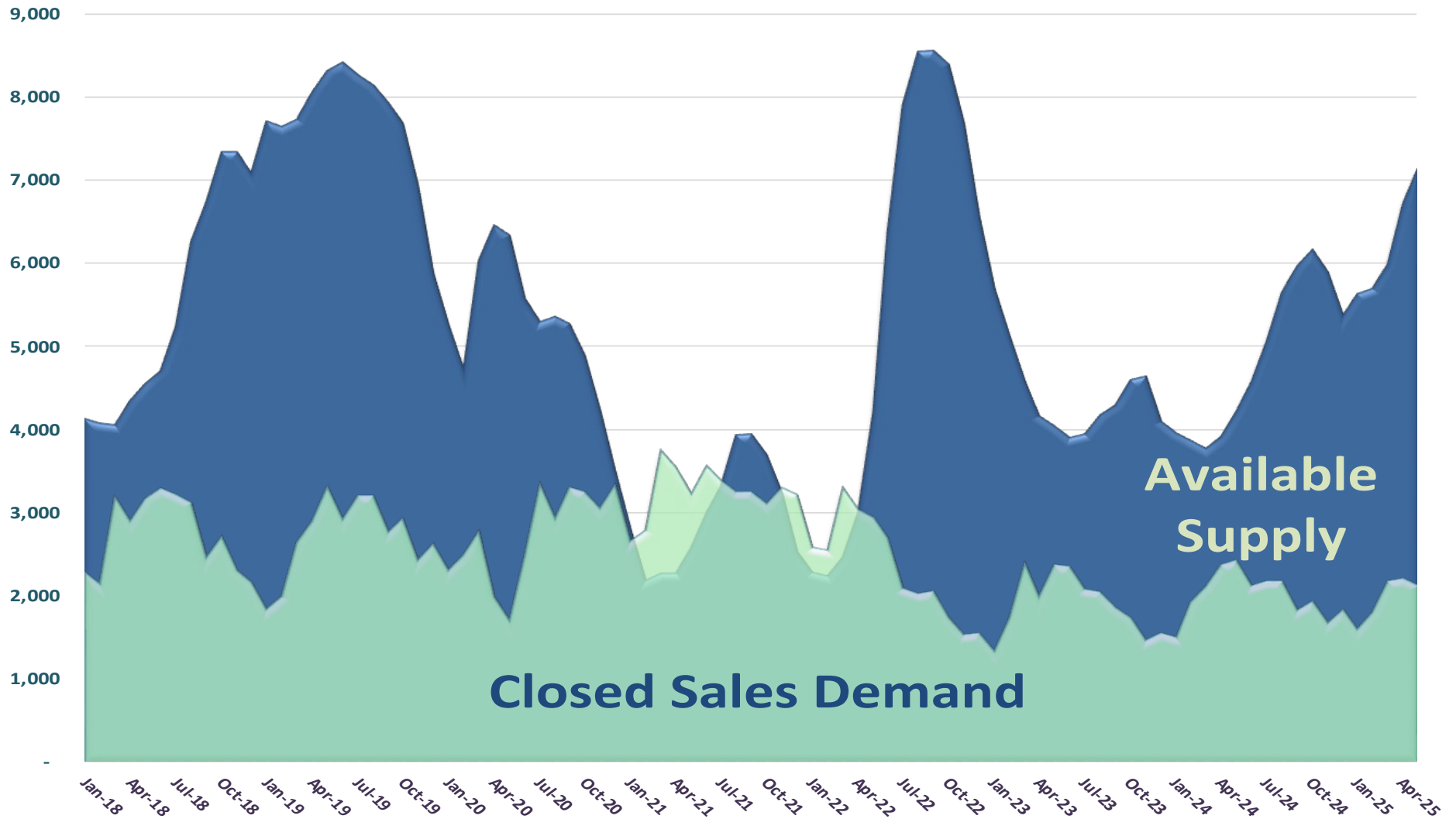




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Supply vs Demand - Single Family Residential



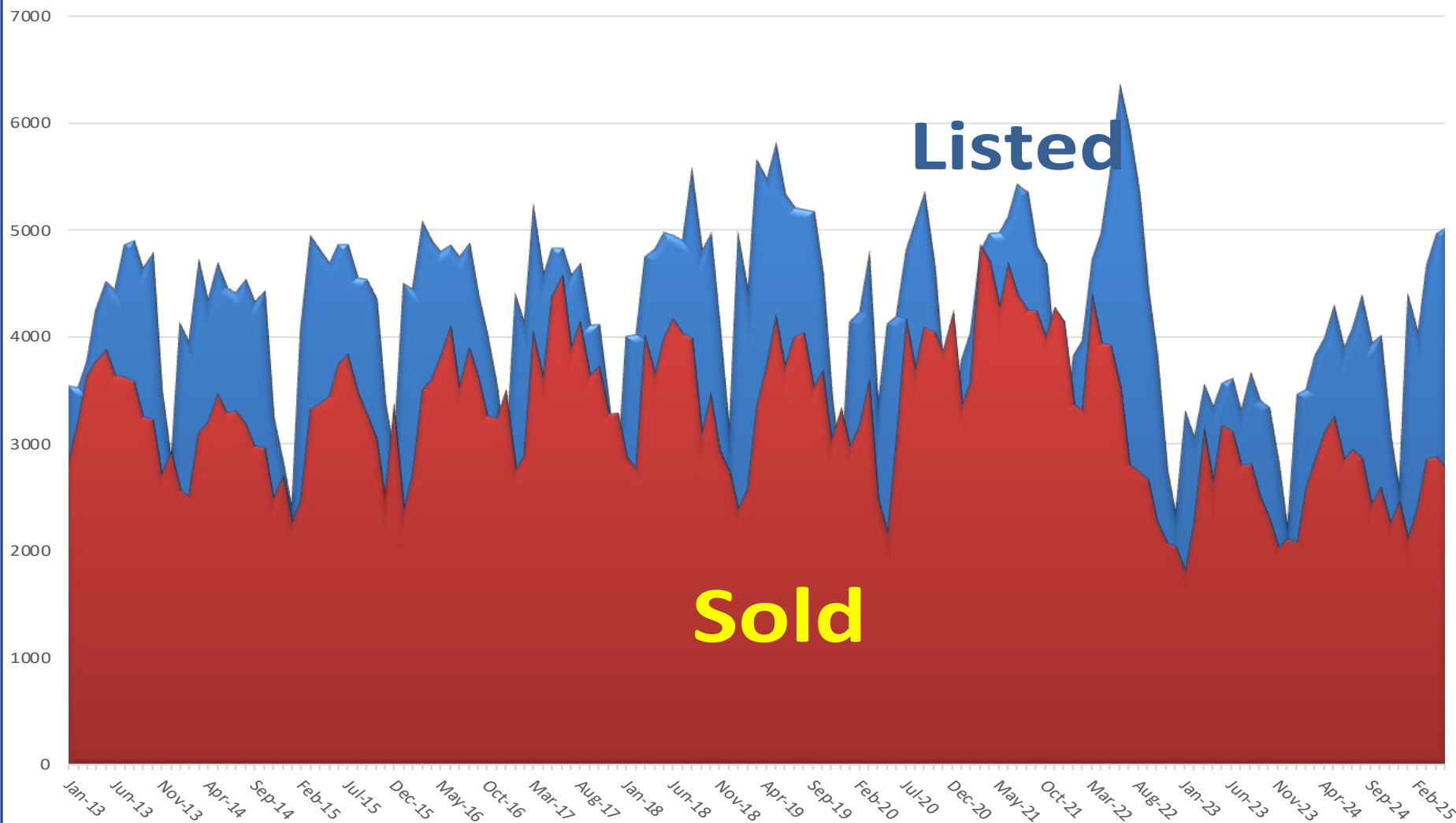
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Las Vegas Market Update - June 2025

Residential Listings Taken vs Listings Sold



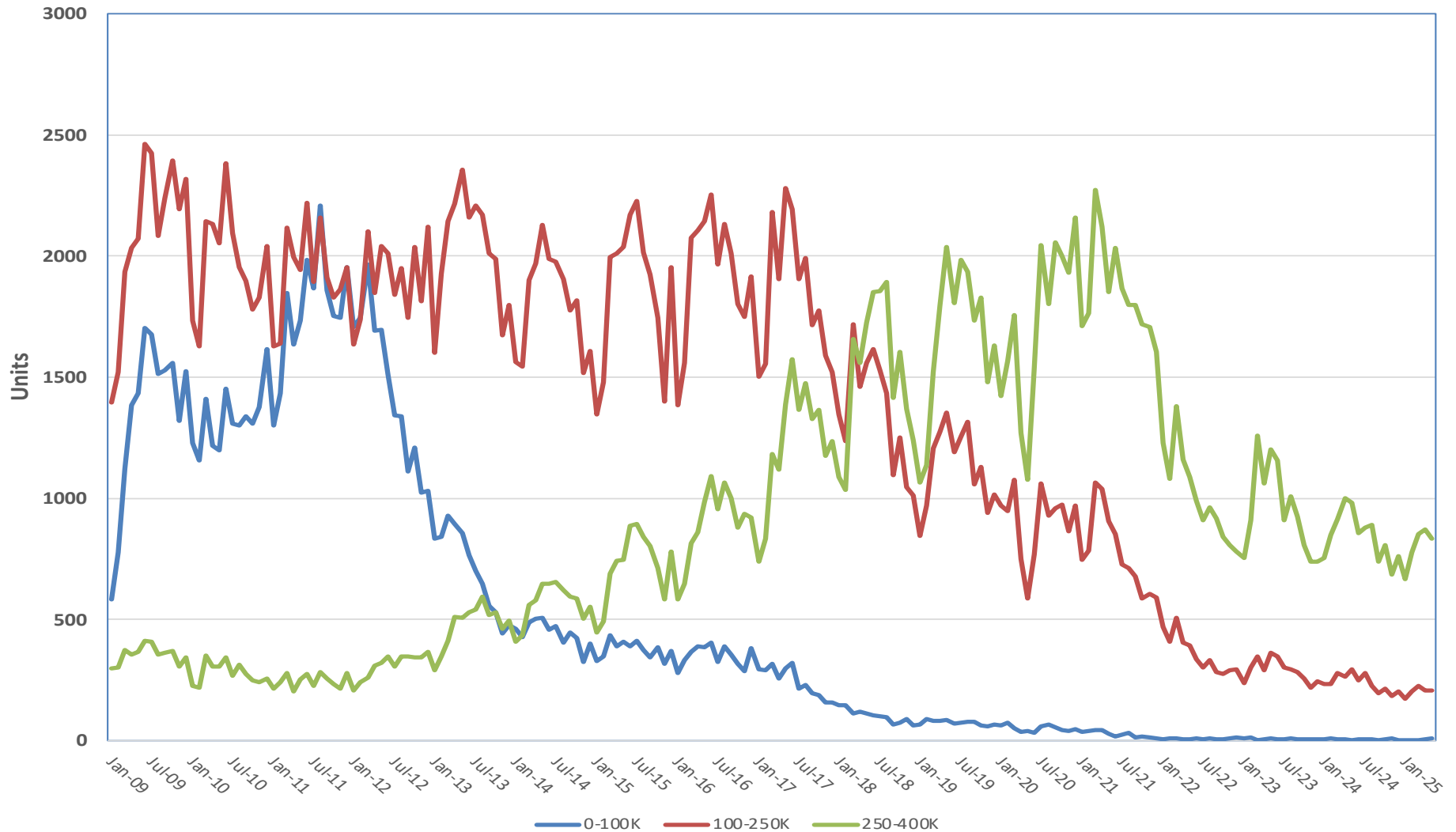
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Closed Units By Price Point - RES & VER



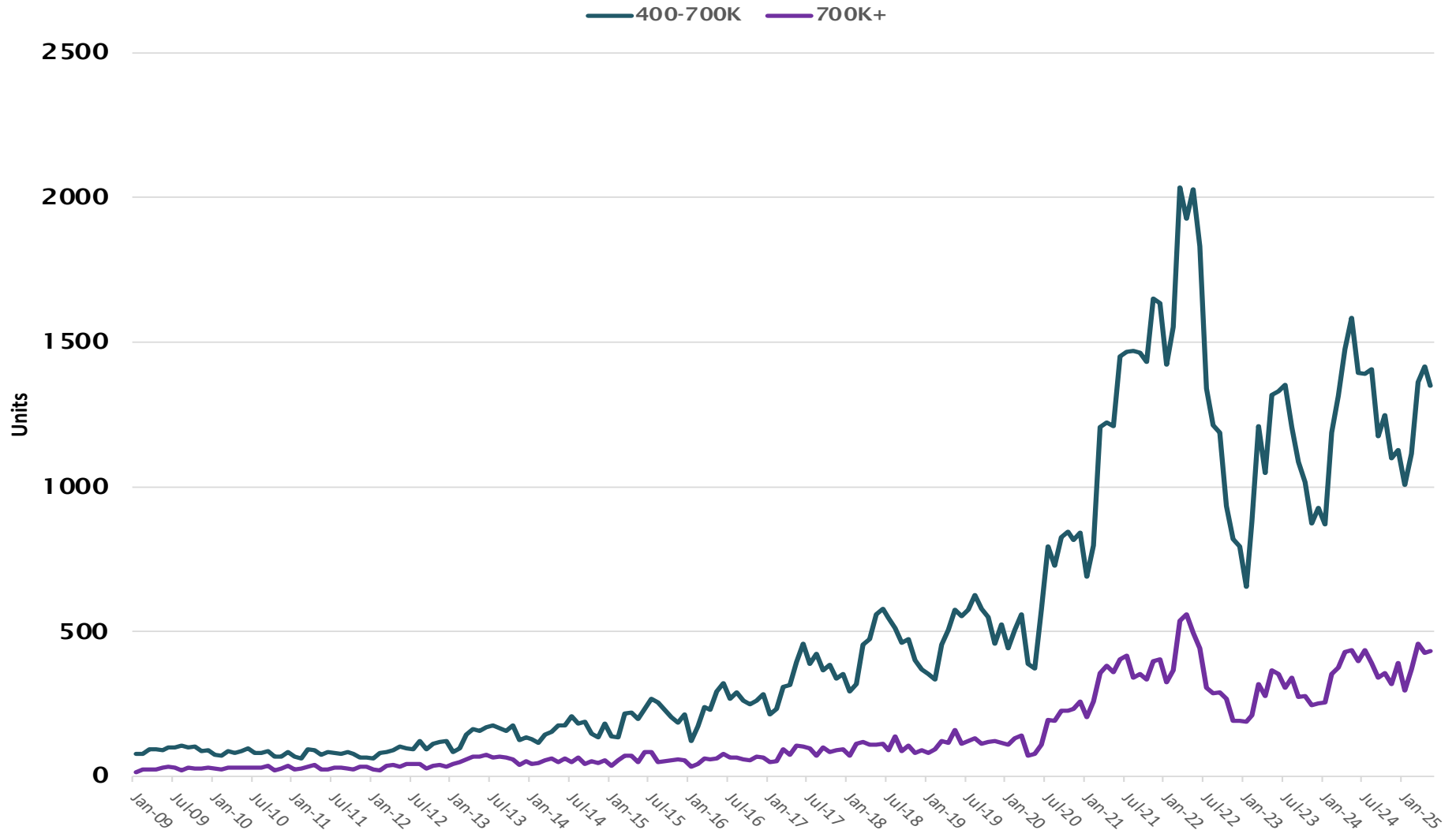
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Las Vegas Market Update - June 2025

Closed Units By Price Point - RES & VER



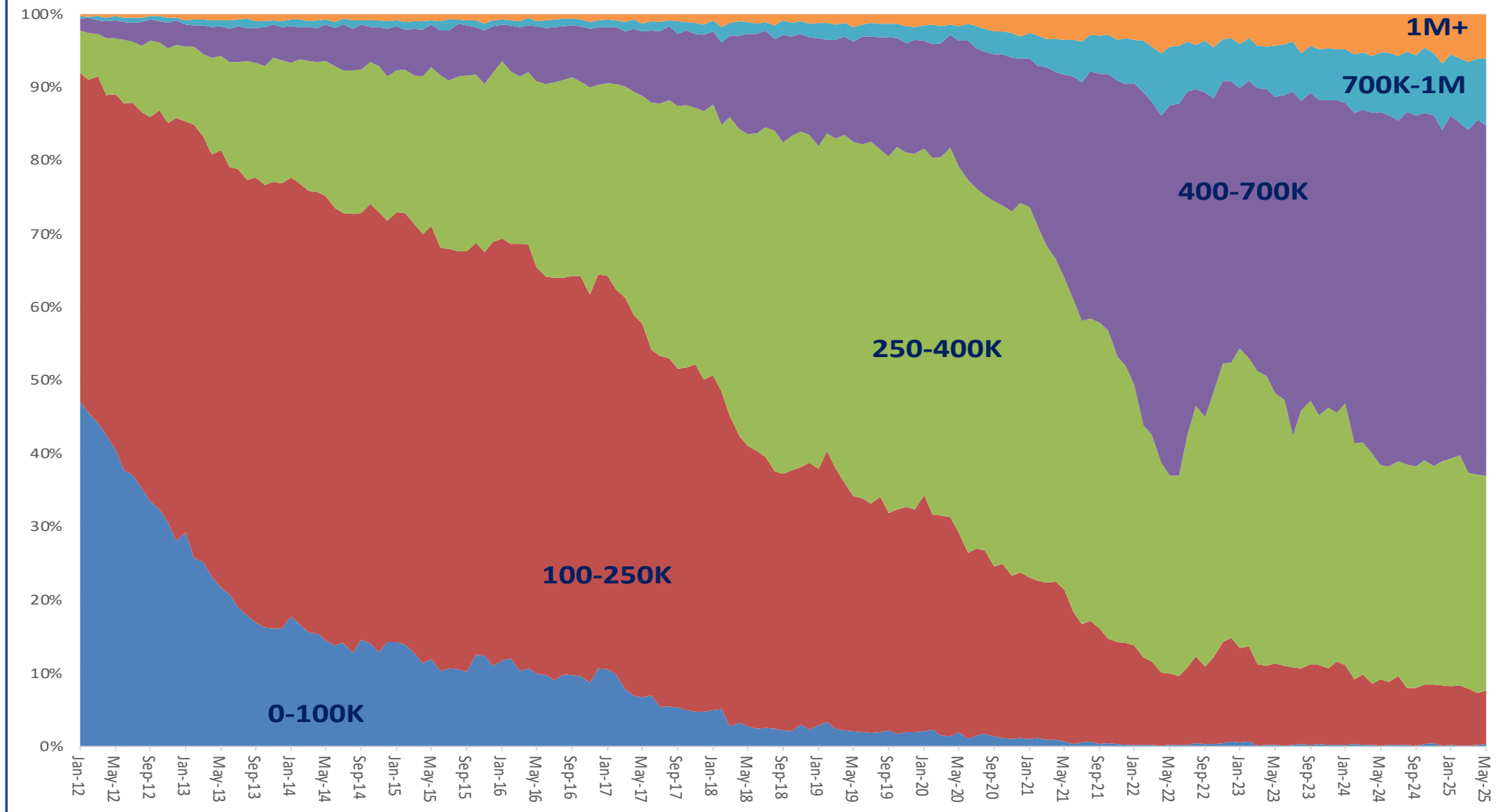
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Las Vegas Market Update - June 2025

Closing Trend by Price Point Residential and High Rise



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