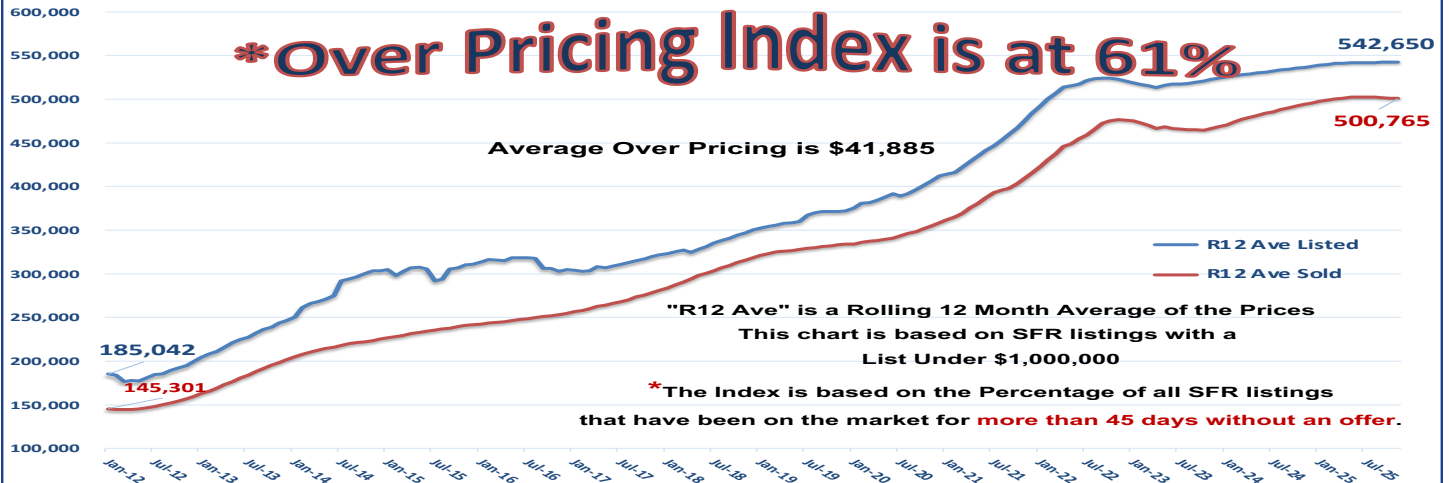




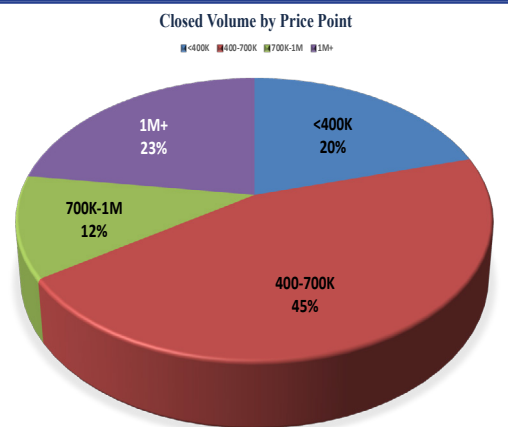
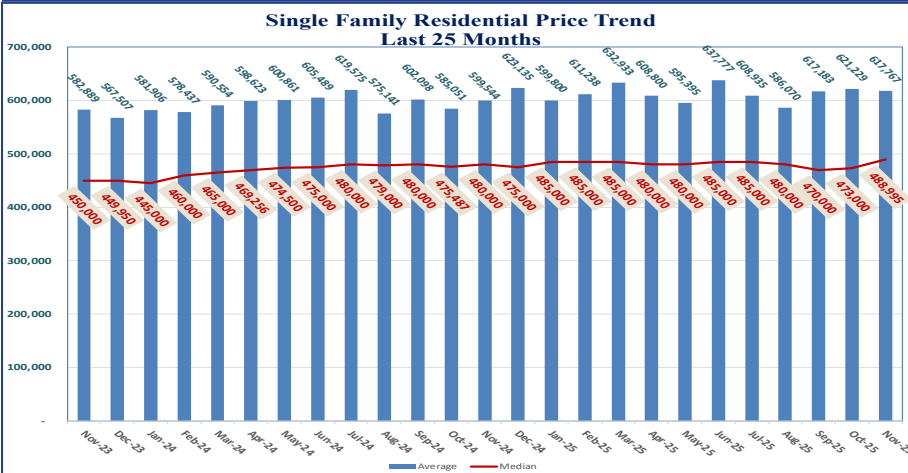
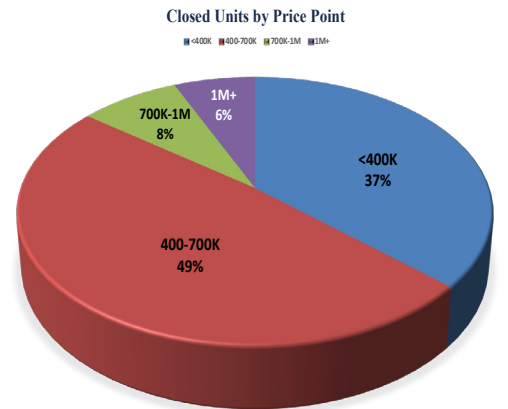
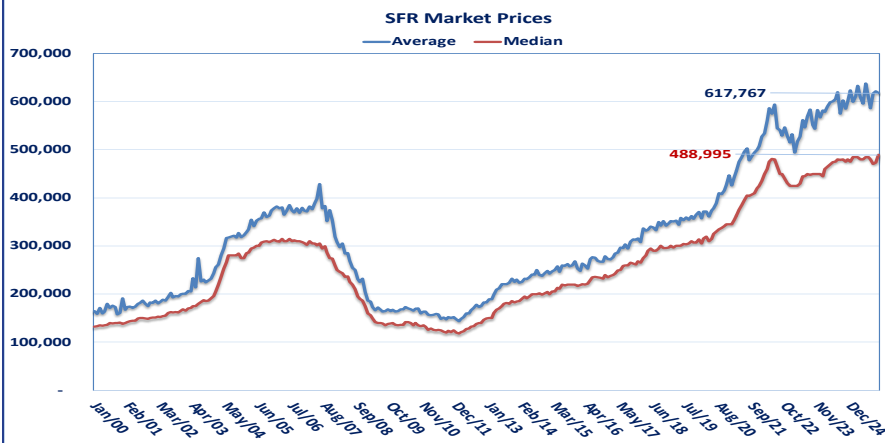
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - December 2025

### SFR Average List vs Closed Sale Prices



|              | Closed 2024   | Closed 2025   | Change       | % Change |
|--------------|---------------|---------------|--------------|----------|
| Units        | 30,768        | 28,425        | (2,343)      | -7.6%    |
| Volume (000) | \$ 16,286,599 | \$ 15,586,569 | \$ (700,030) | -4.3%    |





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - December 2025

### November 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                               | 2,335          | 7,475           | 2,042         | 1,549        | 542,000           | 899,995            | 488,995           | 617,767            | 5.8                 | 16.3%                  | 60           |
| CON/TWH                           | 748            | 2,745           | 481           | 381          | 279,900           | 336,036            | 305,000           | 312,102            | 8.7                 | 11.8%                  | 70           |
| <i>Total Residential</i>          | 3,083          | 10,220          | 2,523         | 1,930        | 470,000           | 748,485            | 445,040           | 557,534            | 6.3                 | 15.1%                  | 62           |
| Hi-Rise                           | 100            | 591             | 76            | 50           | 420,000           | 784,771            | 376,250           | 703,747            | 13.0                | 7.5%                   | 119          |
| Multiple Dwelling                 | 27             | 120             | 30            | 13           | 635,000           | 637,878            | 690,000           | 695,154            | 10.2                | 8.7%                   | 80           |
| Vacant Land                       | 186            | 2,142           | 130           | 107          | 79,900            | 663,508            | 30,000            | 224,615            | 21.0                | 4.7%                   | 137          |
| Luxury Sales<br>(RES & VER) \$1M+ | 296            | 1,310           | 200           | 137          | 1,700,000         | 2,825,711          | 1,350,950         | 1,978,010          | 11.0                | 9.1%                   | 82           |

### October 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                               | 3,314          | 7,905           | 2,097         | 1,746        | 540,000           | 890,207            | 471,500           | 620,855            | 5.3                 | 17.5%                  | 58           |
| CON/TWH                           | 986            | 2,760           | 517           | 494          | 280,000           | 338,003            | 285,000           | 303,380            | 6.7                 | 15.1%                  | 67           |
| <i>Total Residential</i>          | 4,300          | 10,665          | 2,614         | 2,240        | 475,000           | 747,302            | 434,713           | 550,840            | 5.6                 | 16.9%                  | 60           |
| Hi-Rise                           | 145            | 610             | 79            | 44           | 430,000           | 804,493            | 510,000           | 716,949            | 16.0                | 6.4%                   | 111          |
| Multiple Dwelling                 | 36             | 127             | 26            | 15           | 615,000           | 620,881            | 575,000           | 561,969            | 9.6                 | 9.8%                   | 43           |
| Vacant Land                       | 252            | 2,173           | 137           | 111          | 75,000            | 645,844            | 80,000            | 185,809            | 21.0                | 4.8%                   | 144          |
| Luxury Sales<br>(RES & VER) \$1M+ | 447            | 1,359           | 218           | 150          | 1,699,000         | 2,808,231          | 1,360,000         | 2,084,247          | 10.0                | 9.5%                   | 79           |

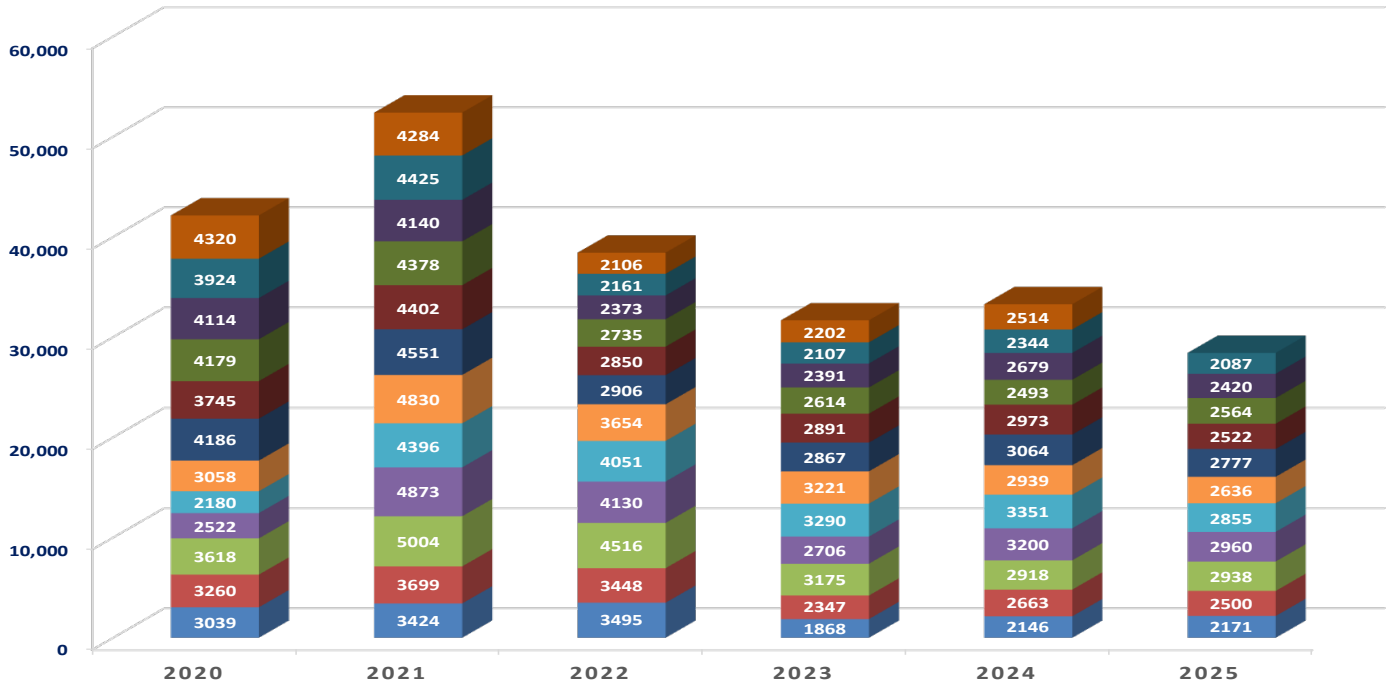


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - December 2025

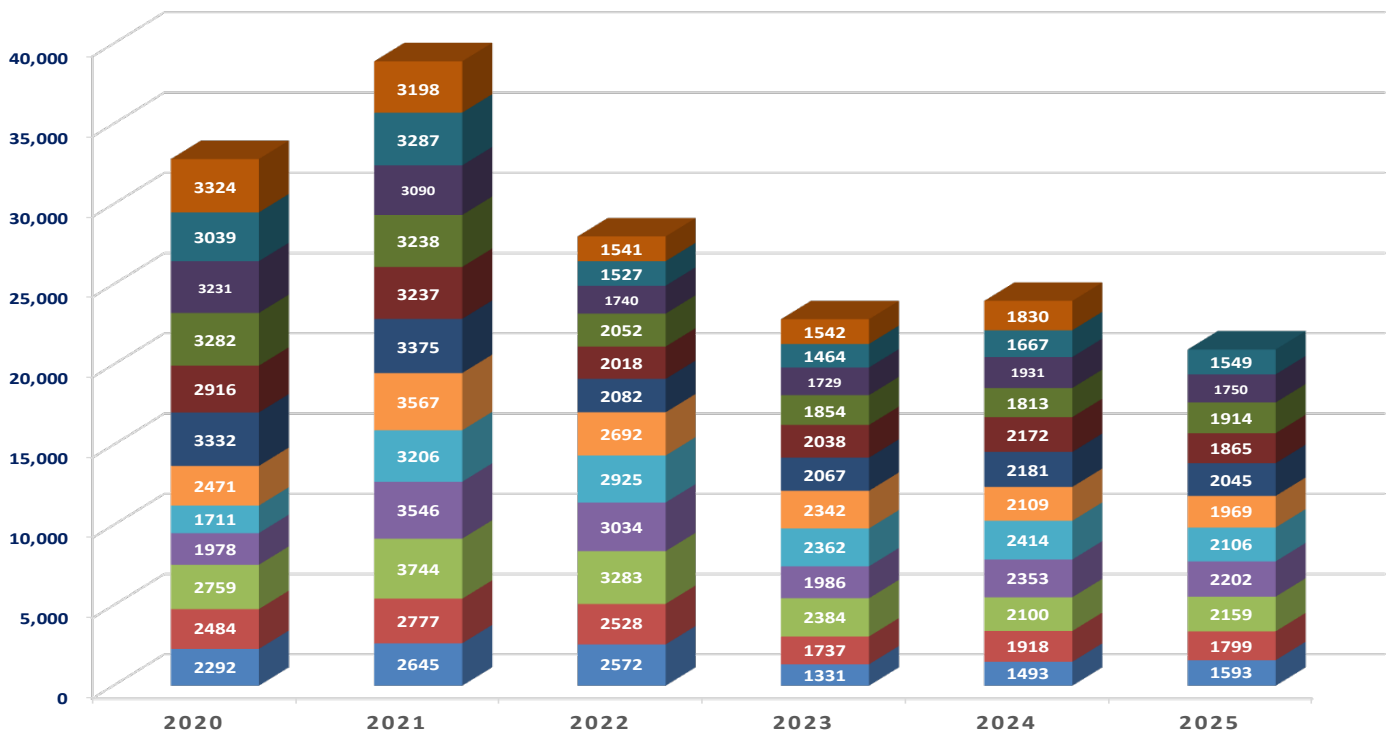
### ALL RESALE CLOSINGS - RES, VER, MULTI

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

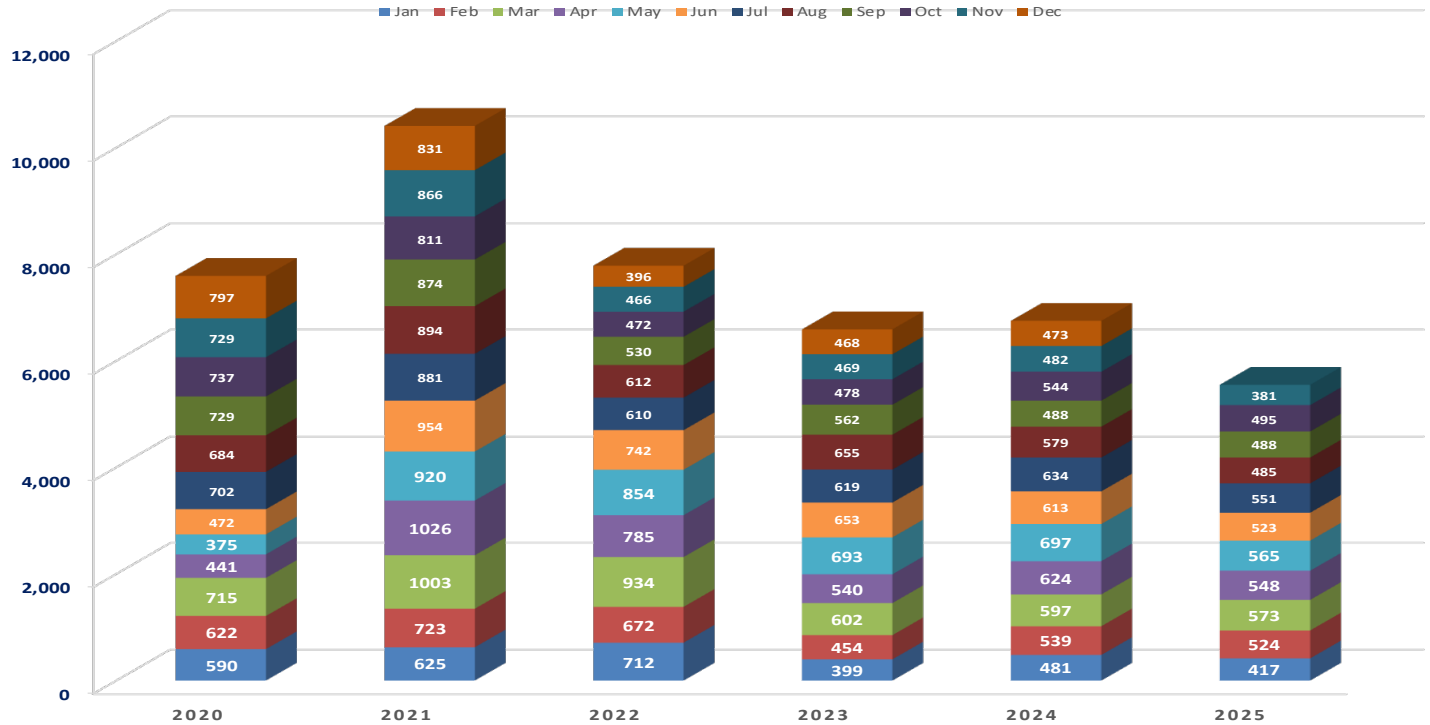




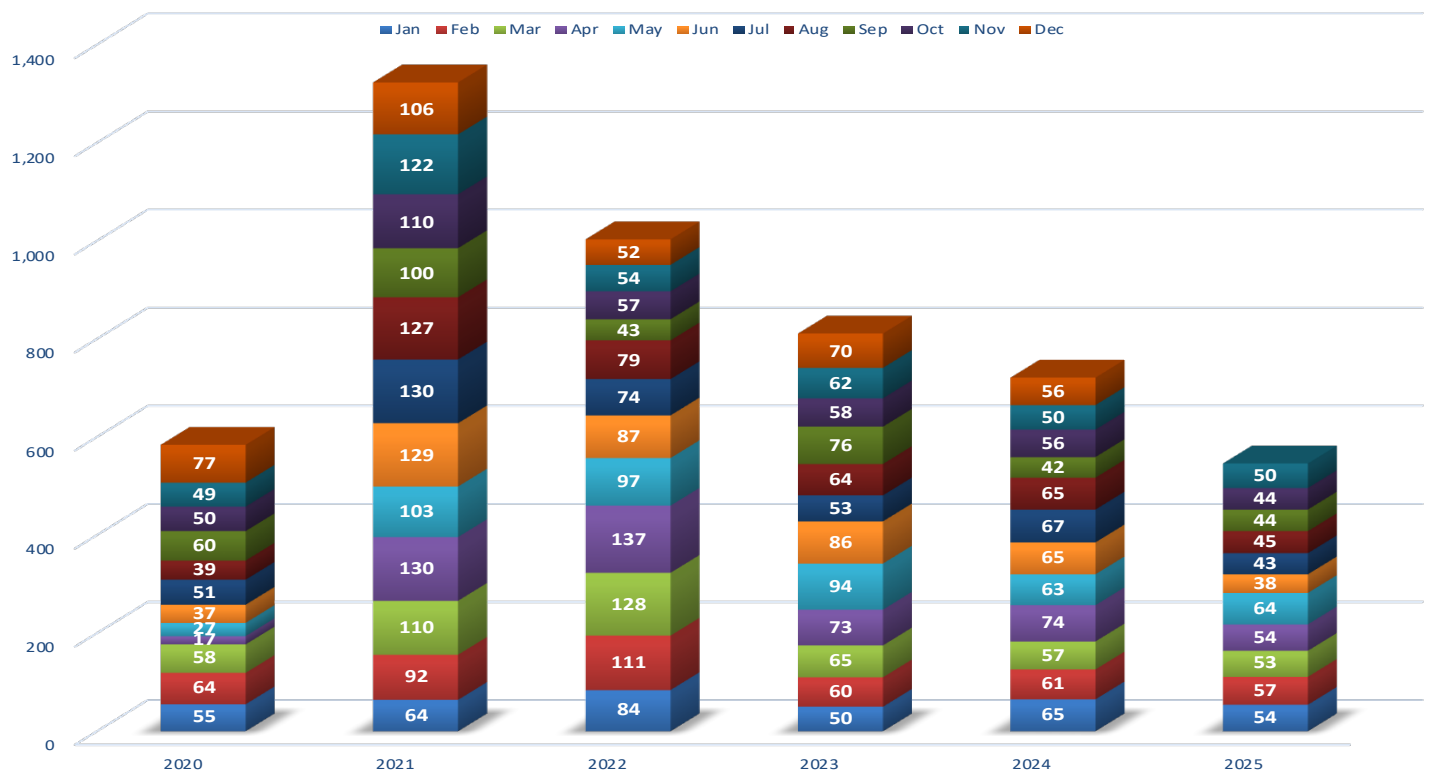
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - December 2025

### CONDO / TOWNHOME CLOSINGS



### VERTICAL / HI-RISE CLOSINGS



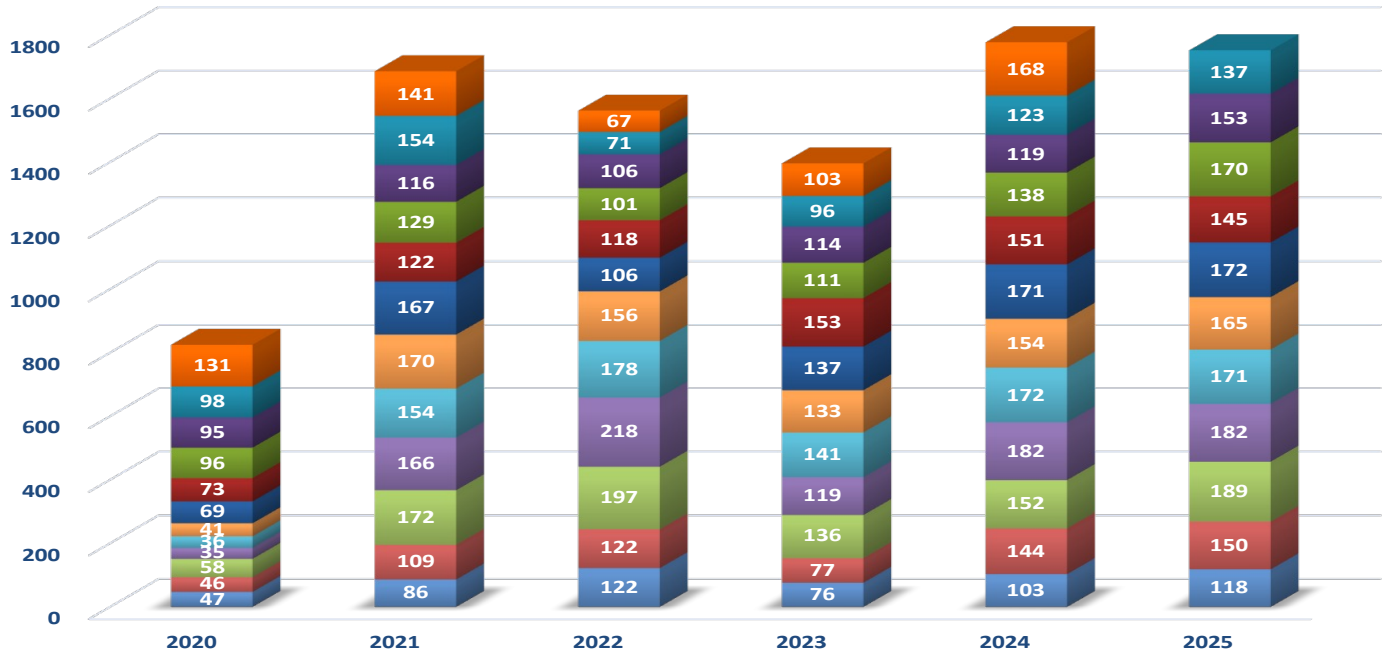


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - December 2025

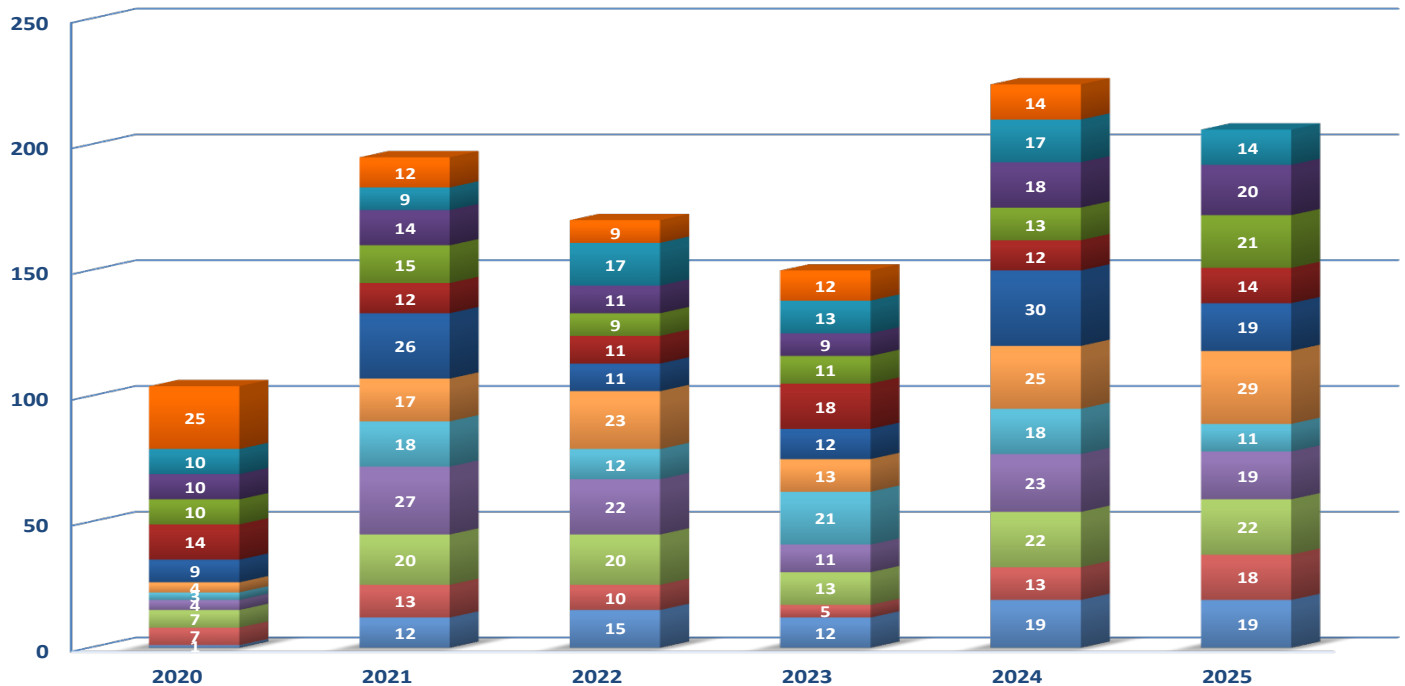
### LUXURY SALES \$1,000,000 AND OVER

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

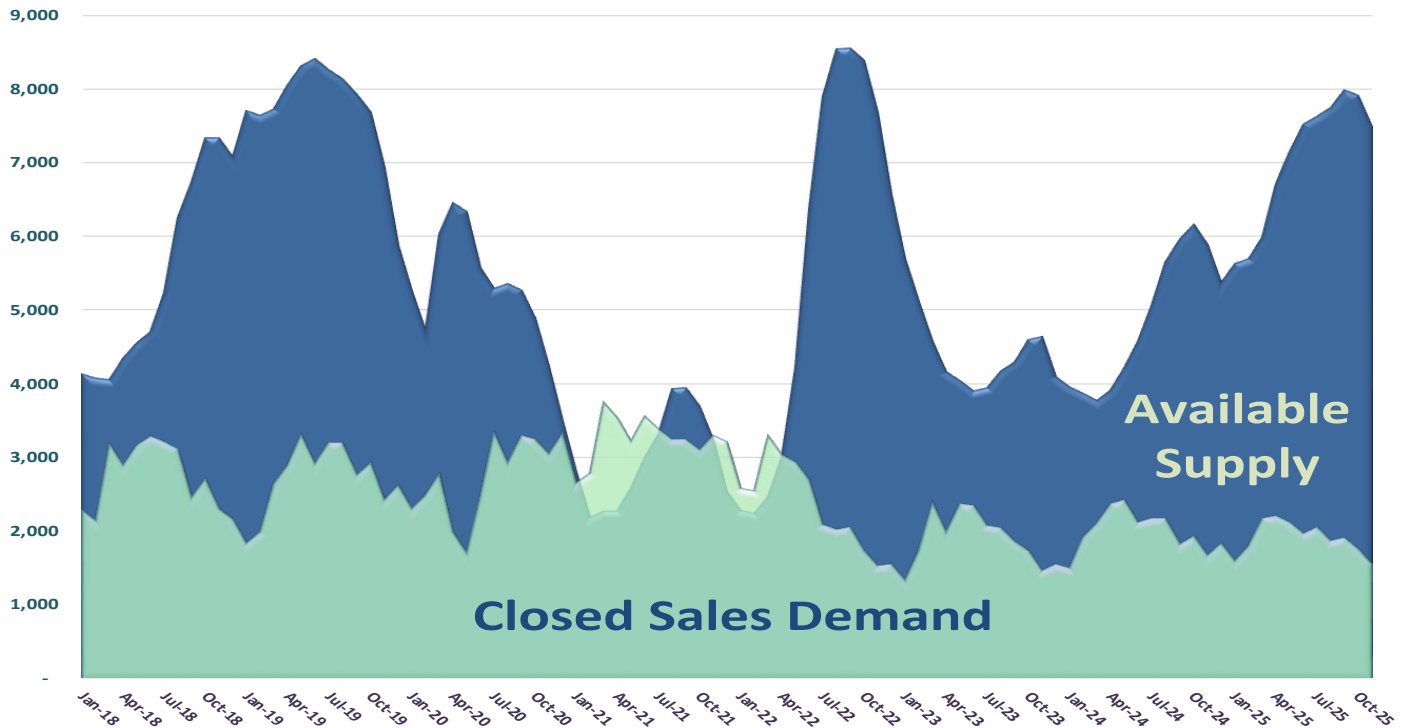




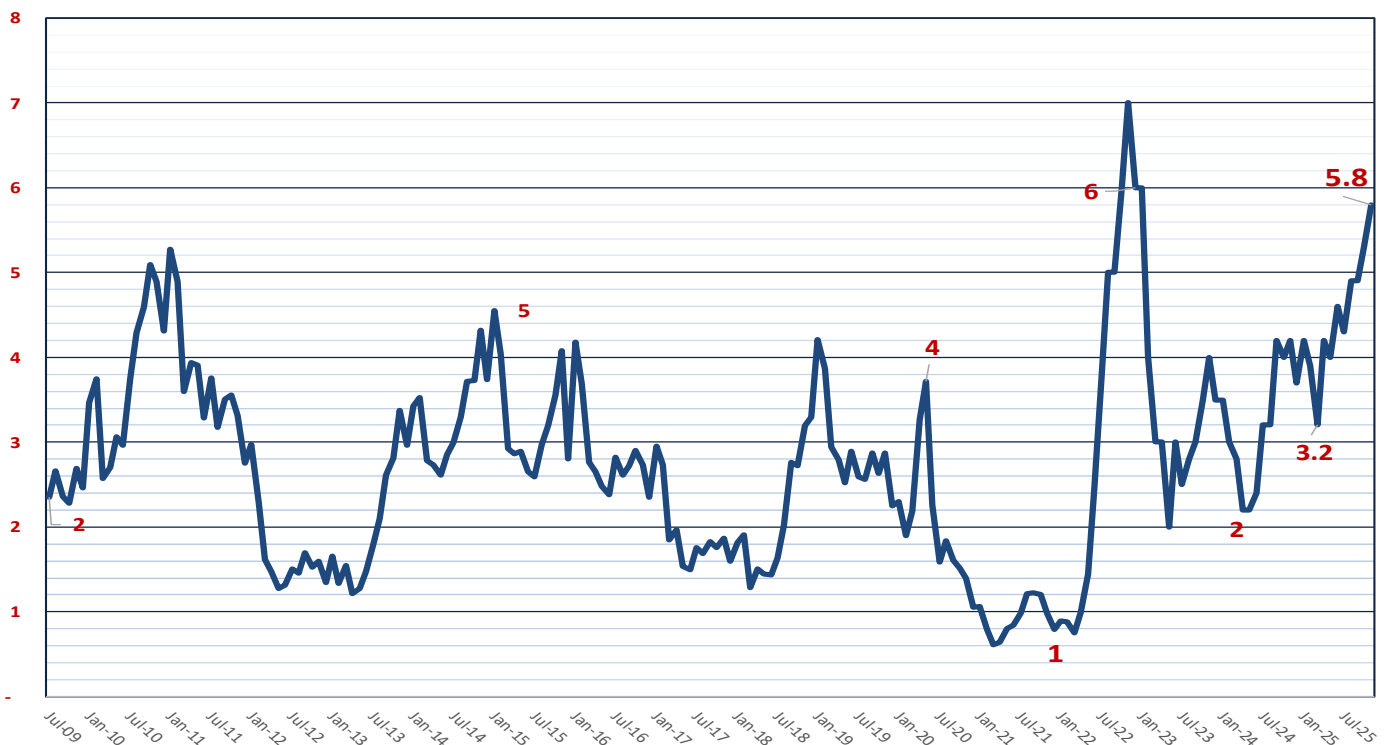
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - December 2025

### Supply vs Demand - Single Family Residential



### Single Family Residential Homes Months of Inventory





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - December 2025

SFR Closed Sales in Selected Communities - Last Six Months

|                      | 2025 Jun | July  | Aug   | Sep   | Oct   | Nov   | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|----------|-------|-------|-------|-------|-------|------------|---------------------|----------------------|------------------|
| Aliante              | 11       | 29    | 13    | 13    | 12    | 10    | — — — — —  | 7                   | 533,049              | 75               |
| Anthem               | 4        | 4     | 6     | 2     | 3     | 3     | — — — — —  | 8                   | 682,591              | 16               |
| Anthem Cnty Club     | 5        | 8     | 3     | 8     | 3     | 8     | — — — — —  | 5                   | 1,595,596            | 58               |
| Cadence              | 66       | 42    | 62    | 63    | 37    | 39    | — — — — —  | 5                   | 541,092              | 48               |
| Centennial Hills     | 20       | 23    | 22    | 18    | 18    | 15    | — — — — —  | 5                   | 638,458              | 48               |
| Desert/South Shores  | 18       | 16    | 13    | 8     | 11    | 13    | — — — — —  | 5                   | 689,510              | 62               |
| Green Valley         | 20       | 30    | 26    | 19    | 19    | 20    | — — — — —  | 4                   | 651,212              | 59               |
| Green Valley Ranch   | 10       | 9     | 14    | 10    | 9     | 12    | — — — — —  | 4                   | 634,895              | 31               |
| Inspirada            | 23       | 21    | 17    | 15    | 19    | 23    | — — — — —  | 5                   | 657,411              | 65               |
| Iron Mountain Ranch  | 6        | 5     | 9     | 7     | 13    | 2     | — — — — —  | 9                   | 578,275              | 18               |
| Lake Las Vegas       | 21       | 24    | 16    | 28    | 18    | 15    | — — — — —  | 14                  | 1,067,829            | 83               |
| Lone Mountain        | 15       | 6     | 11    | 5     | 2     | 11    | — — — — —  | 3                   | 675,171              | 62               |
| MacDonald Highlands  | 8        | 8     | 3     | 7     | 8     | 8     | — — — — —  | 6                   | 5,551,125            | 187              |
| Mountains Edge       | 32       | 34    | 31    | 24    | 26    | 13    | — — — — —  | 13                  | 556,411              | 60               |
| Peccole Ranch        | 3        | 5     | 10    | 2     | 10    | 3     | — — — — —  | 11                  | 540,330              | 129              |
| Providence           | 16       | 26    | 16    | 20    | 16    | 15    | — — — — —  | 5                   | 516,977              | 61               |
| Red Rock Cntry Club  | 2        | 2     | 4     | 2     | 4     | 2     | — — — — —  | 20                  | 2,957,500            | 118              |
| Rhodes Ranch         | 10       | 9     | 15    | 12    | 13    | 6     | — — — — —  | 9                   | 626,252              | 62               |
| Seven Hills          | 8        | 8     | 12    | 9     | 6     | 9     | — — — — —  | 7                   | 907,580              | 44               |
| Siena (SFR & TWH)    | 10       | 7     | 10    | 9     | 9     | 13    | — — — — —  | 4                   | 773,493              | 60               |
| Silverado Ranch      | 25       | 30    | 16    | 26    | 12    | 17    | — — — — —  | 4                   | 524,311              | 47               |
| Silverstone Ranch    | 6        | 5     | 2     | 3     | 2     | 3     | — — — — —  | 8                   | 596,407              | 27               |
| Skye Canyon          | 25       | 19    | 11    | 20    | 19    | 27    | — — — — —  | 4                   | 578,810              | 61               |
| Southern Highlands   | 35       | 26    | 26    | 36    | 24    | 36    | — — — — —  | 5                   | 1,089,687            | 44               |
| Spring Valley        | 15       | 17    | 11    | 8     | 15    | 14    | — — — — —  | 5                   | 513,444              | 49               |
| Summerlin            | 38       | 27    | 37    | 25    | 38    | 15    | — — — — —  | 11                  | 1,066,457            | 94               |
| Sun City Anthem      | 33       | 31    | 25    | 24    | 26    | 22    | — — — — —  | 5                   | 642,174              | 84               |
| Sun City Summerlin   | 20       | 46    | 19    | 42    | 27    | 30    | — — — — —  | 5                   | 606,159              | 74               |
| The Lakes            | 5        | 15    | 12    | 11    | 8     | 7     | — — — — —  | 8                   | 654,435              | 38               |
| The Ridges           | 5        | 4     | 2     | 4     | 4     | 3     | — — — — —  | 12                  | 5,684,091            | 85               |
| Tuscany              | 7        | 6     | 3     | 8     | 3     | 5     | — — — — —  | 8                   | 577,656              | 30               |
| Other Groups         |          |       |       |       |       |       |            |                     |                      |                  |
| Clark County         | 1,903    | 1,978 | 1,801 | 1,856 | 1,694 | 1,511 | — — — — —  | 5.8                 | 622,605              | 59               |
| Boulder City         | 10       | 11    | 8     | 8     | 7     | 14    | — — — — —  | 5                   | 617,772              | 60               |
| Pahrump              | 57       | 42    | 55    | 48    | 45    | 31    | — — — — —  | 12                  | 406,790              | 103              |
| High Rise Sales      | 38       | 43    | 45    | 44    | 44    | 50    | — — — — —  | 13                  | 788,912              | 119              |
| Luxury Sales (\$1M+) | 165      | 171   | 145   | 170   | 153   | 137   | — — — — —  | 11                  | 2,038,606            | 82               |

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

|                       | 2025 June | July      | August    | September | October   | November  | Price Movement |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|----------------|
| Aliante               | 563,854   | 545,786   | 509,254   | 487,769   | 587,488   | 486,700   | — — — — —      |
| Anthem                | 671,250   | 558,750   | 659,083   | 621,250   | 783,333   | 850,000   | — — — — —      |
| Anthem Cnty Club      | 2,071,000 | 1,634,375 | 1,543,083 | 1,265,453 | 1,778,333 | 1,541,000 | — — — — —      |
| Cadence               | 543,369   | 569,193   | 550,074   | 527,245   | 538,628   | 517,404   | — — — — —      |
| Centennial Hills      | 736,945   | 692,358   | 597,114   | 611,249   | 489,167   | 696,932   | — — — — —      |
| Desert/South Shores   | 706,772   | 767,594   | 734,231   | 585,563   | 629,918   | 639,177   | — — — — —      |
| Green Valley          | 660,540   | 558,260   | 723,208   | 667,705   | 577,792   | 741,800   | — — — — —      |
| Green Valley Ranch    | 659,100   | 574,833   | 601,214   | 656,679   | 570,611   | 729,125   | — — — — —      |
| Inspirada             | 678,637   | 694,656   | 629,823   | 622,167   | 654,421   | 648,024   | — — — — —      |
| Iron Mountain Ranch   | 750,667   | 548,000   | 563,222   | 492,143   | 544,197   | 727,500   | — — — — —      |
| Lake Las Vegas        | 1,069,274 | 1,178,973 | 966,152   | 992,174   | 1,362,443 | 784,115   | — — — — —      |
| Lone Mountain         | 640,960   | 582,833   | 784,555   | 417,850   | 614,500   | 790,798   | — — — — —      |
| MacDonald Highlands   | 4,312,500 | 6,618,625 | 4,016,667 | 3,491,302 | 6,958,485 | 6,692,656 | — — — — —      |
| Mountains Edge        | 623,156   | 531,391   | 520,917   | 576,388   | 531,009   | 556,115   | — — — — —      |
| Peccole Ranch         | 493,500   | 539,400   | 555,650   | 467,500   | 525,590   | 635,330   | — — — — —      |
| Providence            | 511,356   | 545,919   | 501,994   | 547,845   | 471,519   | 496,117   | — — — — —      |
| Red Rock Country Club | 2,450,000 | 2,250,000 | 3,587,500 | 3,100,000 | 3,361,250 | 1,962,500 | — — — — —      |
| Rhodes Ranch          | 670,580   | 574,889   | 580,533   | 660,317   | 670,254   | 580,250   | — — — — —      |
| Seven Hills           | 1,017,625 | 742,813   | 780,354   | 1,258,711 | 605,500   | 976,111   | — — — — —      |
| Siena (SFR & TWH)     | 835,113   | 873,571   | 729,090   | 779,333   | 629,556   | 801,965   | — — — — —      |
| Silverado Ranch       | 496,140   | 542,167   | 574,849   | 544,888   | 496,583   | 474,765   | — — — — —      |
| Silverstone Ranch     | 642,000   | 672,980   | 574,819   | 531,000   | 603,500   | 452,667   | — — — — —      |
| Skye Canyon           | 582,566   | 670,057   | 558,154   | 577,739   | 537,338   | 549,514   | — — — — —      |
| Southern Highlands    | 1,401,257 | 816,304   | 821,762   | 1,304,936 | 1,416,375 | 744,674   | — — — — —      |
| Spring Valley         | 544,427   | 487,647   | 623,337   | 447,500   | 477,757   | 501,149   | — — — — —      |
| Summerlin             | 1,142,963 | 869,467   | 968,730   | 1,432,166 | 918,368   | 1,233,930 | — — — — —      |
| Sun City Anthem       | 623,985   | 640,835   | 577,660   | 687,000   | 609,146   | 734,789   | — — — — —      |
| Sun City Summerlin    | 515,040   | 588,101   | 505,342   | 616,285   | 658,756   | 696,933   | — — — — —      |
| The Lakes             | 1,120,780 | 584,427   | 661,792   | 608,277   | 674,750   | 508,057   | — — — — —      |
| The Ridges            | 4,700,000 | 7,081,250 | 6,175,000 | 9,306,250 | 3,187,500 | 3,633,333 | — — — — —      |
| Tuscany               | 635,000   | 634,167   | 545,663   | 557,375   | 505,333   | 524,600   | — — — — —      |
| Other Groups          |           |           |           |           |           |           |                |
| Clark County          | 645,904   | 617,288   | 593,256   | 625,675   | 629,509   | 623,692   | — — — — —      |
| Boulder City          | 587,615   | 581,036   | 520,300   | 820,226   | 665,429   | 584,357   | — — — — —      |
| Pahrump               | 421,934   | 442,947   | 393,121   | 383,532   | 384,366   | 422,768   | — — — — —      |
| High Rise Sales       | 663,289   | 746,139   | 963,282   | 918,248   | 716,949   | 713,747   | — — — — —      |
| Luxury Sales (\$1M+)  | 2,190,493 | 1,969,026 | 1,925,916 | 2,067,466 | 2,081,564 | 1,978,010 | — — — — —      |