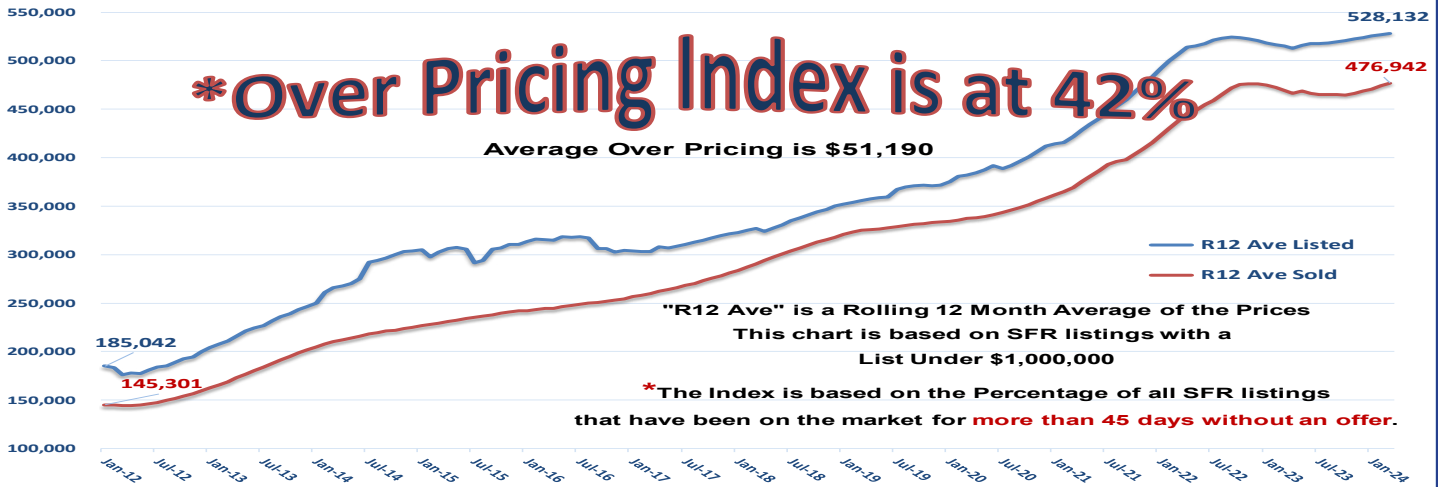




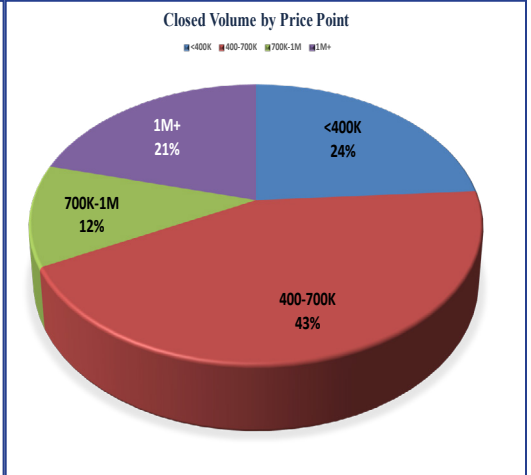
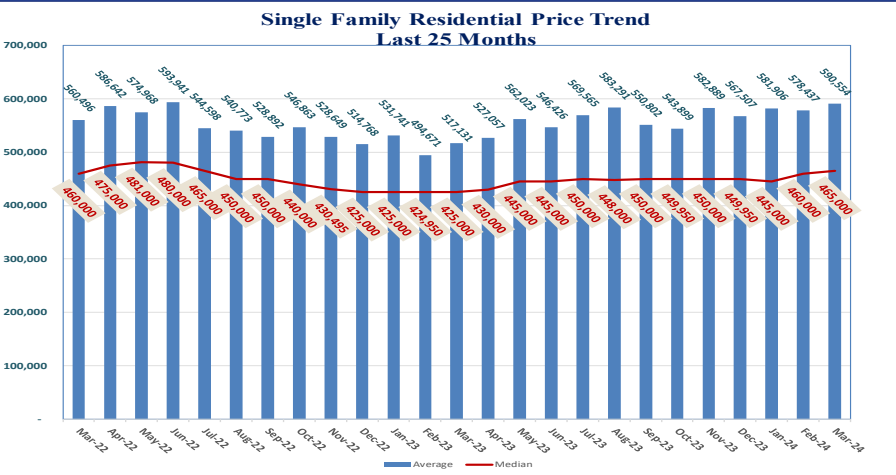
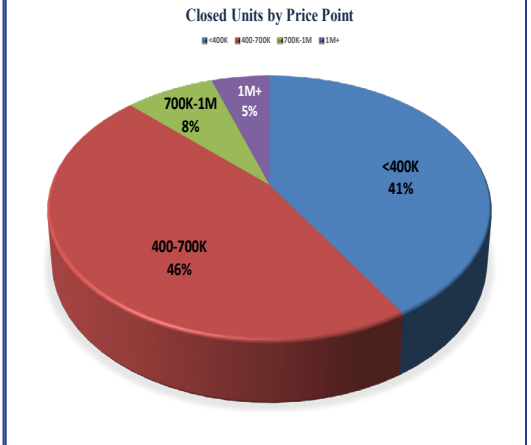
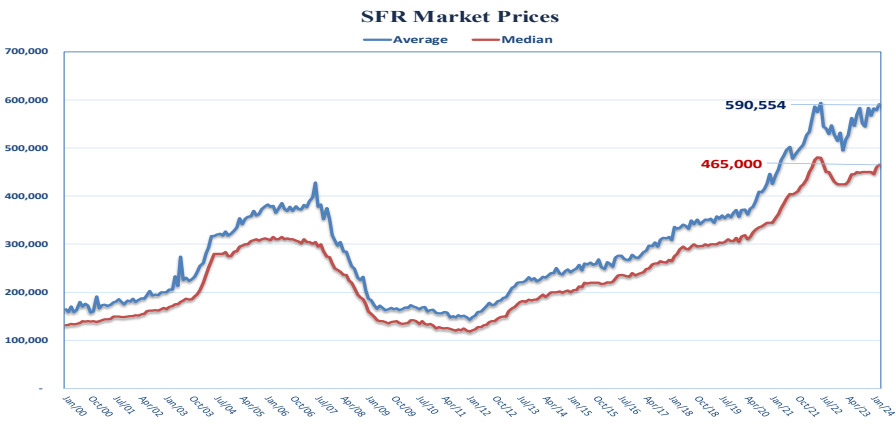
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - April 2024

**SFR Average List vs Closed Sale Prices**



	Closed 2023	Closed 2024	Change	% Change
<b>Units</b>	7,390	7,710	320	4.3%
<b>Volume (000) \$</b>	3,436,942	4,028,756	\$ 591,814	17.2%





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - April 2024

### March 2024 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 DOM
SFR	2,909	3,772	2,823	2,095	547,750	979,485	465,000	590,554	2.8	55.5%	68
CON/TWH	910	1,322	732	593	289,000	348,910	283,395	321,617	2.9	44.9%	57
<b>Total Residential</b>	<b>3,819</b>	<b>5,094</b>	<b>3,555</b>	<b>2,688</b>	<b>470,000</b>	<b>815,838</b>	<b>429,990</b>	<b>531,224</b>	<b>2.8</b>	<b>52.8%</b>	<b>66</b>
Hi-Rise	138	380	72	57	500,000	888,314	399,000	800,461	6.1	15.0%	102
Multiple Dwelling	37	70	36	14	620,000	636,544	632,500	689,635	4.5	20.0%	45
Vacant Land	325	2,143	217	144	79,999	573,936	37,500	371,827	20.0	6.7%	182
Luxury Sales (RES & VER) \$1M+	336	758	225	152	1,827,500	3,012,332	1,391,026	2,210,451	6.0	2.9%	77

### February 2024 Production Snapshot

	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 DOM
SFR	2,699	3,869	2,597	1,912	532,744	940,024	460,000	578,437	3.0	49.4%	51
CON/TWH	801	1,282	668	537	289,950	336,544	285,000	306,183	3.5	41.9%	43
<b>Total Residential</b>	<b>3,500</b>	<b>5,151</b>	<b>3,265</b>	<b>2,449</b>	<b>466,702</b>	<b>789,827</b>	<b>429,990</b>	<b>518,739</b>	<b>3.3</b>	<b>47.5%</b>	<b>49</b>
Hi-Rise	136	357	68	61	498,000	905,900	488,000	661,147	6.8	17.1%	69
Multiple Dwelling	38	69	32	21	595,000	641,256	590,000	525,045	4.5	30.4%	46
Vacant Land	232	2,124	205	125	75,000	562,288	60,000	289,312	18.0	5.9%	169
Luxury Sales (RES & VER) \$1M+	321	721	203	144	1,850,000	3,002,511	1,397,500	1,797,845	6.0	2.9%	87

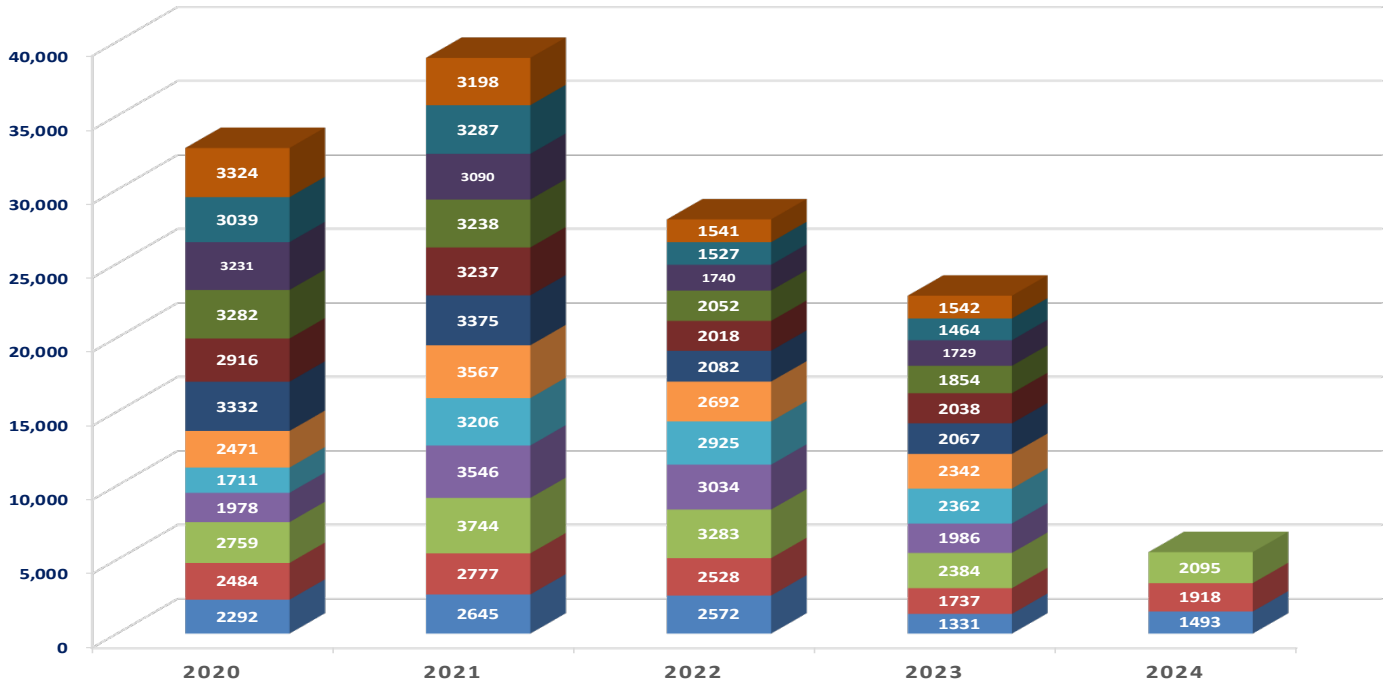


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - April 2024

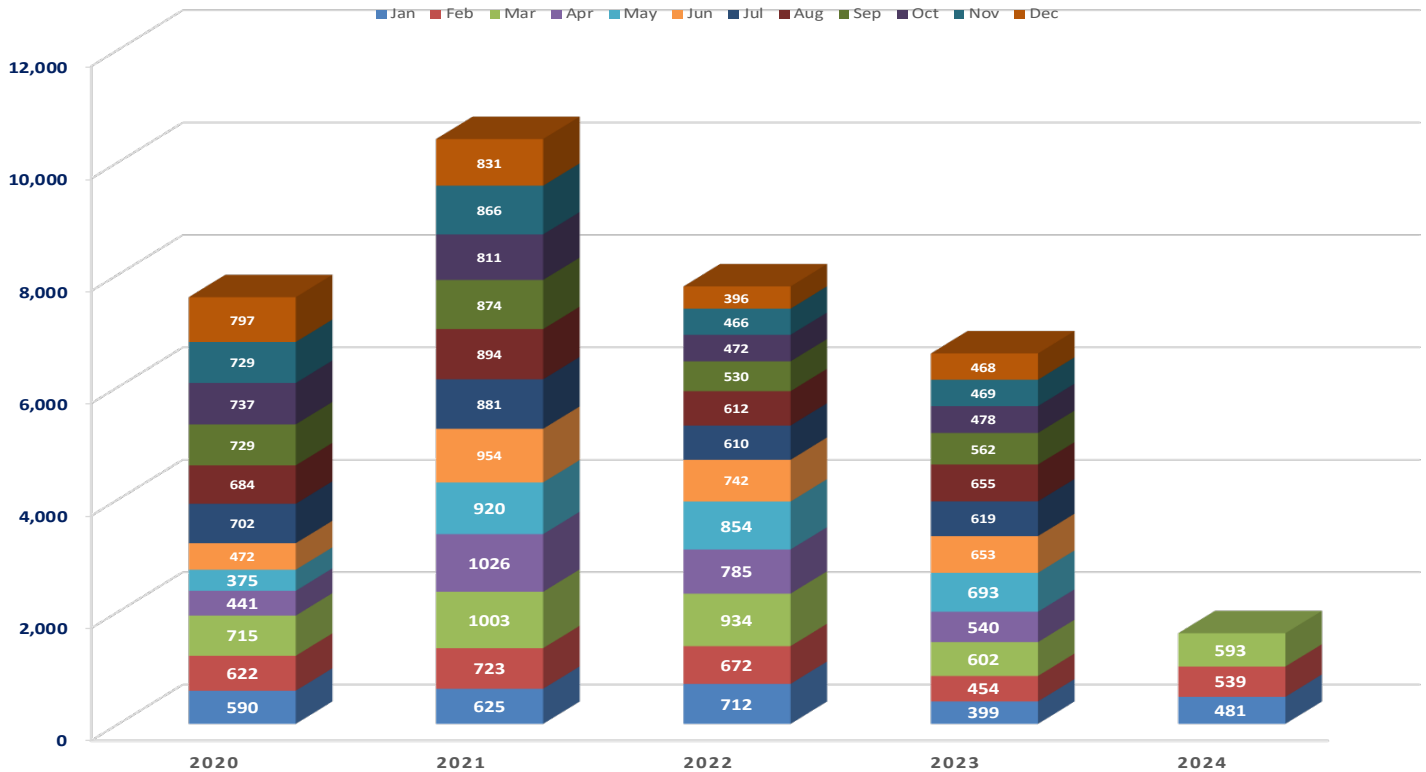
### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



### CONDO / TOWNHOME CLOSINGS

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

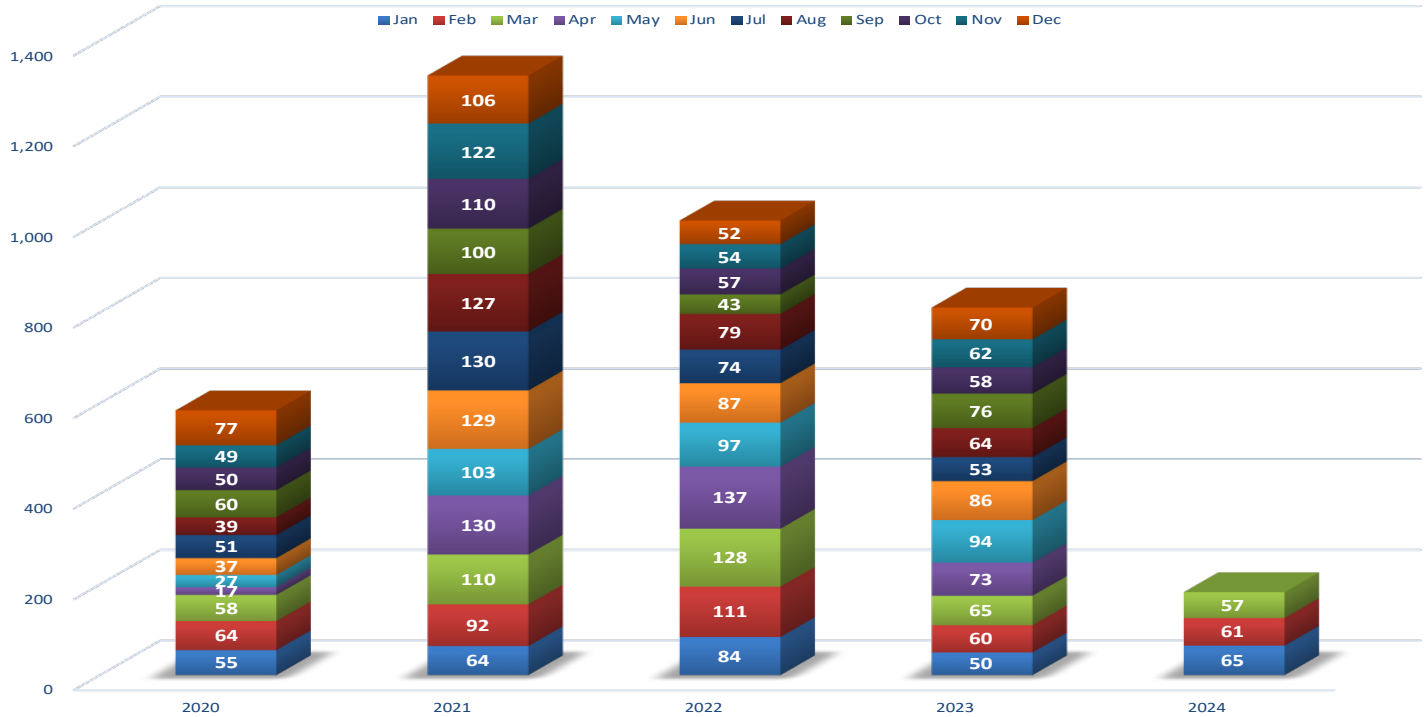




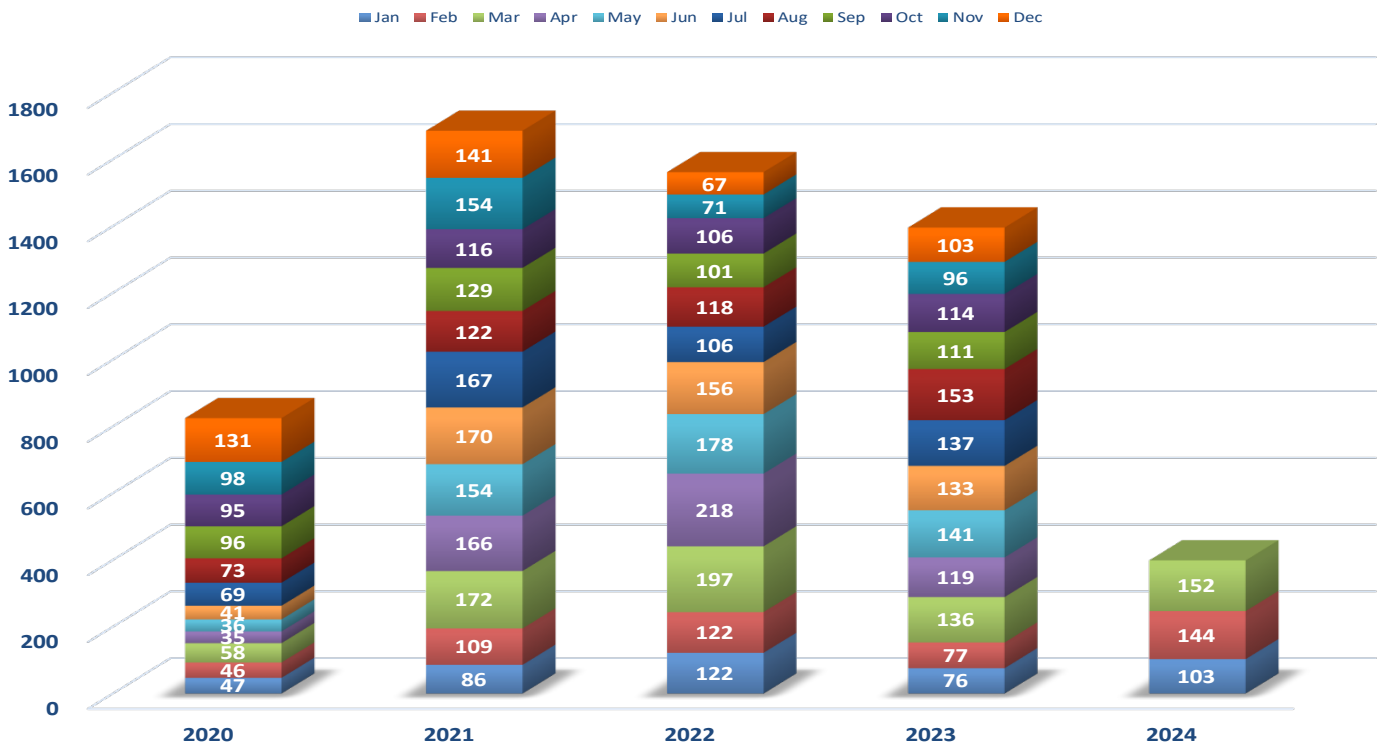
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - April 2024

### VERTICAL / HI-RISE CLOSINGS



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

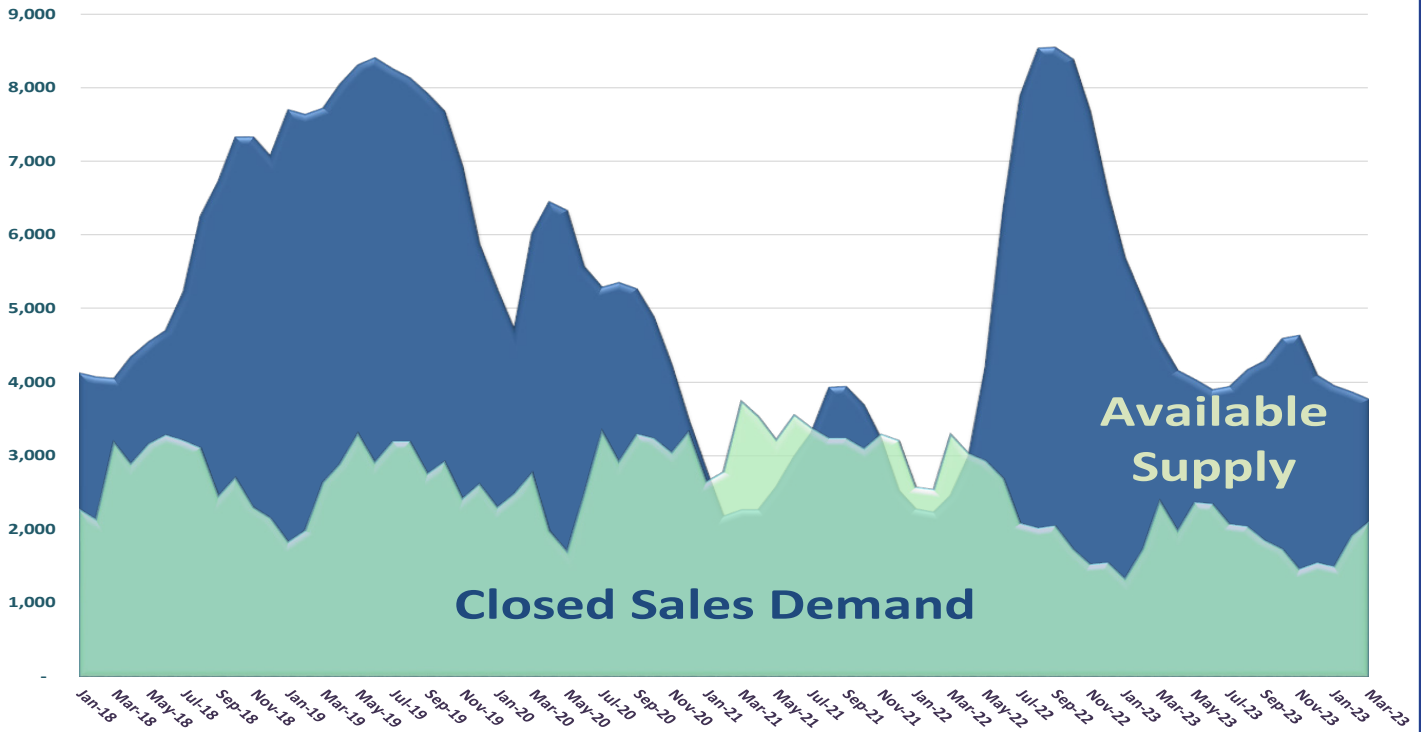




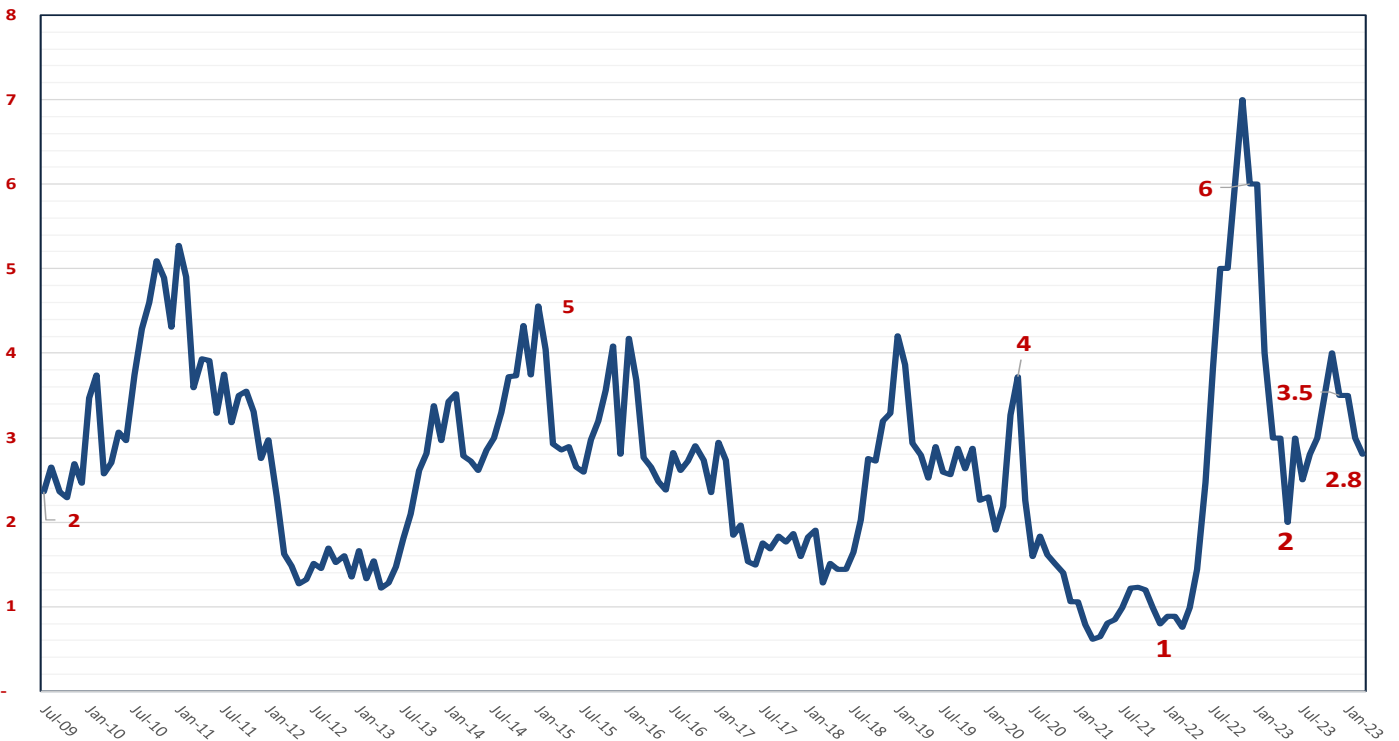
# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - April 2024

### Supply vs Demand - Single Family Residential



### Single Family Residential Homes Months of Inventory





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - April 2024

SFR Closed Sales in Selected Communities - Last Six Months

	Oct	Nov	Dec	2024 Jan	Feb	Mar	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	8	11	9	10	13	12		4	515,407	40
Anthem	5	2	2	7	2	4		2	676,495	28
Anthem Cnty Club	8	6	4	11	8	9		4	1,467,342	72
Cadence	39	31	38	37	42	61		2	483,136	78
Centennial Hills	7	5	9	9	15	17		2	530,513	46
Desert/South Shores	12	9	10	12	14	12		2	733,878	38
Green Valley	18	17	15	13	24	28		2	617,008	29
Green Valley Ranch	13	8	10	3	12	8		3	588,535	6
Inspirada	16	11	10	9	21	23		2	612,673	34
Iron Mountain Ranch	7	8	2	3	9	8		2	561,583	65
Lake Las Vegas	13	8	20	10	23	29		4	1,005,712	99
Lone Mountain	11	4	7	6	6	7		3	765,342	37
MacDonald Highlands	3	1	5	3	1	2		27	4,635,615	62
Mountains Edge	30	25	18	26	29	27		2	491,587	40
Peccole Ranch	6	8	4	6	3	8		1	516,872	20
Providence	18	14	14	22	23	29		1	472,024	58
Red Rock Cntry Club	2	5	7	2	4	5		3	2,073,240	35
Rhodes Ranch	10	5	7	11	20	21		2	585,364	31
Seven Hills	6	7	10	7	12	13		3	909,319	101
Siena (SFR & TWH)	5	6	11	8	14	11		2	666,209	25
Silverado Ranch	17	14	15	21	16	18		2	502,917	37
Silverstone Ranch	2	1	4	2	6	2		4	601,847	17
Skye Canyon	23	20	22	18	18	34		2	569,612	58
Southern Highlands	20	17	22	16	28	28		3	961,940	49
Spring Valley	10	13	14	15	14	16		1	573,181	37
Summerlin	33	24	26	31	30	34		2	952,816	53
Sun City Anthem	30	19	26	20	36	38		2	592,371	45
Sun City Summerlin	32	16	23	22	27	34		1	542,308	33
The Lakes	10	4	8	10	7	11		2	651,924	17
The Ridges	4	4	1	3	1	9		3	4,457,045	122
Tuscany	3	4	4	4	11	7		2	586,731	38
Other Groups										
Clark County	1,671	1,410	1,491	1,448	1,857	2,032		2.5	581,940	46
Boulder City	14	6	8	11	7	12		3	637,649	106
Pahrump	43	40	42	35	52	54		5	380,727	58
High Rise Sales	58	62	70	64	61	57		8	670,111	69
Luxury Sales (\$1M+)	114	96	103	103	144	152		6	1,787,612	77

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

	October	November	December	2024 January	February	March	Price Movement
Aliante	473,225	577,051	488,276	483,198	494,753	556,583	
Anthem	637,400	887,500	584,000	724,557	584,500	628,000	
Anthem Cnty Club	1,549,625	1,282,500	906,313	1,872,500	1,627,375	1,129,332	
Cadence	480,117	499,338	477,953	480,250	497,690	471,790	
Centennial Hills	622,857	534,000	461,056	492,333	566,087	517,059	
Desert/South Shores	683,742	713,911	703,300	780,917	744,692	764,813	
Green Valley	652,833	564,288	561,311	575,538	648,248	648,300	
Green Valley Ranch	627,961	598,510	521,490	741,667	584,533	546,875	
Inspirada	558,222	570,272	623,867	673,333	574,979	676,644	
Iron Mountain Ranch	616,000	520,363	957,500	505,000	550,296	490,125	
Lake Las Vegas	741,413	808,124	864,465	1,617,800	1,217,165	897,339	
Lone Mountain	676,407	943,894	988,584	892,981	607,167	606,000	
MacDonald Highlands	5,712,350	5,400,000	4,078,874	4,060,000	2,375,000	6,023,902	
Mountains Edge	473,257	509,316	496,914	458,914	487,683	527,644	
Peccole Ranch	406,500	450,817	607,000	587,500	544,333	557,375	
Providence	441,889	480,714	489,786	446,450	484,913	487,139	
Red Rock Country Club	1,474,500	2,154,800	2,066,429	1,775,000	2,332,500	2,152,600	
Rhodes Ranch	586,450	532,000	629,214	524,173	613,609	588,090	
Seven Hills	1,295,750	688,250	768,515	713,000	873,742	1,096,865	
Siena (SFR & TWH)	574,600	676,000	717,909	555,000	682,893	710,455	
Silverado Ranch	542,818	475,679	439,560	508,645	616,330	431,722	
Silverstone Ranch	613,000	919,000	523,750	662,500	593,567	552,500	
Skye Canyon	555,391	562,394	597,732	538,571	606,664	562,101	
Southern Highlands	798,070	834,993	1,239,364	1,153,925	927,309	863,014	
Spring Valley	495,400	582,231	596,000	518,800	708,432	527,114	
Summerlin	885,328	861,728	824,823	943,987	1,161,085	1,004,775	
Sun City Anthem	587,388	660,732	568,212	577,943	625,636	554,735	
Sun City Summerlin	564,332	572,494	466,954	509,896	599,096	534,225	
The Lakes	544,900	635,838	586,250	918,100	564,157	616,705	
The Ridges	3,522,250	3,983,750	2,450,000	4,983,333	2,400,000	5,359,000	
Tuscany	533,333	674,250	511,500	566,000	632,045	543,231	
Other Groups							
Clark County	550,877	590,825	575,576	590,093	584,759	597,603	
Boulder City	699,443	599,225	633,363	659,171	551,343	618,242	
Pahrump	389,320	380,217	360,402	369,889	387,829	390,254	
High Rise Sales	611,652	530,484	572,218	857,877	661,147	800,461	
Luxury Sales (\$1M+)	1,700,878	2,107,398	1,954,424	2,290,797	1,797,845	2,210,451	