



CHICAGO TITLE

JULY 2023

REAL ESTATE MARKET UPDATE

Both single-family and condo/townhome market segments continued to experience overall stability in pricing while the number of home closings was on par with levels reported a year ago.

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

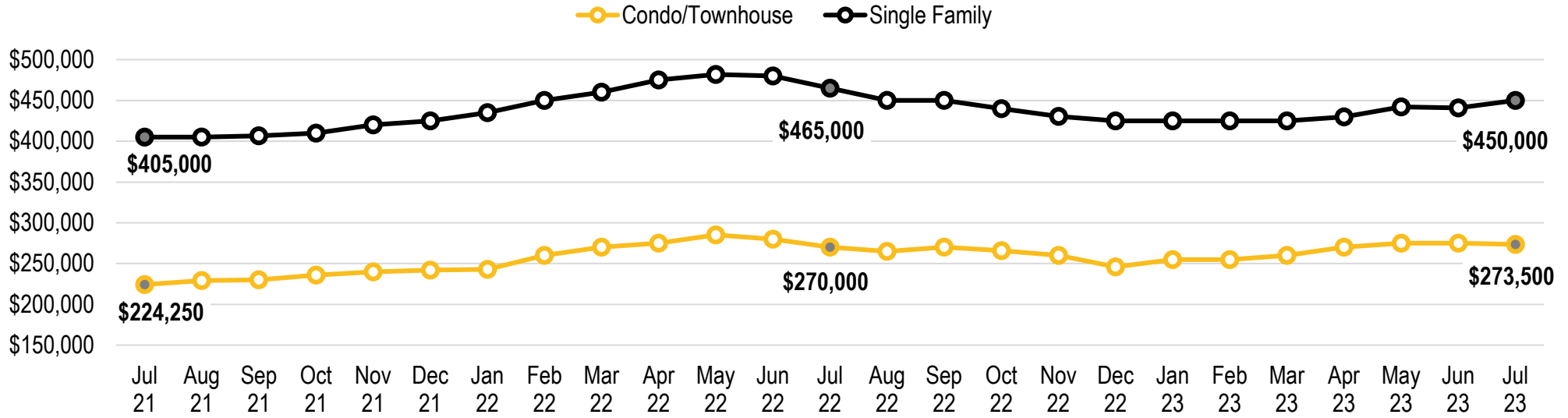
LAS VEGAS, NEVADA (URBAN VALLEY)

| PRICE RANGE | NUMBER OF HOMES ON THE MARKET | | | NUMBER OF RESALE CLOSINGS | | | EFFECTIVE MONTHS OF INVENTORY | | |
|---------------------------|-------------------------------|--------------|--------------|---------------------------|--------------|--------------|-------------------------------|------------|------------|
| | May '23 | Jun '23 | Jul '23 | May '23 | Jun '23 | Jul '23 | May '23 | Jun '23 | Jul '23 |
| \$199,999 OR UNDER | 108 | 99 | 94 | 102 | 101 | 101 | 1.1 | 1.0 | 0.9 |
| \$200,000 - \$249,999 | 174 | 160 | 159 | 175 | 171 | 148 | 1.0 | 0.9 | 1.1 |
| \$250,000 - \$299,999 | 192 | 191 | 186 | 215 | 178 | 160 | 0.9 | 1.1 | 1.2 |
| \$300,000 - \$349,999 | 269 | 266 | 237 | 366 | 335 | 277 | 0.7 | 0.8 | 0.9 |
| \$350,000 - \$399,999 | 461 | 458 | 380 | 481 | 479 | 404 | 1.0 | 1.0 | 0.9 |
| \$400,000 - \$499,999 | 898 | 877 | 767 | 718 | 742 | 647 | 1.3 | 1.2 | 1.2 |
| \$500,000 - \$749,999 | 1,070 | 1,071 | 992 | 562 | 563 | 529 | 1.9 | 1.9 | 1.9 |
| \$750,000 - \$999,999 | 393 | 396 | 351 | 138 | 131 | 137 | 2.8 | 3.0 | 2.6 |
| \$1,000,000 - \$1,499,999 | 250 | 273 | 243 | 62 | 57 | 71 | 4.0 | 4.8 | 3.4 |
| \$1,500,000 - \$1,999,999 | 124 | 118 | 103 | 23 | 33 | 20 | 5.4 | 3.6 | 5.2 |
| \$2,000,000 - \$2,499,999 | 66 | 56 | 55 | 18 | 8 | 15 | 3.7 | 7.0 | 3.7 |
| \$2,500,000 AND OVER | 169 | 171 | 167 | 28 | 16 | 18 | 6.0 | 10.7 | 9.3 |
| TOTAL | 4,174 | 4,136 | 3,734 | 2,888 | 2,814 | 2,527 | 1.4 | 1.5 | 1.5 |

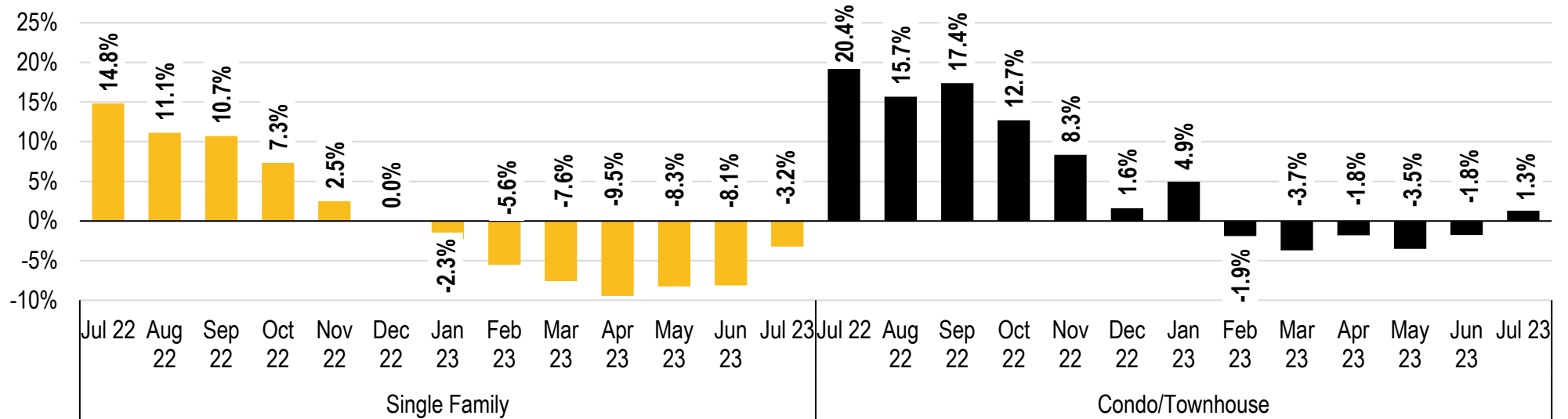
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

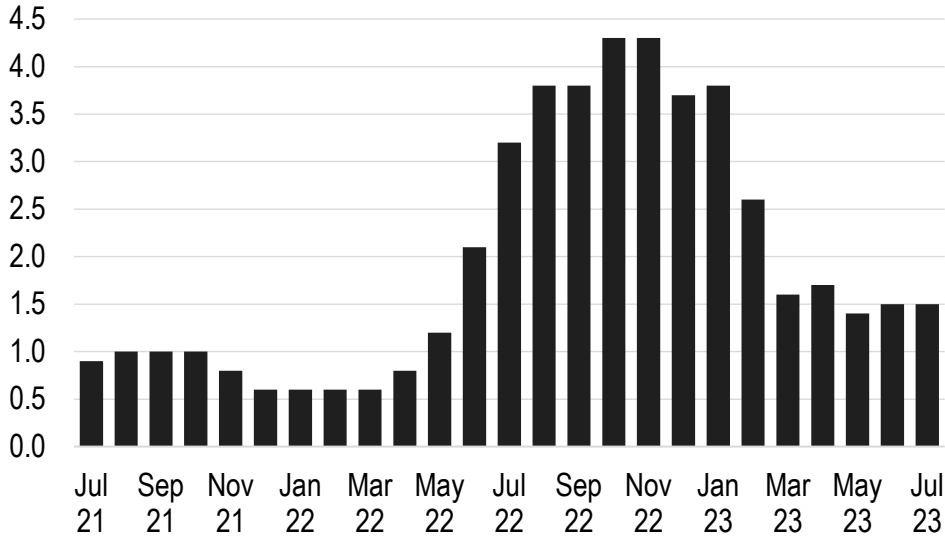


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

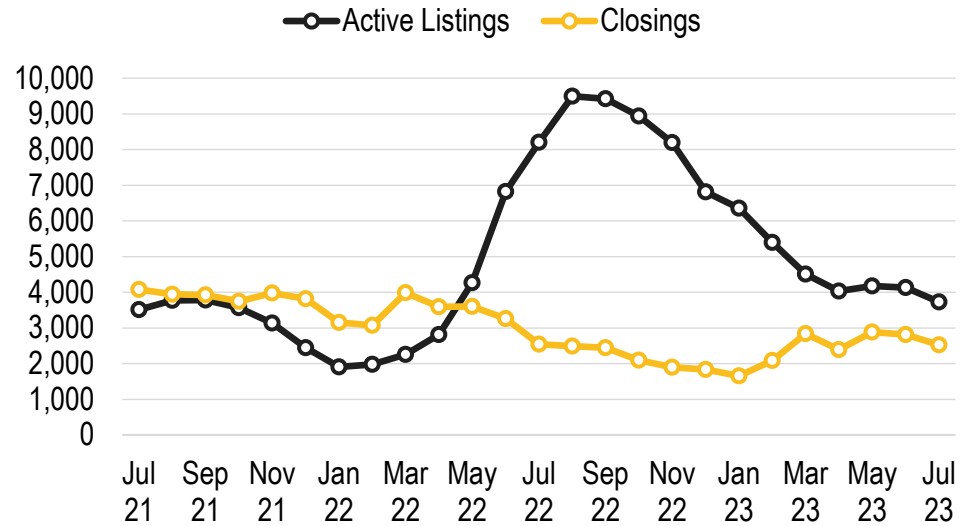




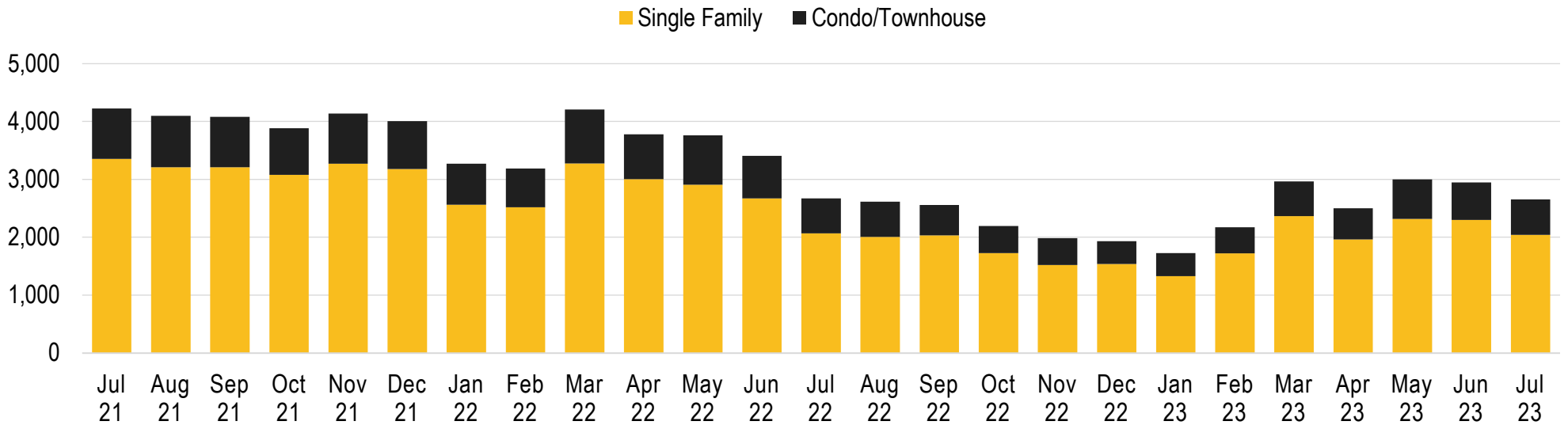
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



ACTIVE LISTINGS AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



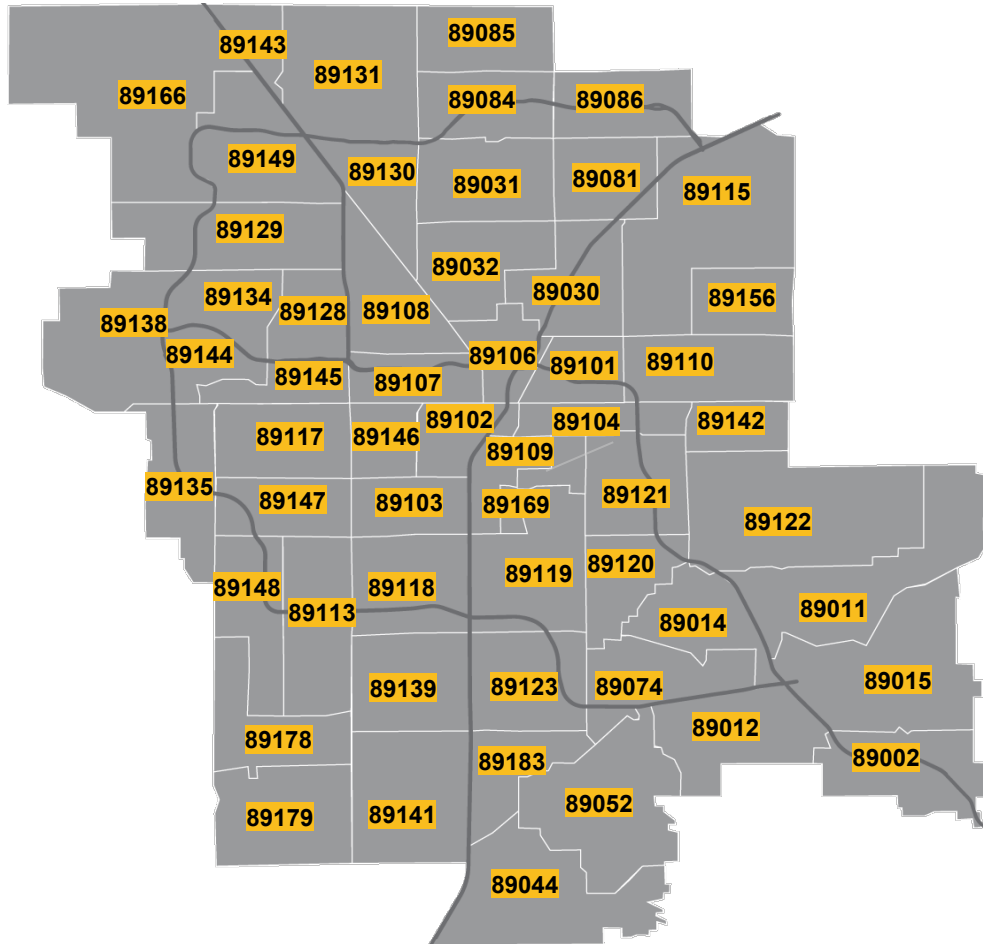
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

BY ZIP CODE | LAS VEGAS, NEVADA | JULY 2023

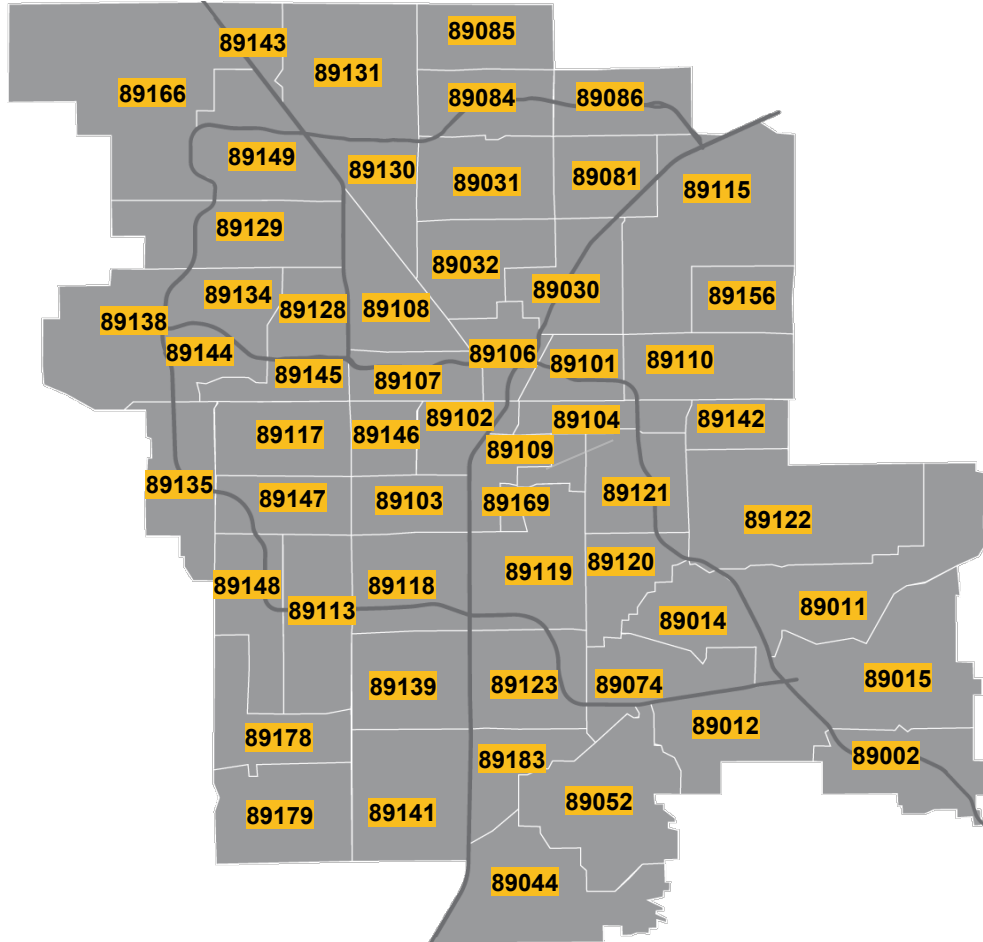


| ZIP | DAYS | ZIP | DAYS | ZIP | DAYS | ZIP | DAYS |
|-------|------|-------|------|-------|------|-------|------|
| 89002 | 35 | 89086 | 70 | 89119 | 36 | 89142 | 22 |
| 89011 | 32 | 89101 | 37 | 89120 | 46 | 89143 | 33 |
| 89012 | 32 | 89102 | 17 | 89121 | 24 | 89144 | 37 |
| 89014 | 24 | 89103 | 36 | 89122 | 33 | 89145 | 28 |
| 89015 | 30 | 89104 | 15 | 89123 | 29 | 89146 | 45 |
| 89030 | 24 | 89106 | 12 | 89128 | 27 | 89147 | 18 |
| 89031 | 23 | 89107 | 27 | 89129 | 32 | 89148 | 32 |
| 89032 | 25 | 89108 | 27 | 89130 | 43 | 89149 | 27 |
| 89044 | 34 | 89109 | 141 | 89131 | 38 | 89156 | 26 |
| 89052 | 36 | 89110 | 43 | 89134 | 37 | 89166 | 40 |
| 89074 | 29 | 89113 | 30 | 89135 | 41 | 89169 | 20 |
| 89081 | 51 | 89115 | 41 | 89138 | 47 | 89178 | 23 |
| 89084 | 31 | 89117 | 25 | 89139 | 34 | 89179 | 21 |
| 89085 | 79 | 89118 | 34 | 89141 | 39 | 89183 | 28 |



MONTHS OF HOUSING INVENTORY

BY ZIP CODE | LAS VEGAS, NEVADA | JULY 2023

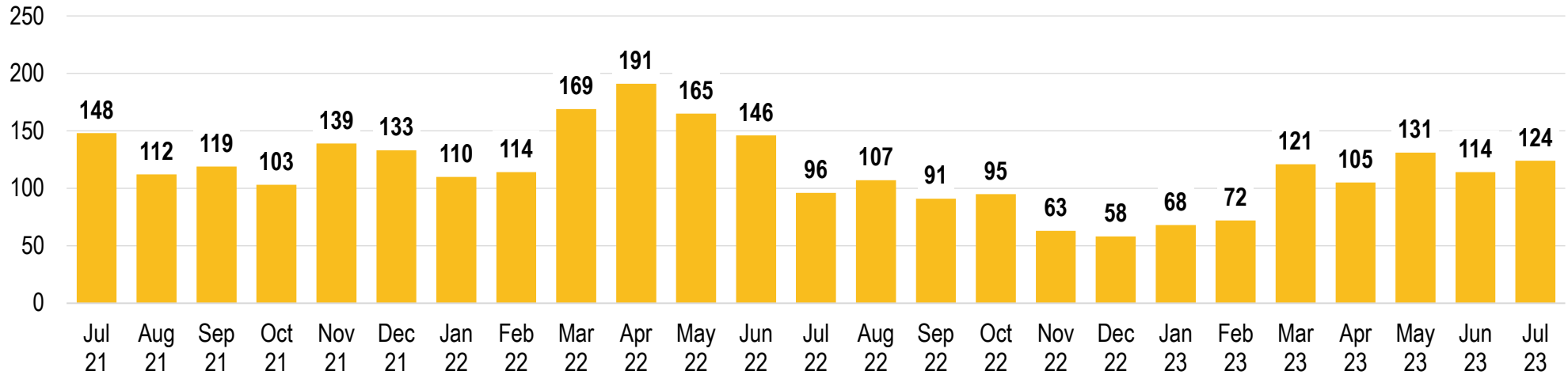


| ZIP | MONTHS | ZIP | MONTHS | ZIP | MONTHS | ZIP | MONTHS |
|-------|--------|-------|--------|-------|--------|-------|--------|
| 89002 | 1.4 | 89086 | 1.9 | 89119 | 1.6 | 89142 | 1.3 |
| 89011 | 2.2 | 89101 | 1.3 | 89120 | 2.7 | 89143 | 1.8 |
| 89012 | 2.0 | 89102 | 1.0 | 89121 | 1.4 | 89144 | 1.2 |
| 89014 | 1.1 | 89103 | 1.3 | 89122 | 1.3 | 89145 | 0.8 |
| 89015 | 1.3 | 89104 | 1.4 | 89123 | 0.9 | 89146 | 2.7 |
| 89030 | 1.8 | 89106 | 0.9 | 89128 | 0.9 | 89147 | 1.4 |
| 89031 | 1.1 | 89107 | 1.5 | 89129 | 1.2 | 89148 | 1.3 |
| 89032 | 1.5 | 89108 | 1.6 | 89130 | 0.8 | 89149 | 2.0 |
| 89044 | 1.3 | 89109 | 5.0 | 89131 | 1.2 | 89156 | 2.4 |
| 89052 | 1.4 | 89110 | 1.3 | 89134 | 1.4 | 89166 | 1.9 |
| 89074 | 1.0 | 89113 | 1.4 | 89135 | 1.7 | 89169 | 1.7 |
| 89081 | 1.6 | 89115 | 1.8 | 89138 | 2.2 | 89178 | 1.3 |
| 89084 | 1.1 | 89117 | 1.4 | 89139 | 2.2 | 89179 | 0.4 |
| 89085 | 0.4 | 89118 | 1.9 | 89141 | 2.5 | 89183 | 1.4 |

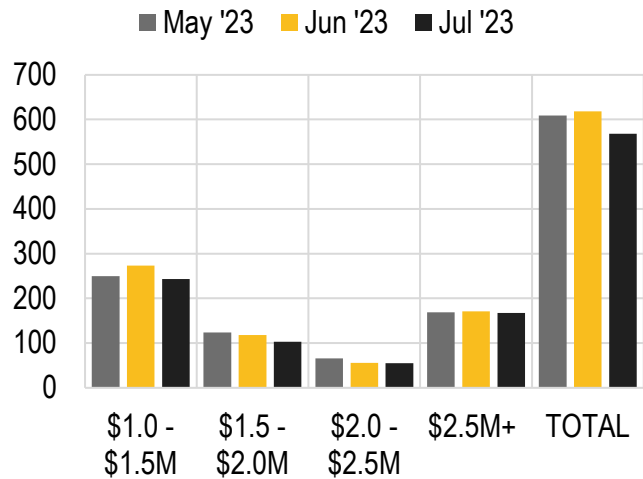
Note: Inventory includes available listings, excluding homes under contract, relative to closings.



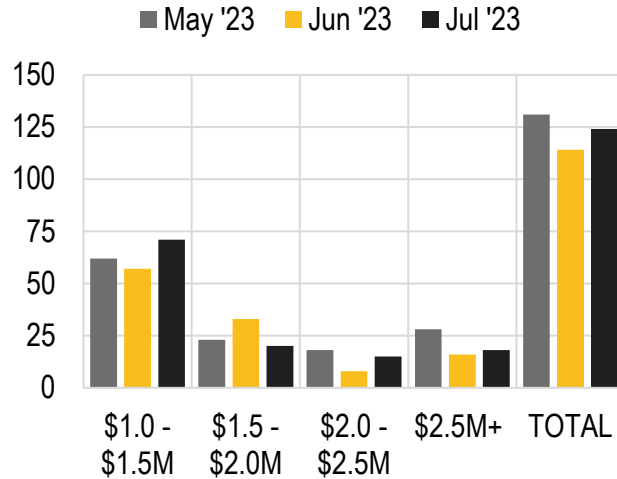
NUMBER OF LUXURY HOME RESALE CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



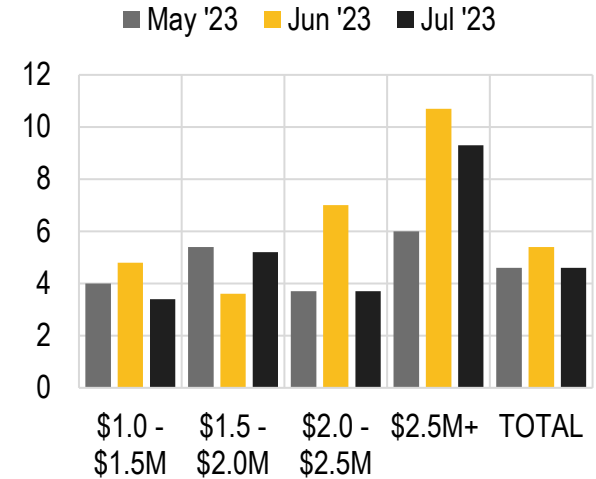
NUMBER OF LUXURY HOMES ON THE MARKET
LAS VEGAS, NEVADA (URBAN VALLEY)



NUMBER OF LUXURY RESALE CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



CHICAGO TITLE

JULY 2023

HIGH-RISE MARKET UPDATE

High-rise resale closing volumes dipped down in July following a couple of stronger demand months. As result, effective inventory increased to 5.8 months while pricing remained relatively stable in the \$350,000 range.

HIGH-RISE HOUSING MARKET

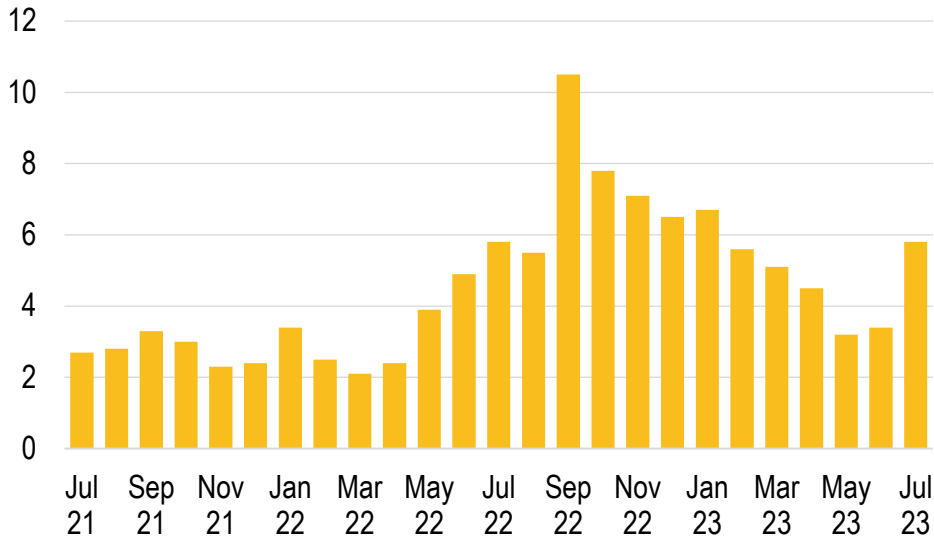
LAS VEGAS, NEVADA (URBAN VALLEY)

| PRICE RANGE | NUMBER OF HOMES ON THE MARKET | NUMBER OF HIGH-RISE RESALE CLOSINGS | | | | | | EFFECTIVE MONTHS OF INVENTORY |
|-----------------------|-------------------------------|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-------------------------------|
| | | Jul '23 | Feb '23 | Mar '23 | Apr '23 | May '23 | Jun '23 | |
| \$99,999 or under | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |
| \$100,000 - \$119,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |
| \$120,000 - \$139,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |
| \$140,000 - \$159,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | - |
| \$160,000 - \$179,999 | 0 | 1 | 2 | 0 | 1 | 1 | 2 | - |
| \$180,000 - \$199,999 | 7 | 2 | 0 | 2 | 5 | 2 | 0 | - |
| \$200,000 - \$249,999 | 13 | 6 | 2 | 5 | 2 | 4 | 4 | 3.3 |
| \$250,000 - \$299,999 | 32 | 4 | 11 | 11 | 17 | 9 | 5 | 6.4 |
| \$300,000 - \$399,999 | 63 | 24 | 19 | 27 | 30 | 34 | 19 | 3.3 |
| \$400,000 - \$499,999 | 31 | 9 | 4 | 4 | 10 | 7 | 3 | 10.3 |
| \$500,000 - \$999,999 | 94 | 11 | 13 | 14 | 21 | 19 | 13 | 7.2 |
| \$1,000,000 and Over | 62 | 3 | 12 | 9 | 7 | 9 | 6 | 10.3 |
| TOTAL | 302 | 60 | 63 | 72 | 94 | 86 | 52 | 5.8 |

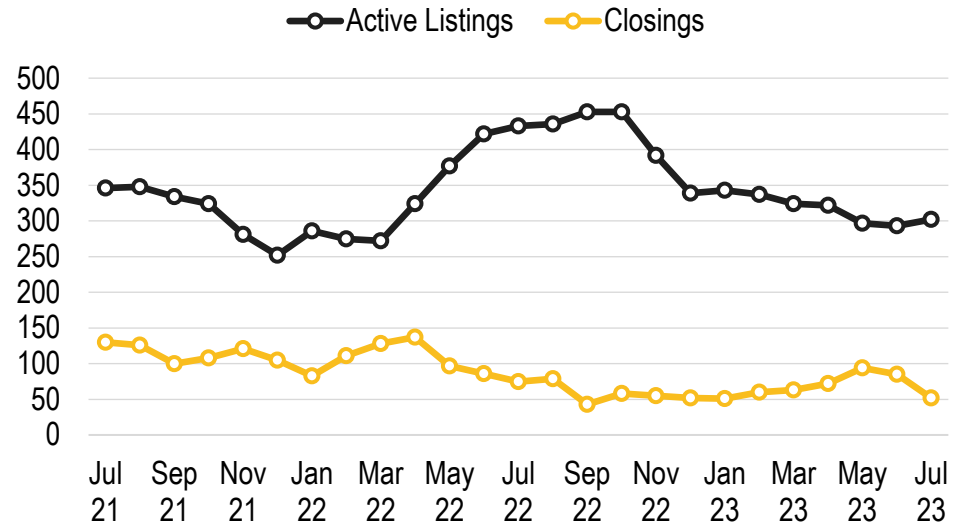
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.



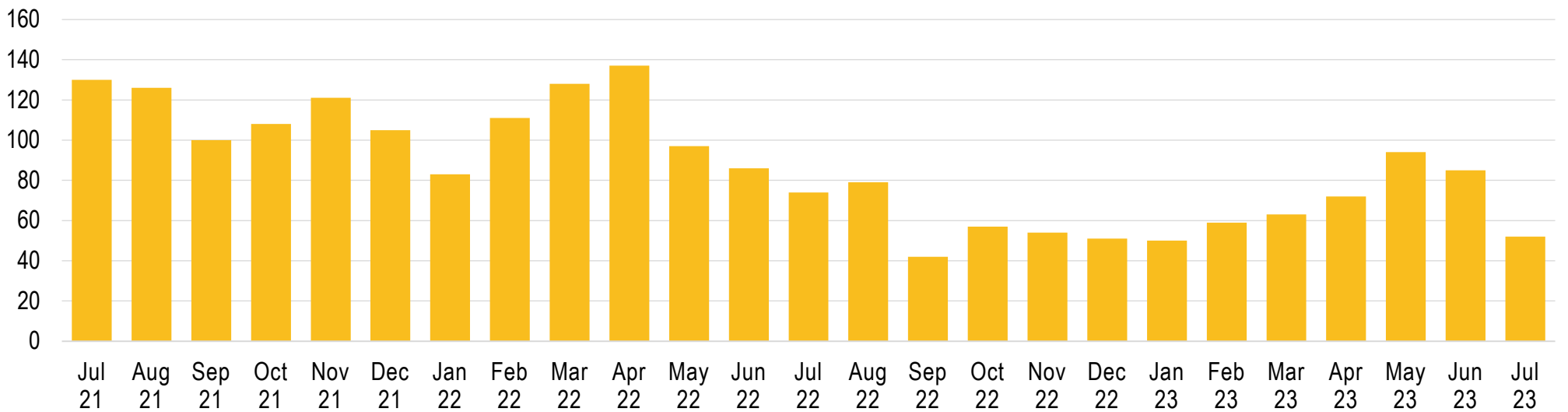
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



HIGH-RISE ACTIVE LISTINGS, AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)

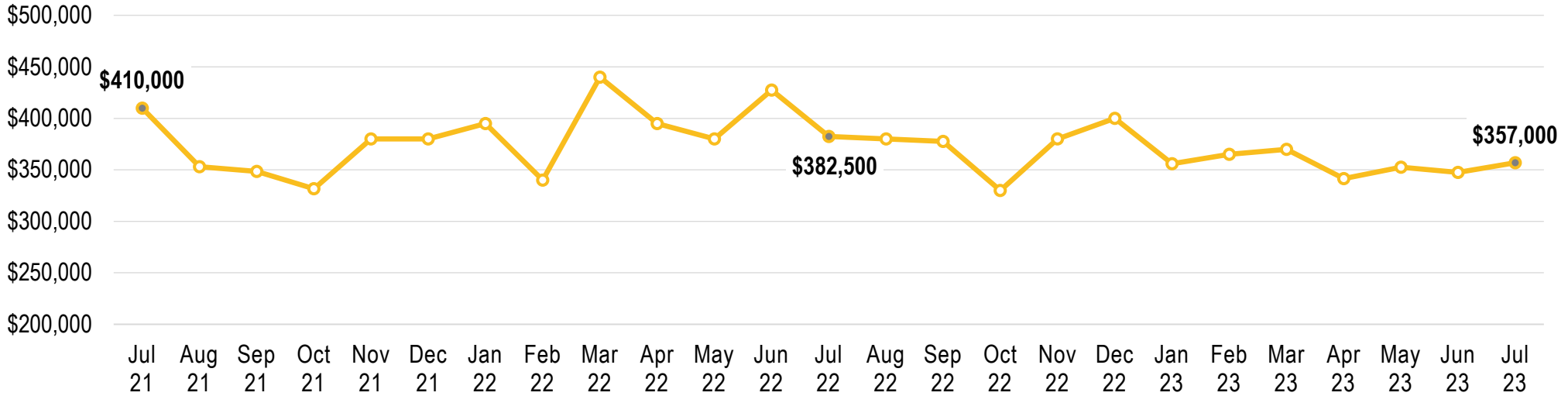


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA





HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



HIGH-RISE MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
SOUTHERN NEVADA

