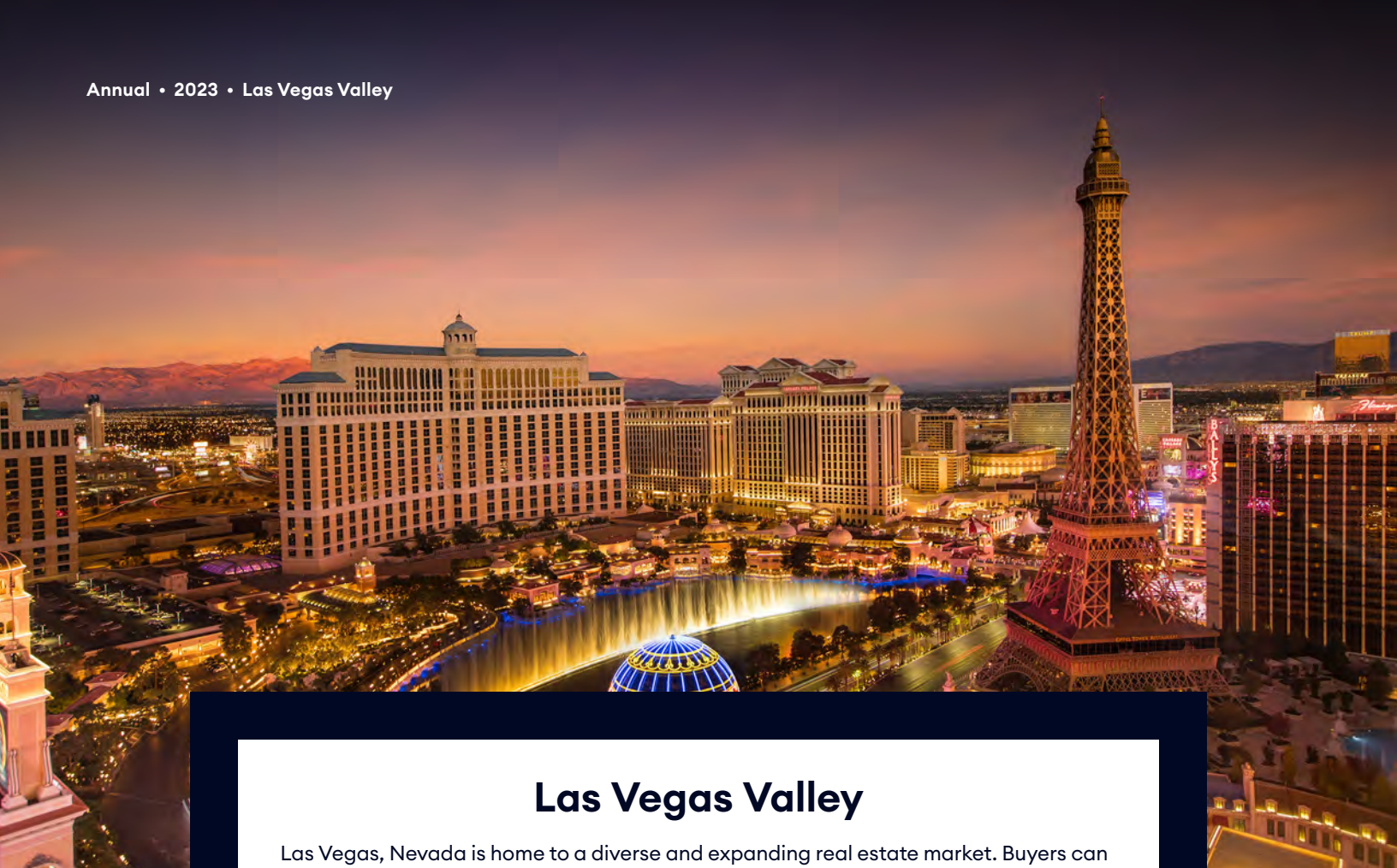


Las Vegas Valley

Luxury Real Estate
Market Research

Market Report

2023—Annual



Las Vegas Valley

Las Vegas, Nevada is home to a diverse and expanding real estate market. Buyers can find a wide variety of architectural styles in the many homes on sale here, including modern, traditional, contemporary and Mediterranean designs. The city's master-planned communities provide additional convenience with amenities such as golf courses, clubhouses, fitness centers and parks - ideal for all budgets and lifestyles. Whether you're looking for an initial residence or a luxurious estate or investment property Las Vegas offers many options to choose from.

21,479

Total Properties Sold

-19% Year Over Year

41

Average Days on Market

+65% Year Over Year

\$443K

Median Price

-4% Year Over Year

\$25.00M

Highest Sale

+32% Year Over Year

\$554K

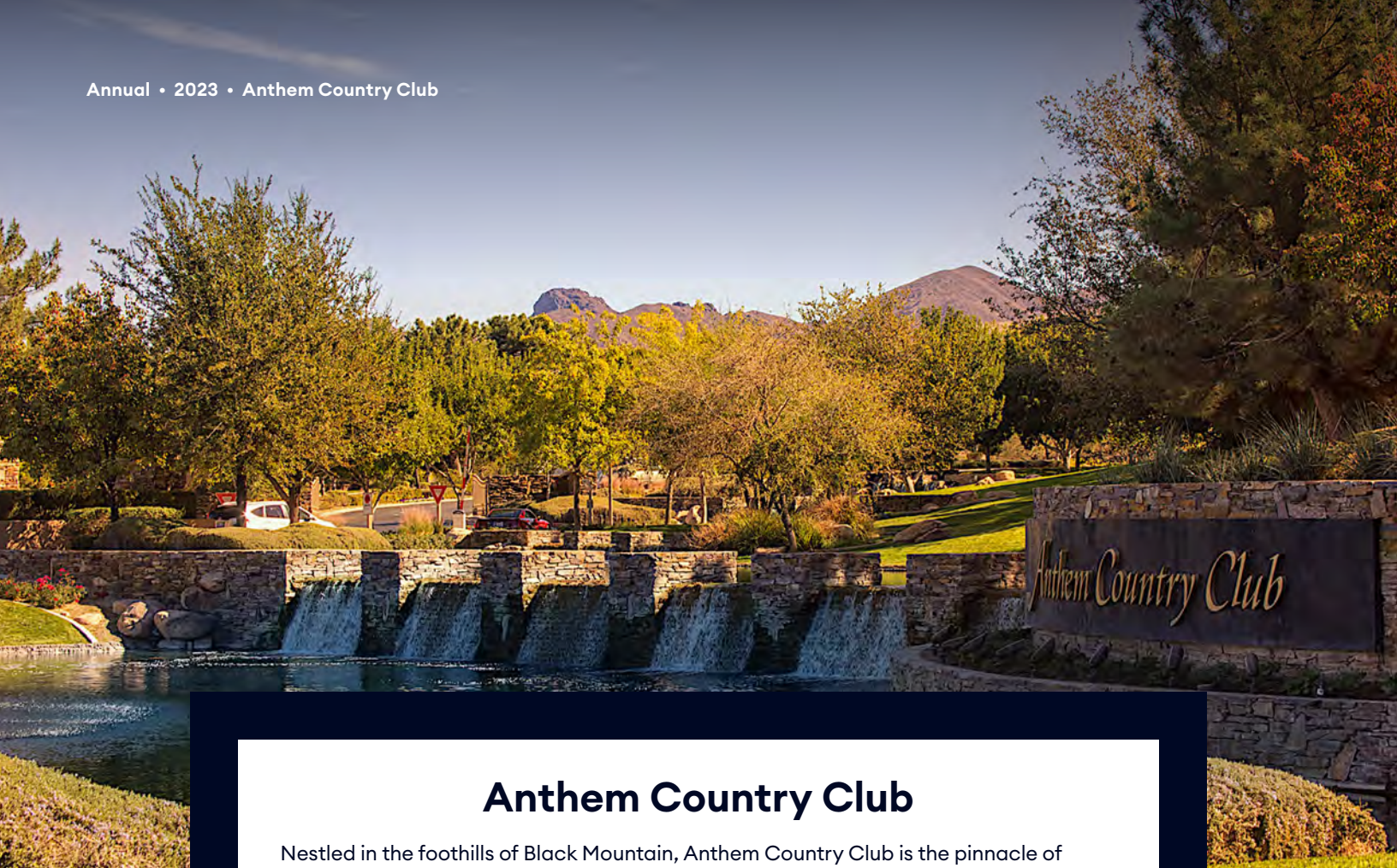
Average Price

-1% Year Over Year

\$252

Average Price Per SF

-3% Year Over Year



Anthem Country Club

Nestled in the foothills of Black Mountain, Anthem Country Club is the pinnacle of living in the master-planned community of Anthem. Meandering along the golf course, Anthem Country Club is a collection of upscale tract and custom homes amongst almost 5,000 acres of beautifully landscaped homes with a three-mile walking loop.

69

Total Properties Sold

-31% Year Over Year

50

Average Days on Market

+63% Year Over Year

\$1.20M

Median Price

-5% Year Over Year

\$7.80M

Highest Sale

-5% Year Over Year

\$1.44M

Average Price

-13% Year Over Year

\$391

Average Price Per SF

-12% Year Over Year



Ascaya

Situated on the foothills of Henderson, Nevada, Ascaya is a guard-gated luxury community that has mesmerizing views of the Las Vegas Valley. It offers custom homesites, ranging from half an acre up to two acres. The selection of home sites can accommodate world-class contemporary architectural styles. Notable features include a state-of-the-art clubhouse, fitness center, pool and tennis courts, as well as access to nearby golf courses and trails.

8

Total Properties Sold

+33% Year Over Year

165

Average Days on Market

+30% Year Over Year

\$8.25M

Median Price

+31% Year Over Year

\$14.25M

Highest Sale

+56% Year Over Year

\$9.12M

Average Price

+35% Year Over Year

\$1,124

Average Price Per SF

+9% Year Over Year



Bellacere

Set behind a guard-gated entrance, Bellacere is a truly an intimate community filled with a wealth of green spaces, which only fifty-four families can enjoy. Designed in a way so most of the residences of Bellacere are situated far from the exterior boundaries, gives Bellacere a quiet, small town feel while outside the walls, a host of amenities and conveniences await in the master-planned community of Summerlin.

6

Total Properties Sold

+500% Year Over Year

43

Average Days on Market

+113% Year Over Year

\$2.77M

Median Price

-12% Year Over Year

\$3.80M

Highest Sale

+21% Year Over Year

\$2.82M

Average Price

-10% Year Over Year

\$476

Average Price Per SF

-34% Year Over Year



Canyon Fairways

Appropriately situated for luxury and appropriately named for its convenience as it backs Tournament Players Club Las Vegas, a public course Golf Digest describes as, "one of the best." Pass through the 24-hour guard gated entrance and discover lavish homes set against amazing views of the Las Vegas valley.

12

Total Properties Sold

+100% Year Over Year

67

Average Days on Market

+41% Year Over Year

\$2.44M

Median Price

-14% Year Over Year

\$3.72M

Highest Sale

+13% Year Over Year

\$2.54M

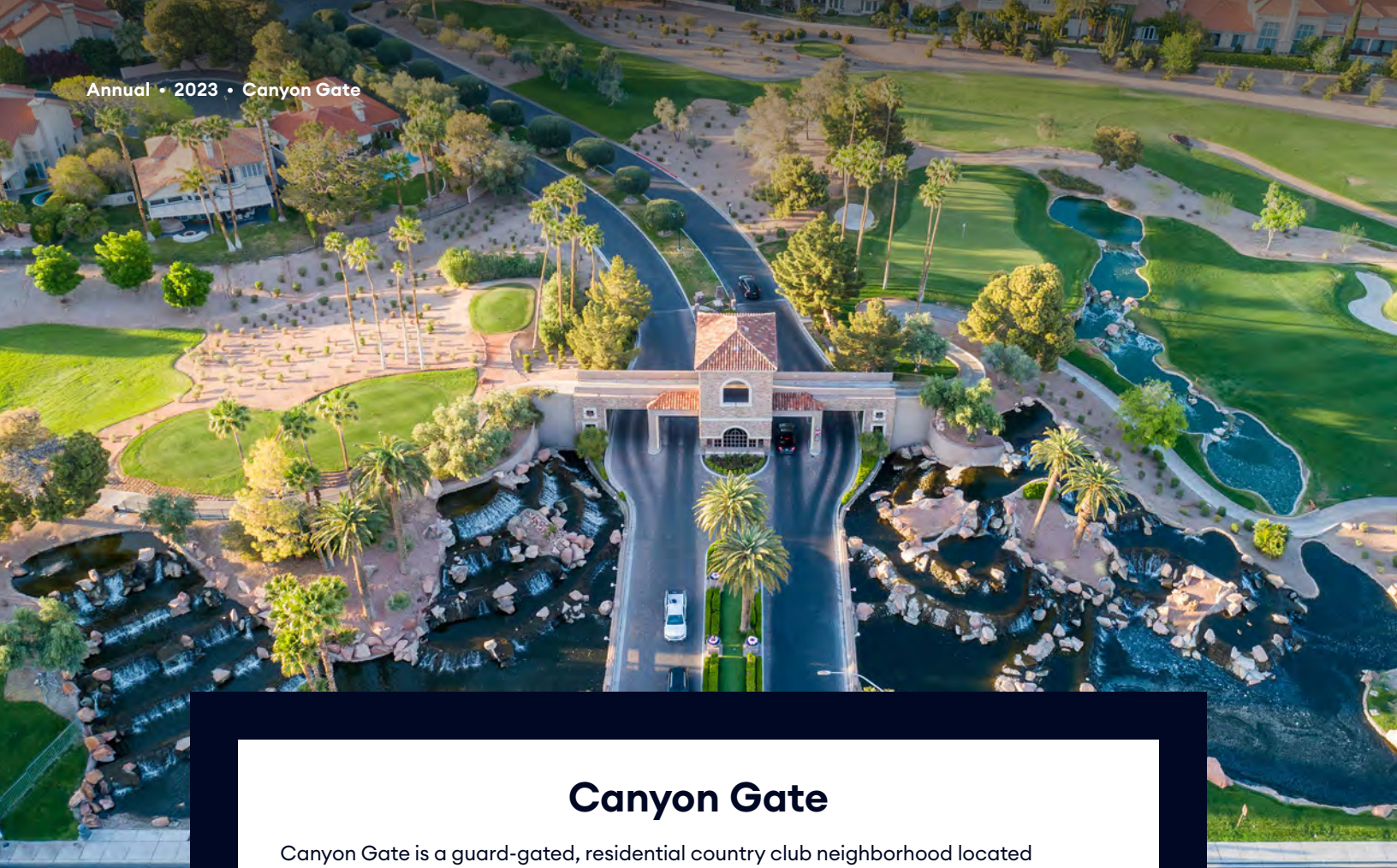
Average Price

-7% Year Over Year

\$478

Average Price Per SF

-1% Year Over Year



Canyon Gate

Canyon Gate is a guard-gated, residential country club neighborhood located centrally in Las Vegas. With its championship golf course, tennis courts, fitness center and swimming pools, this community offers all the amenities of upscale living. Boasting an array of custom-built homes - with varied architectural styles - Residents have convenient access to shopping, dining, entertainment venues and parks/trails for outdoor recreation.

24

Total Properties Sold

+4% Year Over Year

40

Average Days on Market

+18% Year Over Year

\$1.06M

Median Price

+4% Year Over Year

\$2.20M

Highest Sale

-13% Year Over Year

\$1.15M

Average Price

+4% Year Over Year

\$324

Average Price Per SF

-6% Year Over Year



Country Club Hills

This development of tree-lined streets is set along the Tournament Players Club Summerlin Golf Course in the master-planned community of Summerlin. Country Club Hills is a collection of 170 semi-custom homes by one of Las Vegas' most sought after, high-end builder, Christopher Homes.

7

Total Properties Sold

-30% Year Over Year

54

Average Days on Market

-8% Year Over Year

\$1.55M

Median Price

+15% Year Over Year

\$2.00M

Highest Sale

-89% Year Over Year

\$1.52M

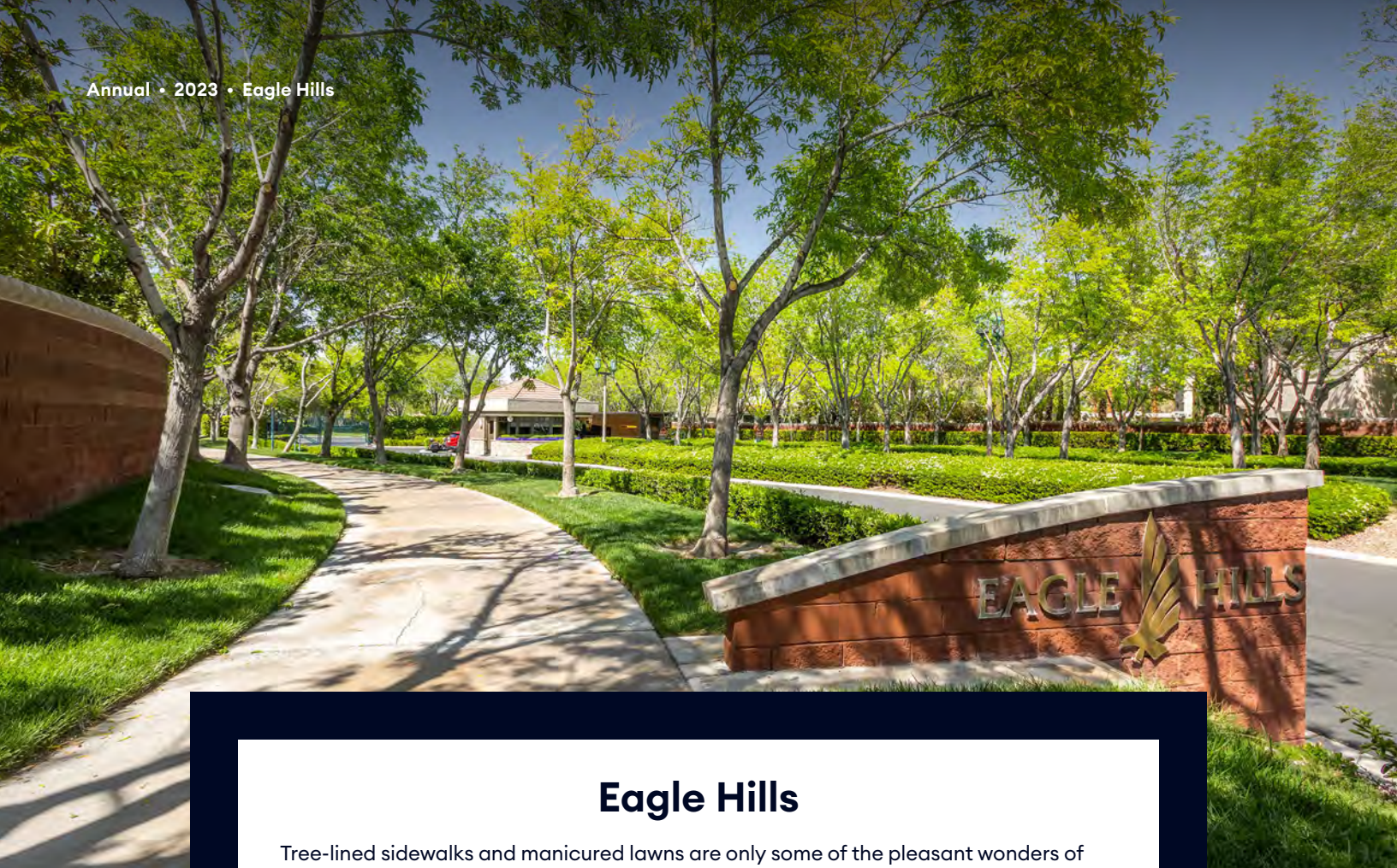
Average Price

-49% Year Over Year

\$380

Average Price Per SF

-18% Year Over Year



Eagle Hills

Tree-lined sidewalks and manicured lawns are only some of the pleasant wonders of life inside the guard-gated community of Eagle Hills. Situated in The Trails within the master-planned community of Summerlin on the western edge of Las Vegas. Homes in Eagle Hills let you forget the surrounding desert landscape as few other communities can.

5

Total Properties Sold

-17% Year Over Year

123

Average Days on Market

+143% Year Over Year

\$3.05M

Median Price

+17% Year Over Year

\$4.80M

Highest Sale

+60% Year Over Year

\$3.37M

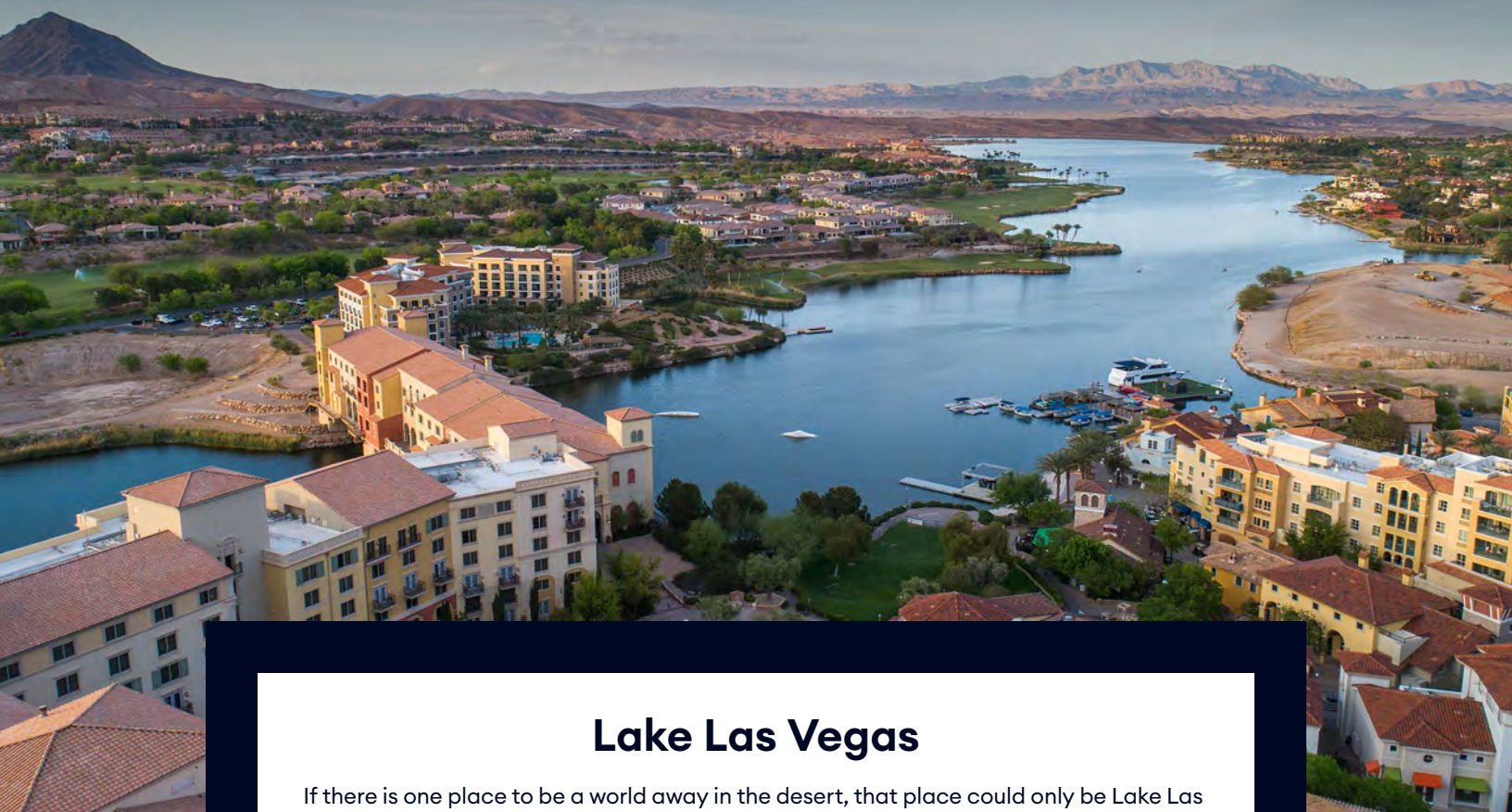
Average Price

+35% Year Over Year

\$527

Average Price Per SF

+9% Year Over Year



Lake Las Vegas

If there is one place to be a world away in the desert, that place could only be Lake Las Vegas. Surrounding a 320-acre shimmering lake, the resort community of Lake Las Vegas flawlessly blends luxury residential living with the finer aspects of commercial enticements and golf only minutes from Las Vegas.

196

Total Properties Sold

+36% Year Over Year

67

Average Days on Market

+63% Year Over Year

\$700K

Median Price

-16% Year Over Year

\$5.95M

Highest Sale

+12% Year Over Year

\$943K

Average Price

-16% Year Over Year

\$327

Average Price Per SF

-12% Year Over Year

MacDonald Highlands

Shaped from the foothills of the McCollough Mountains, McDonald Highlands blends the organic with the epic. Placed on the southern edge of the Las Vegas valley in suburb of Henderson, MacDonald Highlands is uniquely luxurious and distinctly lavish and home to the Dragonridge Country Club.

35

Total Properties Sold

-17% Year Over Year

93

Average Days on Market

+39% Year Over Year

\$3.55M

Median Price

+10% Year Over Year

\$12.90M

Highest Sale

-12% Year Over Year

\$4.37M

Average Price

+10% Year Over Year

\$772

Average Price Per SF

+26% Year Over Year

MOUNTAIN TRAILS

Mountain Trails

Set in a community within a community, Mountain Trails resides in The Trails section of the master-planned community of Summerlin, long recognized as the pinnacle of Las Vegas living. Life at Mountain Trails begins as by passing through the guard-gated entrance and takes residence on a path of unmatched possibilities.

3

Total Properties Sold

0% Year Over Year

59

Average Days on Market

+75% Year Over Year

\$1.93M

Median Price

-49% Year Over Year

\$2.40M

Highest Sale

-43% Year Over Year

\$2.04M

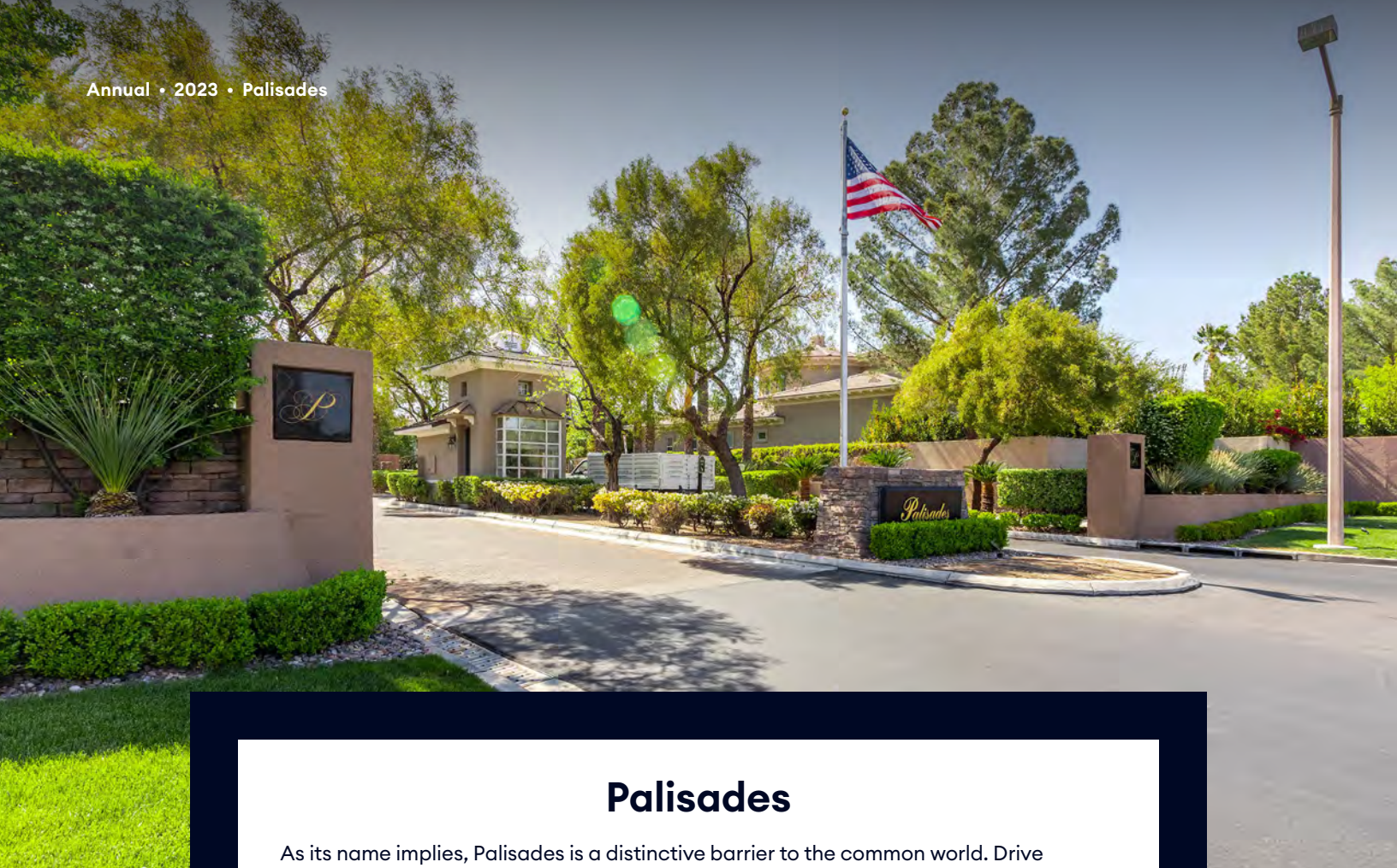
Average Price

-44% Year Over Year

\$370

Average Price Per SF

-25% Year Over Year



Palisades

As its name implies, Palisades is a distinctive barrier to the common world. Drive through the guard-gated entrance and you'll leave the world behind. Situated along the TPC Las Vegas Golf Course, Palisades provides an elevated sense of living and the views of the Las Vegas valley and the Canyons fairways accentuate that feeling.

8

Total Properties Sold

+167% Year Over Year

96

Average Days on Market

+218% Year Over Year

\$1.80M

Median Price

-14% Year Over Year

\$2.21M

Highest Sale

-8% Year Over Year

\$1.74M

Average Price

-11% Year Over Year

\$352

Average Price Per SF

-3% Year Over Year



Queensridge

Queensridge is a guard-gated community located in the western part of Las Vegas that offers luxury and convenience. Residents of Queensridge can choose from a variety of beautiful custom-built estates, villas, and other homes that feature high-end finishes and features. Additionally, residents have access to nearby parks, trails, shopping centers, and restaurants.

27

Total Properties Sold

+13% Year Over Year

37

Average Days on Market

-35% Year Over Year

\$1.03M

Median Price

-3% Year Over Year

\$4.81M

Highest Sale

-10% Year Over Year

\$1.26M

Average Price

-20% Year Over Year

\$302

Average Price Per SF

-19% Year Over Year



Red Rock Country Club

Set in the master-planned community of Summerlin on the very western edge of Las Vegas, Red Rock Country Club is one of the most exclusive addresses in the valley. Possessing not one but two signature Arnold Palmer golf courses, the private Mountain Course and the public Arroyo Course, Red Rock Country Club provides inspiring natural beauty. Homes don't generally stay on the market long in this community.

49

Total Properties Sold

-23% Year Over Year

47

Average Days on Market

+13% Year Over Year

\$1.70M

Median Price

-5% Year Over Year

\$3.85M

Highest Sale

-8% Year Over Year

\$1.79M

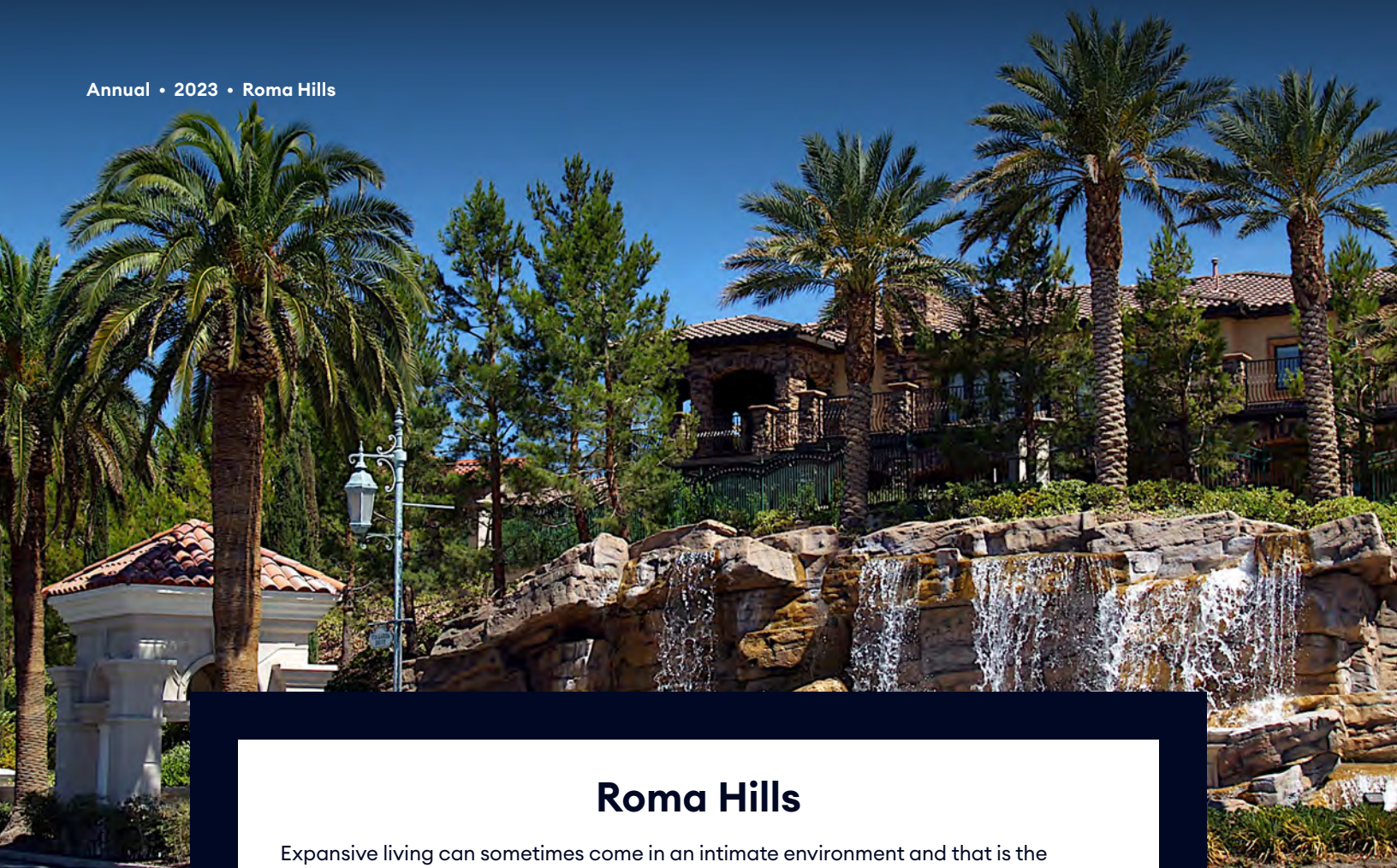
Average Price

-10% Year Over Year

\$501

Average Price Per SF

+1% Year Over Year



Roma Hills

Expansive living can sometimes come in an intimate environment and that is the beauty of Roma Hills. Designed as a sanctuary for only 144 homes, Roma Hills is luxuriously unique in Las Vegas. Set against Black Mountain and offering spectacular views of the entire valley, Roma Hills is a guard-gated retreat for privacy and unrivaled living.

13

Total Properties Sold

+117% Year Over Year

78

Average Days on Market

+27% Year Over Year

\$1.90M

Median Price

-18% Year Over Year

\$2.80M

Highest Sale

-61% Year Over Year

\$2.00M

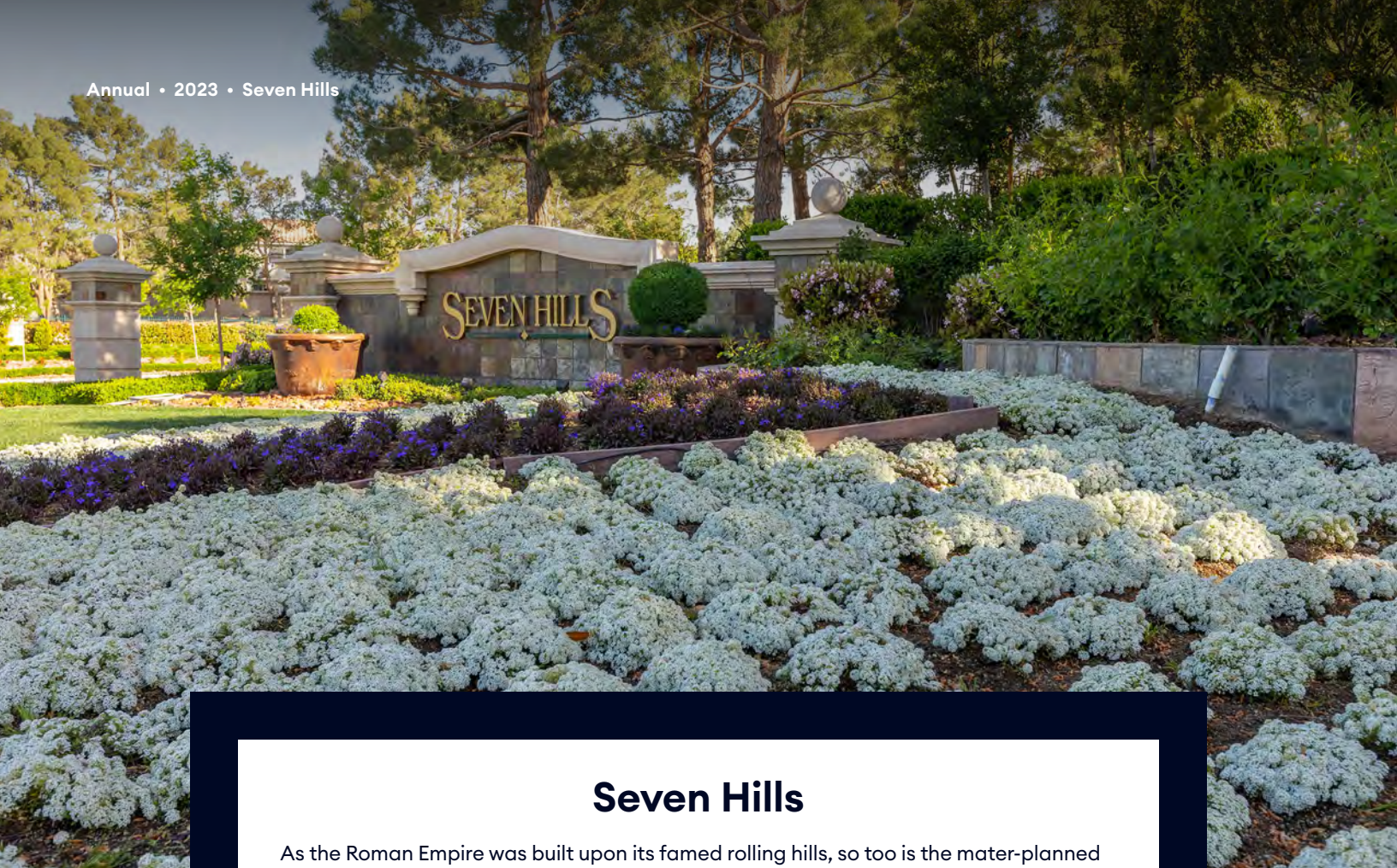
Average Price

-39% Year Over Year

\$346

Average Price Per SF

-34% Year Over Year



Seven Hills

As the Roman Empire was built upon its famed rolling hills, so too is the master-planned community Seven Hills, just south of Las Vegas and gloriously nestled against the magnificent McCollough mountain range. Travel along the rolling hills and one discovers a range of architecture from classic Tuscan to the ultimate in modern design. Elevated to afford wondrous views of the entire Las Vegas valley Seven Hills is home to the Rio Secco gold course designed by Rees Jones, as well as, an abundance of outdoor activities and amenities.

88

Total Properties Sold

-36% Year Over Year

44

Average Days on Market

+31% Year Over Year

\$700K

Median Price

+1% Year Over Year

\$4.50M

Highest Sale

-2% Year Over Year

\$1.04M

Average Price

+3% Year Over Year

\$310

Average Price Per SF

-0% Year Over Year



Southern Highlands Golf Club

Southern Highlands Golf Club is a prestigious private golf club located in the southwest part of Las Vegas, Nevada. The golf course is one of only four courses co-designed by the legendary Robert Trent Jones, Sr., and his son Robert Trent Jones, Jr. The course was named "One of the Top Residential Golf Courses in the United States" by Golf Digest magazine.

35

Total Properties Sold

-10% Year Over Year

51

Average Days on Market

-9% Year Over Year

\$2.50M

Median Price

+14% Year Over Year

\$6.60M

Highest Sale

-6% Year Over Year

\$2.76M

Average Price

+8% Year Over Year

\$519

Average Price Per SF

+8% Year Over Year



Spanish Hills

Located on the west end of Las Vegas, Spanish Hills is a beautiful residential community that features luxurious homes, lush landscaping, and great amenities. Residents can choose from custom-built estate homes or villas with upscale finishes. The world-class country club has an 18-hole golf course, tennis courts, fitness center, and a swimming pool. Plus, residents have easy access to parks and trails for outdoor recreation. In addition, there are plenty of dining and shopping options nearby.

8

Total Properties Sold

+33% Year Over Year

58

Average Days on Market

+10% Year Over Year

\$2.30M

Median Price

-13% Year Over Year

\$6.25M

Highest Sale

-27% Year Over Year

\$2.83M

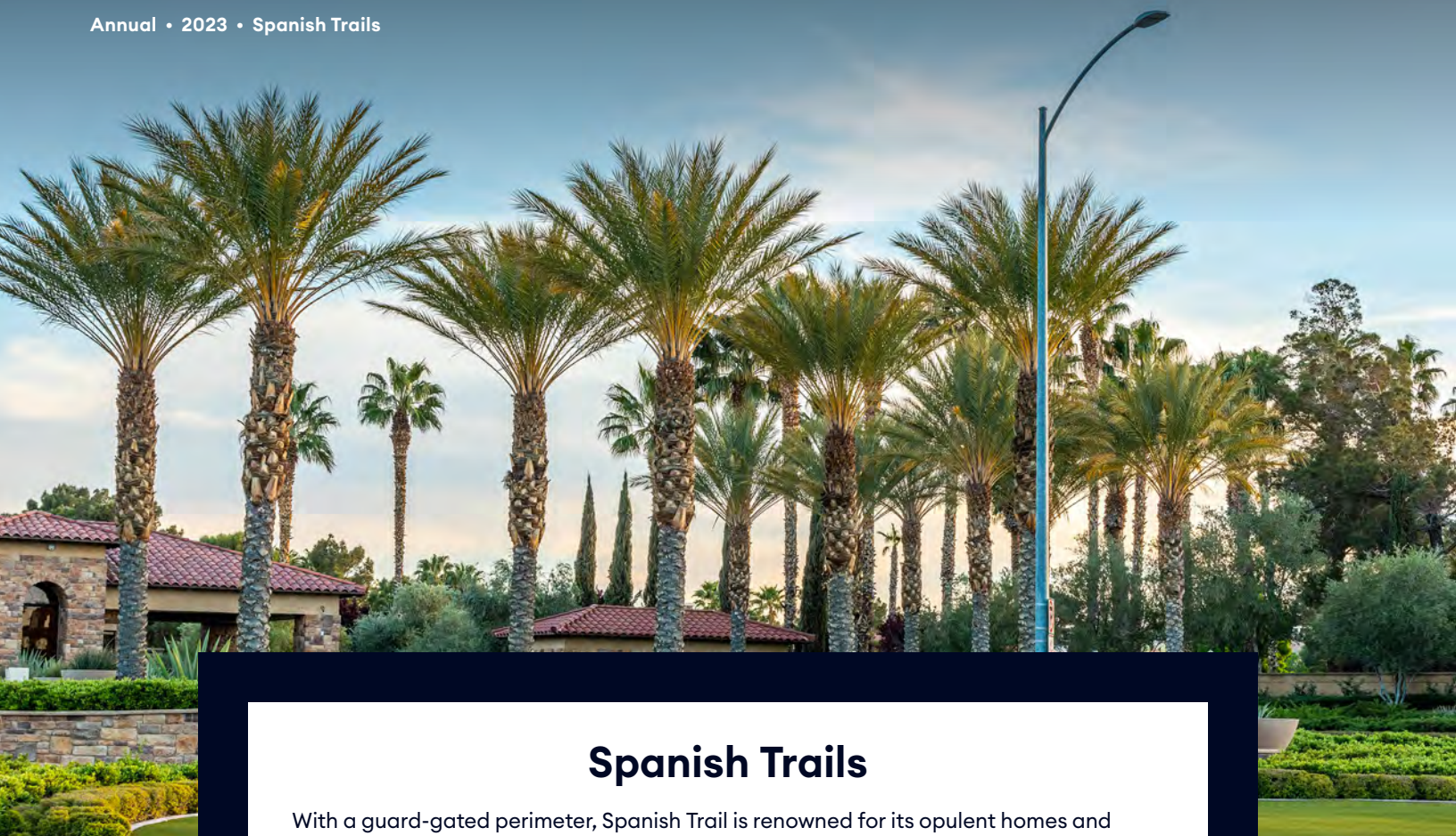
Average Price

-22% Year Over Year

\$395

Average Price Per SF

+1% Year Over Year



Spanish Trails

With a guard-gated perimeter, Spanish Trail is renowned for its opulent homes and stunning landscaping. Boasting a plethora of high-end features, the community has something to offer all types of buyers. Residents can enjoy a myriad of luxurious amenities right onsite, including a 27-hole golf course, multiple tennis courts, swimming pools and fitness center. The development offers mature landscaping throughout the community, for those looking to experience a little outdoor beauty coupled with luxury living.

66

Total Properties Sold

+35% Year Over Year

61

Average Days on Market

+71% Year Over Year

\$890K

Median Price

-4% Year Over Year

\$25.00M

Highest Sale

+317% Year Over Year

\$1.48M

Average Price

+14% Year Over Year

\$320

Average Price Per SF

-5% Year Over Year



The Fountains

Known as one of the most prestigious addresses in the master-planned community of Green Valley in the Las Vegas suburb of Henderson, The Fountains community is an unexpected gem in the desert. Enjoying large, open lawns and tree-canopied streets, The Fountains is reminiscent of an east coast neighborhood.

11

Total Properties Sold

-35% Year Over Year

33

Average Days on Market

+13% Year Over Year

\$1.15M

Median Price

-21% Year Over Year

\$2.05M

Highest Sale

-28% Year Over Year

\$1.35M

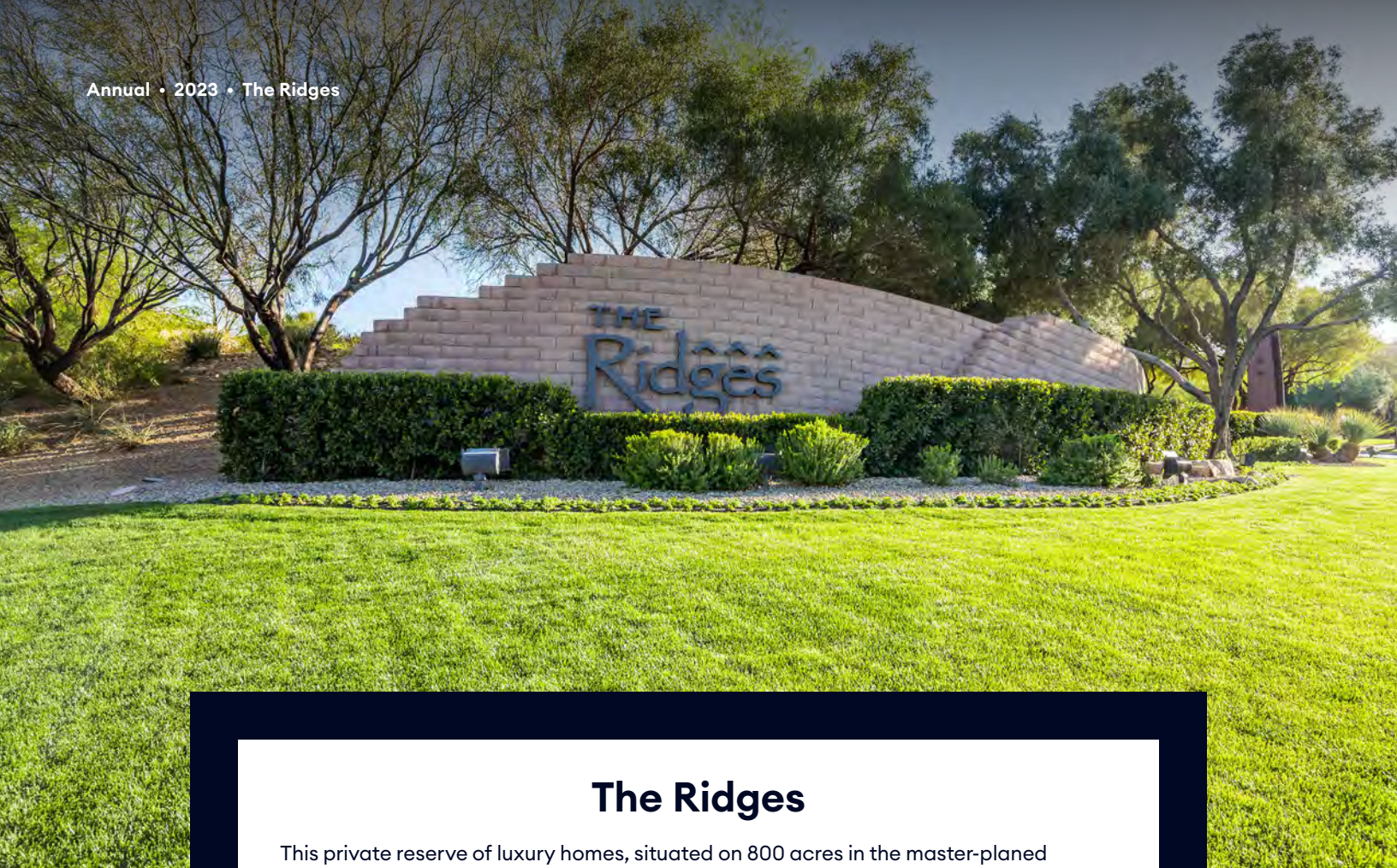
Average Price

-13% Year Over Year

\$299

Average Price Per SF

-9% Year Over Year



The Ridges

This private reserve of luxury homes, situated on 800 acres in the master-planned community of Summerlin, is recognized as one of the most exclusive neighborhoods in the country. The Ridges presents stunning views of the Las Vegas Strip to the east, while on its western border lies the surreal beauty of the Mojave Desert's Red Rock Conservation Area. The Ridges continues to showcase some of the most significant homes in the valley. The demand in this area continues to be strong.

53

Total Properties Sold

+6% Year Over Year

62

Average Days on Market

+34% Year Over Year

\$3.70M

Median Price

+4% Year Over Year

\$15.95M

Highest Sale

+28% Year Over Year

\$4.34M

Average Price

-6% Year Over Year

\$748

Average Price Per SF

-2% Year Over Year

The Summit Club

The Summit Club is a stunning luxury community that spans over 555 acres of pristine desert terrain, offering picturesque vistas of the Las Vegas Valley. The Summit Club offers a private Tom Fazio designed golf course, tennis courts, fitness center, spa and resort-style pools. The grand clubhouse boasts both an exquisite fine-dining restaurant and cozy lounge. The joint venture between Discovery Land Company and Howard Hughes has created an unprecedented opportunity.

2

Total Properties Sold

+100% Year Over Year

39

Average Days on Market

-80% Year Over Year

\$18.38M

Median Price

-3% Year Over Year

\$21.25M

Highest Sale

+12% Year Over Year

\$18.38M

Average Price

-3% Year Over Year

\$2,129

Average Price Per SF

+6% Year Over Year

VINEYARDS

The Vineyards

The residences at The Vineyards are for those seeking to elevate their lifestyle. Set amongst gently rising hills in the master-planned community of Summerlin in Las Vegas, The Vineyards represents the best semi-custom living has to offer. The community is highlighted by terraced walkways winding through green spaces and leading to three separate private squares with relaxing water features.

11

Total Properties Sold

+38% Year Over Year

54

Average Days on Market

+28% Year Over Year

\$1.50M

Median Price

+7% Year Over Year

\$2.20M

Highest Sale

+4% Year Over Year

\$1.56M

Average Price

+3% Year Over Year

\$408

Average Price Per SF

-0% Year Over Year

Tournament Hills

Tournament Hills remains one of the most sought after addresses in the master-planned community of Summerlin on the western side of the Las Vegas valley. Tournament Hills is built on and around the Tournament Players Club Summerlin, the course famed as the site for Tiger Woods first professional victory. The residences of Tournament Hills are renowned for their luxury and opulence. Exclusively custom by design, Tournament Hills features homes ranging from the classic to the contemporary.

4

Total Properties Sold

-20% Year Over Year

81

Average Days on Market

-24% Year Over Year

\$4.03M

Median Price

+12% Year Over Year

\$7.60M

Highest Sale

+24% Year Over Year

\$4.28M

Average Price

+15% Year Over Year

\$458

Average Price Per SF

-11% Year Over Year



Willow Creek

Willow Creek is a welcoming residential community located within the Summerlin Master Plan in southwest Las Vegas. The neighborhood provides a laidback atmosphere and friendly environment, thanks to its tree-lined streets and green spaces. Located near parks, shopping centers, and restaurants, Willow Creek features plenty of amenities for residents. Not to mention quick access to major highways connecting you to the rest of the city.

17

Total Properties Sold

+21% Year Over Year

64

Average Days on Market

+182% Year Over Year

\$1.65M

Median Price

+25% Year Over Year

\$2.20M

Highest Sale

-24% Year Over Year

\$1.63M

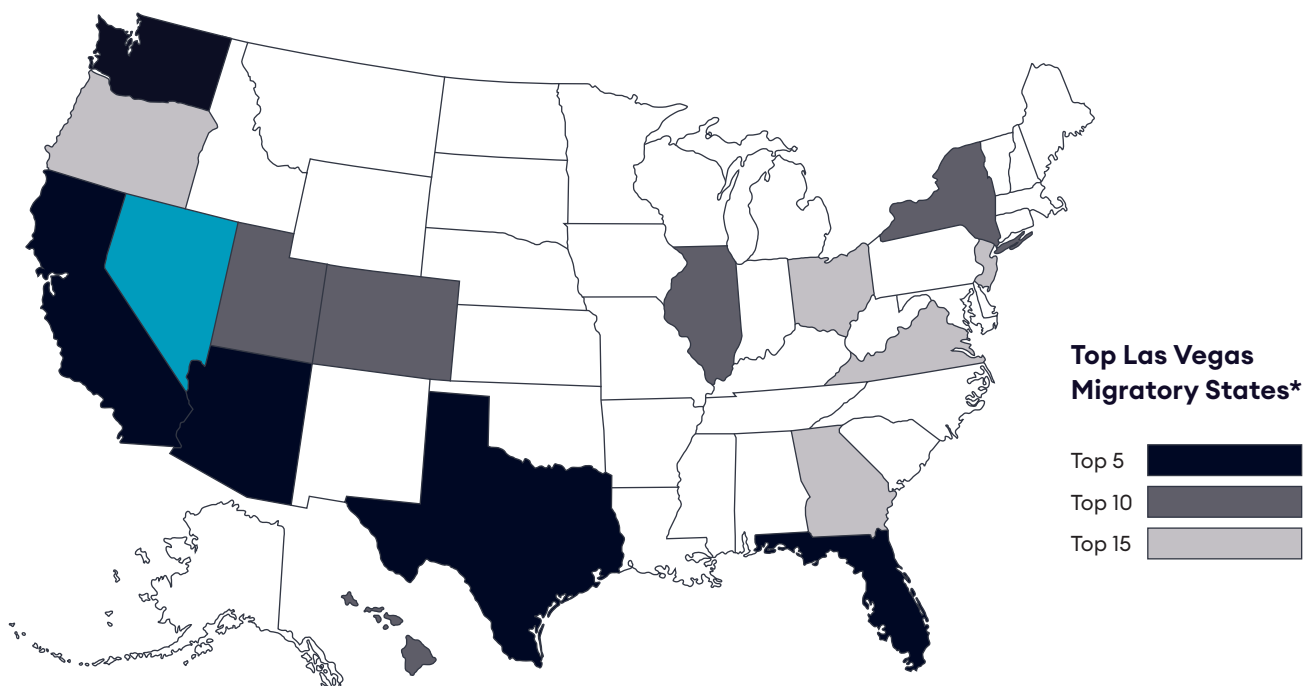
Average Price

+8% Year Over Year

\$405

Average Price Per SF

+10% Year Over Year



Top 10 Las Vegas Local Migratory Markets*

Rank	County of Origin	State	% of Inflow
1	Los Angeles County	CA	14.6%
2	Orange County	CA	4.3%
3	San Diego County	CA	4.2%
4	San Bernardino County	CA	3.9%
5	Riverside County	CA	3.2%

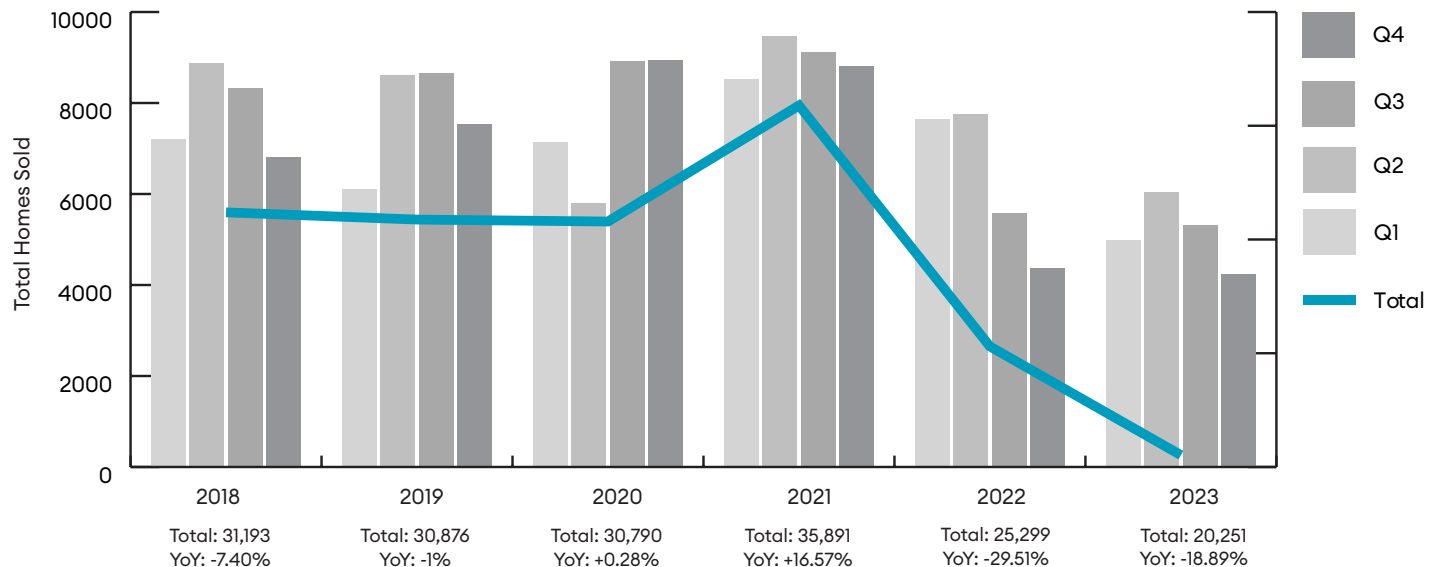
Rank	County of Origin	State	% of Inflow
6	Maricopa County	AZ	2.8%
7	Honolulu County	HI	2.8%
8	Cook County	IL	1.7%
9	Santa Clara County	CA	1.7%
10	Alameda County	CA	1.6%

Local Migratory Market Comparative Economic Data**

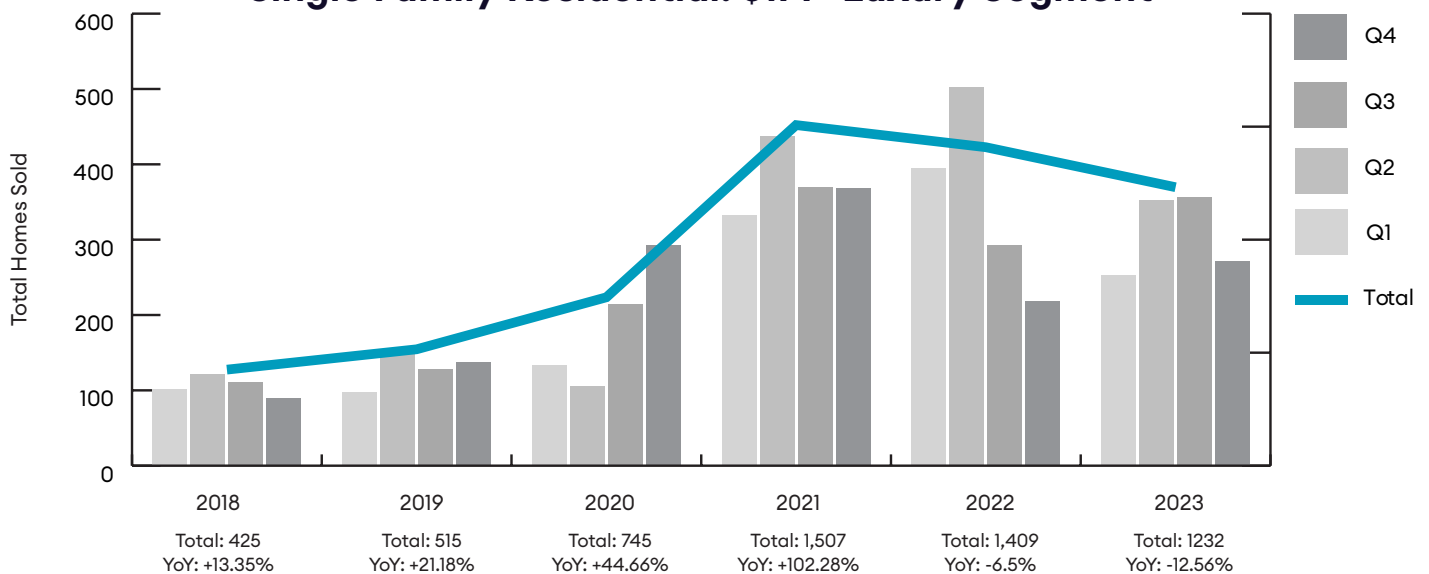
	Las Vegas	Los Angeles	San Diego	San Francisco	Riverside	Chicago	Phoenix
Payroll Tax	1.17%	6.6%	6.6%	6.6%	6.6%	4.95%	5.1%
Corporate Income Tax Rate (Top Bracket)	0%	8.84%	8.84%	8.84%	8.84%	9.5%	4.9%
Individual Income Tax Rate (Top Bracket)	0%	13.3%	13.3%	13.3%	13.3%	4.95%	4.5%
Sales Tax Rate (State Minimum)	6.85%	7.25%	7.25%	7.25%	7.25%	6.25%	5.6%
Property Tax Rate	0.59%	0.75%	0.75%	0.75%	0.75%	2.05%	0.63%
Cost of Living Index	97.5	149.1	142.5	169.9	116.1	114.4	103.8
Housing Opportunity Index	17.2	2.2	4.9	4.9	10.8	51.4	18.3

Las Vegas, Nevada

Single Family Residential: Under \$1M

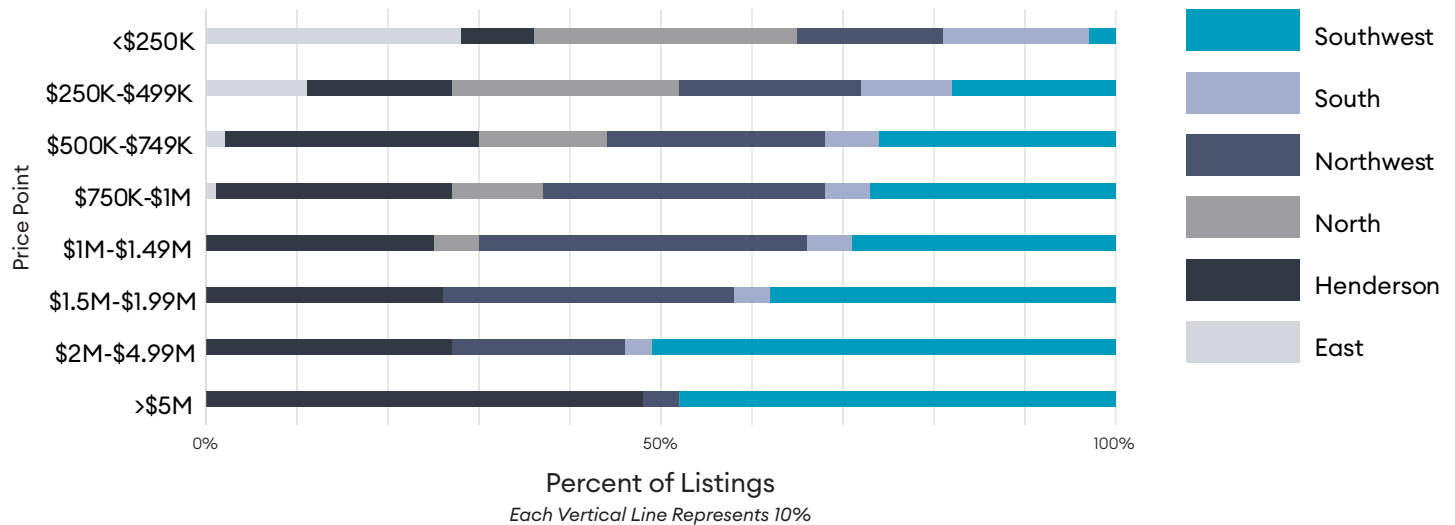


Single Family Residential: \$1M+ Luxury Segment

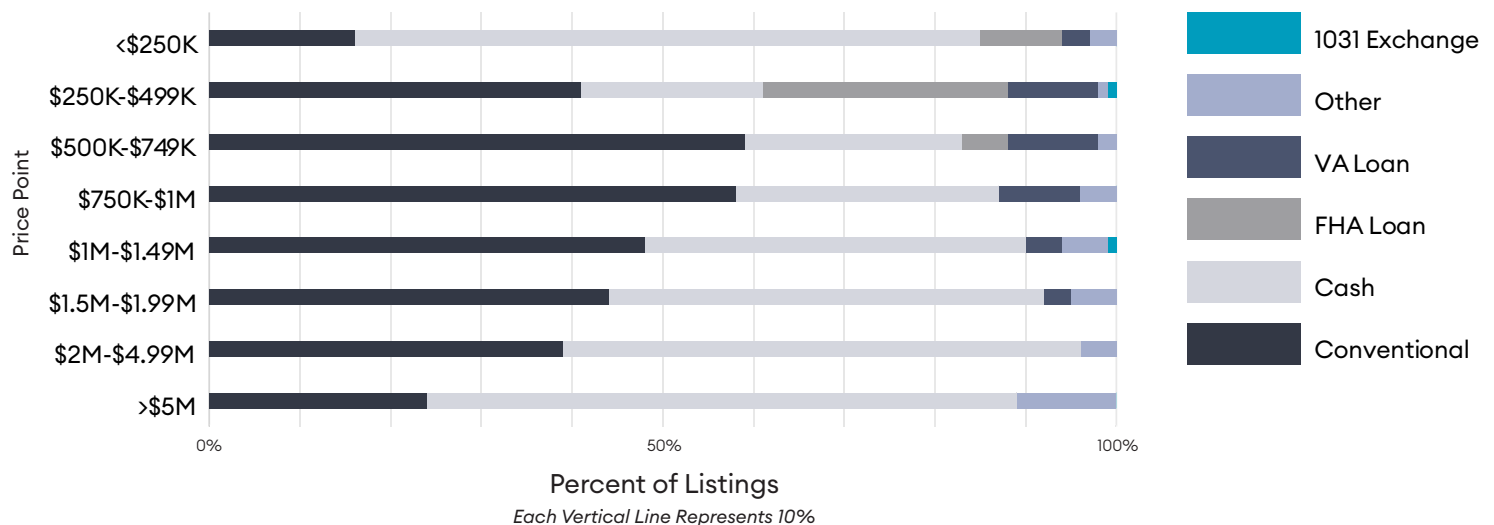


2023 Market Assessment

Listings Sold Per Area by Price Point

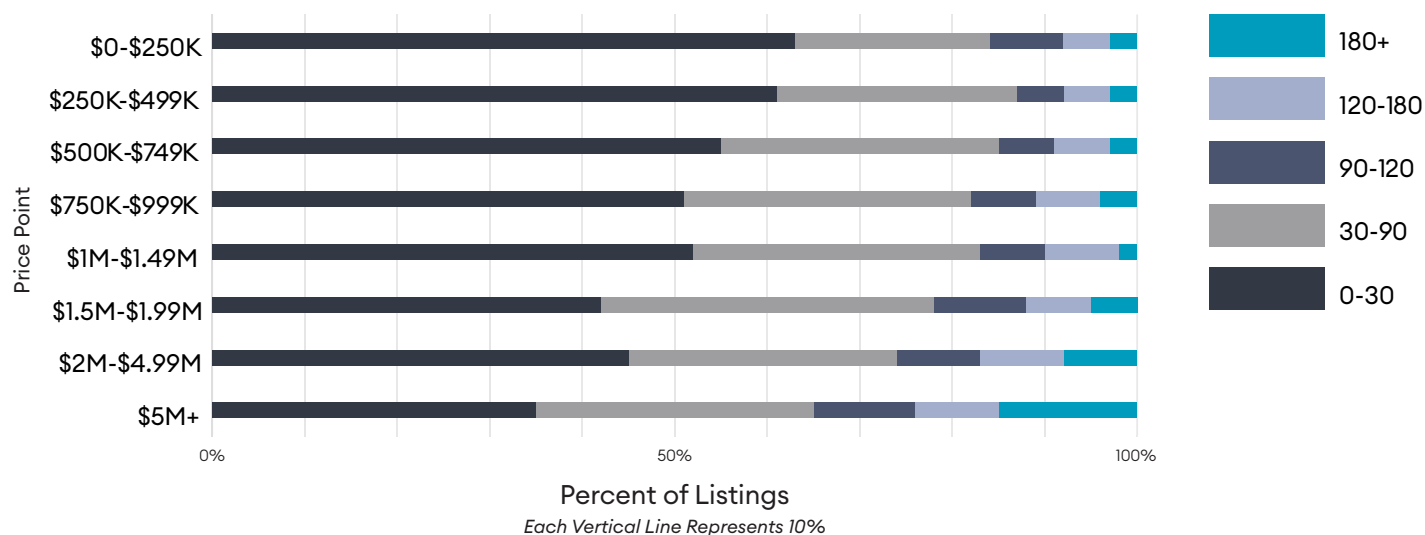


Type of Purchase by Price Point

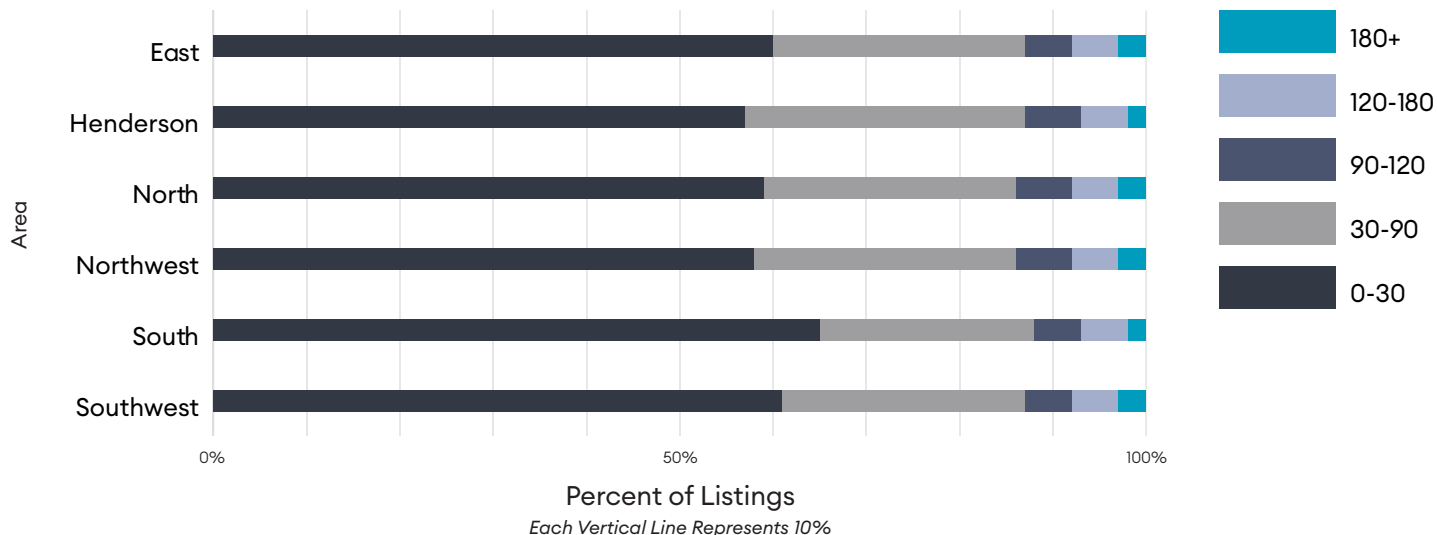


2023 Market Assessment

Days on Market by Price Point

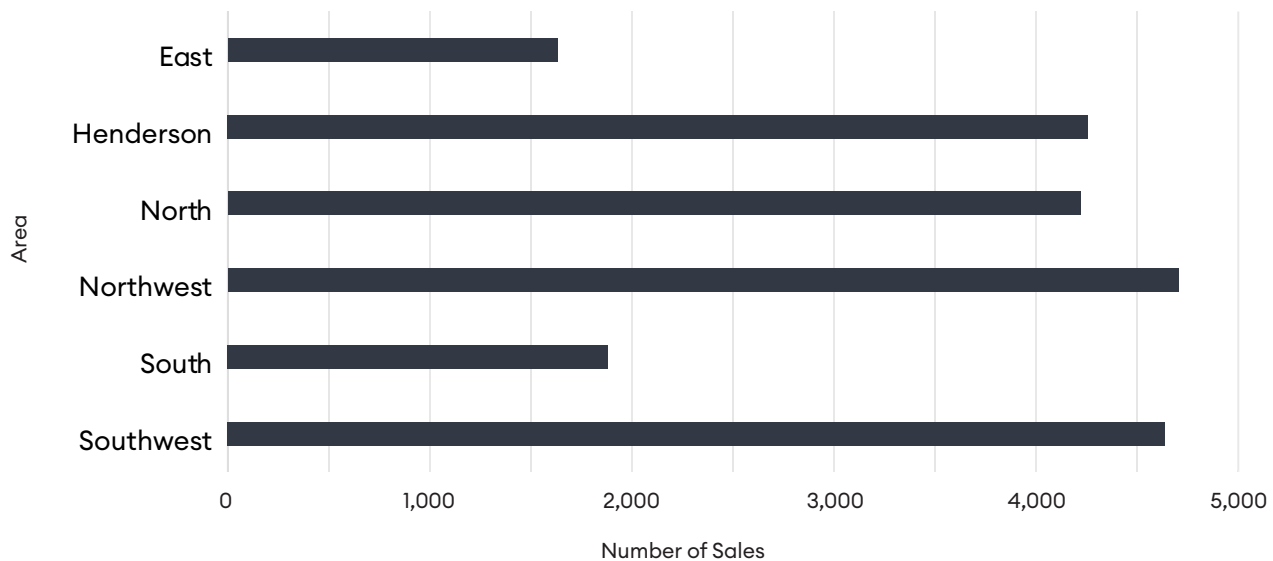


Days on Market by Area

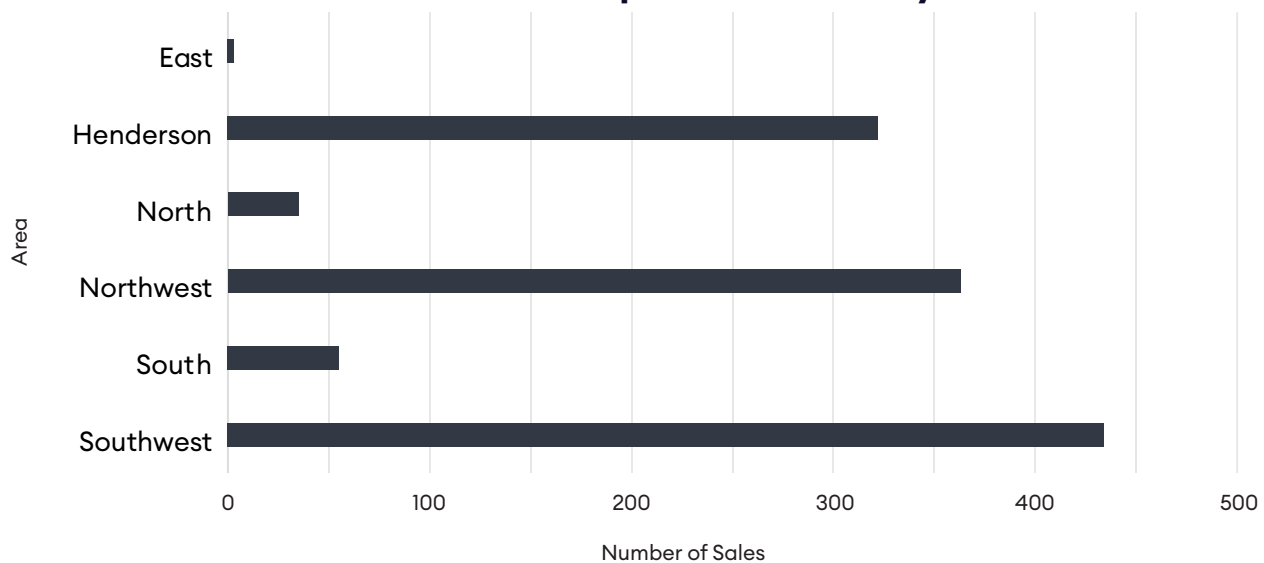


2023 Market Assessment

Number of Sales per Area: All Prices



Number of Sales per Area: Luxury \$1M+



Listing Representation

Record Setting Sales

681 Dragon Peak Drive
Highest Sale in MacDonald Highlands
Sold for \$12.9M

721 Dragon Peak Drive
2nd Highest Sale in MacDonald Highlands
Sold for \$11M

674 Dragon Point Drive
3rd Highest Sale in MacDonald Highlands
Sold for \$10.5M

697 Dragon Peak Drive
4th Highest Sale in MacDonald Highlands
Sold for \$8.45M

8920 Players Club Drive
Highest Sale in Tournament Hills
Sold for \$7.8M

509 Dragon Gate Court
5th Highest Sale in MacDonald Highlands
Sold for \$6.67M

615 Scenic Rim Drive
Top 10 Sale in MacDonald Highlands
Sold for \$5.9M

15 Bright Hollow Court
Top 10 Sale in The Ridges
Sold for \$5.9M

661 Tranquil Rim Court
Top 10 Sale in MacDonald Highlands
Sold for \$5.3M

2656 Mirabella Street
2nd Highest Sale in Seven Hills
Sold for \$3.9M

20 Rainbow Point Place
2nd Highest Sale in Lake Las Vegas
Sold for \$3.7M

794 Bolide Street
Highest Sale in Sandalwood at Stonebridge
Sold for \$2.7M

6 Camino La Venta Court
Top 10 Sale in Lake Las Vegas
Sold for \$2.3M

1510 Mendota Drive
2nd Highest Sale in Boulder City
Sold for \$2M

6990 W. Rome Blvd
Top 10 Equestrian Property Sale
Sold for \$1.9M

2901 Ferrand Court
Highest Sale in Madeira Canyon
Sold for \$1.9M

Veer Towers #2706
3rd Highest Sale in Veer Towers
Sold for \$1.2M

The Martin #810
Highest Sale in The Martin
Sold for \$925K

Additional Notable Sales

491 Serenity Point Drive
MacDonald Highlands
Sold for \$3.5M

8895 South Tenaya Way
South Las Vegas
Sold for \$3.4M

427 Serenity Point Drive
MacDonald Highlands
Sold for \$2.5M

10964 Willow Heights Drive
Summerlin
Sold for \$1.8M

3286 Saddle Soap Court
Red Rock Country Club
Sold for \$1.6M

382 Chaplin Cove Ave
Silverado Ranch
Sold for \$1.4M

905 Cantura Mills Road
Sunridge at MacDonald Ranch
Sold for \$1.3M

2100 Havensight Lane
Blackrock
Sold for \$1.2M

12135 Kite Hill Lane
Summerlin
Sold for \$1.2M

9085 West Rosada Way
Northwest Las Vegas
Sold for \$1.2M

19 Hilltop Crest Street
Lake Las Vegas
Sold for \$1.1M

10665 Giles pie Street
South Las Vegas
Sold for \$1.1M

3504 Chelsea Gardens Drive
Summerlin
Sold for \$1.1M

3031 Raywood Ash Drive
Reverence
Sold for \$1.1M

8101 Meantmore Ave
Las Vegas
Sold for \$1.05M

Buyer Representation

Record Setting Sales

99 Spanish Gate Drive
Highest Sale in Las Vegas
Sold for \$25M

11 Anthem Pointe Court
Highest Sale in Anthem County Club
Sold for \$7.8M

8833 Greensboro Lane
2nd Highest Sale in Tournament Hills
Sold for \$6M

11354 Villa Bellagio Drive
2nd Highest Sale in Tuscan Cliffs
Sold for \$2.6M

9320 Tournament Canyon Drive
Top 10 Sale in Canyon Fairways
Sold for \$2.5M

2057 Troon Drive
2nd Highest Sale in Legacy Estates
Sold for \$2.1M

41 Vista Outlook Street
Highest Sale in The Falls at Lake Las Vegas
Sold for \$2M

2554 Hazelburn Ave
2nd Highest Sale in Inspirada
Sold for \$1.2M

Panorama Towers #2506
Highest Sale in Panorama Towers
Sold for \$1.07M

Additional Notable Sales

39 Coralwood Drive
The Ridges
Sold for \$3.1M

27 Cranberry Cove Court
The Ridges
Sold for \$2.7M

2291 Alcova Ridge Drive
Red Rock Country Club
Sold for \$2.1M

2599 Portovenere Place
Seven Hills
Sold for \$2.1M

438 Serenity Point Court
MacDonald Highlands
Sold for \$2M

15 Clear Crossing Trail
Anthem Country Club
Sold for \$1.9M

29 Isleworth Drive
Anthem Country Club
Sold for \$1.8M

1830 Casa De Elegante Court
Las Vegas
Sold for \$1.8M

4038 Villa Rafael Drive
Southern Highlands
Sold for \$1.7M

8104 Via Del Cerro Court
Las Vegas
Sold for \$1.7M

1221 Lake Heights Court
Henderson
Sold for \$1.7M

1793 Valenzano Way
Roma Hills
Sold for \$1.6M

398 Tranquil Peak Court
Macdonald Highlands
Sold for \$1.6M

11408 Cedar Log Court
Red Rock Country Club
Sold for \$1.6M

10638 Habersham Court
South Las Vegas
Sold for \$1.6M

12102 Canyon Sunset Street
Summerlin
Sold for \$1.4M

3240 West Richmar Ave
South Las Vegas
Sold for \$1.4M

2025 Ledge Field Court
Midnight Ridge
Sold for \$1.4M

44 Via Paradiso Street
Lake Las Vegas
Sold for \$1.4M

734 Glowing Horizon Street
The Canyons
Sold for \$1.3M

217 Tiburtina Ave
Summerlin
Sold for \$1.3M

5 Via Ravenna Court
Lake Las Vegas
Sold for \$1.3M

75 Basque Coast Street
Summerlin
Sold for \$1.2M

40 Benevolo Drive
Lake Las Vegas
Sold for \$1.2M

Market Report

Methodology



Our market report offers current and valuable information regarding the local market. Each area reported on is broken down by neighborhood and contains specific details and insights related to that market.

Metrics

Total Properties Sold: The total number of properties that closed within the time period reported.

Highest Sale: The highest priced property that was sold in the area being reported on during the time period reported.

Average Price Per SF: The average price per square foot of properties sold in the reported area.

Average Price: The price calculated by dividing the combined prices of properties by the amount of sold properties in that same area.

Median Price: The middle or midpoint price where half of sales fall below and half fall above this number.

Days on Market: Averages how long a unit takes to sell and is calculated from subtracting the list date from the date of close.

High Rise: High Rise buildings are defined as buildings taller than 5 stories.

Homes: All statistics reported in the "Las Vegas Valley" report include only single family residential properties in Las Vegas, North Las Vegas, and Henderson.

Definitions

Payroll Tax: Local and other imposed payroll tax, as reported by individual jurisdictions.

Corporate Income Tax: An income tax is a government levy imposed on individuals or entities that varies with the income or profits of the taxpayer. Details vary widely by jurisdiction.

Individual Income Tax: An income tax is a government levy imposed on individuals or entities that varies with the income or profits of the taxpayer. Details vary widely by jurisdiction.

Sales Tax Rate: Sales tax rates vary among districts within local jurisdictions and at the state-level.

Property Tax Rate: Figures are mean effective property tax rates on owner-occupied housing (total real taxes paid / total home value). As a result, the data exclude property taxes paid by business men, renters, and others.

Source

Figures in this report are based on publicly reported closed sales information via the Multiple Listing Service, unless otherwise noted.