

Market Report

LAS VEGAS HIGH RISE



ANNUAL
2024

Leading
LAS VEGAS
HOME

FROM HENDERSON TO SUMMERLIN,
DOUGLAS ELLIMAN IS THE ONLY NAME
FOR LUXURY REAL ESTATE.

2024

MARKET OVERVIEW

This report provides an in-depth analysis of 710 high-rise property sales in Las Vegas, offering valuable insights into market trends and performance. The average sales price is \$643,801, with transactions ranging from \$135,000 to \$9.5 million, and 50% of sales occurring below \$423,500. Within the two categories of high-rise properties, (65%) were Residential (65%) and (35%) were Condotel. The average price per square foot (SP/SqFt) stands at \$493, with a range from \$102.20 to \$2,422.23, indicating significant variation across units. On average, properties spent 62 days on the market (DOM), with a median of 42 days, showcasing a relatively dynamic market. Notably, 63% of sales were completed with cash terms overall and 72% above \$1M, underscoring the prevalence of high-liquid buyers. This analysis highlights a thriving high-rise market with strong demand and premium pricing for key properties. The following pages will provide more specific information relative to the individual towers.

Las Vegas High Rise

20
24

LAS VEGAS, NEVADA IS HOME TO A VARIETY OF UPSCALE HIGH-RISE TOWER LIVING OPPORTUNITIES. MANY BUILDINGS ARE DESIGNED WITH MODERN AND LUXURIOUS features, such as contemporary finishes, fitness centers, swimming pools, concierge services, and top-notch security. Others offer a traditional and elegant aesthetic and luxurious finishes throughout. Many of these buildings have amazing views of the city and easy access to local shopping and entertainment, with many located on or near the Las Vegas Strip. With different floor plan types available ranging from studios to penthouses, there's something for everyone.

710

TOTAL PROPERTIES SOLD

-11% YEAR OVER YEAR

62

AVERAGE DAYS ON MARKET

-10% YEAR OVER YEAR

\$424K

MEDIAN PRICE

+14% YEAR OVER YEAR

\$9.5M

HIGHEST SALE

+19% YEAR OVER YEAR

\$644K

AVERAGE PRICE

+14% YEAR OVER YEAR

\$494

AVERAGE PRICE PER SF

+3% YEAR OVER YEAR

Waldorf Astoria

20
24

A TRULY RARE FIND IN LAS VEGAS, WALDORF ASTORIA SOARS OVER 47 STORIES ABOVE THE STRIP WHILE TOWERING OVER OTHER HIGH-RISE PROPERTIES.

Waldorf Astoria offers two distinct floor plan collections and one well-refined characteristic, an unmatched level of personal service residents experience on a daily basis. From the lobby, residents get a first glimpse of the difference life at Waldorf Astoria provides. Once settled in, the difference is astounding with an elevated pool, fitness and yoga facility, tea lounge and in-room meal service.

21

TOTAL PROPERTIES SOLD

-9% YEAR OVER YEAR

26

AVERAGE DAYS ON MARKET

-60% YEAR OVER YEAR

\$3M

MEDIAN PRICE

+43% YEAR OVER YEAR

\$9.5M

HIGHEST SALE

+90% YEAR OVER YEAR

\$3.4M

AVERAGE PRICE

+57% YEAR OVER YEAR

\$1K

AVERAGE PRICE PER SF

+18% YEAR OVER YEAR

Turnberry Place

20
24

FORTUNE SMILES ON THE PRIVILEGED FEW WHO RESIDE AT TURNBERRY PLACE.

LUXURIOUSLY COSMOPOLITAN, WORDS CAN ON PROVIDE A GLIMPSE OF AN

environment unmatched for gracious living within its four towers. Turnberry Place extends the idea of living well to an extreme few can imagine with residences of up to 5-bedrooms tastefully appointed by only the finest materials from the world over. Life at Turnberry Place begins with a 30,000 square foot European spa and fitness center and then continues on with indoor and outdoor pools, casual and fine dining restaurants and a full staff on call to provide service with practiced ease.

56

TOTAL PROPERTIES SOLD

-2% YEAR OVER YEAR

65

AVERAGE DAYS ON MARKET

-14% YEAR OVER YEAR

\$820K

MEDIAN PRICE

+11% YEAR OVER YEAR

\$2.5M

HIGHEST SALE

-69% YEAR OVER YEAR

\$962K

AVERAGE PRICE

-19% YEAR OVER YEAR

\$391

AVERAGE PRICE PER SF

-4% YEAR OVER YEAR

Park Towers

20
24

LIMITED TO ONLY 84 RESIDENCES, PARK TOWERS IS LIMITLESS IN EVERY OTHER WAY. SITUATED WITHIN MINUTES OF THE LAS VEGAS STRIP, PARK TOWERS IS THE APEX FOR those who are accustomed to refinement and rarity. Built with an absolute obsession to detail, every residence asserts itself through grand proportions and lavishness unseen in other properties. Park Towers is truly a world unto itself, for it is an environment where the amenities outnumber the residents.

7

TOTAL PROPERTIES SOLD

+75% YEAR OVER YEAR

49

AVERAGE DAYS ON MARKET

+39% YEAR OVER YEAR

\$1.13M

MEDIAN PRICE

-33% YEAR OVER YEAR

\$2.93M

HIGHEST SALE

+33% YEAR OVER YEAR

\$1.55M

AVERAGE PRICE

-6% YEAR OVER YEAR

\$590

AVERAGE PRICE PER SF

+0% YEAR OVER YEAR

Turnberry Towers

20
24

TURNBERRY TOWERS IS A MATCHED SET OF LAVISHNESS FEATURING TWO 45-STORY TOWERS PRESENTING A NICHE LIFESTYLE UNIQUE IN LAS VEGAS. TURNBERRY TOWERS offers 3 and 4-bedroom residences with up to 9,000 square feet for its penthouse properties. Turnberry Towers is the very definition of international resort living. A serpentine pool meanders through the property, a 2,000 square foot fitness facility offers plethora of modern equipment, and there is even a private dog-walking park for four-legged fun.

41

TOTAL PROPERTIES SOLD

-2% YEAR OVER YEAR

63

AVERAGE DAYS ON MARKET

+11% YEAR OVER YEAR

\$400K

MEDIAN PRICE

-33% YEAR OVER YEAR

\$975K

HIGHEST SALE

-2% YEAR OVER YEAR

\$504K

AVERAGE PRICE

-16% YEAR OVER YEAR

\$457

AVERAGE PRICE PER SF

-0% YEAR OVER YEAR

Veer Towers

20
24

DESIGNED BY HELMUT JAHN, VEER UNITES ENERGY AND EXCITEMENT AS IT SOARS 37 STORIES ABOVE LAS VEGAS. RESIDENCES RANGE FROM STUDIOS TO THREE-BEDROOMS from 500 to 3,300 square feet set in an environment of affluent activity. A true boutique style residence, Veer lets you take entertaining straight to the top with an infinity-edged pool, sun deck and hospitality patio on the rooftop.

38

TOTAL PROPERTIES SOLD

-7% YEAR OVER YEAR

78

AVERAGE DAYS ON MARKET

-6% YEAR OVER YEAR

\$575K

MEDIAN PRICE

+5% YEAR OVER YEAR

\$2.49M

HIGHEST SALE

+66% YEAR OVER YEAR

\$706K

AVERAGE PRICE

+12% YEAR OVER YEAR

\$720

AVERAGE PRICE PER SF

+5% YEAR OVER YEAR

Panorama Towers

20
24

TOWERING OVER THE LAS VEGAS STRIP LIKE AN AQUA BLUE WAVE, PANORAMA TOWERS PROVIDES DISCRIMINATING BUYERS A UNIQUE OPPORTUNITY TO LIVE WELL in a more intimate environment. Panorama Towers offers a wealth of options in one and two-bedroom residences that range from 750 to 14,000 square feet and offer spectacular views of the Strip to the east and colorful beauty of Red Rock Canyon to the west. Panorama Towers is a world unto itself featuring his and hers spa facilities, a resort style pool with lounge areas, yoga and Pilates studio, indoor racquetball court and, best of all, 24-hour concierge service.

32

TOTAL PROPERTIES SOLD

-24% YEAR OVER YEAR

78

AVERAGE DAYS ON MARKET

+9% YEAR OVER YEAR

\$541K

MEDIAN PRICE

+1% YEAR OVER YEAR

\$3.6M

HIGHEST SALE

+112% YEAR OVER YEAR

\$833K

AVERAGE PRICE

+28% YEAR OVER YEAR

\$474

AVERAGE PRICE PER SF

+7% YEAR OVER YEAR

The Martin

20
24

THE MARTIN'S 400-FOOT TOWER OVERLOOKS CITY CENTER AND THE LAS VEGAS STRIP THOUGH ITS FOUNDATION IS BUILT ON UNSURPASSED AMENITIES. EACH FLOOR at The Martin is a journey of complete refinement. Starting with the City Collection and rising to the Penthouse Collection, space and layouts may change, but magnificence is built in to every residence. The common areas at The Martin are anything but common. Life at The Martin blends the best aspects of resort life with unparalleled ownership ease. Pool cabanas recall the most exotic vacation spots, while the Garden Lounge tranquility can only be matched in the yoga studio.

16

TOTAL PROPERTIES SOLD

-6% YEAR OVER YEAR

60

AVERAGE DAYS ON MARKET

+1% YEAR OVER YEAR

\$571K

MEDIAN PRICE

+6% YEAR OVER YEAR

\$6.75M

HIGHEST SALE

+630% YEAR OVER YEAR

\$1.05M

AVERAGE PRICE

+75% YEAR OVER YEAR

\$558

AVERAGE PRICE PER SF

+18% YEAR OVER YEAR

Sky Las Vegas

20
24

SKY LAS VEGAS REDEFINES THE CONCEPT OF HIGH-RISE LIVING. SOPHISTICATEDLY MODERN, SKY BLENDS SOCIAL AND RECREATIONAL AMENITIES SEAMLESSLY.

The residences at Sky Las Vegas run the gamut of well-appointed comfort. From the 870 square foot ultra suite to the 5,000 square foot, three-story penthouse, Sky Las Vegas reaches for the heavens for opulence. Amenities surround you in a way unexpectedly reassuring. From the first floor concierge and dry cleaning service, to the private lounge and rooftop garden, Sky Las Vegas is an oasis in the sky.

28

TOTAL PROPERTIES SOLD

+40% YEAR OVER YEAR

48

AVERAGE DAYS ON MARKET

-44% YEAR OVER YEAR

\$550K

MEDIAN PRICE

+18% YEAR OVER YEAR

\$3.2M

HIGHEST SALE

+330% YEAR OVER YEAR

\$697K

AVERAGE PRICE

+42% YEAR OVER YEAR

\$437

AVERAGE PRICE PER SF

+18% YEAR OVER YEAR

Allure

20
24

ALLURE IS A VISUALLY STRIKING 41-TOWER HIGH-RISE CONDOMINIUM TOWER BOASTING VIEWS THAT START FROM THE BEGINNING OF THE WORLD-FAMOUS

Las Vegas Strip. Allure offers a multitude of floor plan options for one, two and three-bedroom condominiums, all offering floor to ceiling windows and the majority of the residences have balconies to soak up the sun and the views. Each residence is finished with granite countertops, upgraded appliances and Italian cabinetry. Allure's central location ensures anything you desire is close at hand even before you leave the property. Allure's concierge service will handle reservations and more to keep your time just that, your time.

21

TOTAL PROPERTIES SOLD

-16% YEAR OVER YEAR

64

AVERAGE DAYS ON MARKET

-14% YEAR OVER YEAR

\$375K

MEDIAN PRICE

+4% YEAR OVER YEAR

\$1.35M

HIGHEST SALE

+139% YEAR OVER YEAR

\$435K

AVERAGE PRICE

+13% YEAR OVER YEAR

\$317

AVERAGE PRICE PER SF

+2% YEAR OVER YEAR

Signature at MGM Grand

20
24

SIGNATURE BOASTS THREE TOWERS SET JUST OFF THE MOST EXCITING CORNER OF THE WORLD-FAMOUS LAS VEGAS STRIP, THE SIGNATURE RAISES THE LIMITS ON condominium-hotel living. A richness of choice for ownership begins with a 500 square foot deluxe suite and continues up to 1,500 square foot two-bedroom balcony suites. All create the ideal retreat with flawless amenities and spectacularly unreal views. The Signature takes personal service to precise perfection. From drinks in the private lounge to a private poolside cabana or the ease of using the concierge to provide you access to all you desire, The Signature is the name for luxury.

99

TOTAL PROPERTIES SOLD

-42% YEAR OVER YEAR

63

AVERAGE DAYS ON MARKET

+5% YEAR OVER YEAR

\$360K

MEDIAN PRICE

+7% YEAR OVER YEAR

\$875K

HIGHEST SALE

+1% YEAR OVER YEAR

\$394K

AVERAGE PRICE

+2% YEAR OVER YEAR

\$594

AVERAGE PRICE PER SF

+8% YEAR OVER YEAR

Vdara

20
24

VDARA IS A MODERN LUXURY TOWER THAT RADIATES ELEGANCE AND SOPHISTICATION. LOCATED IN THE HEART OF THE LAS VEGAS STRIP, THIS HIGH-RISE has breathtaking views of the city. Buyers can choose between studio, one-bedroom, and two-bedroom suites, each offering luxurious amenities and finishes. With amenities including a rooftop pool, full service spa and salon, fitness center and diverse dining options, this is a great Las Vegas Strip opportunity.

11

TOTAL PROPERTIES SOLD

-31% YEAR OVER YEAR

20

AVERAGE DAYS ON MARKET

-76% YEAR OVER YEAR

\$680K

MEDIAN PRICE

+8% YEAR OVER YEAR

\$1.29M

HIGHEST SALE

+32% YEAR OVER YEAR

\$794K

AVERAGE PRICE

+16% YEAR OVER YEAR

\$1K

AVERAGE PRICE PER SF

+17% YEAR OVER YEAR

Trump Tower

20
24

SHEATHED IN GOLD WINDOWS FROM TOP TO BOTTOM, DONALD TRUMP'S FIRST LAS VEGAS PROJECT IS SITUATED SLIGHTLY OFF THE LAS VEGAS STRIP ACROSS FROM THE Fashion Show Mall and The Wynn Las Vegas. The 64-story tower, reminiscent of Trump's New York tower offers 880 studio units, 352 one-bedroom models and 50 superior penthouse suites of one, two and three bedrooms spanning the top four floors. Each of the properties is lavishly appointed in true Trump style. Personal amenities abound at Trump Tower with 24-hour concierge services, a calming day spa, heating swimming pool, a full service business center and dining choices, whether Michelin-rated or poolside.

66

TOTAL PROPERTIES SOLD

+5% YEAR OVER YEAR

65

AVERAGE DAYS ON MARKET

-9% YEAR OVER YEAR

\$297K

MEDIAN PRICE

+12% YEAR OVER YEAR

\$900K

HIGHEST SALE

+50% YEAR OVER YEAR

\$373K

AVERAGE PRICE

+24% YEAR OVER YEAR

\$560

AVERAGE PRICE PER SF

+12% YEAR OVER YEAR

Palms Place

20
24

LAVISH IS THE ONLY WORD TO DESCRIBE PALMS PALACE. RISING 50 STORIES, PALMS PALACE IS SITUATED ADJACENT TO THE PALMS CASINO & RESORT. AND, YOU DON'T have to worry about the walking distance as a moving walkway glides you to the casino. The tower provides 600 square foot studios, 1,200 square foot one-bedrooms and several 7,000 square foot penthouse residences, all with amenities designed for celebrities. Owners have full use of five Palms' restaurants, spa, pool and nightclubs.

59

TOTAL PROPERTIES SOLD

0% YEAR OVER YEAR

66

AVERAGE DAYS ON MARKET

+1% YEAR OVER YEAR

\$340K

MEDIAN PRICE

+3% YEAR OVER YEAR

\$3.1M

HIGHEST SALE

+15% YEAR OVER YEAR

\$439K

AVERAGE PRICE

+9% YEAR OVER YEAR

\$470

AVERAGE PRICE PER SF

-6% YEAR OVER YEAR

Newport Lofts

20
24

NEWPORT LOFTS SITS IN THE CULTURAL EPICENTER OF LAS VEGAS MARKING IT A PLACE FOR THE REFINED CREATIVE SOUL. WHILE NEWPORT LOFTS IS THE EPITOME OF loft living, it is the surrounding area that makes it so desirable. Out of the way restaurants, a multitude of art galleries and at it's very heart a place to refuel artistic passions.

7

TOTAL PROPERTIES SOLD

+250% YEAR OVER YEAR

114

AVERAGE DAYS ON MARKET

+86% YEAR OVER YEAR

\$515K

MEDIAN PRICE

+16% YEAR OVER YEAR

\$905K

HIGHEST SALE

+68% YEAR OVER YEAR

\$506K

AVERAGE PRICE

+14% YEAR OVER YEAR

\$345

AVERAGE PRICE PER SF

+3% YEAR OVER YEAR

Soho Lofts

20
24

CENTERED IN THE DOWNTOWN ARTS DISTRICT, SOHO LOFTS RECALL LIFE IN AN EAST COAST URBAN ENVIRONMENT. THE FIRST FLOOR OF SOHO LOFTS IS DEDICATED TO retail including a grocery, a salon, and more on the way. While individual lofts provide a perfect canvas for work and living. All around Soho Lofts, the creative community flourishes with art galleries, unique shops and a very artistic spirit.

8

TOTAL PROPERTIES SOLD

+33% YEAR OVER YEAR

56

AVERAGE DAYS ON MARKET

-19% YEAR OVER YEAR

\$483K

MEDIAN PRICE

+25% YEAR OVER YEAR

\$570K

HIGHEST SALE

+20% YEAR OVER YEAR

\$478K

AVERAGE PRICE

+19% YEAR OVER YEAR

\$309

AVERAGE PRICE PER SF

+8% YEAR OVER YEAR

Juhl

20
24

JUHL IS A RESIDENTIAL TOWER LOCATED IN THE HEART OF DOWNTOWN LAS VEGAS. FEATURING A RANGE OF STYLISH, CONTEMPORARY FLOOR PLANS FROM STUDIOS TO two-bedroom units, this luxurious residence offers its occupants an upscale urban living experience. At Juhl residents can expect access to outstanding amenities such as 24-hour security, rooftop pool and lounge, and state-of-the-art fitness center. This premier destination also puts you close to some of Vegas's best attractions, including the Fremont Street Experience, The Smith Center for the Performing Arts, and the Las Vegas Arts District.

36

TOTAL PROPERTIES SOLD

-16% YEAR OVER YEAR

52

AVERAGE DAYS ON MARKET

+10% YEAR OVER YEAR

\$332K

MEDIAN PRICE

-1% YEAR OVER YEAR

\$1.1M

HIGHEST SALE

-7% YEAR OVER YEAR

\$403K

AVERAGE PRICE

+1% YEAR OVER YEAR

\$374

AVERAGE PRICE PER SF

-3% YEAR OVER YEAR

The Ogden

20
24

THE OGDEN TOWER IS AN URBAN LIFESTYLE HIGH-RISE BUILDING SITUATED IN DOWNTOWN LAS VEGAS. NUMEROUS CUSTOM LIVING SPACES ARE AVAILABLE, including studios and two-bedroom units. Each is carefully crafted to provide maximum comfort, investing in amenities and security with 24/7 security and resident services. Residents can take advantage of the rooftop pool, fitness center and entertainment spots nearby, like Fremont Street Experience and The Smith Center for the Performing Arts.

20

TOTAL PROPERTIES SOLD

+33% YEAR OVER YEAR

45

AVERAGE DAYS ON MARKET

-26% YEAR OVER YEAR

\$455K

MEDIAN PRICE

+5% YEAR OVER YEAR

\$787K

HIGHEST SALE

-1% YEAR OVER YEAR

\$487K

AVERAGE PRICE

+7% YEAR OVER YEAR

\$345

AVERAGE PRICE PER SF

-0% YEAR OVER YEAR

One Las Vegas

20
24

ONE LAS VEGAS IS A HIGH-RISE TOWER LOCATED ON THE SOUTH END OF THE LAS VEGAS STRIP. THIS RESIDENTIAL TOWER OFFERS A WIDE RANGE OF FLOOR PLANS, from one to three-bedroom units, all designed to offer luxury high-rise living. One Las Vegas offers exceptional amenities, including a resort-style pool, a state-of-the-art fitness center, and 24-hour security. The tower is located near shopping, dining, and entertainment options, including Allegiant Stadium, T-Mobile Arena, and Town Square.

19

TOTAL PROPERTIES SOLD

-24% YEAR OVER YEAR

68

AVERAGE DAYS ON MARKET

+8% YEAR OVER YEAR

\$415K

MEDIAN PRICE

+14% YEAR OVER YEAR

\$665K

HIGHEST SALE

+2% YEAR OVER YEAR

\$438K

AVERAGE PRICE

+8% YEAR OVER YEAR

\$296

AVERAGE PRICE PER SF

+5% YEAR OVER YEAR

One Queensridge

20
24

NESTLED IN AN EXCLUSIVE NEIGHBORHOOD IN THE SOUGHT AFTER COMMUNITY OF QUEENSRIDGE, ONE QUEENSRIDGE IS TRULY PEERLESS. THAT WHICH IMPRESSES IN other properties is but the beginning for One Queensridge. The residences at One Queensridge are known for gracious living with individual properties ranging from two to five-bedrooms and up to 15,000 square feet. Owners enjoy the use of an intimate lounge, a private dining room featuring a kitchen designed event catering and an outdoor terrace boasting views of the Las Vegas Strip.

18

TOTAL PROPERTIES SOLD

-5% YEAR OVER YEAR

57

AVERAGE DAYS ON MARKET

-39% YEAR OVER YEAR

\$1.12M

MEDIAN PRICE

-17% YEAR OVER YEAR

\$5.5M

HIGHEST SALE

+1% YEAR OVER YEAR

\$1.66M

AVERAGE PRICE

-1% YEAR OVER YEAR

\$523

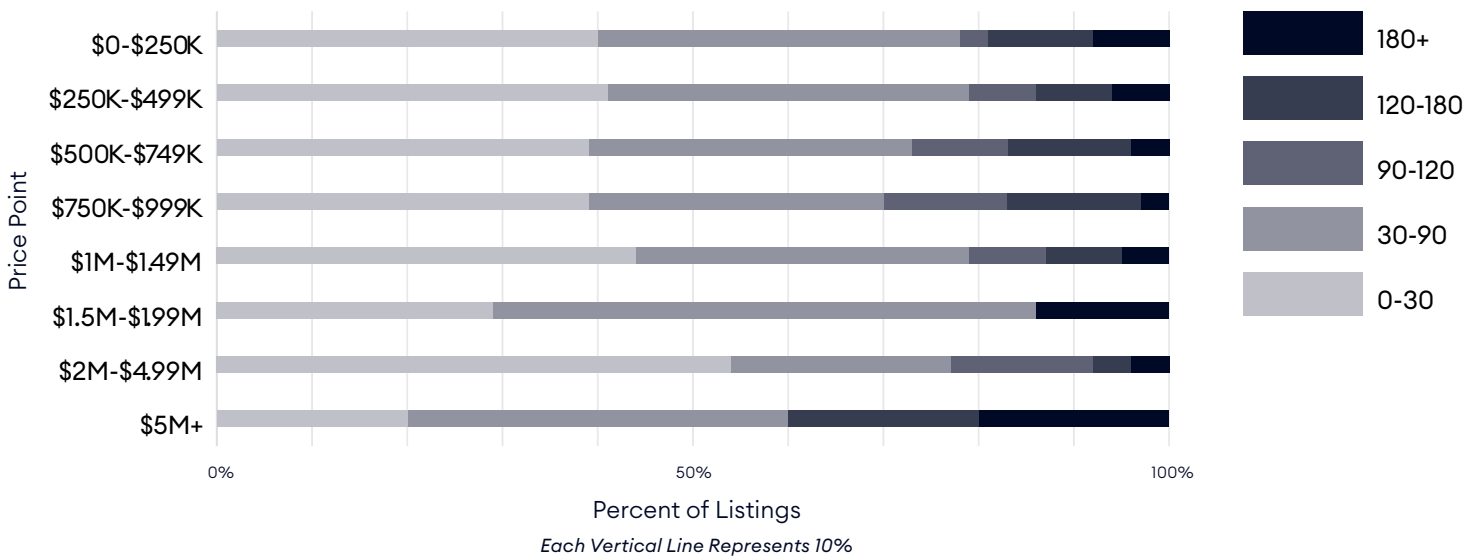
AVERAGE PRICE PER SF

-3% YEAR OVER YEAR

2024 Annual Market Assessment

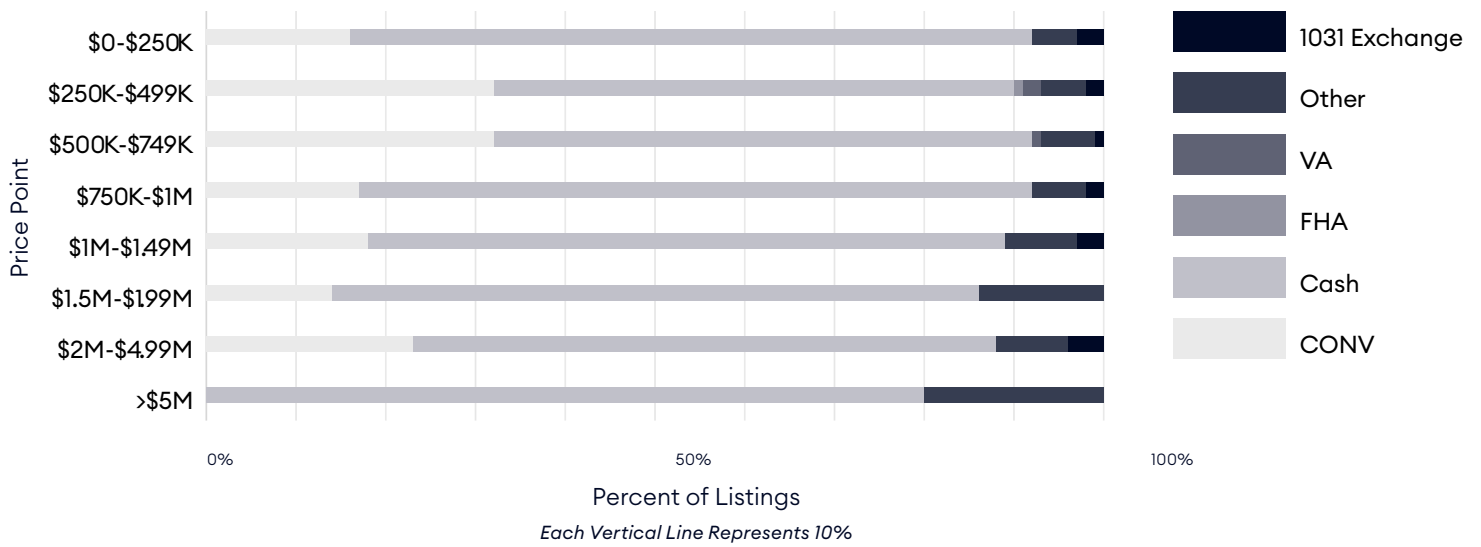
Las Vegas High Rise Market Assessment

DAYS ON THE MARKET BY PRICE POINT



Las Vegas High Rise Market Assessment

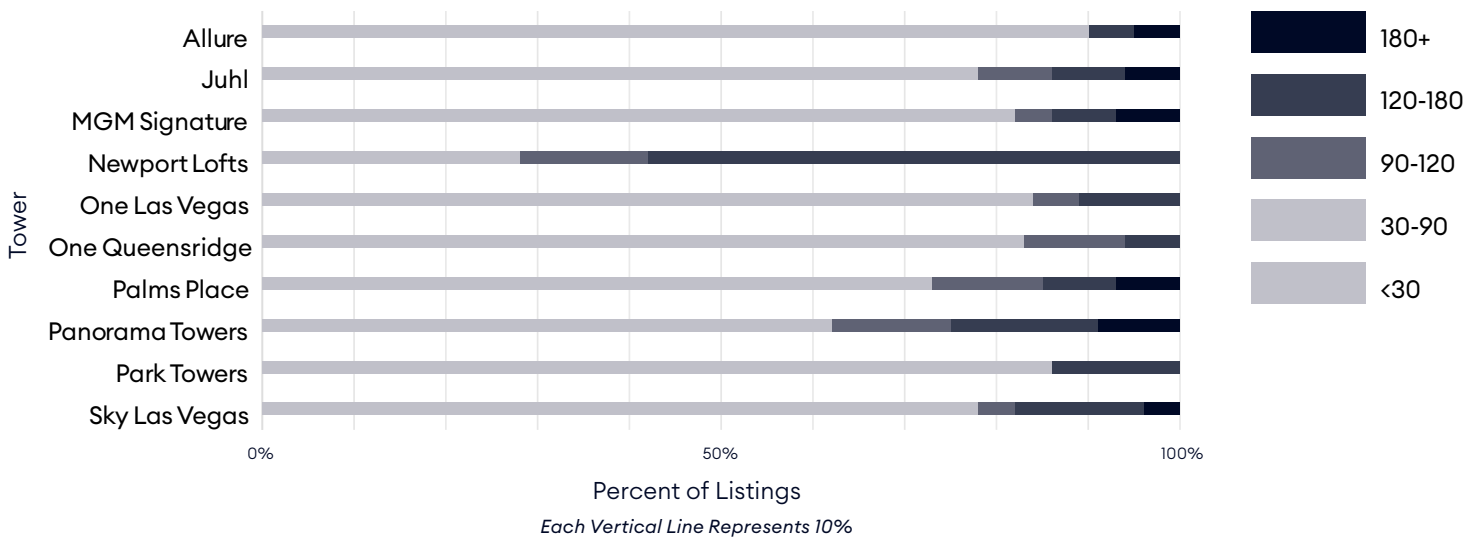
TYPE OF SALE BY PRICE POINT



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

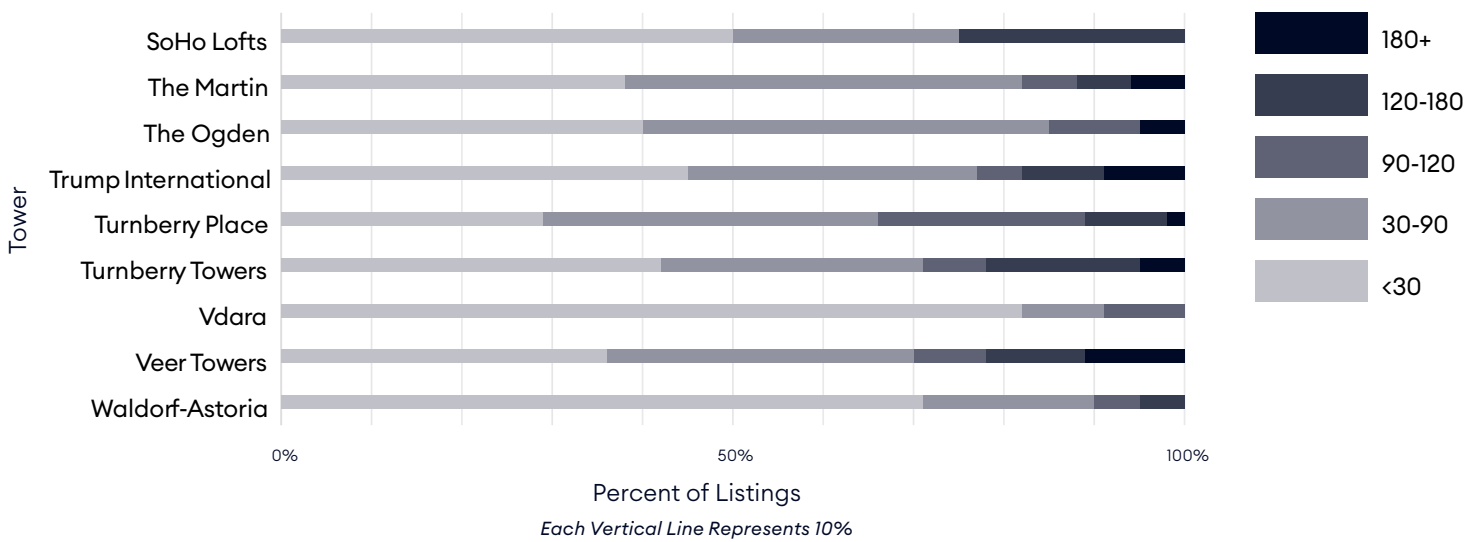
Las Vegas High Rise Market Assessment

DAYS ON THE MARKET BY TOWER



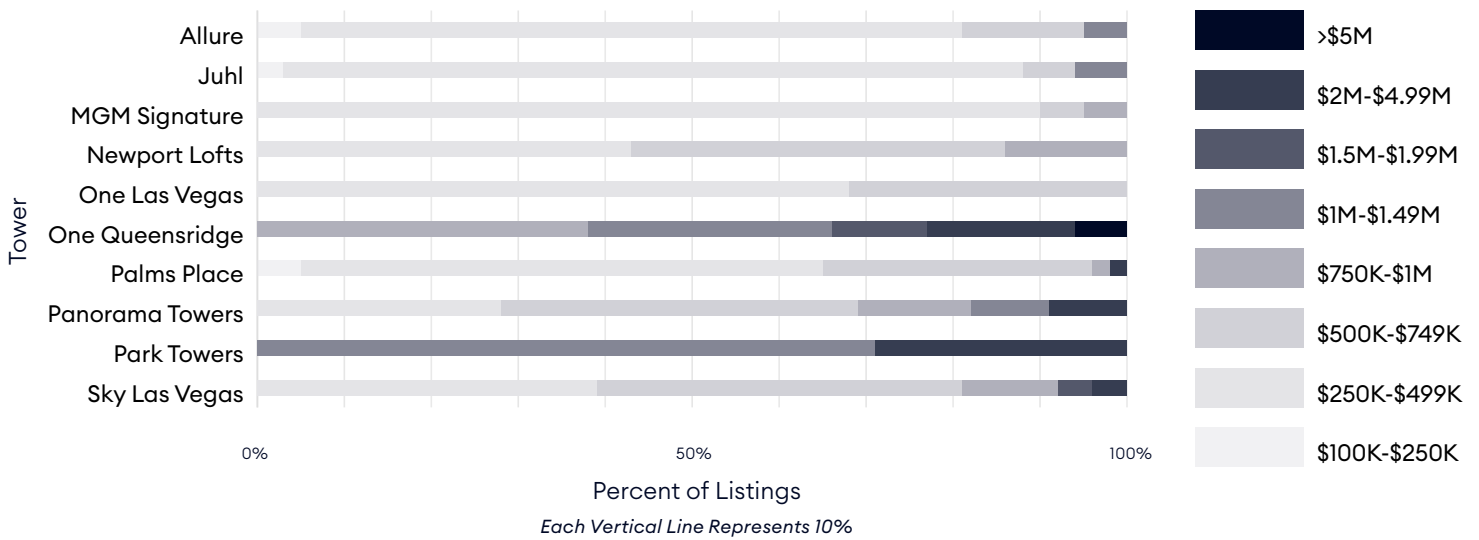
Las Vegas High Rise Market Assessment

DAYS ON THE MARKET BY TOWER



Las Vegas High Rise Market Assessment

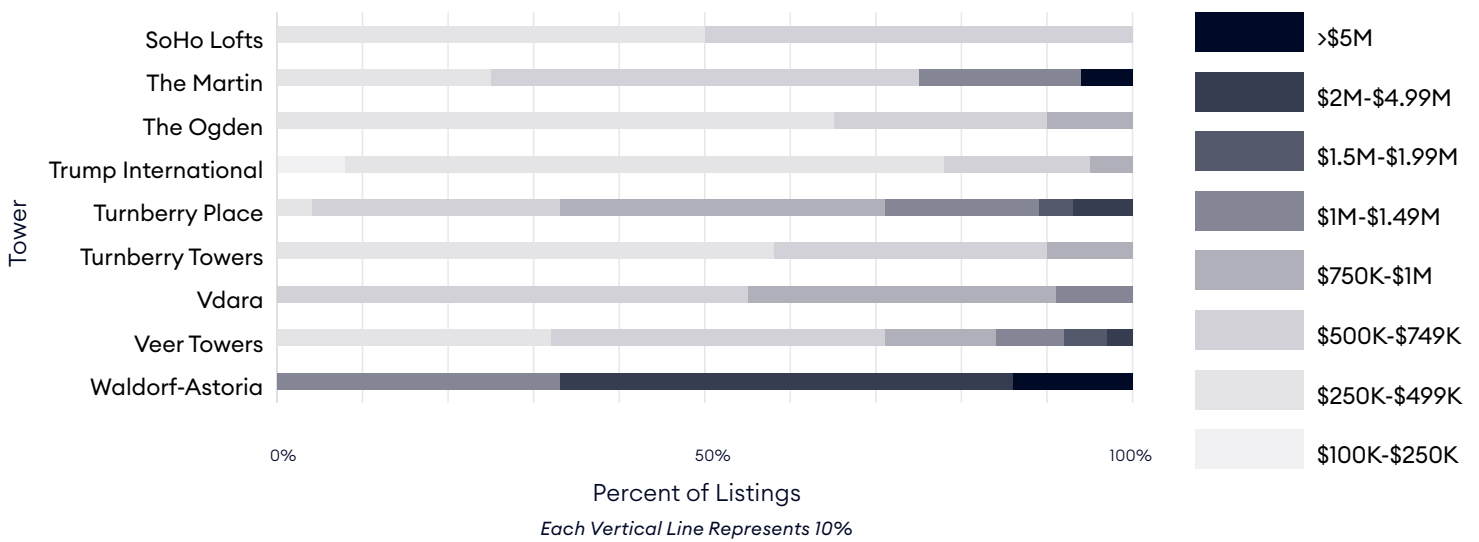
LISTINGS SOLD BY PRICE RANGE



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

Las Vegas High Rise Market Assessment

LISTINGS SOLD BY PRICE RANGE



Economic Information & Sales Data

Las Vegas Economic Information

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 Bernardino County | CA | 4.1% |
| 4 | San Diego County | CA | 3.9% |
| 5 | Riverside County | CA | 3.6% |

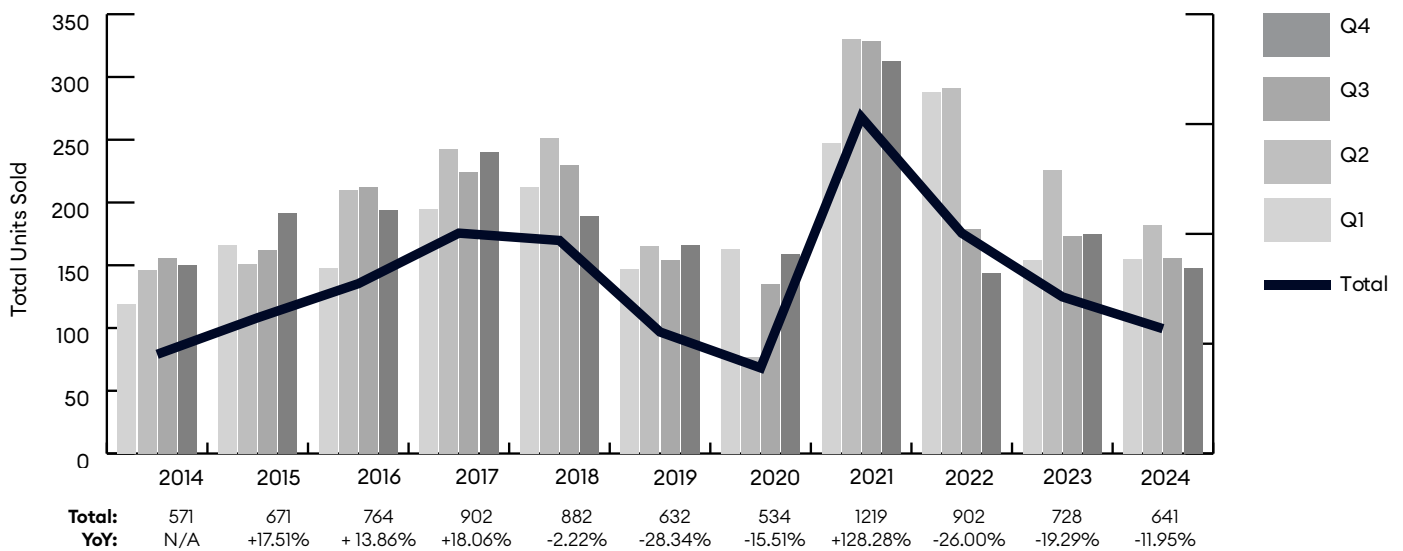
| Rank | County of Origin | State | % of Inflow |
|------|--------------------|-------|-------------|
| 6 | Honolulu County | HI | 3% |
| 7 | Maricopa County | AZ | 2.7% |
| 8 | Cook County | IL | 1.7% |
| 9 | Santa Clara County | CA | 1.6% |
| 10 | Alameda County | CA | 1.6% |

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% | 2.5% |
| 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 | 99.7 | 148.6 | 145.6 | 167.4 | 116.1 | 115.0 | 107.3 |
| Housing Opportunity Index | 14.2 | 2.7 | 4.0 | 5.7 | 11.0 | 52.0 | 21.7 |

Las Vegas High Rise Historical Sales Data

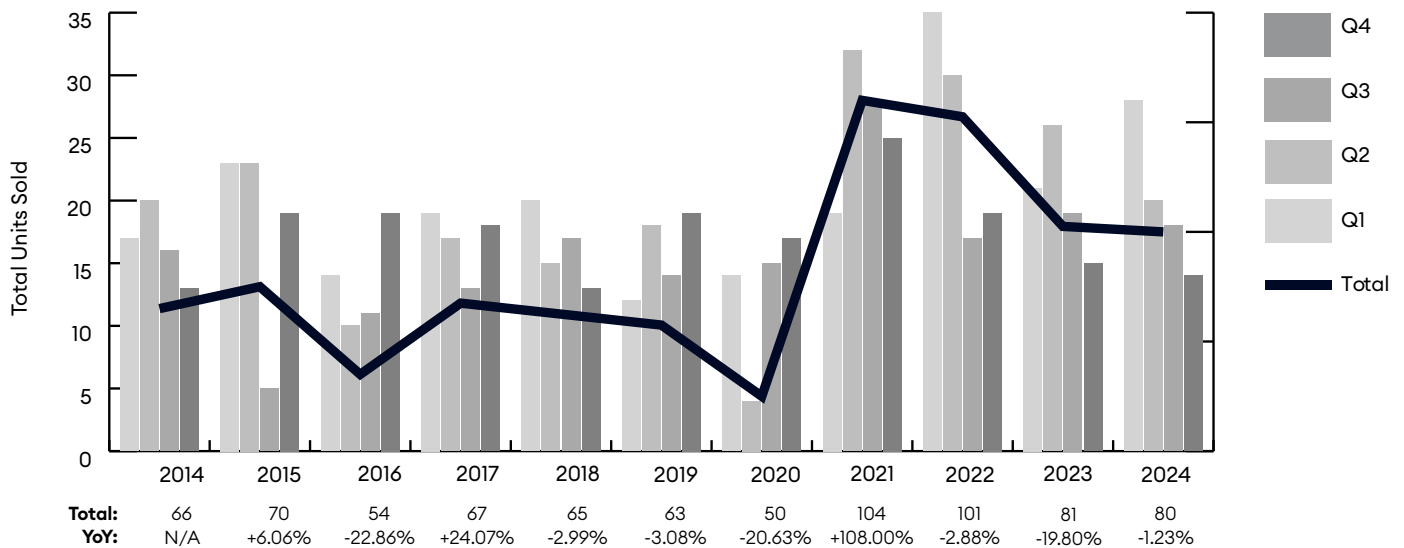
HIGH RISE SALES: UNDER \$1M



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

Las Vegas High Rise Historical Sales Data

HIGH RISE SALES: \$1M+ LUXURY SEGMENT



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.

Where Excellence Finds a Home

HENDERSON

1170 E. SUNSET ROAD, 2ND FLOOR
HENDERSON, NV
702.331.3948

MACDONALD HIGHLANDS

552 S. STEPHANIE STREET
HENDERSON, NV
702.614.9100

SUMMERLIN

1700 S. PAVILION CENTER DRIVE, SUITE 150
LAS VEGAS, NV
702.616.1910

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