

Market Report

LAS VEGAS VALLEY

ANNUAL
2024

Leading
LAS VEGAS
HOME

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

2024

MARKET OVERVIEW

The luxury real estate market above \$1 million in 2024 demonstrated strong performance, with consistent activity throughout the year. Sales peaked in Q2, accounting for nearly 29% of total transactions, while Q4 saw shorter days on market, reflecting heightened urgency from buyers.

Demand remained concentrated in the \$1 million to \$1.49 million range, making up 77% of transactions, though the \$2 million to \$4.99 million tier saw steady interest, particularly in exclusive communities like MacDonald Highlands and The Ridges. Properties moved quickly, with an average DOM between 30 and 90 days, and nearly half of Q4 transactions closing in under 30 days. Conventional financing was the most common sold term overall, complemented by a significant number of cash purchases in the \$2M+ segment, underscoring the market's strength. The year's trends reveal a resilient and thriving luxury market, catering to high-net-worth buyers. We anticipate more of this as we enter 2025.

Las Vegas Valley

20
24

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.

22,580

TOTAL PROPERTIES SOLD

+5% YEAR OVER YEAR

34

AVERAGE DAYS ON MARKET

-16% YEAR OVER YEAR

\$476K

MEDIAN PRICE

+8% YEAR OVER YEAR

\$35M

HIGHEST SALE

+40% YEAR OVER YEAR

\$603K

AVERAGE PRICE

+9% YEAR OVER YEAR

\$271

AVERAGE PRICE PER SF

+8% YEAR OVER YEAR

Anthem Country Club

20
24

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.

98

TOTAL PROPERTIES SOLD

+42% YEAR OVER YEAR

42

AVERAGE DAYS ON MARKET

-15% YEAR OVER YEAR

\$1.37M

MEDIAN PRICE

+14% YEAR OVER YEAR

\$4.8M

HIGHEST SALE

-38% YEAR OVER YEAR

\$1.59M

AVERAGE PRICE

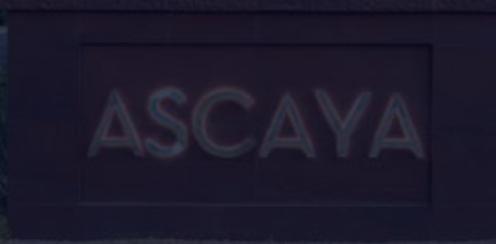
+10% YEAR OVER YEAR

\$418

AVERAGE PRICE PER SF

+7% YEAR OVER YEAR

Ascaya



20
24

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.

6

TOTAL PROPERTIES SOLD

-25% YEAR OVER YEAR

118

AVERAGE DAYS ON MARKET

-29% YEAR OVER YEAR

\$9.73M

MEDIAN PRICE

+18% YEAR OVER YEAR

\$11M

HIGHEST SALE

-23% YEAR OVER YEAR

\$9.67M

AVERAGE PRICE

+6% YEAR OVER YEAR

\$1K

AVERAGE PRICE PER SF

+15% YEAR OVER YEAR

Bellacere



20
24

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.

2

TOTAL PROPERTIES SOLD

-67% YEAR OVER YEAR

66

AVERAGE DAYS ON MARKET

+55% YEAR OVER YEAR

\$2.35M

MEDIAN PRICE

-15% YEAR OVER YEAR

\$3M

HIGHEST SALE

-21% YEAR OVER YEAR

\$2.35M

AVERAGE PRICE

-17% YEAR OVER YEAR

\$591

AVERAGE PRICE PER SF

+24% YEAR OVER YEAR

Canyon Fairways

20
24

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.

8

TOTAL PROPERTIES SOLD

-33% YEAR OVER YEAR

56

AVERAGE DAYS ON MARKET

-16% YEAR OVER YEAR

\$2.52M

MEDIAN PRICE

+3% YEAR OVER YEAR

\$4.63M

HIGHEST SALE

+24% YEAR OVER YEAR

\$3.02M

AVERAGE PRICE

+19% YEAR OVER YEAR

\$581

AVERAGE PRICE PER SF

+21% YEAR OVER YEAR

Canyon Gate

20
24

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.

33

TOTAL PROPERTIES SOLD

+38% YEAR OVER YEAR

42

AVERAGE DAYS ON MARKET

+4% YEAR OVER YEAR

\$1.18M

MEDIAN PRICE

+11% YEAR OVER YEAR

\$2.38M

HIGHEST SALE

+8% YEAR OVER YEAR

\$1.28M

AVERAGE PRICE

+11% YEAR OVER YEAR

\$363

AVERAGE PRICE PER SF

+12% YEAR OVER YEAR

Country Club Hills

20
24

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.

3

TOTAL PROPERTIES SOLD

-57% YEAR OVER YEAR

34

AVERAGE DAYS ON MARKET

-37% YEAR OVER YEAR

\$1.6M

MEDIAN PRICE

+3% YEAR OVER YEAR

\$1.61M

HIGHEST SALE

-20% YEAR OVER YEAR

\$1.44M

AVERAGE PRICE

-6% YEAR OVER YEAR

\$343

AVERAGE PRICE PER SF

-10% YEAR OVER YEAR

Eagle Hills

20
24

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.

4

TOTAL PROPERTIES SOLD

-20% YEAR OVER YEAR

5

AVERAGE DAYS ON MARKET

-96% YEAR OVER YEAR

\$2.12M

MEDIAN PRICE

-30% YEAR OVER YEAR

\$3.83M

HIGHEST SALE

-20% YEAR OVER YEAR

\$2.52M

AVERAGE PRICE

-25% YEAR OVER YEAR

\$593

AVERAGE PRICE PER SF

+12% YEAR OVER YEAR

Lake Las Vegas

20
24

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.

233

TOTAL PROPERTIES SOLD

+19% YEAR OVER YEAR

92

AVERAGE DAYS ON MARKET

+38% YEAR OVER YEAR

\$700K

MEDIAN PRICE

0% YEAR OVER YEAR

\$5.8M

HIGHEST SALE

-3% YEAR OVER YEAR

\$1.02M

AVERAGE PRICE

+8% YEAR OVER YEAR

\$353

AVERAGE PRICE PER SF

+8% YEAR OVER YEAR

MacDonald Highlands

20
24

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.

45

TOTAL PROPERTIES SOLD

+29% YEAR OVER YEAR

77

AVERAGE DAYS ON MARKET

-17% YEAR OVER YEAR

\$3M

MEDIAN PRICE

-16% YEAR OVER YEAR

\$15M

HIGHEST SALE

+16% YEAR OVER YEAR

\$3.91M

AVERAGE PRICE

-10% YEAR OVER YEAR

\$650

AVERAGE PRICE PER SF

-16% YEAR OVER YEAR

Mountain Trails

MOUNTAIN TRAILS

20
24

NESTLED WITHIN THE TRAILS COMMUNITY IN SUMMERLIN, MOUNTAIN TRAILS IS AN EXCLUSIVE, GUARD-GATED NEIGHBORHOOD FEATURING just over 100 custom-built homes. This "community within a community" stands out for its intimate size compared to surrounding master-planned communities and offers expansive lots of half an acre or more.

10

TOTAL PROPERTIES SOLD

+233% YEAR OVER YEAR

90

AVERAGE DAYS ON MARKET

+52% YEAR OVER YEAR

\$2.44M

MEDIAN PRICE

+27% YEAR OVER YEAR

\$5.69M

HIGHEST SALE

+137% YEAR OVER YEAR

\$2.73M

AVERAGE PRICE

+34% YEAR OVER YEAR

\$404

AVERAGE PRICE PER SF

+9% YEAR OVER YEAR

Palisades

20
24

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.

13

TOTAL PROPERTIES SOLD

+63% YEAR OVER YEAR

36

AVERAGE DAYS ON MARKET

-63% YEAR OVER YEAR

\$2.2M

MEDIAN PRICE

+22% YEAR OVER YEAR

\$3.85M

HIGHEST SALE

+74% YEAR OVER YEAR

\$2.31M

AVERAGE PRICE

+33% YEAR OVER YEAR

\$459

AVERAGE PRICE PER SF

+30% YEAR OVER YEAR

Queensridge

20
24

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.

37

TOTAL PROPERTIES SOLD

+37% YEAR OVER YEAR

30

AVERAGE DAYS ON MARKET

-19% YEAR OVER YEAR

\$1.12M

MEDIAN PRICE

+8% YEAR OVER YEAR

\$6.5M

HIGHEST SALE

+35% YEAR OVER YEAR

\$1.7M

AVERAGE PRICE

+35% YEAR OVER YEAR

\$365

AVERAGE PRICE PER SF

+21% YEAR OVER YEAR

Red Rock Country Club



20
24

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.

47

TOTAL PROPERTIES SOLD

-4% YEAR OVER YEAR

34

AVERAGE DAYS ON MARKET

-28% YEAR OVER YEAR

\$1.85M

MEDIAN PRICE

+9% YEAR OVER YEAR

\$4.95M

HIGHEST SALE

+29% YEAR OVER YEAR

\$2.18M

AVERAGE PRICE

+22% YEAR OVER YEAR

\$580

AVERAGE PRICE PER SF

+16% YEAR OVER YEAR

Roma Hills

20
24

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.

11

TOTAL PROPERTIES SOLD

-15% YEAR OVER YEAR

72

AVERAGE DAYS ON MARKET

-9% YEAR OVER YEAR

\$1.92M

MEDIAN PRICE

+1% YEAR OVER YEAR

\$4.5M

HIGHEST SALE

+61% YEAR OVER YEAR

\$2.34M

AVERAGE PRICE

+17% YEAR OVER YEAR

\$458

AVERAGE PRICE PER SF

+32% YEAR OVER YEAR

Seven Hills

20
24

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.

123

TOTAL PROPERTIES SOLD

+40% YEAR OVER YEAR

37

AVERAGE DAYS ON MARKET

-18% YEAR OVER YEAR

\$687K

MEDIAN PRICE

-2% YEAR OVER YEAR

\$6.85M

HIGHEST SALE

+52% YEAR OVER YEAR

\$1.03M

AVERAGE PRICE

-1% YEAR OVER YEAR

\$331

AVERAGE PRICE PER SF

+7% YEAR OVER YEAR

Southern Highlands Golf Club

20
24

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.

42

TOTAL PROPERTIES SOLD

+20% YEAR OVER YEAR

46

AVERAGE DAYS ON MARKET

-10% YEAR OVER YEAR

\$2.65M

MEDIAN PRICE

+6% YEAR OVER YEAR

\$8.8M

HIGHEST SALE

+33% YEAR OVER YEAR

\$3.31M

AVERAGE PRICE

+20% YEAR OVER YEAR

\$578

AVERAGE PRICE PER SF

+11% YEAR OVER YEAR

Spanish Hills

20
24

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.

5

TOTAL PROPERTIES SOLD

-38% YEAR OVER YEAR

87

AVERAGE DAYS ON MARKET

+50% YEAR OVER YEAR

\$2.1M

MEDIAN PRICE

-9% YEAR OVER YEAR

\$3.5M

HIGHEST SALE

-44% YEAR OVER YEAR

\$2.27M

AVERAGE PRICE

-20% YEAR OVER YEAR

\$404

AVERAGE PRICE PER SF

+2% YEAR OVER YEAR

Spanish Trails

20
24

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.

44

TOTAL PROPERTIES SOLD

-33% YEAR OVER YEAR

32

AVERAGE DAYS ON MARKET

-48% YEAR OVER YEAR

\$1.01M

MEDIAN PRICE

+13% YEAR OVER YEAR

\$4.58M

HIGHEST SALE

-82% YEAR OVER YEAR

\$1.45M

AVERAGE PRICE

-2% YEAR OVER YEAR

\$372

AVERAGE PRICE PER SF

+16% YEAR OVER YEAR

The Fountains

20
24

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.

13

TOTAL PROPERTIES SOLD

+18% YEAR OVER YEAR

25

AVERAGE DAYS ON MARKET

-25% YEAR OVER YEAR

\$1.52M

MEDIAN PRICE

+32% YEAR OVER YEAR

\$2.5M

HIGHEST SALE

+22% YEAR OVER YEAR

\$1.58M

AVERAGE PRICE

+17% YEAR OVER YEAR

\$329

AVERAGE PRICE PER SF

+10% YEAR OVER YEAR

The Ridges

20
24

THIS PRIVATE RESERVE OF LUXURY HOMES, SITUATED ON 800 ACRES IN THE MASTER-PLANNED COMMUNITY OF SUMMERLIN, IS RECOGNIZED AS one 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.

52

TOTAL PROPERTIES SOLD

-2% YEAR OVER YEAR

63

AVERAGE DAYS ON MARKET

+1% YEAR OVER YEAR

\$4.44M

MEDIAN PRICE

+20% YEAR OVER YEAR

\$12.5M

HIGHEST SALE

-22% YEAR OVER YEAR

\$4.96M

AVERAGE PRICE

+14% YEAR OVER YEAR

\$813

AVERAGE PRICE PER SF

+9% YEAR OVER YEAR

The Summit Club

20
24

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.

4

TOTAL PROPERTIES SOLD

+100% YEAR OVER YEAR

83

AVERAGE DAYS ON MARKET

+116% YEAR OVER YEAR

\$24.48M

MEDIAN PRICE

+33% YEAR OVER YEAR

\$35M

HIGHEST SALE

+65% YEAR OVER YEAR

\$24.93M

AVERAGE PRICE

+36% YEAR OVER YEAR

\$3K

AVERAGE PRICE PER SF

+26% YEAR OVER YEAR

The Vineyards

20
24

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.

5

TOTAL PROPERTIES SOLD

-55% YEAR OVER YEAR

52

AVERAGE DAYS ON MARKET

-3% YEAR OVER YEAR

\$1.65M

MEDIAN PRICE

+10% YEAR OVER YEAR

\$2.04M

HIGHEST SALE

-7% YEAR OVER YEAR

\$1.65M

AVERAGE PRICE

+6% YEAR OVER YEAR

\$445

AVERAGE PRICE PER SF

+9% YEAR OVER YEAR

Tournament Hills



20
24

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.

5

TOTAL PROPERTIES SOLD

+25% YEAR OVER YEAR

60

AVERAGE DAYS ON MARKET

-26% YEAR OVER YEAR

\$3.83M

MEDIAN PRICE

-5% YEAR OVER YEAR

\$4.1M

HIGHEST SALE

-46% YEAR OVER YEAR

\$3.71M

AVERAGE PRICE

-13% YEAR OVER YEAR

\$594

AVERAGE PRICE PER SF

+30% YEAR OVER YEAR

Willow Creek

Willow Creek

20
24

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.

14

TOTAL PROPERTIES SOLD

-18% YEAR OVER YEAR

53

AVERAGE DAYS ON MARKET

-17% YEAR OVER YEAR

\$1.86M

MEDIAN PRICE

+12% YEAR OVER YEAR

\$3.15M

HIGHEST SALE

+43% YEAR OVER YEAR

\$1.99M

AVERAGE PRICE

+22% YEAR OVER YEAR

\$498

AVERAGE PRICE PER SF

+23% YEAR OVER YEAR



2024 Annual Market Assessment

Las Vegas Valley Market Assessment

DAYS ON THE MARKET BY PRICE POINT



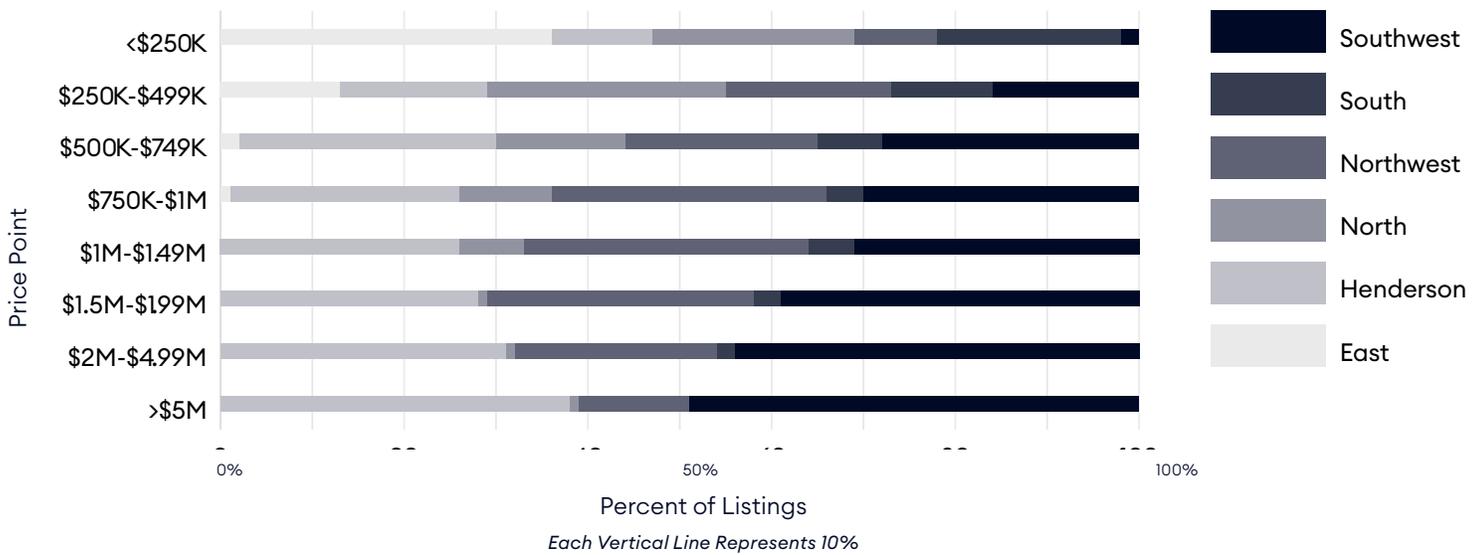
Las Vegas Valley Market Assessment

DAYS ON THE MARKET BY AREA



Las Vegas Valley Market Assessment

SALES PER AREA BY PRICE POINT



Las Vegas Valley Market Assessment

TYPE OF SALE BY PRICE POINT



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

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%

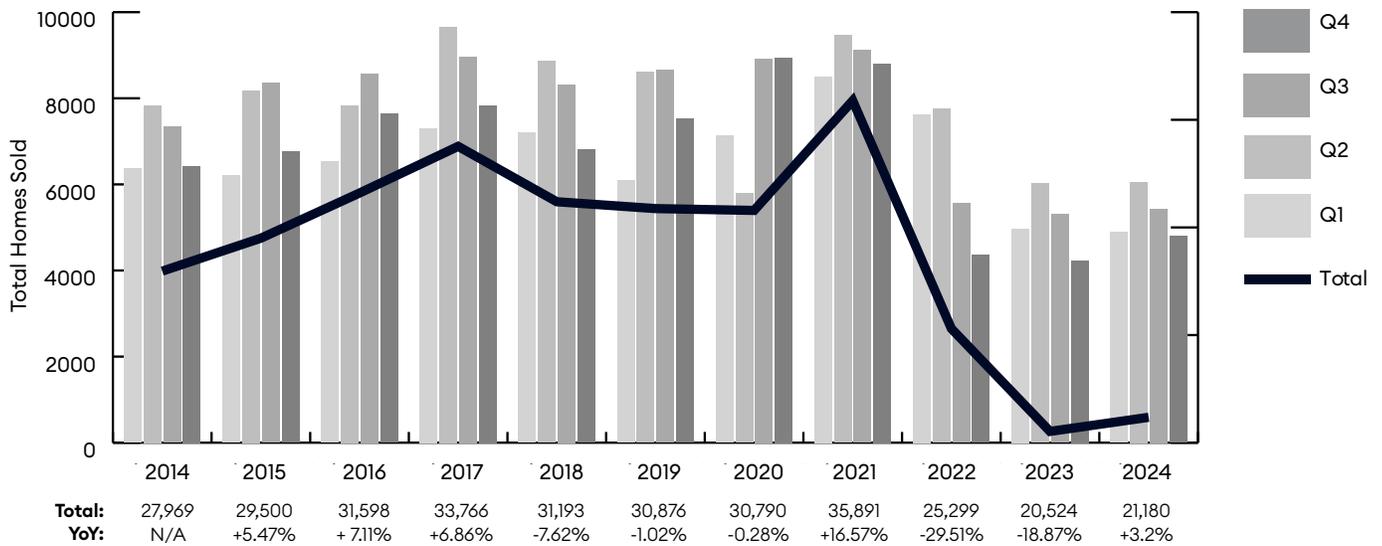
LOCAL MIGRATORY MARKET COMPARATIVE **ECONOMIC DATA****

	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

*SOURCE: 2021-2022 MIGRATION DATA, IRS **SOURCE: LAS VEGAS GLOBAL ECONOMIC ALLIANCE, 2024

Las Vegas Valley Historical Sales Data

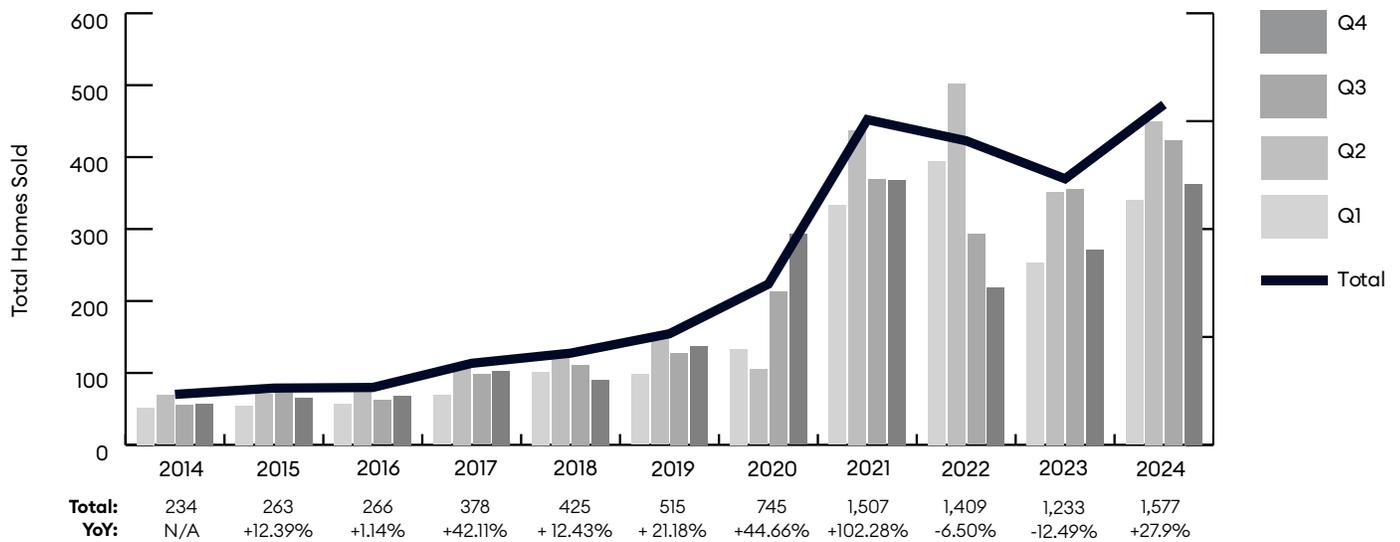
SINGLE FAMILY RESIDENTIAL: UNDER \$1M



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

Las Vegas Valley Historical Sales Data

SINGLE FAMILY RESIDENTIAL: \$1M+ LUXURY SEGMENT



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

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

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1170 E. SUNSET ROAD, 2ND FLOOR
HENDERSON, NV
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MACDONALD HIGHLANDS

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702.614.9100

SUMMERLIN

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