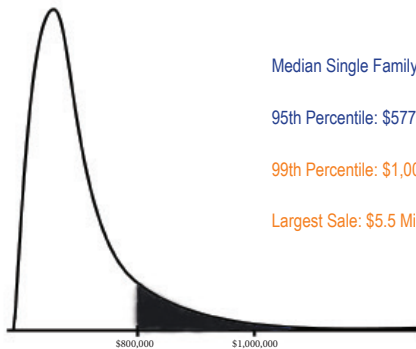


LUXURY ABSORPTION

Months-of-supply, or the time it would take to liquidate the current inventory at the recent pace of sales (we use the average of the past three months), is always much higher than the general market. Luxury homes can be very exceptional and thus attract unique buyers and this is necessarily a smaller pool of potential purchasers. Luxury home options include large private lots in the Northwest, golf course communities and homes with panoramic views of the Las Vegas Strip. Henderson, Summerlin and the Northwest all offer great opportunities for luxury living.

QUICK FACTS



Median Single Family Home Price Valley wide: \$265,000
95th Percentile: \$577,500
99th Percentile: \$1,000,000
Largest Sale: \$5.5 Million



Luxury Single Family Home Months-of-Supply Comparison

Price Range	Y-O-Y Change in Months-of- Supply	Sep-16			Sep-17		
		Listings	Sold (past 3 months)	Months- of Supply	Listings	Sold (past 3 months)	Months- of Supply
\$800,000 to \$1,000,000	👉 -35%	222	57	12	190	75	8
\$1,000,000 to \$2,000,000	👉 -33%	262	47	17	260	70	11
\$2,000,000 to \$3,000,000	👇 -69%	90	7	39	64	16	12
Greater than \$3,000,000	👆 20%	93	8	35	98	7	42
Total/Months-of-Supply	👉 -35%	667	119	17	612	168	11

Source: GLVAR.