

**KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER**

**702.281.3337**

**702.888.2352**

**702.280.4597**

**LAS VEGAS LUXURY**



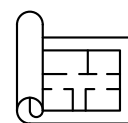
**LUXURY HOMES**  
OF LAS VEGAS

**JUNE 2024**



# A WORD FROM KEN, TYLER, & WILLIAM

Regardless of the rate-cut outcome that everyone tries to forecast; we do not see a slowdown. Inventory is down, sales are up, and luxury buyers are back with cash. New communities like Ascension and Amaya are a resounding success with robust demand. This is a strong indicator that the tight inventory is here to stay. The housing market shifts monthly, and each home and community is unique. While Las Vegas depends heavily on national trends, real estate has always been about local knowledge. Staying current on the latest information is essential to deciding when to buy or sell. **Call your dedicated luxury marketing experts: Tyler, William, and Ken!**



2,037  
SQFT



3  
BED



2  
BATH



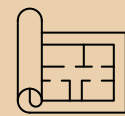
2 CAR  
GARAGE

**\$1,250,000**

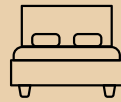
11280 GRANITE RIDGE DRIVE #1018

AT FAIRWAY HILLS IN THE RIDGES

Welcome to single-story luxury living in Fairway Hills within The Ridges. This nearly new unit is loaded with upgrades including top-of-the-line appliances, plantation shutters, closet built-ins, custom floors, granite counters, a fireplace, a covered patio, two-toned paint, a laundry room, tankless water heater, & a two-car private garage with epoxy floor. The open floor plan allows for plenty of natural light and features two covered patios. Ideally located next to a tranquil Spa. Community facilities include clubhouse, exercise room, pool, several spas, firepit, pet park, BBQ area, putting green. All furniture may be included at list price. Schedule your private showing today!



7,976  
SQFT



4  
BED



6  
BATH



7 CAR  
GARAGE

709 DRAGON PEAK DRIVE ✦ MACDONALD HIGHLANDS  
\$10,000,000

**Discover the thrill of Drift!** This exceptional residence from The Luminary Collection is available fully furnished by Atelier Blue Heron Interiors and **move-in ready**. Nestled within the exclusive guard-gated enclave of MacDonald Highlands, Drift offers an enviable address on Dragon Peak Drive, often hailed as the Hollywood Hills of Las Vegas. Spanning nearly 8,000 square feet, Drift features 4 bedrooms, 5.5 baths, a theatre, a gym, a pool, and a spa. Notably, Drift also includes a luxury garage with 7 car bays, perfect for the avid car collector or enthusiast.



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# LAS VEGAS & HENDERSON | MAY 2024

## \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Canyon Fairways	500 Royalton DR	\$2,200,000	5,037	\$436.77	4	4
Canyon Gate	8736 Rainbow Ridge DR	\$1,800,000	3,662	\$491.53	4	5
	8912 Rainbow Ridge DR	\$1,032,500	1,788	\$577.46	2	2
Corta Bella	8801 Rozetta CT	\$1,050,000	3,206	\$327.51	3	4
Mesa Ridge	608 Proud Eagle LN	\$1,600,000	3,434	\$465.93	4	4
Mira Villa - mid rise	9129 Las Manaitas AVE #302	\$1,050,000	2,109	\$497.87	2	3
Mountain Trails	2205 Paiute Meadows DR	\$1,857,000	5,183	\$358.29	4	5
Palisades	10157 Prestancia AVE	\$1,950,000	4,085	\$477.36	5	5
Rancho Bel Air	2416 Rancho Bel Air DR	\$1,700,000	4,202	\$404.57	4	4
	230 Dalmatian LN	\$1,200,000	4,498	\$266.79	5	3
Red Rock Country Club	11489 Snow Creek AVE	\$2,850,000	4,545	\$627.06	4	5
	2007 Cherry Creek CIR	\$2,337,500	5,037	\$464.07	5	6
	2137 Orchard Mist ST	\$1,825,000	4,257	\$428.71	6	4
	2082 Country Cove CT	\$1,680,000	4,257	\$394.64	6	4
	11320 Golden Chestnut PL	\$1,535,000	3,147	\$487.77	3	4
Regency at Summerlin 55+	10113 Regency Square AVE	\$1,060,000	2,237	\$473.85	2	3
Reverence	2680 Nevada Agave LN	\$1,800,000	3,658	\$492.07	4	4
	3013 Fall Solstice CT	\$1,300,000	2,346	\$554.13	3	3
	10990 Ansel DR	\$1,200,000	2,441	\$491.60	3	3
	3000 Sierra Juniper CT	\$1,140,000	2,508	\$454.55	3	3
	10941 Ansel DR	\$1,040,000	2,214	\$469.74	2	3
Siena 55+	4892 Denaro DR	\$1,600,000	2,747	\$582.45	2	3
	10563 Bambola PL	\$1,208,888	3,217	\$375.78	4	4
	4565 Riva De Romanza ST	\$1,210,000	3,210	\$376.95	3	4
	6048 Downs CT	\$1,130,000	3,479	\$324.81	4	4
Spanish Trail	10 Princeville LN	\$1,150,000	3,219	\$357.25	4	3
The Club Madeira Canyon	2748 Liberation DR	\$1,915,000	4,708	\$406.75	6	6
	2376 Luberon DR	\$1,385,000	3,099	\$446.92	5	4
	2372 Luberon DR	\$1,316,250	3,369	\$390.69	4	5
The Ridges	9 Soaring Bird CT	\$6,100,000	7,579	\$804.86	4	5
	20 Lookout Ridge DR	\$4,925,000	6,126	\$803.95	4	6
	8 Hawkeye LN	\$3,000,000	4,507	\$665.63	4	5
	36 Hunting Horn DR	\$2,999,999	4,618	\$649.63	3	5
	74 Pristine Glen ST	\$2,000,000	3,776	\$529.66	4	5
	11280 Granite Ridge DR #1097	\$1,525,000	3,211	\$474.93	4	4
	11280 Granite Ridge DR #1103	\$1,300,000	2,037	\$638.19	3	2
The Summit Club	10918 Summit Club DR	\$35,000,000	11,427	\$3,062.92	4	7
Willow Creek	10941 Keymar DR	\$1,800,000	3,091	\$582.34	4	4
Queensridge	9736 Verlainne CT	\$1,750,000	4,778	\$366.26	4	5
	9313 Queen Charlotte DR	\$1,600,000	4,190	\$381.86	4	4
Anthem Country Club	14 Paradise Valley CT	\$4,800,000	6,705	\$715.88	5	6
	18 Bloomfield Hills DR	\$3,275,000	7,319	\$447.47	5	8
	12 Hassayampa TRL	\$1,625,000	5,756	\$282.31	5	7
	20 Oro Valley DR	\$1,080,000	2,614	\$413.16	3	4
Ascaya	11 Boulderback DR	\$10,700,000	8,798	\$1,216.19	4	7

Estates at Green Valley Ranch	2267 Coral Ridge AVE	\$2,275,000	5,933	\$383.45	6	6
Grand Legacy	2086 Troon DR	\$1,950,000	7,259	\$268.63	5	5
	2033 Troon DR	\$1,500,000	5,694	\$263.44	6	7
MacDonald Highlands	1205 Amber Rim DR	\$7,975,000	7,000	\$1,139.29	5	6
	717 Dragon Peak DR	\$6,067,977	5,347	\$1,134.84	4	5
	650 Blackrock Rim DR	\$3,650,000	4,327	\$843.54	4	5
	1687 Tangiers DR	\$3,300,000	7,290	\$452.67	3	6
	1668 Liege DR	\$2,600,000	7,281	\$357.09	5	6
	615 Dragon Mountain CT	\$2,270,553	4,688	\$484.33	4	5
	1639 Liege DR	\$2,150,000	3,892	\$552.42	5	4
The Club Madeira Canyon	2748 Liberation DR	\$1,915,000	4,708	\$406.75	6	6
	2376 Luberon DR	\$1,385,000	3,099	\$446.92	5	4
	2372 Luberon DR	\$1,316,250	3,369	\$390.69	4	5
The Fountains	2365 Villandry CT	\$2,150,000	5,535	\$388.44	5	4
Roma Hills	778 Bolle WAY	\$2,475,000	7,162	\$345.57	5	6
Quail Ridge Estates	35 Quail Hollow DR	\$1,499,990	4,388	\$341.84	5	5
Seven Hills	1383 Ruby Sky CT	\$2,400,000	4,612	\$520.38	4	5
	1311 Panini DR	\$1,530,000	2,840	\$538.73	3	3
	1456 Via Merano ST	\$1,100,000	3,903	\$281.83	5	4
Southern Highlands	19 Vintage Canyon ST	\$8,800,000	7,376	\$1,193.06	4	6
	18 Castle Oaks CT	\$4,000,000	6,047	\$661.49	4	5
	11953 Glentana View ST	\$1,041,705	2,279	\$457.09	3	3
	5637 San Florentine AVE	\$1,100,000	4,364	\$252.06	6	6
	4105 Abernethy Forest PL	\$1,060,000	5,266	\$201.29	6	5

Data derived from GLVAR MLS. Information deemed reliable, but not guaranteed. Comprised of resale homes, \$1,000,000+ from May 1-31, 2024



# HOW'S THE LAS VEGAS MARKET?

MAY 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	1,649	201	28	18	3
TOTAL ACTIVE LISTINGS	4,405	559	104	63	31
HOMES UNDER CONTRACT	2,103	99	8	5	1
HOMES SOLD	2,823	144	9	5	2
PRICE/SQFT SOLD	\$255.49	\$409.19	\$598.39	\$997.98	\$2,139.56
CASH DEALS	697	60	7	4	2
FINANCED DEALS	2,126	84	2	1	0

## INVENTORY LEVELS LAST 12 MONTHS (\$1 MILLION +)

## AVERAGE INVENTORY LEVELS BY YEAR (\$1 MILLION +)

	Homes on Market	Avg. Days on Market	Avg. Interest Rate
MAY 2024	1,286	67	7.17%
APRIL 2024	1,177	55	7.33%
MARCH 2024	1,111	66	6.96%
FEBRUARY 2024	1,011	68	7.30%
JANUARY 2023	1,029	64	6.96%
DECEMBER 2023	1,082	56	6.95%
NOVEMBER 2023	1,132	82	7.64%
OCTOBER 2023	1,124	67	8.01%
SEPTEMBER 2023	1,084	72	7.64%
AUGUST 2023	1,107	47	7.17%
JULY 2023	1,116	45	6.81%
JUNE 2023	1,141	56	7.22%

Year	Avg. Inventory	Avg. Days on Market	Avg. Interest Rate
2023	1,020	66	7.13%
2022	1,120	50	5.34%
2021	817	56	2.96%
2020	847	108	3.11%
2019	846	95	3.94%
2018	731	103	4.54%
2017	684	103	3.99%
2016	702	133	3.65%
2015	609	129	3.85%
2014	571	127	4.17%
2013	511	132	3.98%

**WELLS FARGO**  
Advisors

**Jacob R. Skoll**  
Senior Financial Advisor



**BRADY**  
REALTY GROUP  
(Property Management Company)

Investment and Insurance Products: Not FDIC Insured / No Bank Guarantee / May Lose Value





## 2009 EAGLE TRACE

CANYON GATE

\$2,500,000



3-CAR  
GARAGE



5 BED



5,755 SQFT



5 BATH



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## 11793 DISCOVERY CANYON

1.8 ACRE PARCEL  
AT THE SUMMIT CLUB

\$19,000,000



*Just Sold:*  
\$7,000,000

PRSR STD  
US POSTAGE  
**PAID**  
LAS VEGAS NV  
PERMIT 707



**25 RIDGE BLOSSOM ROAD  
RIMROCK IN THE RIDGES**



**LUXURY HOMES**  
OF LAS VEGAS



**KEN LOWMAN**

Founder | Owner

702.281.3337

[KLowman@LuxuryHomesLV.com](mailto:KLowman@LuxuryHomesLV.com)

**TYLER BRADY**

Broker | Owner

702.888.2352

[Tyler@LuxuryHomesLV.com](mailto:Tyler@LuxuryHomesLV.com)

**WILLIAM BRAUNER**

Sales Manager | Owner

702.280.4597

[William@LuxuryHomesLV.com](mailto:William@LuxuryHomesLV.com)

