

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

LAS VEGAS LUXURY
WESTERN EDITION



JANUARY 2024



LUXURY HOMES
OF LAS VEGAS

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A WORD FROM KEN, TYLER, & WILLIAM

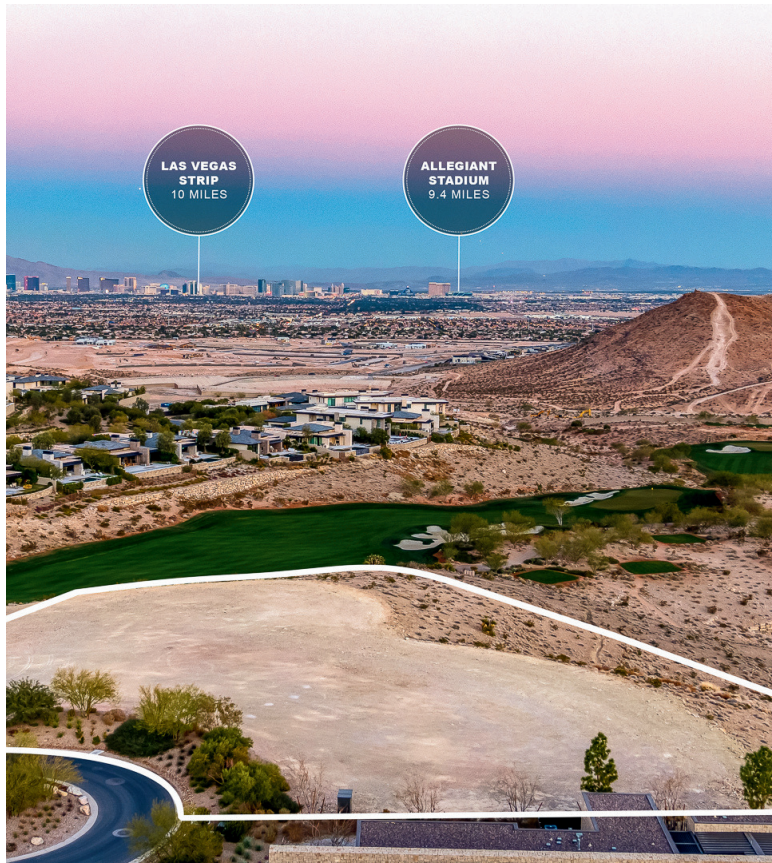
For the past two years, rates and inflation have been on our minds constantly, and with hope, we are anticipating the world to return to its pre-COVID equilibrium instead of a constant succession of rate hikes! The luxury market has held its own in 2023, and 2024 already looks promising! Spring is traditionally the best time to sell or buy a luxury home. Contact Tyler, William, and Ken if you're searching for a Las Vegas luxury realtor with a team mindset!

LAS VEGAS WELCOMES THE DURANGO

We enjoyed welcoming the Durango Hotel and Casino last month and exploring all the dining options! Conveniently located just off the Durango and the 215 Beltway, it is the perfect getaway for us locals without the hustle of the Las Vegas Strip! Durango boasts an 83,000-square-foot casino floor with 2,300 slot games, 60 card tables, and 209 rooms. Durango truly has something for everyone and seamlessly blends sophistication with the high energy of our city.

11793 DISCOVERY CANYON THE SUMMIT CLUB

Listed at
\$19,000,000



Here's our latest listing at The Summit Club—an exceptional building opportunity presented by Philipp Agassi and Luxury Homes of Las Vegas! Renowned for its luxury, The Summit distinguishes itself among guard-gated communities, offering a myriad of amenities. Acknowledged as Nevada's most exclusive community, it showcases a lavish clubhouse, breathtaking views, and top-notch security. Call us today to schedule a tour of this incredible 1.8-acre lot—the perfect place to call home! Reach out to us at your convenience to schedule a showing. (702) 216-4663



5400 MELLO AVE NORTHWEST LAS VEGAS



5
BED



7
BATH



6,004
SQFT



8 CAR
GARAGE



RV
PARKING



CASITA

Approx.
1-Acre Lot

**NO
HOA**

Listed at
\$2,800,000



Experience unparalleled modern luxury in this newly listed single-level masterpiece on the northwest side of Las Vegas. Situated on an approximately 1-acre lot, every detail has been meticulously considered with custom-built, top-of-the-line finishes, ensuring the epitome of luxury living. This unique property features an 8-car garage, ample RV parking, thoughtfully landscaped grounds, and a sparkling pool and spa. The open layout of this custom home creates an inviting space for gatherings and indulgence. Contact us today for more information or with any questions you may have.



LUXURY HOMES
OF LAS VEGAS

Call Tyler, William, & Ken Today!
702-216-4663

WEST LAS VEGAS & SUMMERLIN, \$1M+

DECEMBER 2023 SALES | GUARD GATED

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Bellacere	10317 Summit Canyon DR	\$3,300,000	6,613	\$499.02	7	7
Canyon Fairways	9320 Tournament Canyon DR	\$2,500,000	3,894	\$642.01	4	5
Corta Bella	1816 Dolce DR	\$1,100,000	3,510	\$313.39	3	4
Eagle Rock	416 Pinnacle Heights LN	\$1,700,000	4,222	\$402.65	5	4
Mesa Ridge	10616 Patina Hills CT	\$2,600,000	4,351	\$597.56	4	5
One Queensridge Place	9103 Alta DR #403	\$1,205,000	2,638	\$456.79	2	3
Palisades	10404 Mansion Hills AVE	\$2,209,955	5,236	\$422.07	4	6
Red Rock Country Club	2529 Red Arrow DR	\$3,850,000	4,324	\$890.38	4	6
	2291 Alcova Ridge DR	\$2,150,000	3,578	\$600.89	4	5
	11612 Glowing Sunset LN	\$2,000,000	3,579	\$558.82	4	5
	3286 Saddle Soap CT	\$1,695,000	2,325	\$729.03	3	3
	11514 Glowing Sunset LN	\$1,675,000	2,325	\$720.43	3	3
	1955 Orchard Mist ST	\$1,550,000	3,739	\$414.55	5	5
	2813 Red Springs DR	\$1,545,000	2,508	\$616.03	3	4
Reverence	3024 Sierra Juniper CT	\$1,150,000	2,441	\$471.12	3	3
Siena 55+	5045 Rivedro ST	\$1,025,000	2,994	\$342.35	2	3
Spanish Trail	35 Innisbrook AVE	\$4,050,000	7,217	\$561.18	5	6
	74 Innisbrook AVE	\$2,000,000	5,882	\$340.02	5	8
	8189 Pinnacle Peak AVE	\$1,200,000	2,691	\$445.93	3	4
The Ridges	54 Glade Hollow DR	\$2,450,000	3,797	\$645.25	3	4
	11280 Granite Ridge DR #1072	\$1,910,000	3,211	\$594.83	3	5
	11280 Granite Ridge DR #1031	\$1,225,000	2,414	\$507.46	3	3
The Vineyards	1501 Chambolle CT	\$1,600,000	3,915	\$408.68	4	5
Willow Creek	3062 Wandering River CT	\$1,900,000	5,193	\$365.88	4	6

Data derived from GLVAR MLS. Information deemed reliable, but not guaranteed. Comprised of resale homes, \$1,000,000+ from December 1-31, 2023.



HOW'S THE LAS VEGAS MARKET?

December 2023	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	1,292	79	15	6	4
ACTIVE LISTINGS	4,814	433	97	54	24
UNDER CONTRACT	1,576	70	5	2	0
SOLD	1,948	81	8	1	2
PRICE/SQFT SOLD	\$242.85	\$407.46	\$595.38	\$835.65	\$1,460.92
CASH	543	42	3	1	1
LOAN/OTHER	1,405	39	5	0	1

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

	Homes on Market	Avg. Days on Market	Interest Rate
JANUARY	1,097	100	5.80%
FEBRUARY	1,122	80	6.50%
MARCH	1,115	61	5.90%
APRIL	1,127	66	6.93%
MAY	1,116	55	7.31%
JUNE	1,141	56	7.22%
JULY	1,116	45	6.81%
AUGUST	1,107	47	7.17
SEPTEMBER	1,084	72	7.64
OCTOBER	1,124	67	8.01
NOVEMBER	1,132	82	7.64%
DECEMBER	1,082	56	6.95%

INVENTORY LEVELS BY YEAR (\$1 MILLION +)

Year	Inventory	Days on Market	Interest Rate
2023	1,107	65	6.98%
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

 **BLUE HERON**

BRADY
REALTY GROUP
(Property Management Company)

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

 **CHICAGO TITLE**

LUXURY HOMES OF LAS VEGAS WELCOMES PHILLIP AGASSI

Las Vegas native Phillip Agassi, a distinguished Realtor in Nevada and California, has firmly established himself in the industry. As the older brother of tennis legend Andre Agassi, he brings a robust reputation and extensive experience to his role at Luxury Homes of Las Vegas. Phillip prioritizes top-notch service, emphasizing integrity, dedication, and a personalized approach. Operating in Las Vegas and San Diego, he is a reliable partner for those navigating the luxury real estate market. Phillip's expertise and unwavering dedication ensure a smooth and successful experience for clients in real estate transactions.



(702) 449-4908 | pagassi@LuxuryHomesLV.com | S.0200424

OVER \$4B

TOTAL
IN SALES

5,000+

HAPPY
CLIENTS

OVER 5K

PROPERTIES
SOLD

40,000+

PROPERTIES
LEASED



KEN LOWMAN

Founder | Owner

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