

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

LAS VEGAS LUXURY
WESTERN EDITION



FEBRUARY 2024



LUXURY HOMES
OF LAS VEGAS

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LUNAR NEW YEAR 2024

YEAR OF THE DRAGON

The Lowman, Brady, Brauner Luxury Team at Luxury Homes of Las Vegas wishes you a Happy Lunar New Year! This year being the Year of the Dragon, symbolizing prosperity and good fortune in Chinese and Asian cultures. It is one of the most important holidays in China, which is also celebrated in different countries. As the dates are based on the lunar calendar, it changes every year. In Las Vegas, such cultural celebrations can influence the real estate market, fostering optimism among our buyers and investors.



A WORD FROM **KEN, TYLER, & WILLIAM**

Planning your move this year? Brace yourself for an unprecedented low inventory as we step into the spring selling season. Many homeowners are hesitant to sell not wanting to trade their extremely low mortgage rates for the higher rates we currently are facing along with a fear of the market, thereby keeping home prices elevated.

With fewer homes hitting the market and prices surpassing last year's figures, there's a clear trend: it's an opportune moment to list your home, irrespective of the interest rates! Reach out to **Ken**, **Tyler**, and **William** for a confidential evaluation of your luxury home. Make the most of the current market dynamics and position your property strategically.

LAS VEGAS WELCOMES **CELLO TOWER**

Cello Tower is a 32-story high-rise luxury condominium with 240 residences under construction, including 8 penthouse units, each showcasing elegant and modern interiors. Located in Downtown Las Vegas's Symphony Park, Cello Tower offers more than 40,000 square feet of amenities such as a pet wellness spa, pet park & walking services, an open-air cigar lounge with mountain views, a golf simulator, hospitality suites for guest usage, a 25,000+ square foot indoor-outdoor amenity floor, and more.

Envisioned by Perkins Eastman, Cello Tower's residences start at \$700k and boast a unique luxury lifestyle with stunning interiors, floor-to-ceiling windows, and panoramic views of the mountains and iconic Las Vegas Strip. Construction is expected to be completed in the fall of 2026. Call Tyler, Ken, and William today to secure your new home and embrace the next level of modern luxury living.



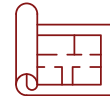
11456 OPAL
SPRINGS WAY
SILVER RIDGE AT THE RIDGES



3
BED



4
BATH



3,798
SQFT



3 CAR
GARAGE



LISTED AT
\$3,500,000

Discover a stunning single-story oasis in The Ridges' exclusive double-gated community. Nestled in Silver Ridge, this lavish home offers unparalleled privacy and a sleek, open-concept design. Boasting three ensuite bedrooms, a chef's kitchen, a chic wet bar, and meticulously designed custom closets, this residence seamlessly blends style and functionality. Don't pass up the opportunity to own this one-of-a-kind gem, call Tyler, William, or Ken today at 702-216-4663.



WEST LAS VEGAS & SUMMERLIN, \$1M+

JANUARY 2023 SALES | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Aventura	10009 Mirada DR	\$1,085,000	3,373	\$321.67	3	3
Canyon Gate	2308 Whispering Hills CIR	\$1,775,000	4,323	\$410.59	4	4
	8641 Canyon View DR	\$1,600,000	4,319	\$370.46	4	4
Country Club Hills	9028 Thornbury LN	\$1,600,000	4,847	\$330.10	3	5
Mesa Ridge	5326 Succulent Rose DR	\$3,600,000	4,969	\$724.49	5	6
	5310 Succulent Rose DR	\$3,100,000	4,400	\$704.55	4	5
	10801 White Clay DR	\$2,050,000	3,465	\$591.63	3	4
Mira Villa - mid rise	9204 Las Manaitas AVE #301	\$1,215,000	2,497	\$486.58	3	3
Mountain Trails	2313 Cedardale PL	\$2,300,000	6,071	\$378.85	5	5
Queensridge	652 Ravel CT	\$2,225,000	4,758	\$467.63	4	5
Red Rock Country Club	11398 Cedar Log CT	\$1,850,000	3,085	\$599.68	3	4
	2640 Grassy Spring PL	\$1,700,000	3,325	\$511.28	4	4
Regency at the Lakes	9904 Aspen Knoll CT	\$1,249,000	3,274	\$381.49	4	3
Spanish Trail	5 Ventana Canyon DR	\$4,000,000	8,838	\$452.59	5	7
The Ridges	24 Painted Feather WAY	\$5,750,000	9,249	\$621.69	6	7
	16 Sun Glow LN	\$5,750,000	6,252	\$919.71	4	6
	4204 Lapis Ridge CT	\$3,450,000	4,618	\$747.08	4	5
The Vineyards	1617 Saintsbury DR	\$2,040,000	4,199	\$485.83	4	4
	10817 Beringer DR	\$1,290,000	3,658	\$352.65	4	4
Trilogy at Summerlin 55+	4174 Yucca Bloom ST #0	\$1,000,000	2,420	\$413.22	2	3
Willow Creek	10787 Hobbiton AVE	\$1,450,000	3,766	\$385.02	4	4
One Queensridge Place	9103 Alta DR #203	\$1,060,000	2,638	\$401.82	2	3

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

WORLD-CLASS

SERVICE

MORE THAN 5K

PROPERTIES SOLD

OVER \$4B

IN TOTAL SALES



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HOW'S THE LAS VEGAS MARKET?

JANUARY 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	1,790	141	20	7	4
TOTAL ACTIVE LISTINGS	4,667	434	99	56	26
HOMES UNDER CONTRACT	2,200	118	6	2	0
HOMES SOLD	1,920	77	9	5	0
PRICE/SQFT SOLD	\$242	\$401	\$625	\$878	N/A
CASH DEALS	510	33	5	5	0
FINANCED DEALS	1,410	44	4	0	0

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

	Homes on Market	Avg. Days on Market	Interest Rate
JANUARY 2024	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%
MAY 2023	1,116	55	7.31%
APRIL 2023	1,127	66	6.93%
MARCH 2023	1,115	61	5.90%
FEBRUARY 2023	1,122	80	6.50%

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

Year	Avg. Inventory	Avg. Days on Market	Avg. 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

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 **CHICAGO TITLE**



LUXURY HOMES
OF LAS VEGAS



2885 RED SPRINGS

RED ROCK COUNTRY CLUB | LISTED AT \$1.6M

2,508 SQ FT | 3 BED | 4 BATH



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