

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

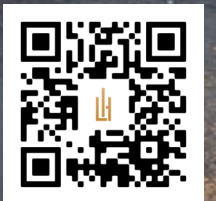
LAS VEGAS LUXURY

WHERE OPULENCE MEETS OPPORTUNITY

MARCH 2024 



LUXURY HOMES
OF LAS VEGAS



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A WORD FROM KEN, TYLER, & WILLIAM

We are pleased to report that 2024 started with a robust market, particularly in our Las Vegas luxury communities! While properties are selling quickly, high-interest rates and a limited supply still dominate everyone's thoughts. This current reality presents challenges for existing homeowners seeking to upgrade or downsize, unless there is a compelling reason to move, such as relocation. On the flip side, prices are gradually rising, and multiple offers are making a comeback after being scarce for most of last year. Don't hesitate to list your home today! Reach out to William, Tyler, and Ken to guide you through the intricacies of this high-interest rate climate. Experience the strength of a seasoned team on your side.

11456 OPAL SPRINGS WAY

UNDER CONTRACT | SILVER RIDGE AT THE RIDGES



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. If you're thinking of buying or selling in Las Vegas, call **Tyler, William, or Ken** today. We would love to see how we can help you exceed your real estate goals.



3,798 SQFT



3 BED



4 BATH



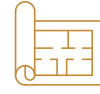
3 CAR GARAGE

Ken Lowman 702.281.3337 | Tyler Brady 702.888.2352 | William Brauner 702.280.4597



6232 PETROGLYPH

GRANITE HEIGHTS
SUMMERLIN



3,405 SQFT



4 BED



5 BATH



2-CAR GARAGE



CASITA

LISTED AT
\$2,500,000

BREATHTAKING MOUNTAIN, STRIP, & CITY VIEWS



Luxury living in Granite Heights, Summerlin, with stunning sunrise views over the Las Vegas Strip and beautiful mountain vistas. This modern home includes a desirable casita, four ensuite bedrooms, and an office. Thoughtfully designed for indoor and outdoor living, featuring a resort-style pool, spa, and waterfall. The kitchen boasts SubZero and Wolf appliances, a quartz island, and an outdoor pergola with a cozy fire element and EVO grill, ideal for culinary enthusiasts and entertaining. Reach out today for more information or to schedule a private showing



Call Tyler, William, or Ken Today!

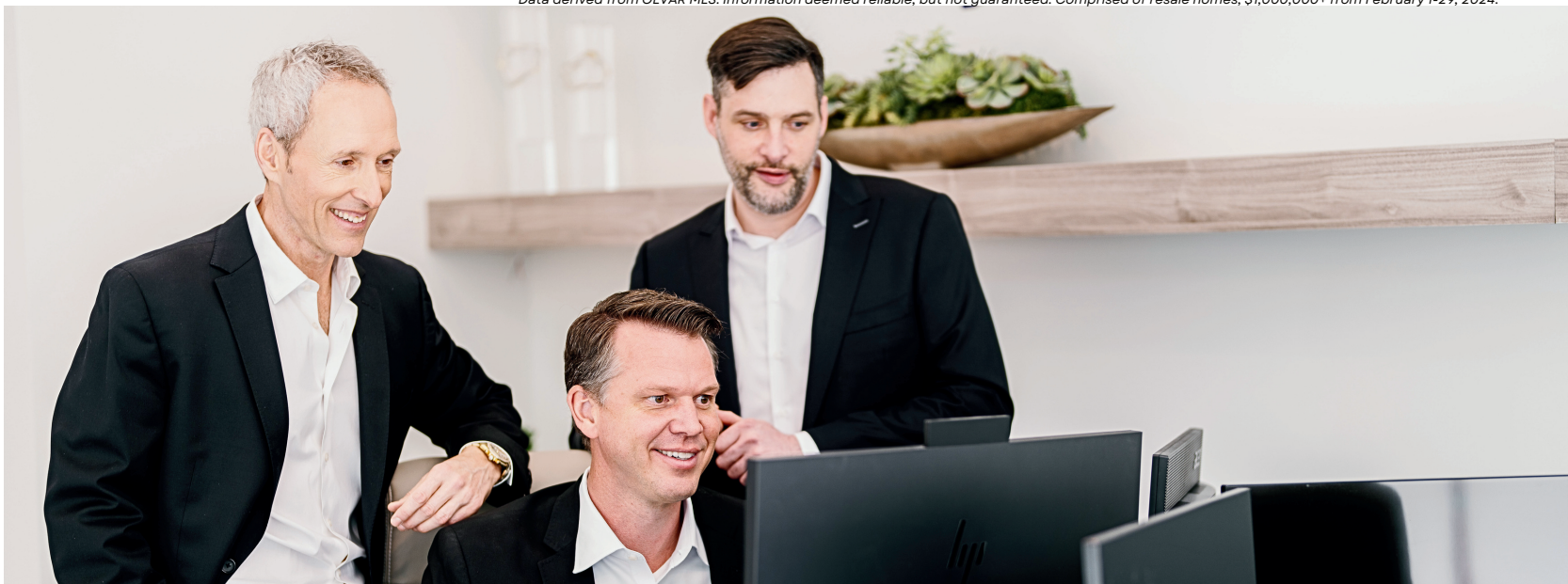


LUXURY HOMES
OF LAS VEGAS

FEBRUARY 2024 SALES | \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Ascaya	21 Sky Arc CT	\$10,175,000	7,722	\$1,317.66	5	6
Canyon Gate	1909 Iron Ridge DR	\$1,590,000	5,506	\$288.78	6	5
Corta Bella	1833 Dolce DR	\$1,170,000	4,034	\$290.03	5	4
Mesa Ridge	5536 Succulent Rose DR	\$2,800,000	4,969	\$563.49	5	6
	11026 Horizon Edge DR	\$2,775,000	3,853	\$720.22	4	5
Mira Villa - mid rise	9140 Las Manaitas AVE #201	\$1,200,000	2,333	\$514.36	3	3
	9223 Tesoras DR #202	\$1,050,000	2,042	\$514.20	3	3
Mountain Trails	9720 Highridge DR	\$5,685,000	20,558	\$276.53	7	12
Red Rock Country Club	2648 Red Arrow DR	\$3,100,000	4,159	\$745.37	3	4
	11359 Winter Cottage PL	\$2,355,000	3,579	\$658.01	4	5
	11513 Glowing Sunset LN	\$2,200,000	3,671	\$599.29	4	5
	2177 Orchard Mist ST	\$1,675,000	3,402	\$492.36	4	4
Regency at Summerlin	6854 Wood Clover CT	\$1,410,000	2,267	\$621.97	3	3
Reverence	11140 Red Yucca DR	\$1,050,000	2,123	\$494.58	2	3
Seven Hills	1371 Ruby Sky CT	\$2,350,000	8,360	\$281.10	4	7
	1327 Panini DR	\$1,270,000	2,840	\$447.18	3	3
	2940 Genova CT	\$1,010,000	4,045	\$249.69	5	5
Siena 55+	10472 Premia PL	\$1,075,000	3,210	\$335.00	3	4
	4735 Bersaglio ST	\$1,045,000	3,217	\$324.84	3	4
Spanish Hills	4960 Spanish Vista LN	\$1,290,000	4,292	\$300.56	4	4
	4968 Mountain Foliage DR	\$1,134,000	3,774	\$300.48	3	3
Spanish Trail	11 Princeville LN	\$3,450,000	4,081	\$845.38	3	4
	65 Cascade Creek LN	\$3,100,000	8,064	\$384.42	5	7
	8211 Horseshoe Bend LN	\$1,025,000	2,505	\$409.18	3	3
The Ridges	73 Pristine Glen ST	\$2,400,000	4,172	\$575.26	4	5
	82 Pristine Glen ST	\$1,793,500	3,776	\$475.00	4	5
Willow Creek	2740 Desert Troon ST	\$1,600,000	4,062	\$393.89	5	4

Data derived from GLVAR MLS. Information deemed reliable, but not guaranteed. Comprised of resale homes, \$1,000,000+ from February 1-29, 2024.



HOW'S THE LAS VEGAS MARKET?

FEBRUARY 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	1,657	181	26	7	7
TOTAL ACTIVE LISTINGS	3,982	450	97	49	27
HOMES UNDER CONTRACT	2,209	114	8	4	2
HOMES SOLD	2,199	117	7	3	1
PRICE/SQFT SOLD	\$246.98	\$412.66	\$628.19	\$648.20	\$1,318
CASH DEALS	627	55	5	2	1
FINANCED DEALS	1,572	62	2	1	0

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

	Homes on Market	Avg. Days on Market	Avg. Interest Rate
FEBRUARY 2024	1,011	68	7.30%
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%

INVENTORY LEVELS BY YEAR (\$1 MILLION +)

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



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



NEIGHBORHOOD SPOTLIGHT

WILLOW CREEK | SUMMERLIN

The development of Willow Creek took place between 2000 and 2004. It consists of 300 luxury homes divided into four distinct neighborhoods: Willow Falls, Heritage Glen, Wood Glen, and Eden Ridge. Willow Falls features 80 custom luxury homes tucked away behind a second gate. Builder Toll Brothers developed Heritage Glen and Wood Glen. Eden Ridge, on the other hand, boasts one-story homes built by Pulte Homes. Luxury homeowners in Willow Creek have exclusive access to amenities like two tennis courts, a barbecue pavilion, a basketball court, and a picturesque, tree-lined walking trail that runs through the heart of the community.



Situated amidst top-notch schools, parks, and shopping options, this guard-gated community enjoys an ideal location in Summerlin South.

OVER \$4B

TOTAL
IN SALES

OVER 5K

PROPERTIES
SOLD

5,000+

HAPPY
CLIENTS



KEN LOWMAN

Founder | Owner

702.281.3337

KLowman@LuxuryHomesLV.com

TYLER BRADY

Broker | Owner

702.888.2352

Tyler@LuxuryHomesLV.com

WILLIAM BRAUNER

Sales Manager | Owner

702.280.4597

William@LuxuryHomesLV.com