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LAS VEGAS LUXURY



LUXURY HOMES  
OF LAS VEGAS

APRIL 2024



# A WORD FROM KEN, TYLER, & WILLIAM

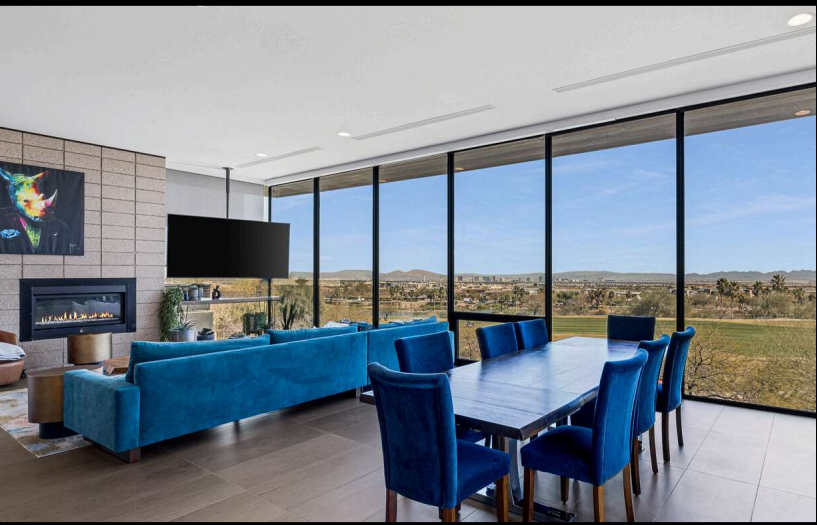
Las Vegas has shown remarkable resilience in recent years. With the recent announcement of the movie studios, excitement is back! The real estate market is reaching new heights, with a low inventory of luxury homes and sales gaining momentum. Cash buyers have returned, making it an opportune time to buy or sell a home in Las Vegas. Ensure strategic pricing and follow our winning steps to maximize the value of your home! Stay updated on the latest Las Vegas real estate market trends by consulting with your experienced team at Luxury Homes of Las Vegas!

REDHAWK  
AT THE RIDGES

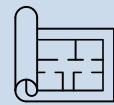
9 HAWK RIDGE

OFFERED AT \$7M

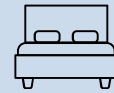
6,225 SQ FT | 6 BED | 7 BATH



Discover the pinnacle of luxury living in Las Vegas! Nestled in Redhawk within The Ridges, this immaculate home by architect Eric Strain seamlessly connects two distinct residences with a one-of-a-kind bridge. Indulge in Scavolini cabinetry, imported African tile, and breathtaking panoramic views of the city, Las Vegas Strip, and Bear's Best golf course. With gourmet kitchens, ensuite bedrooms, and lavish outdoor amenities, this property is the epitome of upscale living. Call us today to schedule your private tour.



4,079  
SQFT



5  
BED



5  
BATH



3 CAR  
GARAGE

## 10153 KEARNEY HILL PLACE THE PALISADES

Experience the epitome of luxury living at The Palisades in Summerlin! Step into this fully remodeled single-story haven boasting designer finishes, in-ceiling audio, and four gas fireplaces. With a detached guest house nestled in the expansive courtyard, indulge in privacy and elegance. Situated beside the park on a corner lot, enjoy the serene backyard and gourmet chef's kitchen. This dreamy retreat offers 5 beds, 4.5 baths, and an office across 4,079 sq ft. Call William at 702-280-4597 today for additional information or to schedule your private tour.



# LAS VEGAS & HENDERSON | MARCH 2024

## \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Aventura	137 Tesoro DR	\$1,150,000	3,373	\$340.94	3	3
Canyon Fairways	413 Canyon Greens DR	\$2,225,000	4,900	\$454.08	4	4
	9625 Grand Isle LN	\$1,740,000	3,911	\$444.90	3	3
Canyon Gate	8632 Canyon View DR	\$1,875,000	5,763	\$325.35	5	7
	9005 Opus DR	\$1,141,000	3,029	\$376.69	3	3
Corta Bella	1700 Corta Bella DR	\$1,150,000	4,034	\$285.08	4	4
Eagle Hills	2036 Grouse ST	\$2,040,000	3,578	\$570.15	4	4
	2020 Grouse ST	\$1,995,000	3,155	\$632.33	3	3
Mesa Ridge	5302 Succulent Rose DR	\$2,962,500	4,595	\$644.72	5	6
Mira Villa - mid rise	9144 Las Manaitas AVE #402	\$2,300,000	3,902	\$589.44	4	5
	9204 Tesoras DR #302	\$1,050,000	1,982	\$529.77	2	3
Mountain Trails	9732 Highridge DR	\$3,100,000	8,589	\$360.93	6	7
	9709 Highridge DR	\$2,175,000	3,758	\$578.77	5	4
Palisades	200 Luxaire CT	\$3,850,000	6,198	\$621.17	5	7
Red Rock Country Club	11700 Evergreen Creek LN	\$3,675,000	3,797	\$967.87	3	4
	2044 Orchard Mist ST	\$2,300,000	5,037	\$456.62	5	6
	2875 Soft Horizon WAY	\$1,950,000	3,147	\$619.64	3	4
	11405 Sandstone Ridge DR	\$1,550,000	3,030	\$511.55	5	5
	3026 Soft Horizon WAY	\$1,288,000	2,904	\$443.53	3	4
Regency at Summerlin	6812 Mojave Sage CT	\$1,140,000	1,803	\$632.28	2	2
Regency at the Lakes	10016 Hidden Knoll CT	\$1,950,000	5,295	\$368.27	4	5
Reverence	2891 Reverence Heights LN	\$2,400,000	5,416	\$443.13	5	5
	11411 Snow Leopard DR	\$2,364,000	4,690	\$504.05	5	6
	11170 Emory Oak DR	\$1,800,000	4,323	\$416.38	5	5
	3007 Sierra Juniper CT	\$1,225,000	2,508	\$488.44	4	4
	3060 Full Lotus DR	\$1,170,000	2,452	\$477.16	3	3
Siena 55+	4146 Agosta Luna PL	\$1,100,000	3,217	\$341.93	3	4
	10284 Tresor CT	\$1,030,000	3,217	\$320.17	4	4
The Ridges	64 Crested Cloud WAY	\$10,688,000	8,575	\$1,246.41	5	7
	14 Promontory Ridge DR	\$7,800,000	12,345	\$631.83	6	10
	25 Grey Owl CT	\$5,698,000	5,756	\$989.92	5	6
	14 Misty Peaks CT	\$5,150,000	7,747	\$664.77	5	8
	15 Night Song WAY	\$4,950,000	5,041	\$981.95	4	4
	4207 Lapis Ridge CT	\$4,095,000	5,300	\$772.64	4	5
	11488 Opal Springs WAY	\$4,000,000	4,888	\$818.33	4	6
	11456 Opal Springs WAY	\$3,350,000	3,798	\$882.04	3	4
	84 Tapadero LN	\$2,500,000	3,421	\$730.78	4	5
	11280 Granite Ridge DR #1116	\$1,675,000	3,211	\$521.64	4	5
	11280 Granite Ridge DR #1088	\$1,050,000	1,959	\$535.99	3	3
The Summit Club	11051 Witchcraft CT	\$19,700,000	9,827	\$2,004.68	9	9
The Vineyards	1209 Mersault CT	\$1,650,000	3,434	\$480.49	4	4
Tournament Hills	9001 Greensboro LN	\$3,000,000	6,280	\$477.71	4	5

Anthem Country Club	8 Fox Chapel TER	\$1,858,988	3,374	\$550.97	5	4
	48 Contra Costa PL	\$1,275,000	3,374	\$377.89	4	4
	34 Brays Island DR	\$1,275,000	3,693	\$345.25	3	3
	17 Morninglow PASS	\$1,200,000	3,848	\$311.85	4	4
	7 Canoa Hills DR	\$1,130,000	3,207	\$352.35	4	5
	64 Desert Highlands DR	\$1,100,000	2,747	\$400.44	4	4
Ascaya	5 Sunset Strip	\$11,000,000	8,780	\$1,252.85	5	7
Grand Legacy	52 Attebury CT	\$1,225,000	4,204	\$291.39	6	5
	1826 Indian Bend DR	\$1,200,000	3,365	\$356.61	4	5
MacDonald Highlands	597 Saint Croix ST	\$10,000,000	10,005	\$999.50	3	6
	797 Dragons Eye DR	\$4,500,000	5,018	\$896.77	4	5
	359 Tranquil Peak CT	\$2,893,750	3,028	\$955.66	3	4
	467 Serenity Point DR	\$2,525,000	3,028	\$833.88	3	4
	1495 Dragon Glen DR	\$2,047,803	2,870	\$713.52	4	5
	418 Tranquil Peak CT	\$1,940,000	3,746	\$517.89	3	5
	362 Solitude Peak CT	\$1,800,000	3,034	\$593.28	3	4
	390 Tranquil Peak CT	\$1,765,000	3,368	\$524.05	3	4
	402 Tranquil Peak CT	\$1,575,000	3,013	\$522.73	3	4
Quail Ridge	1 Dovetail CIR	\$2,188,000	6,960	\$314.37	6	6
Seven Hills	2686 Ponte Vecchio TER	\$2,750,000	6,690	\$411.06	4	5
	1352 Opal Valley ST	\$2,350,000	5,667	\$414.68	4	6
	1274 Imperia DR	\$2,087,500	5,337	\$391.14	5	5
	2842 Botticelli DR	\$1,372,500	4,604	\$298.11	5	5
Southern Highlands	11262 San Terrazo PL	\$3,499,900	5,891	\$594.11	6	6
	58 Grand Masters DR	\$2,175,000	4,628	\$469.97	4	4
	11783 Woodbrook CT	\$1,700,000	3,151	\$539.51	3	4
	12645 Cooks Bay CT	\$1,450,000	4,813	\$301.27	6	7
	10933 Gaelic Hills DR	\$1,380,000	5,440	\$253.68	5	4
	11539 Cantina Terlano PL	\$1,225,000	4,921	\$248.93	5	4

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

# OVER \$4B

IN TOTAL SALES

# MORE THAN 5K

PROPERTIES SOLD

## INTERNATIONAL

REACH

[LUXURYHOMESOFASVEGAS.COM](https://www.luxuryhomesoflasvegas.com)



# HOW'S THE LAS VEGAS MARKET?

MARCH 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	1,729	181	27	15	6
TOTAL ACTIVE LISTINGS	3,868	486	100	47	31
HOMES UNDER CONTRACT	2,523	125	19	4	0
HOMES SOLD	2,443	115	10	5	4
PRICE/SQFT SOLD	\$250.61	\$418.30	\$737.35	\$846.02	\$1,375.86
CASH DEALS	622	49	5	3	4
FINANCED DEALS	1,821	66	5	2	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
<b>MARCH 2024</b>	<b>1,111</b>	<b>66</b>	<b>6.96%</b>
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%
MAY 2023	1,116	55	7.31%
APRIL 2023	1,127	66	6.93%

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





# 8371 PLUM CREEK

## SPANISH TRAIL

OFFERED AT \$1,375,000



POOL & SPA



2,234 SQFT



3 BED



3 BATH

**William Brauner** 702.280.4597 | **Ken Lowman** 702.281.3337 | **Tyler Brady** 702.888.2352



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



JUST SOLD: \$6,750,000

4471 DEAN MARTIN #4408  
IN THE MARTIN TOWER



LUXURY HOMES  
OF LAS VEGAS



**KEN LOWMAN**

Founder | Owner

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**TYLER BRADY**

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