

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

702.281.3337

702.888.2352

702.280.4597

LAS VEGAS LUXURY  
RED ROCK HIGHLIGHT



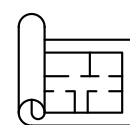
LUXURY HOMES  
OF LAS VEGAS

MAY 2024



# A WORD FROM KEN, TYLER, & WILLIAM

Las Vegas continues to attract homeowners and investors who are drawn to its vibrant lifestyle. The city offers a beautiful blend of contemporary designs and classic architecture, providing a wide variety of luxury estates, modern condominiums, and single-family homes. However, there is a significant issue with the limited housing supply, which is driving up prices, particularly in sought-after guard-gated communities like yours. To navigate these dynamics and get the best value for your property, it's important to consult with Ken, William, and Tyler. They can provide you with expert guidance and strategies tailored to your needs.



4,079  
SQFT



5  
BED



5  
BATH

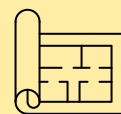


3 CAR  
GARAGE

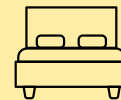
\$2,500,000

## 209 SATIN MIST COURT | AT THE PALISADES

Indulge in luxury living at **The Palisades**, an exclusive guard-gated enclave minutes from Downtown Summerlin. This impressive 5236 sq ft residence boasts one of the community's largest floorplans, offering five en-suite bedrooms and 5.5 baths, including two bedrooms downstairs. The home is nestled in a tranquil cul-de-sac on a prime lot and exudes curb appeal. Step into the expansive backyard oasis featuring a sparkling pool and spa, with a charming side yard offering a perfect spot for stylish entertaining. **Welcome to the epitome of luxury living.**



4,899  
SQFT



4  
BED



5  
BATH



4 CAR  
GARAGE

## 2287 GREEN MOUNTAIN COURT AT RED ROCK CC

# \$4,500,000

Quality custom home inspired remodel in **double gated *The Vistas* at guard gated *Red Rock Country Club***. Elegant estate lives like 1 story. Gated courtyard, 4 car gar w/modern glass doors. Every window & door has been replaced to maximize views of the awe inspiring Red Rock Conservation Area mountains. Gourmet kitchen has been reconfigured w/extensive island perfect for entertaining, new SS appliances & openness to great room, dining room & sitting area, ensuring seamless flow. Dramatic wine wall holds appx 500 bottles. Primary suite on 1st level full of luxury & privacy w/2 walk-in closets, 2 toilet closets, glass enclosed shower, free standing tub & skylight creating spa-like experience. Executive office w/built-in partner desk, cabs & floating shelves.



Ken Lowman 702.281.3337 | Tyler Brady 702.888.2352 | William Brauner 702.280.4597

# LAS VEGAS & HENDERSON | APRIL 2024

## \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Canyon Fairways	9620 Grand Isle LN	\$4,125,000	4,572	\$902.23	5	6
Canyon Gate	8600 Titleist CIR	\$1,390,000	4,702	\$295.62	3	4
Mira Villa - mid rise	9211 Tesoras DR #401	\$1,875,000	2,333	\$450.06	3	3
	9219 Tesoras DR #202	\$1,050,000	3,917	\$478.68	3	4
Palisades	10153 Kearney Hill PL	\$1,945,000	4,079	\$476.83	5	5
Rancho Nevada Estates	221 Canyon DR	\$1,549,990	3,214	\$482.26	4	3
Red Rock Country Club	2467 Green Mountain CT	\$2,380,000	4,287	\$555.17	4	5
	2482 Hollow Rock CT	\$1,395,000	3,455	\$403.76	4	5
Reverence	11280 Emory Oak DR	\$2,340,000	4,238	\$552.15	4	5
	3030 Raywood Ash DR	\$1,975,000	3,869	\$510.47	5	5
	2970 Raywood Ash DR	\$1,275,000	2,852	\$447.05	3	4
	2941 Raywood Ash DR	\$1,170,000	2,852	\$410.24	4	4
	2681 Nevada Agave LN	\$1,142,000	2,852	\$400.42	4	4
Siena 55+	10261 Largo Sassetta CT	\$1,160,000	2,640	\$439.39	2	3
	4268 Pacifico LN	\$1,150,000	3,217	\$357.48	3	4
Spanish Trail	8371 Plum Creek CT	\$1,325,000	2,234	\$593.11	3	3
	8225 Horseshoe Bend LN	\$1,020,000	2,505	\$407.19	3	3
The Ridges	37 Painted Feather WAY	\$12,500,000	10,346	\$1,208.20	5	8
	10 Wild Ridge CT	\$6,500,000	8,235	\$789.31	6	8
	76 Midnight Ridge DR	\$4,610,800	5,763	\$800.07	5	6
	68 Wildwing CT	\$4,400,000	9,318	\$472.20	5	7
	21 Morning Sky LN	\$4,550,000	7,175	\$634.15	5	7
	35 Morning Glow LN	\$4,475,000	4,725	\$947.09	4	6
	11436 Opal Springs WAY	\$3,925,000	4,619	\$849.75	4	5
	76 Panorama Crest AVE	\$2,800,000	4,179	\$670.02	4	5
	79 Panorama Crest AVE	\$2,500,000	4,013	\$622.98	4	5
	72 Tapadero LN	\$2,100,000	4,131	\$508.35	4	5
	11280 Granite Ridge DR #1059	\$1,379,000	2,414	\$571.25	3	3
	11280 Granite Ridge DR #1076	\$1,350,000	2,414	\$559.24	3	3
The Vineyards	1509 Chambolle CT	\$1,650,000	3,397	\$485.72	4	4
The Willows	2951 Brighton Creek CT	\$3,150,000	5,176	\$608.58	4	4
	10938 Iris Canyon LN	\$2,600,000	3,647	\$712.91	4	5
Queensridge	9329 Queen Charlotte DR	\$1,775,000	4,734	\$374.95	5	5
Anthem Country Club	45 Brandermill DR	\$2,400,000	4,976	\$482.32	5	5
	42 Candlewyck DR	\$2,349,888	3,592	\$654.20	5	5
	11 Isleworth DR	\$1,940,000	4,607	\$421.10	5	4
	20 Anthem Creek CIR	\$1,800,000	3,942	\$456.62	4	5
	1 Knob Oak DR	\$1,750,000	3,962	\$441.70	4	3
	5 Contra Costa PL	\$1,635,000	3,374	\$484.59	4	4
Ascaya	4 Chisel Crest CT	\$9,286,000	7,000	\$1,326.57	7	7
Grand Legacy	194 Inveraray CT	\$1,549,000	5,065	\$305.82	5	4
Master Series	2412 Ping DR	\$1,000,000	4,658	\$214.68	5	5
MacDonald Highlands	1444 Macdonald Ranch DR	\$2,475,000	4,256	\$581.53	4	6
	438 Serenity Point DR #0	\$2,200,000	3,746	\$587.29	3	5

The Club Madeira Canyon	2780 Liberation DR	\$1,295,000	3,800	\$340.79	4	6
	2408 Luberon DR	\$1,185,000	3,777	\$313.74	5	3
	2504 Chateau Napoleon DR	\$1,100,000	3,289	\$334.45	4	3
	2892 Josephine DR	\$1,015,000	3,910	\$259.59	4	4
Quail Ridge Estates	13 Quail Run RD	\$1,350,000	5,951	\$226.85	4	6
Seven Hills	1535 Teramo ST	\$4,425,000	8,480	\$521.82	5	8
	3183 Via Passito CT	\$1,088,000	3,903	\$278.76	5	4
	1721 Ravanusa DR	\$1,000,000	2,855	\$350.26	5	3
Sierra Vista Ranchos	2892 Vista Del Sol AVE	\$1,250,000	4,026	\$310.48	4	3
Southern Highlands	19 Olympia Canyon WAY	\$5,068,000	5,100	\$993.73	4	5
	47 Olympia Canyon WAY	\$4,500,000	6,000	\$750.00	4	6
	30 Greenside DR	\$4,268,000	9,245	\$461.65	7	7
	63 Quintessa CIR	\$3,976,000	6,056	\$656.54	4	5
	38 Pebble Dunes CT	\$3,400,000	5,837	\$582.49	5	6
	10 Fire Rock CT	\$2,400,000	5,252	\$456.97	4	4
	4135 Villa Rafael DR	\$2,150,000	5,838	\$368.28	6	5
	11828 Waterford Castle CT	\$1,600,000	3,381	\$473.23	3	4
	11837 Waterford Castle CT	\$1,262,000	3,220	\$391.93	4	4
	11192 Pentland Downs ST	\$1,250,000	5,266	\$237.37	5	5
	3956 Montone AVE	\$1,150,000	3,593	\$320.07	5	5
	10702 Tapestry Winds ST	\$1,110,000	4,391	\$252.79	5	5
	5345 Donora AVE	\$1,025,000	3,976	\$257.80	4	4

Data derived from GLVAR MLS. Information deemed reliable, but not guaranteed. Comprised of resale homes, \$1,000,000+ from April 1-30, 2024

# NOW COMPLETED

LUXURYHOMESOFLLASVEGAS.COM



709 DRAGON PEAK  
OFFERED AT \$10,000,000



# HOW'S THE LAS VEGAS MARKET?

APRIL 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	1,649	176	22	15	7
TOTAL ACTIVE LISTINGS	4,072	514	107	58	33
HOMES UNDER CONTRACT	2,219	97	7	1	1
HOMES SOLD	2,671	147	19	4	1
PRICE/SQFT SOLD	\$253.77	\$423.10	\$731.13	\$995.38	\$1,208
CASH DEALS	685	68	10	2	0
FINANCED DEALS	1,986	79	9	2	1

## 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>APRIL 2024</b>	<b>1,177</b>	<b>55</b>	<b>7.33%</b>
MARCH 2024	1,111	66	6.96%
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%

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

Wells Fargo Advisors is a trade name used by Wells Fargo Clearing Services, LLC, Member SIPC, a registered broker-dealer and non-bank affiliate of Wells Fargo Company. PA 05042025-012023 2.1





# 8445 S VALADEZ

UNDER CONTRACT  
AT \$1,605,000



NO HOA



4 BED



4,734 SQFT



4 BATH



William Brauner 702.280.4597 | Ken Lowman 702.281.3337 | Tyler Brady 702.888.2352

# 11280 GRANITE RIDGE

UNDER CONTRACT  
AT \$1,525,000



4 BED



4 BATH



3,211 SQFT



*Just Sold:*  
\$2,500,000

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



6232 PETROGLYPH AVENUE



LUXURY HOMES  
OF LAS VEGAS



**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

