

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

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LAS VEGAS LUXURY



LUXURY HOMES
OF LAS VEGAS **AUGUST 2024**

A WORD FROM KEN, TYLER, & WILLIAM

Is the Market Struggling?

Not the Las Vegas luxury market, at least, defined by homes over a million dollars. This segment shows little inventory despite buyer hesitation due to an atypical election year and rising prices. Home pricing is a moving target with constant data point adjustments and requires experience.

The right price for a home acts like a magnet—the closer it is to the optimal price, the more buyers it will attract. But our approach is about breaking records and getting you the most money for your property! How do we do it? We sell your home as if it were our own, with patience and complete dedication. Call the winning Luxury Homes of Las Vegas team today!



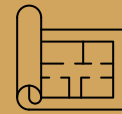
5,904 SQFT 4 BED 5 BATH

OFFERED AT

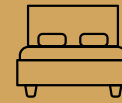
\$5,300,000

73 PRINCEVILLE | SOUTHWEST THE ESTATES | SPANISH TRAIL

This stunning remodel, situated behind the guard gate of Spanish Trails, boasts a grand circular driveway that perfectly complements this spectacular estate. With ample garage space and a private attached casita, this entertainer's dream home features a thoughtfully designed floor plan with plenty of square footage for entertaining. The modern backyard offers a beautiful pool and unobstructed views of one of the best golf courses in Las Vegas. The entire upstairs is dedicated to the luxurious master suite, accessible via a private elevator. This estate exemplifies luxury living, conveniently close to the Las Vegas Strip and Summerlin.



4,166
SQFT



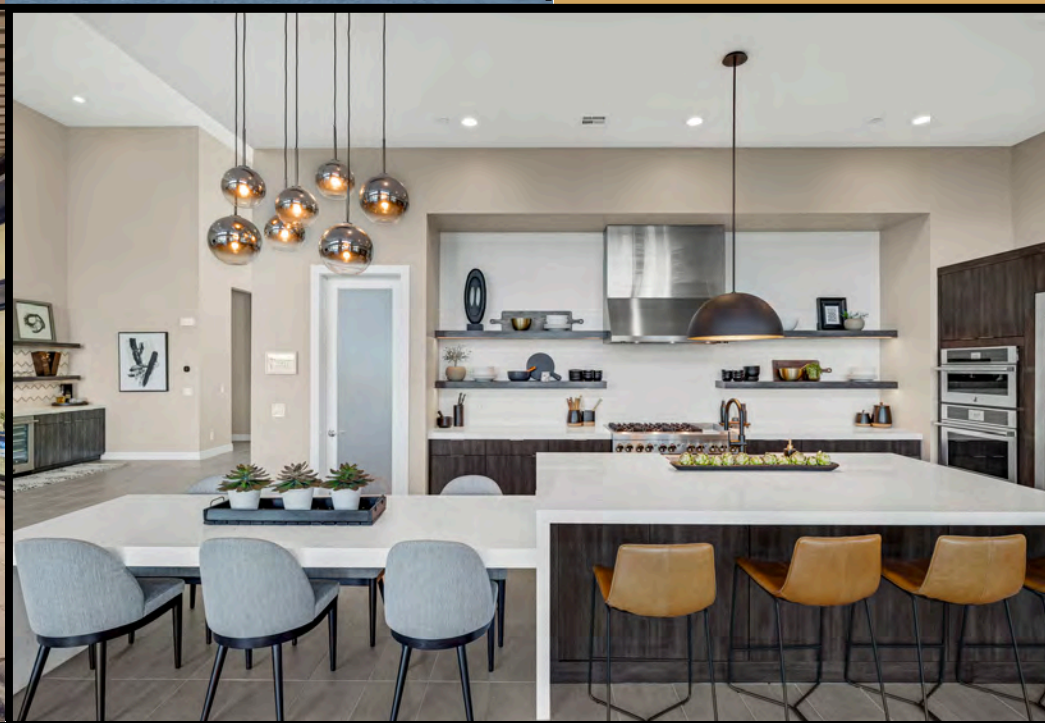
4
BED



5
BATH



3 CAR
GARAGE



5166 PEAK CLIMB ✦ MESA RIDGE

OFFERED AT 3,400,000

Ideally located atop an extensive recreation area with breathtaking park and mountain views, this 4,166 sq. ft. home features four bedrooms, five bathrooms, and an open-concept floor plan that seamlessly integrates indoor and outdoor living. Highlights include a gourmet kitchen with top-of-the-line appliances, a grand foyer with soaring ceilings, a master suite with a spa-like bathroom, a spacious 3.5-car garage, and a designer backyard ready for entertaining. Minutes from top-rated schools, golf courses, shopping, and dining, this home epitomizes luxury living and boasts one of the best locations within Mesa Ridge and the entire Summerlin area!

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10152 KEARNEY HILL

AT THE PALISADES

\$2,875,000

SUMMERLIN



3-CAR GARAGE



3 BED



4,831 SQFT



4 BATH

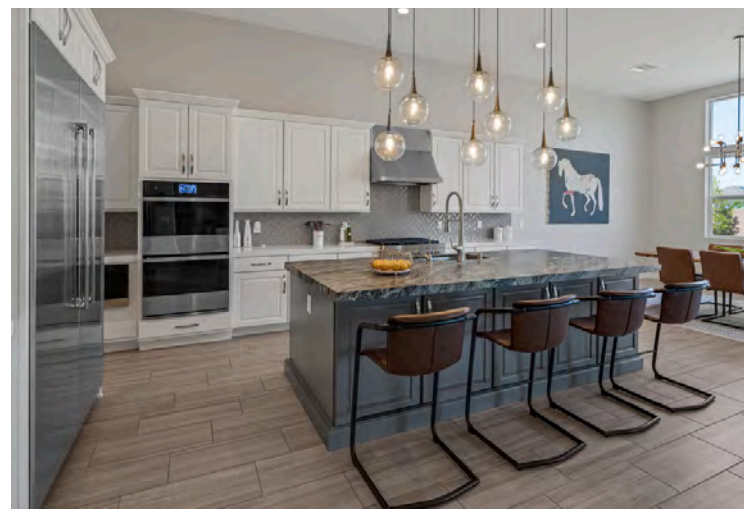


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8838 SORREL HILLS

AT CASCINA RANCH

\$1,830,000



LAS VEGAS & HENDERSON | JULY 2024

SOLD, \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	16 Paradise Valley CT	\$4,250,000	6,738	\$630.75	5	7
	54 Brandermill DR	\$1,900,000	4,163	\$456.40	5	6
	15 Brandermill DR	\$1,650,000	4,004	\$412.09	5	4
	39 Desert Highlands DR	\$1,585,000	2,747	\$576.99	4	4
	32 Chalet Hills TER	\$1,546,800	4,025	\$384.30	4	5
	32 Brays Island DR	\$1,500,000	3,682	\$407.39	4	4
	20 Candlewyck DR	\$1,415,000	3,216	\$439.99	3	3
	33 Golf Crest CT	\$1,341,000	3,600	\$372.50	4	4
	17 Winding RD	\$1,200,000	3,848	\$311.85	4	4
	12 Moraine DR	\$1,040,000	2,678	\$388.35	4	3
	Ascaya	21 Rockstream DR	\$8,375,000	6,305	\$1,328.31	5
Canyon Fairways	701 Canyon Greens DR	\$4,200,000	6,004	\$699.53	5	6
Canyon Gate	2108 Bay Hill DR	\$1,200,000	3,146	\$381.44	4	4
	8649 Robinson Ridge DR	\$1,200,000	3,420	\$350.88	4	4
	9005 Robinson Ridge DR	\$1,115,000	3,029	\$368.11	3	3
Eagle Rock	9709 Plateau Heights PL	\$1,200,000	3,666	\$327.33	5	5
	709 Proud Eagle LN	\$1,050,000	2,973	\$353.18	4	3
Granada Hills	4602 Laguna Vista ST	\$1,025,000	4,395	\$233.22	4	5
Grand Legacy	104 Augusta PL	\$1,600,000	8,028	\$199.30	6	8
Lake Las Vegas	49 Falling Ridge LN	\$3,875,000	6,114	\$633.79	5	6
	1 Rue Allard WAY	\$3,180,000	4,847	\$656.08	5	6
	33 Falling Ridge LN	\$2,847,282	7,749	\$367.44	4	5
	9 Via Mira Monte	\$1,625,000	3,099	\$524.36	4	5
Las Vegas Country Club	2819 Queens Courtyard DR	\$1,525,000	2,905	\$524.96	4	4
MacDonald Highlands	1448 Macdonald Ranch DR	\$3,925,000	7,668	\$511.87	5	7
	471 Rock Peak DR	\$3,414,179	5,479	\$623.14	4	5
	1672 Liege DR	\$1,725,000	5,328	\$323.76	6	6
Mesa Ridge	5294 Succulent Rose DR	\$3,704,949	4,670	\$793.35	4	5
	10631 Patina Hills CT	\$3,280,000	4,445	\$737.91	4	5
Mira Villa - mid rise	9200 Las Manaitas AVE #202	\$1,150,000	2,333	\$492.93	3	3
Mountain Trails	2305 Pearl Crest ST	\$2,050,000	5,033	\$407.31	6	8
Palisades	209 Satin Mist CT	\$2,250,000	5,236	\$429.72	5	6
Quail Ridge	101 Quail Run RD	\$1,490,000	5,376	\$277.16	5	7
Queensridge	9704 Winter Palace DR	\$3,800,000	7,060	\$538.24	5	8
Red Rock Country Club	2037 Cherry Creek CIR	\$2,828,000	5,037	\$561.45	7	7
	2107 Orchard Mist ST	\$2,650,000	4,274	\$620.03	5	4
	2623 Turtle Head Peak DR	\$2,350,000	3,147	\$746.74	4	5
	1966 Country Cove CT	\$1,850,000	4,107	\$450.45	4	4
	11334 Winter Cottage PL	\$1,850,000	4,443	\$416.39	5	5
	11239 Parleys Cone CT	\$1,650,000	2,508	\$657.89	3	4

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Reverence	11080 Emory Oak DR	\$2,100,000	2,852	\$736.33	4	6
	2690 Nevada Agave LN	\$1,140,000	2,852	\$399.72	4	4
	11081 Black Fire Opal DR	\$1,200,000	2,665	\$450.28	4	4
Roma Hills	1778 Amarone WAY	\$1,500,000	3,980	\$376.88	4	4
Seven Hills	2673 Boboli CT	\$6,850,000	7,974	\$859.04	5	6
	2876 Quartz Canyon DR	\$4,299,000	6,970	\$616.79	4	6
	1361 Opal Valley ST	\$2,200,000	4,682	\$469.88	4	5
	1204 Martini DR	\$1,255,000	2,801	\$448.05	4	4
Siena 55+	1452 Via Merano ST	\$1,250,000	3,474	\$359.82	4	3
	10631 Cerotto LN	\$1,425,000	3,217	\$442.96	4	4
	4541 Largo Cantata ST	\$1,010,000	2,327	\$434.04	3	4
Southern Highlands	9 Fire Rock CT	\$5,200,000	7,242	\$718.03	4	7
	20 Pebble Hills CT	\$5,167,500	7,855	\$657.86	5	7
	11322 Villa Bellagio DR	\$3,600,000	6,664	\$540.22	5	5
	11787 Oakland Hills DR	\$2,225,000	4,995	\$445.45	4	5
	4161 San Capri WAY	\$2,000,000	4,893	\$408.75	5	6
	11350 Lago Augustine WAY	\$1,770,000	5,412	\$327.05	4	5
	10964 Gaelic Hills DR	\$1,395,000	5,152	\$270.77	6	5
	10972 Gaelic Hills DR	\$1,350,000	5,451	\$247.66	5	5
	11205 Pentland Downs ST	\$1,345,000	5,440	\$247.24	5	4
Spanish Hills	5736 Heather Breeze CT	\$1,250,000	4,391	\$284.67	5	4
	5091 Mountain Top CIR	\$3,500,000	6,023	\$581.11	5	6
Spanish Trail	8208 Horseshoe Bend LN	\$1,190,000	2,500	\$476.00	3	3
	7657 Spanish Lake DR	\$1,100,000	3,473	\$316.73	4	4
The Club at Madeira	2381 Luberon DR	\$1,450,000	4,708	\$307.99	5	6
	2733 Josephine DR	\$1,175,000	3,369	\$348.77	4	5
The Fountains	2264 Buckingham CT	\$1,800,000	3,627	\$496.28	4	5
	2343 Villandry CT	\$1,375,000	5,106	\$269.29	5	5
The Ridges	56 Wildwing CT	\$7,850,000	8,922	\$879.85	5	7
	25 Ridge Blossom RD	\$7,000,000	7,660	\$913.84	4	7
	10 Drifting Shadow WAY	\$6,800,000	6,695	\$1,015.68	6	8
	25 Drifting Shadow WAY	\$6,100,000	5,412	\$1,127.12	4	5
	51 Glade Hollow DR	\$3,900,000	4,888	\$797.87	5	6
	11455 Opal Springs WAY	\$3,900,000	4,888	\$797.87	5	6
The Summit Club	4722 Discovery View CT	\$15,750,000	5,770	\$2,729.64	5	7
Tournament Hills	1528 Champion Hills LN	\$3,825,000	7,362	\$519.56	6	6
Trilogy at Summerlin 55+	4144 Yucca Bloom ST #4144	\$1,150,000	2,420	\$475.21	2	3
Willow Creek	10859 Eden Ridge AVE	\$2,200,000	3,740	\$588.24	4	4
	10691 Capesthorpe WAY	\$1,650,000	4,016	\$410.86	5	5

Our numbers reflect Luxury Homes of Las Vegas & our sister company, Brady Realty Group. Data derived from GLVAR MLS. Information deemed reliable, but not guaranteed. Comprised of resale homes, \$1,000,000+ from July 1-31, 2024



HOW'S THE LAS VEGAS MARKET?

JULY 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	2,188	198	23	11	4
TOTAL ACTIVE LISTINGS	4,729	630	101	75	34
HOMES UNDER CONTRACT	2,031	101	8	1	1
HOMES SOLD	2,517	131	17	8	1
PRICE/SQFT SOLD	\$257.64	\$391.31	\$662.02	\$937.47	\$2,729.64
CASH DEALS	602	51	6	6	1
FINANCED DEALS	1,915	80	11	2	0

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

	Homes on Market	Avg. Days on Market	Avg. Interest Rate
JULY 2024	1,343	51	6.87%
JUNE 2024	1,308	59	6.84%
MAY 2024	1,286	67	7.17%
APRIL 2024	1,177	55	7.33%
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%

AVERAGE 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

 **BLUE HERON**

BRADY
REALTY GROUP
(Property Management Company)

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

 **LAWRENCE HOMES**
& DEVELOPMENT CORP.

 **CHICAGO TITLE**

Just Sold:
\$1,984,863

PRSR STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



10820 VISTA ALTURA
ASCENSION

If your home is currently listed by a licensed Realtor[®] please disregard this notice.



LUXURY HOMES
OF LAS VEGAS



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