

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

702.281.3337

702.888.2352

702.280.4597

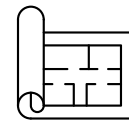
LAS VEGAS LUXURY



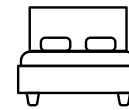
**LUXURY HOMES**  
OF LAS VEGAS **JULY 2024**

# A WORD FROM KEN, TYLER, & WILLIAM

We are well into 2024, and the Las Vegas heat has arrived! Despite the high temperatures and economic fluctuations, demand for real estate remains strong, bolstered by limited inventory and the continued appeal of Las Vegas as a premier destination. Discussions center on land scarcity and the so-called "housing crisis," driving up real estate prices. The luxury market is poised for sustained growth, albeit with ups and downs along the way. Growth is not always linear. If you're considering selling, contact our luxury team for a strategic approach that ensures a successful transaction. A strong team will take your sale to the finish line.



7,976  
SQFT



4  
BED



6  
BATH



7 CAR  
GARAGE

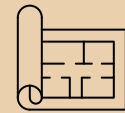
OFFERED AT

**\$8,900,000**

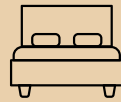
## 709 DRAGON PEAK | HENDERSON

## AT DRAGON RIDGE | MACDONALD HIGHLANDS

**Discover the thrill of Drift!** This exceptional residence from The Luminary Collection is available fully furnished by Atelier Blue Heron Interiors and **move-in ready**. Nestled within the exclusive guard-gated enclave of MacDonald Highlands, Drift offers an enviable address on Dragon Peak Drive, often hailed as the Hollywood Hills of Las Vegas. Spanning nearly 8,000 square feet, Drift features 4 bedrooms, 5.5 baths, a theatre, a gym, a pool, and a spa. Notably, Drift also includes a luxury garage with 7 car bays, perfect for the avid car collector or enthusiast.



7,976  
SQFT



4  
BED



6  
BATH



7 CAR  
GARAGE



8632 LAKERIDGE CIRCLE ✦ CANYON GATE COUNTRY CLUB

OFFERED AT \$2,950,000

**Spectacular custom luxury home in the prestigious guard-gated Canyon Gate Country Club, featuring beautiful designer finishes. The stunning chef's kitchen boasts custom cabinets, a glass wine storage, a bar, high-end appliances, and thoughtful details. This newly renovated custom two-story home is remarkable with its abundant floor-to-ceiling windows and is located in an excellent location near Summerlin, shopping, restaurants, and the freeway. Canyon Gate's amenities include golf, tennis, fitness, pickleball, and more. Call your luxury team today to schedule a tour of this one-of-a-kind home!**

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# LAS VEGAS & HENDERSON | JUNE 2024 SOLD, \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	2 Bloomfield Hills DR	\$3,400,000	8,349	\$407.23	6	8
	23 Mallard Creek TRL	\$2,700,000	5,756	\$469.08	6	7
	6 Corral De Tierra PL	\$2,450,000	5,828	\$420.38	5	7
	80 Kittansett LOOP	\$2,100,000	4,648	\$451.81	5	5
	28 Brays Island DR	\$1,500,000	2,988	\$502.01	3	3
	11 Canoa Hills DR	\$1,350,000	3,537	\$381.68	3	3
	4 Contra Costa PL	\$1,230,000	2,614	\$470.54	4	3
Ascaya	11 Sky Arc CT	\$8,500,000	6,545	\$1,298.70	4	5
Bellacere	509 Spruce Canyon ST	\$3,000,000	4,799	\$625.13	5	6
Canyon Gate	2317 Timberline WAY	\$1,625,000	3,663	\$443.63	4	5
	8740 Rainbow Ridge DR	\$1,300,000	3,146	\$413.22	4	4
Grand Legacy	177 Inveraray CT	\$1,995,000	4,807	\$415.02	5	5
Lake Las Vegas	12 Rue Du Ville WAY	\$3,875,000	7,002	\$553.41	4	6
	12 Via Verona CT	\$3,600,000	5,639	\$638.41	5	6
	9 Menaggio CT	\$2,200,000	3,365	\$653.79	4	5
MacDonald Highlands	681 Tranquil Rim CT	\$10,250,000	17,868	\$573.65	8	11
	673 Tranquil Rim CT	\$6,850,000	6,619	\$1,034.90	5	7
	582 Dragon Hawk CT	\$5,700,000	7,740	\$736.43	6	8
	419 Tranquil Peak CT	\$2,675,000	3,001	\$891.37	2	3
	696 Blackrock Rim DR	\$2,575,000	4,025	\$639.75	3	4
	583 Overlook Rim DR	\$2,338,083	3,949	\$592.07	4	5
Mesa Ridge	10813 White Clay DR	\$2,450,000	3,465	\$707.07	3	4
	10891 White Clay DR	\$2,350,000	3,465	\$678.21	3	4
	5427 Mesa Edge CT	\$2,200,000	4,750	\$463.16	5	6
Mira Villa - mid rise	9133 Las Manaitas AVE #301	\$1,100,000	2,109	\$521.57	2	3
Palisades	100 South Royal Ascot DR	\$2,200,000	4,839	\$454.64	4	5
Queensridge	9508 Kings Gate CT	\$6,500,000	14,059	\$462.34	8	8
	9713 Winter Palace DR	\$3,500,000	7,645	\$457.82	4	6
	301 Round Stone CT	\$1,199,888	3,963	\$302.77	5	5
	308 Windfair CT	\$1,115,000	3,435	\$324.60	3	4
	9432 Queen Charlotte DR	\$1,100,000	3,497	\$314.56	3	4
Red Rock Country Club	3083 Red Arrow DR	\$3,200,000	4,725	\$677.25	5	6
	3325 Turtle Head Peak DR	\$2,430,000	3,823	\$635.63	4	5
	3226 Dove Run Creek DR	\$1,850,000	4,700	\$393.62	5	6
	11297 Golden Chestnut PL	\$1,735,000	3,085	\$562.40	3	4
	11231 Winter Cottage PL	\$1,575,000	3,455	\$455.86	4	5
	2814 Soft Horizon WAY	\$1,550,000	2,712	\$571.53	3	4
	3042 Soft Horizon WAY	\$1,350,000	2,160	\$625.00	3	3
Regency at Summerlin	10086 Amethyst Hills ST	\$1,570,000	2,278	\$689.20	2	3
	10138 Emerald Sunset CT	\$1,025,000	2,236	\$458.41	3	4

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Reverence	11089 Black Fire Opal DR	\$1,193,500	2,508	\$475.88	3	3
Seven Hills	1330 Imperia DR	\$1,990,000	3,666	\$542.83	3	4
	2896 Carmelo DR	\$1,050,000	3,709	\$283.10	4	5
Siena 55+	10395 Sofferto AVE	\$1,888,000	2,807	\$672.60	3	3
	4368 Fiore Bella BLVD	\$1,200,000	3,217	\$373.02	4	4
	4796 Riva De Romanza ST	\$1,150,000	3,217	\$357.48	4	4
	10275 Tresor CT	\$1,125,000	3,217	\$349.70	4	4
Southern Highlands	23 Bel Air Greens CIR	\$2,650,000	5,158	\$513.77	5	5
	11318 San Arezzo PL	\$1,300,000	3,643	\$356.85	4	4
Spanish Trail	88 Innisbrook AVE	\$4,575,000	6,352	\$720.25	5	6
	8121 Castle Pines AVE	\$1,065,000	2,963	\$359.43	3	3
	7726 Boca Raton DR	\$1,200,000	3,276	\$366.30	3	4
The Club Madeira Canyon	2425 Luberon DR	\$1,100,000	3,777	\$291.24	6	4
The Ridges	6 Bright Hollow CT	\$8,800,000	10,941	\$804.31	6	10
	41 Sun Glow LN	\$5,800,000	4,406	\$1,316.39	4	6
	50 Morning Glow LN	\$5,050,000	6,277	\$804.52	4	6
	50 Pristine Glen ST	\$2,350,000	3,776	\$622.35	4	5
	11280 Granite Ridge DR #1105	\$1,265,000	2,037	\$621.01	3	2
	11280 Granite Ridge DR #1084	\$1,178,000	2,037	\$578.30	3	2
Tournament Hills	9032 Players Club DR	\$4,100,000	9,517	\$430.81	4	8
Willow Creek	2960 American River LN	\$1,910,000	4,250	\$449.41	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 June 1-30, 2024



**LUXURY HOMES**  
OF LAS VEGAS

OVER **\$5B**

IN TOTAL SALES

**INTERNATIONAL**

REACH

MORE THAN **5K**

PROPERTIES SOLD



# 14 QUAIL HOLLOW

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## QUAIL RIDGE ESTATES UNDER CONTRACT



3-CAR  
GARAGE



5 BED



6,170 SQFT



5 BATH



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

# 8921 WILD CREEK

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## AT CANYON GATE

\$2,350,000



# HOW'S THE LAS VEGAS MARKET?

JUNE 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	1,986	195	17	14	8
TOTAL ACTIVE LISTINGS	4,779	618	101	70	36
HOMES UNDER CONTRACT	1,961	91	15	3	1
HOMES SOLD	2,450	109	12	9	1
PRICE/SQFT SOLD	\$257.89	\$432.88	\$583.33	\$911.08	\$573.65
CASH DEALS	622	51	8	5	0
FINANCED DEALS	1828	58	4	4	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
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%
JULY 2023	1,116	45	6.81%

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:*  
\$3,000,000

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



**509 SPRUCE CANYON  
BELLACERE**

If your home is currently listed by a licensed Realtor<sup>®</sup> please disregard this notice.



**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