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LAS VEGAS LUXURY



LUXURY HOMES
OF LAS VEGAS

SEPTEMBER 2024

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A WORD FROM KEN, TYLER, & WILLIAM

Dear Friends, we can hardly believe it's already September! Our team has been working tirelessly and successfully on behalf of our wonderful friends and clients. Despite the hot summer, preparation and **smart marketing** have proven to be the perfect antidotes to a slower market. We've been closely monitoring interest rates, and recently, we've seen them drop to their lowest levels in over a year. We anticipate that more buyers will return to the market with each official rate cut. As we enter the second-**best-selling time** of the year, now is the perfect time to get your home ready. Reach out to your ever-dedicated team at **Luxury Homes of Las Vegas**.



6 ROCKMOUNT COURT | ASCAYA





6,298
SQFT

4
BED

6
BATH

6-8 CAR
GARAGE



6 ROCKMOUNT COURT ✦ ASCAYA

OFFERED AT \$9,475,000

Welcome to this **architectural masterpiece** in the prestigious **Ascaya** community of **Henderson** with city and partial strip views. This single-story residence spans 6,298 square feet, offering four luxurious bedrooms and six bathrooms. Situated on an elevated private lot, it provides unmatched privacy. Every detail has been meticulously crafted, including custom American black walnut finishes. The 1,700-square-foot, air-conditioned, garage features a sliding door leading to the poolside backyard. This residence presents a rare blend of luxury, privacy, and modern convenience.

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5405 SAN BELLASERA

SOUTHERN HIGHLANDS

\$1,375,000



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2205 PURPLE MAJESTY

WEST LAS VEGAS

\$1,290,000



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

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	4 Greely Club TRL	\$3,770,000	7,956	\$473.86	5	7
	10 Anthem Pointe CT	\$2,890,000	6,784	\$426.00	4	5
	35 Desert Highlands DR	\$1,850,000	5,092	\$363.32	4	5
	5 Ibis CT	\$1,800,000	3,693	\$487.41	4	3
	14 Old Marsh CT	\$1,725,000	3,942	\$437.60	5	5
	7 Desert Highlands DR	\$1,450,000	2,772	\$523.09	3	3
	6 Canoa Hills DR	\$1,295,000	3,592	\$360.52	5	5
	14 Canoa Hills DR	\$1,170,000	2,747	\$425.92	4	4
Canyon Fairways	9252 Tournament Canyon DR	\$2,350,000	5,391	\$435.91	3	5
Canyon Gate	2000 Bay Hill DR	\$1,177,000	2,916	\$403.64	4	3
Country Club Hills	1805 Wincanton DR	\$1,605,000	4,640	\$345.91	4	5
Las Vegas Country Club	3216 Bel Air DR	\$1,000,000	2,633	\$379.79	3	3
MacDonald Highlands	653 Overlook Rim DR	\$5,906,715	6,345	\$930.92	3	5
	1595 Liege DR	\$4,030,000	6,124	\$658.07	4	5
	1327 Quiet River AVE	\$2,300,000	5,037	\$456.62	5	6
	1459 Foothills Village DR	\$1,420,000	4,107	\$345.75	4	3
Mesa Ridge	10775 Patina Hills CT	\$3,275,000	4,414	\$741.96	4	5
	10608 Patina Hills CT	\$2,999,999	4,725	\$634.92	5	6
Mountain Trails	9805 Highridge DR	\$1,850,000	4,613	\$401.04	5	6
One Queensridge Place	9101 Alta DR #404	\$1,885,000	3,100	\$608.06	3	4
Palisades	111 North Royal Ascot DR	\$1,900,000	4,079	\$465.80	4	5
Queensridge	304 Tudor Rose CT	\$1,300,000	4,190	\$310.26	4	4
Red Rock Country Club	2727 Turtle Head Peak DR	\$2,450,000	3,823	\$640.86	4	5
	2011 Orchard Mist ST	\$1,650,000	3,420	\$482.46	4	4
	2850 Peaceful Grove ST	\$1,550,000	3,085	\$502.43	3	4
	2824 Evening Rock ST	\$1,100,000	2,712	\$405.60	3	4
Reverence	3025 Fall Solstice CT	\$1,030,000	2,346	\$439.05	3	2
Rhodes Ranch	37 Misty Springs CT	\$1,300,000	3,470	\$374.64	5	4
Seven Hills	2599 Portovenere PL	\$2,450,000	5,480	\$447.08	5	5
	1282 Imperia DR	\$1,900,000	4,183	\$454.22	4	4
	2736 Botticelli DR	\$1,350,000	4,566	\$295.66	4	7
Siena 55+	4555 Riva De Romanza ST	\$1,250,000	3,217	\$388.56	3	4
Southern Highlands	11 Vintage Canyon ST	\$3,550,000	7,657	\$463.63	6	7
	3748 Hillary Elan CT	\$1,300,000	4,410	\$294.78	4	5
	6352 Lautman Ridge CT	\$1,130,000	2,732	\$413.62	4	3
	10644 San Vercelli CT	\$1,075,000	4,364	\$246.33	5	5
	11571 Capanna Rosso PL	\$1,019,500	3,090	\$329.94	4	4
Spanish Trail	19 Sawgrass CT	\$1,525,000	3,915	\$389.53	3	4
	7725 Spanish Bay DR	\$1,000,025	2,871	\$348.32	3	3
The Club at Madeira Canyon	2412 Chateau Napoleon DR	\$1,000,000	3,289	\$304.04	4	3
The Estates at Green Valley	309 Rosegate AVE	\$1,467,500	4,719	\$310.98	3	4

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
The Fountains	2341 Prometheus CT	\$2,500,000	4,960	\$504.03	5	4
	2231 Chatsworth CT	\$1,515,000	5,154	\$293.95	5	5
	2293 Buckingham CT	\$1,405,000	6,370	\$220.57	6	7
The Ridges	27 Meadowhawk LN	\$6,400,000	7,725	\$828.48	4	6
	11431 Opal Springs WAY	\$4,175,000	4,618	\$904.07	3	5
	14 Midnight Ridge DR	\$3,575,000	4,013	\$890.85	4	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 August 1-31, 2024



709 DRAGON PEAK

MACDONALD HIGHLANDS
\$8,900,000

7,976 4 5 7-CAR
SQFT BED BATH GARAGE

OFFERED AT

\$8,900,000



HOW'S THE LAS VEGAS MARKET?

AUGUST 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	2,570	218	34	27	5
TOTAL ACTIVE LISTINGS	4,580	647	114	76	35
HOMES UNDER CONTRACT	1,853	106	12	9	0
HOMES SOLD	2,479	125	9	2	0
PRICE/SQFT SOLD	\$258.15	\$389.70	\$662.97	\$879.70	N/A
CASH DEALS	565	59	6	2	0
FINANCED DEALS	1,914	66	3	0	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
AUGUST 2024	1,393	73	6.45%
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%

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:

PRSR STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



9101 ALTA DRIVE #404
\$1,885,000
ONE QUEENSRIDGE PLACE

9805 HIGHRIDGE DRIVE
\$1,850,000
MOUNTAIN TRAILS



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



LUXURY HOMES
OF LAS VEGAS



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