

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER
702.281.3337 702.888.2352 702.280.4597

LAS VEGAS LUXURY



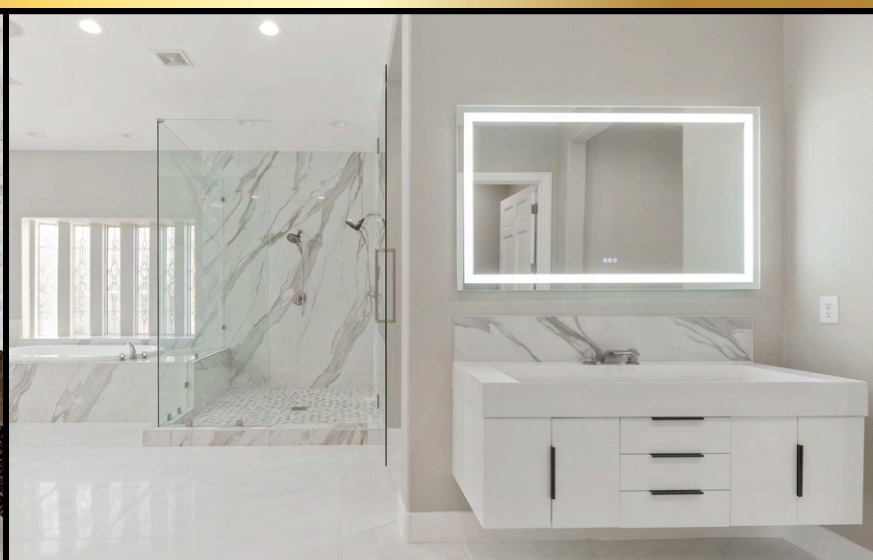
LUXURY HOMES
OF LAS VEGAS

OCTOBER 2024

A WORD FROM KEN, TYLER, & WILLIAM

Election years can bring uncertainty, with some buyers and sellers waiting on the sidelines. However, don't be mistaken—historically, the year following an election tends to be strong, no matter which party wins! While inventory has risen, the Las Vegas luxury market remains significantly **under-supplied**. You may have noticed recent price reductions, but keep in mind that prices have doubled over the last seven years, and asking prices are still reaching **all-time highs**. After the rapid pace of the last few years, it can be hard to remember what a balanced market feels like. We are still in a seller's market, and with no fundamental shifts in the Las Vegas market—especially with the scarcity of land—we will likely remain in this position for some time.

At Luxury Homes of Las Vegas, we are fully invested in our city and confident that we'll get your home sold! Call Tyler, William, and Ken today!



1801 S CIMARRON ROAD





10,631
SQFT

7
BED

12
BATH

2-ACRE CAR
GARAGE



1801 S CIMARRON ROAD

OFFERED AT **\$5,990,000**

Enter your exclusive **resort-style estate** at 1801 S. Cimarron. This mansion, set on **over 2 acres**, has been recently renovated and is bathed in natural light from expansive windows. At the heart of the home is a spacious chef's kitchen, perfect for social gatherings, while the **12-person movie theater** and bar create an ideal space for entertaining. The backyard feels like a private park, featuring lush gardens, a pool and spa with a waterfall, a mini-golf course, a sports area, a basketball court, and a **2-bedroom guest house**. With two impressive entrances, custom copper fountains, and a private gated driveway, this estate creates a world you may never want to leave.

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

LAS VEGAS & HENDERSON | SEPTEMBER 2024

SOLD, \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	15 Old Marsh CT	\$1,950,000	3,919	\$497.58	5	5
	14 Hassayampa TRL	\$1,570,000	3,819	\$411.10	6	6
Ascension	5123 Slatestone ST	\$1,930,000	4,625	\$417.30	5	6
Aventura	5142 Slatestone ST	\$1,925,000	4,303	\$447.36	5	5
Bellacere	10232 Stony Ridge DR	\$1,695,000	3,040	\$557.57	3	4
Canyon Fairways	428 Saint Andrews CT	\$2,690,000	6,077	\$442.65	5	5
Canyon Gate	8921 Wild Creek CT	\$2,205,000	4,735	\$465.68	4	6
	2301 Whispering Hills CIR	\$1,600,000	4,733	\$338.05	5	5
	8709 Robinson Ridge DR	\$1,147,000	3,314	\$346.11	4	4
	9012 Opus DR	\$1,097,000	3,029	\$362.17	3	3
Corta Bella	1737 Corta Bella DR	\$1,365,000	4,034	\$338.37	5	4
	8820 Cortile DR	\$1,175,000	3,946	\$297.77	5	4
Eagle Rock	713 Proud Eagle LN	\$1,725,000	3,533	\$488.25	5	5
	9508 Rocky Cliff PL	\$1,699,302	3,532	\$481.12	5	5
MacDonald Highlands	607 Overlook Rim DR	\$3,950,000	4,332	\$911.82	4	6
	621 Sleeping Dragon DR	\$3,300,000	6,414	\$514.50	5	6
	1352 Enchanted River DR	\$1,950,000	5,267	\$370.23	5	7
Mesa Ridge	10856 White Clay DR	\$1,900,000	2,986	\$636.30	4	5
Mountain Trails	621 Sleeping Dragon DR	\$3,300,000	6,414	\$514.50	5	6
Palisades	404 North Royal Ascot DR	\$2,950,000	5,929	\$497.55	5	6
	10201 Prestancia AVE	\$1,385,000	3,722	\$372.11	4	4
Quail Ridge	14 Quail Hollow DR	\$1,475,000	6,170	\$239.06	5	5
Queensridge	1008 Sir James Bridge WAY	\$1,345,000	2,917	\$461.09	4	3
Rancho Bel Air	230 Dalmatian LN	\$1,540,000	4,498	\$342.37	5	4
Red Rock Country Club	2537 Red Arrow DR	\$4,950,000	5,355	\$924.37	4	7
	2287 Green Mountain CT	\$4,400,000	4,899	\$898.14	4	5
	2162 Country Cove CT	\$2,700,000	4,107	\$657.41	5	5
	1928 Alcova Ridge DR	\$2,000,000	4,130	\$484.26	4	4
	3296 Rabbit Bush CT	\$1,360,000	2,243	\$606.33	3	2
Regency at Summerlin	6851 Silver Crescent ST	\$1,560,000	2,214	\$704.61	2	3

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Reverence	11221 Torch Cactus DR	\$2,300,000	4,690	\$490.41	5	6
	11270 Ansel CT	\$2,010,000	4,141	\$485.39	5	5
Roma Hills	1759 Harpsichord WAY	\$2,965,000	4,450	\$666.29	5	5
	767 Latina CT	\$2,000,000	5,141	\$389.03	5	5
	774 Clove CT	\$1,840,000	6,200	\$296.77	6	7
	790 Bolle WAY	\$1,698,888	4,725	\$359.55	4	5
	1792 Amarone WAY	\$1,600,000	4,151	\$385.45	4	6
Southern Highlands	52 Olympia Canyon WAY	\$8,550,000	8,628	\$990.96	7	9
	22 Olympia Outlook DR	\$4,700,000	6,250	\$752.00	6	6
	42 Carolina Cherry DR	\$1,550,000	4,628	\$334.92	5	5
	3308 Birchwood Parkkk CIR	\$1,410,000	3,151	\$447.48	3	4
	5557 San Florentine AVE	\$1,220,000	4,043	\$301.76	5	5
Spanish Trail	42 Innisbrook AVE	\$3,800,000	6,871	\$553.05	4	4

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 September 1-30, 2024



6208 PETROGLYPH

GRANITE HEIGHTS

\$2,600,000

3,288 SQFT 3 BED 4 BATH 3-CAR GARAGE





11494 GLOWING SUNSET

RED ROCK COUNTRY CLUB
WEST GATE

\$2,395,000

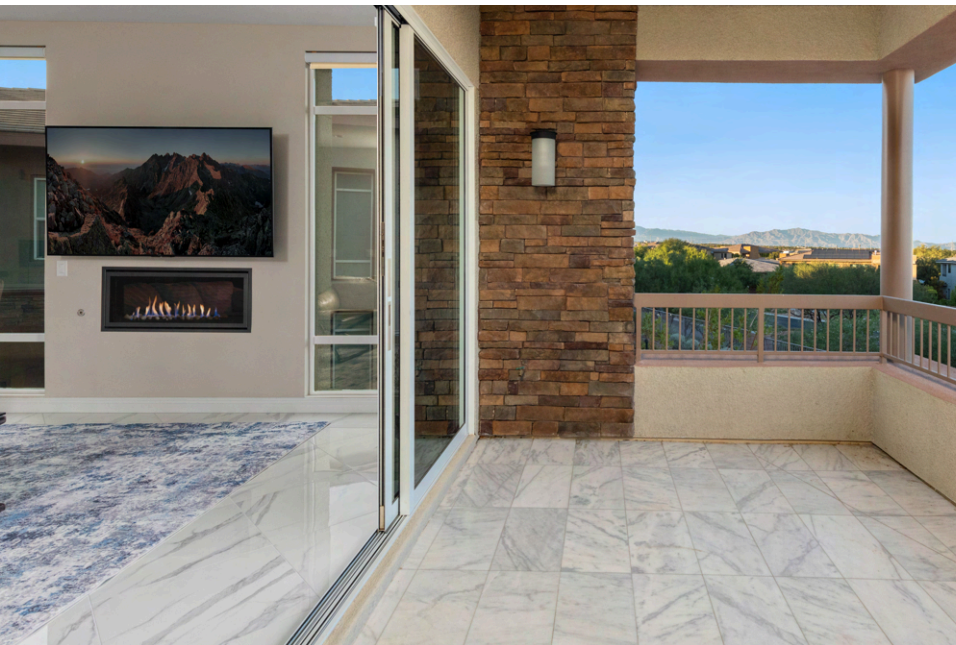


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11280 GRANITE RIDGE #1010

THE RIDGES
FAIRWAY HILLS

\$1,450,000



HOW'S THE LAS VEGAS MARKET?

SEPTEMBER 2024	\$0-1 MILLION	\$1- 3 MILLION	\$3- 5 MILLION	\$5- 10 MILLION	\$10 MILLION +
NEW LISTINGS	2,306	213	28	13	4
TOTAL ACTIVE LISTINGS	4,469	692	120	81	36
HOMES UNDER CONTRACT	1,882	74	5	3	1
HOMES SOLD	2,087	110	9	3	0
PRICE/SQFT SOLD	\$256.74	\$418.01	\$745.33	\$724.20	N/A
CASH DEALS	491	44	7	2	0
FINANCED DEALS	1,596	66	2	1	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
SEPTEMBER 2024	1,497	58	6.20%
AUGUST 2023	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%

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**

PRSR STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



2287 GREEN MOUNTAIN CT
\$4,400,000
RED ROCK COUNTRY CLUB



8921 WILD CREEK CT
\$2,205,000
CANYON GATE COUNTRY CLUB



If your home is currently listed by a licensed Realtor® 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