

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER
702.281.3337 702.888.2352 702.280.4597

LAS VEGAS LUXURY



LUXURY HOMES
OF LAS VEGAS

NOVEMBER 2024

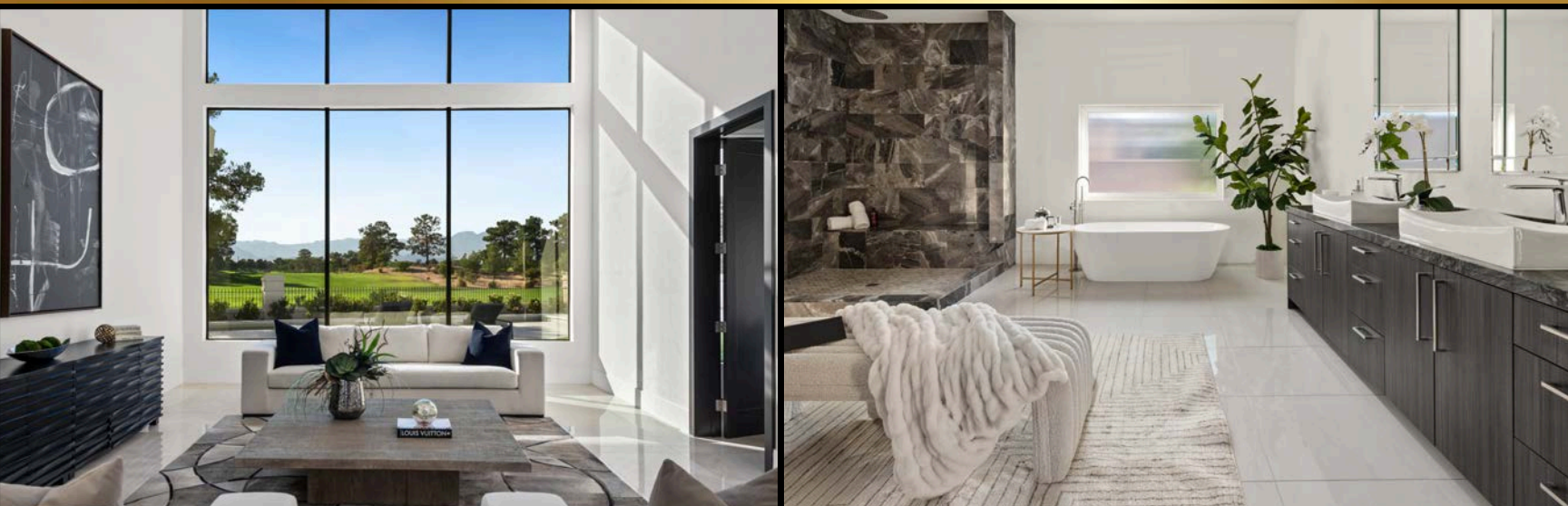


A WORD FROM KEN, TYLER, & WILLIAM

First, we wish you and your loved ones a **Happy Thanksgiving!** We are truly grateful to all of you—our clients, friends, and family—for your trust and kindness. Being surrounded by such a vibrant community is a true blessing.

With the election now behind us, sellers and buyers are ready to move forward. Sellers haven't experienced a slowdown like this in years, while buyers are holding back amid uncertainty. It's worth remembering that, in a typical market, selling a home in just a few days, as we've seen in recent years, is not the norm. Yet, the fundamentals remain largely unchanged: inventory is still limited, and affordability remains challenging.

While we can't predict the future, history shows that home sales tend to **bounce back** 82% of the time following an election year, and prices have risen 88% of the time in the year afterward. Trust your dedicated luxury experts—**Tyler, William, and Ken**—to guide you through these times of change.



73 PRINCEVILLE LANE





6,176
SQFT

4
BED

5
BATH

4-CAR
GARAGE



73 PRINCEVILLE LANE

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

This stunning remodel, situated behind the **guard gate** of **Spanish Trail**, 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.

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

| COMMUNITY | ADDRESS | SOLD PRICE | SF | PRICE/SF | BED | BATH |
|---------------------|--------------------------|--------------|--------|------------|-----|------|
| Anthem Country Club | 6 Yorkridge CT | \$2,500,000 | 6,606 | \$378.44 | 5 | 6 |
| | 33 Golf Crest CT | \$1,999,688 | 3,600 | \$555.47 | 4 | 5 |
| | 15 Old Marsh CT | \$1,950,000 | 3,919 | \$497.58 | 5 | 5 |
| | 61 Fountainhead CIR | \$1,045,000 | 2,678 | \$390.22 | 4 | 3 |
| Canyon Fairways | 504 Lob Wedge CT | \$4,625,000 | 5,586 | \$827.96 | 5 | 6 |
| Canyon Gate | 8617 Titleist CIR | \$1,500,000 | 5,432 | \$276.14 | 4 | 5 |
| Grand Legacy | 68 Teton Pines DR | \$1,087,500 | 3,119 | \$348.67 | 4 | 3 |
| MacDonald Highlands | 1526 Dragon Crest AVE | \$15,000,000 | 10,067 | \$1,490.02 | 7 | 8 |
| | 713 Dragon Peak DR | \$5,400,000 | 6,704 | \$805.49 | 6 | 8 |
| | 642 Scenic Cliff DR | \$3,790,590 | 4,332 | \$875.02 | 4 | 6 |
| | 644 Scenic Cliff DR | \$3,425,000 | 4,182 | \$818.99 | 3 | 5 |
| Madeira Canyon | 2244 Martinique AVE | \$1,145,000 | 3,369 | \$339.86 | 4 | 5 |
| | 2428 Chateau Napoleon | \$1,100,000 | 3,288 | \$334.55 | 4 | 3 |
| | 2745 Liberation DR | \$1,100,000 | 2,826 | \$389.24 | 3 | 3 |
| | 2704 Chateau Clermont | \$1,055,000 | 2,846 | \$370.70 | 4 | 3 |
| Master Series | 2468 Ram Crossing WAY | \$1,075,000 | 4,187 | \$256.75 | 5 | 5 |
| Palisades | 124 South Royal Ascot DR | \$2,575,000 | 5,356 | \$480.77 | 5 | 6 |
| Queensridge | 309 Queens Gate CT | \$1,450,000 | 3,850 | \$376.62 | 4 | 6 |
| Reverence | 3061 Reverence Heights | \$1,850,000 | 3,451 | \$536.08 | 4 | 4 |
| | 11057 Black Fire Opal DR | \$1,215,000 | 2,441 | \$497.75 | 3 | 3 |
| Seven Hills | 1207 Panini DR | \$1,400,000 | 2,801 | \$499.82 | 4 | 3 |
| Siena 55+ | 4575 Riva De Romanza | \$1,254,000 | 3,217 | \$389.80 | 3 | 4 |
| | 4392 Fiore Bella BLVD | \$1,050,000 | 2,076 | \$505.78 | 2 | 2 |
| Southern Highlands | 39 Vintage Canyon ST | \$5,125,000 | 6,702 | \$764.70 | 4 | 6 |
| | 16 Olympia Ridge DR | \$4,600,000 | 6,250 | \$736.00 | 6 | 6 |
| | 3 Vintage Canyon ST | \$4,500,000 | 9,042 | \$497.68 | 6 | 8 |
| | 11212 San Terrazo PL | \$3,750,000 | 5,891 | \$636.56 | 4 | 6 |
| | 62 Grand Masters DR | \$2,150,000 | 3,904 | \$550.72 | 4 | 4 |
| | 92 Carolina Cherry DR | \$1,850,000 | 3,940 | \$469.54 | 5 | 4 |
| | 4078 Villa Rafael DR | \$1,700,000 | 5,412 | \$314.12 | 5 | 5 |
| | 10676 San Palatina ST | \$1,325,000 | 4,314 | \$307.14 | 5 | 5 |
| Spanish Trail | 34 Innisbrook AVE | \$2,740,500 | 11,354 | \$241.37 | 5 | 9 |

| COMMUNITY | ADDRESS | SOLD PRICE | SF | PRICE/SF | BED | BATH |
|------------------|------------------------|-------------|-------|----------|-----|------|
| The Ridges | 15 Coralwood DR | \$3,600,000 | 3,776 | \$953.39 | 4 | 6 |
| | 47 Moonfire DR | \$3,100,000 | 3,797 | \$816.43 | 3 | 4 |
| | 17 Moonfire DR | \$1,985,000 | 4,172 | \$475.79 | 4 | 5 |
| | 11280 Granite Ridge DR | \$1,389,000 | 2,414 | \$575.39 | 3 | 3 |
| The Willows | 2931 Brighton Creek CT | \$2,380,000 | 4,479 | \$531.37 | 4 | 6 |
| Tournament Hills | 1416 Iron Hills LN | \$3,750,000 | 4,033 | \$929.83 | 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 October 1-31, 2024



11256 PARLEYS CONE
RED ROCK COUNTRY CLUB
\$1,350,000

2,325 SQFT 3 BED 3 BATH 3-CAR GARAGE





5166 PEAK CLIMB DR

MESA RIDGE
SUMMERLIN SOUTH

\$3,350,000



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1931 FOX CANYON CIR

SECTION 10

FOX CANYON ESTATES

\$1,349,000



HOW'S THE LAS VEGAS MARKET?

| OCTOBER 2024 | \$0-1 MILLION | \$1- 3 MILLION | \$3- 5 MILLION | \$5- 10 MILLION | \$10 MILLION + |
|-----------------------|---------------|----------------|----------------|-----------------|----------------|
| NEW LISTINGS | 2,380 | 189 | 25 | 14 | 7 |
| TOTAL ACTIVE LISTINGS | 5,865 | 686 | 119 | 79 | 40 |
| HOMES UNDER CONTRACT | 1,810 | 108 | 4 | 4 | 1 |
| HOMES SOLD | 2,265 | 95 | 13 | 4 | 1 |
| PRICE/SQFT SOLD | \$256.77 | \$393.17 | \$766.58 | \$757.56 | \$1,490.02 |
| CASH DEALS | 502 | 39 | 8 | 1 | 1 |
| FINANCED DEALS | 1,763 | 56 | 5 | 3 | 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 |
|----------------|-----------------|---------------------|--------------------|
| OCTOBER 2024 | 1,383 | 66 | 6.88% |
| SEPTEMBER 2024 | 1,497 | 58 | 6.20% |
| 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% |

| 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**

SOLD

PRSRRT STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



CANYON GATE COUNTRY CLUB
8617 TITLEIST | \$1,500,000



RED ROCK COUNTRY CLUB
11516 TIMBER MOUNTAIN | \$1,425,000



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



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OF LAS VEGAS



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