

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

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LAS VEGAS LUXURY



LUXURY HOMES
OF LAS VEGAS

JANUARY 2025

A WORD FROM KEN, TYLER, & WILLIAM

The year is off to a fantastic start, and we're excited about the opportunities this new year brings to the real estate market. In today's higher interest rate environment, our **strategic marketing investments** are delivering exceptional results!

At Luxury Homes of Las Vegas, our team is energized, dedicated, and actively closing deals. With Spring just around the corner, it's the perfect time to start planning if you're considering selling your property. Spring remains the prime season for selling, and with Las Vegas home prices nearing **record highs**, now is an excellent opportunity to maximize your return on investment.

Let our experienced team guide you through the real estate market of 2025.

Hire the best in Las Vegas to achieve exceptional results!



33 OWL RIDGE COURT





3,797
SQFT

3 BED

4
BATH



33 OWL RIDGE COURT

OFFERED AT **\$3,000,000**

Situated in the exclusive Summerlin community of **The Ridges**, this 3,797 sq ft single-story masterpiece blends modern luxury with effortless comfort. Soaring 14-ft ceilings, custom cabinetry, and designer finishes complement the open-concept layout, anchored by a chef's kitchen with **Thermador appliances** and granite and quartz countertops. The great room features sliding pocket doors that create a seamless flow to an outdoor oasis with **a saltwater pool, spa, covered lounge, and built-in BBQ**. The **oversized primary suite offers a double-sided fireplace, a spa-inspired bathroom**, and a walk-in closet with custom built-ins. Equipped with LED lighting, a **Sonos sound system**, and premium upgrades, this home exemplifies sophistication and tranquility in one of Summerlin's most coveted neighborhoods, with furnishings available under a separate agreement.

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1081 S CIMARRON

SECTION 10

SUMMERLIN

\$5,990,000



William Brauner 702.280.4597 | Ken Lowman 702.281.3337 | Tyler Brady 702.888.2352

7575 COLEY

SECTION 10
SUMMERLIN

\$1,690,000



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

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	7 Penn Cross CT	\$2,050,000	5,092	\$402.59	5	5
	1 Club Vista DR	\$1,075,000	3,085	\$348.46	3	3
	29 Isleworth DR	\$2,600,000	5,624	\$462.30	5	5
	5 Corral De Tierra PL	\$1,800,000	5,540	\$324.91	4	5
	2716 Borthwick AVE	\$1,075,000	3,775	\$284.77	5	5
Ascension	11057 Concord Valley DR	\$1,545,000	2,500	\$618.00	4	4
	5162 Slatestone ST	\$1,500,000	3,981	\$376.79	5	5
Canyon Gate	8812 Canyon Springs DR	\$2,375,000	6,864	\$346.01	5	6
Eagle Rock	436 Pinnacle Heights LN	\$1,800,000	4,362	\$412.65	5	4
Grand Legacy	2054 Troon DR	\$1,620,000	4,996	\$324.26	4	5
Heritage at Stonebridge 55+	933 Twinflower Peak CT	\$1,010,000	2,873	\$351.55	3	3
MacDonald Highlands	2141 King Crest CT	\$1,960,000	4,273	\$458.69	5	5
	917 Vegas View DR	\$2,050,000	4,474	\$458.20	4	5
	1530 Dragon Crest AVE	\$6,000,000	5,130	\$1,169.59	4	5
	720 Dragon Ridge DR	\$5,600,000	7,299	\$767.23	3	3
	1399 Foothills Village DR	\$1,799,000	4,107	\$438.03	4	4
	1353 Enchanted River DR	\$1,684,965	5,224	\$322.54	5	7
	1929 Canyon Highlands	\$1,270,000	2,737	\$464.01	4	4
	2224 Ledge Rock LN	\$2,950,000	4,049	\$728.57	5	5
Mira Villa - mid rise	9209 Las Manaitas AVE Unit 201	\$1,082,000	2,333	\$463.78	3	3
	9201 Las Manaitas AVE Unit 401	\$1,150,000	2,109	\$545.28	2	3
Palisades	304 Royal Aberdeen WAY	\$2,650,000	5,236	\$506.11	4	6
Queensridge	9401 Kings Gate CT	\$6,350,000	15,802	\$401.85	7	9
	1008 Greystoke Acres ST	\$1,095,000	2,532	\$432.46	3	3
	300 Prince Charming CT	\$1,250,000	4,190	\$298.33	5	4
Rancho Circle	745 Rancho CIR	\$1,175,000	3,879	\$302.91	5	4
Red Rock Country Club	11348 La Madre Ridge DR	\$1,800,000	3,579	\$502.93	4	5
	11251 La Madre Ridge DR	\$1,180,000	2,712	\$435.10	3	4
Regency at Summerlin 55+	6695 Regency Stone WAY	\$1,285,000	2,654	\$484.17	2	3
	10056 Amethyst Hills AVE	\$1,200,000	2,003	\$599.10	2	3
Seven Hills	1357 Opal Valley ST	\$2,200,000	4,420	\$497.74	3	3
Siena 55+	10480 Premia PL	\$1,170,000	3,217	\$363.69	4	4
	4684 Bersaglio ST	\$1,800,000	3,217	\$559.53	4	4
Southern Highlands	11992 WHITEHILLS ST	\$1,600,000	3,220	\$496.89	4	4
	5685 San Florentine AVE	\$1,550,000	4,348	\$356.49	6	5
	10674 San Bellacova CT	\$1,100,000	4,387	\$250.74	5	5
	36 Olympia Chase DR	\$2,700,000	5,074	\$532.12	4	4
	22 Vintage Ridge DR	\$2,650,000	4,714	\$562.16	4	5
	11769 CANONS BROOK DR	\$1,300,000	3,220	\$403.73	3	4
	11328 San Arezzo PL	\$2,300,000	4,617	\$498.16	5	6
	11907 Oakland Hills DR	\$2,650,000	4,534	\$584.47	3	4
	3857 Montone AVE	\$1,100,000	3,593	\$306.15	5	5
	5170 Villa Dante AVE	\$1,205,000	4,364	\$276.12	6	6
	4041 Reyes AVE	\$1,085,000	3,952	\$274.54	5	5



COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Spanish Trail	21 Sawgrass CT	\$1,493,500	5,056	\$295.39	4	5
	24 Burning Tree CT	\$3,825,000	7,580	\$504.62	4	7
	7930 Castle Pines AVE	\$1,320,000	3,508	\$376.28	4	3
	8070 Castle Pines AVE	\$1,170,000	2,691	\$434.78	3	4
	56 Sawgrass CT	\$1,200,000	3,768	\$318.47	4	4
	78 Innisbrook AVE	\$2,850,000	6,945	\$410.37	3	5
The Ridges	5 Gemstar LN	\$1,900,000	3,562	\$533.41	3	4
	4204 Lapis Ridge CT	\$4,100,000	4,618	\$887.83	4	5
	16 Garden Shadow LN	\$2,650,000	4,172	\$635.19	4	5
The Summit	4691 Capstone Point CT	\$29,250,000	10,094	\$2,897.76	7	10
The Vineyards	10805 Beringer DR	\$1,625,000	3,888	\$417.95	4	4
Tournament Hills	9005 Greensboro LN	\$3,850,000	6,296	\$611.50	4	5
Willow Creek	10932 Keymar DR	\$1,685,000	3,091	\$545.13	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 November 1-30, 2024

10921 ROSSA PEAK

ASCENSION

\$2,600,000

3940 4 6 3-CAR
SQFT BED BATH GARAGE



HOW'S THE LAS VEGAS MARKET?

DECEMBER 2024	\$0—1 MILLION	\$1—3 MILLION	\$3—5 MILLION	\$5—10 MILLION	\$10MILLION+
NEW LISTINGS	1,624	125	12	13	4
TOTAL ACTIVE LISTINGS	5,939	637	95	85	39
HOMES UNDER CONTRACT	1,530	68	9	4	2
HOMES SOLD	2,196	138	5	3	1
PRICE/SQ FT SOLD	\$252.61	\$395.30	\$601.39	\$779.56	\$2,897.76
CASH DEALS	192	62	4	3	1
FINANCED DEALS	2,004	76	1	0	0

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

AVERAGE INVENTORY LEVELS BY
YEAR (\$1 MILLION +)

MONTH	HOMES ON MARKET	AVG DAYS ON MARKET	AVG INTEREST RATE
DECEMBER 2024	1,394	65	6.97%
NOVEMBER 2024	1,440	50	6.91%
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%

YEAR	AVG INVENTORY	AVG DAYS ON MARKET	AVG INTEREST RATE
2024	1,004	54	6.72%
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
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(Property Management Company)

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

 **LAWRENCE HOMES**
A DEVELOPMENT CORP.

 **CHICAGO TITLE**[®]

SOLD

PRSRST STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



THE RIDGES

43 CRESTED CLOUD | \$7,900,000



QUEENSRIDGE

1008 GREYSTOKE ACRES | \$1,150,000



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



LUXURY HOMES

OF LAS VEGAS



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