

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

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LAS VEGAS LUXURY



LUXURY HOMES
OF LAS VEGAS

FEBRUARY 2025

A WORD FROM KEN, TYLER, & WILLIAM

Spring is Here—The Market is Heating Up!

Don't listen to the naysayers—the Las Vegas real estate market is thriving! We are actively selling homes and delivering exceptional results. Inventory is dwindling as we move beyond last year's uncertainty (which was still a fantastic year for Luxury Homes of Las Vegas!).

There's no better time to list your home than spring! Our business is booming, and we're expanding our team of top luxury agents.

Call Ken, William, and Tyler today—we're ready to help you, just as we've helped countless homeowners before!



9513 VERLAINE COURT





6,062
SQFT

5 BED

6 BATH



9513 VERLAINE COURT
OFFERED AT **\$2,995,000**

This magnificent 5-bedroom, 6-bathroom estate seamlessly blends elegance with modern comfort. Upon entry, you're greeted by soaring vaulted ceilings, marble floors, and a grand staircase. The remarkable use of natural stone throughout enhances its grandeur and timeless sophistication. This estate features two primary bedrooms, one conveniently located on the main floor. The thoughtful layout includes two bedrooms downstairs, a dedicated executive office, and three bedrooms upstairs. Two attached sunrooms/lanai spaces provide additional living areas and a dedicated indoor/outdoor cooking space. The heart of the home is the spacious open kitchen, complemented by a sparkling pool with a built-in covered cabana, creating an ideal setting for gatherings. A generous 3-car garage and a circular driveway add convenience and curb appeal to this extraordinary property!

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2204 GLENBROOK WAY

CANYON GATE

\$2,000,000

3,126	3	3	2-CAR
SQFT	BED	BATH	GARAGE



73 PRINCEVILLE LANE

SPANISH TRAIL

\$4,800,000

6,176	4	5	4-CAR
SQFT	BED	BATH	GARAGE





6 ROCKMOUNT

ASCAYA
HENDERSON

\$8,800,000



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709 DRAGON PEAK

MACDONALD HIGHLANDS
HENDERSON

\$8,499,000



LAS VEGAS & HENDERSON | JANUARY 2025 SOLD, \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	17 Cedar Chase DR	\$2,990,000	6,134	\$487.45	5	5
	10 Dry Brook TRL	\$2,100,000	5,847	\$359.16	4	8
Ascension	10921 Rossa Peak AVE	\$2,600,000	3,940	\$659.90	4	6
Bellacere	525 Spruce Canyon ST	\$3,500,000	8,577	\$408.07	5	7
	10324 Summit Canyon DR	\$2,650,000	5,063	\$523.41	4	5
Canyon Gate	9017 Emerald Hill WAY	\$3,235,000	8,996	\$359.60	6	6
Grand Legacy	2020 Troon DR	\$1,800,000	5,352	\$336.32	5	7
MacDonald Highlands	661 Ridgestone Rim CT	\$6,800,000	7,306	\$930.74	5	5
	1012 Mystic Rim DR	\$5,227,776	6,345	\$823.92	3	5
	641 Dragon Peak DR	\$4,775,000	5,218	\$915.10	3	4
	563 Rock Peak DR	\$4,200,000	5,825	\$721.03	4	5
Mesa Ridge	5166 Peak Climb DR	\$3,150,000	4,166	\$756.12	4	5
Palisades	209 North Royal Ascot DR	\$2,200,000	4,934	\$445.89	4	5
Queensridge	9621 Verlaine CT	\$2,825,000	5,336	\$529.42	5	5
	716 Pont Chartrain DR	\$1,600,000	3,602	\$444.20	5	6
	921 Granger Farm WAY	\$1,007,000	2,917	\$345.22	4	3
Red Rock Country Club	11545 Snow Creek AVE	\$2,875,000	4,423	\$650.01	4	5
	2587 Red Springs DR	\$2,350,000	4,713	\$498.62	6	5
Regency at Summerlin 55+	10036 Amethyst Hills AVE	\$1,275,000	2,410	\$529.05	3	4
Seven Hills	2798 Bellini DR	\$1,275,000	3,855	\$330.74	3	3
Siena 55+	4194 Agosta Luna PL	\$1,300,000	2,994	\$434.20	2	3
Southern Highlands	4103 Villa Rafael DR	\$1,915,000	5,644	\$339.30	5	6
	11015 Gaelic Hills DR	\$1,450,000	5,153	\$281.39	5	5
	10543 San Palatina ST	\$1,199,000	3,438	\$348.75	4	4
South Shore	15 Via Mira Monte	\$2,175,000	3,099	\$701.84	4	5
Talon Pointe	112 South Ring Dove DR	\$1,220,000	3,270	\$373.09	4	4
The Club Madeira Canyon	2404 Chateau Napoleon	\$1,400,000	4,050	\$345.68	5	5
	2729 King Louis ST	\$1,080,000	2,587	\$417.47	3	3
The Ridges	19 Flying Cloud LN	\$13,500,000	12,445	\$1,084.77	5	8
	15 Meadowhawk LN	\$5,250,000	6,297	\$833.73	5	6
	11443 Opal Springs WAY	\$3,862,500	5,047	\$765.31	4	4
	41 Owl Ridge CT	\$3,635,000	4,618	\$787.14	4	5
	33 Owl Ridge CT	\$3,000,000	3,797	\$790.10	3	4
Tournament Hills	8813 Greensboro LN	\$2,900,000	4,008	\$723.55	4	5
Willow Creek	2975 American River LN	\$3,350,000	7,277	\$460.35	5	7

HOW'S THE LAS VEGAS MARKET?

JANUARY 2025	\$0—1 MILLION	\$1—3 MILLION	\$3—5 MILLION	\$5—10 MILLION	\$10MILLION+
NEW LISTINGS	2,381	259	38	23	4
TOTAL ACTIVE LISTINGS	5,787	642	102	86	39
HOMES UNDER CONTRACT	1,998	115	9	6	1
HOMES SOLD	1,834	90	14	3	1
PRICE/SQ FT SOLD	\$253.02	\$349.73	\$738.58	\$833.73	\$1,085
CASH DEALS	506	38	7	1	1
FINANCED DEALS	1,328	52	7	2	0

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

MONTH	HOMES ON MARKET	AVG DAYS ON MARKET	AVG INTEREST RATE
JANUARY 2025	1,404	53	6.82%
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%

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

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
REALTY GROUP
(Property Management Company)

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

 **LAWRENCE HOMES**
A DEVELOPMENT CORP.

 **CHICAGO TITLE**

SOLD

PRSR STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



THE RIDGES

33 OWL RIDGE | \$3,000,000



THE RIDGES

41 OWL RIDGE | \$3,635,000



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



LUXURY HOMES

OF LAS VEGAS



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