

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER

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LAS VEGAS LUXURY

6 ROCKMOUNT CT | ASCAYA



LUXURY HOMES
OF LAS VEGAS

MARCH 2025

A WORD FROM KEN, TYLER, & WILLIAM

The beginning of the year has been remarkable for **Luxury Homes of Las Vegas**, with several landmark sales in The Ridges, Ascension, Mesa Ridge, and many other luxury communities.

What you may not know is that Luxury Homes of Las Vegas is deeply involved in various segments of the market through our extensive network. We collaborate with builders, work closely with traditional home sellers, and partner hand-in-hand with investors. When we're not taking on projects ourselves, we're identifying and creating opportunities in this dynamic market.

The luxury real estate market is diverse and ever-evolving, requiring a sharp eye to recognize opportunities. Sometimes, the window of opportunity is so small that it's easy to miss—but that's where we come in.

Hire our trusted team to represent your interests, and let **Ken, William, and Tyler** help you sell your luxury home with expertise and confidence!



826 WILLITS STREET





3,804
SQFT

4 BED

5 BATH



826 WILLITS STREET
OFFERED AT **\$3,200,000**

Situated on a premium elevated corner lot in the prestigious **Sandalwood community** of **Stonebridge**, this exceptional two-story home showcases **unobstructed Strip, city, and mountain views**. Designed for luxury living, the open floor plan seamlessly blends indoor and outdoor spaces, perfect for entertaining. Over \$600K in upgrades elevate the home, featuring high-end finishes and modern smart home technology. The **resort-style backyard** is a true sanctuary, complete with a pool, spa, and a **private sauna**, creating the perfect outdoor retreat. Experience elevated desert living in one of Las Vegas' most coveted communities.

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

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	11 Anthem Pointe CT	\$7,800,000	14,703	\$530.50	7	13
	3 Palmbrook LN	\$2,500,000	5,847	\$427.57	7	8
	40 Chalet Hills TER	\$2,000,000	4,129	\$484.38	4	4
	1 Marsh Landing CT	\$1,525,000	4,189	\$364.05	5	5
Canyon Fairways	613 Canyon Greens DR	\$3,525,000	5,654	\$623.45	4	5
Canyon Gate	8701 Canyon View DR	\$1,700,000	5,110	\$332.68	3	4
	8801 Robinson Ridge DR	\$1,050,000	2,724	\$385.46	3	3
Country Club Hills	9032 Park Forest CT	\$1,490,000	4,678	\$318.51	4	5
Eagle Rock	709 Proud Eagle LN	\$1,370,000	2,973	\$460.81	4	3
Grand Legacy	2024 Troon DR	\$2,275,000	5,166	\$440.38	4	6
MacDonald Highlands	633 Saint Croix ST	\$6,500,000	8,343	\$779.10	5	7
	686 Tranquil Rim CT	\$6,125,000	5,771	\$1,061.34	4	5
Mesa Ridge	5427 Mesa Edge CT	\$3,125,000	4,750	\$657.89	5	6
	10952 White Clay DR	\$2,825,000	3,465	\$815.30	3	4
	5167 Rock Daisy DR	\$2,500,000	3,451	\$724.43	4	5
	5173 Rock Daisy DR	\$1,900,000	2,986	\$636.30	2	5
Palisades	10204 Orkinay DR	\$2,500,000	3,722	\$671.68	4	4
Quail Ridge	43 Quail Hollow DR	\$1,655,000	3,584	\$461.77	5	4
Queensridge	9324 Fontainbleu DR	\$1,500,000	3,702	\$405.19	4	5
Rancho Bel Air	2508 Rancho Bel Air DR	\$1,300,000	4,048	\$321.15	4	6
Red Rock Country Club	2592 Red Arrow DR	\$6,100,000	7,519	\$811.28	5	6
	11625 Evergreen Creek LN	\$3,000,000	4,374	\$685.87	3	4
	2137 Orchard Mist ST	\$2,400,000	4,257	\$563.78	5	4
	2024 Orchard Mist ST	\$2,300,000	4,577	\$502.51	4	5
	1995 Alcova Ridge DR	\$1,700,000	3,520	\$482.95	3	4
Roma Hills	1788 Amarone WAY	\$1,250,000	3,670	\$340.60	4	4
Seven Hills	1301 European DR	\$1,500,000	4,042	\$371.10	4	4
Siena 55+	10638 Mandarino AVE	\$2,250,000	3,643	\$617.62	4	4
	4754 Riva De Romanza ST	\$1,090,000	2,839	\$383.94	3	3
	10275 Tresor CT	\$1,000,000	3,217	\$310.85	4	4
Southern Highlands	10 Cottonwood Canyon CT	\$5,500,000	5,750	\$956.52	4	5
	16 Chalk Hill CT	\$5,050,000	5,294	\$953.91	4	6
	19 Quintessa CIR	\$4,600,000	5,795	\$793.79	4	5
	3427 Alpine Lily DR	\$2,050,000	3,888	\$527.26	4	5
	3927 Montone AVE	\$1,299,998	3,952	\$328.95	6	5
	12024 Whitehills ST	\$1,050,000	2,709	\$387.60	4	5
Spanish Trail	7879 Bermuda Dunes AVE	\$1,225,000	4,134	\$296.32	3	4
	8050 Castle Pines AVE	\$1,130,000	2,691	\$419.92	3	4
The Club Madeira Canyon	2381 Luberon DR	\$1,399,000	4,708	\$297.15	5	6
	2837 Josephine DR	\$1,350,000	3,288	\$410.58	4	3
The Ridges	15 Night Song WAY	\$5,400,000	5,041	\$1,071.22	4	4
	11436 Opal Springs WAY	\$4,100,000	4,619	\$887.64	4	5
	4181 Bronze Ridge ST	\$3,750,000	4,619	\$811.86	4	5
	37 Hawkeye LN	\$3,450,000	3,518	\$980.67	3	4
	64 Grey Feather DR	\$2,600,000	4,172	\$623.20	4	5
	11280 Granite Ridge DR #1032	\$1,701,013	3,211	\$529.75	4	5
	11280 Granite Ridge DR #1010	\$1,450,000	2,414	\$600.66	3	3
	11280 Granite Ridge DR #1058	\$1,300,000	2,037	\$638.19	3	2
	11280 Granite Ridge DR #1044	\$1,100,000	1,958	\$561.80	3	3

HOW'S THE LAS VEGAS MARKET?

FEBRUARY 2025	\$0—1 MILLION	\$1—3 MILLION	\$3—5 MILLION	\$5—10 MILLION	\$10MILLION+
NEW LISTINGS	2,639	264	44	18	3
TOTAL ACTIVE LISTINGS	7,056	724	117	93	36
HOMES UNDER CONTRACT	2,294	120	7	6	2
HOMES SOLD	2,169	122	11	7	0
PRICE/SQ FT SOLD	\$253.78	\$402.54	\$873.00	\$880.50	N/A
CASH DEALS	597	51	5	5	0
FINANCED DEALS	1,572	71	6	2	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
FEBRUARY 2025	970	72	6.75%
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%

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**[®]

9325 CLASSIC CANYON

CANYON FAIRWAYS

\$3,400,000

5,756	4	6	4-CAR
SQFT	BED	BATH	GARAGE



LAWRENCE
& DEVELOPMENT CORP. **HOMES**

BUILDER HIGHLIGHT

Lawrence Homes is a premier luxury custom builder in Las Vegas, celebrated for its exceptional craftsmanship, modern designs, and high-end finishes. One of its most distinguished listings, 6 Rockmount Court, is a breathtaking custom estate located in the prestigious guard-gated community of Ascaya. Lawrence Homes takes pride in building within Las Vegas' most exclusive private golf course communities. Tamir Saham, the operating partner of Lawrence Homes, firmly believes that quality and customer service should go hand in hand.



11943 ROCKVIEW POINT

KINGS CANYON

SUMMERLIN

\$2,288,000



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8211 WINDSOR CREST

WINDSOR CREST

LAS VEGAS

\$1,900,000



SOLD

PRSR STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



SECTION 10
1801 S CIMARRON | \$4,955,000



LOS ALTOS SUMMERLIN
97 NAVARRA | \$2,100,000



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



LUXURY HOMES

OF LAS VEGAS



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