

KEN LOWMAN | TYLER BRADY | WILLIAM BRAUNER
702.281.3337 702.888.2352 702.280.4597

LAS VEGAS LUXURY

709 DRAGON PEAK | MACDONALD HIGHLANDS



LUXURY HOMES
OF LAS VEGAS

APRIL 2025

A WORD FROM KEN, TYLER, & WILLIAM

Where Is the Market Headed? What's Next?

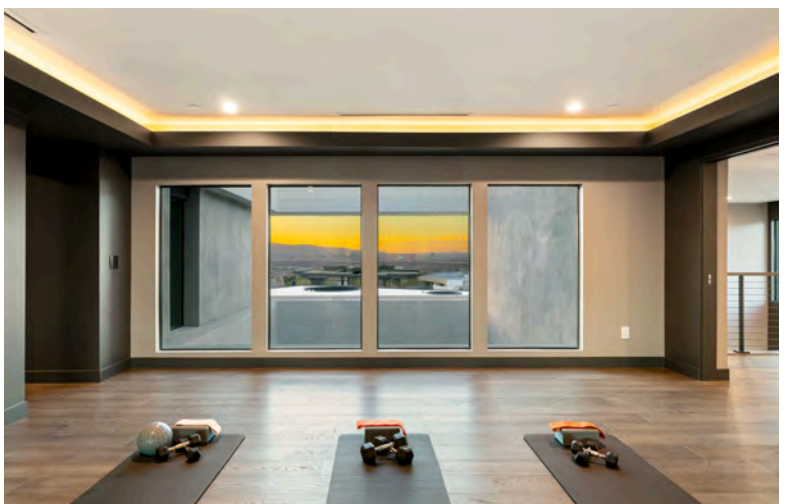
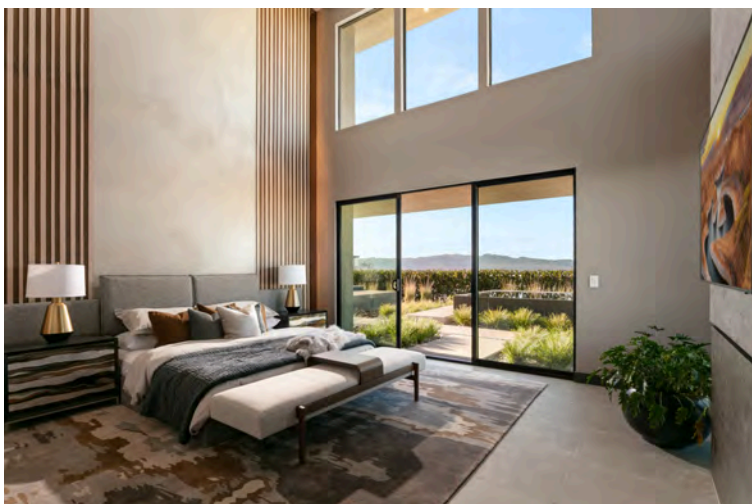
Spring is here, and so is a fresh wave of opportunities in the Las Vegas real estate market! While luxury homes may not be flying off the market in a matter of days like they did in recent years, the market is still thriving. Las Vegas continues to shine as a top destination to live, invest, and grow!

Success in real estate takes strategy, dedication, and the right team—and that's where we come in! Inventory remains low by historical standards, and while market cycles may seem daunting, confidence in Las Vegas is stronger than ever. Just take a look around—exciting road projects are breaking ground, the city is expanding, and growth is unstoppable!

At Luxury Homes of Las Vegas, we're not just watching the future unfold—we're investing in it right alongside you!

Thinking about buying or selling? **Tyler, William and Ken** are ready to guide you with their expertise, kindness, and deep knowledge of your neighborhood. Let's make your real estate dreams happen!

709 DRAGON PEAK | MACDONALD HIGHLANDS





7,976 SQ. FT.



5 BED



6 BATH



7 CAR GARAGE



OFFERED AT **\$7,985,000**

When describing this home, two words come to mind: **Architecturally Significant**. This custom home is a part of Blue Heron's Luminary Collection which we like to call **Drift**. Fully furnished by Atelier Blue Heron Interiors and move-in ready, this is a home where Vegas Modern meets warmth and comfort. This stunning home is set in the exclusive guard-gated **MacDonald Highlands** community behind the second gate of **Dragon Ridge**, known as the Hollywood Hills of the Las Vegas valley. Drift offers nearly 8,000 sq ft of meticulously designed space. With five spacious bedrooms, one of which is a highly versatile room currently serving as a gym with **spectacular strip views**. Entertain with ease across multiple indoor and outdoor zones of living, highlighted by a breathtaking 52 ft pool and separate spa just steps from the primary suite. For car enthusiasts, a seven car oversized garage, with a showcase window from your office workspace.

Experience the energy, embrace the design, and live the feel of Drift.

KEN LOWMAN 702.281.3337 | **TYLER BRADY** 702.888.2352 | **WILLIAM BRAUNER** 702.280.4597

HOW'S THE LAS VEGAS MARKET?

MARCH 2025	\$0—1 MILLION	\$1—3 MILLION	\$3—5 MILLION	\$5—10 MILLION	\$10MILLION+
NEW LISTINGS	2,867	294	35	21	7
TOTAL ACTIVE LISTINGS	12,039	788	124	92	44
HOMES UNDER CONTRACT	2,418	128	13	1	0
HOMES SOLD	2,620	151	12	7	3
PRICE/SQ FT SOLD	\$255.91	\$416.71	\$679.14	\$924.33	\$1,235.48
CASH DEALS	620	64	5	6	2
FINANCED DEALS	2,000	87	7	1	1

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
MARCH 2025	1,565	77	6.68%
FEBRUARY 2025	1,483	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%

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
& DEVELOPMENT CORP.

 **CHICAGO TITLE**

Regency at Summerlin	10086 Amethyst Hills ST	\$1,600,000	2,278	\$702.37	2	3
Regency at the Lakes	10008 Rolling Glen CT	\$1,140,000	5,188	\$219.74	7	5
Seven Hills	1376 Opal Valley ST	\$5,000,000	7,395	\$676.13	5	7
	1278 Imperia DR	\$2,150,000	5,486	\$391.91	4	5
	1456 Via Merano ST	\$1,199,000	3,903	\$307.20	5	4
Siena 55+	10385 Luna Magico AVE	\$1,175,000	2,994	\$392.45	2	3
Southern Highlands	22 Augusta Canyon WAY	\$6,400,000	10,133	\$631.60	6	8
	4 Olympia Chase DR	\$3,657,500	6,103	\$599.30	6	7
	11166 Villa Bellagio DR	\$3,335,000	5,891	\$566.12	5	5
	4202 San Alivia CT	\$1,900,000	4,706	\$403.74	4	4
	4063 Villa Rafael DR	\$1,750,000	4,991	\$350.63	4	5
	12617 New Providence ST	\$1,425,000	4,569	\$311.88	5	6
	3267 Royal Fortune DR	\$1,325,000	4,716	\$280.96	5	6
	4039 Montone AVE	\$1,305,000	3,952	\$330.21	5	5
	5378 Pendini Point CT	\$1,250,000	3,073	\$406.77	4	3
	5434 Pendini Point CT	\$1,080,000	3,073	\$351.45	3	3
Spanish Trail	43 Innisbrook AVE	\$1,800,000	4,900	\$367.35	4	5
	8120 Castle Pines AVE	\$1,425,000	3,507	\$406.33	3	3
	24 Wild Dunes CT	\$1,399,999	3,906	\$358.42	4	4
	8208 Horseshoe Bend LN	\$1,250,000	2,500	\$500.00	3	3
	8320 Carmel Ridge CT	\$1,118,000	3,010	\$371.43	3	3
The Ridges	58 Midnight Sky DR	\$7,000,000	5,217	\$1,341.77	4	5
	35 Midnight Ridge DR	\$5,600,000	6,588	\$850.03	4	5
	18 Sugarberry LN	\$2,499,000	3,776	\$661.81	4	5
Willow Creek	10925 Iris Canyon LN	\$2,050,000	3,647	\$562.11	4	5
	2981 Hammerwood DR	\$1,400,000	4,492	\$311.67	5	5
	3035 Lullingstone ST	\$1,300,000	4,016	\$323.71	4	4



10655 PATINA HILLS

MESA RIDGE

\$2,450,000



4,725 SQ.FT



5 BED



6 BATH



3-CAR GARAGE



LAS VEGAS & HENDERSON | MARCH 2025

SOLD, \$1M+ | GUARD GATED ONLY

COMMUNITY	ADDRESS	SOLD PRICE	SF	PRICE/SF	BED	BATH
Anthem Country Club	12 Bloomfield Hills DR	\$4,000,000	6,150	\$650.41	5	6
	49 Brandermill DR	\$3,100,000	3,919	\$791.02	6	6
	6 Ayden DR	\$2,850,000	4,062	\$701.62	4	4
	27 Sankaty CIR	\$2,750,000	5,719	\$480.85	6	6
	12 Wade Hampton TRL	\$2,000,000	5,092	\$392.77	5	5
	5 Mountain Cove CT	\$2,000,000	5,471	\$365.56	5	7
	3 Chenal PASS	\$1,950,000	5,756	\$338.78	6	7
	11 Belfair CT	\$1,925,000	5,984	\$321.69	5	6
	21 Levan Hills TRL	\$1,847,000	3,848	\$479.99	4	4
	7 Summit Walk TRL	\$1,765,000	4,163	\$423.97	6	6
	12 Canoa Hills DR	\$1,450,000	3,597	\$403.11	4	3
	35 Moraine DR	\$1,200,000	3,449	\$347.93	5	4
	3 Stoneshead CT	\$16,250,000	10,459	\$1,553.69	6	8
Canyon Gate	8913 Canyon Springs DR	\$4,000,000	5,735	\$697.47	5	5
	8649 Robinson Ridge DR	\$1,625,000	3,420	\$475.15	4	4
	8701 Robinson Ridge DR	\$1,325,000	4,015	\$330.01	4	5
Eagle Hills	9013 Bald Eagle DR	\$2,650,000	5,133	\$516.27	4	4
MacDonald Highlands	591 Cityview Ridge DR	\$10,450,000	8,071	\$1,294.76	5	7
	643 Cityview Ridge DR	\$6,300,000	5,950	\$1,058.82	4	5
	591 Overlook Rim DR	\$5,749,000	5,403	\$1,064.04	4	5
	506 Overlook Rim DR	\$3,800,000	4,306	\$882.49	4	6
	371 Tranquil Peak CT	\$2,895,000	3,001	\$964.68	2	3
	431 Tranquil Peak CT	\$2,715,000	3,028	\$896.63	3	4
	1391 Quiet River AVE	\$2,550,000	5,224	\$488.13	5	7
	410 Tranquil Peak CT	\$1,775,000	3,746	\$473.84	3	5
Mira Villa - mid rise	9201 Las Manaitas AVE #302	\$1,300,000	2,497	\$520.62	3	3
Palisades	10305 Orkiney DR	\$2,850,000	4,839	\$588.96	4	5
	409 Grand Augusta LN	\$2,500,000	4,919	\$508.23	3	4
	301 North Royal Ascot DR	\$1,850,000	5,252	\$352.25	5	6
Quail Ridge	128 Quail Run RD	\$1,295,000	4,118	\$314.47	4	4
Queensridge	9409 Kings Gate CT	\$14,325,000	16,696	\$857.99	7	9
	9805 Winter Palace DR	\$2,965,000	5,644	\$525.34	5	6
	9517 Verlaine CT	\$1,850,000	4,690	\$394.46	3	5
Rancho Bel Air	204 Starlite DR	\$1,400,000	4,691	\$298.44	5	5
Rancho Nevada	3105 Connors DR	\$1,500,000	4,522	\$331.71	4	5
Red Rock Country Club	2475 Grassy Spring PL	\$3,100,000	4,725	\$656.08	5	5
	3034 Soft Horizon WAY	\$1,700,000	2,712	\$626.84	3	4
	2785 Soft Horizon WAY	\$1,200,000	2,538	\$472.81	3	3

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 March 1-31, 2025



1212 MUSCATO COURT

THE VINEYARDS

Summerlin

\$2,800,000



William Brauner 702.280.4597 | Ken Lowman 702.281.3337 | Tyler Brady 702.888.2352

11943 ROCKVIEW POINT

KINGS CANYON

SUMMERLIN

\$2,200,000



SOLD

PRSRT STD
US POSTAGE
PAID
LAS VEGAS NV
PERMIT 707



RED ROCK COUNTRY CLUB
2475 GRASSY SPRING | \$3,100,000



ASCENSION SUMMERLIN
11065 DESERT HEIGHTS | \$2,260,270



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