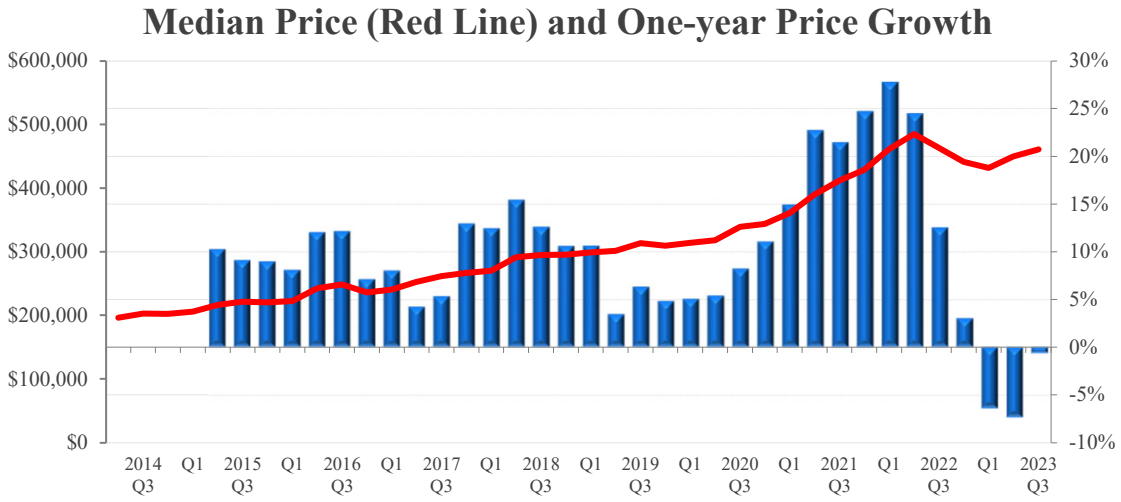
Las Vegas-Henderson-Paradise Area

Local Market Report, Third Quarter 2023

Today's Market…



Local Price Trends			
Price Activity	**Las Vegas**	**U.S.**	**Local Trend**
Current Median Home Price (2023 Q3)	$463,500	$400,867	Prices are still down from a year ago, but the trend is improving
1-year (4-quarter) Appreciation (2023 Q3)	-0.6%	2.4%	
3-year (12-quarter) Appreciation (2023 Q3)	35.9%	29.7%	
3-year (12-quarter) Housing Equity Gain*	$121,600	$91,700	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	$212,200	$161,400	
9-year (36 quarters) Housing Equity Gain*	$246,600	$184,500	
*Note: Equity gain reflects price appreciation only			

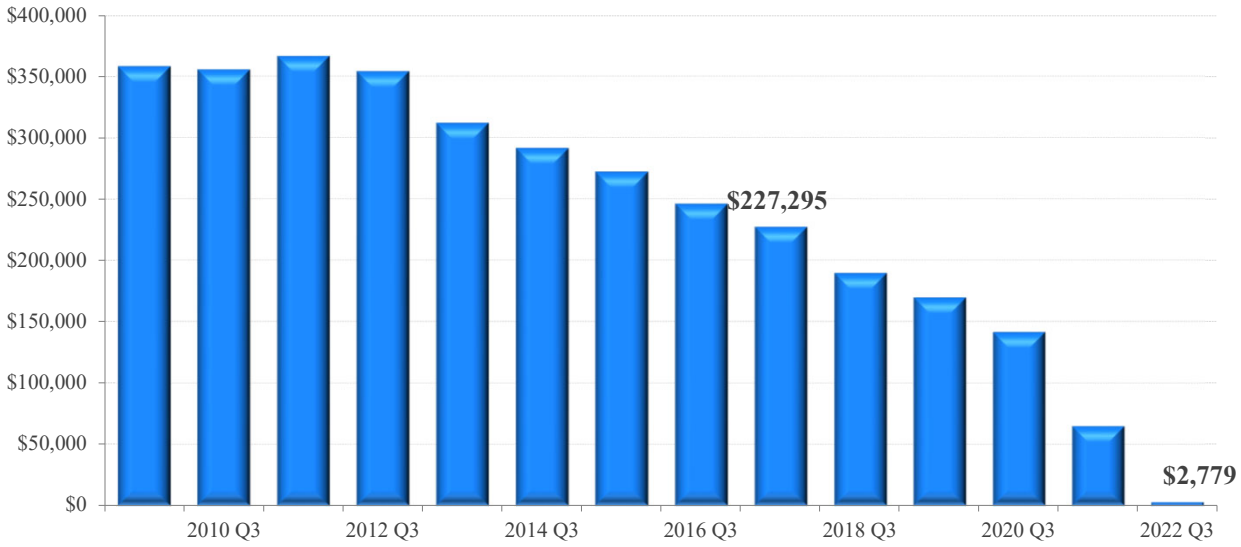
	Las Vegas	**U.S.**	
Conforming Loan Limit**	$726,200	$1,089,300	Most buyers in this market have access to government-backed financing
FHA Loan Limit	$472,030	$1,089,300	
Local Median to Conforming Limit Ratio	64%	not comparable	
Note: limits are current and include the changes made on January 1st 2023.			

Local NAR Leadership

The Las Vegas-Henderson-Paradise market is part of region 11 in the NAR governance system, which includes all of Wyoming, Colorado, New Mexico, Arizona, Utah, and Nevada. The 2023 NAR Regional Vice President representing region 11 is Devon Viehman.

Benefits of Ownership:
Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2023 Q3 from quarter in which home was of purchased			
Price Activity	**LasVegas**	**U.S.**	**Local Trend**
1-year (4-quarter)	$2,779	$14,262	
3-year (12-quarter)*	$141,573	$109,915	Price trends in the last three years have undercut the steady post-recession home equity growth despite owners paying down principle
5-year (20-quarter)*	$189,528	$158,012	
7-year (28 quarters)*	$246,132	$194,111	
9-year (36 quarters)*	$291,484	$220,615	

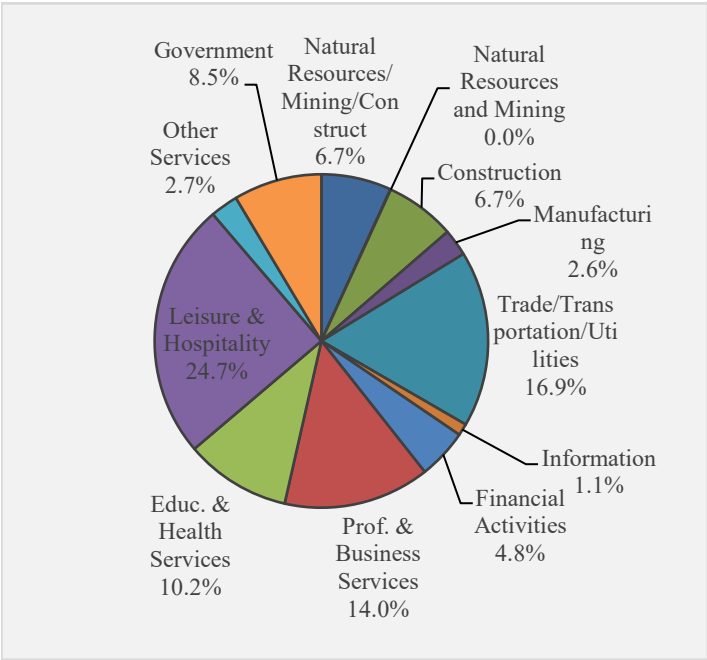
*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

Drivers of Local Supply and Demand…

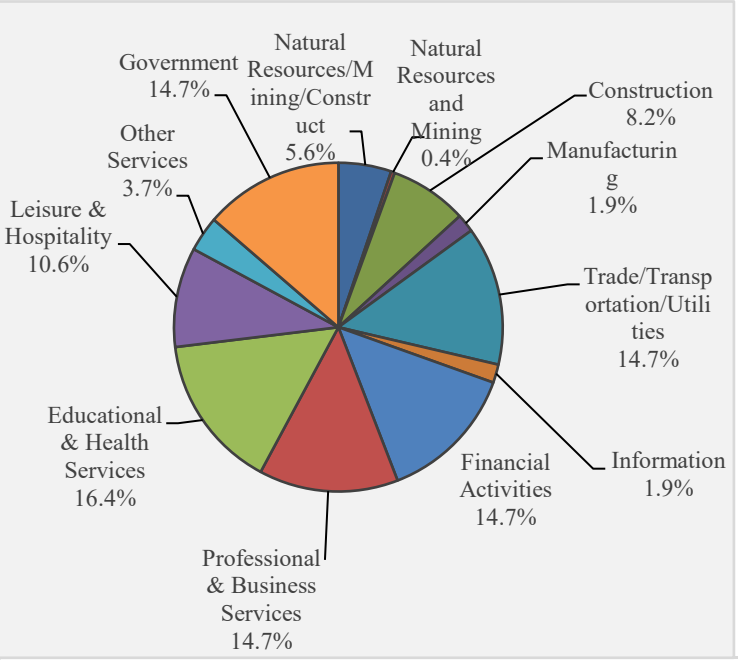
Local Economic Outlook	Las Vegas	U.S.	
12-month Job Change (Oct)	39,500	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Sep)	42,800	Not Comparable	
36-month Job Change (Oct)	227,500	Not Comparable	Las Vegas's unemployment rate lags the national average, but has improved relative to the same period last year
Current Unemployment Rate (Oct)	5.4%	3.9%	
Year-ago Unemployment Rate	5.9%	3.7%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	3.5%	2.6%	

Share of Total Employment by Industry

Las Vegas-Henderson-Paradise Area



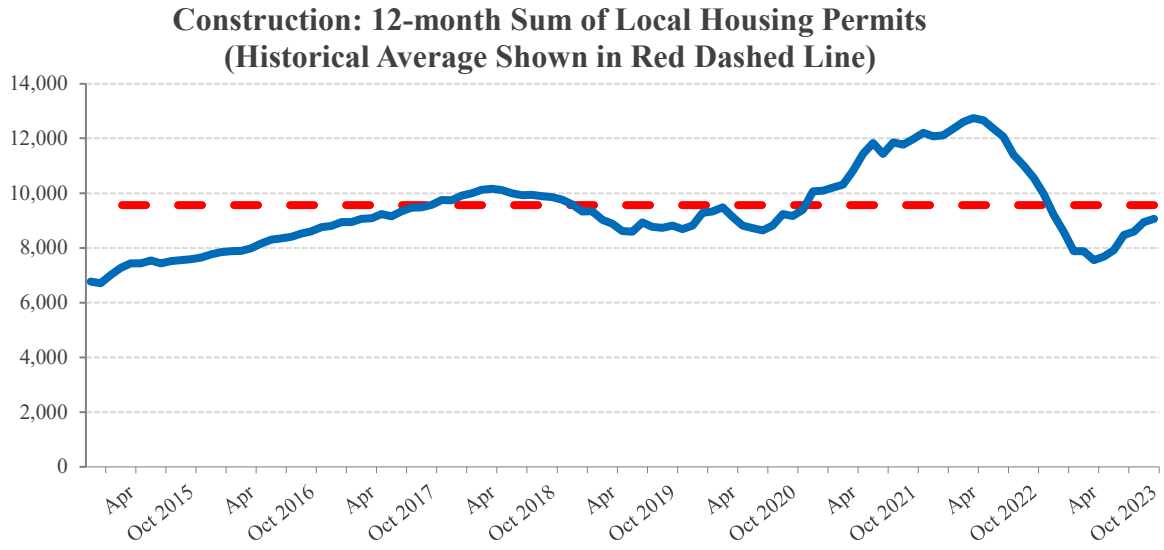
U.S.

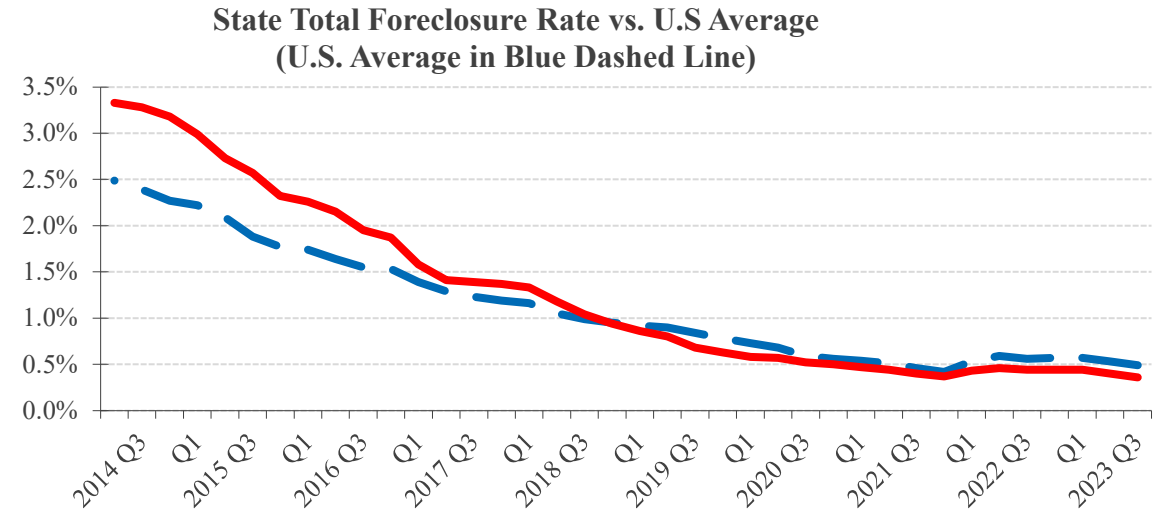


12-month Employment Change by Industry (Oct - 2023)			
Goods Producing	NA	Information	-100
Natural Resources/Mining/Construction	3,000	Financial Activities	-100
Natural Resources and Mining	0	Prof. & Business Services	11,500
Construction	3,000	Educ. & Health Services	6,500
Manufacturing	2,100	Leisure & Hospitality	15,000
Service Providing Excluding Government	NA	Other Services	-2,000
Trade/Transportation/Utilities	2,500	Government	4,400

State Economic Activity Index	Nevada	U.S.	
12-month change (2023 - Oct)	4.2%	3.0%	The economy of Nevada has outpaced the rest of the nation and improved modestly from last month's 4.14% change
36-month change (2023 - Oct)	28.6%	14.2%	

New Housing Construction			
Local Fundamentals	**Las Vegas**	**U.S.**	
12-month Sum of 1-unit Building Permits through Oct 2023	9,057	not comparable	The current level of construction is 5.4% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	9,569	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Oct 2023) 12-month sum vs. a year ago	-14.2%	-14.1%	Construction is down from last year, but appears to have bottomed.

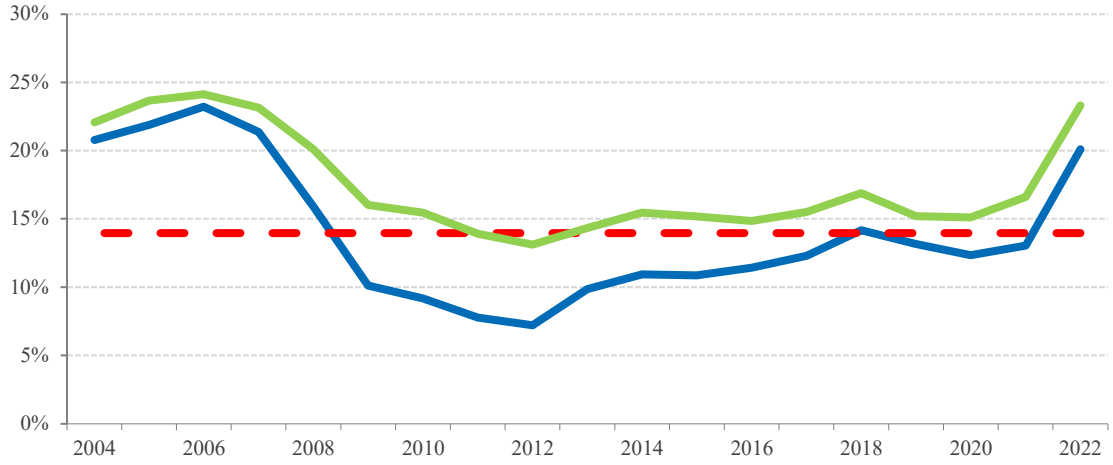




Source: Mortgage Bankers' Association

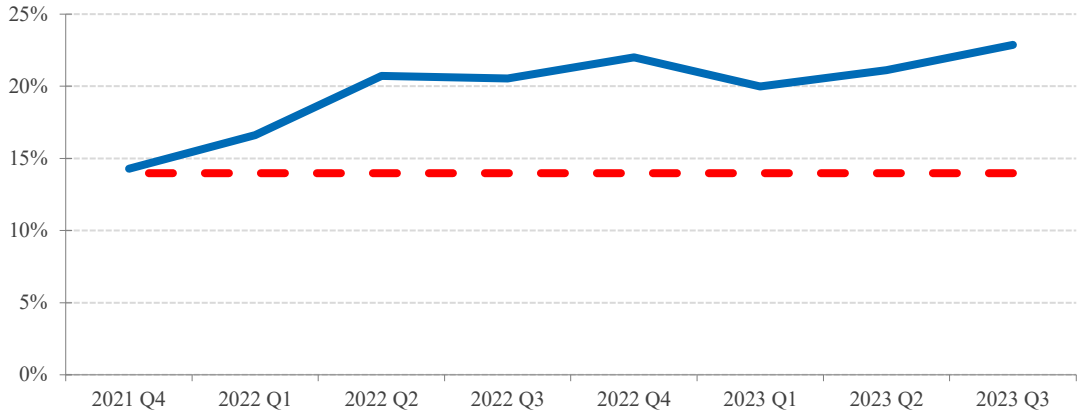
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

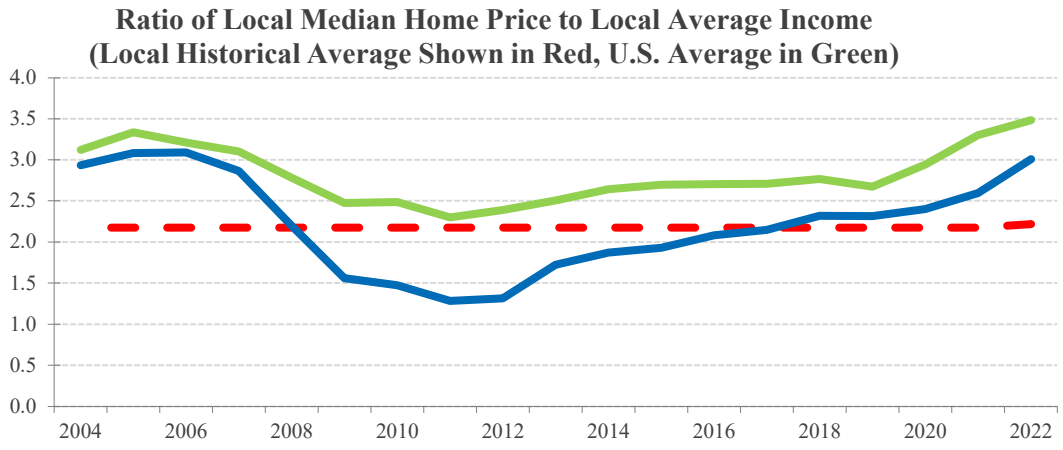


Monthly Mortgage Payment to Income	Las Vegas	U.S.	
Ratio for 2022	20.1%	23.3%	Weak by local standards and could weigh on demand
Ratio for 2023 Q3	22.9%	27.3%	
Historical Average	14.0%	17.8%	More affordable than most markets

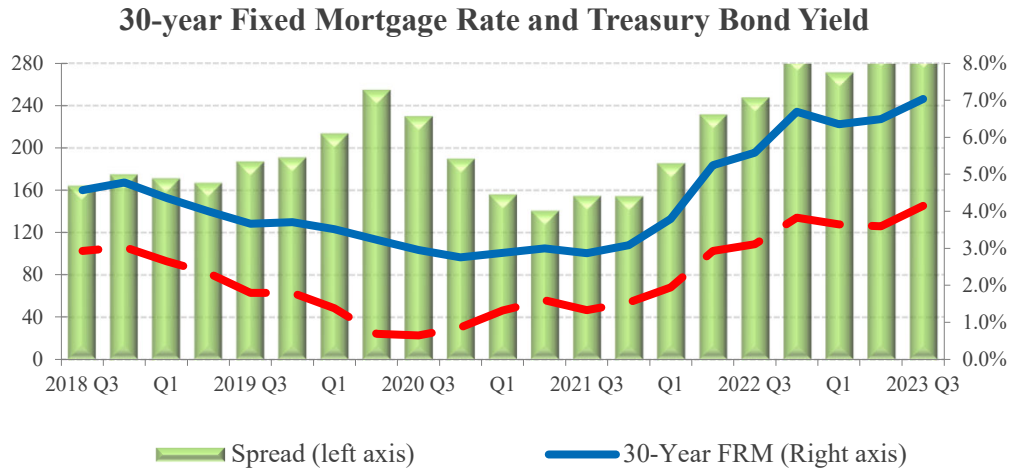
Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Las Vegas	U.S.	
Ratio for 2022	3.0	3.5	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2023 Q3	2.9	3.4	
Historical Average	2.2	2.8	Affordable compared to most markets



The Mortgage Market



For the most part of the third quarter, mortgage rates hovered above 7 percent, pushing down affordability to record lows. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate rose to 7.04 percent in the third quarter of 2023 from 5.58 percent the previous year. With this increase, Americans are cost burdened, spending $1,800 above their budget every year. Nevertheless, the outlook appears more optimistic. If inflation continues to cool, the Federal Reserve will start reducing its interest rates as early as the beginning of next year.

NAR forecasts the 30-year fixed mortgage rate to conclude the year at 7.8 percent but then drop to 7.5 percent in the first quarter of next year.

Geographic Coverage for this Report

The Las Vegas area referred to in this report covers the geographic area of the Las Vegas-Henderson-Paradise metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Clark County

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/