

Providing insights and commentary on  
residential markets in Utah and Nevada.

2021

# RESIDENTIAL REVIEW



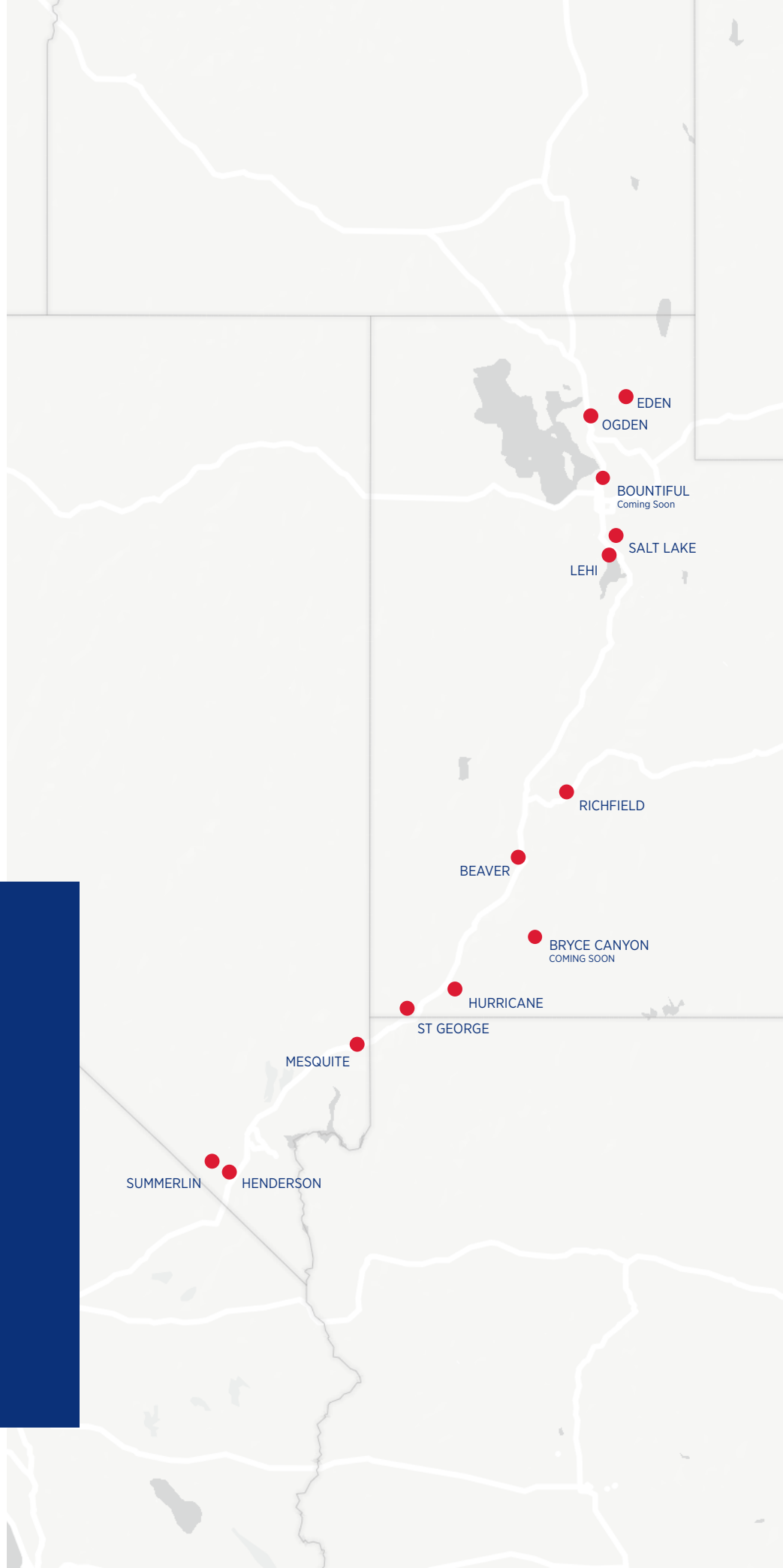
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— 2020 —  
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FIVE HUNDRED



In March 2020, State and Local Governments put the United States into a recession in response to the global COVID-19 Pandemic. From the outset, it was apparent this recession would be unlike the past recession, or any other in our memory. It set in motion structural changes in our economy that will last decades.

#### Home as a Safe Place

As many recognized they would be spending much more time at home, they began looking for a place that would be comfortable and meet their needs. Home needed to accommodate remote education for children, remote work for parents, and entertainment for the family. Given the amount of time individuals would now be spending time at home, in many cases, the current situation seemed inadequate. Although many predicted the housing market might stall, this movement launched a wave of relocations that sent home prices to new highs and inventory to new lows.

#### Accelerated Relocations

Live, work, play is a movement that is being upended by COVID-19. The transition to work from home to reduce personal interactions in the office accelerated future relocations across the country. It used to be that we lived where we worked. Now, many may have the opportunity to live anywhere. If they have that choice, will they choose to live where they play? Will they return to the community where they grew up? Will they choose to live in expensive urban centers? Many are willing to relocate if their employer doesn't require them to be in a specific geography. While some have moved, there may be still a much larger wave of relocations ahead as companies determine whether to allow temporary remote work arrangements to become permanent.

This is a potential reversal of a migration trend that could favor most communities in the country with only the largest, most expensive, most dense urban centers being negatively impacted. It is a reversal that could change population and demographic trends for a generation.

#### Low Interest Rates

Interest rates have been trending lower over a forty year period. In an effort to stimulate the economy, in 2020 the Federal Reserve lowered interest rates yet again. They went further and intervened to reduce the rate on home mortgages. These rates below 3% increased the purchasing power of individuals who were employed and helped fund a wave of refinances and relocations. The low interest rate policy contributed to higher prices and lower inventory across the I-15 corridor. Looking ahead the Federal Reserve seems committed to a low interest rate environment.

#### Housing Shortage

In 2020, markets across the Wasatch Front, Southern Utah, and Southern Nevada listed just as many homes as they did in 2019. Home builders built slightly more homes in 2020 than they did in 2019. Housing inventory became increasingly short as buyers purchased everything that was on the market, everything the builders had for sale, and depleted inventories of both existing and new homes. With demand for homes up approximately 20% across the region, we begin 2021 with a housing shortage. Las Vegas is seeing significant relocations from Southern California. Salt Lake is seeing relocations from the Bay Area and Southern California. St. George is seeing relocations from Salt Lake and California. The urban to rural population shift has increased demand for homes in all of the markets we serve.

#### What's Ahead

As long as there is increased demand from relocations, low interest rates, and tight housing supply, prices will be pressured to rise. Prices will stabilize, or reverse, if interest rates rise, demand falls, and/or new construction catches up and exceeds demand. In 2021, we see low interest rates, additional relocations, and lots of constraints to increasing new construction, which means for the near term, prices are likely to continue to rise.

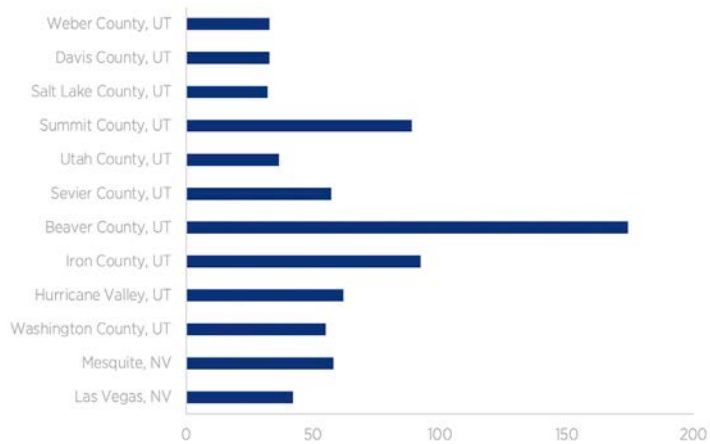
**NEIL WALTER**  
CEO



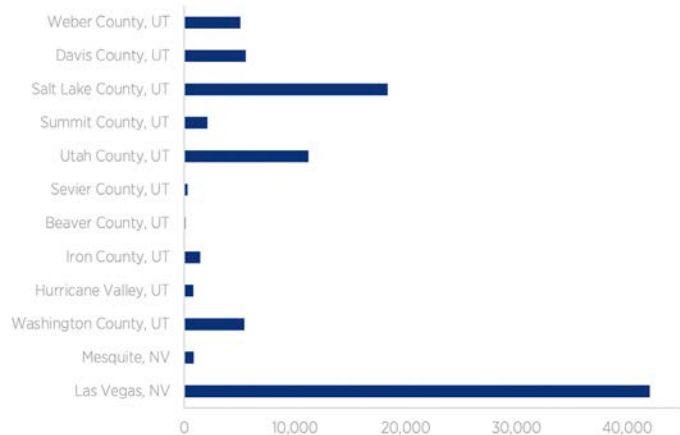


# RESIDENTIAL RESALE OVERVIEW

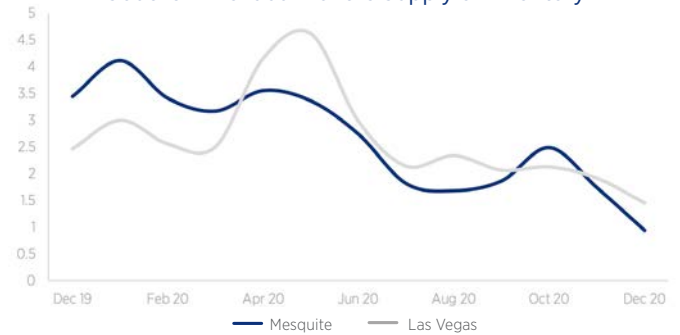
Average Days on Market



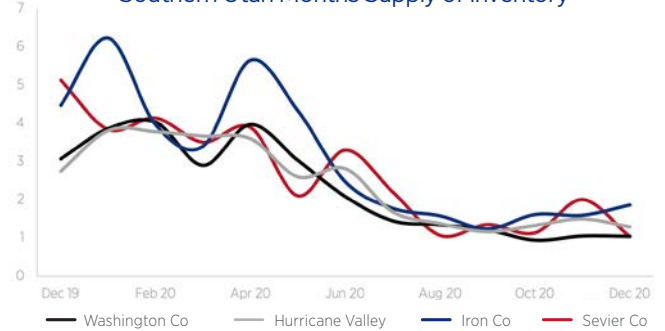
Number of Homes Sold Last 12 Months



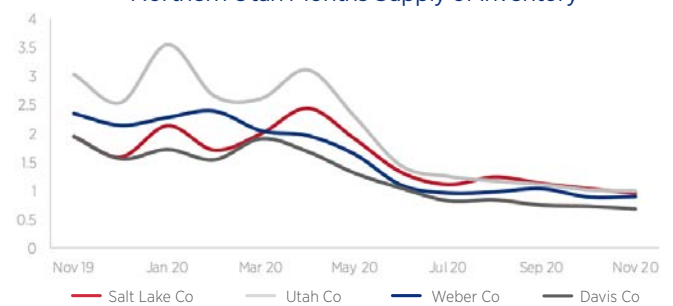
Southern Nevada Months Supply of Inventory



Southern Utah Months Supply of Inventory



Northern Utah Months Supply of Inventory



Market	12 Month Median Sales Price	YOY Change	12 Month Avg Sales Price	YOY Change	Current Inventory	Building Permits
Weber County, UT	\$286,565	11%	\$323,871	9%	376	1,302
Davis County, UT	\$360,526	11%	\$391,376	12%	301	1,364
Salt Lake County, UT	\$374,481	10%	\$428,856	11%	1,535	4,112
Summit County, UT	\$1,043,631	28%	\$1,531,540	24%	493	186
Utah County, UT	\$353,506	8%	\$396,216	9%	894	5,227
Sevier County, UT	\$205,118	15%	\$228,443	17%	32	53
Beaver County, UT	\$205,275	27%	\$237,357	48%	19	9
Iron County, UT	\$252,684	13%	\$271,473	15%	182	554
Hurricane Valley, UT	\$343,319	14%	\$373,549	18%	86	586
Washington County, UT	\$362,622	14%	\$415,875	17%	420	2,780
Mesquite, NV	\$291,275	13%	\$311,928	18%	101	356
Las Vegas, NV	\$304,607	8%	\$357,355	10%	6,310	9,548

View market reports covering Utah & Nevada at:

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# RESIDENTIAL INVESTMENT RESEARCH

Renting homes in 2020 was anything but normal. COVID-19 set in motion a whole new set of regulations governing collecting rent, showing rentals, and evictions. In some cases, tenants took advantage of the regulations and looked for ways to avoid paying rent. Our portfolio ended the year at 96% occupancy with 94% of rent collected on time.

Our management team worked tirelessly on behalf of landlords and tenants to ensure families had a safe place to live and investments were protected. Home prices increased significantly across our markets and rents followed suit. With the rising demand for housing, we expect rents to continue to move higher as home prices continue to rise.

Looking ahead in 2021, we expect to see rising rents, although they may not increase as fast as home prices. This will result in

the revenue index falling, which is calculated by dividing average rent by median home price. This is consistent with CAP Rate compression, which is expected in commercial real estate markets.

Multifamily Q4 2019	Mesquite	Beaver	Richfield
Vacancy Rate	2.8%	8.3%	425
Studio/ 1 Bed	725	520	525
2 Bed	822	550	680
3 Bed	1,016	666	561
Average Rent	893	550	0.53
Lease Rate/SF	0.91	0.55	1,050
Average SF	986	1,000	

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Las Vegas Single Family Rentals	Dec 2016		Dec 2020
Available for Rent	2,118		1,738
Month Supply	1.68		1.33
Single Family Rented	1,264		1,308
Average Days on Market	34		27
Median Rent Price	1,300		1,565
2 bed Rented Price	1,174		1,395
2 Bed Price/sf	0.89		1.09
3 Bed Rented Price	1,322		1,500
3 Bed Price/sf	0.79		0.95
4 bed Rented Price	1,605		1,695
4 Bed Price/sf	0.71		0.83
5 Bed Rented Price	1,975		2,100
5 Bed Price/sf	0.65		0.74

Las Vegas Condo & Townhome Rentals	Dec 2016		Dec 2020
Available for Rent	832		725
Month Supply	1.58		1.40
Condos Rented	525		517
Average Days on Market	34		28
Median Rented Price	950		1,125
1 Bed Rented Price	782		950
1 Bed Price/sf	1.05		1.30
2 Bed Rented Price	936		1,095
2 Bed Price/sf	0.85		1.03
3 Bed Rented Price	1,090		1,313
3 Bed Price/sf	0.78		0.95

Total Single Family, Condo, & Townhome Rentals	Las Vegas	Mesquite	St. George	Beaver	Richfield
Vacancy Rate	2.5%	2.9%	4.4%	6.1%	1.4%
Revenue Index*	6.1%	5.5%	4.7%	6.1%	5.5%
2 Bed	1,160	974	933	616	662
3 Bed	1,401	1,183	1,295	858	807
4 Bed	1,668	1,250	1,688	1,112	1,112
5 Bed	2,142	NA	2,206	NA	989
Average Rent	1,347	1,028	1,286	888	770
Lease Rate/SF	0.91	0.79	0.78	0.64	0.56
Average SF	1,476	1,309	1,651	1,398	1,379
Median Price	\$270,539	\$252,261	\$315,626	\$ 158,348	\$175,041

\*The single family revenue index tracks actual revenue received against median home prices. This metric does not take into consideration risk based on market size or operating expenses.

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**inman**



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# WEBER COUNTY

## Highlights:

- Median Sales Price is up 26.2% compared to last year.
- Days on Market are down 41.0% compared to last year.
- Inventory of Homes for Sale is down 58.2% compared to last year.

## Year-Over-Year:

-7%

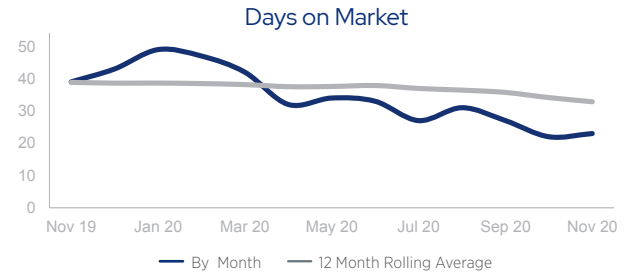
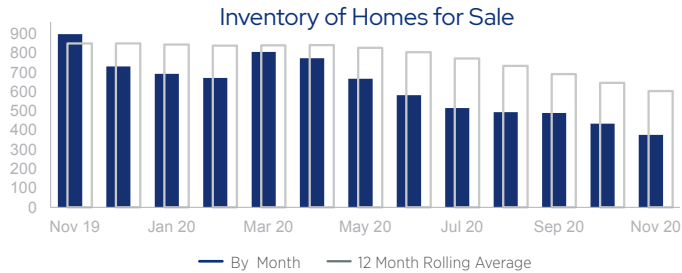
Change in  
New Listings

8%

Change in  
Closed Sales

-29%

Change in  
Inventory



	Nov 2019		Nov 2020	+ / -	12 Month Avg	+ / -
New Listings	391		354	-9.5%	457	-7%
Pending Sales	316		363	14.9%	423	12%
Closed Sales	383		417	8.9%	422	8%
Median Sales Price	\$257,500		\$325,000	26.2%	\$286,565	11%
Average Sales Price	\$279,090		\$357,240	28.0%	\$323,871	9%
List to Sale Price Ratio	96.6%		101.2%	4.8%	99.3%	-2.2%
Days on Market	39		23	-41.0%	33	-15%
Inventory of Homes for Sale	899		376	-58.2%	603	-29%
Months Supply of Inventory	2.3		0.9	-61.6%	1.5	-32%
Single Family Permits	86		115	33.7%	109	25%
Apartment & Condo Permits	206		0	-100.0%	22213	-56%

# DAVIS COUNTY

## Highlights:

- New Listings are down 20.5% compared to last year.
- Average Sales Price is up 20.6% compared to last year.
- Closed Sales are up 9.8% compared to last year.

## Year-Over-Year:

-10%

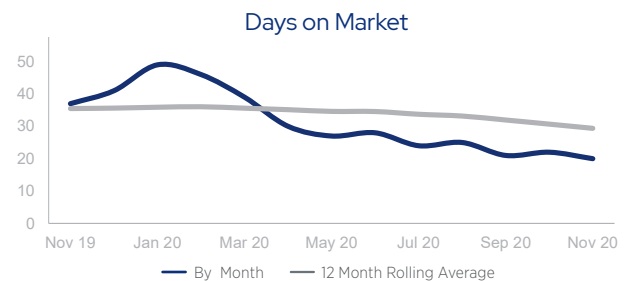
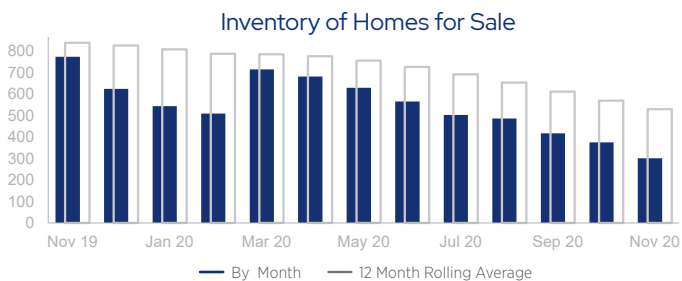
Change in  
New Listings

7%

Change in  
Closed Sales

-37%

Change in  
Inventory



	Nov 2019		Nov 2020	+ / -	12 Month Avg	+ / -
New Listings	371		295	-20.5%	483	-10%
Pending Sales	365		323	-11.5%	450	5%
Closed Sales	399		438	9.8%	462	7%
Median Sales Price	\$330,000		\$385,000	16.7%	\$360,526	11%
Average Sales Price	\$346,038		\$417,357	20.6%	\$391,376	12%
List to Sale Price Ratio	97.2%		100.6%	3.5%	99.3%	-2.0%
Days on Market	37		20	-45.9%	29	-17%
Inventory of Homes for Sale	775		301	-61.2%	530	-37%
Months Supply of Inventory	1.9		0.7	-64.6%	1.2	-39%
Single Family Permits	101		167	65.3%	114	-2%
Apartment & Condo Permits	0		50		46	392%

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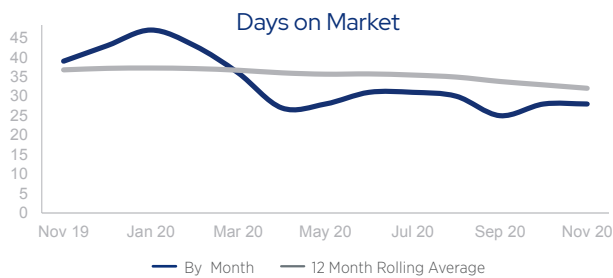
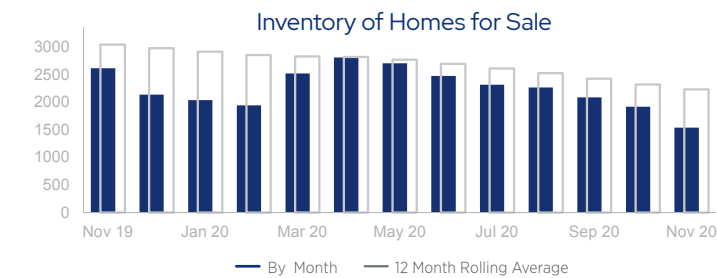
# SALT LAKE COUNTY

## Highlights:

- Average Sales Price is up 15.9% compared to last year.
- Closed Sales are up 19.8% compared to last year.
- Inventory of Homes for Sale is down 41.2% compared to last year.

## Year-Over-Year:

-4%	4%	-27%
Change in New Listings	Change in Closed Sales	Change in Inventory



	Nov 2019		Nov 2020	+ / -	12 Month Avg	+ / -
New Listings	1189		1266	6.5%	1746	-4%
Pending Sales	1291		1414	9.5%	1538	5%
Closed Sales	1341		1607	19.8%	1530	4%
Median Sales Price	\$345,000		\$390,000	13.0%	\$374,481	10%
Average Sales Price	\$387,909		\$449,683	15.9%	\$428,856	11%
List to Sale Price Ratio	97.2%		99.7%	2.6%	99.1%	-2.1%
Days on Market	39		28	-28.2%	32	-13%
Inventory of Homes for Sale	2609		1535	-41.2%	2225	-27%
Months Supply of Inventory	1.9		1.0	-50.9%	1.5	-28%
Single Family Permits	280		366	30.7%	343	15%
Apartment & Condo Permits	308		45	-85.4%	243	14%

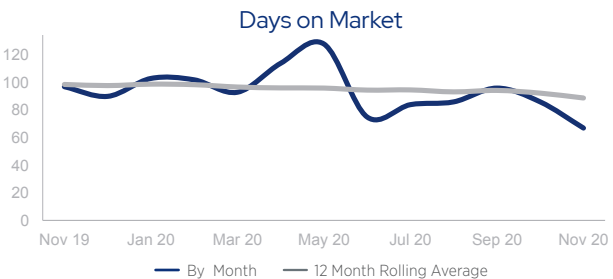
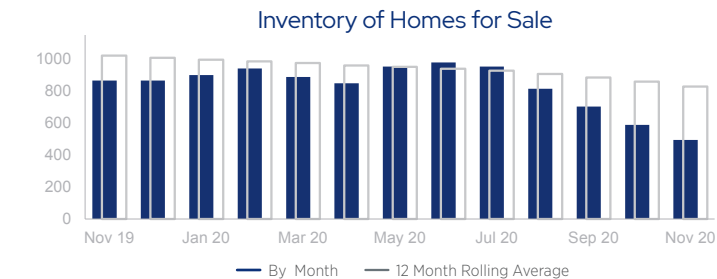
# SUMMIT COUNTY

## Highlights:

- Median Sales Price is up 28% over a 12 month average.
- Closed Sales are up 60.2% compared to last year.
- Inventory of Homes for Sale is down 42.8% compared to last year.

## Year-Over-Year:

3%	27%	-19%
Change in New Listings	Change in Closed Sales	Change in Inventory



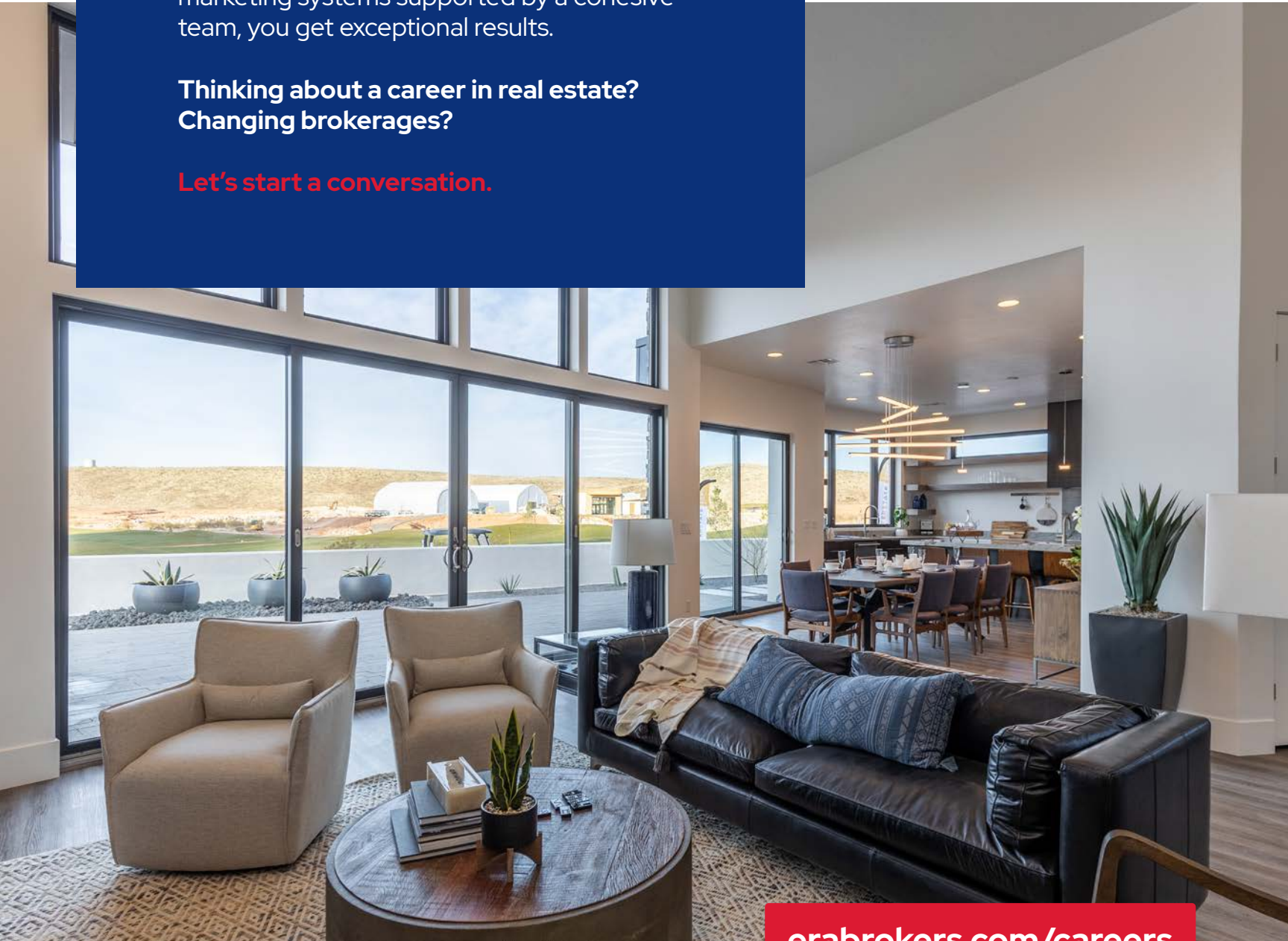
	Nov 2019		Nov 2020	+ / -	12 Month Avg	+ / -
New Listings	148		148	0.0%	215	3%
Pending Sales	125		222	77.6%	193	27%
Closed Sales	161		258	60.2%	173	27%
Median Sales Price	\$902,500		\$1,227,500	36.0%	\$1,043,631	28%
Average Sales Price	\$1,285,321		\$1,774,274	38.0%	\$1,531,540	24%
List to Sale Price Ratio	93.8%		97.0%	3.4%	95.4%	-5.5%
Days on Market	97		67	-30.9%	89	-10%
Inventory of Homes for Sale	862		493	-42.8%	824	-19%
Months Supply of Inventory	5.4		1.9	-64.3%	6.9	-14%
Single Family Permits	43		19	-55.8%	16	-50%
Apartment & Condo Permits	0		6		4	133%

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\*where available





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Country Lane Masterpiece | Santa Clara, UT  
7 Beds | 5 Baths | \$1,500,000 | David Baird



Lippizan Way | Eagle Mountain, UT | SOLD  
9 Beds | 4.5 Baths | \$1,025,500 | Christine Carey



Midnight Ridge | Las Vegas, NV | SOLD  
4 Beds | 4.5 Baths | \$3,500,000 | Dawnelle Gallo | S.0184532



Castle Rock Estate | St. George, UT  
7 Beds | 10 Baths | \$1,790,000 | Ron & Jolene Lemmon



Eagle Point Craftsman | Beaver, UT | SOLD  
4 Beds | 4 Baths | \$1,200,000 | Mari Kesler



Limeslice Avenue | Las Vegas, NV  
2 Beds | 2.5 Baths | \$753,930 | Melissa Sullivan | BS.0145926



Old Church Road | Toquerville, UT  
7 Beds | 4.5 Baths | \$1,200,000 | Jake Peart



Copper Rock | Hurricane, UT  
3 Beds | 3 Baths | \$1,085,000 | Porter Team



High Mountain Views | Cedar City, UT  
7 Beds | 5.5 Baths | \$899,000 | Kevin Richey



Rivers Edge Modern | Rockville, UT | SOLD  
4 Beds | 3.5 Baths | \$1,085,000 | April Gates



Distinctive Beauty | St. George, UT  
5 Beds | 4 Baths | \$899,000 | Heather Ovard



Tuscany Villa | Henderson, NV | SOLD  
4 Beds | 4.5 Baths | \$1,750,000 | Linda Perdue | S.0072042





Heart of Summerlin | Las Vegas, NV | SOLD  
6 Beds | 4.5 Baths | \$1,295,000 | Melanie VanBurch | S.0024916



Bear Hills Court | Draper, UT | SOLD  
5 Beds | 5.5 Baths | \$1,150,000 | Mindy Fung



Winter Palace | Las Vegas, NV | SOLD  
4 Beds | 3.5 Baths | \$2,980,000 | Julietta Bauman S | S.0168234



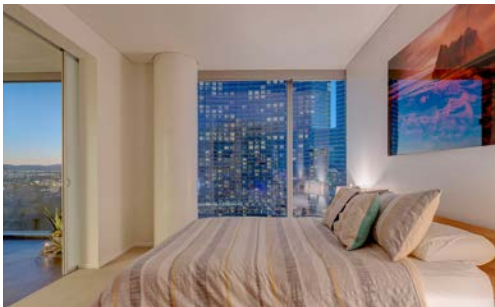
Legacy Ranch at Monte Cristo | Paradise, UT  
4 Beds | 2 Baths | \$1,500,000 | Julie Summers Christensen



Fieldstone Dream | St. George, UT  
5 Beds | 3.5 Baths | \$849,900 | Cox Team



Grand Elegance | Draper, UT | SOLD  
7 Beds | 5/2 Baths | \$1,680,000 | Mindy Fung



Veer Tower – 17th | Las Vegas, NV  
2 Beds | 2 Baths | \$989,000 | Richard Lasica | S.0057440



Show Stopper | St. George, UT | SOLD  
6 Beds | 3.5 Baths | \$1,050,000 | Beverly Whipple



Mid-Century Canyon Rim | Salt Lake City, UT  
7 Beds | 3 Baths | \$1,299,000 | Nicki Christensen & Janina Cobar



Rezzonico Model | Henderson, NV | SOLD  
3 Beds | 3 Baths | \$939,000 | Monk Boyer | S.0028328



Private Oasis | St. George, UT  
7 Beds | 4.5 Baths | \$999,999 | Craig Barr

View all  
Distinctive Properties:  
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ERA Brokers closed  
\$1.4 Billion in transaction  
volume in 2020.



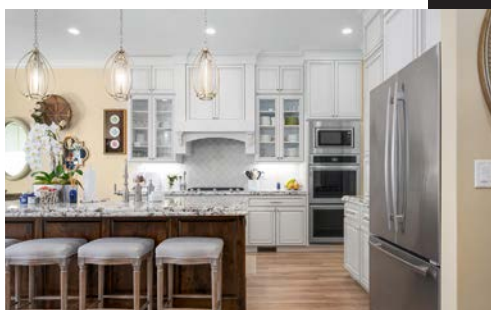
Sun Valley Estates | Washington, UT  
6 Beds | 3.5 Baths | \$990,000 | Beverly Whipple



Torrey Pines | Hurricane, UT  
3 Beds | 4.5 Baths | \$998,900 | Porter Team



Caesars Mediterranean | Henderson, NV  
6 Beds | 6.5 Baths | \$1,699,000 | Alla Skatov | S.0071778



Giverny Dream | Cottonwood Heights, UT  
4 Beds | 2.5 Baths | \$969,000 | Maria Fillmore



Hurricane Fields | Hurricane, UT  
3 Beds | 3 Baths | \$950,000 | Ron & Jolene Lemmon



Panoramic Views | Mesquite, NV  
3 Beds | 3.5 Baths | \$939,000 | Cathy Koch | S.0065853



The Craftsmanship Estate | Lehi, UT | SOLD  
6 Beds | 5 Baths | \$1,100,000 | Maria Fillmore



Calais Custom | Mesquite, NV  
4 Beds | 3.5 Baths | \$799,000  
Cindy Kunze | S.0179681 | Pam Gates | S.0176116

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# UTAH COUNTY

## Highlights:

- Median Sales Price is up 13.5% compared to last year.
- New Listings are down 22.9% compared to last year.
- Inventory of Homes for Sale is down 60.3% compared to last year.

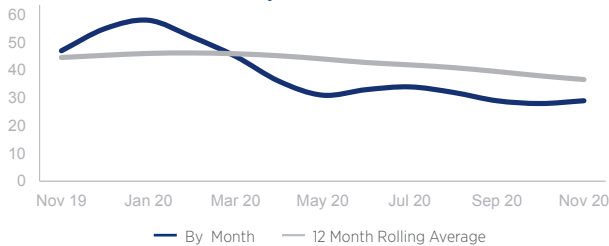
## Year-Over-Year:

-5%	11%	-34%
Change in New Listings	Change in Closed Sales	Change in Inventory

Inventory of Homes for Sale



Days on Market



	Nov 2019		Nov 2020	+ / -	12 Month Avg	+ / -
New Listings	912		703	-22.9%	1128	-5%
Pending Sales	757		774	2.2%	1046	19%
Closed Sales	744		901	21.1%	934	11%
Median Sales Price	\$335,000		\$380,100	13.5%	\$353,506	8%
Average Sales Price	\$376,905		\$429,546	14.0%	\$396,216	9%
List to Sale Price Ratio	98.3%		101.1%	2.8%	100.0%	-1.1%
Days on Market	47		29	-38.3%	37	-18%
Inventory of Homes for Sale	2251		894	-60.3%	1676	-34%
Months Supply of Inventory	3.0		1.0	-67.2%	2.0	-37%
Single Family Permits	341		433	27.0%	436	5%
Apartment & Condo Permits	523		401	-23.3%	140	-18%

# SEVIER COUNTY

## Highlights:

- Median Sales Price is up 59.2% compared to last year.
- Closed Sales are up 93.8% compared to last year.
- Months Supply of Inventory is down 79.9% compared to last year.

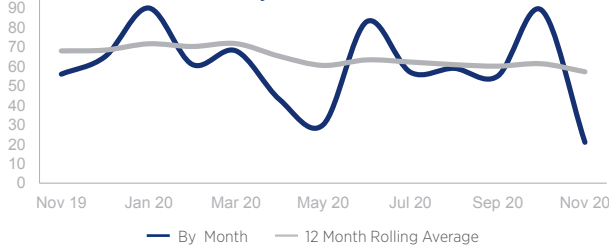
## Year-Over-Year:

2%	38%	-30%
Change in New Listings	Change in Closed Sales	Change in Inventory

Inventory of Homes for Sale



Days on Market



	Nov 2019		Nov 2020	+ / -	12 Month Avg	+ / -
New Listings	19		16	-15.8%	24	2%
Pending Sales	17		14	-17.6%	25	44%
Closed Sales	16		31	93.8%	23	38%
Median Sales Price	\$144,500		\$230,000	59.2%	\$205,118	15%
Average Sales Price	\$155,072		\$283,643	82.9%	\$228,443	17%
List to Sale Price Ratio	93.0%		99.7%	7.2%	96.4%	-4.9%
Days on Market	56		21	-62.5%	57	-16%
Inventory of Homes for Sale	82		32	-61.0%	51	-30%
Months Supply of Inventory	5.1		1.0	-79.9%	2.5	-46%



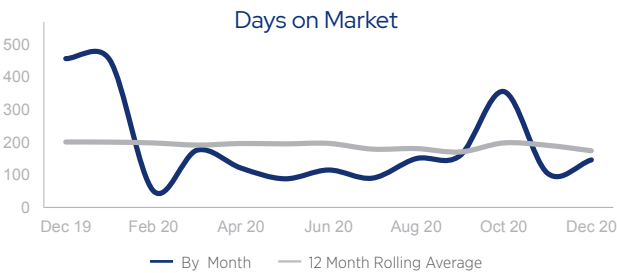
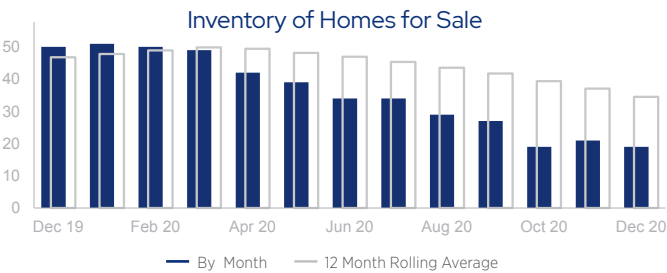
# BEAVER COUNTY

## Highlights:

- Median Sales Price is up 27% over a 12 month average.
- Days on Market are down 68.1% compared to last year.
- Inventory of Homes for Sale is down 62.0% compared to last year.

## Year-Over-Year:

6%	65%	-26%
Change in New Listings	Change in Closed Sales	Change in Inventory



	Dec 2019		Dec 2020	+ / -	12 Month Avg	+ / -
New Listings	2		7	250.0%	9	6%
Pending Sales	2		7	250.0%	10	70%
Closed Sales	5		10	100.0%	9	65%
Median Sales Price	\$167,500		\$152,500	-9.0%	\$205,275	27%
Average Sales Price	\$165,900		\$163,325	-1.6%	\$237,357	48%
List to Sale Price Ratio	95.5%		98.5%	3.1%	94.4%	-7.1%
Days on Market	457		146	-68.1%	174	-13%
Inventory of Homes for Sale	50		19	-62.0%	35	-26%
Months Supply of Inventory	10		1.9	-81.0%	8.2	-16%

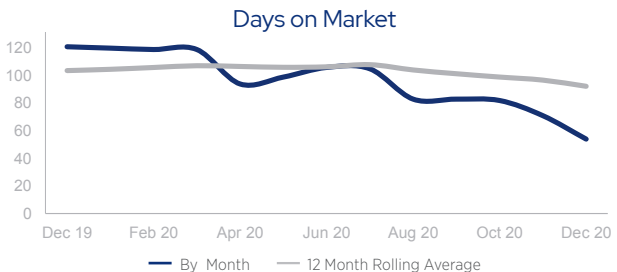
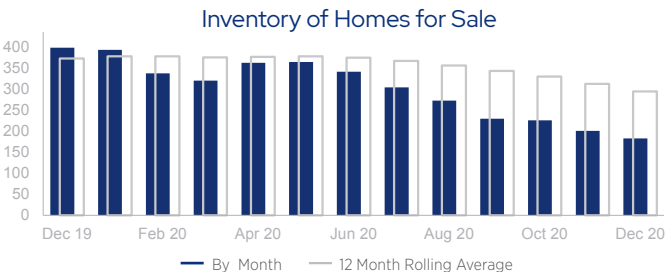
# IRON COUNTY

## Highlights:

- Median Sales Price is up 13% over a 12 month average.
- New Listings are down 19.6% compared to last year.
- Inventory of Homes for Sale is down 54.2% compared to last year.

## Year-Over-Year:

5%	30%	-21%
Change in New Listings	Change in Closed Sales	Change in Inventory



	Dec 2019		Dec 2020	+ / -	12 Month Avg	+ / -
New Listings	92		74	-19.6%	130	5%
Pending Sales	59		82	39.0%	136	33%
Closed Sales	89		98	10.1%	119	30%
Median Sales Price	\$247,500		\$256,500	3.6%	\$252,684	13%
Average Sales Price	\$254,212		\$284,506	11.9%	\$271,473	15%
List to Sale Price Ratio	96.5%		100.0%	3.6%	97.8%	-3.6%
Days on Market	121		54	-55.4%	92	-11%
Inventory of Homes for Sale	397		182	-54.2%	294	-21%
Months Supply of Inventory	4.5		1.9	-58.4%	3.0	-30%
Single Family Permits	34		43	26.5%	43	0%
Apartment & Condo Permits	0		0		8	-14%





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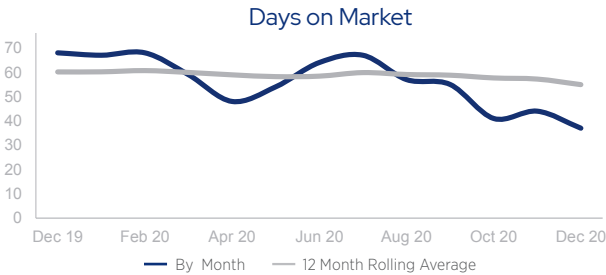
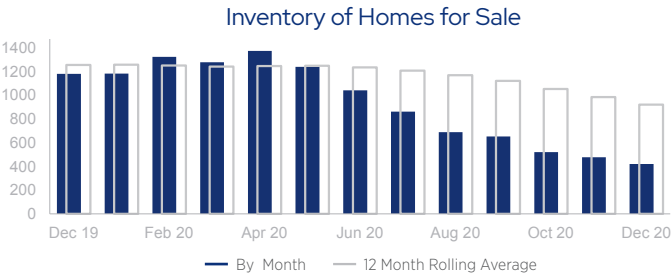
# WASHINGTON COUNTY

## Highlights:

- Median Sales Price is up 24.0% compared to last year.
- New Listings are down 3.1% compared to last year.
- Inventory of Homes for Sale is down 64.4% compared to last year.

## Year-Over-Year:

-2%	18%	-27%
Change in New Listings	Change in Closed Sales	Change in Inventory



	Dec 2019		Dec 2020	+ / -	12 Month Avg	+ / -
New Listings	326		316	-3.1%	507	-2%
Pending Sales	284		349	22.9%	476	15%
Closed Sales	385		405	5.2%	450	18%
Median Sales Price	\$319,000		\$395,535	24.0%	\$362,622	14%
Average Sales Price	\$363,087		\$451,842	24.4%	\$415,875	17%
List to Sale Price Ratio	97.0%		99.6%	2.7%	98.2%	-2.8%
Days on Market	68		37	-45.6%	55	-9%
Inventory of Homes for Sale	1179		420	-64.4%	921	-27%
Months Supply of Inventory	3.1		1.0	-66.1%	2.2	-34%
Single Family Permits	220		255	15.9%	232	-4%
Apartment & Condo Permits	267		6	-97.8%	67	-12%

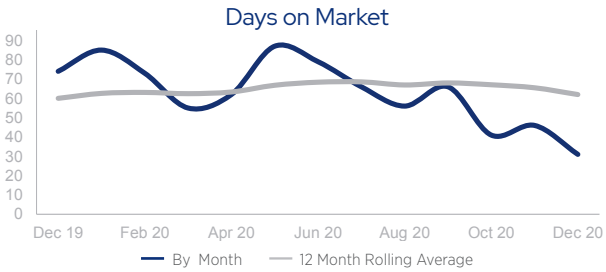
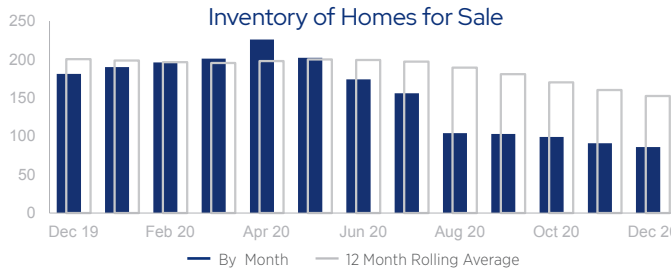
# HURRICANE VALLEY

## Highlights:

- Median Sales Price is up 14% over a 12 month average.
- New Listings are up 53.7% compared to last year.
- Inventory of Homes for Sale is down 52.5% compared to last year.

## Year-Over-Year:

14%	24%	-24%
Change in New Listings	Change in Closed Sales	Change in Inventory



	Dec 2019		Dec 2020	+ / -	12 Month Avg	+ / -
New Listings	41		63	53.7%	87	14%
Pending Sales	40		73	82.5%	78	25%
Closed Sales	66		67	1.5%	68	24%
Median Sales Price	\$310,000		\$379,000	22.3%	\$343,319	14%
Average Sales Price	\$349,720		\$402,186	15.0%	\$373,549	18%
List to Sale Price Ratio	97.8%		99.3%	1.5%	98.7%	-2.5%
Days on Market	74		31	-58.1%	62	3%
Inventory of Homes for Sale	181		86	-52.5%	152	-24%
Months Supply of Inventory	2.7		1.3	-53.2%	2.4	-38%
Single Family Permits	34		43	26.5%	46	30%

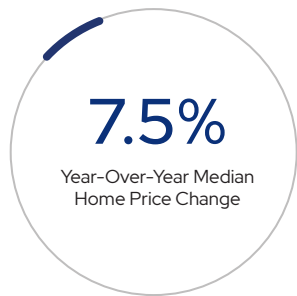
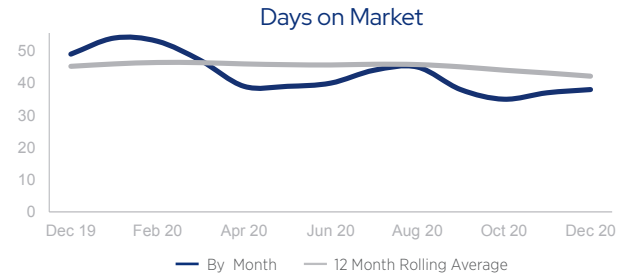
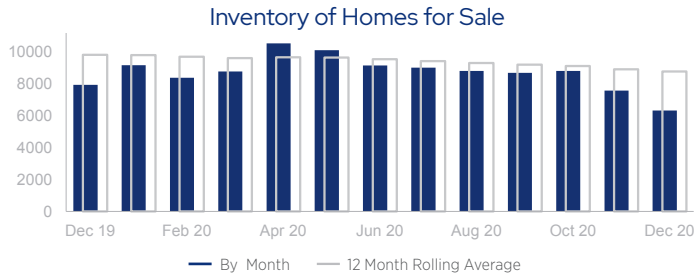
# LAS VEGAS AREA

## Highlights:

- Average Sales Price is up 18.6% compared to last year.
- New Listings are up 29.9% compared to last year.
- Inventory of Homes for Sale is down 20.2% compared to last year.

## Year-Over-Year:

11%	21%	-11%
Change in New Listings	Change in Closed Sales	Change in Inventory



	Dec 2019		Dec 2020	+ / -	12 Month Avg	+ / -
New Listings	2617		3399	29.9%	4485	11%
Closed Sales	3197		4318	35.1%	3500	21%
Median Sales Price	\$290,000		\$318,000	9.7%	\$304,607	8%
Average Sales Price	\$335,633		\$397,960	18.6%	\$357,355	10%
List to Sale Price Ratio	98.1%		99.4%	1.3%	99.2%	-1.7%
Days on Market	49		38	-22.4%	42	-7%
Inventory of Homes for Sale	7910		6310	-20.2%	8749	-11%
Months Supply of Inventory	2.5		1.5	-40.9%	2.7	-23%
Single Family Permits	432		1021	136.3%	796	4%
Apartment & Condo Permits	31		346	1016.1%	366	85%

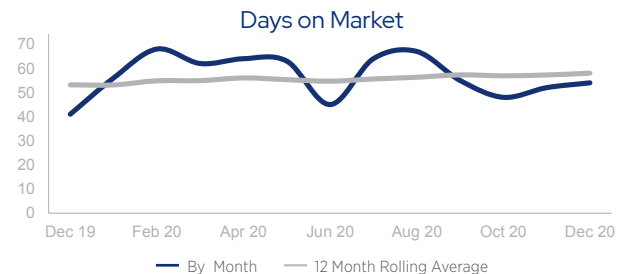
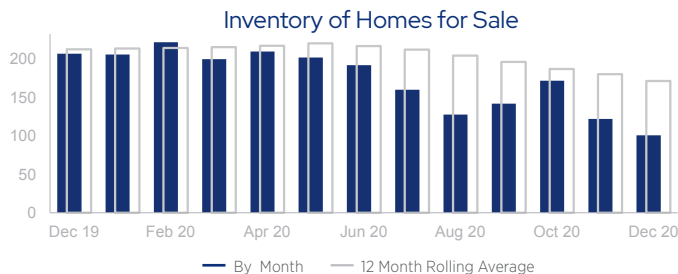
# MESQUITE AREA

## Highlights:

- New Listings are up 38.0% compared to last year.
- Average Sales Price is up 13.7% compared to last year.
- Closed Sales are up 78.3% compared to last year.

## Year-Over-Year:

-8%	13%	-19%
Change in New Listings	Change in Closed Sales	Change in Inventory



	Dec 2019		Dec 2020	+ / -	12 Month Avg	+ / -
New Listings	50		69	38.0%	77	-8%
Pending Sales	50		108	116.0%	98	-7%
Closed Sales	60		107	78.3%	71	13%
Median Sales Price	\$291,500		\$327,050	12.2%	\$291,275	13%
Average Sales Price	\$301,598		\$342,815	13.7%	\$311,928	18%
Days on Market	41		54	31.7%	58	9%
Inventory of Homes for Sale	207		101	-51.2%	171	-19%
Months Supply of Inventory	3.5		0.9	-72.6%	2.6	-27%
Single Family Permits	19		44	131.6%	30	21%



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