

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

2022 OUTLOOK



RESIDENTIAL REVIEW

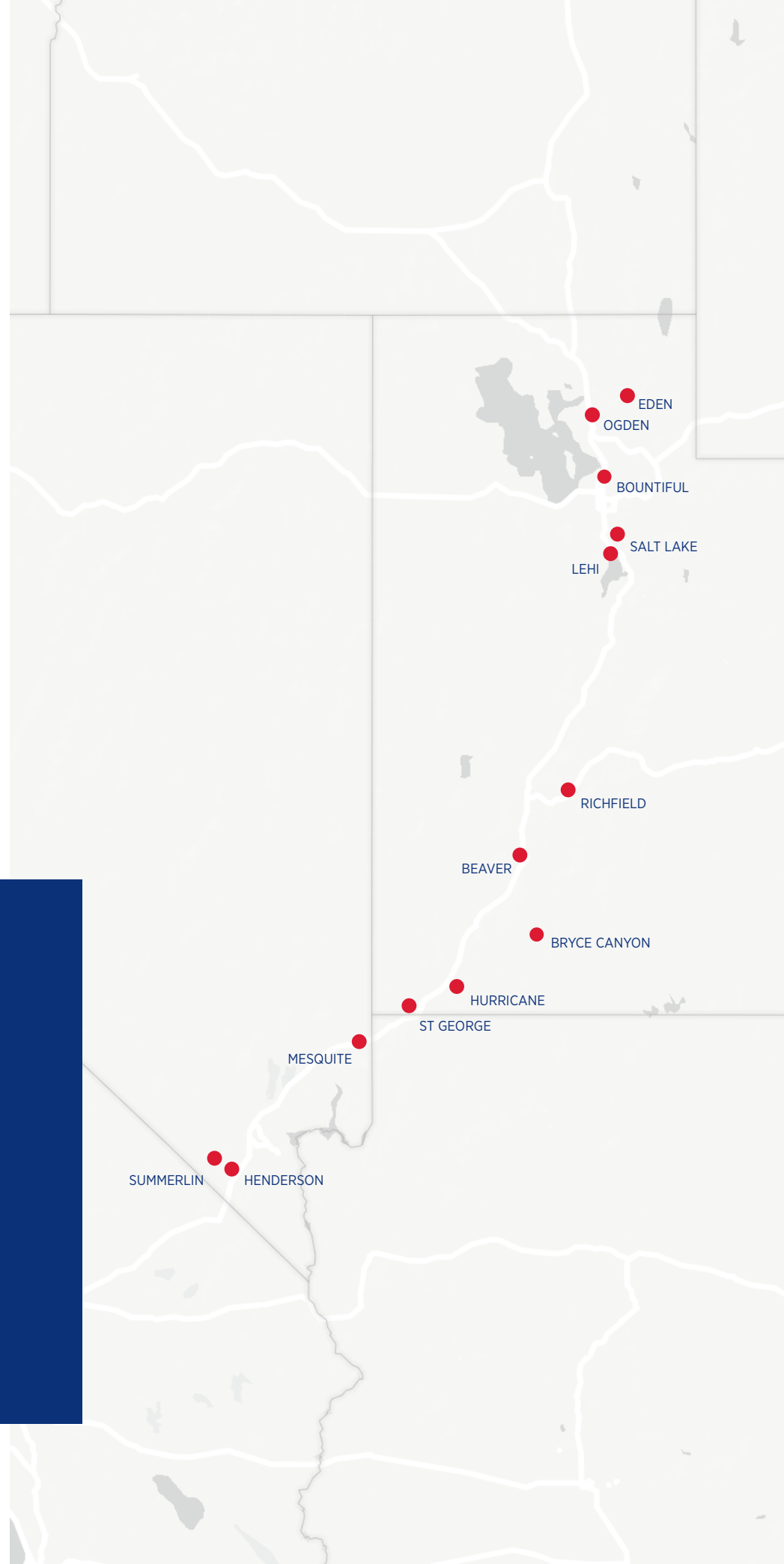
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Real estate markets in 2021 showed historic gains as prices soared on low inventory. Looking ahead, these six drivers will impact housing markets in 2022.

Population Shifts

The trend toward the south and the intermountain west accelerated as employers became more flexible with work-from-home options and higher-ed has expanded online learning. Migration that favored large urban centers with high concentrations of employment and education is now leaning toward recreation, tourism, and open space.

Materials and Labor Shortage

Lumber prices shocked the real estate world in the spring of 2021. Now, steel prices are setting records and materials are in a rolling shortage. On the employment side, 23% of employees are expected to change jobs in 2022. Key people and key materials remain in short supply and working out supply logistics will take time.

Capital Expansion

Rising stock markets and rising real estate values coupled with direct capital infusion from federal government stimulus means there is more money than ever circulating in the economy. This expansion of capital is searching for investments. Unfortunately, every time capital is placed in the stock market or the real estate market, a seller has capital returned that needs to be re-invested. This is driving prices up and returns down.

Interest Rates

Both short-term and long-term interest rates will be determined by Fed policy. Expectations are that Fed stimulus will be withdrawn and short-term interest rate increases are imminent. If these actions slow the economy or impact employment gains in California, New York, or Illinois, expect the Fed to pump the brakes and resume more accommodative policies.

Inflation

Along the I-15 corridor, more demand, materials and labor shortages, more capital to invest, and low interest rates mean higher real estate prices in 2022. While the CPI hit 7% for December, housing measured only a 4% increase while home prices rose over 20% in most markets in 2021. Inflation is higher than reported.

Affordability

One of the most difficult real estate challenges is affordability. It is compounded by rising home prices and limited supply. Affordability can be improved by rising wages, falling home prices, or lowering interest rates. In 2022, wages, home values, and materials are all expected to rise. It is a challenging time for housing affordability.

Conclusion

While we won't solve the affordability problem in 2022, we do know that over a lifetime, owning beats renting consistently. Long-term housing stability and closing the wealth gap in the United States both point to home ownership. If you are a buyer, a seller, or an investor, we are here for you with best in industry support, technology, marketing, education, and research. We look forward to working with you.

NEIL WALTER
CEO

A New Real Estate Experience

Some consider selling real estate an individual effort –we believe it is a team sport. When you combine best in industry technology, broker support, graphic design, lead generation, and marketing systems supported by a cohesive team, you get exceptional results.

Thinking about a career in real estate? Changing brokerages?

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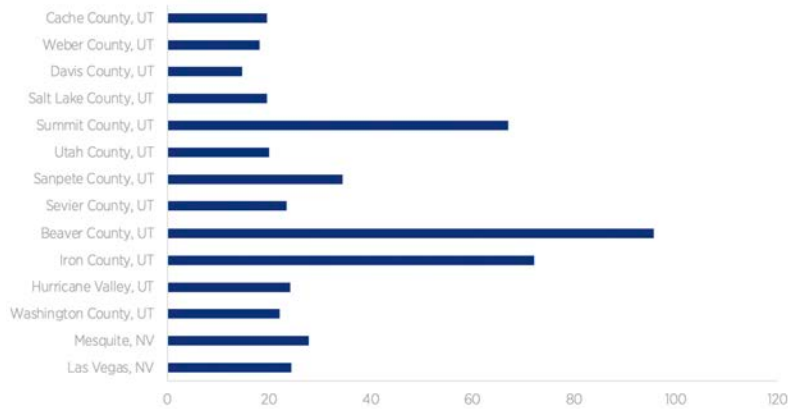


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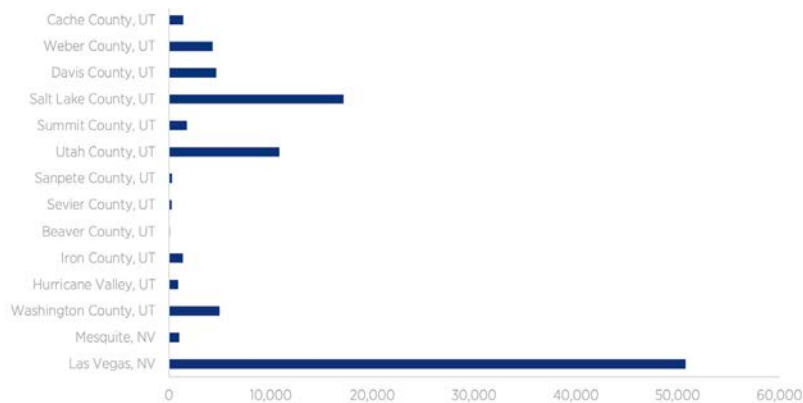
RESIDENTIAL RESALE OVERVIEW

DECEMBER 2020-2021

Days on Market – 12 Month Average



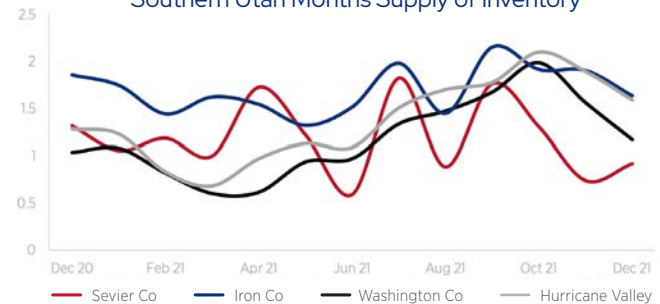
Number of Homes Sold Last 12 Months



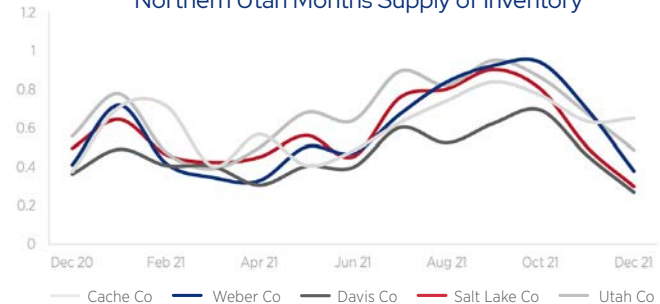
Southern Nevada Months Supply of Inventory



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	12 Month Building Permits
Cache County, UT	\$373,922	32%	\$415,943	35%	62	631
Weber County, UT	\$370,047	27%	\$430,491	31%	152	606
Davis County, UT	\$455,062	25%	\$502,148	27%	106	868
Salt Lake County, UT	\$464,428	23%	\$543,951	25%	441	1,514
Summit County, UT	\$1,138,196	14%	\$1,771,481	15%	151	105
Utah County, UT	\$454,432	27%	\$513,346	28%	462	3,841
Sanpete County, UT	\$331,790	27%	\$364,314	30%	61	205
Sevier County, UT	\$269,481	30%	\$300,616	29%	23	41
Beaver County, UT	\$246,980	19%	\$317,332	34%	18	15
Iron County, UT	\$322,230	28%	\$358,544	32%	157	702
Hurricane Valley, UT	\$429,924	25%	\$493,563	32%	113	583
Washington County, UT	\$464,247	28%	\$546,150	31%	507	3,023
Mesquite, NV	\$322,645	11%	\$345,575	11%	77	465
Las Vegas, NV	\$362,798	19%	\$431,912	21%	3,810	7,959

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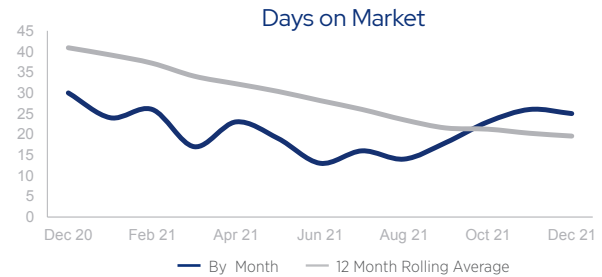
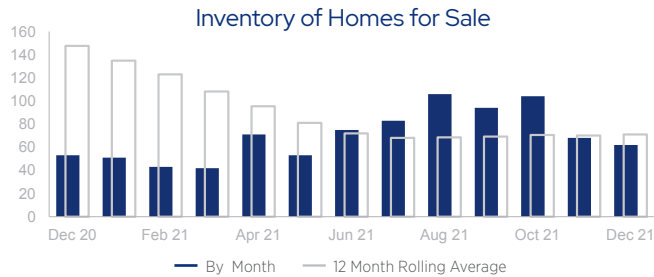
FOR SALE by ERA Brokers // Far West, UT

CACHE COUNTY

Highlights:

- Median Sales Price is up 40.2% compared to December last year.
- Average Sales Price Per SF is up 34.5% compared to December last year.
- Inventory of Homes for Sale is down 52% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	7.3%	-11.2%	-8.8%
Same Month	44.3%	-32.6%	17.0%



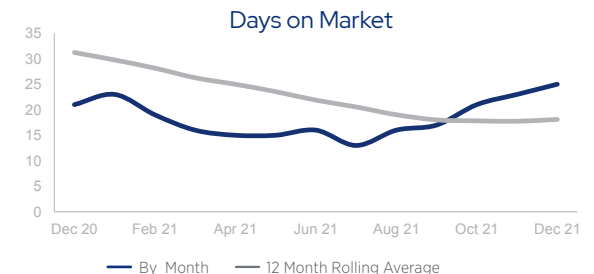
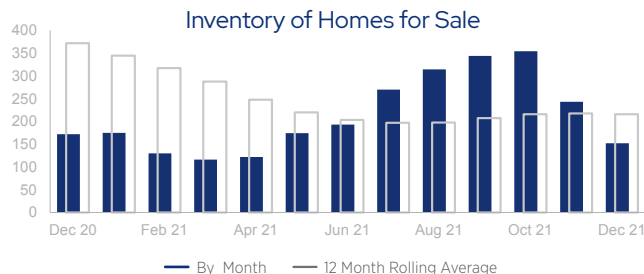
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	61		88	44.3%	128	-18%
Closed Sales	141		95	-32.6%	114	-25%
Median Sales Price	\$296,000		\$415,000	40.2%	\$373,922	32%
Average Sales Price	\$325,468		\$463,699	42.5%	\$415,943	35%
Average Sales Price Per SF	\$147		\$198	34.5%	\$174	32%
Average Home Size in SF	2215		2346	5.9%	2386	2.2%
List to Sale Price Ratio	99.5%		98.0%	-1.5%	101.2%	-1.5%
Days on Market	30		25	-16.7%	20	-52%
Inventory of Homes for Sale	53		62	17.0%	71	-52%
Months Supply of Inventory	0.4		0.7	73.6%	0.6	-40%

WEBER COUNTY

Highlights:

- Median Sales Price is up 25.7% compared to December last year.
- Average Sales Price Per SF is up 23.4% compared to December last year.
- Inventory of Homes for Sale is down 42% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-26.8%	14.9%	-37.4%
Same Month	8.5%	-4.1%	-11.6%



	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	224		243	8.5%	388	-15%
Pending Sales	237		198	-16.5%	280	-33%
Closed Sales	417		400	-4.1%	356	-17%
Median Sales Price	\$310,000		\$389,650	25.7%	\$370,047	27%
Average Sales Price	\$360,839		\$451,876	25.2%	\$430,491	31%
Average Sales Price Per SF	\$169		\$208	23.4%	\$197	33%
Average Home Size in SF	2140		2172	1.5%	2179	-1.2%
List to Sale Price Ratio	100.8%		99.0%	-1.8%	101.1%	-0.4%
Days on Market	21		25	19.0%	18	-42%
Inventory of Homes for Sale	172		152	-11.6%	216	-42%
Months Supply of Inventory	0.4		0.4	-7.9%	0.6	-35%
Single Family Permits	120		21	-82.5%	51	-56%

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Inspections

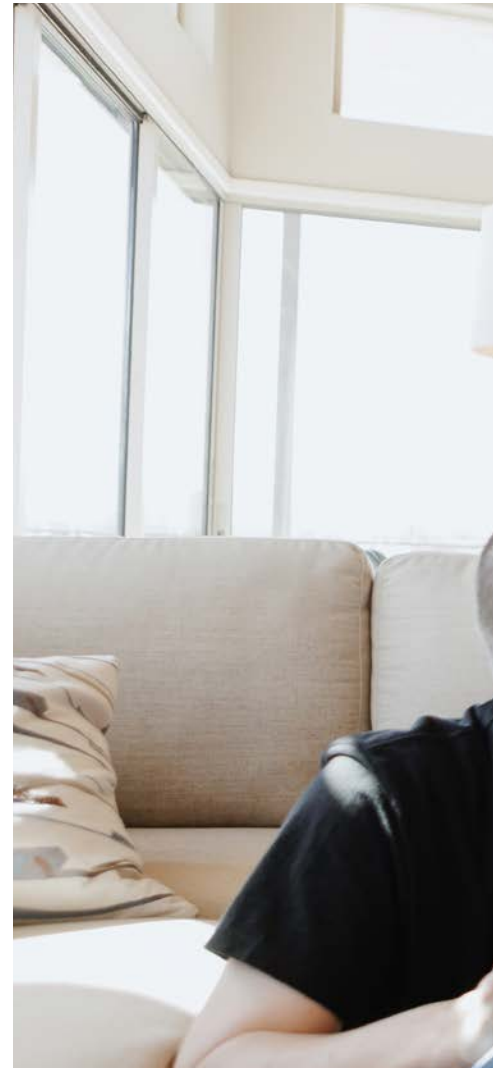
Regular inspections and preventative maintenance keeps your property at its best.

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We are experts in solving the challenges you face as an investment property owner. We make owning a rental a hassle-free experience with truly passive returns to you.



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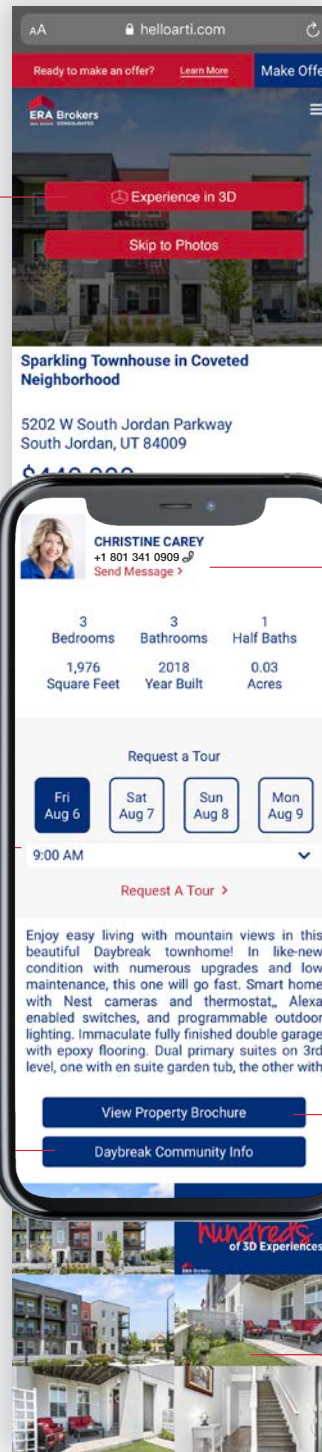
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02
Professional
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04
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Handling Disputes

06
Easy Payment Options

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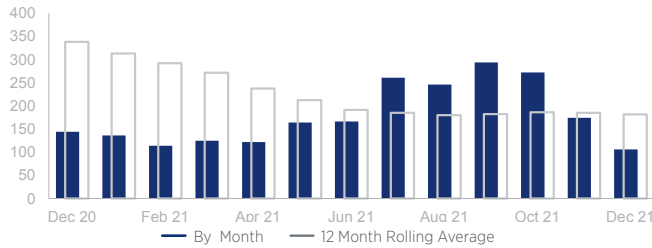
DAVIS COUNTY

Highlights:

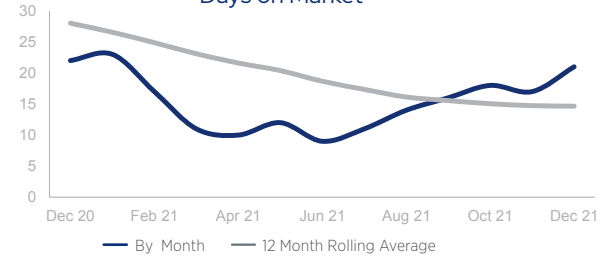
- Median Sales Price is up 29.0% compared to December last year.
- Average Sales Price Per SF is up 29.9% compared to December last year.
- Inventory of Homes for Sale is down 46% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-37.2%	3.7%	-39.1%
Same Month	-21.6%	-0.8%	-26.4%

Inventory of Homes for Sale



Days on Market



	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	278		218	-9.6%	417	-14%
Pending Sales	283		172	-54.6%	297	-34%
Closed Sales	395		392	-29.1%	385	-17%
Median Sales Price	\$379,000		\$489,000	27.0%	\$455,062	25%
Average Sales Price	\$410,633		\$542,791	28.0%	\$502,148	27%
Average Sales Price Per SF	\$161		\$209	32.4%	\$195	29%
Average Home Size in SF	2554		2599	-3.3%	2569	-1.2%
List to Sale Price Ratio	100.8%		100.0%	3.2%	101.9%	-0.4%
Days on Market	22		21	-54.2%	15	-48%
Inventory of Homes for Sale	144		106	-23.2%	182	-46%
Months Supply of Inventory	0.4		0.3	8.2%	0.5	-40%
Single Family Permits	133		47	6.7%	72	-39%

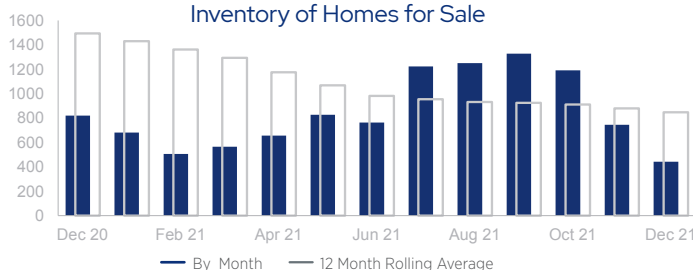
SALT LAKE COUNTY

Highlights:

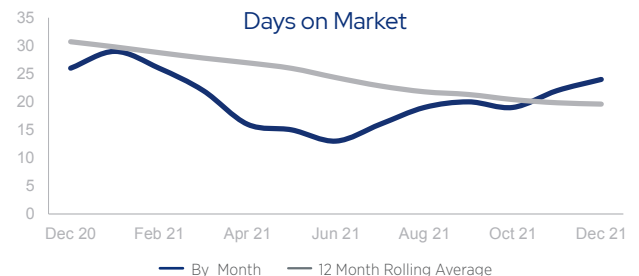
- Median Sales Price is up 24.7% compared to December last year.
- Average Sales Price Per SF is up 25.9% compared to December last year.
- Inventory of Homes for Sale is down 43% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-36.0%	-0.5%	-40.7%
Same Month	-35.2%	-10.9%	-46.3%

Inventory of Homes for Sale



Days on Market



	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	978		634	-35.2%	1510	-14%
Pending Sales	1166		960	-17.7%	1115	-29%
Closed Sales	1649		1470	-10.9%	1427	-8%
Median Sales Price	\$399,500		\$498,000	24.7%	\$464,428	23%
Average Sales Price	\$469,220		\$588,853	25.5%	\$543,951	25%
Average Sales Price Per SF	\$194		\$244	25.9%	\$228	27%
Average Home Size in SF	2421		2414	-0.3%	2386	-1.6%
List to Sale Price Ratio	100.2%		99.0%	-1.2%	101.2%	-0.7%
Days on Market	26		24	-7.7%	20	-36%
Inventory of Homes for Sale	821		441	-46.3%	848	-43%
Months Supply of Inventory	0.5		0.3	-39.7%	0.6	-42%
Single Family Permits	266		64	-75.9%	126	-64%



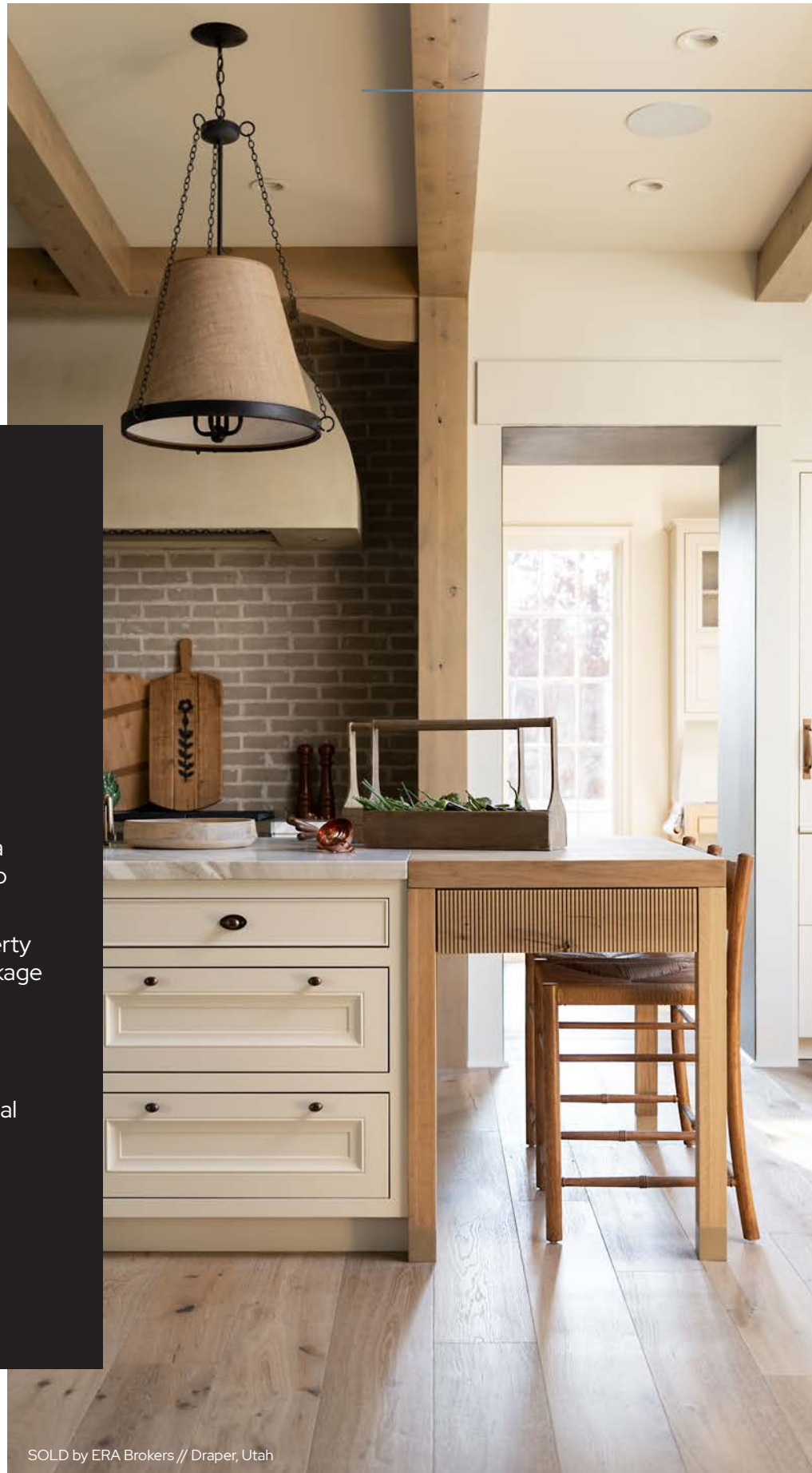
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*where available



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Hidden Pinyon | St George, UT
3 Beds | 3 Baths | \$1,350,000 | Cox Team



Estates at Green Springs | Washington, UT | SOLD
3 Beds | 3 Baths | \$1,250,000 | Emily Murphy



Farm to Modern | Draper, UT | SOLD
4 Beds | 3 Full 2 Half Baths | \$3,800,000 | Angie Simons



Rock Garden Ln | Dammeron Valley, UT
3 Beds | 3 Baths | \$1,150,000 | Ryan Andersen



Zen Trail Way | St George, UT | SOLD
6 Beds | 4 Baths | \$1,310,000 | Jared West



Golden Canyon | Las Vegas, NV
4 Beds | 3 Full 2 Half Baths | \$1,199,000 | Galit Gladstein | S.0173318



Lindon Pointe Estate | Lindon, UT | SOLD
6 Beds | 4 Full 1 Half Baths | \$1,400,000 | Sara Adams



Luxurious in the Desert | Mesquite, NV
4 Beds | 3 Full 1 Half Baths | \$835,000 | Jerry Kone | S.0078066



Beautiful Custom Home | St George, UT
5 Beds | 4 Baths | \$1,160,000 | Cox Team



Country Living | Hooper, UT | SOLD
7 Beds | 3 Full 1 Half Baths | \$1,200,000 | KC Caselli



Modern Masterpiece | Alpine, UT | SOLD
6 Beds | 4 Full 1 Half Baths | \$2,297,000 | Nicki Christensen



Live Oak Custom | St. George, UT | SOLD
5 Beds | 4 Baths | \$1,160,000 | Jared West



Juniper Cove | St. George, UT | SOLD
5 Beds | 6 Baths | \$2,156,000 | Cox Team



Zion Bed and Breakfast | Rockville, UT
7 Beds | 5 Full 1 Half Baths | \$1,599,000 | Jace Jackson



Spacious Garage | Hurricane, UT
7 Beds | 5 Baths | \$1,350,000 | Payton Fisher



Bright & Spacious | Farr West, UT
8 Beds | 3 Full 1 Half Baths | \$1,050,000 | David Rhees



Trafalgar Court | Henderson, NV | SOLD | \$1,649,998
6 Beds | 5 Full 2 Half Baths | Scott Meservey | S.0062459



Bear Hollow Cove | Draper, UT
5 Beds | 4 Full 1 Half Baths | \$1,324,000 | Angie Simons



Little Valley Paradise | St George, UT | SOLD
7 Beds | 5 Baths | \$2,075,000 | Shelly Overson



Monte De Luz | Henderson, NV | SOLD
5 Beds | 4 Full 1 Half Baths | \$1,650,000 | Richard Lasica | S.0057440



Allegheny Way | Alpine, UT | SOLD
8 Beds | 4 Full 1 Half Baths | \$1,064,500 | Maria Fillmore



Beautiful Spacious Home | Willard, UT
8 Beds | 5 Baths | \$1,575,000 | Rod Holtry



Alpine Peaks | Las Vegas, NV | SOLD | \$1,250,000
5 Beds | 3 Full 2 Half Baths | David Grant | B.0145710

View all Distinctive Properties:
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Evening Rock | Las Vegas, NV | SOLD
4 Beds | 3 Full 1 Half Baths | \$1,250,000 | Dawnelle Gallo | S.0184532



Stunner With Upgrades | Pleasant Grove, UT | SOLD
7 Beds | 3 Full 2 Half Baths | \$1,250,000 | Jen Call



Brand New Custom Home | St George, UT | SOLD
3 Beds | 3 Full 1 Half Baths | \$1,050,000 | Cox Team



7 Acre Horse Property | Eden, UT
3 Beds | 2 Full 1 Half Baths | \$2,250,000 | 2 Brothers Utah



Zion View Retreat | Toquerville, UT | SOLD
4 Beds | 3 Baths | \$1,350,000 | Jake Peart



Handcrafted Victorian Inspired | Alpine, UT | SOLD
4 Beds | 4 Full 2 Half Baths | \$ 1,288,000 | Christine Carey



Rivers Edge | Eden, UT | SOLD
5 Beds | 3 Baths | \$1,105,000 | Julie Summers



Tallow Tree | St George, UT | SOLD
6 Beds | 4 Baths | \$ 1,200,000 | The Cox Team

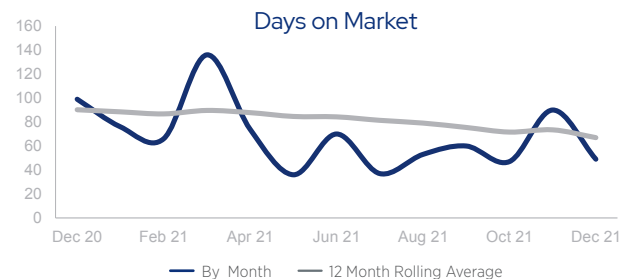
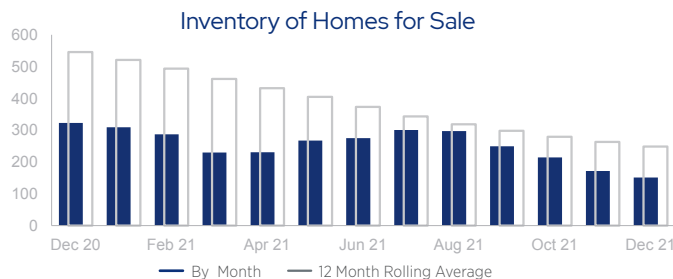
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SUMMIT COUNTY

Highlights:

- Median Sales Price is up 107.4% compared to December last year.
- Average Sales Price Per SF is up 38.9% compared to December last year.
- Inventory of Homes for Sale is down 54% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	13.6%	-11.9%	-12.2%
Same Month	-73.0%	-63.9%	-53.3%



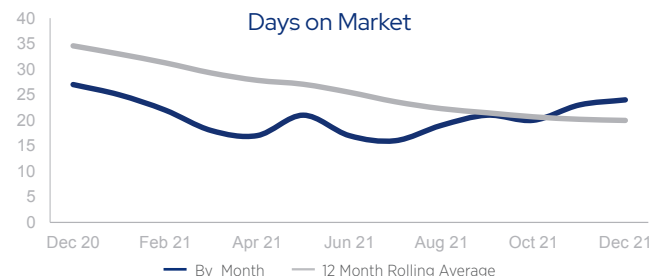
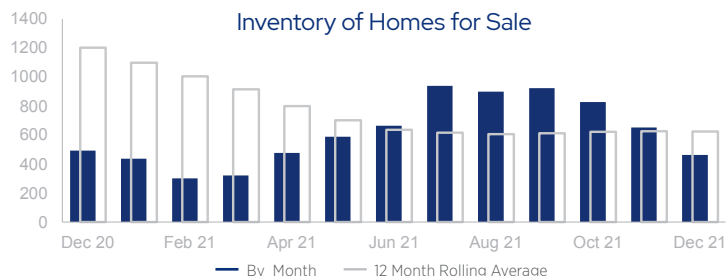
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	341		92	-73.0%	159	-30%
Pending Sales	295		52	-82.4%	126	-40%
Closed Sales	330		119	-63.9%	145	-23%
Median Sales Price	\$708,750		\$1,470,000	107.4%	\$1,138,196	14%
Average Sales Price	\$1,474,298		\$2,065,027	40.1%	\$1,771,481	15%
Average Sales Price Per SF	\$536		\$745	38.9%	\$648	29%
Average Home Size in SF	2751		2773	0.8%	2728	-9.7%
List to Sale Price Ratio	98.1%		97.0%	-1.1%	97.4%	-4.1%
Days on Market	99		49	-50.5%	67	-26%
Inventory of Homes for Sale	323		151	-53.3%	249	-54%
Months Supply of Inventory	1.0		1.3	29.6%	1.7	-61%
Single Family Permits	19		1	-94.7%	9	-42%

UTAH COUNTY

Highlights:

- Median Sales Price is up 27.9% compared to December last year.
- Average Sales Price Per SF is up 24.7% compared to December last year.
- Inventory of Homes for Sale is down 48% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-30.3%	-1.9%	-29.0%
Same Month Last Year	7.4%	7.3%	-6.3%



	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	1249		583	7.4%	1065	-4%
Pending Sales	1259		648	8.2%	811	-22%
Closed Sales	1241		943	7.3%	902	-4%
Median Sales Price	\$355,000		\$503,095	27.9%	\$454,432	27%
Average Sales Price	\$392,338		\$563,452	25.4%	\$513,346	28%
Average Sales Price Per SF	\$147		\$198	24.7%	\$189	28%
Average Home Size in SF	2669		2844	0.5%	2712	0.0%
List to Sale Price Ratio	100.2%		101.0%	-0.4%	102.0%	0.2%
Days on Market	34		24	-11.1%	20	-42%
Inventory of Homes for Sale	1160		462	-6.3%	624	-48%
Months Supply of Inventory	0.9		0.5	-12.6%	0.7	-52%
Single Family Permits	400		222	-54.0%	320	-28%

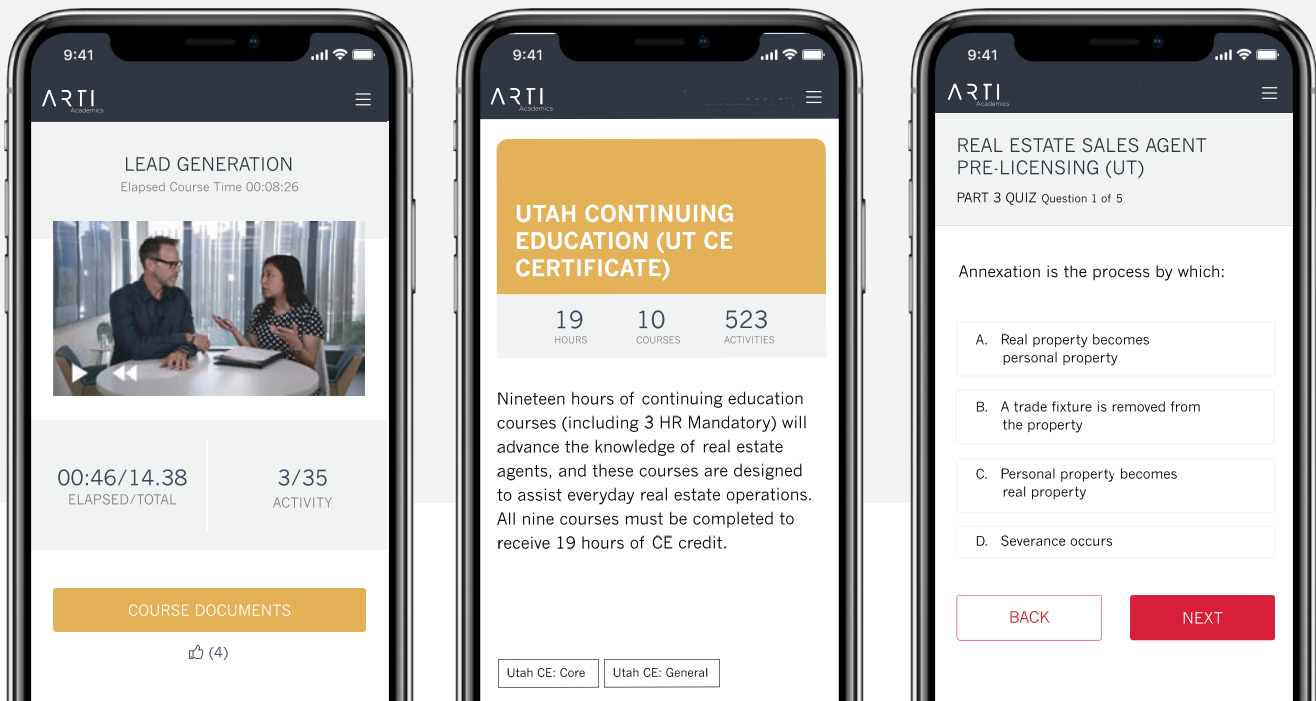


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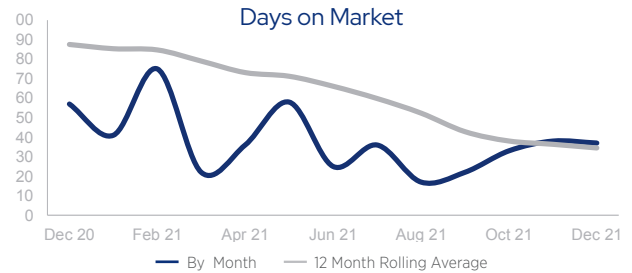
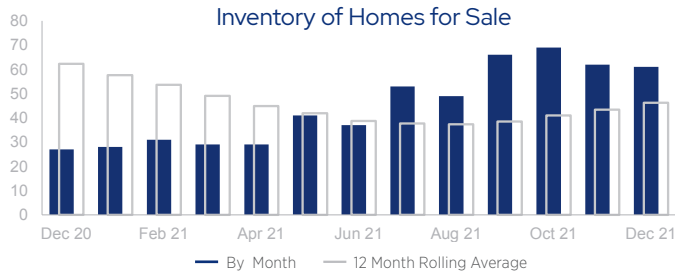


SANPETE COUNTY

Highlights:

- Median Sales Price is up 4.2% compared to December last year.
- Average Sales Price Per SF is up 16.7% compared to December last year.
- Inventory of Homes for Sale is down 26% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-30.4%	3.6%	-1.6%
Same Month	14.3%	16.0%	125.9%



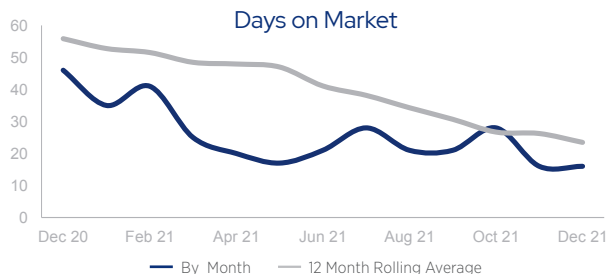
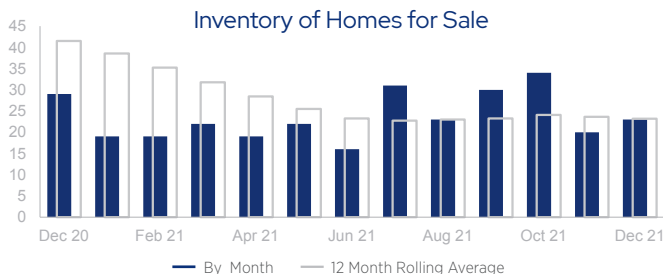
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	14		16	14.3%	29	14%
Pending Sales	25		29	16.0%	22	-10%
Closed Sales	\$307,000		\$320,000	4.2%	\$331,790	27%
Median Sales Price	\$353,286		\$356,662	1.0%	\$364,314	30%
Average Sales Price	\$129		\$150	16.7%	\$141	31%
Average Sales Price Per SF	2743		2374	-13.5%	2573	0.0%
Average Home Size in SF	96.1%		95.0%	-1.2%	95.8%	-6.0%
Days on Market	57		37	-35.1%	34	-61%
Inventory of Homes for Sale	27		61	125.9%	46	-26%
Months Supply of Inventory	1.1		2.1	94.8%	2.1	-29%
Single Family Permits	7		6	-14.3%	17	21%

SEVIER COUNTY

Highlights:

- Median Sales Price is up 52.1% compared to December last year.
- Average Sales Price Per SF is up 15.0% compared to December last year.
- Inventory of Homes for Sale is down 44% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-17.6%	-7.4%	15.0%
Same Month	-36.4%	13.6%	-20.7%



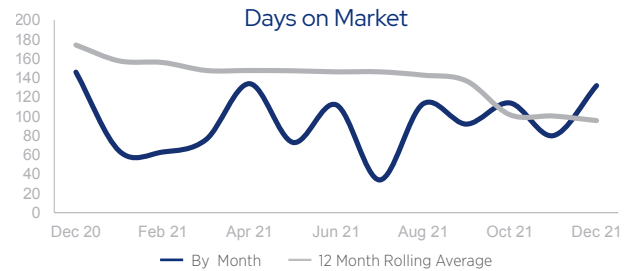
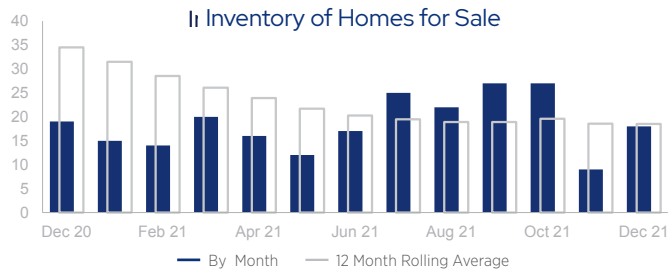
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	22		14	-36.4%	24	-4%
Pending Sales	19		9	-52.6%	20	-20%
Closed Sales	22		25	13.6%	21	-12%
Median Sales Price	\$217,000		\$330,000	52.1%	\$269,481	30%
Average Sales Price	\$271,555		\$325,004	19.7%	\$300,616	29%
Average Sales Price Per SF	\$115		\$133	15.0%	\$127	21%
Average Home Size in SF	2352		2448	4.1%	2373	7.7%
List to Sale Price Ratio	97.9%		97.0%	-0.9%	97.2%	-3.3%
Days on Market	46		16	-65.2%	23	-58%
Inventory of Homes for Sale	29		23	-20.7%	23	-44%
Months Supply of Inventory	1.3		0.9	-30.2%	1.2	-39%

BEAVER COUNTY

Highlights:

- Median Sales Price is up 19% over a 12 month average.
- Average Sales Price Per SF is up 44% over a 12 month average.
- Inventory of Homes for Sale is down 46% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	133.3%	33.3%	100.0%
Same Month	0.0%	-60.0%	-5.3%



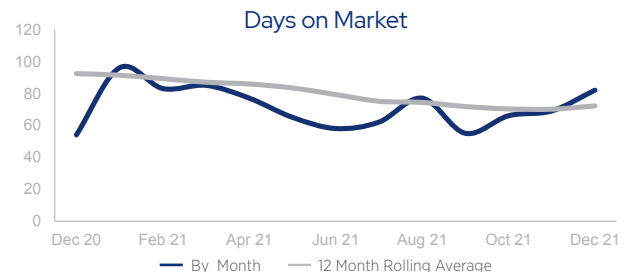
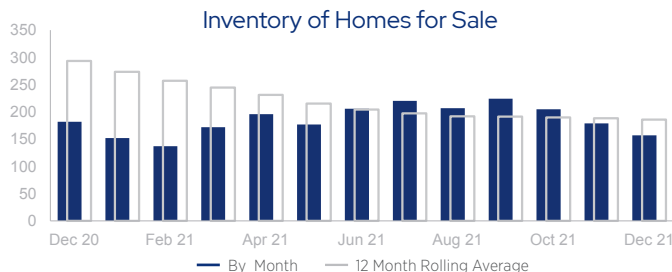
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	7		7	0.0%	8	-12%
Pending Sales	7		1	-85.7%	7	-32%
Closed Sales	10		4	-60.0%	6	-35%
Median Sales Price	\$169,750		\$272,000	60.2%	\$246,980	19%
Average Sales Price	\$163,325		\$274,125	67.8%	\$317,332	34%
Average Sales Price Per SF	\$103		\$157	51.6%	\$167	44%
Average Home Size in SF	1580		1750	10.7%	1860	-5.6%
List to Sale Price Ratio	98.2%		90.5%	-7.8%	94.1%	-5.7%
Days on Market	146		132	-9.6%	96	-45%
Inventory of Homes for Sale	19		18	-5.3%	19	-46%
Months Supply of Inventory	1.9		4.5	136.8%	3.5	-58%

IRON COUNTY

Highlights:

- Median Sales Price is up 46.8% compared to December last year.
- Average Sales Price Per SF is up 46.6% compared to December last year.
- Inventory of Homes for Sale is down 37% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-4.3%	2.1%	-12.3%
Same Month	18.9%	-2.0%	-13.7%



	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	74		88	18.9%	126	-3%
Pending Sales	82		82	0.0%	121	-11%
Closed Sales	98		96	-2.0%	112	-6%
Median Sales Price	\$256,500		\$376,500	46.8%	\$322,230	28%
Average Sales Price	\$284,506		\$453,594	59.4%	\$358,544	32%
Average Sales Price Per SF	\$145		\$213	46.6%	\$174	32%
Average Home Size in SF	1956		2127	8.7%	2063	-0.6%
List to Sale Price Ratio	100.0%		98.5%	-1.5%	99.4%	-2.2%
Days on Market	54		82	51.9%	72	-22%
Inventory of Homes for Sale	182		157	-13.7%	186	-37%
Months Supply of Inventory	1.9		1.6	-11.9%	1.7	-43%
Single Family Permits	43		48	11.6%	59	36%

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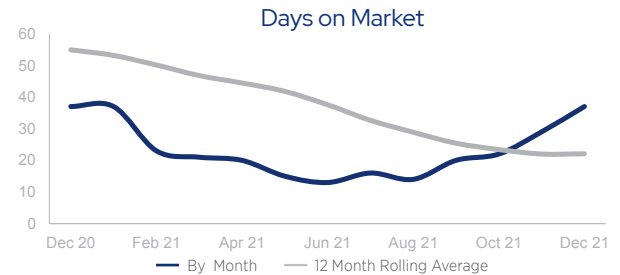
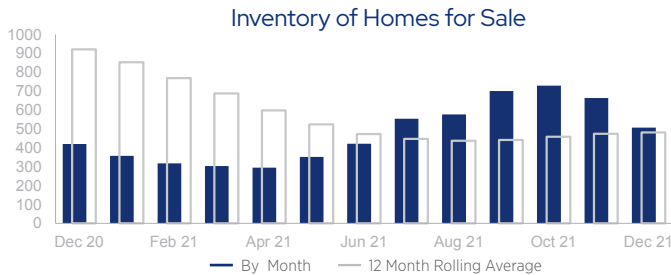


WASHINGTON COUNTY

Highlights:

- Median Sales Price is up 26.4% compared to December last year.
- Average Sales Price Per SF is up 27.1% compared to December last year.
- Inventory of Homes for Sale is down 48% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-31.7%	1.9%	-23.6%
Same Month	-12.0%	6.9%	20.7%



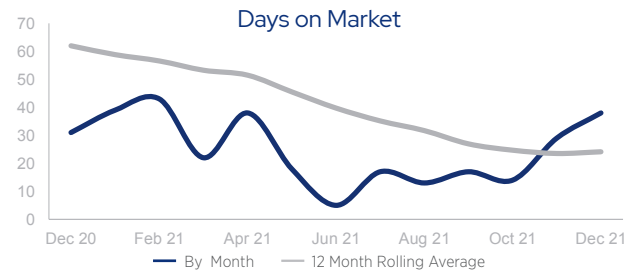
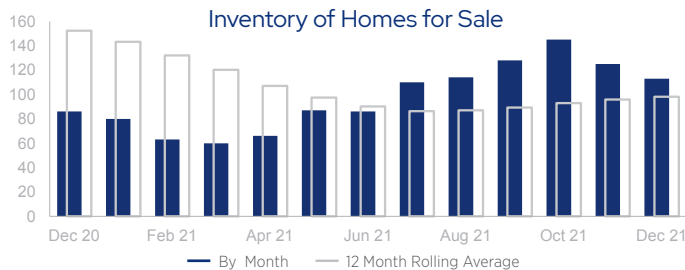
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	316		278	-12.0%	489	-4%
Pending Sales	349		354	1.4%	445	-6%
Closed Sales	405		433	6.9%	413	-8%
Median Sales Price	\$395,535		\$500,000	26.4%	\$464,247	28%
Average Sales Price	\$451,842		\$592,912	31.2%	\$546,150	31%
Average Sales Price Per SF	\$205		\$261	27.1%	\$242	30%
Average Home Size in SF	2199		2271	3.2%	2251	1.2%
List to Sale Price Ratio	99.7%		97.2%	-2.5%	99.9%	-1.8%
Days on Market	37		37	0.0%	22	-60%
Inventory of Homes for Sale	420		507	20.7%	481	-48%
Months Supply of Inventory	1.0		1.2	12.9%	1.2	-47%
Single Family Permits	255		186	-27.1%	252	9%

HURRICANE VALLEY

Highlights:

- Median Sales Price is up 8.5% compared to December last year.
- Average Sales Price Per SF is up 32.6% compared to December last year.
- Inventory of Homes for Sale is down 36% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-12.3%	7.6%	-9.6%
Same Month	-9.5%	6.0%	31.4%



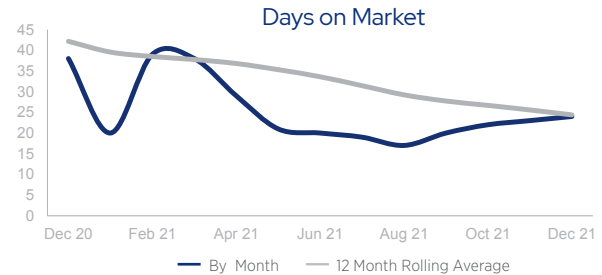
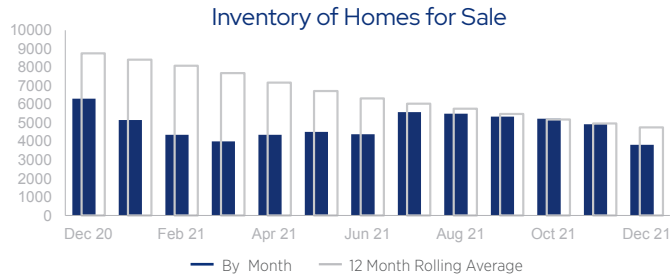
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	63		57	-9.5%	84	-4%
Pending Sales	73		51	-30.1%	75	-4%
Closed Sales	67		71	6.0%	73	6%
Median Sales Price	\$379,000		\$411,100	8.5%	\$429,924	25%
Average Sales Price	\$402,186		\$530,896	32.0%	\$493,563	32%
Average Sales Price Per SF	\$182		\$241	32.6%	\$234	30%
Average Home Size in SF	2214		2204	-0.5%	2109	1.9%
List to Sale Price Ratio	99.4%		98.3%	-1.1%	100.3%	-1.3%
Days on Market	31		38	22.6%	24	-61%
Inventory of Homes for Sale	86		113	31.4%	98	-36%
Months Supply of Inventory	1.3		1.6	24.0%	1.4	-42%
Single Family Permits	43		25	-41.9%	49	5%

LAS VEGAS AREA

Highlights:

- Median Sales Price is up 25.3% compared to December last year.
- Average Sales Price is up 15.3% compared to December last year.
- Inventory of Homes for Sale is down 46% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-19.6%	-3.9%	-22.5%
Same Month	-8.4%	-4.5%	-39.6%



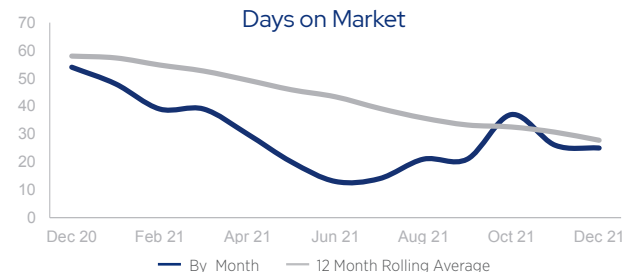
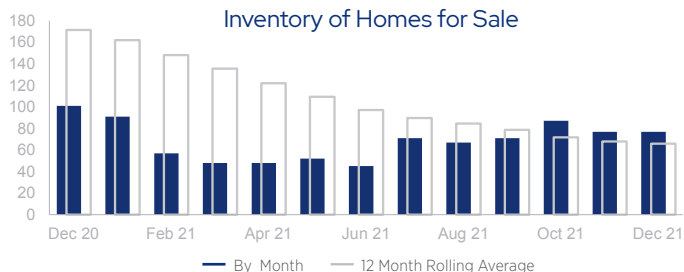
	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	3399		3112	-8.4%	4663	4%
Closed Sales	4318		4124	-4.5%	4230	21%
Median Sales Price	\$318,000		\$398,328	25.3%	\$362,798	19%
Average Sales Price	\$397,960		\$458,699	15.3%	\$431,912	21%
List to Sale Price Ratio	99.4%		100.0%	0.6%	100.0%	-0.8%
Days on Market	38		24	-36.8%	24	-42%
Inventory of Homes for Sale	6310		3810	-39.6%	4759	-46%
Months Supply of Inventory	1.5		0.9	-36.8%	1.1	-57%
Single Family Permits	1021		692	-32.2%	663	-17%

MESQUITE AREA

Highlights:

- Median Sales Price is up 13.6% compared to December last year.
- Average Sales Price Per SF is up 20.2% compared to December last year.
- Inventory of Homes for Sale is down 62% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	0.0%	-19.6%	0.0%
Same Month	-24.6%	-30.8%	-23.8%



	December 2020		December 2021	+ / -	12 Month Avg	+ / -
New Listings	69		52	-24.6%	84	9%
Pending Sales	108		85	-21.3%	133	36%
Closed Sales	107		74	-30.8%	84	18%
Median Sales Price	\$327,050		\$371,656	13.6%	\$322,645	11%
Average Sales Price	\$342,815		\$394,497	15.1%	\$345,575	11%
Average Sales Price Per SF	\$196		\$236	20.2%	\$213	13%
Average Home Size in SF	1746		1672	-4.2%	1621	-1.8%
Days on Market	54		25	-53.7%	28	-52%
Inventory of Homes for Sale	101		77	-23.8%	66	-62%
Months Supply of Inventory	0.9		1.0	10.2%	0.8	-68%
Single Family Permits	44		66	50.0%	39	31%

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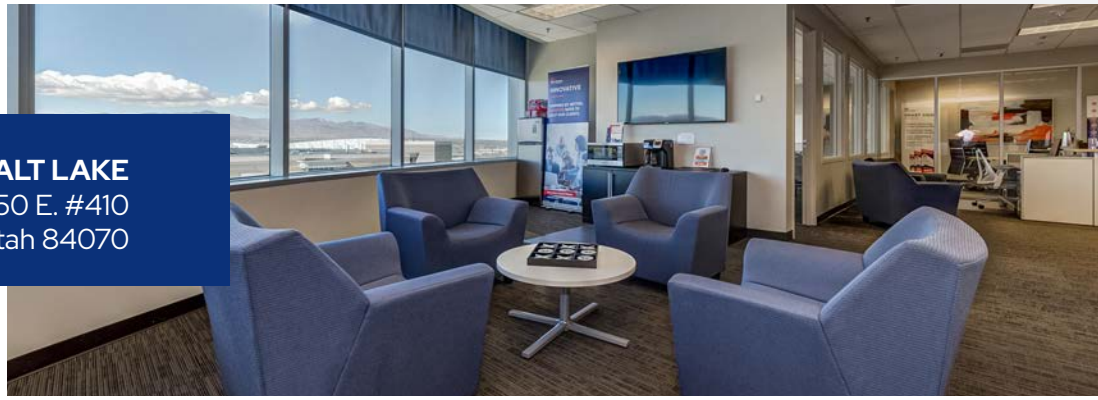


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