

Arcadia

Active Qtr: **3Q21**

Builtout Qtr:

Market: Las Vegas
County: Clark
Market Area: North
Sub Area: Central Cheyenne
Community: Undefined

Census Place: Las Vegas City
Block Group: 320030034311
Assigned City: Undefined
Postal City: Las Vegas
Postal Zip: 89106

Driving Directions
 East side of Rancho Dr, 265 ft North of Vegas Dr

School Dist: CLARK COUNTY SCHOOL DISTRICT
Elementary: OLLIE DETWILER ELEMENTARY SCHOOL
Middle Sch: PREPARATORY INSTITUTE SCHOOL FOR
High Sch: WESTERN HIGH SCHOOL

Product Class: Attached
Product Type: Townhouse
Builder Type: Production
Buyer Profile:

Comments

Developer(s)
 Harmony Homes

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Age Targeted	Deed Restricted	OnSite School	Gated	Guarded	Total Tax (Ann%)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00
Club/Rec. Ctr.	Park(s)	Trails	Full Maint.	Lakes/Ponds	Special Tax (Ann\$)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
Wooded Available	Pool	Tennis Courts	Golf Course	Dockage	HOA Fees (Ann\$)

	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	Ann. Rates/ Inv. Supply
Starts	0	6	19	39	18	14	7	31	12	64
Closings	0	0	0	9	31	26	15	20	12	73
Housing Inv	0	6	25	55	42	30	22	33	33	5.4 Mos
VDL Inv	32	26	107	68	50	36	29	98	86	16.1 Mos

Builder(s)

Active?	Name
Yes	Harmony Homes

Construction Profile (Quarter End)								Housing Inventory			Total Inv	VDL	Future	Total Units
ID	Section Name	Quarter Active	Quarter BuiltOut	Current Base Price Range	Lot Size	Lot Dim	Occup	Mod	Fin/Vac	U/C				
01	Phase 1	3Q21		\$317-\$343	1,800 sf	20x90	101	3	0	0	3	28	0	132
02	Phase 2	2Q23		\$317-\$343	1,600 sf	20x80	12	0	0	30	30	58	0	100
Subdivision Totals							113	3	0	30	33	86	0	232

Harmony Homes												
	Offered in Secs ...	BR	BA	Garage	Stories	4Q22 Price	1Q23 Price	2Q23 Price	3Q23 Price	Finished Sq. Ft.	Most Recent \$/Sq.Ft.	Plan Notes
Residence 1208	01,02	3	2.5	2	2	\$298,990	\$298,990	\$316,990	\$316,990	1,208	\$262.41	
Residence 1366	01,02	3	2.5	2	2	\$310,990	\$310,990	\$328,990	\$330,990	1,366	\$242.31	
Residence 1476	01,02	3	2.5	2	2	\$322,990	\$322,990	\$340,990	\$342,990	1,476	\$232.38	
Averages						\$310,990	\$310,990	\$328,990	\$330,323	1,350	\$245.70	

Public Data - New Property Transactions (Since 4Q22)										
Builder	Site Address	LotSF	BR	BA	Sale Price	FinSF	\$/SF	Sale Date	Buyer	Lender
Harmony Homes										
	3557 ARCADIAN SEA ST		1,668		\$327,740	1,338	\$244.9	09/27/23	PARK, CHRISTINA	NORTH AMERICAN FINANCIAL C
	3569 ARCADIAN SEA ST		2,039		\$347,129	1,417	\$245.0	09/27/23	MORALES, MARILYN	CALIBER HOME LOANS INC
	3565 ARCADIAN SEA ST		1,668		\$335,430	1,370	\$244.8	09/27/23	BRIANA, JOSEPH	ALL WESTERN MORTGAGE INC
	3581 ARCADIAN SEA ST		1,668		\$338,141	1,381	\$244.9	08/21/23	PETERSON, CHANDLER	CITIBANK NA

B=Balcony, C=Casita, DN=Den, F=Fireplace, I=Inventory Spec, Lb=Library, L=Loft, D=Master Down, M=Model, P=Plan, S=Split Level



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Builder	Site Address	LotSF	BR	BA	Sale Price	FinSF	\$/SF	Sale Date	Buyer	Lender
Harmony Homes										
	3593 ARCADIAN SEA ST	1,668			\$340,000	1,388	\$245.0	08/18/23	BRUNO, JENNIFER RITARITA	CMG MORTGAGE INC
	3597 ARCADIAN SEA ST	2,039			\$352,000	1,437	\$245.0	08/18/23	MONTERO, MERNINA ANDRADA	CMG MORTGAGE INC
	3589 ARCADIAN SEA ST	1,668			\$330,000	1,347	\$245.0	08/15/23	JONES, BREEANN PATRICIA	CMG MORTGAGE INC
	3585 ARCADIAN SEA ST	1,668			\$330,000	1,347	\$245.0	08/14/23	LAW, JUSTIN	ALL WESTERN MORTGAGE INC
	3613 ARCADIAN SEA ST	1,668			\$315,086	1,286	\$245.0	07/27/23	SANCHEZ, KENNEDY	CMG MORTGAGE INC
	3609 ARCADIAN SEA ST	1,668			\$332,648	1,358	\$245.0	07/20/23	BRENNER, RAE ANN	ALL WESTERN MORTGAGE INC
	3617 ARCADIAN SEA ST	1,668			\$320,313	1,308	\$244.9	07/18/23	ELLS, JOSEPH CHASE	CITIBANK NA
	3621 ARCADIAN SEA ST	1,668			\$333,667	1,362	\$245.0	07/14/23	WEART, ANDREW PHILLIPE	GUARANTEED RATE INC
	3625 ARCADIAN SEA ST	2,043			\$351,246	1,434	\$244.9	07/14/23	DUKE, OLGA JOAN	ZIONS BANCORP NA
	3634 ALPHEUS RIVER AVE	2,039			\$335,960	1,414	\$237.6	06/01/23	LABRASH, ZACHARY H	ALL WESTERN MORTGAGE INC
	3630 ALPHEUS RIVER AVE	1,668			\$320,575	1,349	\$237.6	05/31/23	ISAAC, EDMUNDO O	LOANDEPOTCOM LLC
	3606 ALPHEUS RIVER AVE	2,596			\$340,900	1,435	\$237.6	05/30/23	CAMINO, KRISTEL	CMG MORTGAGE INC
	3626 ALPHEUS RIVER AVE	1,668			\$328,795	1,384	\$237.6	05/26/23	PROTT, CHRISTOPHER	VETERANS UNITED HOME LOAN
	3614 ALPHEUS RIVER AVE	1,668			\$310,185	1,306	\$237.5	05/25/23	ROSSETTE, CRISTIAN D CORDO	RMS & ASSOCIATES
	3618 ALPHEUS RIVER AVE	1,668			\$308,000	1,296	\$237.7	05/24/23	BOZEMAN, DWAYNE EDDIE	BAY VALLEY MORTGAGE GROU
	3610 ALPHEUS RIVER AVE	1,668			\$311,335	1,310	\$237.7	05/23/23	SILVA, ALAN	GUILD MORTGAGE COMPANY LL
	3622 ALPHEUS RIVER AVE	1,668			\$301,135	1,267	\$237.7	05/18/23	BALANCAR, GREG BAEL	CMG MORTGAGE INC
	3509 ARCADIAN KING AVE	1,668	3	2	\$297,990	1,156	\$257.8	05/18/23	HAWKE, MEGAN	GUILD MORTGAGE COMPANY LL
	3517 ARCADIAN KING AVE	1,668			\$310,295	1,306	\$237.6	04/20/23	APPAH, HANNAH ADANMA	KIND LENDING LLC
	1876 ARCADIAN KING SUN ST	1,673	3	2	\$304,000	1,156	\$263.0	04/20/23	GONZALEZ, JOCELYNE BURCIAG	GENEVA FINANCIAL LLC
	1868 ARCADIAN KING SUN ST #00000	2,043			\$331,920	1,397	\$237.6	04/20/23	SANCHEZ, CARLOS	CMG MORTGAGE INC
	1872 ARCADIAN KING SUN ST	1,673			\$316,575	1,332	\$237.7	04/18/23	FLOHR, CODY J	GUILD MORTGAGE COMPANY LL
	3497 ARCADIAN KING AVE	1,668			\$315,000	1,326	\$237.6	04/12/23	ORTEGA, RICKY ROY	ALL WESTERN MORTGAGE INC
	1880 ARCADIAN KING SUN ST	2,043			\$332,585	1,400	\$237.6	04/11/23	BUSK, TYLER KEITH	ONE NEVADA CREDIT UNION
	3505 ARCADIAN KING AVE	1,668	3	2	\$302,070	1,156	\$261.3	04/10/23	SMITH, TYESHIA	LOANDEPOTCOM LLC
	3521 ARCADIAN KING AVE	2,039			\$325,960	1,372	\$237.6	04/07/23	CHEN, JIAWEN	UNION HOME MORTGAGE CORP
	3501 ARCADIAN KING AVE	1,668			\$320,335	1,388	\$230.8	03/31/23	CONTRERAS, EDGAR	ALL WESTERN MORTGAGE INC
	3513 ARCADIAN KING AVE	1,668	3	2	\$297,985	1,156	\$257.8	03/30/23	VILLONGCO, KATHLEEN V	(CASH TRANSACTION)
	3506 HERODAIN AVE	1,773	3	2	\$294,990	1,156	\$255.2	03/17/23	SALVAME III, LUCIANO	ALL WESTERN MORTGAGE INC
	3506 HERODAIN AVE	1,773	3	2		1,156		03/17/23	SALVAME III, LUCIANO	(CASH TRANSACTION)
	3502 HERODAIN AVE	1,773	3	2	\$297,990	1,156	\$257.8	03/09/23	PEREZ SAUCEDO, RACHEL	ALL WESTERN MORTGAGE INC
	3498 HERODAIN AVE	1,773			\$295,000	1,278	\$230.8	03/03/23	LOCKHART, JAZMINE	ALL WESTERN MORTGAGE INC
	3493 ARCADIAN KING AVE	2,836			\$338,620	1,468	\$230.7	02/17/23	PUSKAC, JOHN	(CASH TRANSACTION)
	3510 HERODAIN AVE	1,773	3	2	\$299,990	1,156	\$259.5	02/10/23	BAILON GARCIA, RANFERI	LOANDEPOTCOM LLC
	3538 ALPHEUS RIVER AVE	1,877	3	2	\$309,000	1,156	\$267.3	01/31/23	HUANG, YI	(CASH TRANSACTION)
	3513 HERODAIN AVE	1,773	3	2	\$299,000	1,156	\$258.7	01/26/23	RIVERS, JENNIFER R	(CASH TRANSACTION)
	3505 HERODAIN AVE	1,773	3	2	\$311,000	1,156	\$269.0	01/26/23	RIVERS, JENNIFER R	(CASH TRANSACTION)
	3530 ALPHEUS RIVER AVE	2,304	3	2	\$339,000	1,473	\$230.1	01/25/23	RAJPUT, PRITI	CMG MORTGAGE INC
	3518 HERODAIN AVE	1,773			\$317,000	1,374	\$230.7	01/25/23	HOPPS, MARIA SOLEDAD	CLARK COUNTY CREDIT UNION
	3497 HERODAIN AVE	1,773			\$320,000	1,387	\$230.7	01/24/23	ROBERSON, SALINA	LOANDEPOTCOM LLC
	3514 HERODAIN AVE	1,773			\$320,295	1,388	\$230.8	01/20/23	ANAYA, ISIDRO TREJO	GREENBOX LOANS INC
	3494 HERODAIN AVE	3,014			\$328,720	1,425	\$230.7	01/18/23	JAIMES, JOSE EFRAIN ZAVALETA	LOANDEPOTCOM LLC
	3522 HERODAIN AVE	2,169			\$337,045	1,461	\$230.7	01/09/23	FLORES AQUINO, LILIA T	GUILD MORTGAGE COMPANY LL
	3546 ARCADIAN KING AVE	1,668	3	2	\$299,000	1,156	\$258.7	01/07/23	THOMAS, MICHAEL J	LOANDEPOTCOM LLC

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Builder	Site Address	LotSF	BR	BA	Sale Price	FinSF	\$/SF	Sale Date	Buyer	Lender
Harmony Homes										
	3517 HERODAIN AVE	1,773			\$314,000	1,361	\$230.7	01/05/23	LINDSAY II, ANDRE LAMERE	LOANDEPOTCOM LLC
	3534 ALPHEUS RIVER AVE	1,877	3	2	\$339,000	1,329	\$255.1	12/27/22	HUNT, AJANI C	CMG MORTGAGE INC
	3509 HERODAIN AVE	1,773	3	2	\$309,665	1,156	\$267.9	12/23/22	CARROLL, ARNOLD B	CITIBANK NA
	3501 HERODAIN AVE	1,773			\$320,535	1,389	\$230.8	12/20/22	JONES, PARRIS ROBERT	UNITED WHOLESALE MORTGAG
	3549 ARCADIAN KING AVE	1,668	3	2	\$305,000	1,156	\$263.8	12/14/22	STALLSWORTH, ANGELA M	CELEBRITY HOME LOANS LLC
	3521 HERODAIN AVE	2,169			\$336,970	1,460	\$230.8	12/14/22	GONZALEZ GAYTAN, ANGELIQUE	UNITED WHOLESALE MORTGAG
	3617 HESTIA AVE	1,668	3	2	\$299,000	1,156	\$258.7	12/09/22	BROOKS, RODNEY JOSEPH	VETERANS UNITED HOME LOAN
	3493 HERODAIN AVE	3,014			\$339,505	1,471	\$230.8	12/07/22	ESCOBAR, MARIO EDGARDO	MOUNTAIN AMERICA FCU
	3530 HERODAIN AVE	2,169	3	2	\$332,380	1,473	\$225.6	12/05/22	CARTER, RANDY	CITIBANK NA
	3538 ARCADIAN KING AVE #00000	1,668	3	2	\$305,760	1,156	\$264.5	12/01/22	GOCO, DAISY	*UNKNOWN
	3542 ARCADIAN KING AVE	1,668	3	2	\$308,900	1,156	\$267.2	11/22/22	UDOKOP, FLORENCE	CMG MORTGAGE INC
	3530 ARCADIAN KING AVE	2,039			\$338,115	1,465	\$230.8	11/21/22	CHANDLER, TERRELLE	MOUNTAIN AMERICA FCU
	3554 ARCADIAN KING AVE	1,668	3	2	\$317,155	1,329	\$238.6	11/15/22	MBOUDA, BRIGITTE	US BANK NA
	3550 ARCADIAN KING AVE	1,668	3	2	\$321,170	1,329	\$241.7	11/15/22	BELLO, VIRIDIANA REYES	MOUNTAIN AMERICA FCU
	3558 ARCADIAN KING AVE	2,836			\$331,660	1,437	\$230.8	11/10/22	GIPSON, CALISHA	SECURITYNATIONAL MORTGAG
	3534 ARCADIAN KING AVE	1,668	3	2	\$321,045	1,329	\$241.6	11/10/22	ROBINSON, FRANKLIN B	GUILD MORTGAGE COMPANY LL
	3533 ARCADIAN KING AVE	1,668	3	2	\$318,060	1,329	\$239.3	10/26/22	GONZALEZ, SUSANA	(CASH TRANSACTION)
	3541 ARCADIAN KING AVE	1,668	3	2	\$303,010	1,156	\$262.1	10/17/22	DAVILA, S	CMG MORTGAGE INC
	3553 ARCADIAN KING AVE	1,668	3	2	\$318,035	1,329	\$239.3	10/12/22	MONTESINOS, OSCAR	JPMORGAN CHASE BANK NA
	3545 ARCADIAN KING AVE	1,668	3	2	\$303,010	1,156	\$262.1	10/11/22	BLACKWELL, CRYSTAL	CMG MORTGAGE INC
	3529 ARCADIAN KING AVE #00000	2,039	3	2	\$329,945	1,473	\$224.0	10/11/22	SOLANKI, DINESH	*UNKNOWN
	3557 ARCADIAN KING AVE	2,836	3	2	\$333,535	1,473	\$226.4	10/11/22	MARTINEZ, DORA RODRIGUEZ	CMG MORTGAGE INC
	3537 ARCADIAN KING AVE	1,668	3	2	\$316,875	1,329	\$238.4	10/06/22	SOLIS, ANTHONY	CALIBER HOME LOANS INC
	3558 HERODAIN AVE #00000	3,010	3	2	\$331,345	1,473	\$224.9	10/03/22	JOHNSON, MLJ	ALL WESTERN MORTGAGE INC
Builder Total Transactions:		72	Averages:		\$320,638	1,320	\$243.4			

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