

Cadence/Serenity Place

Active Qtr: **3Q22**

Builtout Qtr:

Market: Las Vegas
County: Clark
Market Area: South East
Sub Area: Lake Las Vegas
Community: Cadence

Census Place: Henderson City
Block Group: 320030054361
Assigned City: Undefined
Postal City: Henderson
Postal Zip: 89011

Driving Directions
 North west corner of Sunset Rd and Cadence Crest Ave

School Dist: CLARK COUNTY SCHOOL DISTRICT
Elementary: C.T. SEWELL ELEMENTARY SCHOOL
Middle Sch: B. MAHLON BROWN JUNIOR HIGH SCHOO
High Sch: BASIC ACADEMY OF INTERNATIONAL STU

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

Comments

Developer(s)
 The LandWell Company

<input type="checkbox"/> Age Targeted	<input type="checkbox"/> Deed Restricted	<input checked="" type="checkbox"/> OnSite School	<input type="checkbox"/> Gated	<input type="checkbox"/> Guarded	<input type="text" value=""/>
<input checked="" type="checkbox"/> Club/Rec. Ctr.	<input checked="" type="checkbox"/> Park(s)	<input checked="" type="checkbox"/> Trails	<input type="checkbox"/> Full Maint.	<input type="checkbox"/> Lakes/Ponds	<input type="text" value="\$0.00"/>
<input type="checkbox"/> Wooded Available	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Tennis Courts	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Dockage	<input type="text" value="\$888"/>
					HOA Fees (Ann\$)

	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	Ann. Rates/ Inv. Supply
Starts	0	0	0	0	26	8	8	27	5	48
Closings	0	0	0	0	0	9	14	10	9	42
Housing Inv	0	0	0	0	26	25	19	36	32	9.1 Mos
VDL Inv	0	0	0	0	48	40	32	5	0	0.0

Builder(s)

Active?	Name
Yes	Harmony Homes

ID	Section Name	Quarter Active	Quarter BuiltOut	Current Base Price Range	Lot Size	Lot Dim	Occup	Housing Inventory			Total Inv	VDL	Future	Total Units
								Mod	Fin/Vac	U/C				
01	Phase 5-R3-1-1	3Q22		\$334-\$369	2,000 sf	20x100	42	0	0	32	32	0	0	74
02	Phase 5-R3-1-2	Future		\$334-\$369	2,000 sf	20x100	0	0	0	0	0	0	98	98
Subdivision Totals							42	0	0	32	32	0	98	172

	Offered in Secs ...	BR	BA	Garage	Stories	4Q22 Price	1Q23 Price	2Q23 Price	3Q23 Price	Finished Sq. Ft.	Most Recent \$/Sq.Ft.	Plan Notes
Unit A 1206	01,02	3	2.5	2	2	\$331,990	\$331,990	\$333,990	\$333,990	1,206	\$276.94	
Unit B 1376	01,02	3	2.5	2	2	\$355,990	\$363,292	\$357,990	\$357,990	1,376	\$260.17	
Unit C 1505	01,02	3	2.5	2	2	\$366,990	\$366,990	\$368,990	\$368,990	1,505	\$245.18	
Averages						\$351,657	\$354,091	\$353,657	\$353,657	1,362	\$260.76	

Builder	Site Address	LotSF	BR	BA	Sale Price	FinSF	\$/SF	Sale Date	Buyer	Lender
Harmony Homes										
	817 WATFORD PL	2,056			\$368,601	1,415	\$260.5	10/16/23	VELAYUTHAN, EDNA M	CMG MORTGAGE INC
	851 JIGGLYPUFF PL	2,012			\$368,500	1,415	\$260.4	10/10/23	MOORE, CASSANDRA	CMG MORTGAGE INC
	845 JIGGLYPUFF PL	2,008			\$365,000	1,402	\$260.3	09/18/23	BRAUCHER, DAVID	GUARANTEED RATE INC
	839 WATFORD PL	2,056			\$370,000	1,421	\$260.4	09/12/23	ALLEN, LORERI MARK	(CASH TRANSACTION)

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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Public Data - New Property Transactions (Since 4Q22)

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Harmony Homes										
	853 JIGGLYPUFF PL	3,158			\$385,437	1,480	\$260.4	09/11/23	PATEL, MALTIBEN K	(CASH TRANSACTION)
	849 JIGGLYPUFF PL	2,008			\$347,000	1,332	\$260.5	09/11/23	KHAN, MICHAEL E	CMG MORTGAGE INC
	843 JIGGLYPUFF PL	3,158			\$382,500	1,469	\$260.4	09/11/23	SANTOS, NORMAN	GUILD MORTGAGE COMPANY LL
	823 WATFORD PL	2,056			\$336,000	1,290	\$260.5	08/18/23	SPADA, MARIO SANDRO PERRIN	EAST WEST BANK
	825 WATFORD PL	2,056			\$366,638	1,408	\$260.4	08/16/23	PEREZ, JOSE ENRIQUE ROMERO	ALL WESTERN MORTGAGE INC
	829 WATFORD PL	3,245			\$384,471	1,476	\$260.5	08/15/23	HOOTEN, AUDRA M	ALL WESTERN MORTGAGE INC
	819 WATFORD PL	2,056			\$339,386	1,303	\$260.5	08/14/23	SANCHEZ, ELLSEO	CMG MORTGAGE INC
	827 WATFORD PL	2,056			\$368,302	1,414	\$260.5	08/14/23	KEOGLER, ERWIN	ACADEMY MORTGAGE CORP (31
	821 WATFORD PL	2,056			\$341,611	1,312	\$260.4	08/10/23	SALINAS, BRANDY	GUILD MORTGAGE COMPANY LL
	815 WATFORD PL	3,250			\$385,537	1,480	\$260.5	08/07/23	GARCIA, JESSICA DAWN	CMG MORTGAGE INC
	829 JIGGLYPUFF PL	2,012			\$363,462	1,396	\$260.4	07/12/23	PATEL, JIGNESH KUMAR RATILAI	(CASH TRANSACTION)
	831 JIGGLYPUFF PL	2,012			\$354,700	1,361	\$260.6	06/23/23	MCGUINNESS, JOSEPH STANLEY	ALL WESTERN MORTGAGE INC
	839 JIGGLYPUFF PL	2,008			\$352,277	1,352	\$260.6	05/23/23	TYNER, CHRISTY THU TRINH	MILLENNIUM MORTGAGE GROU
	841 JIGGLYPUFF PL	3,162			\$372,887	1,431	\$260.6	05/16/23	MARION, CLAUDIA ANN	CMG MORTGAGE INC
	835 JIGGLYPUFF PL	2,012			\$339,351	1,302	\$260.6	04/25/23	DAVIS, JOHN W	ALL WESTERN MORTGAGE INC
	805 WATFORD PL #00000	2,056			\$358,017	1,374	\$260.6	04/25/23	VENTURA, ZACCHARY	CARDINAL FINANCIAL COMPANY
	837 JIGGLYPUFF PL	2,012			\$334,592	1,284	\$260.6	04/20/23	SCHRIEVER, ERIN MARIE	NOVA FINANCIAL & INVESTMENT
	833 JIGGLYPUFF PL	2,012			\$330,465	1,268	\$260.6	04/14/23	GONGORA, MARIA DEL ROSARIO	EAST WEST BANK
	827 JIGGLYPUFF PL	3,180			\$379,566	1,457	\$260.5	04/13/23	AVILA, SALVADOR	CMG MORTGAGE INC
	811 WATFORD PL #00000	2,056			\$350,000	1,343	\$260.6	04/13/23	SANCHEZ II, ANDREW THOMAS	(CASH TRANSACTION)
	811 WATFORD PL	2,056			\$350,000	1,343	\$260.6	04/13/23	SANCHEZ II, ANDREW THOMAS	EVERGREEN HOME LOANS
	809 WATFORD PL	2,056			\$332,935	1,278	\$260.5	04/03/23	HERRERA, GABRIEL	CMG MORTGAGE INC
	813 WATFORD PL	3,250			\$375,000	1,444	\$259.7	03/15/23	DOUGLAS, LATASHIA	PLANET HOME LENDING LLC
	807 WATFORD PL	2,056			\$330,021	1,270	\$259.9	03/09/23	MCQUOID, JUSTIN C	LEADERONE FINANCIAL CORP
	821 JIGGLYPUFF PL	2,017			\$327,771	1,262	\$259.7	03/08/23	HINOJOS, SALVADOR E	LOANDEPOTCOM LLC
	803 WATFORD PL	3,489			\$355,000	1,367	\$259.7	03/07/23	KRISHNA, PAD S	(CASH TRANSACTION)
	817 JIGGLYPUFF PL	2,017			\$347,000	1,336	\$259.7	03/03/23	DAVIS, MAKENNA JONISE	PINNACLE LENDING GROUP INC
	823 JIGGLYPUFF PL	2,017			\$350,000	1,347	\$259.8	02/27/23	KHIEV JR, SAROEUTH ITH	PROSPERITY HOME MORTGAGE
	819 JIGGLYPUFF PL	2,017			\$320,000	1,232	\$259.7	02/24/23	ROSJOY LLC SERIES 819 JIGGLY	(CASH TRANSACTION)
	825 JIGGLYPUFF PL	3,184			\$382,960	1,474	\$259.8	02/24/23	ACEVEDO, LUCRECIA A	LOANDEPOTCOM LLC
	815 JIGGLYPUFF PL	3,189			\$349,600	1,346	\$259.7	02/14/23	GRAHAM, DONALD W	LOANDEPOTCOM LLC
	799 WATFORD PL	2,056	3	2	\$335,312	1,338	\$250.6	01/31/23	STEELE, STEVE R	LOANDEPOTCOM LLC
	795 WATFORD PL	2,056	3	2	\$299,413	1,181	\$253.5	01/27/23	PEREZ JR, RAUL	LOANDEPOTCOM LLC
	797 WATFORD PL	2,056	3	2	\$299,011	1,181	\$253.2	01/13/23	PACHECO, HENRY C	LOANDEPOTCOM LLC
	799 JIGGLYPUFF PL	3,411	3	2	\$347,655	1,509	\$230.4	01/05/23	HANN, DANIEL W	LOANDEPOTCOM LLC
	803 JIGGLYPUFF PL	2,021	3	2	\$360,301	1,338	\$269.3	12/29/22	ENGLE, TABITHA	LOANDEPOTCOM LLC
	791 WATFORD PL	3,467	3	2	\$389,187	1,509	\$257.9	12/20/22	HUNTER, DANIEL ROSS	NEWREZ LLC
	793 WATFORD PL	2,056	3	2	\$352,870	1,338	\$263.7	12/20/22	PATEL, BINDIYA	GUILD MORTGAGE COMPANY LL
	801 WATFORD PL	3,489	3	2	\$383,841	1,509	\$254.4	12/15/22	WHARTON, SHEILA MARIE	(CASH TRANSACTION)
	809 JIGGLYPUFF PL	2,021	3	2	\$344,653	1,181	\$291.8	12/09/22	MCGOWAN, DENITRA	NATIONSTAR MORTGAGE LLC
	813 JIGGLYPUFF PL	3,193	3	2	\$392,973	1,509	\$260.4	11/30/22	CELESTINA, DANIEL F	(CASH TRANSACTION)
	811 JIGGLYPUFF PL	2,021	3	2	\$363,565	1,338	\$271.7	11/30/22	WALTERS, CHERI N	COMMUNITY MORTGAGE FUNDI
	807 JIGGLYPUFF PL	2,021	3	2	\$358,674	1,181	\$303.7	11/22/22	HOWELL, TAKESHA L	FAIRWAY INDEPENDENT MORTG
	805 JIGGLYPUFF PL	2,021	3	2	\$341,366	1,181	\$289.0	11/17/22	KOTEI, CHRISTOPHER K	GUILD MORTGAGE COMPANY LL

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	801 JIGGLYPUFF PL	2,026	3	2	\$367,125	1,338	\$274.4	11/14/22	GARNER, LYNN	EVERGREEN HOME LOANS
Builder Total Transactions:		49	Averages:		\$355,113	1,357	\$261.9			

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