



CHICAGO TITLE

FEBRUARY 2024

REAL ESTATE MARKET UPDATE

The number of resale closings in Southern Nevada spiked by 23.9 percent from January to February as seasonal trends continued. Correspondingly, effective availability dipped below 2.0 months for the first time since July of 2023.

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

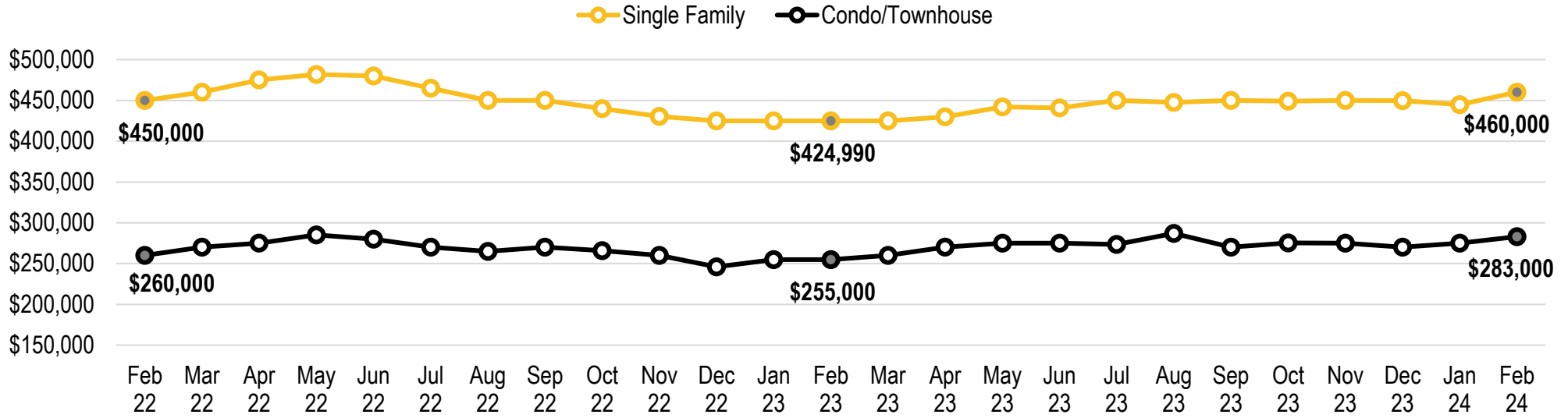
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Dec '23	Jan '24	Feb '24	Dec '23	Jan '24	Feb '24	Dec '23	Jan '24	Feb '24
\$199,999 OR UNDER	135	135	161	73	73	54	1.8	1.8	3.0
\$200,000 - \$249,999	228	241	213	117	105	120	1.9	2.3	1.8
\$250,000 - \$299,999	231	241	224	108	122	150	2.1	2.0	1.5
\$300,000 - \$349,999	286	312	298	218	203	220	1.3	1.5	1.4
\$350,000 - \$399,999	518	499	457	303	344	372	1.7	1.5	1.2
\$400,000 - \$499,999	944	940	861	499	471	631	1.9	2.0	1.4
\$500,000 - \$749,999	997	1,016	1,010	389	360	511	2.6	2.8	2.0
\$750,000 - \$999,999	333	350	346	94	100	128	3.5	3.5	2.7
\$1,000,000 - \$1,499,999	205	210	223	48	44	74	4.3	4.8	3.0
\$1,500,000 - \$1,999,999	91	87	98	17	19	30	5.4	4.6	3.3
\$2,000,000 - \$2,499,999	43	50	55	10	12	8	4.3	4.2	6.9
\$2,500,000 AND OVER	202	211	214	15	15	16	13.5	14.1	13.4
TOTAL	4,213	4,292	4,160	1,891	1,868	2,314	2.2	2.3	1.8

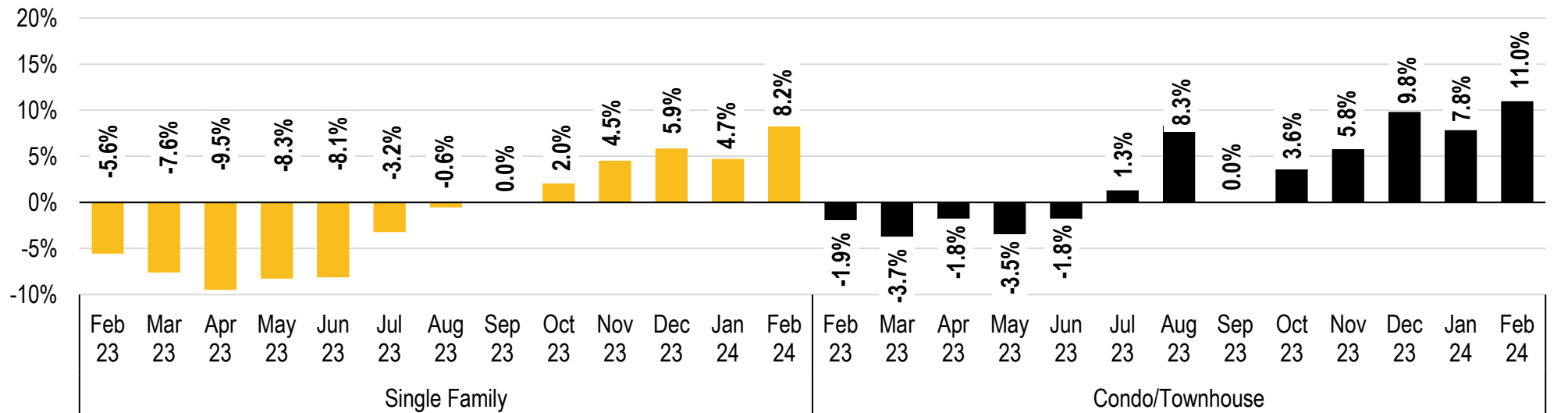
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

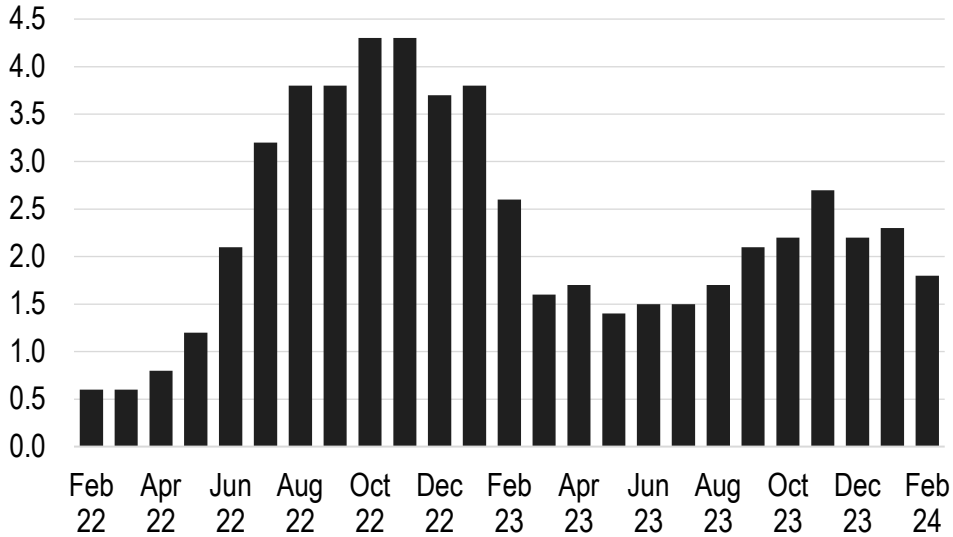


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

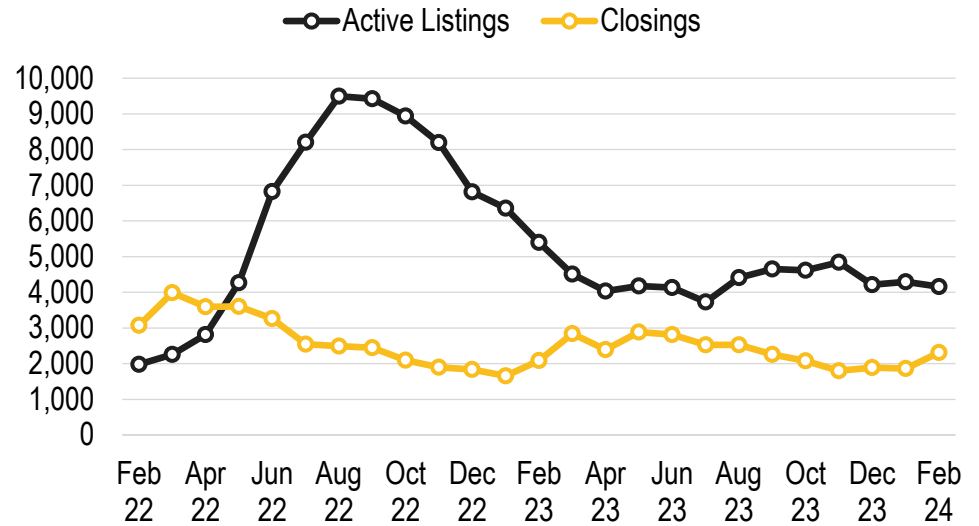




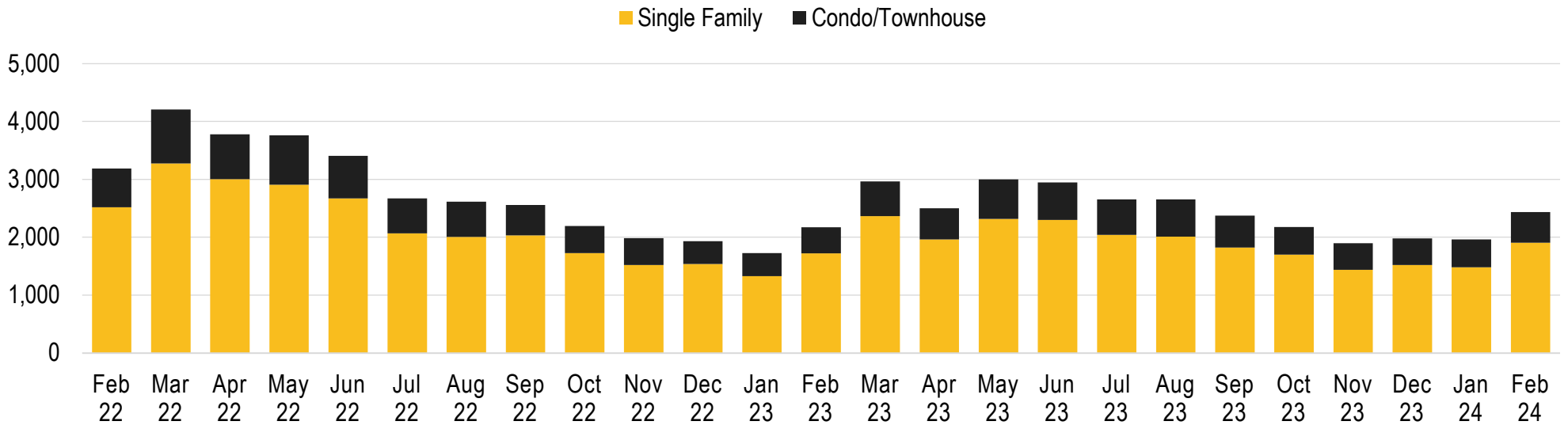
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



ACTIVE LISTINGS AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



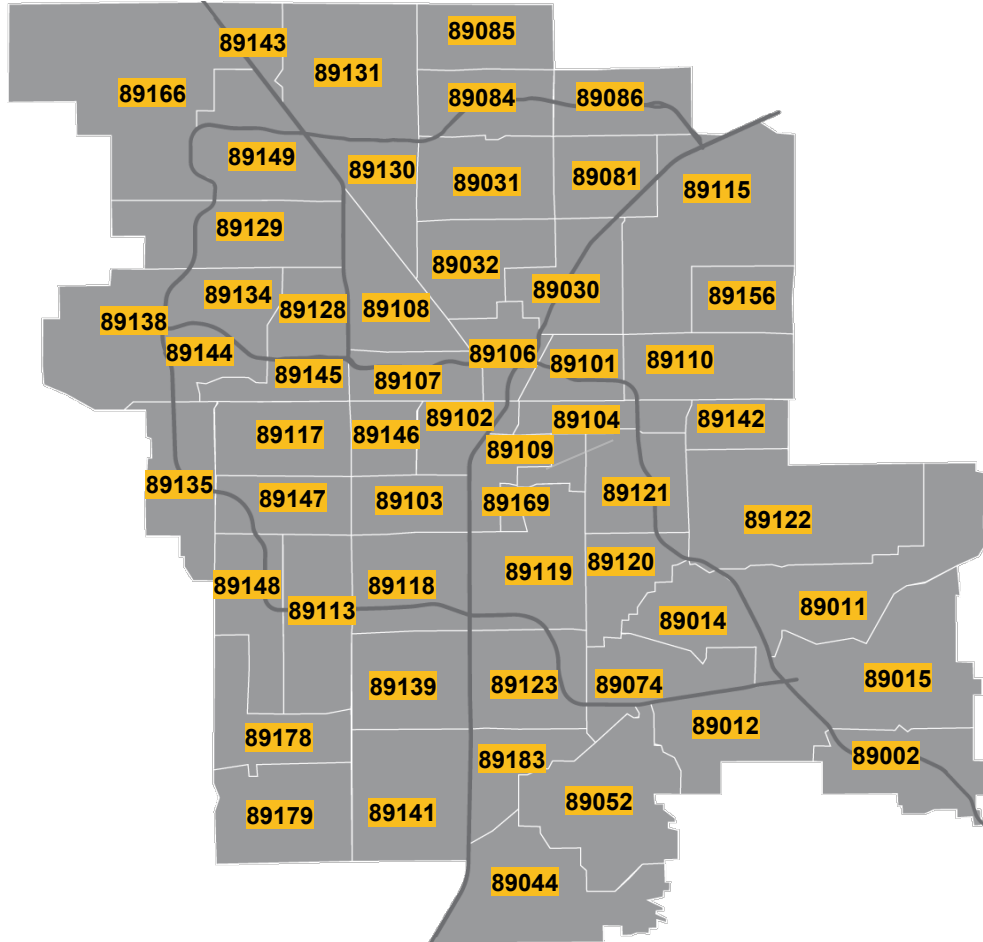
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

BY ZIP CODE | LAS VEGAS, NEVADA | FEBRUARY 2024

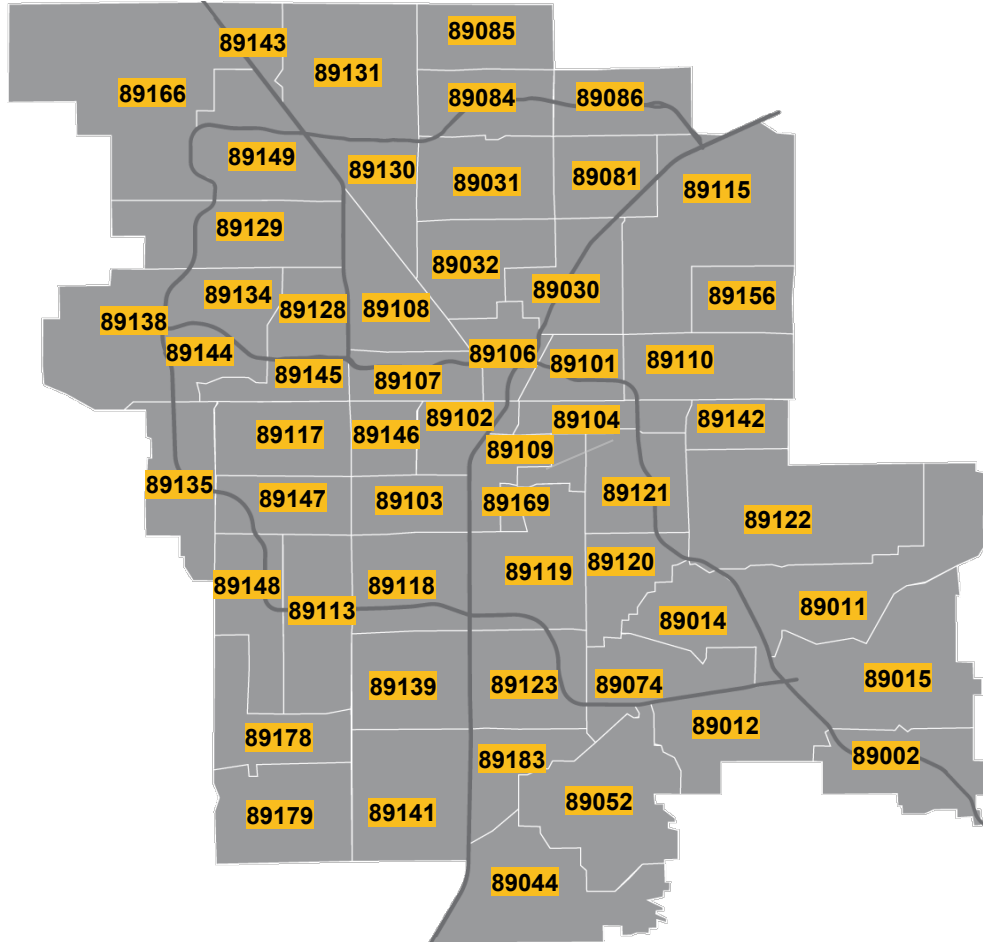


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	35	89086	82	89119	49	89142	35
89011	61	89101	21	89120	25	89143	64
89012	46	89102	22	89121	48	89144	55
89014	44	89103	23	89122	48	89145	42
89015	32	89104	64	89123	30	89146	52
89030	15	89106	34	89128	33	89147	36
89031	40	89107	32	89129	32	89148	54
89032	36	89108	39	89130	40	89149	37
89044	34	89109	27	89131	37	89156	43
89052	52	89110	43	89134	30	89166	52
89074	35	89113	34	89135	48	89169	30
89081	45	89115	36	89138	46	89178	39
89084	39	89117	38	89139	30	89179	36
89085	34	89118	32	89141	57	89183	36



MONTHS OF HOUSING INVENTORY

BY ZIP CODE | LAS VEGAS, NEVADA | FEBRUARY 2024



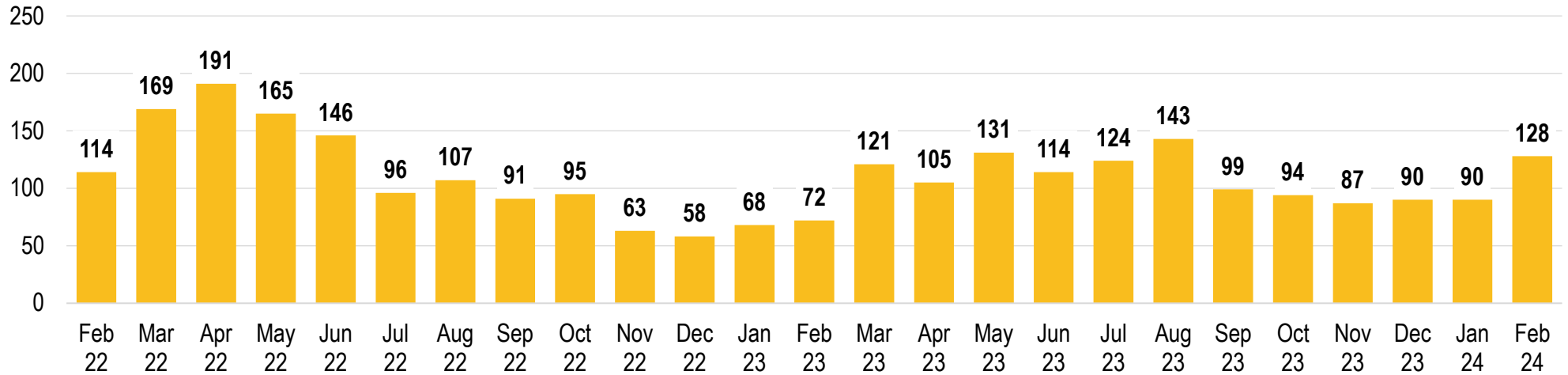
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	1.2	89086	2.4	89119	2.7	89142	3.4
89011	2.1	89101	5.1	89120	3.6	89143	1.2
89012	2.3	89102	4.2	89121	2.0	89144	1.5
89014	2.1	89103	1.7	89122	1.3	89145	1.3
89015	1.1	89104	1.8	89123	1.7	89146	1.3
89030	2.2	89106	2.0	89128	1.2	89147	1.7
89031	2.1	89107	2.2	89129	1.9	89148	1.0
89032	1.9	89108	2.4	89130	2.0	89149	2.2
89044	1.1	89109	2.4	89131	1.9	89156	2.2
89052	2.0	89110	1.7	89134	1.5	89166	1.6
89074	1.3	89113	1.7	89135	2.3	89169	4.3
89081	1.7	89115	1.6	89138	1.6	89178	1.4
89084	1.4	89117	2.9	89139	1.7	89179	1.0
89085	2.7	89118	2.3	89141	1.4	89183	2.4

Note: Inventory includes available listings, excluding homes under contract, relative to closings.



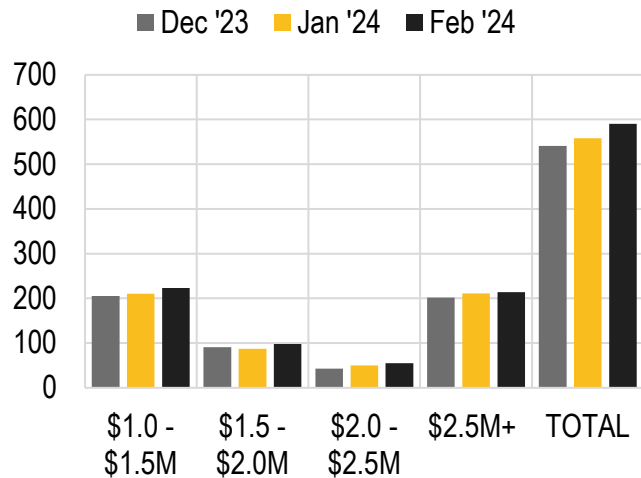
NUMBER OF LUXURY HOME RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



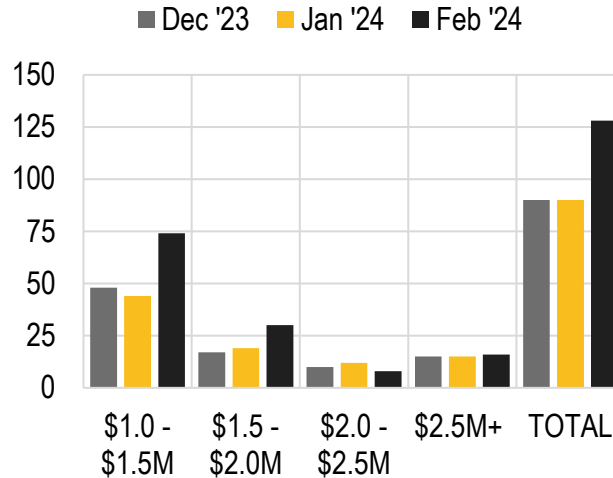
NUMBER OF LUXURY HOMES ON THE MARKET

LAS VEGAS, NEVADA (URBAN VALLEY)



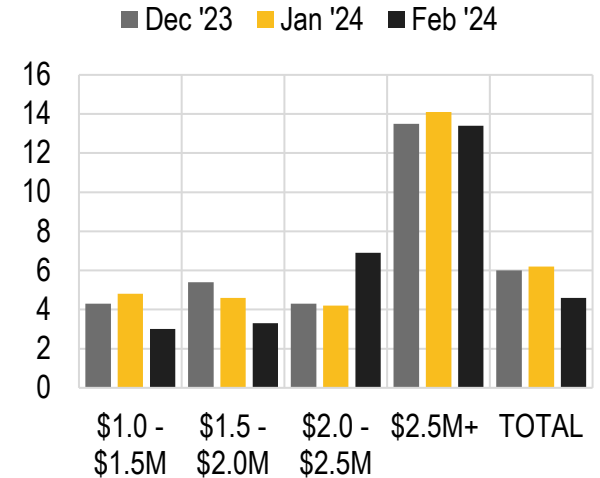
NUMBER OF LUXURY RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



EFFECTIVE MONTHS OF INVENTORY

LAS VEGAS, NEVADA (URBAN VALLEY)



Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



CHICAGO TITLE

FEBRUARY 2024

HIGH-RISE MARKET UPDATE

The median resale price in the Southern Nevada high-rise market continued to climb, hitting a peak of \$488,000 during the past two years. As a result, annual price appreciation hit 33.7 percent.

HIGH-RISE HOUSING MARKET

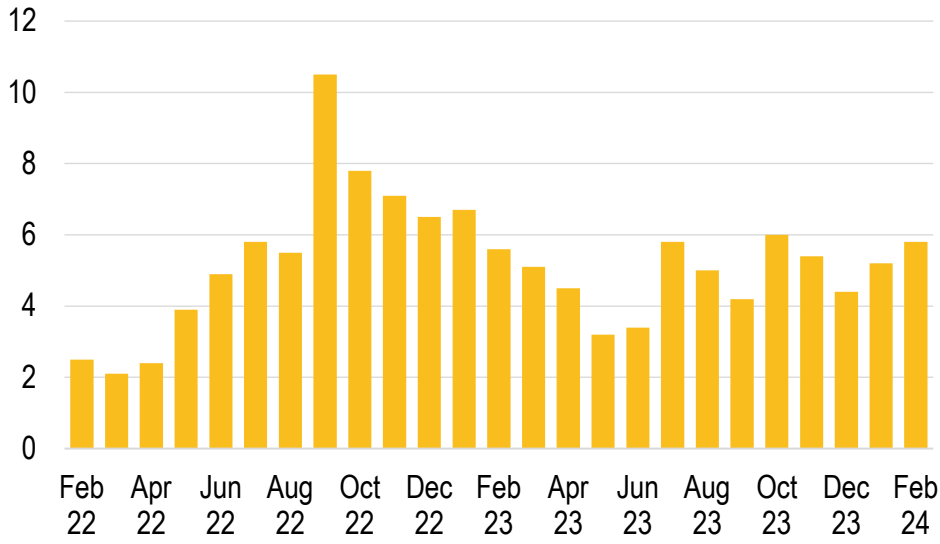
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Feb '24	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	
\$99,999 or under	0	0	0	0	0	0	0	-
\$100,000 - \$119,999	0	0	0	0	0	0	0	-
\$120,000 - \$139,999	0	0	0	0	0	0	0	-
\$140,000 - \$159,999	0	0	0	0	0	0	0	-
\$160,000 - \$179,999	3	2	2	1	1	0	0	-
\$180,000 - \$199,999	7	2	0	1	0	1	3	2.3
\$200,000 - \$249,999	15	4	5	2	5	2	2	7.5
\$250,000 - \$299,999	26	10	7	6	8	5	5	5.2
\$300,000 - \$399,999	85	26	14	23	19	19	18	4.7
\$400,000 - \$499,999	41	10	7	6	12	8	3	13.7
\$500,000 - \$999,999	113	16	16	18	18	20	21	5.4
\$1,000,000 and Over	64	7	6	3	6	9	9	7.1
TOTAL	354	77	57	60	69	64	61	5.8

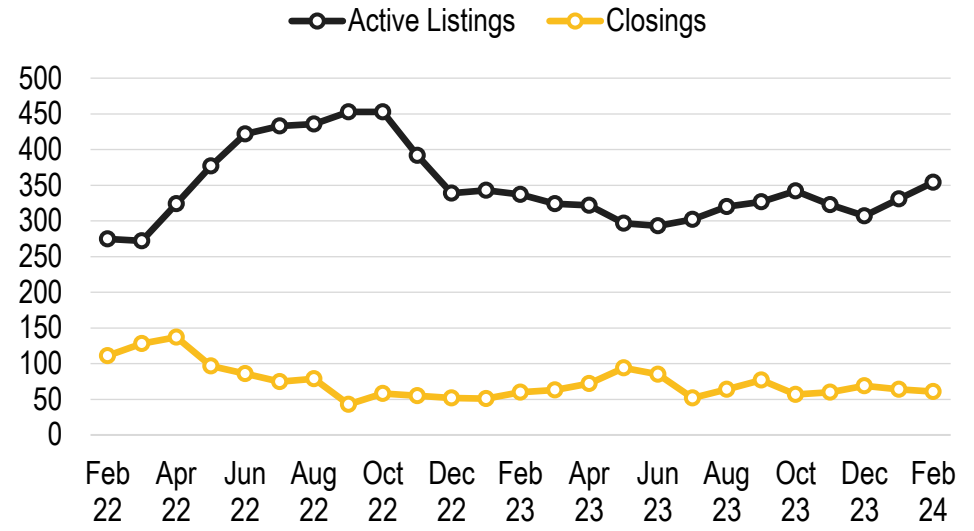
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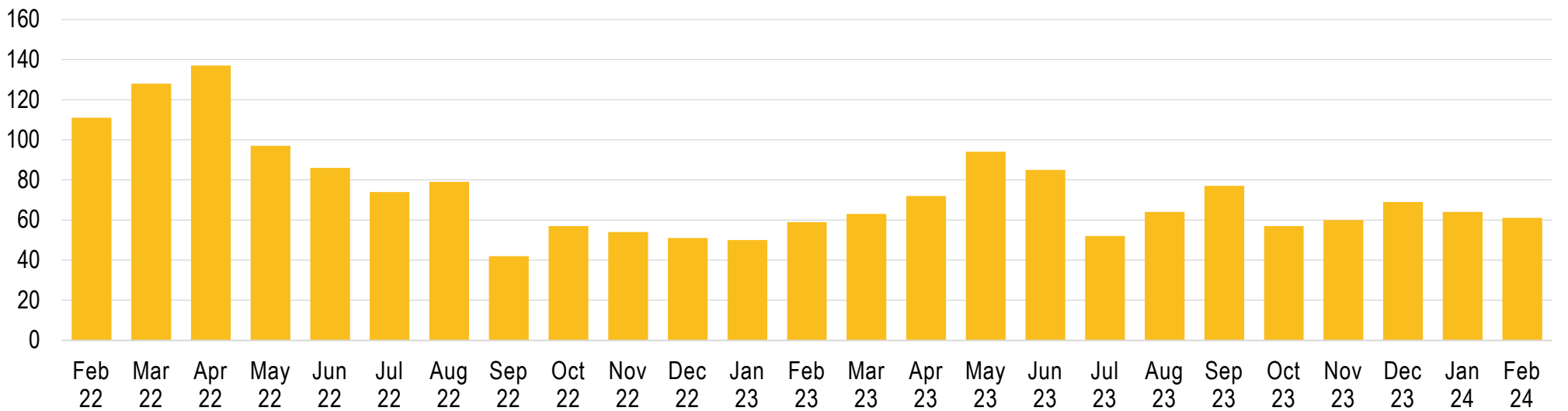
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



HIGH-RISE ACTIVE LISTINGS, AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)

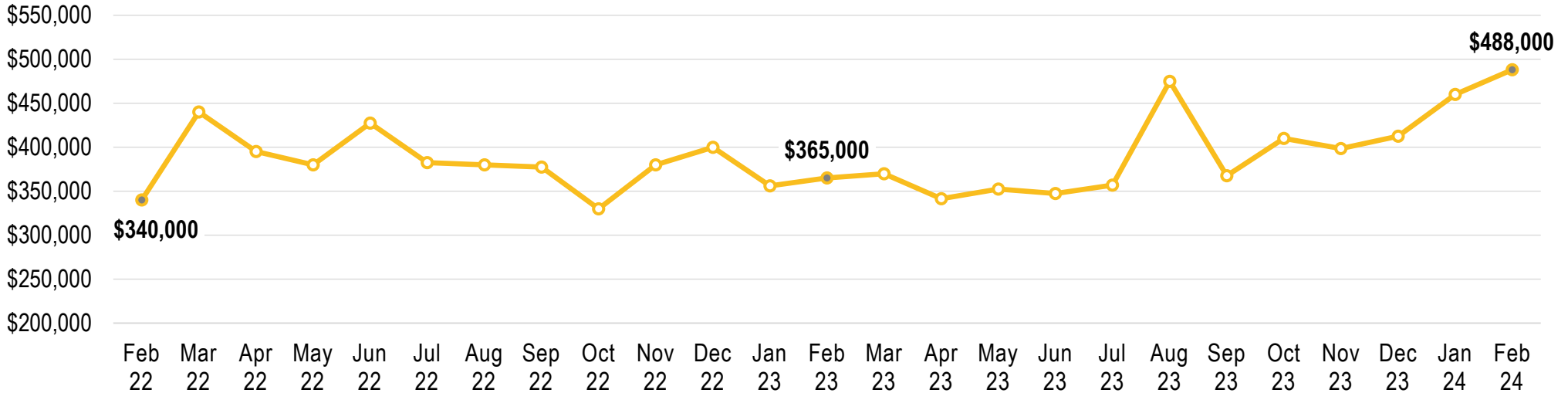


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA





HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



HIGH-RISE MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
SOUTHERN NEVADA

