

Las Vegas MarketWatch Report

	23-Mar	Mar-24	Yr to Yr Change
Available Inventory			
Single Family Residences	4,015	3,344	-16.71%
Condos & Townhouses	1,120	1,224	9.29%
Totals (Combined SFR & C/THs)	5,135	4,568	-11.04%
New Listings Added In The Month			
Single Family Residences	2,504	2,673	6.75%
Condos & Townhouses	734	858	16.89%
Totals (Combined SFR & C/THs)	3,238	3,531	9.05%
Under Contract			
Single Family Residences	2,576	2,631	2.14%
Condos & Townhouses	704	720	2.27%
Totals (Combined SFR & C/THs)	3,280	3,351	2.16%
New Escrows Added In The Month			
Single Family Residences	2,324	2,440	4.99%
Condos & Townhouses	654	679	3.82%
Totals (Combined SFR & C/THs)	2,978	3,119	4.73%
Closed			
Single Family Residences	2,262	1,978	-12.56%
Condos & Townhouses	580	563	-2.93%
Totals (Combined SFR & C/THs)	2,842	2,541	-10.59%
Months of Supply			
Single Family Residences	1.77	1.69	-4.49%
Condos & Townhouses	1.93	2.17	12.65%
Totals (Combined SFR & C/THs)	1.81	1.80	-0.68%
Average Days on Market			
Single Family Residences	54	38	-29.63%
Condos & Townhouses	49	42	-14.29%
Totals (Combined SFR & C/THs)	53	39	-26.42%
Median List Price			
Single Family Residences	\$530,000	\$570,000	7.55%
Condos & Townhouses	\$288,000	\$295,000	2.43%
Totals (Combined SFR & C/THs)	\$475,000	\$484,500	2.00%
Median List Price of Sold Properties			
Single Family Residences	\$435,000	\$475,000	9.20%
Condos & Townhouses	\$267,500	\$290,000	8.41%
Totals (Combined SFR & C/THs)	\$407,000	\$440,000	8.11%
Median Sales Price			
Single Family Residences	\$429,500	\$470,000	9.43%
Condos & Townhouses	\$260,000	\$285,000	9.62%
Totals (Combined SFR & C/THs)	\$400,000	\$435,000	8.75%
LP to SP Ratio of Sold Properties			
Single Family Residences	98.74%	98.95%	0.21%
Condos & Townhouses	97.20%	98.28%	1.11%
Totals (Combined SFR & C/THs)	98.28%	98.86%	0.59%

This Report only uses GLVAR data from the Greater Las Vegas/Henderson area. It does not include Pahrump, Boulder City, Mesquite, Mt Charleston, Moapa, Overton, etc

For more info, contact David Brownell, Real Broker, LLC, 702-220-9696

Las Vegas Market Watch Trend Analysis Report



	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24
Available Inventory													
Single Family Residences	4,015	3,724	3,508	3,376	3,509	3,653	3,863	4,070	4,068	3,628	3,383	3,268	3,344
Condos & Townhouses	1,120	1,021	913	903	921	995	1,075	1,216	1,241	1,151	1,128	1,166	1,224
Totals (Combined SFR & C/THs)	5,135	4,745	4,421	4,279	4,430	4,648	4,938	5,286	5,309	4,779	4,511	4,434	4,568
New Listings Added in the Month													
Single Family Residences	2,504	2,394	2,522	2,536	2,285	2,621	2,402	2,442	1,930	1,455	2,395	2,455	2,673
Condos & Townhouses	734	705	719	747	686	735	733	795	623	489	783	741	858
Totals (Combined SFR & C/THs)	3,238	3,099	3,241	3,283	2,971	3,356	3,135	3,237	2,553	1,944	3,178	3,196	3,531
Under Contract													
Single Family Residences	2,576	2,725	2,615	2,499	2,242	2,138	1,951	1,790	1,726	1,636	2,240	2,454	2,631
Condos & Townhouses	704	814	790	774	703	617	552	562	520	490	666	654	720
Totals (Combined SFR & C/THs)	3,280	3,539	3,405	3,273	2,945	2,755	2,503	2,352	2,246	2,126	2,906	3,108	3,351
New Escrows Added in the Month													
Single Family Residences	2,324	2,323	2,296	2,127	2,010	1,895	1,690	1,622	1,408	1,473	1,989	2,145	2,440
Condos & Townhouses	654	704	696	680	625	570	542	512	437	462	624	598	679
Totals (Combined SFR & C/THs)	2,978	3,027	2,992	2,807	2,635	2,465	2,232	2,134	1,845	1,935	2,613	2,743	3,119
Closed													
Single Family Residences	2,262	1,874	2,215	2,184	1,934	1,915	1,731	1,615	1,359	1,445	1,413	1,803	1,978
Condos & Townhouses	580	521	675	633	593	620	527	463	439	446	455	512	563
Totals (Combined SFR & C/THs)	2,842	2,395	2,890	2,817	2,527	2,535	2,258	2,078	1,798	1,891	1,868	2,315	2,541
Months of Supply													
Single Family Residences	1.77	1.99	1.58	1.55	1.81	1.91	2.23	2.52	2.99	2.51	2.39	1.81	1.69
Condos & Townhouses	1.93	1.96	1.35	1.43	1.55	1.60	2.04	2.63	2.83	2.58	2.48	2.28	2.17
Totals (Combined SFR & C/THs)	1.81	1.98	1.53	1.52	1.75	1.83	2.19	2.54	2.95	2.53	2.41	1.92	1.80
Average Days On Market													
Single Family Residences	54	50	42	37	33	30	31	31	32	37	41	43	38
Condos & Townhouses	49	48	39	36	30	28	27	32	27	35	39	38	42
Totals (Combined SFR & C/THs)	53	49	42	37	32	29	30	32	31	36	41	42	39
Median Sales Price													
Single Family Residences	\$429,500	\$430,000	\$445,000	\$450,000	\$455,000	\$450,000	\$450,000	\$450,000	\$454,000	\$450,000	\$450,000	\$467,500	\$470,000
Condos & Townhouses	\$260,000	\$273,000	\$275,000	\$275,000	\$274,000	\$290,000	\$275,000	\$280,000	\$280,000	\$271,500	\$280,000	\$286,000	\$285,000
Totals (Combined SFR & C/THs)	\$400,000	\$400,000	\$410,000	\$415,000	\$420,000	\$415,000	\$414,500	\$420,000	\$420,000	\$420,000	\$410,000	\$432,000	\$435,000

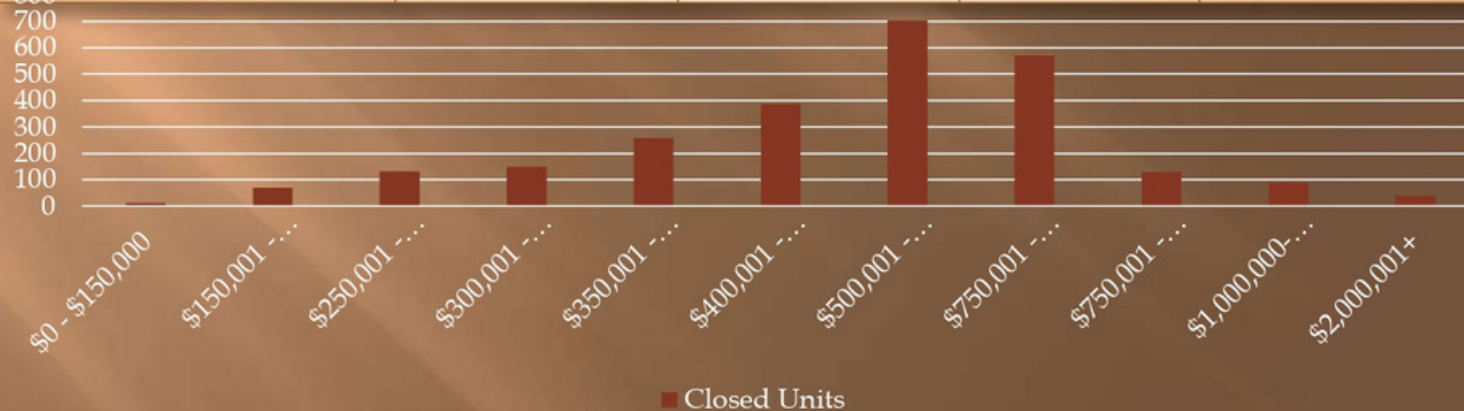
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2024 March MLS Closings Price Segment Breakdown

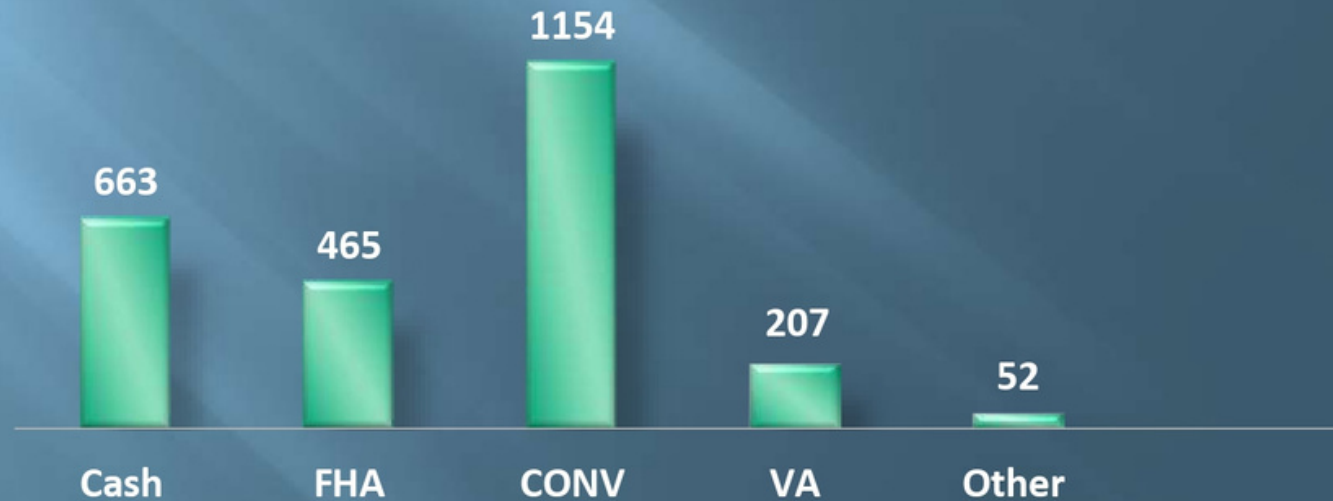
Percentage of Properties In Price Range	Price Range	Available Inventory	Closed Units	Months of Supply
0.7%	\$0 - \$150,000	34	11	3.09
2.8%	\$150,001 - \$200,000	129	69	1.87
5.6%	\$200,001 - \$250,000	254	131	1.94
5.9%	\$250,001 - \$300,000	268	150	1.79
7.5%	\$300,001-\$350,000	341	259	1.32
9.6%	\$350,001 - \$400,000	439	387	1.13
21.5%	\$400,001 - \$500,000	980	704	1.39
23.3%	\$500,001 - \$750,000	1066	571	1.87
8.6%	\$750,001 - \$1,000,000	395	130	3.04
7.9%	\$1,000,001-\$2,000,000	363	89	4.08
6.5%	\$2,000,001+	299	40	7.48
Total	100%	4568	2541	1.8



All data provided by the Brownell Team REALTORS® Real Broker, LLC
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March 2024 MLS Closings Terms of Sale

Cash	663	26%
FHA	465	18%
CONV	1154	46%
VA	207	8%
Other	52	2%
Total Closing	2541	100%



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