



CHICAGO TITLE

AUGUST 2022

# REAL ESTATE MARKET UPDATE

The number of active listings continued to rise for the eighth consecutive month to 9,496 in August. Resale home prices dipped for the third consecutive month, as single-family residences reached \$450,000 and condo/townhomes hit \$264,900.

## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

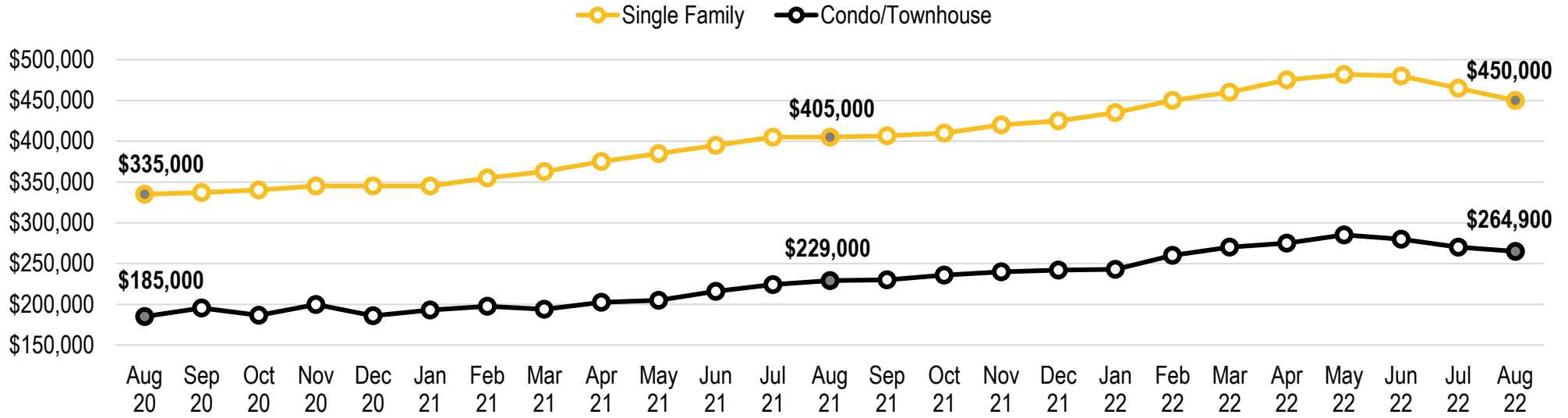
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Jun '22	Jul '22	Aug '22	Jun '22	Jul '22	Aug '22	Jun '22	Jul '22	Aug '22
\$199,999 OR UNDER	138	176	228	88	82	109	1.6	2.1	2.1
\$200,000 - \$249,999	268	337	395	164	146	153	1.6	2.3	2.6
\$250,000 - \$299,999	317	371	469	205	167	190	1.5	2.2	2.5
\$300,000 - \$349,999	384	515	715	260	224	262	1.5	2.3	2.7
\$350,000 - \$399,999	704	938	1,168	401	379	382	1.8	2.5	3.1
\$400,000 - \$499,999	1,595	2,146	2,571	958	741	659	1.7	2.9	3.9
\$500,000 - \$749,999	1,969	2,216	2,395	867	579	523	2.3	3.8	4.6
\$750,000 - \$999,999	644	687	737	175	135	107	3.7	5.1	6.9
\$1,000,000 - \$1,499,999	345	379	368	75	63	61	4.6	6.0	6.0
\$1,500,000 - \$1,999,999	161	151	165	27	15	18	6.0	10.1	9.2
\$2,000,000 - \$2,499,999	89	88	88	11	8	16	8.1	11.0	5.5
\$2,500,000 AND OVER	211	200	197	33	10	12	6.4	20.0	16.4
<b>TOTAL</b>	<b>6,825</b>	<b>8,204</b>	<b>9,496</b>	<b>3,264</b>	<b>2,549</b>	<b>2,492</b>	<b>2.1</b>	<b>3.2</b>	<b>3.8</b>

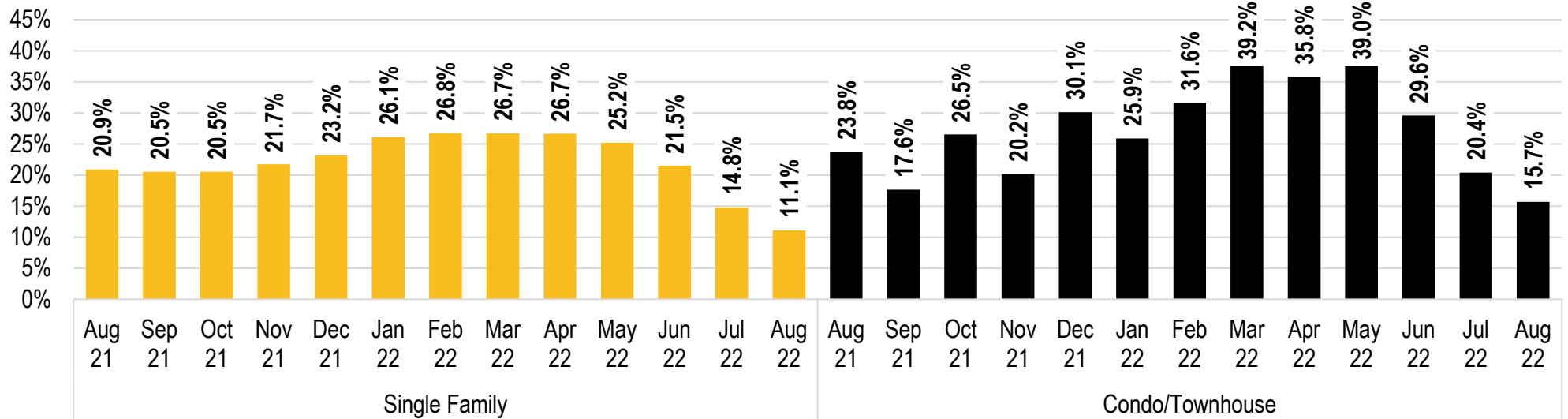
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



**MEDIAN RESALE HOME CLOSING PRICES**  
BY PRODUCT TYPE | SOUTHERN NEVADA

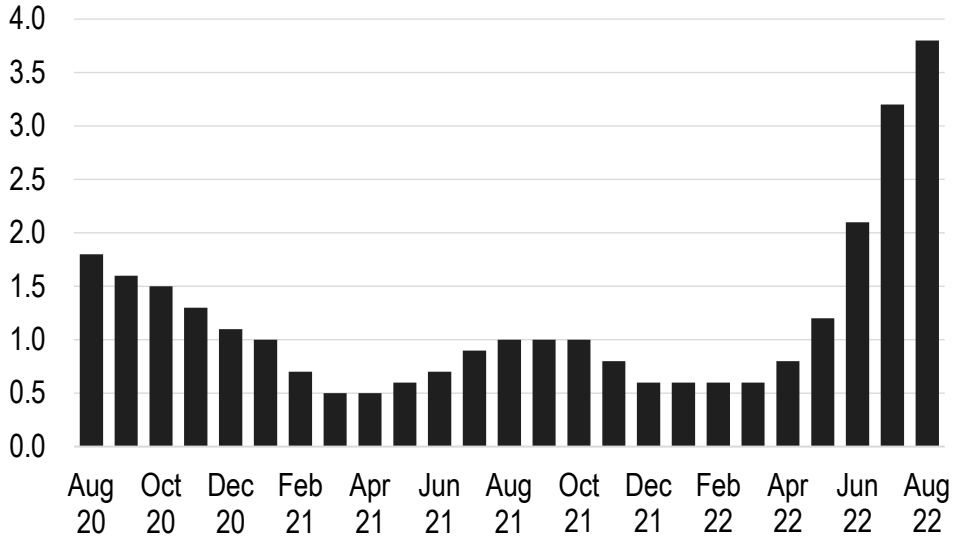


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

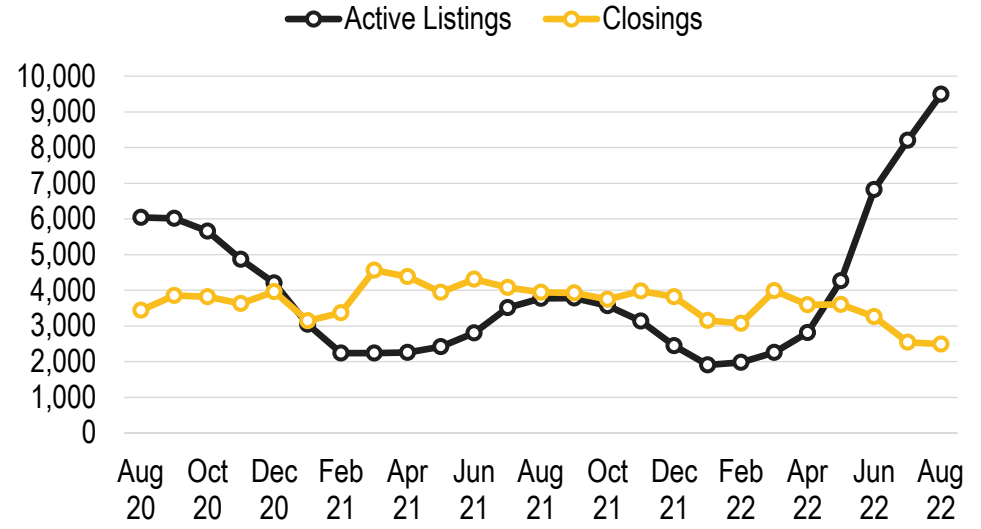




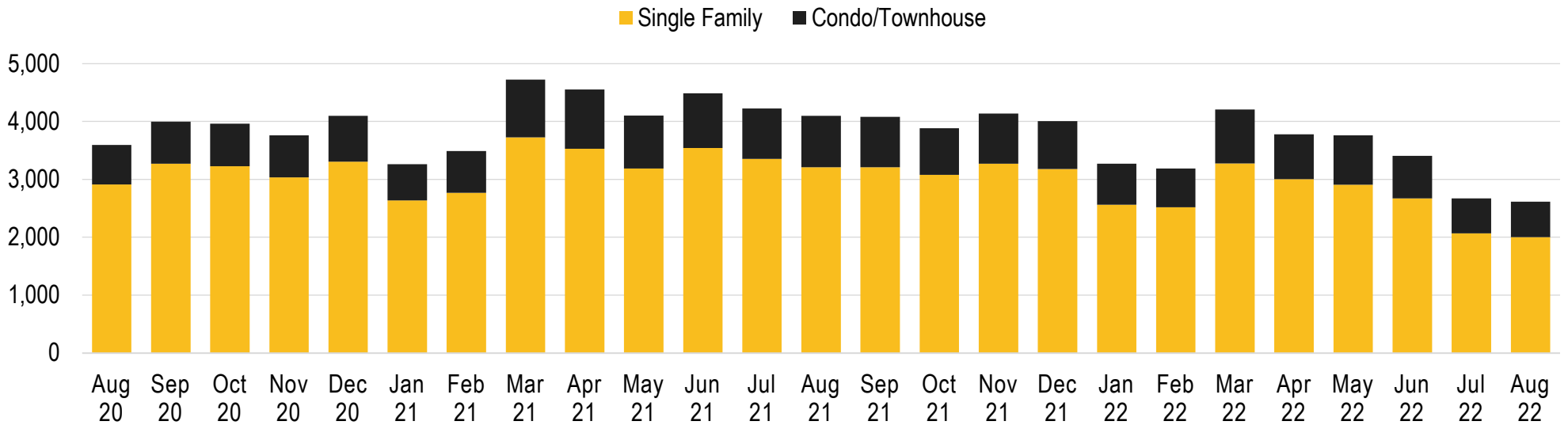
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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

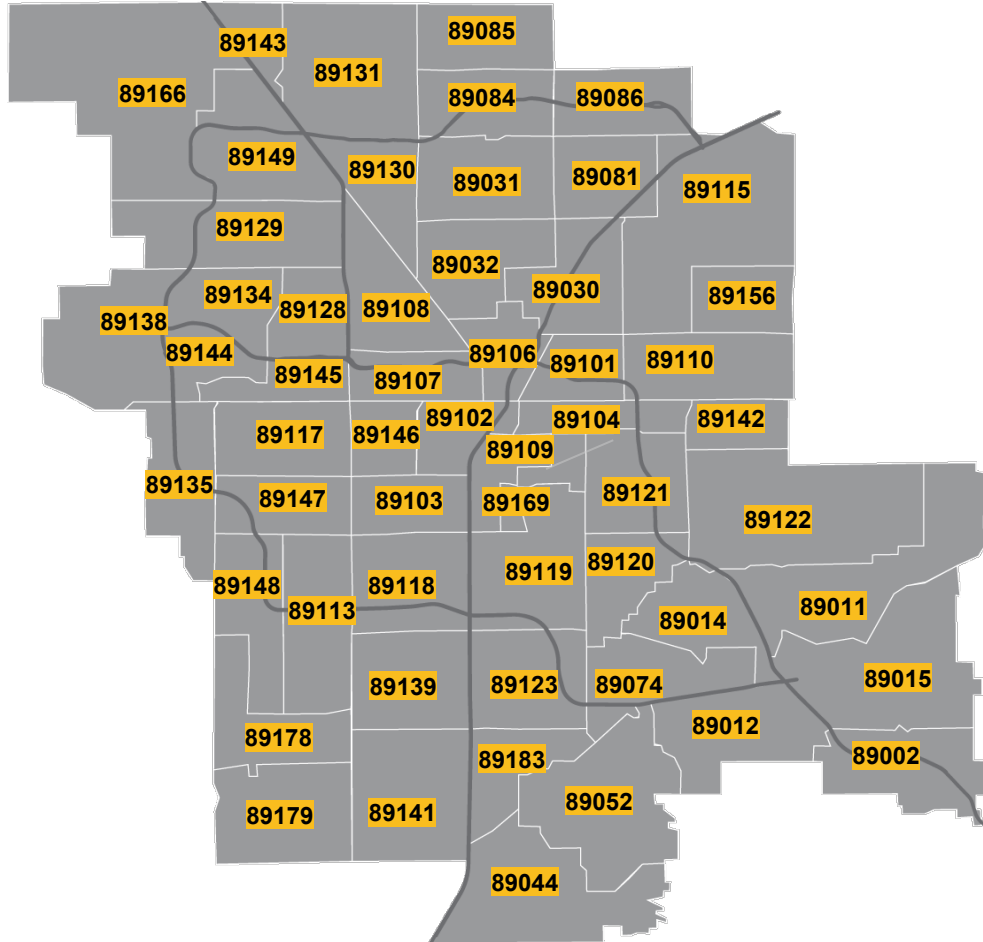


**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA




**AVERAGE DAYS ON MARKET**

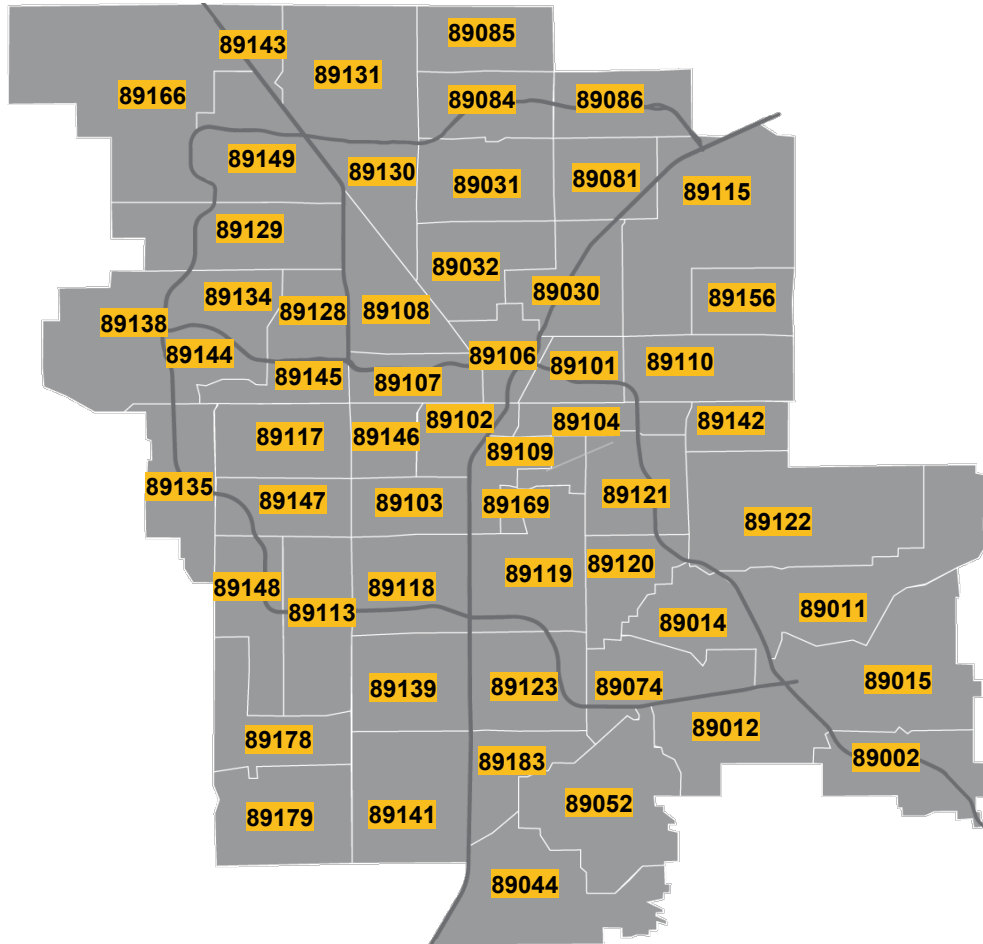
BY ZIP CODE | LAS VEGAS, NEVADA | AUGUST 2022



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	23	89086	18	89119	16	89142	19
89011	20	89101	14	89120	24	89143	44
89012	29	89102	22	89121	22	89144	44
89014	17	89103	24	89122	19	89145	28
89015	22	89104	19	89123	25	89146	23
89030	19	89106	23	89128	27	89147	28
89031	19	89107	26	89129	25	89148	27
89032	18	89108	15	89130	20	89149	26
89044	29	89109	20	89131	23	89156	21
89052	32	89110	15	89134	28	89166	24
89074	27	89113	27	89135	29	89169	23
89081	25	89115	17	89138	24	89178	23
89084	20	89117	25	89139	26	89179	23
89085	19	89118	32	89141	29	89183	29


**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | AUGUST 2022

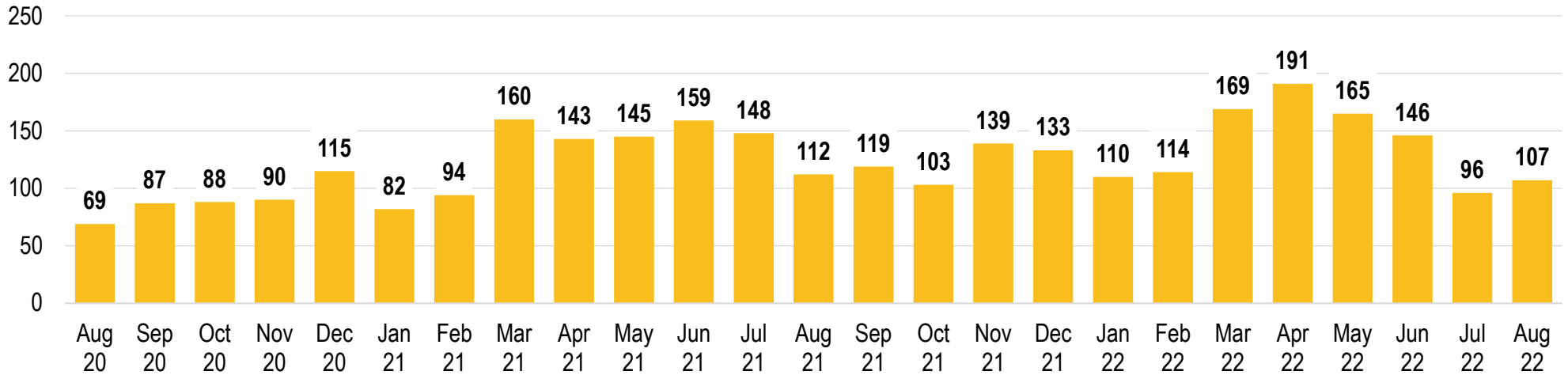


ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	2.7	89086	12.8	89119	2.9	89142	5.4
89011	5.4	89101	6.2	89120	2.8	89143	3.7
89012	4.8	89102	5.9	89121	3.2	89144	6.7
89014	2.9	89103	4.9	89122	3.1	89145	2.8
89015	3.4	89104	2.1	89123	3.1	89146	3.0
89030	2.9	89106	3.3	89128	4.1	89147	3.8
89031	4.8	89107	2.4	89129	4.8	89148	4.6
89032	3.4	89108	3.1	89130	3.6	89149	3.7
89044	3.1	89109	2.0	89131	3.2	89156	2.7
89052	4.8	89110	3.0	89134	3.9	89166	4.0
89074	3.1	89113	3.6	89135	7.0	89169	2.7
89081	3.4	89115	3.5	89138	6.1	89178	4.3
89084	2.9	89117	4.5	89139	4.5	89179	3.3
89085	2.1	89118	7.3	89141	4.5	89183	4.1

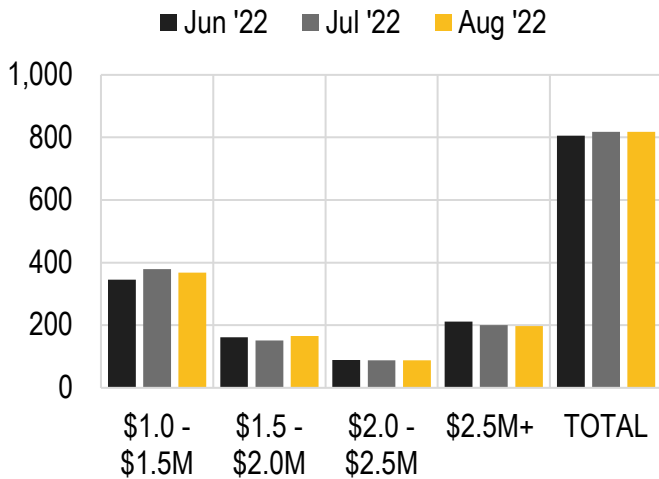
**Note:** Inventory includes available listings, excluding homes under contract, relative to closings.



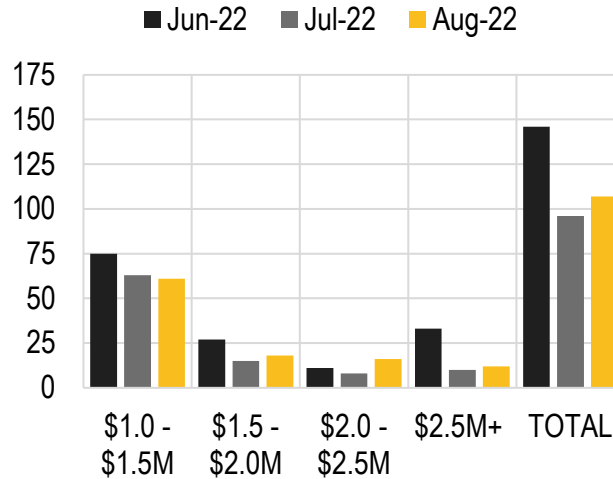
**NUMBER OF LUXURY HOME RESALE CLOSINGS**  
LAS VEGAS, NEVADA (URBAN VALLEY)



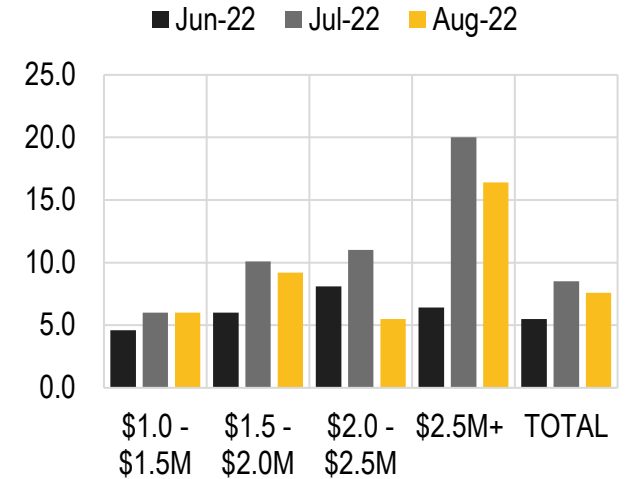
**NUMBER OF LUXURY HOMES ON THE MARKET**  
LAS VEGAS, NEVADA (URBAN VALLEY)



**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

AUGUST 2022

# HIGH-RISE MARKET UPDATE

The high-rise market picked up activity in August. Closings were up 5 percent from July 2022, and effective months of inventory declined for the first time in five months.

## HIGH-RISE HOUSING MARKET

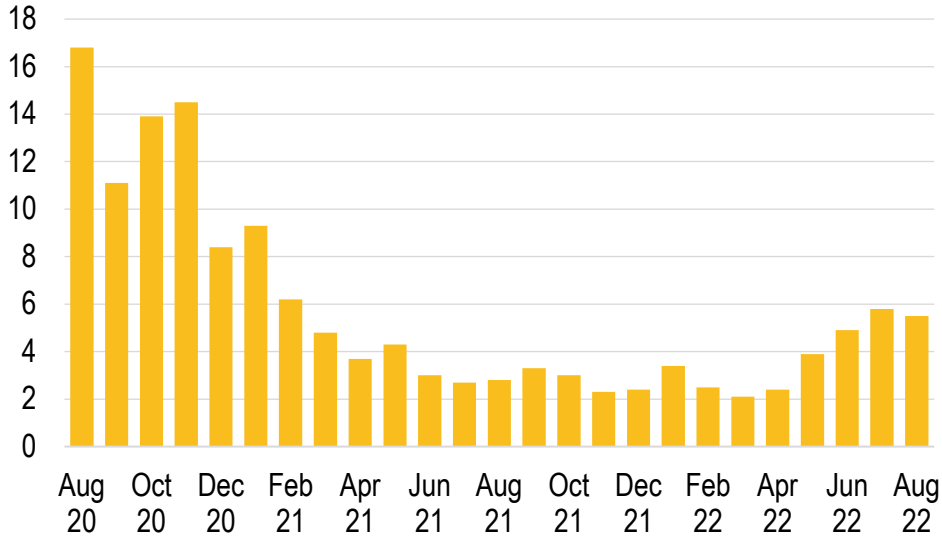
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Aug '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22	
\$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	1	0	0	0	0	0	-
\$160,000 - \$179,999	0	1	2	1	0	0	0	-
\$180,000 - \$199,999	8	2	2	2	4	0	0	-
\$200,000 - \$249,999	35	6	8	10	7	4	3	11.7
\$250,000 - \$299,999	54	14	18	10	6	10	11	4.9
\$300,000 - \$399,999	115	34	42	28	23	26	29	4.0
\$400,000 - \$499,999	44	13	22	12	15	10	11	4.0
\$500,000 - \$999,999	113	37	29	24	25	19	20	5.7
\$1,000,000 and Over	67	19	14	10	6	6	5	13.4
<b>TOTAL</b>	<b>436</b>	<b>127</b>	<b>137</b>	<b>97</b>	<b>86</b>	<b>75</b>	<b>79</b>	<b>5.5</b>

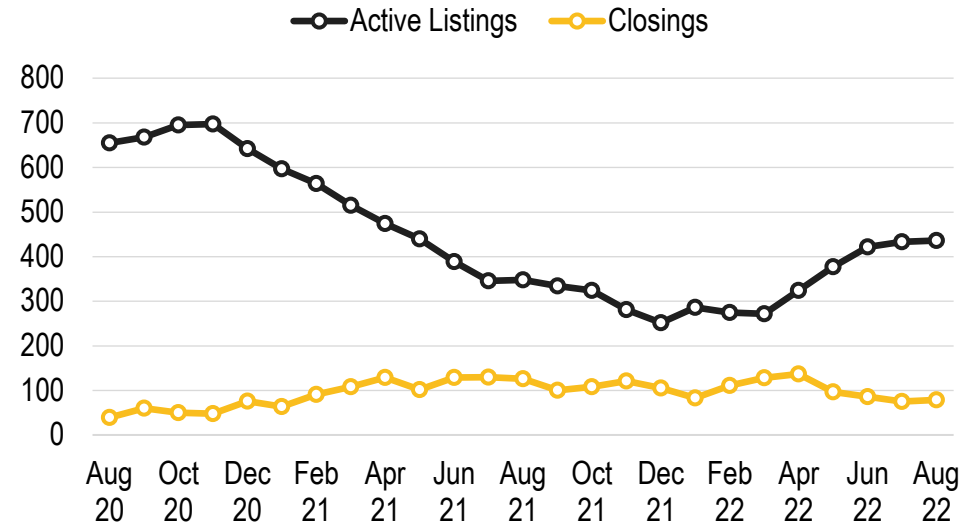
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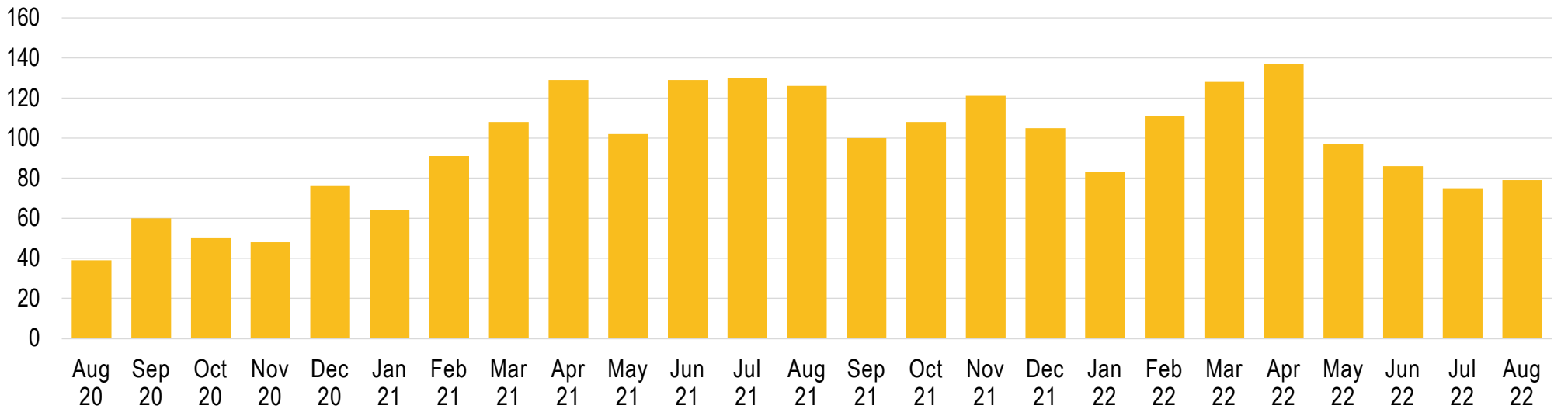
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



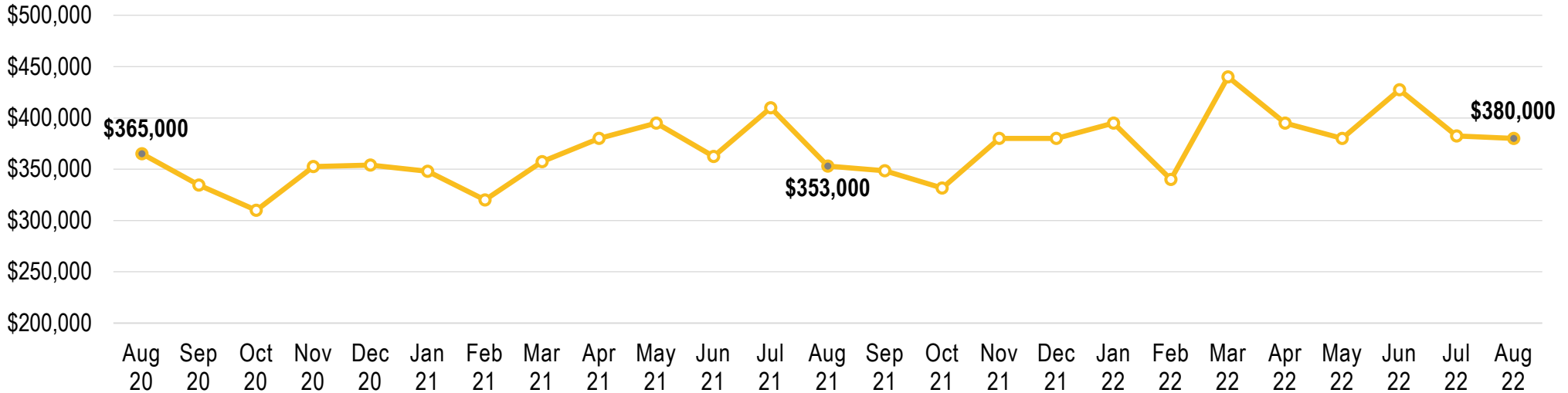
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







**HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE**  
SOUTHERN NEVADA



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

