



CHICAGO TITLE

SEPTEMBER 2022

# REAL ESTATE MARKET UPDATE

The residential resale market continues to evolve based on the latest market conditions, including rising mortgage interest rates. Importantly, availability has remained relatively stable during the past couple of months.

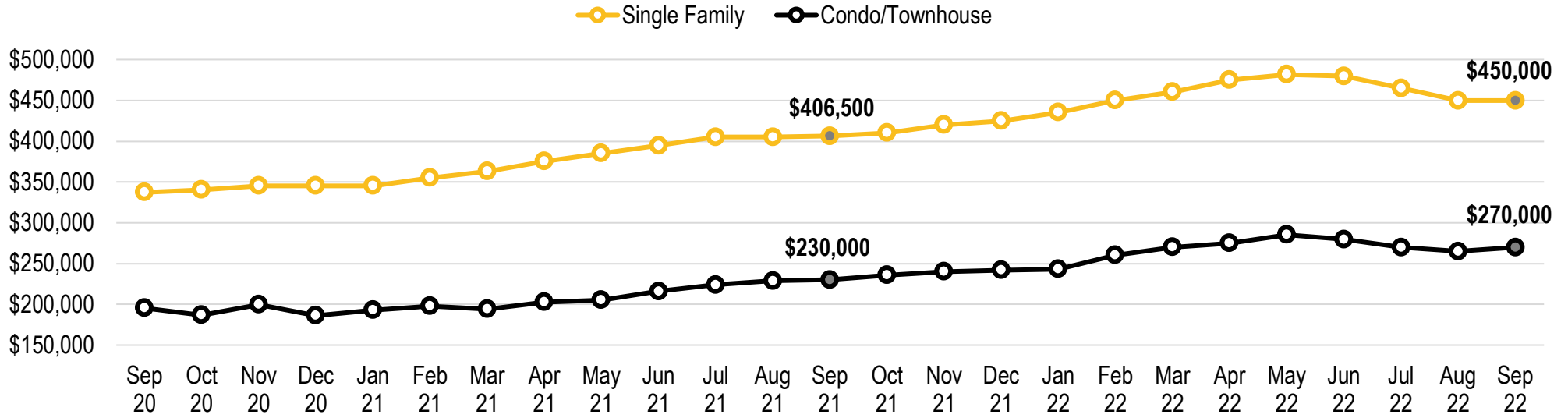
## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Jul '22	Aug '22	Sep '22	Jul '22	Aug '22	Sep '22	Jul '22	Aug '22	Sep '22
\$199,999 OR UNDER	176	228	234	82	109	95	2.1	2.1	2.5
\$200,000 - \$249,999	337	395	405	146	153	126	2.3	2.6	3.2
\$250,000 - \$299,999	371	469	490	167	190	153	2.2	2.5	3.2
\$300,000 - \$349,999	515	715	757	224	262	272	2.3	2.7	2.8
\$350,000 - \$399,999	938	1,168	1,231	379	382	408	2.5	3.1	3.0
\$400,000 - \$499,999	2,146	2,571	2,567	741	659	657	2.9	3.9	3.9
\$500,000 - \$749,999	2,216	2,395	2,276	579	523	515	3.8	4.6	4.4
\$750,000 - \$999,999	687	737	686	135	107	135	5.1	6.9	5.1
\$1,000,000 - \$1,499,999	379	368	360	63	61	58	6.0	6.0	6.2
\$1,500,000 - \$1,999,999	151	165	149	15	18	11	10.1	9.2	13.5
\$2,000,000 - \$2,499,999	88	88	82	8	16	5	11.0	5.5	16.4
\$2,500,000 AND OVER	200	197	191	10	12	17	20.0	16.4	11.2
<b>TOTAL</b>	<b>8,204</b>	<b>9,496</b>	<b>9,428</b>	<b>2,549</b>	<b>2,492</b>	<b>2,449</b>	<b>3.2</b>	<b>3.8</b>	<b>3.8</b>

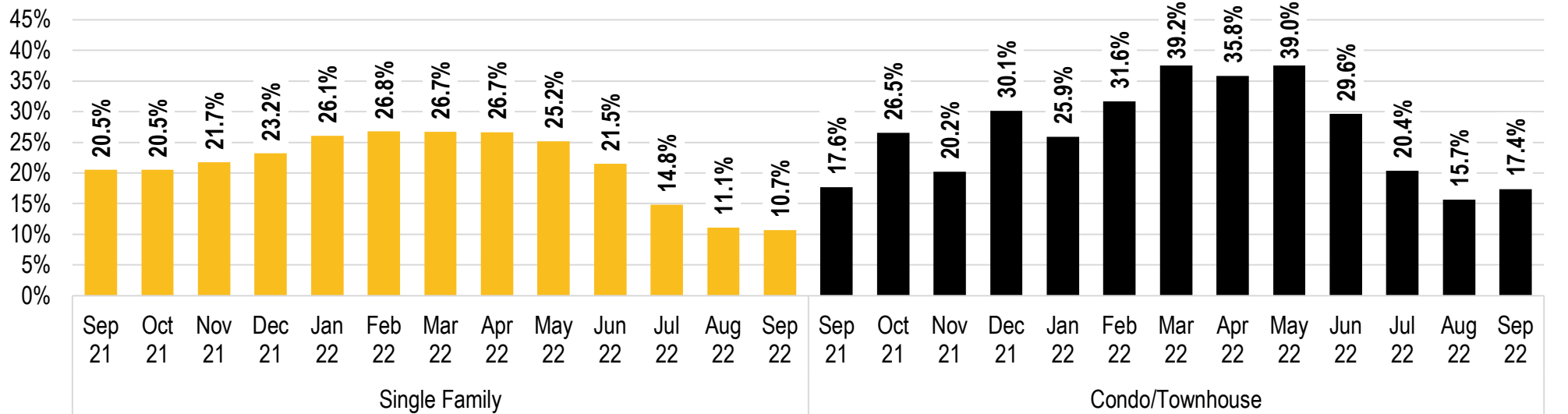
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

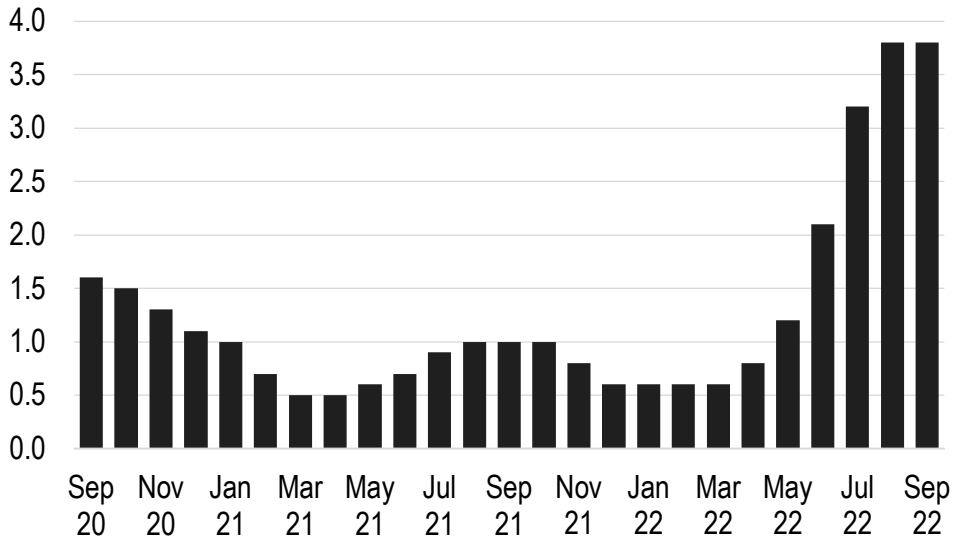


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

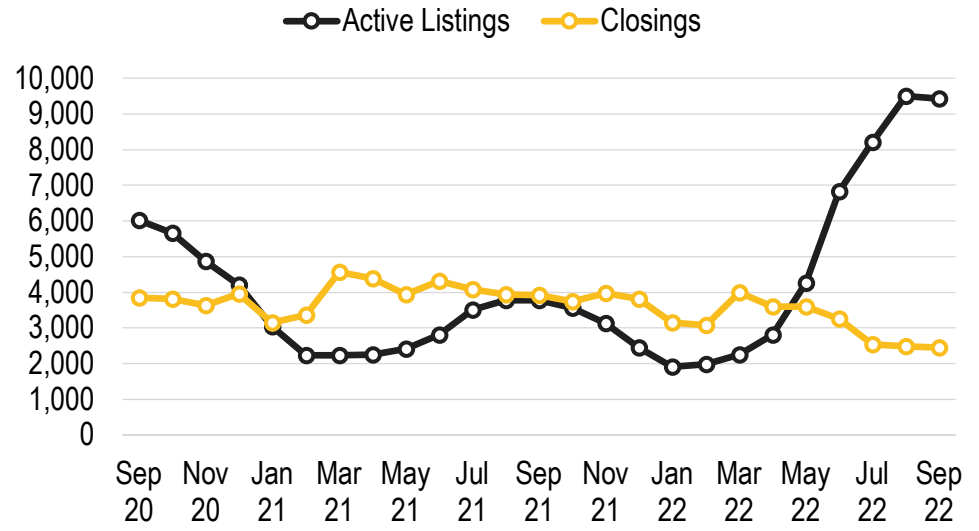




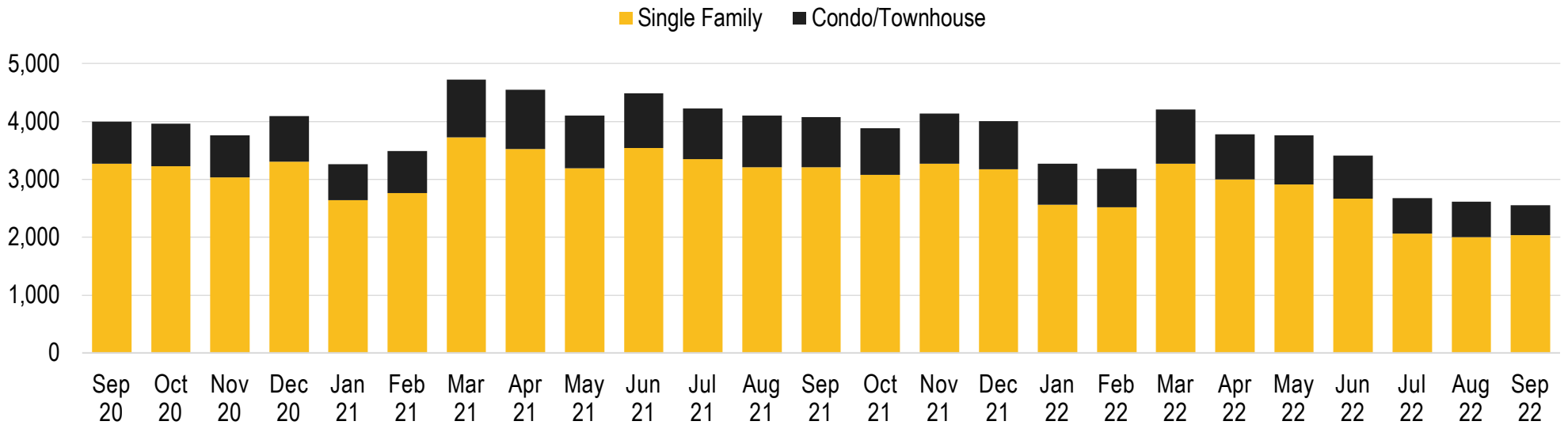
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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

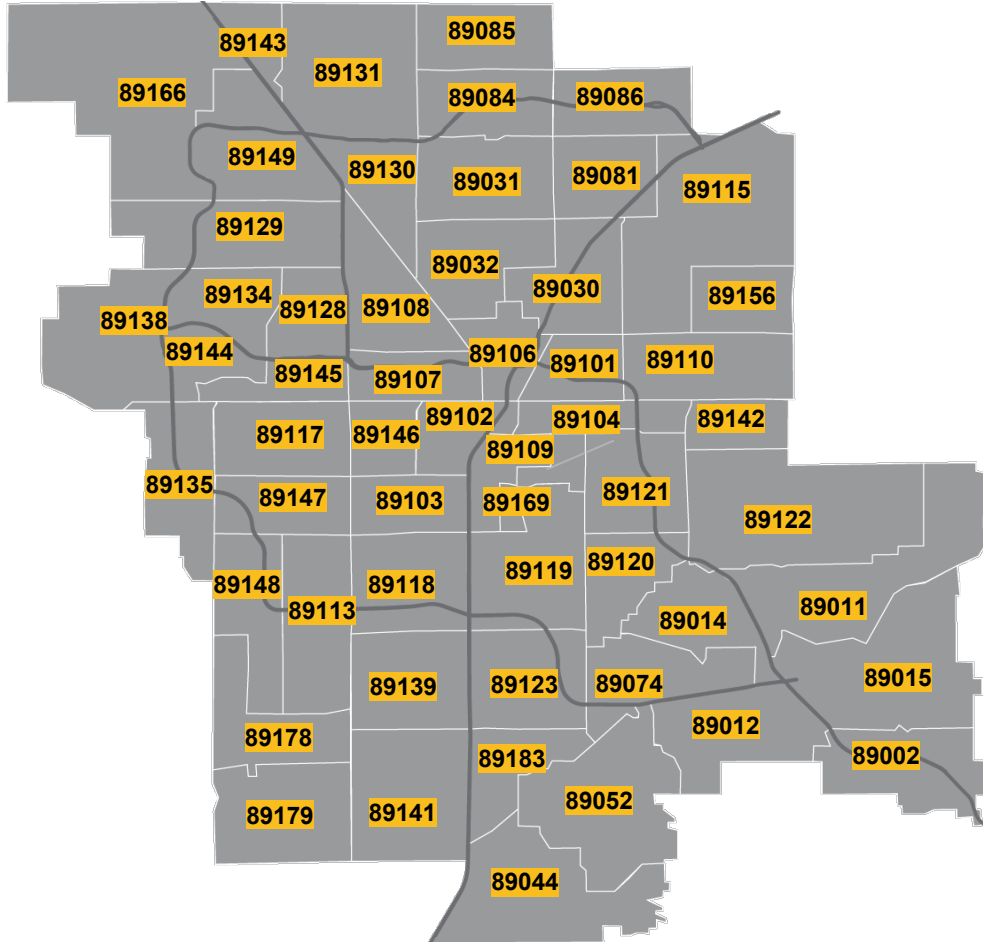


**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA




**AVERAGE DAYS ON MARKET**

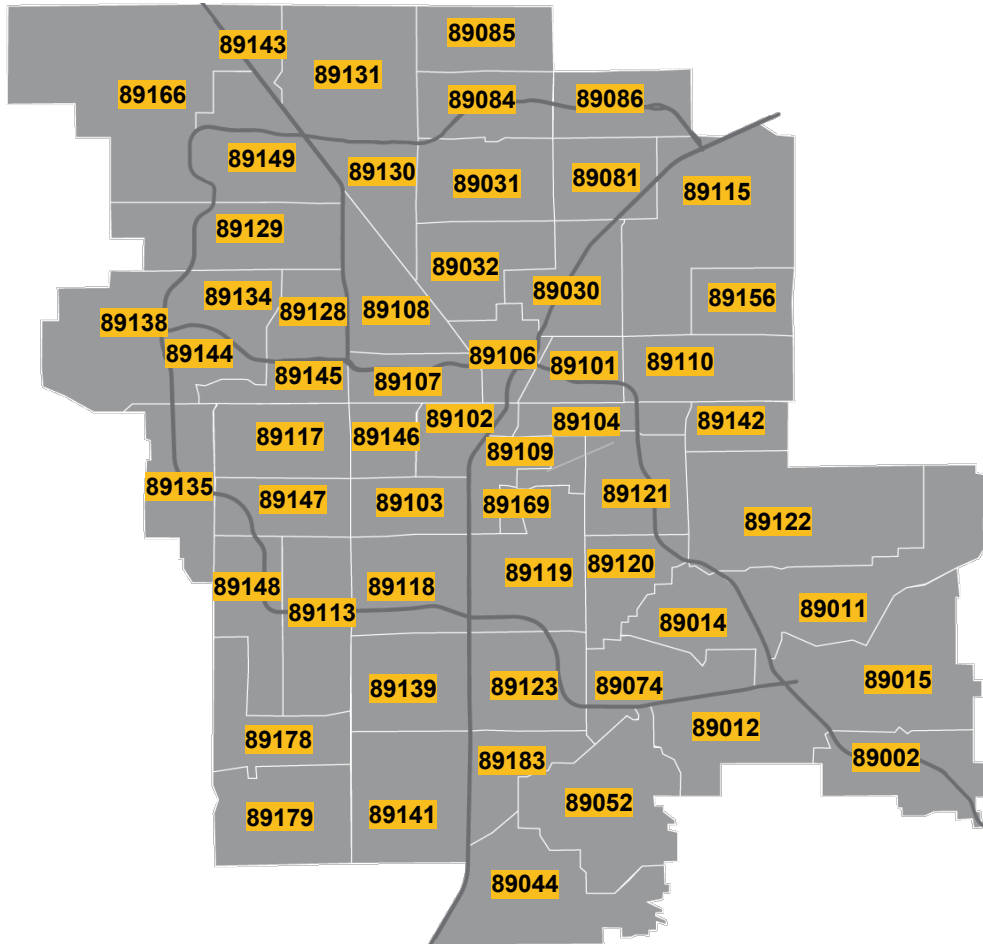
BY ZIP CODE | LAS VEGAS, NEVADA | SEPTEMBER 2022



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	38	89086	54	89119	30	89142	28
89011	28	89101	30	89120	40	89143	27
89012	44	89102	21	89121	33	89144	51
89014	34	89103	35	89122	25	89145	28
89015	27	89104	29	89123	32	89146	38
89030	28	89106	20	89128	29	89147	31
89031	30	89107	26	89129	33	89148	41
89032	31	89108	28	89130	31	89149	37
89044	32	89109	30	89131	35	89156	28
89052	36	89110	27	89134	33	89166	35
89074	31	89113	30	89135	43	89169	34
89081	34	89115	31	89138	31	89178	36
89084	31	89117	34	89139	37	89179	74
89085	14	89118	33	89141	36	89183	33


**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | SEPTEMBER 2022

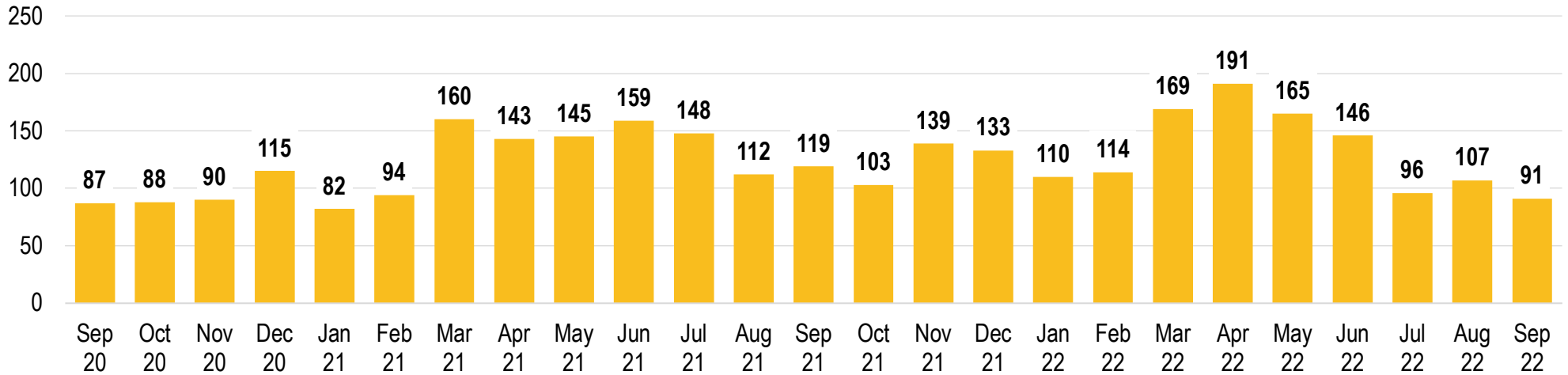


ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	3.5	89086	9.0	89119	3.8	89142	3.3
89011	4.2	89101	3.4	89120	3.3	89143	2.9
89012	3.9	89102	4.9	89121	4.0	89144	4.4
89014	3.1	89103	5.1	89122	4.3	89145	2.4
89015	2.9	89104	2.9	89123	4.4	89146	4.2
89030	3.6	89106	5.1	89128	3.9	89147	3.9
89031	4.3	89107	3.0	89129	4.0	89148	5.2
89032	3.5	89108	4.0	89130	3.4	89149	4.0
89044	3.5	89109	8.7	89131	3.5	89156	2.3
89052	4.0	89110	2.7	89134	5.9	89166	3.9
89074	3.0	89113	3.2	89135	4.4	89169	3.9
89081	4.0	89115	4.3	89138	5.5	89178	3.8
89084	2.9	89117	3.9	89139	5.8	89179	4.1
89085	2.1	89118	6.1	89141	4.0	89183	3.5

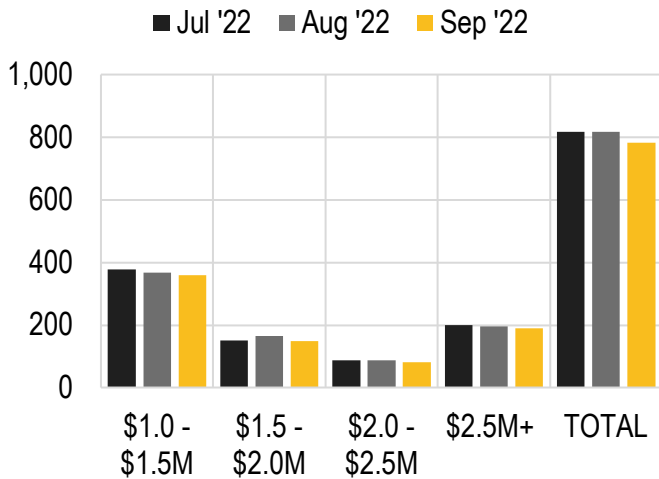
**Note:** Inventory includes available listings, excluding homes under contract, relative to closings.



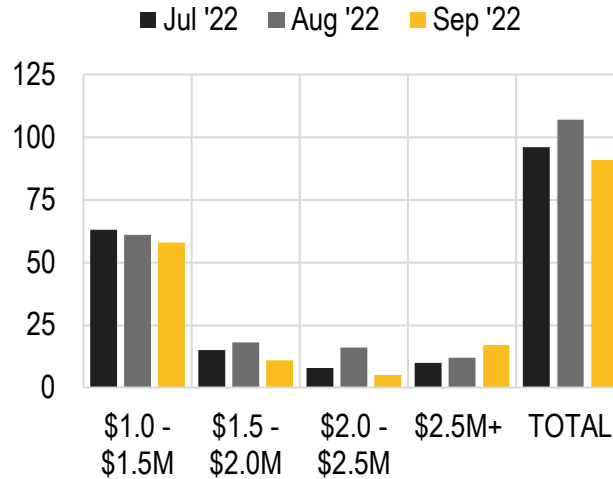
**NUMBER OF LUXURY HOME RESALE CLOSINGS**  
LAS VEGAS, NEVADA (URBAN VALLEY)



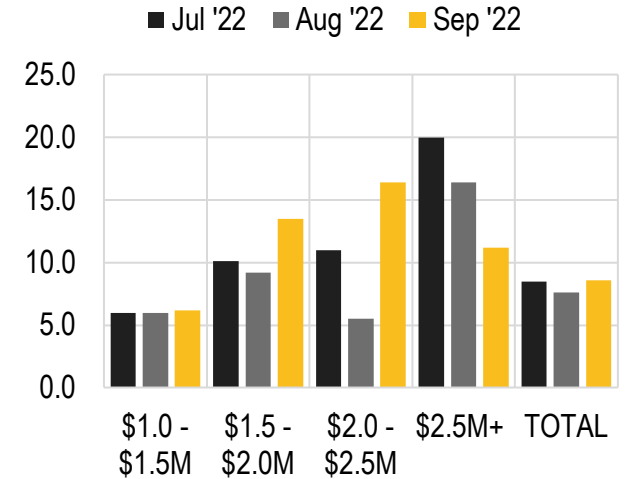
**NUMBER OF LUXURY HOMES ON THE MARKET**  
LAS VEGAS, NEVADA (URBAN VALLEY)



**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

SEPTEMBER 2022

# HIGH-RISE MARKET UPDATE

Sales activity in the high-rise market slowed significantly in September. As a result, effective months of inventory doubled to nearly 11 months, yet the absolute number of listings remained relatively stable at approximately 450 units.

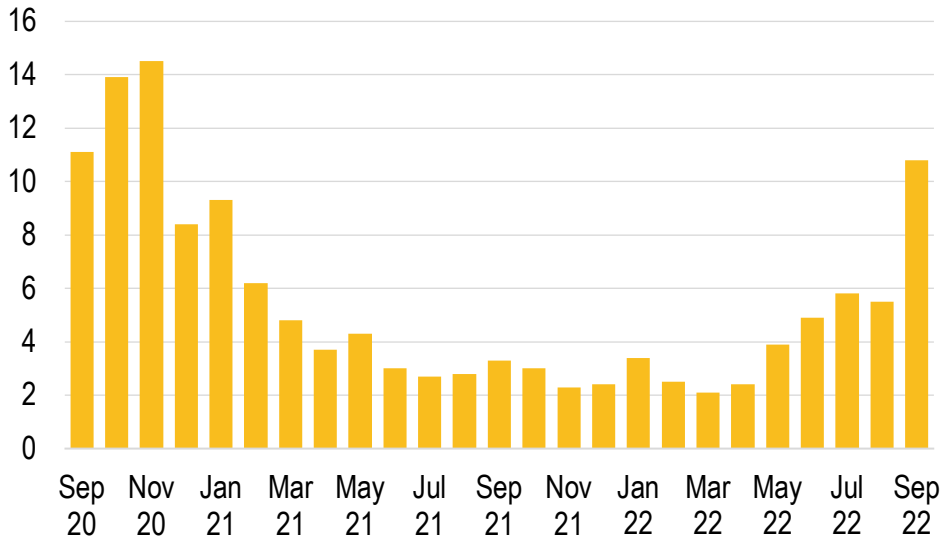
## HIGH-RISE HOUSING MARKET LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
	Sep '22	Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22	Sep '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	0	0	0	0	0	0	-
\$160,000 - \$179,999	1	2	1	0	0	0	0	-
\$180,000 - \$199,999	8	2	2	4	0	0	0	-
\$200,000 - \$249,999	27	8	10	7	4	3	1	27.0
\$250,000 - \$299,999	51	18	10	6	10	11	6	8.5
\$300,000 - \$399,999	126	42	28	23	26	29	15	8.4
\$400,000 - \$499,999	43	22	12	15	10	11	4	10.8
\$500,000 - \$999,999	127	29	24	25	19	20	10	12.7
\$1,000,000 and Over	70	14	10	6	6	5	6	11.7
<b>TOTAL</b>	<b>453</b>	<b>137</b>	<b>97</b>	<b>86</b>	<b>75</b>	<b>79</b>	<b>43</b>	<b>10.5</b>

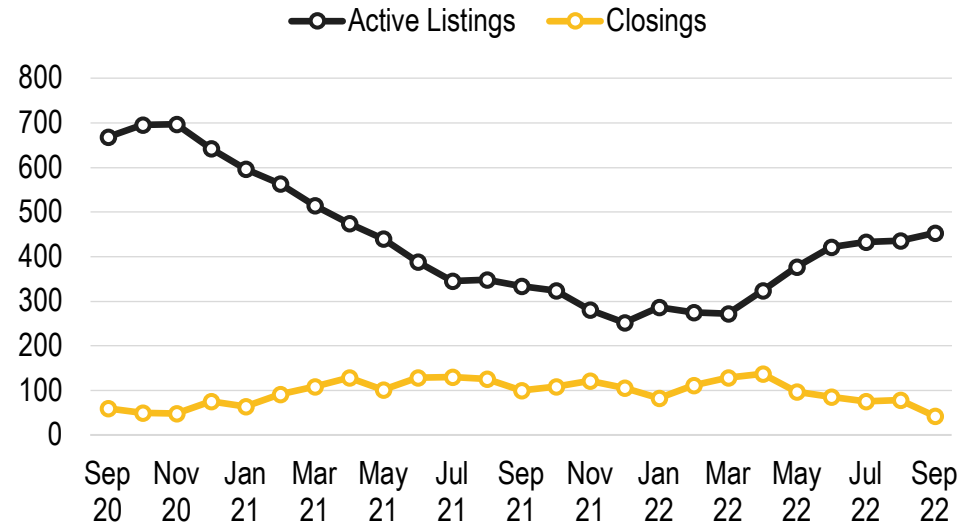
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.



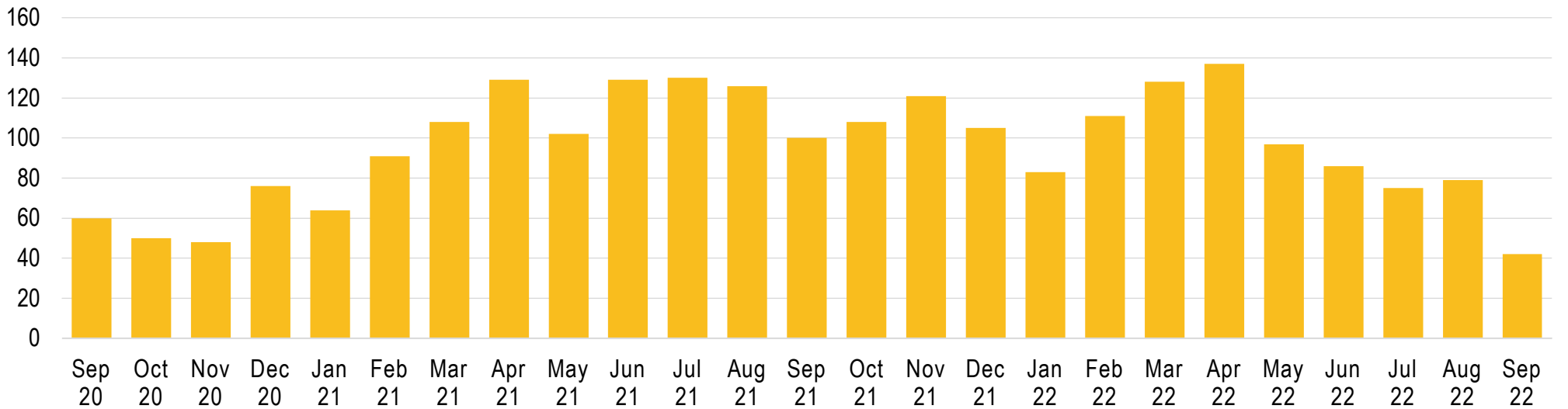
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



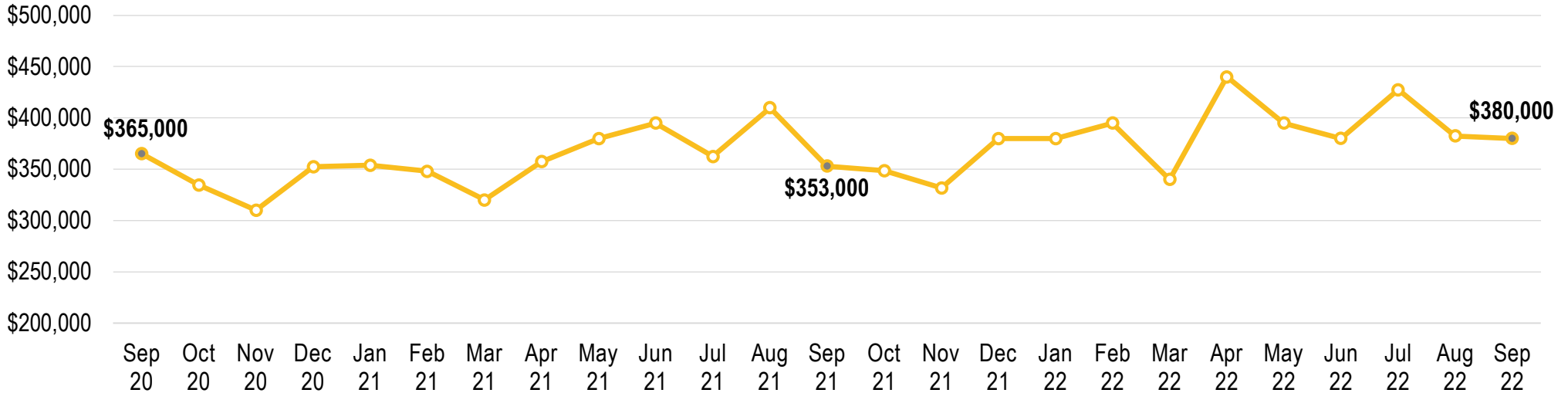
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







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



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

