



CHICAGO TITLE

JANUARY 2023

# REAL ESTATE MARKET UPDATE

Overall availability in the resale market continued to trend down from a 12-month high of nearly 9,500 units in August 2022. Median resale prices remained flat month-to-month at \$425,000 in the single-family market, which was down 2.3 percent from one year ago.

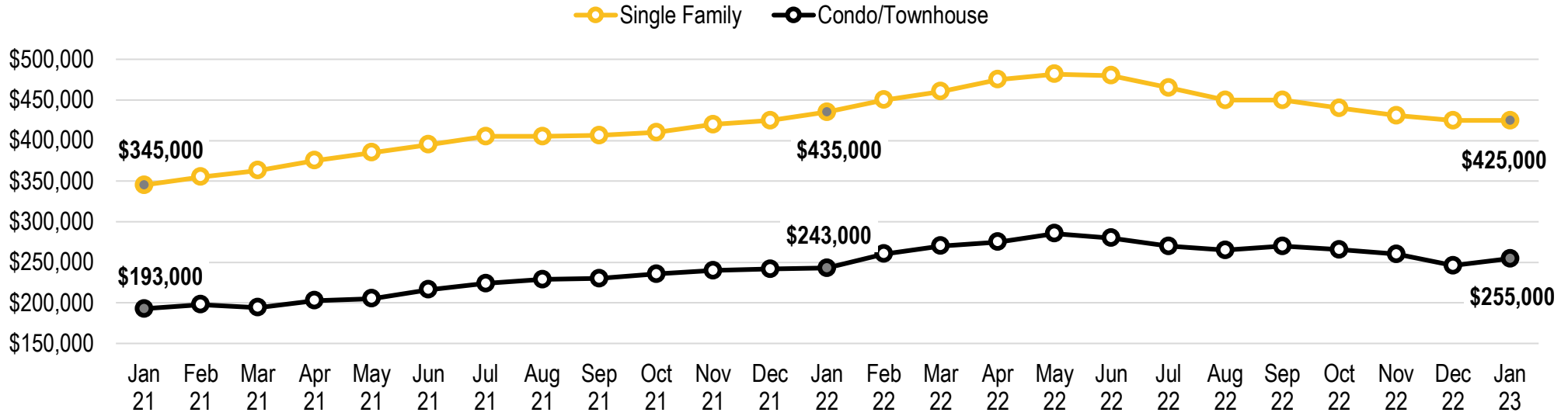
## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Nov '22	Dec '22	Jan '23	Nov '22	Dec '22	Jan '23	Nov '22	Dec '22	Jan '23
\$199,999 OR UNDER	220	180	169	91	84	94	2.4	2.1	1.8
\$200,000 - \$249,999	353	292	266	130	140	102	2.7	2.1	2.6
\$250,000 - \$299,999	455	397	367	164	149	146	2.8	2.7	2.5
\$300,000 - \$349,999	715	599	540	257	266	243	2.8	2.3	2.2
\$350,000 - \$399,999	1,240	1,067	952	314	280	283	3.9	3.8	3.4
\$400,000 - \$499,999	2,107	1,730	1,576	466	459	363	4.5	3.8	4.3
\$500,000 - \$749,999	1,813	1,465	1,388	343	326	285	5.3	4.5	4.9
\$750,000 - \$999,999	571	475	468	75	77	71	7.6	6.2	6.6
\$1,000,000 - \$1,499,999	302	249	256	34	27	32	8.9	9.2	8.0
\$1,500,000 - \$1,999,999	147	127	123	9	12	18	16.3	10.6	6.8
\$2,000,000 - \$2,499,999	71	59	71	2	8	3	35.5	7.4	23.7
\$2,500,000 AND OVER	200	172	186	18	11	15	11.1	15.6	12.4
<b>TOTAL</b>	<b>8,194</b>	<b>6,812</b>	<b>6,362</b>	<b>1,903</b>	<b>1,839</b>	<b>1,655</b>	<b>4.3</b>	<b>3.7</b>	<b>3.8</b>

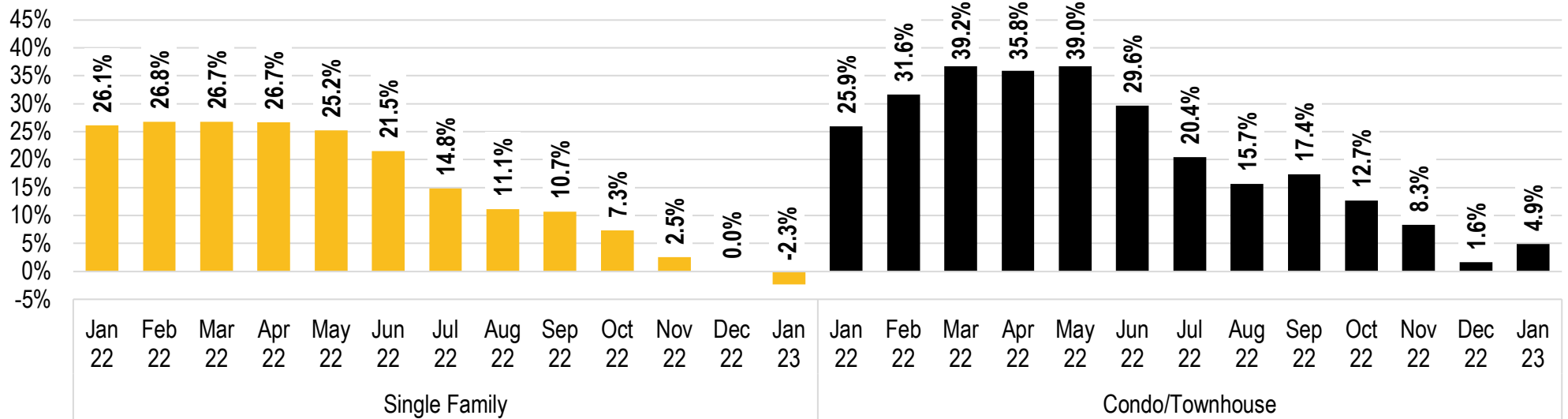
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

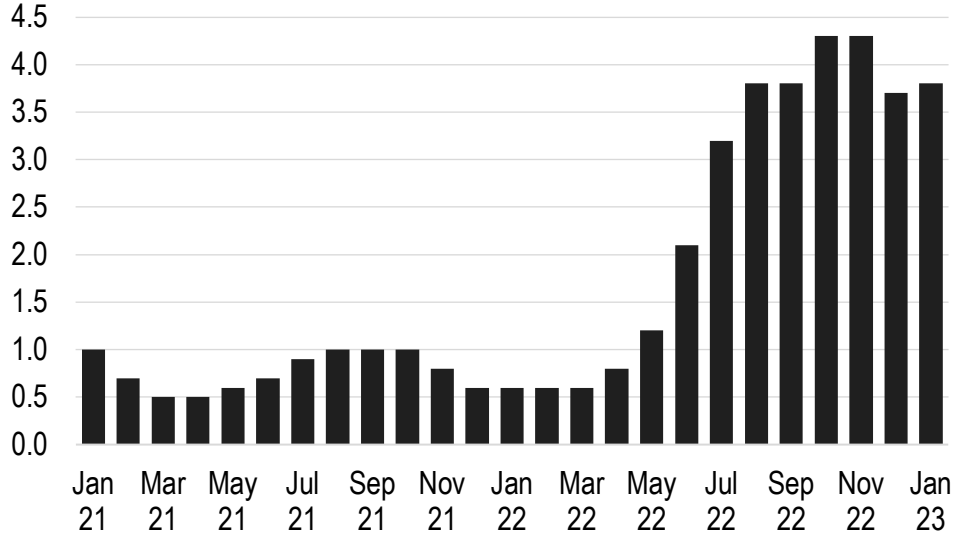


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

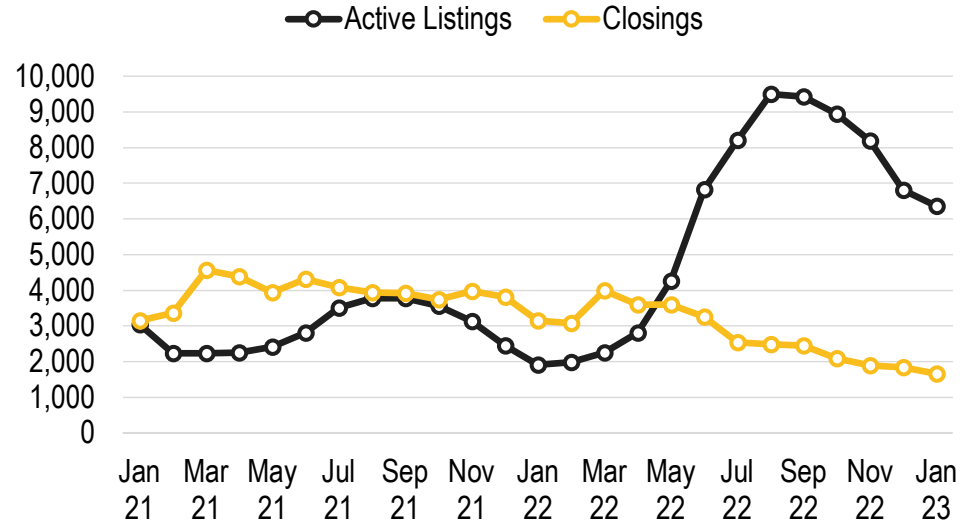




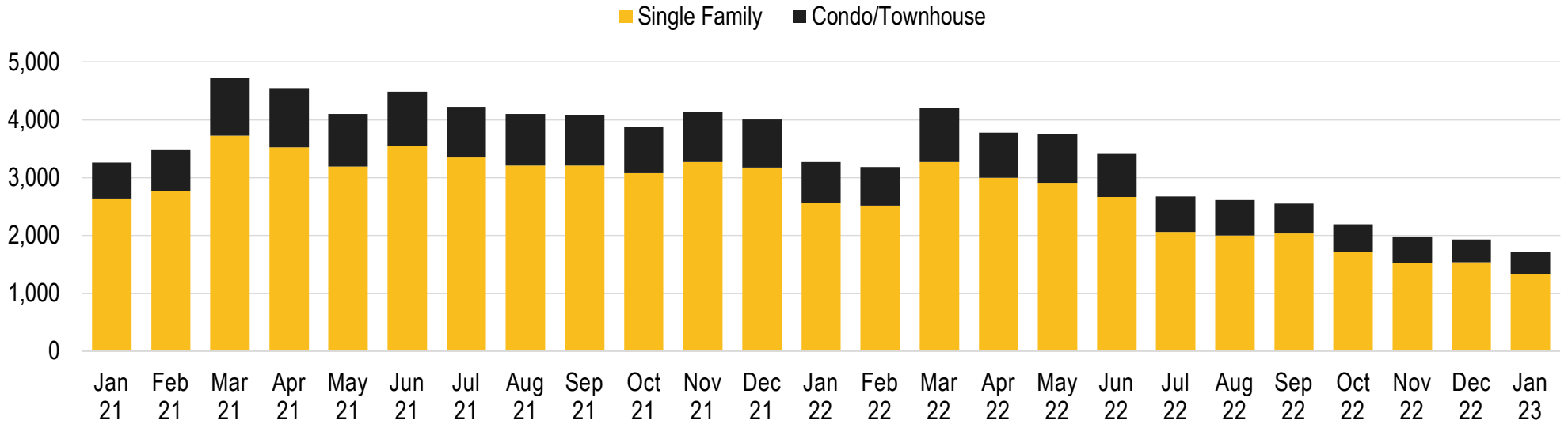
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



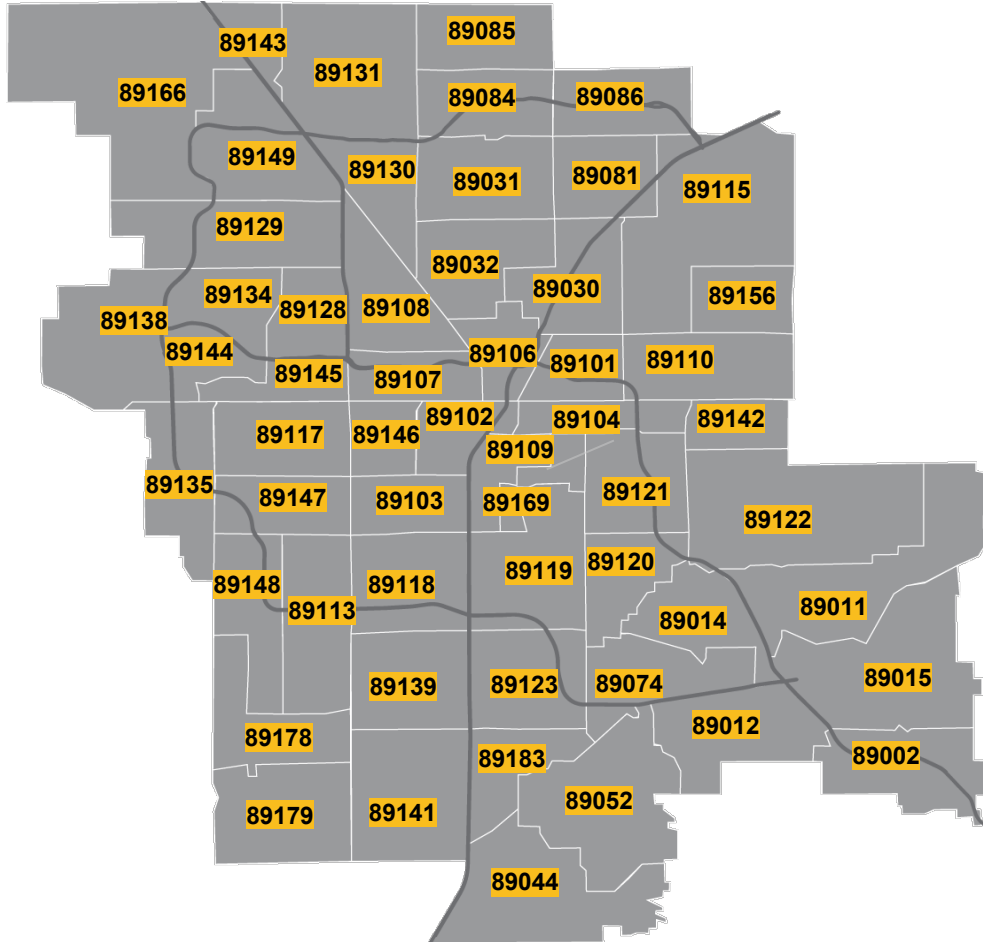
**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA





**AVERAGE DAYS ON MARKET**

BY ZIP CODE | LAS VEGAS, NEVADA | JANUARY 2022

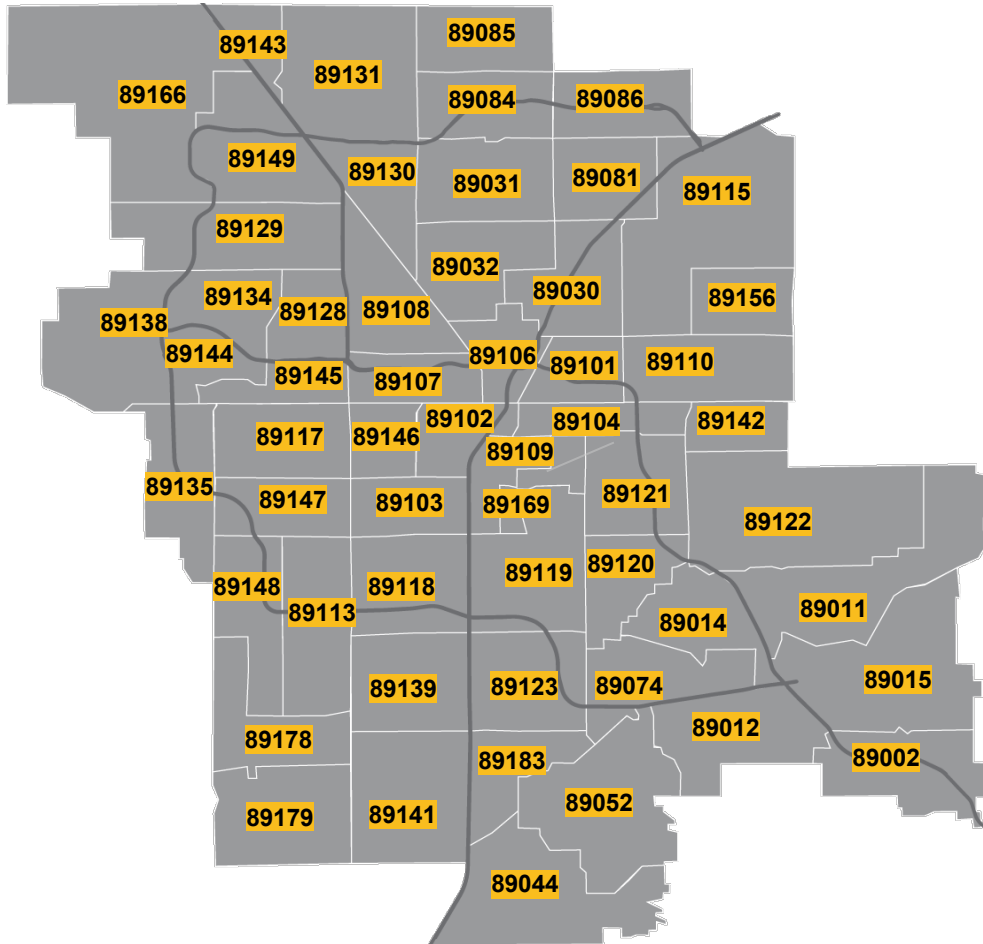


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	52	89086	60	89119	54	89142	44
89011	67	89101	43	89120	45	89143	69
89012	59	89102	32	89121	53	89144	78
89014	47	89103	42	89122	50	89145	68
89015	42	89104	45	89123	63	89146	37
89030	58	89106	46	89128	55	89147	49
89031	62	89107	49	89129	55	89148	59
89032	47	89108	41	89130	56	89149	57
89044	63	89109	23	89131	79	89156	32
89052	72	89110	51	89134	55	89166	71
89074	60	89113	50	89135	77	89169	32
89081	75	89115	49	89138	50	89178	64
89084	52	89117	45	89139	62	89179	47
89085	65	89118	58	89141	54	89183	52



**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | JANUARY 2022

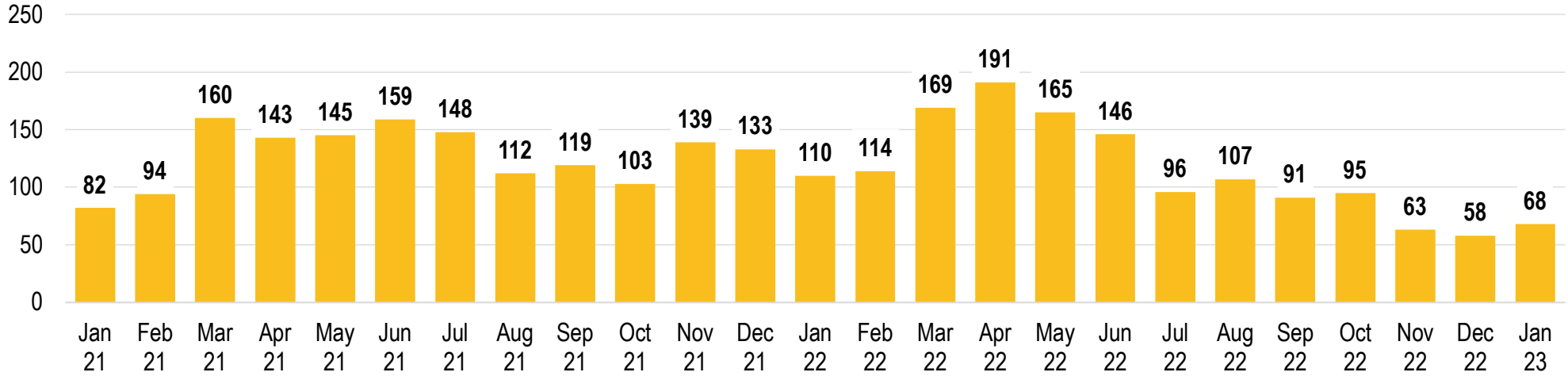


ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	2.9	89086	5.5	89119	3.7	89142	4.8
89011	3.7	89101	4.9	89120	4.4	89143	7.7
89012	4.8	89102	4.1	89121	3.5	89144	4.6
89014	4.9	89103	3.4	89122	4.2	89145	3.9
89015	2.5	89104	2.1	89123	4.0	89146	4.9
89030	4.5	89106	3.4	89128	3.3	89147	3.6
89031	3.7	89107	3.6	89129	4.8	89148	5.0
89032	4.3	89108	3.7	89130	2.7	89149	3.5
89044	3.6	89109	8.7	89131	6.7	89156	2.7
89052	4.1	89110	3.6	89134	4.9	89166	2.7
89074	4.4	89113	3.5	89135	4.6	89169	3.1
89081	5.1	89115	3.3	89138	5.5	89178	3.4
89084	3.7	89117	3.4	89139	3.3	89179	3.5
89085	2.0	89118	5.6	89141	3.5	89183	2.3

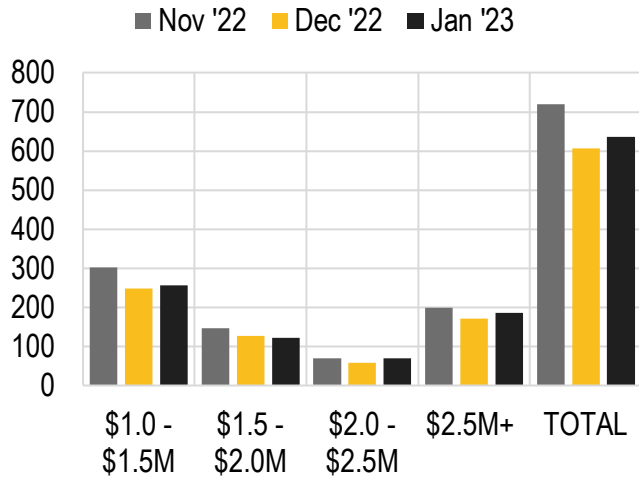
**Note:** Inventory includes available listings, excluding homes under contract, relative to closings.



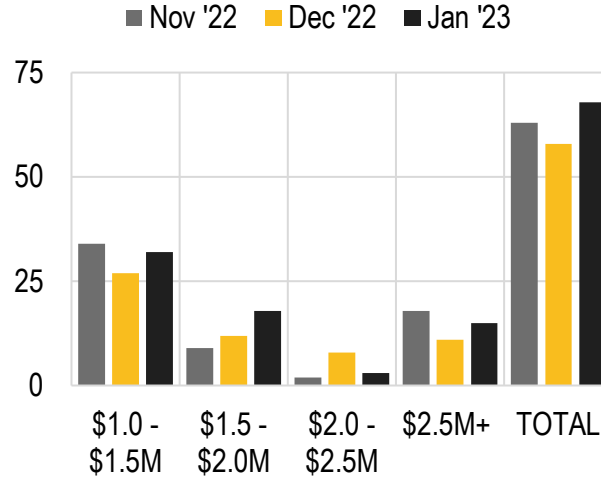
**NUMBER OF LUXURY HOME RESALE CLOSINGS**  
LAS VEGAS, NEVADA (URBAN VALLEY)



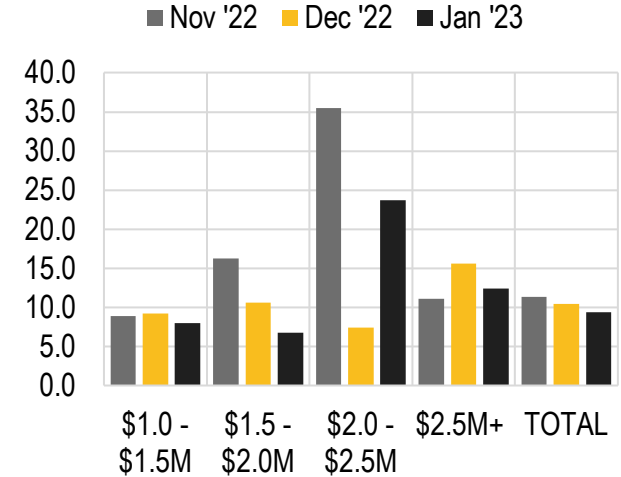
**NUMBER OF LUXURY HOMES ON THE MARKET**  
LAS VEGAS, NEVADA (URBAN VALLEY)



**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.



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JANUARY 2023

# HIGH-RISE MARKET UPDATE

High-rise market sales activity has generally been sliding but appears to be settling into a relatively tight range on a monthly basis. Median resale prices have been fluctuating, and during the past month they were down about 10 percent from a year ago.

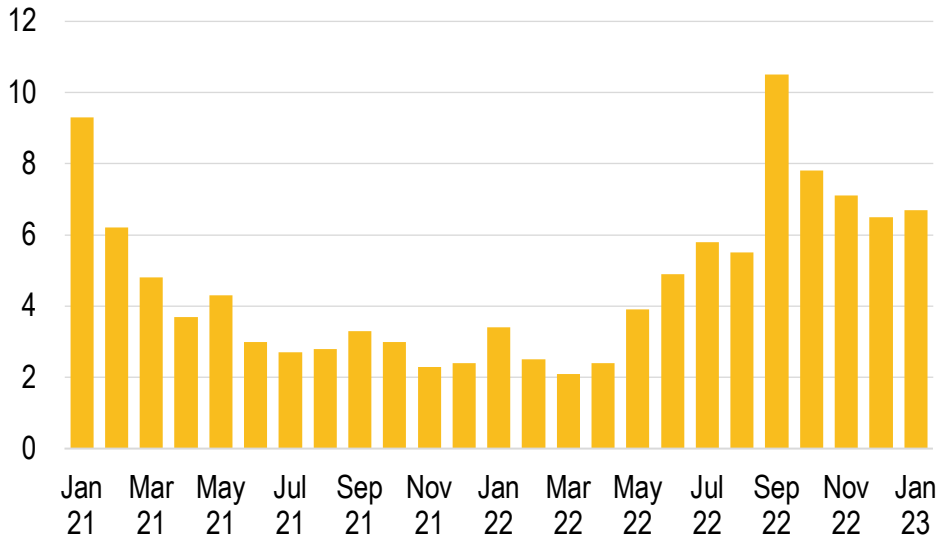
## HIGH-RISE HOUSING MARKET LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Jan '23	Aug '22	Sep '22	Oct '22	Nov '22	Dec '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	2	0	0	1	3	2	0	-
\$180,000 - \$199,999	10	0	0	3	1	0	2	5.0
\$200,000 - \$249,999	16	3	1	7	6	3	4	4.0
\$250,000 - \$299,999	28	11	6	6	8	9	9	3.1
\$300,000 - \$399,999	88	29	16	19	13	13	14	6.3
\$400,000 - \$499,999	32	11	4	7	6	4	4	8.0
\$500,000 - \$999,999	96	20	10	8	11	17	13	7.4
\$1,000,000 and Over	71	5	6	7	7	4	5	14.2
<b>TOTAL</b>	<b>343</b>	<b>79</b>	<b>43</b>	<b>58</b>	<b>55</b>	<b>52</b>	<b>51</b>	<b>6.7</b>

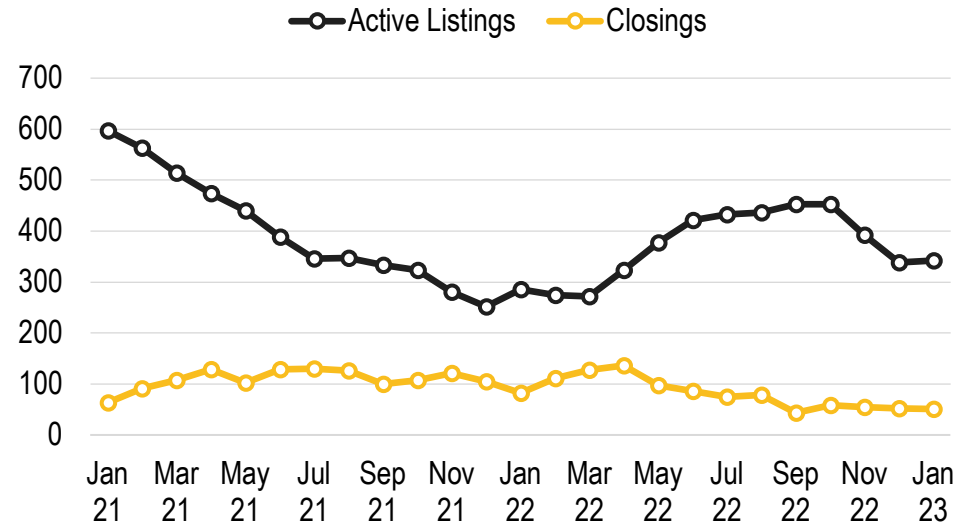
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.



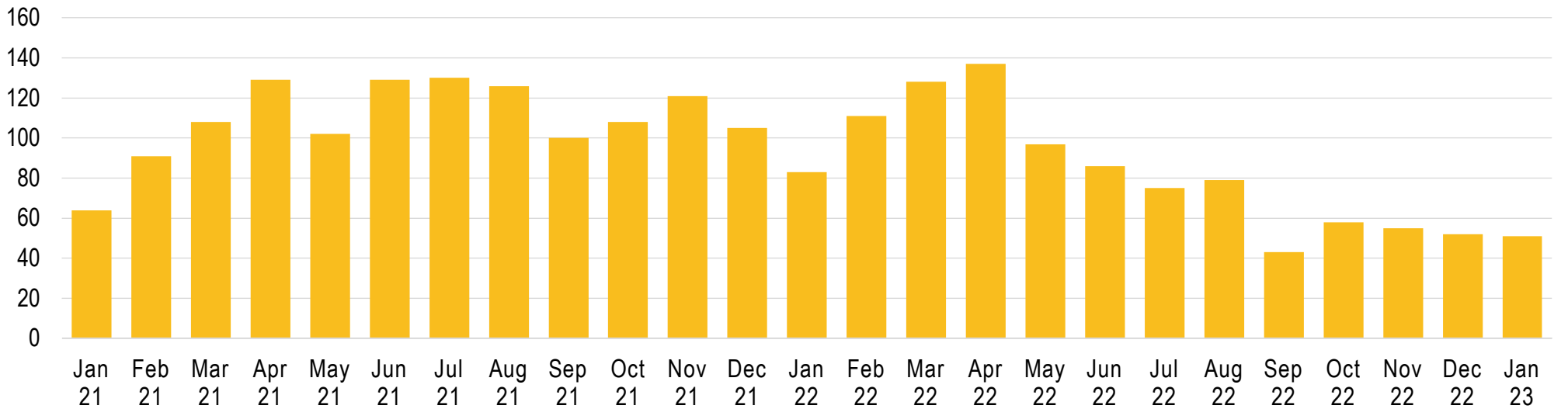
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



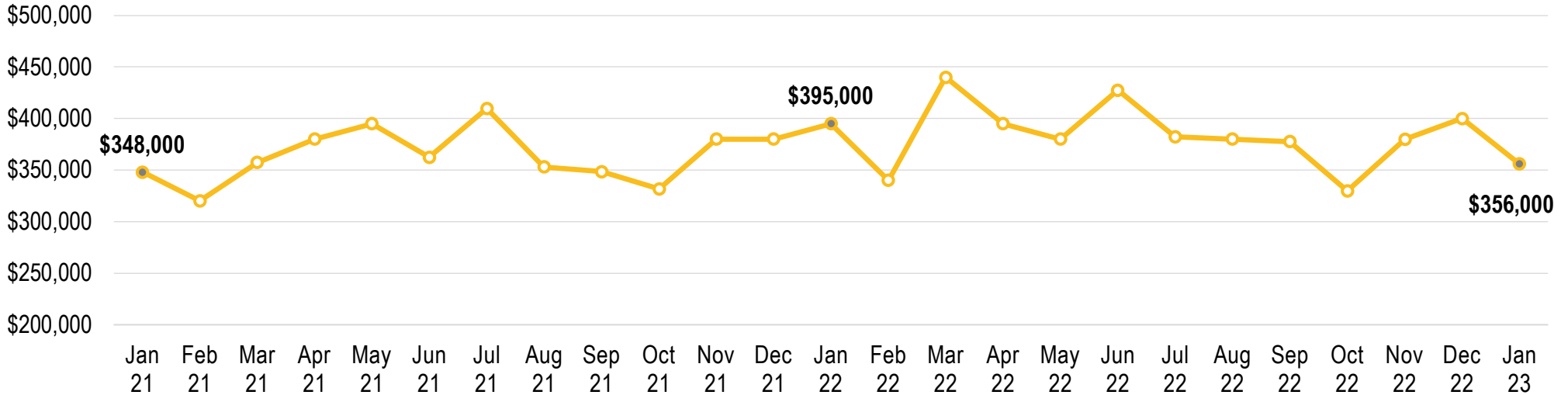
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







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



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

