



CHICAGO TITLE

NOVEMBER 2022

# REAL ESTATE MARKET UPDATE

Housing demand in the Southern Nevada market remained soft in November. Importantly, the absolute number of homes on the market has remained within a relatively tight range.

## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

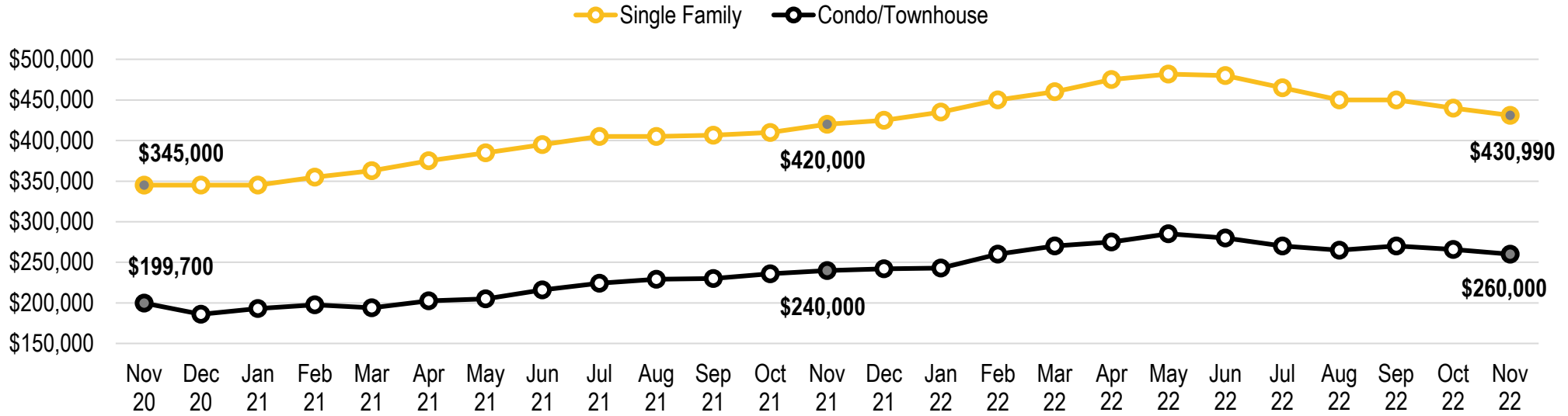
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Sep '22	Oct '22	Nov '22	Sep '22	Oct '22	Nov '22	Sep '22	Oct '22	Nov '22
\$199,999 OR UNDER	234	237	220	95	84	91	2.5	2.8	2.4
\$200,000 - \$249,999	405	388	353	126	135	130	3.2	2.9	2.7
\$250,000 - \$299,999	490	488	455	153	145	164	3.2	3.4	2.8
\$300,000 - \$349,999	757	724	715	272	278	257	2.8	2.6	2.8
\$350,000 - \$399,999	1,231	1,336	1,240	408	318	314	3.0	4.2	3.9
\$400,000 - \$499,999	2,567	2,361	2,107	657	535	466	3.9	4.4	4.5
\$500,000 - \$749,999	2,276	2,014	1,813	512	407	343	4.4	4.9	5.3
\$750,000 - \$999,999	686	648	571	135	101	75	5.1	6.4	7.6
\$1,000,000 - \$1,499,999	360	322	302	58	44	34	6.2	7.3	8.9
\$1,500,000 - \$1,999,999	149	159	147	11	27	9	13.5	5.9	16.3
\$2,000,000 - \$2,499,999	82	76	71	5	10	2	16.4	7.6	35.5
\$2,500,000 AND OVER	191	192	200	17	14	18	11.2	13.7	11.1
<b>TOTAL</b>	<b>9,428</b>	<b>8,945</b>	<b>8,194</b>	<b>2,449</b>	<b>2,098</b>	<b>1,903</b>	<b>3.8</b>	<b>4.3</b>	<b>4.3</b>

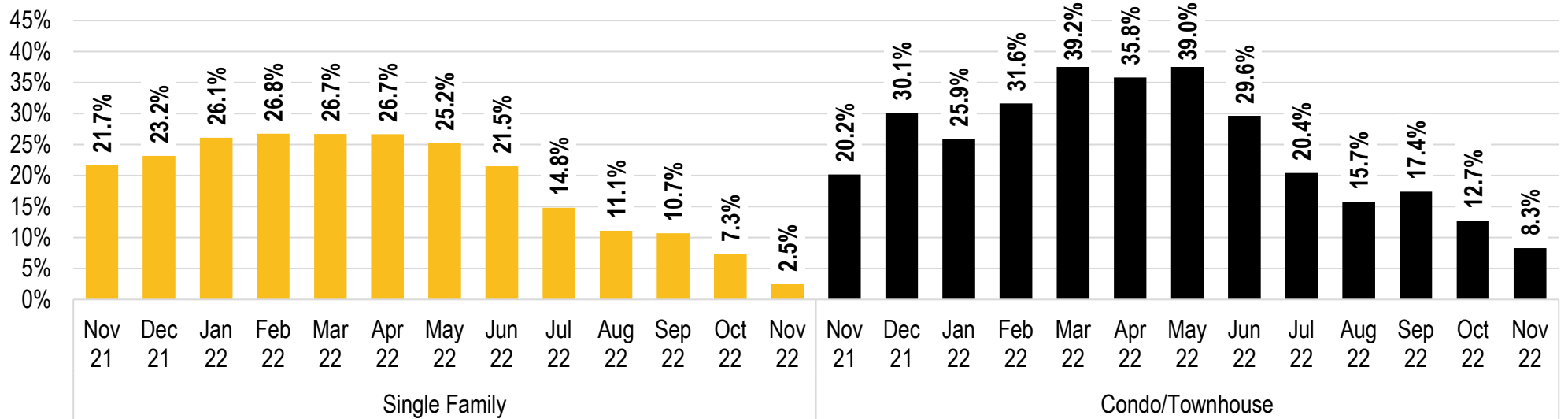
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

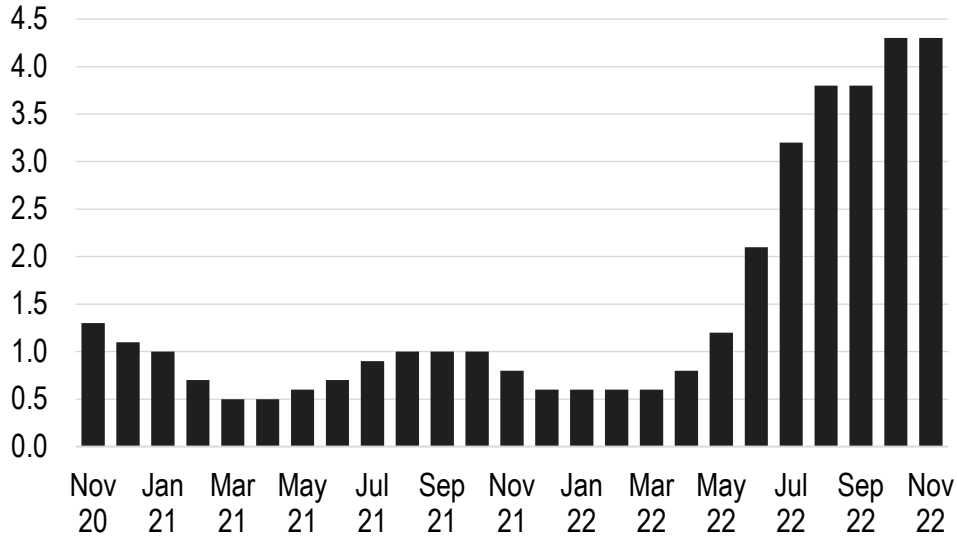


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

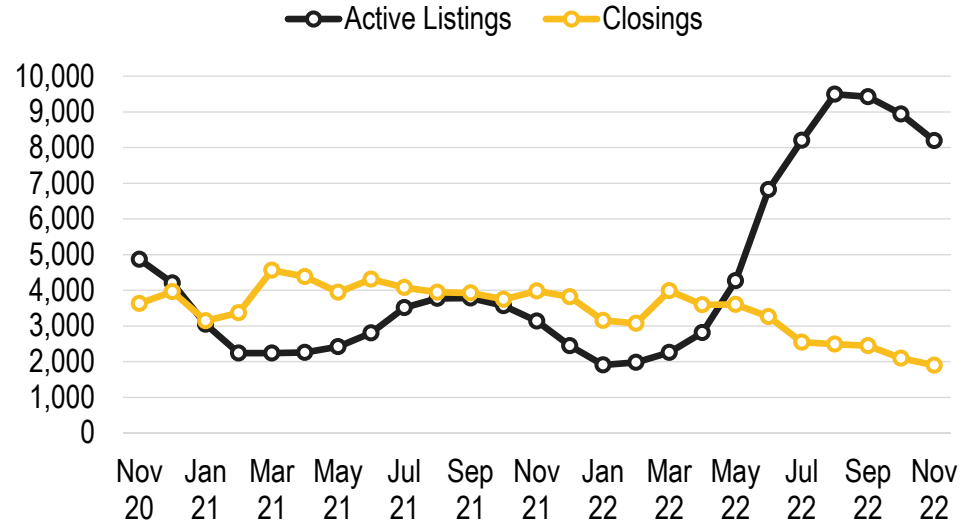




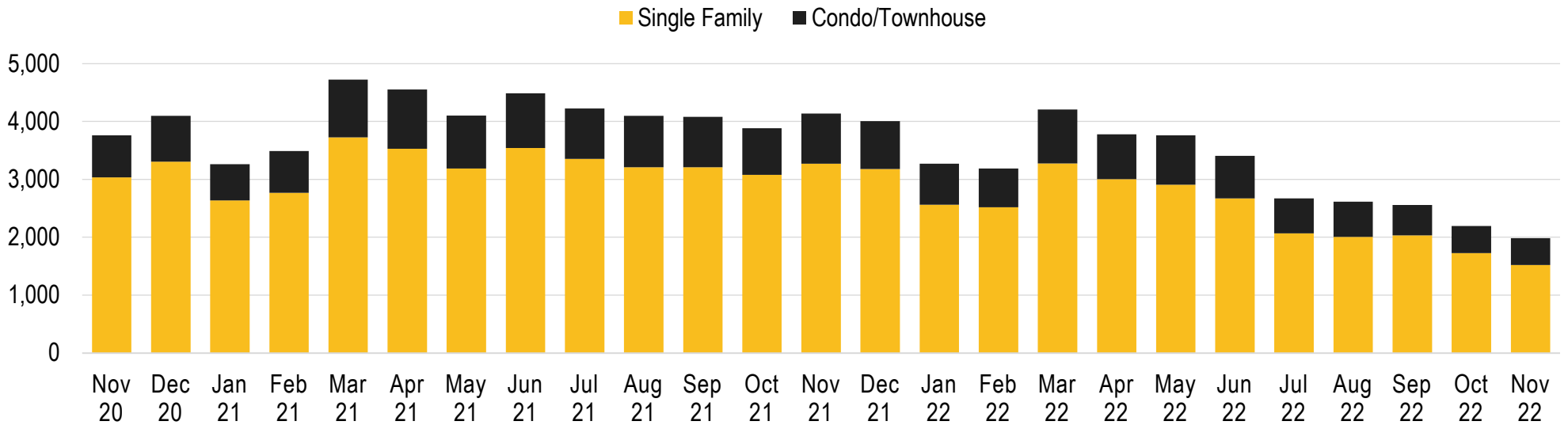
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



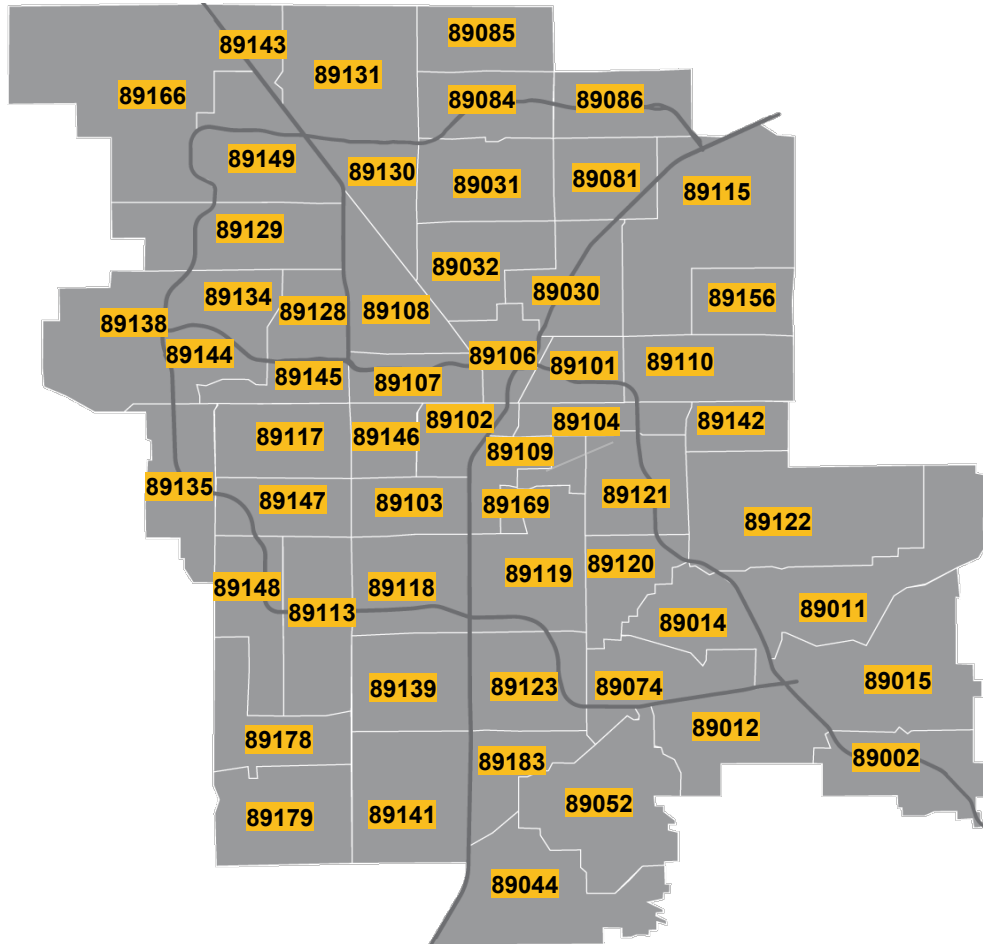
**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA





**AVERAGE DAYS ON MARKET**

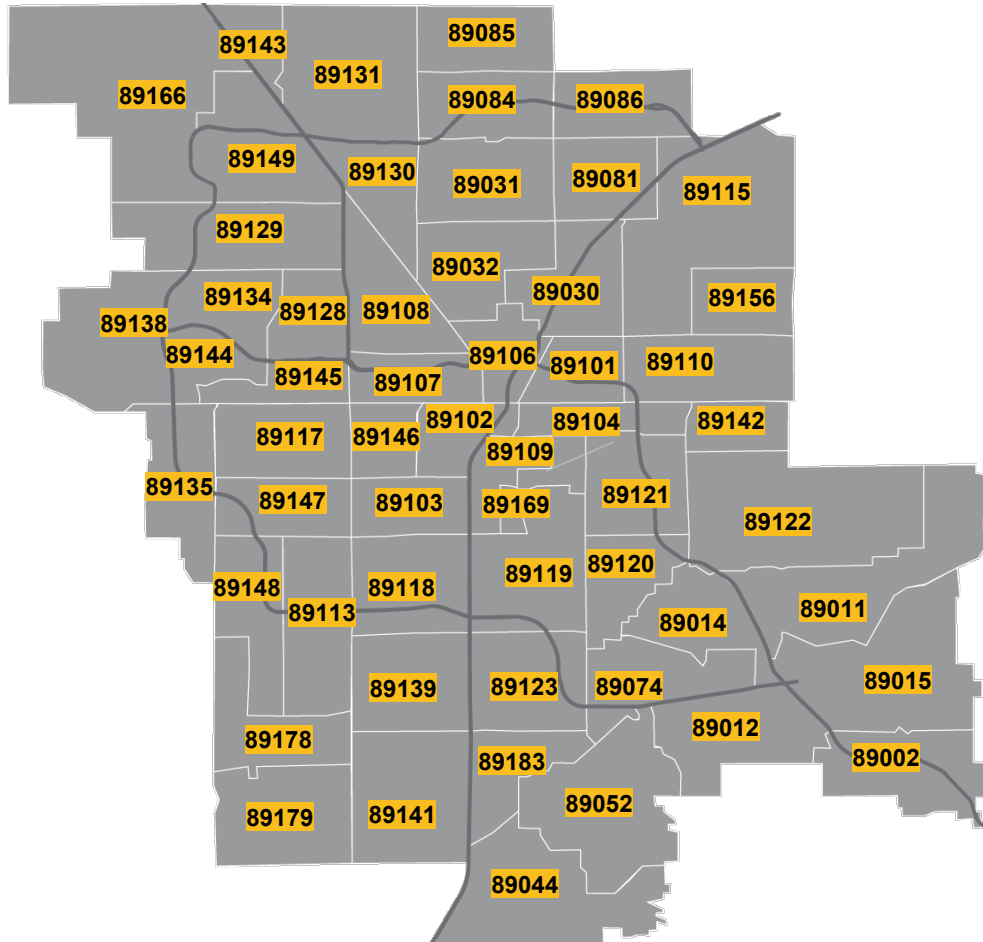
BY ZIP CODE | LAS VEGAS, NEVADA | NOVEMBER 2022



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	38	89086	53	89119	33	89142	42
89011	47	89101	44	89120	27	89143	23
89012	52	89102	45	89121	39	89144	55
89014	38	89103	41	89122	46	89145	37
89015	38	89104	30	89123	43	89146	26
89030	29	89106	35	89128	41	89147	46
89031	47	89107	36	89129	39	89148	49
89032	43	89108	36	89130	37	89149	35
89044	48	89109	31	89131	42	89156	39
89052	44	89110	46	89134	44	89166	36
89074	41	89113	39	89135	55	89169	49
89081	46	89115	34	89138	58	89178	55
89084	47	89117	39	89139	33	89179	70
89085	45	89118	51	89141	64	89183	52


**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | NOVEMBER 2022



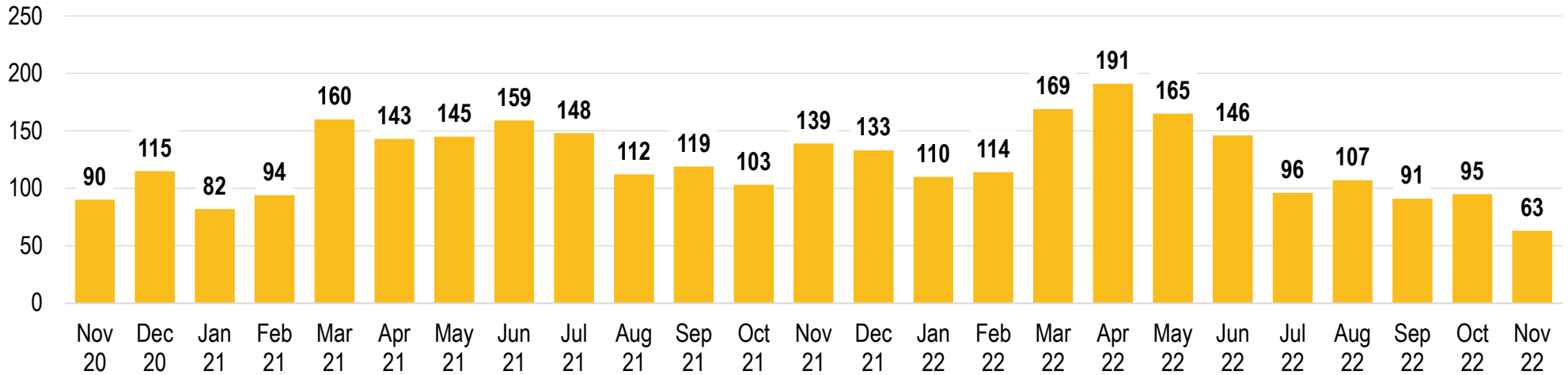
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	4.1	89086	6.4	89119	3.3	89142	3.5
89011	5.0	89101	4.1	89120	6.4	89143	3.0
89012	5.0	89102	5.0	89121	3.1	89144	4.1
89014	3.0	89103	3.3	89122	4.7	89145	3.3
89015	3.2	89104	5.8	89123	4.1	89146	4.3
89030	2.7	89106	3.6	89128	6.3	89147	4.4
89031	4.5	89107	4.0	89129	3.8	89148	6.0
89032	3.7	89108	3.9	89130	4.8	89149	3.2
89044	4.2	89109	2.9	89131	4.8	89156	4.2
89052	5.4	89110	3.3	89134	5.1	89166	3.9
89074	3.1	89113	4.8	89135	8.7	89169	5.9
89081	6.4	89115	5.0	89138	5.2	89178	3.8
89084	3.5	89117	4.2	89139	11.1	89179	3.1
89085	4.3	89118	6.2	89141	4.4	89183	3.3

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



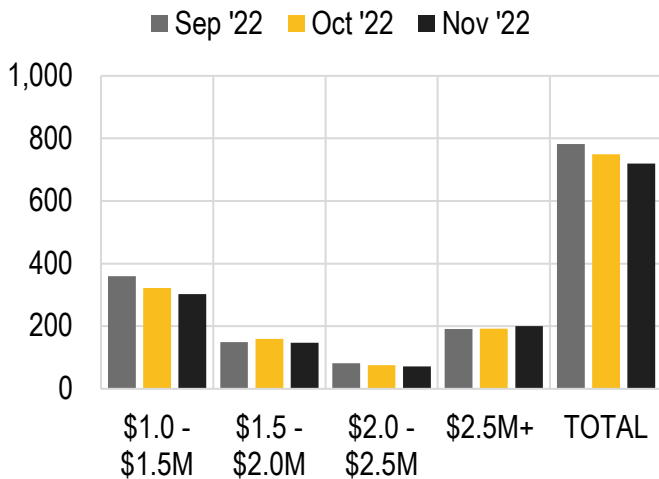
**NUMBER OF LUXURY HOME RESALE CLOSINGS**

LAS VEGAS, NEVADA (URBAN VALLEY)



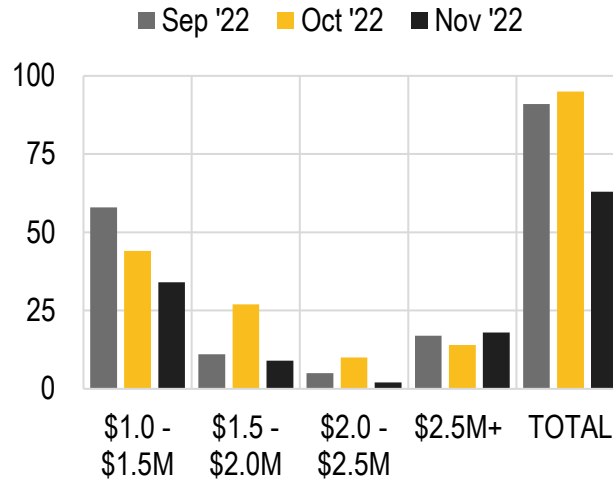
**NUMBER OF LUXURY HOMES ON THE MARKET**

LAS VEGAS, NEVADA (URBAN VALLEY)



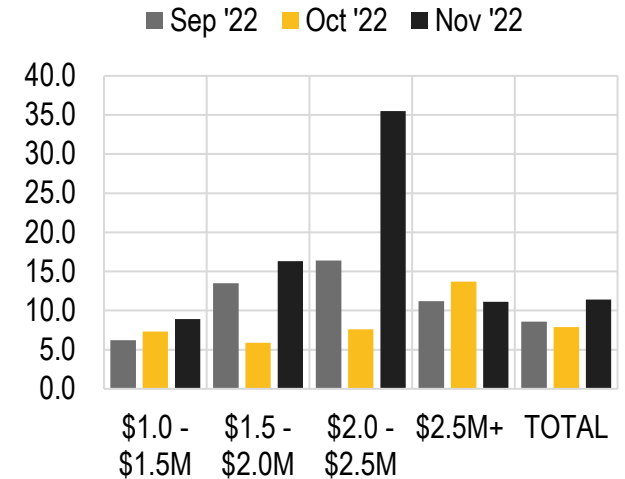
**NUMBER OF LUXURY RESALE CLOSINGS**

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.





CHICAGO TITLE

NOVEMBER 2022

# HIGH-RISE MARKET UPDATE

Sales activity in the high-rise market dipped in November after a slight uptick in October. Closings declined 5.2 percent from October 2022, and effective months of inventory continued to drop, hitting 7.1 months, the lowest in the last three months.

## HIGH-RISE HOUSING MARKET

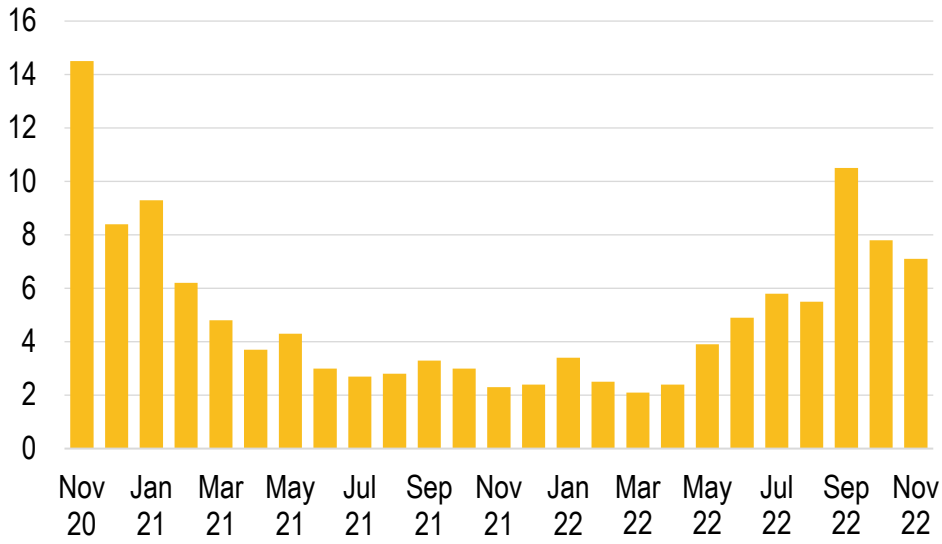
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Nov '22	Jun '22	Jul '22	Aug '22	Sep '22	Oct '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	0	0	0	0	0	1	3	-
\$180,000 - \$199,999	13	4	0	0	0	3	1	13.0
\$200,000 - \$249,999	17	7	4	3	1	7	6	2.8
\$250,000 - \$299,999	33	6	10	11	6	6	8	4.1
\$300,000 - \$399,999	103	23	26	29	16	19	13	7.9
\$400,000 - \$499,999	40	15	10	11	4	7	6	6.7
\$500,000 - \$999,999	115	25	19	20	10	8	11	10.5
\$1,000,000 and Over	71	6	6	5	6	7	7	10.1
<b>TOTAL</b>	<b>392</b>	<b>86</b>	<b>75</b>	<b>79</b>	<b>43</b>	<b>58</b>	<b>55</b>	<b>7.1</b>

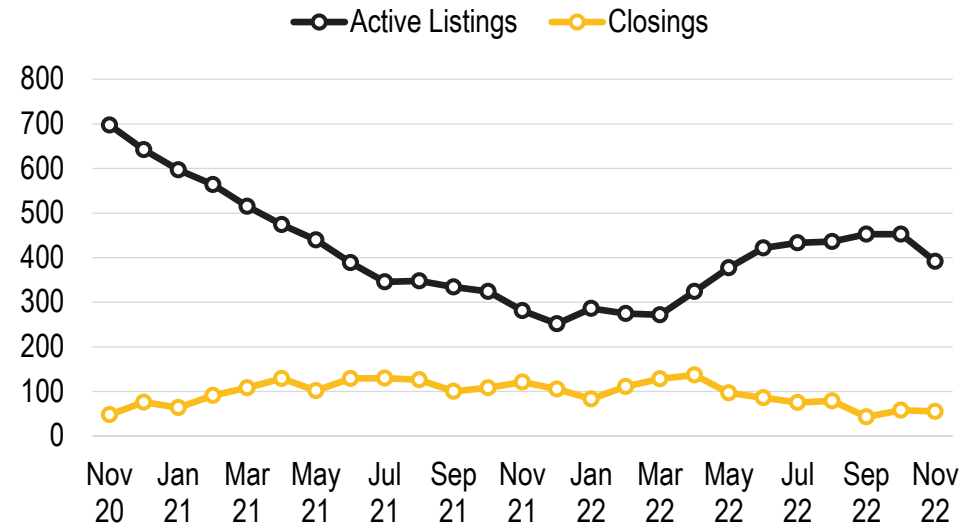
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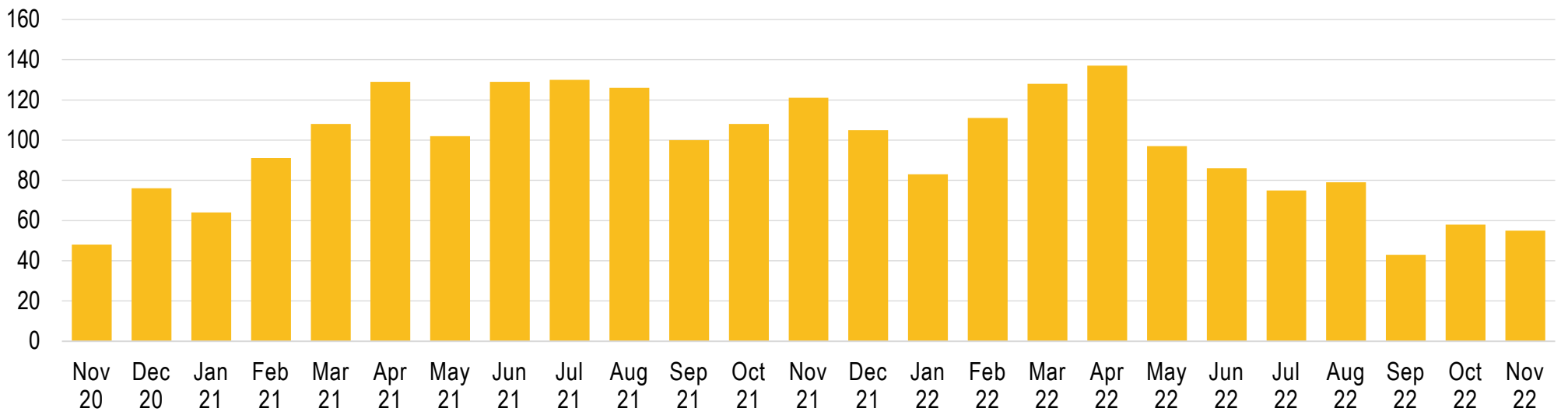
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



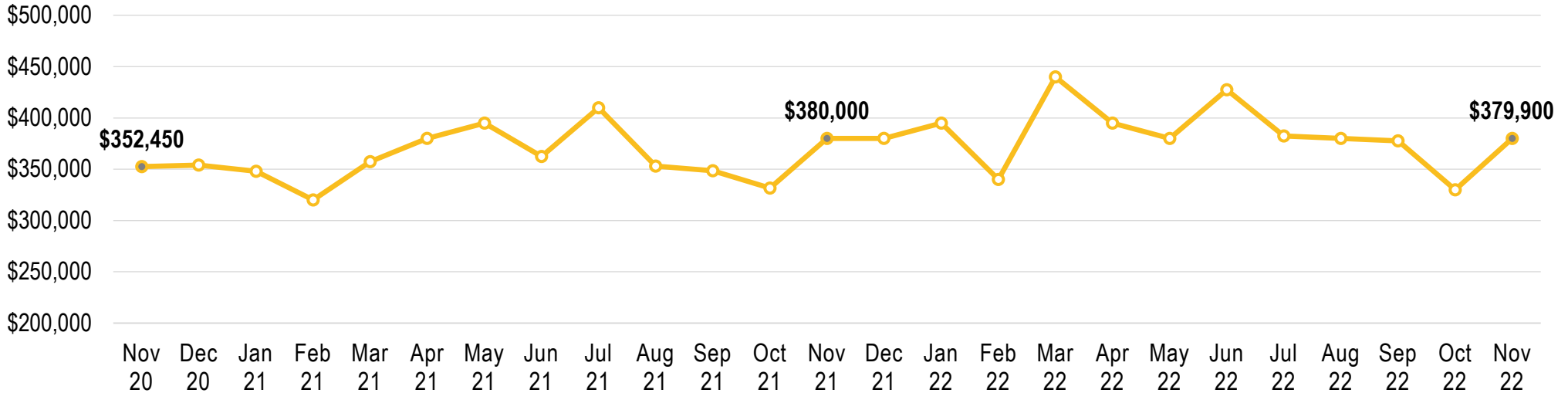
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







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



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

