



CHICAGO TITLE

FEBRUARY 2023

# REAL ESTATE MARKET UPDATE

The number of single-family home resale closings experienced a 30 percent increase from January to February, its largest month-over-month increase in the past 11 months.

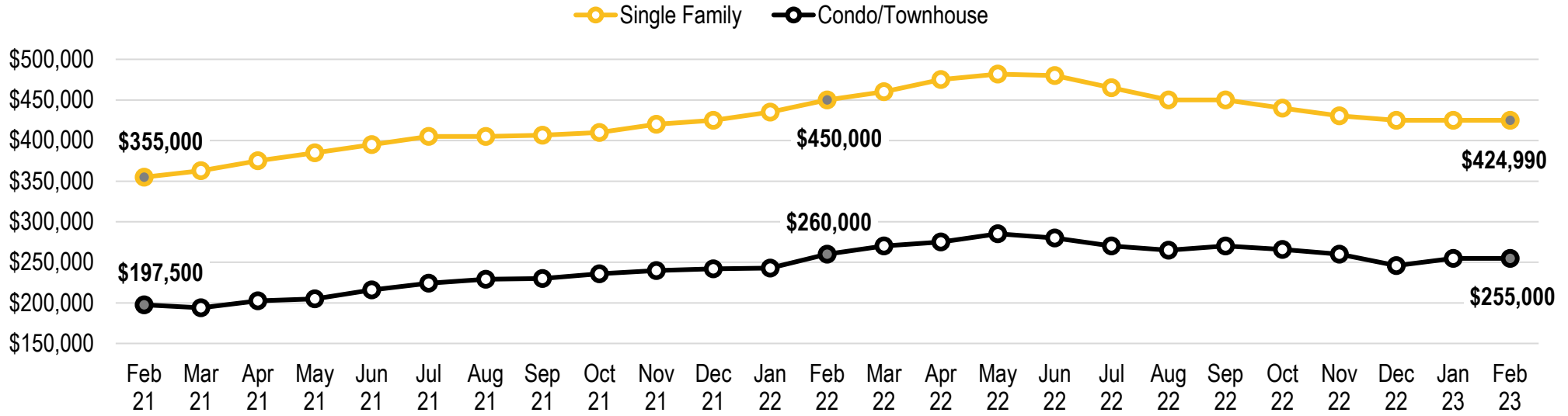
## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Dec '22	Jan '23	Feb '23	Dec '22	Jan '23	Feb '23	Dec '22	Jan '23	Feb '23
\$199,999 OR UNDER	180	169	139	84	94	109	2.1	1.8	1.3
\$200,000 - \$249,999	292	266	229	140	102	130	2.1	2.6	1.8
\$250,000 - \$299,999	397	367	279	149	146	151	2.7	2.5	1.8
\$300,000 - \$349,999	599	540	409	266	243	307	2.3	2.2	1.3
\$350,000 - \$399,999	1,067	952	724	280	283	368	3.8	3.4	2.0
\$400,000 - \$499,999	1,730	1,576	1,223	459	363	544	3.8	4.3	2.2
\$500,000 - \$749,999	1,465	1,388	1,172	326	285	324	4.5	4.9	3.6
\$750,000 - \$999,999	475	468	415	77	71	86	6.2	6.6	4.8
\$1,000,000 - \$1,499,999	249	256	226	27	32	48	9.2	8.0	4.7
\$1,500,000 - \$1,999,999	127	123	128	12	18	9	10.6	6.8	14.2
\$2,000,000 - \$2,499,999	59	71	67	8	3	9	7.4	23.7	7.4
\$2,500,000 AND OVER	172	186	180	11	15	6	15.6	12.4	30.0
<b>TOTAL</b>	<b>6,812</b>	<b>6,362</b>	<b>5,191</b>	<b>1,839</b>	<b>1,655</b>	<b>2,091</b>	<b>3.7</b>	<b>3.8</b>	<b>2.5</b>

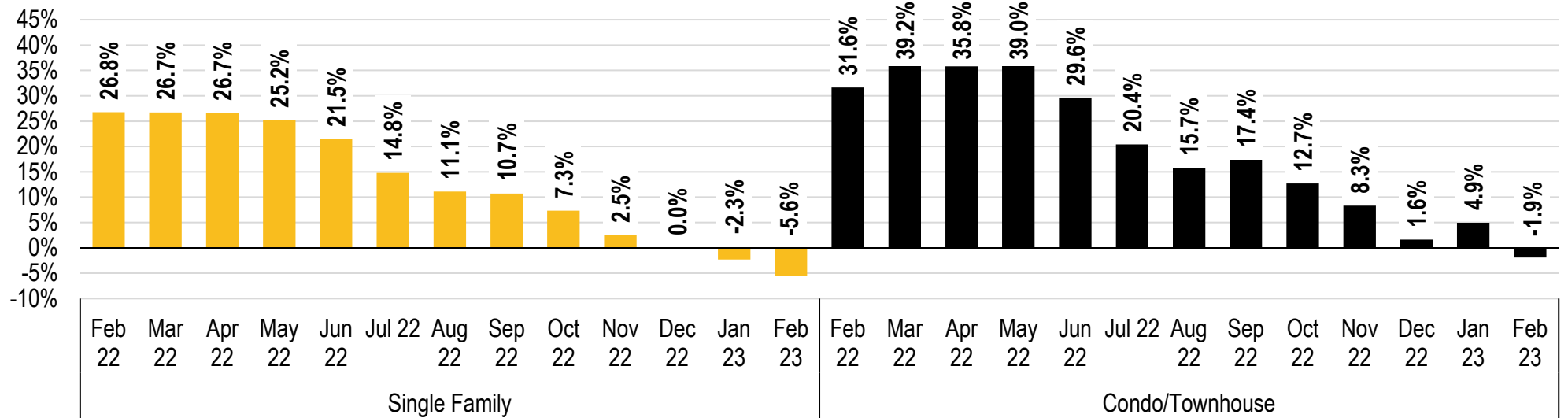
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

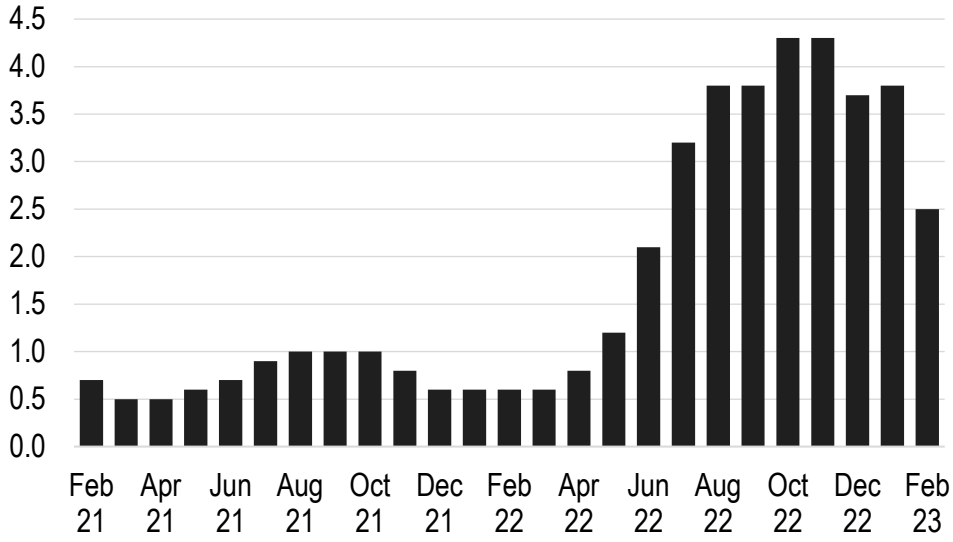


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

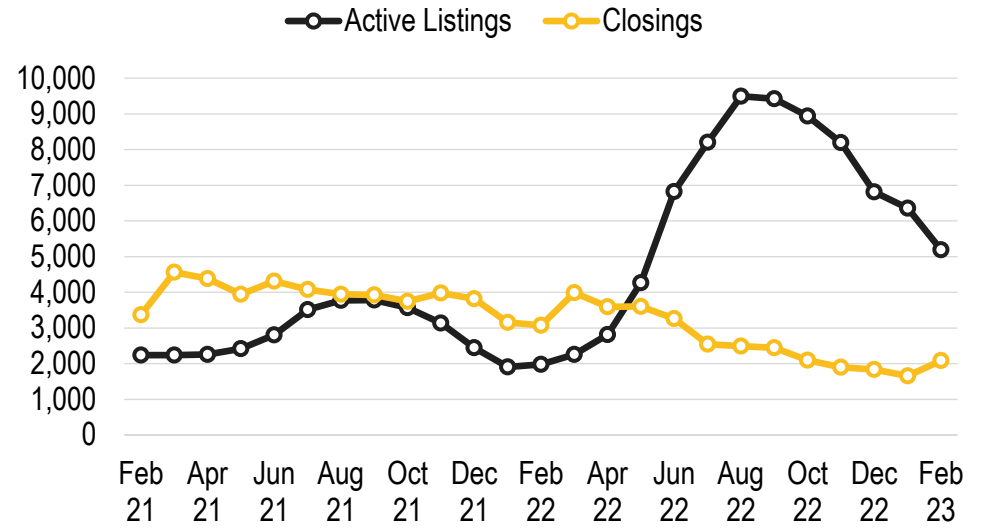




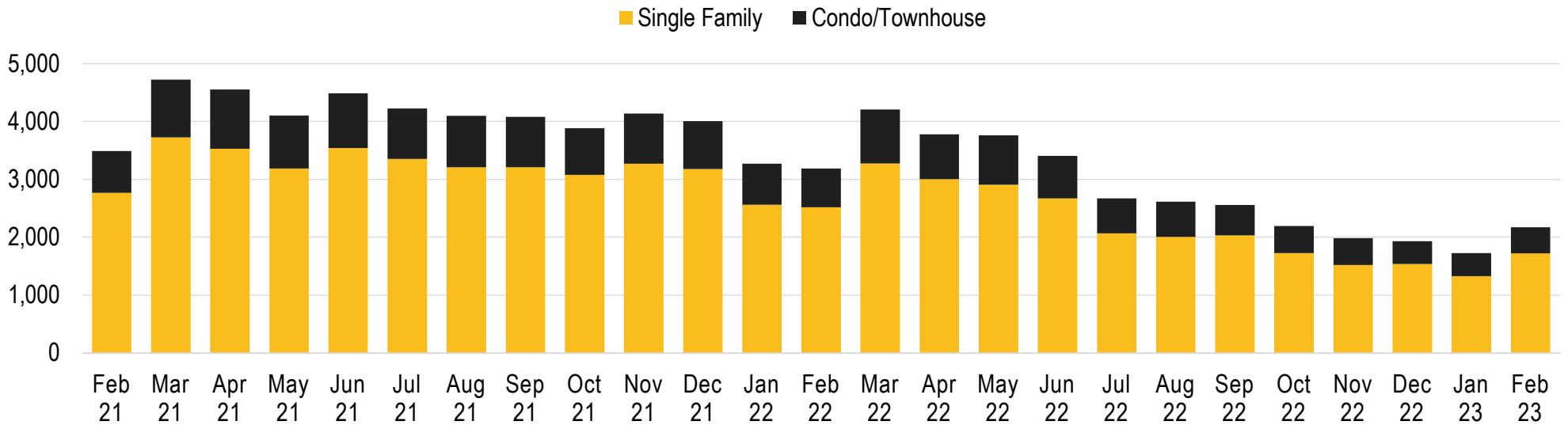
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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

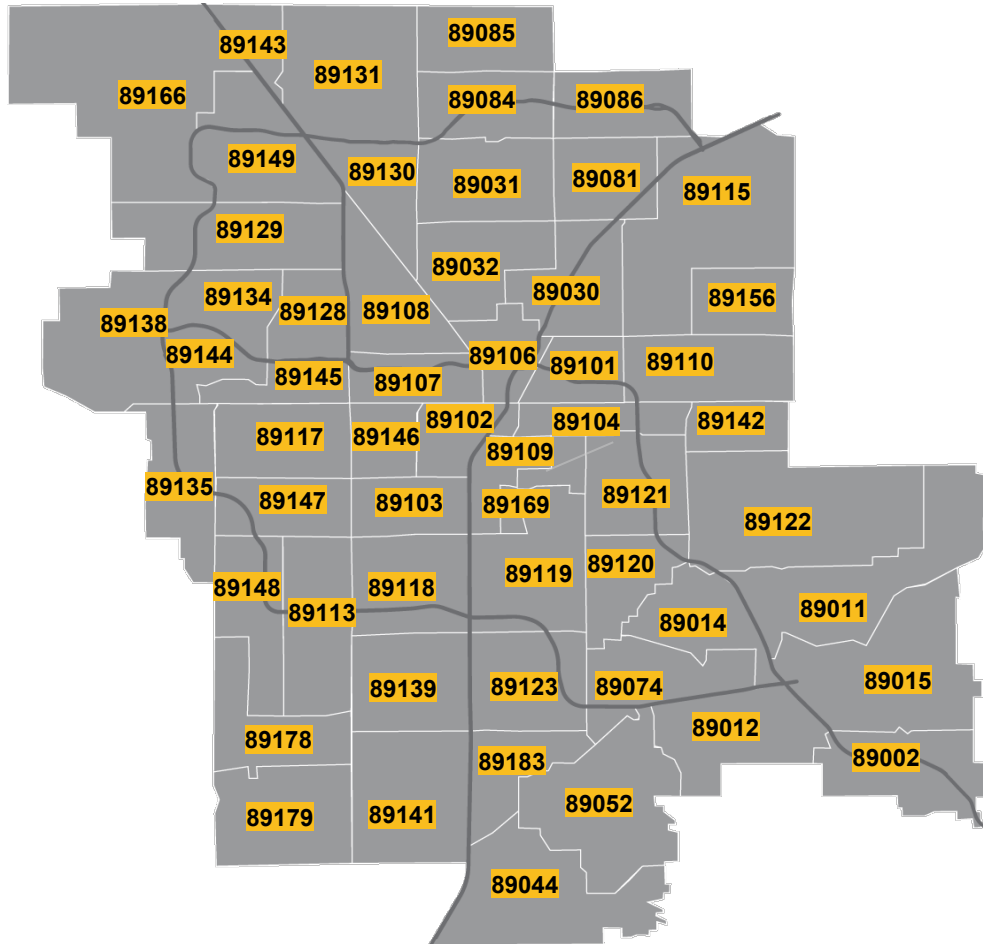


**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA




**AVERAGE DAYS ON MARKET**

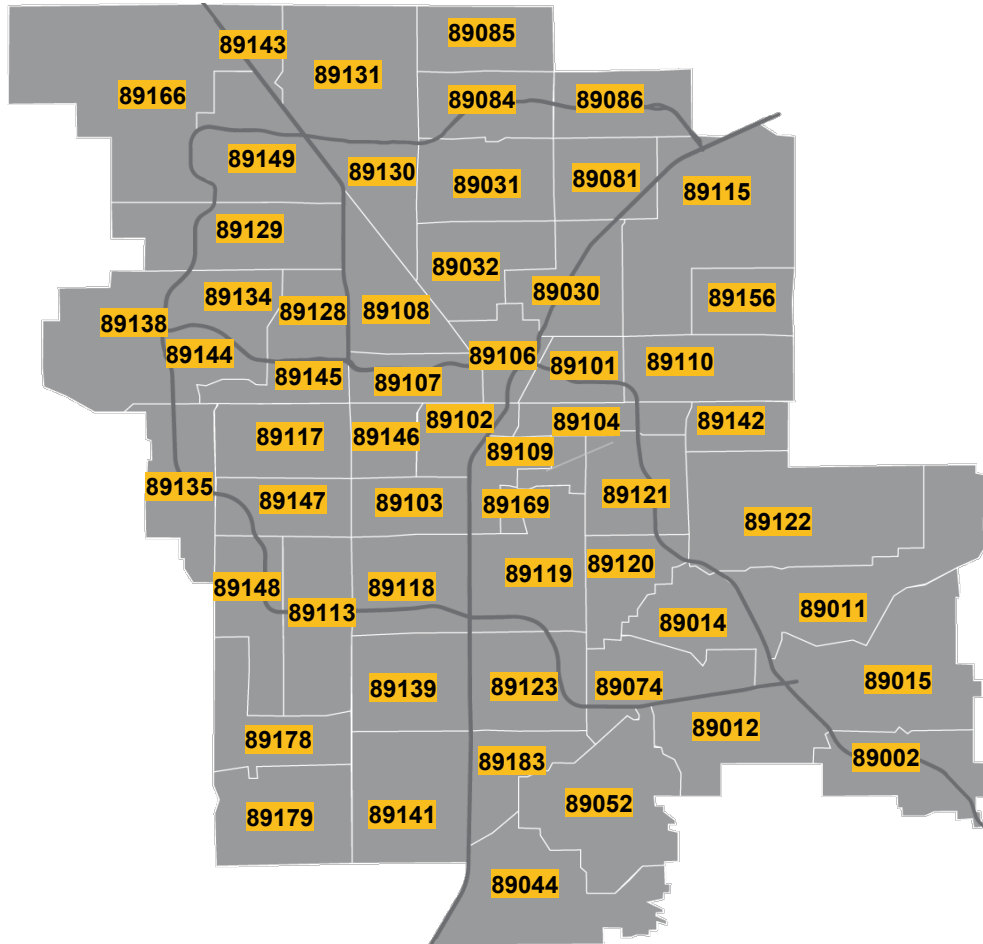
BY ZIP CODE | LAS VEGAS, NEVADA | FEBRUARY 2023



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	59	89086	62	89119	39	89142	58
89011	57	89101	29	89120	61	89143	66
89012	55	89102	63	89121	60	89144	53
89014	62	89103	50	89122	67	89145	48
89015	62	89104	44	89123	65	89146	12
89030	43	89106	60	89128	58	89147	56
89031	57	89107	54	89129	57	89148	63
89032	54	89108	49	89130	46	89149	62
89044	62	89109	8	89131	66	89156	56
89052	61	89110	47	89134	61	89166	59
89074	44	89113	59	89135	75	89169	59
89081	80	89115	58	89138	50	89178	43
89084	53	89117	61	89139	67	89179	45
89085	N/A	89118	60	89141	42	89183	52


**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | FEBRUARY 2023

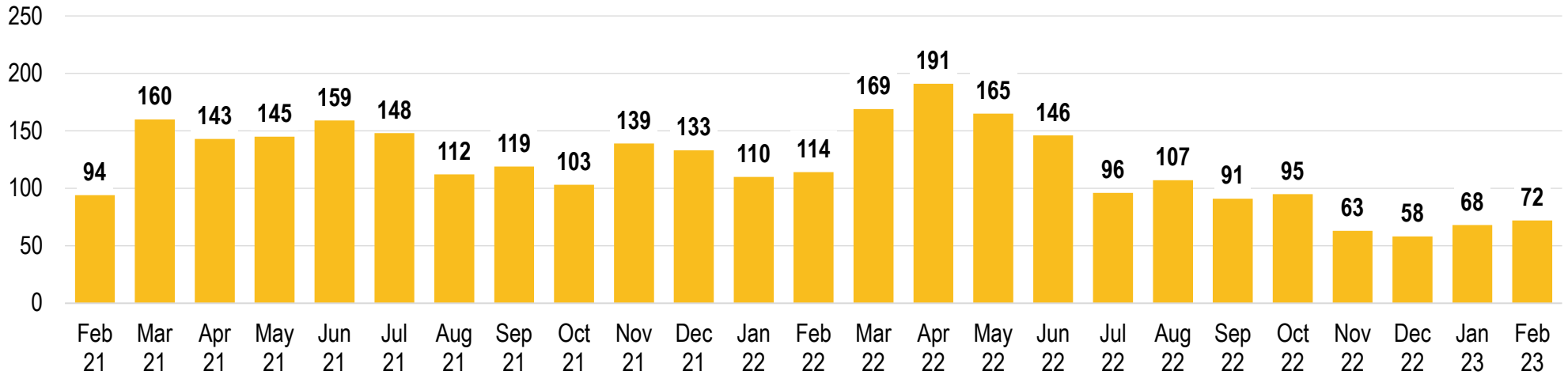


ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	1.9	89086	4.5	89119	2.2	89142	1.8
89011	3.2	89101	1.5	89120	2.8	89143	3.4
89012	4.6	89102	2.2	89121	2.5	89144	3.2
89014	2.4	89103	3.1	89122	2.0	89145	2.3
89015	2.5	89104	2.6	89123	2.5	89146	15.0
89030	1.9	89106	2.0	89128	1.8	89147	2.5
89031	2.1	89107	2.4	89129	2.0	89148	2.6
89032	1.8	89108	3.6	89130	2.1	89149	2.0
89044	2.6	89109	10.5	89131	2.6	89156	1.9
89052	3.7	89110	1.9	89134	3.3	89166	1.8
89074	2.9	89113	1.7	89135	4.7	89169	1.5
89081	3.3	89115	1.8	89138	3.4	89178	1.9
89084	2.1	89117	1.6	89139	2.6	89179	4.5
89085	N/A	89118	4.3	89141	2.1	89183	2.0

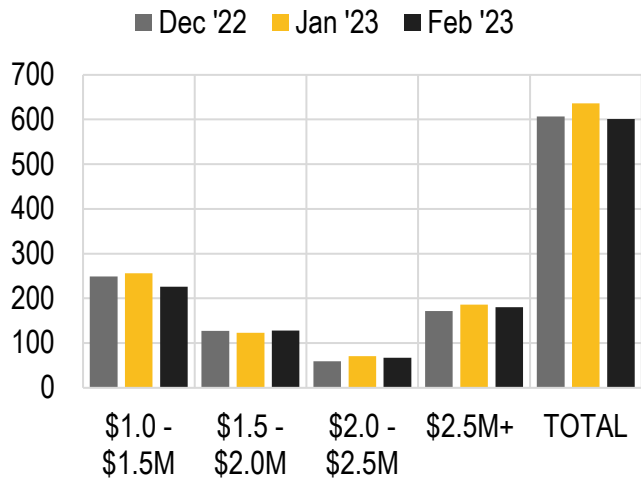
**Note:** Inventory includes available listings, excluding homes under contract, relative to closings.



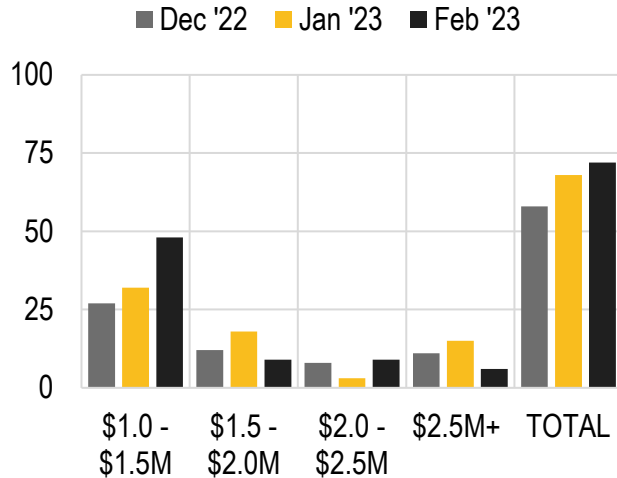
**NUMBER OF LUXURY HOME RESALE CLOSINGS**  
LAS VEGAS, NEVADA (URBAN VALLEY)



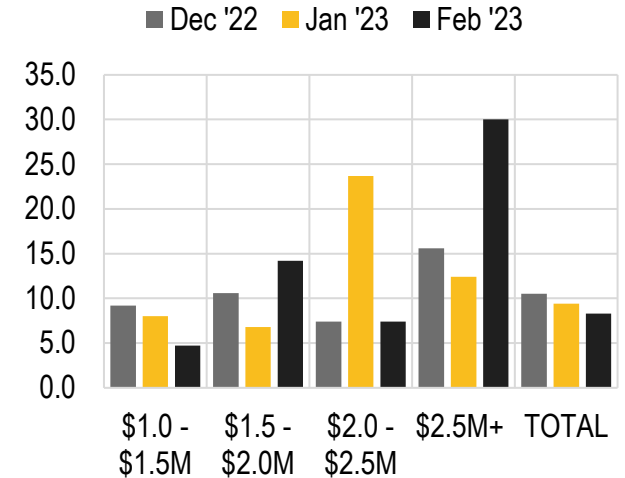
**NUMBER OF LUXURY HOMES ON THE MARKET**  
LAS VEGAS, NEVADA (URBAN VALLEY)



**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

FEBRUARY 2023

# HIGH-RISE MARKET UPDATE

After three straight months of decline, high-rise market closings increased by 17.6 percent. The median resale price continued to decline, reaching its second-lowest price in the past year.

## HIGH-RISE HOUSING MARKET

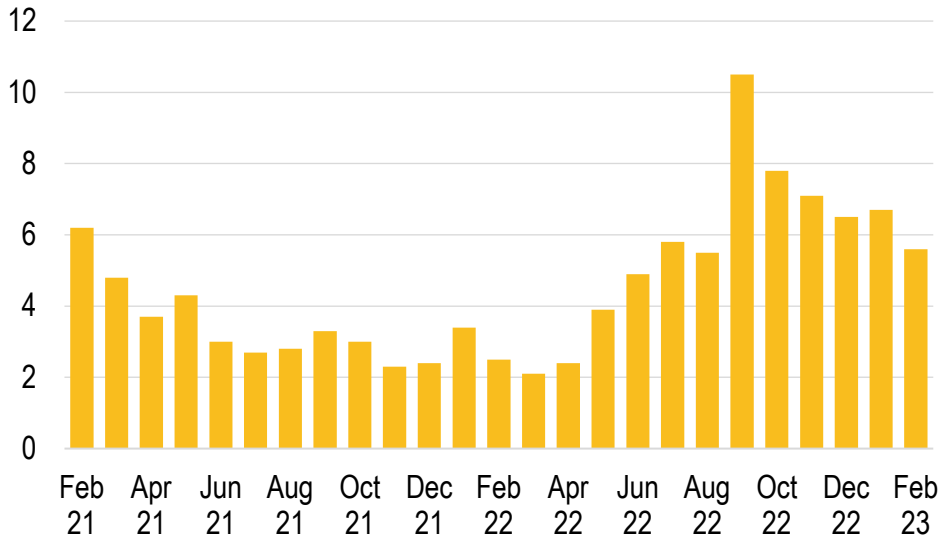
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Feb '23	Sep '22	Oct '22	Nov '22	Dec '22	Jan '23	
\$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	1	3	2	0	1	-
\$180,000 - \$199,999	9	0	3	1	0	2	2	4.5
\$200,000 - \$249,999	18	1	7	6	3	4	6	3.0
\$250,000 - \$299,999	24	6	6	8	9	9	4	6.0
\$300,000 - \$399,999	79	16	19	13	13	14	24	3.3
\$400,000 - \$499,999	34	4	7	6	4	4	9	3.8
\$500,000 - \$999,999	107	10	8	11	17	13	11	9.7
\$1,000,000 and Over	66	6	7	7	4	5	3	22.0
<b>TOTAL</b>	<b>337</b>	<b>43</b>	<b>58</b>	<b>55</b>	<b>52</b>	<b>51</b>	<b>60</b>	<b>5.6</b>

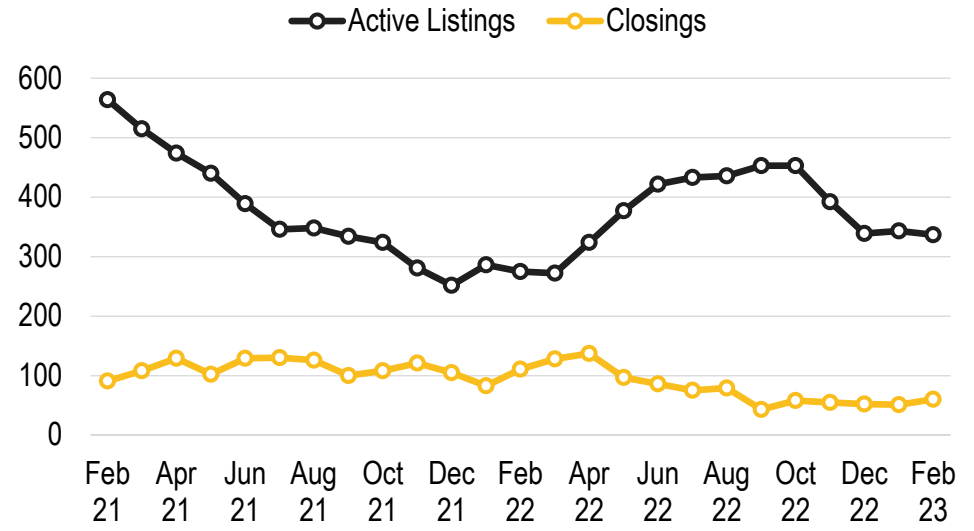
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.



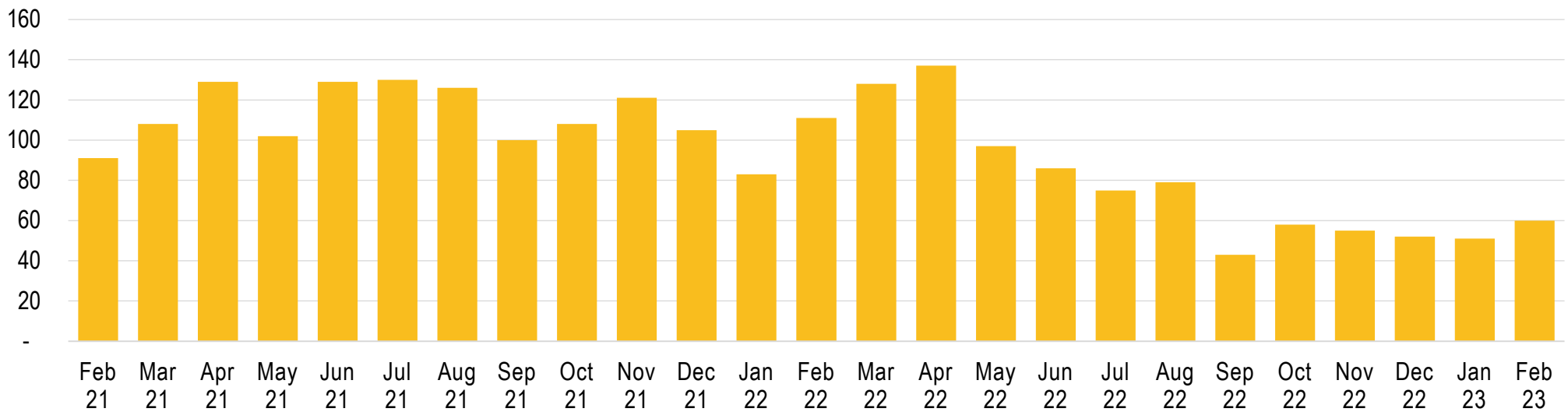
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



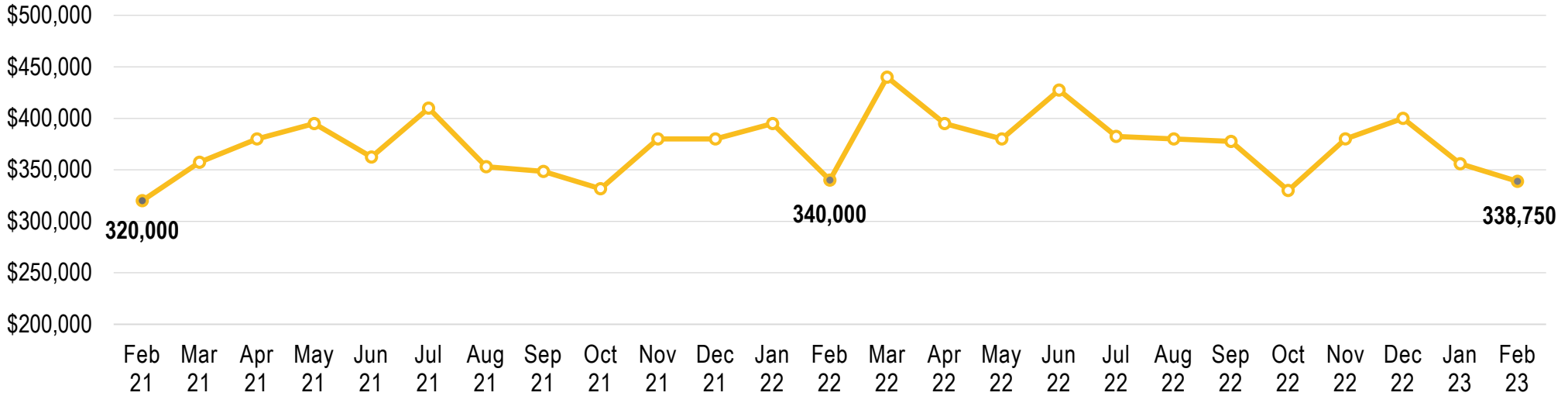
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







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



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

