



CHICAGO TITLE

APRIL 2023

# REAL ESTATE MARKET UPDATE

The number of homes on the market continues to fall; meanwhile, both segments experienced slight increases in median closing prices. Single-family homes posted a median price of \$430,000, and the condo/townhouses segment experienced a median value of \$270,000.

## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

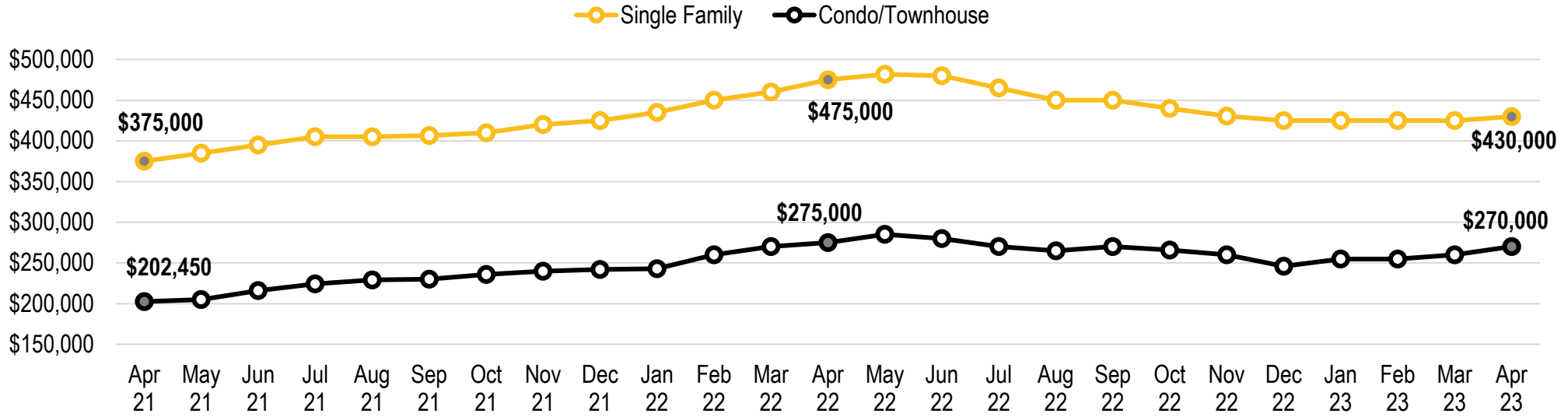
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Feb '23	Mar '23	Apr '23	Feb '23	Mar '23	Apr '23	Feb '23	Mar '23	Apr '23
\$199,999 OR UNDER	139	130	108	109	127	81	1.3	1.0	1.3
\$200,000 - \$249,999	229	208	188	130	151	140	1.8	1.4	1.3
\$250,000 - \$299,999	279	259	193	151	200	167	1.8	1.3	1.2
\$300,000 - \$349,999	409	319	231	307	390	341	1.3	0.8	0.7
\$350,000 - \$399,999	724	563	469	368	539	431	2.0	1.0	1.1
\$400,000 - \$499,999	1,223	1,017	846	544	703	592	2.2	1.4	1.4
\$500,000 - \$749,999	1,172	1,047	1,026	324	497	440	3.6	2.1	2.3
\$750,000 - \$999,999	415	388	369	86	117	98	4.8	3.3	3.8
\$1,000,000 - \$1,499,999	226	222	238	48	71	69	4.7	3.1	3.4
\$1,500,000 - \$1,999,999	128	131	130	9	26	18	14.2	5.0	7.2
\$2,000,000 - \$2,499,999	67	60	60	9	9	6	7.4	6.7	10.0
\$2,500,000 AND OVER	180	168	173	6	15	12	30.0	11.2	14.4
<b>TOTAL</b>	<b>5,191</b>	<b>4,512</b>	<b>4,031</b>	<b>2,091</b>	<b>2,845</b>	<b>2,395</b>	<b>2.5</b>	<b>1.6</b>	<b>1.7</b>

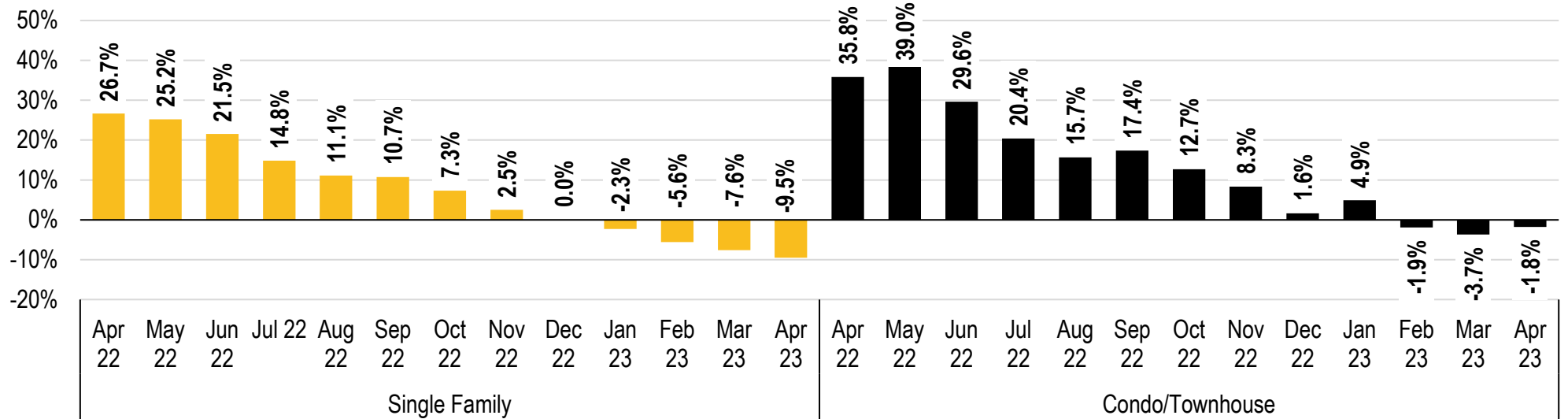
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

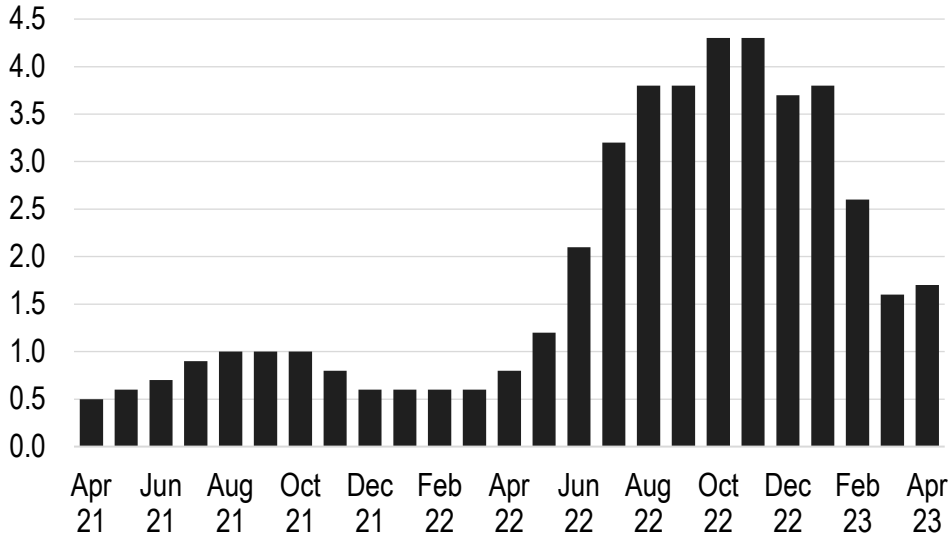


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

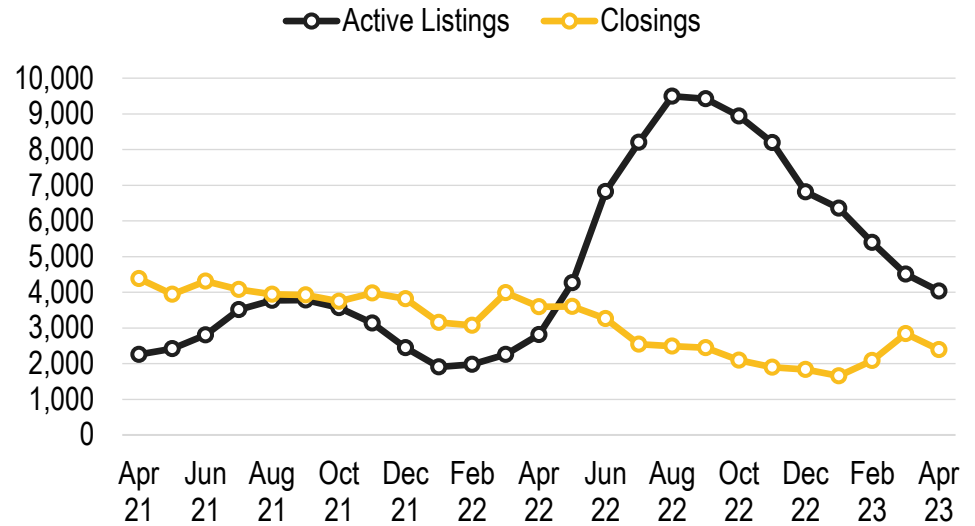




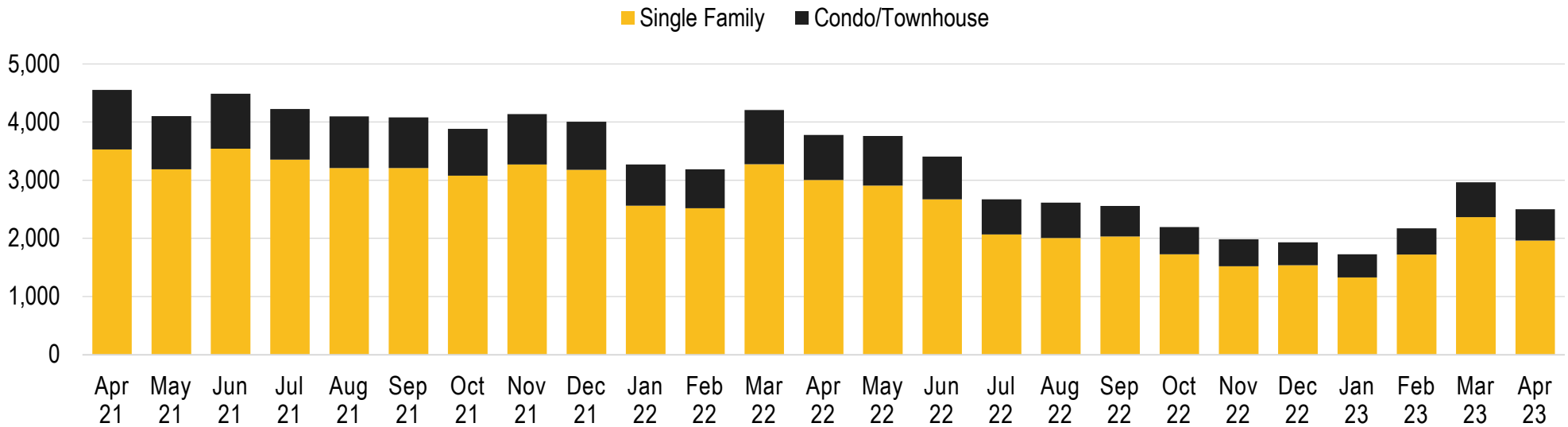
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



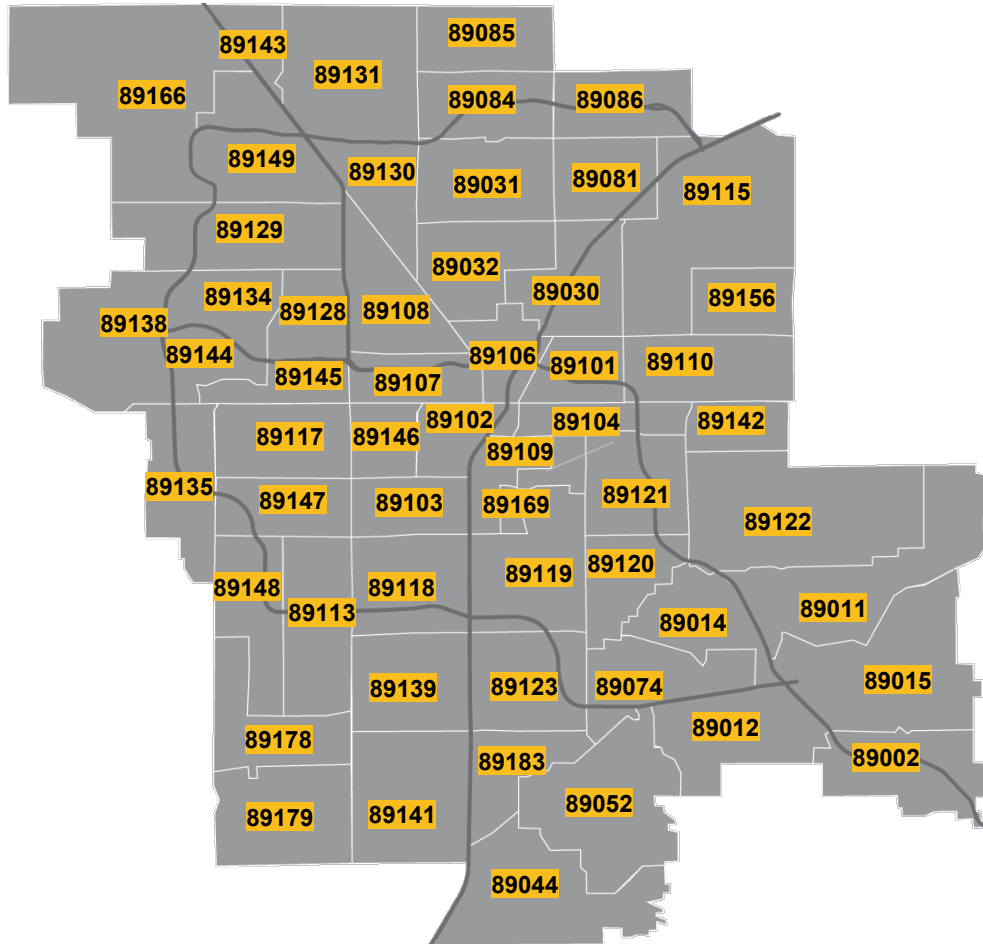
**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA





**AVERAGE DAYS ON MARKET**

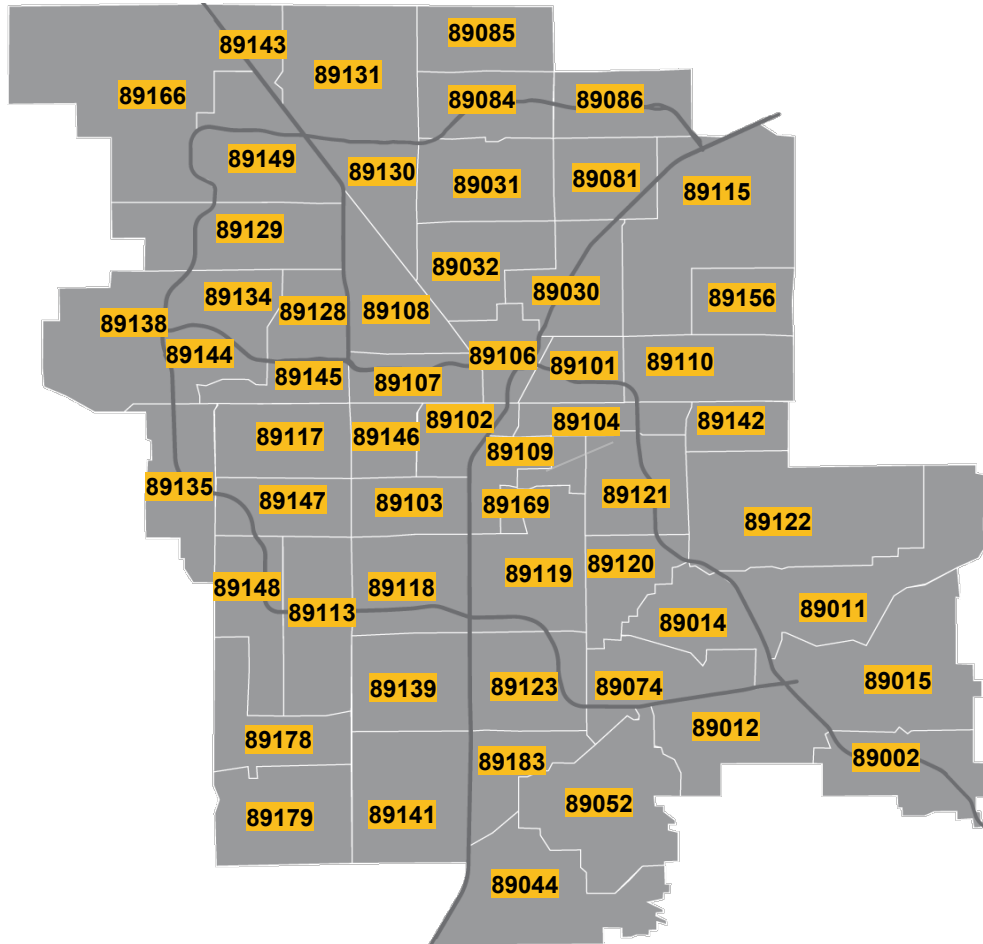
BY ZIP CODE | LAS VEGAS, NEVADA | APRIL 2023



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	41	89086	72	89119	50	89142	65
89011	48	89101	74	89120	52	89143	34
89012	54	89102	59	89121	43	89144	43
89014	52	89103	46	89122	51	89145	46
89015	37	89104	32	89123	55	89146	66
89030	52	89106	43	89128	43	89147	57
89031	54	89107	47	89129	47	89148	53
89032	51	89108	44	89130	41	89149	49
89044	50	89109	38	89131	61	89156	41
89052	39	89110	33	89134	61	89166	61
89074	41	89113	51	89135	52	89169	55
89081	36	89115	65	89138	62	89178	44
89084	62	89117	41	89139	38	89179	45
89085	66	89118	36	89141	50	89183	33



**MONTHS OF HOUSING INVENTORY**  
BY ZIP CODE | LAS VEGAS, NEVADA | APRIL 2023



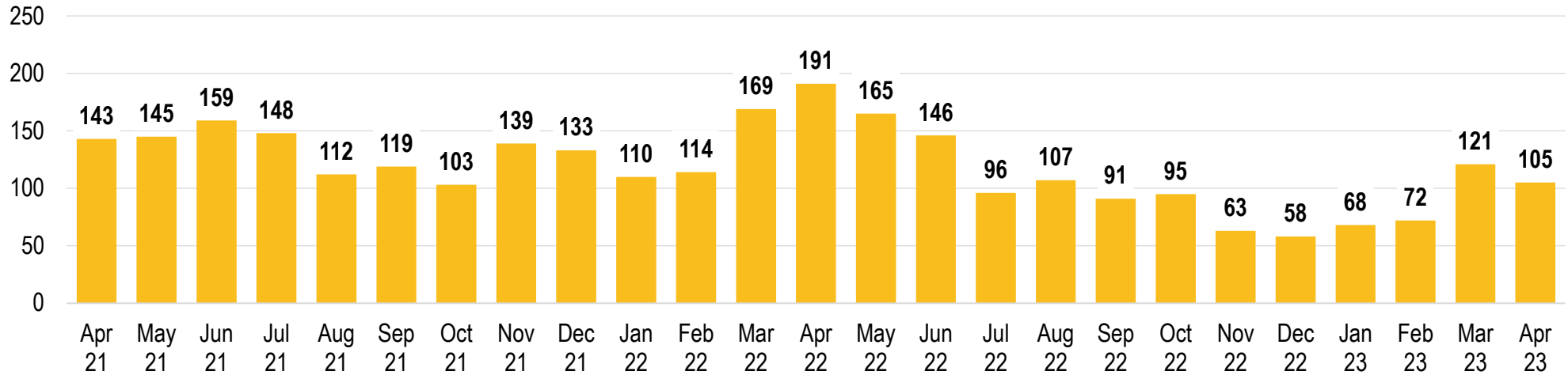
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	1.4	89086	1.3	89119	3.8	89142	1.1
89011	2.2	89101	1.7	89120	1.2	89143	1.3
89012	2.8	89102	3.1	89121	1.2	89144	3.1
89014	1.3	89103	1.9	89122	1.3	89145	1.0
89015	1.7	89104	2.4	89123	1.1	89146	6.6
89030	1.2	89106	1.0	89128	1.6	89147	1.2
89031	0.9	89107	1.7	89129	1.3	89148	1.3
89032	1.2	89108	2.1	89130	1.5	89149	1.4
89044	1.5	89109	2.7	89131	2.1	89156	1.3
89052	2.5	89110	2.0	89134	1.5	89166	2.1
89074	1.5	89113	1.4	89135	3.5	89169	2.5
89081	1.6	89115	1.3	89138	2.1	89178	1.5
89084	1.4	89117	1.8	89139	2.0	89179	5.4
89085	2.0	89118	1.9	89141	1.6	89183	1.4

**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**

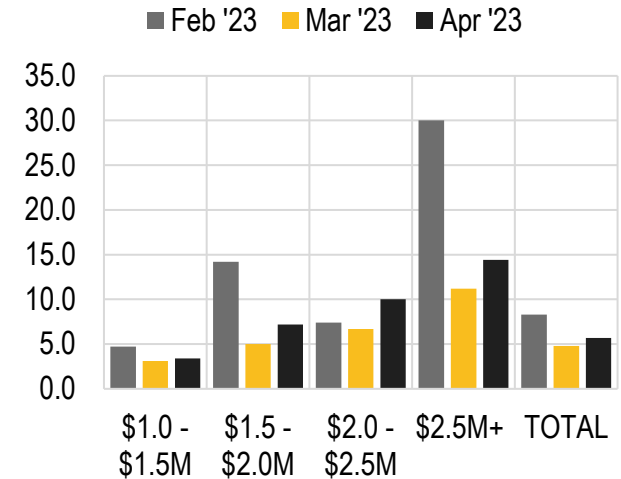
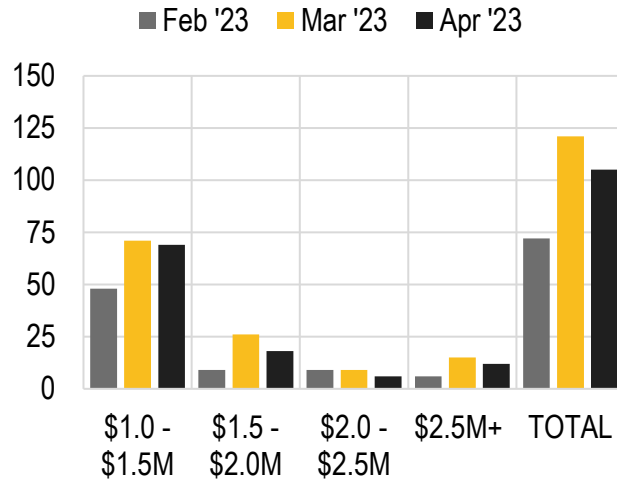
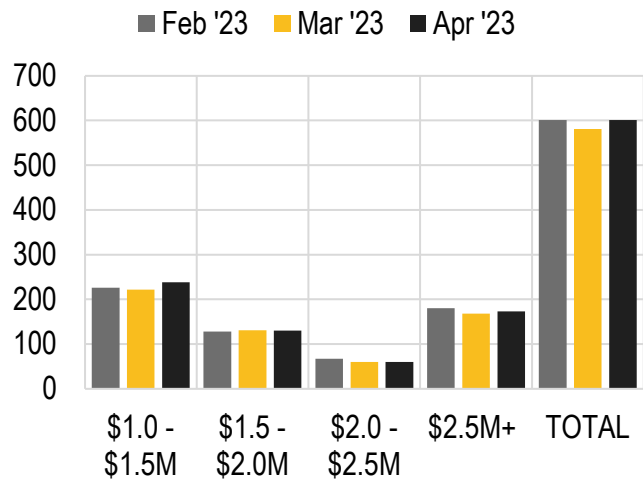
LAS VEGAS, NEVADA (URBAN VALLEY)

**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

APRIL 2023

# HIGH-RISE MARKET UPDATE

The number of high-rise resale closings increased to its highest level since August of last year. At the same time, the median closing price continued to slip, reaching \$341,500 (down 13.5 percent over the last year).

## HIGH-RISE HOUSING MARKET

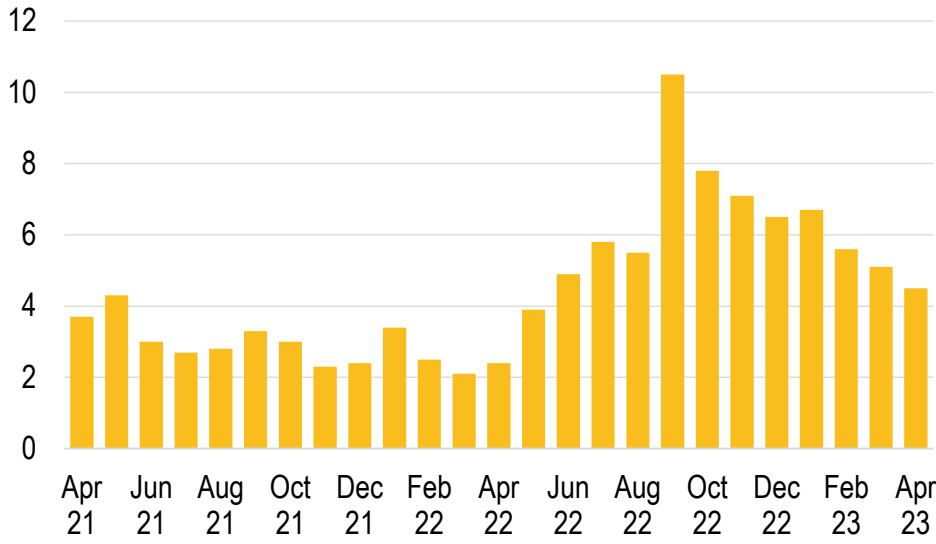
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Apr '23	Nov '22	Dec '22	Jan '23	Feb '23	Mar '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	1	0	0	0	0	0	0	-
\$160,000 - \$179,999	2	3	2	0	1	2	0	-
\$180,000 - \$199,999	8	1	0	2	2	0	2	4.0
\$200,000 - \$249,999	15	6	3	4	6	2	5	3.0
\$250,000 - \$299,999	25	8	9	9	4	11	11	2.3
\$300,000 - \$399,999	71	13	13	14	24	19	27	2.6
\$400,000 - \$499,999	34	6	4	4	9	4	4	8.5
\$500,000 - \$999,999	102	11	17	13	11	13	14	7.3
\$1,000,000 and Over	64	7	4	5	3	12	9	7.1
<b>TOTAL</b>	<b>322</b>	<b>54</b>	<b>51</b>	<b>50</b>	<b>59</b>	<b>63</b>	<b>72</b>	<b>4.5</b>

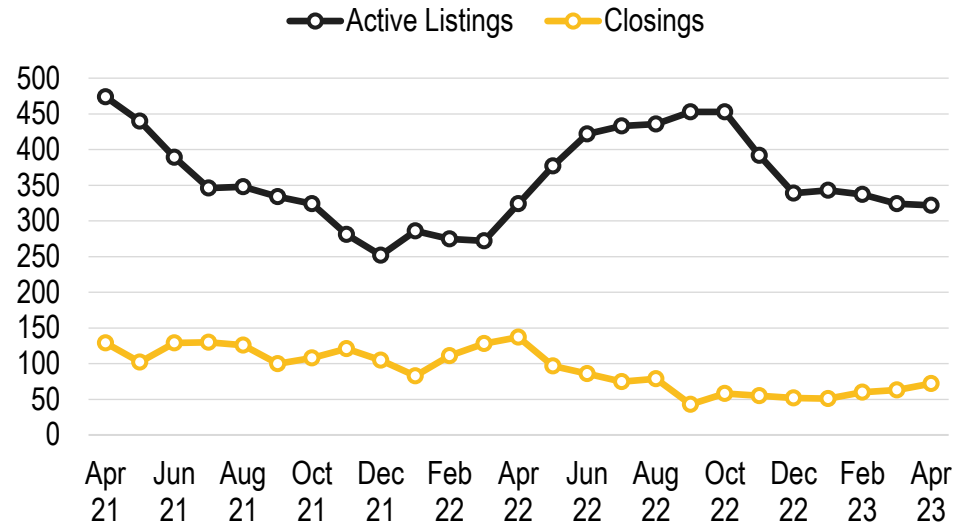
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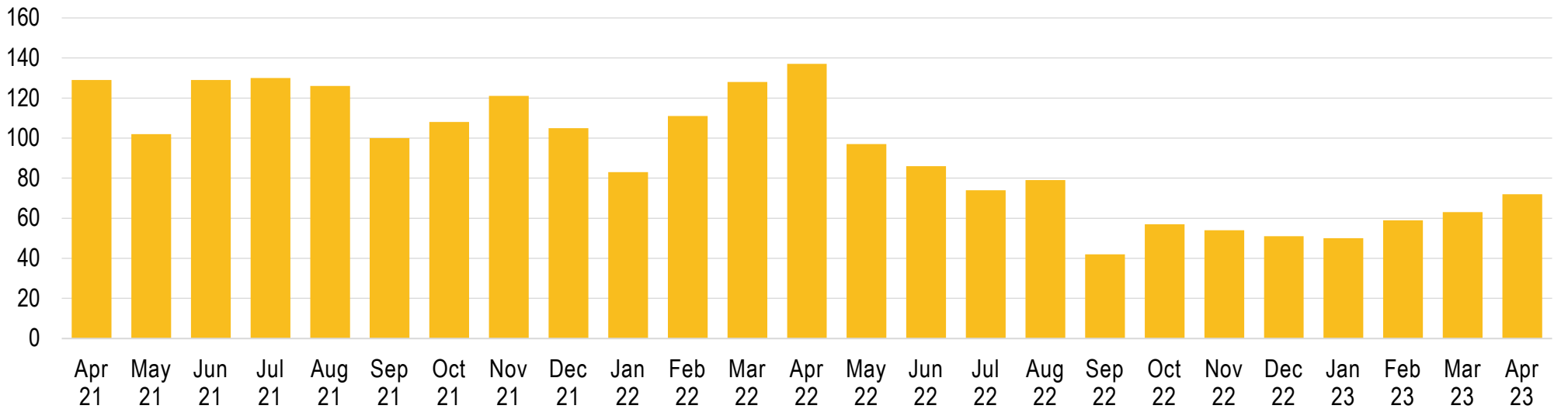
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



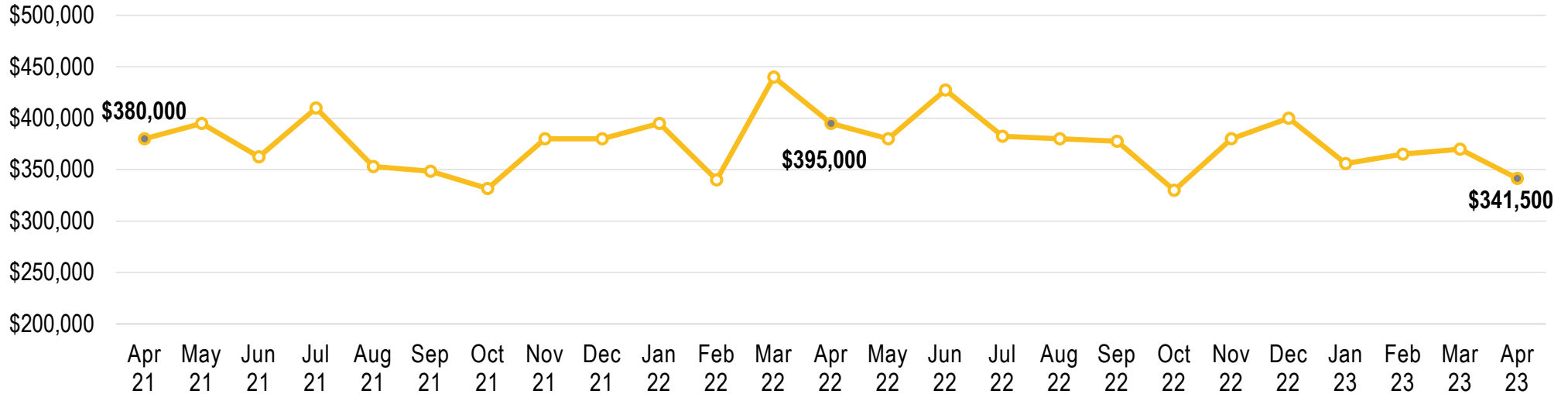
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







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



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

