



CHICAGO TITLE

MAY 2023

REAL ESTATE MARKET UPDATE

The median price of single-family units increased month-to-month in April and May, suggesting a seller's market in the face of limited availability. The condo/townhouse median sales price also gained ground as it recovered some of its previous losses.

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

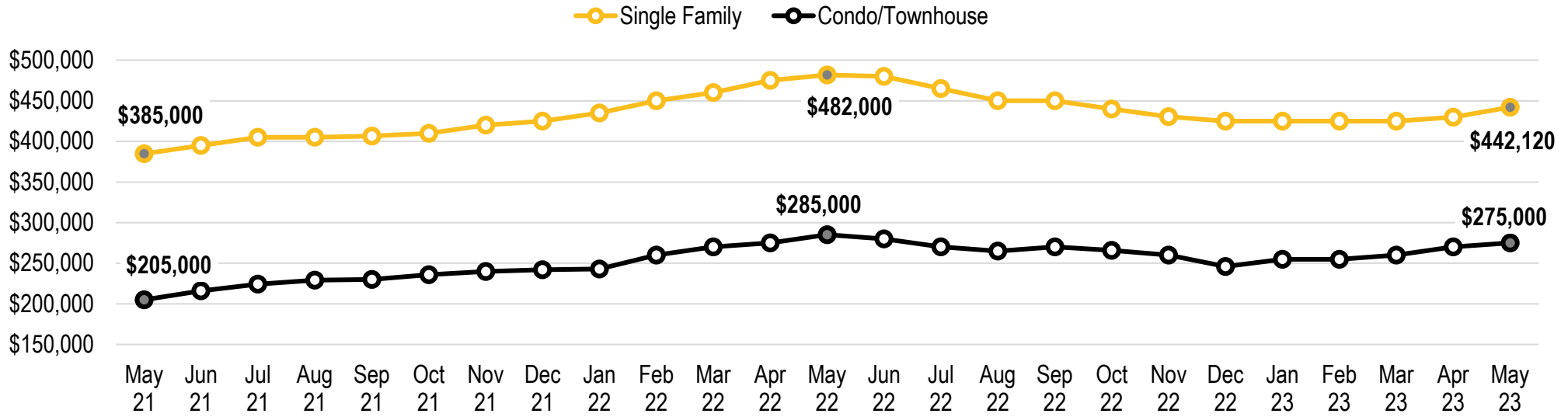
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Mar '23	Apr '23	May '23	Mar '23	Apr '23	May '23	Mar '23	Apr '23	May '23
\$199,999 OR UNDER	130	108	108	127	81	102	1.0	1.3	1.1
\$200,000 - \$249,999	208	188	174	151	140	175	1.4	1.3	1.0
\$250,000 - \$299,999	259	193	192	200	167	215	1.3	1.2	0.9
\$300,000 - \$349,999	319	231	269	390	341	366	0.8	0.7	0.7
\$350,000 - \$399,999	563	469	461	539	431	481	1.0	1.1	1.0
\$400,000 - \$499,999	1,017	846	898	703	592	718	1.4	1.4	1.3
\$500,000 - \$749,999	1,047	1,026	1,070	497	440	562	2.1	2.3	1.9
\$750,000 - \$999,999	388	369	393	117	98	138	3.3	3.8	2.8
\$1,000,000 - \$1,499,999	222	238	250	71	69	62	3.1	3.4	4.0
\$1,500,000 - \$1,999,999	131	130	124	26	18	23	5.0	7.2	5.4
\$2,000,000 - \$2,499,999	60	60	66	9	6	18	6.7	10.0	3.7
\$2,500,000 AND OVER	168	173	169	15	12	28	11.2	14.4	6.0
TOTAL	4,512	4,031	4,174	2,845	2,395	2,888	1.6	1.7	1.4

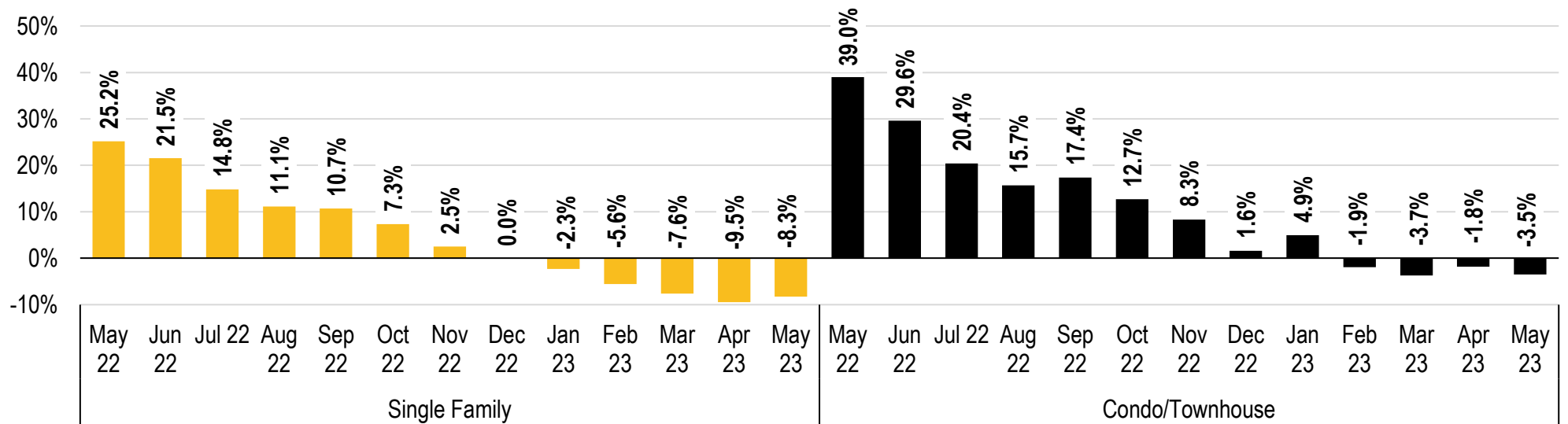
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

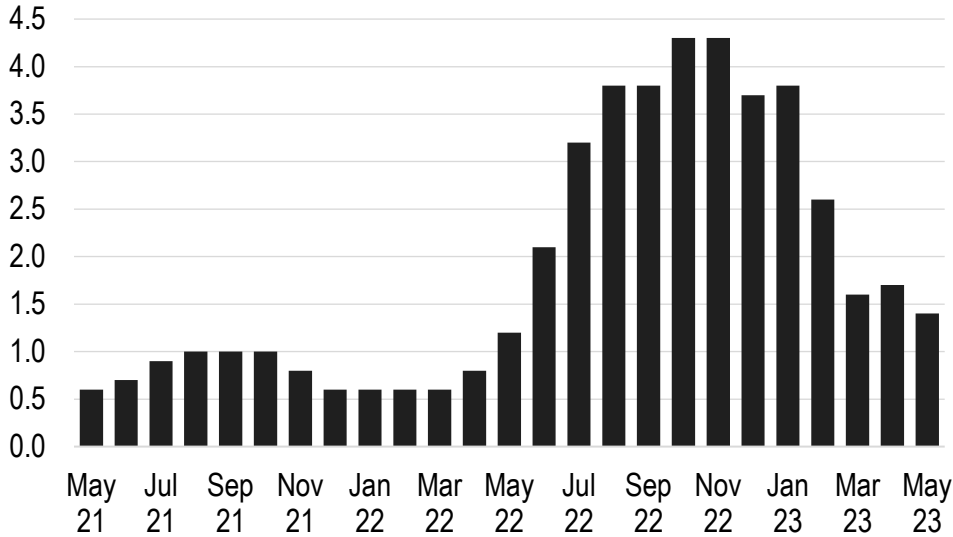


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

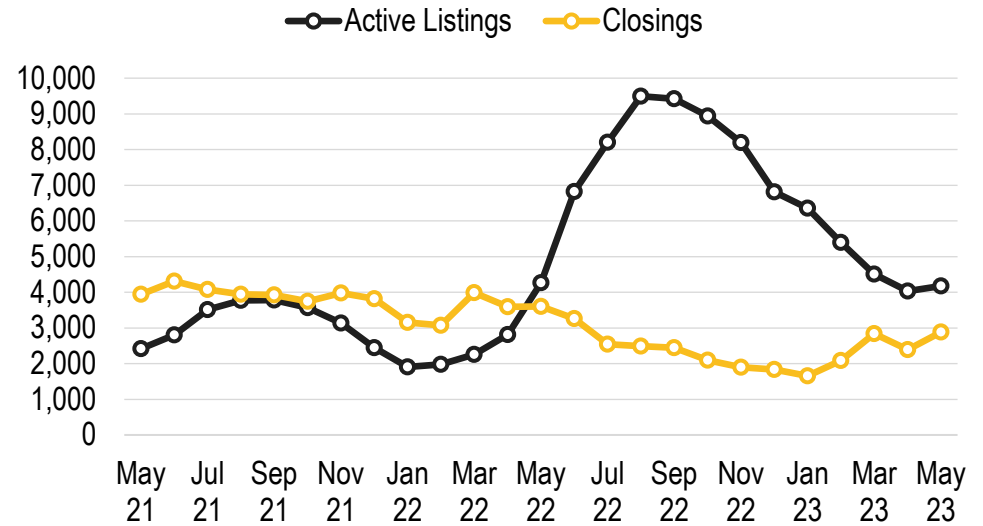




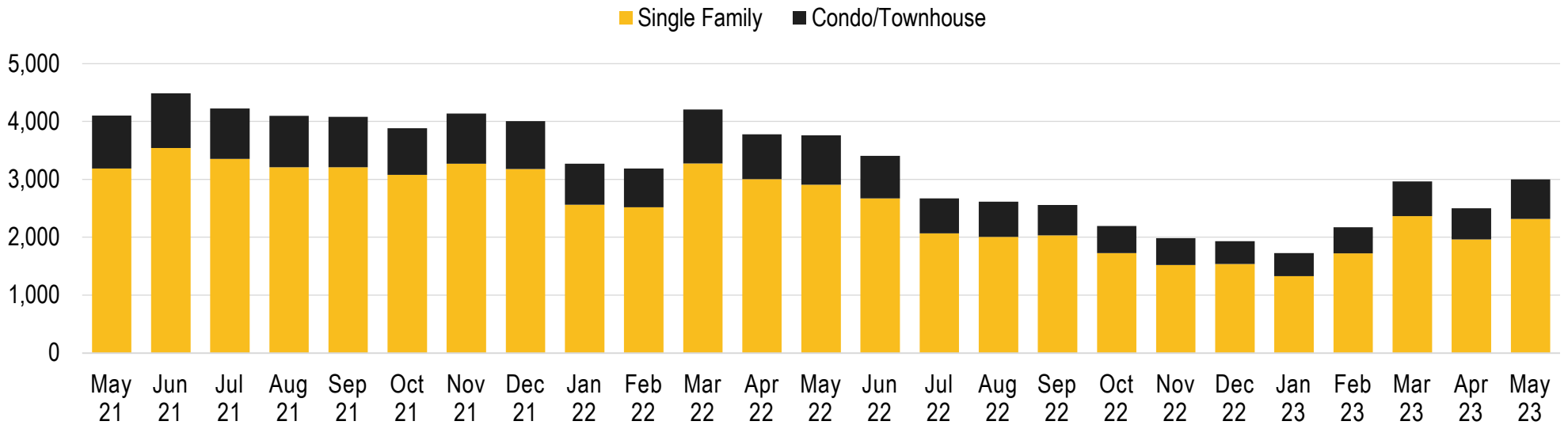
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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



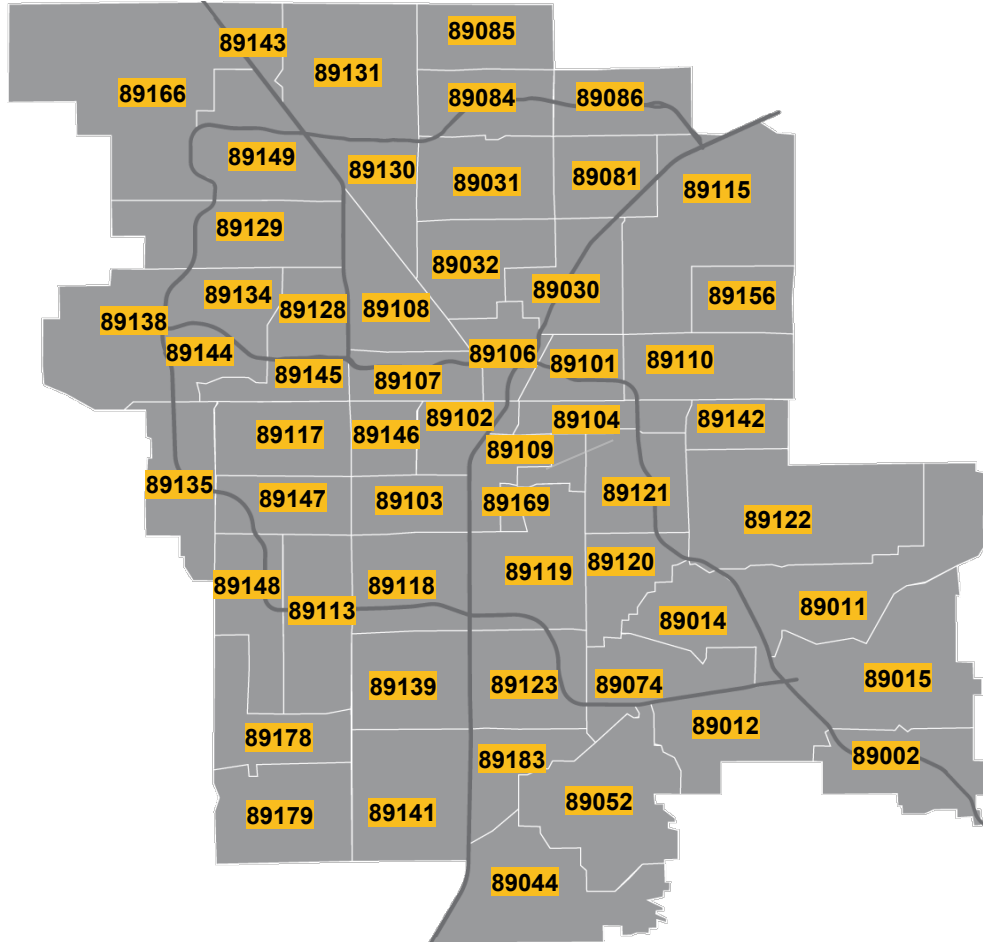
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

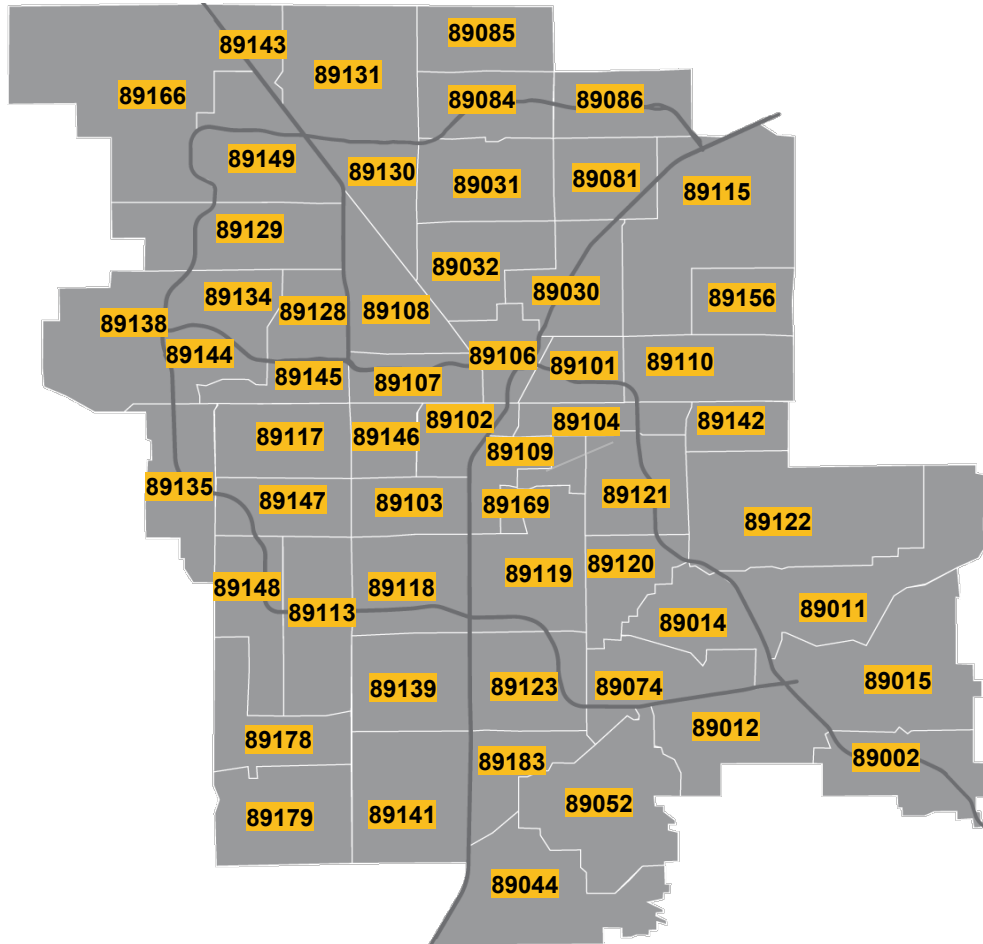
BY ZIP CODE | LAS VEGAS, NEVADA | MAY 2023



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	42	89086	77	89119	39	89142	39
89011	39	89101	32	89120	33	89143	33
89012	39	89102	42	89121	36	89144	42
89014	30	89103	36	89122	44	89145	26
89015	35	89104	42	89123	41	89146	36
89030	41	89106	31	89128	32	89147	38
89031	47	89107	44	89129	44	89148	51
89032	27	89108	27	89130	42	89149	36
89044	37	89109	41	89131	48	89156	46
89052	52	89110	39	89134	53	89166	40
89074	43	89113	41	89135	47	89169	35
89081	60	89115	40	89138	56	89178	45
89084	47	89117	45	89139	38	89179	51
89085	23	89118	50	89141	39	89183	39



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



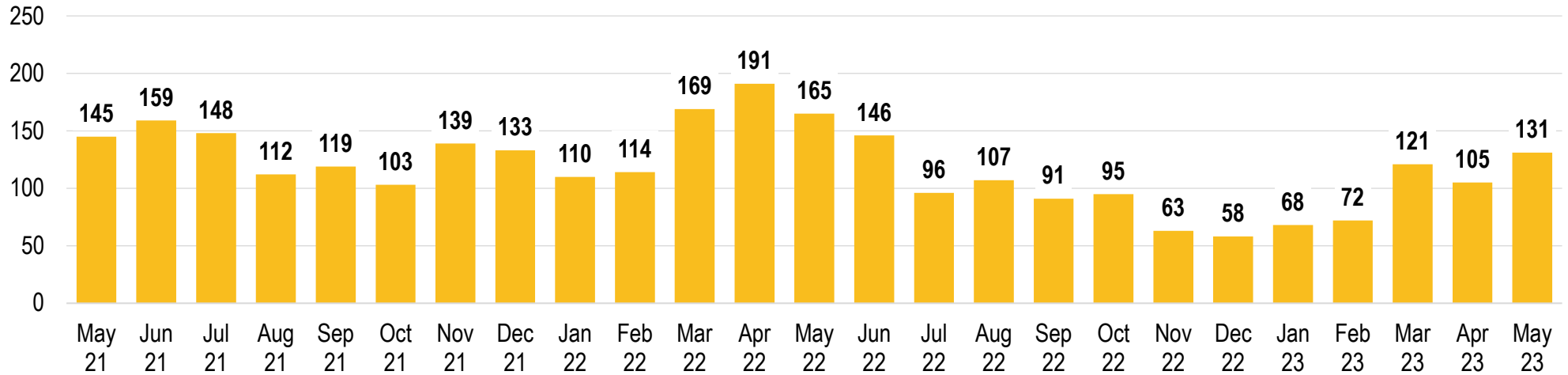
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	1.1	89086	1.7	89119	1.9	89142	0.7
89011	1.7	89101	0.8	89120	1.7	89143	1.3
89012	1.8	89102	1.6	89121	1.4	89144	1.5
89014	0.9	89103	1.5	89122	1.5	89145	0.8
89015	1.3	89104	1.2	89123	1.2	89146	2.0
89030	1.2	89106	0.8	89128	1.1	89147	1.2
89031	1.2	89107	1.0	89129	1.2	89148	1.4
89032	1.4	89108	1.7	89130	1.1	89149	1.6
89044	2.0	89109	1.5	89131	1.2	89156	1.1
89052	1.6	89110	1.6	89134	1.3	89166	1.4
89074	1.2	89113	1.3	89135	3.3	89169	2.3
89081	1.4	89115	2.4	89138	2.0	89178	1.4
89084	1.2	89117	1.4	89139	1.7	89179	1.8
89085	0.6	89118	1.6	89141	1.8	89183	1.2

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



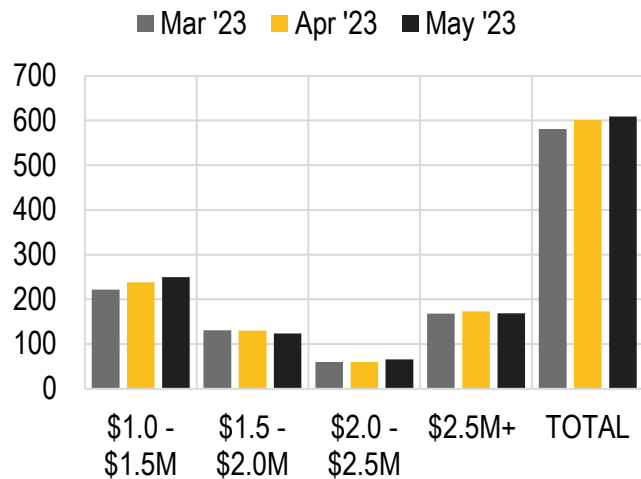
NUMBER OF LUXURY HOME RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



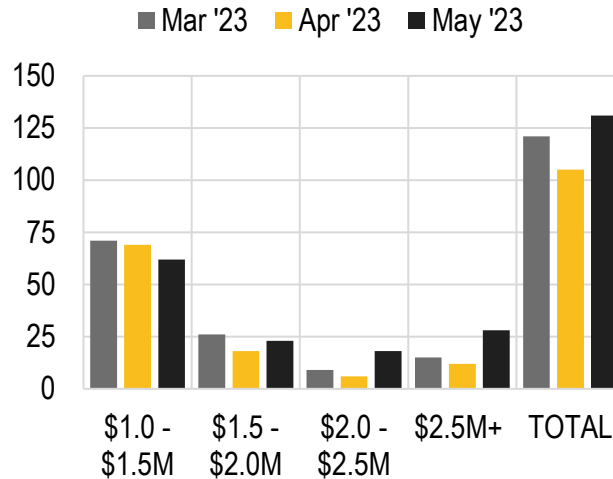
NUMBER OF LUXURY HOMES ON THE MARKET

LAS VEGAS, NEVADA (URBAN VALLEY)



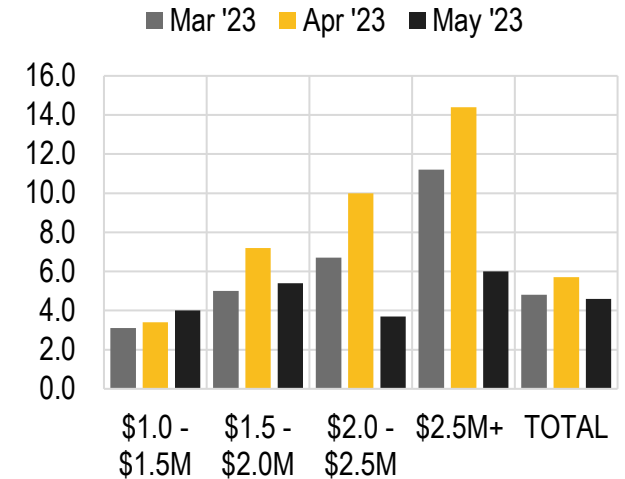
NUMBER OF LUXURY RESALE CLOSINGS

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

MAY 2023

HIGH-RISE MARKET UPDATE

The number of high-rise resale closings climbed to their highest level in nine months, helping to push the median closing price up to \$352,500. Despite the monthly 3.2 percent increase, the median price was down 7.2 percent on the year.

HIGH-RISE HOUSING MARKET

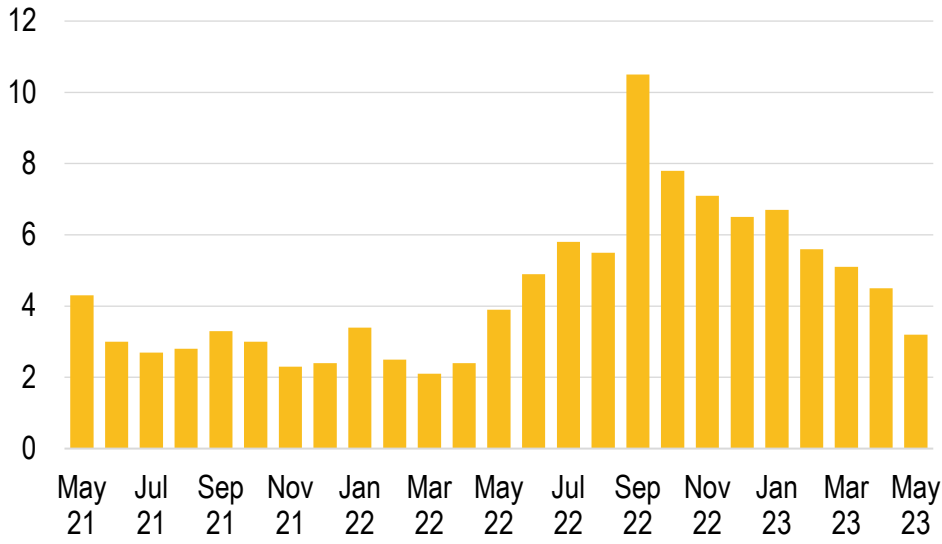
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
	May '23	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23	May '23	May '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	1	1.0
\$160,000 - \$179,999	0	2	0	1	2	0	1	-
\$180,000 - \$199,999	10	0	2	2	0	2	5	2.0
\$200,000 - \$249,999	16	3	4	6	2	5	2	8.0
\$250,000 - \$299,999	22	9	9	4	11	11	17	1.3
\$300,000 - \$399,999	59	13	14	24	19	27	30	2.0
\$400,000 - \$499,999	31	4	4	9	4	4	10	3.1
\$500,000 - \$999,999	99	17	13	11	13	14	21	4.7
\$1,000,000 and Over	59	4	5	3	12	9	7	8.4
TOTAL	297	52	51	60	63	72	94	3.2

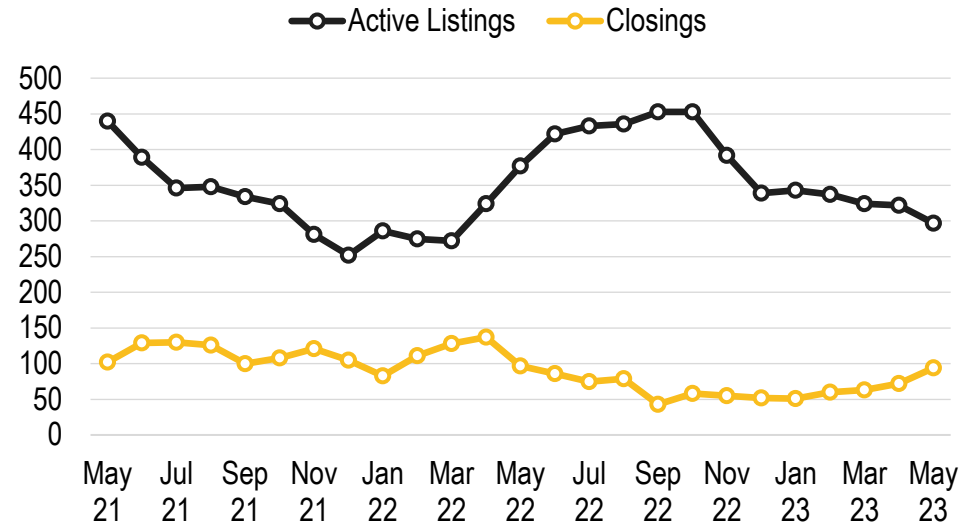
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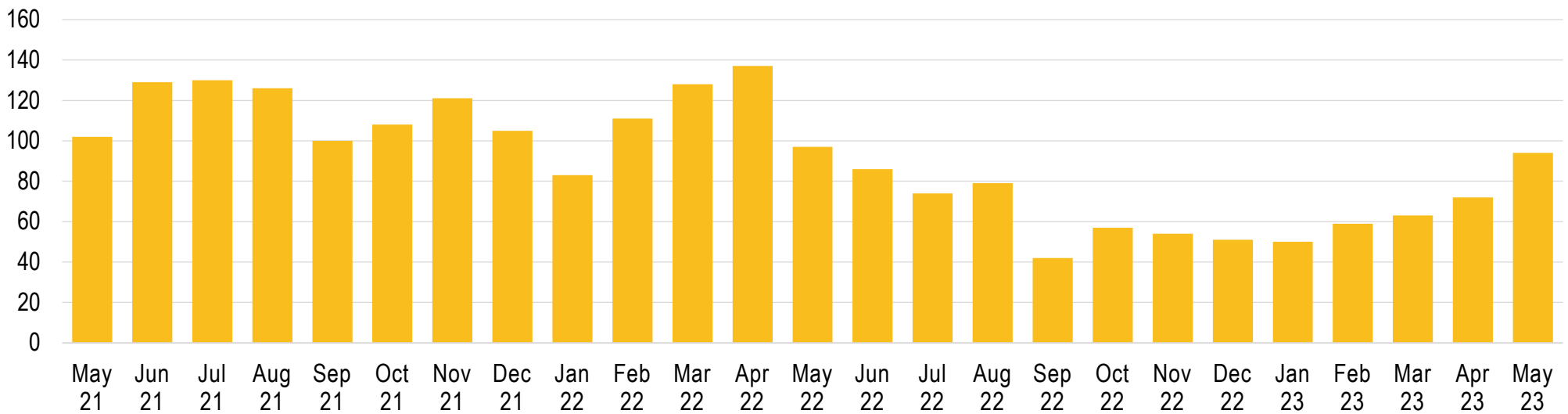
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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

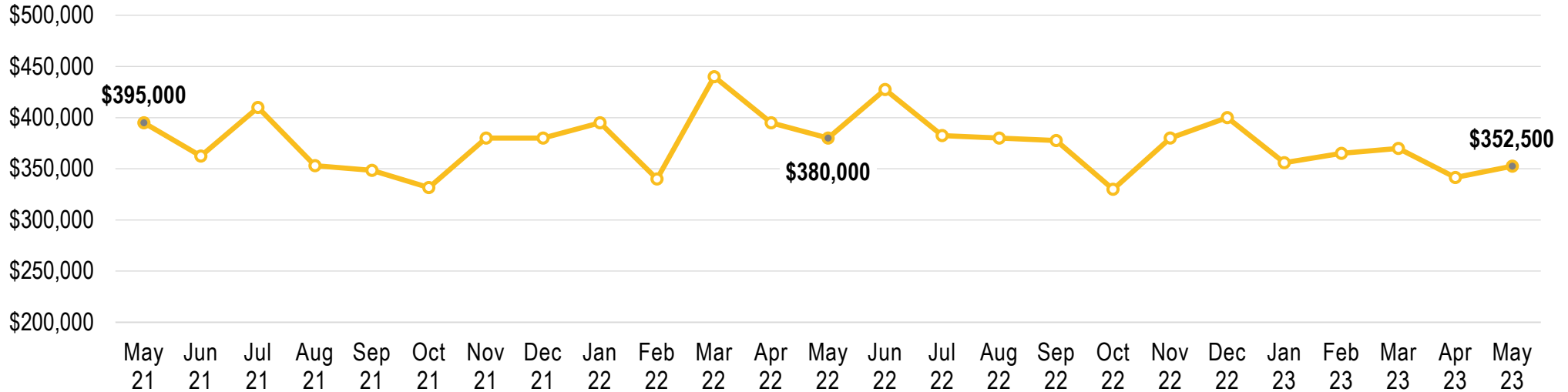


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA





HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



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

