



CHICAGO TITLE

NOVEMBER 2023

# REAL ESTATE MARKET UPDATE

Median resale prices have remained within a tight range. However, the number of resale home transactions is down in both the single-family market and the condo/townhome segment which follows the typical seasonal trends.

## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

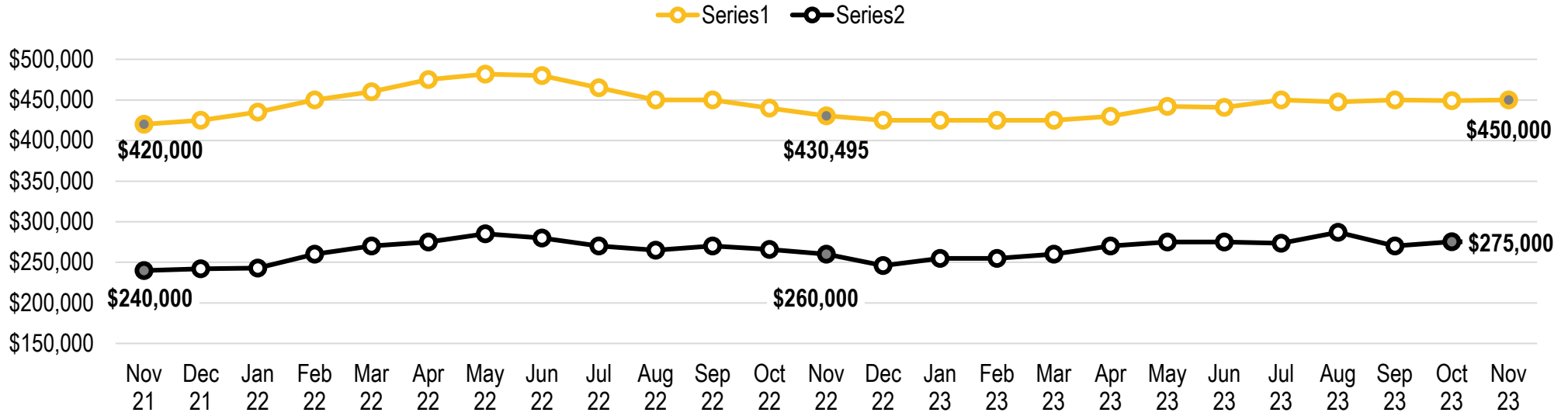
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Sep '23	Oct '23	Nov '23	Sep '23	Oct '23	Nov '23	Sep '23	Oct '23	Nov '23
\$199,999 OR UNDER	120	152	139	89	63	64	1.3	2.4	2.2
\$200,000 - \$249,999	204	218	247	125	121	107	1.6	1.8	2.3
\$250,000 - \$299,999	219	256	271	156	137	130	1.4	1.9	2.1
\$300,000 - \$349,999	300	330	367	248	238	191	1.2	1.4	1.9
\$350,000 - \$399,999	464	520	579	399	331	304	1.2	1.6	1.9
\$400,000 - \$499,999	909	1,009	1,091	554	568	443	1.6	1.8	2.5
\$500,000 - \$749,999	1,126	1,153	1,162	482	422	376	2.3	2.7	3.1
\$750,000 - \$999,999	403	398	390	103	105	96	3.9	3.8	4.1
\$1,000,000 - \$1,499,999	231	230	232	54	56	47	4.3	4.1	4.9
\$1,500,000 - \$1,999,999	100	104	104	24	18	17	4.2	5.8	6.1
\$2,000,000 - \$2,499,999	65	57	52	7	8	9	9.3	7.1	5.8
\$2,500,000 AND OVER	181	190	204	14	12	14	12.9	15.8	14.6
<b>TOTAL</b>	<b>4,322</b>	<b>4,617</b>	<b>4,838</b>	<b>2,255</b>	<b>2,079</b>	<b>1,798</b>	<b>1.9</b>	<b>2.2</b>	<b>2.7</b>

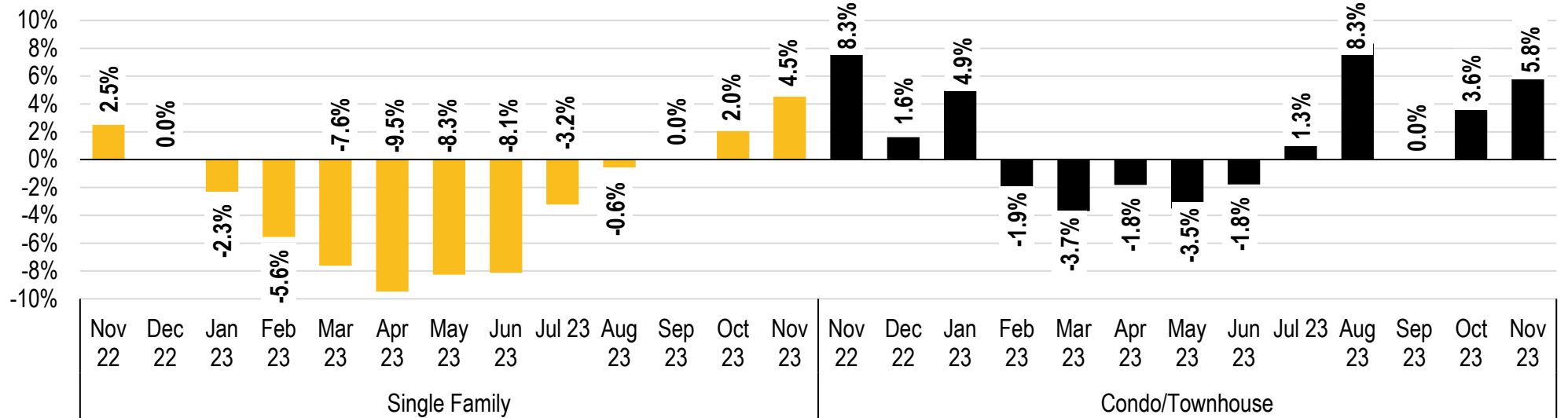
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

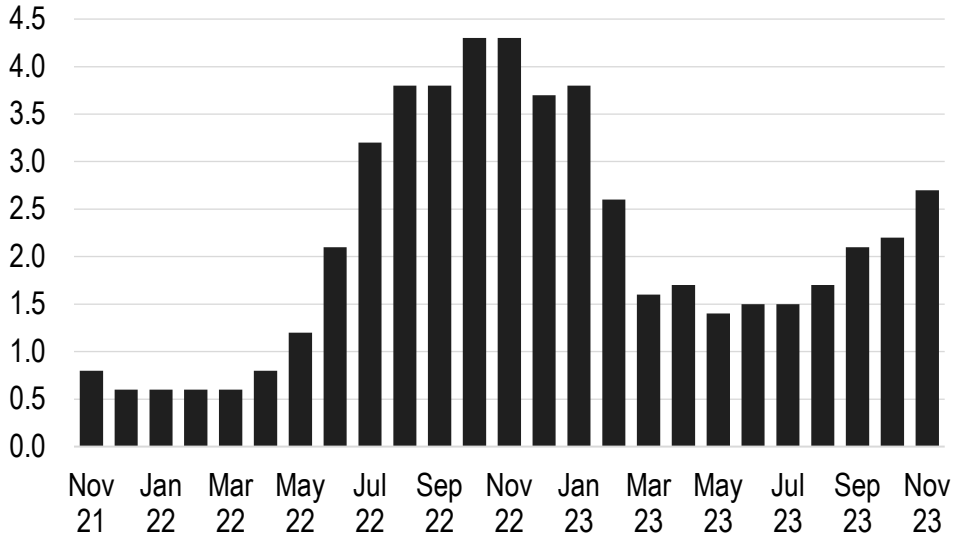


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

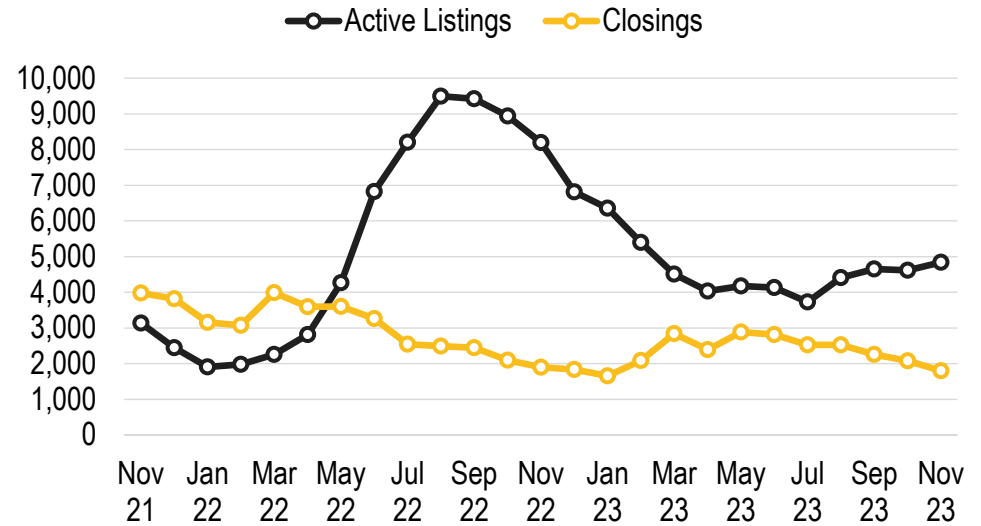




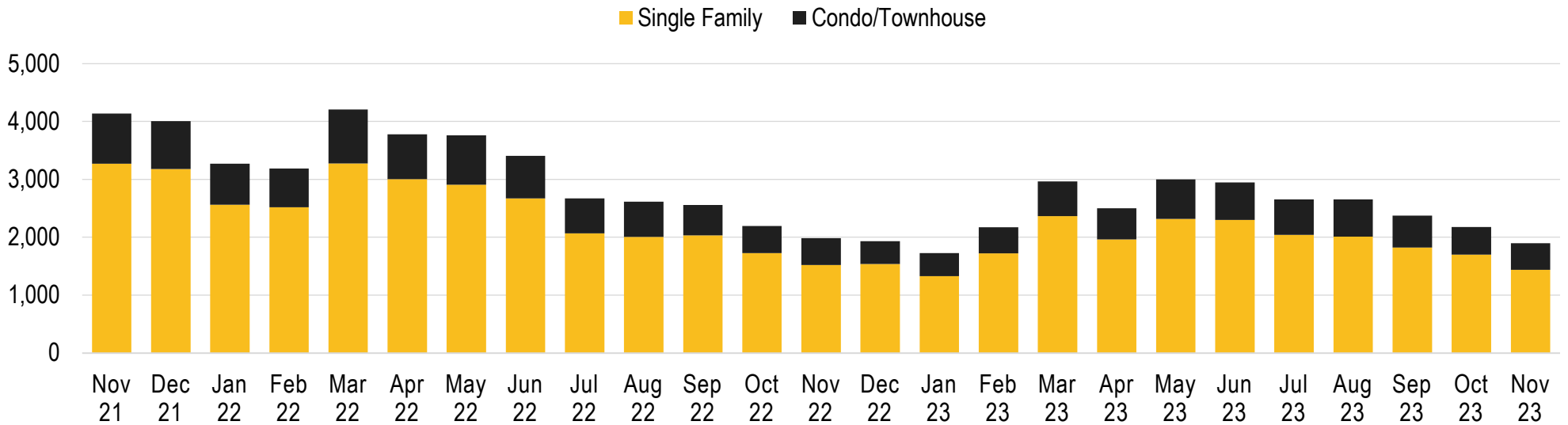
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



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

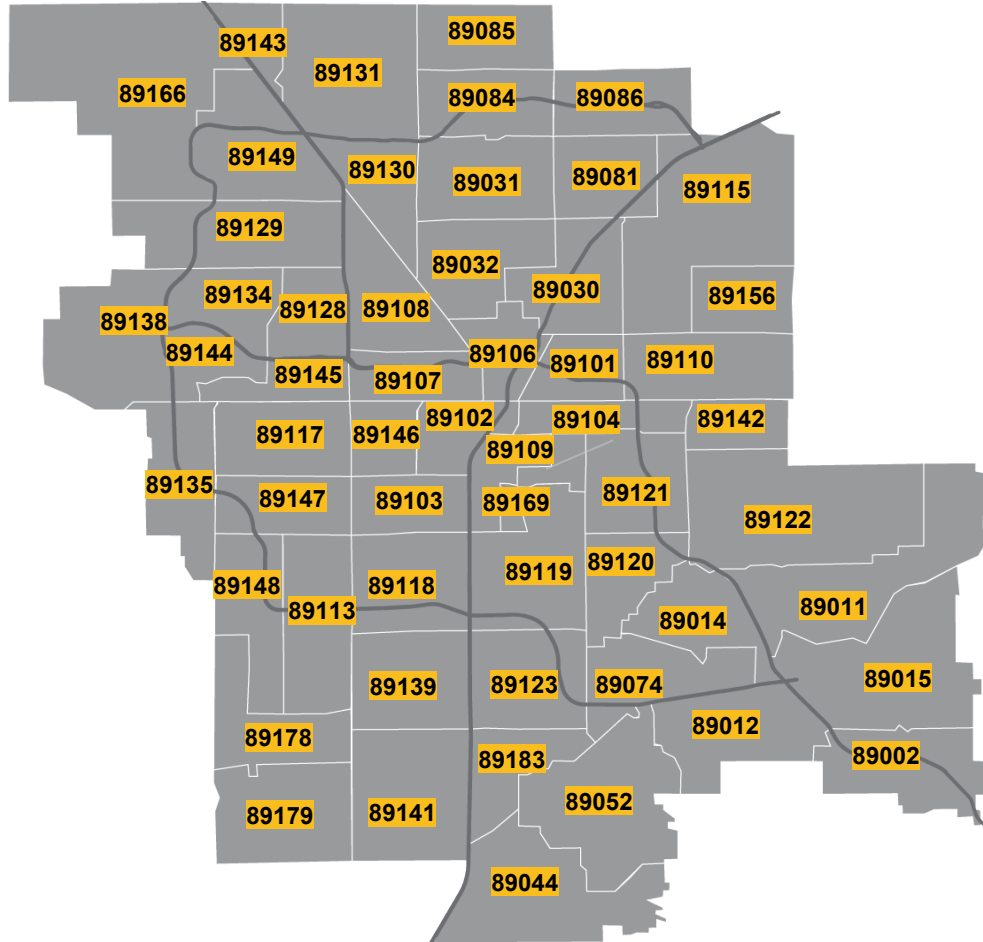






**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | NOVEMBER 2023

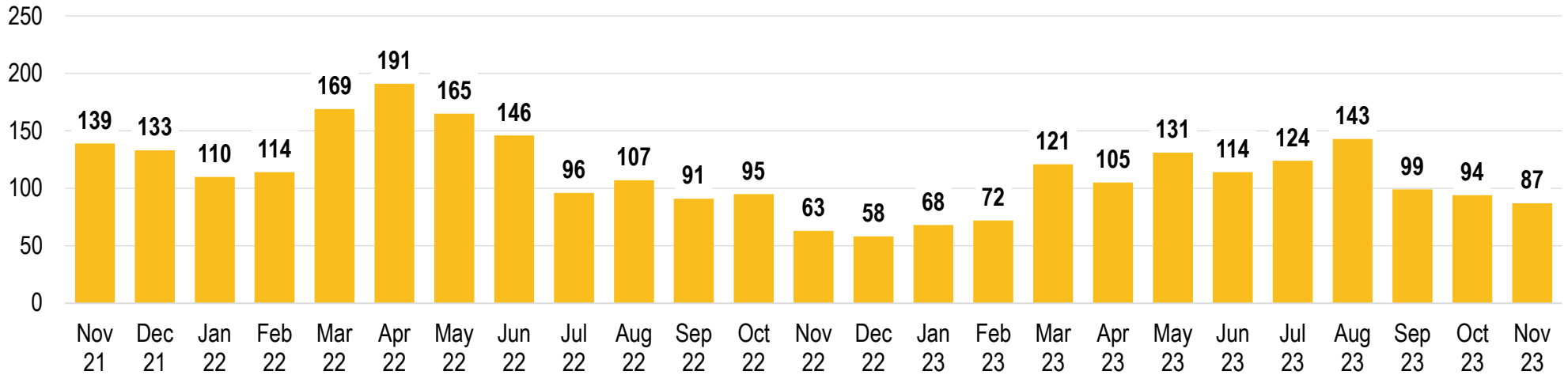


ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	1.6	89086	2.8	89119	1.9	89142	2.6
89011	4.7	89101	5.0	89120	2.6	89143	3.3
89012	3.9	89102	2.9	89121	2.9	89144	2.0
89014	2.7	89103	2.2	89122	2.8	89145	2.0
89015	3.0	89104	3.7	89123	1.8	89146	7.7
89030	1.9	89106	2.5	89128	1.5	89147	2.4
89031	2.4	89107	2.7	89129	2.7	89148	3.2
89032	2.2	89108	4.6	89130	2.6	89149	3.3
89044	2.2	89109	2.6	89131	2.6	89156	2.1
89052	3.1	89110	2.5	89134	2.1	89166	2.9
89074	2.6	89113	1.9	89135	4.2	89169	3.3
89081	3.6	89115	3.0	89138	2.2	89178	1.3
89084	2.1	89117	2.8	89139	2.4	89179	2.4
89085	0.3	89118	2.6	89141	3.7	89183	2.1

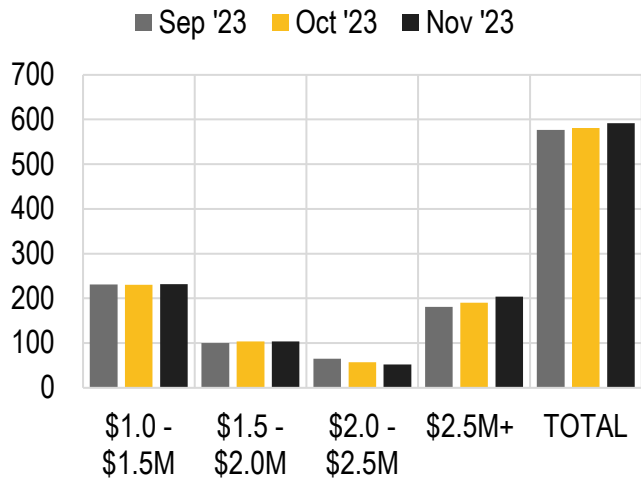
**Note:** Inventory includes available listings, excluding homes under contract, relative to closings.



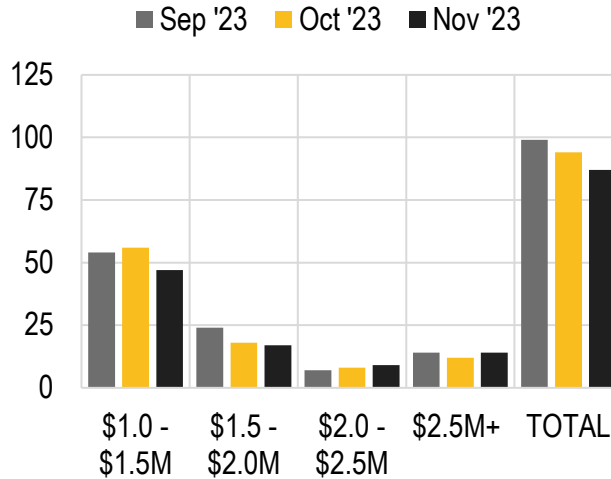
**NUMBER OF LUXURY HOME RESALE CLOSINGS**  
LAS VEGAS, NEVADA (URBAN VALLEY)



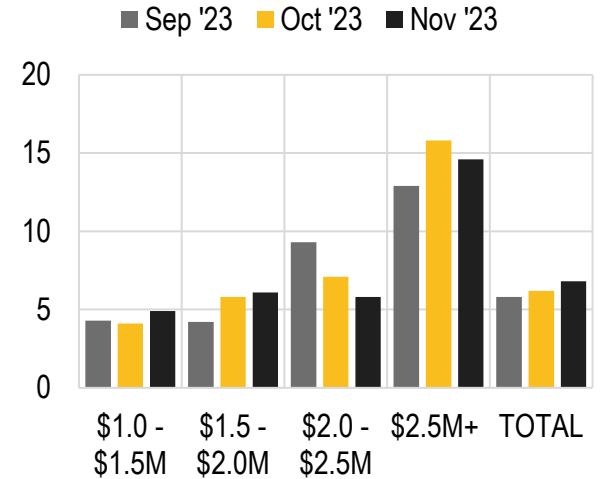
**NUMBER OF LUXURY HOMES ON THE MARKET**  
LAS VEGAS, NEVADA (URBAN VALLEY)



**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 2023

# HIGH-RISE MARKET UPDATE

The number of high-rise closings reached 60 during November, increasing by 5.3 percent from October. Median resale prices continue to outperform the prior year with 4.2 percent annual appreciation. Effective availability declined slightly from a year ago.

## HIGH-RISE HOUSING MARKET

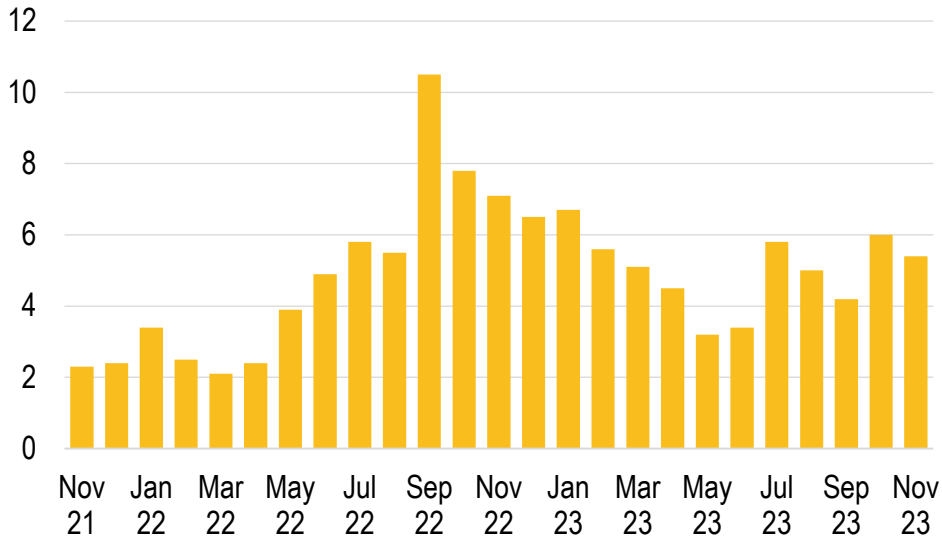
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Nov '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '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	1	0	0	0	-
\$140,000 - \$159,999	0	1	0	0	0	0	0	-
\$160,000 - \$179,999	1	1	2	0	2	2	1	1.0
\$180,000 - \$199,999	6	2	0	1	2	0	1	6.0
\$200,000 - \$249,999	16	4	4	6	4	5	2	8.0
\$250,000 - \$299,999	20	9	5	4	10	7	6	3.3
\$300,000 - \$399,999	88	34	19	15	26	14	23	3.8
\$400,000 - \$499,999	36	7	3	8	10	7	6	6.0
\$500,000 - \$999,999	90	19	13	24	16	16	18	5.0
\$1,000,000 and Over	66	9	6	5	7	6	3	22.0
<b>TOTAL</b>	<b>323</b>	<b>86</b>	<b>52</b>	<b>64</b>	<b>77</b>	<b>57</b>	<b>60</b>	<b>5.4</b>

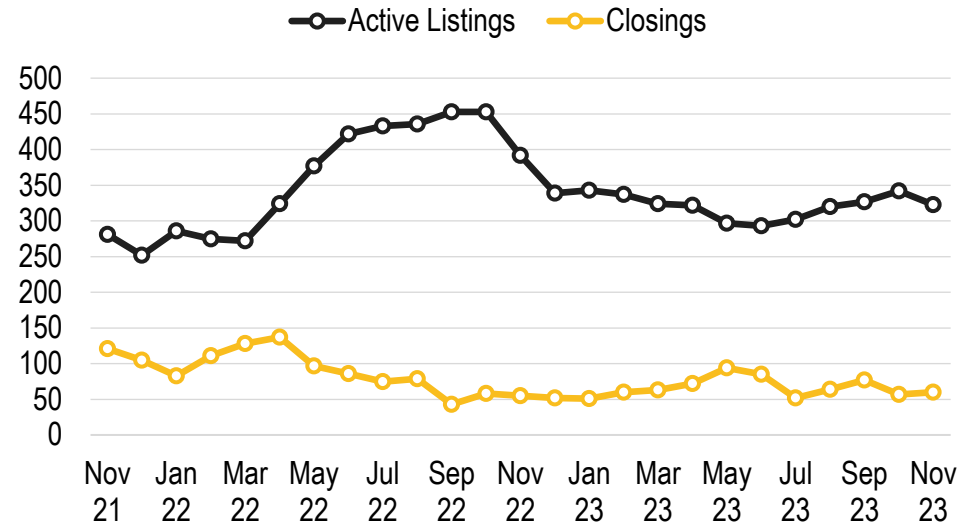
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.



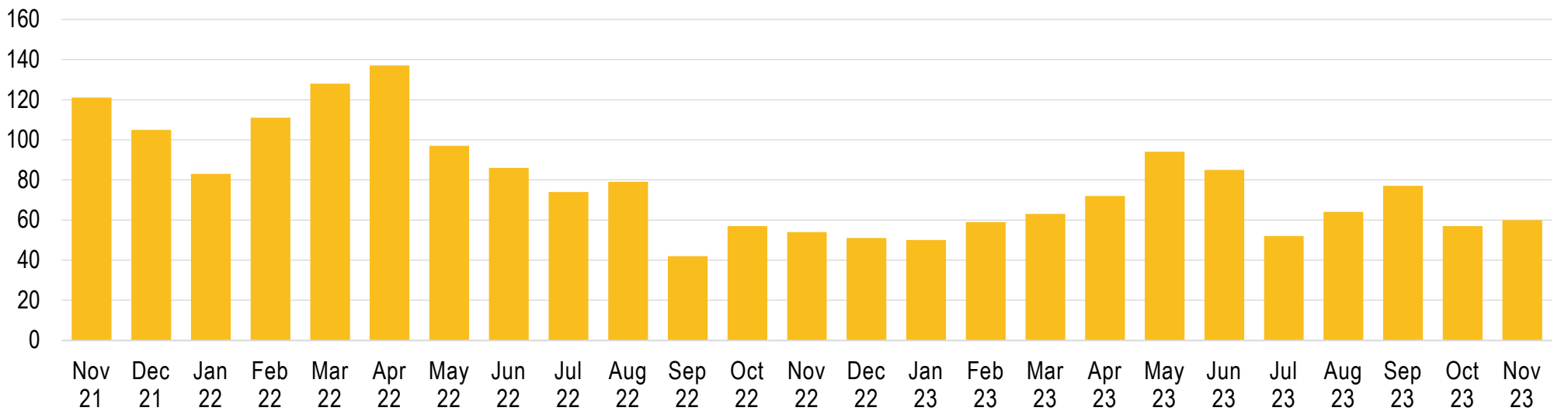
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



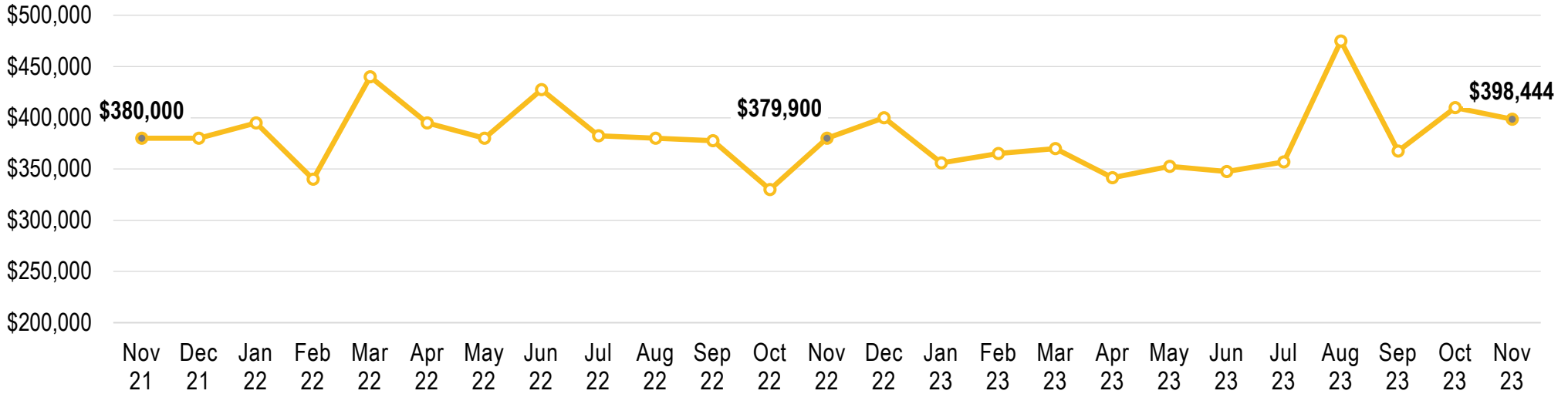
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







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



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

