



CHICAGO TITLE

MAY 2022

# REAL ESTATE MARKET UPDATE

Available inventory in Southern Nevada jumped to its highest level in 18 months as the number of listings reached beyond 4,000. However, it is important to note effective availability stands at a relatively modest 1.2 months despite the recent increase.

## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

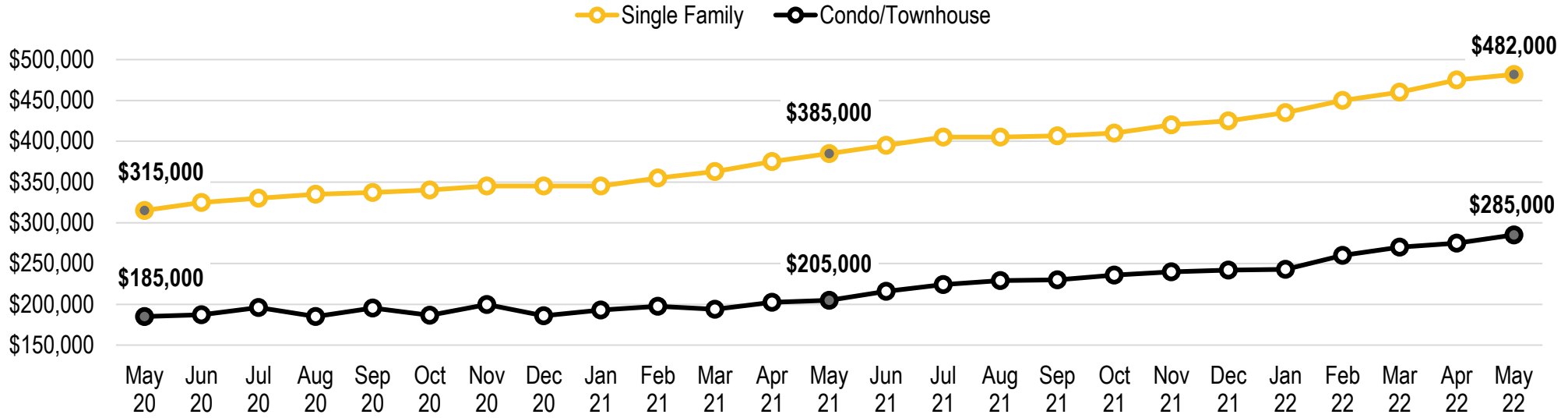
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Mar-22	Apr-22	May-22	Mar-22	Apr-22	May-22	Mar-22	Apr-22	May-22
\$199,999 OR UNDER	60	52	78	153	96	104	0.4	0.5	0.8
\$200,000 - \$249,999	81	121	179	228	194	175	0.4	0.6	1.0
\$250,000 - \$299,999	99	126	181	257	191	231	0.4	0.7	0.8
\$300,000 - \$349,999	112	138	218	422	317	288	0.3	0.4	0.8
\$350,000 - \$399,999	180	235	364	531	481	424	0.3	0.5	0.9
\$400,000 - \$499,999	444	563	881	1,093	1,009	1,058	0.4	0.6	0.8
\$500,000 - \$749,999	667	844	1,298	902	888	948	0.7	1.0	1.4
\$750,000 - \$999,999	244	300	446	239	228	212	1.0	1.3	2.1
\$1,000,000 - \$1,499,999	123	153	237	102	104	98	1.2	1.5	2.4
\$1,500,000 - \$1,999,999	79	92	126	26	35	27	3.0	2.6	4.7
\$2,000,000 - \$2,499,999	39	43	72	16	23	23	2.4	1.9	3.1
\$2,500,000 AND OVER	131	148	187	25	29	17	5.2	5.1	11.0
<b>TOTAL</b>	<b>2,259</b>	<b>2,815</b>	<b>4,267</b>	<b>3,994</b>	<b>3,595</b>	<b>3,605</b>	<b>0.6</b>	<b>0.8</b>	<b>1.2</b>

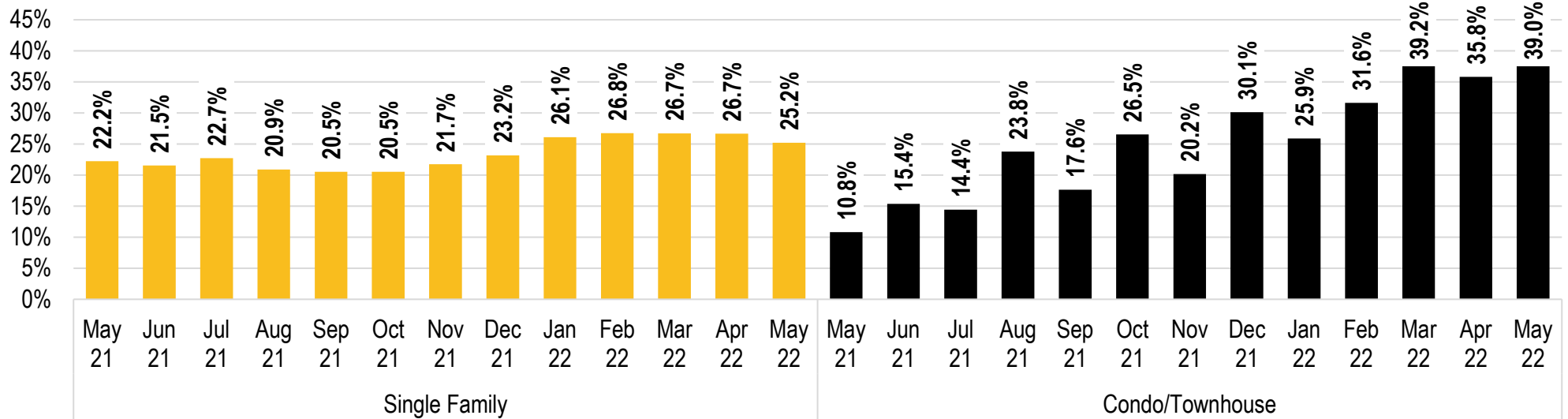
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

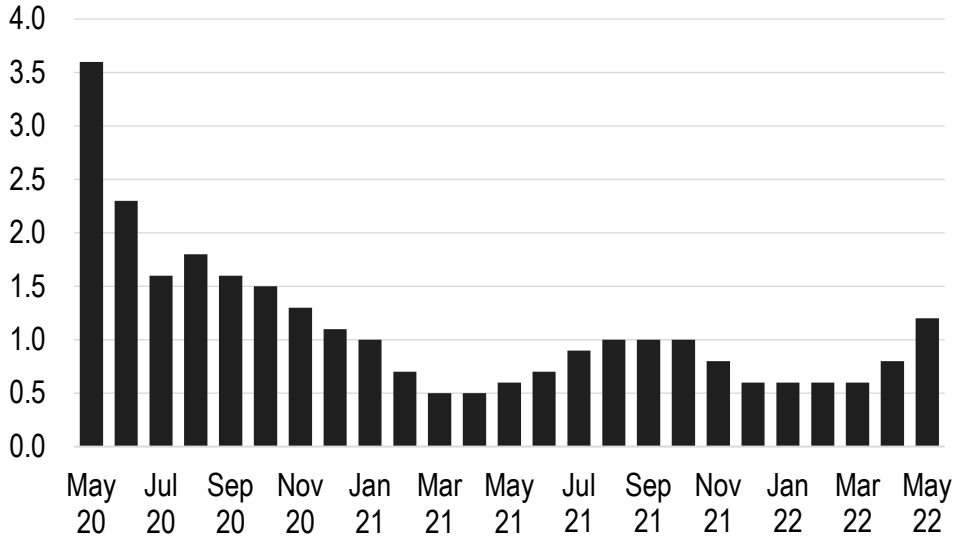


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

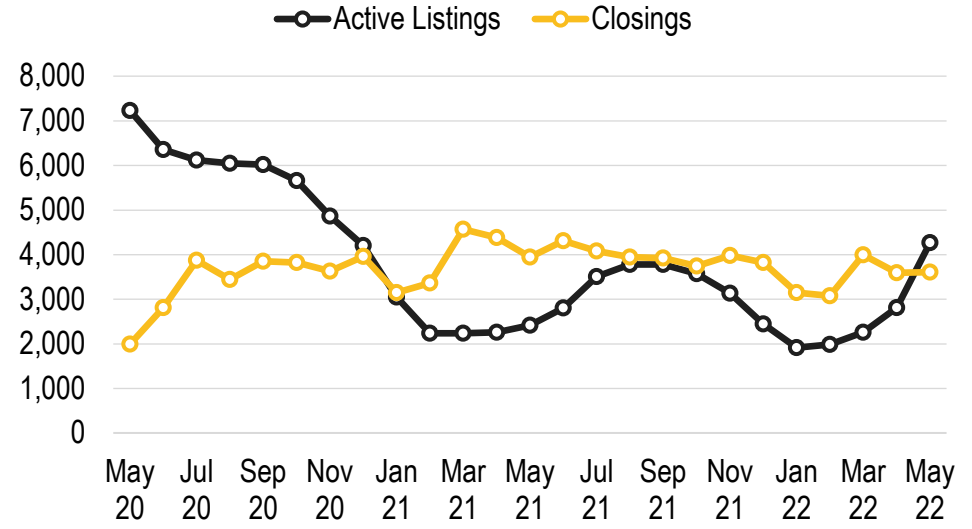




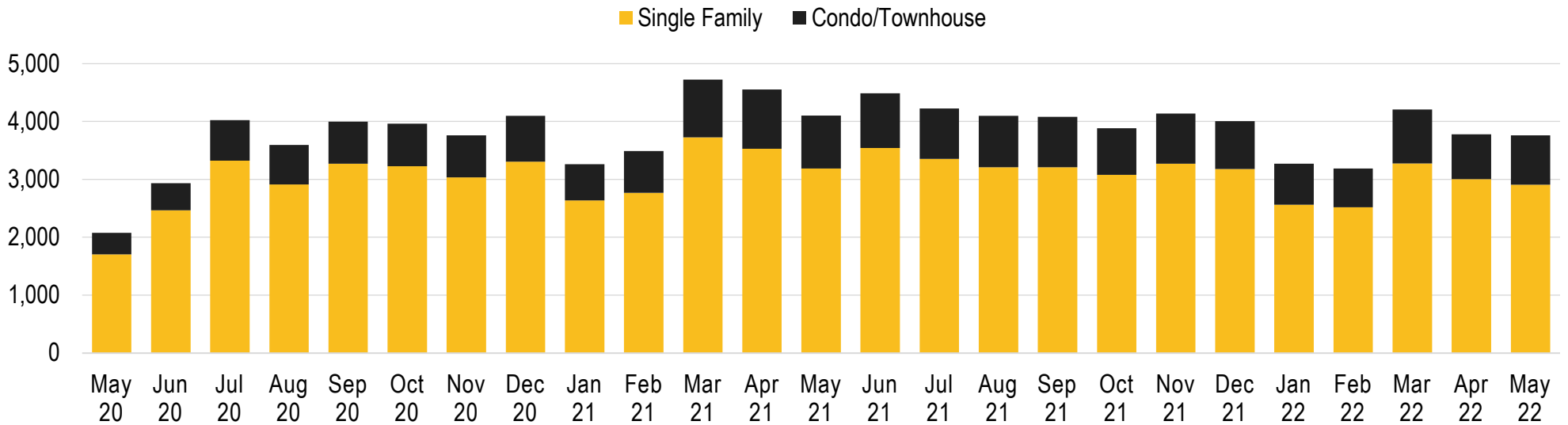
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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

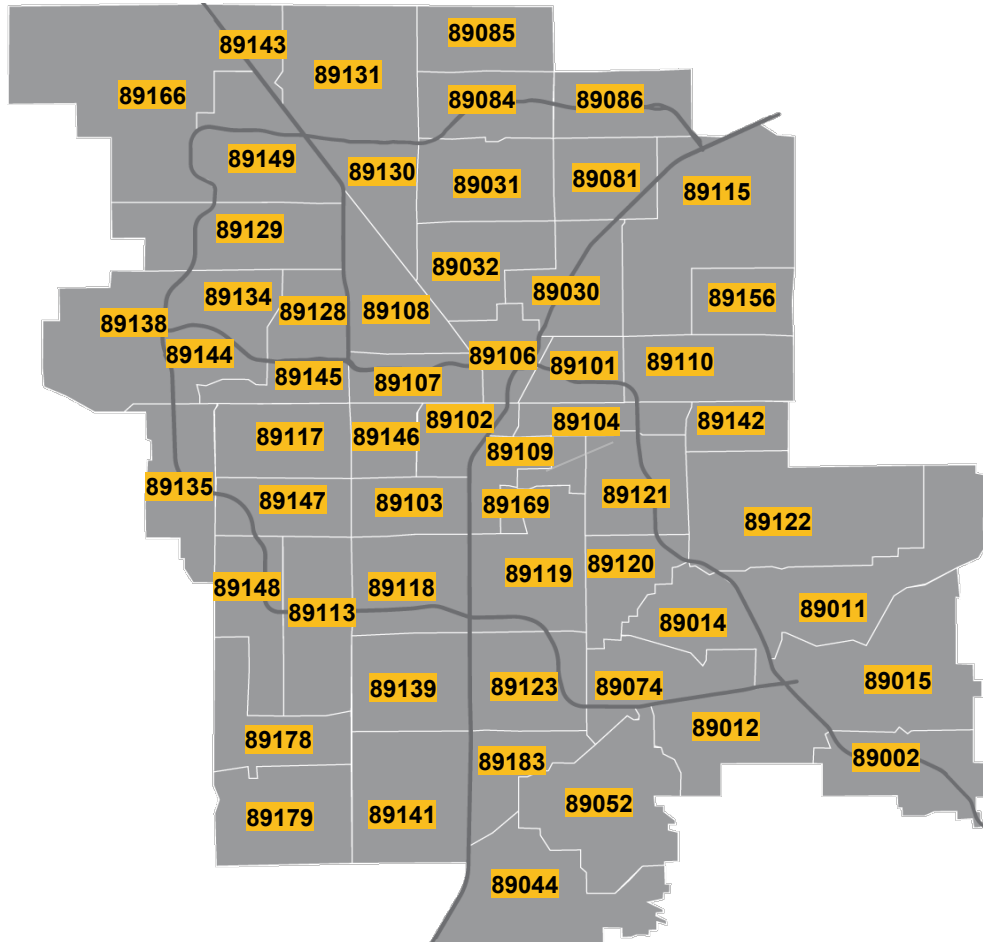


**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA




**AVERAGE DAYS ON MARKET**

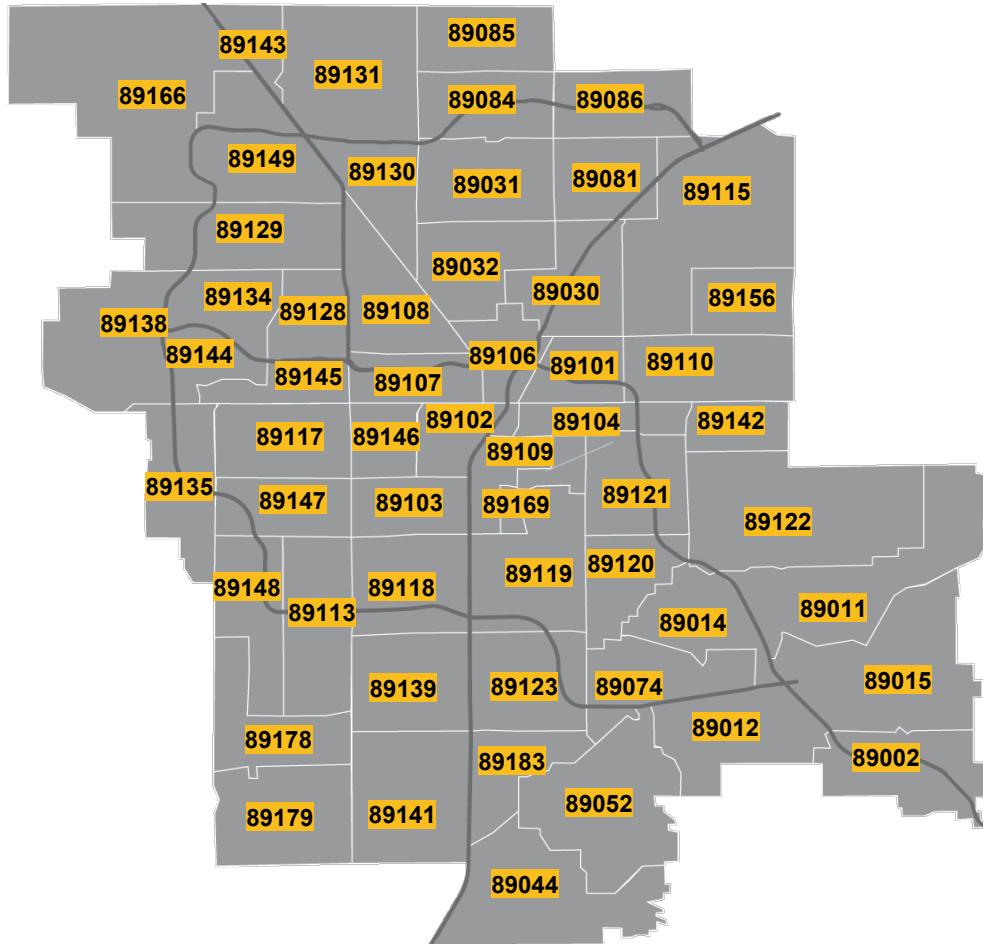
BY ZIP CODE | LAS VEGAS, NEVADA | MAY 2022



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	9	89086	8	89119	9	89142	18
89011	19	89101	24	89120	17	89143	9
89012	24	89102	21	89121	12	89144	11
89014	12	89103	15	89122	9	89145	8
89015	15	89104	23	89123	14	89146	26
89030	17	89106	16	89128	8	89147	12
89031	10	89107	15	89129	11	89148	15
89032	15	89108	10	89130	11	89149	14
89044	14	89109	23	89131	11	89156	25
89052	14	89110	19	89134	16	89166	13
89074	12	89113	16	89135	15	89169	9
89081	11	89115	13	89138	15	89178	11
89084	11	89117	25	89139	15	89179	11
89085	8	89118	16	89141	19	89183	17



**MONTHS OF HOUSING INVENTORY**  
BY ZIP CODE | LAS VEGAS, NEVADA | MAY 2022

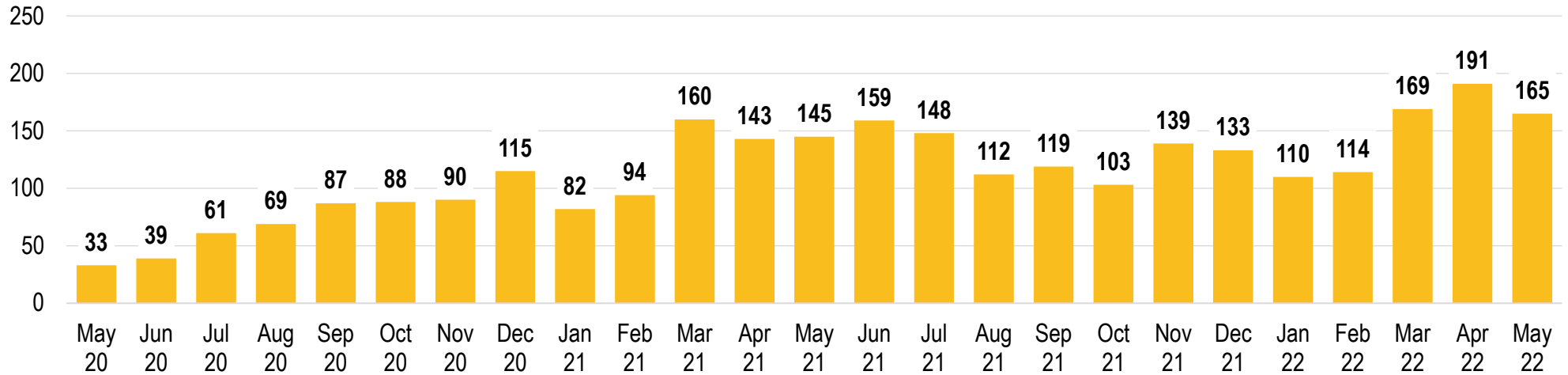


ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	0.8	89086	0.8	89119	1.6	89142	0.4
89011	1.5	89101	1.8	89120	1.3	89143	1.6
89012	1.6	89102	1.8	89121	1.4	89144	1.6
89014	0.9	89103	1.1	89122	1.3	89145	1.2
89015	0.9	89104	1.5	89123	0.8	89146	1.5
89030	0.6	89106	0.7	89128	1.3	89147	1.1
89031	0.9	89107	1.3	89129	1.1	89148	1.4
89032	0.8	89108	1.0	89130	0.8	89149	0.9
89044	1.1	89109	0.9	89131	1.3	89156	0.6
89052	1.7	89110	1.1	89134	1.1	89166	0.9
89074	0.9	89113	2.1	89135	2.2	89169	1.7
89081	0.9	89115	1.1	89138	1.6	89178	1.1
89084	1.1	89117	1.4	89139	1.5	89179	1.1
89085	0.4	89118	1.2	89141	1.4	89183	0.9

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



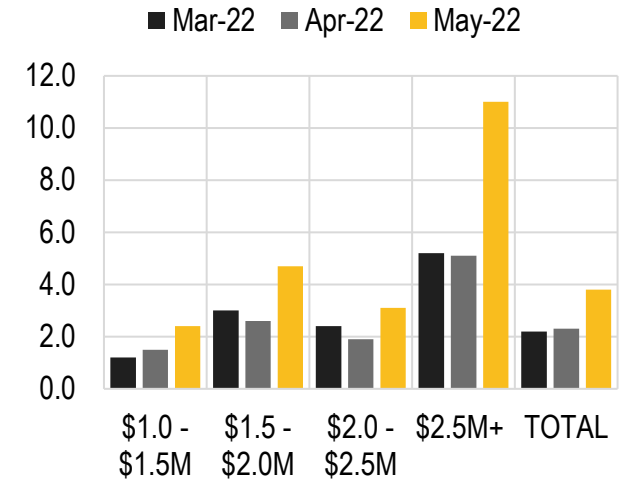
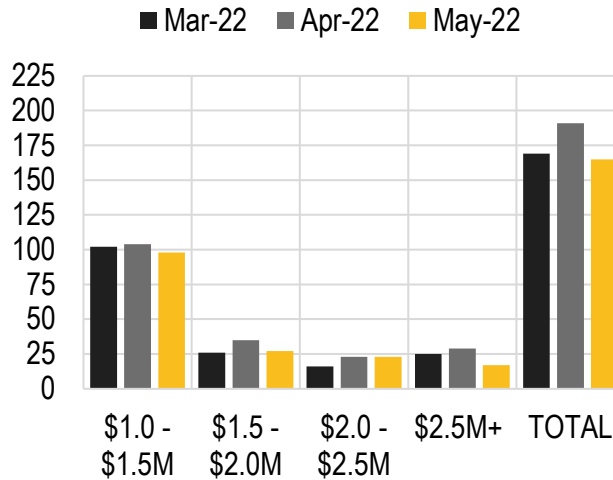
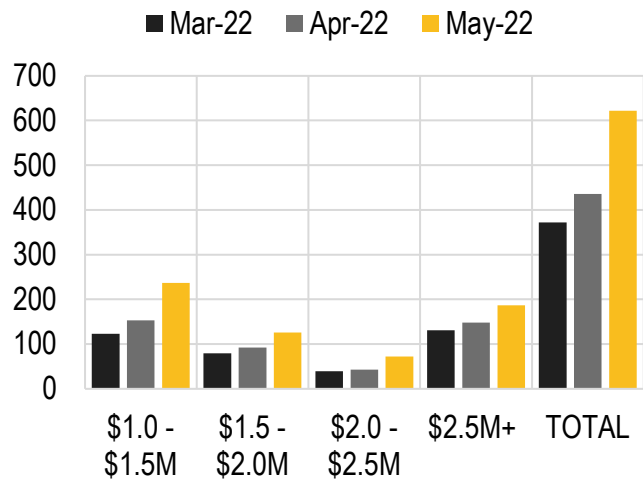
**NUMBER OF LUXURY HOME RESALE CLOSINGS**  
LAS VEGAS, NEVADA (URBAN VALLEY)



**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 2022

# HIGH-RISE MARKET UPDATE

The high-rise median price declined from the previous year largely due to the mix of sales. It is also worth noting the number of units listed as available increased, along with effective inventory.

## HIGH-RISE HOUSING MARKET

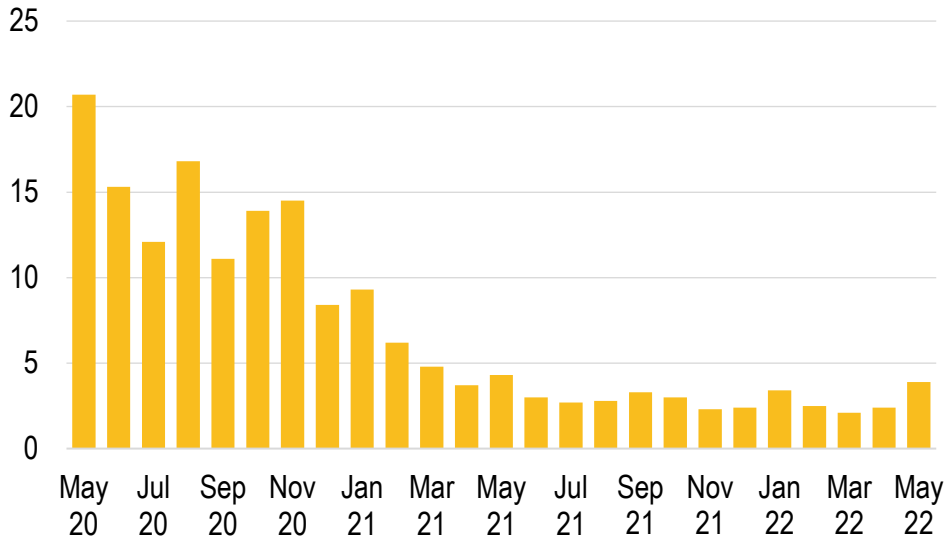
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
	MAY-22	DEC-21	JAN-22	FEB-22	MAR-22	APR-22	MAY-22	MAY-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	2	2	3	1	0	0	-
\$160,000 - \$179,999	0	2	0	5	1	2	1	-
\$180,000 - \$199,999	3	0	1	2	2	2	2	1.5
\$200,000 - \$249,999	22	13	5	16	6	8	10	2.2
\$250,000 - \$299,999	35	12	14	18	14	18	10	3.5
\$300,000 - \$399,999	115	25	22	19	34	42	29	4.0
\$400,000 - \$499,999	27	18	12	12	13	22	12	2.3
\$500,000 - \$999,999	105	28	19	29	37	29	24	4.4
\$1,000,000 and Over	70	5	8	7	19	14	10	7.0
<b>TOTAL</b>	<b>377</b>	<b>105</b>	<b>83</b>	<b>111</b>	<b>127</b>	<b>137</b>	<b>97</b>	<b>3.9</b>

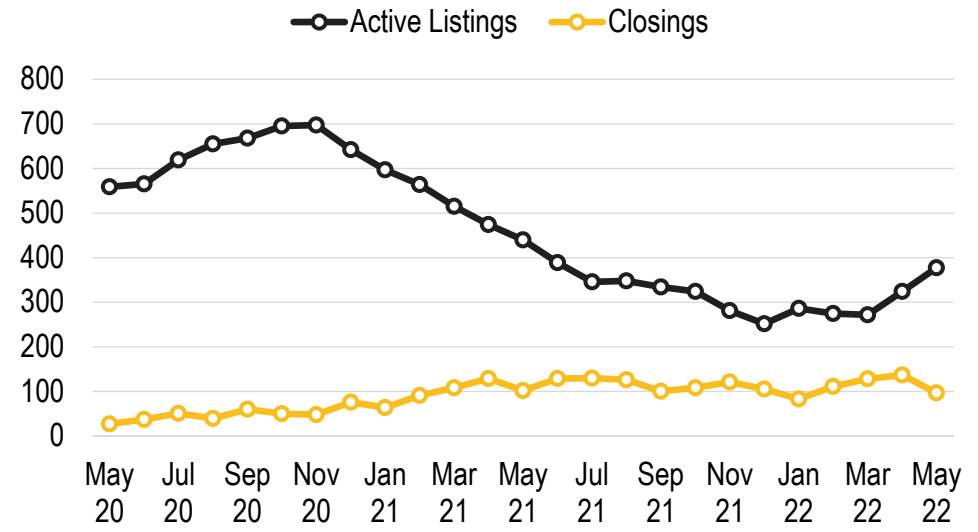
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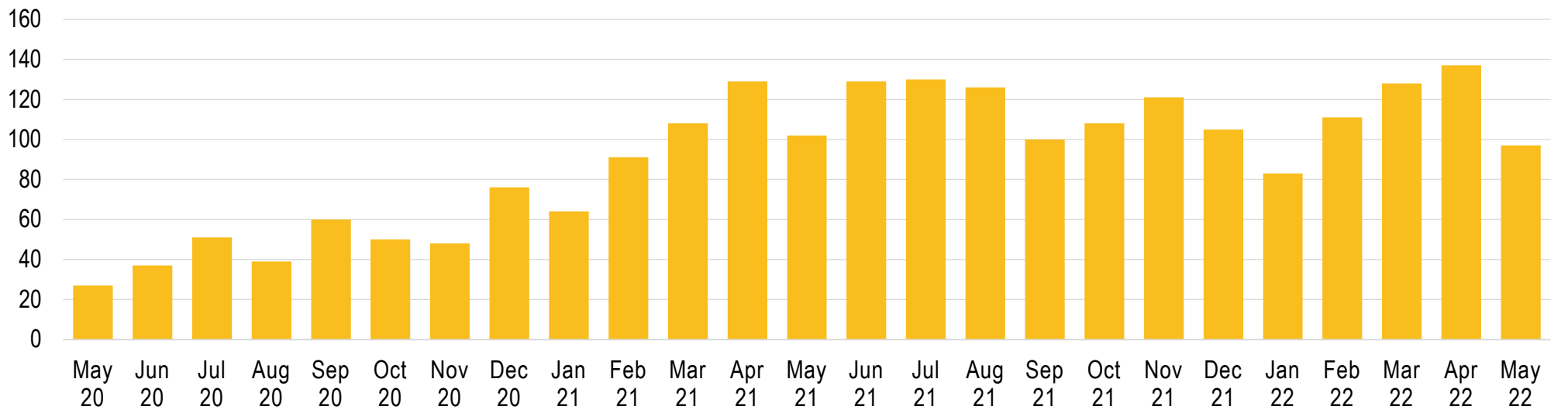
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



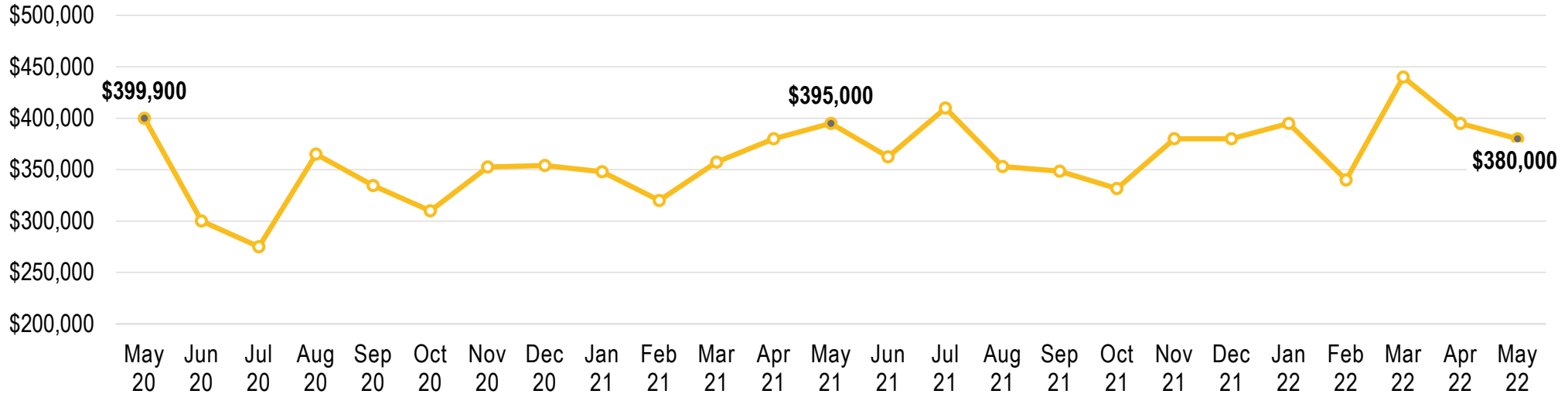
**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA







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



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

