Las Vegas MarketWatch Report

	Aug-21	Aug-22	Yr to Yr Change
Available Inventory			
Single Family Residences	3,256	7,912	143.00%
Condos & Townhouses	687	1,846	168.70%
Totals (Combined SFR & C/THs)	3,943	9,758	147.48%
New Listings Added In The Month			
Single Family Residences	4,058	4,024	-0.84%
Condos & Townhouses	1,025	1,002	-2.24%
Totals (Combined SFR & C/THs)	5,083	5,026	-1.12%
Under Contract			
Single Family Residences	3,244	2,350	-27.56%
Condos & Townhouses	848	653	-23.00%
Totals (Combined SFR & C/THs)	4,092	3,003	-26.61%
New Escrows Added In The Month			
Single Family Residences	3,326	2,219	-33.28%
Condos & Townhouses	871	607	-30.31%
Totals (Combined SFR & C/THs)	4,197	2,826	-32.67%
Closed			
Single Family Residences	3,094	1,895	-38.75%
Condos & Townhouses	851	595	-30.08%
Totals (Combined SFR & C/THs)	3,945	2,490	-36.88%
Months of Supply			
Single Family Residences	1.05	3.82	262.99%
Condos & Townhouses	0.81	2.94	264.18%
Totals (Combined SFR & C/THs)	1.00	3.92	292.09%
Average Days on Market			
Single Family Residences	15	24	60.00%
Condos & Townhouses	19	23	21.05%
Totals (Combined SFR & C/THs)	16	24	50.00%
Median List Price			
Single Family Residences	$525,000	$500,000	-4.76%
Condos & Townhouses	$235,000	$295,000	25.53%
Totals (Combined SFR & C/THs)	$470,000	$470,000	0.00%
Median List Price of Sold Properties			
Single Family Residences	$400,000	$459,000	14.75%
Condos & Townhouses	$229,000	$267,000	16.59%
Totals (Combined SFR & C/THs)	$370,000	$425,000	14.86%
Median Sales Price			
Single Family Residences	$406,000	$450,000	10.84%
Condos & Townhouses	$230,000	$265,000	15.22%
Totals (Combined SFR & C/THs)	$376,000	$418,500	11.30%
LP to SP Ratio of Sold Properties			
Single Family Residences	101.5%	98.04%	-3.41%
Condos & Townhouses	100.4%	99.25%	-1.18%
Totals (Combined SFR & C/THs)	101.6%	98.47%	-3.10%

This Report only uses GLVAR data from the Greater Las Vegas/Henderson area.
It does not include Pahrump, Boulder City, Mesquite, Mt Charleston, Moapa, Overton, etc

For more info, contact David Brownell, Real Broker, LLC, 702-220-9696