



Las Vegas MarketWatch Report

	Dec-21	Dec-22	Yr to Yr Change
Available Inventory			
Single Family Residences	2,152	6,071	182.11%
Condos & Townhouses	383	1,410	268.15%
Totals (Combined SFR & C/THs)	2,535	7,481	195.11%
New Listings Added In The Month			
Single Family Residences	2,185	1,692	-22.56%
Condos & Townhouses	611	457	-25.20%
Totals (Combined SFR & C/THs)	2,796	2,149	-23.14%
Under Contract			
Single Family Residences	3,115	1,632	-47.61%
Condos & Townhouses	861	476	-44.72%
Totals (Combined SFR & C/THs)	3,976	2,108	-46.98%
New Escrows Added In The Month			
Single Family Residences	2,624	1,453	-44.63%
Condos & Townhouses	767	452	-41.07%
Totals (Combined SFR & C/THs)	3,391	1,905	-43.82%
Closed			
Single Family Residences	3,014	1,456	-51.69%
Condos & Townhouses	806	382	-52.61%
Totals (Combined SFR & C/THs)	3,820	1,838	-51.88%
Months of Supply			
Single Family Residences	0.71	3.82	435.01%
Condos & Townhouses	0.48	2.94	518.70%
Totals (Combined SFR & C/THs)	0.66	4.07	513.34%
Average Days on Market			
Single Family Residences	24	51	112.50%
Condos & Townhouses	25	50	100.00%
Totals (Combined SFR & C/THs)	24	51	112.50%
Median List Price			
Single Family Residences	\$550,000	\$480,000	-12.73%
Condos & Townhouses	\$250,000	\$285,000	14.00%
Totals (Combined SFR & C/THs)	\$505,000	\$449,000	-11.09%
Median List Price of Sold Properties			
Single Family Residences	\$426,000	\$440,000	3.29%
Condos & Townhouses	\$245,000	\$250,000	2.04%
Totals (Combined SFR & C/THs)	\$399,000	\$400,000	0.25%
Median Sales Price			
Single Family Residences	\$430,000	\$430,000	0.00%
Condos & Townhouses	\$245,000	\$249,000	1.63%
Totals (Combined SFR & C/THs)	\$400,000	\$400,000	0.00%
LP to SP Ratio of Sold Properties			
Single Family Residences	100.9%	97.73%	-3.18%
Condos & Townhouses	100.0%	99.60%	-0.40%
Totals (Combined SFR & C/THs)	100.3%	100.00%	-0.25%

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