



## Las Vegas MarketWatch Report

	Feb-22	Feb-23	Yr to Yr Change
<b>Available Inventory</b>			
Single Family Residences	1,972	4,593	132.91%
Condos & Townhouses	395	1,190	201.27%
Totals (Combined SFR & C/THs)	2,367	5,783	144.32%
<b>New Listings Added In The Month</b>			
Single Family Residences	2,878	2,202	-23.49%
Condos & Townhouses	831	611	-26.47%
Totals (Combined SFR & C/THs)	3,709	2,813	-24.16%
<b>Under Contract</b>			
Single Family Residences	3,568	2,535	-28.95%
Condos & Townhouses	983	663	-32.55%
Totals (Combined SFR & C/THs)	4,551	3,198	-29.73%
<b>New Escrows Added In The Month</b>			
Single Family Residences	2,812	2,184	-22.33%
Condos & Townhouses	811	546	-32.68%
Totals (Combined SFR & C/THs)	3,623	2,730	-24.65%
<b>Closed</b>			
Single Family Residences	2,426	1,658	-31.66%
Condos & Townhouses	652	432	-33.74%
Totals (Combined SFR & C/THs)	3,078	2,090	-32.10%
<b>Months of Supply</b>			
Single Family Residences	0.81	3.82	369.95%
Condos & Townhouses	0.61	2.94	385.29%
Totals (Combined SFR & C/THs)	0.77	2.77	259.81%
<b>Average Days on Market</b>			
Single Family Residences	23	59	156.52%
Condos & Townhouses	20	49	145.00%
Totals (Combined SFR & C/THs)	22	57	159.09%
<b>Median List Price</b>			
Single Family Residences	\$560,000	\$500,000	-10.71%
Condos & Townhouses	\$265,000	\$289,000	9.06%
Totals (Combined SFR & C/THs)	\$516,000	\$460,000	-10.85%
<b>Median List Price of Sold Properties</b>			
Single Family Residences	\$450,000	\$434,500	-3.44%
Condos & Townhouses	\$259,500	\$265,000	2.12%
Totals (Combined SFR & C/THs)	\$419,000	\$400,000	-4.53%
<b>Median Sales Price</b>			
Single Family Residences	\$450,000	\$425,000	-5.56%
Condos & Townhouses	\$265,000	\$256,000	-3.40%
Totals (Combined SFR & C/THs)	\$425,000	\$398,000	-6.35%
<b>LP to SP Ratio of Sold Properties</b>			
Single Family Residences	100.0%	97.81%	-2.19%
Condos & Townhouses	102.1%	96.60%	-5.40%
Totals (Combined SFR & C/THs)	101.4%	99.50%	-1.90%

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**