



Las Vegas MarketWatch Report

	Mar-22	Mar-23	Yr to Yr Change
Available Inventory			
Single Family Residences	2,022	4,015	98.57%
Condos & Townhouses	471	1,120	137.79%
Totals (Combined SFR & C/THs)	2,493	5,135	105.98%
New Listings Added In The Month			
Single Family Residences	3,473	2,504	-27.90%
Condos & Townhouses	920	734	-20.22%
Totals (Combined SFR & C/THs)	4,393	3,238	-26.29%
Under Contract			
Single Family Residences	3,519	2,576	-26.80%
Condos & Townhouses	889	704	-20.81%
Totals (Combined SFR & C/THs)	4,408	3,280	-25.59%
New Escrows Added In The Month			
Single Family Residences	3,260	2,324	-28.71%
Condos & Townhouses	897	654	-27.09%
Totals (Combined SFR & C/THs)	4,157	2,978	-28.36%
Closed			
Single Family Residences	3,104	2,262	-27.13%
Condos & Townhouses	890	580	-34.83%
Totals (Combined SFR & C/THs)	3,994	2,842	-28.84%
Months of Supply			
Single Family Residences	0.65	1.77	172.31%
Condos & Townhouses	0.53	1.93	264.15%
Totals (Combined SFR & C/THs)	0.62	1.81	191.42%
Average Days on Market			
Single Family Residences	21	54	157.14%
Condos & Townhouses	16	49	206.25%
Totals (Combined SFR & C/THs)	20	53	165.00%
Median List Price			
Single Family Residences	\$585,000	\$530,000	-9.40%
Condos & Townhouses	\$295,000	\$288,000	-2.37%
Totals (Combined SFR & C/THs)	\$535,000	\$475,000	-11.21%
Median List Price of Sold Properties			
Single Family Residences	\$450,000	\$435,000	-3.33%
Condos & Townhouses	\$269,000	\$267,500	-0.56%
Totals (Combined SFR & C/THs)	\$420,000	\$407,000	-3.10%
Median Sales Price			
Single Family Residences	\$465,000	\$429,500	-7.63%
Condos & Townhouses	\$275,000	\$260,000	-5.45%
Totals (Combined SFR & C/THs)	\$430,000	\$400,000	-6.98%
LP to SP Ratio of Sold Properties			
Single Family Residences	103.30%	98.74%	-4.42%
Condos & Townhouses	102.20%	97.20%	-4.90%
Totals (Combined SFR & C/THs)	102.40%	98.28%	-4.02%

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