Las Vegas MarketWatch Report

	Oct-21	Oct-22	Yr to Yr Change
Available Inventory			
Single Family Residences	3,313	7,754	134.05%
Condos & Townhouses	620	1,768	185.16%
Totals (Combined SFR & C/THs)	3,933	9,522	142.11%
New Listings Added In The Month			
Single Family Residences	3,556	2,898	-18.50%
Condos & Townhouses	870	697	-19.89%
Totals (Combined SFR & C/THs)	4,426	3,595	-18.78%
Under Contract			
Single Family Residences	3,976	1,854	-53.37%
Condos & Townhouses	1,067	536	-49.77%
Totals (Combined SFR & C/THs)	5,043	2,390	-52.61%
New Escrows Added In The Month			
Single Family Residences	3,366	1,592	-52.70%
Condos & Townhouses	900	474	-47.33%
Totals (Combined SFR & C/THs)	4,266	2,066	-51.57%
Closed			
Single Family Residences	2,965	1,641	-44.65%
Condos & Townhouses	783	455	-41.89%
Totals (Combined SFR & C/THs)	3,748	2,096	-44.08%
Months of Supply			
Single Family Residences	1.12	3.82	241.87%
Condos & Townhouses	0.79	2.94	271.29%
Totals (Combined SFR & C/THs)	1.05	4.54	332.92%
Average Days on Market			
Single Family Residences	21	38	80.95%
Condos & Townhouses	23	35	52.17%
Totals (Combined SFR & C/THs)	21	37	76.19%
Median List Price			
Single Family Residences	$515,000	$485,000	-5.83%
Condos & Townhouses	$248,500	$280,000	12.68%
Totals (Combined SFR & C/THs)	$475,000	$450,000	-5.26%
Median List Price of Sold Properties			
Single Family Residences	$410,000	$450,000	9.76%
Condos & Townhouses	$238,500	$275,000	15.30%
Totals (Combined SFR & C/THs)	$380,000	$420,000	10.53%
Median Sales Price			
Single Family Residences	$410,000	$445,000	8.54%
Condos & Townhouses	$236,000	$267,000	13.14%
Totals (Combined SFR & C/THs)	$385,000	$410,000	6.49%
LP to SP Ratio of Sold Properties			
Single Family Residences	100.0%	98.89%	-1.11%
Condos & Townhouses	99.0%	97.09%	-1.88%
Totals (Combined SFR & C/THs)	101.3%	97.62%	-3.65%

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