Las Vegas MarketWatch Report

	Oct-22	Oct-23	Yr to Yr Change
Available Inventory			
Single Family Residences	7,754	4,070	-47.51%
Condos & Townhouses	1,768	1,216	-31.22%
Totals (Combined SFR & C/THs)	9,522	5,286	-44.49%
New Listings Added In The Month			
Single Family Residences	2,898	2,442	-15.73%
Condos & Townhouses	697	795	14.06%
Totals (Combined SFR & C/THs)	3,595	3,237	-9.96%
Under Contract			
Single Family Residences	1,854	1,790	-3.45%
Condos & Townhouses	536	562	4.85%
Totals (Combined SFR & C/THs)	2,390	2,352	-1.59%
New Escrows Added In The Month			
Single Family Residences	1,592	1,622	1.88%
Condos & Townhouses	474	512	8.02%
Totals (Combined SFR & C/THs)	2,066	2,134	3.29%
Closed			
Single Family Residences	1,641	1,615	-1.58%
Condos & Townhouses	455	463	1.76%
Totals (Combined SFR & C/THs)	2,096	2,078	-0.86%
Months of Supply			
Single Family Residences	4.73	2.52	-46.67%
Condos & Townhouses	3.89	2.63	-32.41%
Totals (Combined SFR & C/THs)	4.54	2.54	-44.01%
Average Days on Market			
Single Family Residences	38	31	-18.42%
Condos & Townhouses	35	32	-8.57%
Totals (Combined SFR & C/THs)	37	32	-13.51%
Median List Price			
Single Family Residences	$485,000	$530,000	9.28%
Condos & Townhouses	$280,000	$285,000	1.79%
Totals (Combined SFR & C/THs)	$450,000	$475,000	5.56%
Median List Price of Sold Properties			
Single Family Residences	$450,000	$450,000	0.00%
Condos & Townhouses	$275,000	$285,000	3.64%
Totals (Combined SFR & C/THs)	$420,000	$423,000	0.71%
Median Sales Price			
Single Family Residences	$445,000	$450,000	1.12%
Condos & Townhouses	$267,000	$280,000	4.87%
Totals (Combined SFR & C/THs)	$410,000	$420,000	2.44%
LP to SP Ratio of Sold Properties			
Single Family Residences	98.89%	100.00%	1.12%
Condos & Townhouses	97.09%	98.25%	1.19%
Totals (Combined SFR & C/THs)	97.62%	99.29%	1.71%

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