



Las Vegas MarketWatch Report

	Sep-22	Sep-23	Yr to Yr Change
Available Inventory			
Single Family Residences	7,965	3,863	-51.50%
Condos & Townhouses	1,833	1,075	-41.35%
Totals (Combined SFR & C/THs)	9,798	4,938	-49.60%
New Listings Added In The Month			
Single Family Residences	3,385	2,402	-29.04%
Condos & Townhouses	765	733	-4.18%
Totals (Combined SFR & C/THs)	4,150	3,135	-24.46%
Under Contract			
Single Family Residences	2,104	1,951	-7.27%
Condos & Townhouses	600	552	-8.00%
Totals (Combined SFR & C/THs)	2,704	2,503	-7.43%
New Escrows Added In The Month			
Single Family Residences	1,905	1,690	-11.29%
Condos & Townhouses	525	542	3.24%
Totals (Combined SFR & C/THs)	2,430	2,232	-8.15%
Closed			
Single Family Residences	1,941	1,731	-10.82%
Condos & Townhouses	511	527	3.13%
Totals (Combined SFR & C/THs)	2,452	2,258	-7.91%
Months of Supply			
Single Family Residences	4.10	2.23	-45.62%
Condos & Townhouses	3.59	2.04	-43.13%
Totals (Combined SFR & C/THs)	4.00	2.19	-45.27%
Average Days on Market			
Single Family Residences	34	31	-8.82%
Condos & Townhouses	29	27	-6.90%
Totals (Combined SFR & C/THs)	33	30	-9.09%
Median List Price			
Single Family Residences	\$495,000	\$545,000	10.10%
Condos & Townhouses	\$289,000	\$290,000	0.35%
Totals (Combined SFR & C/THs)	\$460,000	\$489,000	6.30%
Median List Price of Sold Properties			
Single Family Residences	\$459,000	\$455,000	-0.87%
Condos & Townhouses	\$275,000	\$279,000	1.45%
Totals (Combined SFR & C/THs)	\$426,000	\$418,000	-1.88%
Median Sales Price			
Single Family Residences	\$450,000	\$450,000	0.00%
Condos & Townhouses	\$272,000	\$275,000	1.10%
Totals (Combined SFR & C/THs)	\$425,500	\$414,500	-2.59%
LP to SP Ratio of Sold Properties			
Single Family Residences	98.04%	98.90%	0.88%
Condos & Townhouses	98.91%	98.57%	-0.35%
Totals (Combined SFR & C/THs)	99.88%	99.16%	-0.72%

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