

Las Vegas Market Watch Trend Analysis Report



	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22
Available Inventory													
Single Family Residences	3,256	3,460	3,313	2,831	2,152	1,963	1,972	2,022	2,657	3,852	5,795	7,511	7,912
Condos & Townhouses	687	725	620	543	383	418	395	471	610	928	1,396	1,715	1,846
Totals (Combined SFR & C/THs)	3,943	4,185	3,933	3,374	2,535	2,381	2,367	2,493	3,267	4,780	7,191	9,226	9,758
New Listings Added in the Month													
Single Family Residences	4,058	3,678	3,556	2,806	2,185	2,870	2,878	3,473	3,607	4,061	4,669	4,447	4,024
Condos & Townhouses	1,025	873	870	701	611	717	831	920	1,035	1,111	1,233	1,101	1,002
Totals (Combined SFR & C/THs)	5,083	4,551	4,426	3,507	2,796	3,587	3,709	4,393	4,642	5,172	5,902	5,548	5,026
Under Contract													
Single Family Residences	3,244	4,011	3,976	3,712	3,115	3,524	3,568	3,519	3,444	3,062	2,523	2,208	2,350
Condos & Townhouses	848	1,079	1,067	980	861	886	983	889	980	883	737	681	653
Totals (Combined SFR & C/THs)	4,092	5,090	5,043	4,692	3,976	4,410	4,551	4,408	4,424	3,945	3,260	2,889	3,003
New Escrows Added in the Month													
Single Family Residences	3,326	3,238	3,366	3,093	2,624	2,948	2,812	3,260	2,925	2,792	2,246	1,868	2,219
Condos & Townhouses	871	895	900	819	767	739	811	897	894	816	678	583	607
Totals (Combined SFR & C/THs)	4,197	4,133	4,266	3,912	3,391	3,687	3,623	4,157	3,819	3,608	2,924	2,451	2,826
Closed													
Single Family Residences	3,094	3,091	2,965	3,146	3,014	2,468	2,426	3,104	2,861	2,774	2,551	1,965	1,895
Condos & Townhouses	851	836	783	838	806	684	652	890	736	830	714	583	595
Totals (Combined SFR & C/THs)	3,945	3,927	3,748	3,984	3,820	3,152	3,078	3,994	3,597	3,604	3,265	2,548	2,490
Months of Supply													
Single Family Residences	1.05	1.12	1.12	0.90	0.71	0.80	0.81	0.65	0.93	1.39	2.27	3.82	3.82
Condos & Townhouses	0.81	0.87	0.79	0.65	0.48	0.61	0.61	0.53	0.83	1.12	1.96	2.94	2.94
Totals (Combined SFR & C/THs)	1.00	1.07	1.05	0.85	0.66	0.76	0.77	0.62	0.91	1.33	2.20	3.62	3.92
Average Days On Market													
Single Family Residences	15	18	21	22	24	26	23	21	17	15	17	18	24
Condos & Townhouses	19	22	23	23	25	22	20	16	12	12	16	22	23
Totals (Combined SFR & C/THs)	16	19	21	22	24	25	22	20	16	14	17	18	24
Median Sales Price													
Single Family Residences	\$406,000	\$410,000	\$410,000	\$422,000	\$430,000	\$435,000	\$450,000	\$465,000	\$479,000	\$485,000	\$485,000	\$470,000	\$450,000
Condos & Townhouses	\$230,000	\$230,000	\$236,000	\$241,000	\$245,000	\$245,000	\$265,000	\$275,000	\$278,000	\$285,000	\$285,000	\$275,000	\$265,000
Totals (Combined SFR & C/THs)	\$376,000	\$380,000	\$385,000	\$395,000	\$400,000	\$405,000	\$425,000	\$430,000	\$445,000	\$451,000	\$450,000	\$435,000	\$418,500

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