

Las Vegas Market Watch Trend Analysis Report



	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23
<b>Available Inventory</b>													
Single Family Residences	7,912	7,965	7,754	7,073	6,071	5,322	4,593	4,015	3,724	3,508	3,376	3,509	3,653
Condos & Townhouses	1,846	1,833	1,768	1,625	1,410	1,259	1,190	1,120	1,021	913	903	921	995
Totals (Combined SFR & C/THs)	9,758	9,798	9,522	8,698	7,481	6,581	5,783	5,135	4,745	4,421	4,279	4,430	4,648
<b>New Listings Added in the Month</b>													
Single Family Residences	4,024	3,385	2,898	2,104	1,692	2,432	2,202	2,504	2,394	2,522	2,536	2,285	2,621
Condos & Townhouses	1,002	765	697	504	457	627	611	734	705	719	747	686	735
Totals (Combined SFR & C/THs)	5,026	4,150	3,595	2,608	2,149	3,059	2,813	3,238	3,099	3,241	3,283	2,971	3,356
<b>Under Contract</b>													
Single Family Residences	2,350	2,104	1,854	1,762	1,632	2,346	2,535	2,576	2,725	2,615	2,499	2,242	2,138
Condos & Townhouses	653	600	536	453	476	613	663	704	814	790	774	703	617
Totals (Combined SFR & C/THs)	3,003	2,704	2,390	2,215	2,108	2,959	3,198	3,280	3,539	3,405	3,273	2,945	2,755
<b>New Escrows Added in the Month</b>													
Single Family Residences	2,219	1,905	1,592	1,518	1,453	1,961	2,184	2,324	2,323	2,296	2,127	2,010	1,895
Condos & Townhouses	607	525	474	392	452	536	546	654	704	696	680	625	570
Totals (Combined SFR & C/THs)	2,826	2,430	2,066	1,910	1,905	2,497	2,730	2,978	3,027	2,992	2,807	2,635	2,465
<b>Closed</b>													
Single Family Residences	1,895	1,941	1,641	1,454	1,456	1,263	1,658	2,262	1,874	2,215	2,184	1,934	1,915
Condos & Townhouses	595	511	455	449	382	389	432	580	521	675	633	593	620
Totals (Combined SFR & C/THs)	2,490	2,452	2,096	1,903	1,838	1,652	2,090	2,842	2,395	2,890	2,817	2,527	2,535
<b>Months of Supply</b>													
Single Family Residences	4.18	4.10	4.73	4.86	4.17	4.21	2.77	1.77	1.99	1.58	1.55	1.81	1.91
Condos & Townhouses	3.10	3.59	3.89	3.62	3.69	3.24	2.75	1.93	1.96	1.35	1.43	1.55	1.60
Totals (Combined SFR & C/THs)	3.92	4.00	4.54	4.57	4.07	3.98	2.77	1.81	1.98	1.53	1.52	1.75	1.83
<b>Average Days On Market</b>													
Single Family Residences	24	34	38	43	51	57	59	54	50	42	37	33	30
Condos & Townhouses	23	29	35	41	50	54	49	49	48	39	36	30	28
Totals (Combined SFR & C/THs)	24	33	37	43	51	56	57	53	49	42	37	32	29
<b>Median Sales Price</b>													
Single Family Residences	\$450,000	\$450,000	\$445,000	\$434,500	\$430,000	\$425,000	\$425,000	\$429,500	\$430,000	\$445,000	\$450,000	\$455,000	\$450,000
Condos & Townhouses	\$265,000	\$272,000	\$267,000	\$260,000	\$249,000	\$255,000	\$256,000	\$260,000	\$273,000	\$275,000	\$275,000	\$274,000	\$290,000
Totals (Combined SFR & C/THs)	\$418,500	\$425,500	\$410,000	\$400,000	\$400,000	\$393,000	\$398,000	\$400,000	\$400,000	\$410,000	\$415,000	\$420,000	\$415,000

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