

Las Vegas Market Watch Trend Analysis Report



	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Available Inventory													
Single Family Residences	2,152	1,963	1,972	2,022	2,657	3,852	5,795	7,511	7,912	7,965	7,754	7,073	6,071
Condos & Townhouses	383	418	395	471	610	928	1,396	1,715	1,846	1,833	1,768	1,625	1,410
Totals (Combined SFR & C/THs)	2,535	2,381	2,367	2,493	3,267	4,780	7,191	9,226	9,758	9,798	9,522	8,698	7,481
New Listings Added in the Month													
Single Family Residences	2,185	2,870	2,878	3,473	3,607	4,061	4,669	4,447	4,024	3,385	2,898	2,104	1,692
Condos & Townhouses	611	717	831	920	1,035	1,111	1,233	1,101	1,002	765	697	504	457
Totals (Combined SFR & C/THs)	2,796	3,587	3,709	4,393	4,642	5,172	5,902	5,548	5,026	4,150	3,595	2,608	2,149
Under Contract													
Single Family Residences	3,115	3,524	3,568	3,519	3,444	3,062	2,523	2,208	2,350	2,104	1,854	1,762	1,632
Condos & Townhouses	861	886	983	889	980	883	737	681	653	600	536	453	476
Totals (Combined SFR & C/THs)	3,976	4,410	4,551	4,408	4,424	3,945	3,260	2,889	3,003	2,704	2,390	2,215	2,108
New Escrows Added in the Month													
Single Family Residences	2,624	2,948	2,812	3,260	2,925	2,792	2,246	1,868	2,219	1,905	1,592	1,518	1,453
Condos & Townhouses	767	739	811	897	894	816	678	583	607	525	474	392	452
Totals (Combined SFR & C/THs)	3,391	3,687	3,623	4,157	3,819	3,608	2,924	2,451	2,826	2,430	2,066	1,910	1,905
Closed													
Single Family Residences	3,014	2,468	2,426	3,104	2,861	2,774	2,551	1,965	1,895	1,941	1,641	1,454	1,456
Condos & Townhouses	806	684	652	890	736	830	714	583	595	511	455	449	382
Totals (Combined SFR & C/THs)	3,820	3,152	3,078	3,994	3,597	3,604	3,265	2,548	2,490	2,452	2,096	1,903	1,838
Months of Supply													
Single Family Residences	0.71	0.80	0.81	0.65	0.93	1.39	2.27	3.82	4.18	4.10	4.73	4.86	3.82
Condos & Townhouses	0.48	0.61	0.61	0.53	0.83	1.12	1.96	2.94	3.10	3.59	3.89	3.62	2.94
Totals (Combined SFR & C/THs)	0.66	0.76	0.77	0.62	0.91	1.33	2.20	3.62	3.92	4.00	4.54	4.57	4.07
Average Days On Market													
Single Family Residences	24	26	23	21	17	15	17	18	24	34	38	43	51
Condos & Townhouses	25	22	20	16	12	12	16	22	23	29	35	41	50
Totals (Combined SFR & C/THs)	24	25	22	20	16	14	17	18	24	33	37	43	51
Median Sales Price													
Single Family Residences	\$430,000	\$435,000	\$450,000	\$465,000	\$479,000	\$485,000	\$485,000	\$470,000	\$450,000	\$450,000	\$445,000	\$434,500	\$430,000
Condos & Townhouses	\$245,000	\$245,000	\$265,000	\$275,000	\$278,000	\$285,000	\$285,000	\$275,000	\$265,000	\$272,000	\$267,000	\$260,000	\$249,000
Totals (Combined SFR & C/THs)	\$400,000	\$405,000	\$425,000	\$430,000	\$445,000	\$451,000	\$450,000	\$435,000	\$418,500	\$425,500	\$410,000	\$400,000	\$400,000

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