

Las Vegas Market Watch Trend Analysis Report



	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23
<b>Available Inventory</b>													
Single Family Residences	1,972	2,022	2,657	3,852	5,795	7,511	7,912	7,965	7,754	7,073	6,071	5,322	4,593
Condos & Townhouses	395	471	610	928	1,396	1,715	1,846	1,833	1,768	1,625	1,410	1,259	1,190
Totals (Combined SFR & C/THs)	2,367	2,493	3,267	4,780	7,191	9,226	9,758	9,798	9,522	8,698	7,481	6,581	5,783
<b>New Listings Added in the Month</b>													
Single Family Residences	2,878	3,473	3,607	4,061	4,669	4,447	4,024	3,385	2,898	2,104	1,692	2,432	2,202
Condos & Townhouses	831	920	1,035	1,111	1,233	1,101	1,002	765	697	504	457	627	611
Totals (Combined SFR & C/THs)	3,709	4,393	4,642	5,172	5,902	5,548	5,026	4,150	3,595	2,608	2,149	3,059	2,813
<b>Under Contract</b>													
Single Family Residences	3,568	3,519	3,444	3,062	2,523	2,208	2,350	2,104	1,854	1,762	1,632	2,346	2,535
Condos & Townhouses	983	889	980	883	737	681	653	600	536	453	476	613	663
Totals (Combined SFR & C/THs)	4,551	4,408	4,424	3,945	3,260	2,889	3,003	2,704	2,390	2,215	2,108	2,959	3,198
<b>New Escrows Added in the Month</b>													
Single Family Residences	2,812	3,260	2,925	2,792	2,246	1,868	2,219	1,905	1,592	1,518	1,453	1,961	2,184
Condos & Townhouses	811	897	894	816	678	583	607	525	474	392	452	536	546
Totals (Combined SFR & C/THs)	3,623	4,157	3,819	3,608	2,924	2,451	2,826	2,430	2,066	1,910	1,905	2,497	2,730
<b>Closed</b>													
Single Family Residences	2,426	3,104	2,861	2,774	2,551	1,965	1,895	1,941	1,641	1,454	1,456	1,263	1,658
Condos & Townhouses	652	890	736	830	714	583	595	511	455	449	382	389	432
Totals (Combined SFR & C/THs)	3,078	3,994	3,597	3,604	3,265	2,548	2,490	2,452	2,096	1,903	1,838	1,652	2,090
<b>Months of Supply</b>													
Single Family Residences	0.81	0.65	0.93	1.39	2.27	3.82	4.18	4.10	4.73	4.86	4.17	4.21	2.77
Condos & Townhouses	0.61	0.53	0.83	1.12	1.96	2.94	3.10	3.59	3.89	3.62	3.69	3.24	2.75
Totals (Combined SFR & C/THs)	0.77	0.62	0.91	1.33	2.20	3.62	3.92	4.00	4.54	4.57	4.07	3.98	2.77
<b>Average Days On Market</b>													
Single Family Residences	23	21	17	15	17	18	24	34	38	43	51	57	59
Condos & Townhouses	20	16	12	12	16	22	23	29	35	41	50	54	49
Totals (Combined SFR & C/THs)	22	20	16	14	17	18	24	33	37	43	51	56	57
<b>Median Sales Price</b>													
Single Family Residences	\$450,000	\$465,000	\$479,000	\$485,000	\$485,000	\$470,000	\$450,000	\$450,000	\$445,000	\$434,500	\$430,000	\$425,000	\$425,000
Condos & Townhouses	\$265,000	\$275,000	\$278,000	\$285,000	\$285,000	\$275,000	\$265,000	\$272,000	\$267,000	\$260,000	\$249,000	\$255,000	\$256,000
Totals (Combined SFR & C/THs)	\$425,000	\$430,000	\$445,000	\$451,000	\$450,000	\$435,000	\$418,500	\$425,500	\$410,000	\$400,000	\$400,000	\$393,000	\$398,000

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