

Las Vegas Market Watch Trend Analysis Report



	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
Available Inventory													
Single Family Residences	1,963	1,972	2,022	2,657	3,852	5,795	7,511	7,912	7,965	7,754	7,073	6,071	5,322
Condos & Townhouses	418	395	471	610	928	1,396	1,715	1,846	1,833	1,768	1,625	1,410	1,259
Totals (Combined SFR & C/THs)	2,381	2,367	2,493	3,267	4,780	7,191	9,226	9,758	9,798	9,522	8,698	7,481	6,581
New Listings Added in the Month													
Single Family Residences	2,870	2,878	3,473	3,607	4,061	4,669	4,447	4,024	3,385	2,898	2,104	1,692	2,432
Condos & Townhouses	717	831	920	1,035	1,111	1,233	1,101	1,002	765	697	504	457	627
Totals (Combined SFR & C/THs)	3,587	3,709	4,393	4,642	5,172	5,902	5,548	5,026	4,150	3,595	2,608	2,149	3,059
Under Contract													
Single Family Residences	3,524	3,568	3,519	3,444	3,062	2,523	2,208	2,350	2,104	1,854	1,762	1,632	2,346
Condos & Townhouses	886	983	889	980	883	737	681	653	600	536	453	476	613
Totals (Combined SFR & C/THs)	4,410	4,551	4,408	4,424	3,945	3,260	2,889	3,003	2,704	2,390	2,215	2,108	2,959
New Escrows Added in the Month													
Single Family Residences	2,948	2,812	3,260	2,925	2,792	2,246	1,868	2,219	1,905	1,592	1,518	1,453	1,961
Condos & Townhouses	739	811	897	894	816	678	583	607	525	474	392	452	536
Totals (Combined SFR & C/THs)	3,687	3,623	4,157	3,819	3,608	2,924	2,451	2,826	2,430	2,066	1,910	1,905	2,497
Closed													
Single Family Residences	2,468	2,426	3,104	2,861	2,774	2,551	1,965	1,895	1,941	1,641	1,454	1,456	1,263
Condos & Townhouses	684	652	890	736	830	714	583	595	511	455	449	382	389
Totals (Combined SFR & C/THs)	3,152	3,078	3,994	3,597	3,604	3,265	2,548	2,490	2,452	2,096	1,903	1,838	1,652
Months of Supply													
Single Family Residences	0.80	0.81	0.65	0.93	1.39	2.27	3.82	4.18	4.10	4.73	4.86	3.82	3.82
Condos & Townhouses	0.61	0.61	0.53	0.83	1.12	1.96	2.94	3.10	3.59	3.89	3.62	2.94	2.94
Totals (Combined SFR & C/THs)	0.76	0.77	0.62	0.91	1.33	2.20	3.62	3.92	4.00	4.54	4.57	4.07	3.98
Average Days On Market													
Single Family Residences	26	23	21	17	15	17	18	24	34	38	43	51	57
Condos & Townhouses	22	20	16	12	12	16	22	23	29	35	41	50	54
Totals (Combined SFR & C/THs)	25	22	20	16	14	17	18	24	33	37	43	51	56
Median Sales Price													
Single Family Residences	\$435,000	\$450,000	\$465,000	\$479,000	\$485,000	\$485,000	\$470,000	\$450,000	\$450,000	\$445,000	\$434,500	\$430,000	\$425,000
Condos & Townhouses	\$245,000	\$265,000	\$275,000	\$278,000	\$285,000	\$285,000	\$275,000	\$265,000	\$272,000	\$267,000	\$260,000	\$249,000	\$255,000
Totals (Combined SFR & C/THs)	\$405,000	\$425,000	\$430,000	\$445,000	\$451,000	\$450,000	\$435,000	\$418,500	\$425,500	\$410,000	\$400,000	\$400,000	\$393,000

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