



CHICAGO TITLE

DECEMBER 2023

REAL ESTATE MARKET UPDATE

Median resale prices across both market segments rose compared to a year ago at this time. Annual appreciation rates in median resale prices hit their highest level in 2023 with single family homes rising 5.9 percent and townhome/condos increasing 9.8 percent.

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

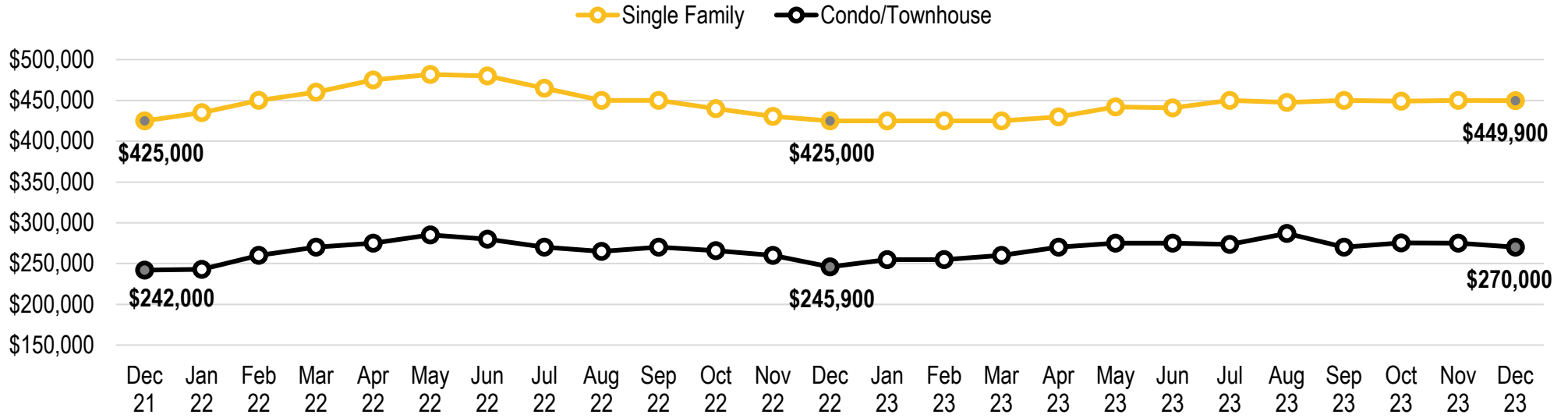
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Oct '23	Nov '23	Dec '23	Oct '23	Nov '23	Dec '23	Oct '23	Nov '23	Dec '23
\$199,999 OR UNDER	152	139	135	63	64	73	2.4	2.2	1.8
\$200,000 - \$249,999	218	247	228	121	107	117	1.8	2.3	1.9
\$250,000 - \$299,999	256	271	231	137	130	108	1.9	2.1	2.1
\$300,000 - \$349,999	330	367	286	238	191	218	1.4	1.9	1.3
\$350,000 - \$399,999	520	579	518	331	304	303	1.6	1.9	1.7
\$400,000 - \$499,999	1,009	1,091	944	568	443	499	1.8	2.5	1.9
\$500,000 - \$749,999	1,153	1,162	997	422	376	389	2.7	3.1	2.6
\$750,000 - \$999,999	398	390	333	105	96	94	3.8	4.1	3.5
\$1,000,000 - \$1,499,999	230	232	205	56	47	48	4.1	4.9	4.3
\$1,500,000 - \$1,999,999	104	104	91	18	17	17	5.8	6.1	5.4
\$2,000,000 - \$2,499,999	57	52	43	8	9	10	7.1	5.8	4.3
\$2,500,000 AND OVER	190	204	202	12	14	15	15.8	14.6	13.5
TOTAL	4,617	4,838	4,213	2,079	1,798	1,891	2.2	2.7	2.2

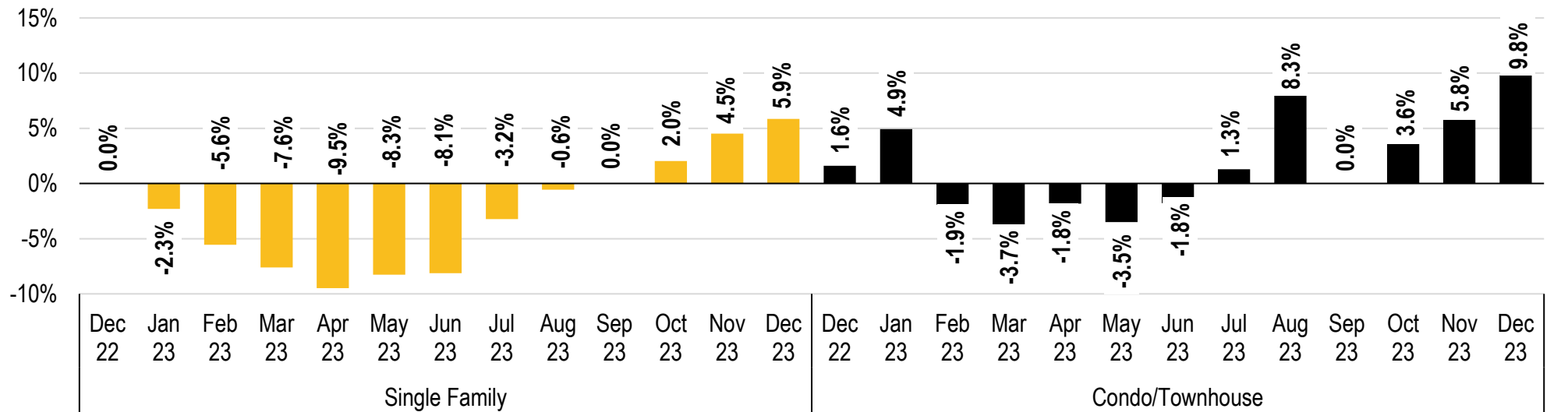
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

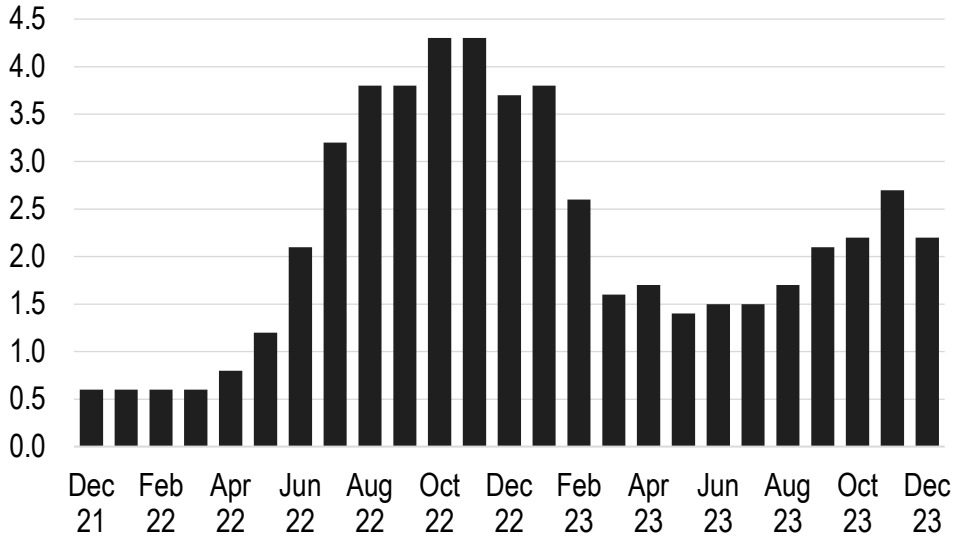


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

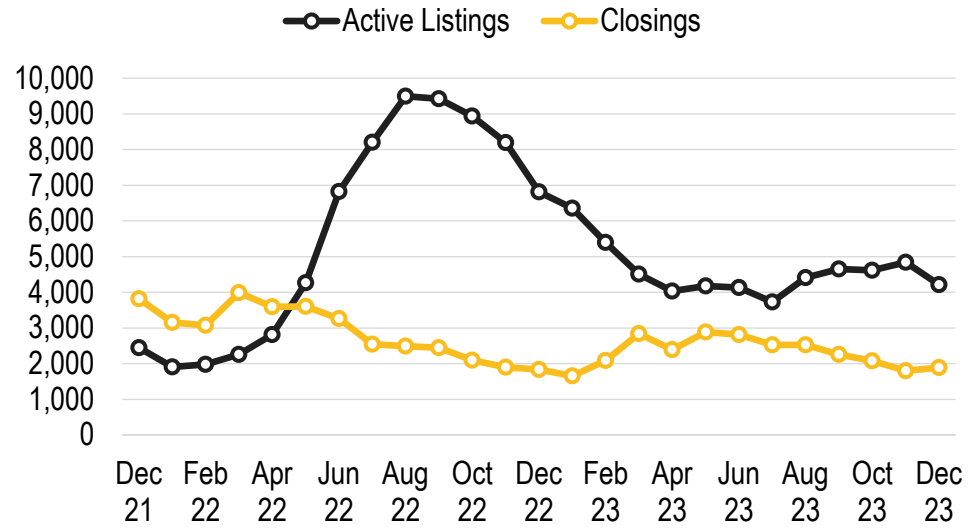




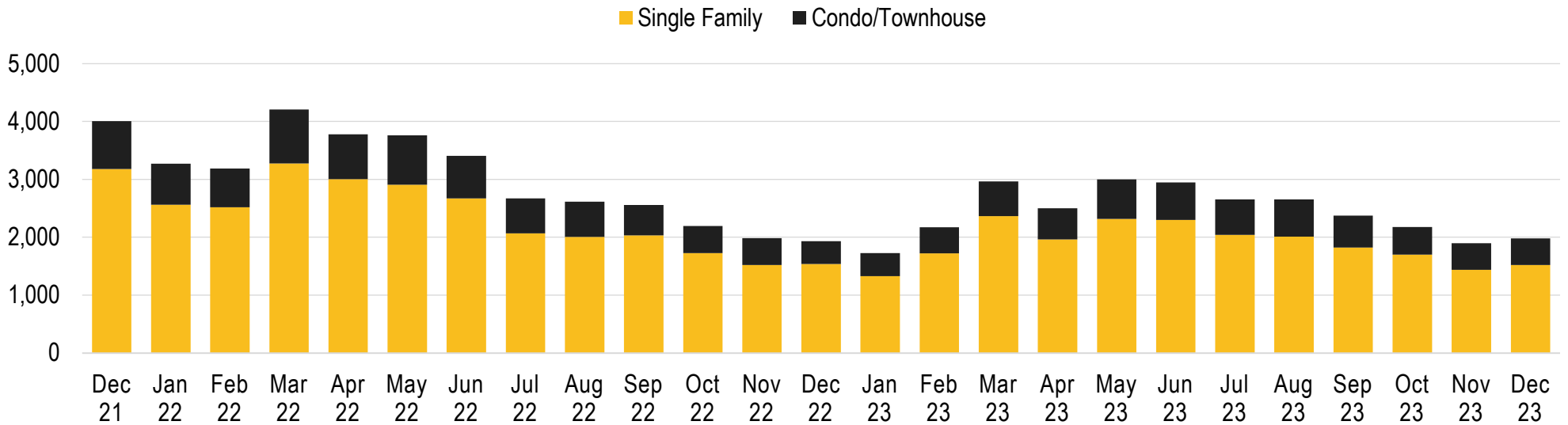
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



ACTIVE LISTINGS AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



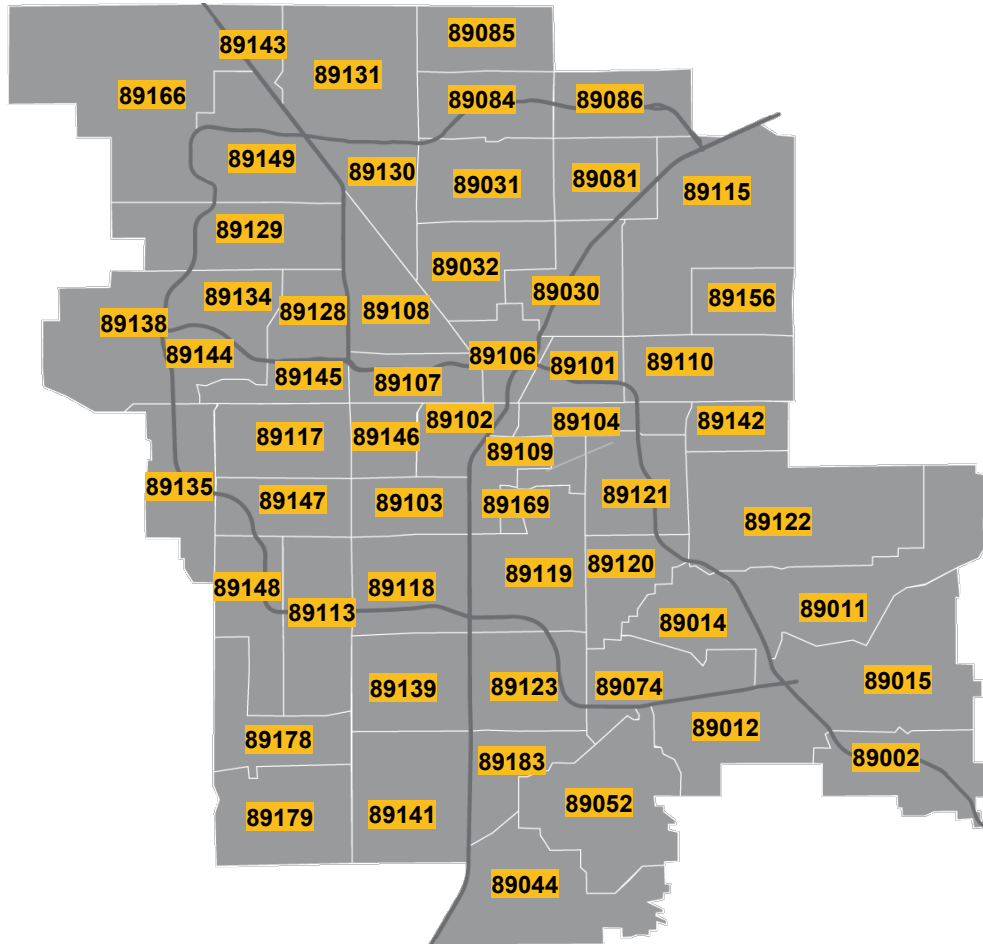
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

BY ZIP CODE | LAS VEGAS, NEVADA | DECEMBER 2023

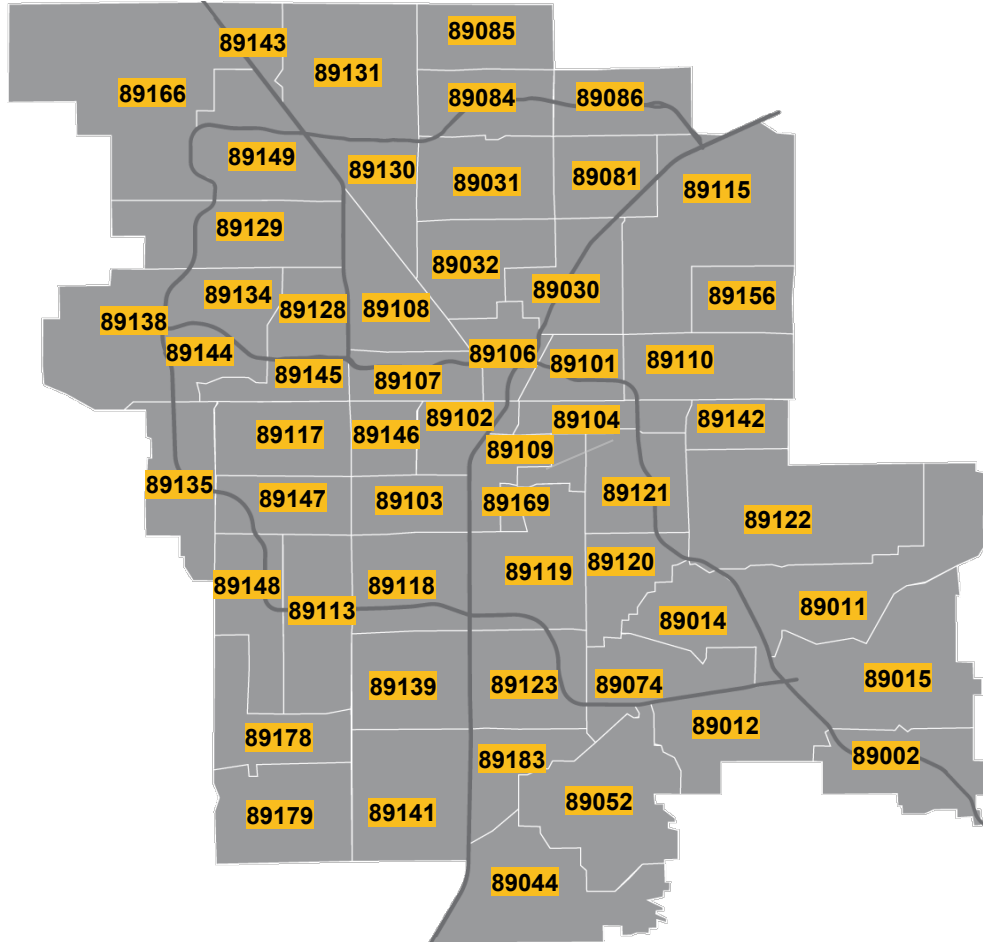


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	29	89086	51	89119	32	89142	28
89011	47	89101	46	89120	22	89143	45
89012	41	89102	30	89121	44	89144	43
89014	34	89103	31	89122	31	89145	18
89015	34	89104	25	89123	32	89146	33
89030	29	89106	15	89128	30	89147	23
89031	33	89107	27	89129	35	89148	34
89032	41	89108	32	89130	36	89149	35
89044	35	89109	23	89131	41	89156	57
89052	40	89110	27	89134	39	89166	45
89074	31	89113	38	89135	50	89169	27
89081	43	89115	46	89138	39	89178	29
89084	28	89117	33	89139	53	89179	28
89085	19	89118	35	89141	42	89183	31



MONTHS OF HOUSING INVENTORY

BY ZIP CODE | LAS VEGAS, NEVADA | DECEMBER 2023



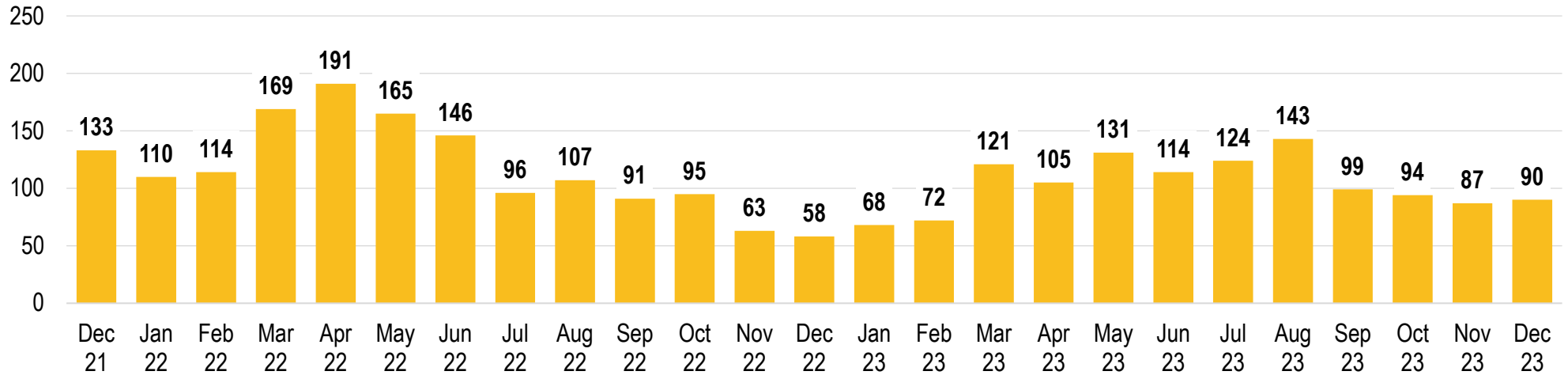
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	1.5	89086	1.5	89119	2.3	89142	1.7
89011	2.7	89101	1.3	89120	4.6	89143	3.9
89012	3.1	89102	4.0	89121	3.2	89144	1.5
89014	1.8	89103	1.8	89122	2.8	89145	1.2
89015	1.5	89104	2.0	89123	1.5	89146	1.7
89030	1.6	89106	1.5	89128	1.6	89147	2.4
89031	2.3	89107	3.0	89129	2.4	89148	2.8
89032	1.8	89108	3.0	89130	2.4	89149	2.2
89044	2.8	89109	5.2	89131	2.4	89156	1.5
89052	2.1	89110	3.4	89134	1.6	89166	2.1
89074	1.8	89113	2.5	89135	3.4	89169	2.0
89081	2.8	89115	1.6	89138	1.6	89178	1.7
89084	2.0	89117	2.8	89139	1.9	89179	1.9
89085	1.5	89118	2.6	89141	2.6	89183	2.2

Note: Inventory includes available listings, excluding homes under contract, relative to closings.



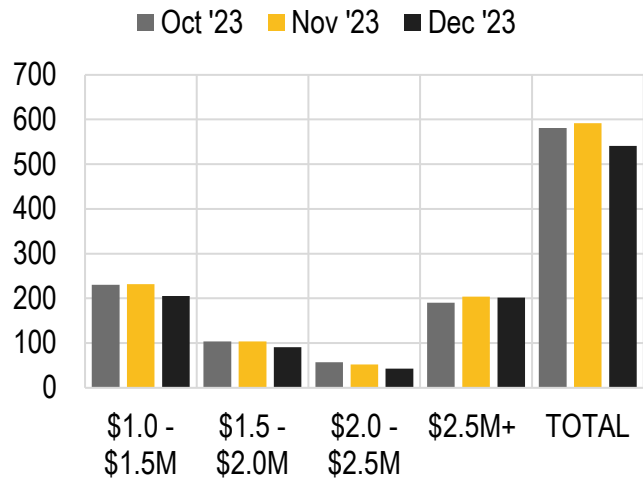
NUMBER OF LUXURY HOME RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



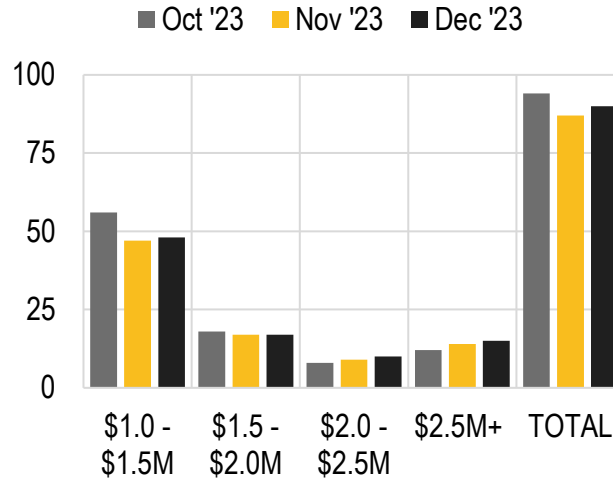
NUMBER OF LUXURY HOMES ON THE MARKET

LAS VEGAS, NEVADA (URBAN VALLEY)



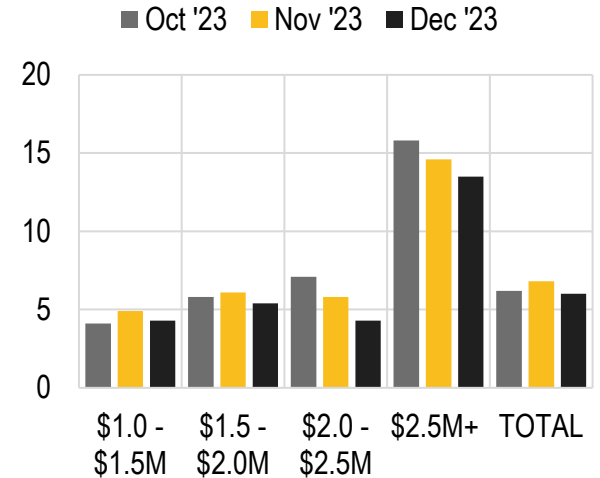
NUMBER OF LUXURY RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



EFFECTIVE MONTHS OF INVENTORY

LAS VEGAS, NEVADA (URBAN VALLEY)



Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



CHICAGO TITLE

DECEMBER 2023

HIGH-RISE MARKET UPDATE

The number of high-rise closings increased for the second consecutive month, and the number of homes on the market decreased by 5.0 percent. As a result, effective availability dropped from 5.4 months to 4.4 months by the close of 2023.

HIGH-RISE HOUSING MARKET

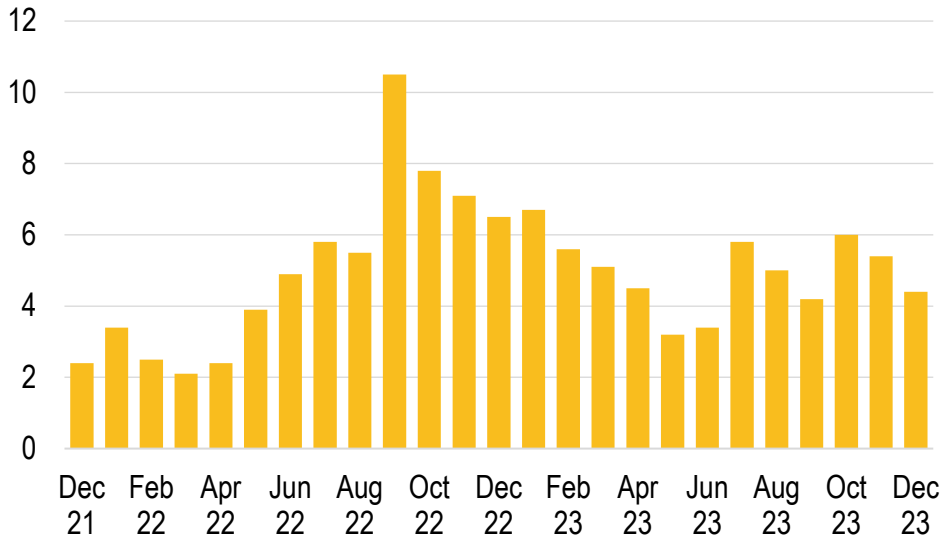
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
	Dec '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Dec '23
\$99,999 or under	0	0	0	0	0	0	0	-
\$100,000 - \$119,999	0	0	0	0	0	0	0	-
\$120,000 - \$139,999	0	0	1	0	0	0	0	-
\$140,000 - \$159,999	0	0	0	0	0	0	0	-
\$160,000 - \$179,999	1	2	0	2	2	1	1	1.0
\$180,000 - \$199,999	8	0	1	2	0	1	0	-
\$200,000 - \$249,999	10	4	6	4	5	2	5	2.0
\$250,000 - \$299,999	29	5	4	10	7	6	8	3.6
\$300,000 - \$399,999	87	19	15	26	14	23	19	4.6
\$400,000 - \$499,999	28	3	8	10	7	6	12	2.3
\$500,000 - \$999,999	94	13	24	16	16	18	18	5.2
\$1,000,000 and Over	50	6	5	7	6	3	6	8.3
TOTAL	307	52	64	77	57	60	69	4.4

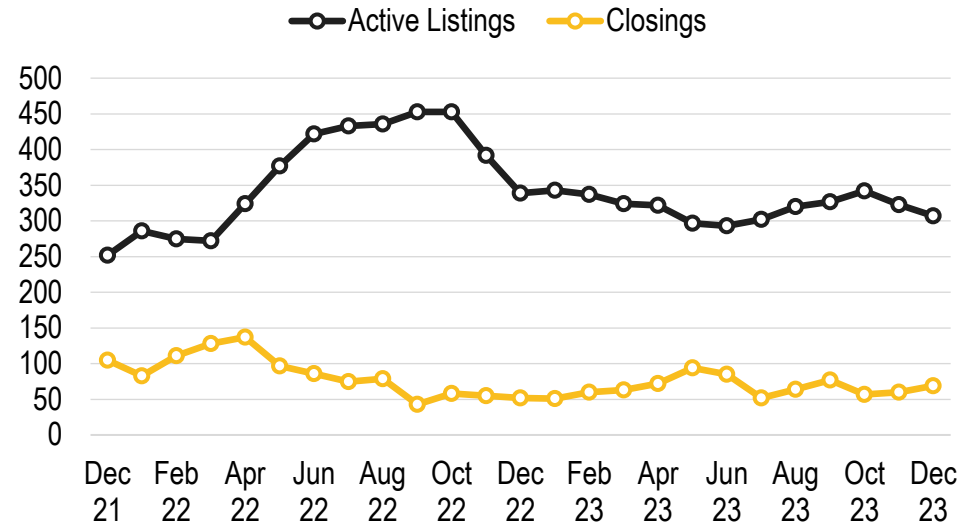
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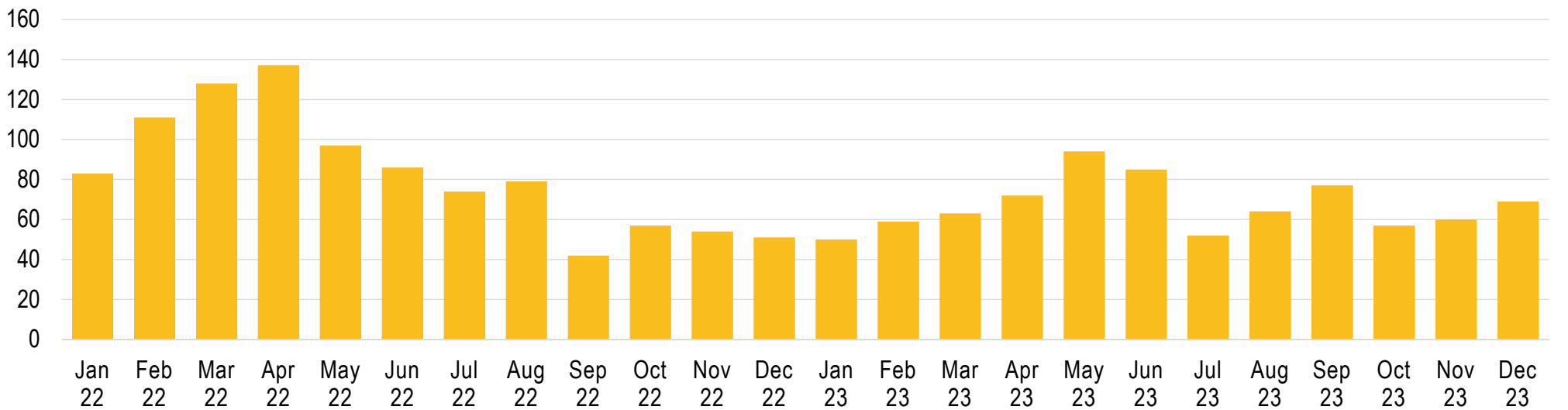
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



HIGH-RISE ACTIVE LISTINGS, AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)

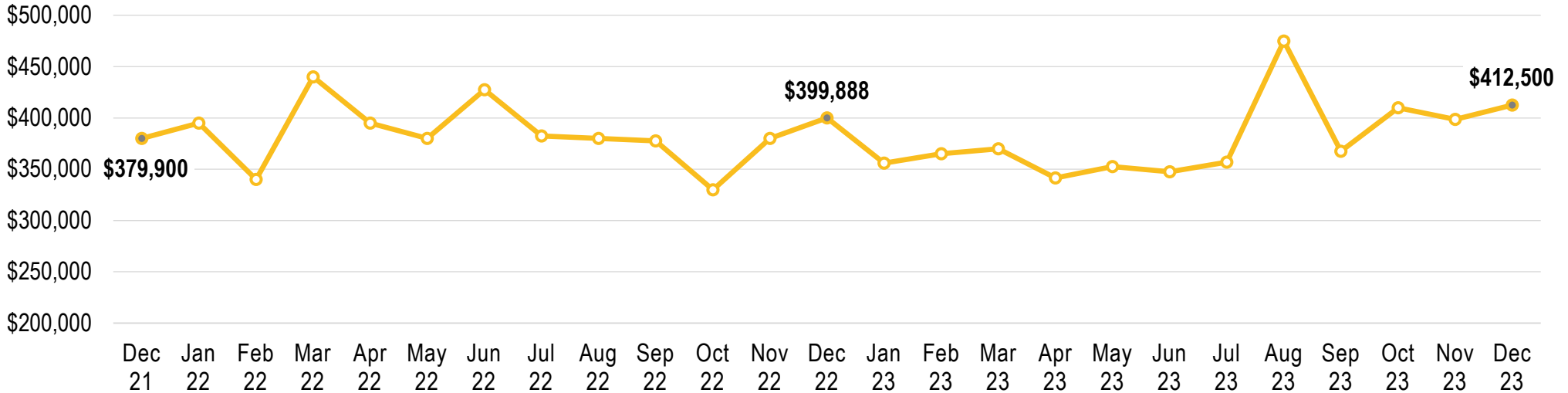


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA





HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



HIGH-RISE MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
SOUTHERN NEVADA

