



## Las Vegas MarketWatch Report

	Aug-22	Aug-23	Yr to Yr Change
<b>Available Inventory</b>			
Single Family Residences	7,912	3,653	-53.83%
Condos & Townhouses	1,846	995	-46.10%
Totals (Combined SFR & C/THs)	9,758	4,648	-52.37%
<b>New Listings Added In The Month</b>			
Single Family Residences	4,024	2,621	-34.87%
Condos & Townhouses	1,002	735	-26.65%
Totals (Combined SFR & C/THs)	5,026	3,356	-33.23%
<b>Under Contract</b>			
Single Family Residences	2,350	2,138	-9.02%
Condos & Townhouses	653	617	-5.51%
Totals (Combined SFR & C/THs)	3,003	2,755	-8.26%
<b>New Escrows Added In The Month</b>			
Single Family Residences	2,219	1,895	-14.60%
Condos & Townhouses	607	570	-6.10%
Totals (Combined SFR & C/THs)	2,826	2,465	-12.77%
<b>Closed</b>			
Single Family Residences	1,895	1,915	1.06%
Condos & Townhouses	595	620	4.20%
Totals (Combined SFR & C/THs)	2,490	2,535	1.81%
<b>Months of Supply</b>			
Single Family Residences	4.18	1.91	-54.31%
Condos & Townhouses	3.10	1.60	-48.27%
Totals (Combined SFR & C/THs)	3.92	1.83	-53.21%
<b>Average Days on Market</b>			
Single Family Residences	24	30	25.00%
Condos & Townhouses	23	28	21.74%
Totals (Combined SFR & C/THs)	24	29	20.83%
<b>Median List Price</b>			
Single Family Residences	\$500,000	\$545,000	9.00%
Condos & Townhouses	\$295,000	\$292,000	-1.02%
Totals (Combined SFR & C/THs)	\$470,000	\$490,000	4.26%
<b>Median List Price of Sold Properties</b>			
Single Family Residences	\$459,000	\$453,000	-1.31%
Condos & Townhouses	\$267,000	\$290,000	8.61%
Totals (Combined SFR & C/THs)	\$425,000	\$420,000	-1.18%
<b>Median Sales Price</b>			
Single Family Residences	\$450,000	\$450,000	0.00%
Condos & Townhouses	\$265,000	\$290,000	9.43%
Totals (Combined SFR & C/THs)	\$418,500	\$415,000	-0.84%
<b>LP to SP Ratio of Sold Properties</b>			
Single Family Residences	98.04%	99.34%	1.32%
Condos & Townhouses	99.25%	100.00%	0.75%
Totals (Combined SFR & C/THs)	98.47%	98.81%	0.34%

This Report only uses GLVAR data from the Greater Las Vegas/Henderson area.  
It does not include Pahrump, Boulder City, Mesquite, Mt Charleston, Moapa, Overton, etc

**For more info, contact David Brownell, Real Broker, LLC, 702-220-9696**