



Las Vegas MarketWatch Report

	Nov-22	Nov-23	Yr to Yr Change
Available Inventory			
Single Family Residences	7,073	4,068	-42.49%
Condos & Townhouses	1,625	1,241	-23.63%
Totals (Combined SFR & C/THs)	8,698	5,309	-38.96%
New Listings Added In The Month			
Single Family Residences	2,104	1,930	-8.27%
Condos & Townhouses	504	623	23.61%
Totals (Combined SFR & C/THs)	2,608	2,553	-2.11%
Under Contract			
Single Family Residences	1,762	1,726	-2.04%
Condos & Townhouses	453	520	14.79%
Totals (Combined SFR & C/THs)	2,215	2,246	1.40%
New Escrows Added In The Month			
Single Family Residences	1,518	1,408	-7.25%
Condos & Townhouses	392	437	11.48%
Totals (Combined SFR & C/THs)	1,910	1,845	-3.40%
Closed			
Single Family Residences	1,454	1,359	-6.53%
Condos & Townhouses	449	439	-2.23%
Totals (Combined SFR & C/THs)	1,903	1,798	-5.52%
Months of Supply			
Single Family Residences	3.82	2.99	-21.64%
Condos & Townhouses	2.94	2.83	-3.85%
Totals (Combined SFR & C/THs)	4.57	2.95	-35.40%
Average Days on Market			
Single Family Residences	43	32	-25.58%
Condos & Townhouses	41	27	-34.15%
Totals (Combined SFR & C/THs)	43	31	-27.91%
Median List Price			
Single Family Residences	\$480,000	\$525,000	9.38%
Condos & Townhouses	\$280,000	\$289,000	3.21%
Totals (Combined SFR & C/THs)	\$450,000	\$470,000	4.44%
Median List Price of Sold Properties			
Single Family Residences	\$449,000	\$463,000	3.12%
Condos & Townhouses	\$270,000	\$285,000	5.56%
Totals (Combined SFR & C/THs)	\$401,000	\$420,000	4.74%
Median Sales Price			
Single Family Residences	\$434,500	\$454,000	4.49%
Condos & Townhouses	\$260,000	\$280,000	7.69%
Totals (Combined SFR & C/THs)	\$400,000	\$420,000	5.00%
LP to SP Ratio of Sold Properties			
Single Family Residences	96.77%	98.06%	1.33%
Condos & Townhouses	96.30%	98.25%	2.02%
Totals (Combined SFR & C/THs)	99.75%	100.00%	0.25%

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