

Las Vegas Market Watch Trend Analysis Report



	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23
Available Inventory													
Single Family Residences	2,022	2,657	3,852	5,795	7,511	7,912	7,965	7,754	7,073	6,071	5,322	4,593	4,015
Condos & Townhouses	471	610	928	1,396	1,715	1,846	1,833	1,768	1,625	1,410	1,259	1,190	1,120
Totals (Combined SFR & C/THs)	2,493	3,267	4,780	7,191	9,226	9,758	9,798	9,522	8,698	7,481	6,581	5,783	5,135
New Listings Added in the Month													
Single Family Residences	3,473	3,607	4,061	4,669	4,447	4,024	3,385	2,898	2,104	1,692	2,432	2,202	2,504
Condos & Townhouses	920	1,035	1,111	1,233	1,101	1,002	765	697	504	457	627	611	734
Totals (Combined SFR & C/THs)	4,393	4,642	5,172	5,902	5,548	5,026	4,150	3,595	2,608	2,149	3,059	2,813	3,238
Under Contract													
Single Family Residences	3,519	3,444	3,062	2,523	2,208	2,350	2,104	1,854	1,762	1,632	2,346	2,535	2,576
Condos & Townhouses	889	980	883	737	681	653	600	536	453	476	613	663	704
Totals (Combined SFR & C/THs)	4,408	4,424	3,945	3,260	2,889	3,003	2,704	2,390	2,215	2,108	2,959	3,198	3,280
New Escrows Added in the Month													
Single Family Residences	3,260	2,925	2,792	2,246	1,868	2,219	1,905	1,592	1,518	1,453	1,961	2,184	2,324
Condos & Townhouses	897	894	816	678	583	607	525	474	392	452	536	546	654
Totals (Combined SFR & C/THs)	4,157	3,819	3,608	2,924	2,451	2,826	2,430	2,066	1,910	1,905	2,497	2,730	2,978
Closed													
Single Family Residences	3,104	2,861	2,774	2,551	1,965	1,895	1,941	1,641	1,454	1,456	1,263	1,658	2,262
Condos & Townhouses	890	736	830	714	583	595	511	455	449	382	389	432	580
Totals (Combined SFR & C/THs)	3,994	3,597	3,604	3,265	2,548	2,490	2,452	2,096	1,903	1,838	1,652	2,090	2,842
Months of Supply													
Single Family Residences	0.65	0.93	1.39	2.27	3.82	4.18	4.10	4.73	4.86	4.17	4.21	2.77	1.77
Condos & Townhouses	0.53	0.83	1.12	1.96	2.94	3.10	3.59	3.89	3.62	3.69	3.24	2.75	1.93
Totals (Combined SFR & C/THs)	0.62	0.91	1.33	2.20	3.62	3.92	4.00	4.54	4.57	4.07	3.98	2.77	1.81
Average Days On Market													
Single Family Residences	21	17	15	17	18	24	34	38	43	51	57	59	54
Condos & Townhouses	16	12	12	16	22	23	29	35	41	50	54	49	49
Totals (Combined SFR & C/THs)	20	16	14	17	18	24	33	37	43	51	56	57	53
Median Sales Price													
Single Family Residences	\$465,000	\$479,000	\$485,000	\$485,000	\$470,000	\$450,000	\$450,000	\$445,000	\$434,500	\$430,000	\$425,000	\$425,000	\$429,500
Condos & Townhouses	\$275,000	\$278,000	\$285,000	\$285,000	\$275,000	\$265,000	\$272,000	\$267,000	\$260,000	\$249,000	\$255,000	\$256,000	\$260,000
Totals (Combined SFR & C/THs)	\$430,000	\$445,000	\$451,000	\$450,000	\$435,000	\$418,500	\$425,500	\$410,000	\$400,000	\$400,000	\$393,000	\$398,000	\$400,000

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