

Las Vegas Market Watch Trend Analysis Report



	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23
Available Inventory													
Single Family Residences	7,754	7,073	6,071	5,322	4,593	4,015	3,724	3,508	3,376	3,509	3,653	3,863	4,070
Condos & Townhouses	1,768	1,625	1,410	1,259	1,190	1,120	1,021	913	903	921	995	1,075	1,216
Totals (Combined SFR & C/THs)	9,522	8,698	7,481	6,581	5,783	5,135	4,745	4,421	4,279	4,430	4,648	4,938	5,286
New Listings Added in the Month													
Single Family Residences	2,898	2,104	1,692	2,432	2,202	2,504	2,394	2,522	2,536	2,285	2,621	2,402	2,442
Condos & Townhouses	697	504	457	627	611	734	705	719	747	686	735	733	795
Totals (Combined SFR & C/THs)	3,595	2,608	2,149	3,059	2,813	3,238	3,099	3,241	3,283	2,971	3,356	3,135	3,237
Under Contract													
Single Family Residences	1,854	1,762	1,632	2,346	2,535	2,576	2,725	2,615	2,499	2,242	2,138	1,951	1,790
Condos & Townhouses	536	453	476	613	663	704	814	790	774	703	617	552	562
Totals (Combined SFR & C/THs)	2,390	2,215	2,108	2,959	3,198	3,280	3,539	3,405	3,273	2,945	2,755	2,503	2,352
New Escrows Added in the Month													
Single Family Residences	1,592	1,518	1,453	1,961	2,184	2,324	2,323	2,296	2,127	2,010	1,895	1,690	1,622
Condos & Townhouses	474	392	452	536	546	654	704	696	680	625	570	542	512
Totals (Combined SFR & C/THs)	2,066	1,910	1,905	2,497	2,730	2,978	3,027	2,992	2,807	2,635	2,465	2,232	2,134
Closed													
Single Family Residences	1,641	1,454	1,456	1,263	1,658	2,262	1,874	2,215	2,184	1,934	1,915	1,731	1,615
Condos & Townhouses	455	449	382	389	432	580	521	675	633	593	620	527	463
Totals (Combined SFR & C/THs)	2,096	1,903	1,838	1,652	2,090	2,842	2,395	2,890	2,817	2,527	2,535	2,258	2,078
Months of Supply													
Single Family Residences	4.73	4.86	4.17	4.21	2.77	1.77	1.99	1.58	1.55	1.81	1.91	2.23	2.52
Condos & Townhouses	3.89	3.62	3.69	3.24	2.75	1.93	1.96	1.35	1.43	1.55	1.60	2.04	2.63
Totals (Combined SFR & C/THs)	4.54	4.57	4.07	3.98	2.77	1.81	1.98	1.53	1.52	1.75	1.83	2.19	2.54
Average Days On Market													
Single Family Residences	38	43	51	57	59	54	50	42	37	33	30	31	31
Condos & Townhouses	35	41	50	54	49	49	48	39	36	30	28	27	32
Totals (Combined SFR & C/THs)	37	43	51	56	57	53	49	42	37	32	29	30	32
Median Sales Price													
Single Family Residences	\$445,000	\$434,500	\$430,000	\$425,000	\$425,000	\$429,500	\$430,000	\$445,000	\$450,000	\$455,000	\$450,000	\$450,000	\$450,000
Condos & Townhouses	\$267,000	\$260,000	\$249,000	\$255,000	\$256,000	\$260,000	\$273,000	\$275,000	\$275,000	\$274,000	\$290,000	\$275,000	\$280,000
Totals (Combined SFR & C/THs)	\$410,000	\$400,000	\$400,000	\$393,000	\$398,000	\$400,000	\$400,000	\$410,000	\$415,000	\$420,000	\$415,000	\$414,500	\$420,000

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