

Las Vegas Market Watch Trend Analysis Report



	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
Available Inventory													
Single Family Residences	7,965	7,754	7,073	6,071	5,322	4,593	4,015	3,724	3,508	3,376	3,509	3,653	3,863
Condos & Townhouses	1,833	1,768	1,625	1,410	1,259	1,190	1,120	1,021	913	903	921	995	1,075
Totals (Combined SFR & C/THs)	9,798	9,522	8,698	7,481	6,581	5,783	5,135	4,745	4,421	4,279	4,430	4,648	4,938
New Listings Added in the Month													
Single Family Residences	3,385	2,898	2,104	1,692	2,432	2,202	2,504	2,394	2,522	2,536	2,285	2,621	2,402
Condos & Townhouses	765	697	504	457	627	611	734	705	719	747	686	735	733
Totals (Combined SFR & C/THs)	4,150	3,595	2,608	2,149	3,059	2,813	3,238	3,099	3,241	3,283	2,971	3,356	3,135
Under Contract													
Single Family Residences	2,104	1,854	1,762	1,632	2,346	2,535	2,576	2,725	2,615	2,499	2,242	2,138	1,951
Condos & Townhouses	600	536	453	476	613	663	704	814	790	774	703	617	552
Totals (Combined SFR & C/THs)	2,704	2,390	2,215	2,108	2,959	3,198	3,280	3,539	3,405	3,273	2,945	2,755	2,503
New Escrows Added in the Month													
Single Family Residences	1,905	1,592	1,518	1,453	1,961	2,184	2,324	2,323	2,296	2,127	2,010	1,895	1,690
Condos & Townhouses	525	474	392	452	536	546	654	704	696	680	625	570	542
Totals (Combined SFR & C/THs)	2,430	2,066	1,910	1,905	2,497	2,730	2,978	3,027	2,992	2,807	2,635	2,465	2,232
Closed													
Single Family Residences	1,941	1,641	1,454	1,456	1,263	1,658	2,262	1,874	2,215	2,184	1,934	1,915	1,731
Condos & Townhouses	511	455	449	382	389	432	580	521	675	633	593	620	527
Totals (Combined SFR & C/THs)	2,452	2,096	1,903	1,838	1,652	2,090	2,842	2,395	2,890	2,817	2,527	2,535	2,258
Months of Supply													
Single Family Residences	4.10	4.73	4.86	4.17	4.21	2.77	1.77	1.99	1.58	1.55	1.81	1.91	2.23
Condos & Townhouses	3.59	3.89	3.62	3.69	3.24	2.75	1.93	1.96	1.35	1.43	1.55	1.60	2.04
Totals (Combined SFR & C/THs)	4.00	4.54	4.57	4.07	3.98	2.77	1.81	1.98	1.53	1.52	1.75	1.83	2.19
Average Days On Market													
Single Family Residences	34	38	43	51	57	59	54	50	42	37	33	30	31
Condos & Townhouses	29	35	41	50	54	49	49	48	39	36	30	28	27
Totals (Combined SFR & C/THs)	33	37	43	51	56	57	53	49	42	37	32	29	30
Median Sales Price													
Single Family Residences	\$450,000	\$445,000	\$434,500	\$430,000	\$425,000	\$425,000	\$429,500	\$430,000	\$445,000	\$450,000	\$455,000	\$450,000	\$450,000
Condos & Townhouses	\$272,000	\$267,000	\$260,000	\$249,000	\$255,000	\$256,000	\$260,000	\$273,000	\$275,000	\$275,000	\$274,000	\$290,000	\$275,000
Totals (Combined SFR & C/THs)	\$425,500	\$410,000	\$400,000	\$400,000	\$393,000	\$398,000	\$400,000	\$400,000	\$410,000	\$415,000	\$420,000	\$415,000	\$414,500

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