

Las Vegas MarketWatch Report

	Aug-23	Aug-24	Yr to Yr Change
Available Inventory			
Single Family Residences	3,653	5,092	39.39%
Condos & Townhouses	995	1,638	64.62%
Totals (Combined SFR & C/THs)	4,648	6,730	44.79%
New Listings Added In The Month			
Single Family Residences	2,621	3,123	19.15%
Condos & Townhouses	735	919	25.03%
Totals (Combined SFR & C/THs)	3,356	4,042	20.44%
Under Contract			
Single Family Residences	2,138	2,070	-3.18%
Condos & Townhouses	617	566	-8.27%
Totals (Combined SFR & C/THs)	2,755	2,636	-4.32%
New Escrows Added In The Month			
Single Family Residences	1,895	1,869	-1.37%
Condos & Townhouses	570	533	-6.49%
Totals (Combined SFR & C/THs)	2,465	2,402	-2.56%
Closed			
Single Family Residences	1,915	2,038	6.42%
Condos & Townhouses	620	550	-11.29%
Totals (Combined SFR & C/THs)	2,535	2,588	2.09%
Months of Supply			
Single Family Residences	1.91	2.50	30.98%
Condos & Townhouses	1.60	2.98	85.58%
Totals (Combined SFR & C/THs)	1.83	2.60	41.83%
Average Days on Market			
Single Family Residences	30	29	-3.33%
Condos & Townhouses	28	35	25.00%
Totals (Combined SFR & C/THs)	29	31	6.90%
Median List Price			
Single Family Residences	\$545,000	\$564,500	3.58%
Condos & Townhouses	\$292,000	\$290,000	-0.68%
Totals (Combined SFR & C/THs)	\$490,000	\$495,000	1.02%
Median List Price of Sold Properties			
Single Family Residences	\$453,000	\$489,000	7.95%
Condos & Townhouses	\$290,000	\$300,000	3.45%
Totals (Combined SFR & C/THs)	\$420,000	\$449,000	6.90%
Median Sales Price			
Single Family Residences	\$450,000	\$481,500	7.00%
Condos & Townhouses	\$290,000	\$295,000	1.72%
Totals (Combined SFR & C/THs)	\$415,000	\$441,000	6.27%
Median Sales Price per Square Feet			
Single Family Residences	\$247.06	\$260.69	5.52%
Condos & Townhouses	\$236.09	\$243.96	3.33%
Totals (Combined SFR & C/THs)	\$244.76	\$256.12	4.64%
LP to SP Ratio of Sold Properties			
Single Family Residences	99.34%	98.47%	-0.88%
Condos & Townhouses	100.00%	98.33%	-1.67%
Totals (Combined SFR & C/THs)	98.81%	98.22%	-0.60%

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

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