



CHICAGO TITLE

MAY 2024

# REAL ESTATE MARKET UPDATE

Median resale prices in the condo/townhome segment reached \$295,000, which reflected the second consecutive month of record-high levels. Inventory declined from the prior year and ended May with over 4,700 units, which equated to 1.6 months of effective availability.

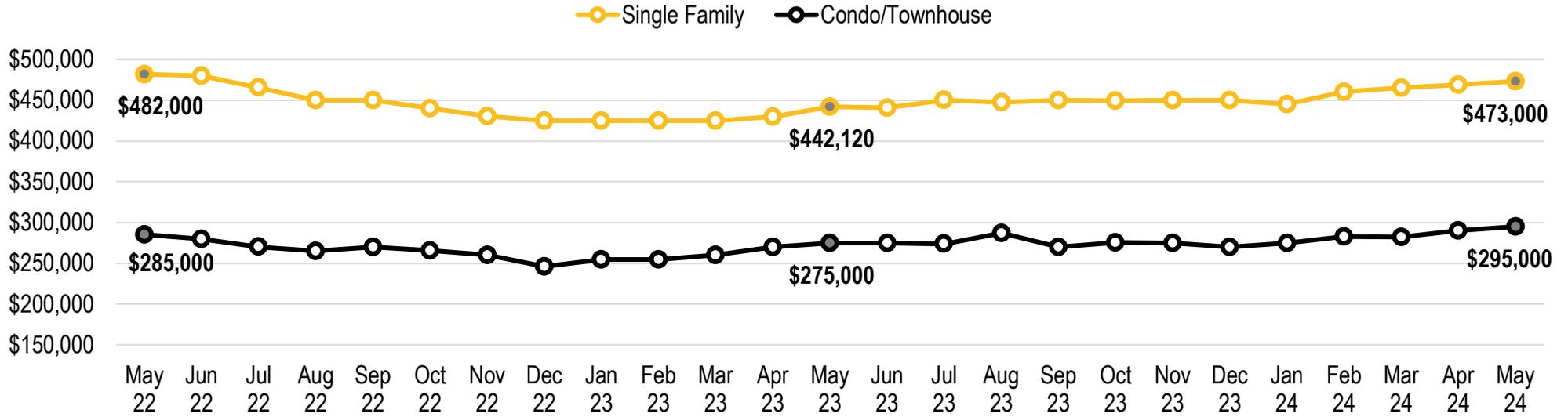
## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Mar '24	Apr '24	May '24	Mar '24	Apr '24	May '24	Mar '24	Apr '24	May '24
\$199,999 OR UNDER	136	160	165	74	81	68	1.8	2.0	2.4
\$200,000 - \$249,999	213	264	248	128	107	134	1.7	2.5	1.9
\$250,000 - \$299,999	212	269	291	150	160	174	1.4	1.7	1.7
\$300,000 - \$349,999	266	286	263	237	252	237	1.1	1.1	1.1
\$350,000 - \$399,999	358	434	492	385	440	432	0.9	1.0	1.1
\$400,000 - \$499,999	763	863	929	714	752	848	1.1	1.1	1.1
\$500,000 - \$749,999	872	1,023	1,185	587	689	701	1.5	1.5	1.7
\$750,000 - \$999,999	344	384	441	135	155	179	2.5	2.5	2.5
\$1,000,000 - \$1,499,999	220	244	267	72	89	85	3.1	2.7	3.1
\$1,500,000 - \$1,999,999	104	124	124	20	30	36	5.2	4.1	3.4
\$2,000,000 - \$2,499,999	58	55	69	14	18	15	4.1	3.1	4.6
\$2,500,000 AND OVER	218	246	262	26	34	23	8.4	7.2	11.4
<b>TOTAL</b>	<b>3,764</b>	<b>4,352</b>	<b>4,736</b>	<b>2,542</b>	<b>2,807</b>	<b>2,932</b>	<b>1.5</b>	<b>1.6</b>	<b>1.6</b>

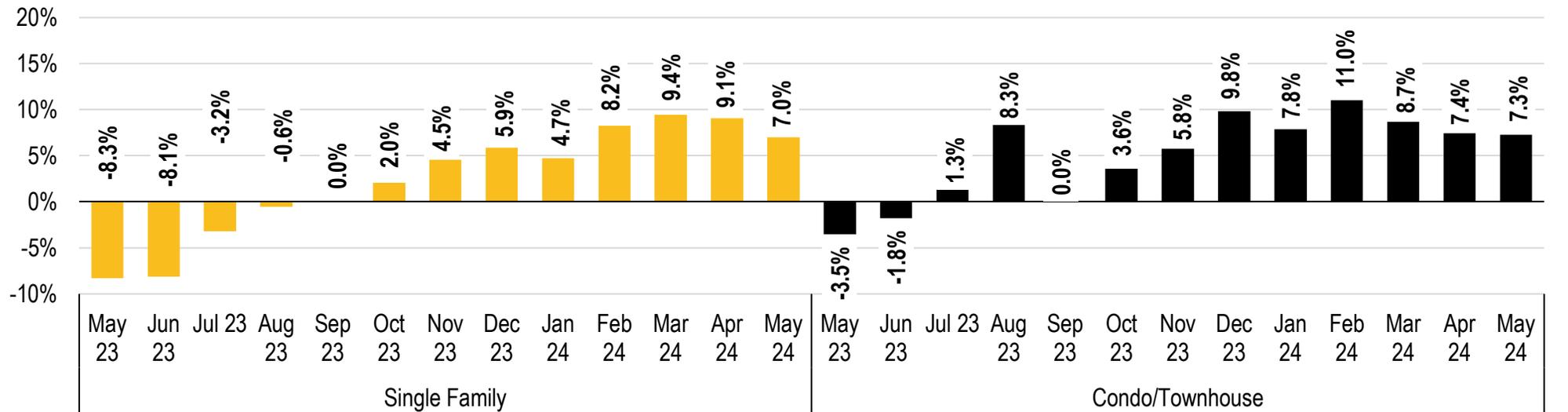
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



**MEDIAN RESALE HOME CLOSING PRICES**  
BY PRODUCT TYPE | SOUTHERN NEVADA

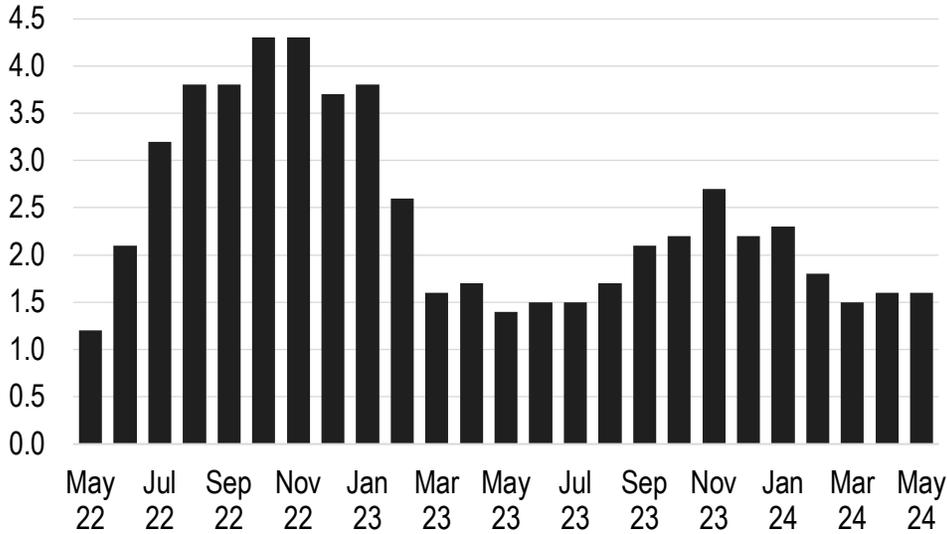


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

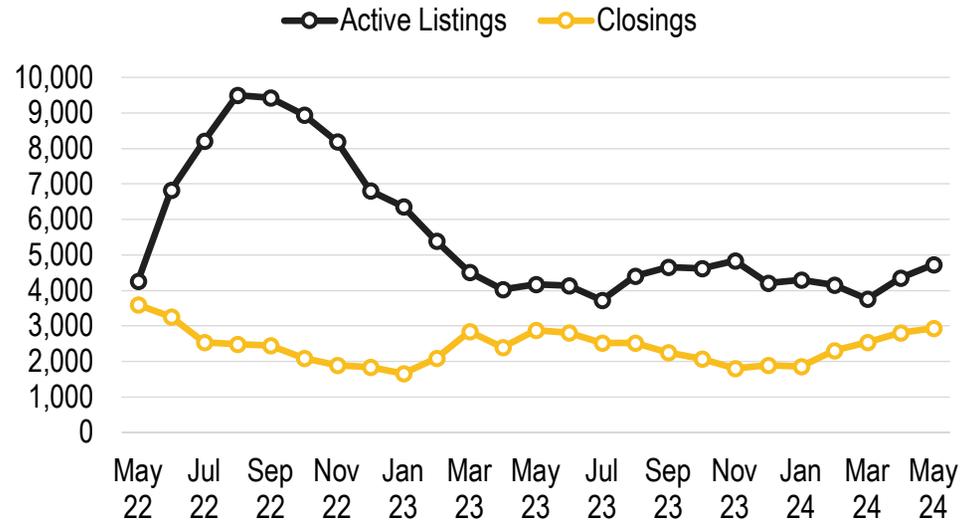




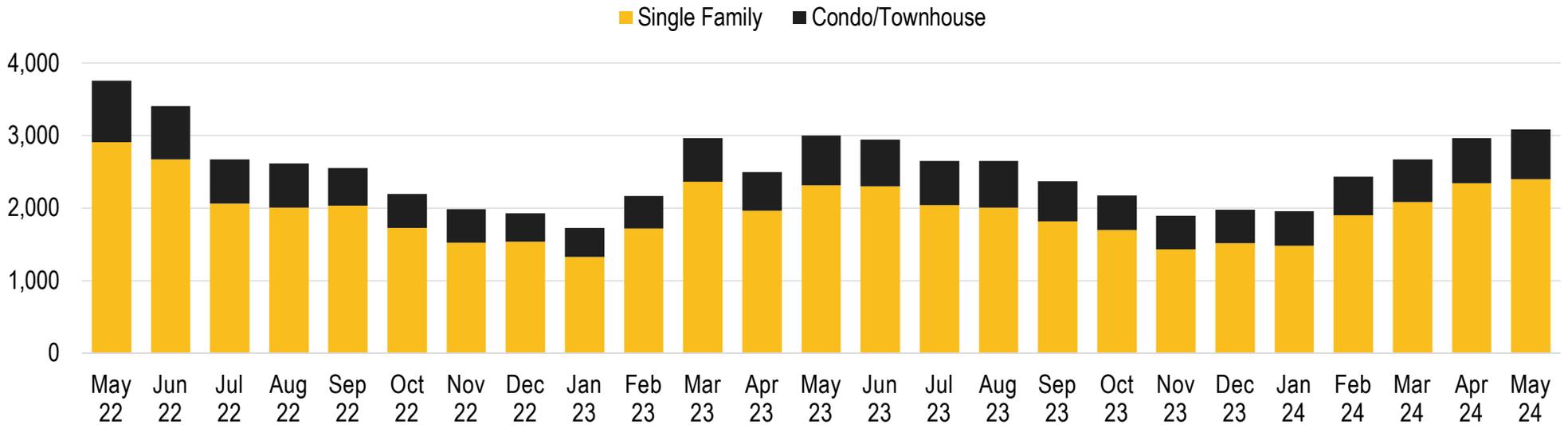
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



**ACTIVE LISTINGS AND CLOSINGS**  
LAS VEGAS, NEVADA (URBAN VALLEY)



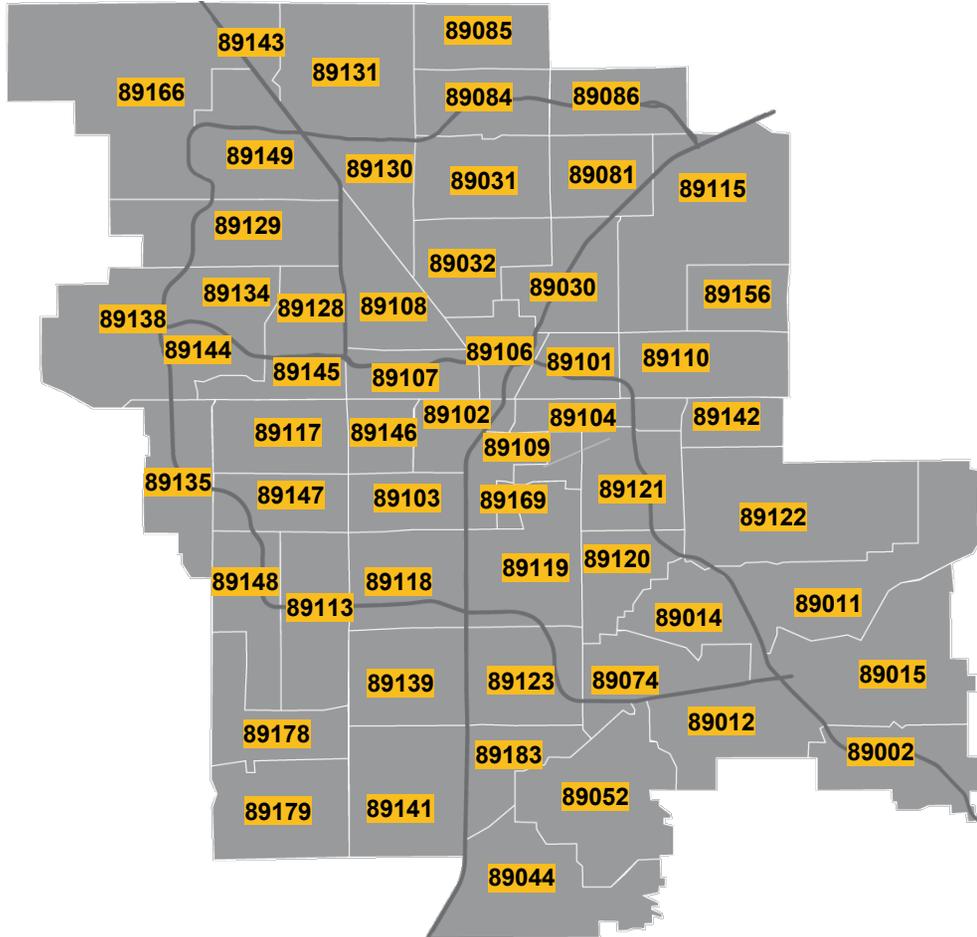
**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA





**AVERAGE DAYS ON MARKET**

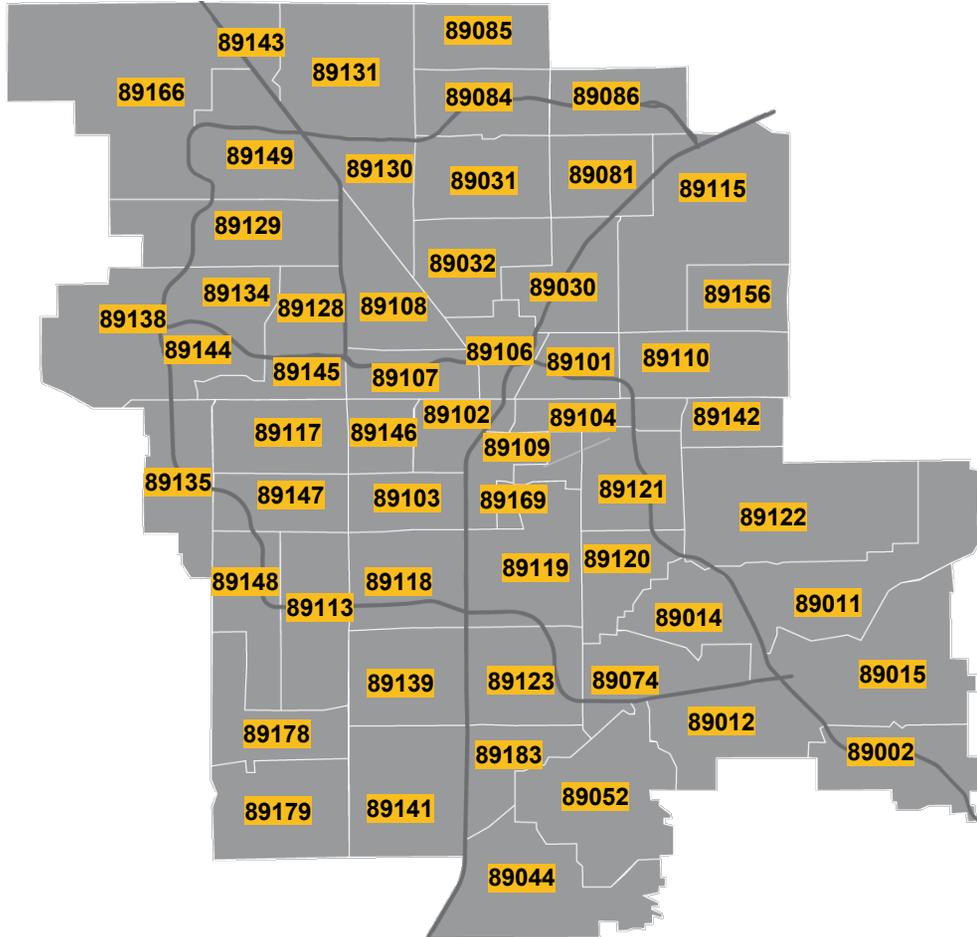
BY ZIP CODE | LAS VEGAS, NEVADA | MAY 2024



ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	21	89086	41	89119	24	89142	31
89011	63	89101	27	89120	21	89143	23
89012	27	89102	25	89121	26	89144	24
89014	36	89103	33	89122	23	89145	15
89015	29	89104	17	89123	21	89146	23
89030	21	89106	31	89128	23	89147	26
89031	27	89107	33	89129	28	89148	24
89032	20	89108	31	89130	38	89149	39
89044	31	89109	29	89131	20	89156	34
89052	33	89110	24	89134	35	89166	27
89074	21	89113	30	89135	27	89169	34
89081	31	89115	26	89138	35	89178	20
89084	29	89117	26	89139	40	89179	24
89085	15	89118	31	89141	31	89183	17



**MONTHS OF HOUSING INVENTORY**  
BY ZIP CODE | LAS VEGAS, NEVADA | MAY 2024



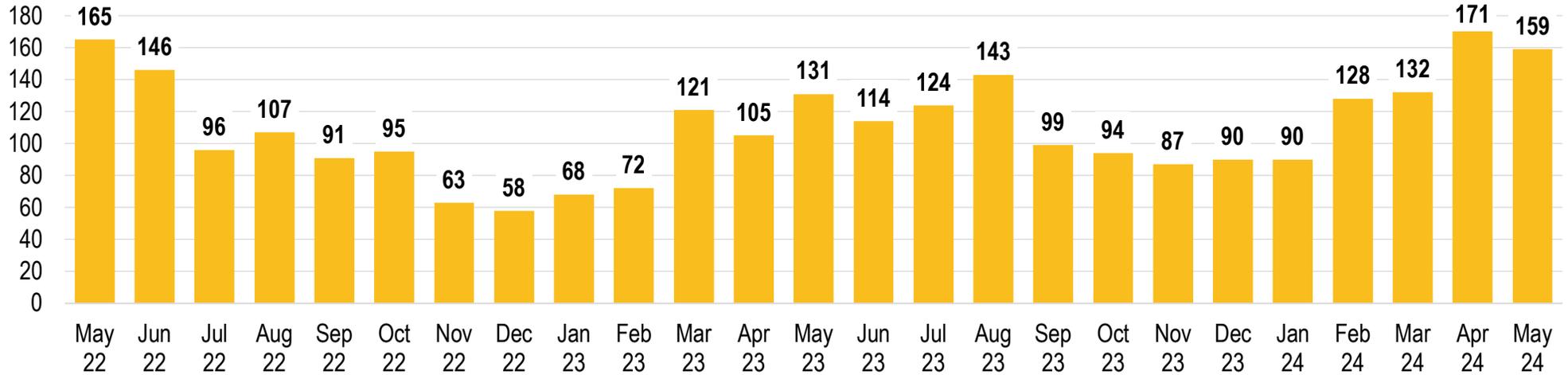
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	1.0	89086	2.2	89119	2.9	89142	1.7
89011	2.8	89101	2.4	89120	1.8	89143	0.8
89012	2.4	89102	2.7	89121	2.1	89144	1.2
89014	2.1	89103	1.2	89122	1.3	89145	1.6
89015	1.2	89104	1.7	89123	1.9	89146	3.8
89030	1.3	89106	1.0	89128	1.6	89147	1.6
89031	1.1	89107	1.4	89129	1.3	89148	1.9
89032	1.6	89108	1.5	89130	1.5	89149	1.6
89044	1.2	89109	6.2	89131	1.8	89156	1.2
89052	1.6	89110	2.1	89134	0.9	89166	1.1
89074	1.5	89113	1.8	89135	1.8	89169	1.5
89081	1.5	89115	1.8	89138	1.4	89178	1.3
89084	1.3	89117	2.4	89139	1.6	89179	1.0
89085	1.0	89118	2.1	89141	1.7	89183	1.9

**Note:** Inventory includes available listings, excluding homes under contract, relative to closings.



**NUMBER OF LUXURY HOME RESALE CLOSINGS**

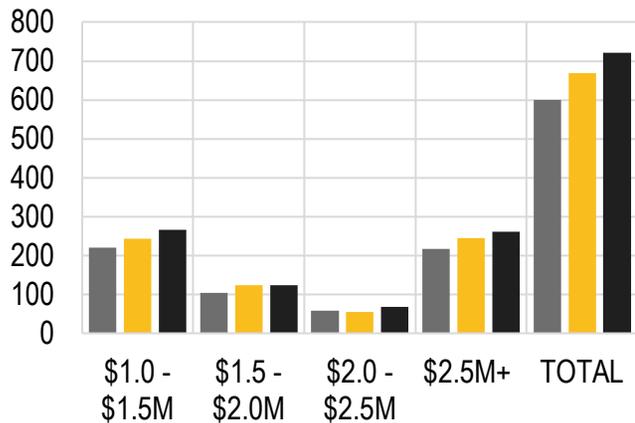
LAS VEGAS, NEVADA (URBAN VALLEY)



**NUMBER OF LUXURY HOMES ON THE MARKET**

LAS VEGAS, NEVADA (URBAN VALLEY)

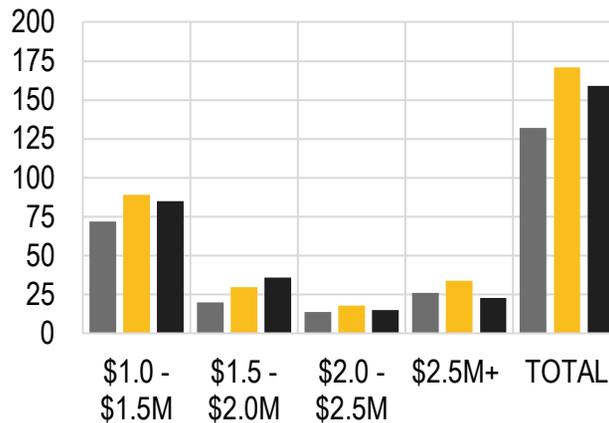
■ Mar '24 ■ Apr '24 ■ May '24



**NUMBER OF LUXURY RESALE CLOSINGS**

LAS VEGAS, NEVADA (URBAN VALLEY)

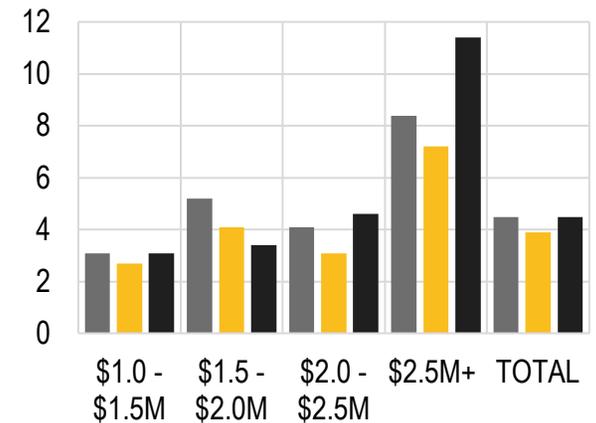
■ Mar '24 ■ Apr '24 ■ May '24



**EFFECTIVE MONTHS OF INVENTORY**

LAS VEGAS, NEVADA (URBAN VALLEY)

■ Mar '24 ■ Apr '24 ■ May '24



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