

Las Vegas MarketWatch Report

	Sep-23	Sep-24	Yr to Yr Change
Available Inventory			
Single Family Residences	3,863	5,492	42.17%
Condos & Townhouses	1,075	1,758	63.53%
Totals (Combined SFR & C/THs)	4,938	7,250	46.82%
New Listings Added In The Month			
Single Family Residences	2,402	2,809	16.94%
Condos & Townhouses	733	830	13.23%
Totals (Combined SFR & C/THs)	3,135	3,639	16.08%
Under Contract			
Single Family Residences	1,951	1,998	2.41%
Condos & Townhouses	552	534	-3.26%
Totals (Combined SFR & C/THs)	2,503	2,532	1.16%
New Escrows Added In The Month			
Single Family Residences	1,690	1,869	10.59%
Condos & Townhouses	542	511	-5.72%
Totals (Combined SFR & C/THs)	2,232	2,380	6.63%
Closed			
Single Family Residences	1,731	1,718	-0.75%
Condos & Townhouses	527	470	-10.82%
Totals (Combined SFR & C/THs)	2,258	2,188	-3.10%
Months of Supply			
Single Family Residences	2.23	3.20	43.25%
Condos & Townhouses	2.04	3.74	83.37%
Totals (Combined SFR & C/THs)	2.19	3.31	51.52%
Average Days on Market			
Single Family Residences	31	34	9.68%
Condos & Townhouses	27	34	25.93%
Totals (Combined SFR & C/THs)	30	34	13.33%
Median List Price			
Single Family Residences	\$545,000	\$550,000	0.92%
Condos & Townhouses	\$290,000	\$294,000	1.38%
Totals (Combined SFR & C/THs)	\$489,000	\$485,000	-0.82%
Median List Price of Sold Properties			
Single Family Residences	\$455,000	\$487,500	7.14%
Condos & Townhouses	\$279,000	\$310,000	11.11%
Totals (Combined SFR & C/THs)	\$418,000	\$450,000	7.66%
Median Sales Price			
Single Family Residences	\$450,000	\$482,500	7.22%
Condos & Townhouses	\$275,000	\$304,000	10.55%
Totals (Combined SFR & C/THs)	\$414,500	\$445,000	7.36%
Median Sales Price per Square Feet			
Single Family Residences	\$246.40	\$259.97	5.51%
Condos & Townhouses	\$242.20	\$242.36	0.07%
Totals (Combined SFR & C/THs)	\$245.31	\$255.57	4.18%
LP to SP Ratio of Sold Properties			
Single Family Residences	98.90%	98.97%	0.07%
Condos & Townhouses	98.90%	98.06%	-0.85%
Totals (Combined SFR & C/THs)	98.90%	98.89%	-0.01%

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

For more info, contact David Brownell, Real Broker, LLC