



## North West Las Vegas Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	24-Jun	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					493	517	565	660	674
Condos & Townhouses					37	46	47	49	57
Totals (Combined SFR & C/THs)					530	563	612	709	731
<b>Median List Price</b>									
Single Family Residences					\$620,000	\$630,000	\$640,000	\$643,500	\$600,000
Condos & Townhouses					\$340,000	\$332,500	\$335,000	\$332,000	\$330,000
<b>New Listings Added In The Month</b>									
Single Family Residences	339	335	364	402	397	349	348	380	340
Condos & Townhouses	24	35	37	34	32	41	41	36	43
Totals (Combined SFR & C/THs)	363	370	401	436	429	390	389	416	383
<b>Under Contract</b>									
Single Family Residences					368	363	284	242	285
Condos & Townhouses					32	33	36	26	31
Totals (Combined SFR & C/THs)					400	396	320	268	316
<b>New Escrows Added In The Month</b>									
Single Family Residences	275	283	300	310	327	276	270	199	265
Condos & Townhouses	11	15	27	37	27	31	39	23	36
Totals (Combined SFR & C/THs)	286	298	327	347	354	307	309	222	301
<b>Closed</b>									
Single Family Residences	190	235	282	287	310	276	297	259	207
Condos & Townhouses	13	13	15	23	39	26	28	38	26
Totals (Combined SFR & C/THs)	203	248	297	310	349	302	325	297	233
<b>Median Sales Price</b>									
Single Family Residences	\$470,000	\$480,000	\$498,000	\$510,000	\$510,000	\$509,000	\$510,000	\$516,500	\$550,000
Condos & Townhouses	\$315,000	\$305,000	\$312,000	\$345,000	\$320,000	\$320,500	\$361,000	\$343,000	\$317,500
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$234.61	\$238.91	\$245.05	\$245.47	\$250.62	\$251.04	\$252.53	\$249.59	\$254.32
Condos & Townhouses	\$224.20	\$248.75	\$233.72	\$240.86	\$240.38	\$232.26	\$220.23	\$254.52	\$253.62

This Report only uses GLVAR data from the NW Las Vegas area.

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

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## North Las Vegas Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					417	422	478	540	590
Condos & Townhouses					62	56	62	69	84
Totals (Combined SFR & C/THs)					479	478	540	609	674
<b>Median List Price</b>									
Single Family Residences					\$445,000	\$450,000	\$440,000	\$440,000	\$440,000
Condos & Townhouses					\$335,500	\$341,500	\$337,500	\$322,000	\$330,500
<b>New Listings Added In The Month</b>									
Single Family Residences	302	347	328	350	353	273	346	349	322
Condos & Townhouses	49	38	55	41	43	46	42	63	57
Totals (Combined SFR & C/THs)	351	385	383	391	396	319	388	412	379
<b>Under Contract</b>									
Single Family Residences					339	323	306	271	283
Condos & Townhouses					49	54	51	51	36
Totals (Combined SFR & C/THs)					388	377	357	322	319
<b>New Escrows Added In The Month</b>									
Single Family Residences	240	278	303	296	264	261	253	235	251
Condos & Townhouses	30	26	41	43	34	44	43	41	36
Totals (Combined SFR & C/THs)	270	304	344	339	298	305	296	276	287
<b>Closed</b>									
Single Family Residences	196	225	275	294	290	240	238	254	221
Condos & Townhouses	25	24	28	43	37	31	37	44	30
Totals (Combined SFR & C/THs)	221	249	303	337	327	271	275	298	251
<b>Median Sales Price</b>									
Single Family Residences	\$400,000	\$420,000	\$423,000	\$414,000	\$430,000	\$425,000	\$435,000	\$424,500	\$425,000
Condos & Townhouses	\$305,000	\$305,000	\$323,000	\$330,000	\$345,000	\$330,000	\$329,000	\$345,000	\$346,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$225.11	\$221.30	\$229.92	\$230.47	\$230.61	\$229.37	\$240.07	\$240.57	\$236.13
Condos & Townhouses	\$231.76	\$235.25	\$233.00	\$219.46	\$221.67	\$229.51	\$208.80	\$239.54	\$239.92

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### Summerlin South Las Vegas Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					102	106	119	149	159
Condos & Townhouses					49	45	52	51	43
Totals (Combined SFR & C/THs)					151	151	171	200	202
<b>Median List Price</b>									
Single Family Residences					\$1,500,000	\$1,500,000	\$1,400,000	\$1,100,000	\$1,198,000
Condos & Townhouses					\$600,000	\$600,000	\$597,500	\$580,000	\$790,000
<b>New Listings Added In The Month</b>									
Single Family Residences	55	77	83	77	84	64	80	94	69
Condos & Townhouses	12	17	23	15	38	17	16	11	22
Totals (Combined SFR & C/THs)	67	94	106	92	122	81	96	105	91
<b>Under Contract</b>									
Single Family Residences					65	47	42	41	40
Condos & Townhouses					19	19	13	8	15
Totals (Combined SFR & C/THs)					84	66	55	49	55
<b>New Escrows Added In The Month</b>									
Single Family Residences	49	48	67	51	70	54	46	47	36
Condos & Townhouses	12	11	12	20	16	11	10	8	9
Totals (Combined SFR & C/THs)	61	59	79	71	86	65	56	55	45
<b>Closed</b>									
Single Family Residences	39	46	46	76	57	62	55	46	38
Condos & Townhouses	13	10	8	16	20	13	14	7	7
Totals (Combined SFR & C/THs)	52	56	54	92	77	75	69	53	45
<b>Median Sales Price</b>									
Single Family Residences	\$665,000	\$725,000	\$832,000	\$778,000	\$870,000	\$784,500	\$840,000	\$720,500	\$892,500
Condos & Townhouses	\$489,000	\$471,500	\$626,500	\$542,500	\$485,000	\$596,000	\$477,000	\$665,000	\$502,500
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$308.75	\$323.94	\$369.33	\$347.69	\$372.66	\$358.50	\$358.78	\$353.25	\$390.83
Condos & Townhouses	\$319.49	\$328.63	\$317.75	\$340.90	\$322.65	\$373.20	\$314.66	\$331.23	\$337.78

This Report only uses GLVAR data from the Summerlin South area.

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

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## Summerlin North & West Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					199	228	248	292	324
Condos & Townhouses					79	90	98	109	122
Totals (Combined SFR & C/THs)					278	318	346	401	446
<b>Median List Price</b>									
Single Family Residences					\$800,000	\$832,000	\$805,000	\$799,500	\$835,000
Condos & Townhouses					\$450,000	\$439,000	\$430,000	\$435,000	\$445,000
<b>New Listings Added In The Month</b>									
Single Family Residences	169	157	178	186	187	191	183	199	181
Condos & Townhouses	65	50	58	59	73	69	59	63	66
Totals (Combined SFR & C/THs)	234	207	236	245	260	260	242	262	247
<b>Under Contract</b>									
Single Family Residences					154	140	122	126	104
Condos & Townhouses					61	50	32	34	40
Totals (Combined SFR & C/THs)					215	190	154	160	144
<b>New Escrows Added In The Month</b>									
Single Family Residences	121	135	158	134	143	134	116	120	101
Condos & Townhouses	37	47	44	58	47	54	35	38	40
Totals (Combined SFR & C/THs)	158	182	202	192	190	188	151	158	141
<b>Closed</b>									
Single Family Residences	97	113	136	144	154	133	129	112	107
Condos & Townhouses	29	38	42	48	57	51	50	31	32
Totals (Combined SFR & C/THs)	126	151	178	192	211	184	179	143	139
<b>Median Sales Price</b>									
Single Family Residences	\$633,000	\$657,000	\$624,000	\$680,000	\$681,500	\$659,500	\$649,000	\$703,500	\$710,000
Condos & Townhouses	\$384,000	\$425,000	\$411,000	\$372,000	\$438,000	\$409,000	\$417,500	\$370,000	\$380,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$309.20	\$306.46	\$314.49	\$327.64	\$330.58	\$328.74	\$327.33	\$352.88	\$344.91
Condos & Townhouses	\$293.51	\$276.44	\$280.93	\$286.25	\$274.19	\$286.36	\$286.79	\$292.50	\$282.75

This Report only uses GLVAR data from the Summerlin North and West area.

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## South & South West Las Vegas Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					686	772	900	994	1115
Condos & Townhouses					191	204	244	276	305
Totals (Combined SFR & C/THs)					877	976	1,144	1,270	1420
<b>Median List Price</b>									
Single Family Residences					\$644,500	\$625,000	\$599,000	\$597,000	\$575,000
Condos & Townhouses					\$295,000	\$295,000	\$295,000	\$300,000	\$298,000
<b>New Listings Added In The Month</b>									
Single Family Residences	411	421	500	481	609	482	575	610	530
Condos & Townhouses	113	132	128	124	132	122	129	147	143
Totals (Combined SFR & C/THs)	524	553	628	605	741	604	704	757	673
<b>Under Contract</b>									
Single Family Residences					479	404	390	380	339
Condos & Townhouses					100	94	82	78	87
Totals (Combined SFR & C/THs)					579	498	472	458	426
<b>New Escrows Added In The Month</b>									
Single Family Residences	331	332	389	404	407	376	365	366	321
Condos & Townhouses	83	75	98	78	99	97	80	83	85
Totals (Combined SFR & C/THs)	414	407	487	482	506	473	445	449	406
<b>Closed</b>									
Single Family Residences	244	340	326	397	392	373	364	368	327
Condos & Townhouses	75	75	82	86	90	84	88	84	67
Totals (Combined SFR & C/THs)	319	415	408	483	482	457	452	452	394
<b>Median Sales Price</b>									
Single Family Residences	\$464,500	\$490,000	\$510,000	\$499,000	\$505,000	\$520,000	\$516,000	\$520,000	\$512,000
Condos & Townhouses	\$285,000	\$285,000	\$285,000	\$297,500	\$308,000	\$330,000	\$292,500	\$286,000	\$325,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$240.16	\$249.22	\$250.27	\$256.74	\$254.56	\$258.66	\$255.47	\$256.51	\$257.20
Condos & Townhouses	\$250.53	\$261.75	\$256.01	\$262.98	\$264.37	\$254.82	\$257.22	\$259.57	\$265.63

This Report only uses GLVAR data from the South and Southwest Las Vegas area.

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## Henderson West Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					628	687	701	775	804
Condos & Townhouses					135	149	152	169	172
Totals (Combined SFR & C/THs)					763	836	853	944	976
<b>Median List Price</b>									
Single Family Residences					\$725,000	\$720,000	\$698,000	\$679,000	\$675,000
Condos & Townhouses					\$300,000	\$300,000	\$310,000	\$330,000	\$320,000
<b>New Listings Added In The Month</b>									
Single Family Residences	346	350	397	403	431	425	403	469	405
Condos & Townhouses	97	86	98	116	104	106	102	114	96
Totals (Combined SFR & C/THs)	443	436	495	519	535	531	505	583	501
<b>Under Contract</b>									
Single Family Residences					293	288	309	261	238
Condos & Townhouses					91	69	83	83	81
Totals (Combined SFR & C/THs)					384	357	392	344	319
<b>New Escrows Added In The Month</b>									
Single Family Residences	249	274	310	309	281	257	315	261	251
Condos & Townhouses	66	69	82	76	101	72	74	71	80
Totals (Combined SFR & C/THs)	315	343	392	385	382	329	389	332	331
<b>Closed</b>									
Single Family Residences	178	259	267	303	323	258	259	299	238
Condos & Townhouses	45	66	78	76	78	101	60	69	70
Totals (Combined SFR & C/THs)	223	325	345	379	401	359	319	368	308
<b>Median Sales Price</b>									
Single Family Residences	\$560,500	\$550,000	\$550,000	\$530,000	\$550,000	\$560,000	\$560,000	\$555,000	\$525,000
Condos & Townhouses	\$275,000	\$312,500	\$347,500	\$300,000	\$328,500	\$325,000	\$324,500	\$280,000	\$345,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$270.77	\$269.46	\$275.90	\$272.36	\$282.31	\$284.23	\$288.25	\$277.15	\$277.65
Condos & Townhouses	\$244.46	\$245.94	\$257.77	\$246.18	\$245.07	\$250.31	\$253.17	\$250.98	\$256.86

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## Henderson East Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	July-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					383	404	416	489	529
Condos & Townhouses					107	97	94	118	137
Totals (Combined SFR & C/THs)					490	501	510	607	666
<b>Median List Price</b>									
Single Family Residences					\$590,000	\$591,000	\$579,000	\$580,000	\$586,500
Condos & Townhouses					\$398,500	\$395,000	\$400,000	\$400,000	\$395,000
<b>New Listings Added In The Month</b>									
Single Family Residences	240	221	230	267	270	235	247	264	258
Condos & Townhouses	65	52	63	59	77	60	59	77	74
Totals (Combined SFR & C/THs)	305	273	293	326	347	295	306	341	332
<b>Under Contract</b>									
Single Family Residences					231	224	222	187	197
Condos & Townhouses					68	80	64	47	51
Totals (Combined SFR & C/THs)					299	304	286	234	248
<b>New Escrows Added In The Month</b>									
Single Family Residences	188	197	207	185	207	202	170	147	180
Condos & Townhouses	58	59	59	39	49	66	55	43	42
Totals (Combined SFR & C/THs)	246	256	266	224	256	268	225	190	222
<b>Closed</b>									
Single Family Residences	118	188	194	191	195	178	156	194	159
Condos & Townhouses	53	59	52	50	48	37	63	63	38
Totals (Combined SFR & C/THs)	171	247	246	241	243	215	219	257	197
<b>Median Sales Price</b>									
Single Family Residences	\$472,500	\$472,000	\$480,000	\$497,000	\$490,000	\$470,500	\$488,000	\$506,500	\$495,000
Condos & Townhouses	\$340,000	\$347,000	\$355,000	\$358,000	\$371,500	\$345,000	\$363,000	\$369,500	\$355,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$248.81	\$261.11	\$256.24	\$258.52	\$261.14	\$260.74	\$272.74	\$271.03	\$259.68
Condos & Townhouses	\$239.94	\$250.42	\$248.72	\$236.42	\$247.26	\$223.71	\$245.96	\$233.78	\$242.44

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## East and North East Las Vegas Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					318	343	336	402	420
Condos & Townhouses					195	181	189	198	221
Totals (Combined SFR & C/THs)					513	524	525	600	641
<b>Median List Price</b>									
Single Family Residences					\$425,500	\$425,000	\$420,000	\$419,500	\$413,000
Condos & Townhouses					\$250,000	\$250,000	\$244,500	\$241,500	\$245,000
<b>New Listings Added In The Month</b>									
Single Family Residences	191	221	227	249	239	236	219	244	227
Condos & Townhouses	95	93	105	119	117	77	106	100	87
Totals (Combined SFR & C/THs)	286	314	332	368	356	313	325	344	314
<b>Under Contract</b>									
Single Family Residences					214	223	229	182	185
Condos & Townhouses					87	91	90	77	53
Totals (Combined SFR & C/THs)					301	314	319	259	238
<b>New Escrows Added In The Month</b>									
Single Family Residences	146	159	198	189	193	173	182	163	157
Condos & Townhouses	76	61	72	72	78	82	79	73	47
Totals (Combined SFR & C/THs)	222	220	270	261	271	255	261	236	204
<b>Closed</b>									
Single Family Residences	117	137	160	190	202	152	158	189	130
Condos & Townhouses	63	66	62	64	79	57	72	71	61
Totals (Combined SFR & C/THs)	180	203	222	254	281	209	230	260	191
<b>Median Sales Price</b>									
Single Family Residences	\$374,000	\$379,000	\$370,000	\$395,000	\$395,000	\$385,000	\$397,000	\$395,000	\$387,500
Condos & Townhouses	\$245,000	\$252,500	\$252,500	\$250,500	\$255,000	\$262,500	\$258,000	\$260,000	\$260,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$231.90	\$233.40	\$241.17	\$232.44	\$239.64	\$248.74	\$240.54	\$236.74	\$233.08
Condos & Townhouses	\$191.62	\$201.63	\$199.03	\$203.50	\$203.40	\$202.74	\$203.92	\$216.81	\$200.67

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## Downtown Las Vegas & Core Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					146	174	185	180	191
Condos & Townhouses					175	178	186	211	210
Totals (Combined SFR & C/THs)					321	352	371	391	401
<b>Median List Price</b>									
Single Family Residences					\$494,500	\$477,500	\$465,000	\$441,500	\$440,000
Condos & Townhouses					\$225,000	\$217,500	\$225,000	\$215,000	\$219,000
<b>New Listings Added In The Month</b>									
Single Family Residences	96	88	101	119	104	119	110	125	104
Condos & Townhouses	82	98	86	81	97	82	92	92	83
Totals (Combined SFR & C/THs)	178	186	187	200	201	201	202	217	187
<b>Under Contract</b>									
Single Family Residences					85	91	95	86	74
Condos & Townhouses					70	62	45	44	50
Totals (Combined SFR & C/THs)					155	153	140	130	124
<b>New Escrows Added In The Month</b>									
Single Family Residences	53	50	81	84	77	74	68	76	64
Condos & Townhouses	53	45	59	64	61	51	42	39	42
Totals (Combined SFR & C/THs)	106	95	140	148	138	125	110	115	106
<b>Closed</b>									
Single Family Residences	43	54	59	84	79	52	66	76	66
Condos & Townhouses	44	44	54	54	63	46	51	33	39
Totals (Combined SFR & C/THs)	87	98	113	138	142	98	117	109	105
<b>Median Sales Price</b>									
Single Family Residences	\$360,000	\$360,000	\$375,000	\$387,500	\$383,000	\$408,000	\$420,000	\$388,500	\$426,000
Condos & Townhouses	\$205,500	\$215,000	\$215,500	\$207,000	\$250,000	\$202,500	\$245,000	\$205,000	\$210,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$272.32	\$237.16	\$246.87	\$248.54	\$246.36	\$250.32	\$272.62	\$239.56	\$252.55
Condos & Townhouses	\$212.32	\$219.11	\$225.23	\$228.82	\$233.88	\$220.83	\$235.90	\$218.00	\$211.91

This Report only uses GLVAR data from the Downtown and Core area.

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## Spanish Trail Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences					19	20	20	26	25
Condos & Townhouses					15	15	16	23	21
Totals (Combined SFR & C/THs)					34	35	36	49	46
<b>Median List Price</b>									
Single Family Residences					\$1,150,000	\$1,200,000	\$1,213,500	\$1,195,000	\$1,288,000
Condos & Townhouses					\$500,000	\$500,000	\$497,500	\$539,000	\$500,000
<b>New Listings Added In The Month</b>									
Single Family Residences	11	7	11	4	7	8	7	11	12
Condos & Townhouses	5	4	5	11	2	7	9	7	5
Totals (Combined SFR & C/THs)	16	11	16	15	9	15	16	18	17
<b>Under Contract</b>									
Single Family Residences					4	5	6	2	5
Condos & Townhouses					3	2	6	1	5
Totals (Combined SFR & C/THs)					7	7	12	3	10
<b>New Escrows Added In The Month</b>									
Single Family Residences	4	2	2	5	6	6	5	1	3
Condos & Townhouses	2	6	3	3	4	2	4	2	3
Totals (Combined SFR & C/THs)	6	8	5	8	10	8	9	3	6
<b>Closed</b>									
Single Family Residences	2	4	2	6	2	5	3	5	1
Condos & Townhouses	2	4	4	3	4	2	2	5	1
Totals (Combined SFR & C/THs)	4	8	6	9	6	7	5	10	2
<b>Median Sales Price</b>									
Single Family Residences	\$2,411,500	\$2,062,500	\$820,500	\$859,500	\$981,500	\$1,065,000	\$1,100,000	\$950,000	\$3,800,000
Condos & Townhouses	\$510,500	\$553,500	\$475,000	\$575,000	\$512,500	\$611,000	\$512,500	\$475,000	\$465,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$390.80	\$396.80	\$323.83	\$346.90	\$329.59	\$359.43	\$316.73	\$348.32	\$553.05
Condos & Townhouses	\$274.85	\$313.01	\$291.08	\$373.40	\$336.25	\$317.31	\$296.91	\$339.77	\$332.55

This Report only uses GLVAR data from the Spanish Trail area.

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

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### Canyon Gate Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>									
Single Family Residences							17	16	16
Condos & Townhouses							10	8	6
Totals (Combined SFR & C/THs)							27	24	22
<b>Median List Price</b>									
Single Family Residences							\$1,459,000	\$1,324,000	\$1,375,000
Condos & Townhouses							\$269,000	\$275,000	\$268,500
<b>New Listings Added In The Month</b>									
Single Family Residences	4	4	3	7	5	8	9	7	8
Condos & Townhouses	1	4	6	1	6	2	4	1	5
Totals (Combined SFR & C/THs)	5	8	9	8	11	10	13	8	13
<b>Under Contract</b>									
Single Family Residences							0	4	3
Condos & Townhouses							2	2	3
Totals (Combined SFR & C/THs)							2	6	6
<b>New Escrows Added In The Month</b>									
Single Family Residences	4	0	6	4	0	4	2	5	4
Condos & Townhouses	2	0	3	2	3	1	1	4	3
Totals (Combined SFR & C/THs)	6	0	9	6	3	5	3	9	7
<b>Closed</b>									
Single Family Residences	4	1	4	4	2	2	4	1	6
Condos & Townhouses	0	1	3	2	2	1	2	3	2
Totals (Combined SFR & C/THs)	4	2	7	6	4	3	6	4	8
<b>Median Sales Price</b>									
Single Family Residences	\$1,274,000	\$1,590,000	\$1,033,000	\$780,000	\$1,416,500	\$1,462,500	\$1,157,500	\$1,177,000	\$1,122,000
Condos & Townhouses	-	\$190,000	\$275,000	\$264,500	\$260,500	\$225,000	\$270,000	\$250,000	\$250,000
<b>Median Sales Price / Sq.ft.</b>									
Single Family Residences	\$357.69	\$288.78	\$297.77	\$316.76	\$534.50	\$428.43	\$372.25	\$403.64	\$342.08
Condos & Townhouses	-	\$252.66	\$261.16	\$251.19	\$247.15	\$213.68	\$241.54	\$232.46	\$237.42

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### Red Rock Country Club Market Trend Analysis Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	
<b>Available Inventory</b>										
Single Family Residences							13	15	17	
Condos & Townhouses										
Totals (Combined SFR & C/THs)							13	15	17	
<b>Median List Price</b>										
Single Family Residences							\$2,600,000	\$2,300,000	\$2,395,000	
Condos & Townhouses										
<b>New Listings Added In The Month</b>										
Single Family Residences	6	5	7	7	6	5	11	10	7	
Condos & Townhouses										
Totals (Combined SFR & C/THs)	6	5	7	7	6	5	11	10	7	
<b>Under Contract</b>										
Single Family Residences							5	6	3	
Condos & Townhouses										
Totals (Combined SFR & C/THs)							5	6	3	
<b>New Escrows Added In The Month</b>										
Single Family Residences	5	3	5	1	11	5	6	6	0	
Condos & Townhouses										
Totals (Combined SFR & C/THs)	5	3	5	1	11	5	6	6	0	
<b>Closed</b>										
Single Family Residences	2	4	5	2	5	7	6	4	5	
Condos & Townhouses										
Totals (Combined SFR & C/THs)	2	4	5	2	5	7	6	4	5	
<b>Median Sales Price</b>										
Single Family Residences	\$1,775,000	\$2,277,500	\$1,950,000	\$1,887,500	\$1,825,000	\$1,735,000	\$2,100,000	\$1,600,000	\$2,700,000	
Condos & Townhouses										
<b>Median Sales Price / Sq.ft.</b>										
Single Family Residences	\$555.48	\$628.68	\$511.55	\$479.47	\$464.07	\$571.53	\$590.74	\$492.45	657.41.	
Condos & Townhouses										

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	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24
<b>Available Inventory</b>													
Single Family Residences	3,863	4,070	4,068	3,628	3,383	3,268	3,344	3,431	3,670	4,099	4,521	5,092	5,492
Condos & Townhouses	1,075	1,216	1,241	1,151	1,128	1,166	1,224	1,288	1,317	1,390	1,469	1,638	1,758
Totals (Combined SFR & C/THs)	4,938	5,286	5,309	4,779	4,511	4,434	4,568	4,719	4,987	5,489	5,990	6,730	7,250
<b>New Listings Added in the Month</b>													
Single Family Residences	2,402	2,442	1,930	1,455	2,395	2,455	2,673	2,828	3,059	2,735	2,939	3,123	2,809
Condos & Townhouses	733	795	623	489	783	741	858	853	915	827	827	919	830
Totals (Combined SFR & C/THs)	3,135	3,237	2,553	1,944	3,178	3,196	3,531	3,681	3,974	3,562	3,766	4,042	3,639
<b>Under Contract</b>													
Single Family Residences	1,951	1,790	1,726	1,636	2,240	2,454	2,631	2,617	2,586	2,456	2,277	2,070	1,998
Condos & Townhouses	552	562	520	490	666	654	720	711	719	689	620	566	534
Totals (Combined SFR & C/THs)	2,503	2,352	2,246	2,126	2,906	3,108	3,351	3,328	3,305	3,145	2,897	2,636	2,532
<b>New Escrows Added in the Month</b>													
Single Family Residences	1,690	1,622	1,408	1,473	1,989	2,145	2,440	2,380	2,314	2,111	2,073	1,869	1,869
Condos & Townhouses	542	512	437	462	624	598	679	672	684	666	586	533	511
Totals (Combined SFR & C/THs)	2,232	2,134	1,845	1,935	2,613	2,743	3,119	3,052	2,998	2,777	2,659	2,402	2,380
<b>Closed</b>													
Single Family Residences	1,731	1,615	1,359	1,445	1,413	1,803	1,978	2,214	2,274	1,976	2,035	2,038	1,718
Condos & Townhouses	527	463	439	446	455	512	563	593	659	578	603	550	470
Totals (Combined SFR & C/THs)	2,258	2,078	1,798	1,891	1,868	2,315	2,541	2,807	2,933	2,554	2,638	2,588	2,188
<b>Months of Supply</b>													
Single Family Residences	2.23	2.52	2.99	2.51	2.39	1.81	1.69	1.55	1.61	2.07	2.22	2.50	3.20
Condos & Townhouses	2.04	2.63	2.83	2.58	2.48	2.28	2.17	2.17	2.00	2.40	2.44	2.98	3.74
Totals (Combined SFR & C/THs)	2.19	2.54	2.95	2.53	2.41	1.92	1.80	1.68	1.70	2.15	2.27	2.60	3.31
<b>Average Days On Market</b>													
Single Family Residences	31	31	32	37	41	43	38	33	28	27	28	29	34
Condos & Townhouses	27	32	27	35	39	38	42	33	33	34	34	35	34
Totals (Combined SFR & C/THs)	30	32	31	36	41	42	39	33	29	29	30	31	34
<b>Median Sales Price</b>													
Single Family Residences	\$450,000	\$450,000	\$454,000	\$450,000	\$450,000	\$467,500	\$470,000	\$472,500	\$479,500	\$480,000	\$487,500	\$481,500	\$482,500
Condos & Townhouses	\$275,000	\$280,000	\$280,000	\$271,500	\$280,000	\$286,000	\$285,000	\$293,000	\$300,000	\$299,500	\$299,000	\$295,000	\$304,000
Totals (Combined SFR & C/THs)	\$414,500	\$420,000	\$420,000	\$420,000	\$410,000	\$432,000	\$435,000	\$439,000	\$442,000	\$445,000	\$445,000	\$441,000	\$445,000
<b>Median Sales Price per Square Foot</b>													
Single Family Residences	\$246.41	\$247.72	\$245.34	\$248.28	\$247.96	\$249.45	\$252.17	\$257.45	\$259.35	\$261.65	\$261.71	\$260.69	\$259.97
Condos & Townhouses	\$242.20	\$237.01	\$236.90	\$238.55	\$236.25	\$242.86	\$243.03	\$241.61	\$244.05	\$242.30	\$242.42	\$243.96	\$242.36
Totals (Combined SFR & C/THs)	\$245.32	\$244.63	\$244.24	\$244.72	\$244.36	\$248.21	\$249.70	\$253.85	\$254.88	\$257.28	\$257.28	\$256.12	\$255.57