

## Las Vegas MarketWatch Report

	23-Apr	Apr-24	Yr to Yr Change
<b>Available Inventory</b>			
Single Family Residences	3,724	3,431	-7.87%
Condos & Townhouses	1,021	1,288	26.15%
Totals (Combined SFR & C/THs)	4,745	4,719	-0.55%
<b>New Listings Added In The Month</b>			
Single Family Residences	2,394	2,828	18.13%
Condos & Townhouses	705	853	20.99%
Totals (Combined SFR & C/THs)	3,099	3,681	18.78%
<b>Under Contract</b>			
Single Family Residences	2,725	2,617	-3.96%
Condos & Townhouses	814	711	-12.65%
Totals (Combined SFR & C/THs)	3,539	3,328	-5.96%
<b>New Escrows Added In The Month</b>			
Single Family Residences	2,323	2,380	2.45%
Condos & Townhouses	704	672	-4.55%
Totals (Combined SFR & C/THs)	3,027	3,052	0.83%
<b>Closed</b>			
Single Family Residences	1,874	2,214	18.14%
Condos & Townhouses	521	593	13.82%
Totals (Combined SFR & C/THs)	2,395	2,807	17.20%
<b>Months of Supply</b>			
Single Family Residences	1.99	1.55	-22.13%
Condos & Townhouses	1.96	2.17	10.82%
Totals (Combined SFR & C/THs)	1.98	1.68	-15.09%
<b>Average Days on Market</b>			
Single Family Residences	50	33	-34.00%
Condos & Townhouses	48	33	-31.25%
Totals (Combined SFR & C/THs)	49	33	-32.65%
<b>Median List Price</b>			
Single Family Residences	\$547,500	\$575,000	5.02%
Condos & Townhouses	\$295,000	\$286,500	-2.88%
Totals (Combined SFR & C/THs)	\$490,000	\$485,000	-1.02%
<b>Median List Price of Sold Properties</b>			
Single Family Residences	\$440,000	\$475,500	8.07%
Condos & Townhouses	\$279,000	\$298,000	6.81%
Totals (Combined SFR & C/THs)	\$410,000	\$440,000	7.32%
<b>Median Sales Price</b>			
Single Family Residences	\$430,000	\$472,500	9.88%
Condos & Townhouses	\$273,000	\$293,000	7.33%
Totals (Combined SFR & C/THs)	\$400,000	\$439,000	9.75%
<b>LP to SP Ratio of Sold Properties</b>			
Single Family Residences	97.73%	99.37%	1.68%
Condos & Townhouses	97.85%	98.32%	0.48%
Totals (Combined SFR & C/THs)	97.56%	99.77%	2.27%

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, 702-220-9696

Las Vegas Market Watch Trend Analysis Report



	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24
<b>Available Inventory</b>													
Single Family Residences	3,724	3,508	3,376	3,509	3,653	3,863	4,070	4,068	3,628	3,383	3,268	3,344	3,431
Condos & Townhouses	1,021	913	903	921	995	1,075	1,216	1,241	1,151	1,128	1,166	1,224	1,288
Totals (Combined SFR & C/THs)	4,745	4,421	4,279	4,430	4,648	4,938	5,286	5,309	4,779	4,511	4,434	4,568	4,719
<b>New Listings Added in the Month</b>													
Single Family Residences	2,394	2,522	2,536	2,285	2,621	2,402	2,442	1,930	1,455	2,395	2,455	2,673	2,828
Condos & Townhouses	705	719	747	686	735	733	795	623	489	783	741	858	853
Totals (Combined SFR & C/THs)	3,099	3,241	3,283	2,971	3,356	3,135	3,237	2,553	1,944	3,178	3,196	3,531	3,681
<b>Under Contract</b>													
Single Family Residences	2,725	2,615	2,499	2,242	2,138	1,951	1,790	1,726	1,636	2,240	2,454	2,631	2,617
Condos & Townhouses	814	790	774	703	617	552	562	520	490	666	654	720	711
Totals (Combined SFR & C/THs)	3,539	3,405	3,273	2,945	2,755	2,503	2,352	2,246	2,126	2,906	3,108	3,351	3,328
<b>New Escrows Added in the Month</b>													
Single Family Residences	2,323	2,296	2,127	2,010	1,895	1,690	1,622	1,408	1,473	1,989	2,145	2,440	2,380
Condos & Townhouses	704	696	680	625	570	542	512	437	462	624	598	679	672
Totals (Combined SFR & C/THs)	3,027	2,992	2,807	2,635	2,465	2,232	2,134	1,845	1,935	2,613	2,743	3,119	3,052
<b>Closed</b>													
Single Family Residences	1,874	2,215	2,184	1,934	1,915	1,731	1,615	1,359	1,445	1,413	1,803	1,978	2,214
Condos & Townhouses	521	675	633	593	620	527	463	439	446	455	512	563	593
Totals (Combined SFR & C/THs)	2,395	2,890	2,817	2,527	2,535	2,258	2,078	1,798	1,891	1,868	2,315	2,541	2,807
<b>Months of Supply</b>													
Single Family Residences	1.99	1.58	1.55	1.81	1.91	2.23	2.52	2.99	2.51	2.39	1.81	1.69	1.55
Condos & Townhouses	1.96	1.35	1.43	1.55	1.60	2.04	2.63	2.83	2.58	2.48	2.28	2.17	2.17
Totals (Combined SFR & C/THs)	1.98	1.53	1.52	1.75	1.83	2.19	2.54	2.95	2.53	2.41	1.92	1.80	1.68
<b>Average Days On Market</b>													
Single Family Residences	50	42	37	33	30	31	31	32	37	41	43	38	33
Condos & Townhouses	48	39	36	30	28	27	32	27	35	39	38	42	33
Totals (Combined SFR & C/THs)	49	42	37	32	29	30	32	31	36	41	42	39	33
<b>Median Sales Price</b>													
Single Family Residences	\$430,000	\$445,000	\$450,000	\$455,000	\$450,000	\$450,000	\$450,000	\$454,000	\$450,000	\$450,000	\$467,500	\$470,000	\$472,500
Condos & Townhouses	\$273,000	\$275,000	\$275,000	\$274,000	\$290,000	\$275,000	\$280,000	\$280,000	\$271,500	\$280,000	\$286,000	\$285,000	\$293,000
Totals (Combined SFR & C/THs)	\$400,000	\$410,000	\$415,000	\$420,000	\$415,000	\$414,500	\$420,000	\$420,000	\$420,000	\$410,000	\$432,000	\$435,000	\$439,000

David Brownell  
Brownell Team REALTORS®  
Real Broker, LLC

[www.BrownellTeamRealtors.com](http://www.BrownellTeamRealtors.com)

9506 W. Flamingo Rd. Ste. 100, Las Vegas, NV 89147. NV lic. 37022



# 2024 April MLS Closings Price Segment Breakdown

Percentage of Properties In Price Range	Price Range	Available Inventory	Closed Units	Months of Supply
0.8%	\$0 - \$150,000	37	17	2.18
3.1%	\$150,001 - \$200,000	145	71	2.04
6.0%	\$200,001 - \$250,000	285	110	2.59
6.2%	\$250,001 - \$300,000	292	164	1.78
6.8%	\$300,001-\$350,000	319	275	1.16
10.1%	\$350,001 - \$400,000	477	445	1.07
20.1%	\$400,001 - \$500,000	949	738	1.29
23.7%	\$500,001 - \$750,000	1118	668	1.67
8.4%	\$750,001 - \$1,000,000	398	152	2.62
8.2%	\$1,000,001-\$2,000,000	388	115	3.37
6.6%	\$2,000,001+	311	52	5.98
100.0%		4719	2807	1.68



All data provided by the Brownell Team REALTORS® Real Broker, LLC  
9506 West Flamingo Road Suite 100 Las Vegas, NV 89147

## April 2024 MLS Closings Terms of Sale

Cash	752	27%
FHA	474	17%
CONV	1287	46%
VA	231	8%
Other	63	2%
Total Closing	2807	100%



All data provided by Brownell Team REALTORS® NV.37022  
Real Broker, LLC  
9506 West Flamingo Road Suite 100 Las Vegas, NV 89147