



CHICAGO TITLE

APRIL 2024

REAL ESTATE MARKET UPDATE

Median resale prices for the condo/townhome segment reached an all-time high of \$290,000 this past month. Meanwhile, the median resale price in the single-family segment rose to \$469,000 in April, which was a 9.1 percent increase from the same time a year ago.

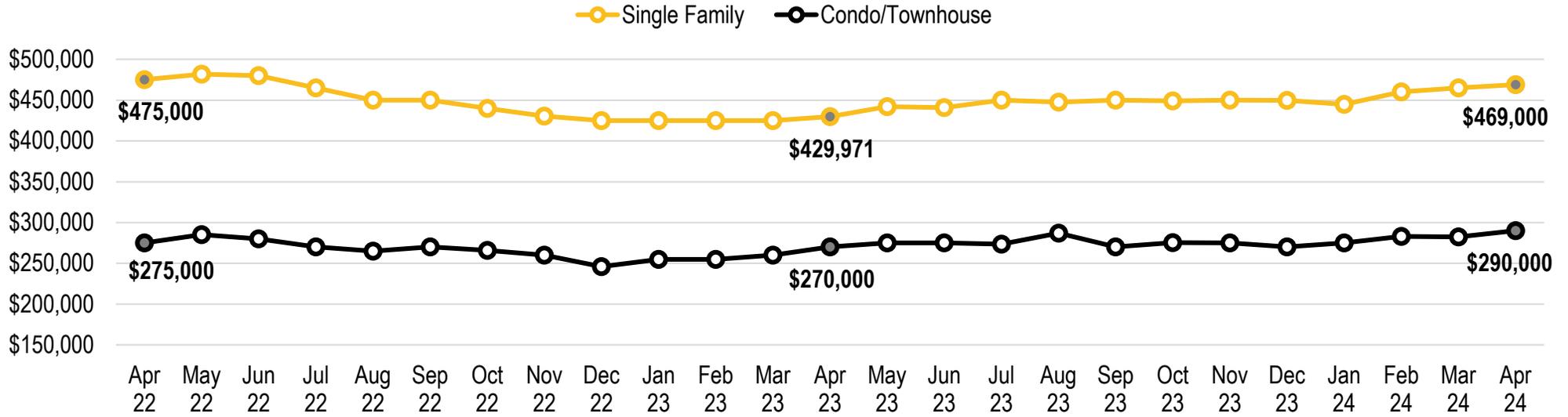
RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH LAS VEGAS, NEVADA (URBAN VALLEY)

| PRICE RANGE | NUMBER OF HOMES ON THE MARKET | | | NUMBER OF RESALE CLOSINGS | | | EFFECTIVE MONTHS OF INVENTORY | | |
|---------------------------|-------------------------------|--------------|--------------|---------------------------|--------------|--------------|-------------------------------|------------|------------|
| | Feb '24 | Mar '24 | Apr '24 | Feb '24 | Mar '24 | Apr '24 | Feb '24 | Mar '24 | Apr '24 |
| \$199,999 OR UNDER | 161 | 136 | 160 | 54 | 74 | 81 | 3.0 | 1.9 | 2.0 |
| \$200,000 - \$249,999 | 213 | 213 | 264 | 120 | 128 | 107 | 1.8 | 1.8 | 2.5 |
| \$250,000 - \$299,999 | 224 | 212 | 269 | 150 | 150 | 160 | 1.5 | 1.6 | 1.7 |
| \$300,000 - \$349,999 | 298 | 266 | 286 | 220 | 237 | 252 | 1.4 | 1.3 | 1.1 |
| \$350,000 - \$399,999 | 457 | 358 | 434 | 372 | 385 | 440 | 1.2 | 1.0 | 1.0 |
| \$400,000 - \$499,999 | 861 | 763 | 863 | 631 | 714 | 752 | 1.4 | 1.2 | 1.1 |
| \$500,000 - \$749,999 | 1,010 | 872 | 1,023 | 511 | 587 | 689 | 2.0 | 1.6 | 1.5 |
| \$750,000 - \$999,999 | 346 | 344 | 384 | 128 | 135 | 155 | 2.7 | 2.7 | 2.5 |
| \$1,000,000 - \$1,499,999 | 223 | 220 | 244 | 74 | 72 | 89 | 3.0 | 3.3 | 2.7 |
| \$1,500,000 - \$1,999,999 | 98 | 104 | 124 | 30 | 20 | 30 | 3.3 | 5.7 | 4.1 |
| \$2,000,000 - \$2,499,999 | 55 | 58 | 55 | 8 | 14 | 18 | 6.9 | 4.3 | 3.1 |
| \$2,500,000 AND OVER | 214 | 218 | 246 | 16 | 26 | 34 | 13.4 | 8.7 | 7.2 |
| TOTAL | 4,160 | 4,097 | 4,352 | 2,314 | 2,542 | 2,807 | 1.8 | 1.6 | 1.6 |

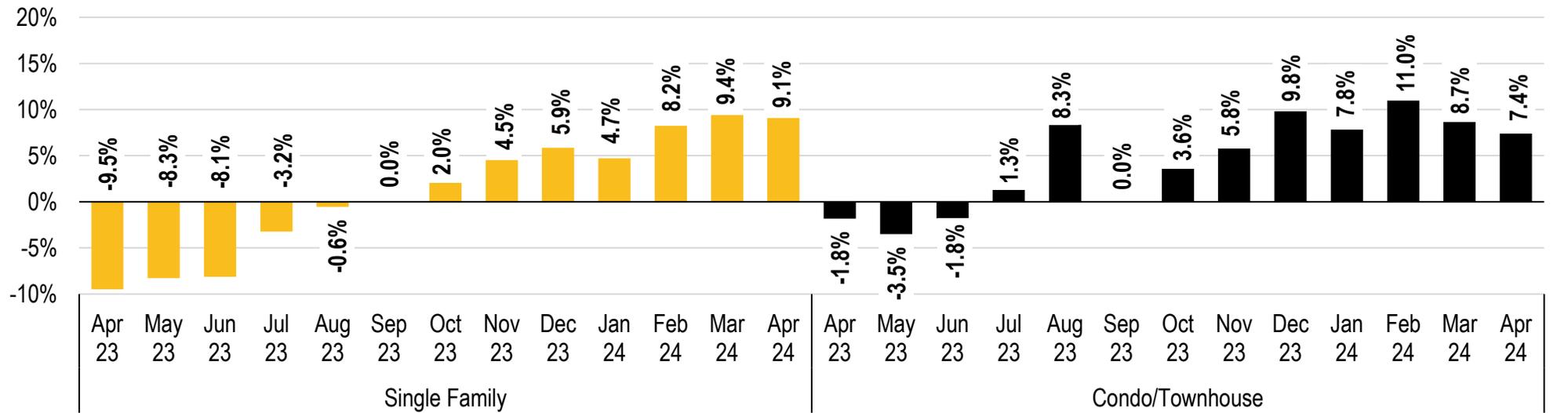
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

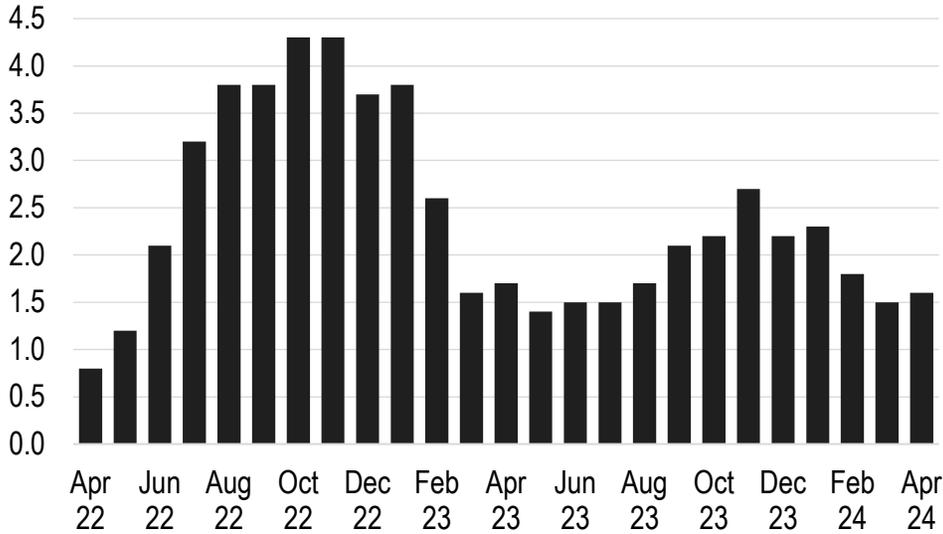


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

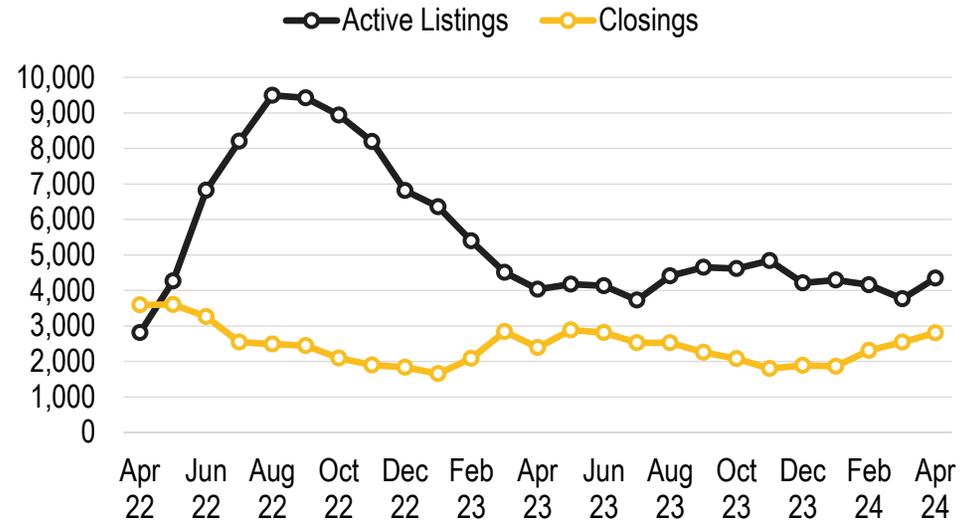




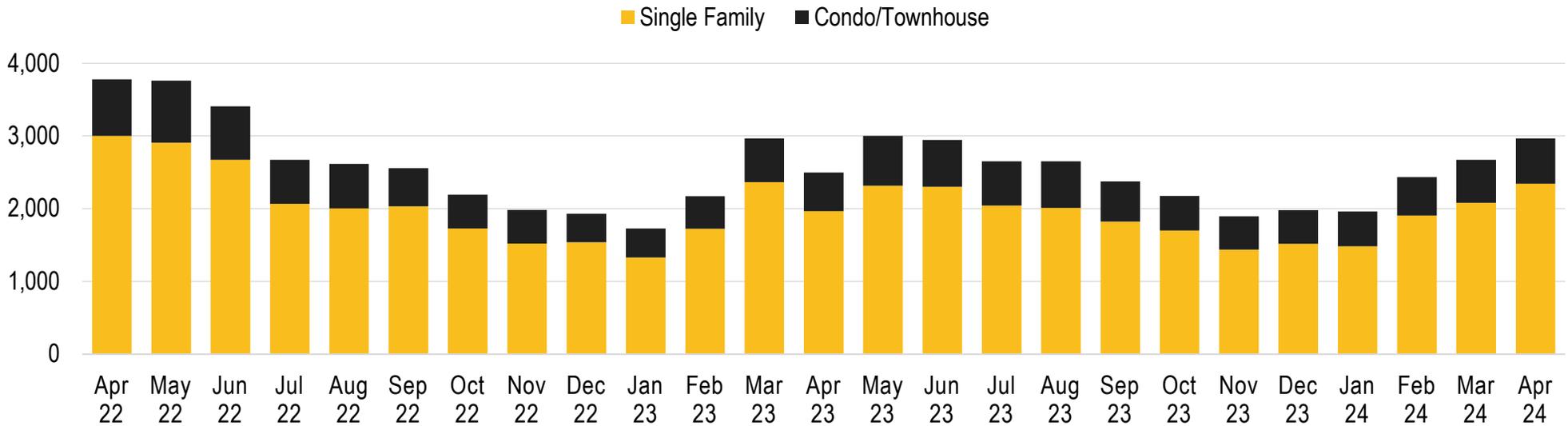
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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



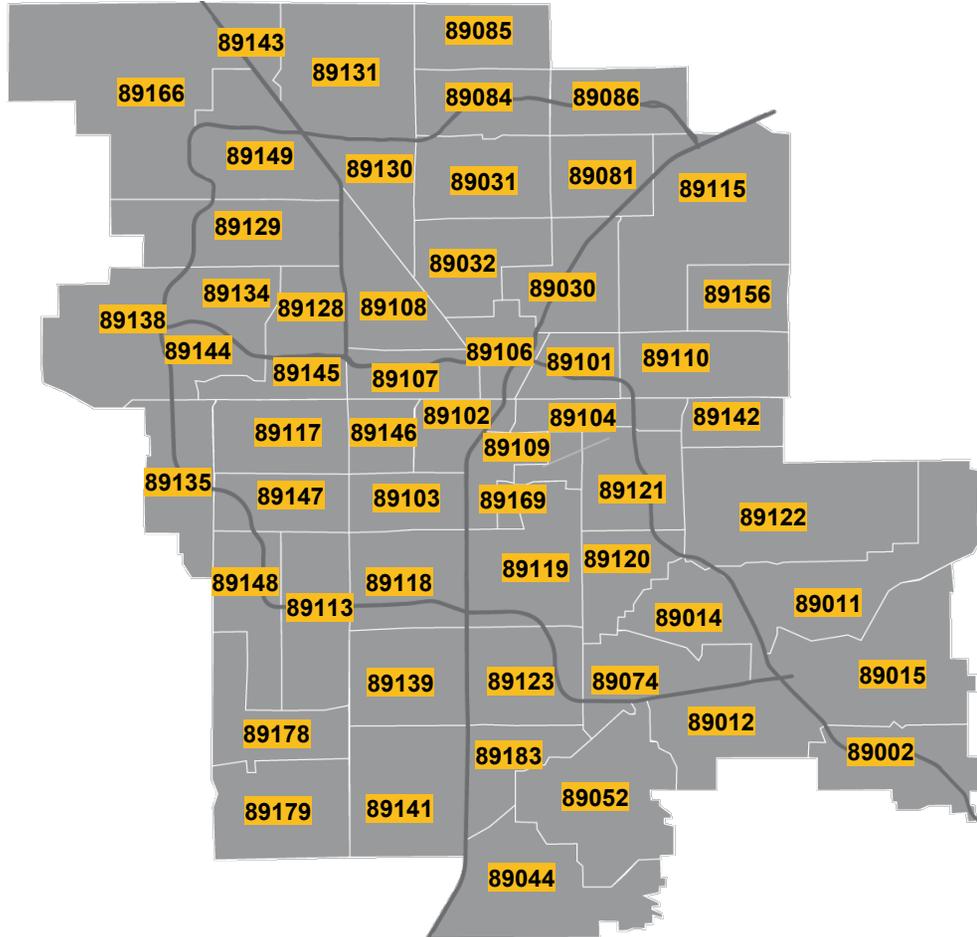
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

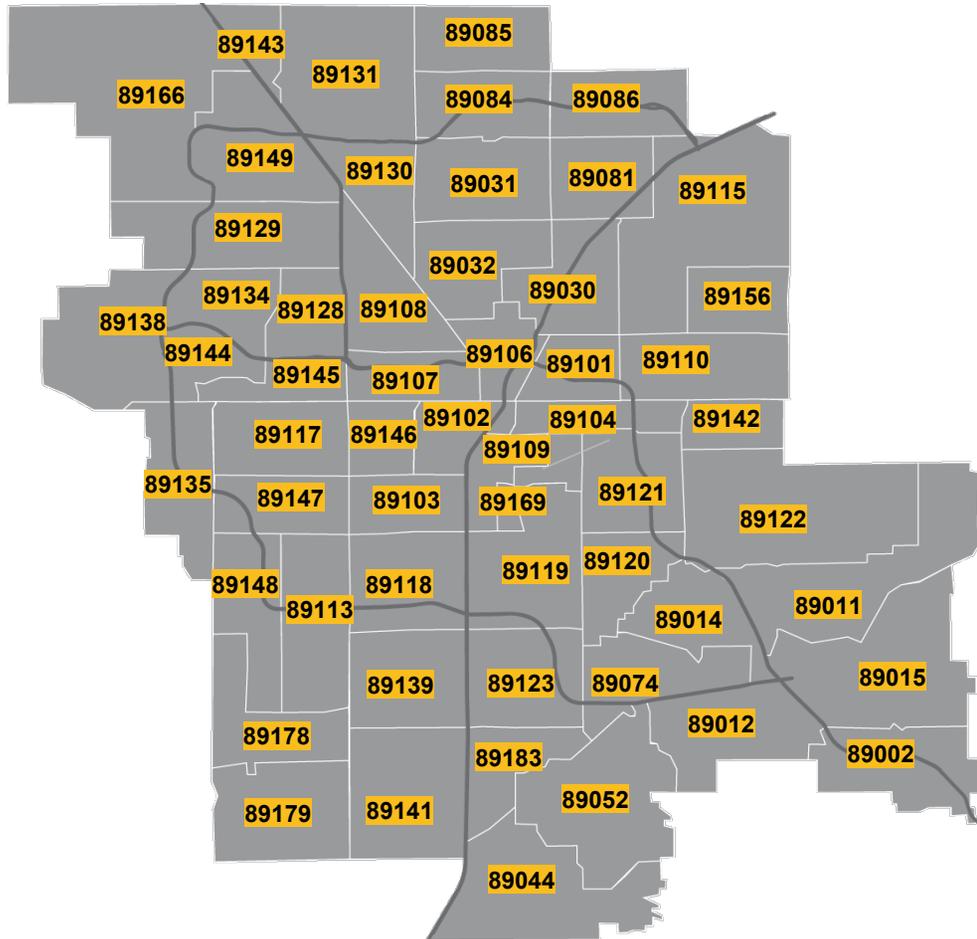
BY ZIP CODE | LAS VEGAS, NEVADA | APRIL 2024



| ZIP | DAYS | ZIP | DAYS | ZIP | DAYS | ZIP | DAYS |
|-------|------|-------|------|-------|------|-------|------|
| 89002 | 51 | 89086 | 36 | 89119 | 32 | 89142 | 24 |
| 89011 | 51 | 89101 | 46 | 89120 | 50 | 89143 | 17 |
| 89012 | 28 | 89102 | 31 | 89121 | 30 | 89144 | 25 |
| 89014 | 40 | 89103 | 38 | 89122 | 27 | 89145 | 23 |
| 89015 | 24 | 89104 | 35 | 89123 | 25 | 89146 | 47 |
| 89030 | 36 | 89106 | 26 | 89128 | 21 | 89147 | 32 |
| 89031 | 31 | 89107 | 42 | 89129 | 28 | 89148 | 27 |
| 89032 | 37 | 89108 | 32 | 89130 | 36 | 89149 | 31 |
| 89044 | 33 | 89109 | 29 | 89131 | 27 | 89156 | 34 |
| 89052 | 29 | 89110 | 29 | 89134 | 29 | 89166 | 31 |
| 89074 | 38 | 89113 | 40 | 89135 | 38 | 89169 | 31 |
| 89081 | 53 | 89115 | 34 | 89138 | 26 | 89178 | 19 |
| 89084 | 38 | 89117 | 37 | 89139 | 30 | 89179 | 18 |
| 89085 | 31 | 89118 | 25 | 89141 | 30 | 89183 | 34 |



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

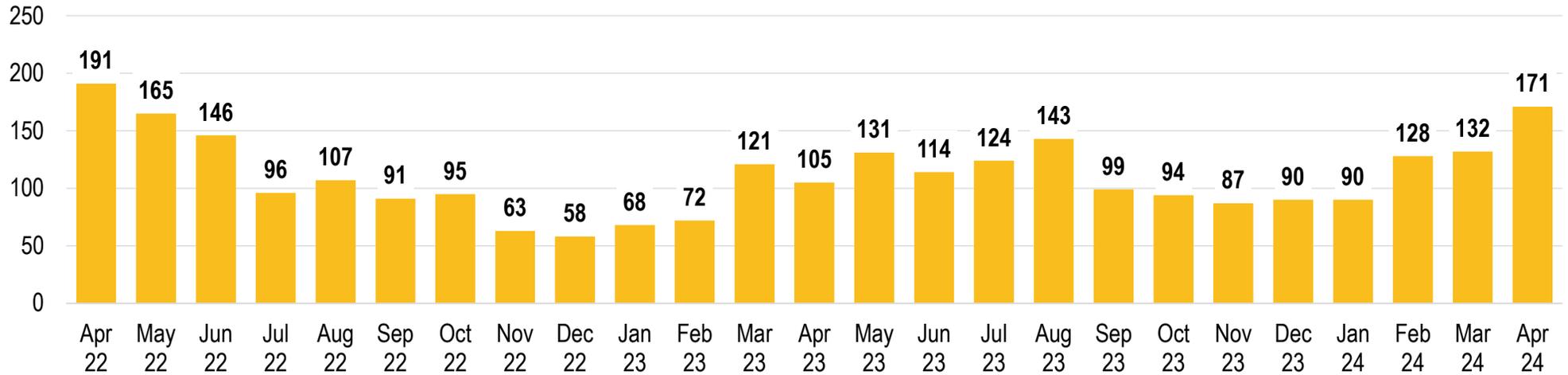


| ZIP | MONTHS | ZIP | MONTHS | ZIP | MONTHS | ZIP | MONTHS |
|-------|--------|-------|--------|-------|--------|-------|--------|
| 89002 | 0.9 | 89086 | 1.3 | 89119 | 2.3 | 89142 | 1.6 |
| 89011 | 2.4 | 89101 | 3.1 | 89120 | 1.7 | 89143 | 1.3 |
| 89012 | 3.4 | 89102 | 1.7 | 89121 | 2.6 | 89144 | 1.2 |
| 89014 | 1.8 | 89103 | 1.9 | 89122 | 1.4 | 89145 | 1.2 |
| 89015 | 1.1 | 89104 | 2.4 | 89123 | 1.6 | 89146 | 3.7 |
| 89030 | 1.3 | 89106 | 1.1 | 89128 | 1.5 | 89147 | 1.4 |
| 89031 | 1.3 | 89107 | 1.4 | 89129 | 1.9 | 89148 | 1.1 |
| 89032 | 1.3 | 89108 | 2.0 | 89130 | 1.5 | 89149 | 1.9 |
| 89044 | 1.0 | 89109 | 3.9 | 89131 | 1.2 | 89156 | 1.1 |
| 89052 | 1.8 | 89110 | 1.6 | 89134 | 1.0 | 89166 | 1.3 |
| 89074 | 1.1 | 89113 | 1.8 | 89135 | 1.3 | 89169 | 2.6 |
| 89081 | 1.1 | 89115 | 1.5 | 89138 | 1.5 | 89178 | 1.4 |
| 89084 | 1.0 | 89117 | 1.6 | 89139 | 1.4 | 89179 | 1.0 |
| 89085 | 0.7 | 89118 | 1.7 | 89141 | 1.7 | 89183 | 1.7 |

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



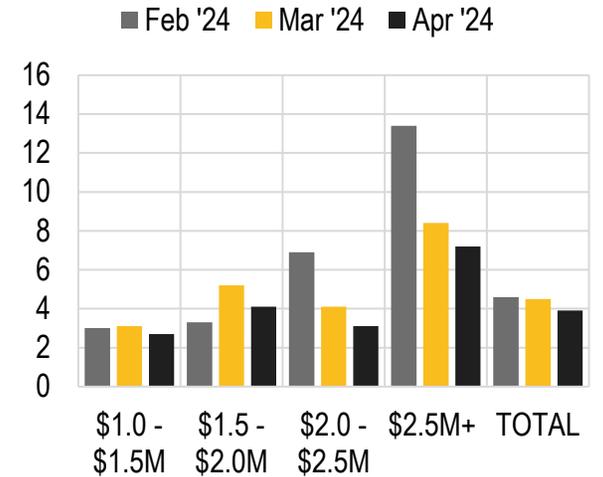
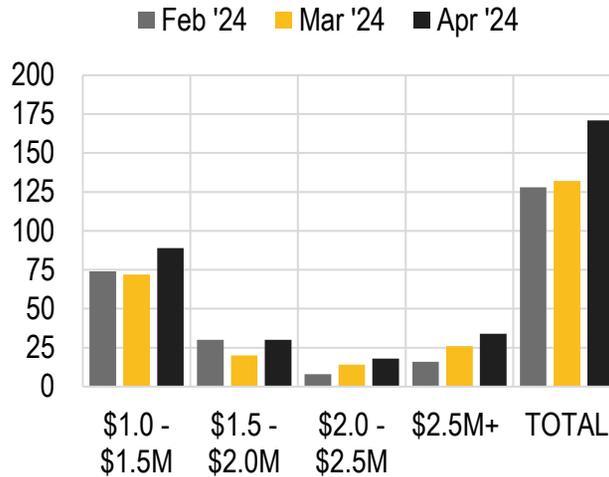
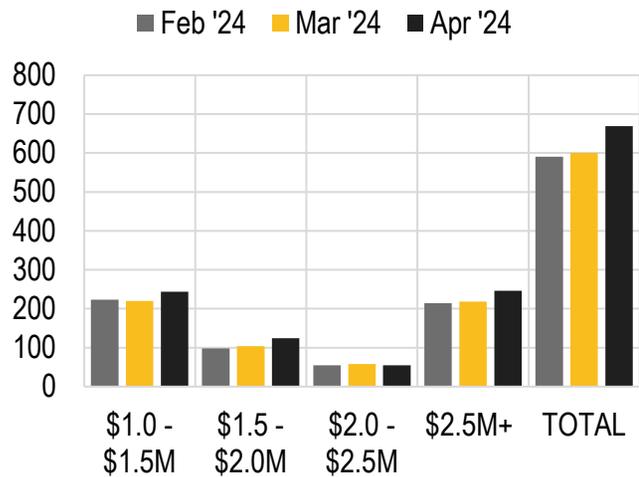
NUMBER OF LUXURY HOME RESALE CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



NUMBER OF LUXURY HOMES ON THE MARKET
LAS VEGAS, NEVADA (URBAN VALLEY)

NUMBER OF LUXURY RESALE CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)

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



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



CHICAGO TITLE

APRIL 2024

HIGH-RISE MARKET UPDATE

During the month of April, the number of high-rise closings increased as the number of listings remained relatively flat. Effective availability stood at just over 5 months, while the median price reached \$415,000 (+21.5 percent on the year).

HIGH-RISE HOUSING MARKET

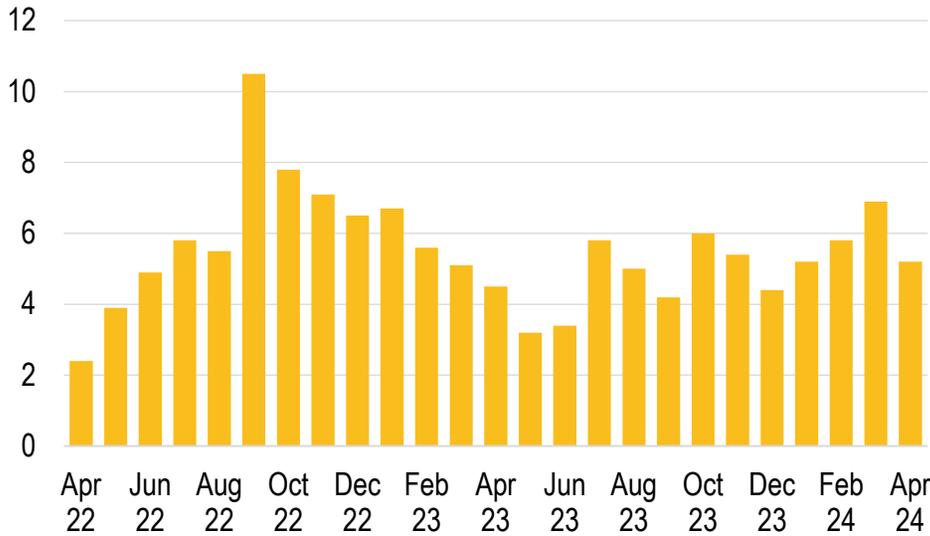
LAS VEGAS, NEVADA (URBAN VALLEY)

| PRICE RANGE | NUMBER OF HOMES ON THE MARKET | NUMBER OF HIGH-RISE RESALE CLOSINGS | | | | | | EFFECTIVE MONTHS OF INVENTORY |
|-----------------------|-------------------------------|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-------------------------------|
| | | Apr '24 | Nov '23 | Dec '23 | Jan '24 | Feb '24 | Mar '24 | |
| \$99,999 or under | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |
| \$100,000 - \$119,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |
| \$120,000 - \$139,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |
| \$140,000 - \$159,999 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0.5 |
| \$160,000 - \$179,999 | 1 | 1 | 1 | 0 | 0 | 2 | 3 | 0.3 |
| \$180,000 - \$199,999 | 8 | 1 | 0 | 1 | 3 | 0 | 0 | - |
| \$200,000 - \$249,999 | 21 | 2 | 5 | 2 | 2 | 2 | 9 | 2.3 |
| \$250,000 - \$299,999 | 31 | 6 | 8 | 5 | 5 | 5 | 11 | 2.8 |
| \$300,000 - \$399,999 | 83 | 23 | 19 | 19 | 18 | 20 | 11 | 7.5 |
| \$400,000 - \$499,999 | 43 | 6 | 12 | 8 | 3 | 7 | 7 | 6.1 |
| \$500,000 - \$999,999 | 124 | 18 | 18 | 20 | 21 | 9 | 26 | 4.8 |
| \$1,000,000 and Over | 65 | 3 | 6 | 9 | 9 | 10 | 4 | 16.3 |
| TOTAL | 377 | 60 | 69 | 64 | 61 | 55 | 73 | 5.2 |

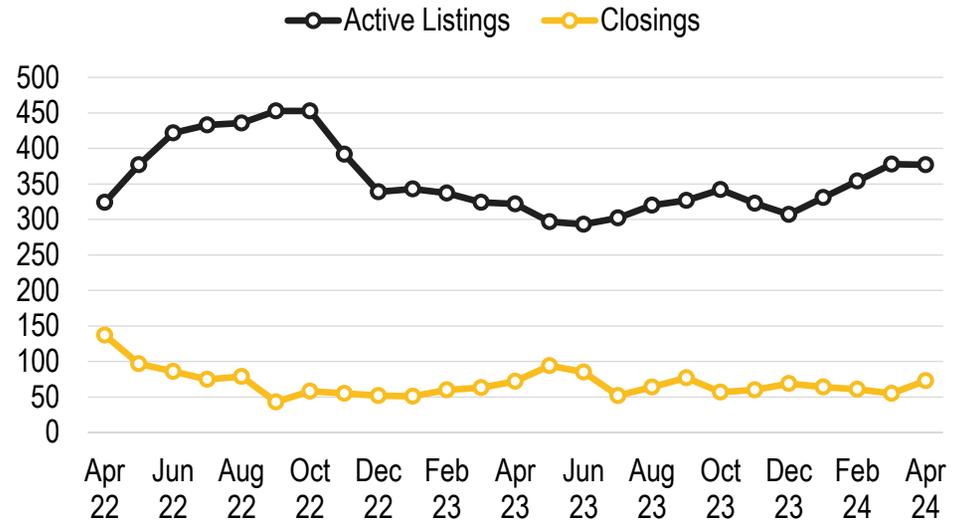
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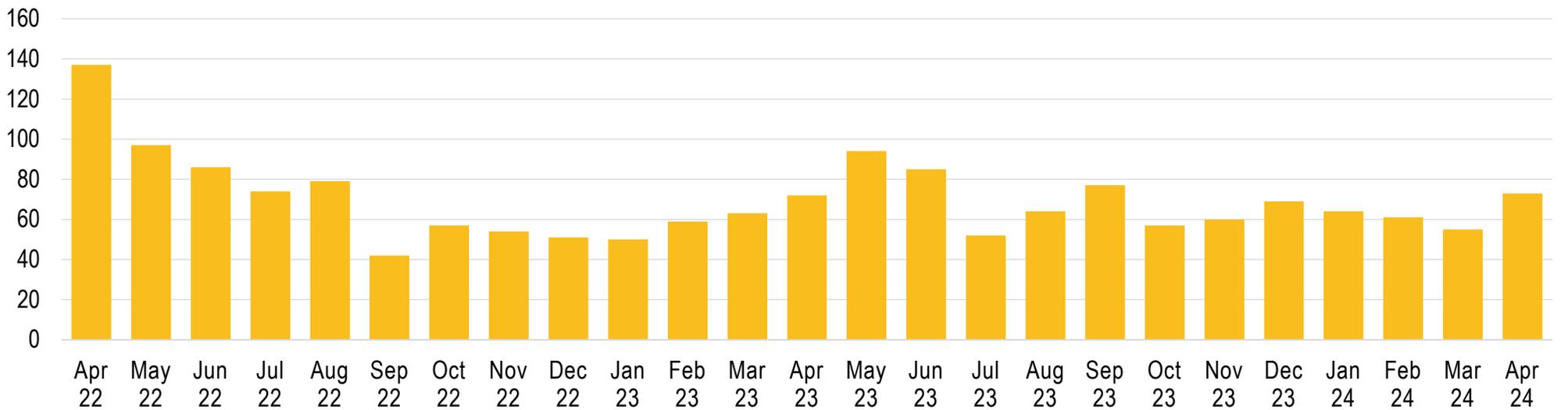
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



HIGH-RISE ACTIVE LISTINGS, AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)

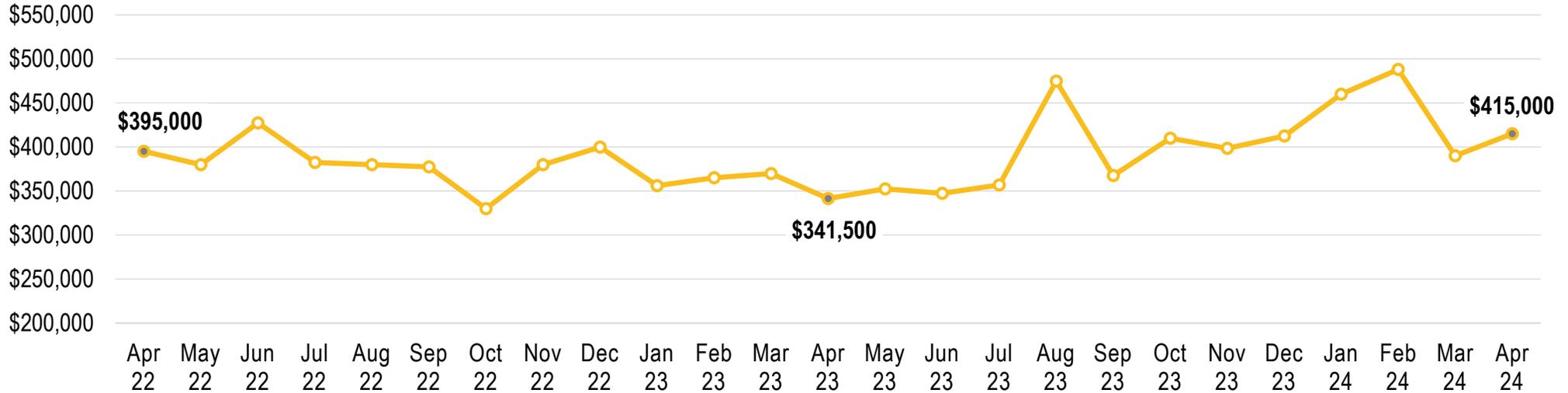


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA





HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



HIGH-RISE MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
SOUTHERN NEVADA

