

Local Market Update – December 2017

This is a research tool provided by the Greater Las Vegas Association of REALTORS®.



Greater Las Vegas Area

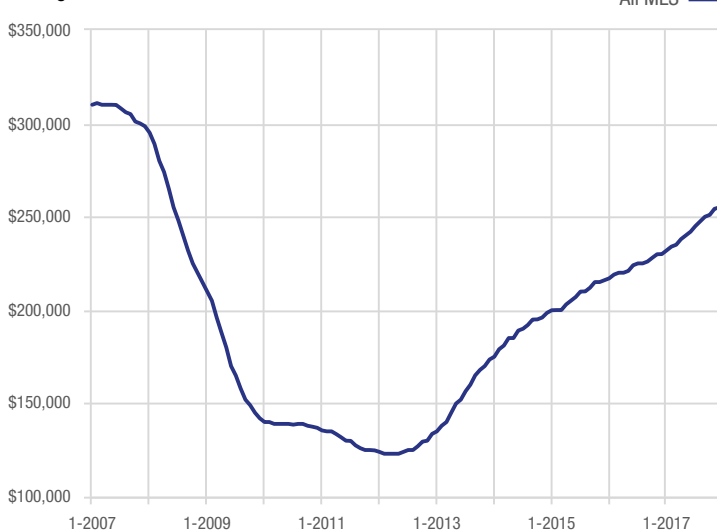
Single Family	December			Year to Date		
	2016	2017	% Change	Thru 12-2016	Thru 12-2017	% Change
Key Metrics						
New Listings	2,174	2,098	- 3.5%	42,603	41,254	- 3.2%
Pending Sales	2,066	2,443	+ 18.2%	32,109	34,961	+ 8.9%
Closed Sales	2,665	2,544	- 4.5%	32,084	34,538	+ 7.6%
Days on Market Until Sale	51	38	- 25.5%	53	39	- 26.4%
Median Sales Price*	\$235,000	\$269,900	+ 14.9%	\$230,000	\$255,000	+ 10.9%
Average Sales Price*	\$274,335	\$315,068	+ 14.8%	\$268,673	\$298,077	+ 10.9%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	8,081	4,363	- 46.0%	—	—	—
Months Supply of Inventory	3.0	1.5	- 50.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2016	2017	% Change	Thru 12-2016	Thru 12-2017	% Change
Key Metrics						
New Listings	532	498	- 6.4%	8,756	8,770	+ 0.2%
Pending Sales	519	535	+ 3.1%	7,176	7,874	+ 9.7%
Closed Sales	667	565	- 15.3%	7,164	7,755	+ 8.2%
Days on Market Until Sale	45	28	- 37.8%	53	31	- 41.5%
Median Sales Price*	\$113,000	\$144,500	+ 27.9%	\$115,000	\$134,250	+ 16.7%
Average Sales Price*	\$119,908	\$155,122	+ 29.4%	\$124,953	\$146,716	+ 17.4%
Percent of List Price Received*	97.3%	98.7%	+ 1.4%	97.3%	98.7%	+ 1.4%
Inventory of Homes for Sale	1,325	768	- 42.0%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

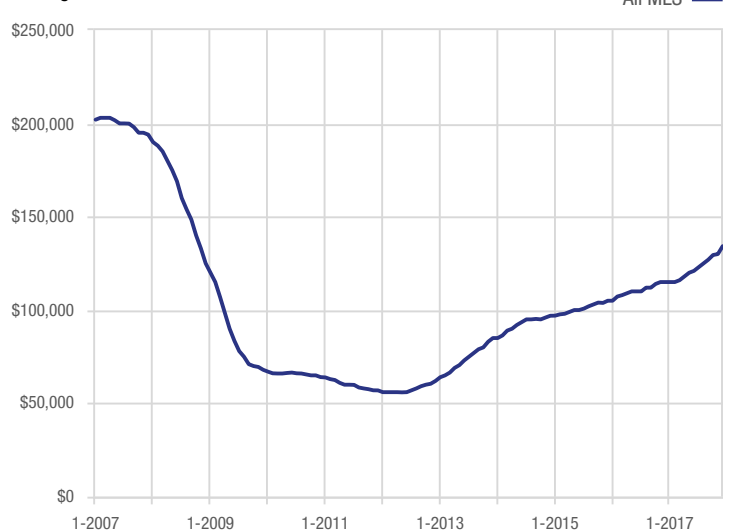
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.