

# Local Market Update – February 2018

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



## Greater Las Vegas Area

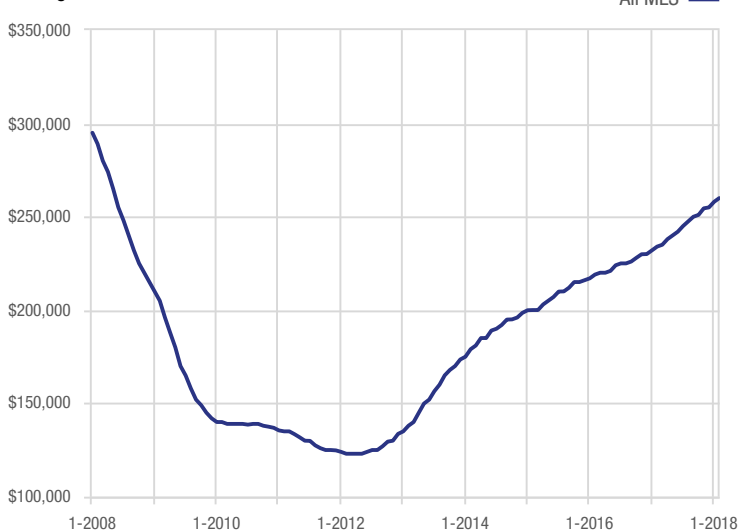
Single Family	February			Year to Date		
	2017	2018	% Change	Thru 2-2017	Thru 2-2018	% Change
<b>Key Metrics</b>						
New Listings	3,290	<b>3,139</b>	- 4.6%	6,795	<b>6,259</b>	- 7.9%
Pending Sales	2,677	<b>3,037</b>	+ 13.4%	5,222	<b>5,742</b>	+ 10.0%
Closed Sales	2,220	<b>2,061</b>	- 7.2%	4,318	<b>4,287</b>	- 0.7%
Days on Market Until Sale	53	<b>37</b>	- 30.2%	52	<b>40</b>	- 23.1%
Median Sales Price*	\$241,000	<b>\$275,000</b>	+ 14.1%	\$240,000	<b>\$271,000</b>	+ 12.9%
Average Sales Price*	\$277,720	<b>\$338,122</b>	+ 21.7%	\$275,616	<b>\$322,918</b>	+ 17.2%
Percent of List Price Received*	98.2%	<b>98.8%</b>	+ 0.6%	98.2%	<b>98.8%</b>	+ 0.6%
Inventory of Homes for Sale	7,854	<b>4,218</b>	- 46.3%	—	—	—
Months Supply of Inventory	2.9	<b>1.4</b>	- 51.7%	—	—	—

Townhouse/Condo	February			Year to Date		
	2017	2018	% Change	Thru 2-2017	Thru 2-2018	% Change
<b>Key Metrics</b>						
New Listings	703	<b>748</b>	+ 6.4%	1,428	<b>1,539</b>	+ 7.8%
Pending Sales	604	<b>720</b>	+ 19.2%	1,233	<b>1,423</b>	+ 15.4%
Closed Sales	557	<b>554</b>	- 0.5%	1,079	<b>1,098</b>	+ 1.8%
Days on Market Until Sale	50	<b>28</b>	- 44.0%	47	<b>32</b>	- 31.9%
Median Sales Price*	\$118,000	<b>\$152,250</b>	+ 29.0%	\$116,000	<b>\$150,000</b>	+ 29.3%
Average Sales Price*	\$129,995	<b>\$160,602</b>	+ 23.5%	\$130,137	<b>\$159,878</b>	+ 22.9%
Percent of List Price Received*	97.9%	<b>99.0%</b>	+ 1.1%	97.8%	<b>98.8%</b>	+ 1.0%
Inventory of Homes for Sale	1,274	<b>811</b>	- 36.3%	—	—	—
Months Supply of Inventory	2.1	<b>1.2</b>	- 42.9%	—	—	—

\* 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.

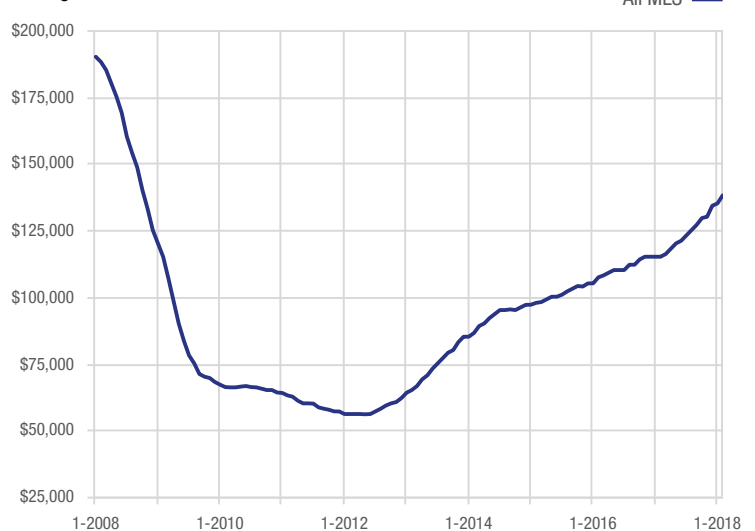
### Median Sales Price - Single Family

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.