

Local Market Update – March 2018

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



Greater Las Vegas Area

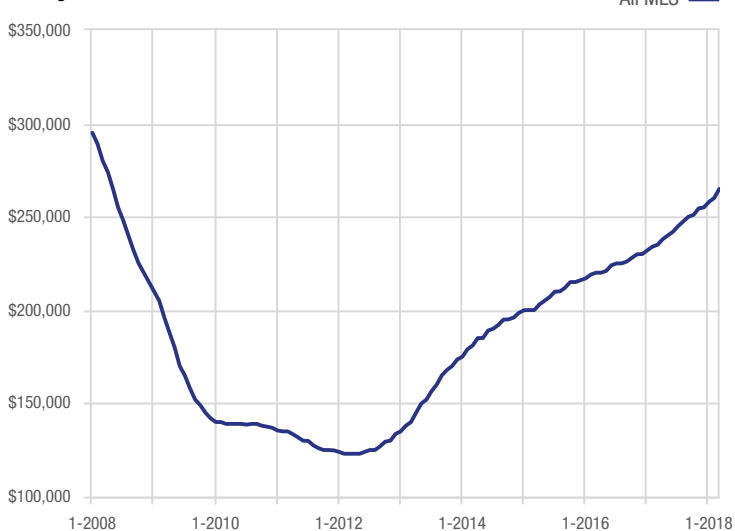
Single Family	March			Year to Date		
	2017	2018	% Change	Thru 3-2017	Thru 3-2018	% Change
Key Metrics						
New Listings	4,213	3,719	- 11.7%	11,008	10,010	- 9.1%
Pending Sales	3,479	3,481	+ 0.1%	8,701	8,881	+ 2.1%
Closed Sales	3,149	3,083	- 2.1%	7,467	7,391	- 1.0%
Days on Market Until Sale	45	35	- 22.2%	49	38	- 22.4%
Median Sales Price*	\$243,000	\$280,000	+ 15.2%	\$240,000	\$275,000	+ 14.6%
Average Sales Price*	\$285,273	\$332,482	+ 16.5%	\$279,689	\$326,941	+ 16.9%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	7,759	4,273	- 44.9%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

Townhouse/Condo	March			Year to Date		
	2017	2018	% Change	Thru 3-2017	Thru 3-2018	% Change
Key Metrics						
New Listings	813	892	+ 9.7%	2,241	2,439	+ 8.8%
Pending Sales	730	840	+ 15.1%	1,963	2,156	+ 9.8%
Closed Sales	695	708	+ 1.9%	1,774	1,813	+ 2.2%
Days on Market Until Sale	36	24	- 33.3%	43	29	- 32.6%
Median Sales Price*	\$124,000	\$162,000	+ 30.6%	\$119,950	\$155,000	+ 29.2%
Average Sales Price*	\$134,271	\$172,646	+ 28.6%	\$131,757	\$164,994	+ 25.2%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.0%	98.9%	+ 0.9%
Inventory of Homes for Sale	1,219	850	- 30.3%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

* 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.

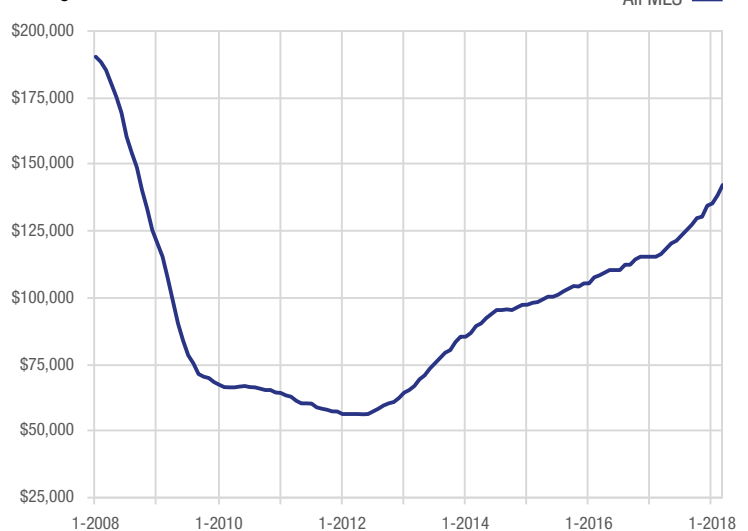
Median Sales Price - Single Family

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.