

Local Market Update – April 2018

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



Greater Las Vegas Area

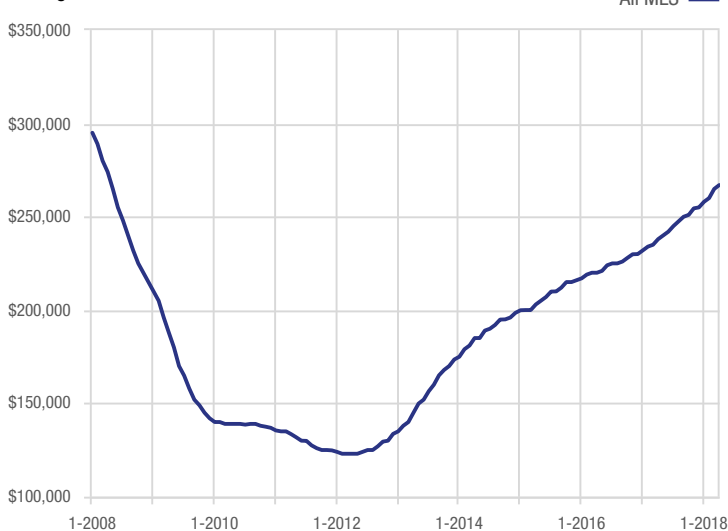
Single Family	April			Year to Date		
	2017	2018	% Change	Thru 4-2017	Thru 4-2018	% Change
Key Metrics						
New Listings	3,665	3,732	+ 1.8%	14,673	13,748	- 6.3%
Pending Sales	3,210	3,433	+ 6.9%	11,907	11,916	+ 0.1%
Closed Sales	2,821	2,806	- 0.5%	10,288	10,219	- 0.7%
Days on Market Until Sale	42	30	- 28.6%	47	36	- 23.4%
Median Sales Price*	\$250,000	\$290,000	+ 16.0%	\$243,400	\$279,900	+ 15.0%
Average Sales Price*	\$285,181	\$334,635	+ 17.3%	\$281,195	\$329,358	+ 17.1%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	7,522	4,453	- 40.8%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2017	2018	% Change	Thru 4-2017	Thru 4-2018	% Change
Key Metrics						
New Listings	792	925	+ 16.8%	3,033	3,364	+ 10.9%
Pending Sales	728	853	+ 17.2%	2,690	2,893	+ 7.5%
Closed Sales	645	663	+ 2.8%	2,419	2,482	+ 2.6%
Days on Market Until Sale	31	24	- 22.6%	40	28	- 30.0%
Median Sales Price*	\$130,000	\$155,000	+ 19.2%	\$122,000	\$155,000	+ 27.0%
Average Sales Price*	\$140,971	\$167,703	+ 19.0%	\$134,214	\$165,846	+ 23.6%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	1,179	957	- 18.8%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

* 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.

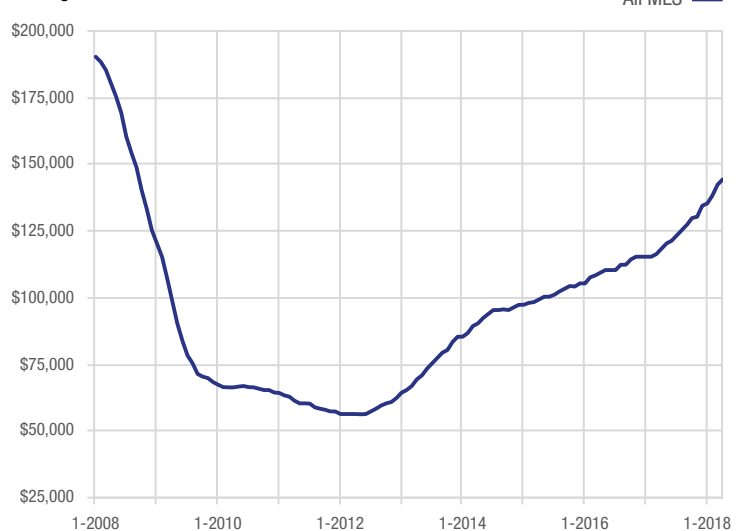
Median Sales Price - Single Family

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.