

Local Market Update – May 2018

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



Greater Las Vegas Area

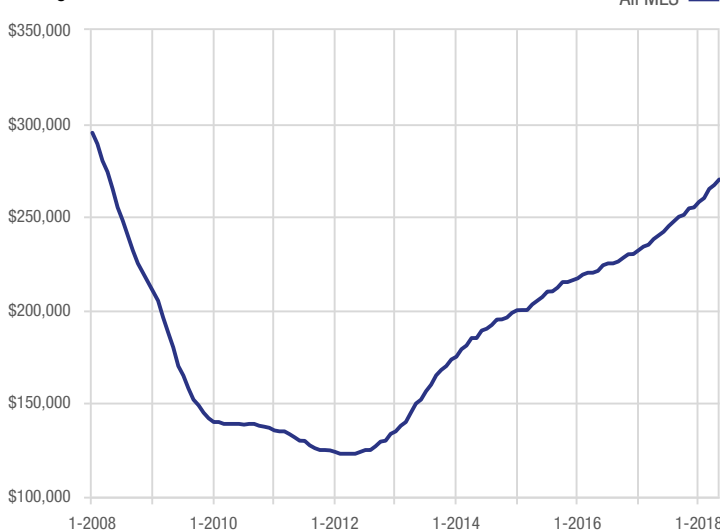
Single Family	May			Year to Date		
	2017	2018	% Change	Thru 5-2017	Thru 5-2018	% Change
New Listings	3,932	3,949	+ 0.4%	18,603	17,736	- 4.7%
Pending Sales	3,430	3,542	+ 3.3%	15,331	15,022	- 2.0%
Closed Sales	3,464	3,056	- 11.8%	13,752	13,297	- 3.3%
Days on Market Until Sale	38	30	- 21.1%	45	34	- 24.4%
Median Sales Price*	\$250,000	\$295,000	+ 18.0%	\$245,000	\$282,000	+ 15.1%
Average Sales Price*	\$298,049	\$342,103	+ 14.8%	\$285,440	\$332,316	+ 16.4%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	7,279	4,775	- 34.4%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

Townhouse/Condo	May			Year to Date		
	2017	2018	% Change	Thru 5-2017	Thru 5-2018	% Change
New Listings	774	895	+ 15.6%	3,807	4,261	+ 11.9%
Pending Sales	731	925	+ 26.5%	3,420	3,680	+ 7.6%
Closed Sales	760	727	- 4.3%	3,179	3,215	+ 1.1%
Days on Market Until Sale	28	23	- 17.9%	37	26	- 29.7%
Median Sales Price*	\$138,750	\$160,000	+ 15.3%	\$125,000	\$155,000	+ 24.0%
Average Sales Price*	\$147,242	\$170,070	+ 15.5%	\$137,328	\$166,728	+ 21.4%
Percent of List Price Received*	99.1%	99.1%	0.0%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	1,133	951	- 16.1%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

* 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.

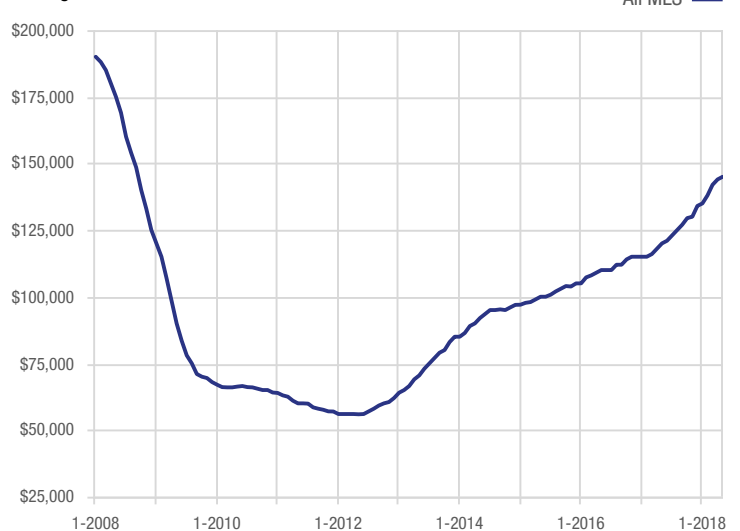
Median Sales Price - Single Family

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.