

# Local Market Update – July 2018

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



## Greater Las Vegas Area

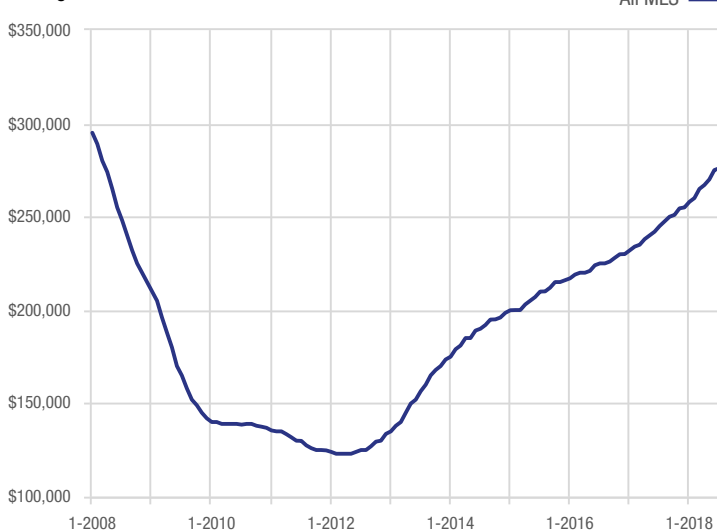
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
New Listings	3,709	<b>3,866</b>	+ 4.2%	26,237	<b>25,540</b>	- 2.7%
Pending Sales	2,958	<b>3,229</b>	+ 9.2%	21,430	<b>20,954</b>	- 2.2%
Closed Sales	3,084	<b>3,109</b>	+ 0.8%	20,435	<b>19,639</b>	- 3.9%
Days on Market Until Sale	35	<b>28</b>	- 20.0%	42	<b>32</b>	- 23.8%
Median Sales Price*	\$260,000	<b>\$290,000</b>	+ 11.5%	\$250,000	<b>\$285,000</b>	+ 14.0%
Average Sales Price*	\$304,315	<b>\$334,053</b>	+ 9.8%	\$290,311	<b>\$333,855</b>	+ 15.0%
Percent of List Price Received*	98.9%	<b>99.3%</b>	+ 0.4%	98.7%	<b>99.1%</b>	+ 0.4%
Inventory of Homes for Sale	7,342	<b>5,355</b>	- 27.1%	—	—	—
Months Supply of Inventory	2.6	<b>1.9</b>	- 26.9%	—	—	—

Townhouse/Condo	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
New Listings	743	<b>875</b>	+ 17.8%	5,306	<b>6,067</b>	+ 14.3%
Pending Sales	648	<b>851</b>	+ 31.3%	4,752	<b>5,182</b>	+ 9.0%
Closed Sales	631	<b>743</b>	+ 17.7%	4,583	<b>4,764</b>	+ 3.9%
Days on Market Until Sale	31	<b>26</b>	- 16.1%	35	<b>26</b>	- 25.7%
Median Sales Price*	\$138,900	<b>\$167,000</b>	+ 20.2%	\$128,000	<b>\$160,000</b>	+ 25.0%
Average Sales Price*	\$157,768	<b>\$177,224</b>	+ 12.3%	\$141,205	<b>\$170,378</b>	+ 20.7%
Percent of List Price Received*	99.2%	<b>98.7%</b>	- 0.5%	98.6%	<b>99.0%</b>	+ 0.4%
Inventory of Homes for Sale	1,091	<b>1,016</b>	- 6.9%	—	—	—
Months Supply of Inventory	1.7	<b>1.5</b>	- 11.8%	—	—	—

\* 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.

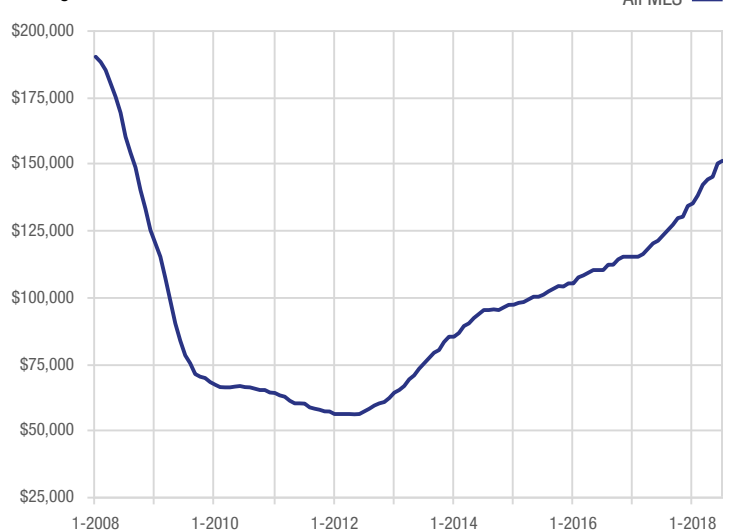
### Median Sales Price - Single Family

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.