

Local Market Update – August 2018

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



Greater Las Vegas Area

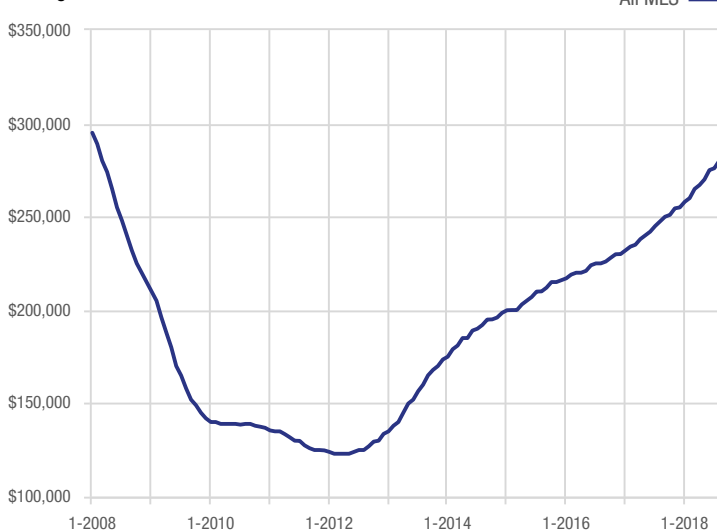
Single Family	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
Key Metrics						
New Listings	3,756	4,335	+ 15.4%	29,993	29,894	- 0.3%
Pending Sales	3,057	2,983	- 2.4%	24,483	23,482	- 4.1%
Closed Sales	3,232	3,007	- 7.0%	23,667	22,676	- 4.2%
Days on Market Until Sale	34	29	- 14.7%	41	32	- 22.0%
Median Sales Price*	\$263,000	\$296,000	+ 12.5%	\$250,000	\$287,000	+ 14.8%
Average Sales Price*	\$296,616	\$351,226	+ 18.4%	\$291,172	\$336,108	+ 15.4%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	7,234	6,366	- 12.0%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2017	2018	% Change	Thru 8-2017	Thru 8-2018	% Change
Key Metrics						
New Listings	818	1,071	+ 30.9%	6,124	7,146	+ 16.7%
Pending Sales	662	787	+ 18.9%	5,413	5,824	+ 7.6%
Closed Sales	716	790	+ 10.3%	5,299	5,562	+ 5.0%
Days on Market Until Sale	25	25	0.0%	33	26	- 21.2%
Median Sales Price*	\$138,000	\$170,000	+ 23.2%	\$129,900	\$160,000	+ 23.2%
Average Sales Price*	\$150,498	\$181,146	+ 20.4%	\$142,461	\$171,988	+ 20.7%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	1,157	1,299	+ 12.3%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

* 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.

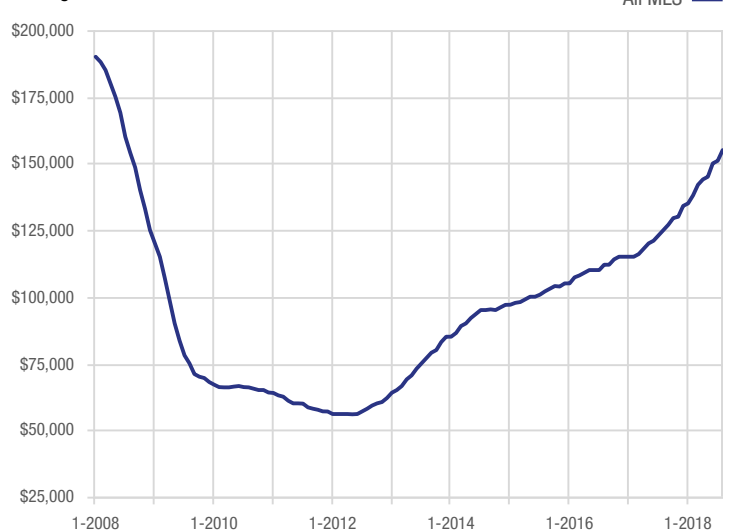
Median Sales Price - Single Family

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.