

# September 2018

All Home Types  
Single Family  
Townhouse  
Condo/Coop

## Local Market Insight

### Greater Las Vegas AOR



Presented by  
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## September 2018

### Greater Las Vegas AOR

**New Listings** 4,904

↓ **-13.6%** ↑ **13.7%**  
 from Aug 2018: **5,677**      from Sep 2017: **4,313**

YTD	2018	2017	+/-
	<b>44,079</b>	<b>43,029</b>	2.4%

5-year Sep average: **4,618**

**Closed Sales** 2,870

↓ **-29.5%** ↓ **-22.4%**  
 from Aug 2018: **4,071**      from Sep 2017: **3,698**

YTD	2018	2017	+/-
	<b>32,972</b>	<b>34,483</b>	-4.4%

5-year Sep average: **3,328**

**New Pendings** 2,696

↓ **-17.9%** ↓ **-24.9%**  
 from Aug 2018: **3,284**      from Sep 2017: **3,590**

YTD	2018	2017	+/-
	<b>37,269</b>	<b>35,489</b>	5.0%

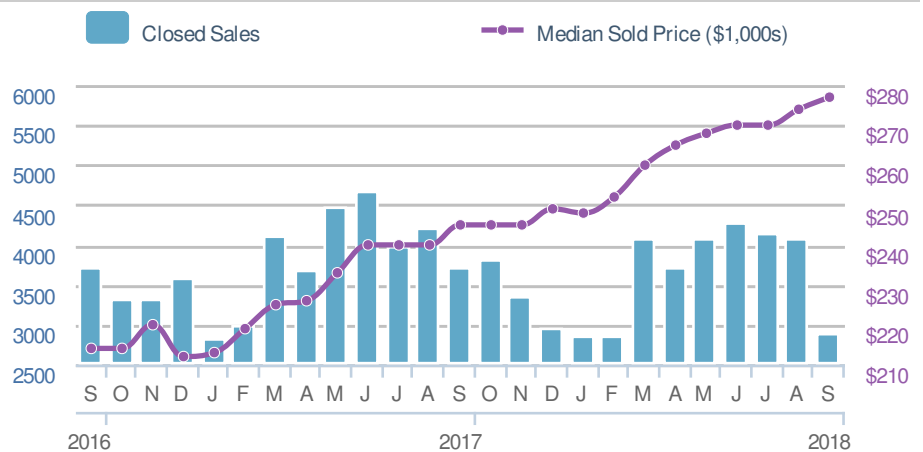
5-year Sep average: **3,119**

**Median Sold Price** \$277,750

↑ **1.2%** ↑ **13.4%**  
 from Aug 2018: **\$274,500**      from Sep 2017: **\$245,000**

YTD	2018	2017	+/-
	<b>\$265,000</b>	<b>\$232,200</b>	14.1%

5-year Sep average: **\$224,439**



**Active Listings** 9,754

9,754  
 Min 8,253      Max 15,644  
 5-year Sep average 12,220

Aug 2018	Sep 2017
<b>8,694</b>	<b>8,253</b>

**Median Days to Contract** 16

16  
 Min 16      Max 35  
 5-year Sep average 26

Aug 2018	Sep 2017	YTD
<b>15</b>	<b>16</b>	<b>15</b>

**Avg Sold to OLP Ratio** 97.7%

97.7%  
 Min 96.3%      Max 97.8%  
 5-year Sep average 97.1%

Aug 2018	Sep 2017	YTD
<b>98.5%</b>	<b>97.8%</b>	<b>98.6%</b>

## September 2018

### Greater Las Vegas AOR - Single Family

**New Listings** **3,867**

↓ **-13.9%** ↑ **12.9%**  
 from Aug 2018: **4,491**      from Sep 2017: **3,425**

YTD	2018	2017	+/-
	<b>34,715</b>	<b>34,750</b>	-0.1%

5-year Sep average: **3,709**

**Closed Sales** **2,296**

↓ **-27.4%** ↓ **-22.9%**  
 from Aug 2018: **3,164**      from Sep 2017: **2,978**

YTD	2018	2017	+/-
	<b>25,993</b>	<b>27,670</b>	-6.1%

5-year Sep average: **2,696**

**New Pendings** **2,133**

↓ **-16.6%** ↓ **-25.7%**  
 from Aug 2018: **2,557**      from Sep 2017: **2,871**

YTD	2018	2017	+/-
	<b>29,132</b>	<b>28,504</b>	2.2%

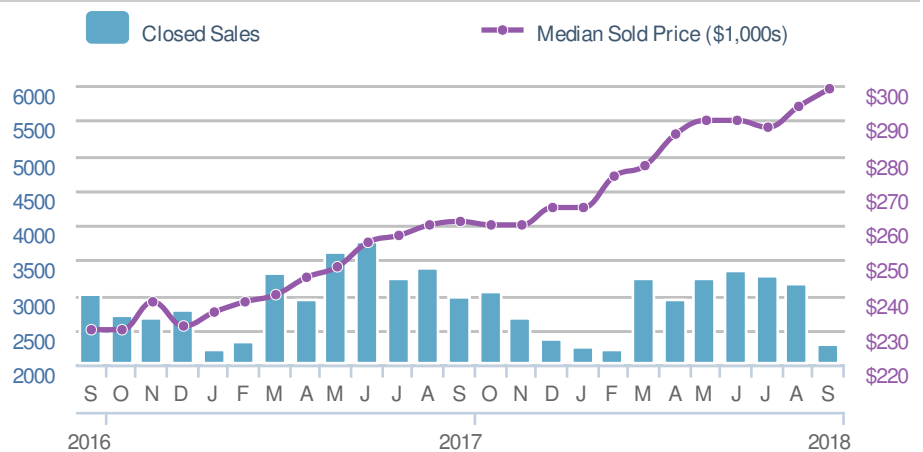
5-year Sep average: **2,515**

**Median Sold Price** **\$299,250**

↑ **1.8%** ↑ **14.7%**  
 from Aug 2018: **\$294,000**      from Sep 2017: **\$261,000**

YTD	2018	2017	+/-
	<b>\$285,000</b>	<b>\$250,000</b>	14.0%

5-year Sep average: **\$242,050**



**Active Listings** **7,695**

7,695  
 Min 6,724      Max 12,298  
 5-year Sep average **9,733**

Aug 2018	Sep 2017
<b>6,939</b>	<b>6,724</b>

**Median Days to Contract** **16**

16  
 Min 16      Max 35  
 5-year Sep average **25**

Aug 2018	Sep 2017	YTD
<b>15</b>	<b>16</b>	<b>15</b>

**Avg Sold to OLP Ratio** **97.6%**

97.6%  
 Min 96.6%      Max 97.7%  
 5-year Sep average **97.2%**

Aug 2018	Sep 2017	YTD
<b>98.6%</b>	<b>97.7%</b>	<b>98.6%</b>

## September 2018

### Greater Las Vegas AOR - Townhouse

**New Listings** **383**

↓ **-9.2%** ↑ **23.5%**  
from Aug 2018: **422** from Sep 2017: **310**

YTD	2018	2017	+/-
	<b>3,317</b>	<b>2,875</b>	15.4%

5-year Sep average: **302**

**Closed Sales** **219**

↓ **-32.0%** ↓ **-19.5%**  
from Aug 2018: **322** from Sep 2017: **272**

YTD	2018	2017	+/-
	<b>2,629</b>	<b>2,436</b>	7.9%

5-year Sep average: **236**

**New Pendings** **198**

↓ **-27.2%** ↓ **-26.9%**  
from Aug 2018: **272** from Sep 2017: **271**

YTD	2018	2017	+/-
	<b>3,047</b>	<b>2,535</b>	20.2%

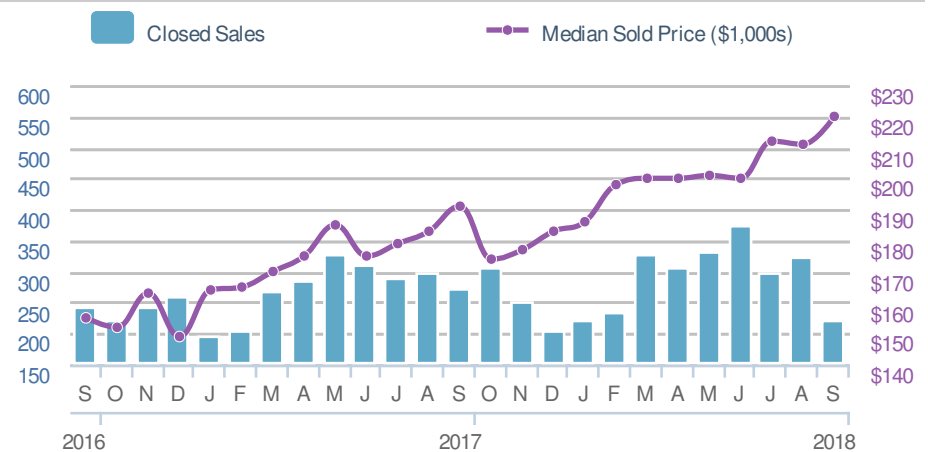
5-year Sep average: **218**

**Median Sold Price** **\$220,000**

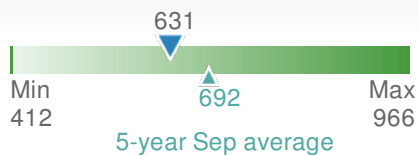
↑ **4.0%** ↑ **15.2%**  
from Aug 2018: **\$211,500** from Sep 2017: **\$191,000**

YTD	2018	2017	+/-
	<b>\$205,000</b>	<b>\$176,000</b>	16.5%

5-year Sep average: **\$167,100**



**Active Listings** **631**



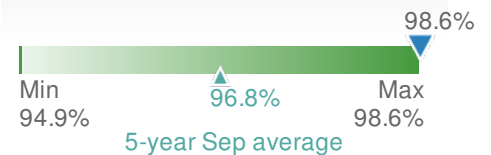
Aug 2018	Sep 2017
<b>484</b>	<b>412</b>

**Median Days to Contract** **11**



Aug 2018	Sep 2017	YTD
<b>10</b>	<b>11</b>	<b>10</b>

**Avg Sold to OLP Ratio** **98.6%**



Aug 2018	Sep 2017	YTD
<b>99.2%</b>	<b>98.4%</b>	<b>99.3%</b>

## September 2018

### Greater Las Vegas AOR - Condo/Coop

#### New Listings **654**

↓ **-14.4%** ↑ **13.1%**  
 from Aug 2018: **764** from Sep 2017: **578**

YTD	2018	2017	+/-
	<b>6,047</b>	<b>5,403</b>	11.9%

5-year Sep average: **607**

#### Closed Sales **355**

↓ **-39.3%** ↓ **-20.8%**  
 from Aug 2018: **585** from Sep 2017: **448**

YTD	2018	2017	+/-
	<b>4,350</b>	<b>4,375</b>	-0.6%

5-year Sep average: **395**

#### New Pendings **365**

↓ **-19.8%** ↓ **-18.5%**  
 from Aug 2018: **455** from Sep 2017: **448**

YTD	2018	2017	+/-
	<b>5,090</b>	<b>4,449</b>	14.4%

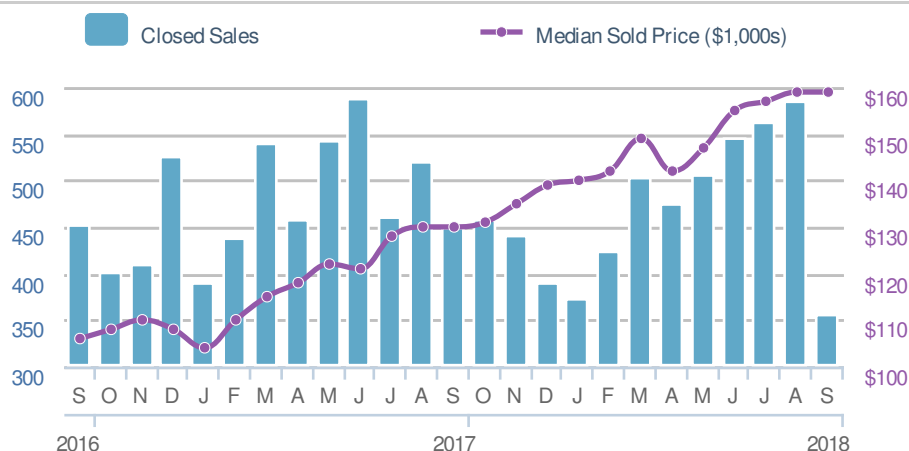
5-year Sep average: **386**

#### Median Sold Price **\$159,000**

↔ **0.0%** ↑ **22.3%**  
 from Aug 2018: **\$159,000** from Sep 2017: **\$130,000**

YTD	2018	2017	+/-
	<b>\$150,000</b>	<b>\$120,000</b>	25.0%

5-year Sep average: **\$116,880**



#### Active Listings **1,428**

1,428  
 Min 1,117 Max 2,380  
 5-year Sep average 1,795

Aug 2018	Sep 2017
<b>1,271</b>	<b>1,117</b>

#### Median Days to Contract **18**

18  
 Min 13 Max 45  
 5-year Sep average 30

Aug 2018	Sep 2017	YTD
<b>18</b>	<b>13</b>	<b>17</b>

#### Avg Sold to OLP Ratio **97.7%**

97.7%  
 Min 94.3% Max 98.2%  
 5-year Sep average 96.4%

Aug 2018	Sep 2017	YTD
<b>97.8%</b>	<b>98.2%</b>	<b>98.1%</b>