

# Local Market Update – September 2018

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



## Greater Las Vegas Area

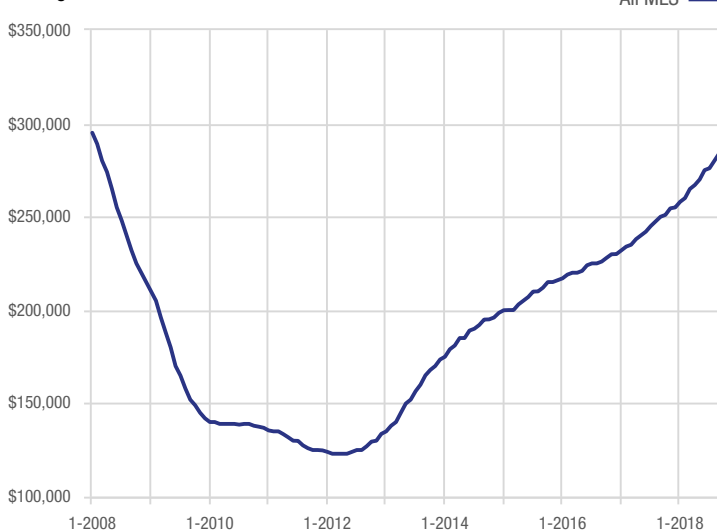
Single Family	September			Year to Date		
	2017	2018	% Change	Thru 9-2017	Thru 9-2018	% Change
<b>Key Metrics</b>						
New Listings	3,274	<b>3,775</b>	+ 15.3%	33,267	<b>33,682</b>	+ 1.2%
Pending Sales	2,721	<b>2,666</b>	- 2.0%	27,194	<b>25,868</b>	- 4.9%
Closed Sales	2,866	<b>2,375</b>	- 17.1%	26,533	<b>25,069</b>	- 5.5%
Days on Market Until Sale	35	<b>29</b>	- 17.1%	40	<b>32</b>	- 20.0%
Median Sales Price*	\$265,000	<b>\$300,000</b>	+ 13.2%	\$253,000	<b>\$289,000</b>	+ 14.2%
Average Sales Price*	\$309,757	<b>\$343,193</b>	+ 10.8%	\$293,180	<b>\$336,810</b>	+ 14.9%
Percent of List Price Received*	98.8%	<b>98.8%</b>	0.0%	98.7%	<b>99.1%</b>	+ 0.4%
Inventory of Homes for Sale	7,056	<b>6,861</b>	- 2.8%	—	—	—
Months Supply of Inventory	2.5	<b>2.5</b>	0.0%	—	—	—

Townhouse/Condo	September			Year to Date		
	2017	2018	% Change	Thru 9-2017	Thru 9-2018	% Change
<b>Key Metrics</b>						
New Listings	732	<b>910</b>	+ 24.3%	6,856	<b>8,060</b>	+ 17.6%
Pending Sales	614	<b>656</b>	+ 6.8%	6,027	<b>6,381</b>	+ 5.9%
Closed Sales	641	<b>549</b>	- 14.4%	5,940	<b>6,118</b>	+ 3.0%
Days on Market Until Sale	27	<b>26</b>	- 3.7%	33	<b>26</b>	- 21.2%
Median Sales Price*	\$140,000	<b>\$170,000</b>	+ 21.4%	\$130,000	<b>\$161,450</b>	+ 24.2%
Average Sales Price*	\$157,229	<b>\$183,677</b>	+ 16.8%	\$144,054	<b>\$173,015</b>	+ 20.1%
Percent of List Price Received*	98.7%	<b>98.6%</b>	- 0.1%	98.7%	<b>98.9%</b>	+ 0.2%
Inventory of Homes for Sale	1,166	<b>1,501</b>	+ 28.7%	—	—	—
Months Supply of Inventory	1.8	<b>2.2</b>	+ 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.

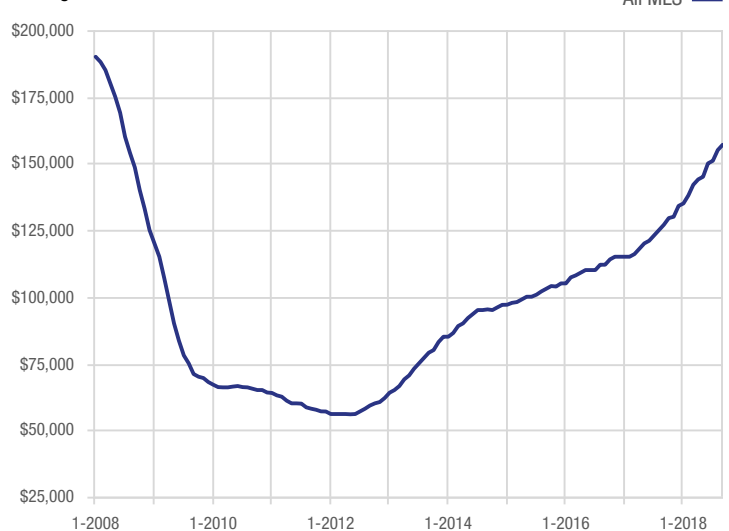
### Median Sales Price - Single Family

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.