

October 2018

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Greater Las Vegas AOR



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October 2018

Greater Las Vegas AOR

New Listings 5,142

↑ 4.9%

from Sep 2018:
4,904

↑ 19.1%

from Oct 2017:
4,316

YTD	2018	2017	+/-
	49,224	47,345	4.0%

5-year Oct average: **4,605**

Closed Sales 3,511

↑ 22.3%

from Sep 2018:
2,870

↓ -7.7%

from Oct 2017:
3,802

YTD	2018	2017	+/-
	36,484	38,285	-4.7%

5-year Oct average: **3,347**

New Pending 2,806

↑ 4.1%

from Sep 2018:
2,696

↓ -22.1%

from Oct 2017:
3,600

YTD	2018	2017	+/-
	40,174	39,089	2.8%

5-year Oct average: **3,171**

Median Sold Price \$273,988

↓ -1.4%

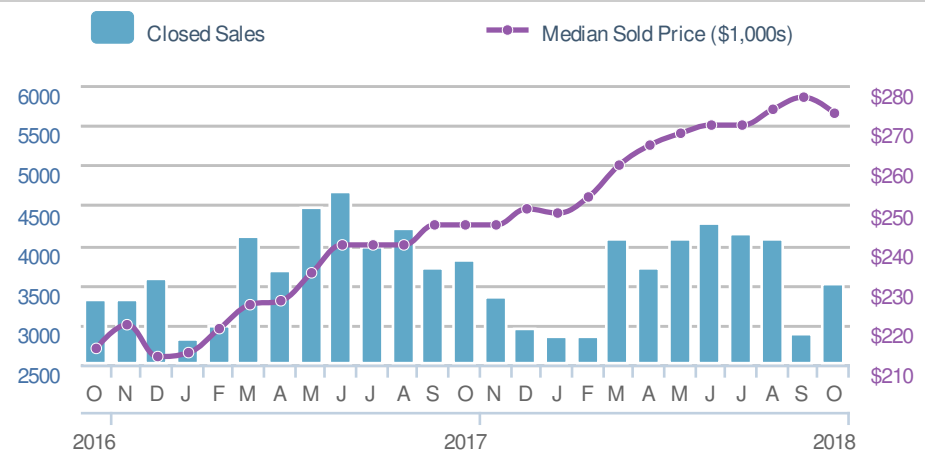
from Sep 2018:
\$277,750

↑ 11.8%

from Oct 2017:
\$245,000

YTD	2018	2017	+/-
	\$265,200	\$235,000	12.9%

5-year Oct average: **\$222,296**



Active Listings 10,365



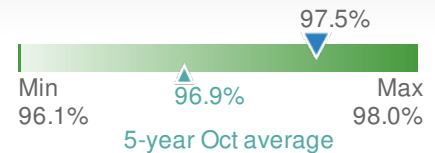
Sep 2018	Oct 2017
9,754	7,821

Median Days to Contract 20



Sep 2018	Oct 2017	YTD
16	19	15

Avg Sold to OLP Ratio 97.5%



Sep 2018	Oct 2017	YTD
97.7%	98.0%	98.5%

October 2018

Greater Las Vegas AOR - Single Family

New Listings **4,047**

▲ **4.7%**
 from Sep 2018:
3,867

▲ **19.7%**
 from Oct 2017:
3,381

YTD	2018	2017	+/-
	38,764	38,131	1.7%

5-year Oct average: **3,686**

Closed Sales **2,774**

▲ **20.8%**
 from Sep 2018:
2,296

▼ **-8.8%**
 from Oct 2017:
3,043

YTD	2018	2017	+/-
	28,768	30,713	-6.3%

5-year Oct average: **2,695**

New Pendings **2,207**

▲ **3.5%**
 from Sep 2018:
2,133

▼ **-22.3%**
 from Oct 2017:
2,842

YTD	2018	2017	+/-
	31,419	31,346	0.2%

5-year Oct average: **2,538**

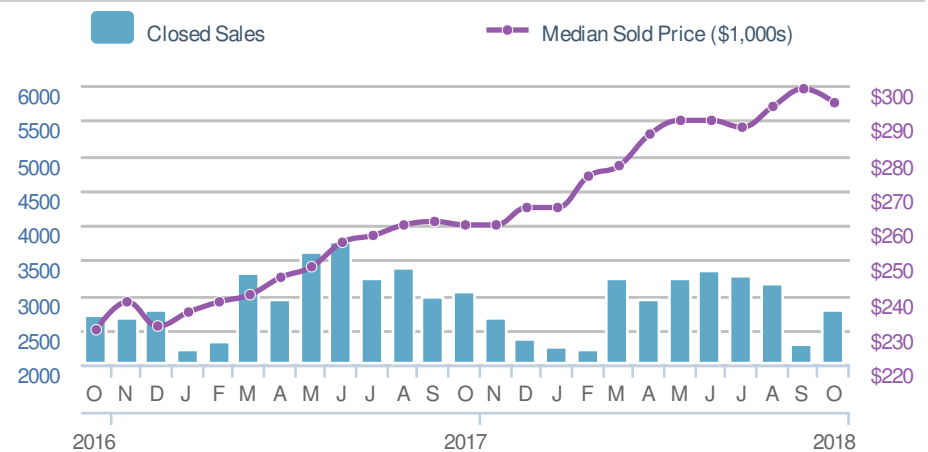
Median Sold Price **\$295,000**

▼ **-1.4%**
 from Sep 2018:
\$299,250

▲ **13.5%**
 from Oct 2017:
\$260,000

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

5-year Oct average: **\$239,700**



Active Listings **8,143**

8,143
▲ 9,739
▼ 6,312
 Min Max
 5-year Oct average

Sep 2018	Oct 2017
7,695	6,312

Median Days to Contract **21**

21
▲ 28
▼ 21
 Min Max
 5-year Oct average

Sep 2018	Oct 2017	YTD
16	21	15

Avg Sold to OLP Ratio **97.6%**

97.6%
▲ 97.1%
▼ 96.3%
 Min Max
 5-year Oct average

Sep 2018	Oct 2017	YTD
97.6%	98.0%	98.5%

October 2018

Greater Las Vegas AOR - Townhouse

New Listings **371**

↓ -3.1% **↑ 23.3%**
from Sep 2018: **383** from Oct 2017: **301**

YTD	2018	2017	+/-
	3,688	3,176	16.1%

5-year Oct average: **307**

Closed Sales **294**

↑ 34.2% **↓ -3.0%**
from Sep 2018: **219** from Oct 2017: **303**

YTD	2018	2017	+/-
	2,923	2,739	6.7%

5-year Oct average: **245**

New Pendings **208**

↑ 5.1% **↓ -25.7%**
from Sep 2018: **198** from Oct 2017: **280**

YTD	2018	2017	+/-
	3,269	2,815	16.1%

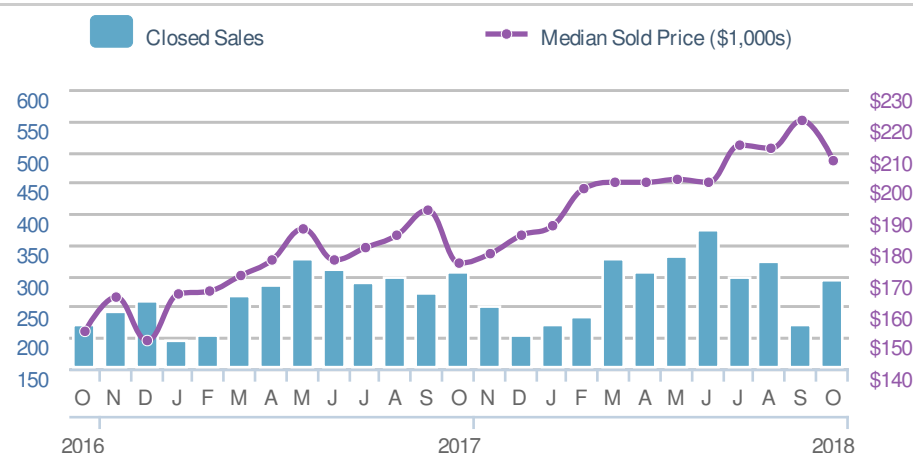
5-year Oct average: **234**

Median Sold Price **\$207,250**

↓ -5.8% **↑ 19.1%**
from Sep 2018: **\$220,000** from Oct 2017: **\$174,000**

YTD	2018	2017	+/-
	\$205,000	\$175,900	16.5%

5-year Oct average: **\$161,850**



Active Listings **649**

649
Min 377 Max 921
5-year Oct average 675

Sep 2018	Oct 2017
631	377

Median Days to Contract **16**

16
Min 12 Max 38
5-year Oct average 24

Sep 2018	Oct 2017	YTD
11	12	11

Avg Sold to OLP Ratio **97.6%**

97.6%
Min 94.5% Max 98.4%
5-year Oct average 96.4%

Sep 2018	Oct 2017	YTD
98.6%	98.4%	99.2%

October 2018

Greater Las Vegas AOR - Condo/Coop

New Listings **724**

▲ **10.7%**
from Sep 2018:
654

▲ **14.2%**
from Oct 2017:
634

YTD	2018	2017	+/-
	6,772	6,037	12.2%

5-year Oct average: **612**

Closed Sales **443**

▲ **24.8%**
from Sep 2018:
355

▼ **-2.9%**
from Oct 2017:
456

YTD	2018	2017	+/-
	4,793	4,831	-0.8%

5-year Oct average: **407**

New Pendings **391**

▲ **7.1%**
from Sep 2018:
365

▼ **-18.2%**
from Oct 2017:
478

YTD	2018	2017	+/-
	5,486	4,927	11.3%

5-year Oct average: **400**

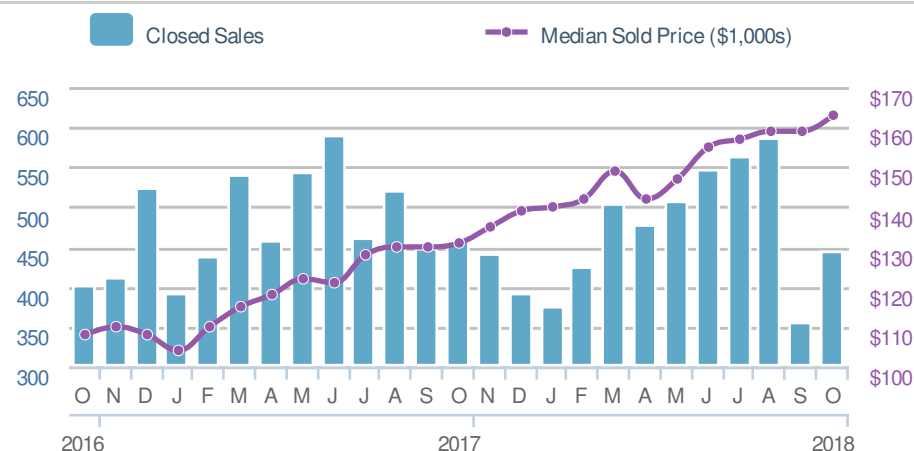
Median Sold Price **\$163,000**

▲ **2.5%**
from Sep 2018:
\$159,000

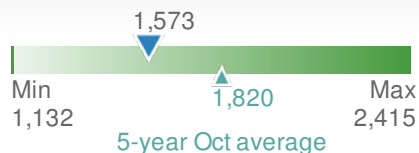
▲ **24.2%**
from Oct 2017:
\$131,250

YTD	2018	2017	+/-
	\$151,500	\$121,000	25.2%

5-year Oct average: **\$116,490**

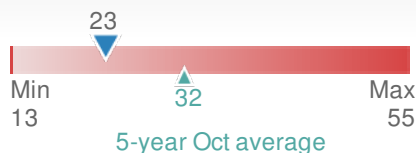


Active Listings **1,573**



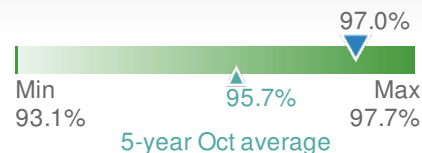
Sep 2018	Oct 2017
1,428	1,132

Median Days to Contract **23**



Sep 2018	Oct 2017	YTD
18	13	18

Avg Sold to OLP Ratio **97.0%**



Sep 2018	Oct 2017	YTD
97.7%	97.7%	98.0%