

Local Market Update – October 2018

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



Greater Las Vegas Area

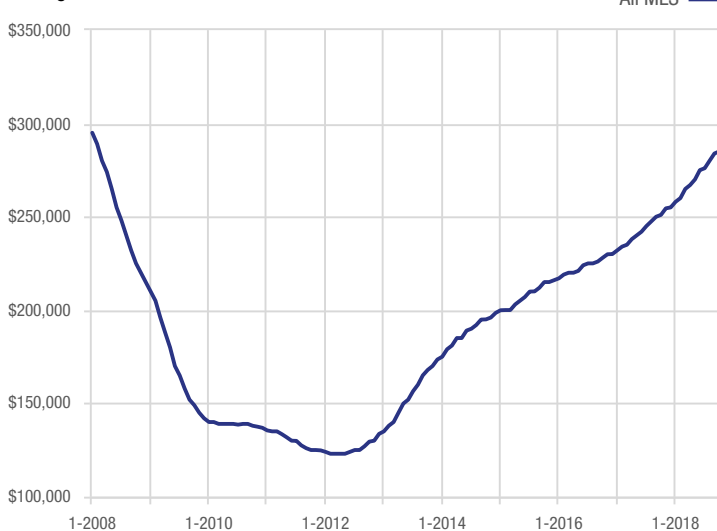
Single Family	October			Year to Date		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
Key Metrics						
New Listings	3,221	3,896	+ 21.0%	36,488	37,600	+ 3.0%
Pending Sales	2,673	2,592	- 3.0%	29,862	28,148	- 5.7%
Closed Sales	2,907	2,619	- 9.9%	29,440	27,705	- 5.9%
Days on Market Until Sale	37	32	- 13.5%	40	32	- 20.0%
Median Sales Price*	\$265,000	\$297,400	+ 12.2%	\$255,000	\$290,000	+ 13.7%
Average Sales Price*	\$314,858	\$353,019	+ 12.1%	\$295,320	\$338,314	+ 14.6%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	6,875	7,427	+ 8.0%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

Townhouse/Condo	October			Year to Date		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
Key Metrics						
New Listings	797	932	+ 16.9%	7,653	8,996	+ 17.5%
Pending Sales	647	655	+ 1.2%	6,674	6,948	+ 4.1%
Closed Sales	650	636	- 2.2%	6,590	6,759	+ 2.6%
Days on Market Until Sale	25	29	+ 16.0%	32	26	- 18.8%
Median Sales Price*	\$140,000	\$174,450	+ 24.6%	\$131,500	\$163,000	+ 24.0%
Average Sales Price*	\$152,983	\$182,033	+ 19.0%	\$144,935	\$173,858	+ 20.0%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.7%	98.9%	+ 0.2%
Inventory of Homes for Sale	1,213	1,672	+ 37.8%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

* 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.

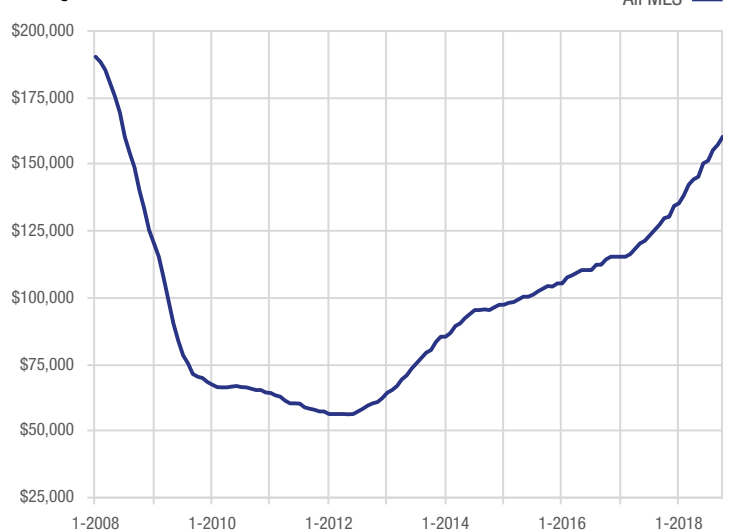
Median Sales Price - Single Family

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.