

Local Market Update – November 2018

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



Greater Las Vegas Area

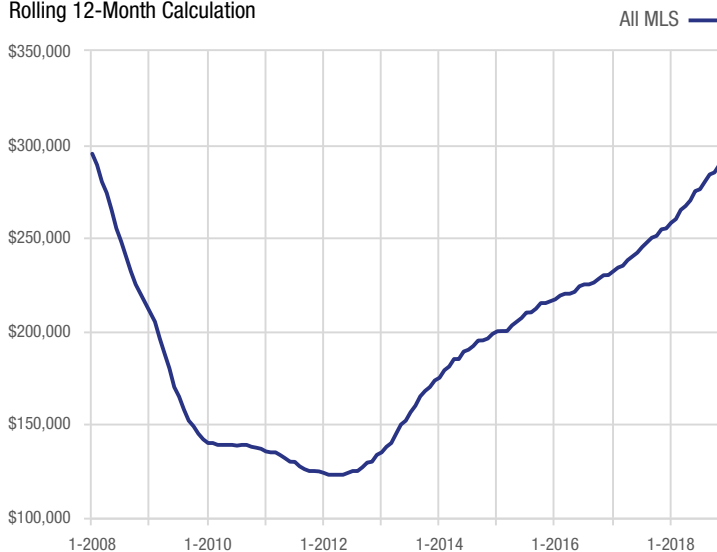
Single Family	November			Year to Date		
	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
Key Metrics						
New Listings	2,658	3,265	+ 22.8%	39,146	40,877	+ 4.4%
Pending Sales	2,361	2,371	+ 0.4%	32,218	30,253	- 6.1%
Closed Sales	2,552	2,255	- 11.6%	31,992	29,983	- 6.3%
Days on Market Until Sale	36	36	0.0%	39	32	- 17.9%
Median Sales Price*	\$264,000	\$295,500	+ 11.9%	\$255,000	\$290,000	+ 13.7%
Average Sales Price*	\$313,165	\$342,334	+ 9.3%	\$296,743	\$338,605	+ 14.1%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	6,480	7,612	+ 17.5%	—	—	—
Months Supply of Inventory	2.3	2.8	+ 21.7%	—	—	—

Townhouse/Condo	November			Year to Date		
	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
Key Metrics						
New Listings	619	743	+ 20.0%	8,272	9,748	+ 17.8%
Pending Sales	590	588	- 0.3%	7,263	7,447	+ 2.5%
Closed Sales	599	554	- 7.5%	7,189	7,319	+ 1.8%
Days on Market Until Sale	25	33	+ 32.0%	31	27	- 12.9%
Median Sales Price*	\$142,000	\$164,450	+ 15.8%	\$133,000	\$163,000	+ 22.6%
Average Sales Price*	\$158,358	\$174,263	+ 10.0%	\$146,053	\$173,881	+ 19.1%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	1,156	1,731	+ 49.7%	—	—	—
Months Supply of Inventory	1.8	2.6	+ 44.4%	—	—	—

* 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.

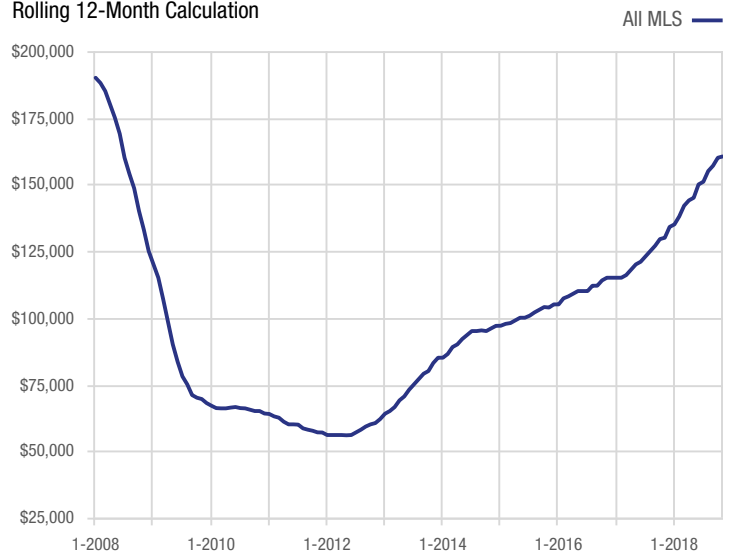
Median Sales Price - Single Family

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.