

December 2018

All Home Types
Single Family
Townhouse
Condo/Coop

Local Market Insight

Greater Las Vegas AOR



Presented by
George Anderson
Addicted Realty
Email: George@addictedrealty.com
Work Phone: 702-843-6733
Mobile Phone: 702-843-6733
Web: www.addictedrealty.com

December 2018

Greater Las Vegas AOR

New Listings **3,175**

↓ **-24.9%** ↑ **24.5%**
 from Nov 2018: **4,227** from Dec 2017: **2,550**

YTD	2018	2017	+/-
	56,628	53,451	5.9%

5-year Dec average: **2,937**

Closed Sales **2,784**

↓ **-6.8%** ↓ **-5.6%**
 from Nov 2018: **2,988** from Dec 2017: **2,949**

YTD	2018	2017	+/-
	42,255	44,577	-5.2%

5-year Dec average: **3,093**

New Pendings **2,036**

↓ **-13.3%** ↓ **-33.1%**
 from Nov 2018: **2,347** from Dec 2017: **3,042**

YTD	2018	2017	+/-
	44,685	45,459	-1.7%

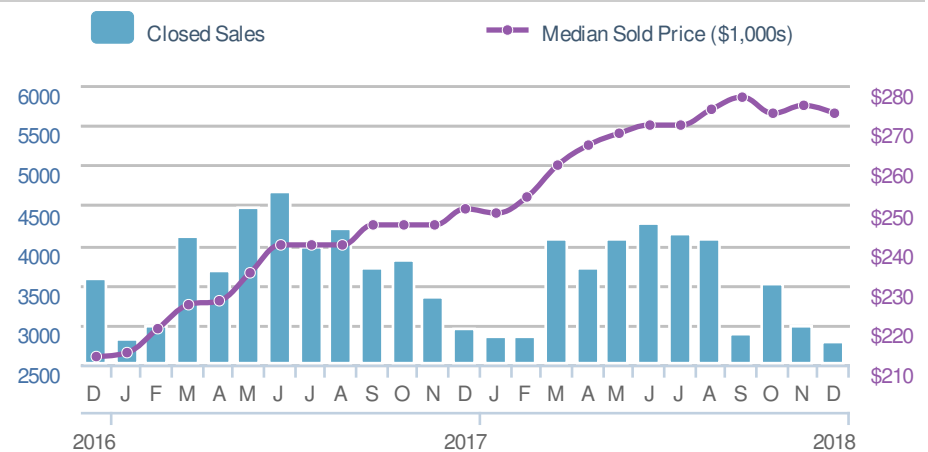
5-year Dec average: **2,522**

Median Sold Price **\$273,994**

↓ **-0.4%** ↑ **10.0%**
 from Nov 2018: **\$275,000** from Dec 2017: **\$249,000**

YTD	2018	2017	+/-
	\$267,500	\$235,000	13.8%

5-year Dec average: **\$223,799**



Active Listings **10,097**

10,097
 Min 5,321 Max 14,315
 10,577
 5-year Dec average

Nov 2018	Dec 2017
10,769	5,321

Median Days to Contract **28**

28
 Min 21 Max 42
 32
 5-year Dec average

Nov 2018	Dec 2017	YTD
23	21	17

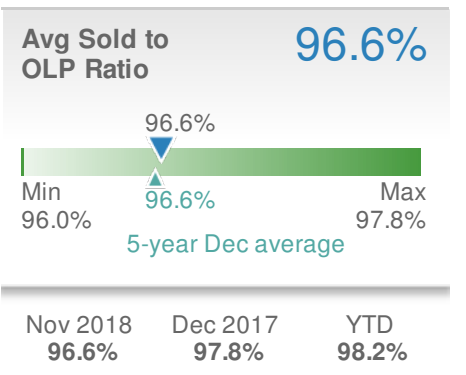
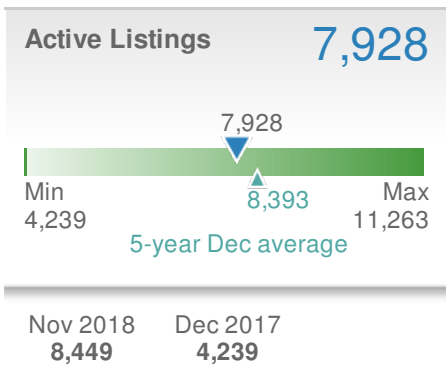
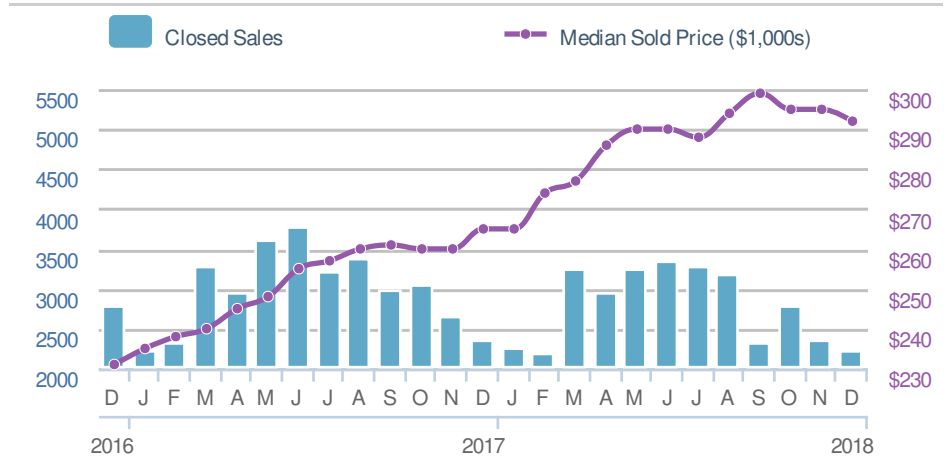
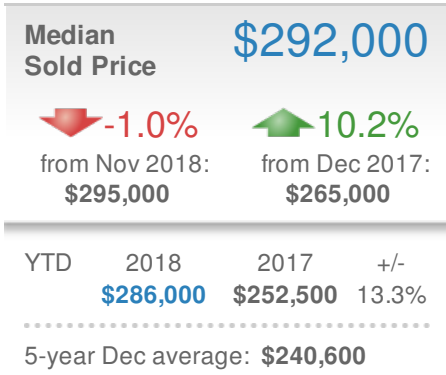
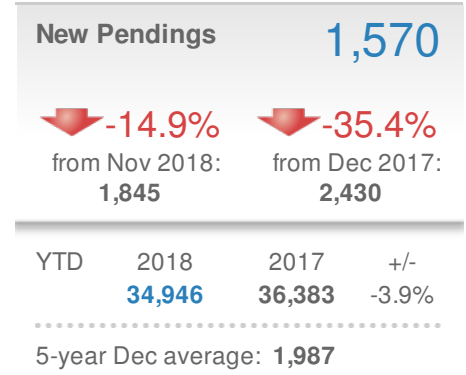
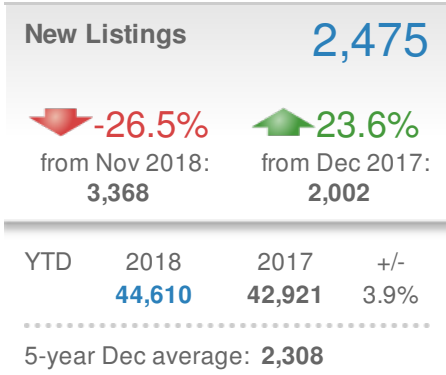
Avg Sold to OLP Ratio **96.5%**

96.5%
 Min 95.6% Max 97.9%
 96.5%
 5-year Dec average

Nov 2018	Dec 2017	YTD
96.5%	97.9%	98.2%

December 2018

Greater Las Vegas AOR - Single Family



December 2018

Greater Las Vegas AOR - Townhouse

New Listings **229**

↓ **-26.1%** ↑ **34.7%**
 from Nov 2018: **310** from Dec 2017: **170**

YTD	2018	2017	+/-
	4,223	3,613	16.9%

5-year Dec average: **198**

Closed Sales **228**

↑ **6.0%** ↑ **11.8%**
 from Nov 2018: **215** from Dec 2017: **204**

YTD	2018	2017	+/-
	3,366	3,192	5.5%

5-year Dec average: **222**

New Pendings **184**

↓ **-5.6%** ↓ **-3.7%**
 from Nov 2018: **195** from Dec 2017: **191**

YTD	2018	2017	+/-
	3,653	3,264	11.9%

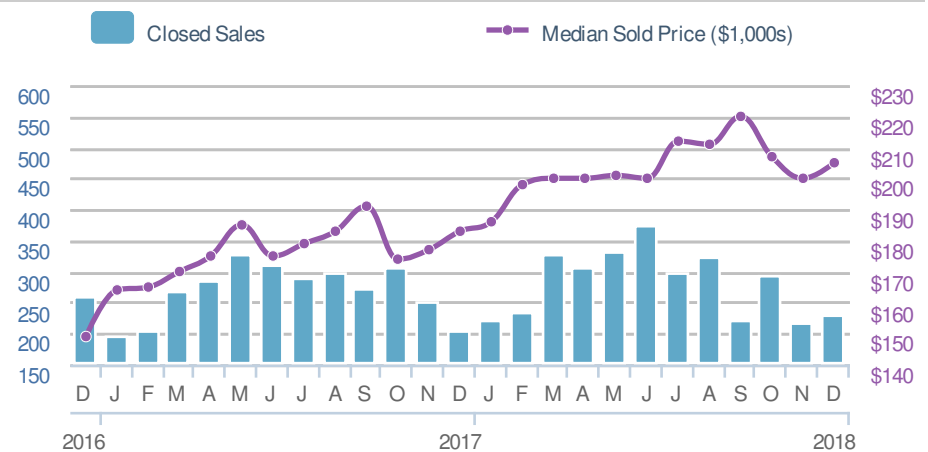
5-year Dec average: **185**

Median Sold Price **\$205,000**

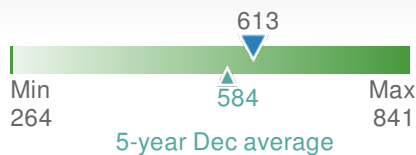
↑ **2.5%** ↑ **11.7%**
 from Nov 2018: **\$200,000** from Dec 2017: **\$183,500**

YTD	2018	2017	+/-
	\$205,000	\$177,000	15.8%

5-year Dec average: **\$162,600**

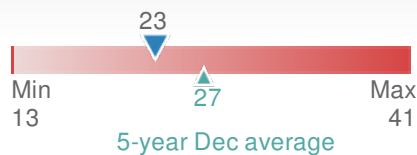


Active Listings **613**



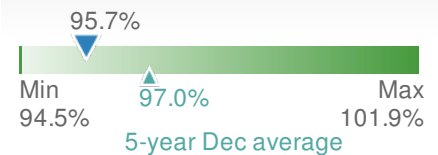
Nov 2018	Dec 2017
673	264

Median Days to Contract **23**



Nov 2018	Dec 2017	YTD
22	13	12

Avg Sold to OLP Ratio **95.7%**



Nov 2018	Dec 2017	YTD
96.6%	101.9%	98.8%

December 2018

Greater Las Vegas AOR - Condo/Coop

New Listings 471

↓ **-14.2%** ↑ **24.6%**
 from Nov 2018: **549** from Dec 2017: **378**

YTD	2018	2017	+/-
	7,795	6,916	12.7%

5-year Dec average: **431**

Closed Sales 346

↓ **-16.2%** ↓ **-11.1%**
 from Nov 2018: **413** from Dec 2017: **389**

YTD	2018	2017	+/-
	5,552	5,660	-1.9%

5-year Dec average: **394**

New Pendings 282

↓ **-8.1%** ↓ **-33.0%**
 from Nov 2018: **307** from Dec 2017: **421**

YTD	2018	2017	+/-
	6,086	5,811	4.7%

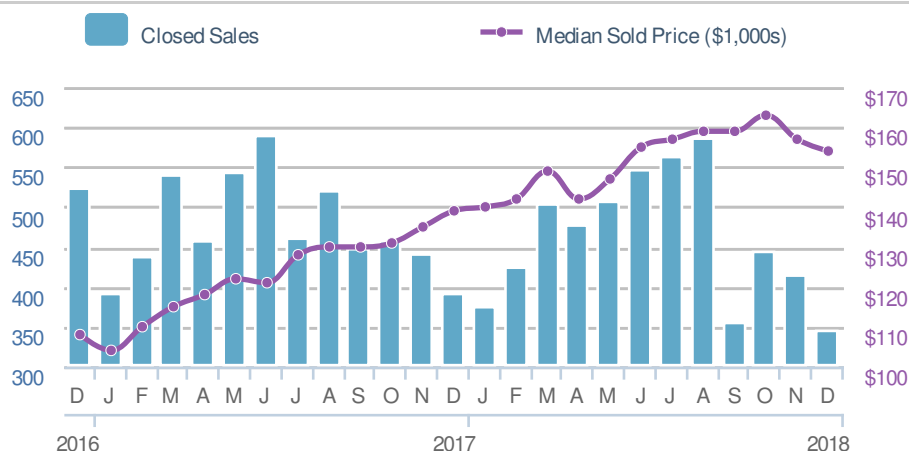
5-year Dec average: **350**

Median Sold Price \$154,500

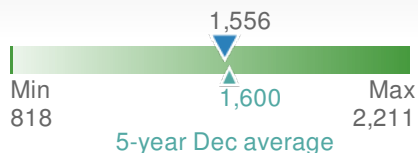
↓ **-1.9%** ↑ **10.8%**
 from Nov 2018: **\$157,450** from Dec 2017: **\$139,500**

YTD	2018	2017	+/-
	\$152,000	\$125,000	21.6%

5-year Dec average: **\$119,400**

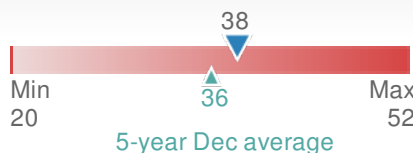


Active Listings 1,556



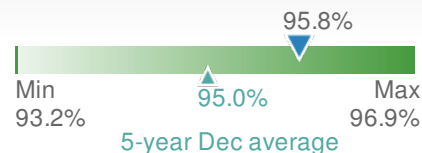
Nov 2018	Dec 2017
1,647	818

Median Days to Contract 38



Nov 2018	Dec 2017	YTD
24	20	19

Avg Sold to OLP Ratio 95.8%



Nov 2018	Dec 2017	YTD
96.1%	96.9%	97.7%