

Local Market Update – December 2018

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



Greater Las Vegas Area

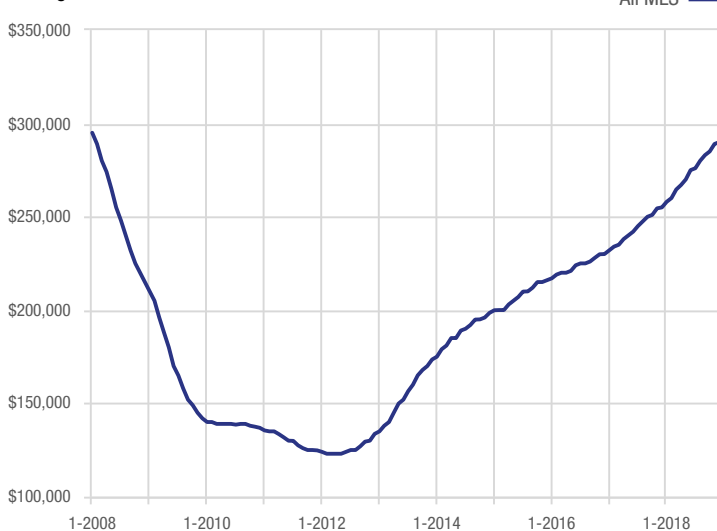
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
New Listings	2,098	2,419	+ 15.3%	41,301	43,412	+ 5.1%
Pending Sales	2,121	2,011	- 5.2%	34,380	32,060	- 6.7%
Closed Sales	2,617	2,126	- 18.8%	34,609	32,129	- 7.2%
Days on Market Until Sale	39	40	+ 2.6%	39	32	- 17.9%
Median Sales Price*	\$268,000	\$297,000	+ 10.8%	\$255,000	\$290,000	+ 13.7%
Average Sales Price*	\$314,374	\$347,886	+ 10.7%	\$298,077	\$339,244	+ 13.8%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	5,698	7,245	+ 27.1%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
New Listings	504	615	+ 22.0%	8,787	10,394	+ 18.3%
Pending Sales	456	538	+ 18.0%	7,727	7,921	+ 2.5%
Closed Sales	582	514	- 11.7%	7,771	7,836	+ 0.8%
Days on Market Until Sale	28	38	+ 35.7%	31	28	- 9.7%
Median Sales Price*	\$143,250	\$163,500	+ 14.1%	\$134,250	\$163,000	+ 21.4%
Average Sales Price*	\$154,976	\$176,938	+ 14.2%	\$146,722	\$174,078	+ 18.6%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	1,048	1,656	+ 58.0%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

* 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.

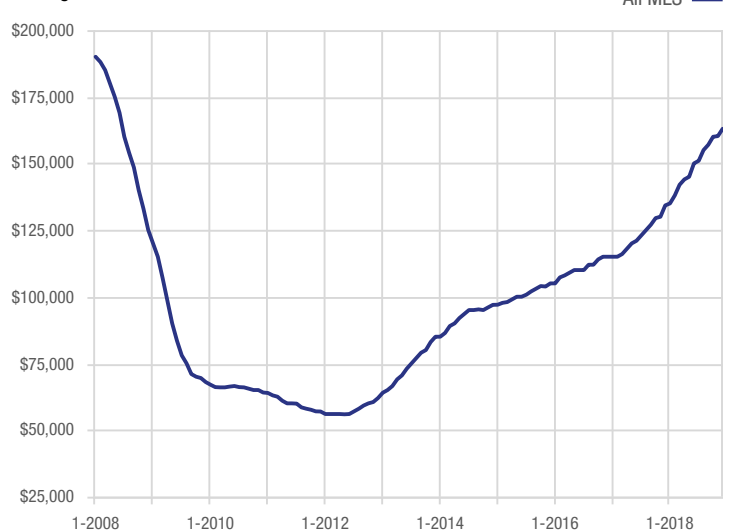
Median Sales Price - Single Family

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.