

# The Corcoran Report

3Q | 2022 | HENDERSON

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# Overview

## Total Sold

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1,347

-88.0% YEAR OVER YEAR

Total properties sold for Henderson changed -88.0% year-over-year to 1,347.

## Highest Sale

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\$7.0M

-42.9% YEAR OVER YEAR

The highest sale price in Henderson changed -42.9% year-over-year to \$7.0M.

## Days on Market

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26

44.4% YEAR OVER YEAR

Average days on market for Henderson changed 44.4% to 26 days.

## Lowest Sale

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\$105K

54.4% YEAR OVER YEAR

The lowest sale price in Henderson changed 54.4% year-over-year to \$105K.

## Median Price

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\$475K

6.7% YEAR OVER YEAR

Median price in Henderson changed 6.7% year-over-year to \$475K.

## Average Price

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\$568K

49.5% YEAR OVER YEAR

Average price in Henderson changed 49.5% year-over-year to \$568K.

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# Ascaya

- Ascaya sales changed by -66.7% year-over-year.
- The highest sale price changed by -33.3% year-over-year, while the lowest sale price changed 218.2% year-over-year.
- Average days on market for Ascaya changed 336.4% to 96 days.
- Ascaya average price changed 21.4% year-over-year, and the median price changed 52.2% year-over-year.

## Total Properties Sold

1

-66.7% YEAR OVER YEAR

## Average Price

\$7.0M

21.4% YEAR OVER YEAR

## Highest Sale

\$7.0M

-33.3% YEAR OVER YEAR

## Days on Market

96

336.4% YEAR OVER YEAR

## Median Price

\$7.0M

52.2% YEAR OVER YEAR

## Lowest Sale

\$7.0M

218.2% YEAR OVER YEAR



# Anthem Country Club

- Anthem Country Club sales changed by -39.5% year-over-year.
- The highest sale price changed by 31.7% year-over-year, while the lowest sale price changed -11.2% year-over-year.
- Average days on market for Anthem Country Club changed 82.4% to 31 days.
- Anthem Country Club average price changed 12.2% year-over-year, and the median price changed 6.3% year-over-year.

## Total Properties Sold

23

-39.5% YEAR OVER YEAR

## Average Price

\$1.6M

12.2% YEAR OVER YEAR

## Highest Sale

\$5.4M

31.7% YEAR OVER YEAR

## Days on Market

31

82.4% YEAR OVER YEAR

## Median Price

\$1.3M

6.3% YEAR OVER YEAR

## Lowest Sale

\$475K

-11.2% YEAR OVER YEAR



# The Fountains

- The Fountains sales changed by -78.6% year-over-year.
- The highest sale price changed by -84.5% year-over-year, while the lowest sale price changed 4.4% year-over-year.
- Average days on market for The Fountains changed -37.2% to 27 days.
- The Fountains average price changed -49.9% year-over-year, and the median price changed -29.0% year-over-year.

## Total Properties Sold

3

-78.6% YEAR OVER YEAR

## Average Price

\$1.5M

-49.9% YEAR OVER YEAR

## Highest Sale

\$1.9M

-84.5% YEAR OVER YEAR

## Days on Market

27

-37.2% YEAR OVER YEAR

## Median Price

\$1.5M

-29.0% YEAR OVER YEAR

## Lowest Sale

\$1.2M

4.4% YEAR OVER YEAR



# MacDonald Highlands

- MacDonald Highlands sales changed by -35.7% year-over-year.
- The highest sale price changed by -57.1% year-over-year, while the lowest sale price changed -3.2% year-over-year.
- Average days on market for MacDonald Highlands changed 118.6% to 94 days.
- MacDonald Highlands average price changed -22.1% year-over-year, and the median price changed 0.6% year-over-year.

## Total Properties Sold

9

-35.7% YEAR OVER YEAR

## Days on Market

94

118.6% YEAR OVER YEAR

## Average Price

\$2.4M

-22.1% YEAR OVER YEAR

## Median Price

\$2.2M

0.6% YEAR OVER YEAR

## Highest Sale

\$5.3M

-57.1% YEAR OVER YEAR

## Lowest Sale

\$1.1M

-3.2% YEAR OVER YEAR



# Lake Las Vegas

- Lake Las Vegas sales changed by -37.5% year-over-year.
- The highest sale price changed by -56.7% year-over-year, while the lowest sale price changed 3.4% year-over-year.
- Average days on market for Lake Las Vegas changed -7.5% to 37 days.
- Lake Las Vegas average price changed -9.4% year-over-year, and the median price changed 1.0% year-over-year.

## Total Properties Sold

20

-37.5% YEAR OVER YEAR

## Average Price

\$908K

-9.4% YEAR OVER YEAR

## Highest Sale

\$1.6M

-56.7% YEAR OVER YEAR

## Days on Market

37

-7.5% YEAR OVER YEAR

## Median Price

\$795K

1.0% YEAR OVER YEAR

## Lowest Sale

\$508K

3.4% YEAR OVER YEAR





# Seven Hills

- Seven Hills sales changed by -46.2% year-over-year.
- The highest sale price changed by -54.2% year-over-year, while the lowest sale price changed 239.9% year-over-year.
- Average days on market for Seven Hills changed 82.9% to 64 days.
- Seven Hills average price changed 0.2% year-over-year, and the median price changed 68.8% year-over-year.

## Total Properties Sold

7

-46.2% YEAR OVER YEAR

## Average Price

\$2.2M

0.2% YEAR OVER YEAR

## Highest Sale

\$3.2M

-54.2% YEAR OVER YEAR

## Days on Market

64

82.9% YEAR OVER YEAR

## Median Price

\$2.6M

68.8% YEAR OVER YEAR

## Lowest Sale

\$2.6M

239.9% YEAR OVER YEAR

# Methodology

The Corcoran Report offers current and valuable information regarding the local market. Each region reported on is broken down by neighborhood and contains specific details and insights related to that market.

## METRICS

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**TOTAL PROPERTIES SOLD** is the total number of properties that closed within the quarter reported.

**MEDIAN PRICE** is the middle or midpoint price where half of sales fall below and half fall above this number.

**HIGHEST SALE** is the highest priced property that was sold in the area being reported on during the quarter reported.

**DAYS ON MARKET** averages how long a unit takes to sell and is calculated from subtracting the list date from the date of close.

**LOWEST SALE** is the lowest priced property that was sold in the area being reported on during the quarter reported.

## SOURCE

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Figures in this report are based on publicly reported closed sales information via the Multiple Listing Service.

**AVERAGE PRICE** is the price calculated by dividing the combined prices of properties by the amount of sold properties in that same area.

## DISCLAIMER

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