

The Corcoran Report

3Q | 2022 | LAS VEGAS HIGH RISE

corcoran

GLOBAL LIVING



Overview

Total Sold

194

13.5% YEAR OVER YEAR

Total properties sold for Las Vegas High Rise changed 13.5% year-over-year to 194.

Days on Market

48

-41.5% YEAR OVER YEAR

Average days on market for Las Vegas High Rise changed -41.5% to 48 days.

Median Price

\$380K

18.8% YEAR OVER YEAR

Median price in Las Vegas High Rise changed 18.8% year-over-year to \$380K.

Highest Sale

\$4.2M

20.6% YEAR OVER YEAR

The highest sale price in Las Vegas High Rise changed 20.6% year-over-year to \$4.2M.

Lowest Sale

\$202K

102.0% YEAR OVER YEAR

The lowest sale price in Las Vegas High Rise changed 102.0% year-over-year to \$202K.

Average Price

\$580K

20.8% YEAR OVER YEAR

Average price in Las Vegas High Rise changed 20.8% year-over-year to \$580K.



Allure

- Allure sales changed by 25.0% year-over-year.
- The highest sale price changed by 8.8% year-over-year, while the lowest sale price changed 19.3% year-over-year.
- Average days on market for Allure changed 69.0% to 49 days.
- Allure average price changed 16.7% year-over-year, and the median price changed 17.5% year-over-year.

Total Properties Sold

15

25.0% YEAR OVER YEAR

Average Price

\$377K

16.7% YEAR OVER YEAR

Highest Sale

\$525K

8.8% YEAR OVER YEAR

Days on Market

49

69.0% YEAR OVER YEAR

Median Price

\$380K

17.5% YEAR OVER YEAR

Lowest Sale

\$260K

19.3% YEAR OVER YEAR



Juhl

- Juhl sales changed by -6.3% year-over-year.
- The highest sale price changed by 60.0% year-over-year, while the lowest sale price changed 26.5% year-over-year.
- Average days on market for Juhl changed -54.7% to 24 days.
- Juhl average price changed 2.0% year-over-year, and the median price changed -18.5% year-over-year.

Total Properties Sold

15

-6.3% YEAR OVER YEAR

Average Price

\$401K

2.0% YEAR OVER YEAR

Highest Sale

\$880K

60.0% YEAR OVER YEAR

Days on Market

24

-54.7% YEAR OVER YEAR

Median Price

\$340K

-18.5% YEAR OVER YEAR

Lowest Sale

\$253K

26.5% YEAR OVER YEAR



The Martin

- The Martin sales changed by -33.3% year-over-year.
- The highest sale price changed by 12.5% year-over-year, while the lowest sale price changed 23.1% year-over-year.
- Average days on market for The Martin changed -21.4% to 55 days.
- The Martin average price changed 22.3% year-over-year, and the median price changed 5.7% year-over-year.

Total Properties Sold

6

-33.3% YEAR OVER YEAR

Average Price

\$1.2M

22.3% YEAR OVER YEAR

Highest Sale

\$4.2M

12.5% YEAR OVER YEAR

Days on Market

55

-21.4% YEAR OVER YEAR

Median Price

\$655K

5.7% YEAR OVER YEAR

Lowest Sale

\$490K

23.1% YEAR OVER YEAR

Metropolis

- Metropolis sales changed by 200.0% year-over-year.
- The highest sale price changed by 357.8% year-over-year, while the lowest sale price changed 212.8% year-over-year.
- Average days on market for Metropolis changed -84.2% to 38 days.
- Metropolis average price changed 275.4% year-over-year, and the median price changed 255.5% year-over-year.

Total Properties Sold

3

200.0% YEAR OVER YEAR

Average Price

\$792K

275.4% YEAR OVER YEAR

Highest Sale

\$966K

357.8% YEAR OVER YEAR

Days on Market

38

-84.2% YEAR OVER YEAR

Median Price

\$750K

255.5% YEAR OVER YEAR

Lowest Sale

\$660K

212.8% YEAR OVER YEAR



Newport Lofts

- Newport Lofts sales changed by -66.7% year-over-year.
- The highest sale price changed by -55.2% year-over-year, while the lowest sale price changed 30.9% year-over-year.
- Average days on market for Newport Lofts changed 8.3% to 13 days.
- Newport Lofts average price changed -40.7% year-over-year, and the median price changed -51.5% year-over-year.

Total Properties Sold

1

-66.7% YEAR OVER YEAR

Average Price

\$347K

-40.7% YEAR OVER YEAR

Highest Sale

\$347K

-55.2% YEAR OVER YEAR

Days on Market

13

8.3% YEAR OVER YEAR

Median Price

\$347K

-51.5% YEAR OVER YEAR

Lowest Sale

\$347K

30.9% YEAR OVER YEAR



The Ogden

- The Ogden sales changed by -58.3% year-over-year.
- The highest sale price changed by -24.1% year-over-year, while the lowest sale price changed 12.7% year-over-year.
- Average days on market for The Ogden changed 3.6% to 29 days.
- The Ogden average price changed 6.8% year-over-year, and the median price changed 16.3% year-over-year.

Total Properties Sold

5

-58.3% YEAR OVER YEAR

Average Price

\$416K

6.8% YEAR OVER YEAR

Highest Sale

\$480K

-24.1% YEAR OVER YEAR

Days on Market

29

3.6% YEAR OVER YEAR

Median Price

\$425K

16.3% YEAR OVER YEAR

Lowest Sale

\$310K

12.7% YEAR OVER YEAR



One Las Vegas

- One Las Vegas sales changed by -86.4% year-over-year.
- The highest sale price changed by -54.6% year-over-year, while the lowest sale price changed 54.1% year-over-year.
- Average days on market for One Las Vegas changed -71.4% to 16 days.
- One Las Vegas average price changed 8.2% year-over-year, and the median price changed 24.4% year-over-year.

Total Properties Sold

3

-86.4% YEAR OVER YEAR

Average Price

\$513K

8.2% YEAR OVER YEAR

Highest Sale

\$590K

-54.6% YEAR OVER YEAR

Days on Market

16

-71.4% YEAR OVER YEAR

Median Price

\$535K

24.4% YEAR OVER YEAR

Lowest Sale

\$420K

54.1% YEAR OVER YEAR



One Queensridge

- One Queensridge sales changed by -72.7% year-over-year.
- The highest sale price changed by -22.5% year-over-year, while the lowest sale price changed 43.3% year-over-year.
- Average days on market for One Queensridge changed -62.6% to 37 days.
- One Queensridge average price changed 40.2% year-over-year, and the median price changed 109.8% year-over-year.

Total Properties Sold

3

-72.7% YEAR OVER YEAR

Average Price

\$2.2M

40.2% YEAR OVER YEAR

Highest Sale

\$3.1M

-22.5% YEAR OVER YEAR

Days on Market

37

-62.6% YEAR OVER YEAR

Median Price

\$2.4M

109.8% YEAR OVER YEAR

Lowest Sale

\$1.1M

43.3% YEAR OVER YEAR



Palms Place

- Palms Place sales changed by -7.7% year-over-year.
- The highest sale price changed by 10.4% year-over-year, while the lowest sale price changed 29.3% year-over-year.
- Average days on market for Palms Place changed -73.2% to 15 days.
- Palms Place average price changed 21.3% year-over-year, and the median price changed 19.6% year-over-year.

Total Properties Sold

12

-7.7% YEAR OVER YEAR

Average Price

\$391K

21.3% YEAR OVER YEAR

Highest Sale

\$530K

10.4% YEAR OVER YEAR

Days on Market

15

-73.2% YEAR OVER YEAR

Median Price

\$329K

19.6% YEAR OVER YEAR

Lowest Sale

\$265K

29.3% YEAR OVER YEAR



Panorama Towers

- Panorama Towers sales changed by -23.8% year-over-year.
- The highest sale price changed by -20.4% year-over-year, while the lowest sale price changed 17.7% year-over-year.
- Average days on market for Panorama Towers changed -34.5% to 38 days.
- Panorama Towers average price changed -3.7% year-over-year, and the median price changed 30.7% year-over-year.

Total Properties Sold

16

-23.8% YEAR OVER YEAR

Average Price

\$557K

-3.7% YEAR OVER YEAR

Highest Sale

\$1.1M

-20.4% YEAR OVER YEAR

Days on Market

38

-34.5% YEAR OVER YEAR

Median Price

\$562K

30.7% YEAR OVER YEAR

Lowest Sale

\$300K

17.7% YEAR OVER YEAR



Park Towers

- Park Towers sales changed by -50.0% year-over-year.
- The highest sale price changed by -52.7% year-over-year, while the lowest sale price changed -2.8% year-over-year.
- Average days on market for Park Towers changed -4.6% to 126 days.
- Park Towers average price changed -36.4% year-over-year, and the median price changed -36.4% year-over-year.

Total Properties Sold

1

-50.0% YEAR OVER YEAR

Average Price

\$2.6M

-36.4% YEAR OVER YEAR

Highest Sale

\$2.6M

-52.7% YEAR OVER YEAR

Days on Market

126

-4.6% YEAR OVER YEAR

Median Price

\$2.6M

-36.4% YEAR OVER YEAR

Lowest Sale

\$2.6M

-2.8% YEAR OVER YEAR



Regency Towers

- Regency Towers sales changed by -50.0% year-over-year.
- The highest sale price changed by 34.8% year-over-year, while the lowest sale price changed 150.0% year-over-year.
- Average days on market for Regency Towers changed -63.2% to 25 days.
- Regency Towers average price changed 51.4% year-over-year, and the median price changed 28.2% year-over-year.

Total Properties Sold

5

-50.0% YEAR OVER YEAR

Average Price

\$470K

51.4% YEAR OVER YEAR

Highest Sale

\$600K

34.8% YEAR OVER YEAR

Days on Market

25

-63.2% YEAR OVER YEAR

Median Price

\$455K

28.2% YEAR OVER YEAR

Lowest Sale

\$350K

150.0% YEAR OVER YEAR



Signature MGM

- Signature MGM sales changed by -50.0% year-over-year.
- The highest sale price changed by 34.8% year-over-year, while the lowest sale price changed 150.0% year-over-year.
- Average days on market for Signature MGM changed -63.2% to 25 days.
- Signature MGM average price changed 51.4% year-over-year, and the median price changed 28.2% year-over-year.

Total Properties Sold

5

-50.0% YEAR OVER YEAR

Average Price

\$470K

51.4% YEAR OVER YEAR

Highest Sale

\$600K

34.8% YEAR OVER YEAR

Days on Market

25

-63.2% YEAR OVER YEAR

Median Price

\$455K

28.2% YEAR OVER YEAR

Lowest Sale

\$350K

150.0% YEAR OVER YEAR



Sky Las Vegas

- Sky Las Vegas sales changed by -92.3% year-over-year.
- The highest sale price changed by -21.0% year-over-year, while the lowest sale price changed 79.1% year-over-year.
- Average days on market for Sky Las Vegas changed -76.5% to 24 days.
- Sky Las Vegas average price changed 4.4% year-over-year, and the median price changed -9.6% year-over-year.

Total Properties Sold

1

-92.3% YEAR OVER YEAR

Average Price

\$470K

4.4% YEAR OVER YEAR

Highest Sale

\$470K

-21.0% YEAR OVER YEAR

Days on Market

24

-76.5% YEAR OVER YEAR

Median Price

\$470K

-9.6% YEAR OVER YEAR

Lowest Sale

\$470K

79.1% YEAR OVER YEAR



Soho Lofts

- Soho Lofts sales changed by 50.0% year-over-year.
- The highest sale price changed by 47.0% year-over-year, while the lowest sale price changed 6.6% year-over-year.
- Average days on market for Soho Lofts changed 375.0% to 19 days.
- Soho Lofts average price changed 31.3% year-over-year, and the median price changed 36.3% year-over-year.

Total Properties Sold

3

50.0% YEAR OVER YEAR

Average Price

\$554K

31.3% YEAR OVER YEAR

Highest Sale

\$682K

47.0% YEAR OVER YEAR

Days on Market

19

375.0% YEAR OVER YEAR

Median Price

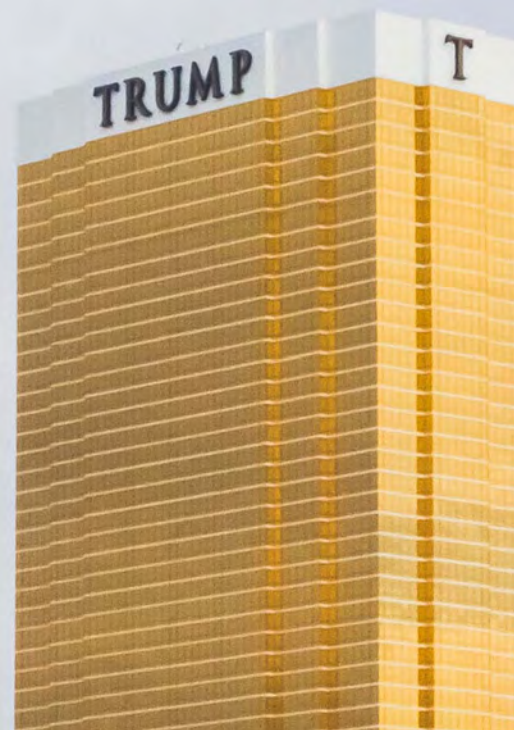
\$575K

36.3% YEAR OVER YEAR

Lowest Sale

\$405K

6.6% YEAR OVER YEAR



Trump Tower

- Trump Tower sales changed by -52.0% year-over-year.
- The highest sale price changed by 27.7% year-over-year, while the lowest sale price changed 3.9% year-over-year.
- Average days on market for Trump Tower changed 14.0% to 114 days.
- Trump Tower average price changed 1.6% year-over-year, and the median price changed -7.9% year-over-year.

Total Properties Sold

12

-52.0% YEAR OVER YEAR

Average Price

\$351K

1.6% YEAR OVER YEAR

Highest Sale

\$1.2M

27.7% YEAR OVER YEAR

Days on Market

114

14.0% YEAR OVER YEAR

Median Price

\$276K

-7.9% YEAR OVER YEAR

Lowest Sale

\$215K

3.9% YEAR OVER YEAR



Turnberry Place

- Turnberry Place sales changed by -60.9% year-over-year.
- The highest sale price changed by 7.1% year-over-year, while the lowest sale price changed 45.8% year-over-year.
- Average days on market for Turnberry Place changed -12.5% to 42 days.
- Turnberry Place average price changed 12.9% year-over-year, and the median price changed -12.3% year-over-year.

Total Properties Sold

9

-60.9% YEAR OVER YEAR

Average Price

\$1.0M

12.9% YEAR OVER YEAR

Highest Sale

\$3.0M

7.1% YEAR OVER YEAR

Days on Market

42

-12.5% YEAR OVER YEAR

Median Price

\$680K

-12.3% YEAR OVER YEAR

Lowest Sale

\$525K

45.8% YEAR OVER YEAR



Turnberry Towers

- Turnberry Towers sales changed by -65.5% year-over-year.
- The highest sale price changed by 4.5% year-over-year, while the lowest sale price changed 16.1% year-over-year.
- Average days on market for Turnberry Towers changed -9.5% to 38 days.
- Turnberry Towers average price changed 17.1% year-over-year, and the median price changed 21.0% year-over-year.

Total Properties Sold

10

-65.5% YEAR OVER YEAR

Average Price

\$617K

17.1% YEAR OVER YEAR

Highest Sale

\$1.0M

4.5% YEAR OVER YEAR

Days on Market

38

-9.5% YEAR OVER YEAR

Median Price

\$605K

21.0% YEAR OVER YEAR

Lowest Sale

\$360K

16.1% YEAR OVER YEAR



Vdara

- Vdara sales changed by -63.6% year-over-year.
- The highest sale price changed by -11.9% year-over-year, while the lowest sale price changed 28.8% year-over-year.
- Average days on market for Vdara changed -82.4% to 41 days.
- Vdara average price changed 29.4% year-over-year, and the median price changed 44.6% year-over-year.

Total Properties Sold

4

-63.6% YEAR OVER YEAR

Average Price

\$666K

29.4% YEAR OVER YEAR

Highest Sale

\$850K

-11.9% YEAR OVER YEAR

Days on Market

41

-82.4% YEAR OVER YEAR

Median Price

\$673K

44.6% YEAR OVER YEAR

Lowest Sale

\$470K

28.8% YEAR OVER YEAR



Veer Towers

- Veer Towers sales changed by -42.9% year-over-year.
- The highest sale price changed by -36.1% year-over-year, while the lowest sale price changed 1.7% year-over-year.
- Average days on market for Veer Towers changed -51.7% to 70 days.
- Veer Towers average price changed -14.0% year-over-year, and the median price changed -6.3% year-over-year.

Total Properties Sold

8

-42.9% YEAR OVER YEAR

Average Price

\$467K

-14.0% YEAR OVER YEAR

Highest Sale

\$735K

-36.1% YEAR OVER YEAR

Days on Market

70

-51.7% YEAR OVER YEAR

Median Price

\$438K

-6.3% YEAR OVER YEAR

Lowest Sale

\$300K

1.7% YEAR OVER YEAR



Waldorf-Astoria

- Waldorf-Astoria sales changed by 50.0% year-over-year.
- The highest sale price changed by -3.7% year-over-year, while the lowest sale price changed 61.7% year-over-year.
- Average days on market for Waldorf-Astoria changed -38.2% to 55 days.
- Waldorf-Astoria average price changed 22.6% year-over-year, and the median price changed 40.2% year-over-year.

Total Properties Sold

6

50.0% YEAR OVER YEAR

Average Price

\$2.5M

22.6% YEAR OVER YEAR

Highest Sale

\$3.9M

-3.7% YEAR OVER YEAR

Days on Market

55

-38.2% YEAR OVER YEAR

Median Price

\$2.1M

40.2% YEAR OVER YEAR

Lowest Sale

\$1.9M

61.7% 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

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

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.

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