

The Corcoran Report

3Q | 2022 | LAS VEGAS VALLEY

corcoran

GLOBAL LIVING



DELANO

MOTOR
HARLEY-DAVIDSON
CYCLES

TERRIBLE HABIT

YESCO

Overview

Total Sold

4,582

-59.2% YEAR OVER YEAR

Total properties sold for Las Vegas Valley changed -59.2% year-over-year to 4,582.

Highest Sale

\$8.0M

-34.7% YEAR OVER YEAR

The highest sale price in Las Vegas Valley changed -34.7% year-over-year to \$8.0M.

Days on Market

25

38.9% YEAR OVER YEAR

Average days on market for Las Vegas Valley changed 38.9% to 25 days.

Lowest Sale

\$115K

69.1% YEAR OVER YEAR

The lowest sale price in Las Vegas Valley changed 69.1% year-over-year to \$115K.

Median Price

\$450K

1.1% YEAR OVER YEAR

Median price in Las Vegas Valley changed 1.1% year-over-year to \$450K.

Average Price

\$528K

38.9% YEAR OVER YEAR

Average price in Las Vegas Valley changed 38.9% year-over-year to \$528K.



Bellacere

- Bellacere sales changed by -100.0% year-over-year.
- The highest sale price changed by -100.0% year-over-year, while the lowest sale price changed -100.0% year-over-year.
- Average days on market for Bellacere changed -100.0% to 0 days.
- Bellacere average price changed -100.0% year-over-year, and the median price changed -100.0% year-over-year.

Total Properties Sold

0

-100.0% YEAR OVER YEAR

Average Price

\$0

-100.0% YEAR OVER YEAR

Highest Sale

\$0

-100.0% YEAR OVER YEAR

Days on Market

0

-100.0% YEAR OVER YEAR

Median Price

\$0

-100.0% YEAR OVER YEAR

Lowest Sale

\$0

-100.0% YEAR OVER YEAR



Canyon Fairways

- Canyon Fairways sales changed by -50.0% year-over-year.
- The highest sale price changed by -0.8% year-over-year, while the lowest sale price changed 30.0% year-over-year.
- Average days on market for Canyon Fairways changed 48.0% to 37 days.
- Canyon Fairways average price changed 6.1% year-over-year, and the median price changed 1.3% year-over-year.

Total Properties Sold

2

-50.0% YEAR OVER YEAR

Average Price

\$2.9M

6.1% YEAR OVER YEAR

Highest Sale

\$3.1M

-0.8% YEAR OVER YEAR

Days on Market

37

48.0% YEAR OVER YEAR

Median Price

\$2.9M

1.3% YEAR OVER YEAR

Lowest Sale

\$2.6M

30.0% YEAR OVER YEAR



Canyon Gate

- Canyon Gate sales changed by -75.0% year-over-year.
- The highest sale price changed by -19.1% year-over-year, while the lowest sale price changed 14.9% year-over-year.
- Average days on market for Canyon Gate changed 24.2% to 41 days.
- Canyon Gate average price changed 5.8% year-over-year, and the median price changed 5.1% year-over-year.

Total Properties Sold

4

-75.0% YEAR OVER YEAR

Average Price

\$971K

5.8% YEAR OVER YEAR

Highest Sale

\$1.3M

-19.1% YEAR OVER YEAR

Days on Market

41

24.2% YEAR OVER YEAR

Median Price

\$985K

5.1% YEAR OVER YEAR

Lowest Sale

\$640K

14.9% YEAR OVER YEAR



Country Club Hills

- Country Club Hills sales changed by -50.0% year-over-year.
- The highest sale price changed by -26.2% year-over-year, while the lowest sale price changed 4.8% year-over-year.
- Average days on market for Country Club Hills changed 0.0% to 28 days.
- Country Club Hills average price changed -19.3% year-over-year, and the median price changed -24.3% year-over-year.

Total Properties Sold

2

-50.0% YEAR OVER YEAR

Average Price

\$1.2M

-19.3% YEAR OVER YEAR

Highest Sale

\$1.3M

-26.2% YEAR OVER YEAR

Days on Market

28

0.0% YEAR OVER YEAR

Median Price

\$1.2M

-24.3% YEAR OVER YEAR

Lowest Sale

\$1.1M

4.8% YEAR OVER YEAR



Eagle Hills

- Eagle Hills sales changed by -66.7% year-over-year.
- The highest sale price changed by 5.3% year-over-year, while the lowest sale price changed 141.0% year-over-year.
- Average days on market for Eagle Hills changed -80.8% to 25 days.
- Eagle Hills average price changed 58.7% year-over-year, and the median price changed 90.5% year-over-year.

Total Properties Sold

1

-66.7% YEAR OVER YEAR

Average Price

\$3.0M

58.7% YEAR OVER YEAR

Highest Sale

\$3.0M

5.3% YEAR OVER YEAR

Days on Market

25

-80.8% YEAR OVER YEAR

Median Price

\$3.0M

90.5% YEAR OVER YEAR

Lowest Sale

\$3.0M

141.0% YEAR OVER YEAR



Mountain Trails

- Mountain Trails sales changed by -100.0% year-over-year.
- The highest sale price changed by -100.0% year-over-year, while the lowest sale price changed -100.0% year-over-year.
- Average days on market for Mountain Trails changed -100.0% to 0 days.
- Mountain Trails average price changed -100.0% year-over-year, and the median price changed -100.0% year-over-year.

Total Properties Sold

0

-100.0% YEAR OVER YEAR

Average Price

\$0

-100.0% YEAR OVER YEAR

Highest Sale

\$0

-100.0% YEAR OVER YEAR

Days on Market

0

-100.0% YEAR OVER YEAR

Median Price

\$0

-100.0% YEAR OVER YEAR

Lowest Sale

\$0

-100.0% YEAR OVER YEAR



Palisades

- Palisades sales changed by 0.0% year-over-year.
- The highest sale price changed by 0.0% year-over-year, while the lowest sale price changed 0.0% year-over-year.
- Average days on market for Palisades changed 0.0% to 0 days.
- Palisades average price changed 0.0% year-over-year, and the median price changed 0.0% year-over-year.

Total Properties Sold

0

0.0% YEAR OVER YEAR

Average Price

\$0

0.0% YEAR OVER YEAR

Highest Sale

\$0

0.0% YEAR OVER YEAR

Days on Market

0

0.0% YEAR OVER YEAR

Median Price

\$0

0.0% YEAR OVER YEAR

Lowest Sale

\$0

0.0% YEAR OVER YEAR



Queensridge

- Queensridge sales changed by 25.0% year-over-year.
- The highest sale price changed by -1.5% year-over-year, while the lowest sale price changed -16.7% year-over-year.
- Average days on market for Queensridge changed -14.3% to 24 days.
- Queensridge average price changed -25.5% year-over-year, and the median price changed -39.5% year-over-year.

Total Properties Sold

5

25.0% YEAR OVER YEAR

Average Price

\$1.1M

-25.5% YEAR OVER YEAR

Highest Sale

\$1.7M

-1.5% YEAR OVER YEAR

Days on Market

24

-14.3% YEAR OVER YEAR

Median Price

\$940K

-39.5% YEAR OVER YEAR

Lowest Sale

\$875K

-16.7% YEAR OVER YEAR



Red Rock Country Club

- Red Rock Country Club sales changed by -43.5% year-over-year.
- The highest sale price changed by -8.1% year-over-year, while the lowest sale price changed 13.2% year-over-year.
- Average days on market for Red Rock Country Club changed 266.7% to 66 days.
- Red Rock Country Club average price changed 18.7% year-over-year, and the median price changed 18.5% year-over-year.

Total Properties Sold

13

-43.5% YEAR OVER YEAR

Average Price

\$1.9M

18.7% YEAR OVER YEAR

Highest Sale

\$4.0M

-8.1% YEAR OVER YEAR

Days on Market

66

266.7% YEAR OVER YEAR

Median Price

\$1.6M

18.5% YEAR OVER YEAR

Lowest Sale

\$900K

13.2% YEAR OVER YEAR



The Ridges

- The Ridges sales changed by -78.3% year-over-year.
- The highest sale price changed by 6.7% year-over-year, while the lowest sale price changed 9.6% year-over-year.
- Average days on market for The Ridges changed -45.8% to 26 days.
- The Ridges average price changed 10.4% year-over-year, and the median price changed 3.6% year-over-year.

Total Properties Sold

5

-78.3% YEAR OVER YEAR

Average Price

\$3.8M

10.4% YEAR OVER YEAR

Highest Sale

\$8.0M

6.7% YEAR OVER YEAR

Days on Market

26

-45.8% YEAR OVER YEAR

Median Price

\$2.9M

3.6% YEAR OVER YEAR

Lowest Sale

\$2.1M

9.6% YEAR OVER YEAR



Southern Highlands

- Southern Highlands sales changed by -56.3% year-over-year.
- The highest sale price changed by -32.9% year-over-year, while the lowest sale price changed -8.2% year-over-year.
- Average days on market for Southern Highlands changed -20.0% to 28 days.
- Southern Highlands average price changed -38.5% year-over-year, and the median price changed -56.7% year-over-year.

Total Properties Sold

7

-56.3% YEAR OVER YEAR

Average Price

\$1.5M

-38.5% YEAR OVER YEAR

Highest Sale

\$3.6M

-32.9% YEAR OVER YEAR

Days on Market

28

-20.0% YEAR OVER YEAR

Median Price

\$765K

-56.7% YEAR OVER YEAR

Lowest Sale

\$570K

-8.2% YEAR OVER YEAR



Spanish Hills

- Spanish Hills sales changed by -100.0% year-over-year.
- The highest sale price changed by -100.0% year-over-year, while the lowest sale price changed -100.0% year-over-year.
- Average days on market for Spanish Hills changed -100.0% to 0 days.
- Spanish Hills average price changed -100.0% year-over-year, and the median price changed -100.0% year-over-year.

Total Properties Sold

0

-100.0% YEAR OVER YEAR

Average Price

\$0

-100.0% YEAR OVER YEAR

Highest Sale

\$0

-100.0% YEAR OVER YEAR

Days on Market

0

-100.0% YEAR OVER YEAR

Median Price

\$0

-100.0% YEAR OVER YEAR

Lowest Sale

\$0

-100.0% YEAR OVER YEAR



Spanish Trails

- Spanish Trails sales changed by -20.0% year-over-year.
- The highest sale price changed by 306.8% year-over-year, while the lowest sale price changed -1.1% year-over-year.
- Average days on market for Spanish Trails changed 271.4% to 26 days.
- Spanish Trails average price changed 88.5% year-over-year, and the median price changed 16.9% year-over-year.

Total Properties Sold

12

-20.0% YEAR OVER YEAR

Average Price

\$1.6M

88.5% YEAR OVER YEAR

Highest Sale

\$6.0M

306.8% YEAR OVER YEAR

Days on Market

26

271.4% YEAR OVER YEAR

Median Price

\$906K

16.9% YEAR OVER YEAR

Lowest Sale

\$470K

-1.1% YEAR OVER YEAR



The Summit Club

- The Summit Club sales changed by -100.0% year-over-year.
- The highest sale price changed by -100.0% year-over-year, while the lowest sale price changed -100.0% year-over-year.
- Average days on market for The Summit Club changed -100.0% to 0 days.
- The Summit Club average price changed -100.0% year-over-year, and the median price changed -100.0% year-over-year.

Total Properties Sold

0

-100.0% YEAR OVER YEAR

Average Price

\$0

-100.0% YEAR OVER YEAR

Highest Sale

\$0

-100.0% YEAR OVER YEAR

Days on Market

0

-100.0% YEAR OVER YEAR

Median Price

\$0

-100.0% YEAR OVER YEAR

Lowest Sale

\$0

-100.0% YEAR OVER YEAR



Tournament Hills

- Tournament Hills sales changed by -50.0% year-over-year.
- The highest sale price changed by -37.3% year-over-year, while the lowest sale price changed -14.3% year-over-year.
- Average days on market for Tournament Hills changed -68.5% to 23 days.
- Tournament Hills average price changed -27.6% year-over-year, and the median price changed -27.6% year-over-year.

Total Properties Sold

1

-50.0% YEAR OVER YEAR

Average Price

\$2.1M

-27.6% YEAR OVER YEAR

Highest Sale

\$2.1M

-37.3% YEAR OVER YEAR

Days on Market

23

-68.5% YEAR OVER YEAR

Median Price

\$2.1M

-27.6% YEAR OVER YEAR

Lowest Sale

\$2.1M

-14.3% YEAR OVER YEAR



The Vineyards

- The Vineyards sales changed by 0.0% year-over-year.
- The highest sale price changed by 46.0% year-over-year, while the lowest sale price changed 54.3% year-over-year.
- Average days on market for The Vineyards changed 75.0% to 21 days.
- The Vineyards average price changed 49.4% year-over-year, and the median price changed 49.4% year-over-year.

Total Properties Sold

2

0.0% YEAR OVER YEAR

Average Price

\$1.7M

49.4% YEAR OVER YEAR

Highest Sale

\$1.9M

46.0% YEAR OVER YEAR

Days on Market

21

75.0% YEAR OVER YEAR

Median Price

\$1.7M

49.4% YEAR OVER YEAR

Lowest Sale

\$1.5M

54.3% YEAR OVER YEAR



Willow Creek

- Willow Creek sales changed by -71.4% year-over-year.
- The highest sale price changed by -41.3% year-over-year, while the lowest sale price changed 30.4% year-over-year.
- Average days on market for Willow Creek changed 216.7% to 57 days.
- Willow Creek average price changed 3.5% year-over-year, and the median price changed -8.3% year-over-year.

Total Properties Sold

2

-71.4% YEAR OVER YEAR

Average Price

\$1.2M

3.5% YEAR OVER YEAR

Highest Sale

\$1.4M

-41.3% YEAR OVER YEAR

Days on Market

57

216.7% YEAR OVER YEAR

Median Price

\$1.2M

-8.3% YEAR OVER YEAR

Lowest Sale

\$1.1M

30.4% 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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