



2021 December 2021

MONTHLY HOUSING MARKET
UPDATE

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Public Relations at (702) 325-7358 or gmccabe@bpadv.com



Housing Snapshot



Single-Family Units

Units Sold

3,178

▼ -3.8%

Median Price
Units Sold

\$425,000

▲ +23.2%

New Listings

2,196

▼ -8.8%

Median Price
New Listings

\$435,000

▲ +24.3%

Units Available

2,251

▼ -30.5%

Effective Availability

0.7 Months

▼ -27.7%



Condo/Townhouse Units

Units Sold

827

▲ +4.4%

Median Price
Units Sold

\$242,000

▲ +30.1%

New Listings

609

▼ -1.0%

Median Price
New Listings

\$245,000

▲ +25.7%

Units Available

387

▼ -66.4%

Effective Availability

0.5 Months

▼ -67.9%

Notes: Growth rates are compared to the prior year. Availability reflects inventory excluding those with offers.

Market Statistics



Single-Family Units



Condo/Townhouse Units

	Current Value December 2021	Growth From November 2021	Growth From December 2020	Current Value December 2021	Growth From November 2021	Growth From December 2020
Units Sold						
No. of Units Sold	3,178	-2.9%	-3.8%	827	-4.1%	+4.4%
Median Price of Units Sold	\$425,000	+1.2%	+23.2%	\$242,000	+0.8%	+30.1%
Average Price of Units Sold	\$506,537	+1.2%	+13.5%	\$267,617	+5.5%	+32.6%
New Listings						
No. of New Listings	2,196	-23.0%	-8.8%	609	-14.8%	-1.0%
Median Price of New Listings	\$435,000	+0.0%	+24.3%	\$245,000	+0.4%	+25.7%
Average Price of New Listings	\$559,509	+0.0%	+17.8%	\$259,997	-3.1%	+20.4%
Availability (Including Offers)						
No. of Units Available	5,710	-17.2%	-23.5%	1,322	-13.8%	-36.6%
Median Price of Units Available	\$460,000	+1.1%	+26.0%	\$245,000	+0.0%	+28.9%
Average Price of Units Available	\$713,220	+4.2%	+27.8%	\$288,777	+0.7%	+27.7%
Availability (Excluding Offers)						
No. of Units Available	2,251	-19.8%	-30.5%	387	-21.8%	-66.4%
Median Price of Units Available	\$545,000	+2.1%	+38.0%	\$245,000	-0.8%	+32.4%
Average Price of Units Available	\$936,485	+6.1%	+31.8%	\$341,356	+5.3%	+50.9%
Effective Months of Availability	0.7	-17.4%	-27.7%	0.5	-18.5%	-67.9%
Time on Market for Units Sold						
	December 2021	November 2021	December 2020	December 2021	November 2021	December 2020
0 - 30 days	75.1%	76.8%	66.9%	79.7%	79.8%	57.7%
31 - 60 days	15.1%	14.5%	17.4%	10.9%	11.0%	19.4%
61 - 90 days	5.9%	5.1%	7.2%	5.3%	5.3%	10.9%
91 - 120 days	2.0%	2.4%	3.0%	2.2%	2.4%	4.4%
121+ days	1.9%	1.2%	5.5%	1.9%	1.4%	7.6%

See notes, methodology and definitions on page 10.

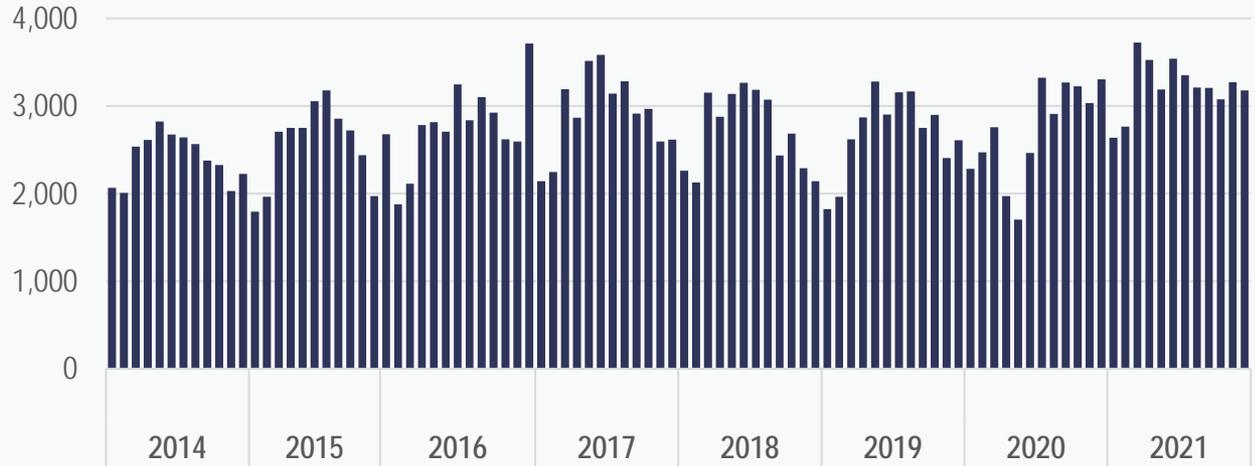
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Single-Family Market Trends



Number of Closings

3,178 Units
 -2.9% vs. Prior Month
 -3.8% vs. Prior Year



Median Closing Price

\$425,000
 +1.2% vs. Prior Month
 +23.2% vs. Prior Year

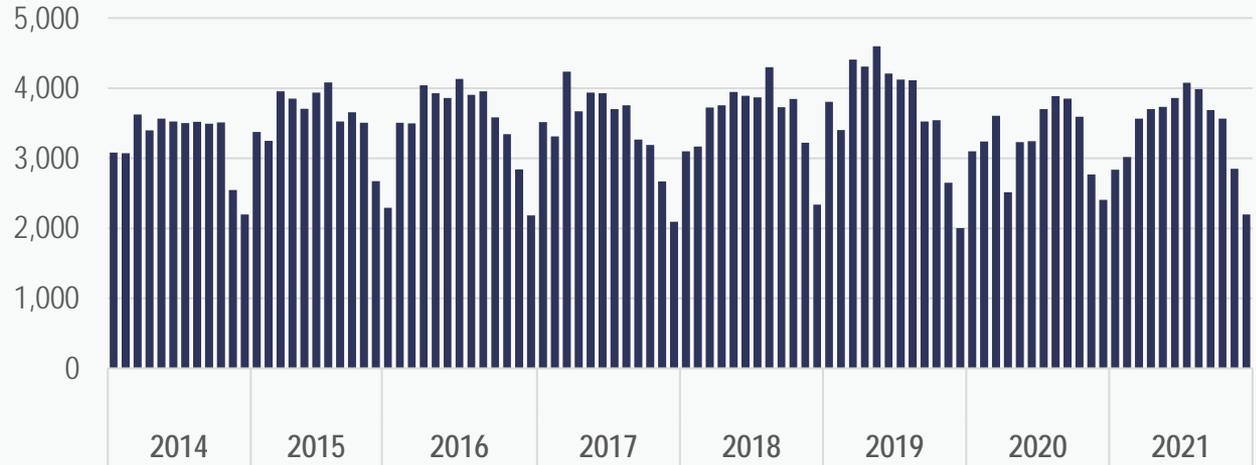


Single-Family Market Trends



**Number of
New Listings**

2,196 Units
 -23.0% vs. Prior Month
 -8.8% vs. Prior Year



**Availability
(Excl. offers)**

2,251 Units
 -19.8% vs. Prior Month
 -30.5% vs. Prior Year

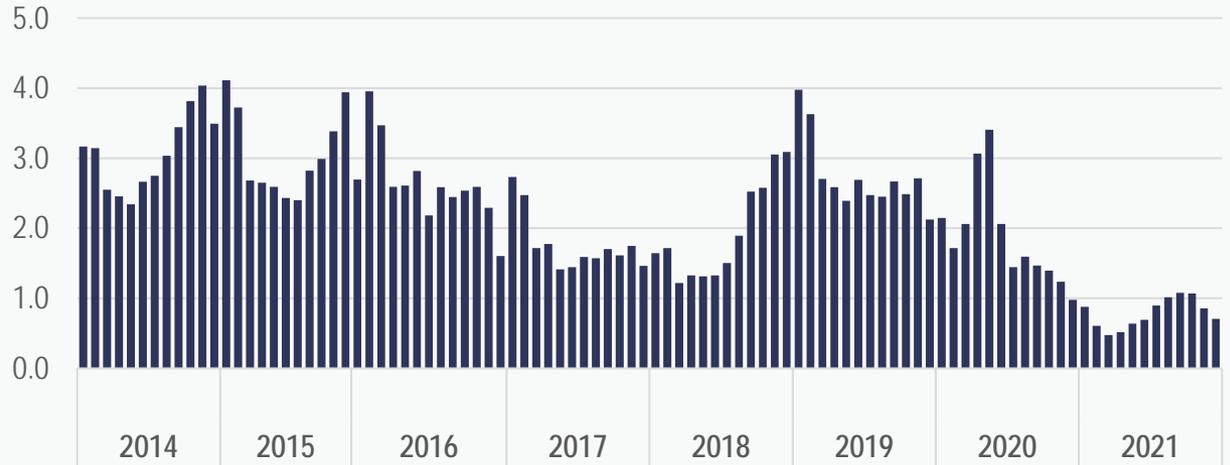


Single-Family Market Trends



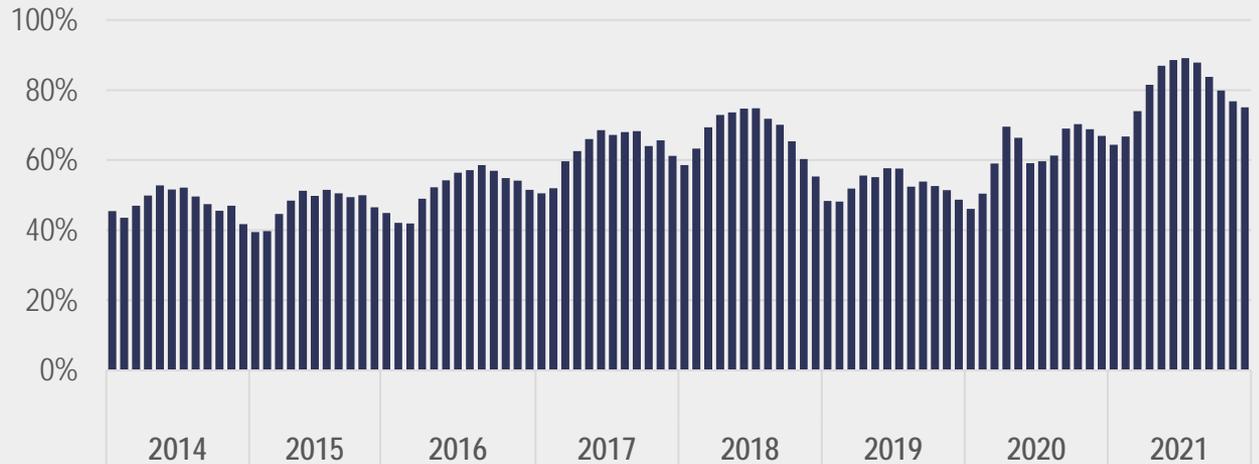
Effective Months of Availability

0.7 Months
 -17.4% vs. Prior Month
 -27.7% vs. Prior Year



Time on Market: 30 Days or Less

75.1% of Closings
 76.8% vs. Prior Month
 66.9% vs. Prior Year



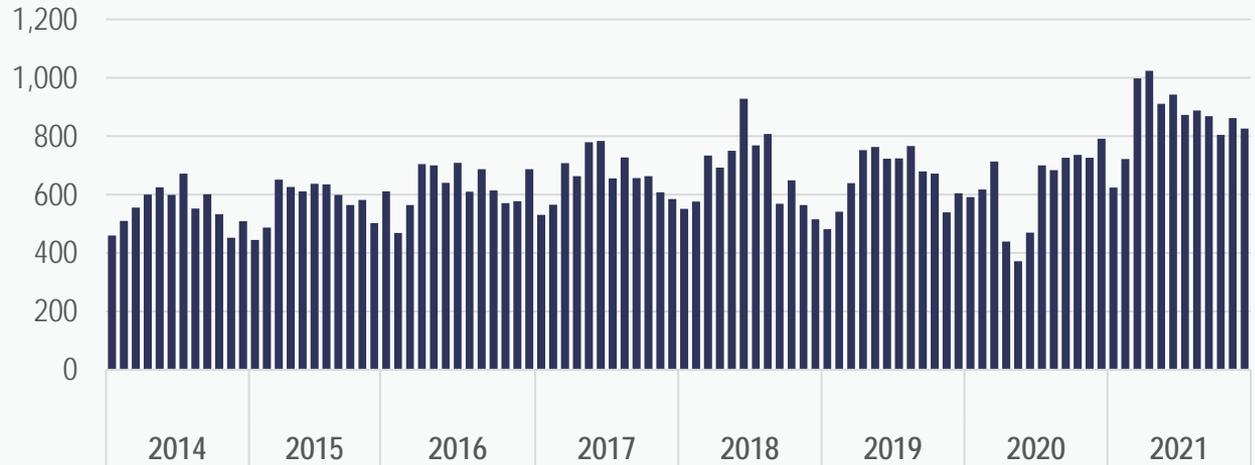
Condo/Townhouse Market Trends



Number of Closings

827 Units

-4.1% vs. Prior Month
+4.4% vs. Prior Year



Median Closing Price

\$242,000

+0.8% vs. Prior Month
+30.1% vs. Prior Year



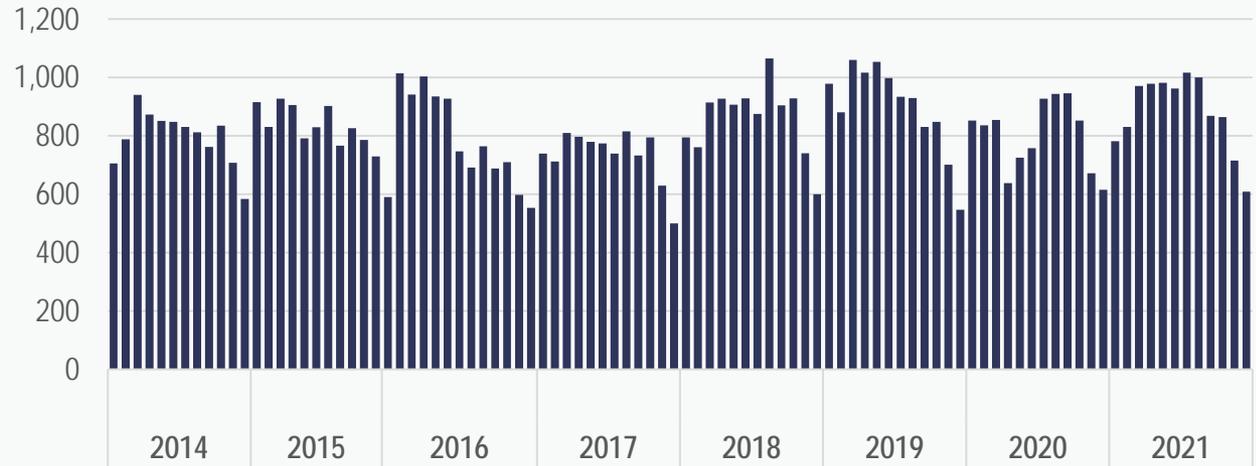
Condo/Townhouse Market Trends



**Number of
New Listings**

609 Units

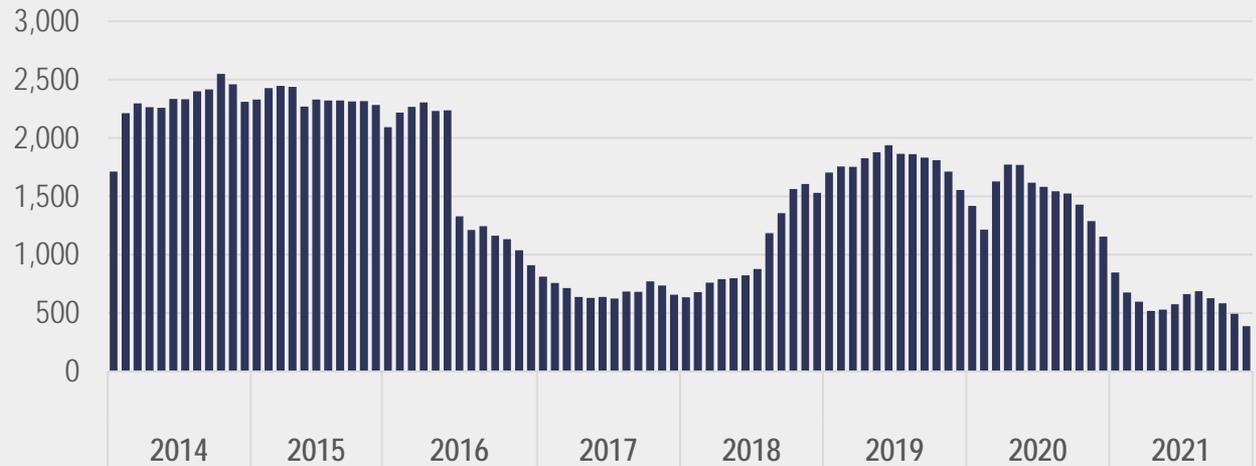
-14.8% vs. Prior Month
-1.0% vs. Prior Year



**Availability
(Excl. offers)**

387 Units

-21.8% vs. Prior Month
-66.4% vs. Prior Year



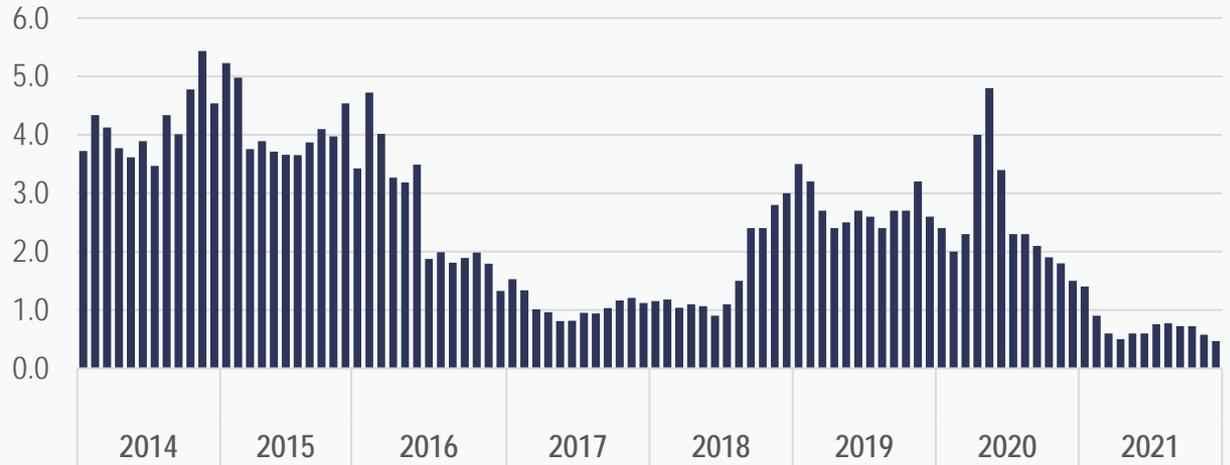
Condo/Townhouse Market Trends



**Effective Months
of Availability**

0.5 Months

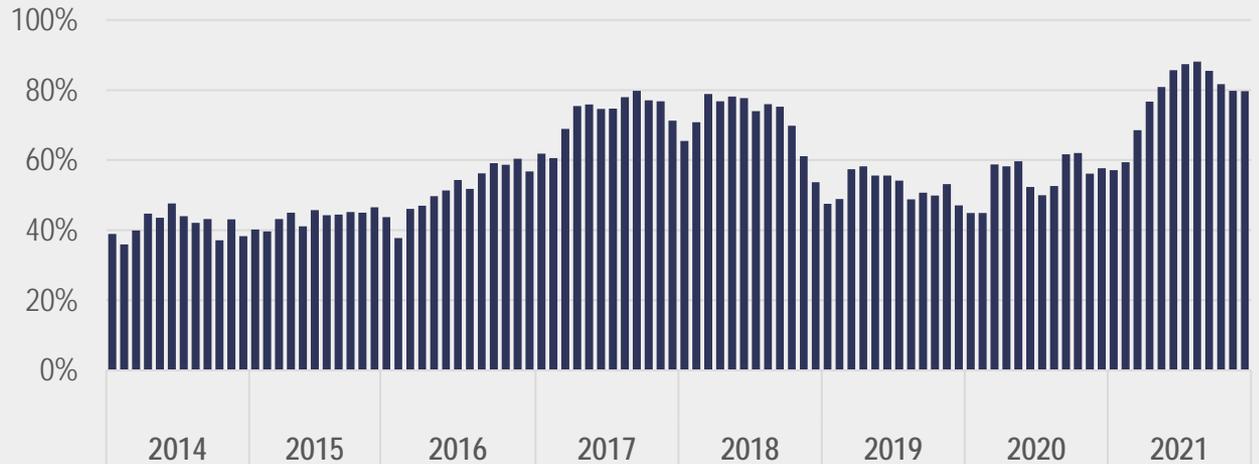
-18.5% vs. Prior Month
-67.9% vs. Prior Year



**Time on Market:
30 Days or Less**

79.7% of Closings

79.8% vs. Prior Month
57.7% vs. Prior Year



Notes, Methodology and Definitions

Source: LAS VEGAS REALTORS® // (702) 784-5000 // 6360 S. Rainbow Blvd.; Las Vegas, NV 89118
www.lasvegasrealtor.com

Territorial Jurisdiction: Clark, Nye, Lincoln and White Pine Counties, Nevada, and such other areas as from time to time may be allocated to the LVR by the Board of Directors of the National Association of REALTORS®

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Methodology and Disclaimer: This data is based on information from the LAS VEGAS REALTORS® (LVR) Multiple Listing Service (MLS). This information is deemed reliable but is not guaranteed. MLS collects, compiles and distributes information about homes listed for sale by its subscribers who are real estate agents. MLS subscription is available to all real estate agents licensed in Nevada, but is not available to the general public. Not all licensed agents subscribe to the MLS. MLS does not include all new homes available or listings from non-MLS agents, nor does it include properties for sale by owner.

Definitions:

Units Sold: Actual closings/recordings (not contracts) during the reporting period

New Listings: Units that were initially listed in the MLS for sale during the reporting period

Availability: The number of units available at the end of the reporting period

Availability Including Offers: Units listed as available that have pending or contingent offers in place

Availability Excluding Offers: Units listed as available that do not have any pending or contingent offers in place

Effective Months of Inventory: Reflects the number of units available (excluding offers) divided by the number of sales during the reporting period

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LVR was founded in 1947 and provides its more than 15,000 local members with education, training and political representation. The local representative of the National Association of REALTORS®, LVR is the largest professional organization in Southern Nevada. Each LVR member receives the highest level of professional training and must abide by a strict code of ethics.



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