

Local Market Update – March 2020

A Research Tool Provided by the Greater Las Vegas Association of REALTORS®



Las Vegas

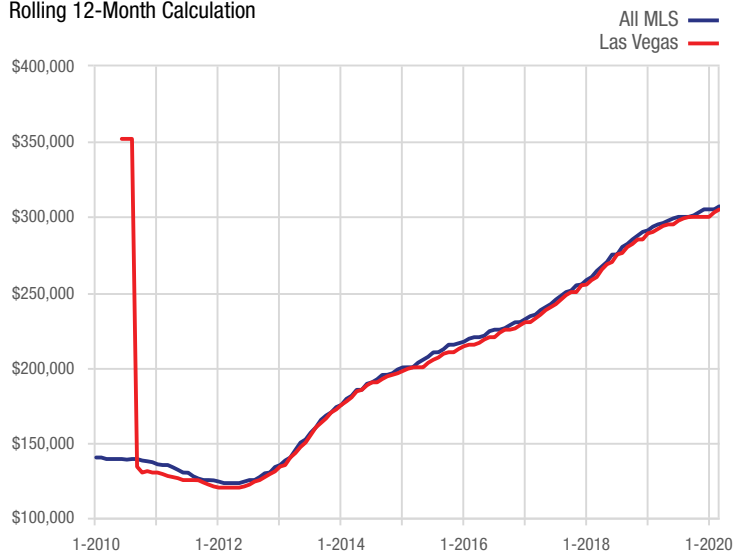
Single Family	March			Year to Date		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
Key Metrics						
New Listings	3,067	2,540	- 17.2%	8,111	6,957	- 14.2%
Pending Sales	2,043	1,611	- 21.1%	5,152	5,495	+ 6.7%
Closed Sales	1,757	1,842	+ 4.8%	4,271	4,993	+ 16.9%
Days on Market Until Sale	49	47	- 4.1%	48	50	+ 4.2%
Median Sales Price*	\$300,000	\$310,000	+ 3.3%	\$299,900	\$310,000	+ 3.4%
Average Sales Price*	\$353,555	\$370,554	+ 4.8%	\$352,489	\$365,439	+ 3.7%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	6,455	4,224	- 34.6%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

Townhouse/Condo	March			Year to Date		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
Key Metrics						
New Listings	887	688	- 22.4%	2,403	2,059	- 14.3%
Pending Sales	604	427	- 29.3%	1,531	1,566	+ 2.3%
Closed Sales	497	542	+ 9.1%	1,288	1,457	+ 13.1%
Days on Market Until Sale	47	47	0.0%	48	54	+ 12.5%
Median Sales Price*	\$158,000	\$175,000	+ 10.8%	\$160,000	\$169,050	+ 5.7%
Average Sales Price*	\$168,262	\$188,058	+ 11.8%	\$170,289	\$184,834	+ 8.5%
Percent of List Price Received*	97.6%	98.4%	+ 0.8%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	1,886	1,411	- 25.2%	—	—	—
Months Supply of Inventory	3.7	2.7	- 27.0%	—	—	—

* 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.

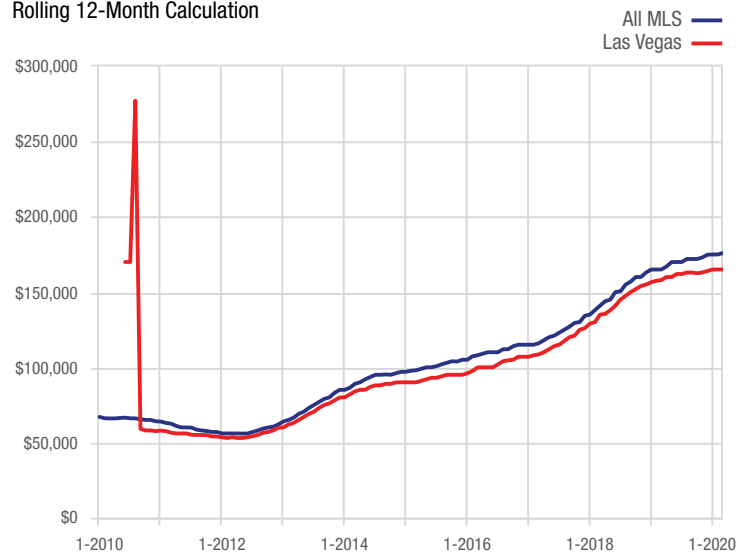
Median Sales Price - Single Family

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.