

Market Stats Rolling 12 Months - Single Family Residences Only **June, 2025**

	<i>June, 2024</i>	July, 2024	August, 2024	Sept, 2024	Oct, 2024	Nov, 2024	Dec, 2024	Jan, 2025	Feb, 2025	March, 2025	April, 2025	May, 2025	June, 2025	12 Month Average
Properties Currently on Market	<i>4114</i>	4634	5268	5458	5784	5570	4965	5215	5229	5416	6213	6646	6992	5616
Properties That Came on Market Last Month	<i>2819</i>	2962	3153	2830	2867	2138	1754	3130	2799	3340	3663	3591	3252	2957
Properties That Went Under Contract Last Month	<i>1667</i>	1691	1531	1444	1572	1382	1190	1543	1762	1701	1786	1677	1529	1567
Properties that Closed Last Month	<i>2093</i>	2145	2138	1791	1918	1647	1811	1578	1781	2142	2174	2087	1946	1930
Average Days on Market	<i>29</i>	30	31	35	38	38	45	47	46	43	39	36	37	39
Absorption (Months)	<i>1.97</i>	2.16	2.46	3.05	3.02	3.38	2.74	3.30	2.94	2.53	2.86	3.18	3.59	2.91
Properties That Expired on a Rolling 12 Month Period	<i>12,179</i>	12,339	12,531	12,881	13,153	13,529	13,870	14,251	14,583	15,292	15,841	16,722	17,591	14382
Percentage of Homes Closed Based on Current Listings	<i>51%</i>	46%	41%	33%	33%	30%	36%	30%	34%	40%	35%	31%	28%	35%
Average Sale Price	<i>\$604,355</i>	\$619,313	\$573,880	\$599,049	\$585,432	\$599,459	\$606,236	\$597,608	\$610,986	\$630,007	\$606,710	\$594,044	\$636,617	\$604,945
Median Sale Price	<i>\$475,000</i>	\$480,000	\$476,875	\$479,900	\$475,531	\$480,000	\$475,000	\$485,000	\$485,000	\$485,000	\$480,000	\$480,000	\$485,000	\$480,609

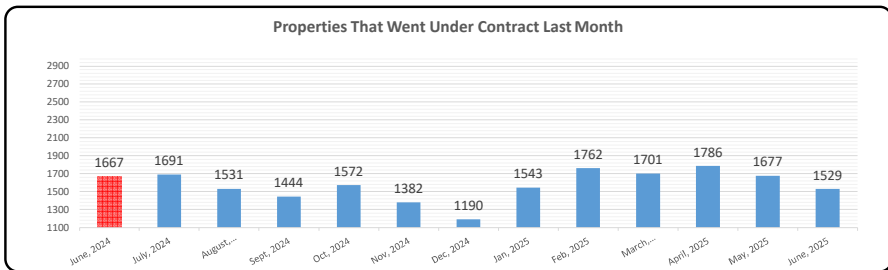
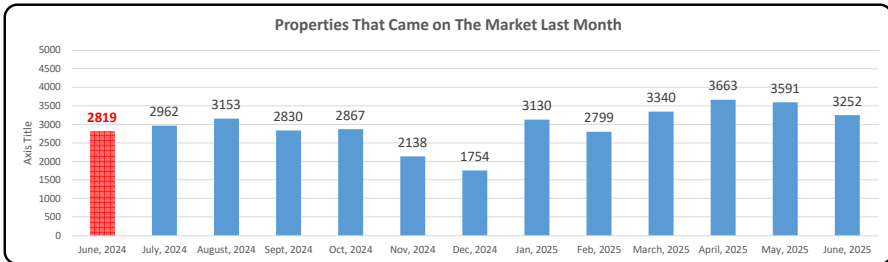
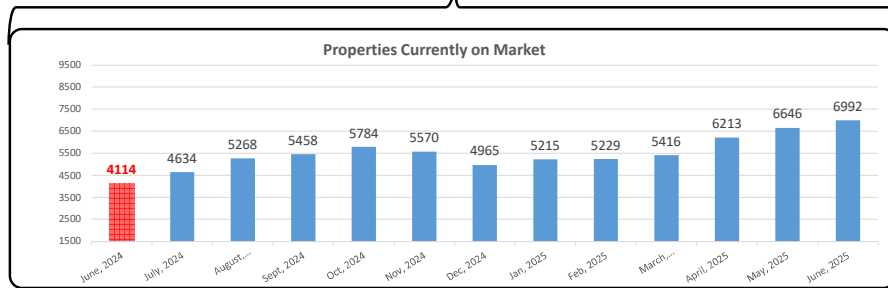
<i>Percentage Changes</i>		
	% Change Month Over Month	% Change Year Over Year
Properties Currently on Market	5%	70%
Properties That Came on Market Last Month	-9%	15%
Properties That Went Under Contract Last Month	-9%	-8%
Properties that Closed Last Month	-7%	-7%
Average Days on Market	3%	28%
Absorption (Months)	13%	83%
Properties That Expired on a Rolling 12 Month Period	5%	44%
Percentage of Homes Closed Based on Current Listings		
Average Sale Price	7%	5%
Median Sale Price	1%	2%

<i>Other Important Numbers</i>	
Percentage Increase in Average Sales Price Since The Beginning of COVID (Mar'20 - \$337,719)	89%
Average Overall Price Depreciation Since Peak Price in the Past 12 Months (\$630,007)	0.00%
Average Monthly Price Depreciation Since Peak Price in the Past 12 Months	0.00%
Average Days on Market for Pending Transactions	41
Average Days on Market for Active Listings	63

Las Vegas and Surrounding Areas MLS Single Family Residential Statistical Graphs

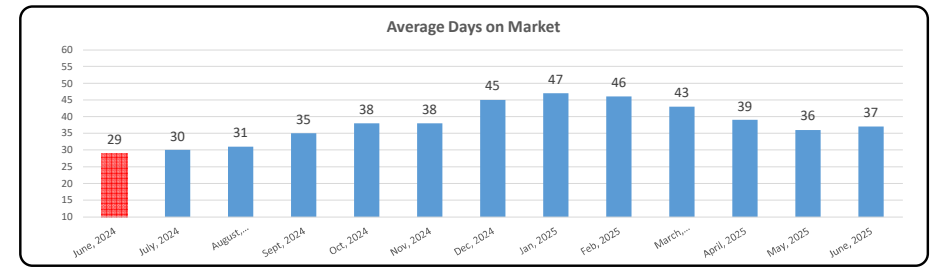
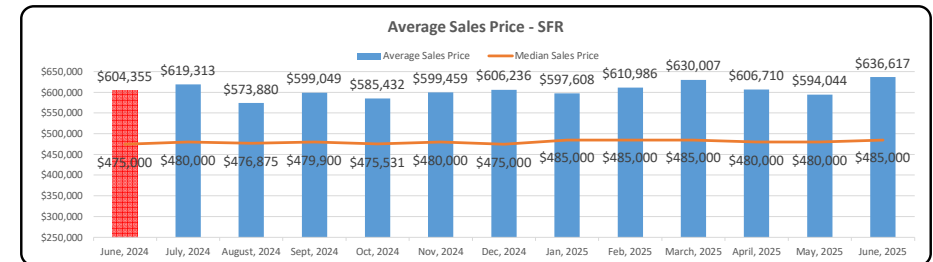
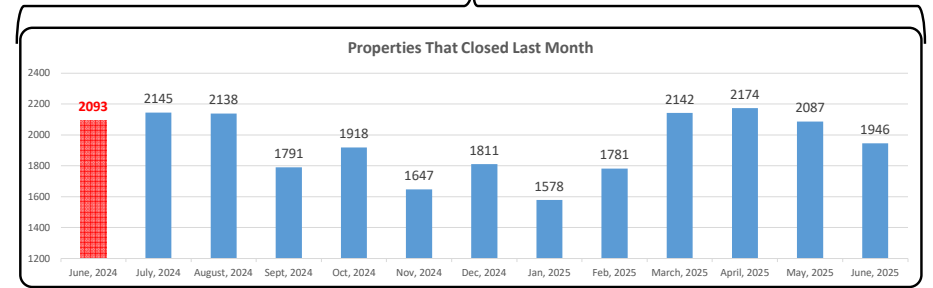
June, 2025

Current Data



Current Data - Movement In Units That Occurred In The Previous Month.

Historical Data



Historical Data - Results That Were Caused By Contracts Entered Into 30...60...90 Days Ago.