



2020 December 2020

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

3,305

▲ +26.7%

Median Price
Units Sold

\$345,000

▲ +10.2%

New Listings

2,407

▲ +20.3%

Median Price
New Listings

\$349,995

▲ +8.1%

Units Available

3,240

▼ -41.5%

Effective Availability

1.0 Months

▼ -53.8%



Condo/Townhouse Units

Units Sold

792

▲ +30.9%

Median Price
Units Sold

\$186,000

▲ +4.5%

New Listings

615

▲ +12.4%

Median Price
New Listings

\$194,900

▲ +8.9%

Units Available

1,153

▼ -25.9%

Effective Availability

1.5 Months

▼ -43.4%

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 2020	Growth From November 2020	Growth From December 2019	Current Value December 2020	Growth From November 2020	Growth From December 2019
Units Sold						
No. of Units Sold	3,305	+8.9%	+26.7%	792	+9.1%	+30.9%
Median Price of Units Sold	\$345,000	+0.0%	+10.2%	\$186,000	-6.9%	+4.5%
Average Price of Units Sold	\$446,139	+4.8%	+20.7%	\$201,776	-4.9%	+5.0%
New Listings						
No. of New Listings	2,407	-13.0%	+20.3%	615	-8.5%	+12.4%
Median Price of New Listings	\$349,995	-0.0%	+8.1%	\$194,900	+3.1%	+8.9%
Average Price of New Listings	\$475,052	+3.3%	+12.0%	\$215,904	-1.0%	+10.6%
Availability (Including Offers)						
No. of Units Available	7,462	-11.3%	-16.0%	2,086	-10.9%	-10.4%
Median Price of Units Available	\$365,000	+0.1%	+8.0%	\$190,000	+0.0%	+8.6%
Average Price of Units Available	\$558,240	+1.2%	+9.3%	\$226,170	+0.4%	+11.9%
Availability (Excluding Offers)						
No. of Units Available	3,240	-13.7%	-41.5%	1,153	-10.5%	-25.9%
Median Price of Units Available	\$395,000	-1.2%	+11.3%	\$185,000	+0.0%	+5.8%
Average Price of Units Available	\$710,683	+3.6%	+21.2%	\$226,270	-1.1%	+10.0%
Effective Months of Availability	1.0	-20.8%	-53.8%	1.5	-17.9%	-43.4%
Time on Market for Units Sold						
	December 2020	November 2020	December 2019	December 2020	November 2020	December 2019
0 - 30 days	66.9%	68.8%	48.7%	57.7%	56.1%	47.1%
31 - 60 days	17.4%	15.9%	22.8%	19.4%	21.5%	23.1%
61 - 90 days	7.2%	7.2%	12.8%	10.9%	10.2%	12.9%
91 - 120 days	3.0%	2.9%	6.9%	4.4%	4.3%	7.1%
121+ days	5.5%	5.2%	8.7%	7.6%	8.0%	9.8%

See notes, methodology and definitions on page 14.

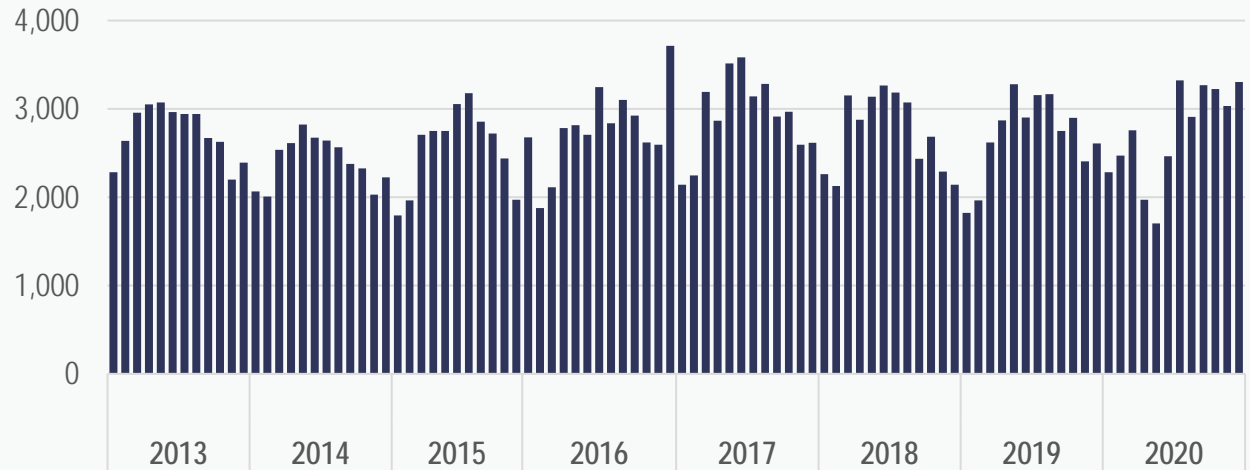
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Single-Family Market Trends



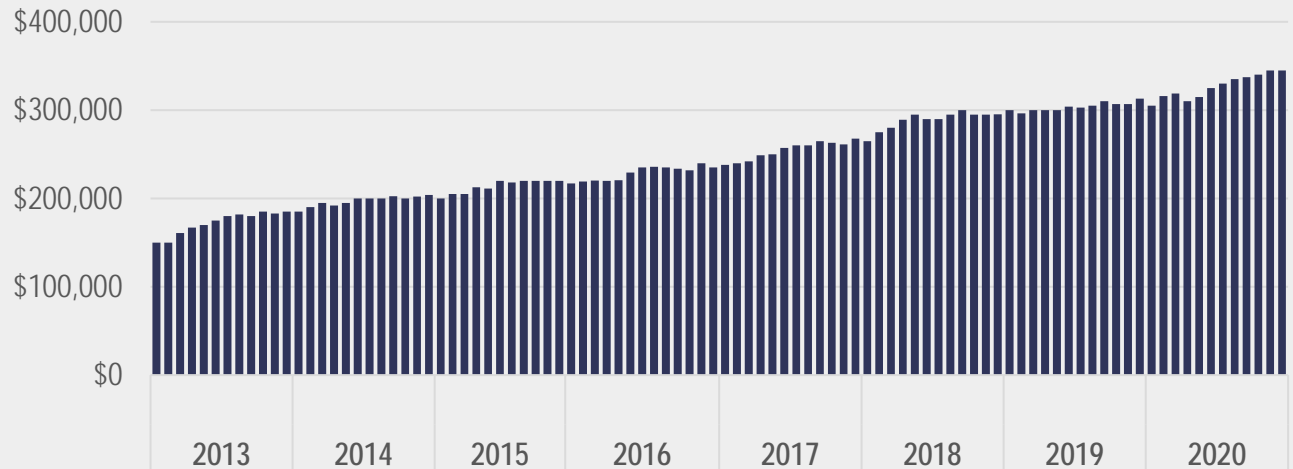
Number of Closings

3,305 Units
 +8.9% vs. Prior Month
 +26.7% vs. Prior Year



Median Closing Price

\$345,000
 +0.0% vs. Prior Month
 +10.2% vs. Prior Year



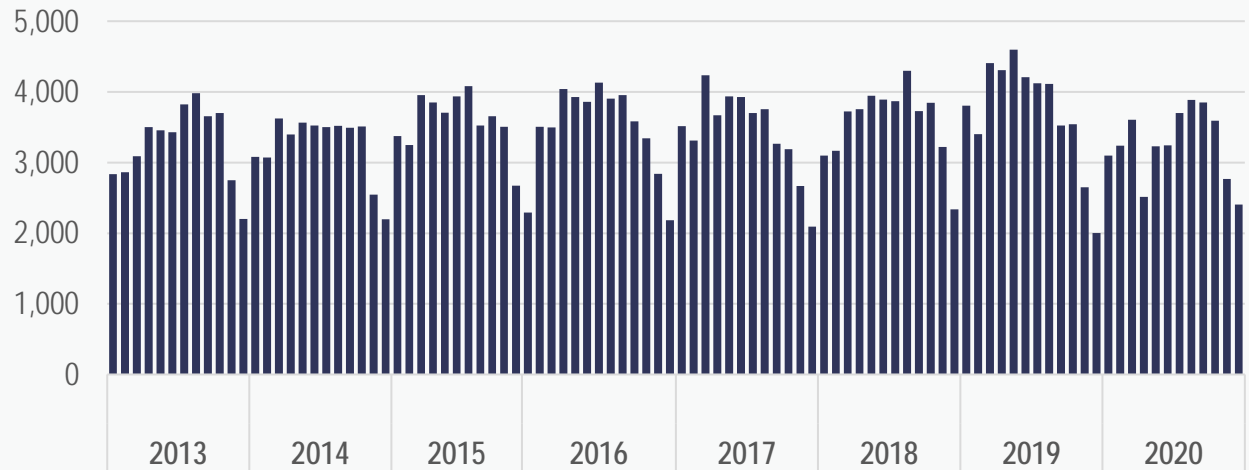
Single-Family Market Trends



**Number of
New Listings**

2,407 Units

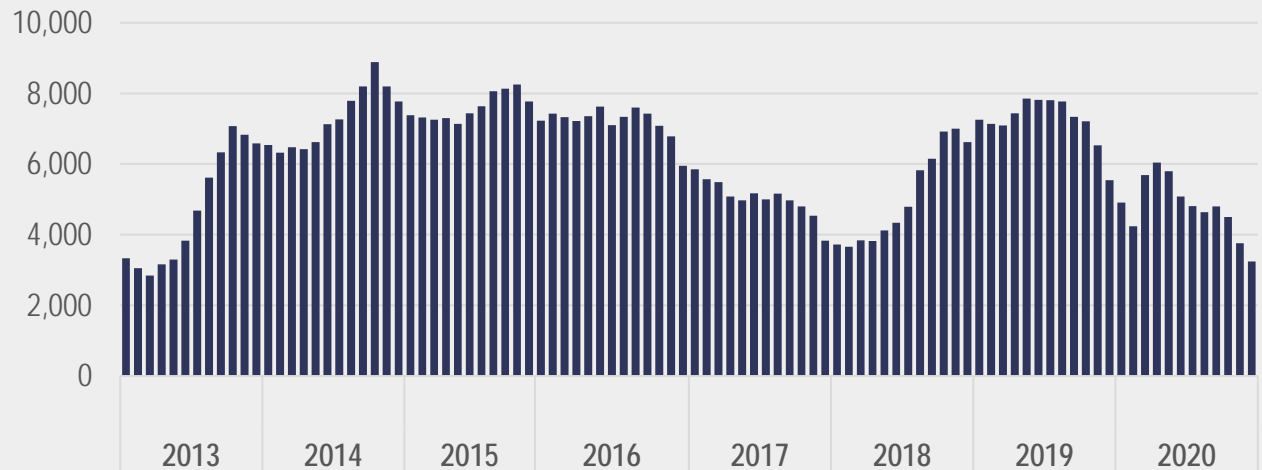
-13.0% vs. Prior Month
+20.3% vs. Prior Year



**Availability
(Excl. offers)**

3,240 Units

-13.7% vs. Prior Month
-41.5% vs. Prior Year



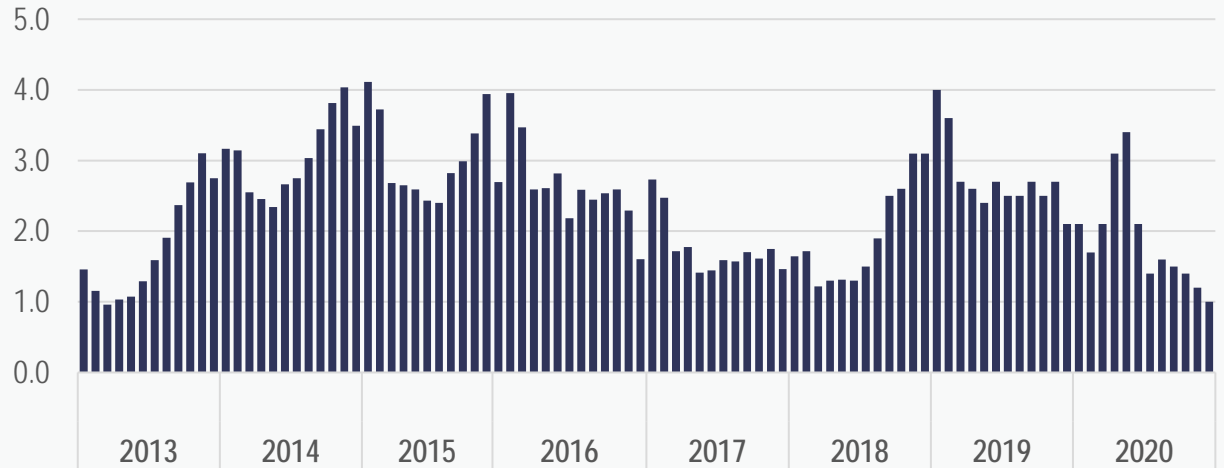
Single-Family Market Trends



**Effective
Months of
Availability**

1.0 Months

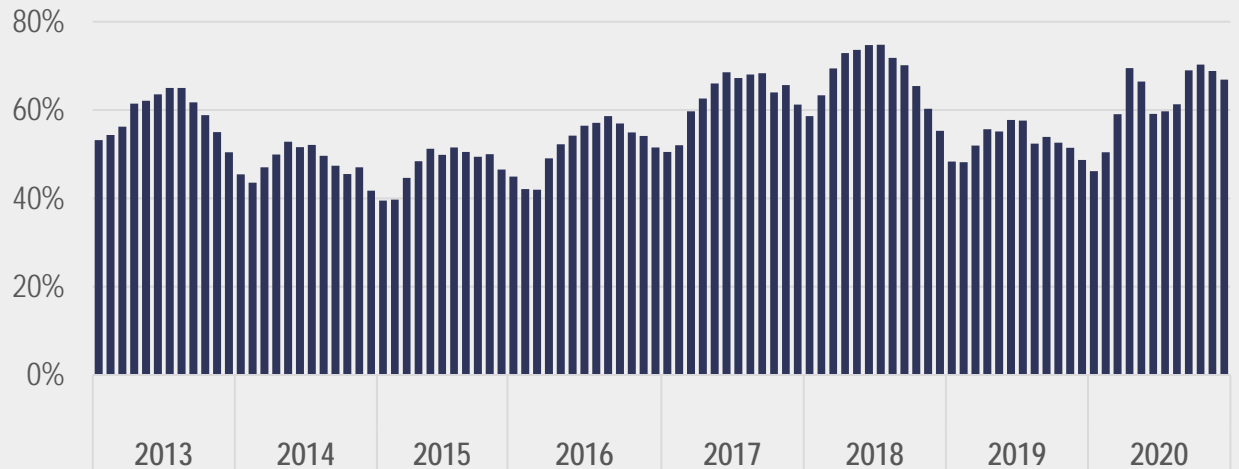
**-20.8% vs. Prior Month
-53.8% vs. Prior Year**



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

66.9% of Closings

**68.8% vs. Prior Month
48.7% vs. Prior Year**



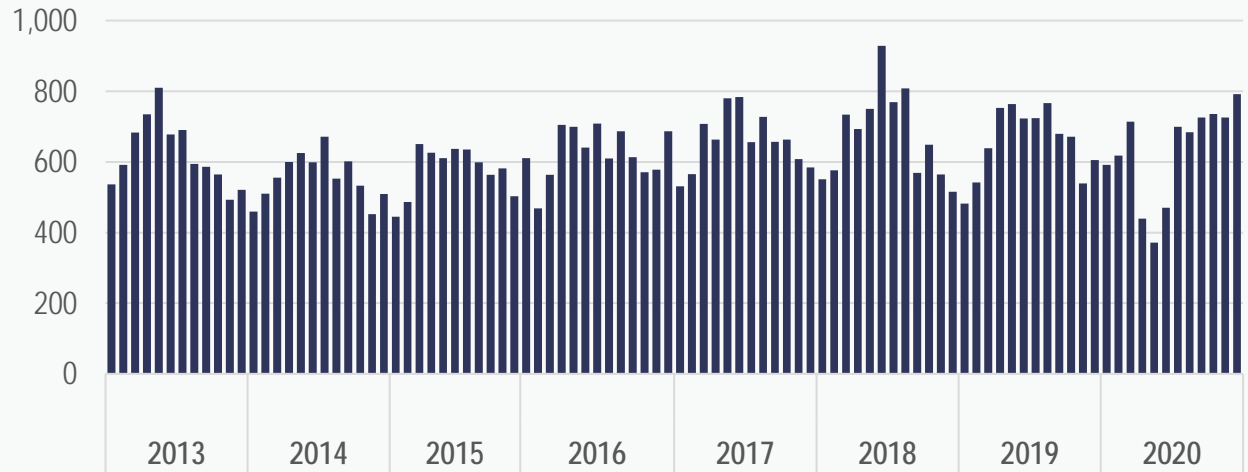
Condo/Townhouse Market Trends



Number of Closings

792 Units

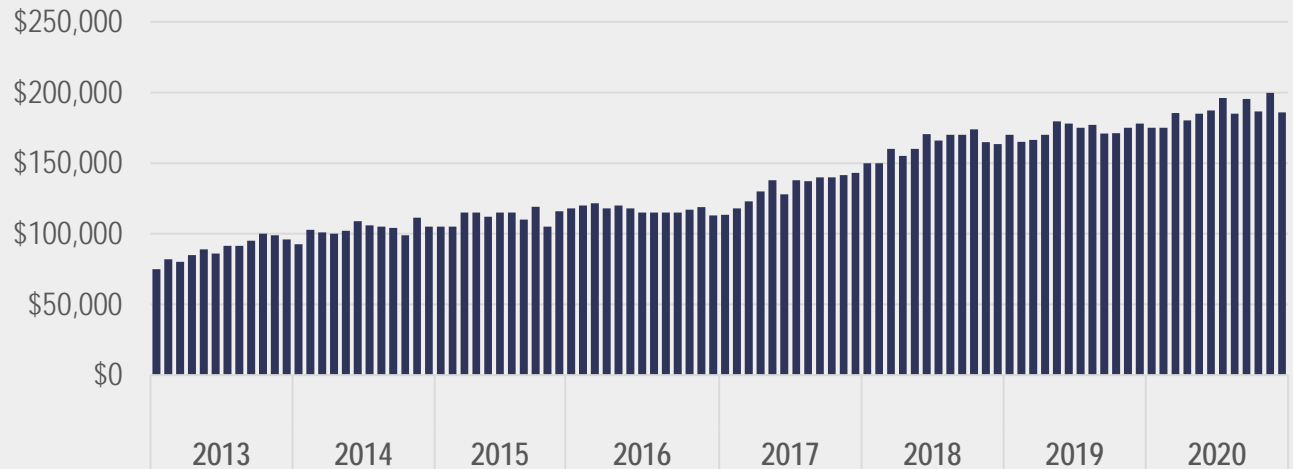
+9.1% vs. Prior Month
+30.9% vs. Prior Year



Median Closing Price

\$186,000

-6.9% vs. Prior Month
+4.5% vs. Prior Year



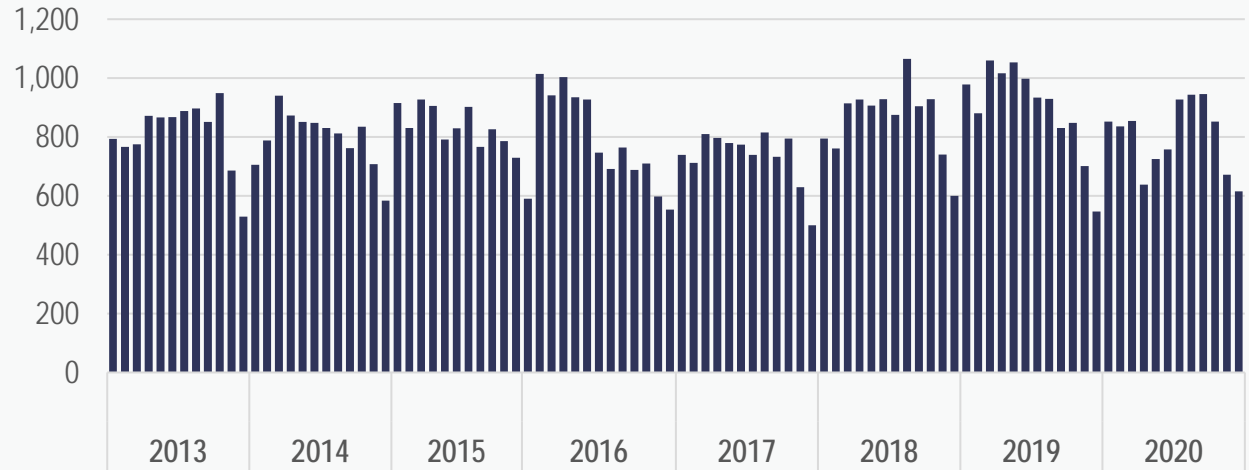
Condo/Townhouse Market Trends



**Number of
New Listings**

615 Units

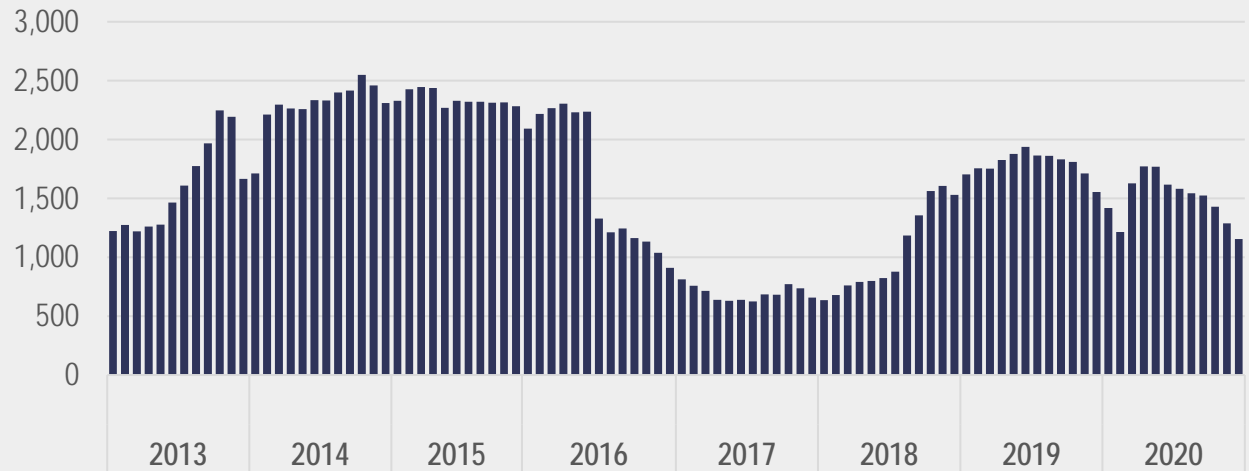
-8.5% vs. Prior Month
+12.4% vs. Prior Year



**Availability
(Excl. offers)**

1,153 Units

-10.5% vs. Prior Month
-25.9% vs. Prior Year



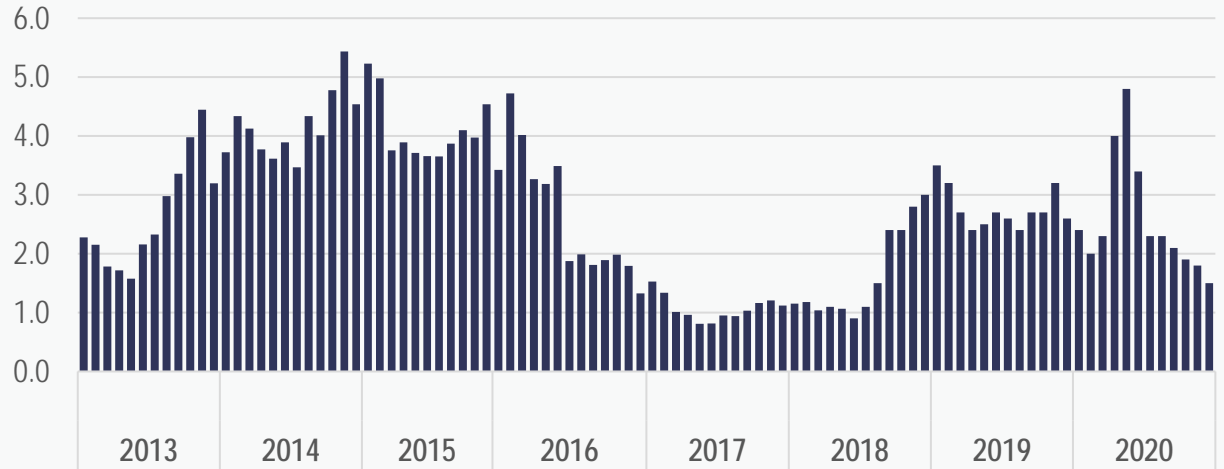
Condo/Townhouse Market Trends



**Effective
Months of
Availability**

1.5 Months

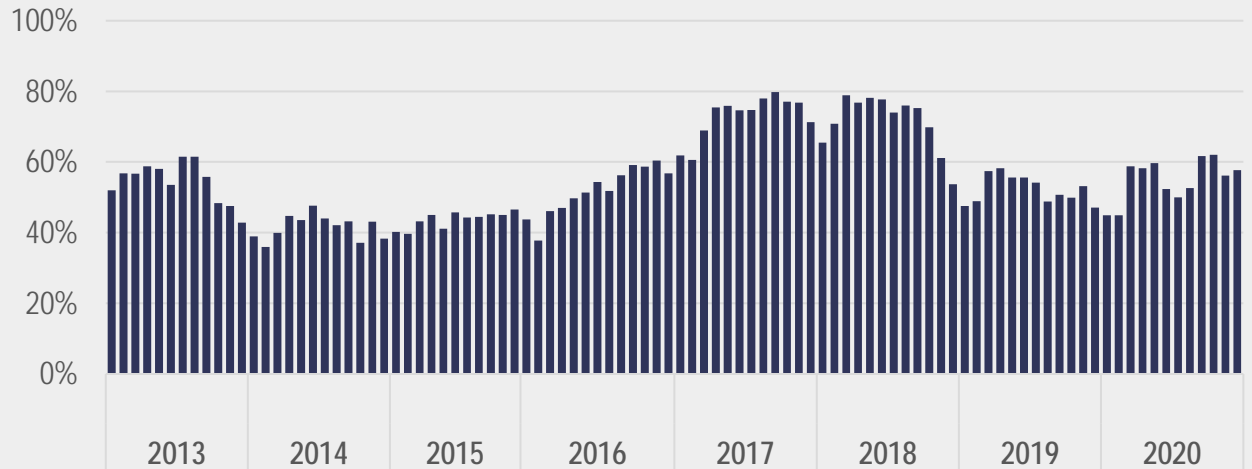
**-17.9% vs. Prior Month
-43.4% vs. Prior Year**

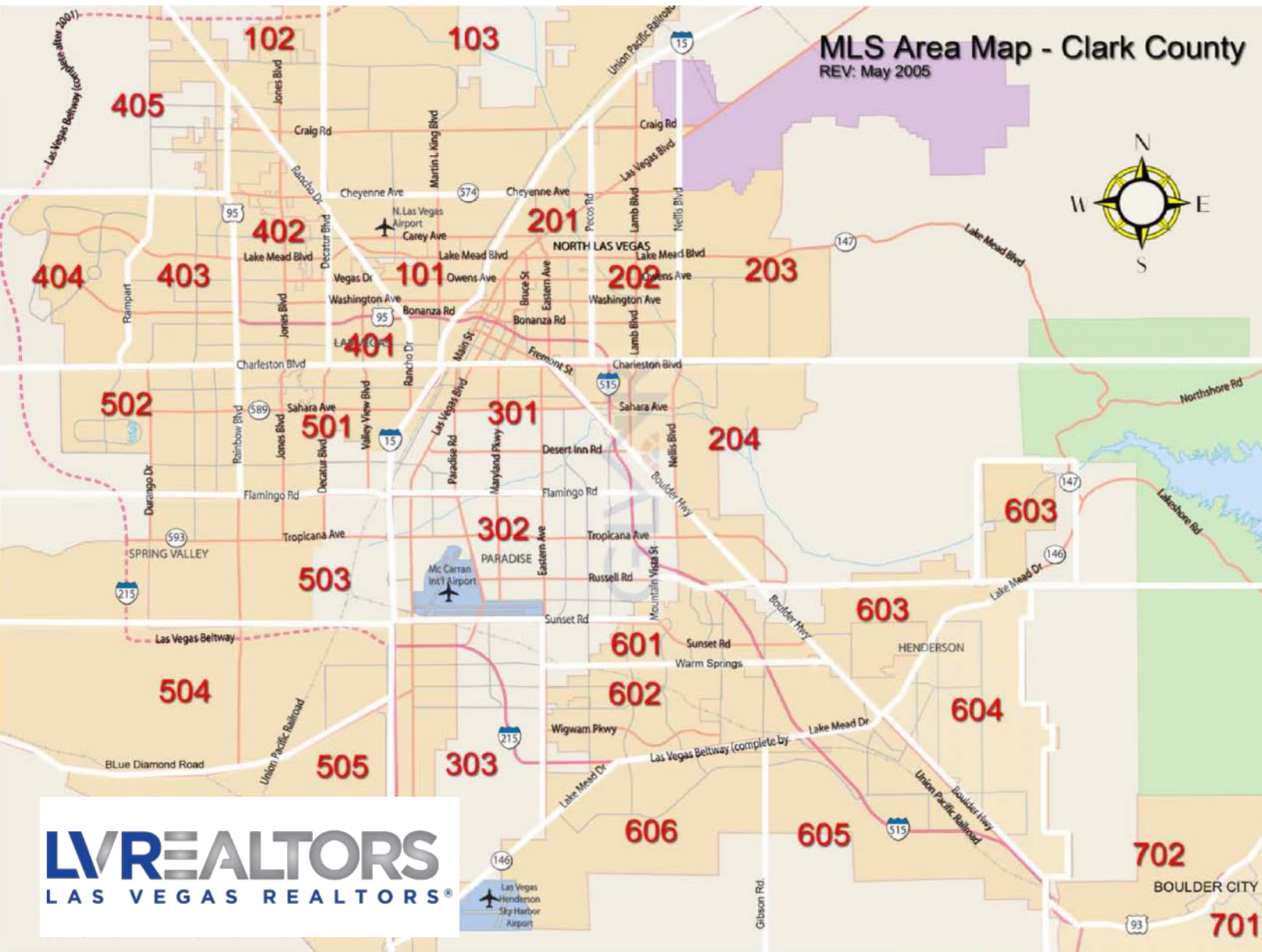


**Time on Market:
30 Days or Less**

57.7% of Closings

**56.1% vs. Prior Month
47.1% vs. Prior Year**





MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

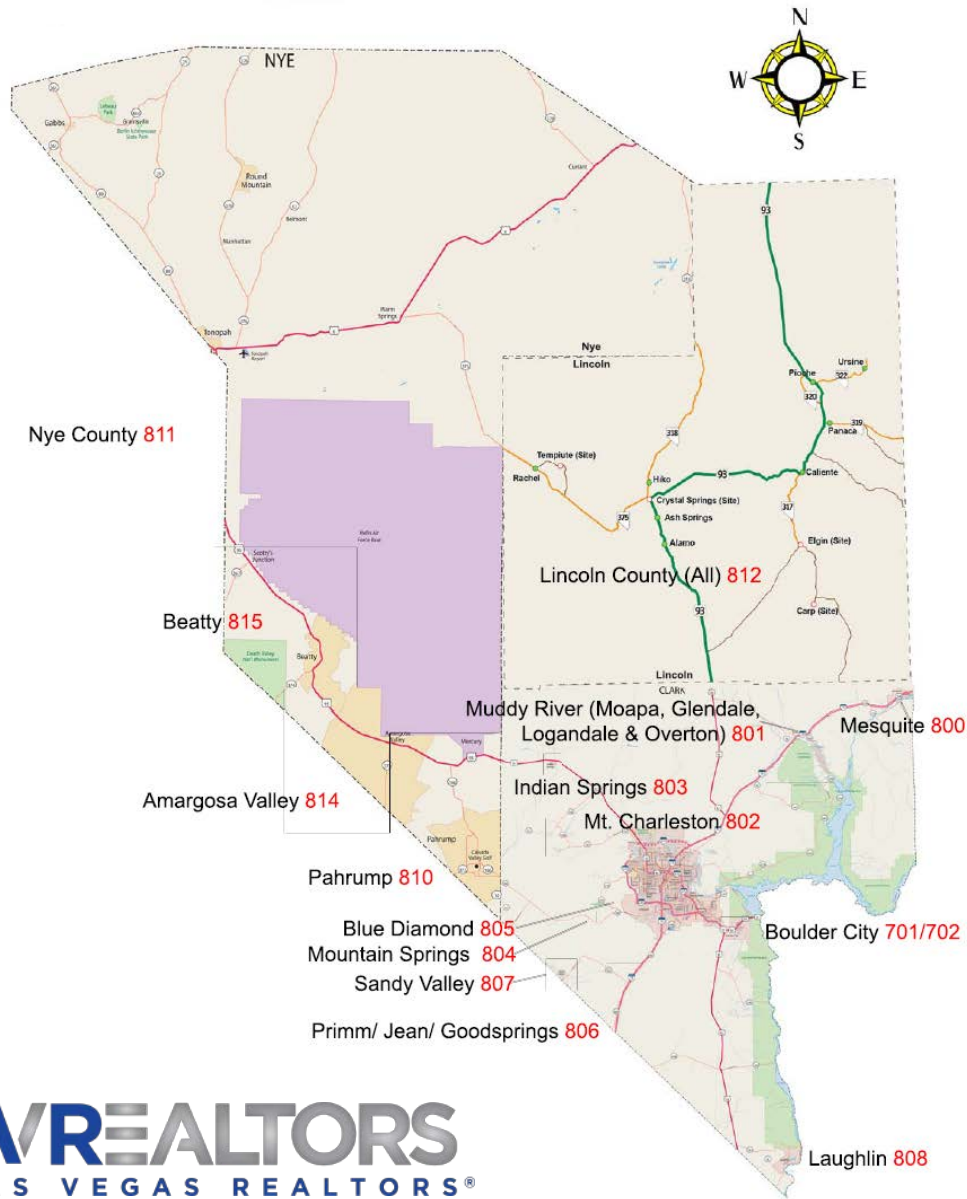


Single-Family Units



Condo/Townhouse Units

Area	No. of Units Sold	Median Sold Price	Average Sold Price	No. of Units Sold	Median Sold Price	Average Sold Price
101 - North	37	\$225,000	\$236,115	7	\$150,000	\$155,000
102 - North	176	\$345,000	\$400,941	9	\$265,000	\$247,111
103 - North	368	\$315,000	\$323,408	46	\$236,995	\$232,284
201 - East	34	\$210,000	\$203,515	4	\$116,500	\$125,750
202 - East	71	\$250,000	\$245,741	20	\$116,450	\$115,980
203 - East	49	\$265,000	\$388,312	22	\$159,450	\$155,985
204 - East	99	\$275,000	\$275,559	30	\$159,500	\$161,180
301 - South	56	\$298,000	\$319,515	59	\$171,000	\$167,941
302 - South	77	\$292,000	\$308,621	47	\$140,000	\$141,360
303 - South	160	\$339,500	\$357,048	45	\$210,000	\$211,790
401 - North West	20	\$282,500	\$386,515	7	\$130,000	\$132,629
402 - North West	97	\$259,900	\$265,030	37	\$155,000	\$156,578
403 - North West	92	\$325,500	\$357,780	62	\$162,500	\$165,690
404 - North West	189	\$453,000	\$579,750	39	\$285,000	\$317,586
405 - North West	259	\$345,000	\$399,284	19	\$222,900	\$213,358
501 - South West	53	\$334,000	\$359,300	25	\$153,000	\$161,900
502 - South West	152	\$453,000	\$969,655	41	\$175,000	\$220,693
503 - South West	136	\$390,000	\$492,674	77	\$185,000	\$210,498
504 - South West	207	\$345,000	\$415,628	16	\$179,500	\$190,250
505 - South West	216	\$355,388	\$512,245	13	\$259,900	\$254,204
601 - Henderson	38	\$322,500	\$421,442	29	\$190,000	\$188,021
602 - Henderson	113	\$375,000	\$413,867	33	\$240,000	\$233,967
603 - Henderson	81	\$399,602	\$493,980	21	\$325,000	\$345,333
604 - Henderson	49	\$322,000	\$366,513	6	\$211,250	\$197,583
605 - Henderson	103	\$364,990	\$401,368	17	\$222,000	\$222,118
606 - Henderson	261	\$480,000	\$758,123	36	\$270,000	\$267,026



MLS Areas: Outlying Area



Housing Update by MLS Area: Outlying Area



Single-Family Units



Condo/Townhouse Units

Area	No. of Units Sold	Median Sold Price	Average Sold Price	No. of Units Sold	Median Sold Price	Average Sold Price
701 - Boulder City	20	\$384,500	\$504,087	5	\$124,550	\$196,710
702 - Boulder City	3	\$595,000	\$1,134,967	3	\$245,000	\$246,333
800 - Mesquite	3	\$425,000	\$448,400	4	\$201,200	\$208,600
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	9	\$355,000	\$360,444	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	4	\$754,250	\$856,125	-	\$0	\$0
803 - Indian Springs/Cold Creek	1	\$259,000	\$259,000	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	-	\$0	\$0	-	\$0	\$0
806 - State Line/Jean/Goodsprings	1	\$105,000	\$105,000	-	\$0	\$0
807 - Sandy Valley	1	\$270,000	\$270,000	-	\$0	\$0
808 - Laughlin	7	\$295,000	\$279,971	11	\$179,900	\$208,600
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	54	\$285,288	\$310,880	-	\$0	\$0
811 - Nye County	2	\$195,000	\$195,000	-	\$0	\$0
812 - Lincoln County	1	\$155,000	\$155,000	-	\$0	\$0
813 - Other Nevada	-	\$0	\$0	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	8	\$157,500	\$179,563	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	-	\$0	\$0	3	\$127,000	\$120,667

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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