



# 2021 February 2021

MONTHLY HOUSING MARKET  
UPDATE



For media inquiries, please contact George McCabe with B&P  
Public Relations at (702) 325-7358 or [gmccabe@bpadv.com](mailto:gmccabe@bpadv.com)



# Housing Snapshot



## Single-Family Units

# Units Sold

**2,767**

▲ +12.0%

Median Price  
*Units Sold*

**\$355,000**

▲ +12.3%

# New Listings

**3,017**

▼ -6.9%

Median Price  
*New Listings*

**\$362,000**

▲ +8.1%

# Units Available

**1,677**

▼ -60.4%

Effective Availability

**0.6** Months

▼ -64.7%



## Condo/Townhouse Units

# Units Sold

**722**

▲ +16.8%

Median Price  
*Units Sold*

**\$197,500**

▲ +12.9%

# New Listings

**831**

▼ -0.6%

Median Price  
*New Listings*

**\$195,500**

▲ +4.0%

# Units Available

**675**

▼ -44.4%

Effective Availability

**0.9** Months

▼ -52.4%

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 February 2021	Growth From January 2021	Growth From February 2020	Current Value February 2021	Growth From January 2021	Growth From February 2020
<b>Units Sold</b>						
No. of Units Sold	2,767	+4.9%	+12.0%	722	+15.7%	+16.8%
Median Price of Units Sold	\$355,000	+2.9%	+12.3%	\$197,500	+2.3%	+12.9%
Average Price of Units Sold	\$441,070	+3.7%	+18.7%	\$219,447	+4.6%	+17.0%
<b>New Listings</b>						
No. of New Listings	3,017	+6.4%	-6.9%	831	+6.3%	-0.6%
Median Price of New Listings	\$362,000	+0.8%	+8.1%	\$195,500	-2.3%	+4.0%
Average Price of New Listings	\$486,831	+1.0%	+10.8%	\$218,297	-3.0%	+3.7%
<b>Availability (Including Offers)</b>						
No. of Units Available	6,816	-1.7%	-23.8%	1,985	-2.9%	-18.0%
Median Price of Units Available	\$369,999	+0.6%	+6.0%	\$194,999	-0.0%	+8.4%
Average Price of Units Available	\$581,315	+2.0%	+12.0%	\$227,547	-0.1%	+10.0%
<b>Availability (Excluding Offers)</b>						
No. of Units Available	1,677	-27.6%	-60.4%	675	-20.3%	-44.4%
Median Price of Units Available	\$429,900	+6.1%	+7.5%	\$179,900	-2.8%	+2.8%
Average Price of Units Available	\$908,408	+16.3%	+36.2%	\$222,378	-4.0%	+3.2%
<b>Effective Months of Availability</b>	<b>0.6</b>	<b>-30.9%</b>	<b>-64.7%</b>	<b>0.9</b>	<b>-31.1%</b>	<b>-52.4%</b>
<b>Time on Market for Units Sold</b>						
	February 2021	January 2021	February 2020	February 2021	January 2021	February 2020
0 - 30 days	66.7%	64.4%	50.4%	59.4%	57.1%	44.9%
31 - 60 days	15.2%	16.3%	18.1%	18.0%	18.4%	22.0%
61 - 90 days	8.1%	9.0%	11.9%	9.8%	12.0%	15.0%
91 - 120 days	4.3%	4.7%	8.7%	6.0%	4.3%	7.1%
121+ days	5.8%	5.5%	10.9%	6.8%	8.2%	11.0%

See notes, methodology and definitions on page 14.

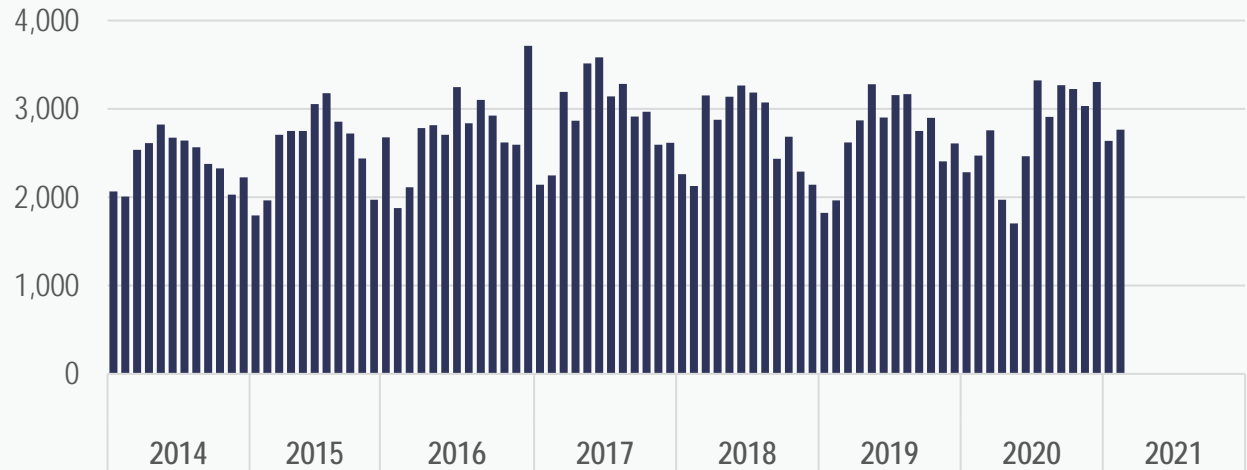
LAS VEGAS REALTORS® | Page 3

# Single-Family Market Trends



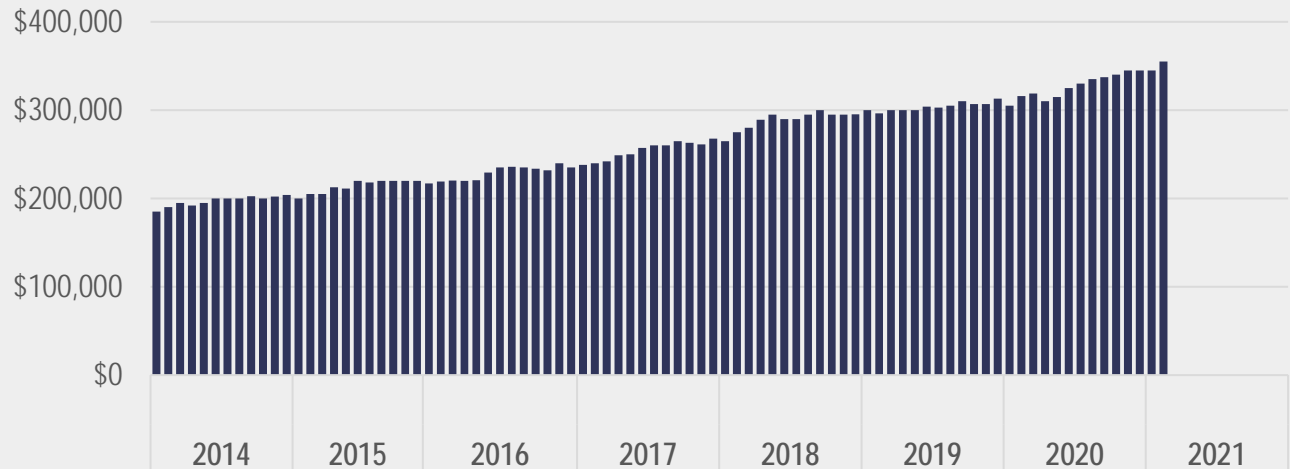
**Number of Closings**

**2,767** Units  
 +4.9% vs. Prior Month  
 +12.0% vs. Prior Year



**Median Closing Price**

**\$355,000**  
 +2.9% vs. Prior Month  
 +12.3% vs. Prior Year

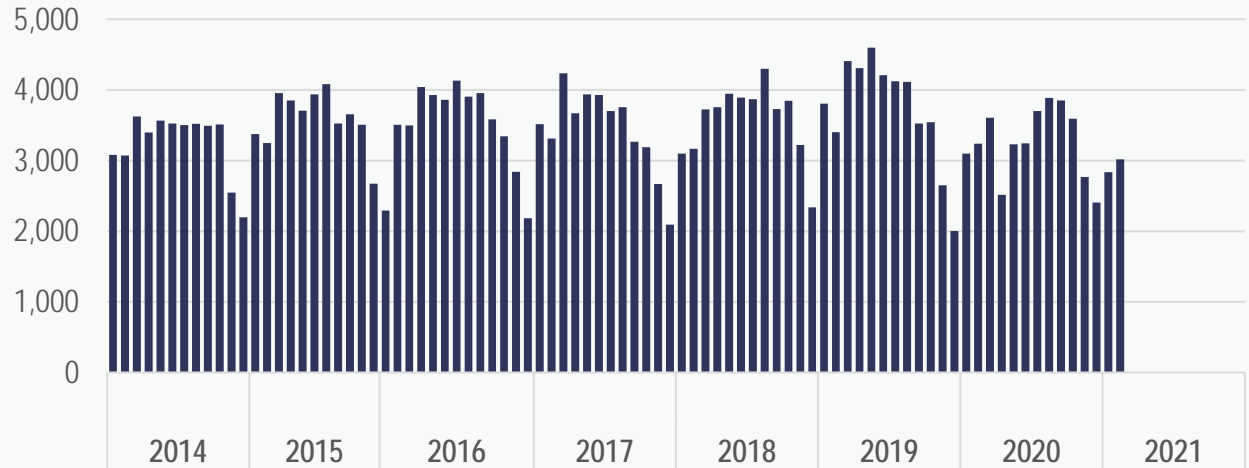


# Single-Family Market Trends



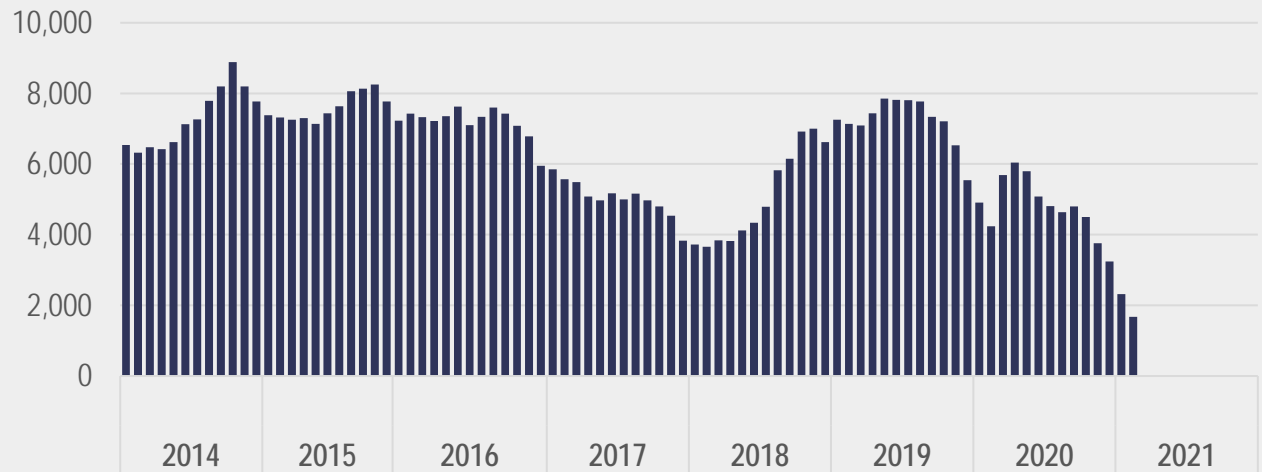
**Number of  
New Listings**

**3,017** Units  
 +6.4% vs. Prior Month  
 -6.9% vs. Prior Year



**Availability  
(Excl. offers)**

**1,677** Units  
 -27.6% vs. Prior Month  
 -60.4% vs. Prior Year

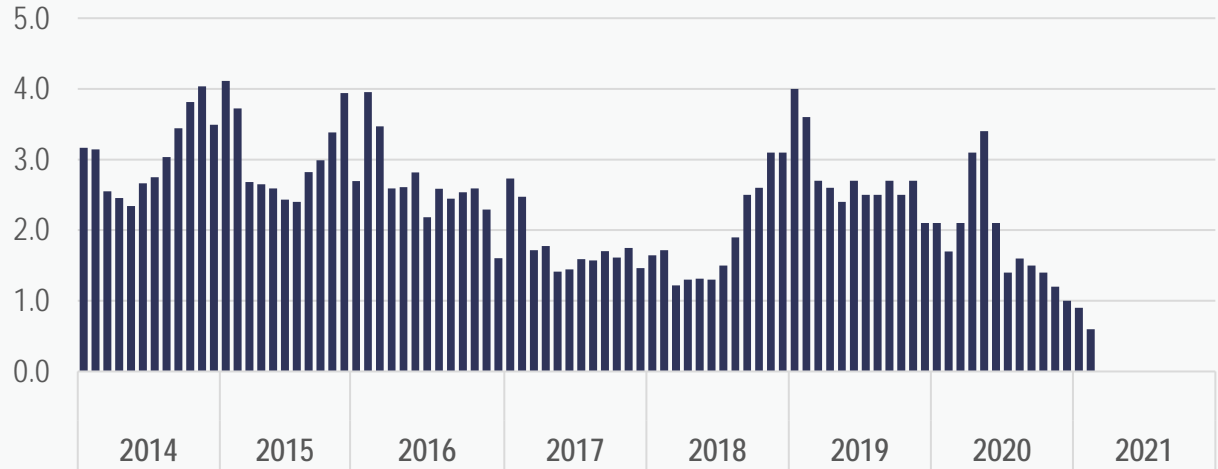


# Single-Family Market Trends



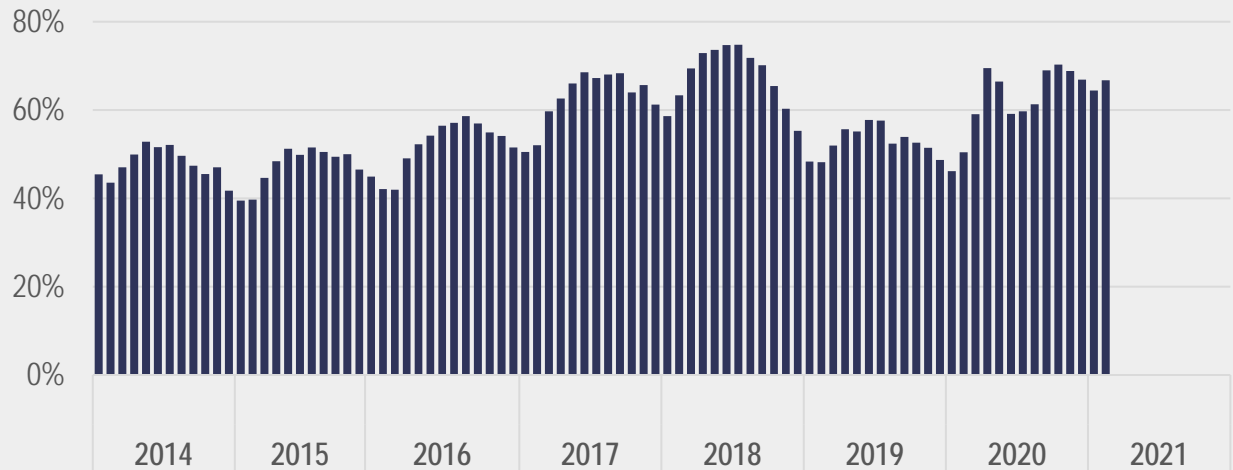
**Effective  
Months of  
Availability**

**0.6 Months**  
-30.9% vs. Prior Month  
-64.7% vs. Prior Year



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

**66.7% of Closings**  
64.4% vs. Prior Month  
50.4% vs. Prior Year





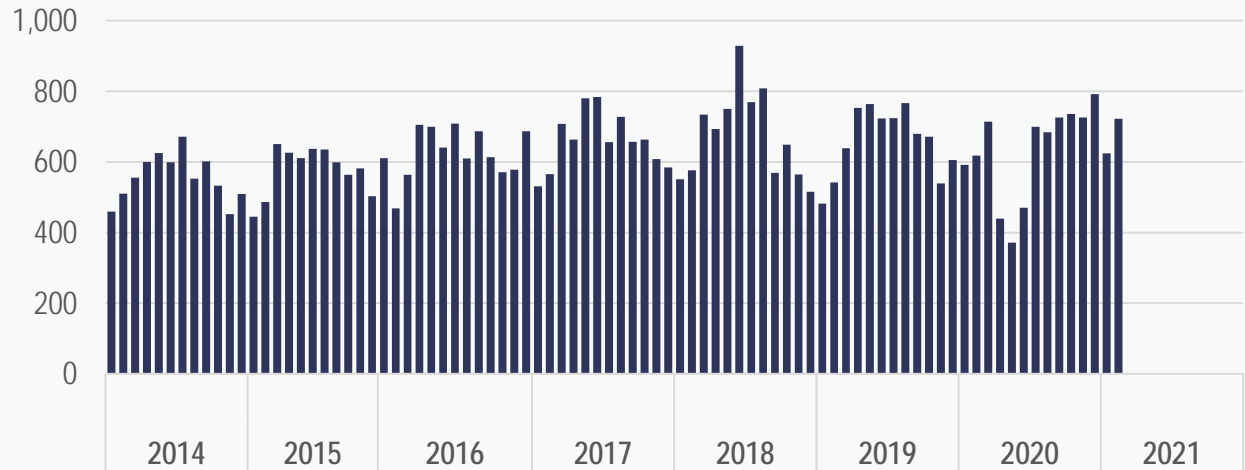
# Condo/Townhouse Market Trends



**Number of Closings**

**722** Units

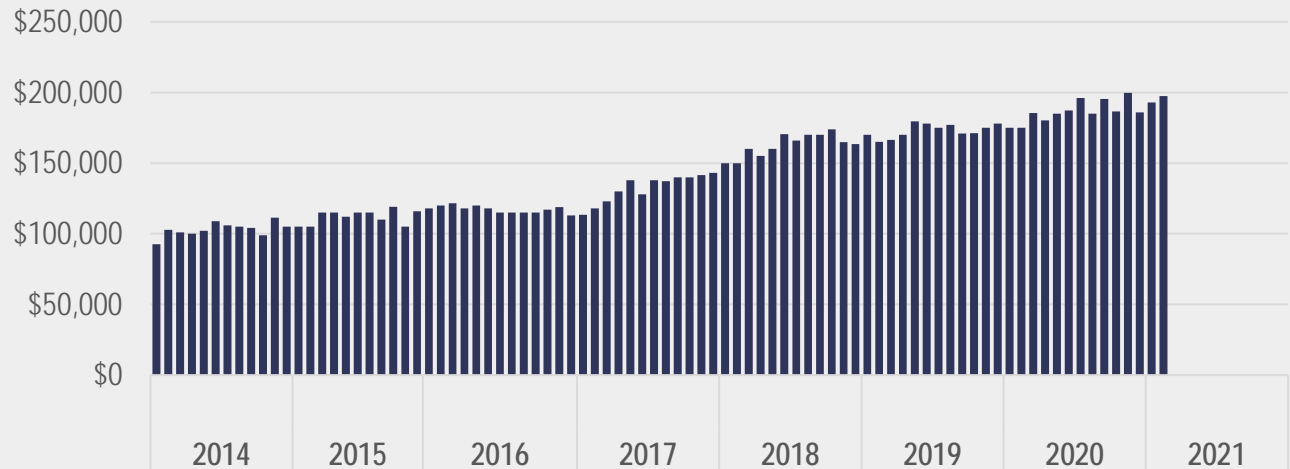
**+15.7% vs. Prior Month**  
**+16.8% vs. Prior Year**



**Median Closing Price**

**\$197,500**

**+2.3% vs. Prior Month**  
**+12.9% vs. Prior Year**



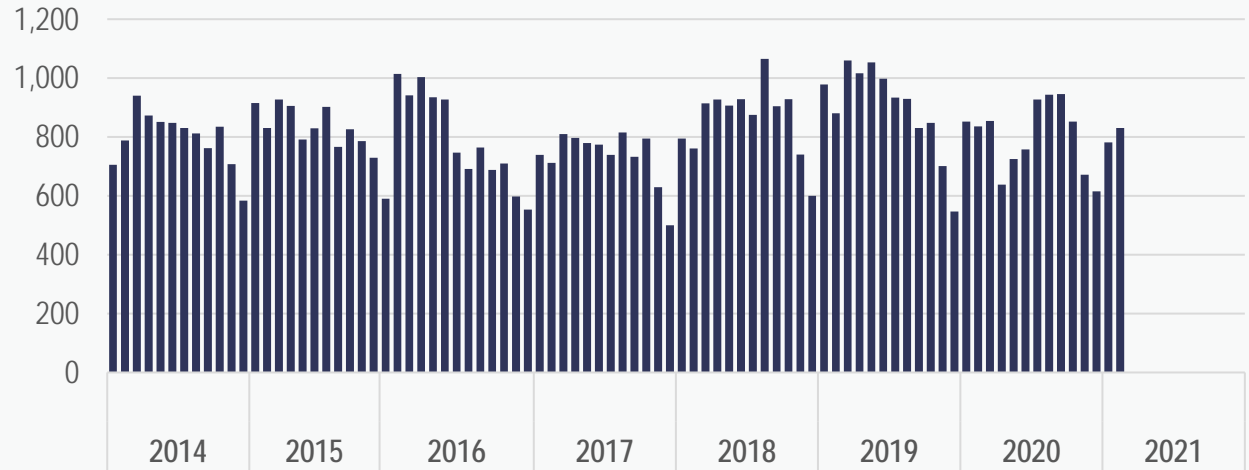
# Condo/Townhouse Market Trends



Number of  
New Listings

**831** Units

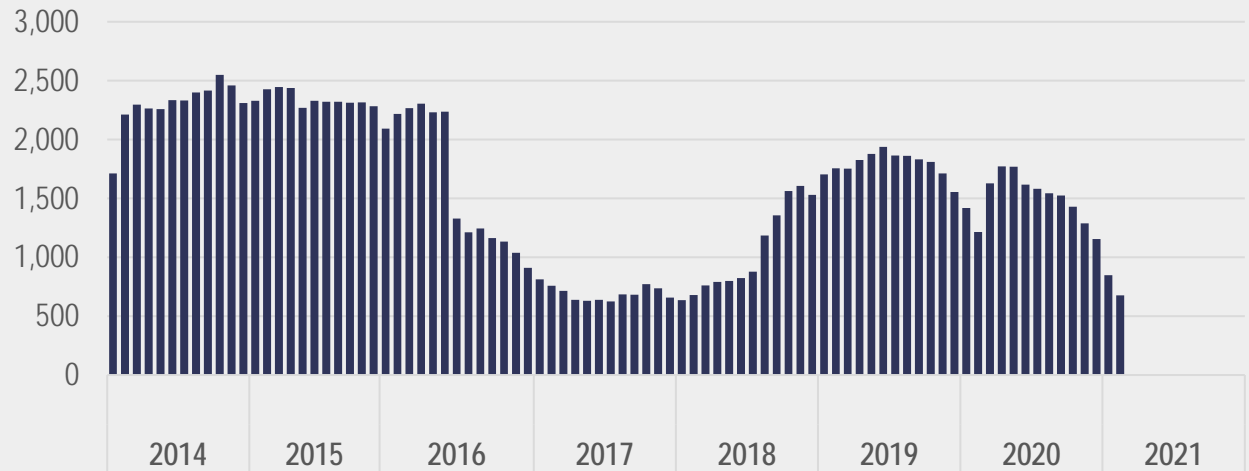
+6.3% vs. Prior Month  
-0.6% vs. Prior Year



Availability  
(Excl. offers)

**675** Units

-20.3% vs. Prior Month  
-44.4% vs. Prior Year





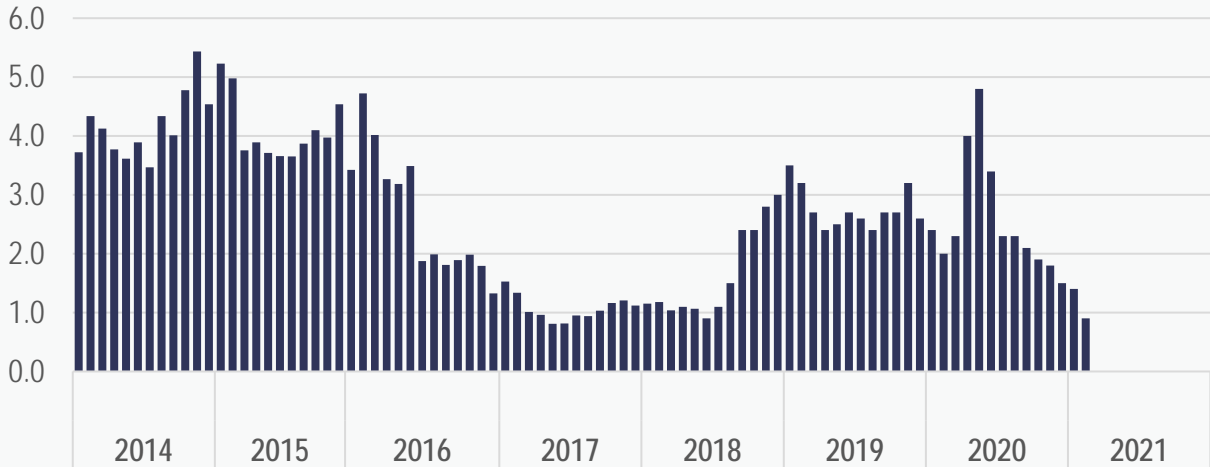
# Condo/Townhouse Market Trends



**Effective  
Months of  
Availability**

**0.9** Months

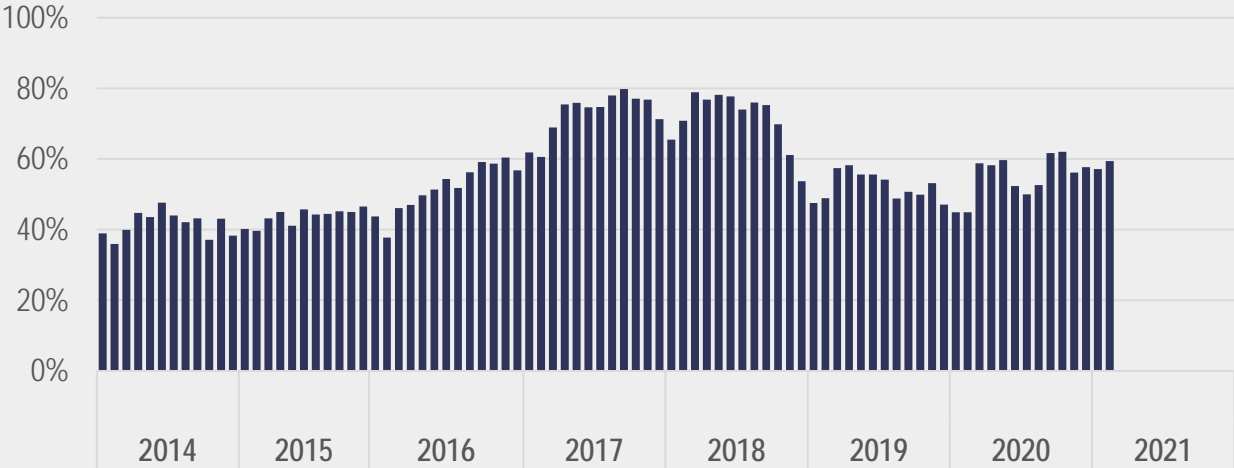
**-31.1% vs. Prior Month  
-52.4% vs. Prior Year**

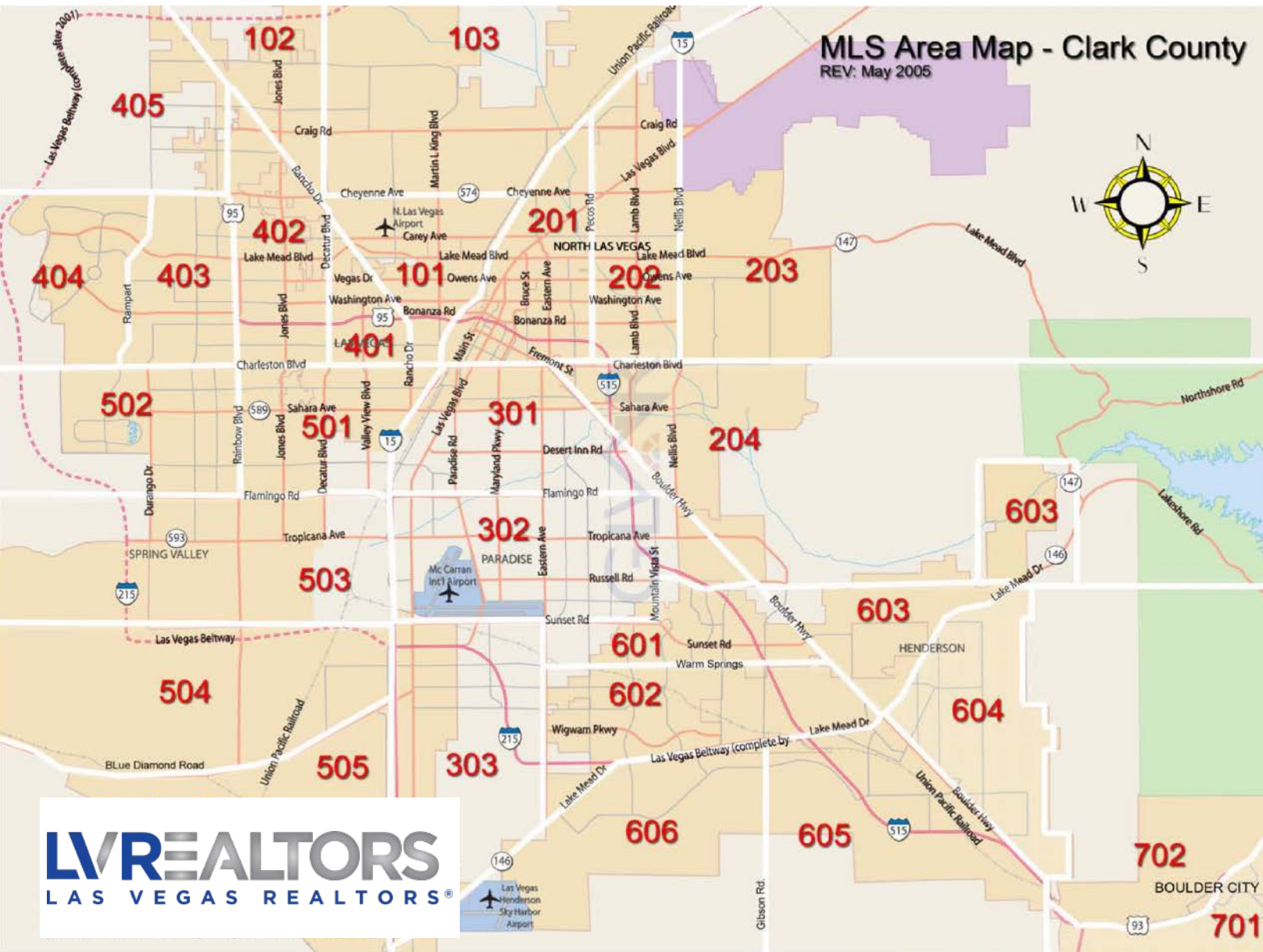


**Time on Market:  
30 Days or Less**

**59.4%** of Closings

**57.1% vs. Prior Month  
44.9% vs. Prior Year**





MLS Areas: Urban Valley

# Housing Update by MLS Area: Urban Valley

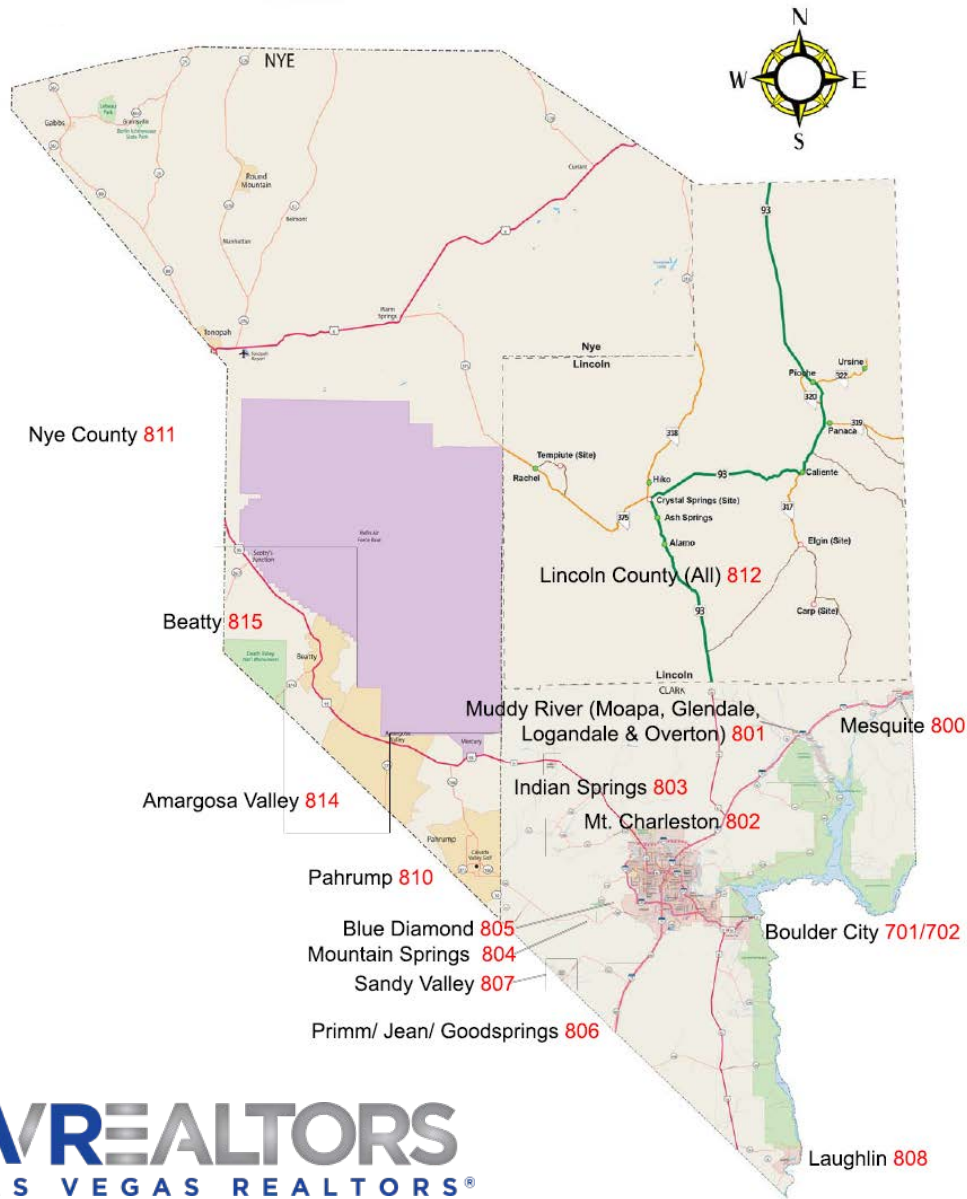


## Single-Family Units



## 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	26	\$256,000	\$250,177	3	\$177,500	\$180,167
102 - North	140	\$364,750	\$431,701	9	\$280,000	\$272,714
103 - North	294	\$325,000	\$332,790	34	\$209,975	\$208,455
201 - East	32	\$223,750	\$217,177	6	\$102,450	\$144,633
202 - East	44	\$255,000	\$246,148	18	\$103,250	\$116,322
203 - East	46	\$294,000	\$314,800	22	\$173,900	\$16,700
204 - East	99	\$267,000	\$270,890	23	\$140,500	\$154,970
301 - South	51	\$325,000	\$333,504	53	\$182,500	\$193,924
302 - South	60	\$297,500	\$344,912	39	\$138,900	\$144,522
303 - South	134	\$355,000	\$385,767	35	\$219,000	\$215,128
401 - North West	24	\$279,500	\$430,757	5	\$108,500	\$105,700
402 - North West	77	\$275,000	\$282,798	26	\$145,000	\$157,846
403 - North West	76	\$319,000	\$352,803	63	\$178,000	\$191,133
404 - North West	167	\$529,000	\$641,328	38	\$302,500	\$321,708
405 - North West	248	\$360,000	\$409,502	36	\$194,500	\$195,629
501 - South West	56	\$342,500	\$389,251	17	\$138,000	\$142,465
502 - South West	146	\$447,500	\$744,383	46	\$290,400	\$321,681
503 - South West	128	\$386,750	\$506,701	74	\$189,000	\$223,064
504 - South West	172	\$345,000	\$401,334	16	\$185,500	\$185,850
505 - South West	165	\$379,549	\$470,874	16	\$265,000	\$271,994
601 - Henderson	29	\$357,500	\$396,383	30	\$196,500	\$198,510
602 - Henderson	68	\$369,750	\$445,129	30	\$237,500	\$230,466
603 - Henderson	53	\$415,000	\$552,690	12	\$356,500	\$345,042
604 - Henderson	49	\$344,500	\$374,810	5	\$325,000	\$312,000
605 - Henderson	63	\$395,000	\$446,946	22	\$244,950	\$231,681
606 - Henderson	214	\$461,250	\$663,414	28	\$301,387	\$397,490



**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	18	\$386,421	\$377,000	7	\$131,450	\$189,207
702 - Boulder City	6	\$532,500	\$705,333	3	\$320,000	\$329,667
800 - Mesquite	1	\$685,000	\$685,000	3	\$192,000	\$188,000
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	8	\$278,000	\$355,313	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	2	\$1,205,000	\$1,205,000	-	\$0	\$0
803 - Indian Springs/Cold Creek	2	\$409,500	\$409,500	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	2	\$434,500	\$434,500	-	\$0	\$0
806 - State Line/Jean/Goodsprings	1	\$100,000	\$100,000	-	\$0	\$0
807 - Sandy Valley	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	6	\$280,000	\$283,667	3	\$195,000	\$182,633
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	50	\$297,000	\$317,104	-	\$0	\$0
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	2	\$221,250	\$221,250	-	\$0	\$0
813 - Other Nevada	2	\$292,500	\$292,500	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	6	\$74,000	\$82,417	-	\$0	\$0
817 - Searchlight	1	\$321,000	\$321,000	-	\$0	\$0
900 - Outside Nevada	-	\$0	\$0	-	\$0	\$0

# Notes, Methodology and Definitions

<b>Source:</b>	LAS VEGAS REALTORS® // (702) 784-5000 // 6360 S. Rainbow Blvd.; Las Vegas, NV 89118 <a href="http://www.lasvegasrealtor.com">www.lasvegasrealtor.com</a>
<b>Territorial Jurisdiction:</b>	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®
<b>Media Contact Information:</b>	George McCabe, B&P Public Relations // (702) 325-7358 // gmccabe@bpadv.com
<b>Methodology and Disclaimer:</b>	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:

<i>Units Sold:</i>	Actual closings/recordings (not contracts) during the reporting period
<i>New Listings:</i>	Units that were initially listed in the MLS for sale during the reporting period
<i>Availability:</i>	The number of units available at the end of the reporting period
<i>Availability Including Offers:</i>	Units listed as available that have pending or contingent offers in place
<i>Availability Excluding Offers:</i>	Units listed as available that do not have any pending or contingent offers in place
<i>Effective Months of Inventory:</i>	Reflects the number of units available (excluding offers) divided by the number of sales during the reporting period



# LVR Board of Directors

## 2021



**Aldo M. Martinez**  
PRESIDENT



**Brandon Roberts**  
PRESIDENT-ELECT



**Jillian Batchelor**  
VICE PRESIDENT



**Yared Rivera**  
TREASURER



**Tom Blanchard**  
IMMEDIATE PAST PRESIDENT



**Wendy DiVecchio**  
CHIEF EXECUTIVE OFFICER



**Lee Barrett**  
DIRECTOR



**Christina Chipman**  
DIRECTOR



**Shawn Cunningham**  
DIRECTOR



**Stephanie Grant**  
DIRECTOR



**Randy Hatada**  
DIRECTOR



**George Kypreos**  
DIRECTOR



**Petra Latch**  
CALV PRESIDENT



**Shane Nguyen**  
DIRECTOR



**Shanta Patton**  
DIRECTOR



**Merri Perry**  
DIRECTOR

## About LVR

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.



6360 S. Rainbow Blvd.  
Las Vegas, Nevada 89118  
(702) 784-5000

[www.LasVegasRealtor.com](http://www.LasVegasRealtor.com)