



2021 January 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



Housing Snapshot



Single-Family Units

Units Sold

2,638

▲ +15.5%

Median Price
Units Sold

\$345,000

▲ +13.1%

New Listings

2,835

▼ -8.5%

Median Price
New Listings

\$359,000

▲ +7.8%

Units Available

2,315

▼ -52.8%

Effective Availability

0.9 Months

▼ -59.2%



Condo/ Townhouse Units

Units Sold

624

▲ +5.4%

Median Price
Units Sold

\$193,000

▲ +10.3%

New Listings

782

▼ -8.2%

Median Price
New Listings

\$200,000

▲ +11.1%

Units Available

847

▼ -40.3%

Effective Availability

1.4 Months

▼ -43.3%

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 January 2021	Growth From December 2020	Growth From January 2020	Current Value January 2021	Growth From December 2020	Growth From January 2020
Units Sold						
No. of Units Sold	2,638	-20.2%	+15.5%	624	-21.2%	+5.4%
Median Price of Units Sold	\$345,000	+0.0%	+13.1%	\$193,000	+3.8%	+10.3%
Average Price of Units Sold	\$425,243	-4.7%	+19.3%	\$209,876	+4.0%	+6.4%
New Listings						
No. of New Listings	2,835	+17.8%	-8.5%	782	+27.2%	-8.2%
Median Price of New Listings	\$359,000	+2.6%	+7.8%	\$200,000	+2.6%	+11.1%
Average Price of New Listings	\$482,025	+1.5%	+6.8%	\$224,978	+4.2%	+10.9%
Availability (Including Offers)						
No. of Units Available	6,937	-7.0%	-21.7%	2,044	-2.0%	-14.5%
Median Price of Units Available	\$367,900	+0.8%	+7.7%	\$195,000	+2.6%	+10.8%
Average Price of Units Available	\$570,022	+2.1%	+10.2%	\$227,675	+0.7%	+12.4%
Availability (Excluding Offers)						
No. of Units Available	2,315	-28.5%	-52.8%	847	-26.5%	-40.3%
Median Price of Units Available	\$405,000	+2.5%	+10.1%	\$185,000	+0.0%	+5.7%
Average Price of Units Available	\$781,337	+9.9%	+26.5%	\$231,710	+2.4%	+11.3%
Effective Months of Availability	0.9	-10.5%	-59.2%	1.4	-6.8%	-43.3%
Time on Market for Units Sold						
	January 2021	December 2020	January 2020	January 2021	December 2020	January 2020
0 - 30 days	64.4%	66.9%	46.1%	57.1%	57.7%	44.9%
31 - 60 days	16.3%	17.4%	22.7%	18.4%	19.4%	21.3%
61 - 90 days	9.0%	7.2%	14.1%	12.0%	10.9%	12.7%
91 - 120 days	4.7%	3.0%	6.7%	4.3%	4.4%	7.8%
121+ days	5.5%	5.5%	10.3%	8.2%	7.6%	13.3%

See notes, methodology and definitions on page 14.

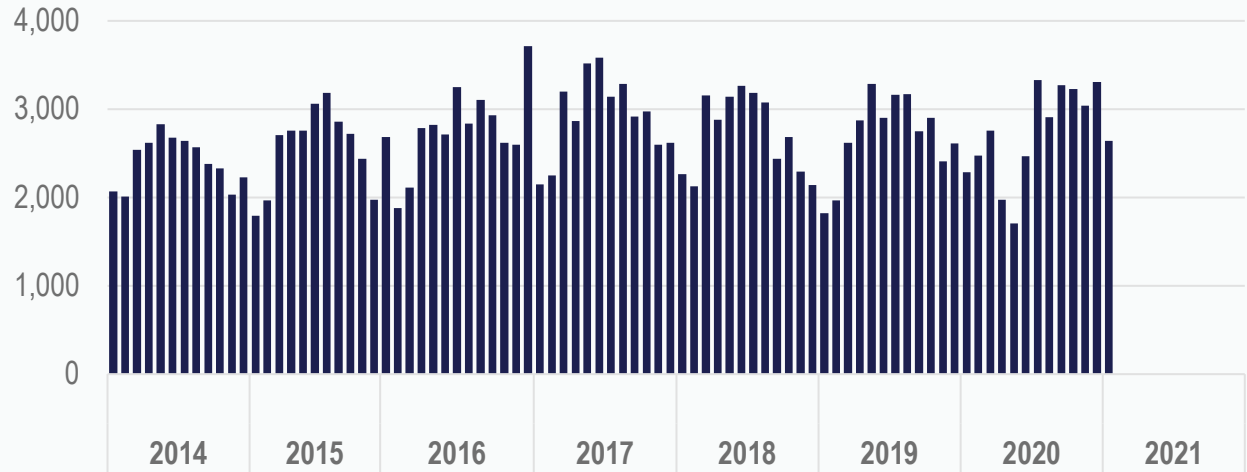
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Single-Family Market Trends



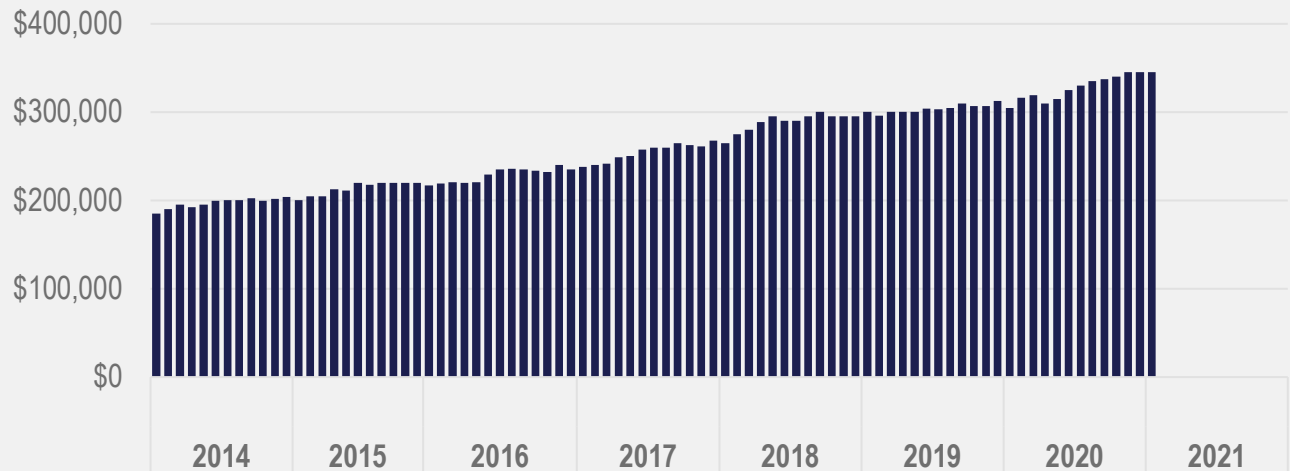
Number of Closings

2,638 Units
 -20.2% vs. Prior Month
 +15.5% vs. Prior Year



Median Closing Price

\$345,000
 +0.0% vs. Prior Month
 +13.1% vs. Prior Year



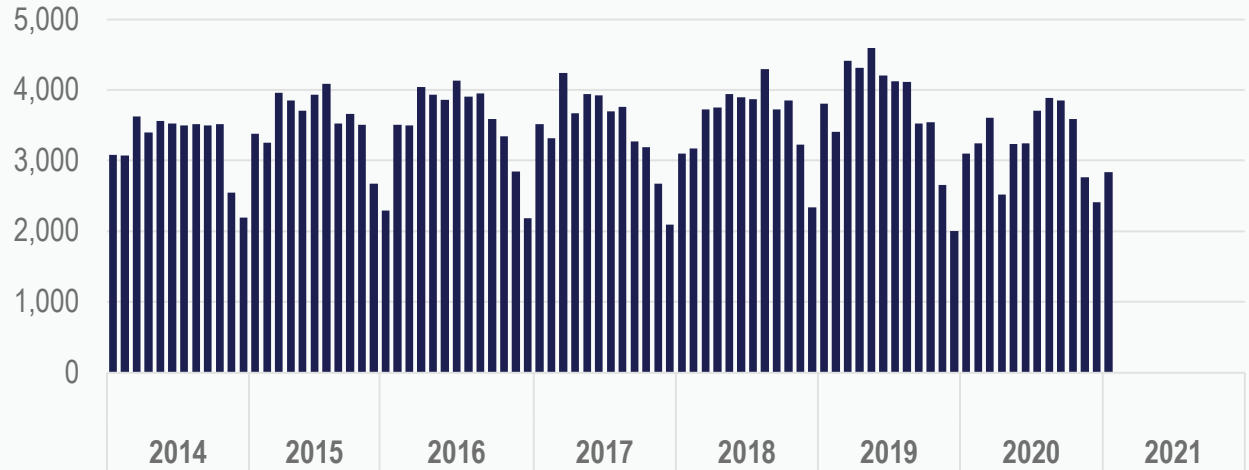
Single-Family Market Trends



**Number of
New Listings**

2,835 Units

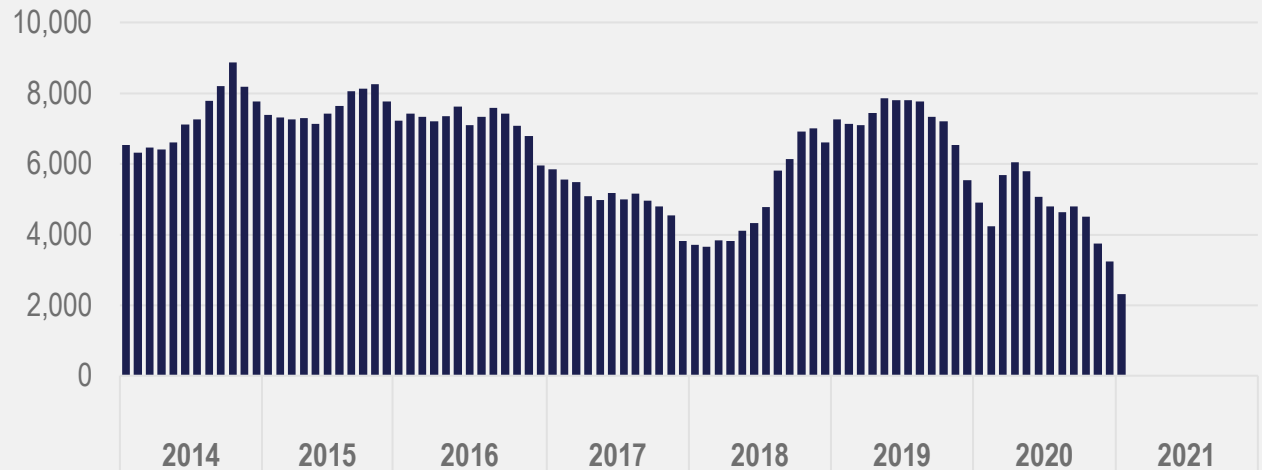
+17.8% vs. Prior Month
-8.5% vs. Prior Year



**Availability
(Excl. offers)**

2,315 Units

-28.5% vs. Prior Month
-52.8% vs. Prior Year

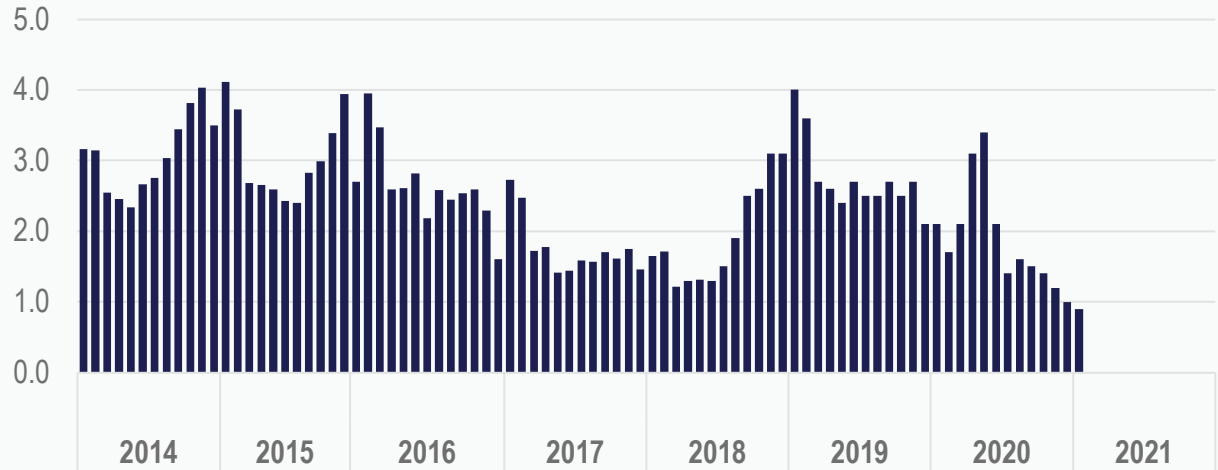


Single-Family Market Trends



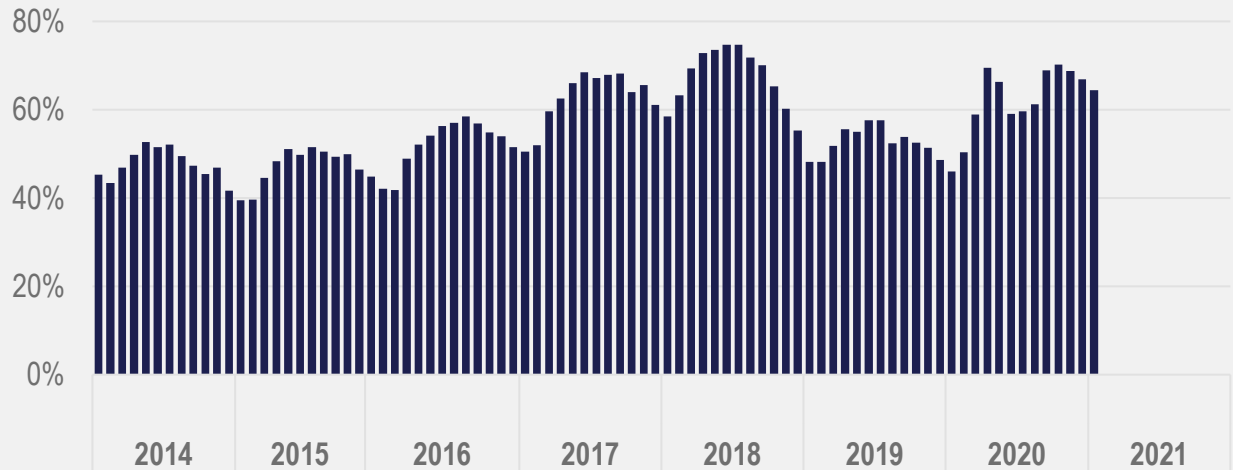
**Effective
Months of
Availability**

0.9 Months
 -10.5% vs. Prior Month
 -59.2% vs. Prior Year



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

64.4% of Closings
 66.9% vs. Prior Month
 46.1% vs. Prior Year



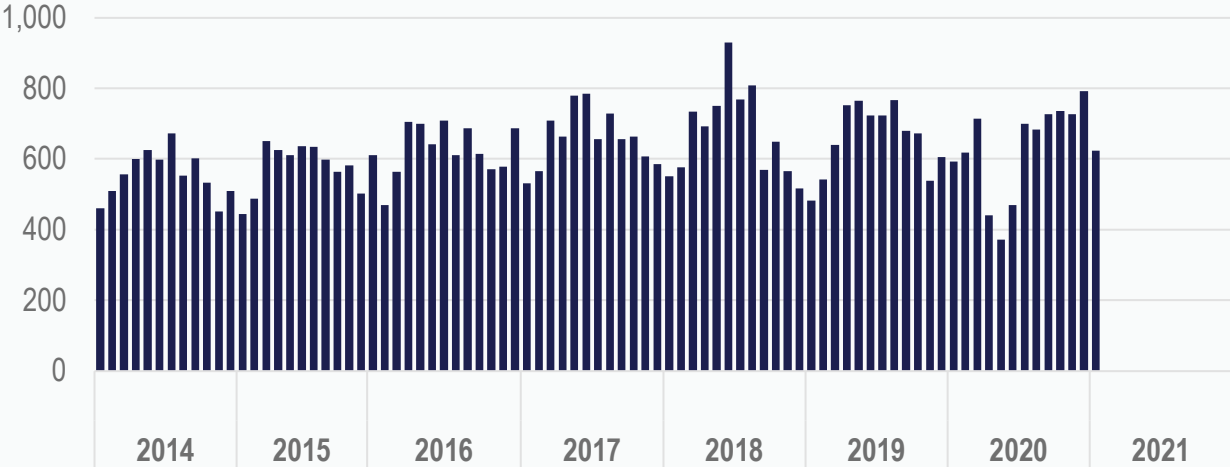
Condo/Townhouse Market Trends



Number of Closings

624 Units

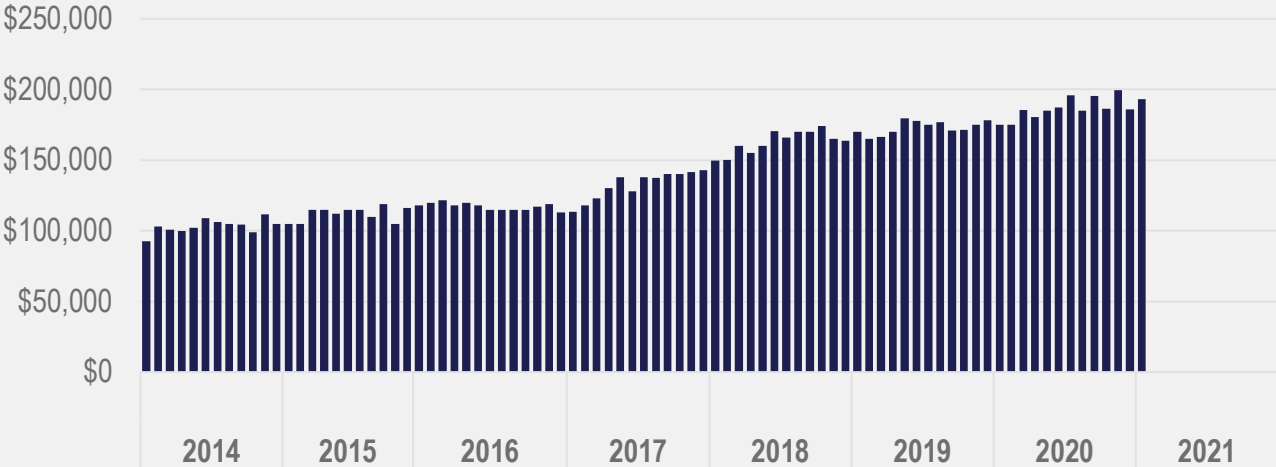
-21.2% vs. Prior Month
+5.4% vs. Prior Year



Median Closing Price

\$193,000

+3.8% vs. Prior Month
+10.3% vs. Prior Year



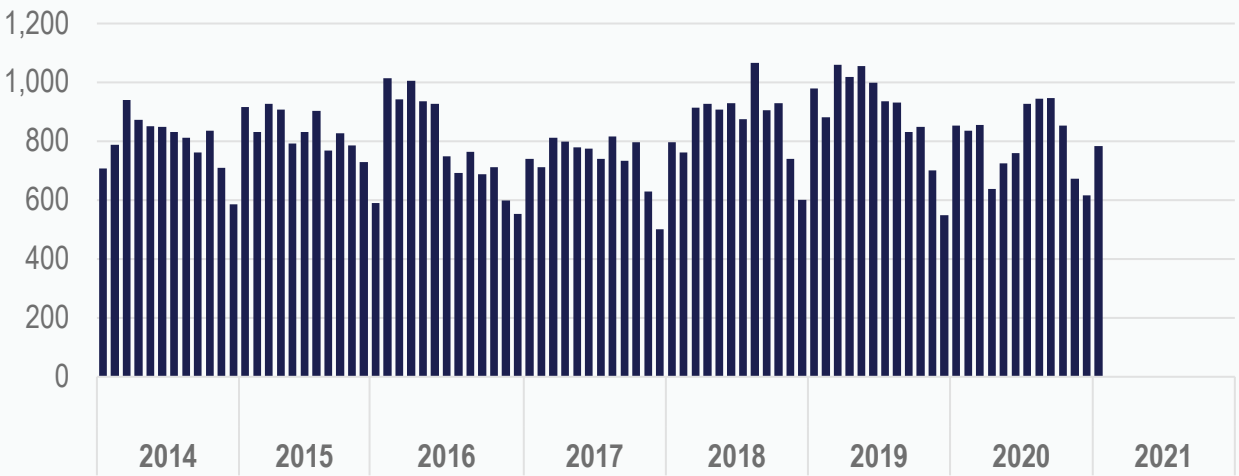
Condo/Townhouse Market Trends



**Number of
New Listings**

782 Units

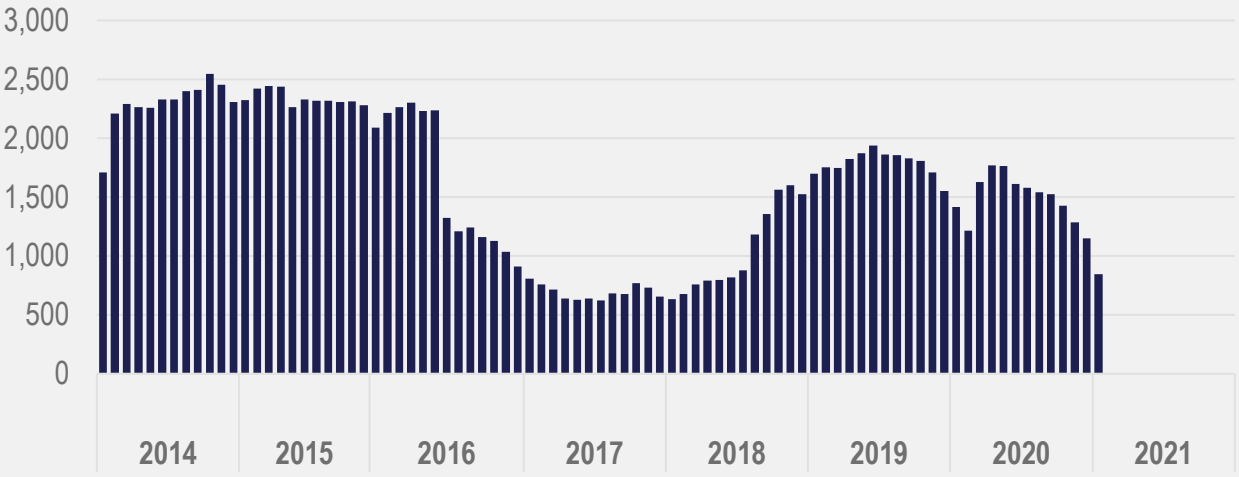
+27.2% vs. Prior Month
-8.2% vs. Prior Year



**Availability
(Excl. offers)**

847 Units

-26.5% vs. Prior Month
-40.3% vs. Prior Year



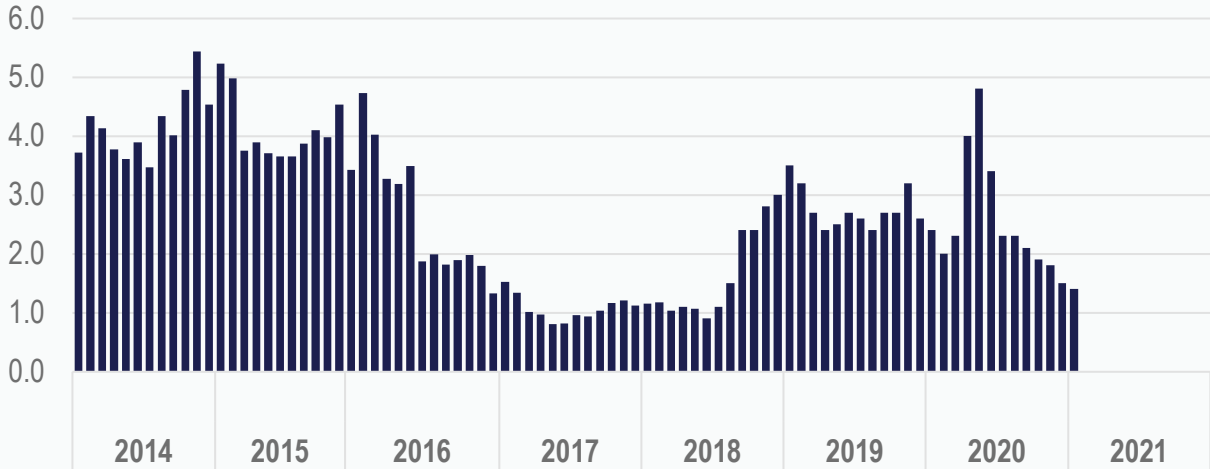
Condo/Townhouse Market Trends



**Effective
Months of
Availability**

1.4 Months

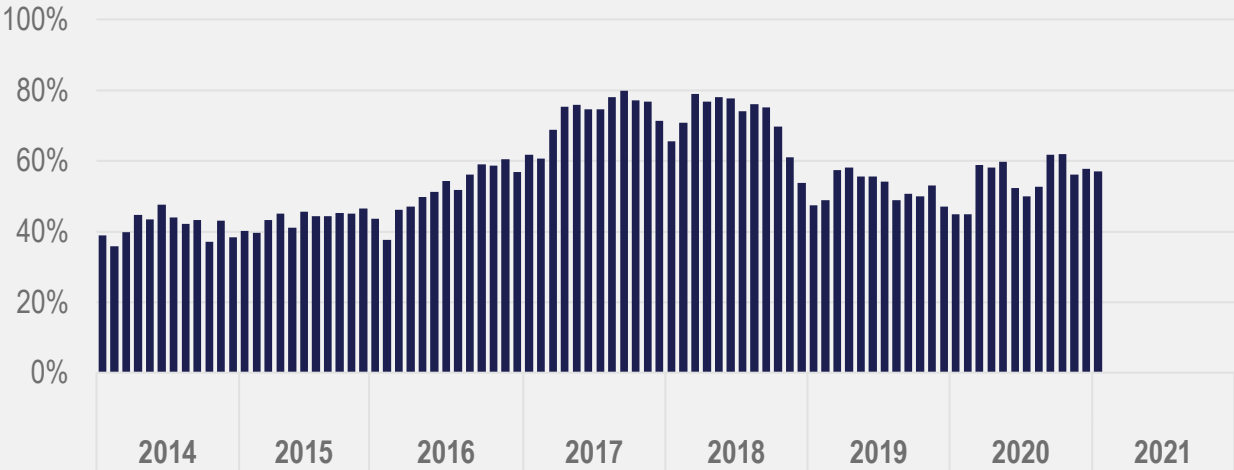
**-6.8% vs. Prior Month
-43.3% vs. Prior Year**



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

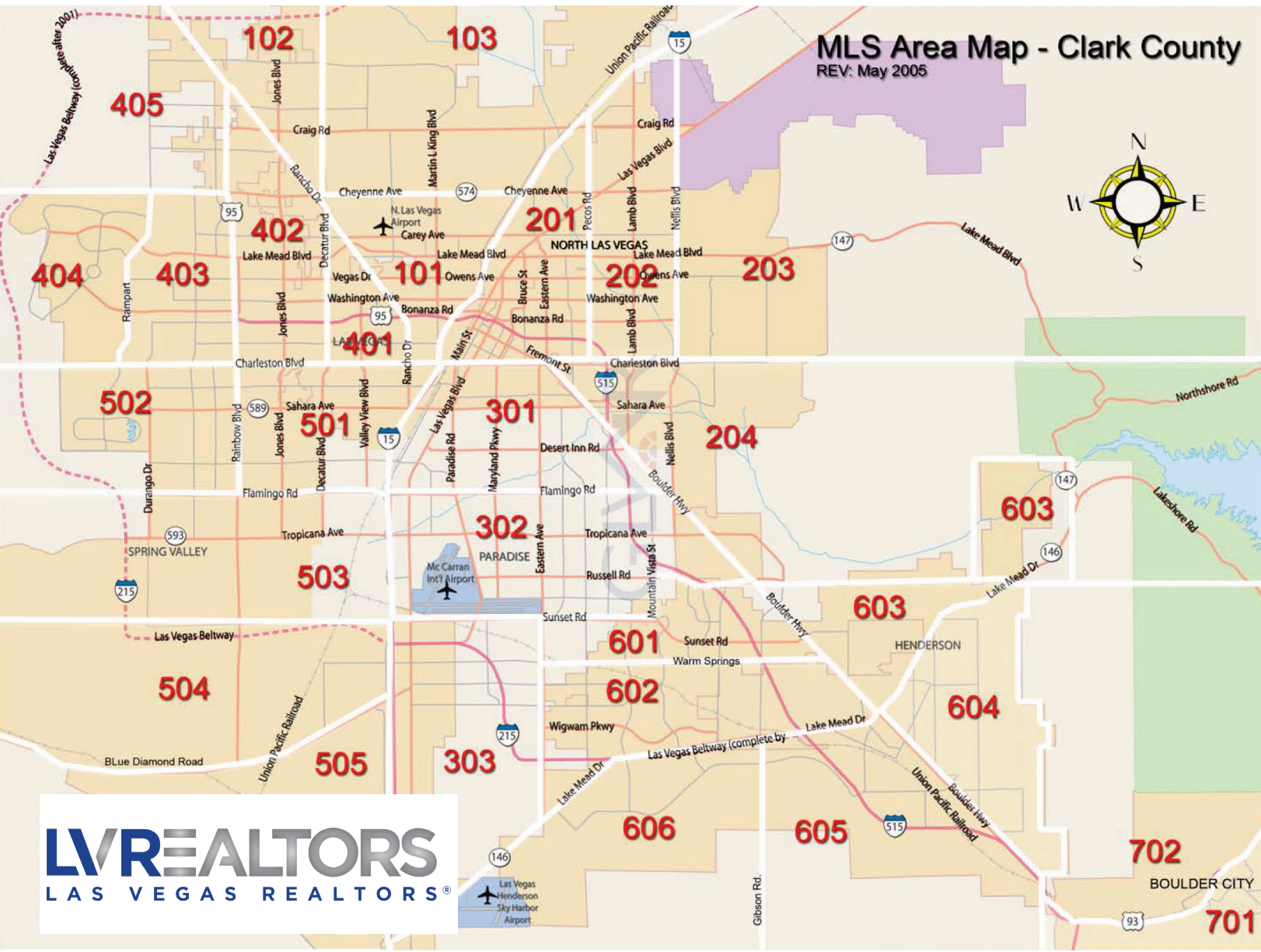
57.1% of Closings

**57.7% vs. Prior Month
44.9% vs. Prior Year**



MLS Area Map - Clark County

REV: May 2005



MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

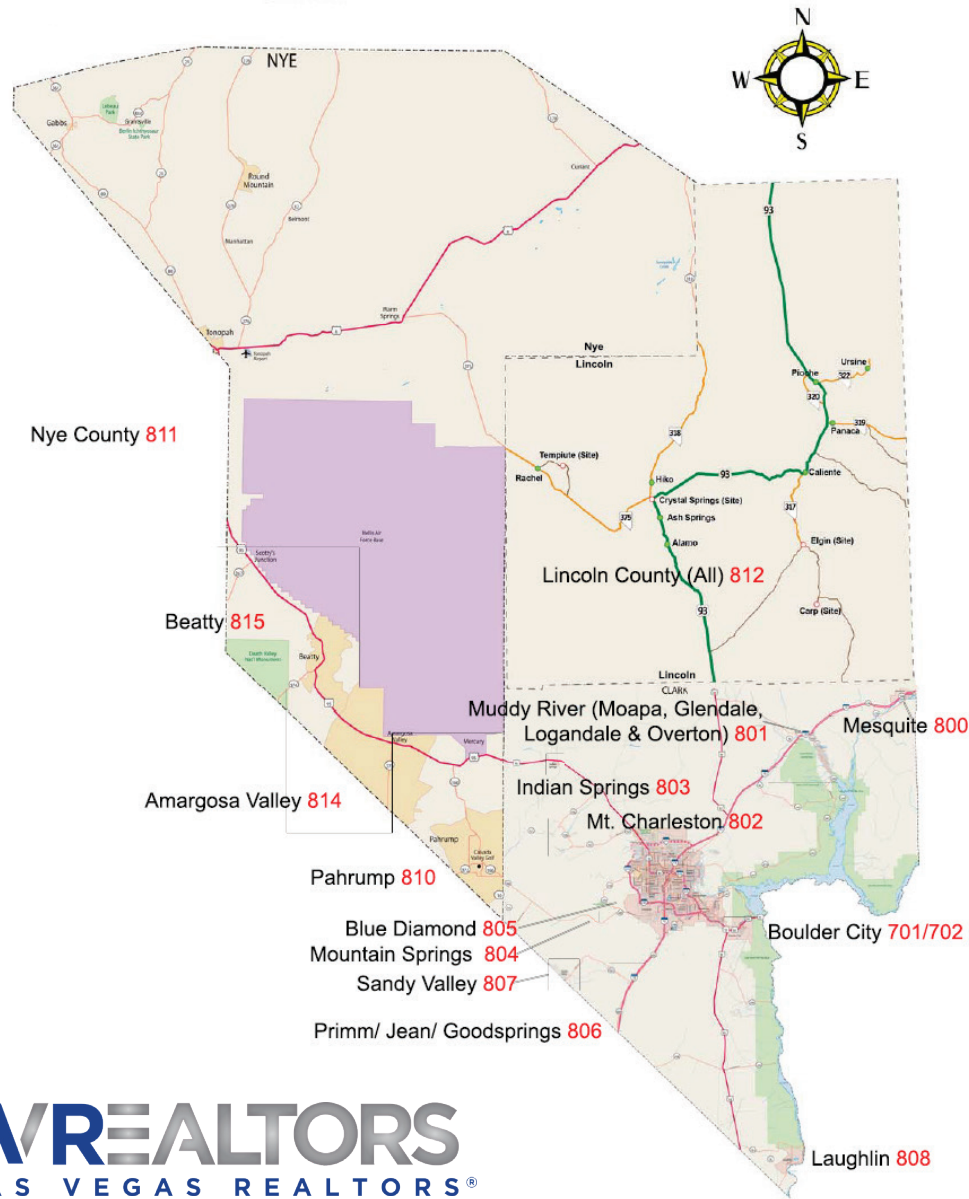


Single-Family Units



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	33	\$225,000	\$234,351	5	\$190,000	\$198,500
102 - North	147	\$365,000	\$408,537	7	\$235,000	\$240,714
103 - North	324	\$315,000	\$326,960	40	\$226,444	\$208,327
201 - East	31	\$212,000	\$206,200	7	\$137,000	\$182,186
202 - East	29	\$244,000	\$245,648	13	\$100,000	\$114,885
203 - East	56	\$275,000	\$303,302	13	\$131,000	\$138,934
204 - East	81	\$270,000	\$274,501	19	\$138,000	\$148,061
301 - South	42	\$285,000	\$297,764	37	\$175,000	\$170,882
302 - South	48	\$302,500	\$342,538	25	\$143,000	\$148,598
303 - South	127	\$320,000	\$355,896	28	\$221,250	\$220,976
401 - North West	26	\$266,250	\$459,335	8	\$116,500	\$117,613
402 - North West	73	\$261,900	\$270,681	22	\$157,450	\$157,105
403 - North West	66	\$318,700	\$368,817	50	\$159,500	\$165,068
404 - North West	114	\$488,500	\$627,678	27	\$311,000	\$319,919
405 - North West	232	\$357,300	\$420,919	35	\$209,000	\$214,151
501 - South West	49	\$302,500	\$426,593	27	\$160,000	\$165,920
502 - South West	120	\$400,000	\$620,068	30	\$229,750	\$297,873
503 - South West	123	\$365,000	\$407,088	60	\$191,500	\$208,588
504 - South West	169	\$345,000	\$409,426	18	\$175,000	\$188,472
505 - South West	156	\$375,000	\$484,132	13	\$255,000	\$268,600
601 - Henderson	38	\$336,500	\$464,787	17	\$228,000	\$23,274
602 - Henderson	89	\$374,900	\$427,917	23	\$219,000	\$218,893
603 - Henderson	55	\$415,000	\$535,567	14	\$320,000	\$300,664
604 - Henderson	42	\$350,000	\$367,221	2	\$167,000	\$167,000
605 - Henderson	70	\$384,383	\$423,549	26	\$218,500	\$211,133
606 - Henderson	210	\$465,000	\$684,874	33	\$298,600	\$303,899



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	\$405,000	\$482,180	5	\$204,000	\$189,390
702 - Boulder City	4	\$624,950	\$937,325	3	\$225,000	\$251,667
800 - Mesquite	-	\$0	\$0	2	\$221,250	\$221,250
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	4	\$391,400	\$395,950	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	1	\$615,000	\$615,000	-	\$0	\$0
803 - Indian Springs/Cold Creek	3	\$347,500	\$324,167	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	-	\$0	\$0	-	\$0	\$0
806 - State Line/Jean/Goodsprings	-	\$0	\$0	-	\$0	\$0
807 - Sandy Valley	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	10	\$247,500	\$249,640	10	\$198,050	\$192,560
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	38	\$296,000	\$309,771	1	\$112,000	\$112,000
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	2	\$325,000	\$325,000	-	\$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	\$132,500	\$128,187	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	-	\$0	\$0	4	\$376,381	\$376,261

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®

Media Contact Information: George McCabe, B&P Public Relations // (702) 325-7358 // gmccabe@bpadv.com

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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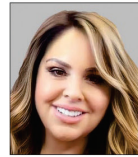
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6360 S. Rainbow Blvd.
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