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Monthly Housing Market Update

June 2019





Housing Snapshot



SINGLE-FAMILY UNITS

UNITS SOLD

2,903

▼ -11.1%

MEDIAN PRICE

\$304,000

▲ +4.8%

NEW LISTINGS

4,207

▲ +8.1%

MEDIAN PRICE

\$324,900

▲ +4.8%

UNITS AVAILABLE

7,815

▲ +80.3%

EFFECTIVE AVAILABILITY

2.7 Months

▲ +102.8%



CONDO/TOWNHOUSE UNITS

UNITS SOLD

723

▼ -12.0%

MEDIAN PRICE

\$177,900

▲ +6.5%

NEW LISTINGS

998

▲ +7.4%

MEDIAN PRICE

\$179,900

▲ +5.5%

UNITS AVAILABLE

1,937

▲ +135.6%

EFFECTIVE AVAILABILITY

2.7 Months

▲ +202.8%



Market Statistics

Single-Family Units



Condo/Townhouse Units



	Current Value June 2019	Growth From May 2019	Growth From June 2018	Current Value June 2019	Growth From May 2019	Growth From June 2018
Units Sold						
No. of Units Sold	2,903	-11.5%	-11.1%	723	-5.4%	-12.0%
Median Price of Units Sold	\$304,000	+1.3%	+4.8%	\$177,900	-0.9%	+6.5%
Average Price of Units Sold	\$353,971	-1.2%	+4.7%	\$188,985	+0.3%	+6.0%
New Listings						
No. of New Listings	4,207	-8.5%	+8.1%	998	-5.3%	+7.4%
Median Price of New Listings	\$324,900	-0.2%	+4.8%	\$179,900	+0.1%	+5.5%
Average Price of New Listings	\$420,759	+1.8%	+7.7%	\$193,272	-1.8%	+4.6%
Availability (Including Offers)						
No. of Units Available	12,382	-0.0%	+35.3%	2,959	+1.1%	+52.5%
Median Price of Units Available	\$331,000	-1.1%	+0.3%	\$170,000	-1.3%	+3.0%
Average Price of Units Available	\$482,938	+1.0%	-0.3%	\$193,925	-0.1%	+2.8%
Availability (Excluding Offers)						
No. of Units Available	7,815	-0.5%	+80.3%	1,937	+3.3%	+135.6%
Median Price of Units Available	\$350,000	+0.0%	-11.2%	\$169,900	+0.5%	+3.0%
Average Price of Units Available	\$548,851	+1.5%	-13.5%	\$196,848	+0.4%	-0.0%
Effective Months of Availability	2.7	+12.4%	+102.8%	2.7	+9.1%	+202.8%
Time on Market for Units Sold						
	June 2019	May 2019	June 2018	June 2019	May 2019	June 2018
0 - 30 days	57.7%	55.1%	74.7%	55.6%	55.6%	77.7%
31 - 60 days	21.1%	19.9%	14.4%	22.1%	21.3%	13.5%
61 - 90 days	10.0%	10.5%	5.1%	8.3%	11.8%	4.3%
91 - 120 days	4.8%	5.4%	2.0%	6.6%	4.1%	1.9%
121+ days	6.5%	9.1%	3.8%	7.3%	7.2%	2.6%

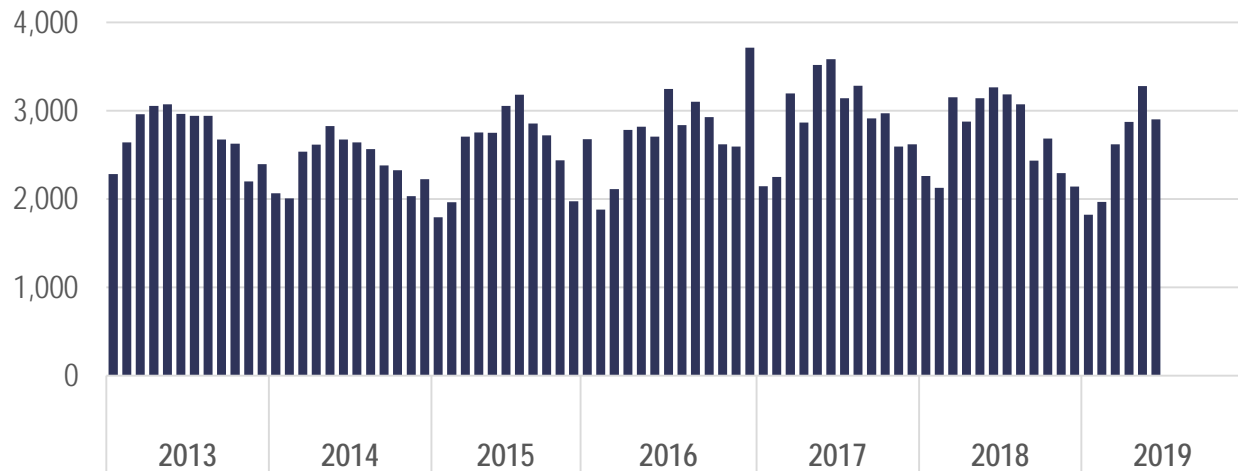


Single-Family Market Trends



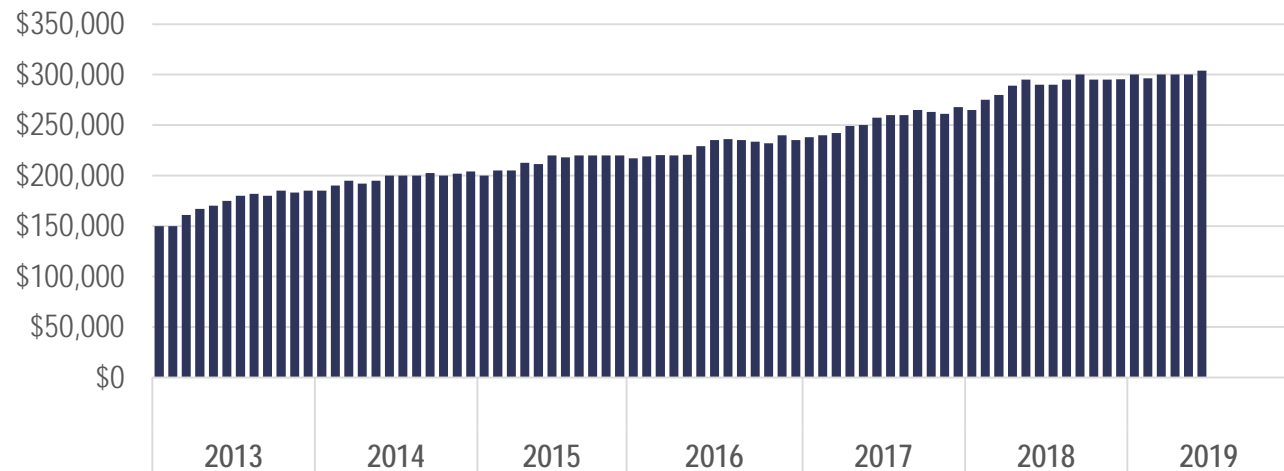
Number of Closings

2,903 Units
-11.5% vs. Prior Month
-11.1% vs. Prior Year



Median Closing Price

\$304,000
+1.3% vs. Prior Month
+4.8% vs. Prior Year



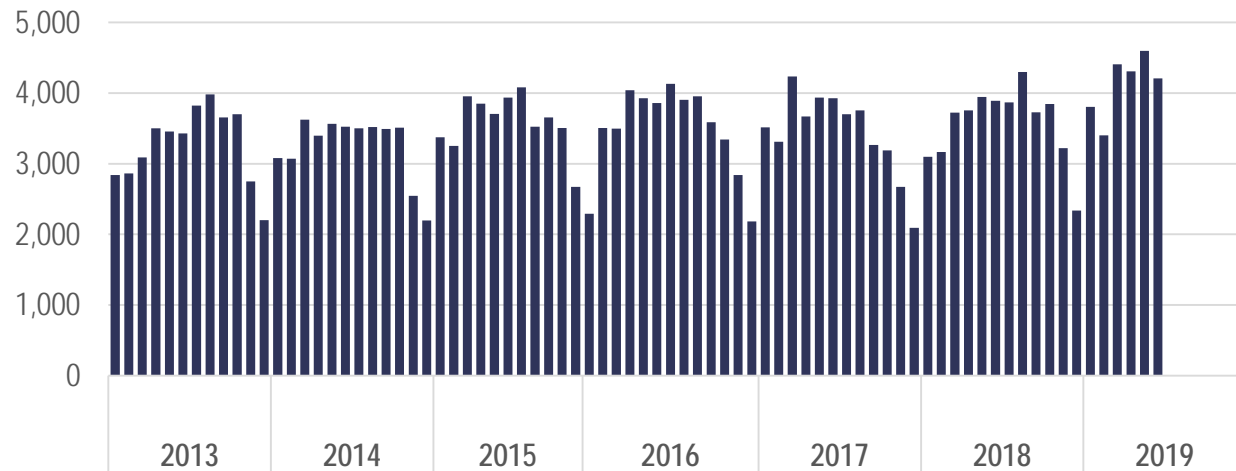


Single-Family Market Trends



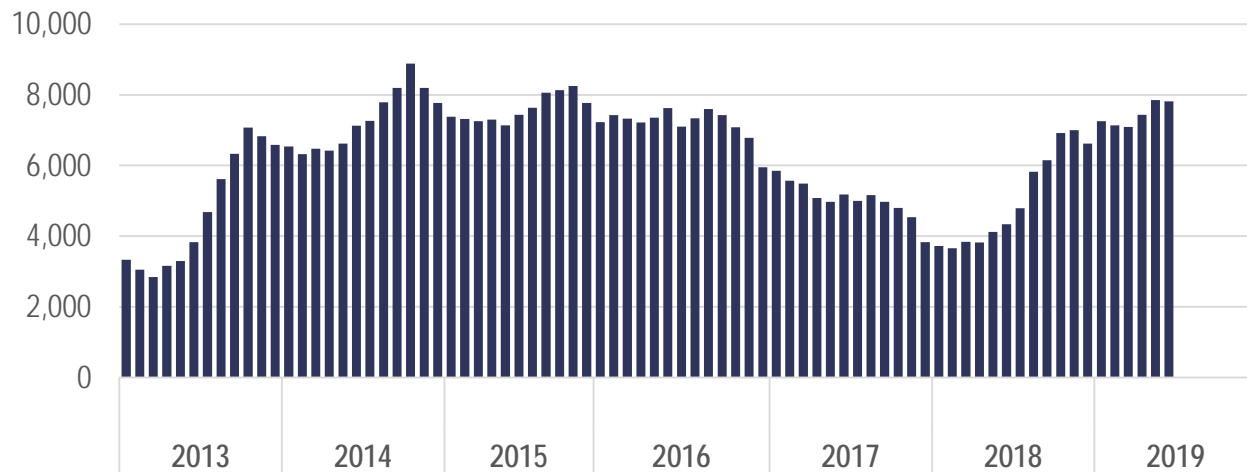
Number of New Listings

4,207 Units
-8.5% vs. Prior Month
+8.1% vs. Prior Year



Availability (Excl. Offers)

7,815 Units
-0.5% vs. Prior Month
+80.3% vs. Prior Year



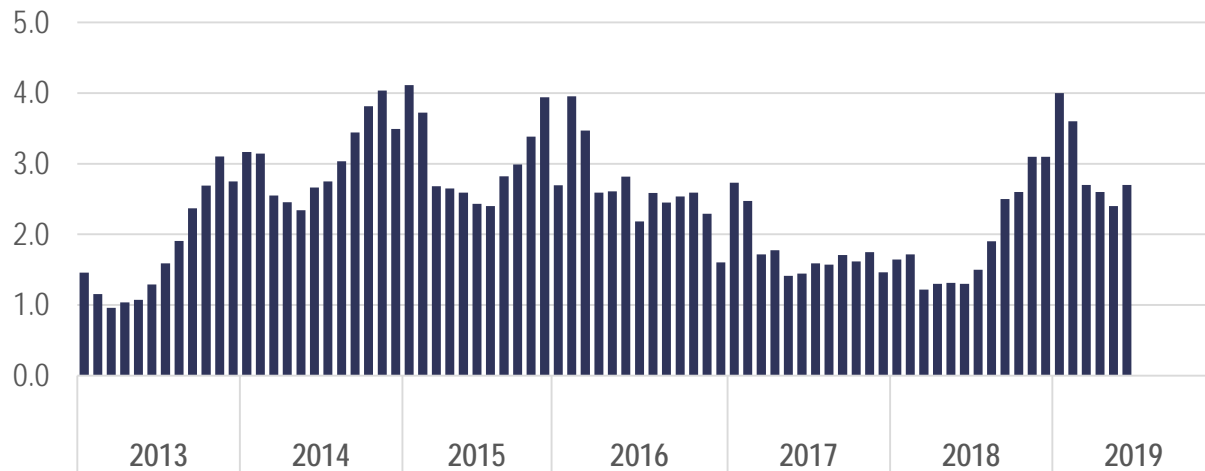


Single-Family Market Trends



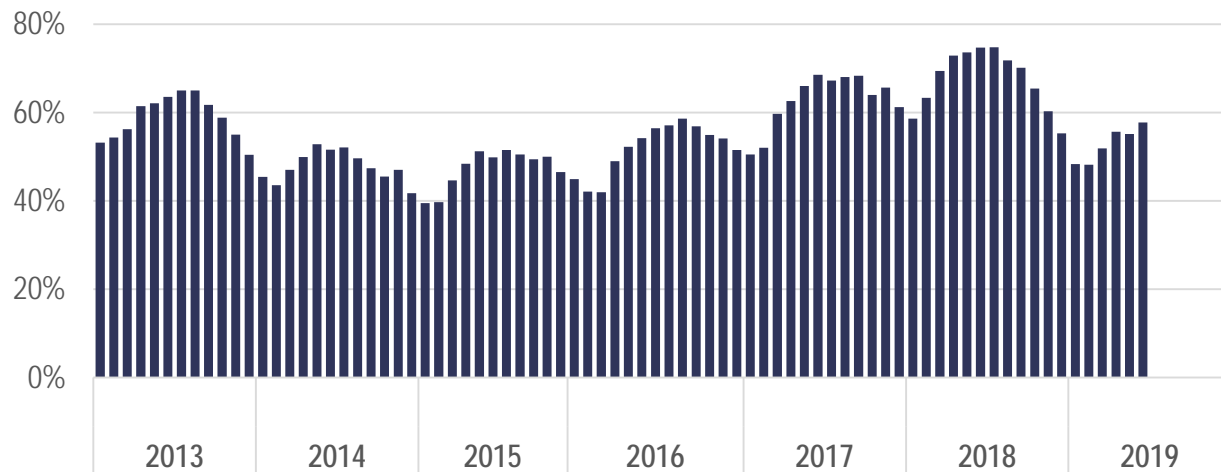
Effective Months of Availability

2.7 Months
+12.4% vs. Prior Month
+102.8% vs. Prior Year



Time on Market: 30 Days or Less

57.7% of Closings
55.1% in Prior Month
74.7% in Prior Year





Condo/Townhouse Market Trends

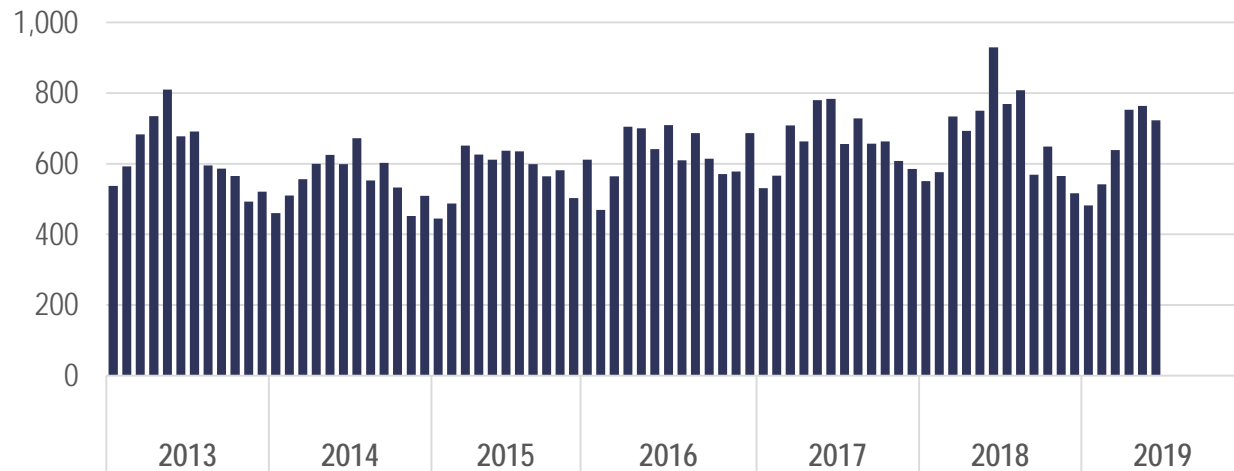


Number of Closings

723 Units

-5.4% vs. Prior Month

-12.0% vs. Prior Year

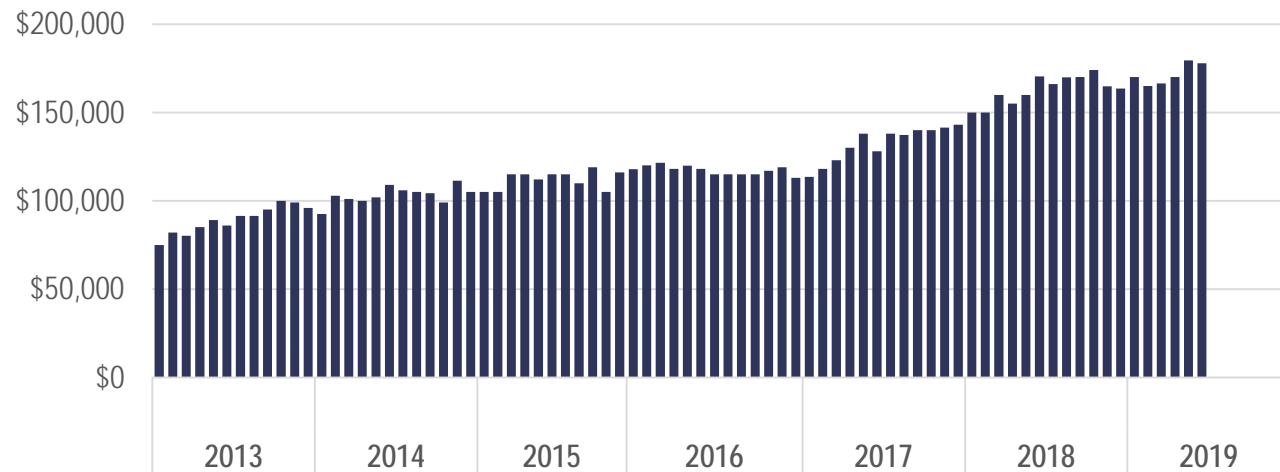


Median Closing Price

\$177,900

-0.9% vs. Prior Month

+6.5% vs. Prior Year





Condo/Townhouse Market Trends

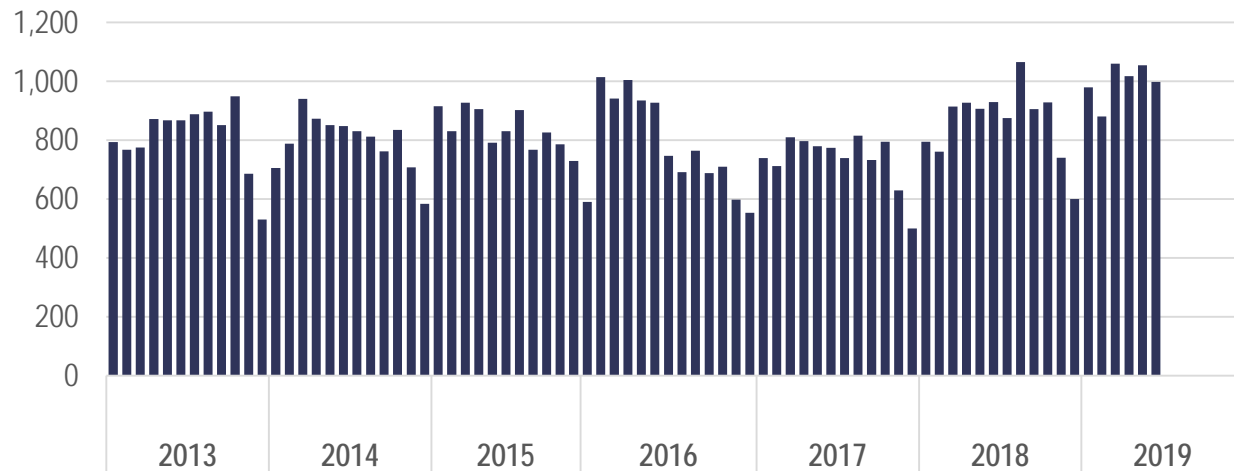


Number of New Listings

998 Units

-5.3% vs. Prior Month

+7.4% vs. Prior Year

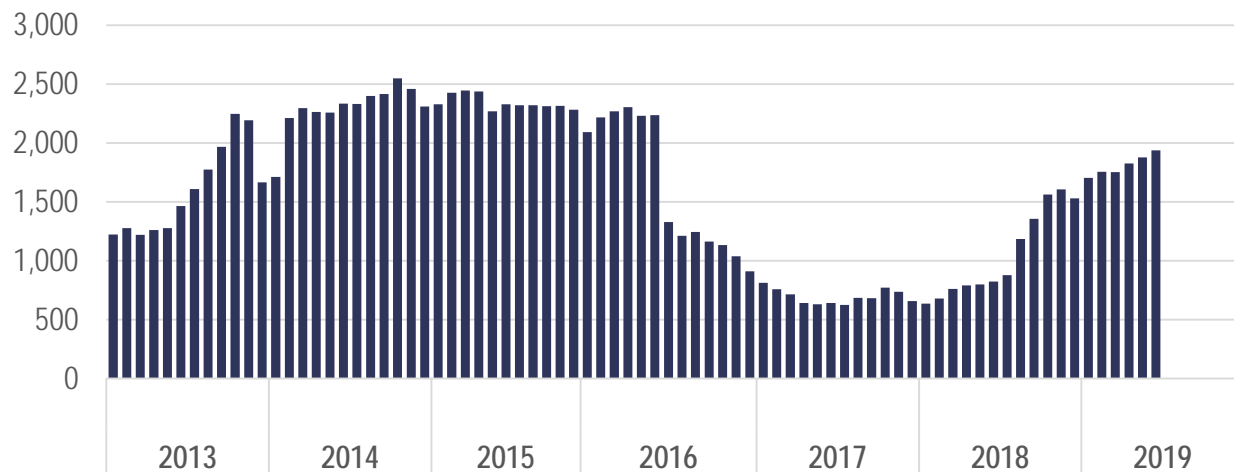


Availability (Excl. Offers)

1,937 Units

+3.3% vs. Prior Month

+135.6% vs. Prior Year



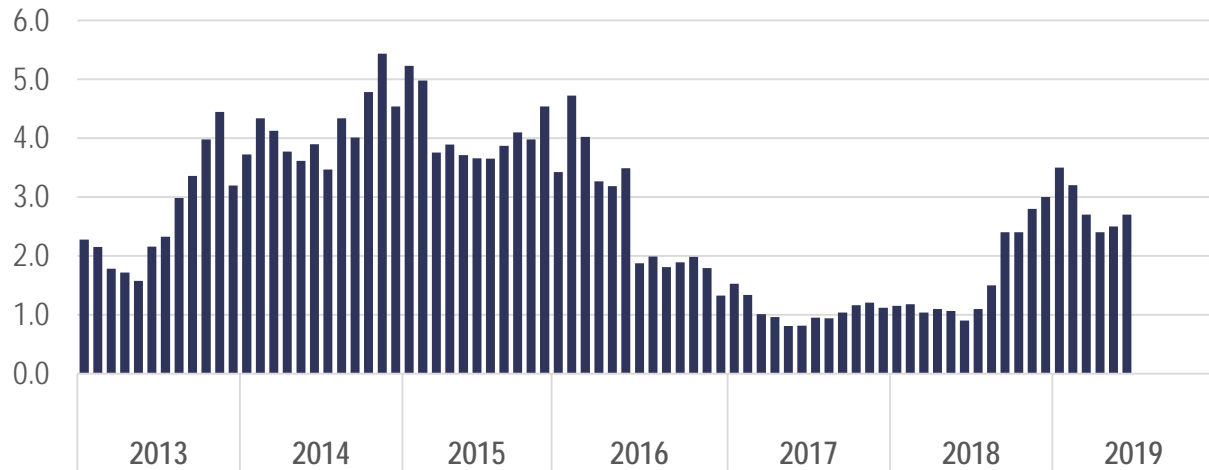


Condo/Townhouse Market Trends



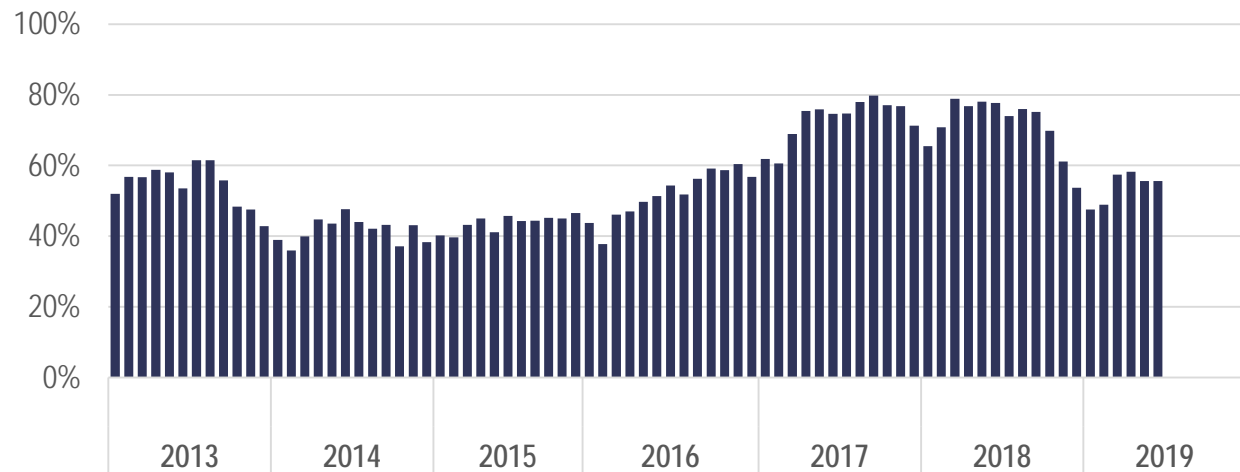
Effective Months of Availability

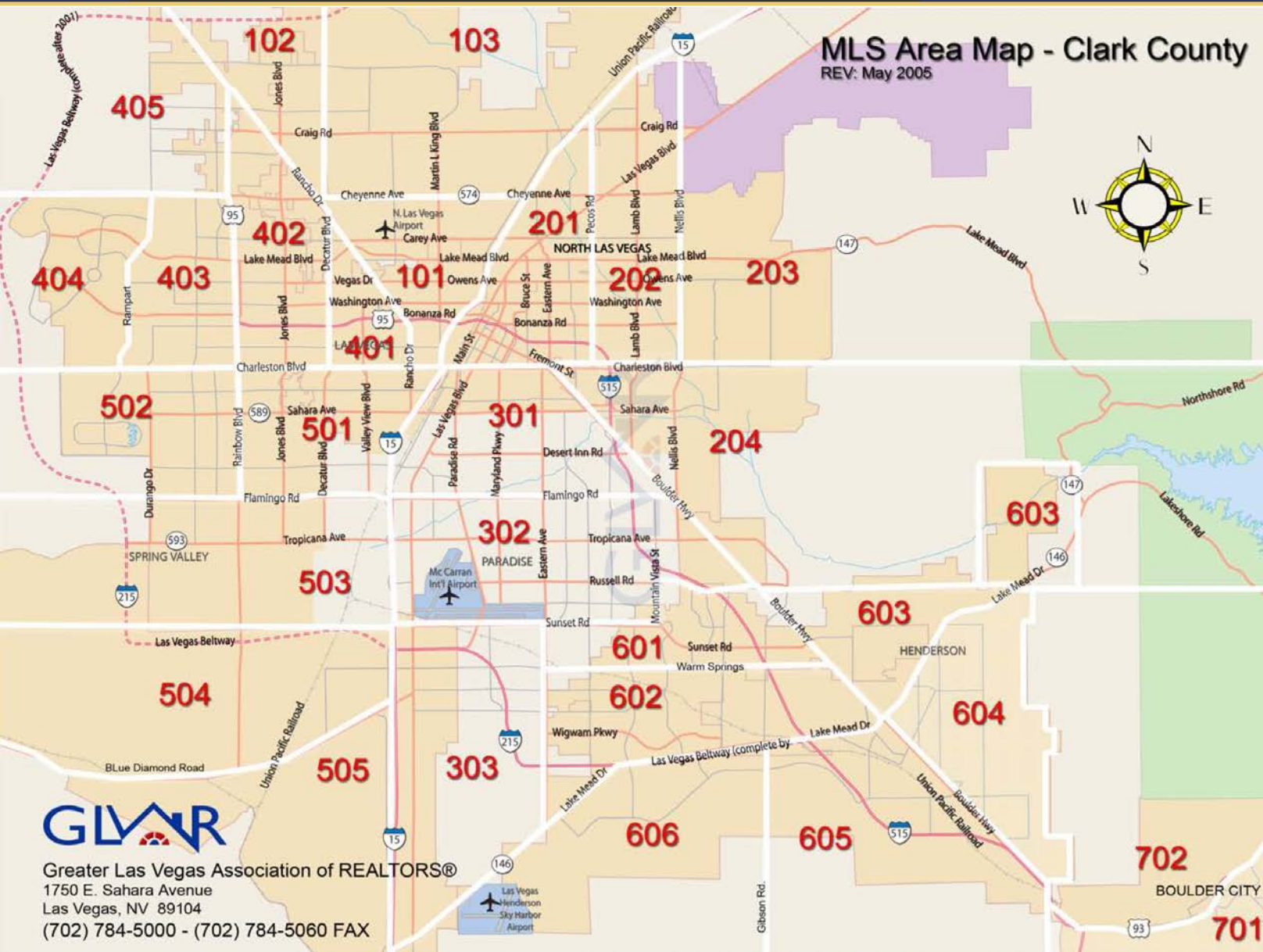
2.7 Months
+9.1% vs. Prior Month
+202.8% vs. Prior Year



Time on Market: 30 Days or Less

55.6% of Closings
55.6% in Prior Month
77.7% in Prior Year





MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

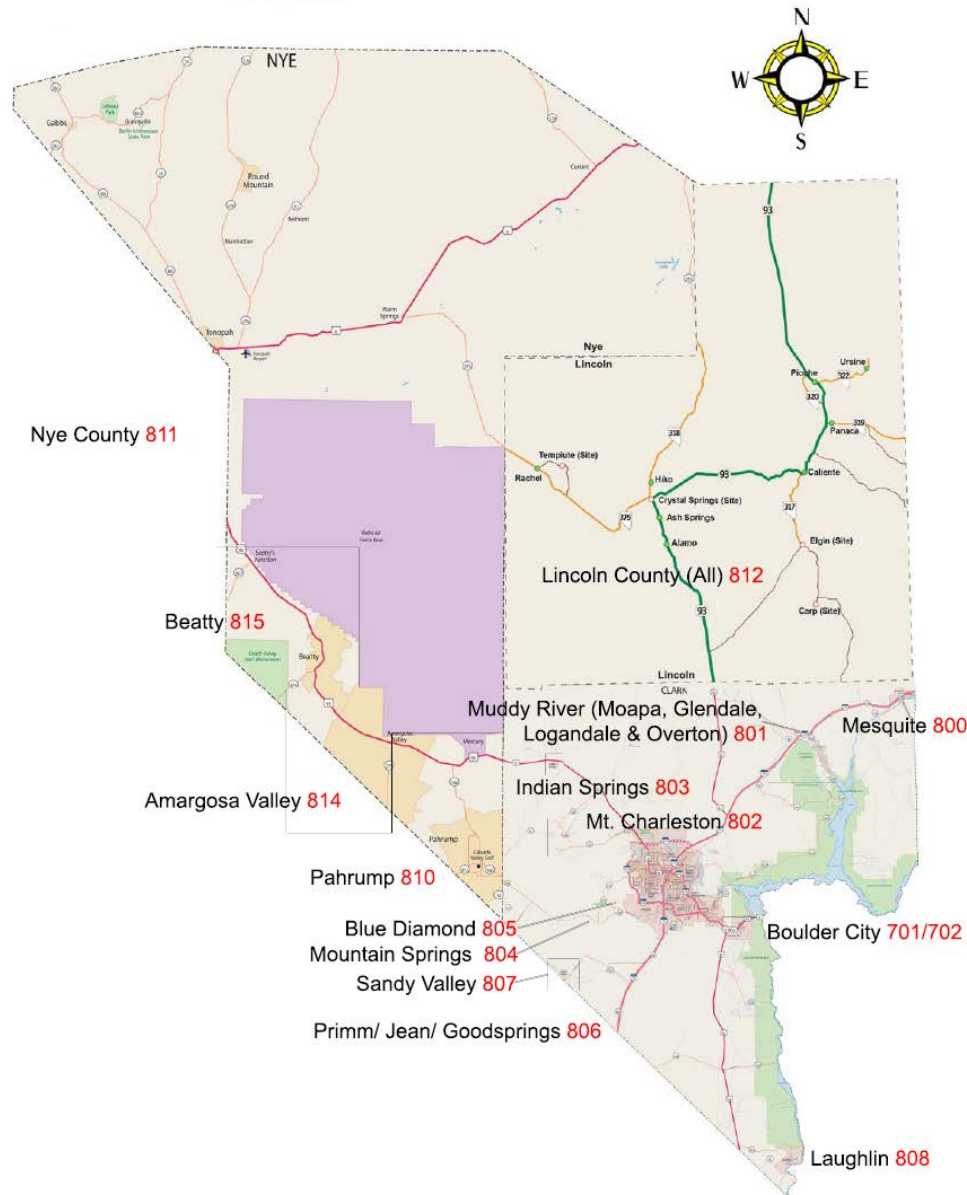
Single-Family Units



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	\$203,000	\$204,490	6	\$148,500	\$127,167
102 - North	111	\$312,000	\$352,329	10	\$199,000	\$209,340
103 - North	360	\$281,000	\$295,654	30	\$212,500	\$206,565
201 - East	39	\$197,000	\$205,111	4	\$78,500	\$81,125
202 - East	61	\$215,000	\$215,028	16	\$122,000	\$121,500
203 - East	68	\$245,000	\$267,109	31	\$158,075	\$143,476
204 - East	119	\$246,500	\$254,201	27	\$140,000	\$156,191
301 - South	47	\$257,400	\$261,885	43	\$180,000	\$168,299
302 - South	64	\$267,500	\$303,054	30	\$128,000	\$136,493
303 - South	139	\$305,000	\$341,686	21	\$213,000	\$206,985
401 - North West	19	\$230,000	\$369,184	4	\$108,750	\$118,125
402 - North West	93	\$235,000	\$243,977	33	\$140,000	\$145,697
403 - North West	66	\$289,500	\$311,726	84	\$150,000	\$157,858
404 - North West	128	\$422,250	\$510,763	32	\$288,500	\$299,831
405 - North West	235	\$310,000	\$356,716	33	\$175,000	\$185,086
501 - South West	47	\$301,000	\$355,980	23	\$155,000	\$157,597
502 - South West	134	\$372,450	\$549,436	31	\$167,000	\$233,490
503 - South West	128	\$350,500	\$384,936	96	\$175,000	\$193,845
504 - South West	133	\$300,000	\$352,646	21	\$175,000	\$182,607
505 - South West	173	\$325,000	\$365,255	20	\$242,500	\$240,605
601 - Henderson	34	\$336,950	\$511,712	24	\$178,950	\$180,431
602 - Henderson	87	\$370,000	\$400,268	27	\$215,000	\$207,515
603 - Henderson	44	\$398,000	\$460,682	14	\$302,500	\$288,179
604 - Henderson	55	\$285,000	\$307,266	5	\$215,000	\$200,900
605 - Henderson	101	\$328,000	\$352,507	14	\$238,000	\$206,093
606 - Henderson	191	\$420,000	\$482,944	38	\$256,500	\$253,458



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	12	\$343,000	\$388,771	5	\$189,000	\$210,590
702 - Boulder City	3	\$465,000	\$480,000	-	\$0	\$0
800 - Mesquite	2	\$253,950	\$253,950	-	\$0	\$0
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	9	\$369,000	\$391,259	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	2	\$419,500	\$419,500	-	\$0	\$0
803 - Indian Springs/Cold Creek	1	\$260,000	\$260,000	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	-	\$0	\$0	-	\$0	\$0
806 - State Line/Jean/Goodspings	-	\$0	\$0	-	\$0	\$0
807 - Sandy Valley	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	1	\$225,000	\$225,000	1	\$67,000	\$67,000
809 - Other Clark County	1	\$150,000	\$150,000	-	\$0	\$0
810 - Pahrump	63	\$250,000	\$259,489	-	\$0	\$0
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	1	\$87,000	\$87,000	-	\$0	\$0
813 - Other Nevada	1	\$335,000	\$335,000	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	11	\$85,111	\$125,892	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	3	\$283,000	\$463,333	-	\$0	\$0



Notes, Methodology and Definitions

Source:	Greater Las Vegas Association of REALTORS® // (702) 784-5000 // 6360 S. Rainbow Blvd.; Las Vegas, NV 89118 www.lasvegasrealtor.com // www.homelasvegas.com
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Methodology and Disclaimer:	This data is based on information from the Greater Las Vegas Association of REALTORS® (GLVAR) 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

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