



2020 June 2020

MONTHLY HOUSING MARKET
UPDATE

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Housing Snapshot

 <p>Single-Family Units</p>	<p># Units Sold</p> <p>2,464</p> <p>▼ -15.1%</p>	<p># New Listings</p> <p>3,244</p> <p>▼ -22.9%</p>	<p># Units Available</p> <p>5,079</p> <p>▼ -35.0%</p>
	<p>Median Price</p> <p>\$325,000</p> <p>▲ +6.9%</p>	<p>Median Price</p> <p>\$350,000</p> <p>▲ +7.7%</p>	<p>Effective Availability</p> <p>2.1 Months</p> <p>▼ -23.4%</p>
 <p>Condo/ Townhouse Units</p>	<p># Units Sold</p> <p>470</p> <p>▼ -35.0%</p>	<p># New Listings</p> <p>758</p> <p>▼ -24.0%</p>	<p># Units Available</p> <p>1,616</p> <p>▼ -16.6%</p>
	<p>Median Price</p> <p>\$187,250</p> <p>▲ +5.3%</p>	<p>Median Price</p> <p>\$198,495</p> <p>▲ +10.3%</p>	<p>Effective Availability</p> <p>3.4 Months</p> <p>▲ +28.3%</p>

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 June 2020	Growth From May 2020	Growth From June 2019	Current Value June 2020	Growth From May 2020	Growth From June 2019
Units Sold						
No. of Units Sold	2,464	+44.7%	-15.1%	470	+26.3%	-35.0%
Median Price of Units Sold	\$325,000	+3.2%	+6.9%	\$187,250	+1.2%	+5.3%
Average Price of Units Sold	\$377,999	+1.1%	+6.8%	\$200,000	+1.6%	+5.8%
New Listings						
No. of New Listings	3,244	+0.4%	-22.9%	758	+4.6%	-24.0%
Median Price of New Listings	\$350,000	+0.0%	+7.7%	\$198,495	+1.8%	+10.3%
Average Price of New Listings	\$469,614	+4.2%	+11.6%	\$214,556	-1.6%	+11.0%
Availability (Including Offers)						
No. of Units Available	9,848	+0.5%	-20.5%	2,650	+3.7%	-10.4%
Median Price of Units Available	\$356,082	+1.7%	+7.6%	\$185,000	+0.0%	+8.8%
Average Price of Units Available	\$527,908	+2.4%	+9.3%	\$214,327	+0.4%	+10.5%
Availability (Excluding Offers)						
No. of Units Available	5,079	-12.4%	-35.0%	1,616	-8.6%	-16.6%
Median Price of Units Available	\$387,000	+3.2%	+10.6%	\$182,000	+1.1%	+7.1%
Average Price of Units Available	\$635,237	+7.4%	+15.7%	\$220,567	+0.7%	+12.0%
Effective Months of Availability	2.1	-39.5%	-23.4%	3.4	-27.7%	+28.3%
Time on Market for Units Sold						
	June 2020	May 2020	June 2019	June 2020	May 2020	June 2019
0 - 30 days	59.1%	66.4%	57.7%	52.3%	59.7%	55.6%
31 - 60 days	20.9%	18.3%	21.1%	24.0%	19.9%	22.1%
61 - 90 days	11.0%	5.3%	10.0%	14.0%	9.1%	8.3%
91 - 120 days	3.7%	3.2%	4.8%	4.5%	3.8%	6.6%
121+ days	5.4%	6.8%	6.5%	5.1%	7.5%	7.3%

See notes, methodology and definitions on page 14.

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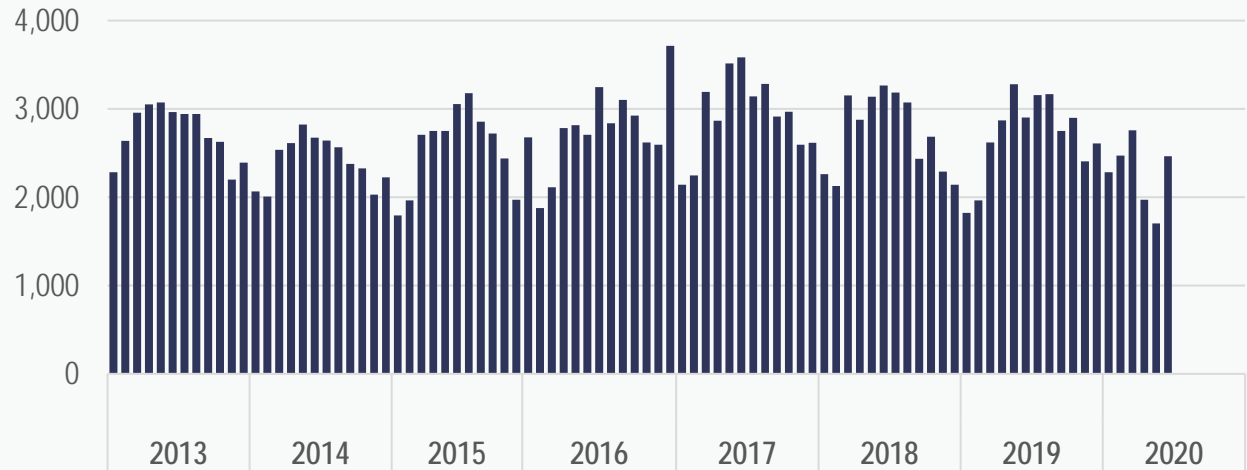
Single-Family Market Trends



Number of Closings

2,464 Units

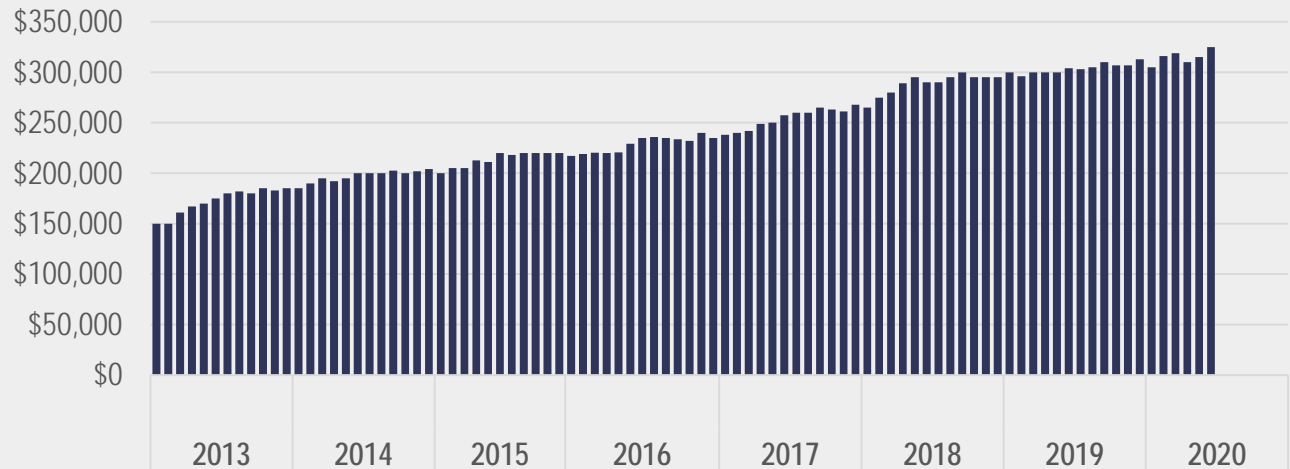
+44.7% vs. Prior Month
-15.1% vs. Prior Year



Median Closing Price

\$325,000

+3.2% vs. Prior Month
+6.9% vs. Prior Year

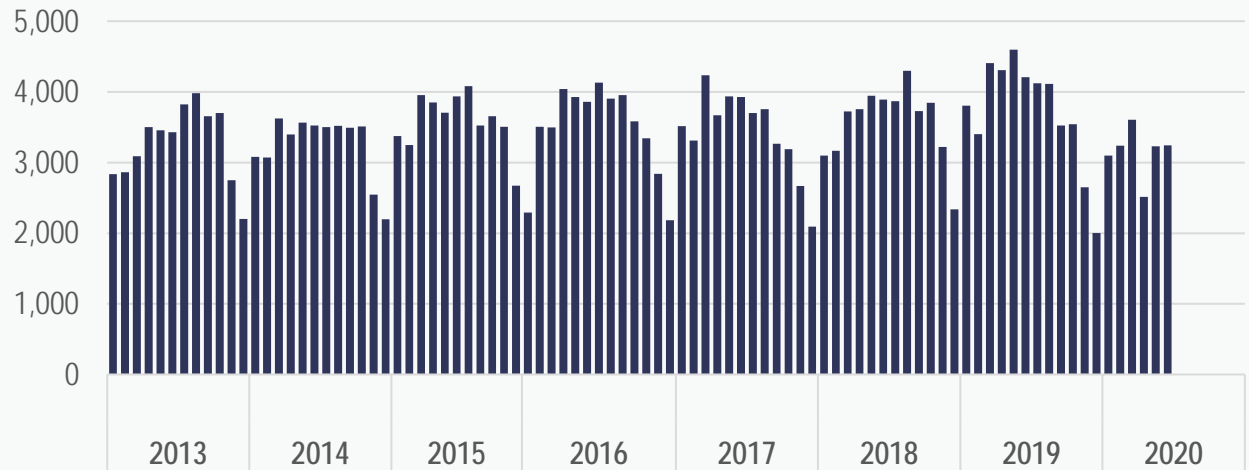


Single-Family Market Trends



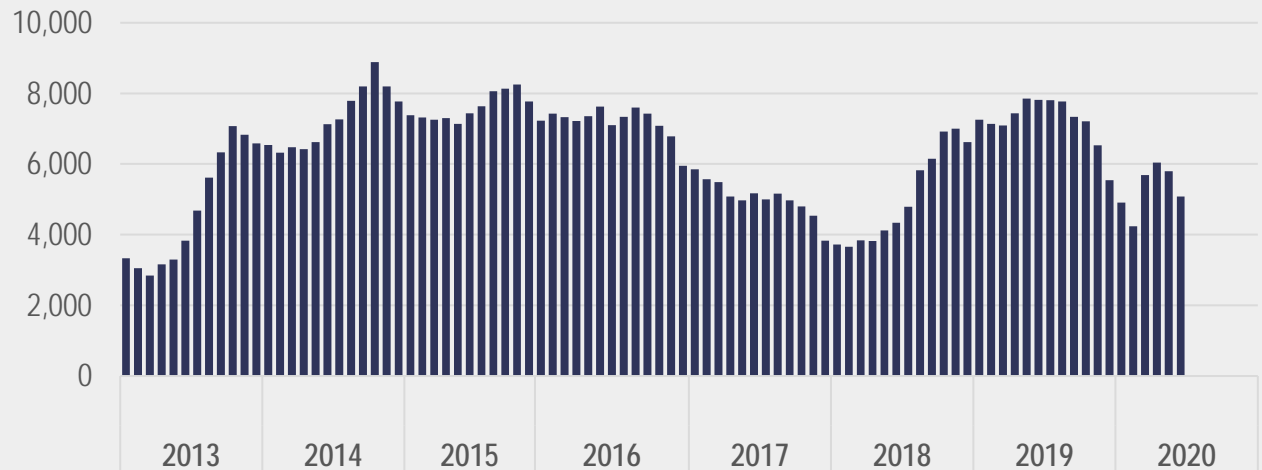
**Number of
New Listings**

3,244 Units
 +0.4% vs. Prior Month
 -22.9% vs. Prior Year



**Availability
(Excl. offers)**

5,079 Units
 -12.4% vs. Prior Month
 -35.0% vs. Prior Year



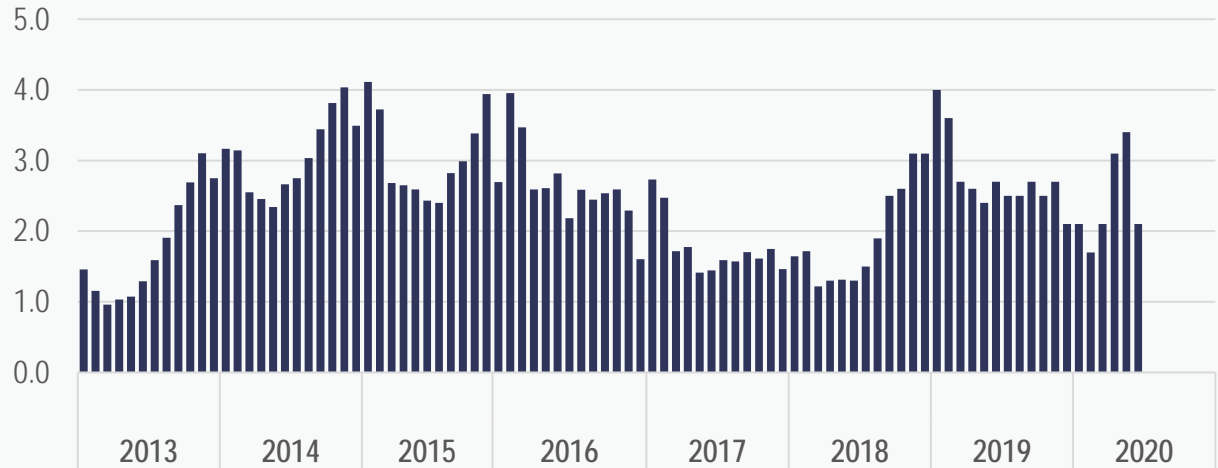
Single-Family Market Trends



**Effective
Months of
Availability**

2.1 Months

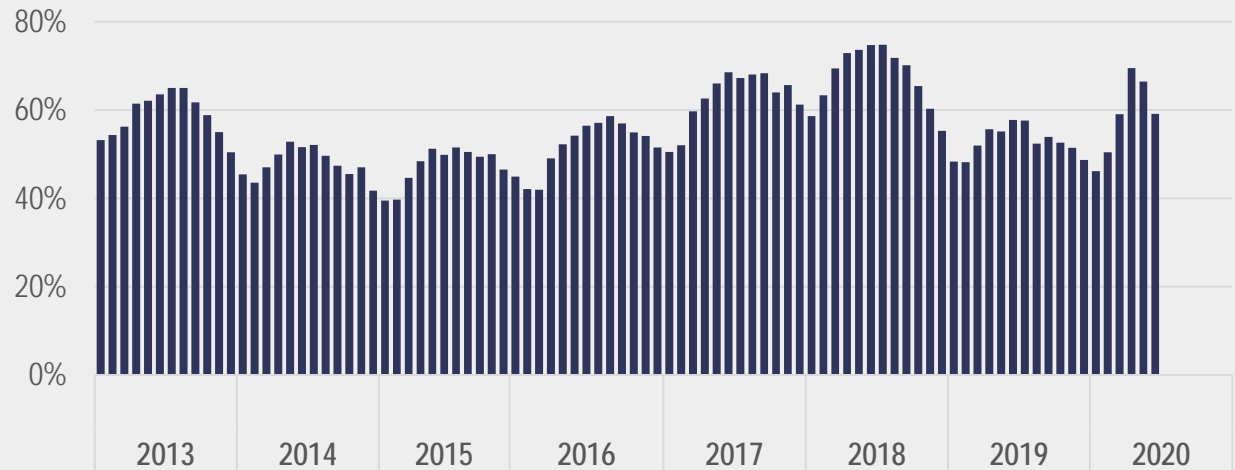
-39.5% vs. Prior Month
-23.4% vs. Prior Year



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

59.1% of Closings

66.4% vs. Prior Month
57.7% vs. Prior Year



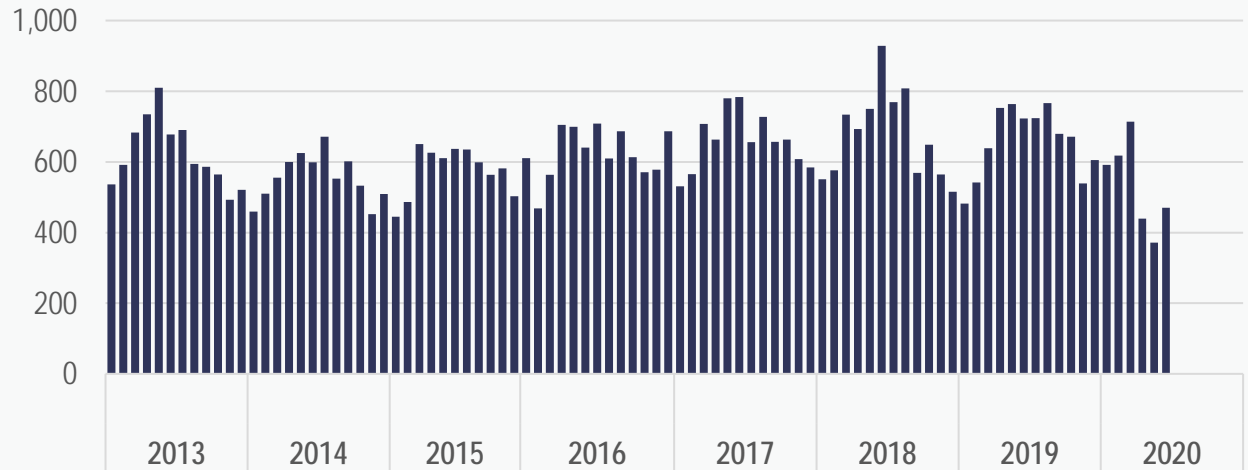
Condo/Townhouse Market Trends



Number of Closings

470 Units

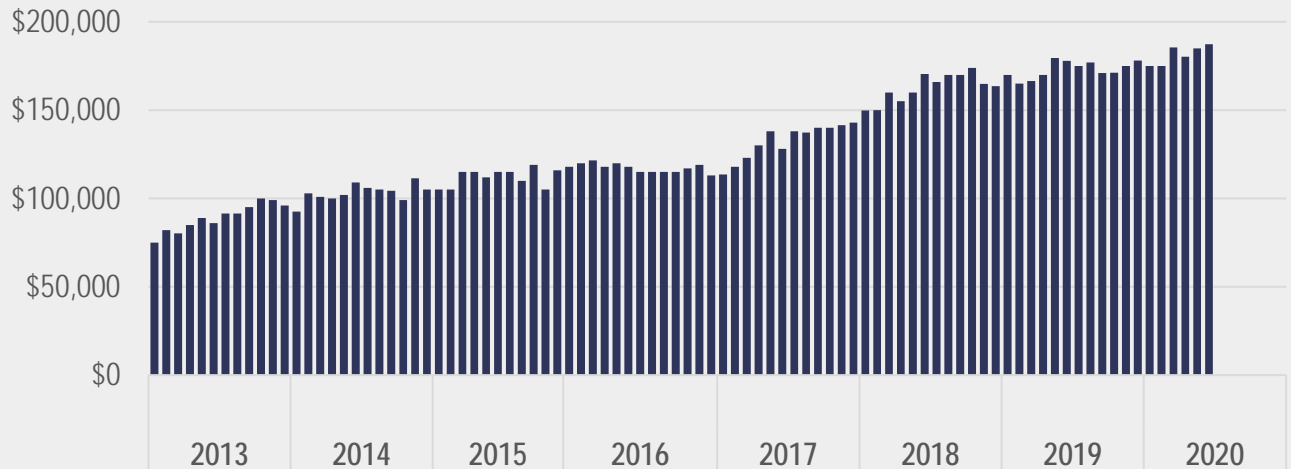
+26.3% vs. Prior Month
-35.0% vs. Prior Year



Median Closing Price

\$187,250

+1.2% vs. Prior Month
+5.3% vs. Prior Year



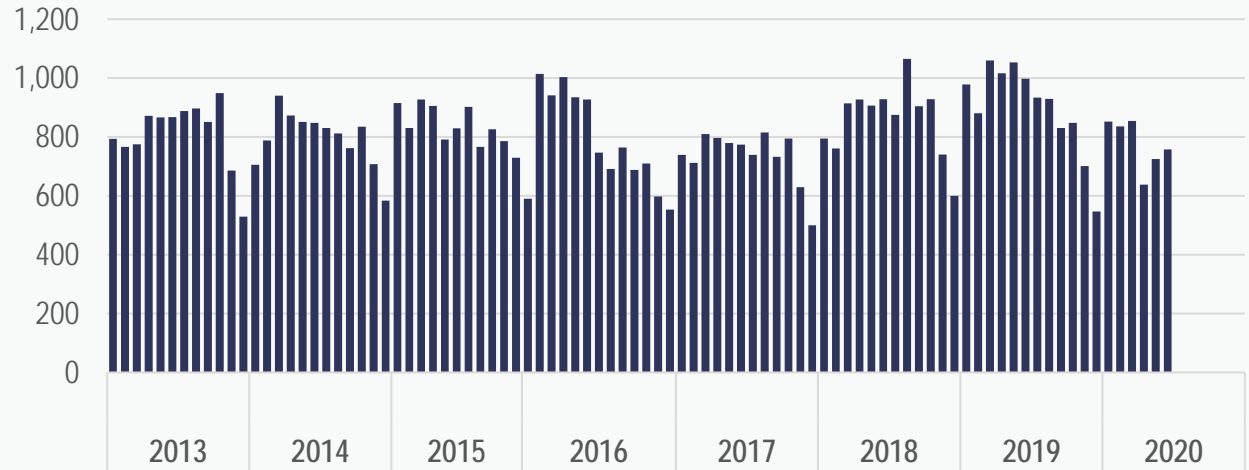
Condo/Townhouse Market Trends



Number of
New Listings

758 Units

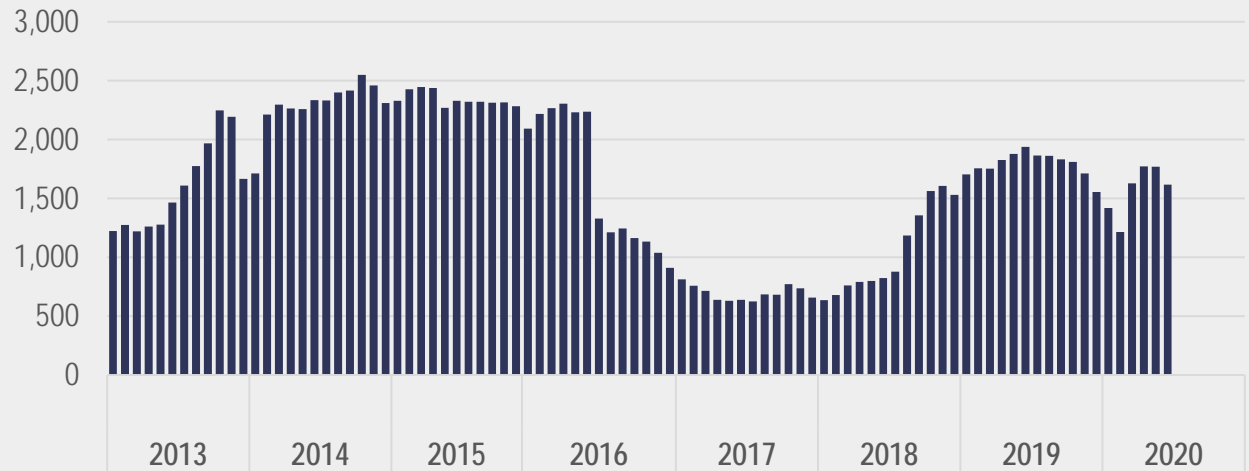
+4.6% vs. Prior Month
-24.0% vs. Prior Year



Availability
(Excl. offers)

1,616 Units

-8.6% vs. Prior Month
-16.6% vs. Prior Year



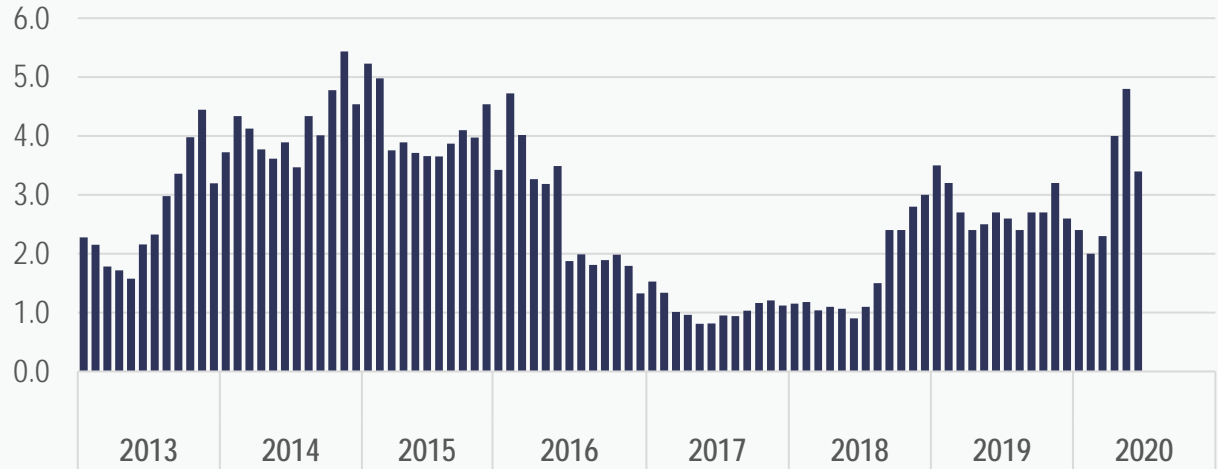
Condo/Townhouse Market Trends



**Effective
Months of
Availability**

3.4 Months

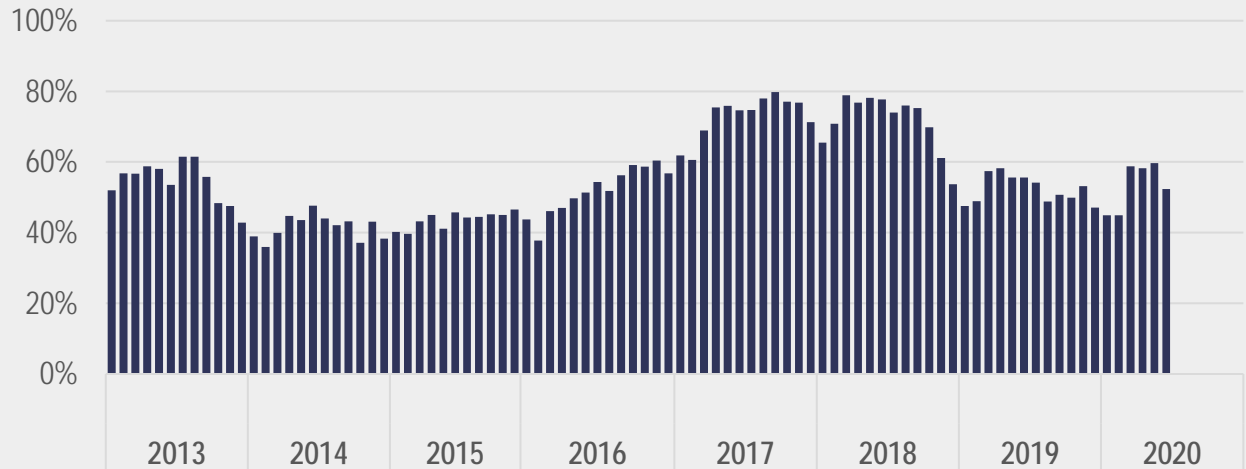
**-27.7% vs. Prior Month
+28.3% vs. Prior Year**



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

52.3% of Closings

**59.7% vs. Prior Month
55.6% vs. Prior Year**



Housing Update by MLS Area: Urban Valley

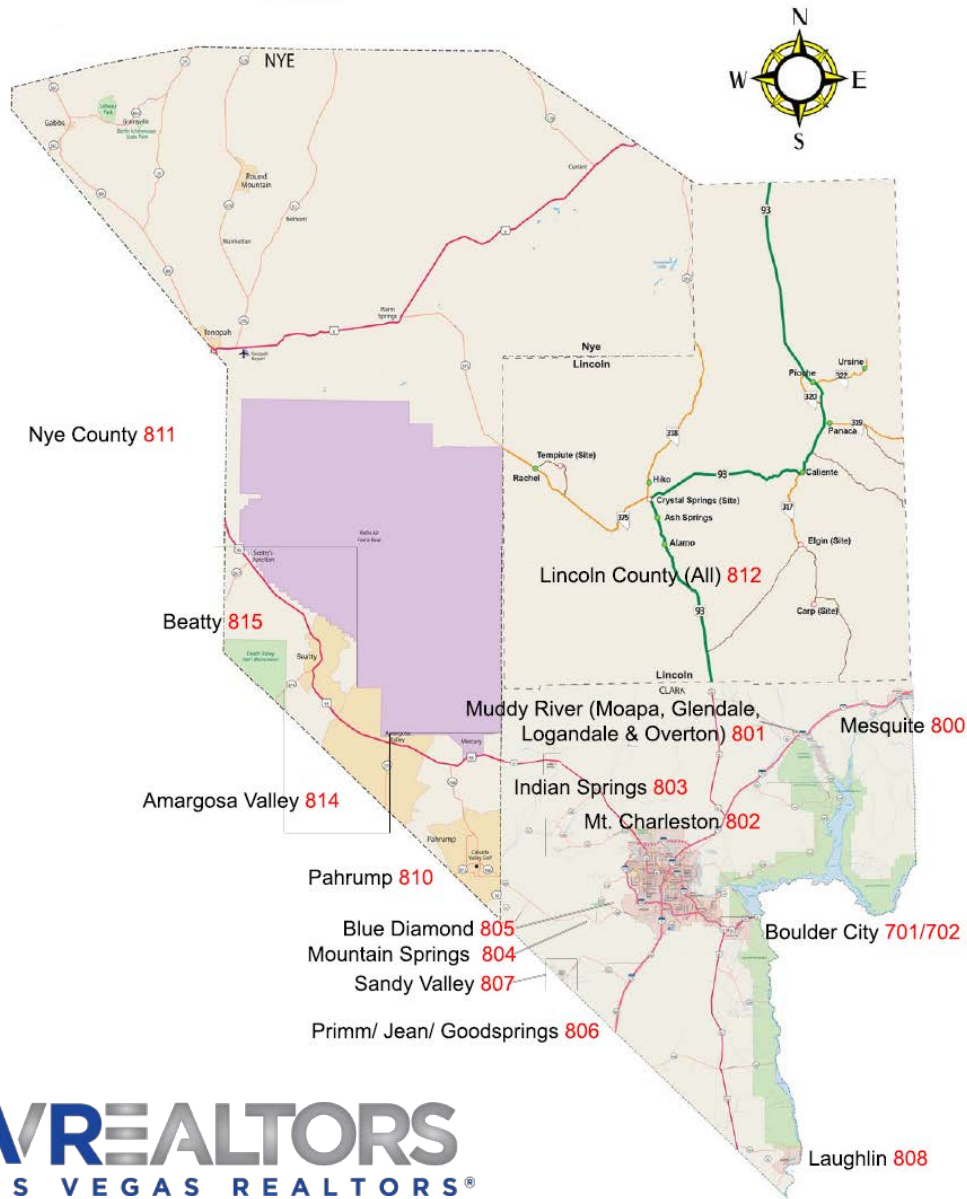


Single-Family Units



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	22	\$218,500	\$222,155	3	\$140,000	\$138,833
102 - North	159	\$330,000	\$368,703	5	\$264,900	\$244,880
103 - North	290	\$300,000	\$313,779	28	\$220,066	\$216,651
201 - East	27	\$205,000	\$197,935	2	\$142,500	\$142,500
202 - East	34	\$237,450	\$242,391	12	\$102,500	\$112,458
203 - East	56	\$254,750	\$271,504	10	\$161,500	\$154,144
204 - East	77	\$257,000	\$279,211	11	\$132,000	\$132,650
301 - South	28	\$251,500	\$251,657	33	\$165,000	\$163,459
302 - South	52	\$275,250	\$310,024	31	\$137,000	\$139,444
303 - South	92	\$314,000	\$337,899	10	\$199,999	\$219,822
401 - North West	23	\$260,000	\$315,261	1	\$110,000	\$110,000
402 - North West	67	\$239,900	\$243,373	26	\$144,500	\$151,276
403 - North West	69	\$315,000	\$338,058	38	\$156,100	\$161,295
404 - North West	109	\$455,000	\$542,751	25	\$285,000	\$275,912
405 - North West	228	\$329,900	\$374,374	25	\$200,000	\$201,267
501 - South West	41	\$310,000	\$336,134	16	\$170,000	\$173,638
502 - South West	119	\$400,825	\$588,635	17	\$190,000	\$222,853
503 - South West	95	\$375,000	\$423,226	50	\$204,500	\$225,861
504 - South West	145	\$322,000	\$367,522	13	\$180,000	\$183,385
505 - South West	162	\$355,000	\$411,066	12	\$263,000	\$256,408
601 - Henderson	25	\$305,000	\$459,605	11	\$182,000	\$192,546
602 - Henderson	69	\$364,999	\$385,610	24	\$231,500	\$229,962
603 - Henderson	37	\$397,370	\$475,892	12	\$274,950	\$281,975
604 - Henderson	54	\$324,450	\$341,651	3	\$166,000	\$166,333
605 - Henderson	88	\$359,950	\$384,923	12	\$218,500	\$221,408
606 - Henderson	188	\$437,450	\$524,558	29	\$295,000	\$280,443



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	14	\$351,000	\$421,762	-	\$0	\$0
702 - Boulder City	1	\$460,000	\$460,000	3	\$181,500	\$183,833
800 - Mesquite	-	\$0	\$0	1	\$202,000	\$202,000
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	10	\$317,250	\$325,450	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	4	\$299,000	\$297,125	-	\$0	\$0
803 - Indian Springs/Cold Creek	-	\$0	\$0	-	\$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	4	\$293,250	\$293,375	6	\$142,250	\$151,167
809 - Other Clark County	3	\$269,500	\$269,833	-	\$0	\$0
810 - Pahrump	61	\$265,000	\$263,085	-	\$0	\$0
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	5	\$144,500	\$142,500	-	\$0	\$0
813 - Other Nevada	1	\$354,000	\$354,000	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	7	\$175,000	\$168,643	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	4	\$362,850	\$335,400	1	\$350,000	\$350,000

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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