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Monthly Housing Market Update

May 2019





Housing Snapshot



SINGLE-FAMILY UNITS

UNITS SOLD

3,281

▲ +4.5%

MEDIAN PRICE

\$300,000

▲ +1.7%

NEW LISTINGS

4,597

▲ +16.5%

MEDIAN PRICE

\$325,500

▲ +5.0%

UNITS AVAILABLE

7,855

▲ +90.7%

EFFECTIVE AVAILABILITY

2.4 Months

▲ +82.6%



CONDO/TOWNHOUSE UNITS

UNITS SOLD

764

▲ +1.9%

MEDIAN PRICE

\$179,500

▲ +12.2%

NEW LISTINGS

1,054

▲ +16.2%

MEDIAN PRICE

\$179,700

▲ +8.9%

UNITS AVAILABLE

1,876

▲ +134.8%

EFFECTIVE AVAILABILITY

2.5 Months

▲ +130.5%



Market Statistics

Single-Family Units



Condo/Townhouse Units



	Current Value May 2019	Growth From April 2019	Growth From May 2018	Current Value May 2019	Growth From April 2019	Growth From May 2018
Units Sold						
No. of Units Sold	3,281	+14.2%	+4.5%	764	+1.5%	+1.9%
Median Price of Units Sold	\$300,000	+0.0%	+1.7%	\$179,500	+5.6%	+12.2%
Average Price of Units Sold	\$358,129	+4.1%	+5.1%	\$188,411	+2.8%	+11.2%
New Listings						
No. of New Listings	4,597	+6.7%	+16.5%	1,054	+3.6%	+16.2%
Median Price of New Listings	\$325,500	+0.2%	+5.0%	\$179,700	-0.1%	+8.9%
Average Price of New Listings	\$413,328	-3.0%	+2.6%	\$196,750	-0.4%	+10.1%
Availability (Including Offers)						
No. of Units Available	12,385	+3.2%	+36.5%	2,928	+3.2%	+50.9%
Median Price of Units Available	\$334,725	+1.5%	+3.0%	\$172,250	-1.0%	+7.7%
Average Price of Units Available	\$477,959	+0.4%	-1.7%	\$194,131	+1.0%	+4.1%
Availability (Excluding Offers)						
No. of Units Available	7,855	+5.6%	+90.7%	1,876	+2.7%	+134.8%
Median Price of Units Available	\$350,000	+0.0%	-11.4%	\$169,000	-0.5%	+5.6%
Average Price of Units Available	\$540,652	+0.2%	-16.5%	\$196,153	+1.3%	-1.0%
Effective Months of Availability	2.4	-7.5%	+82.6%	2.5	+1.3%	+130.5%
Time on Market for Units Sold	May 2019	April 2019	May 2018	May 2019	April 2019	May 2018
0 - 30 days	55.1%	55.6%	73.6%	55.6%	58.2%	78.1%
31 - 60 days	19.9%	18.7%	13.6%	21.3%	21.1%	13.3%
61 - 90 days	10.5%	9.9%	5.6%	11.8%	8.2%	4.0%
91 - 120 days	5.4%	6.0%	2.4%	4.1%	5.3%	1.6%
121+ days	9.1%	9.8%	4.8%	7.2%	7.2%	2.9%

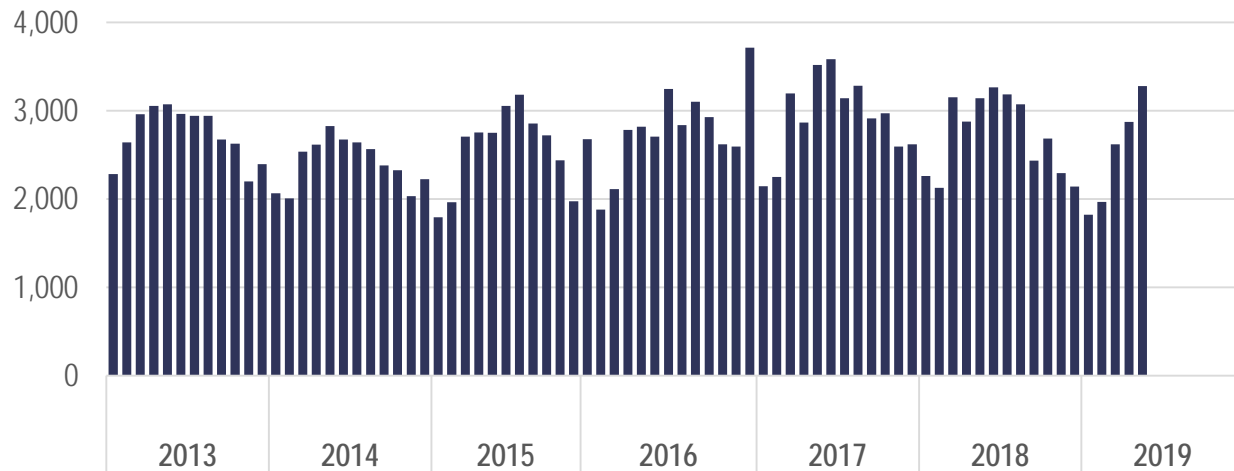


Single-Family Market Trends



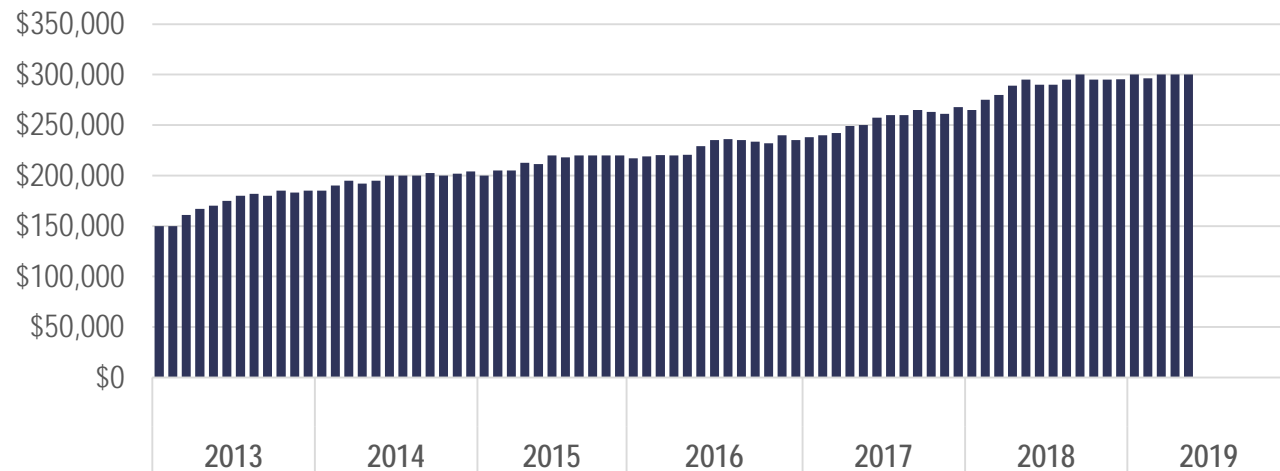
Number of Closings

3,281 Units
+14.2% vs. Prior Month
+4.5% vs. Prior Year



Median Closing Price

\$300,000
+0.0% vs. Prior Month
+1.7% vs. Prior Year



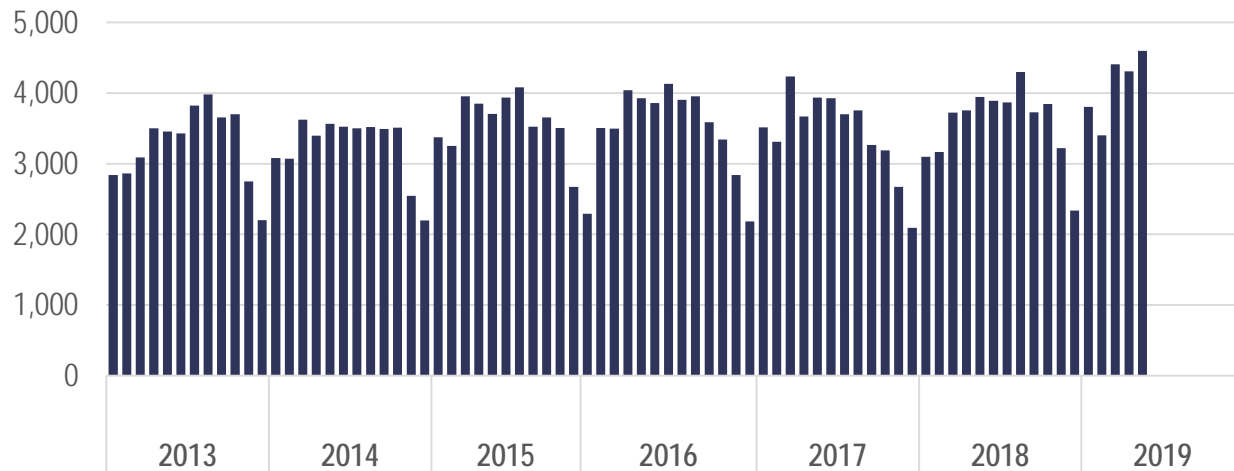


Single-Family Market Trends



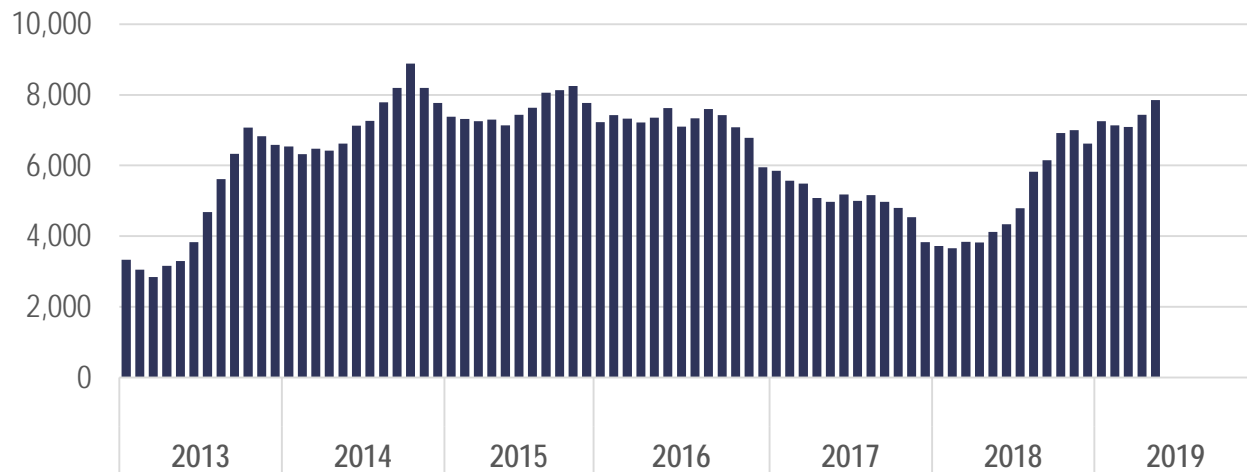
Number of New Listings

4,597 Units
+6.7% vs. Prior Month
+16.5% vs. Prior Year



Availability (Excl. Offers)

7,855 Units
+5.6% vs. Prior Month
+90.7% vs. Prior Year



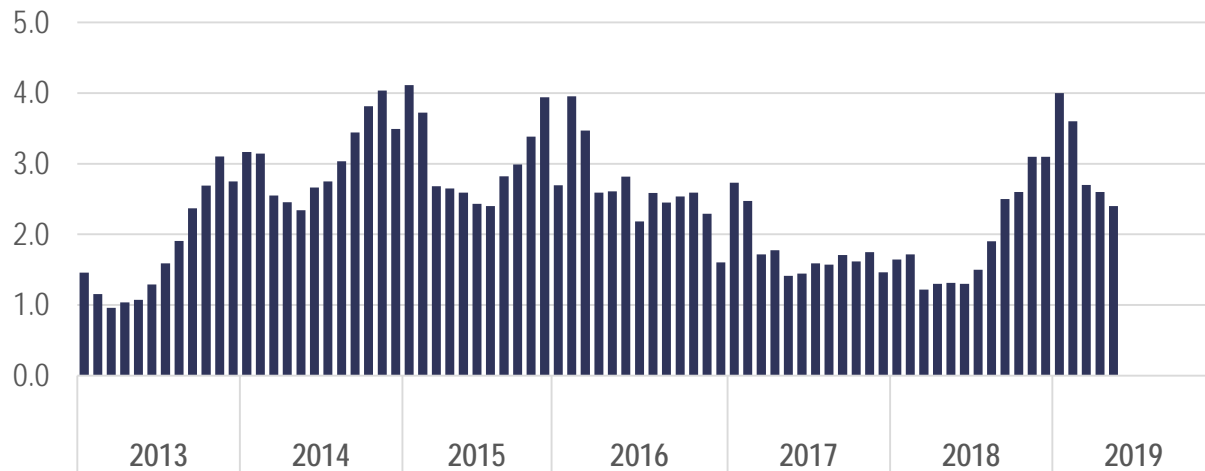


Single-Family Market Trends



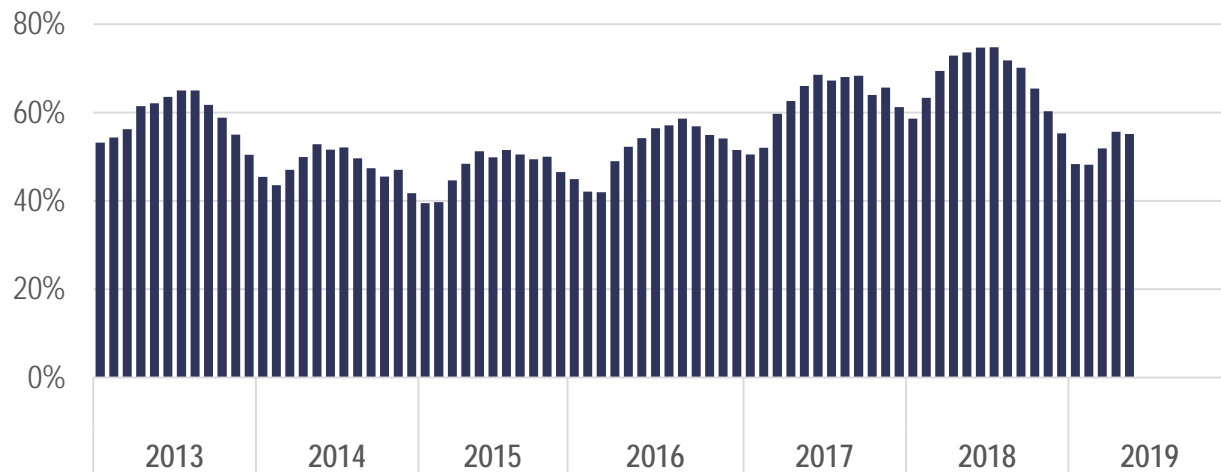
Effective Months of Availability

2.4 Months
-7.5% vs. Prior Month
+82.6% vs. Prior Year



Time on Market: 30 Days or Less

55.1% of Closings
55.6% in Prior Month
73.6% in Prior Year



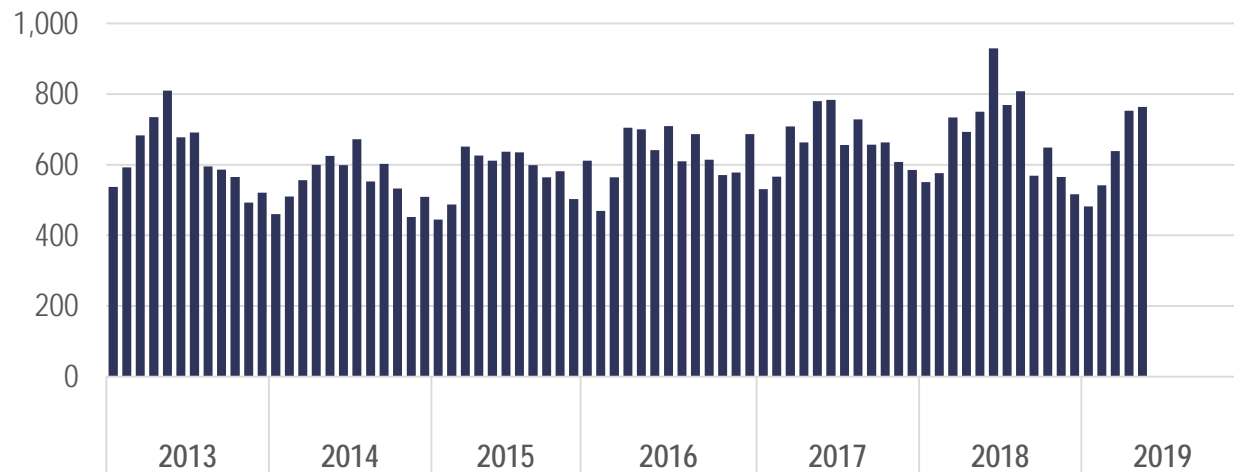


Condo/Townhouse Market Trends



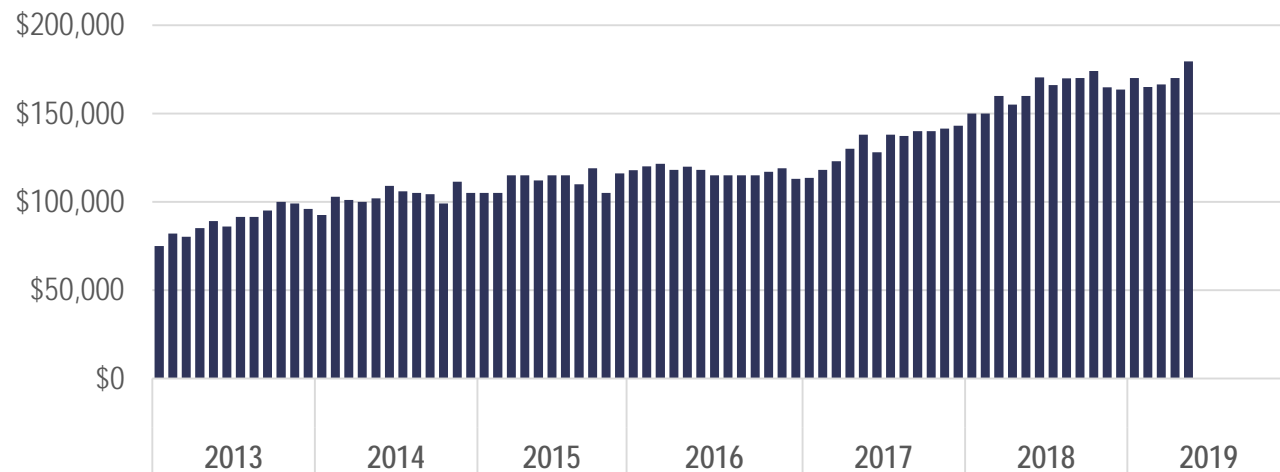
Number of Closings

764 Units
+1.5% vs. Prior Month
+1.9% vs. Prior Year



Median Closing Price

\$179,500
+5.6% vs. Prior Month
+12.2% vs. Prior Year



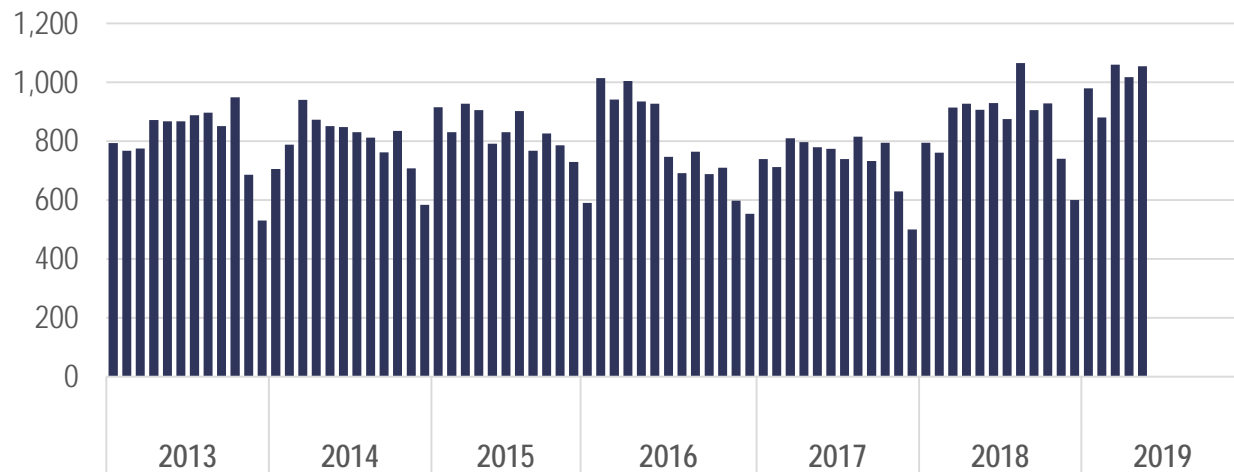


Condo/Townhouse Market Trends



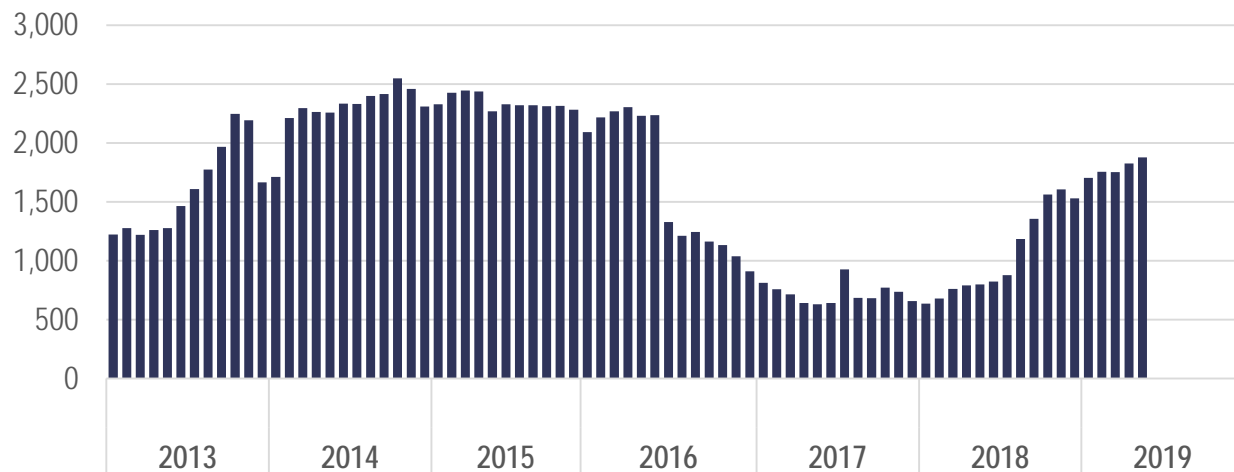
Number of New Listings

1,054 Units
+3.6% vs. Prior Month
+16.2% vs. Prior Year



Availability (Excl. Offers)

1,876 Units
+2.7% vs. Prior Month
+134.8% vs. Prior Year



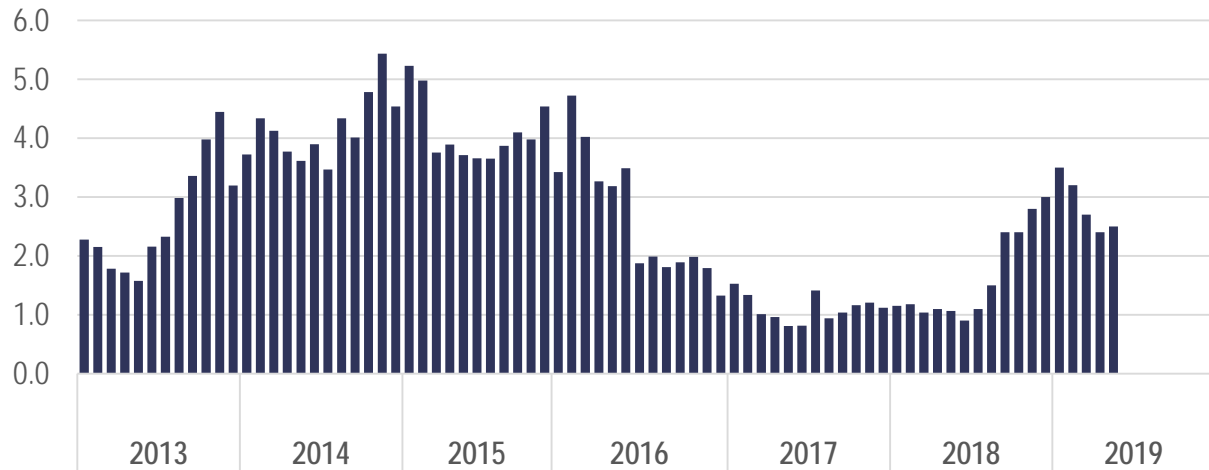


Condo/Townhouse Market Trends



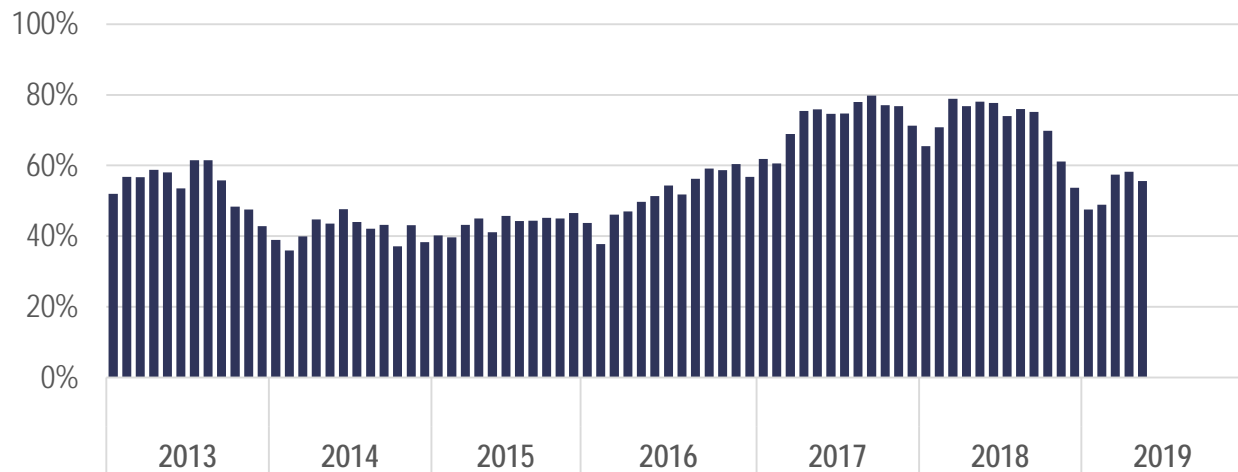
Effective Months of Availability

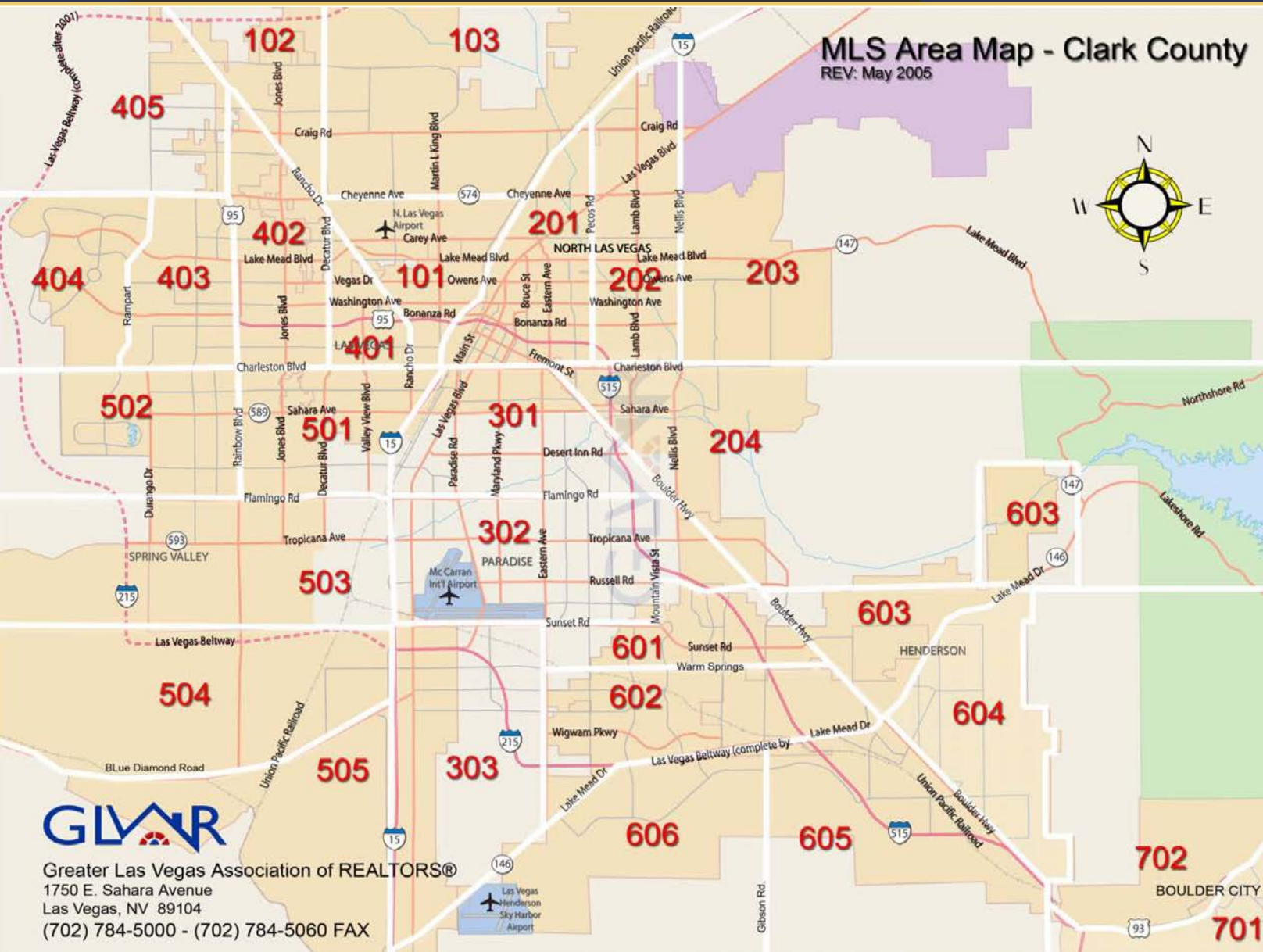
2.5 Months
+1.3% vs. Prior Month
+130.5% vs. Prior Year



Time on Market: 30 Days or Less

55.6% of Closings
58.2% in Prior Month
78.1% in Prior Year





MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

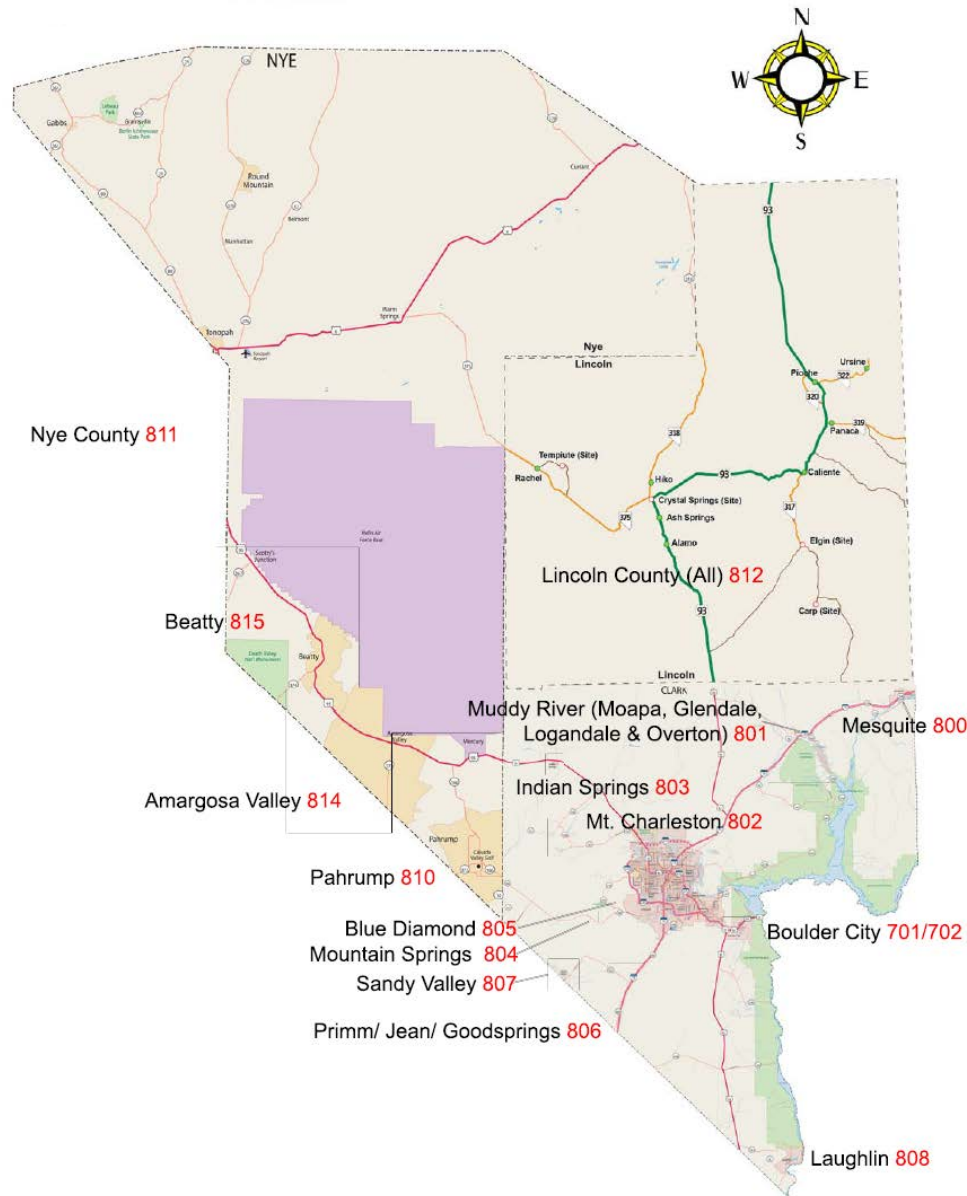
Single-Family Units



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	52	\$199,900	\$197,399	2	\$165,000	\$165,000
102 - North	111	\$305,000	\$353,566	6	\$217,500	\$207,767
103 - North	378	\$279,900	\$293,084	53	\$199,900	\$200,877
201 - East	42	\$199,950	\$193,803	4	\$100,950	\$101,700
202 - East	68	\$229,450	\$222,159	24	\$98,194	\$106,637
203 - East	69	\$249,000	\$276,683	14	\$132,000	\$133,814
204 - East	131	\$239,999	\$248,801	33	\$136,000	\$155,658
301 - South	62	\$255,450	\$266,394	47	\$164,990	\$161,929
302 - South	89	\$255,000	\$265,698	49	\$129,000	\$128,752
303 - South	150	\$308,500	\$332,419	32	\$199,500	\$202,406
401 - North West	24	\$254,998	\$264,933	7	\$106,380	\$110,728
402 - North West	96	\$240,000	\$246,134	34	\$146,194	\$143,002
403 - North West	85	\$280,000	\$305,440	62	\$171,400	\$171,761
404 - North West	159	\$459,880	\$568,670	38	\$269,450	\$284,265
405 - North West	278	\$314,900	\$366,737	43	\$185,000	\$192,088
501 - South West	47	\$285,000	\$354,104	25	\$156,900	\$168,268
502 - South West	163	\$379,000	\$562,842	41	\$169,900	\$207,940
503 - South West	146	\$327,000	\$358,996	87	\$185,000	\$209,073
504 - South West	157	\$309,900	\$374,879	25	\$191,999	\$198,183
505 - South West	216	\$325,000	\$382,869	11	\$248,900	\$252,541
601 - Henderson	26	\$322,000	\$388,315	22	\$200,000	\$196,799
602 - Henderson	116	\$342,250	\$402,893	39	\$209,000	\$216,390
603 - Henderson	69	\$348,000	\$373,176	13	\$245,500	\$281,606
604 - Henderson	56	\$302,495	\$331,880	1	\$136,000	\$136,000
605 - Henderson	71	\$335,000	\$386,721	14	\$237,500	\$224,379
606 - Henderson	211	\$425,000	\$598,018	26	\$250,250	\$290,606





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	22	\$362,450	\$450,539	3	\$285,950	\$266,970
702 - Boulder City	1	\$398,000	\$398,000	5	\$228,999	\$256,780
800 - Mesquite	1	\$319,000	\$319,000	1	\$146,000	\$146,000
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	13	\$340,000	\$305,465	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	1	\$189,000	\$189,000	-	\$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/Goodspings	-	\$0	\$0	-	\$0	\$0
807 - Sandy Valley	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	1	\$299,900	\$299,900	3	\$88,000	\$112,300
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	58	\$257,950	\$272,082	-	\$0	\$0
811 - Nye County	1	\$99,500	\$99,500	-	\$0	\$0
812 - Lincoln County	3	\$89,000	\$109,000	-	\$0	\$0
813 - Other Nevada	1	\$539,990	\$539,990	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	11	\$125,000	\$141,018	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	2	\$397,000	\$397,000	-	\$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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