



2021  
**May** 2021

MONTHLY HOUSING MARKET  
UPDATE

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Public Relations at (702) 325-7358 or [gmccabe@bpadv.com](mailto:gmccabe@bpadv.com)



# Housing Snapshot



## Single-Family Units

# Units Sold

**3,189**

▲ +87.3%

Median Price  
*Units Sold*

**\$385,000**

▲ +22.2%

# New Listings

**3,731**

▲ +15.5%

Median Price  
*New Listings*

**\$399,000**

▲ +14.0%

# Units Available

**2,031**

▼ -65.0%

Effective Availability

**0.6** Months

▼ -81.3%



## Condo/Townhouse Units

# Units Sold

**911**

▲ +144.9%

Median Price  
*Units Sold*

**\$205,000**

▲ +10.8%

# New Listings

**982**

▲ +35.4%

Median Price  
*New Listings*

**\$219,900**

▲ +12.8%

# Units Available

**529**

▼ -70.1%

Effective Availability

**0.6** Months

▼ -87.8%

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 May 2021	Growth From April 2021	Growth From May 2020	Current Value May 2021	Growth From April 2021	Growth From May 2020
<b>Units Sold</b>						
No. of Units Sold	3,189	-9.6%	+87.3%	911	-11.0%	+144.9%
Median Price of Units Sold	\$385,000	+2.7%	+22.2%	\$205,000	+1.3%	+10.8%
Average Price of Units Sold	\$484,156	+2.0%	+29.5%	\$229,597	+3.9%	+16.7%
<b>New Listings</b>						
No. of New Listings	3,731	+0.9%	+15.5%	982	+0.4%	+35.4%
Median Price of New Listings	\$399,000	+2.3%	+14.0%	\$219,900	+2.3%	+12.8%
Average Price of New Listings	\$532,715	-5.6%	+18.2%	\$246,649	+2.9%	+13.1%
<b>Availability (Including Offers)</b>						
No. of Units Available	6,670	+0.3%	-31.9%	1,777	-2.9%	-30.5%
Median Price of Units Available	\$400,000	+1.3%	+14.3%	\$215,000	+4.9%	+16.2%
Average Price of Units Available	\$659,958	+2.7%	+28.0%	\$254,423	+2.6%	+19.2%
<b>Availability (Excluding Offers)</b>						
No. of Units Available	2,031	+11.2%	-65.0%	529	+1.9%	-70.1%
Median Price of Units Available	\$505,000	+1.2%	+34.7%	\$205,000	-1.0%	+13.9%
Average Price of Units Available	\$998,526	-1.8%	+68.9%	\$281,093	+1.0%	+28.4%
<b>Effective Months of Availability</b>	<b>0.6</b>	<b>+23.0%</b>	<b>-81.3%</b>	<b>0.6</b>	<b>+14.6%</b>	<b>-87.8%</b>
<b>Time on Market for Units Sold</b>						
	May 2021	April 2021	May 2020	May 2021	April 2021	May 2020
0 - 30 days	86.9%	81.5%	66.4%	80.9%	76.7%	59.7%
31 - 60 days	6.4%	7.7%	18.3%	8.9%	9.6%	19.9%
61 - 90 days	2.8%	3.3%	5.3%	3.5%	5.2%	9.1%
91 - 120 days	1.5%	2.4%	3.2%	1.3%	2.1%	3.8%
121+ days	2.4%	5.0%	6.8%	5.4%	6.5%	7.5%

See notes, methodology and definitions on page 14.

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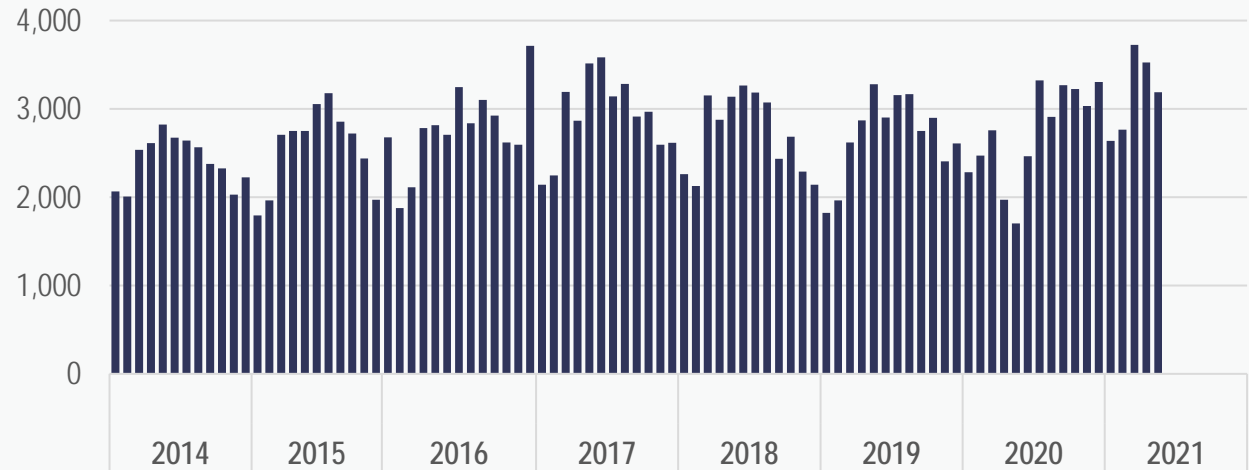
# Single-Family Market Trends



## Number of Closings

**3,189** Units

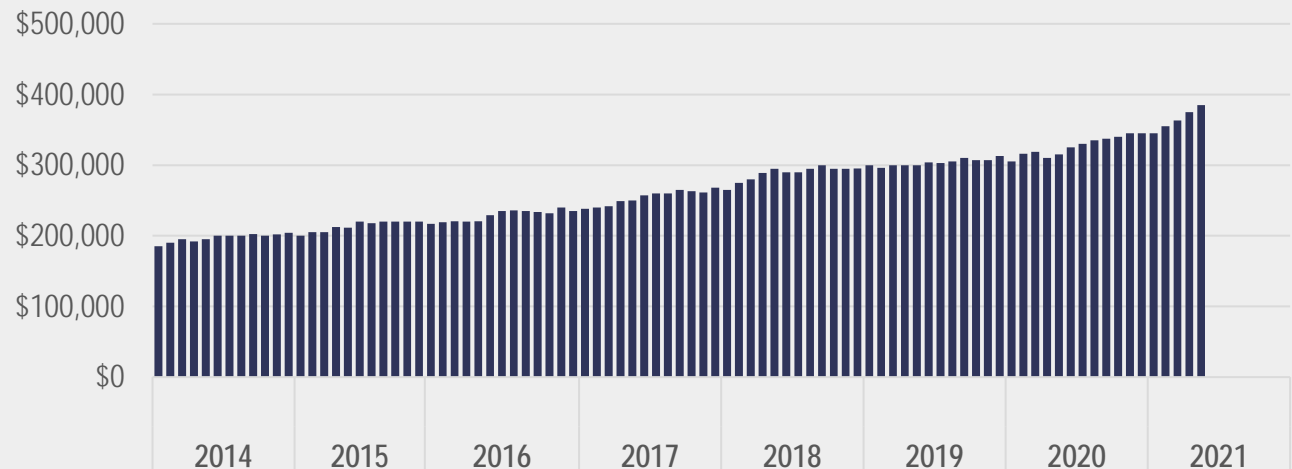
-9.6% vs. Prior Month  
+87.3% vs. Prior Year



## Median Closing Price

**\$385,000**

+2.7% vs. Prior Month  
+22.2% vs. Prior Year

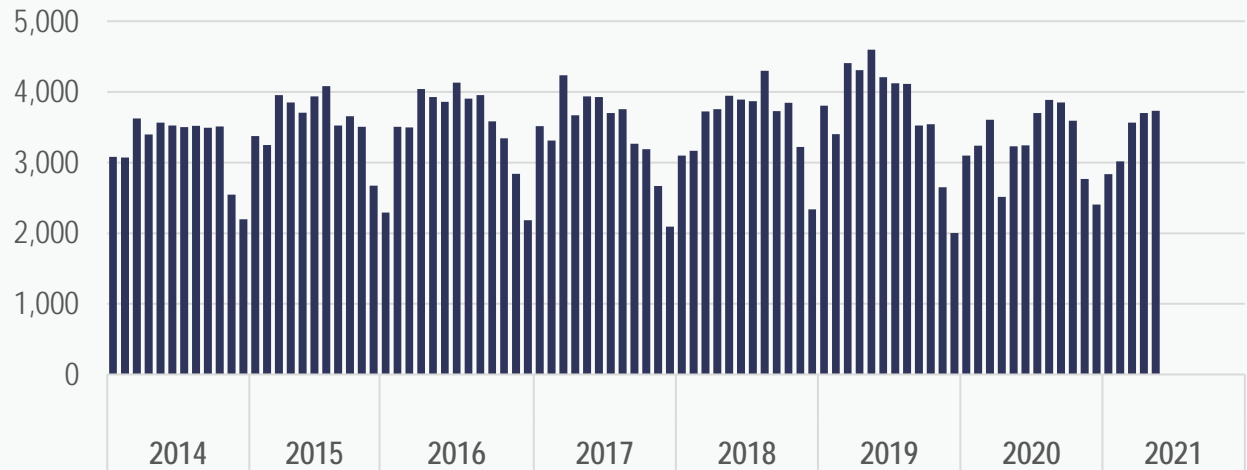


# Single-Family Market Trends



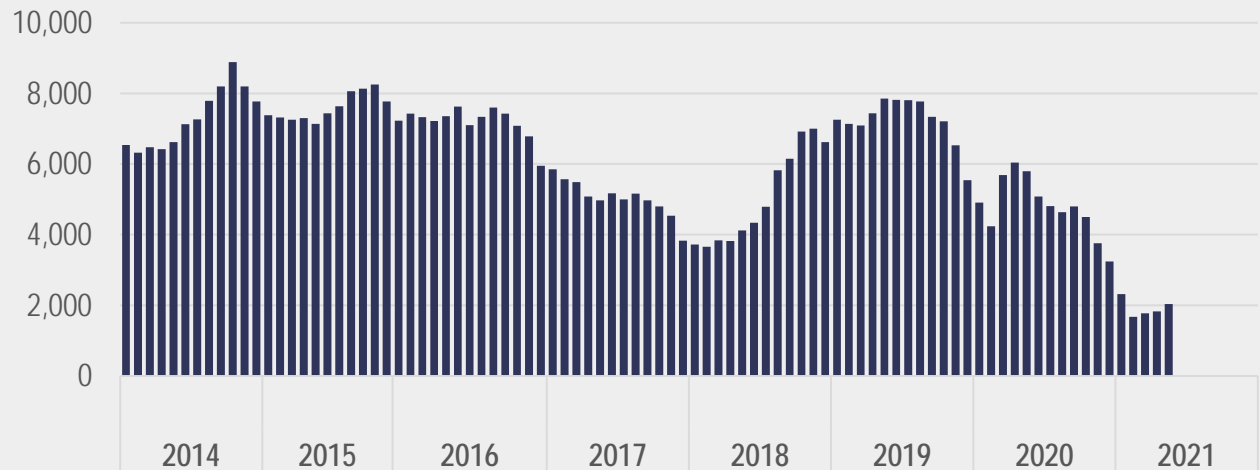
**Number of  
New Listings**

**3,731** Units  
+0.9% vs. Prior Month  
+15.5% vs. Prior Year



**Availability  
(Excl. offers)**

**2,031** Units  
+11.2% vs. Prior Month  
-65.0% vs. Prior Year



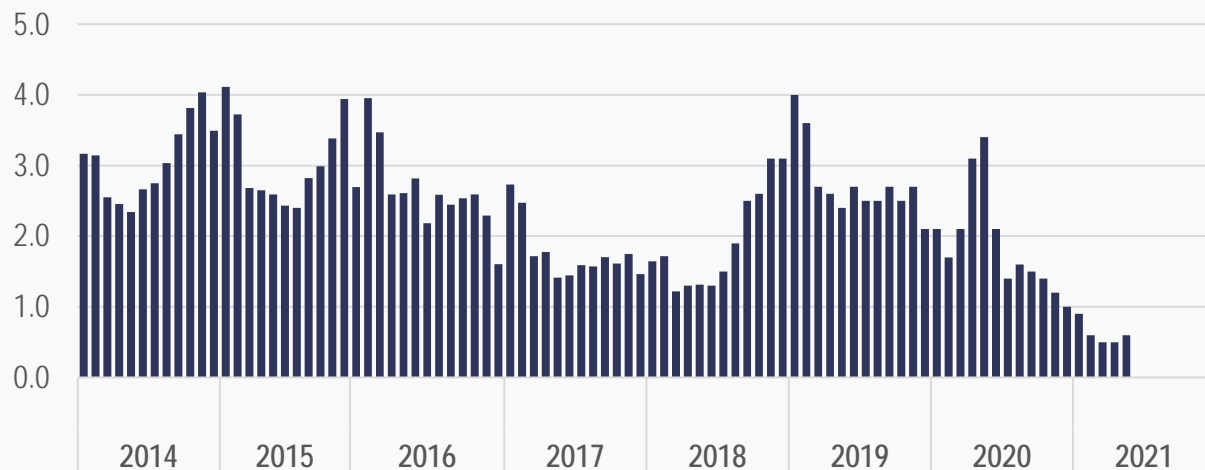
# Single-Family Market Trends



## Effective Months of Availability

**0.6 Months**

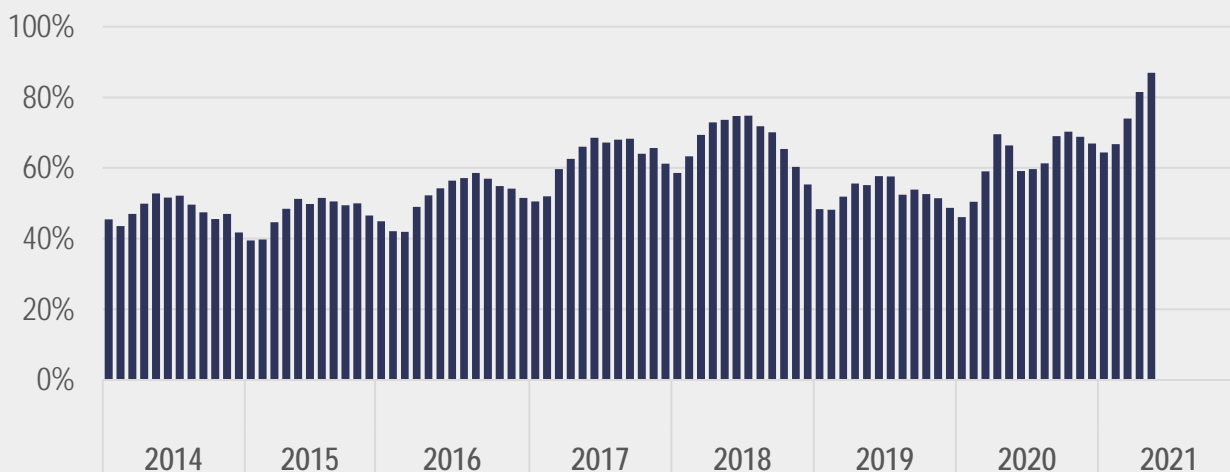
**+23.0% vs. Prior Month**  
**-81.3% vs. Prior Year**



## Time on Market: 30 Days or Less

**86.9% of Closings**

**81.5% vs. Prior Month**  
**66.4% vs. Prior Year**



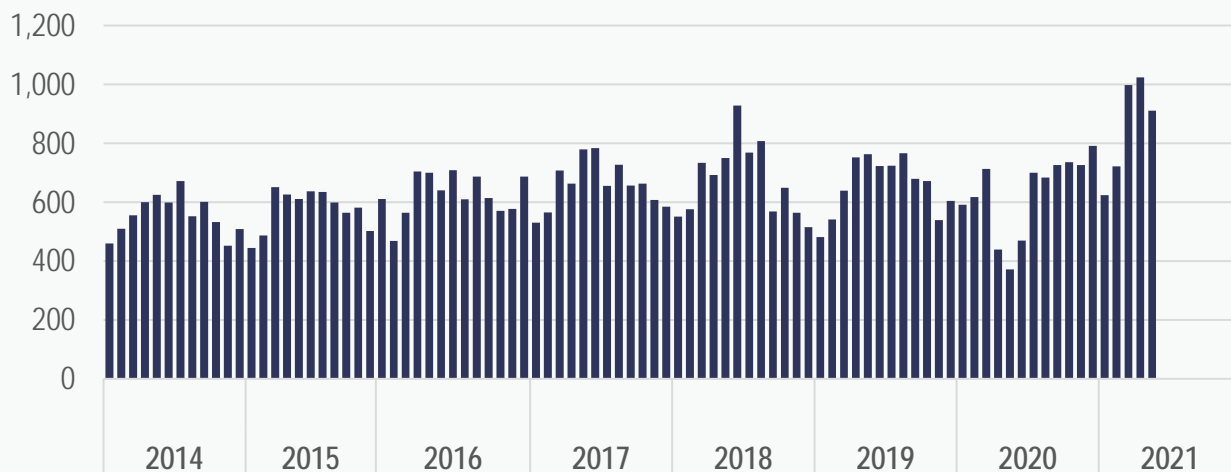
# Condo/Townhouse Market Trends



## Number of Closings

**911** Units

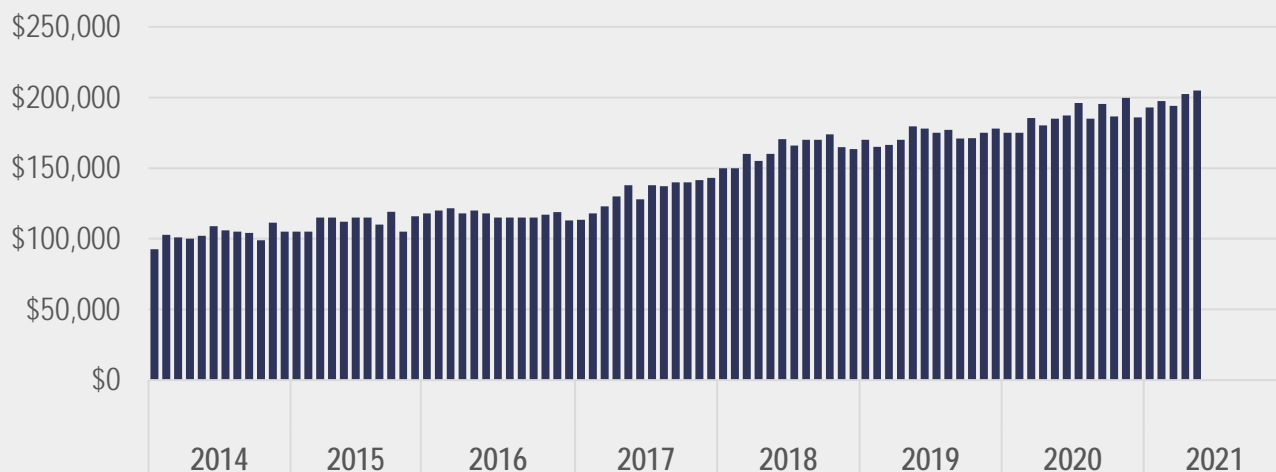
**-11.0% vs. Prior Month**  
**+144.9% vs. Prior Year**



## Median Closing Price

**\$205,000**

**+1.3% vs. Prior Month**  
**+10.8% vs. Prior Year**





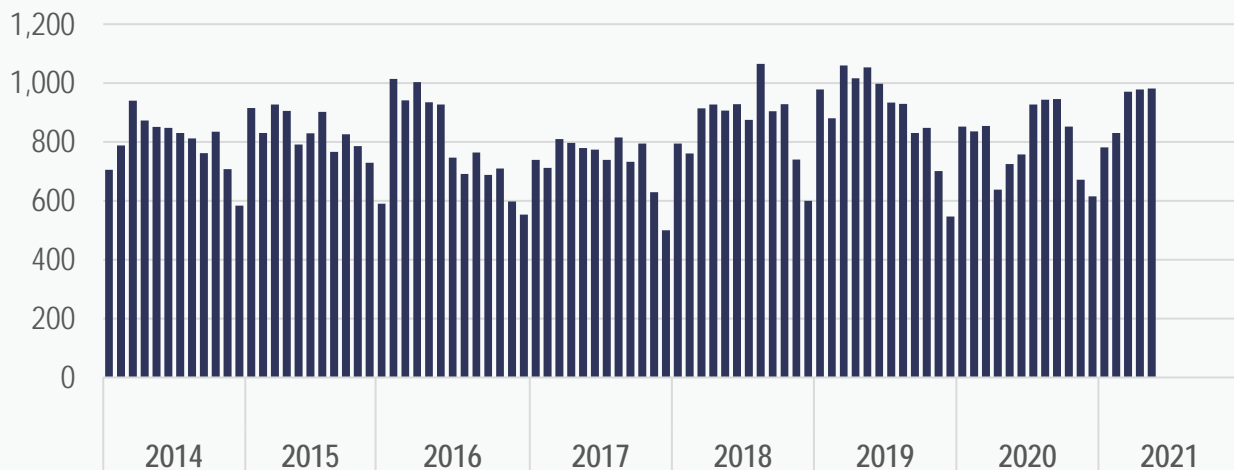
# Condo/Townhouse Market Trends



**Number of  
New Listings**

**982** Units

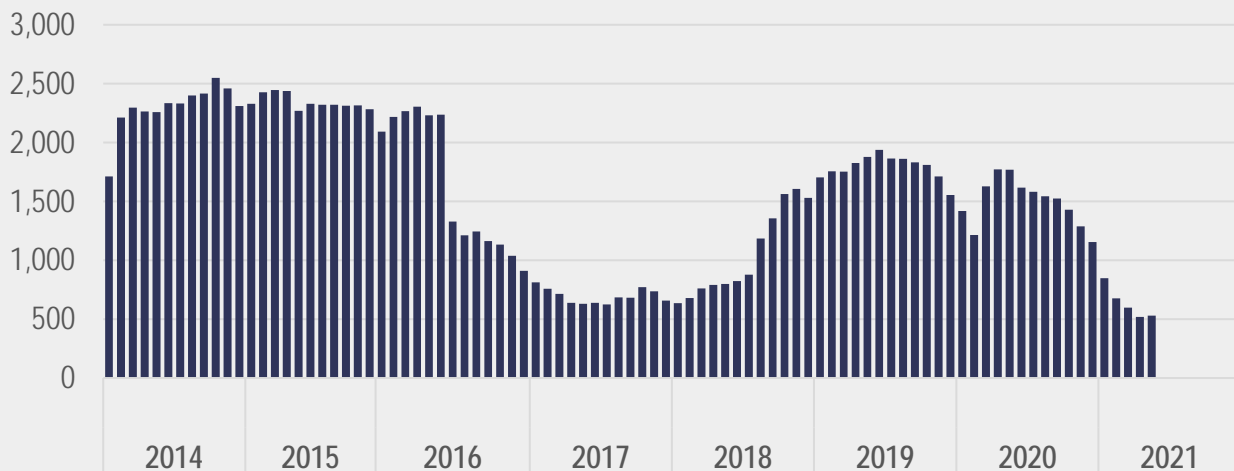
**+0.4% vs. Prior Month**  
**+35.4% vs. Prior Year**



**Availability  
(Excl. offers)**

**529** Units

**+1.9% vs. Prior Month**  
**-70.1% vs. Prior Year**





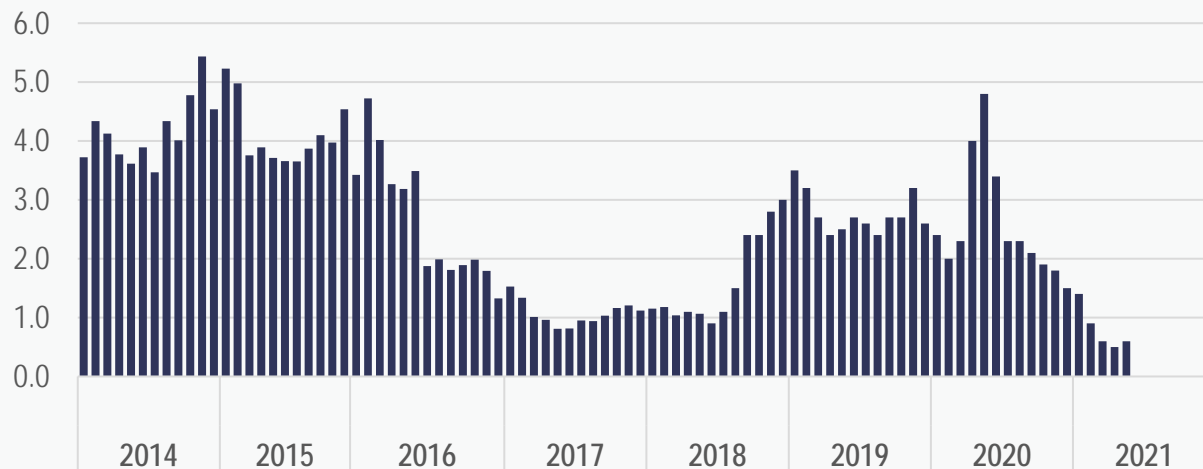
# Condo/Townhouse Market Trends



**Effective Months  
of Availability**

**0.6 Months**

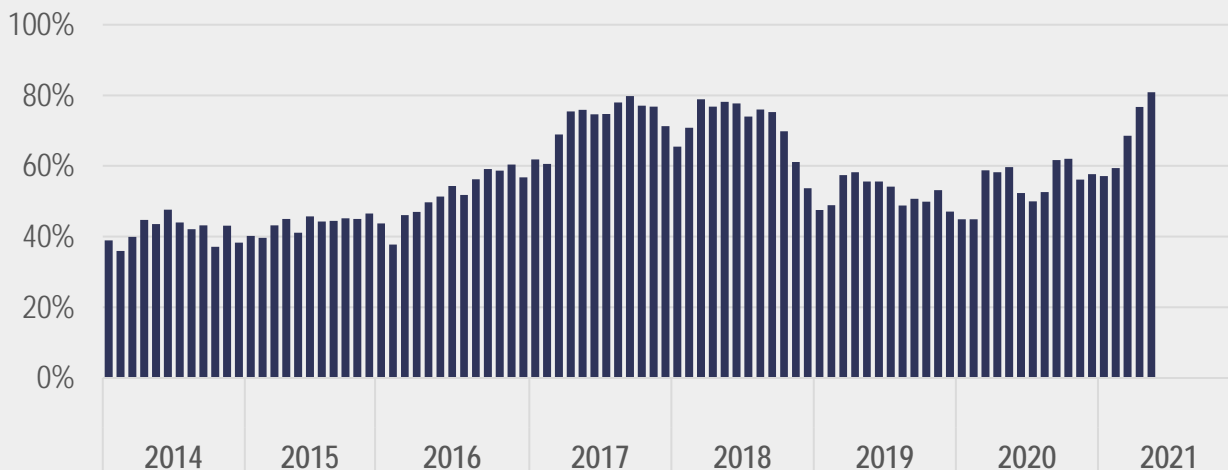
**+14.6% vs. Prior Month  
-87.8% vs. Prior Year**

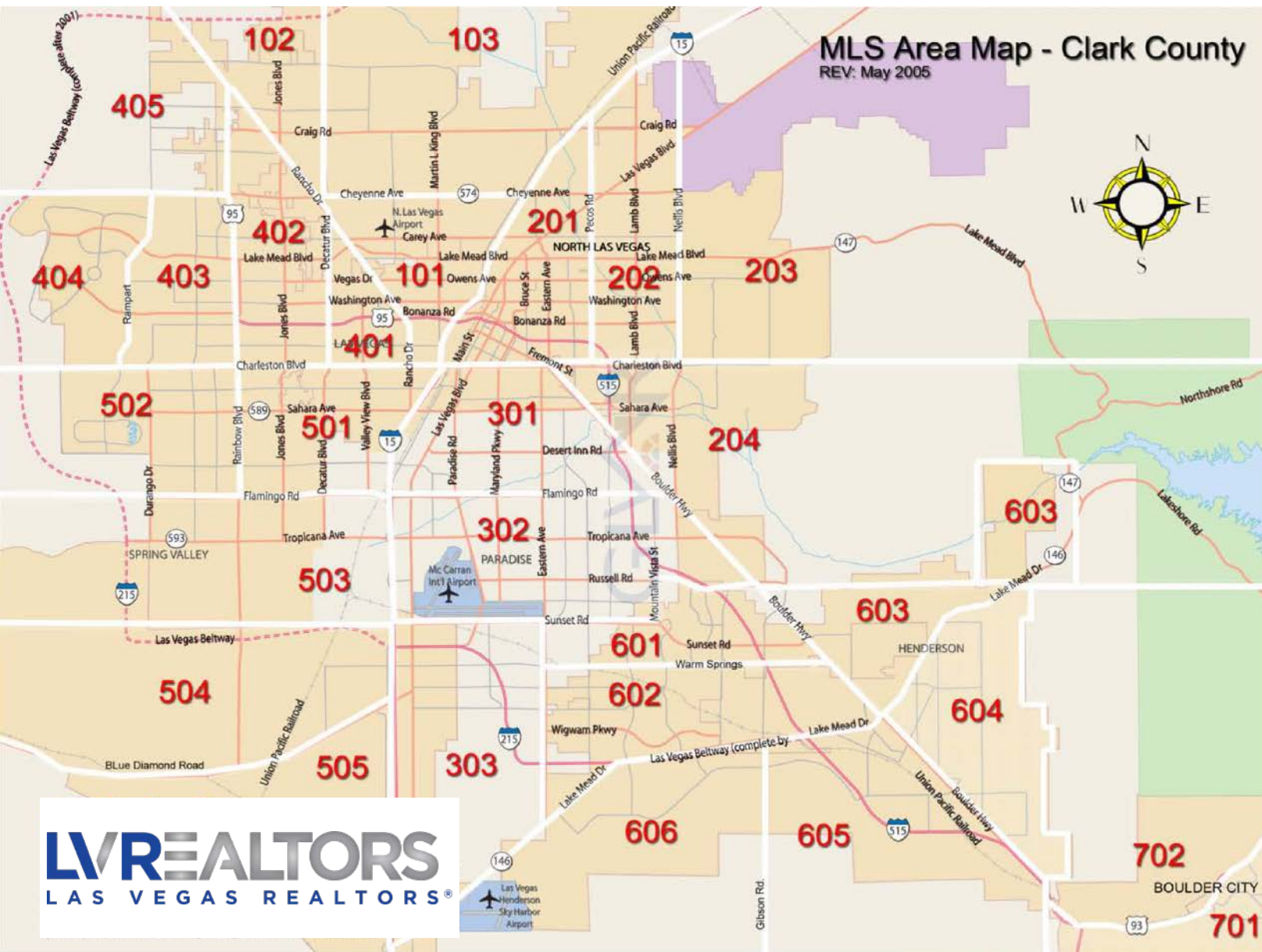


**Time on Market:  
30 Days or Less**

**80.9% of Closings**

**76.7% vs. Prior Month  
59.7% vs. Prior Year**





MLS Areas: Urban Valley

# Housing Update by MLS Area: Urban Valley

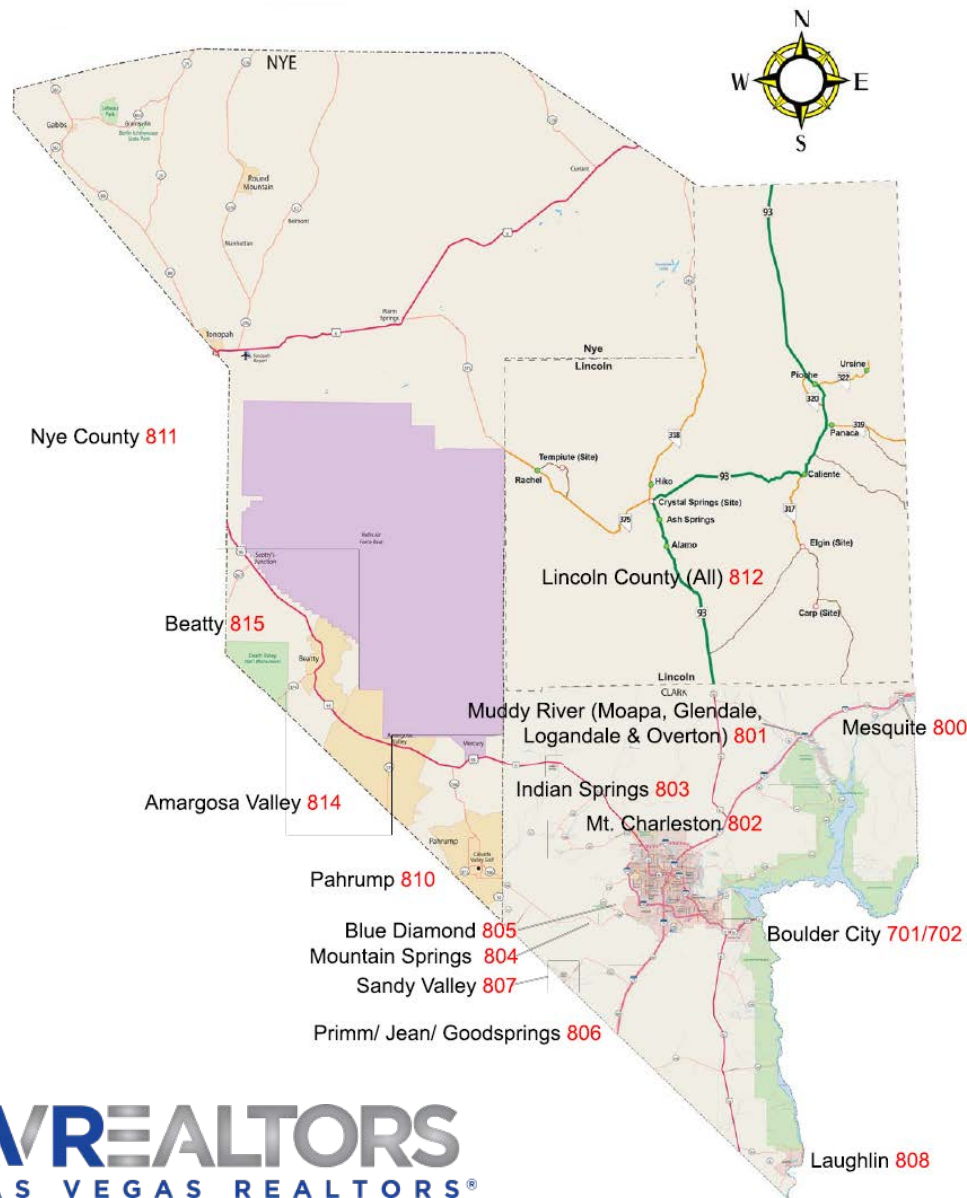


## Single-Family Units



## 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	34	\$269,000	\$265,571	5	\$206,000	\$187,800
102 - North	173	\$400,000	\$469,383	10	\$246,000	\$257,900
103 - North	341	\$347,000	\$362,136	41	\$230,200	\$234,529
201 - East	48	\$225,000	\$233,492	6	\$126,000	\$134,567
202 - East	58	\$264,000	\$264,059	20	\$134,500	\$245,845
203 - East	62	\$304,998	\$389,261	15	\$140,000	\$148,893
204 - East	99	\$307,000	\$313,776	35	\$151,400	\$163,229
301 - South	79	\$330,000	\$366,465	78	\$181,000	\$183,636
302 - South	67	\$335,000	\$361,636	61	\$160,000	\$165,444
303 - South	157	\$375,000	\$428,247	51	\$219,500	\$224,536
401 - North West	31	\$315,000	\$409,194	7	\$135,000	\$155,143
402 - North West	85	\$292,000	\$302,145	37	\$180,000	\$181,103
403 - North West	83	\$365,000	\$403,612	66	\$187,500	\$188,634
404 - North West	154	\$549,400	\$711,839	60	\$231,500	\$340,883
405 - North West	280	\$395,000	\$456,695	34	\$223,500	\$224,799
501 - South West	53	\$415,000	\$464,332	38	\$161,000	\$178,138
502 - South West	155	\$490,000	\$790,846	47	\$260,100	\$298,782
503 - South West	144	\$449,343	\$574,504	105	\$190,000	\$219,780
504 - South West	208	\$385,000	\$454,425	21	\$212,500	\$222,173
505 - South West	181	\$410,000	\$611,580	16	\$288,950	\$290,277
601 - Henderson	34	\$387,000	\$431,002	25	\$203,500	\$215,040
602 - Henderson	99	\$430,000	\$490,787	30	\$236,000	\$254,013
603 - Henderson	65	\$455,000	\$554,101	18	\$315,000	\$293,792
604 - Henderson	48	\$387,500	\$400,282	4	\$239,250	\$220,250
605 - Henderson	70	\$385,000	\$416,271	19	\$235,000	\$239,132
606 - Henderson	245	\$520,000	\$772,347	40	\$330,000	\$361,765



MLS Areas: Outlying Area

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# 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	13	\$459,000	\$460,308	4	\$230,000	\$217,625
702 - Boulder City	6	\$450,750	\$454,400	1	\$330,000	\$330,000
800 - Mesquite	4	\$300,000	\$329,500	2	\$201,250	\$201,250
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	7	\$429,000	\$443,714	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	4	\$472,500	\$536,250	1	\$352,000	\$352,000
803 - Indian Springs/Cold Creek	2	\$227,495	\$227,495	-	\$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	1	\$200,000	\$200,000	-	\$0	\$0
808 - Laughlin	5	\$303,000	\$279,580	11	\$110,000	\$130,173
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	79	\$309,000	\$330,289	2	\$135,500	\$135,500
811 - Nye County	1	\$145,000	\$145,000	-	\$0	\$0
812 - Lincoln County	3	\$80,000	\$122,833	-	\$0	\$0
813 - Other Nevada	1	\$343,000	\$343,000	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	8	\$195,000	\$210,863	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	1	\$240,000	\$240,000	1	\$421,792	\$421,792

# 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



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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.



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