



# 2020 October 2020

MONTHLY HOUSING MARKET  
UPDATE

For media inquiries, please contact George McCabe with B&P  
Public Relations at (702) 325-7358 or [gmccabe@bpadv.com](mailto:gmccabe@bpadv.com)



# Housing Snapshot

 <p><b>Single-Family</b> Units</p>	<p># Units Sold</p> <p><b>3,225</b></p> <p>▲ +11.2%</p>	<p># New Listings</p> <p><b>3,592</b></p> <p>▲ +1.4%</p>	<p># Units Available</p> <p><b>4,501</b></p> <p>▼ -37.6%</p>
	<p>Median Price</p> <p><b>\$340,200</b></p> <p>▲ +10.8%</p>	<p>Median Price</p> <p><b>\$350,000</b></p> <p>▲ +7.7%</p>	<p>Effective Availability</p> <p><b>1.4</b> Months</p> <p>▼ -43.9%</p>
 <p><b>Condo/ Townhouse</b> Units</p>	<p># Units Sold</p> <p><b>736</b></p> <p>▲ +9.5%</p>	<p># New Listings</p> <p><b>852</b></p> <p>▲ +0.5%</p>	<p># Units Available</p> <p><b>1,428</b></p> <p>▼ -21.0%</p>
	<p>Median Price</p> <p><b>\$186,500</b></p> <p>▲ +8.9%</p>	<p>Median Price</p> <p><b>\$200,000</b></p> <p>▲ +11.1%</p>	<p>Effective Availability</p> <p><b>1.9</b> Months</p> <p>▼ -27.9%</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 October 2020	Growth From September 2020	Growth From October 2019	Current Value October 2020	Growth From September 2020	Growth From October 2019
<b>Units Sold</b>						
No. of Units Sold	3,225	-1.4%	+11.2%	736	+1.4%	+9.5%
Median Price of Units Sold	\$340,200	+0.9%	+10.8%	\$186,500	-4.6%	+8.9%
Average Price of Units Sold	\$414,823	+1.9%	+16.5%	\$202,010	-4.1%	+6.7%
<b>New Listings</b>						
No. of New Listings	3,592	-6.7%	+1.4%	852	-9.9%	+0.5%
Median Price of New Listings	\$350,000	-1.1%	+7.7%	\$200,000	-2.2%	+11.1%
Average Price of New Listings	\$468,204	+5.0%	+13.4%	\$226,705	-0.0%	+10.4%
<b>Availability (Including Offers)</b>						
No. of Units Available	9,427	-2.9%	-15.7%	2,572	-3.4%	-5.2%
Median Price of Units Available	\$364,999	-0.0%	+9.0%	\$194,925	+2.6%	+11.4%
Average Price of Units Available	\$544,994	+1.2%	+10.6%	\$224,997	+1.6%	+11.4%
<b>Availability (Excluding Offers)</b>						
No. of Units Available	4,501	-6.2%	-37.6%	1,428	-6.4%	-21.0%
Median Price of Units Available	\$389,999	-0.0%	+11.4%	\$190,000	+0.3%	+10.5%
Average Price of Units Available	\$664,223	+1.7%	+20.8%	\$231,508	+2.2%	+13.8%
<b>Effective Months of Availability</b>	1.4	-4.9%	-43.9%	1.9	-7.6%	-27.9%
<b>Time on Market for Units Sold</b>						
	October 2020	September 2020	October 2019	October 2020	September 2020	October 2019
0 - 30 days	70.3%	69.0%	52.6%	62.0%	61.7%	49.9%
31 - 60 days	15.1%	13.6%	21.8%	19.4%	18.2%	19.9%
61 - 90 days	6.3%	6.6%	11.4%	6.9%	6.5%	14.1%
91 - 120 days	2.1%	3.6%	6.6%	3.3%	3.7%	8.3%
121+ days	6.1%	7.2%	7.6%	8.4%	9.9%	7.7%

See notes, methodology and definitions on page 14.

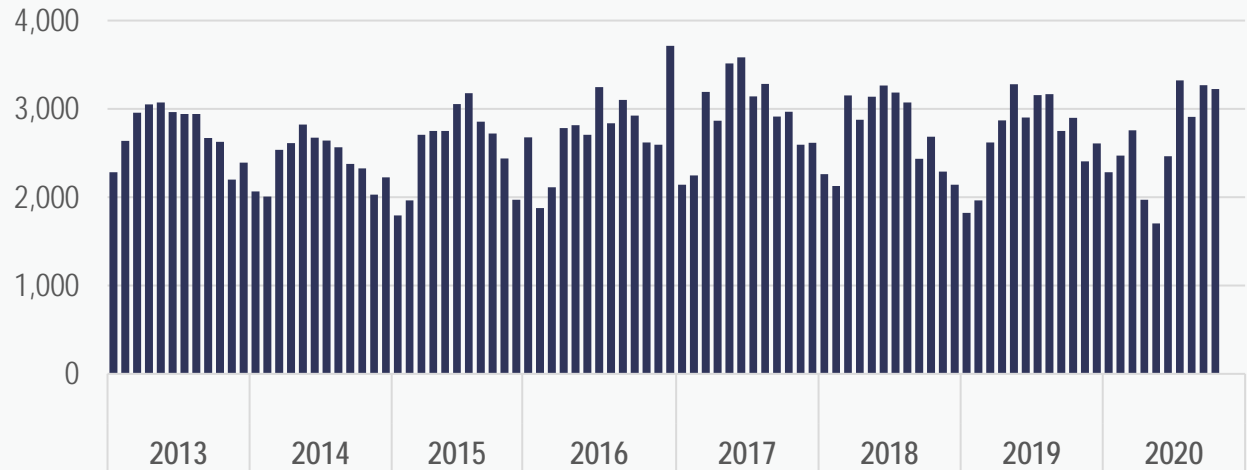
LAS VEGAS REALTORS® | Page 3

# Single-Family Market Trends



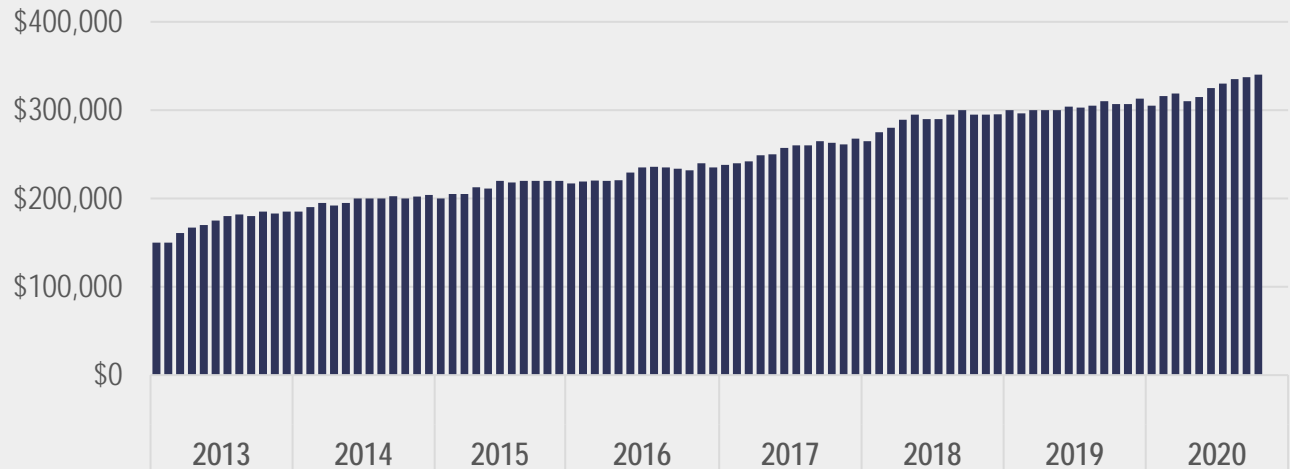
**Number of Closings**

**3,225** Units  
 -1.4% vs. Prior Month  
 +11.2% vs. Prior Year



**Median Closing Price**

**\$340,200**  
 +0.9% vs. Prior Month  
 +10.8% vs. Prior Year

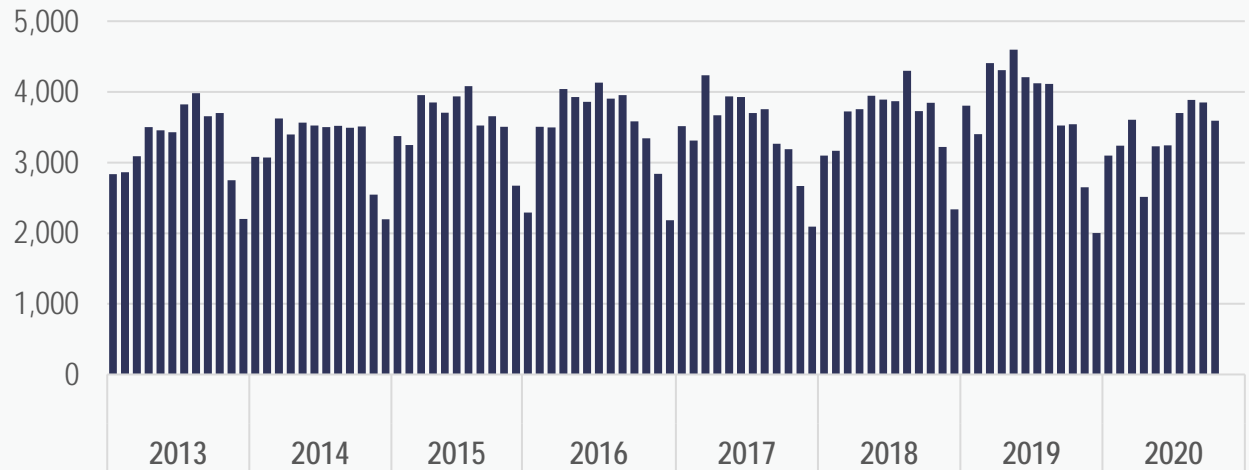


# Single-Family Market Trends



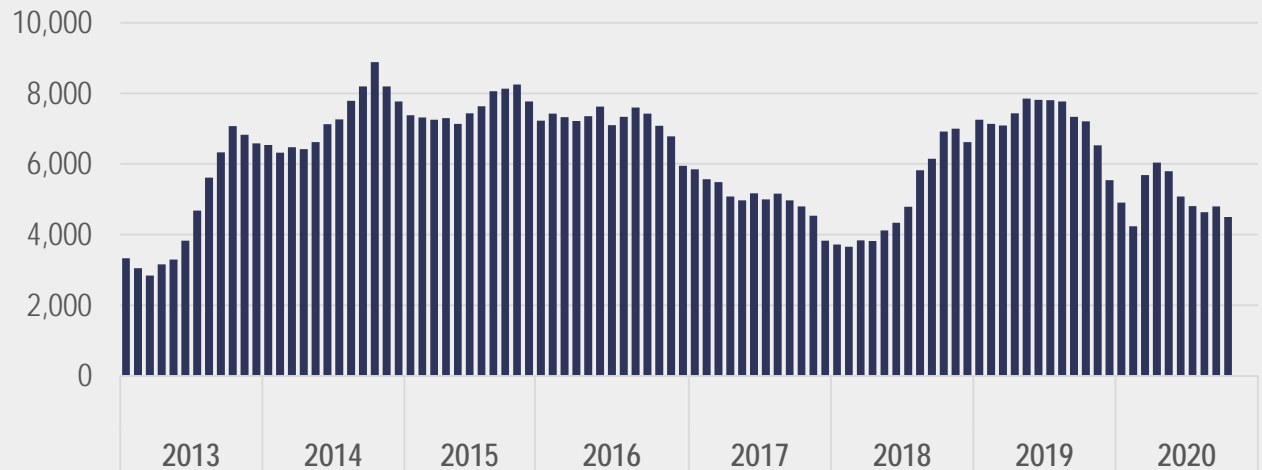
Number of  
New Listings

**3,592** Units  
-6.7% vs. Prior Month  
+1.4% vs. Prior Year



Availability  
(Excl. offers)

**4,501** Units  
-6.2% vs. Prior Month  
-37.6% vs. Prior Year



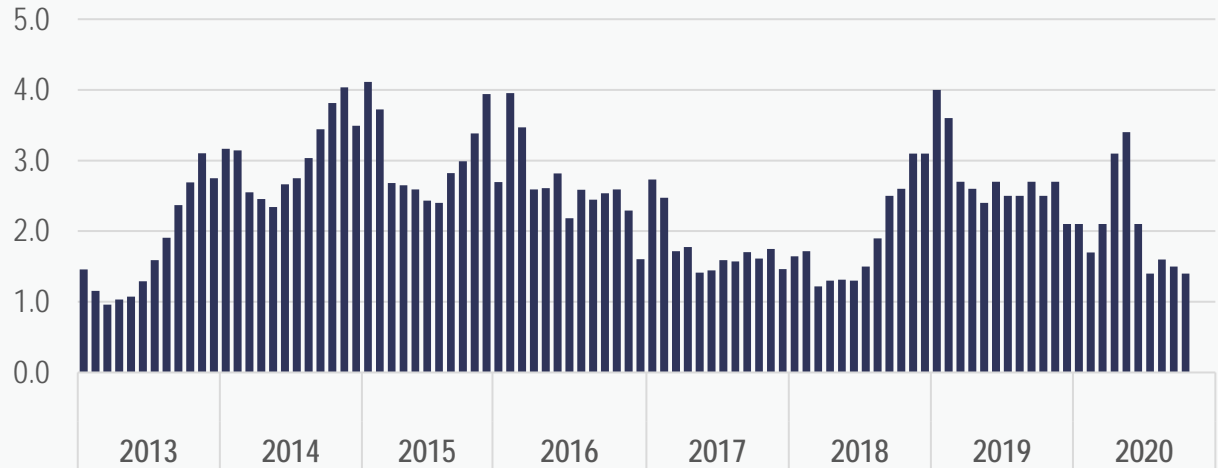
# Single-Family Market Trends



**Effective  
Months of  
Availability**

**1.4** Months

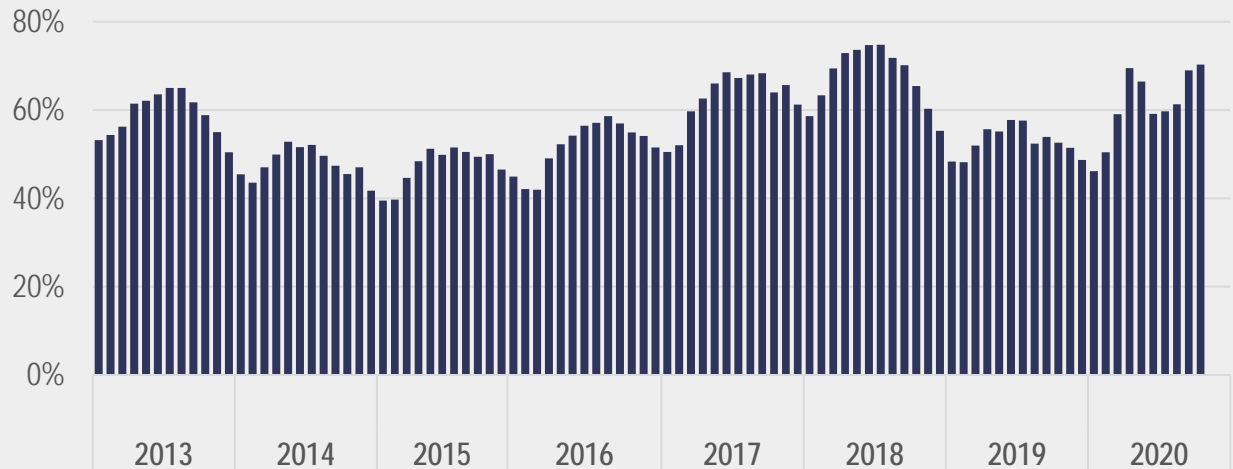
**-4.9% vs. Prior Month**  
**-43.9% vs. Prior Year**



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

**70.3%** of Closings

**69.0% vs. Prior Month**  
**52.6% vs. Prior Year**



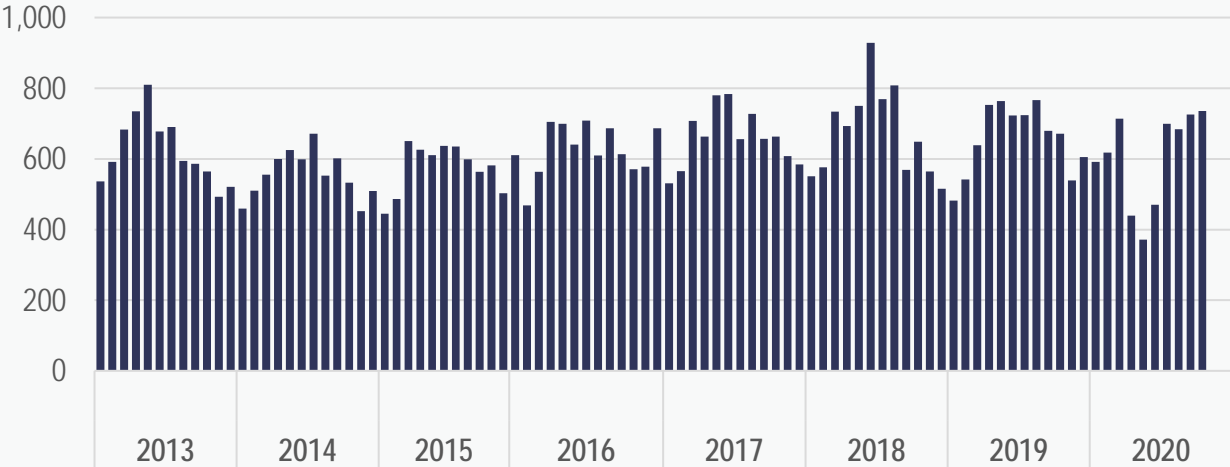
# Condo/Townhouse Market Trends



**Number of Closings**

**736** Units

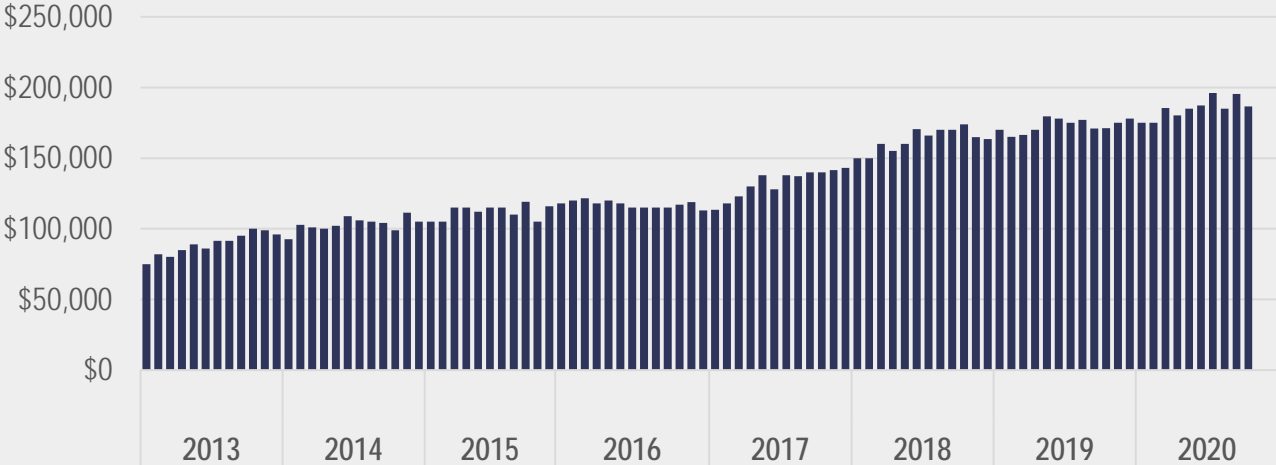
**+1.4% vs. Prior Month**  
**+9.5% vs. Prior Year**



**Median Closing Price**

**\$186,500**

**-4.6% vs. Prior Month**  
**+8.9% vs. Prior Year**





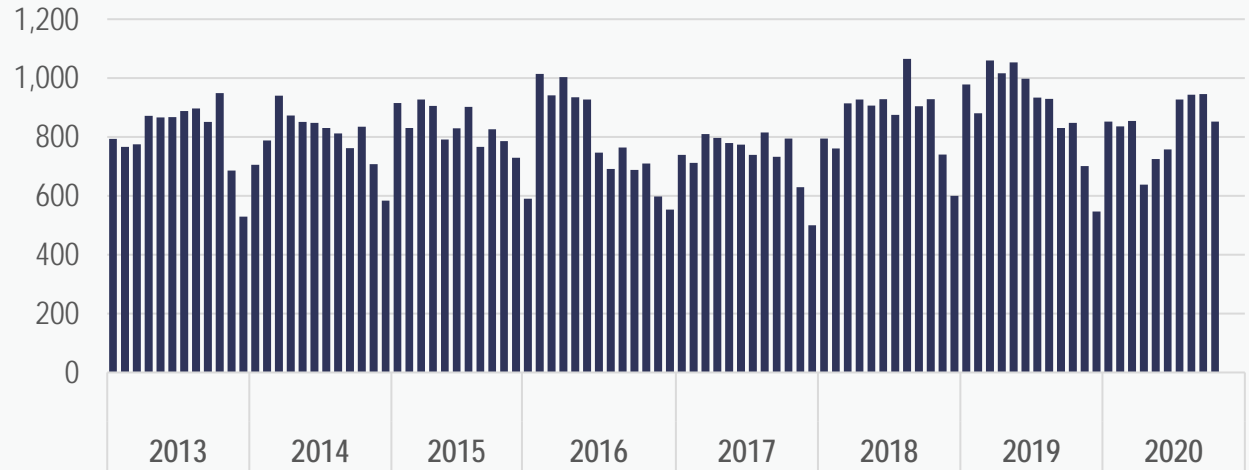
# Condo/Townhouse Market Trends



Number of  
New Listings

**852** Units

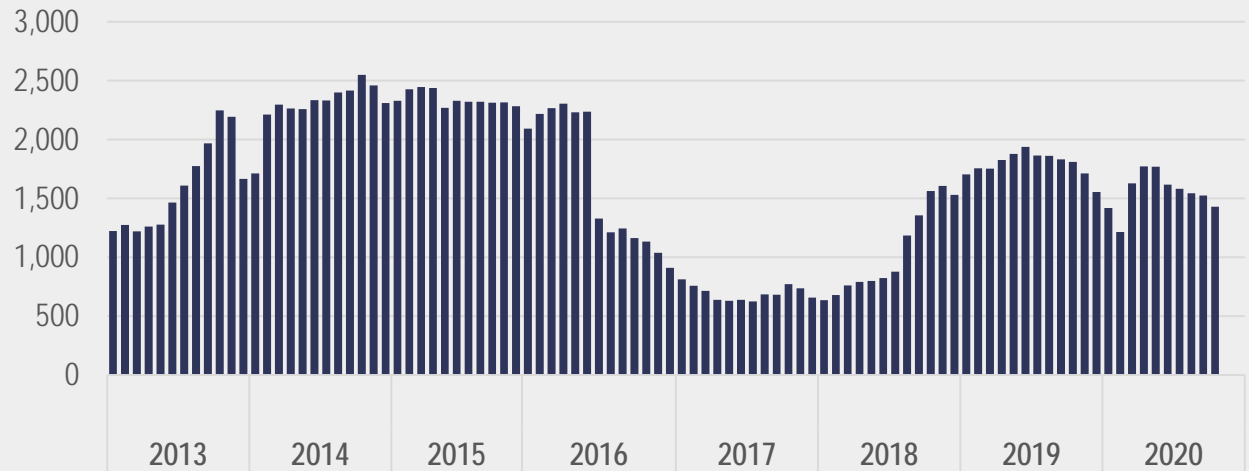
-9.9% vs. Prior Month  
+0.5% vs. Prior Year



Availability  
(Excl. offers)

**1,428** Units

-6.4% vs. Prior Month  
-21.0% vs. Prior Year





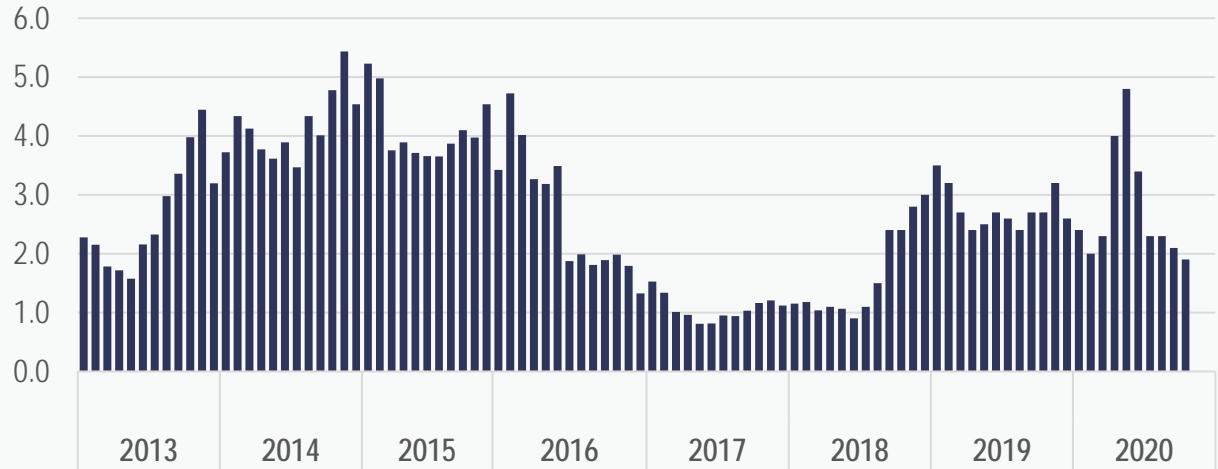
# Condo/Townhouse Market Trends



**Effective  
Months of  
Availability**

**1.9** Months

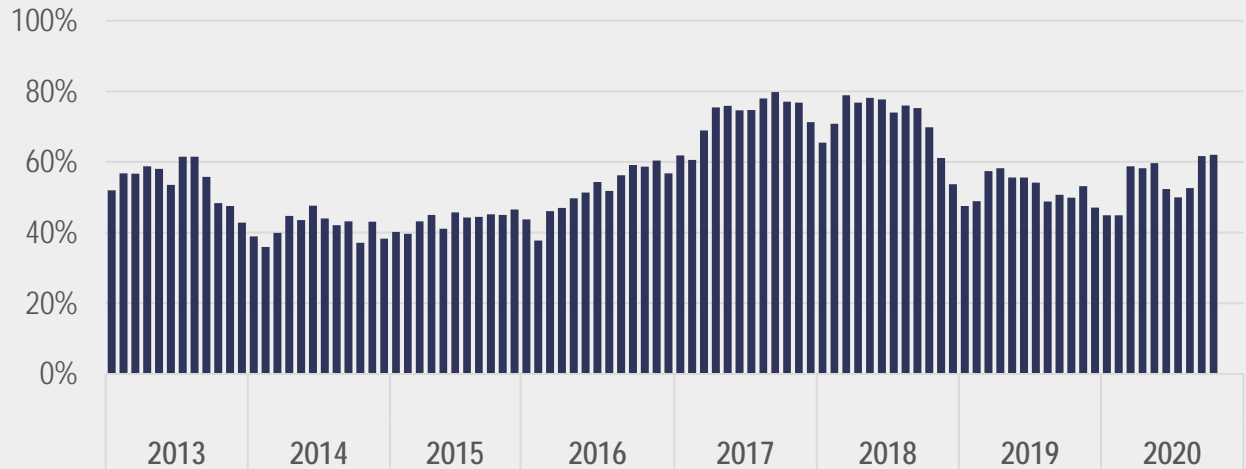
**-7.6% vs. Prior Month  
-27.9% vs. Prior Year**

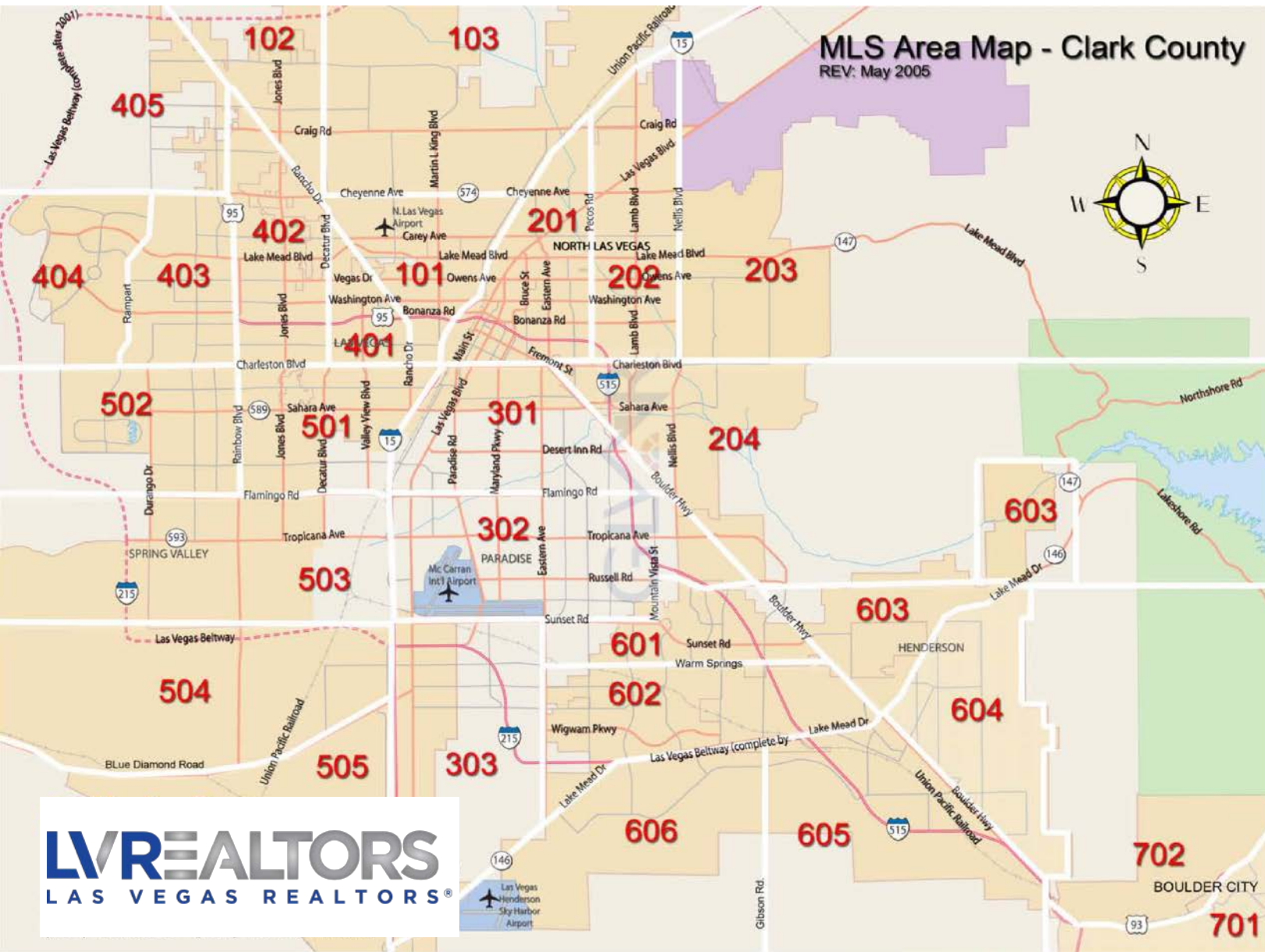


**Time on Market:  
30 Days or Less**

**62.0%** of Closings

**61.7% vs. Prior Month  
49.9% vs. Prior Year**





MLS Areas: Urban Valley

# Housing Update by MLS Area: Urban Valley

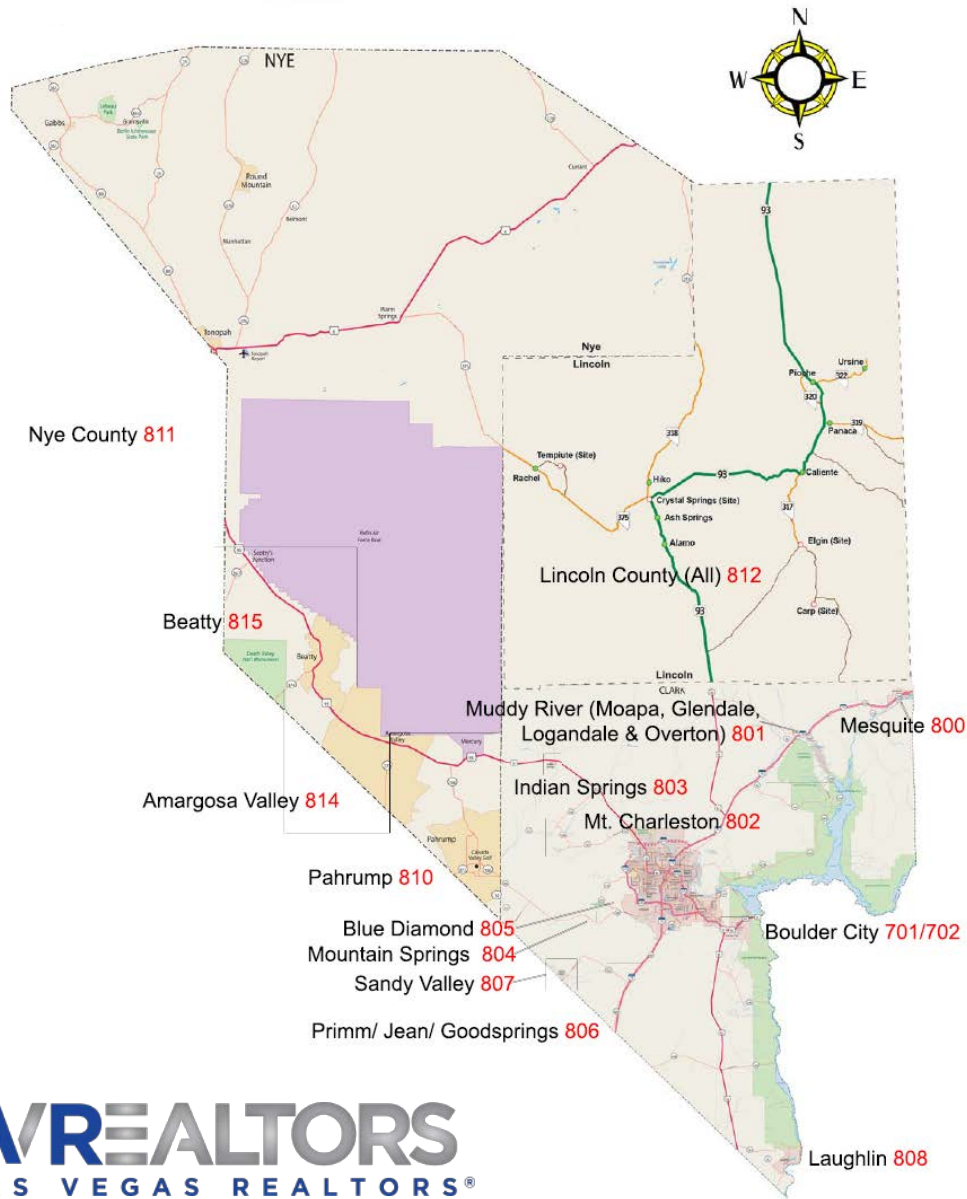


## Single-Family Units



## 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	40	\$212,100	\$216,720	6	\$161,500	\$149,333
102 - North	191	\$345,000	\$396,493	10	\$223,950	\$227,990
103 - North	371	\$305,000	\$310,592	43	\$220,000	\$221,505
201 - East	47	\$210,000	\$200,700	6	\$182,375	\$187,958
202 - East	71	\$230,000	\$219,061	12	\$113,500	\$124,650
203 - East	90	\$242,500	\$267,036	22	\$145,500	\$150,665
204 - East	155	\$250,000	\$240,818	31	\$133,000	\$141,239
301 - South	104	\$240,000	\$251,310	46	\$177,500	\$184,628
302 - South	89	\$245,000	\$255,948	33	\$129,900	\$133,283
303 - South	175	\$311,900	\$337,373	34	\$225,000	\$220,696
401 - North West	36	\$243,450	\$277,091	8	\$112,250	\$115,188
402 - North West	112	\$250,000	\$240,932	23	\$152,000	\$151,758
403 - North West	159	\$254,999	\$268,551	69	\$164,000	\$166,744
404 - North West	209	\$435,000	\$517,693	40	\$279,750	\$291,452
405 - North West	305	\$335,000	\$384,341	29	\$204,145	\$207,500
501 - South West	75	\$265,100	\$286,716	24	\$151,250	\$151,471
502 - South West	206	\$389,000	\$621,121	44	\$210,000	\$254,926
503 - South West	219	\$322,500	\$353,386	75	\$165,000	\$196,928
504 - South West	218	\$32,500	\$374,387	30	\$174,500	\$188,480
505 - South West	248	\$360,000	\$429,081	17	\$265,000	\$262,647
601 - Henderson	53	\$285,000	\$363,845	26	\$206,750	\$199,912
602 - Henderson	138	\$345,000	\$370,135	24	\$212,700	\$212,613
603 - Henderson	79	\$366,990	\$407,094	9	\$200,000	\$239,033
604 - Henderson	70	\$310,000	\$330,806	5	\$229,500	\$215,300
605 - Henderson	103	\$334,000	\$364,212	15	\$213,000	\$223,793
606 - Henderson	283	\$455,000	\$588,624	31	\$285,000	\$323,982



**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	13	\$339,000	\$469,577	3	\$284,500	\$225,833
702 - Boulder City	16	\$338,450	\$397,019	10	\$250,450	\$284,840
800 - Mesquite	6	\$246,500	\$288,250	4	\$224,500	\$222,375
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	10	\$371,833	\$607,867	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	4	\$302,500	\$253,525	-	\$0	\$0
803 - Indian Springs/Cold Creek	1	\$295,000	\$295,000	-	\$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	5	\$180,000	\$175,680	-	\$0	\$0
808 - Laughlin	12	\$236,450	\$208,858	5	\$109,000	\$107,300
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	89	\$248,500	\$252,102	-	\$0	\$0
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	7	\$155,000	\$163,000	-	\$0	\$0
813 - Other Nevada	-	\$0	\$0	-	\$0	\$0
814 - Amargosa Valley	1	\$100,000	\$100,000	-	\$0	\$0
815 - Beatty	1	\$138,800	\$138,800	-	\$0	\$0
816 - White Pine County	9	\$150,000	\$167,111	-	\$0	\$0
817 - Searchlight	3	\$160,000	\$221,000	-	\$0	\$0
900 - Outside Nevada	6	\$296,000	\$402,817	2	\$74,450	\$75,450

# Notes, Methodology and Definitions

**Source:** LAS VEGAS REALTORS® // (702) 784-5000 // 6360 S. Rainbow Blvd.; Las Vegas, NV 89118  
[www.lasvegasrealtor.com](http://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



# LVR Board of Directors 2020



Thomas L. Blanchard  
*President*



Aldo M. Martinez  
*President Elect*



Mark W. Sivek  
*Vice President*



Jillian M. Batchelor  
*Treasurer*



Janet S. Carpenter  
*Past Chairperson*



Robin Civish  
*CALV President*



Chantel E. Tilley  
*Member*



Timothy Kiernan  
*Member*



Shanta Patton  
*Member*



Merri Perry  
*Member*



Shawn C. Cunningham  
*Member*



George Kypreos  
*Member*



Lee K. Barrett  
*Member*



Stephanie Grant  
*Member*



Randy K. Hatada  
*Member*



Robbin L. Balogh  
*Staff Liaison*



Wendy M. DiVecchio  
*CEO*

## About LVR

LVR was founded in 1947 and provides its more than 14,000 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.



6360 S. Rainbow Blvd.  
Las Vegas, Nevada 89118  
(702) 784-5000

[www.LasVegasRealtor.com](http://www.LasVegasRealtor.com)