



Monthly Housing Market Update

September 2019





Housing Snapshot



SINGLE-FAMILY UNITS

UNITS SOLD

2,750

▲ +12.9%

MEDIAN PRICE

\$310,000

▲ +3.3%

NEW LISTINGS

3,523

▼ -5.5%

MEDIAN PRICE

\$324,900

▲ +3.1%

UNITS AVAILABLE

7,334

▲ +19.3%

EFFECTIVE AVAILABILITY

2.7 Months

▲ +5.7%



CONDO/TOWNHOUSE UNITS

UNITS SOLD

680

▲ +19.5%

MEDIAN PRICE

\$171,000

▲ +0.6%

NEW LISTINGS

831

▼ -8.2%

MEDIAN PRICE

\$179,999

▲ +5.9%

UNITS AVAILABLE

1,830

▲ +35.0%

EFFECTIVE AVAILABILITY

2.7 Months

▲ +12.9%

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 September 2019	Growth From August 2019	Growth From September 2018	Current Value September 2019	Growth From August 2019	Growth From September 2018
Units Sold						
No. of Units Sold	2,750	-13.2%	+12.9%	680	-11.3%	+19.5%
Median Price of Units Sold	\$310,000	+1.6%	+3.3%	\$171,000	-3.4%	+0.6%
Average Price of Units Sold	\$361,724	+2.1%	+5.7%	\$184,269	-2.7%	+0.7%
New Listings						
No. of New Listings	3,523	-14.3%	-5.5%	831	-10.6%	-8.2%
Median Price of New Listings	\$324,900	-0.0%	+3.1%	\$179,999	+0.2%	+5.9%
Average Price of New Listings	\$400,352	-3.1%	-0.7%	\$202,552	-1.1%	+10.7%
Availability (Including Offers)						
No. of Units Available	11,395	-5.6%	+14.6%	2,749	-4.9%	+23.1%
Median Price of Units Available	\$334,000	+0.0%	-0.3%	\$174,000	+0.6%	+3.6%
Average Price of Units Available	\$488,801	+1.0%	+2.0%	\$199,807	+1.3%	+4.4%
Availability (Excluding Offers)						
No. of Units Available	7,334	-5.6%	+19.3%	1,830	-1.6%	+35.0%
Median Price of Units Available	\$349,500	+0.1%	-2.9%	\$172,000	+1.2%	+4.2%
Average Price of Units Available	\$547,650	+1.1%	-0.3%	\$202,169	+0.5%	+4.3%
Effective Months of Availability	2.7	+8.8%	+5.7%	2.7	+11.0%	+12.9%
Time on Market for Units Sold						
	September 2019	August 2019	September 2018	September 2019	August 2019	September 2018
0 - 30 days	53.9%	52.4%	70.1%	50.7%	48.8%	75.2%
31 - 60 days	21.6%	22.2%	16.5%	21.5%	22.7%	15.1%
61 - 90 days	11.4%	11.8%	6.9%	10.4%	13.8%	5.3%
91 - 120 days	6.7%	5.6%	3.1%	8.4%	6.5%	3.2%
121+ days	6.5%	8.1%	3.3%	9.0%	8.2%	1.2%

See notes, methodology and definitions on page 14.

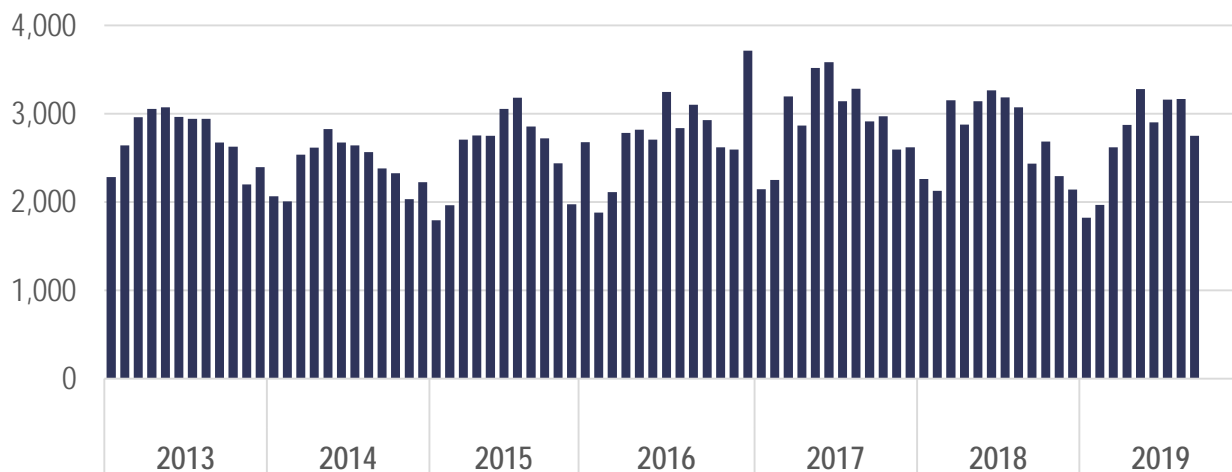


Single-Family Market Trends



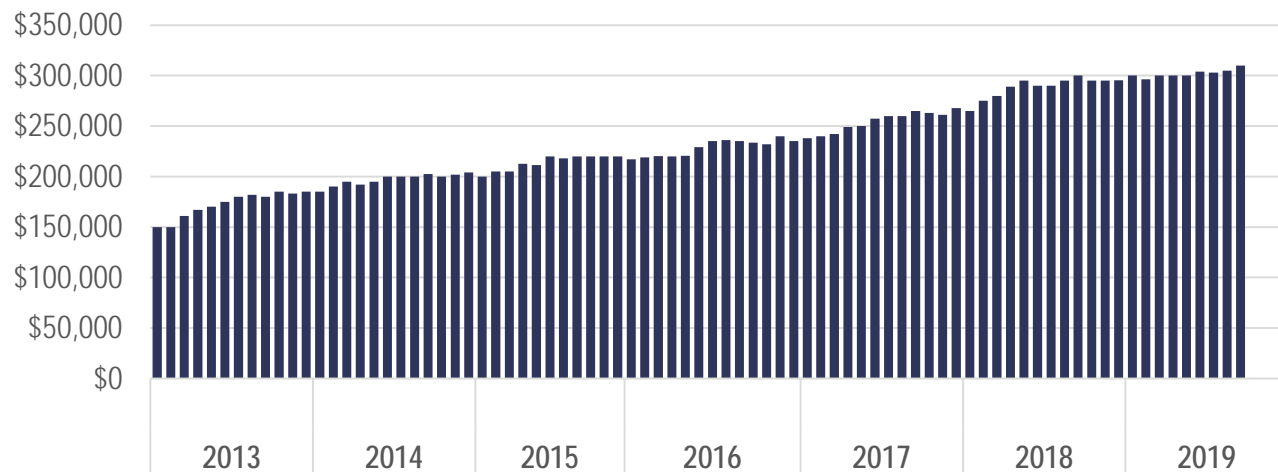
Number of Closings

2,750 Units
-13.2% vs. Prior Month
+12.9% vs. Prior Year



Median Closing Price

\$310,000
+1.6% vs. Prior Month
+3.3% vs. Prior Year



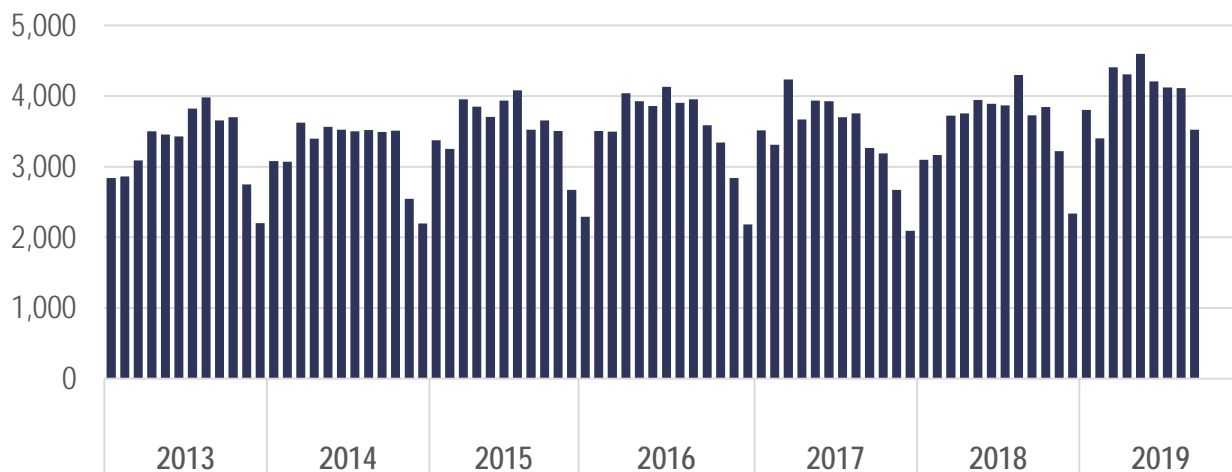


Single-Family Market Trends



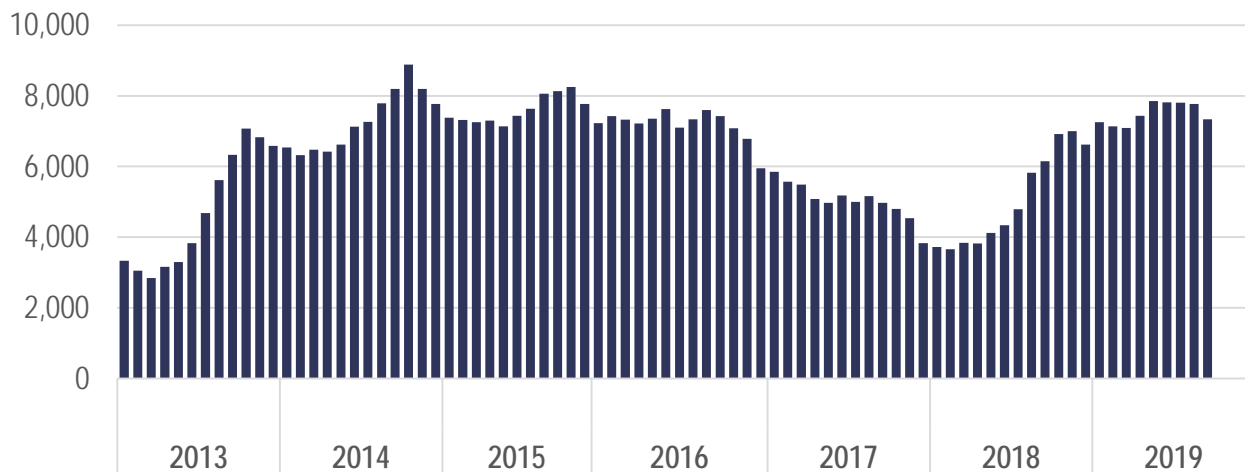
Number of New Listings

3,523 Units
-14.3% vs. Prior Month
-5.5% vs. Prior Year



Availability (Excl. Offers)

7,334 Units
-5.6% vs. Prior Month
+19.3% vs. Prior Year



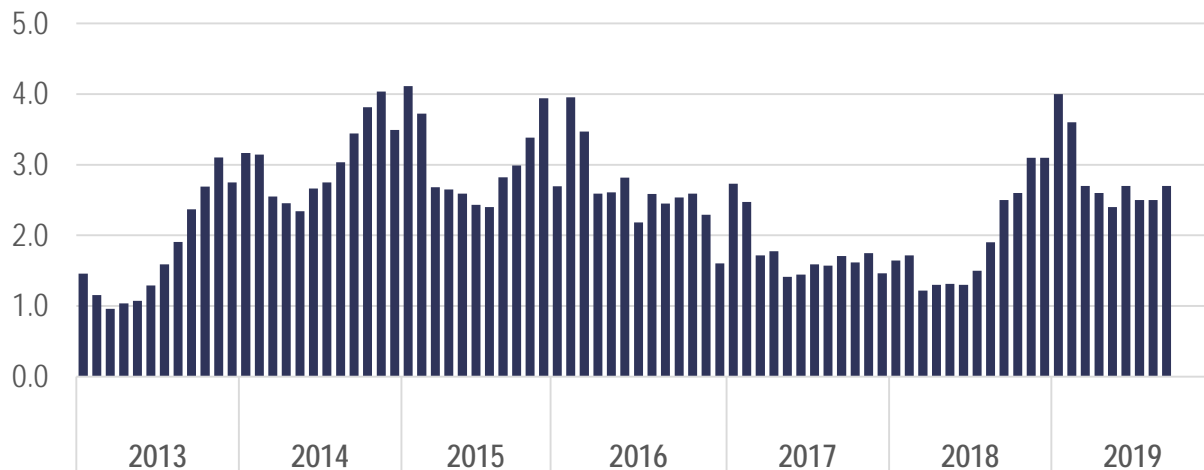


Single-Family Market Trends



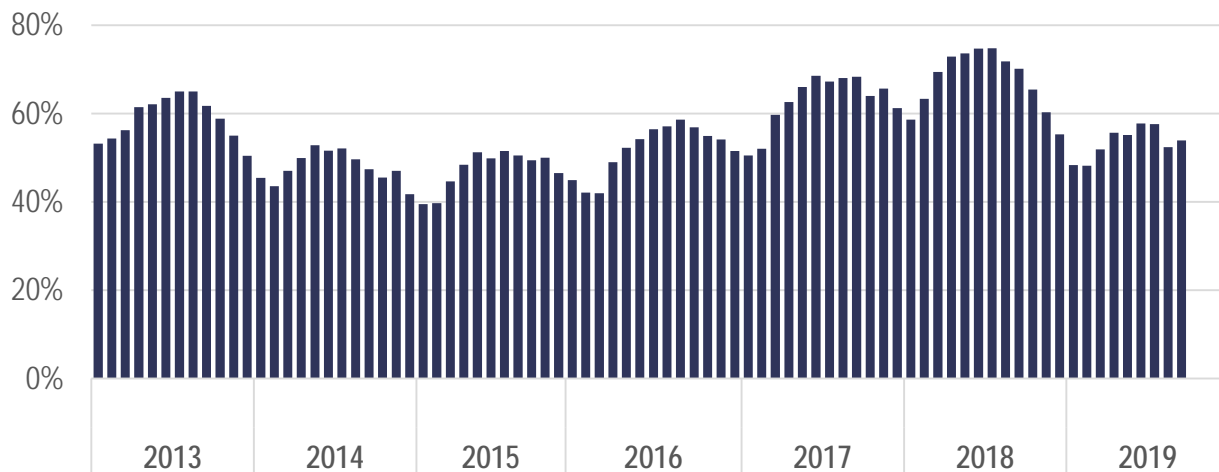
Effective Months of Availability

2.7 Months
+8.8% vs. Prior Month
+5.7% vs. Prior Year



Time on Market: 30 Days or Less

53.9% of Closings
52.4% in Prior Month
70.1% in Prior Year



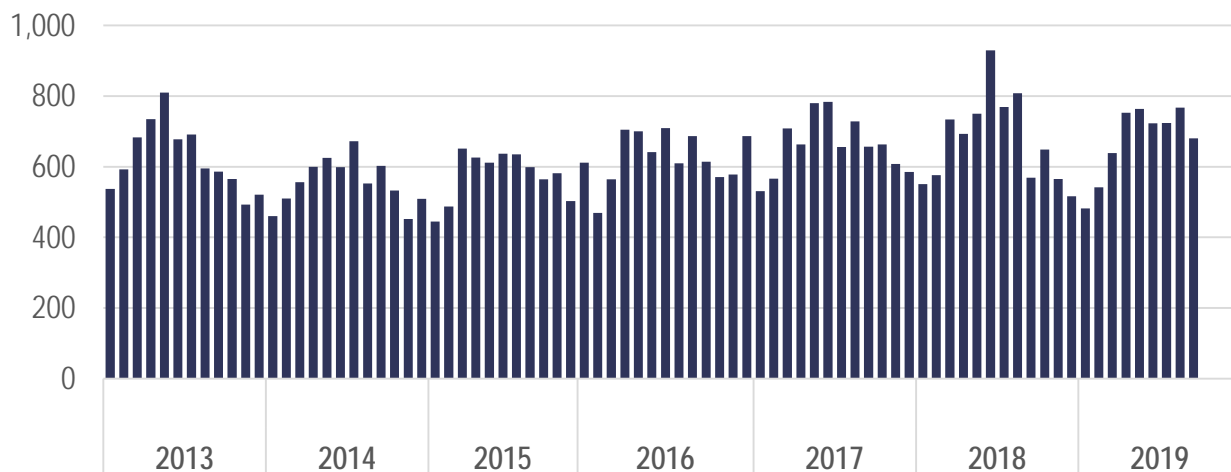


Condo/Townhouse Market Trends



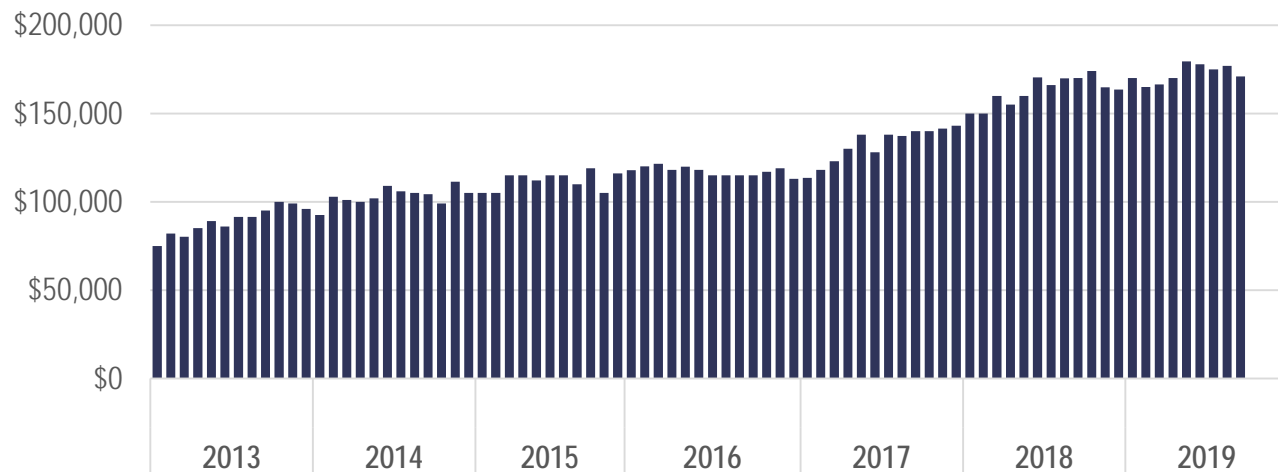
Number of Closings

680 Units
-11.3% vs. Prior Month
+19.5% vs. Prior Year



Median Closing Price

\$171,000
-3.4% vs. Prior Month
+0.6% vs. Prior Year



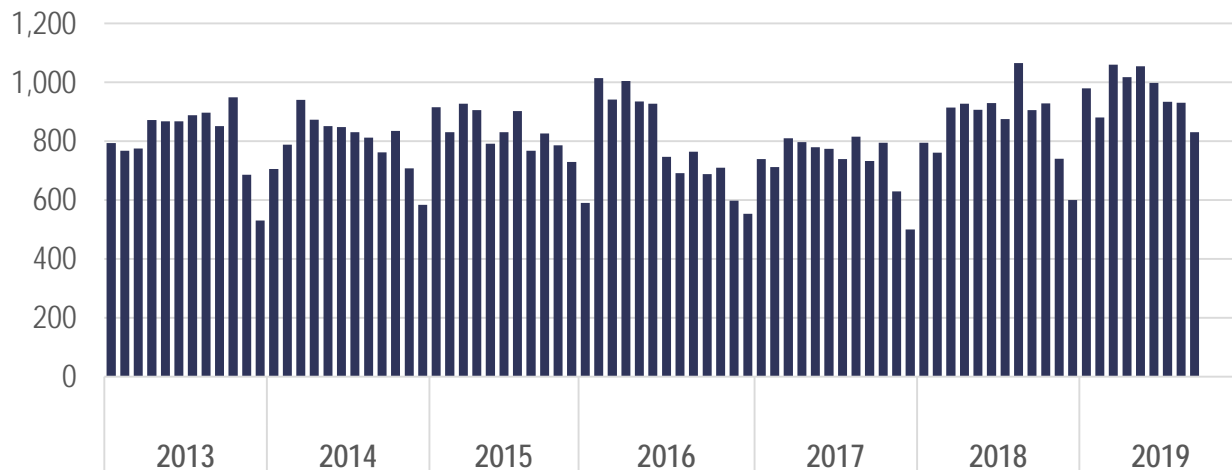


Condo/Townhouse Market Trends



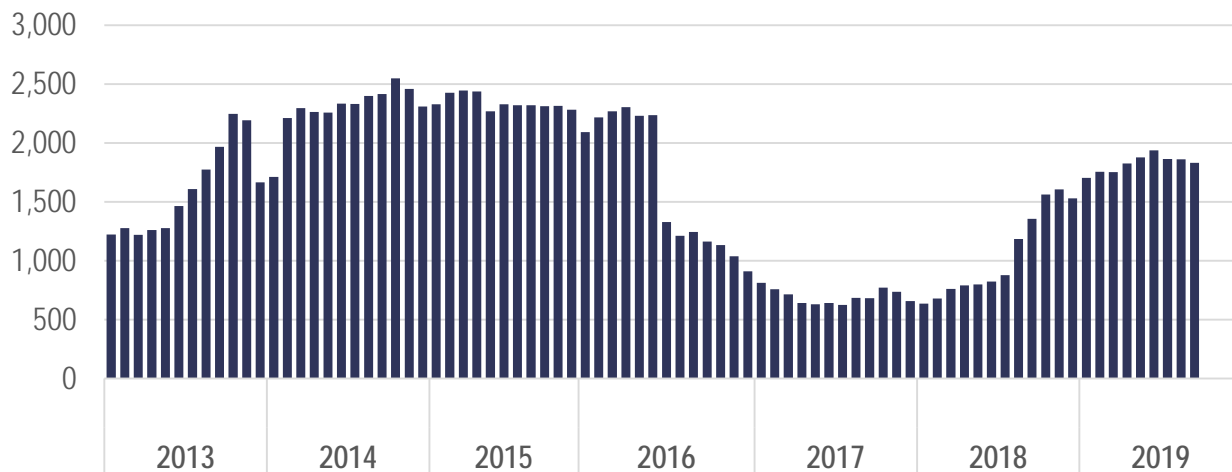
Number of New Listings

831 Units
-10.6% vs. Prior Month
-8.2% vs. Prior Year



Availability (Excl. Offers)

1,830 Units
-1.6% vs. Prior Month
+35.0% vs. Prior Year



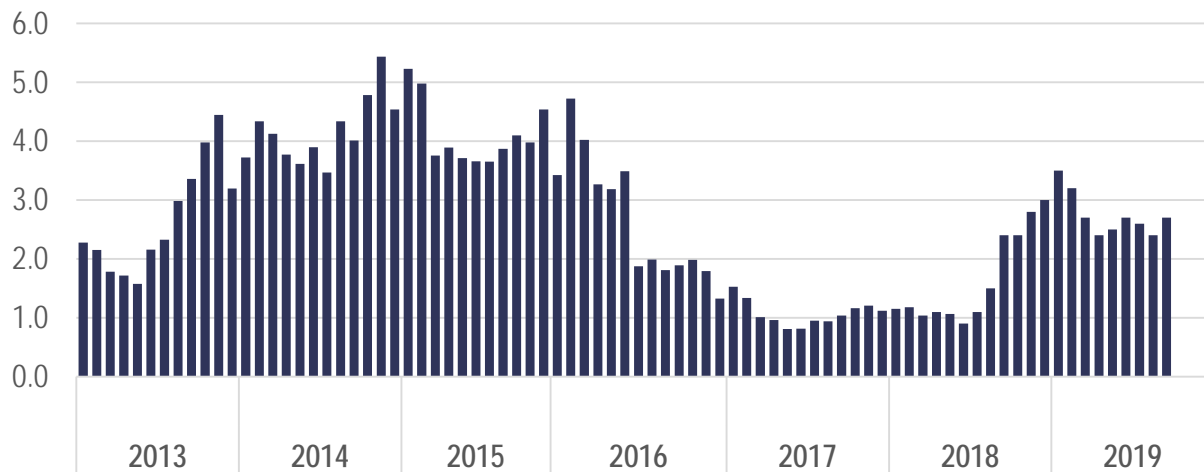


Condo/Townhouse Market Trends



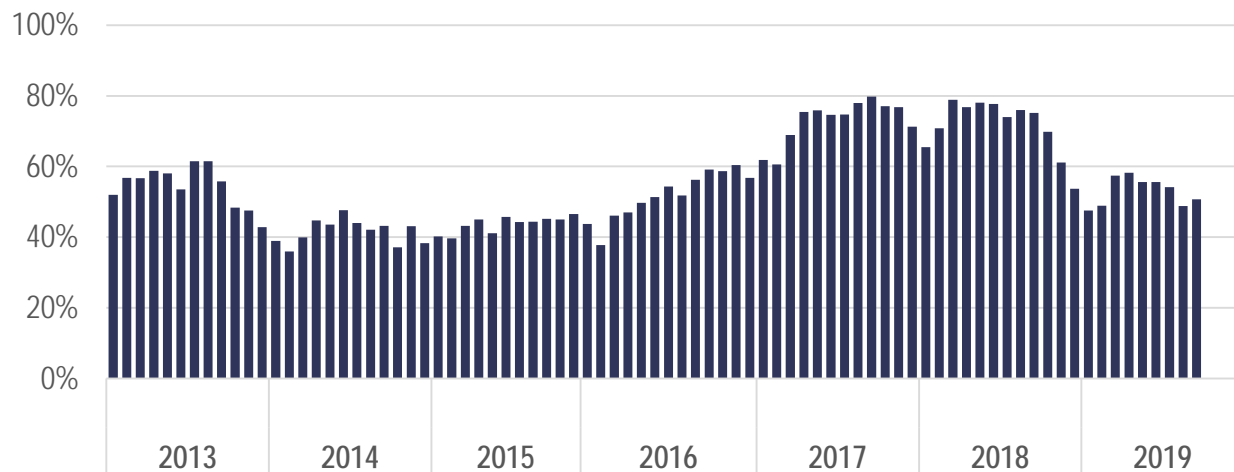
Effective Months of Availability

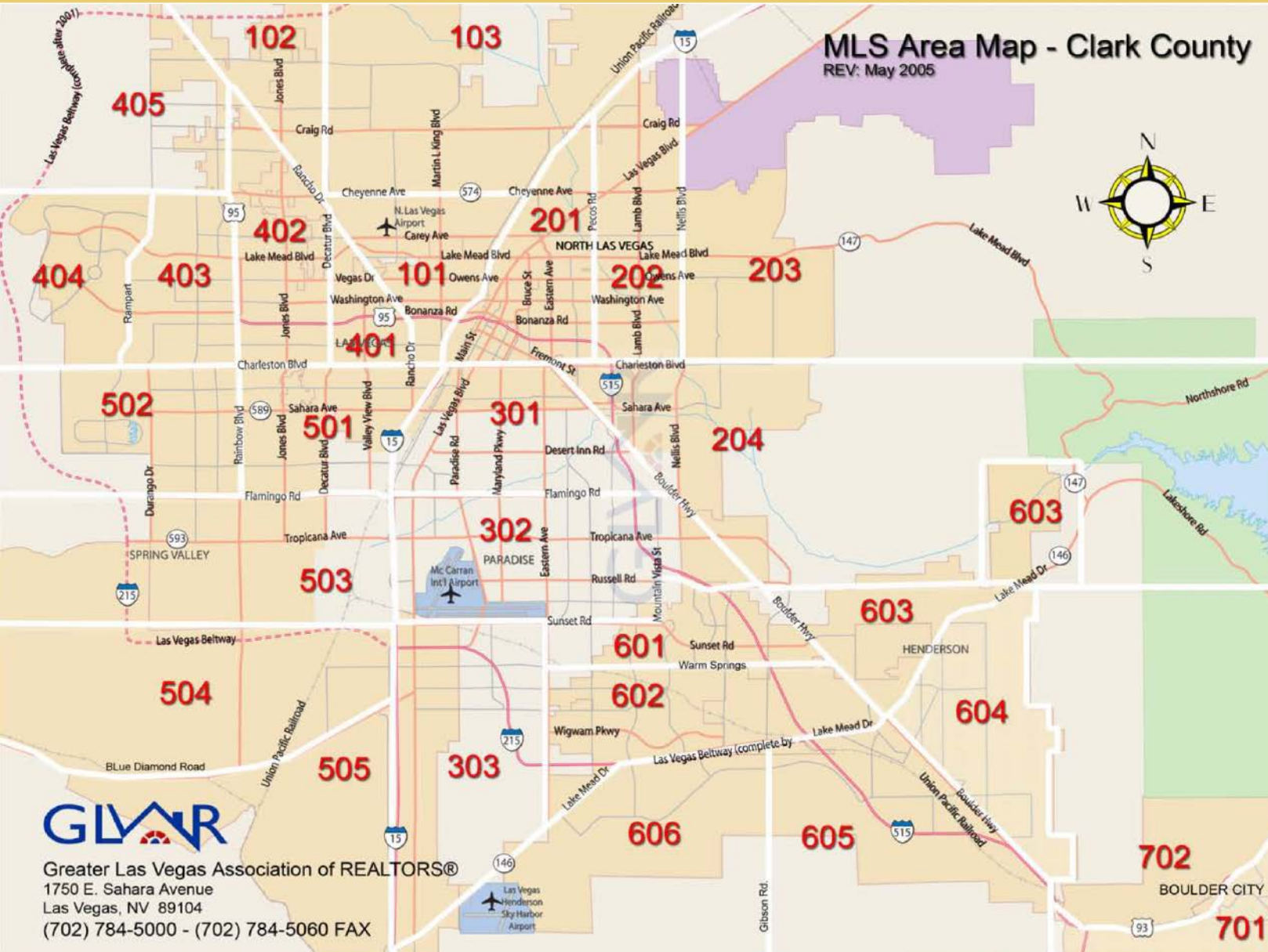
2.7 Months
+11.0% vs. Prior Month
+12.9% vs. Prior Year



Time on Market: 30 Days or Less

50.7% of Closings
48.8% in Prior Month
75.2% in Prior Year





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MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

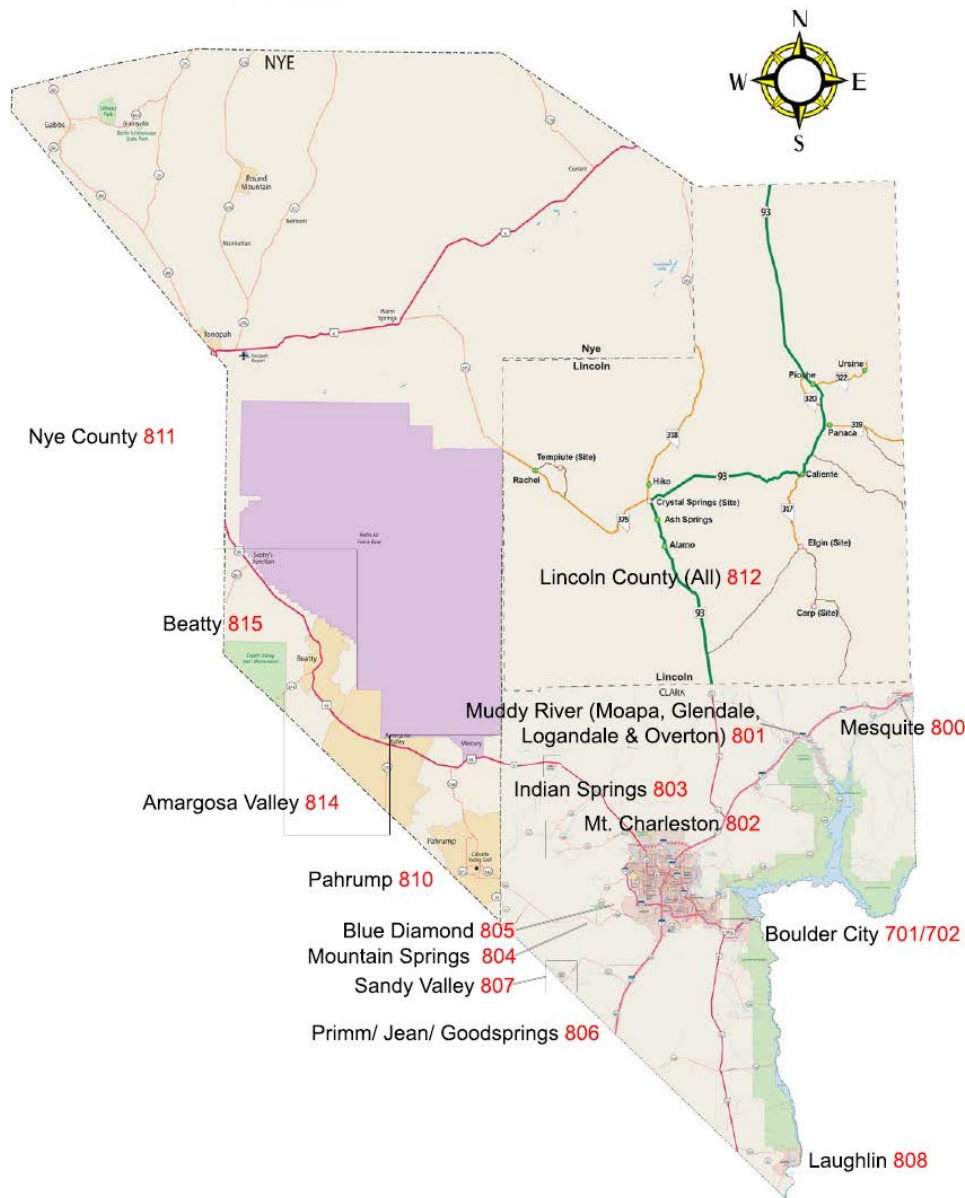
Single-Family Units



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	33	\$199,000	\$207,215	2	\$150,000	\$150,000
102 - North	193	\$330,000	\$358,289	6	\$245,000	\$247,000
103 - North	351	\$290,271	\$280,000	31	\$205,000	\$196,729
201 - East	32	\$193,500	\$173,368	4	\$76,750	\$84,375
202 - East	73	\$219,000	\$205,359	14	\$117,450	\$120,557
203 - East	76	\$207,550	\$217,376	20	\$162,500	\$152,984
204 - East	125	\$228,000	\$215,321	32	\$131,000	\$143,068
301 - South	102	\$201,277	\$201,523	55	\$139,900	\$144,655
302 - South	110	\$230,000	\$215,975	42	\$127,500	\$129,395
303 - South	164	\$294,950	\$308,761	33	\$195,000	\$205,967
401 - North West	27	\$249,000	\$334,863	7	\$110,000	\$116,700
402 - North West	119	\$220,000	\$217,599	29	\$132,500	\$140,131
403 - North West	133	\$247,500	\$247,591	60	\$158,000	\$163,803
404 - North West	169	\$370,000	\$443,531	40	\$257,500	\$271,552
405 - North West	262	\$307,606	\$338,010	28	\$186,250	\$194,485
501 - South West	67	\$273,000	\$300,062	18	\$150,000	\$144,864
502 - South West	161	\$359,000	\$495,873	34	\$191,950	\$228,540
503 - South West	189	\$282,000	\$321,473	71	\$160,000	\$177,150
504 - South West	188	\$314,500	\$343,841	18	\$174,750	\$178,715
505 - South West	176	\$325,000	\$359,998	16	\$249,950	\$244,716
601 - Henderson	61	\$295,000	\$346,272	16	\$192,500	\$204,369
602 - Henderson	121	\$312,000	\$322,966	33	\$195,000	\$207,000
603 - Henderson	59	\$330,000	\$370,243	8	\$249,450	\$269,613
604 - Henderson	42	\$304,000	\$295,377	5	\$155,000	\$169,800
605 - Henderson	92	\$310,000	\$336,285	13	\$190,000	\$192,361
606 - Henderson	227	\$415,000	\$517,611	30	\$281,500	\$273,738



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	\$344,000	\$329,038	4	\$130,500	\$135,750
702 - Boulder City	8	\$326,000	\$327,550	5	\$314,000	\$305,200
800 - Mesquite	2	\$184,325	\$184,325	1	\$131,900	\$131,900
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	10	\$232,500	\$251,490	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	4	\$427,500	\$416,250	-	\$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	1	\$260,000	\$260,000	-	\$0	\$0
807 - Sandy Valley	2	\$135,750	\$135,750	-	\$0	\$0
808 - Laughlin	3	\$102,000	\$110,333	3	\$102,000	\$110,333
809 - Other Clark County	3	\$200,000	\$179,167	-	\$0	\$0
810 - Pahrump	85	\$200,000	\$204,106	3	\$95,000	\$91,333
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	3	\$125,000	\$121,667	-	\$0	\$0
813 - Other Nevada	-	\$0	\$0	-	\$0	\$0
814 - Amargosa Valley	1	\$140,000	\$140,000	-	\$0	\$0
815 - Beatty	2	\$52,500	\$52,500	-	\$0	\$0
816 - White Pine County	11	\$110,000	\$135,905	-	\$0	\$0
817 - Searchlight	1	\$210,000	\$210,000	-	\$0	\$0
900 - Outside Nevada	1	\$159,000	\$159,000	-	\$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
- Territorial Jurisdiction:** Clark, Nye, Lincoln and White Pine Counties, Nevada, and such other areas as from time to time may be allocated to the GLVAR 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 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:

- 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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