

# LAS VEGAS AREA

## October 2022



Offered at \$1,000,000  
6370 Goldstrike Canyon St | Las Vegas, NV  
MLS# 2446568

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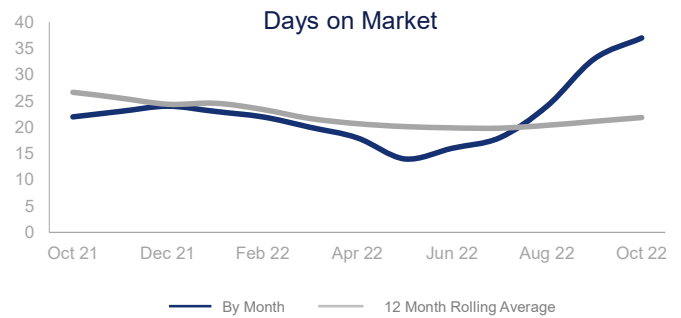
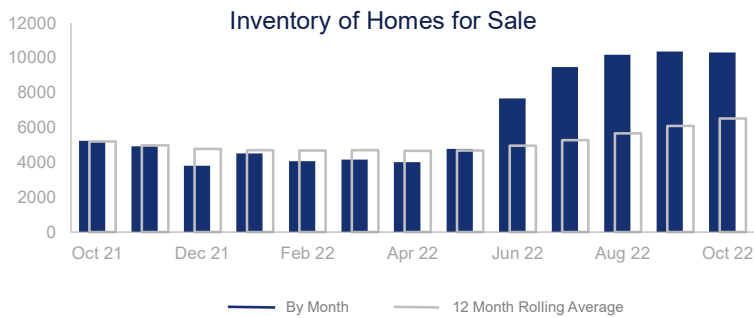
## Market Report | October 2022

### LAS VEGAS

#### Highlights:

- Median Sales Price is up 20.4% over a 12 month average but declining steadily since early 2022 and is up only 7.9% from the same month last year.
- Months Supply of Inventory is up 45% over a 12 month average.
- Closed Sales are down 46.5% from the same month last year and down 21% over a 12 month avg.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>-11.8%</b>	<b>-8.4%</b>	<b>-0.4%</b>
Same Month Last Year	<b>-22.8%</b>	<b>-46.5%</b>	<b>97.1%</b>



	October 2021		October 2022	+ / -	12 Month Avg	+ / -
New Listings	4772		<b>3686</b>	-22.8%	<b>4572</b>	-2%
Pending Sales	4587		<b>2135</b>	-53.5%	<b>3354</b>	-26%
Closed Sales	4019		<b>2149</b>	-46.5%	<b>3331</b>	-21%
Median Sales Price	\$380,000		<b>\$410,000</b>	7.9%	<b>\$421,695</b>	20%
Average Sales Price	\$445,831		<b>\$494,438</b>	10.9%	<b>\$491,446</b>	17%
List to Sale Price Ratio	100.0%		<b>97.4%</b>	-2.6%	<b>99.9%</b>	-0.1%
Days on Market	22		<b>37</b>	68.2%	<b>22</b>	-18%
Inventory of Homes for Sale	5227		<b>10301</b>	97.1%	<b>6515</b>	26%
Months Supply of Inventory	1.3		<b>3.3</b>	153.7%	<b>1.8</b>	45%

#### % Change in Median Price

