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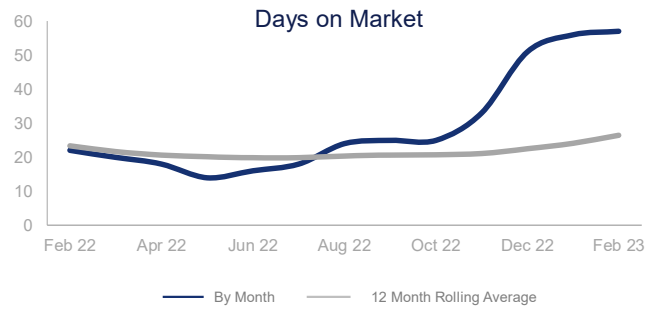
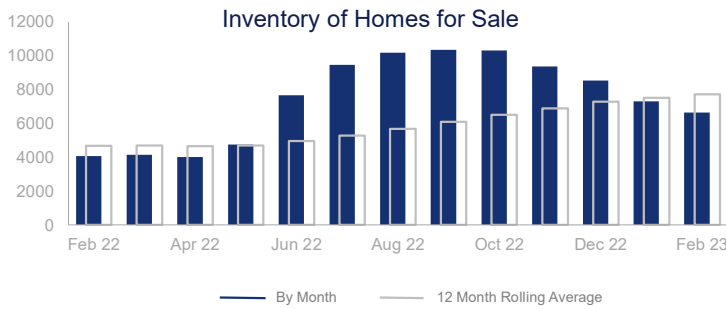
Market Report | February 2023

LAS VEGAS

Highlights:

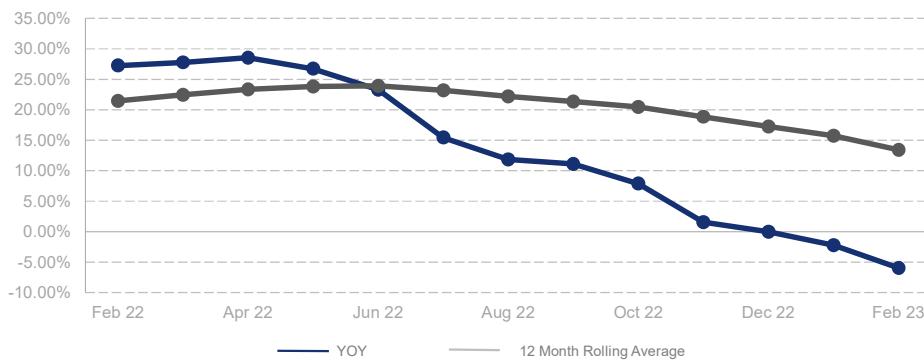
- Median Sales Price is up 13.4% over a 12 month average but down 6.0% from the same month last year.
- Inventory of Homes for Sale is up 65% over a 12 month average but has continued declining steadily since fall of 2022.
- Days on Market of 57 days is up 13% over a 12 month average and at the highest levels seen since early 2020.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-6.6%	27.4%	-9.1%
Same Month Last Year	-29.7%	-35.7%	63.6%



	February 2022	February 2023	+ / -	12 Month Avg	+ / -
New Listings	4161	2927	-29.7%	4226	-10%
Pending Sales	3677	2707	-26.4%	2886	-34%
Closed Sales	3347	2152	-35.7%	2715	-36%
Median Sales Price	\$420,000	\$395,000	-6.0%	\$424,634	13%
Average Sales Price	\$479,110	\$449,526	-6.2%	\$498,053	12%
List to Sale Price Ratio	100.0%	97.4%	-2.6%	99.2%	0.1%
Days on Market	22	57	159.1%	26	13%
Inventory of Homes for Sale	4059	6642	63.6%	7728	65%
Months Supply of Inventory	1.0	2.5	150.0%	2.4	120%
Single Family Permits	663	542	-18.3%	364	-47%

% Change in Median Price



The source of the data for this report is the MLS, Local Association of Realtors and Construction Monitor.