



BROKERS • COLONIAL • DONAHOE

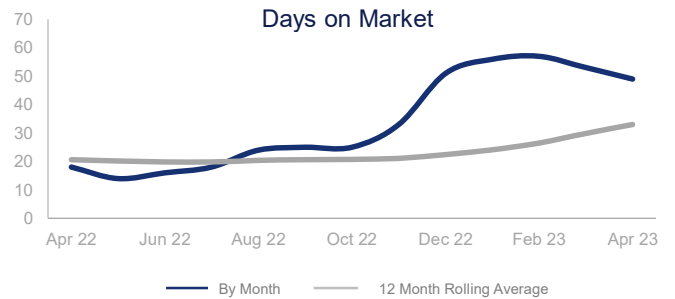
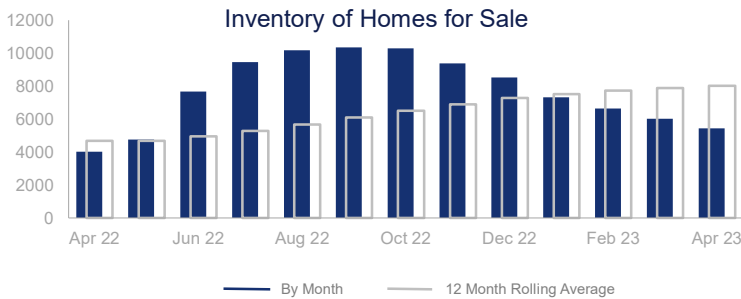
Market Report | April 2023

LAS VEGAS

Highlights:

- Median Sales Price is up 6.7% over a 12 month average, but declining steadily over the last 12 month period.
- Days on Market of 49 days is up 60% over a 12 month period but has been gradually and steadily declining since the first of the year.
- Inventory of Homes for Sale is up 72% over a 12 month average but continues to decline steadily from last month and since fall of 2022.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-4.8%	-15.5%	-9.7%
Same Month Last Year	-35.1%	-36.7%	35.3%



	April 2022		April 2023	+ / -	12 Month Avg	+ / -
New Listings	4964		3222	-35.1%	3953	-15%
Pending Sales	4240		3064	-27.7%	2673	-37%
Closed Sales	3901		2471	-36.7%	2477	-40%
Median Sales Price	\$440,000		\$400,000	-9.1%	\$417,655	7%
Average Sales Price	\$529,270		\$476,862	-9.9%	\$489,062	6%
Days on Market	18		49	172.2%	33	60%
Inventory of Homes for Sale	4018		5436	35.3%	8002	72%
Months Supply of Inventory	1.0		2.2	120.0%	2.6	135%
Single Family Permits	354		425	20.1%	310	-52%

% Change in Median Price

