



BROKERS • COLONIAL • DONAHOE

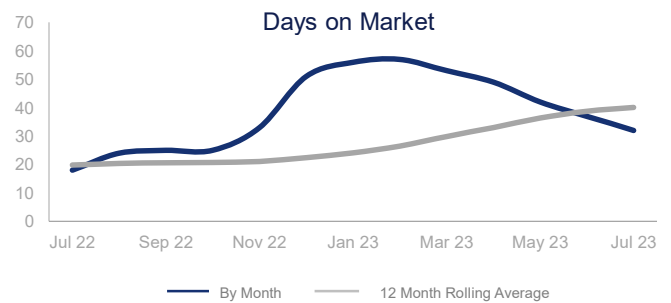
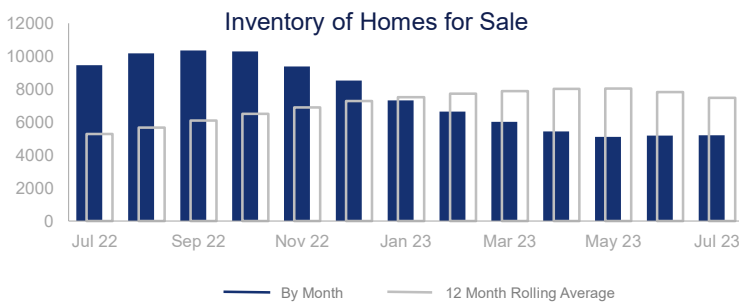
Market Report | July 2023

LAS VEGAS

Highlights:

- Median Sales Price is down 0.7% over a 12 month rolling average and down 3.0% from the same month last year.
- Inventory of Homes for Sale holds at similar levels and is up 41% over a 12 month rolling average but down 45.0% from the same month last year.
- Days on Market of 32 days is up 102% over a 12 month rolling average and is nearly 2x the days from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.5%	-10.4%	0.3%
Same Month Last Year	-43.4%	1.3%	-45.0%



	July 2022		July 2023	+ / -	12 Month Avg	+ / -
New Listings	5609		3173	-43.4%	3382	-29%
Pending Sales	2577		2631	2.1%	2612	-33%
Closed Sales	2579		2612	1.3%	2386	-37%
Median Sales Price	\$433,000		\$420,000	-3.0%	\$407,667	-1%
Average Sales Price	\$488,285		\$512,109	4.9%	\$484,257	1%
List to Sale Price Ratio	99.4%		98.8%	-0.6%	98.0%	0%
Days on Market	18		32	77.8%	40	102%
Inventory of Homes for Sale	9463		5200	-45.0%	7468	41%
Months Supply of Inventory	2.7		2.1	-22.2%	2.6	97%
Single Family Permits	227		773	240.5%	529	-7%

% Change in Median Price

