



BROKERS • COLONIAL • DONAHOE

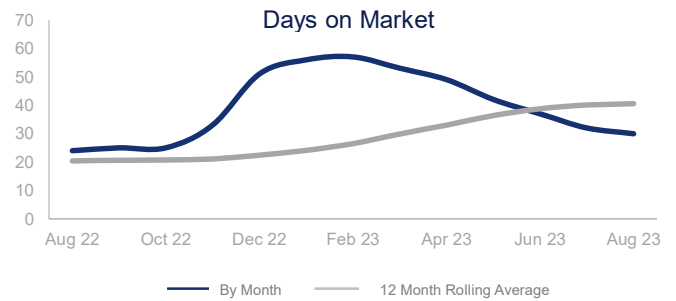
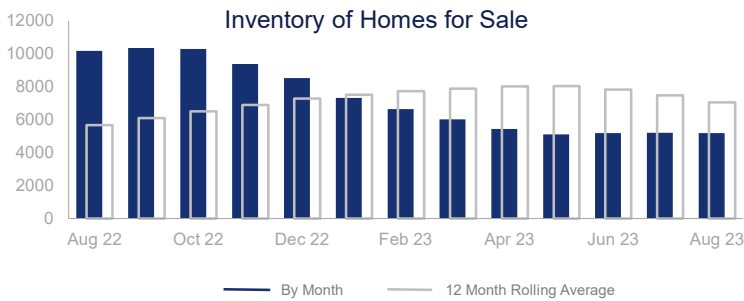
## Market Report | August 2023

### LAS VEGAS

#### Highlights:

- Median Sales Price is down 1.7% over a 12 month rolling average and down 1.1% from the same month last year.
- Inventory of Homes for Sale is hovering just over 5,000 homes since the first of the year. It is up 24% over a 12 month rolling average but down 48.9% from the same month last year.
- Days on Market of 30 days is up 99% over a 12 month rolling average and up 25.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>9.4%</b>	<b>0.7%</b>	<b>-0.1%</b>
Same Month Last Year	<b>-31.0%</b>	<b>6.3%</b>	<b>-48.9%</b>



	August 2022		August 2023	+ / -	12 Month Avg	+ / -
New Listings	5031		<b>3471</b>	-31.0%	<b>3252</b>	-31%
Closed Sales	2474		<b>2629</b>	6.3%	<b>2399</b>	-34%
Median Sales Price	\$419,450		<b>\$415,000</b>	-1.1%	<b>\$407,324</b>	-2%
Average Sales Price	\$483,869		<b>\$520,049</b>	7.5%	<b>\$487,559</b>	1%
List to Sale Price Ratio	98.2%		<b>98.9%</b>	0.7%	<b>98.1%</b>	0%
Days on Market	24		<b>30</b>	25.0%	<b>41</b>	99%
Inventory of Homes for Sale	10173		<b>5195</b>	-48.9%	<b>7053</b>	24%
Months Supply of Inventory	3.0		<b>2.1</b>	-30.0%	<b>2.6</b>	73%

#### % Change in Median Price

