



BROKERS • COLONIAL • DONAHOE

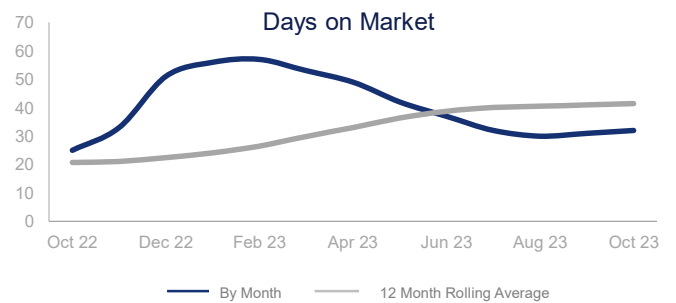
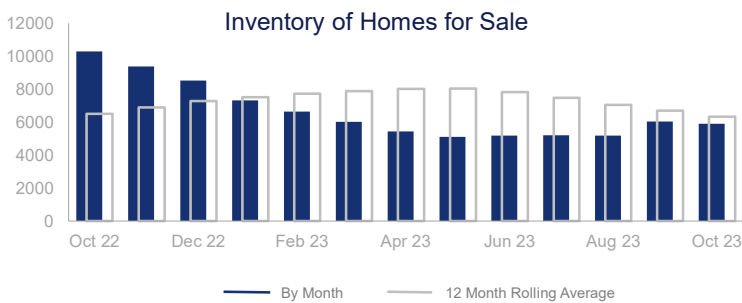
Market Report | October 2023

LAS VEGAS

Highlights:

- Median Sales Price is down 3.4% over a 12 month rolling average but up 2.4% from the same month last year.
- Inventory of Homes for Sale is down 3% over a 12 month average and down 42.7% from the same month last year.
- Closed Sales is down 28% over a 12 month rolling average and nearly the same amount from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-7.9%	-14.6%	-2.5%
Same Month Last Year	-12.3%	0.0%	-42.7%



	October 2022		October 2023	+ / -	12 Month Avg	+ / -
New Listings	3686		3231	-12.3%	3158	-31%
Pending Sales	2135		2163	1.3%	2588	-23%
Closed Sales	2149		2148	0.0%	2413	-28%
Median Sales Price	\$410,000		\$420,000	2.4%	\$407,532	-3%
Average Sales Price	\$494,438		\$496,129	0.3%	\$488,203	-1%
List to Sale Price Ratio	97.4%		98.7%	1.3%	98.2%	0%
Days on Market	25		32	28.0%	41	100%
Inventory of Homes for Sale	10301		5902	-42.7%	6329	-3%
Months Supply of Inventory	3.3		2.4	-27.3%	2.4	34%
Single Family Permits	218		445	104.1%	562	9%

% Change in Median Price

