



BROKERS • COLONIAL • DONAHOE

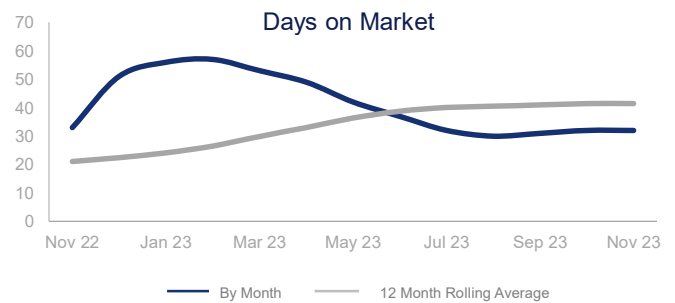
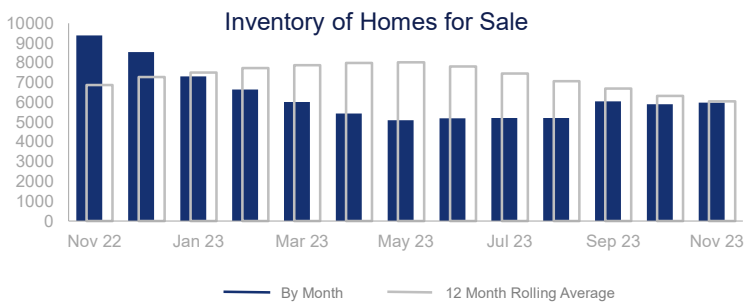
Market Report | November 2023

LAS VEGAS

Highlights:

- Median Sales Price is down 3.6% over a 12 month rolling average but up 4.0% from the same month last year.
- Inventory of Homes for Sale is down 12% over a 12 month rolling average and down 36.1% from the same month last year.
- Closed Sales are down 23% over a 12 month rolling average and down 2.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-16.7%	-12.6%	1.6%
Same Month Last Year	2.0%	-2.2%	-36.1%



	November 2022		November 2023	+ / -	12 Month Avg	+ / -
New Listings	2640		2692	2.0%	3162	-29%
Pending Sales	1975		1880	-4.8%	2580	-19%
Closed Sales	1921		1878	-2.2%	2409	-23%
Median Sales Price	\$399,000		\$415,000	4.0%	\$408,584	-4%
Average Sales Price	\$473,003		\$516,514	9.2%	\$491,052	-1%
List to Sale Price Ratio	97.2%		98.6%	1.4%	98.3%	0%
Days on Market	33		32	-3.0%	41	96%
Inventory of Homes for Sale	9376		5994	-36.1%	6047	-12%
Months Supply of Inventory	3.2		2.5	-21.9%	2.4	19%
Single Family Permits	372		555	49.2%	577	18%

% Change in Median Price

