



BROKERS • COLONIAL • DONAHOE

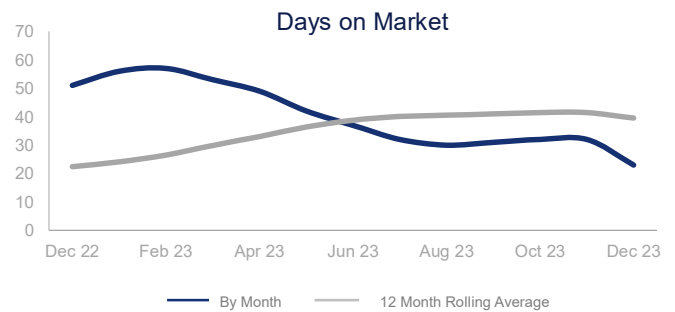
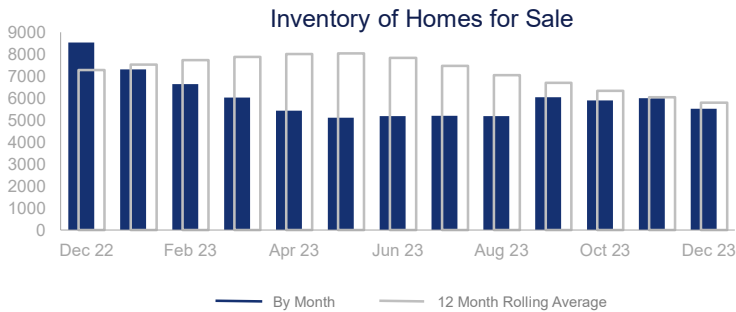
Market Report | December 2023

LAS VEGAS

Highlights:

- Median Sales Price is down 3.6% over a 12 month average but up 5.4% from the same month last year.
- Inventory of Homes for Sale is down 20% over a 12 month average and down 35.3% from the same month last year.
- Closed Sales is down 19% over a 12 month average and down 2.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-22.5%	4.2%	-8.0%
Same Month Last Year	-10.2%	-2.2%	-35.3%



	December 2022		December 2023	+ / -	12 Month Avg	+ / -
New Listings	2323		2085	-10.2%	3143	-29%
Pending Sales	2103		1933	-8.1%	2566	-16%
Closed Sales	1999		1956	-2.2%	2406	-19%
Median Sales Price	\$398,310		\$420,000	5.4%	\$410,069	-4%
Average Sales Price	\$464,900		\$509,571	9.6%	\$494,118	-1%
List to Sale Price Ratio	97.1%		98.0%	0.9%	98.4%	0%
Days on Market	51		23	-54.9%	40	76%
Inventory of Homes for Sale	8532		5517	-35.3%	5796	-20%
Months Supply of Inventory	2.9		2.3	-20.7%	2.3	9%
Single Family Permits	157		697	343.9%	622	40%

% Change in Median Price

