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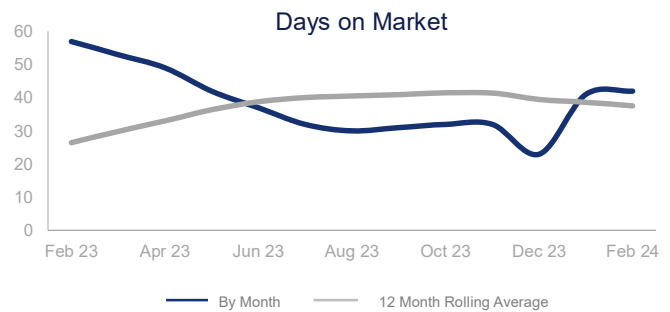
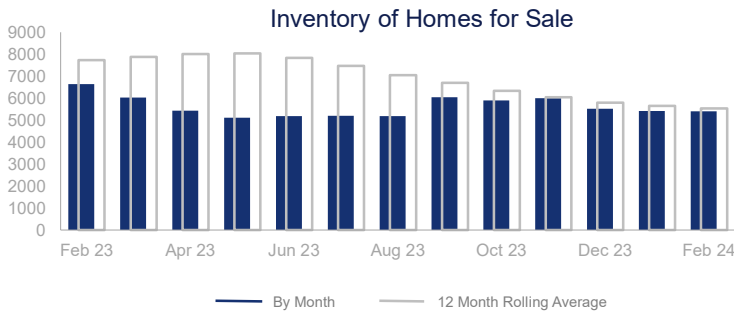
# Market Report | February 2024

## LAS VEGAS

### Highlights:

- Median Sales Price is down 2.6% over a 12 month rolling average but up 8.9% from the same month last year.
- Inventory of Homes for Sale is down 28.4% over a 12 month rolling average and down 18.6% from the same month last year.
- Closes Sales are down 9.9% over a 12 month rolling average but up 11.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>1.8%</b>	<b>24.3%</b>	<b>-0.3%</b>
Same Month Last Year	<b>16.4%</b>	<b>11.3%</b>	<b>-18.6%</b>



	February 2023		February 2024	+ / -	12 Month Avg	+ / -
New Listings	2927		<b>3408</b>	16.4%	<b>3200</b>	-24.3%
Pending Sales	2707		<b>2676</b>	-1.1%	<b>2564</b>	-11.2%
Closed Sales	2152		<b>2396</b>	11.3%	<b>2446</b>	-9.9%
Median Sales Price	\$395,000		<b>\$430,000</b>	8.9%	<b>\$413,778</b>	-2.6%
Average Sales Price	\$449,526		<b>\$522,208</b>	16.2%	<b>\$501,966</b>	0.8%
List to Sale Price Ratio	97.4%		<b>98.4%</b>	1.0%	<b>98.5%</b>	-0.8%
Days on Market	57		<b>42</b>	-26.3%	<b>38</b>	41.9%
Inventory of Homes for Sale	6642		<b>5408</b>	-18.6%	<b>5536</b>	-28.4%
Months Supply of Inventory	2.5		<b>2.2</b>	-12.0%	<b>2.3</b>	-6.3%
Single Family Permits	542		<b>547</b>	0.9%	<b>661</b>	81.5%

### % Change in Median Price

