



BROKERS • COLONIAL • DONAHOE

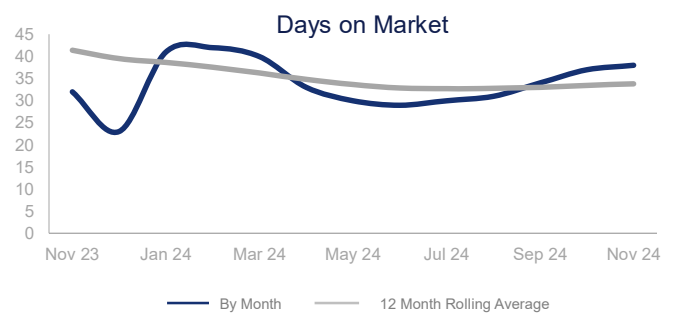
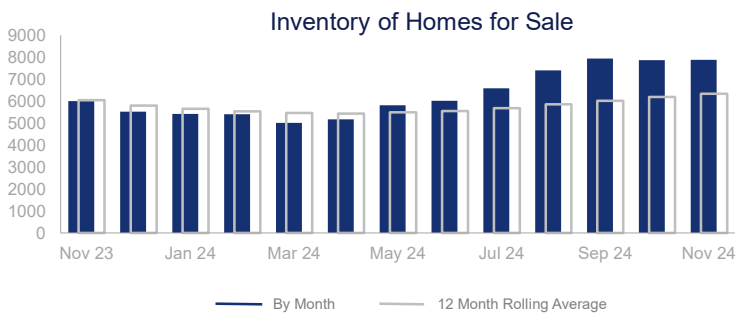
## Market Report | November 2024

### LAS VEGAS

#### Highlights:

- Median Sales Price is up 6.6% over a 12 month rolling average and up 6.7% from the same month last year.
- Inventory of Homes for Sale is up 4.7% over a 12 month rolling average and up 31.4% from the same month last year.
- Closed Sales are up 2.4% over a 12 month rolling average and up 11.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>-22.3%</b>	<b>-12.8%</b>	<b>0.2%</b>
Same Month Last Year	<b>10.0%</b>	<b>11.7%</b>	<b>31.4%</b>



	November 2023		November 2024	+ / -	12 Month Avg	+ / -
New Listings	2692		<b>2961</b>	10.0%	<b>3569</b>	12.9%
Pending Sales	1880		<b>2195</b>	16.8%	<b>2647</b>	2.6%
Closed Sales	1878		<b>2097</b>	11.7%	<b>2467</b>	2.4%
Median Sales Price	\$415,000		<b>\$443,000</b>	6.7%	<b>\$435,638</b>	6.6%
Average Sales Price	\$516,514		<b>\$538,006</b>	4.2%	<b>\$534,851</b>	8.9%
List to Sale Price Ratio	98.6%		<b>98.3%</b>	-0.3%	<b>98.5%</b>	-1.7%
Days on Market	32		<b>38</b>	18.8%	<b>34</b>	-18.3%
Inventory of Homes for Sale	5994		<b>7879</b>	31.4%	<b>6333</b>	4.7%
Months Supply of Inventory	2.5		<b>3.1</b>	24.0%	<b>2.6</b>	8.5%

#### % Change in Median Price

