



BROKERS • COLONIAL • DONAHOE

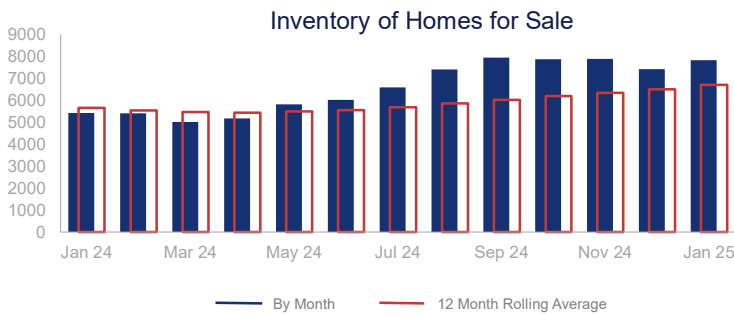
Market Report | January 2025

LAS VEGAS

Highlights:

- Median Sales Price is up 6.7% over a 12 month rolling average and up 7.3% from the same month last year.
- Inventory of Homes for Sale is up 18.6% over a 12 month rolling average and up 44.1% from the same month last year.
- Closed Sales are up 2.8% over a 12 month rolling average and up 2.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	70.1%	-12.1%	5.5%
Same Month Last Year	25.8%	2.0%	44.1%



	January 2024		January 2025	+ / -	12 Month Avg	+ / -
New Listings	3347		4212	25.8%	3674	16.3%
Pending Sales	2567		2463	-4.1%	2637	2.8%
Closed Sales	1927		1965	2.0%	2493	2.8%
Median Sales Price	\$410,000		\$440,000	7.3%	\$438,550	6.7%
Average Sales Price	\$516,848		\$541,165	4.7%	\$539,343	8.6%
List to Sale Price Ratio	98.1%		98.9%	0.8%	98.6%	-1.5%
Days on Market	41		47	14.6%	36	-7.6%
Inventory of Homes for Sale	5424		7818	44.1%	6690	18.6%
Months Supply of Inventory	2.2		3.1	40.9%	2.7	18.7%
Single Family Permits	633		546	-13.7%	516	-21.8%

% Change in Median Price

