



BROKERS • COLONIAL • DONAHOE

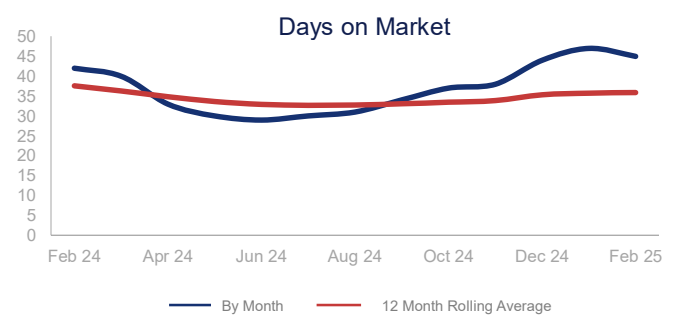
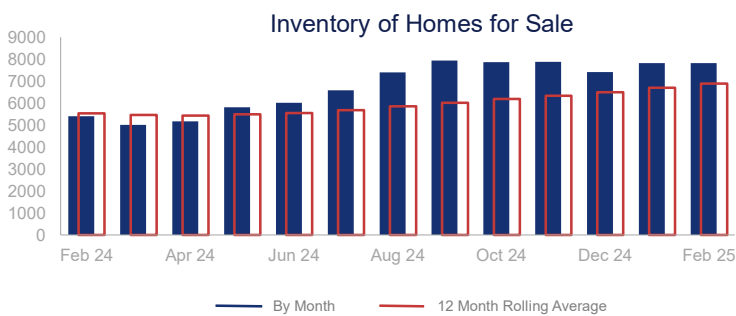
Market Report | February 2025

LAS VEGAS

Highlights:

- Median Sales Price is up 6.2% over a 12 month rolling average and up 3.0% from the same month last year.
- Inventory of Homes for Sale is up 24.5% over a 12 month rolling average and up 44.4% from the same month last year.
- List to Sales Price Ratio is down 1.5% over a 12 month rolling average and down 0.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.8%	14.5%	-0.1%
Same Month Last Year	12.7%	-6.1%	44.4%



	February 2024		February 2025	+ / -	12 Month Avg	+ / -
New Listings	3408		3841	12.7%	3710	15.9%
Pending Sales	2676		2741	2.4%	2643	3.1%
Closed Sales	2396		2249	-6.1%	2481	1.4%
Median Sales Price	\$430,000		\$443,000	3.0%	\$439,575	6.2%
Average Sales Price	\$522,208		\$549,122	5.2%	\$541,461	7.9%
List to Sale Price Ratio	98.4%		98.3%	-0.1%	98.6%	-1.5%
Days on Market	42		45	7.1%	36	-4.4%
Inventory of Homes for Sale	5408		7809	44.4%	6890	24.5%
Months Supply of Inventory	2.2		3.1	40.9%	2.8	23.3%

