



BROKERS • COLONIAL • DONAHOE

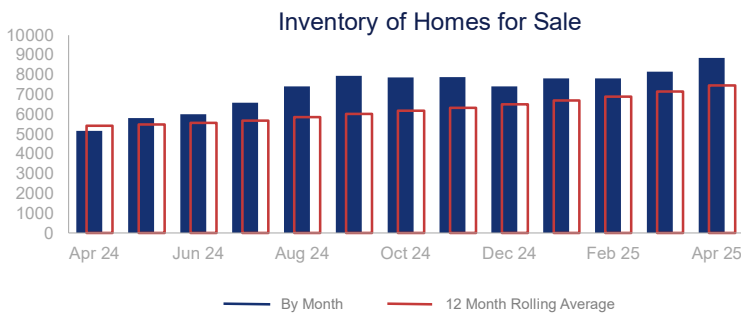
Market Report | April 2025

LAS VEGAS

Highlights:

- Median Sales Price is up 5.3% over a 12 month rolling average and up 2.8% from the same month last year.
- Inventory of Homes for Sale is up 37.4% over a 12 month rolling average and up 71.7% from the same month last year.
- List to Sale Price Ratio is down 1.3% over a 12 month rolling average and down 0.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	7.1%	0.9%	8.7%
Same Month Last Year	25.0%	-6.9%	71.7%



	April 2024		April 2025	+ / -	12 Month Avg	+ / -
New Listings	3806		4759	25.0%	3857	17.9%
Pending Sales	3153		2892	-8.3%	2600	0.1%
Closed Sales	2891		2691	-6.9%	2468	0.5%
Median Sales Price	\$435,000		\$447,325	2.8%	\$442,286	5.3%
Average Sales Price	\$542,602		\$551,290	1.6%	\$545,511	6.2%
List to Sale Price Ratio	98.8%		98.6%	-0.2%	98.6%	-1.3%
Days on Market	33		40	21.2%	37	5.7%
Inventory of Homes for Sale	5157		8853	71.7%	7460	37.4%
Months Supply of Inventory	2.1		3.3	57.1%	3.0	35.1%

% Change in Median Price

