



BROKERS • COLONIAL • DONAHOE

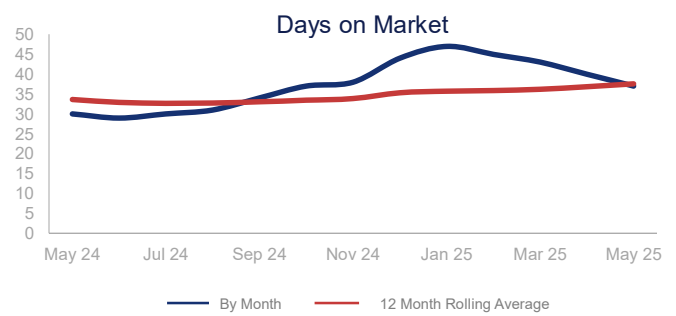
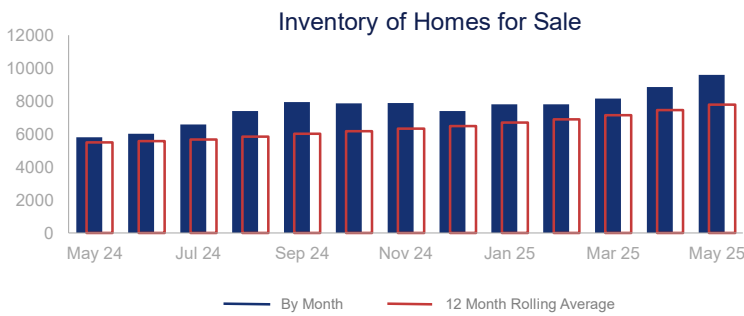
Market Report | May 2025

LAS VEGAS

Highlights:

- Median Sales Price is up 4.8% over a 12 month rolling average and up 1.4% from the same month last year.
- Inventory of Homes for Sale is up 41.7% over a 12 month rolling average and up 65.1% from the same month last year.
- Closed Sales are down 1.1% over a 12 month rolling average and down 14.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	0.0%	-3.9%	8.4%
Same Month Last Year	14.9%	-14.5%	65.1%



	May 2024		May 2025	+ / -	12 Month Avg	+ / -
New Listings	4144		4761	14.9%	3908	17.3%
Pending Sales	3035		2753	-9.3%	2577	-0.8%
Closed Sales	3024		2587	-14.5%	2432	-1.1%
Median Sales Price	\$440,000		\$446,000	1.4%	\$442,852	4.8%
Average Sales Price	\$541,299		\$543,151	0.3%	\$545,738	5.4%
List to Sale Price Ratio	98.9%		98.6%	-0.3%	98.5%	-1.3%
Days on Market	30		37	23.3%	38	11.7%
Inventory of Homes for Sale	5812		9595	65.1%	7775	41.7%
Months Supply of Inventory	2.4		3.7	54.2%	3.1	38.4%

% Change in Median Price

