



Monthly Housing Market Update

February 2019





Housing Snapshot



SINGLE-FAMILY UNITS

UNITS SOLD

1,966

▼ -7.6%

MEDIAN PRICE

\$296,200

▲ +7.7%

NEW LISTINGS

3,403

▲ +7.5%

MEDIAN PRICE

\$319,900

▲ +10.3%

UNITS AVAILABLE

7,134

▲ +95.3%

EFFECTIVE AVAILABILITY

3.6 Months

▲ +111.4%



CONDO/TOWNHOUSE UNITS

UNITS SOLD

542

▼ -5.9%

MEDIAN PRICE

\$165,000

▲ +10.0%

NEW LISTINGS

881

▲ +15.8%

MEDIAN PRICE

\$179,900

▲ +12.4%

UNITS AVAILABLE

1,754

▲ +158.3%

EFFECTIVE AVAILABILITY

3.2 Months

▲ +174.5%

Notes: Growth rates are compared to the prior year. Availability reflects inventory excluding those with offers.



Market Statistics

Single-Family Units



Condo/Townhouse Units



	Current Value February 2019	Growth From January 2018	Growth From February 2018	Current Value February 2019	Growth From January 2018	Growth From February 2018
Units Sold						
No. of Units Sold	1,966	+7.8%	-7.6%	542	+12.4%	-5.9%
Median Price of Units Sold	\$296,200	-1.3%	+7.7%	\$165,000	-2.9%	+10.0%
Average Price of Units Sold	\$350,690	-0.2%	+4.5%	\$176,675	-4.1%	+11.0%
New Listings						
No. of New Listings	3,403	-10.6%	+7.5%	881	-10.0%	+15.8%
Median Price of New Listings	\$319,900	+1.6%	+10.3%	\$179,900	+2.9%	+12.4%
Average Price of New Listings	\$404,258	-2.0%	+7.7%	\$194,217	+2.7%	+7.1%
Availability (Including Offers)						
No. of Units Available	10,950	+3.8%	+33.3%	2,649	+5.0%	+60.2%
Median Price of Units Available	\$325,000	+0.0%	+4.8%	\$169,950	+1.2%	+6.9%
Average Price of Units Available	\$472,661	+0.1%	+0.7%	\$191,026	+1.7%	+0.7%
Availability (Excluding Offers)						
No. of Units Available	7,134	-1.7%	+95.3%	1,754	+3.0%	+158.3%
Median Price of Units Available	\$339,900	+0.6%	-8.1%	\$169,900	+1.1%	+0.0%
Average Price of Units Available	\$528,817	+1.8%	-15.6%	\$193,146	+2.0%	-9.4%
Effective Months of Availability	3.6	-8.8%	+111.4%	3.2	-8.4%	+174.5%
Time on Market for Units Sold						
	February 2019	January 2018	February 2018	February 2019	January 2018	February 2018
0 - 30 days	48.2%	48.3%	63.3%	48.9%	47.5%	70.8%
31 - 60 days	21.1%	23.7%	16.5%	20.8%	23.7%	15.6%
61 - 90 days	14.2%	14.6%	8.7%	13.3%	14.1%	5.2%
91 - 120 days	7.6%	6.7%	4.7%	8.5%	7.9%	4.2%
121+ days	8.9%	6.6%	6.7%	8.5%	6.8%	4.2%

See notes, methodology and definitions on page 14.

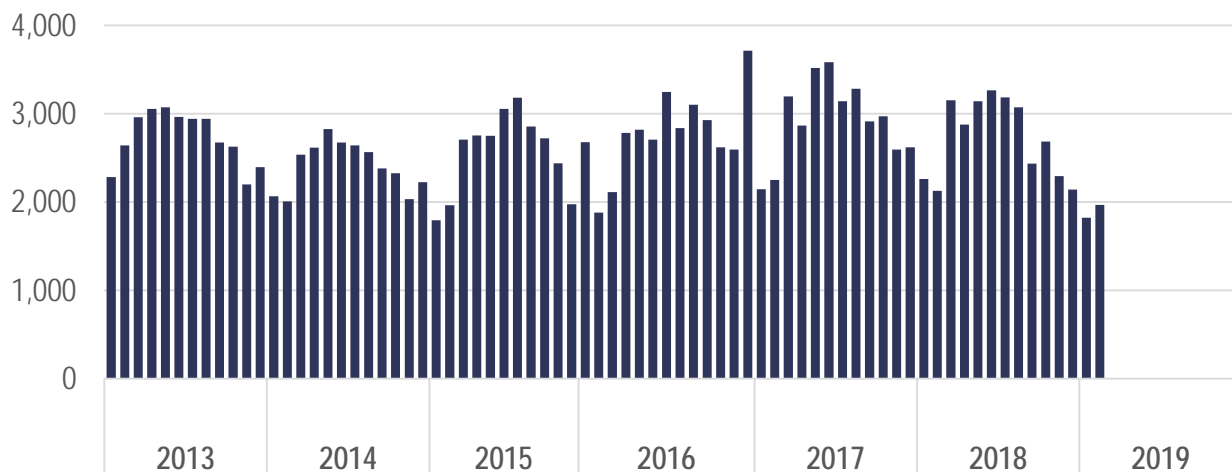


Single-Family Market Trends



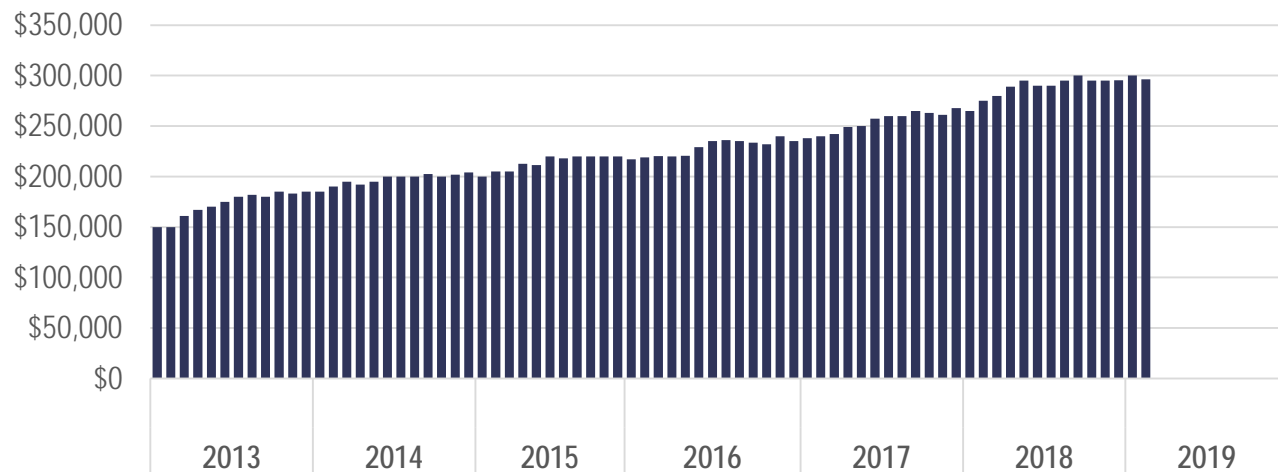
Number of Closings

1,966 Units
+7.8% vs. Prior Month
-7.6% vs. Prior Year



Median Closing Price

\$296,200
-1.3% vs. Prior Month
+7.7% vs. Prior Year



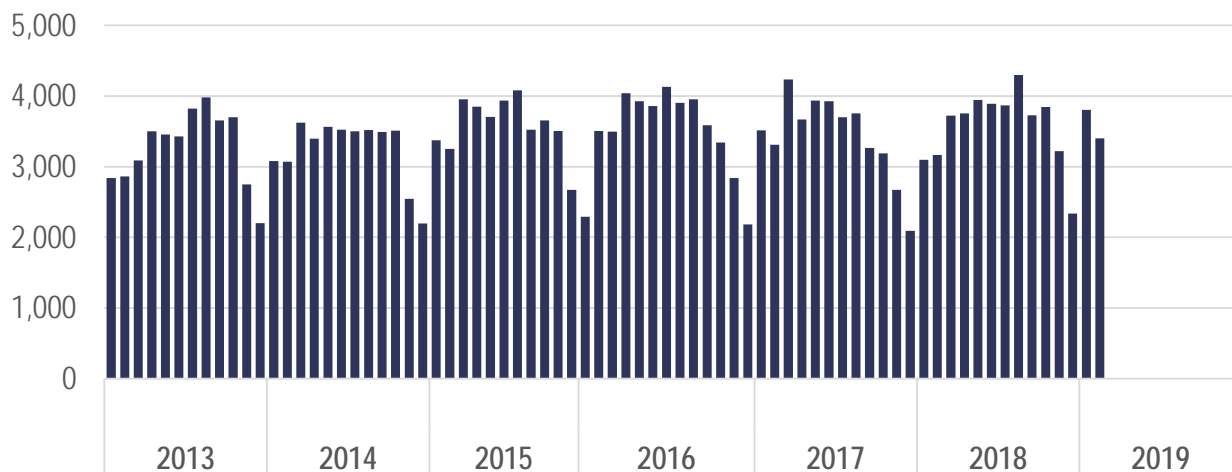


Single-Family Market Trends



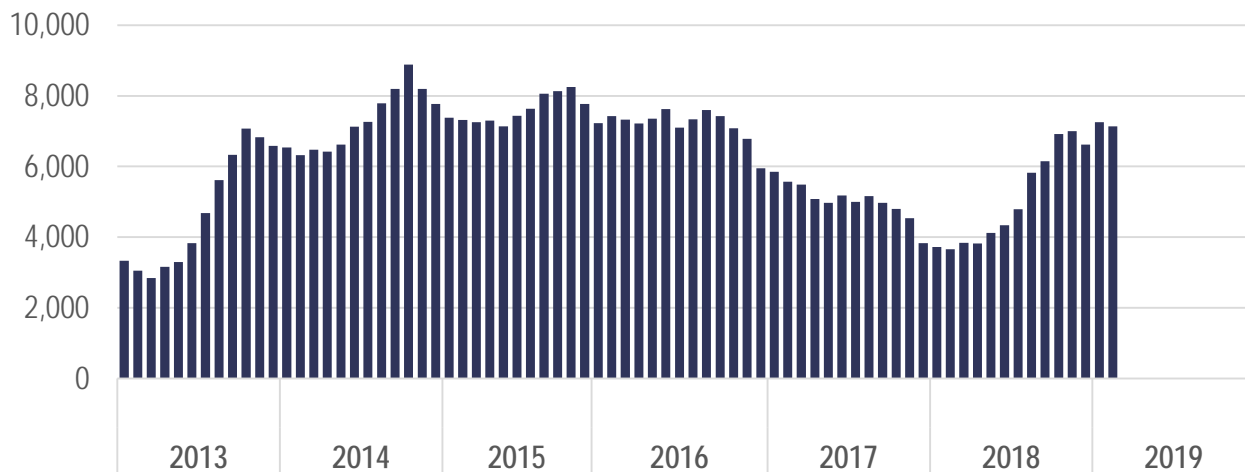
Number of New Listings

3,403 Units
-10.6% vs. Prior Month
+7.5% vs. Prior Year



Availability (Excl. Offers)

7,134 Units
-1.7% vs. Prior Month
+95.3% vs. Prior Year



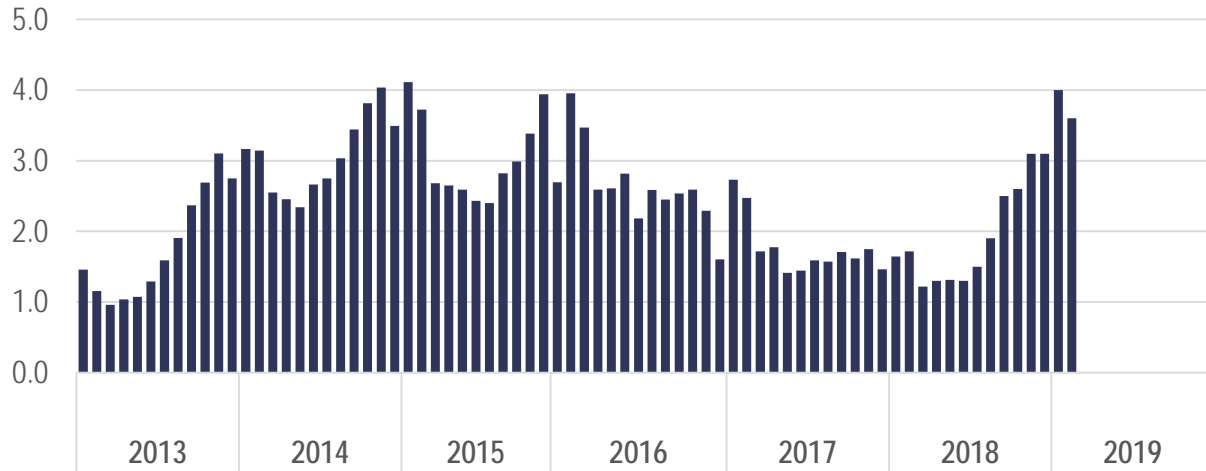


Single-Family Market Trends



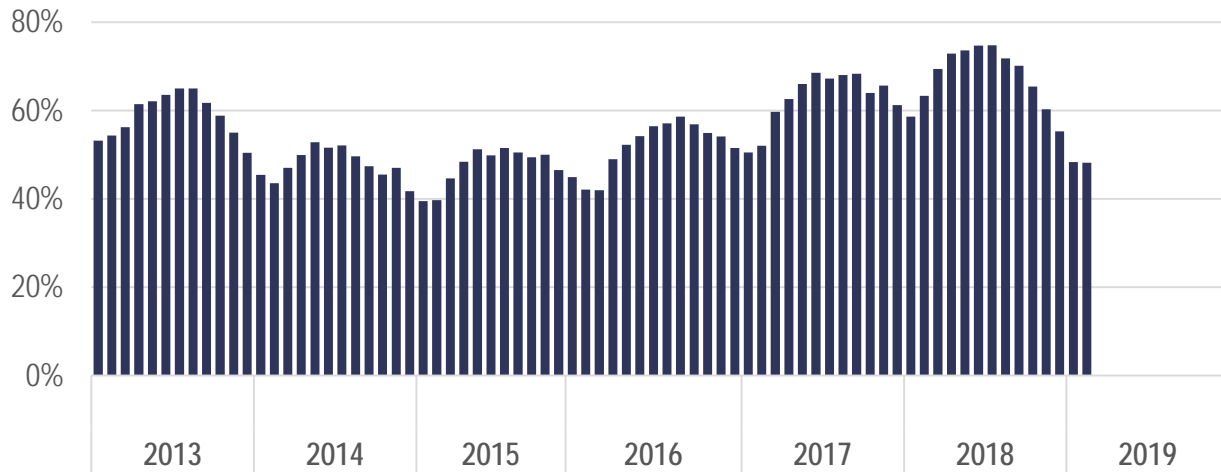
Effective Months of Availability

3.6 Months
-8.8% vs. Prior Month
+111.4% vs. Prior Year



Time on Market: 30 Days or Less

48.2% of Closings
48.3% in Prior Month
63.3% in Prior Year



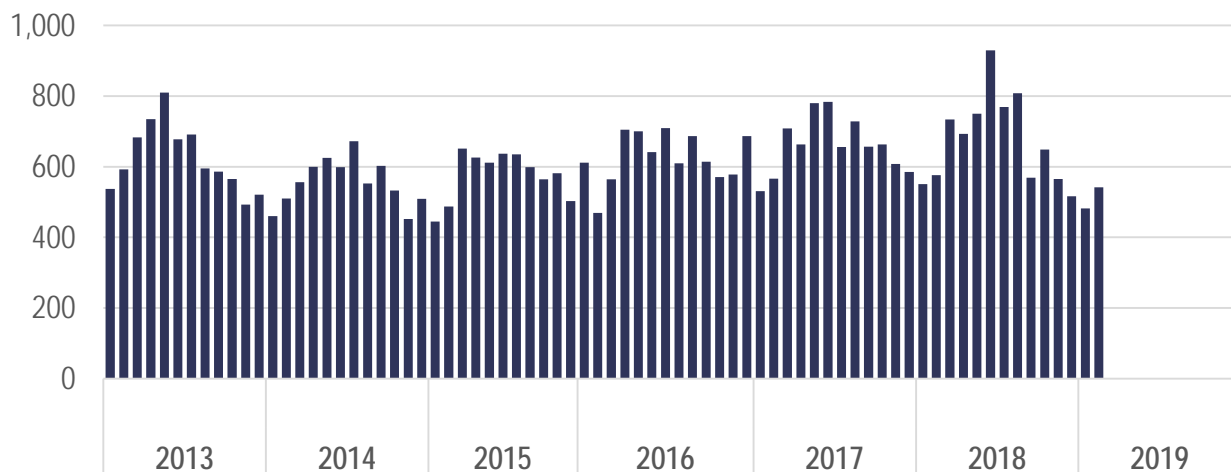


Condo/Townhouse Market Trends



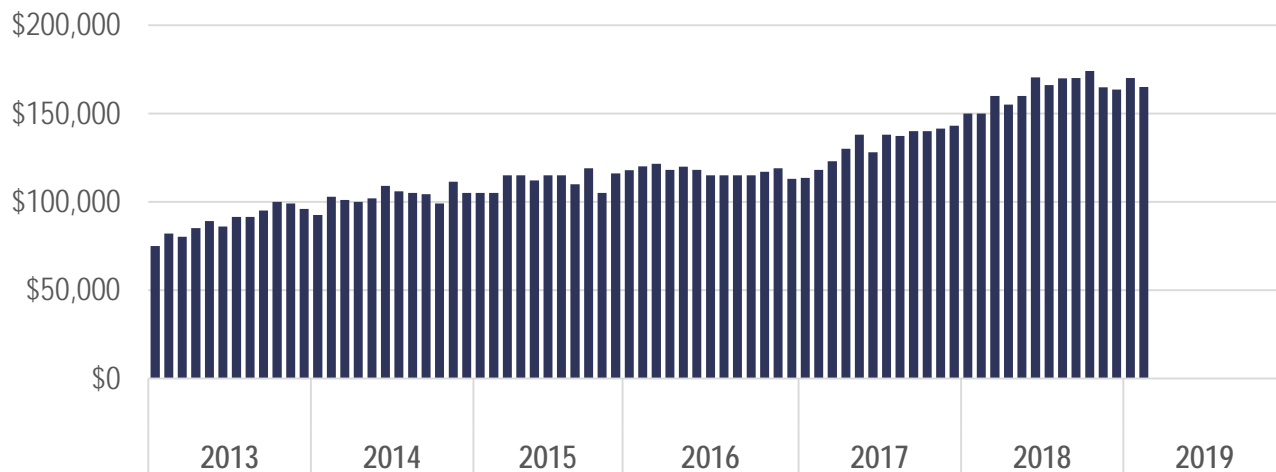
Number of Closings

542 Units
+12.4% vs. Prior Month
-5.9% vs. Prior Year



Median Closing Price

\$165,000
-2.9% vs. Prior Month
+10.0% vs. Prior Year



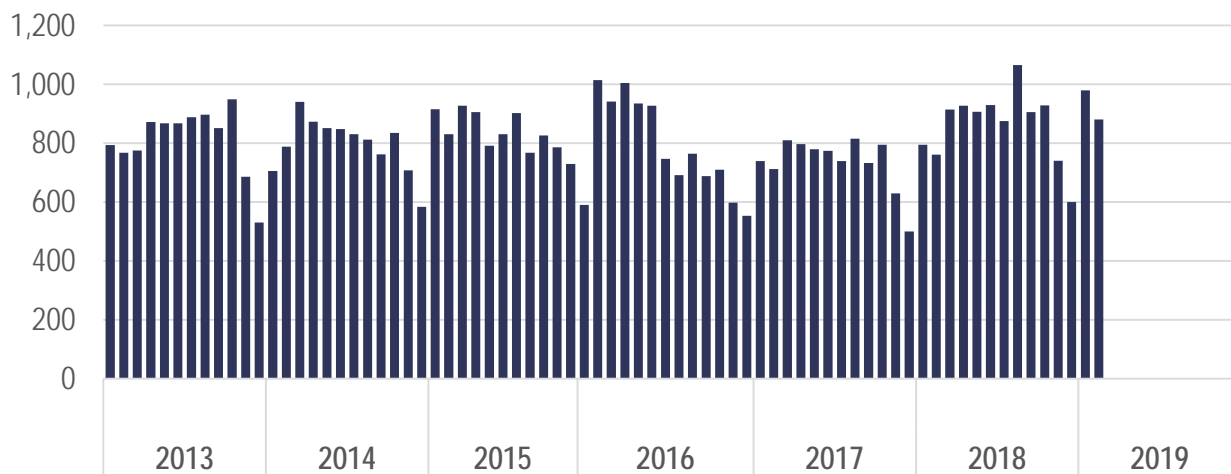


Condo/Townhouse Market Trends



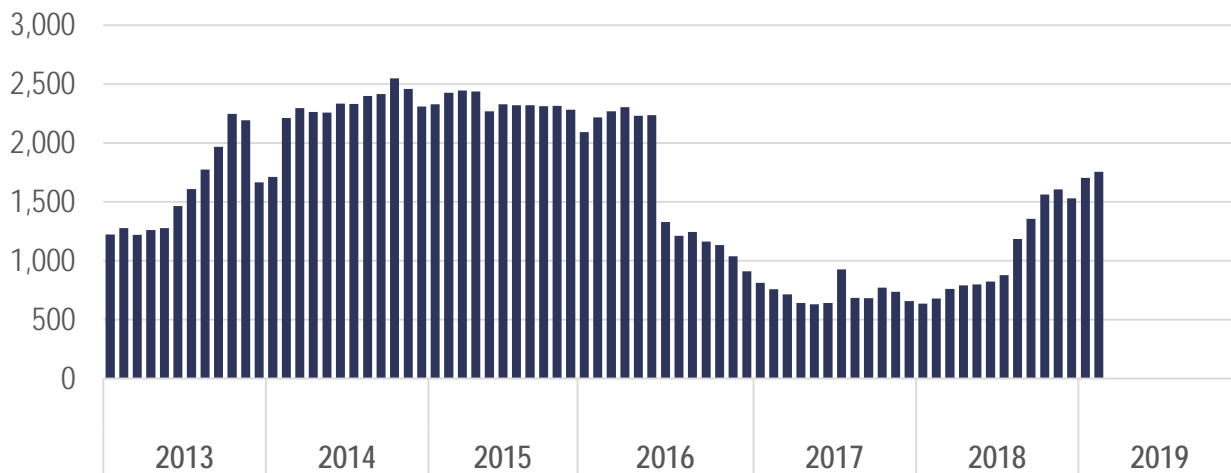
Number of New Listings

881 Units
-10.0% vs. Prior Month
+15.8% vs. Prior Year



Availability (Excl. Offers)

1,754 Units
+3.0% vs. Prior Month
+158.3% vs. Prior Year



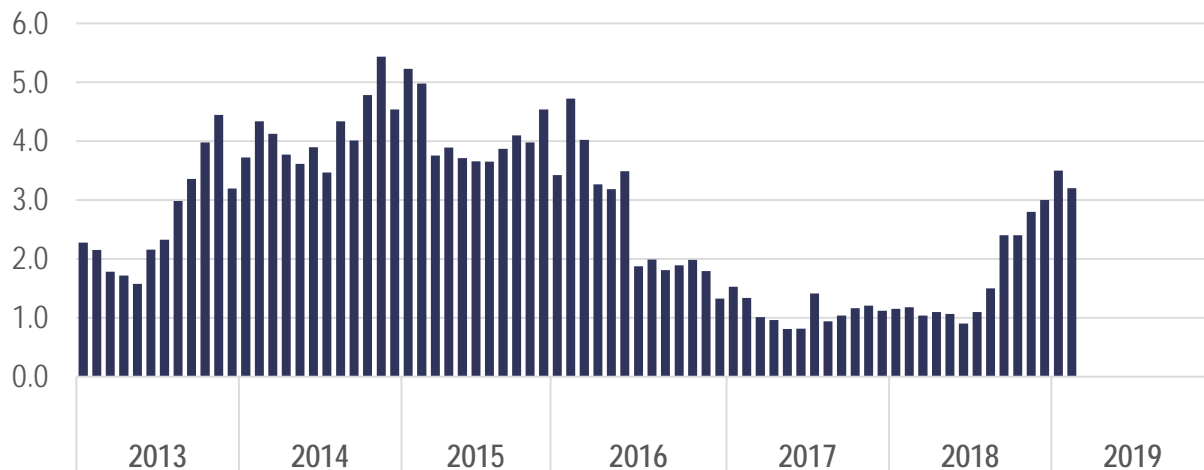


Condo/Townhouse Market Trends



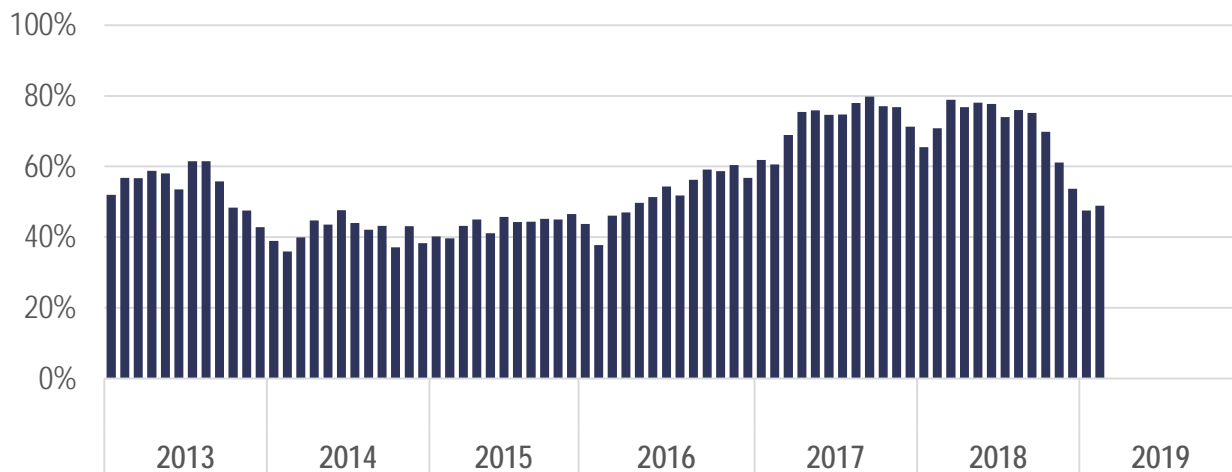
Effective Months of Availability

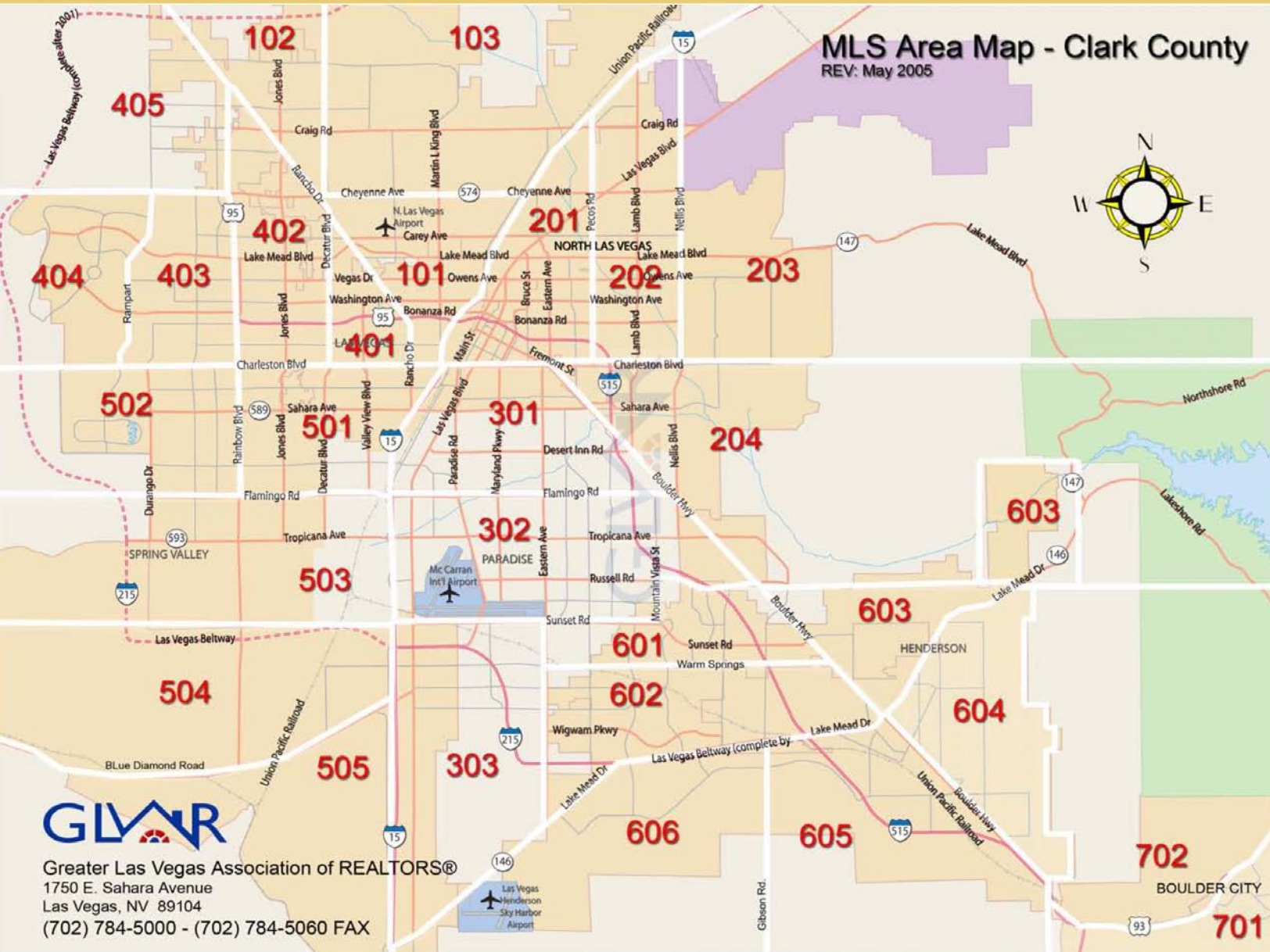
3.2 Months
-8.4% vs. Prior Month
+174.5% vs. Prior Year



Time on Market: 30 Days or Less

48.9% of Closings
47.5% in Prior Month
70.8% in Prior Year





Greater Las Vegas Association of REALTORS®
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MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

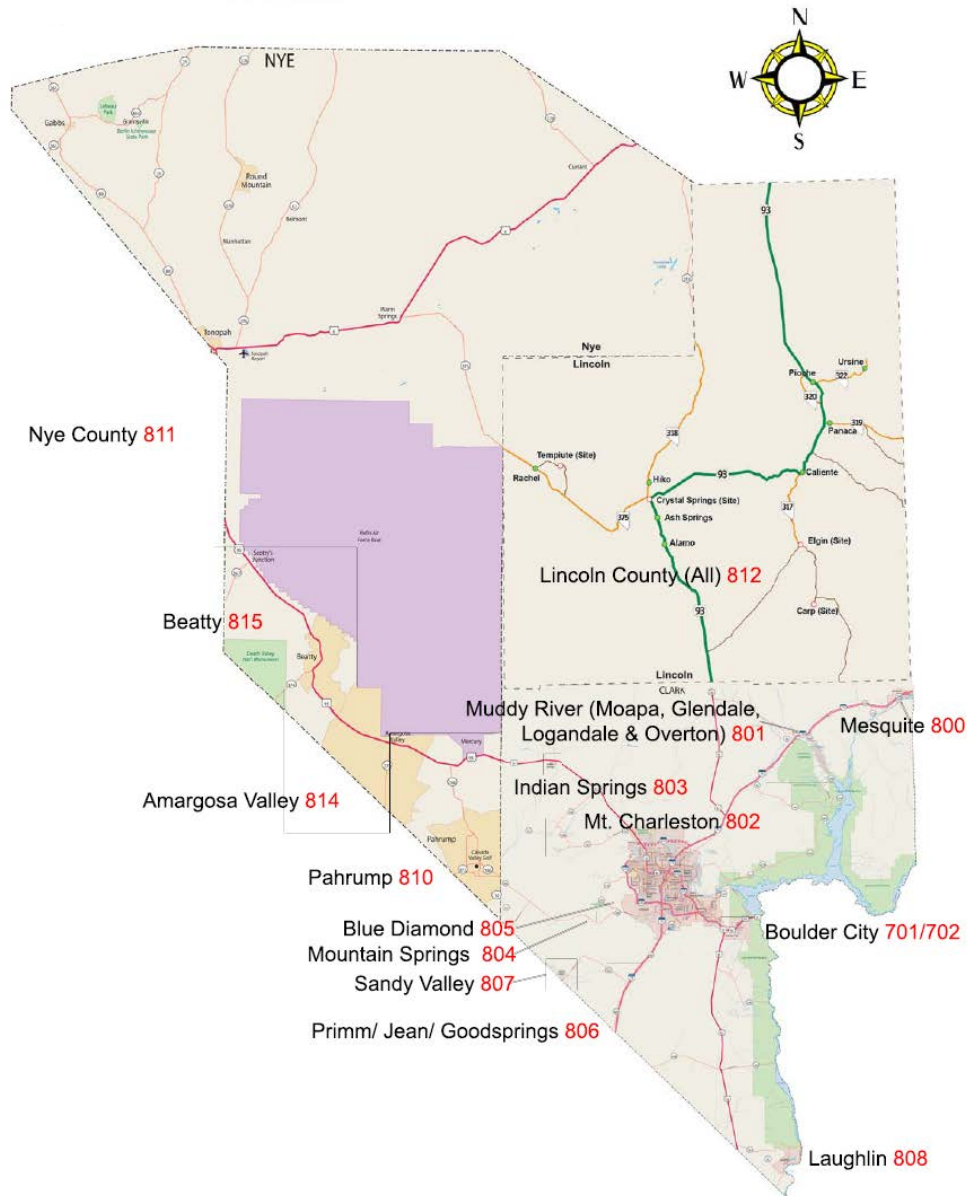
Single-Family Units



Condo/Townhouse Units



Area	No. of Units Sold	Median Sold Price	Average Sold Price	No. of Units Sold	Median Sold Price	Average Sold Price
101 - North	29	\$185,000	\$181,279	14	\$50,000	\$64,214
102 - North	111	\$320,000	\$338,052	8	\$213,500	\$194,813
103 - North	211	\$270,000	\$279,570	29	\$185,000	\$186,662
201 - East	23	\$179,000	\$175,229	6	\$100,000	\$107,050
202 - East	64	\$230,000	\$224,914	22	\$99,750	\$104,690
203 - East	38	\$241,200	\$266,310	20	\$138,500	\$137,404
204 - East	91	\$237,500	\$248,500	16	\$149,000	\$157,600
301 - South	31	\$267,000	\$262,639	43	\$123,800	\$136,933
302 - South	49	\$254,000	\$270,499	24	\$123,993	\$123,458
303 - South	108	\$300,000	\$335,275	23	\$204,000	\$198,471
401 - North West	17	\$240,000	\$316,671	7	\$107,500	\$101,143
402 - North West	66	\$225,000	\$233,328	25	\$130,000	\$127,916
403 - North West	50	\$271,000	\$290,216	51	\$148,000	\$154,761
404 - North West	91	\$385,000	\$527,077	23	\$265,000	\$270,474
405 - North West	181	\$300,000	\$360,092	25	\$206,000	\$195,560
501 - South West	22	\$250,000	\$279,468	19	\$170,000	\$161,073
502 - South West	74	\$393,500	\$635,123	25	\$187,000	\$252,993
503 - South West	74	\$360,000	\$406,218	51	\$172,000	\$218,628
504 - South West	104	\$320,500	\$370,667	19	\$175,000	\$172,158
505 - South West	117	\$333,000	\$411,499	5	\$245,000	\$240,000
601 - Henderson	17	\$298,000	\$340,671	15	\$186,000	\$184,427
602 - Henderson	64	\$326,500	\$333,462	18	\$201,500	\$202,044
603 - Henderson	31	\$296,400	\$317,007	13	\$272,385	\$276,124
604 - Henderson	34	\$300,750	\$313,136	4	\$152,450	\$168,350
605 - Henderson	63	\$340,000	\$356,565	8	\$151,950	\$151,925
606 - Henderson	137	\$396,900	\$524,310	19	\$259,000	\$262,995



MLS Areas: Outlying Area



Housing Update by MLS Area: Outlying Area

Single-Family Units



Condo/Townhouse Units



Area	No. of Units Sold	Median Sold Price	Average Sold Price	No. of Units Sold	Median Sold Price	Average Sold Price
701 - Boulder City	9	\$415,000	\$454,056	6	\$196,000	\$220,317
702 - Boulder City	5	\$340,000	\$448,000	3	\$215,000	\$209,667
800 - Mesquite	2	\$145,000	\$145,000	-	\$0	\$0
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	4	\$185,000	\$191,135	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	1	\$450,000	\$450,000	-	\$0	\$0
803 - Indian Springs/Cold Creek	-	\$0	\$0	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	-	\$0	\$0	-	\$0	\$0
806 - State Line/Jean/Goodsprings	-	\$0	\$0	-	\$0	\$0
807 - Sandy Valley	1	\$375,000	\$375,000	-	\$0	\$0
808 - Laughlin	-	\$0	\$0	3	\$85,000	\$99,433
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	42	\$241,500	\$258,301	1	\$91,000	\$91,000
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	1	\$182,500	\$182,500	-	\$0	\$0
813 - Other Nevada	-	\$0	\$0	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	1	\$102,500	\$102,500	-	\$0	\$0
816 - White Pine County	6	\$130,250	\$127,650	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	2	\$231,750	\$231,750	-	\$0	\$0



Notes, Methodology and Definitions

- Source:** Greater Las Vegas Association of REALTORS® // (702) 784-5000 // 6360 S. Rainbow Blvd.; Las Vegas, NV 89118
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- Media Contact Information:** George McCabe, B&P Public Relations // (702) 325-7358 // gmccabe@bpadv.com
- Methodology and Disclaimer:** This data is based on information from the Greater Las Vegas Association of REALTORS® (GLVAR) Multiple Listing Service (MLS). This information is deemed reliable but is not guaranteed. MLS collects, compiles and distributes information about homes listed for sale by its subscribers who are real estate agents. MLS subscription is available to all real estate agents licensed in Nevada, but is not available to the general public. Not all licensed agents subscribe to the MLS. MLS does not include all new homes available or listings from non-MLS agents, nor does it include properties for sale by owner.

Definitions:

- Units Sold:* Actual closings/recordings (not contracts) during the reporting period
- New Listings:* Units that were initially listed in the MLS for sale during the reporting period
- Availability:* The number of units available at the end of the reporting period
- Availability Including Offers:* Units listed as available that have pending or contingent offers in place
- Availability Excluding Offers:* Units listed as available that do not have any pending or contingent offers in place
- Effective Months of Inventory:* Reflects the number of units available (excluding offers) divided by the number of sales during the reporting period



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