



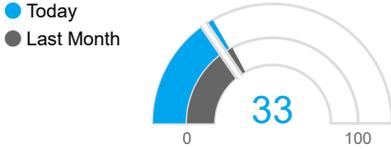
FIDELITY NATIONAL TITLE

Mon Jan 28 2019

This week the median list price for Las Vegas, NV is \$183,900 with the market action index hovering around 33. This is less than last month's market action index of 34. Inventory has held steady at or around 1815.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Slight Seller's Advantage

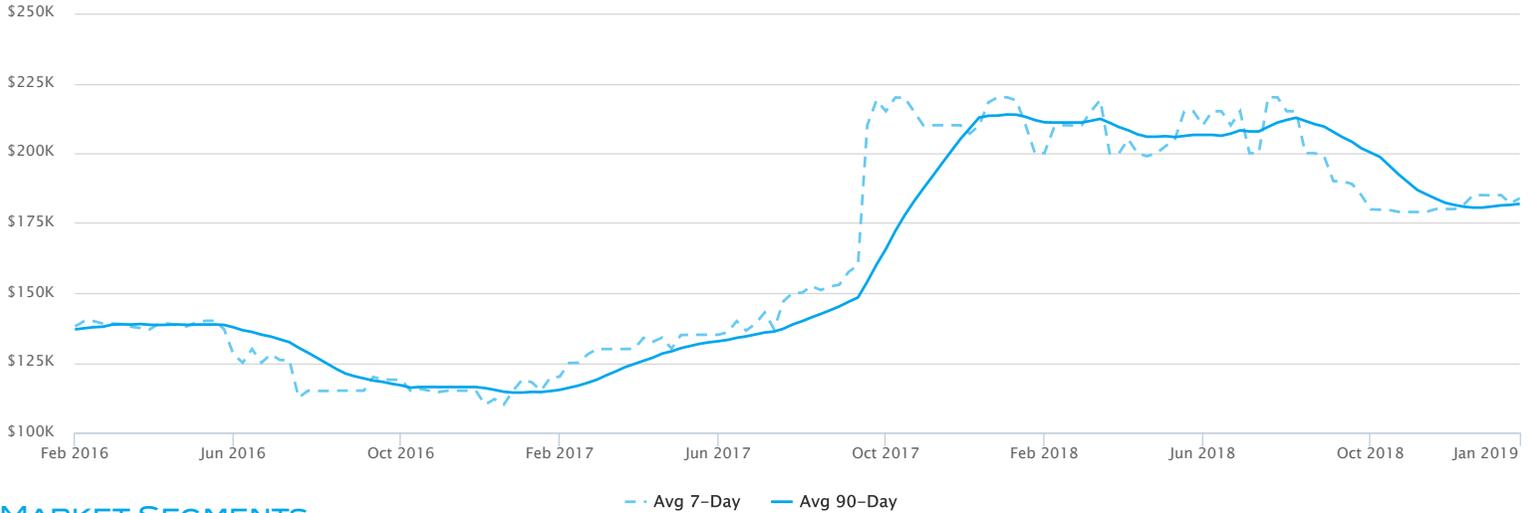
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$183,900
Per Square Foot		\$166
Days on Market		94
Price Decreased		27%
Price Increased		2%
Relisted		9%
Inventory		1815
Median Apartment Rent		\$1,165
Most Expensive		\$15,000,000
Least Expensive		\$54,900
Market Action Index		33

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$468,000	1,636	0 - 4,500 sqft	2	2	13	31	18	134
\$226,997	1,234	0 - 4,500 sqft	2	2	19	60	42	74
\$159,900	1,053	0 - 4,500 sqft	2	2	28	55	42	76
\$115,000	890	0 - 4,500 sqft	2	2	32	48	42	91