



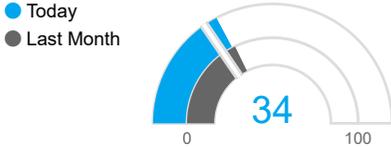
FIDELITY NATIONAL TITLE

**Mon Jan 28 2019**

This week the median list price for Las Vegas, NV is \$339,000 with the market action index hovering around 34. This is less than last month's market action index of 35. Inventory has held steady at or around 4992.

**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**

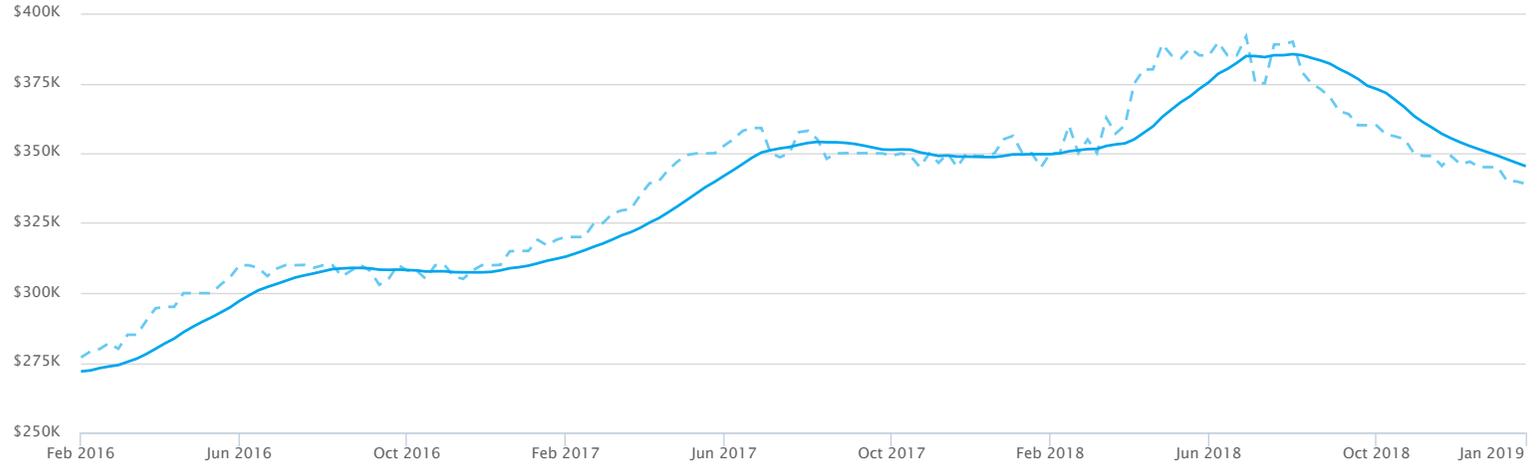
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward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

**REAL-TIME MARKET PROFILE**

Median List Price	\$339,000
Per Square Foot	\$171
Days on Market	97
Price Decreased	41%
Price Increased	5%
Relisted	11%
Inventory	4992
Median House Rent	\$1,495
Most Expensive	\$29,995,000
Least Expensive	\$99,000
Market Action Index	34

**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
\$675,000	3,550	0.25 - 0.5 acre	4	4	17	79	75	154
\$385,507	2,367	4,500 - 6,500 sqft	4	3	17	127	93	84
\$299,999	1,829	0 - 4,500 sqft	3	3	19	139	126	79
\$240,000	1,404	4,500 - 6,500 sqft	3	2	34	195	150	71