



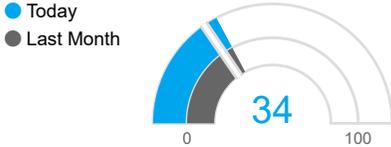
FIDELITY NATIONAL TITLE

Mon Feb 11 2019

This week the median list price for Las Vegas, NV is \$335,000 with the market action index hovering around 34. This is about the same as last month's market action index of 34. Inventory has held steady at or around 5121.

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

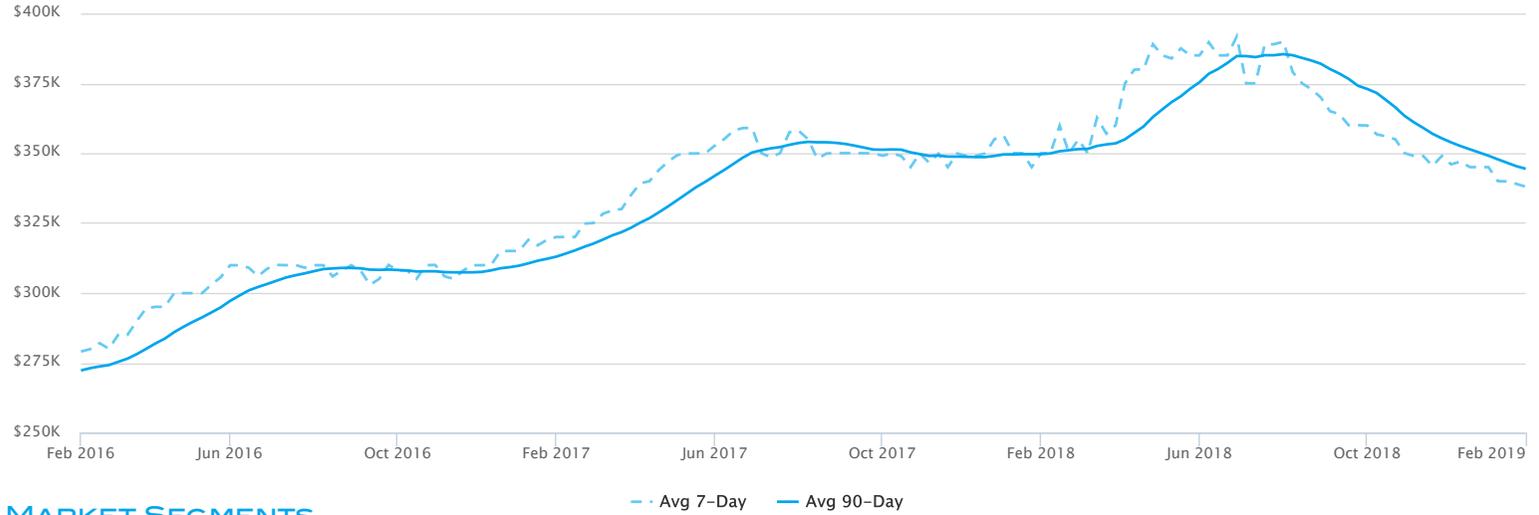
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price	\$335,000
Per Square Foot	\$172
Days on Market	96
Price Decreased	42%
Price Increased	5%
Relisted	11%
Inventory	5121
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	3,515	0.25 - 0.5 acre	4	4	17	88	76	149
\$384,900	2,352	4,500 - 6,500 sqft	4	3	17	100	97	84
\$299,900	1,821	0 - 4,500 sqft	3	3	19	121	112	77
\$240,000	1,400	4,500 - 6,500 sqft	3	2	34	146	133	73