



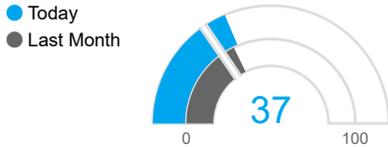
FIDELITY NATIONAL TITLE

## Tue Apr 09 2019

This week the median list price for Las Vegas, NV is \$340,000 with the market action index hovering around 37. This is an increase over last month's market action index of 35. Inventory has held steady at or around 5148.

## 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

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

## REAL-TIME MARKET PROFILE

Median List Price	\$340,000
Per Square Foot	\$172
Days on Market	94
Price Decreased	44%
Price Increased	5%
Relisted	12%
Inventory	5148
Median House Rent	\$1,575
Most Expensive	\$29,995,000
Least Expensive	\$75,000
Market Action Index	37

**Slight Seller's Advantage**

## MEDIAN LIST PRICE



The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

## 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
\$680,000	3,598	0.25 - 0.5 acre	4	4	17	130	127	142
\$390,000	2,386	4,500 - 6,500 sqft	4	3	17	164	158	84
\$304,995	1,842	4,500 - 6,500 sqft	3	3	19	155	183	78
\$244,900	1,422	4,500 - 6,500 sqft	3	2	33	185	217	73