



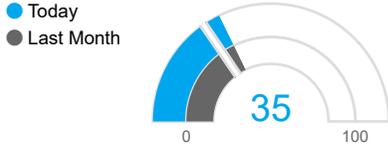
FIDELITY NATIONAL TITLE

Tue Apr 09 2019

This week the median list price for Las Vegas, NV is \$180,300 with the market action index hovering around 35. This is about the same as last month's market action index of 35. Inventory has held steady at or around 1964.

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

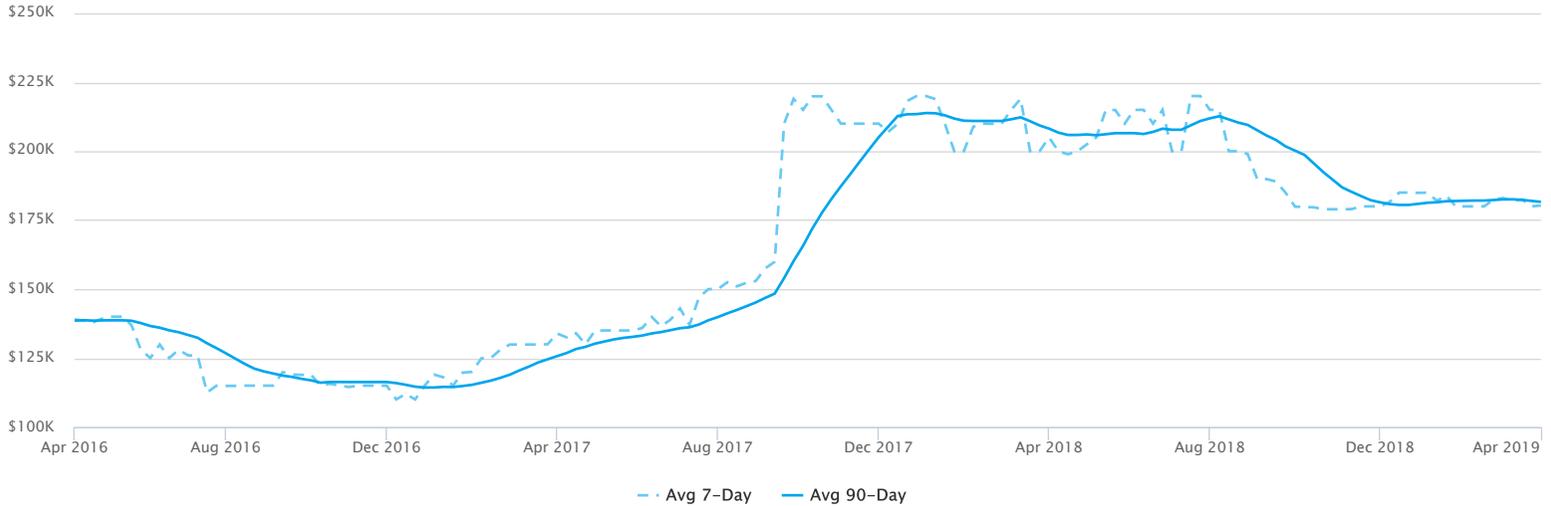
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price	\$180,300
Per Square Foot	\$165
Days on Market	96
Price Decreased	30%
Price Increased	2%
Relisted	9%
Inventory	1964
Median Apartment Rent	\$1,195
Most Expensive	\$15,000,000
Least Expensive	\$54,900
Market Action Index	35

Slight Seller's Advantage

MEDIAN LIST PRICE



The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

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
\$442,000	1,564	0 - 4,500 sqft	2	2	13	25	28	138
\$225,000	1,247	0 - 4,500 sqft	2	2	20	59	63	74
\$159,900	1,053	0 - 4,500 sqft	2	2	28	55	68	78
\$119,000	895	0 - 4,500 sqft	2	2	32	51	69	94