



2020  
**July 2020**

MONTHLY HOUSING MARKET  
UPDATE

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Public Relations at (702) 325-7358 or [gmccabe@bpadv.com](mailto:gmccabe@bpadv.com)



# Housing Snapshot

 <p><b>Single-Family</b> Units</p>	<p># Units Sold</p> <p><b>3,325</b></p> <p>▲ +5.3%</p>	<p># New Listings</p> <p><b>3,703</b></p> <p>▼ -10.2%</p>	<p># Units Available</p> <p><b>4,806</b></p> <p>▼ -38.4%</p>
	<p>Median Price</p> <p><b>\$330,000</b></p> <p>▲ +8.9%</p>	<p>Median Price</p> <p><b>\$350,000</b></p> <p>▲ +7.7%</p>	<p>Effective Availability</p> <p><b>1.4</b> Months</p> <p>▼ -41.5%</p>
 <p><b>Condo/ Townhouse</b> Units</p>	<p># Units Sold</p> <p><b>700</b></p> <p>▼ -3.3%</p>	<p># New Listings</p> <p><b>927</b></p> <p>▼ -0.7%</p>	<p># Units Available</p> <p><b>1,581</b></p> <p>▼ -15.2%</p>
	<p>Median Price</p> <p><b>\$196,000</b></p> <p>▲ +12.0%</p>	<p>Median Price</p> <p><b>\$198,000</b></p> <p>▲ +10.0%</p>	<p>Effective Availability</p> <p><b>2.3</b> Months</p> <p>▼ -12.3%</p>

Notes: Growth rates are compared to the prior year. Availability reflects inventory excluding those with offers.

# Market Statistics



## Single-Family Units



## Condo/Townhouse Units

	Current Value July 2020	Growth From June 2020	Growth From July 2019	Current Value July 2020	Growth From June 2020	Growth From July 2019
<b>Units Sold</b>						
No. of Units Sold	3,325	+34.9%	+5.3%	700	+48.9%	-3.3%
Median Price of Units Sold	\$330,000	+1.5%	+8.9%	\$196,000	+4.7%	+12.0%
Average Price of Units Sold	\$389,112	+2.9%	+8.3%	\$200,306	+0.2%	+9.2%
<b>New Listings</b>						
No. of New Listings	3,703	+14.1%	-10.2%	927	+22.3%	-0.7%
Median Price of New Listings	\$350,000	+0.0%	+7.7%	\$198,000	-0.2%	+10.0%
Average Price of New Listings	\$462,776	-1.5%	+14.4%	\$213,762	-0.4%	+8.7%
<b>Availability (Including Offers)</b>						
No. of Units Available	9,642	-2.1%	-21.2%	2,665	+0.6%	-9.7%
Median Price of Units Available	\$359,900	+1.1%	+7.6%	\$188,000	+1.6%	+8.7%
Average Price of Units Available	\$535,750	+1.5%	+11.0%	\$218,806	+2.1%	+12.3%
<b>Availability (Excluding Offers)</b>						
No. of Units Available	4,806	-5.4%	-38.4%	1,581	-2.2%	-15.2%
Median Price of Units Available	\$394,945	+2.1%	+12.8%	\$187,500	+3.0%	+10.8%
Average Price of Units Available	\$650,780	+2.4%	+19.3%	\$225,814	+2.4%	+14.5%
<b>Effective Months of Availability</b>	1.4	-29.9%	-41.5%	2.3	-34.3%	-12.3%
<b>Time on Market for Units Sold</b>						
	July 2020	June 2020	July 2019	July 2020	June 2020	July 2019
0 - 30 days	59.7%	59.1%	57.6%	50.0%	52.3%	54.1%
31 - 60 days	17.0%	20.9%	20.4%	20.0%	24.0%	20.2%
61 - 90 days	10.4%	11.0%	10.8%	14.7%	14.0%	11.6%
91 - 120 days	6.5%	3.7%	4.8%	6.9%	4.5%	5.5%
121+ days	6.4%	5.4%	6.3%	8.4%	5.1%	8.6%

See notes, methodology and definitions on page 14.

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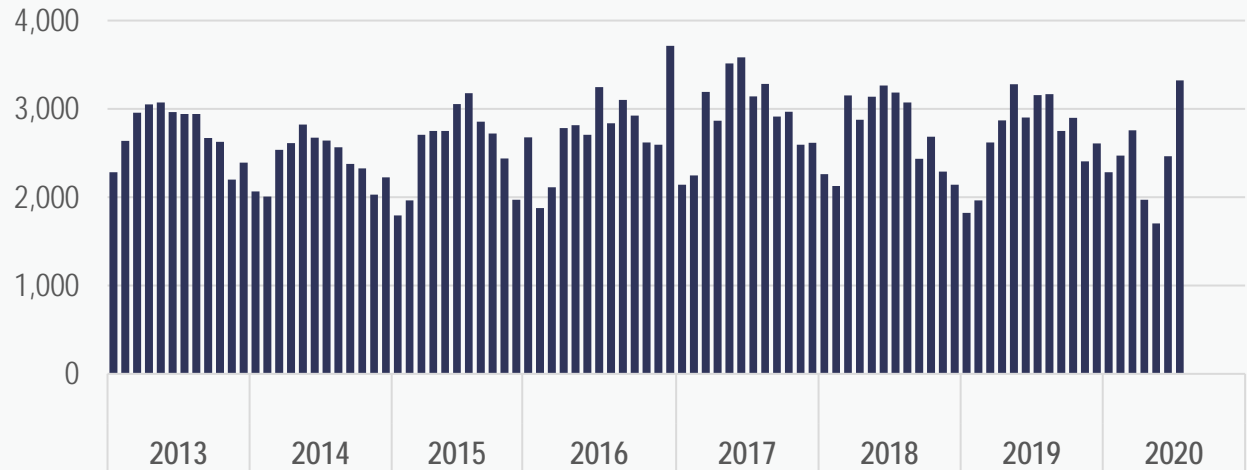
# Single-Family Market Trends



**Number of Closings**

**3,325** Units

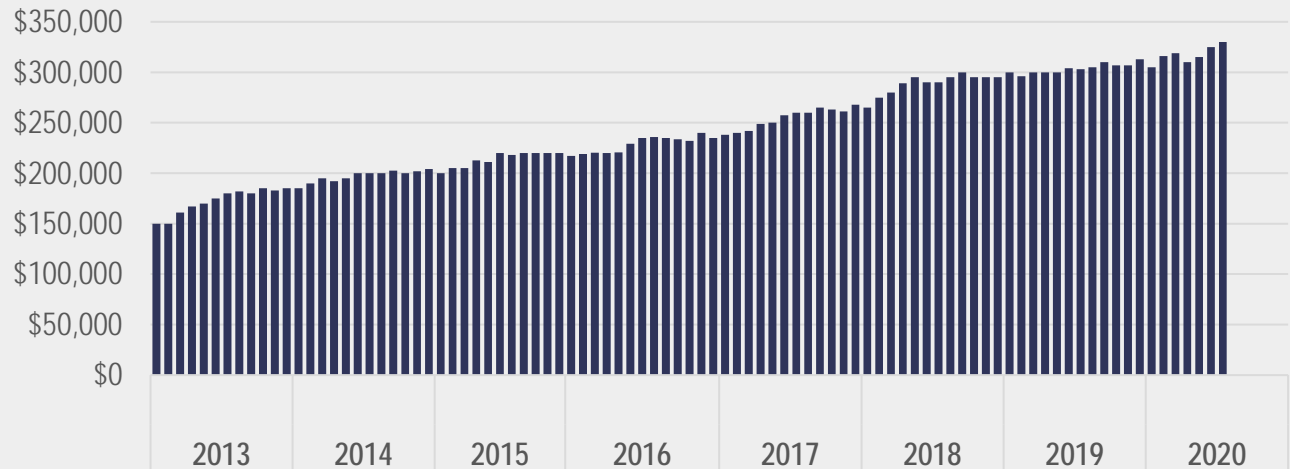
**+34.9% vs. Prior Month**  
**+5.3% vs. Prior Year**



**Median Closing Price**

**\$330,000**

**+1.5% vs. Prior Month**  
**+8.9% vs. Prior Year**





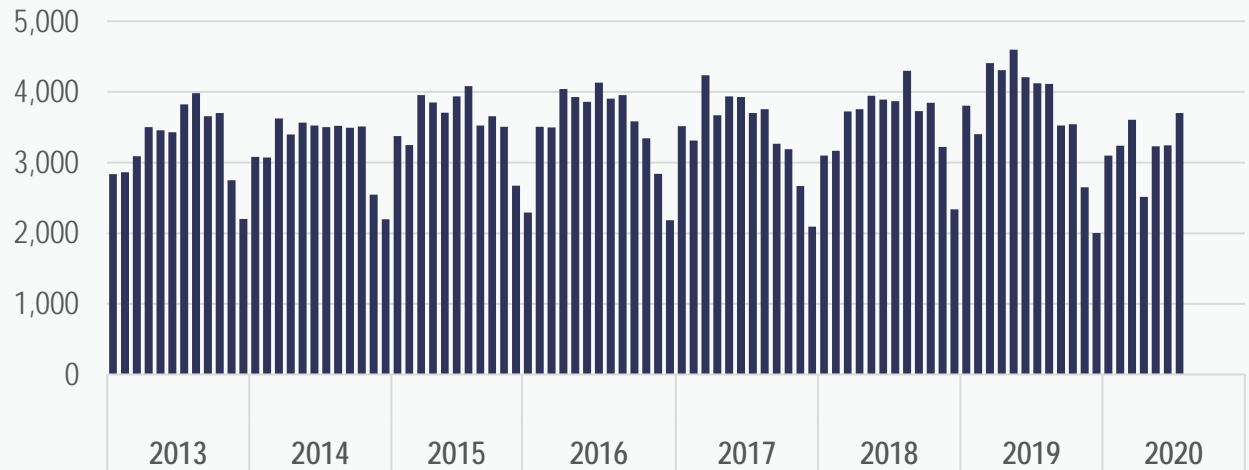
# Single-Family Market Trends



Number of  
New Listings

**3,703** Units

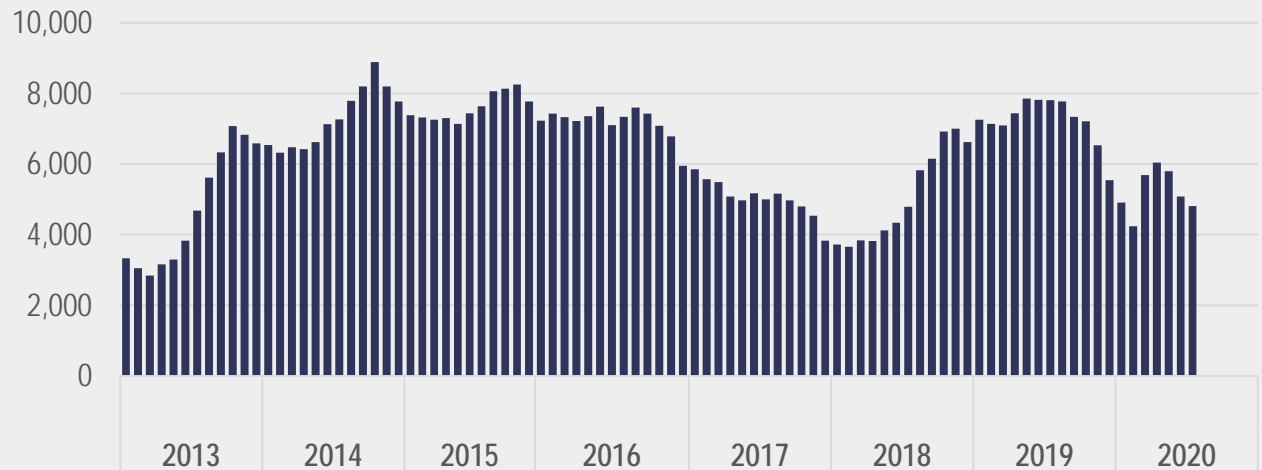
**+14.1% vs. Prior Month**  
**-10.2% vs. Prior Year**



Availability  
(Excl. offers)

**4,806** Units

**-5.4% vs. Prior Month**  
**-38.4% vs. Prior Year**



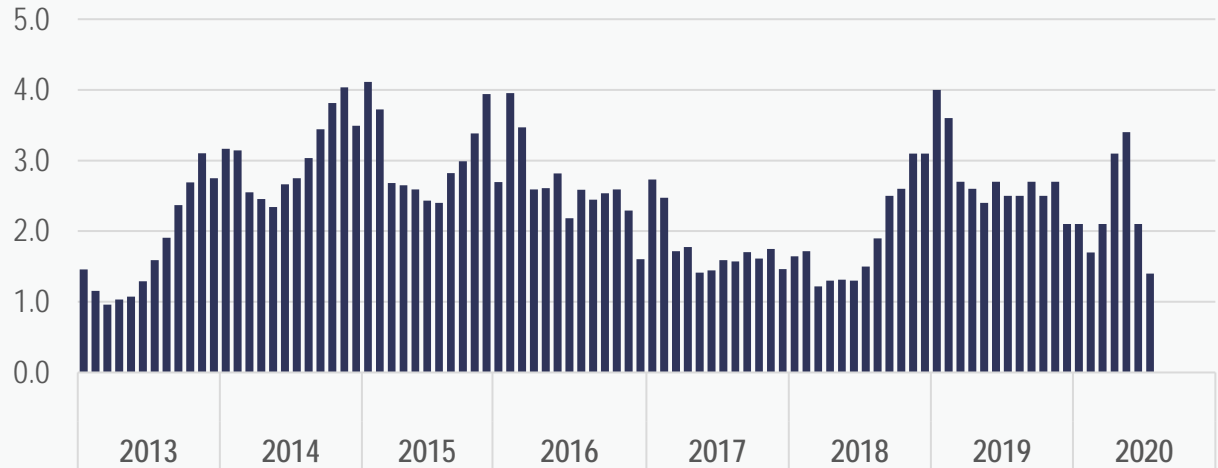
# Single-Family Market Trends



**Effective  
Months of  
Availability**

**1.4** Months

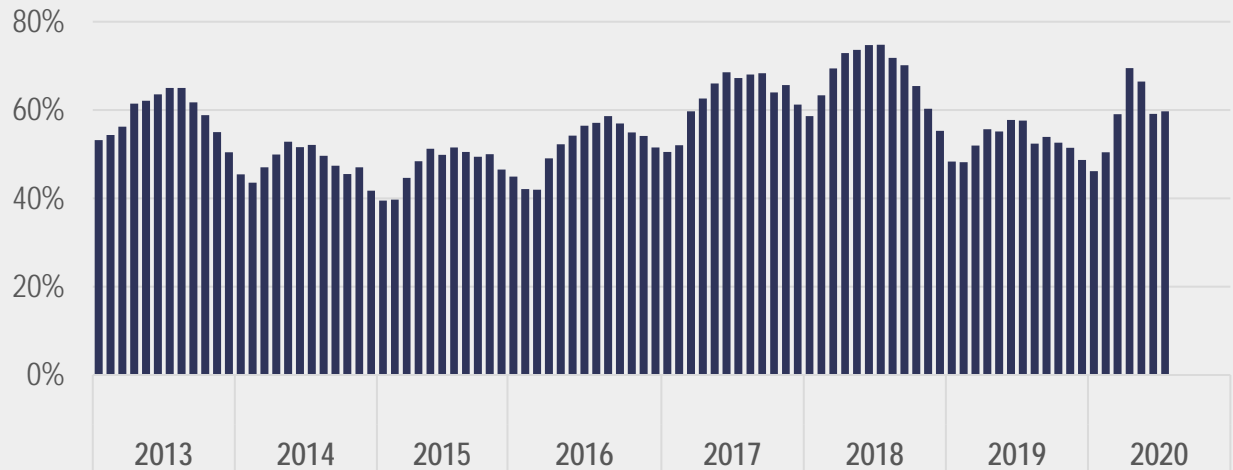
**-29.9% vs. Prior Month  
-41.5% vs. Prior Year**



**Time on Market:  
30 Days or Less**

**59.7%** of Closings

**59.1% vs. Prior Month  
57.6% vs. Prior Year**



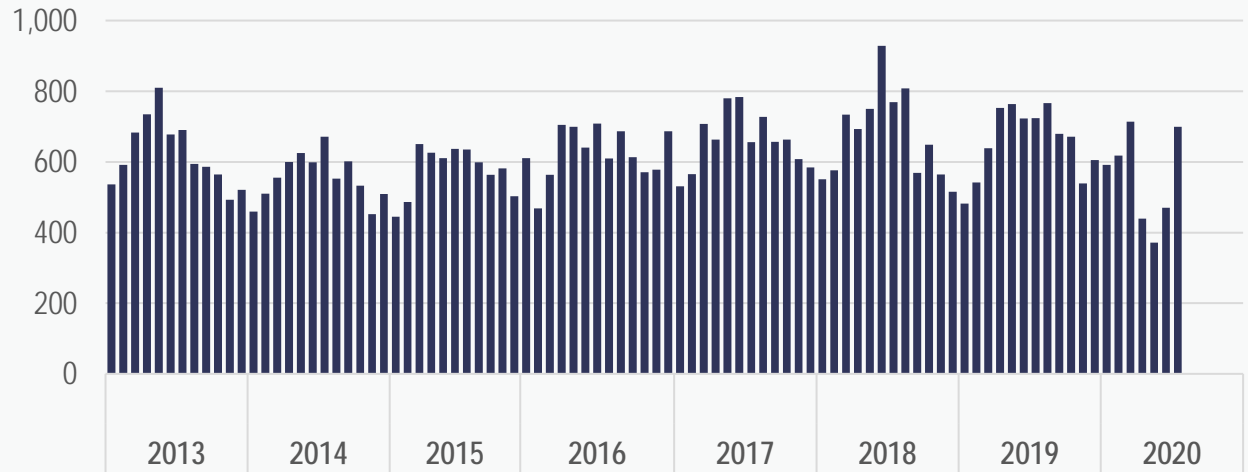
# Condo/Townhouse Market Trends



**Number of Closings**

**700** Units

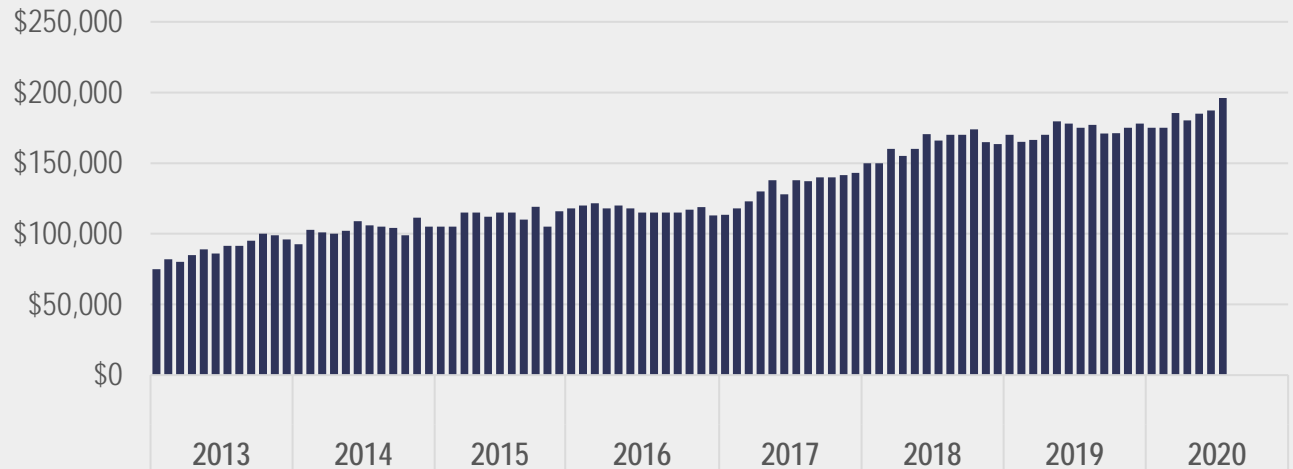
**+48.9% vs. Prior Month**  
**-3.3% vs. Prior Year**



**Median Closing Price**

**\$196,000**

**+4.7% vs. Prior Month**  
**+12.0% vs. Prior Year**



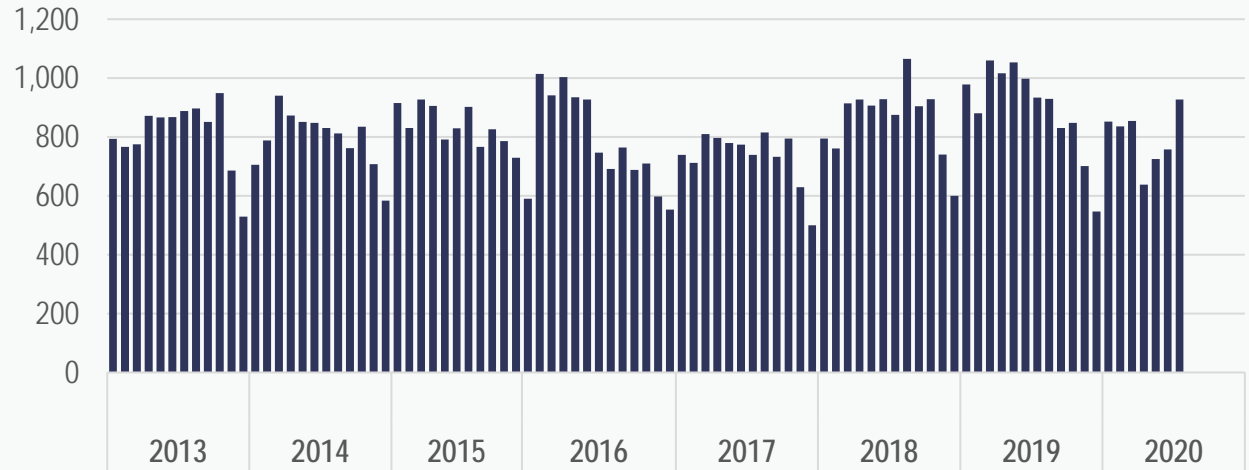
# Condo/Townhouse Market Trends



Number of  
New Listings

**927** Units

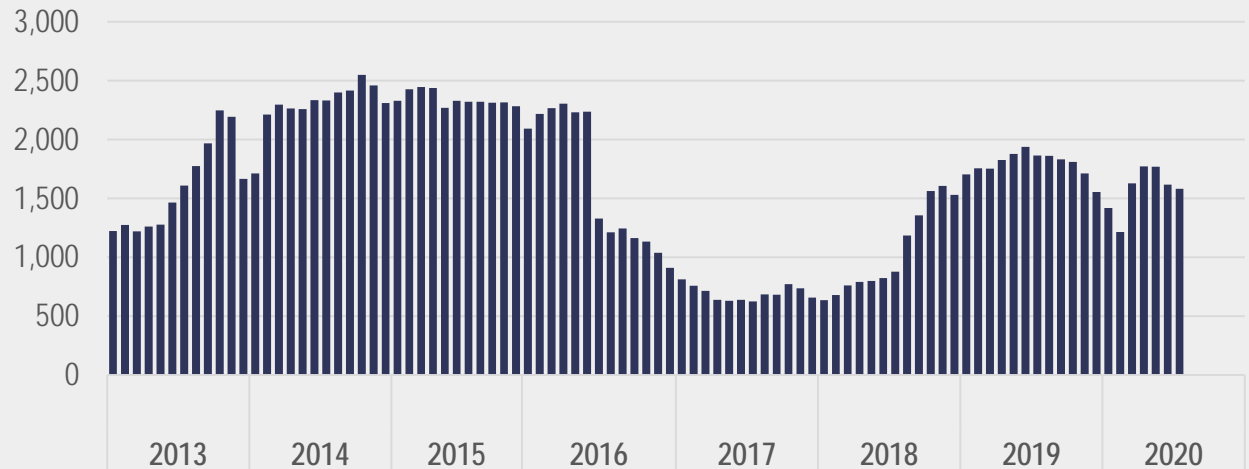
+22.3% vs. Prior Month  
-0.7% vs. Prior Year



Availability  
(Excl. offers)

**1,581** Units

-2.2% vs. Prior Month  
-15.2% vs. Prior Year





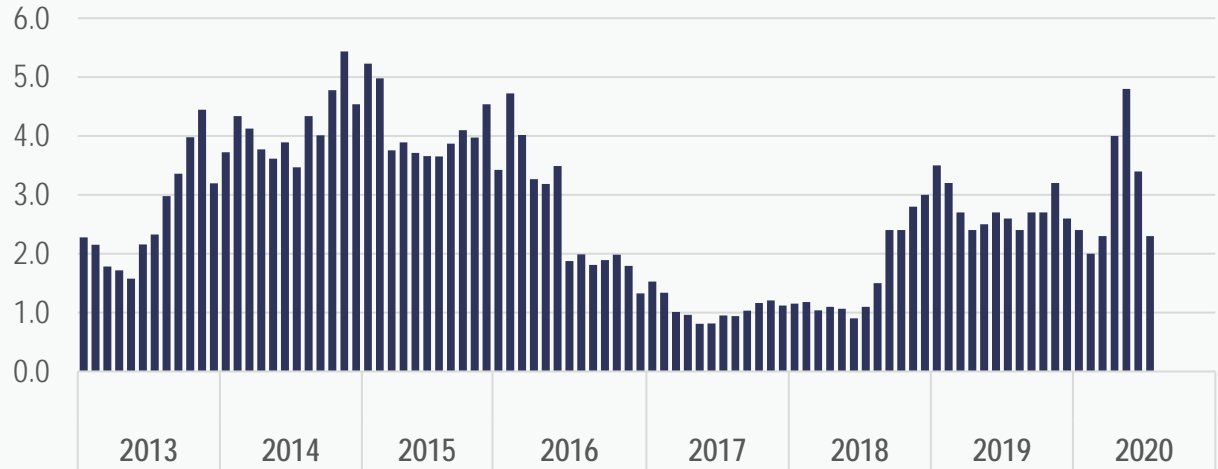
# Condo/Townhouse Market Trends



**Effective  
Months of  
Availability**

**2.3** Months

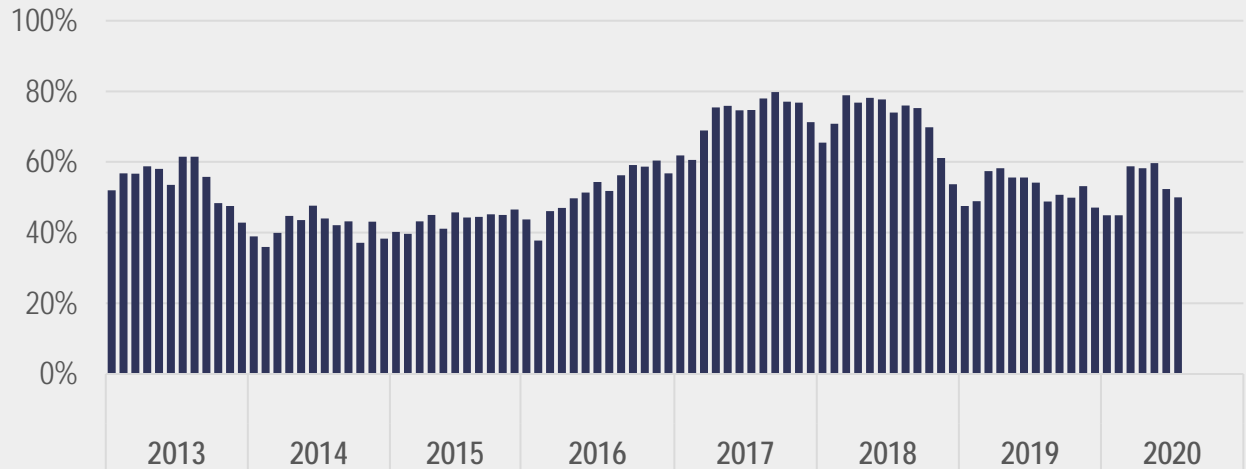
-34.3% vs. Prior Month  
-12.3% vs. Prior Year



**Time on Market:  
30 Days or Less**

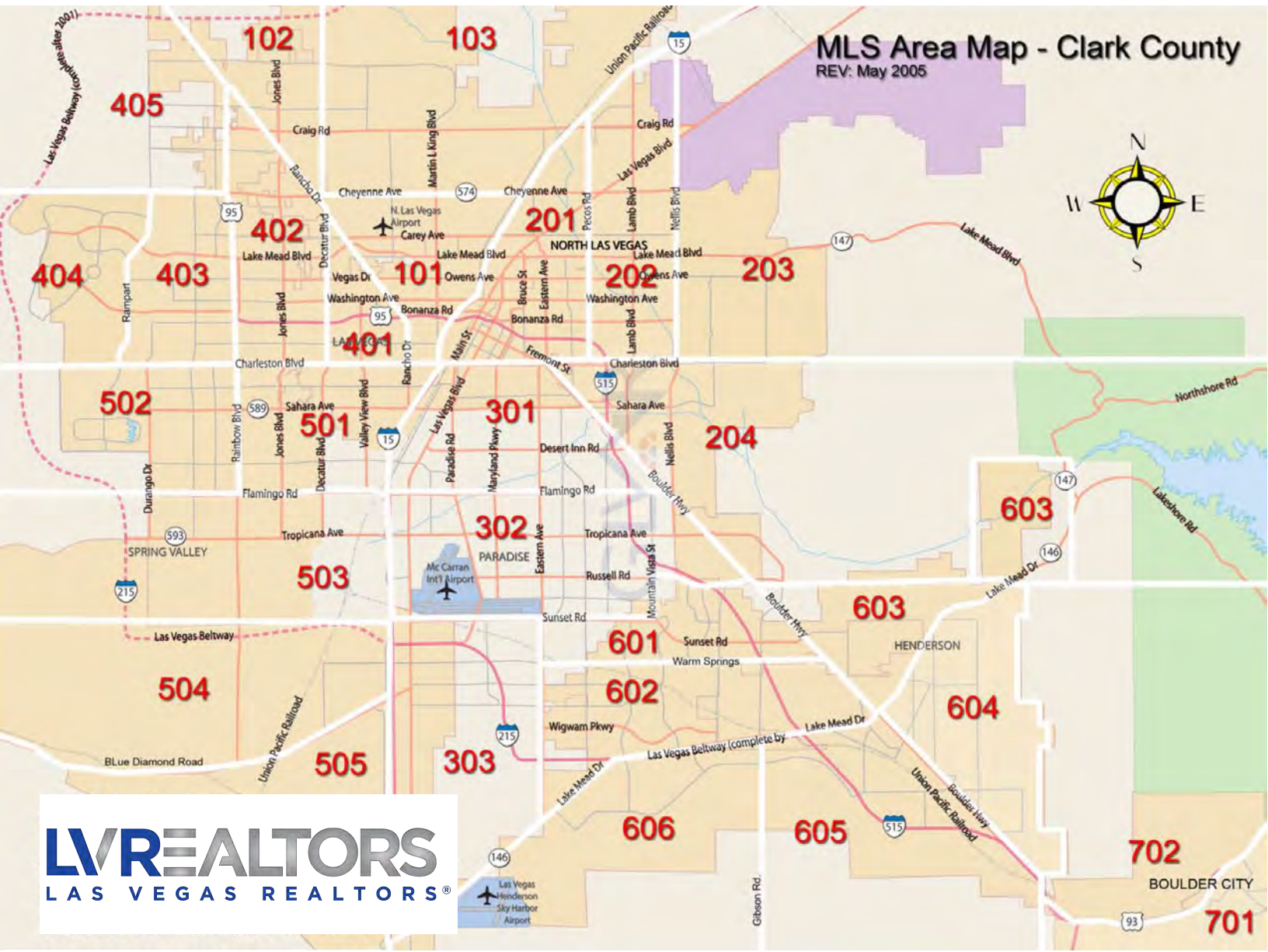
**50.0%** of Closings

52.3% vs. Prior Month  
54.1% vs. Prior Year



# MLS Area Map - Clark County

REV: May 2005



MLS Areas: Urban Valley



# Housing Update by MLS Area: Urban Valley

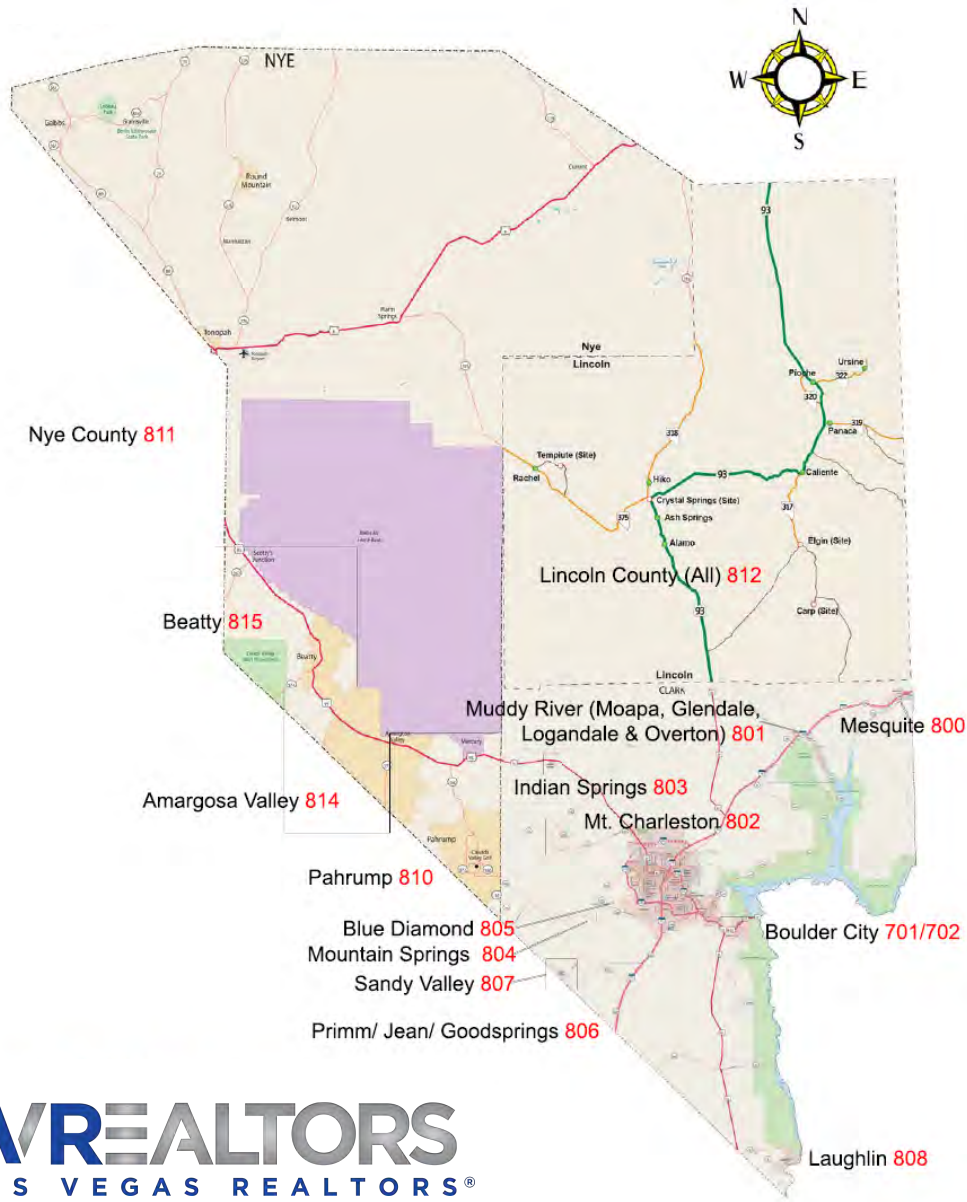


## Single-Family Units



## Condo/Townhouse Units

Area	No. of Units Sold	Median Sold Price	Average Sold Price	No. of Units Sold	Median Sold Price	Average Sold Price
101 - North	36	\$215,000	\$207,117	3	\$150,000	\$147,333
102 - North	205	\$350,000	\$402,233	6	\$197,000	\$218,917
103 - North	386	\$302,335	\$312,797	57	\$232,990	\$224,675
201 - East	48	\$209,000	\$206,000	6	\$148,945	\$177,482
202 - East	56	\$227,200	\$226,562	15	\$115,000	\$123,123
203 - East	47	\$248,000	\$269,357	15	\$168,000	\$160,250
204 - East	110	\$249,945	\$253,111	17	\$130,000	\$143,247
301 - South	53	\$247,000	\$268,644	48	\$179,500	\$175,986
302 - South	72	\$280,000	\$303,968	39	\$145,000	\$138,922
303 - South	153	\$320,000	\$348,724	32	\$221,500	\$216,522
401 - North West	20	\$228,750	\$420,487	4	\$110,000	\$113,750
402 - North West	86	\$249,950	\$253,446	34	\$153,107	\$150,412
403 - North West	91	\$300,000	\$338,168	50	\$159,000	\$165,586
404 - North West	178	\$468,500	\$548,672	38	\$279,250	\$275,930
405 - North West	314	\$330,000	\$381,633	37	\$195,000	\$202,284
501 - South West	62	\$337,500	\$391,528	14	\$157,450	\$160,200
502 - South West	151	\$420,000	\$605,876	39	\$190,000	\$213,561
503 - South West	146	\$356,250	\$408,646	70	\$207,500	\$215,619
504 - South West	213	\$338,750	\$391,613	21	\$177,500	\$185,161
505 - South West	190	\$370,000	\$486,518	13	\$248,000	\$157,723
601 - Henderson	27	\$340,000	\$379,196	16	\$216,995	\$207,778
602 - Henderson	104	\$350,500	\$367,130	29	\$212,000	\$223,593
603 - Henderson	72	\$410,000	\$487,408	13	\$253,000	\$247,281
604 - Henderson	40	\$321,500	\$337,838	5	\$150,000	\$163,380
605 - Henderson	90	\$347,250	\$382,821	15	\$209,000	\$200,871
606 - Henderson	242	\$415,184	\$520,204	47	\$287,000	\$268,720



MLS Areas: Outlying Area





# Housing Update by MLS Area: Outlying Area



## Single-Family Units



## Condo/Townhouse Units

Area	No. of Units Sold	Median Sold Price	Average Sold Price	No. of Units Sold	Median Sold Price	Average Sold Price
701 - Boulder City	20	\$367,950	\$421,335	8	\$112,500	\$120,438
702 - Boulder City	5	\$698,000	\$676,600	2	\$303,750	\$303,750
800 - Mesquite	4	\$703,500	\$687,750	2	\$203,500	\$203,500
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	12	\$410,000	\$382,658	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	5	\$325,000	\$358,400	-	\$0	\$0
803 - Indian Springs/Cold Creek	1	\$180,000	\$180,000	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	-	\$0	\$0	-	\$0	\$0
806 - State Line/Jean/Goodsprings	-	\$0	\$0	-	\$0	\$0
807 - Sandy Valley	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	5	\$275,000	\$274,600	4	\$187,950	\$164,100
809 - Other Clark County	-	\$0	\$0	1	\$268,000	\$268,000
810 - Pahrump	67	\$265,000	\$279,635	-	\$0	\$0
811 - Nye County	1	\$95,500	\$95,500	-	\$0	\$0
812 - Lincoln County	3	\$98,000	\$104,333	-	\$0	\$0
813 - Other Nevada	2	\$192,450	\$192,450	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	8	\$79,750	\$120,438	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	1	\$750,000	\$750,000	-	\$0	\$0

# Notes, Methodology and Definitions

**Source:** LAS VEGAS REALTORS® // (702) 784-5000 // 6360 S. Rainbow Blvd.; Las Vegas, NV 89118  
[www.lasvegasrealtor.com](http://www.lasvegasrealtor.com)

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**Methodology and Disclaimer:** This data is based on information from the LAS VEGAS REALTORS® (LVR) Multiple Listing Service (MLS). This information is deemed reliable but is not guaranteed. MLS collects, compiles and distributes information about homes listed for sale by its subscribers who are real estate agents. MLS subscription is available to all real estate agents licensed in Nevada, but is not available to the general public. Not all licensed agents subscribe to the MLS. MLS does not include all new homes available or listings from non-MLS agents, nor does it include properties for sale by owner.

## Definitions:

*Units Sold:* Actual closings/recordings (not contracts) during the reporting period

*New Listings:* Units that were initially listed in the MLS for sale during the reporting period

*Availability:* The number of units available at the end of the reporting period

*Availability Including Offers:* Units listed as available that have pending or contingent offers in place

*Availability Excluding Offers:* Units listed as available that do not have any pending or contingent offers in place

*Effective Months of Inventory:* Reflects the number of units available (excluding offers) divided by the number of sales during the reporting period



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