



2020 May 2020

MONTHLY HOUSING MARKET
UPDATE



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Housing Snapshot

 Single-Family Units	# Units Sold 1,703 ▼ -48.1%	# New Listings 3,231 ▼ -29.7%	# Units Available 5,799 ▼ -26.2%
	Median Price \$315,000 ▲ +5.0%	Median Price \$349,900 ▲ +7.5%	Effective Availability 3.4 Months ▲ +42.2%
 Condo/ Townhouse Units	# Units Sold 372 ▼ -51.3%	# New Listings 725 ▼ -31.2%	# Units Available 1,768 ▼ -5.8%
	Median Price \$185,000 ▲ +3.1%	Median Price \$195,000 ▲ +8.5%	Effective Availability 4.8 Months ▲ +93.6%

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 May 2020	Growth From April 2020	Growth From May 2019	Current Value May 2020	Growth From April 2020	Growth From May 2019
Units Sold						
No. of Units Sold	1,703	-13.6%	-48.1%	372	-15.5%	-51.3%
Median Price of Units Sold	\$315,000	+1.6%	+5.0%	\$185,000	+2.6%	+3.1%
Average Price of Units Sold	\$373,995	+3.5%	+4.4%	\$196,773	+2.4%	+4.4%
New Listings						
No. of New Listings	3,231	+28.4%	-29.7%	725	+13.6%	-31.2%
Median Price of New Listings	\$349,900	+5.4%	+7.5%	\$195,000	+1.2%	+8.5%
Average Price of New Listings	\$450,820	+4.8%	+9.1%	\$218,053	+4.1%	+10.8%
Availability (Including Offers)						
No. of Units Available	9,800	+6.7%	-20.9%	2,556	+5.6%	-12.7%
Median Price of Units Available	\$350,000	+0.0%	+4.6%	\$185,000	+0.2%	+7.4%
Average Price of Units Available	\$515,528	-0.7%	+7.9%	\$213,484	+1.1%	+10.0%
Availability (Excluding Offers)						
No. of Units Available	5,799	-4.0%	-26.2%	1,768	-0.2%	-5.8%
Median Price of Units Available	\$375,000	+2.7%	+7.1%	\$180,000	-1.4%	+6.5%
Average Price of Units Available	\$591,290	+2.2%	+9.4%	\$218,927	+1.6%	+11.6%
Effective Months of Availability	3.4	+11.1%	+42.2%	4.8	+18.0%	+93.6%
Time on Market for Units Sold						
	May 2020	April 2020	May 2019	May 2020	April 2020	May 2019
0 - 30 days	66.4%	69.5%	55.1%	59.7%	58.2%	55.6%
31 - 60 days	18.3%	12.6%	19.9%	19.9%	17.4%	21.3%
61 - 90 days	5.3%	5.4%	10.5%	9.1%	8.5%	11.8%
91 - 120 days	3.2%	4.1%	5.4%	3.8%	7.4%	4.1%
121+ days	6.8%	8.4%	9.1%	7.5%	8.5%	7.2%

See notes, methodology and definitions on page 14.

LAS VEGAS REALTORS® | Page 3

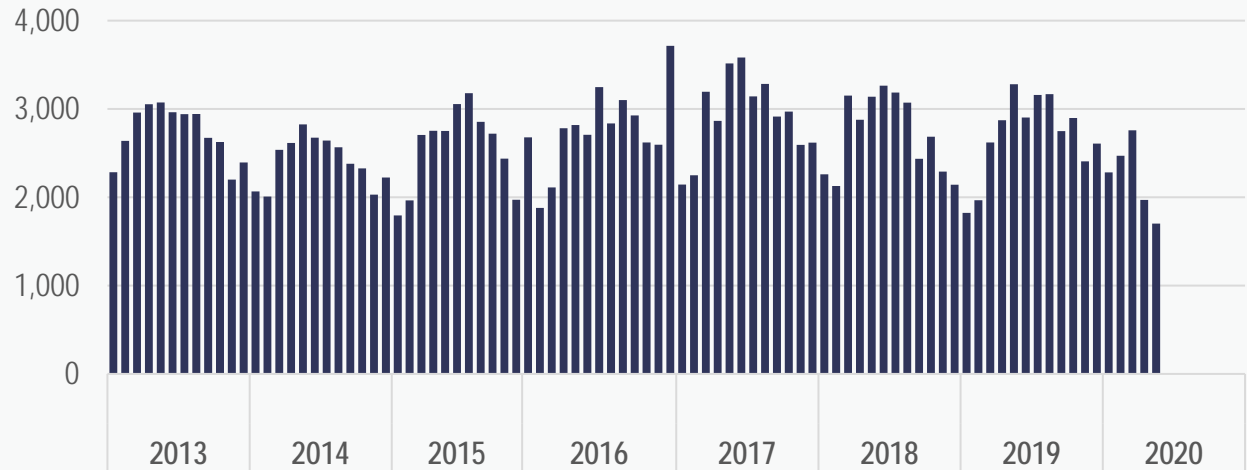
Single-Family Market Trends



Number of Closings

1,703 Units

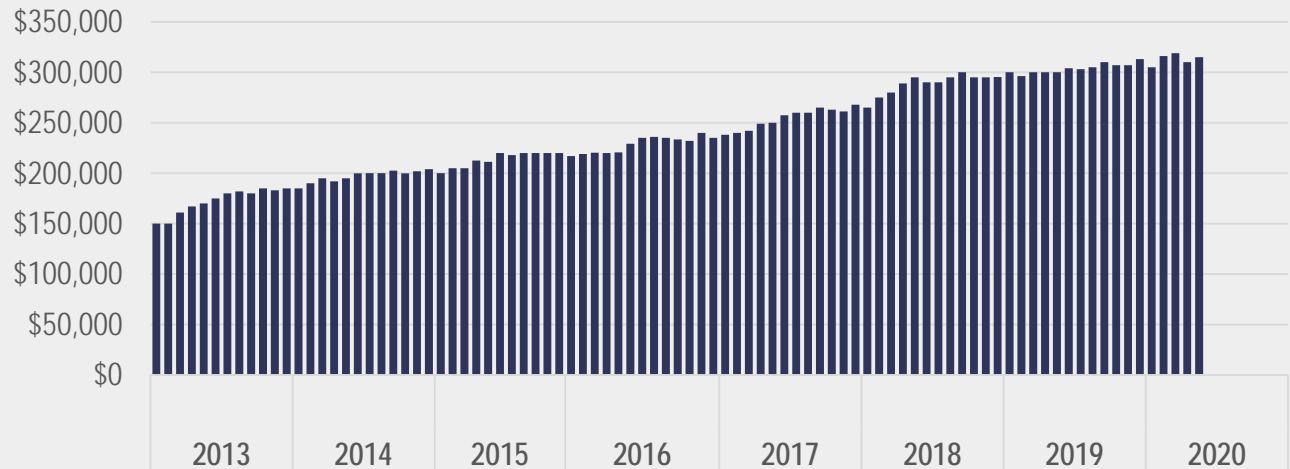
-13.6% vs. Prior Month
-48.1% vs. Prior Year



Median Closing Price

\$315,000

+1.6% vs. Prior Month
+5.0% vs. Prior Year



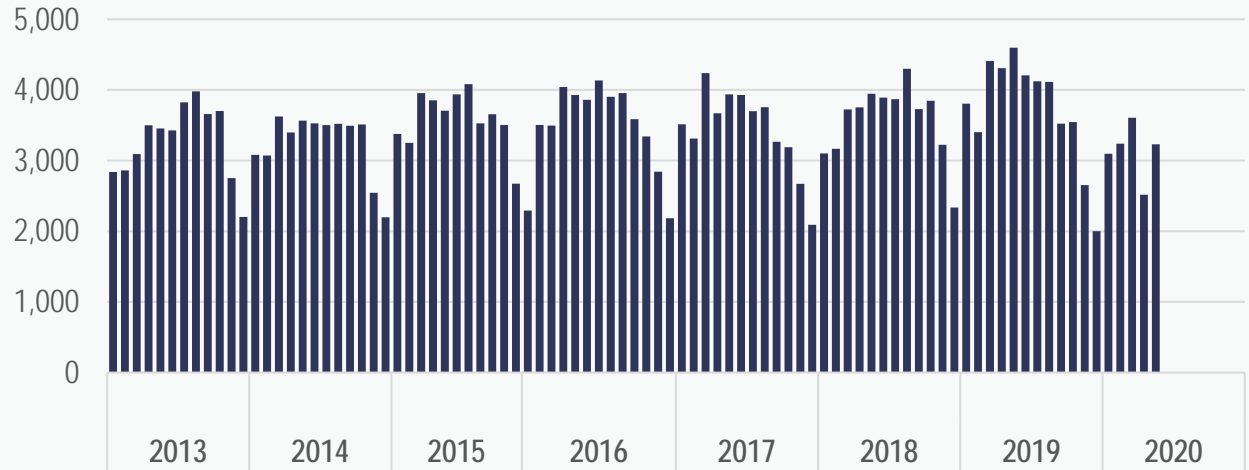
Single-Family Market Trends



Number of New Listings

3,231 Units

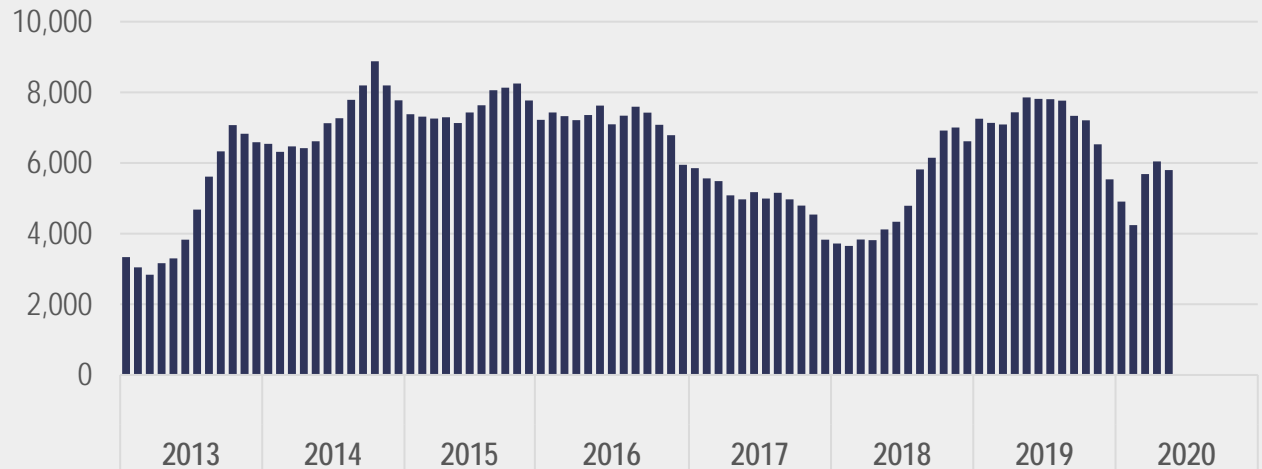
+28.4% vs. Prior Month
-29.7% vs. Prior Year



Availability (Excl. offers)

5,799 Units

-4.0% vs. Prior Month
-26.2% vs. Prior Year

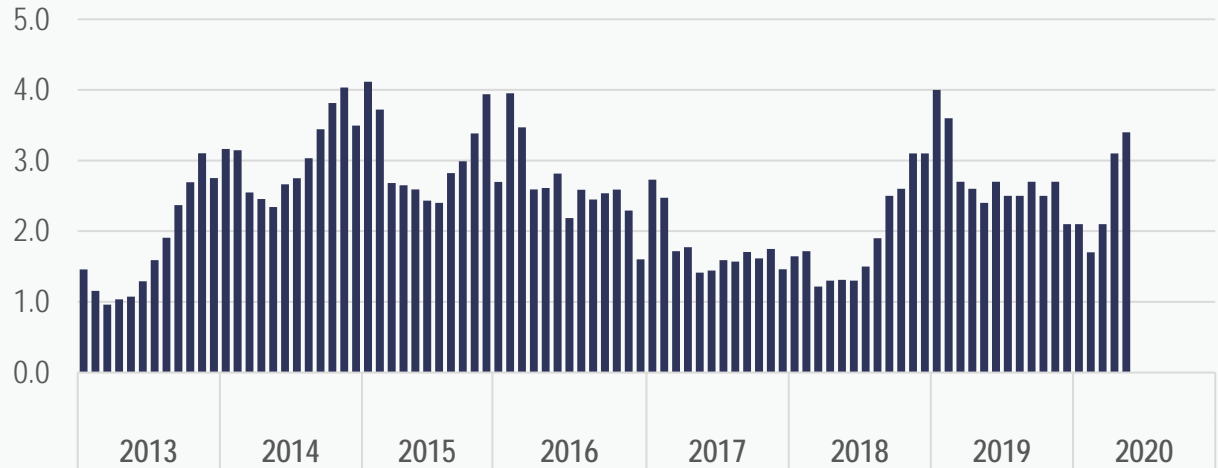


Single-Family Market Trends



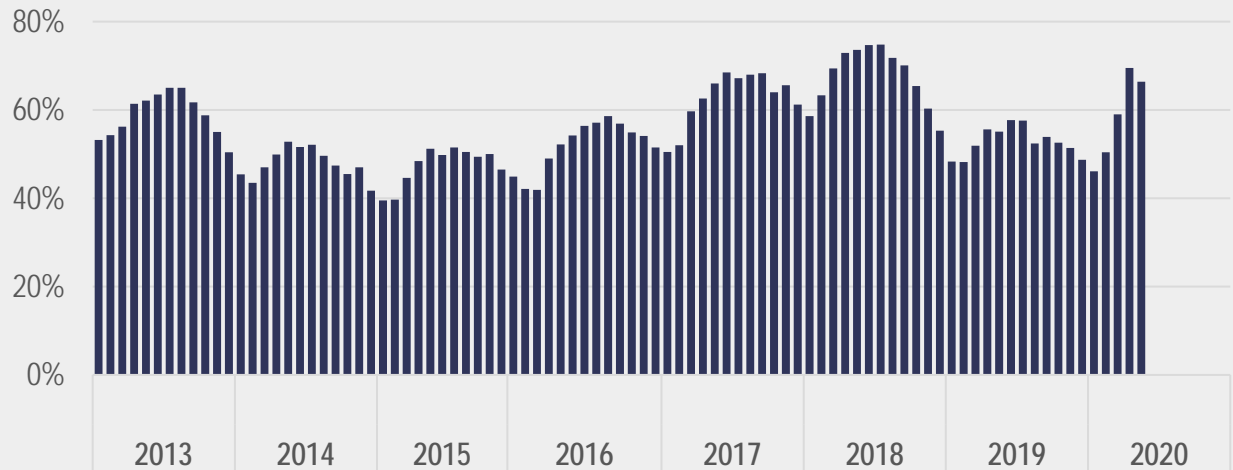
**Effective
Months of
Availability**

3.4 Months
 +11.1% vs. Prior Month
 +42.2% vs. Prior Year



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

66.4% of Closings
 69.5% vs. Prior Month
 55.1% vs. Prior Year



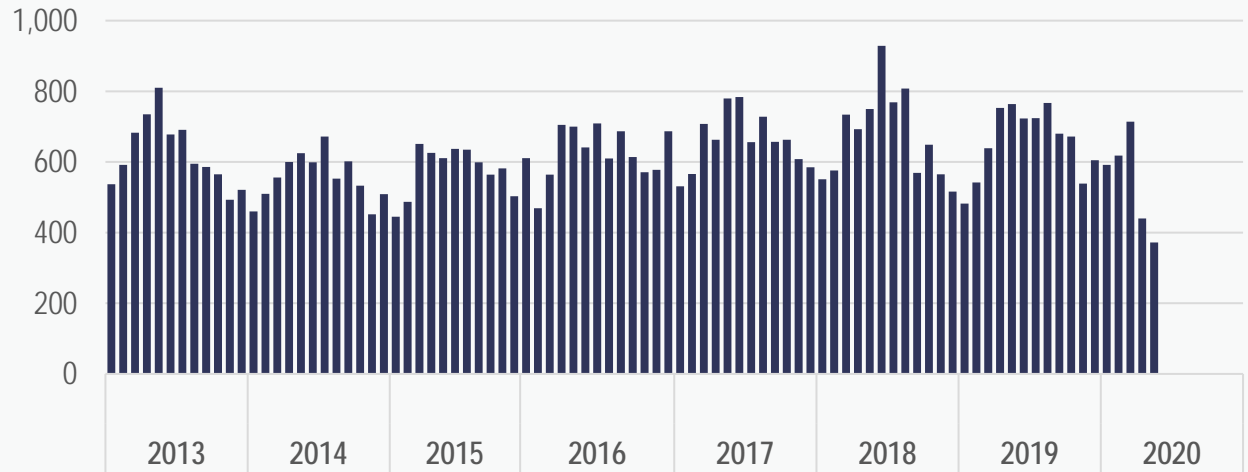
Condo/Townhouse Market Trends



Number of Closings

372 Units

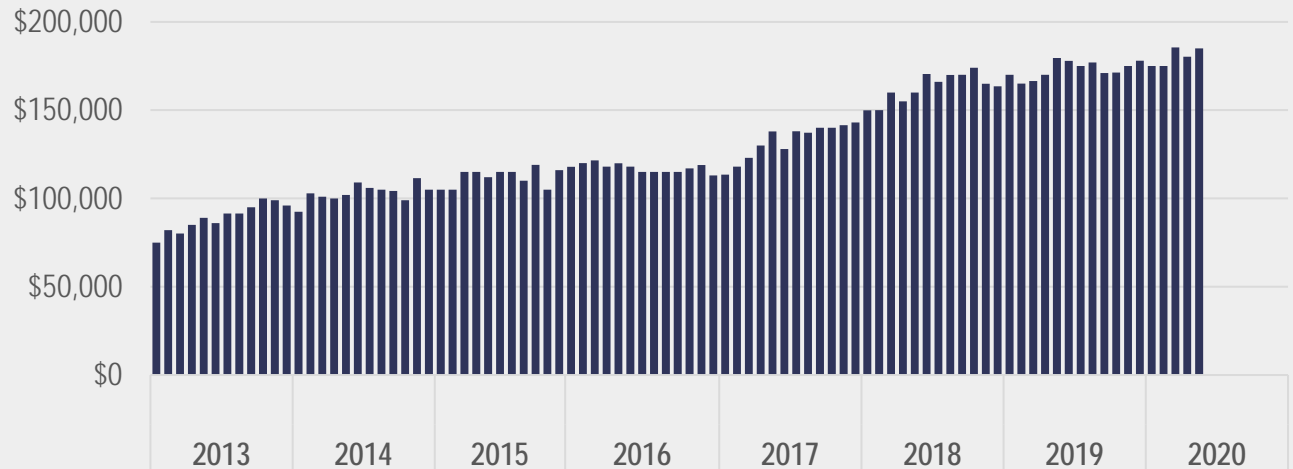
-15.5% vs. Prior Month
-51.3% vs. Prior Year



Median Closing Price

\$185,000

+2.6% vs. Prior Month
+3.1% vs. Prior Year



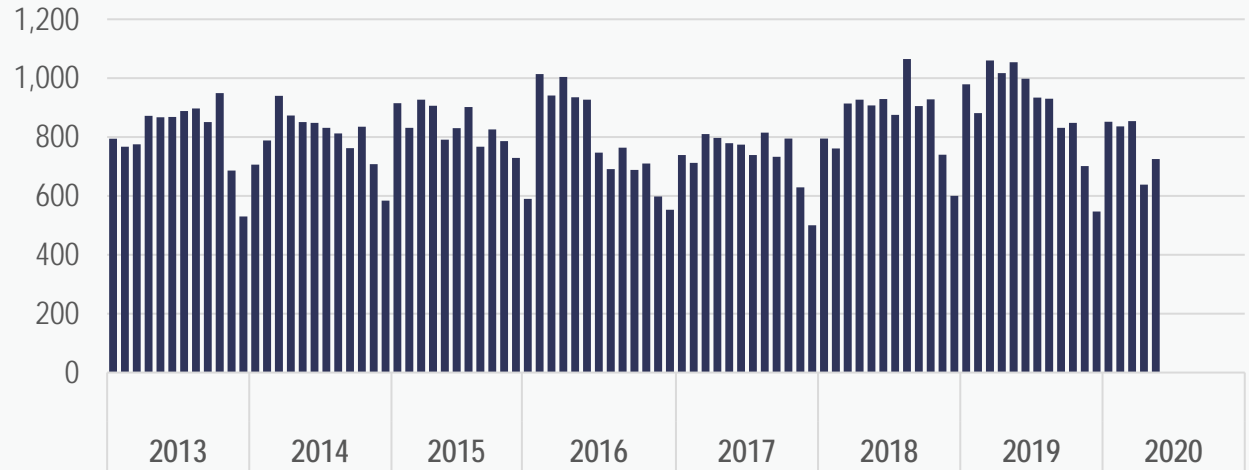
Condo/Townhouse Market Trends



Number of
New Listings

725 Units

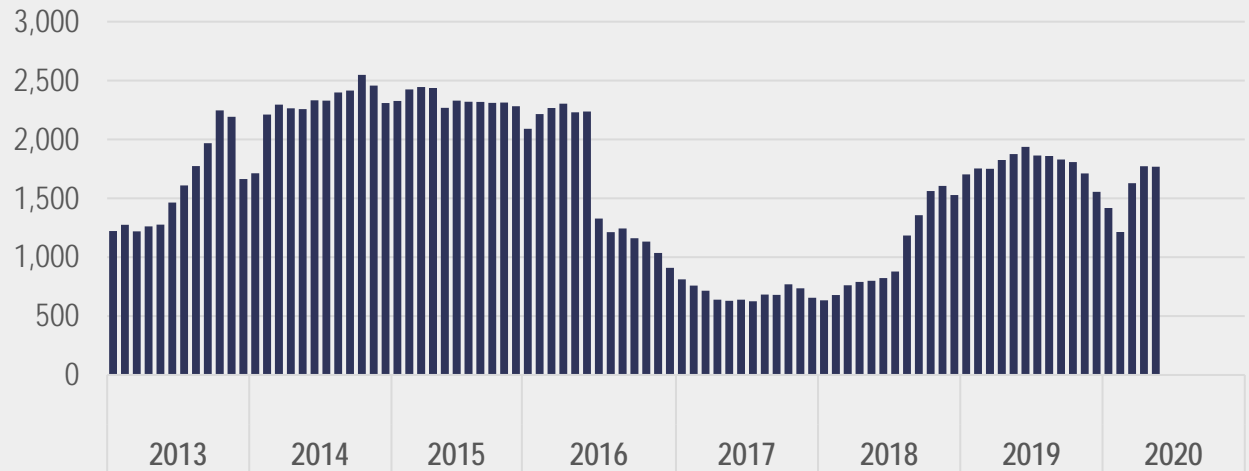
+13.6% vs. Prior Month
-31.2% vs. Prior Year



Availability
(Excl. offers)

1,768 Units

-0.2% vs. Prior Month
-5.8% vs. Prior Year

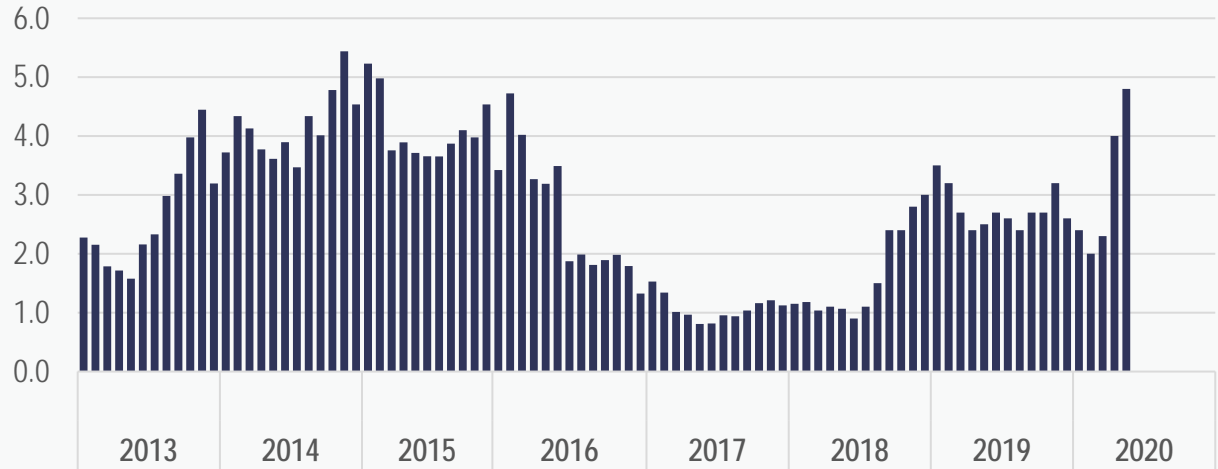


Condo/Townhouse Market Trends



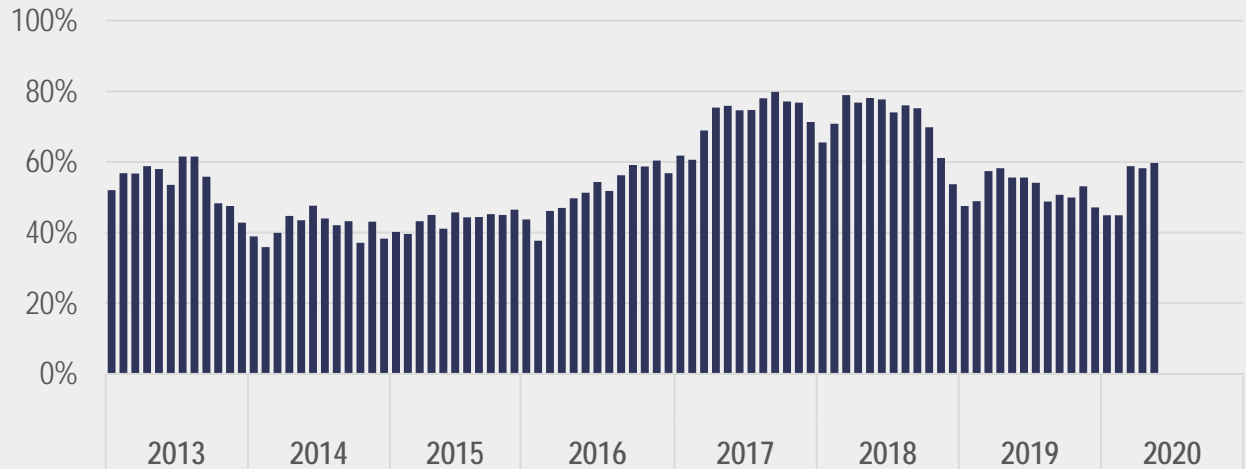
**Effective
Months of
Availability**

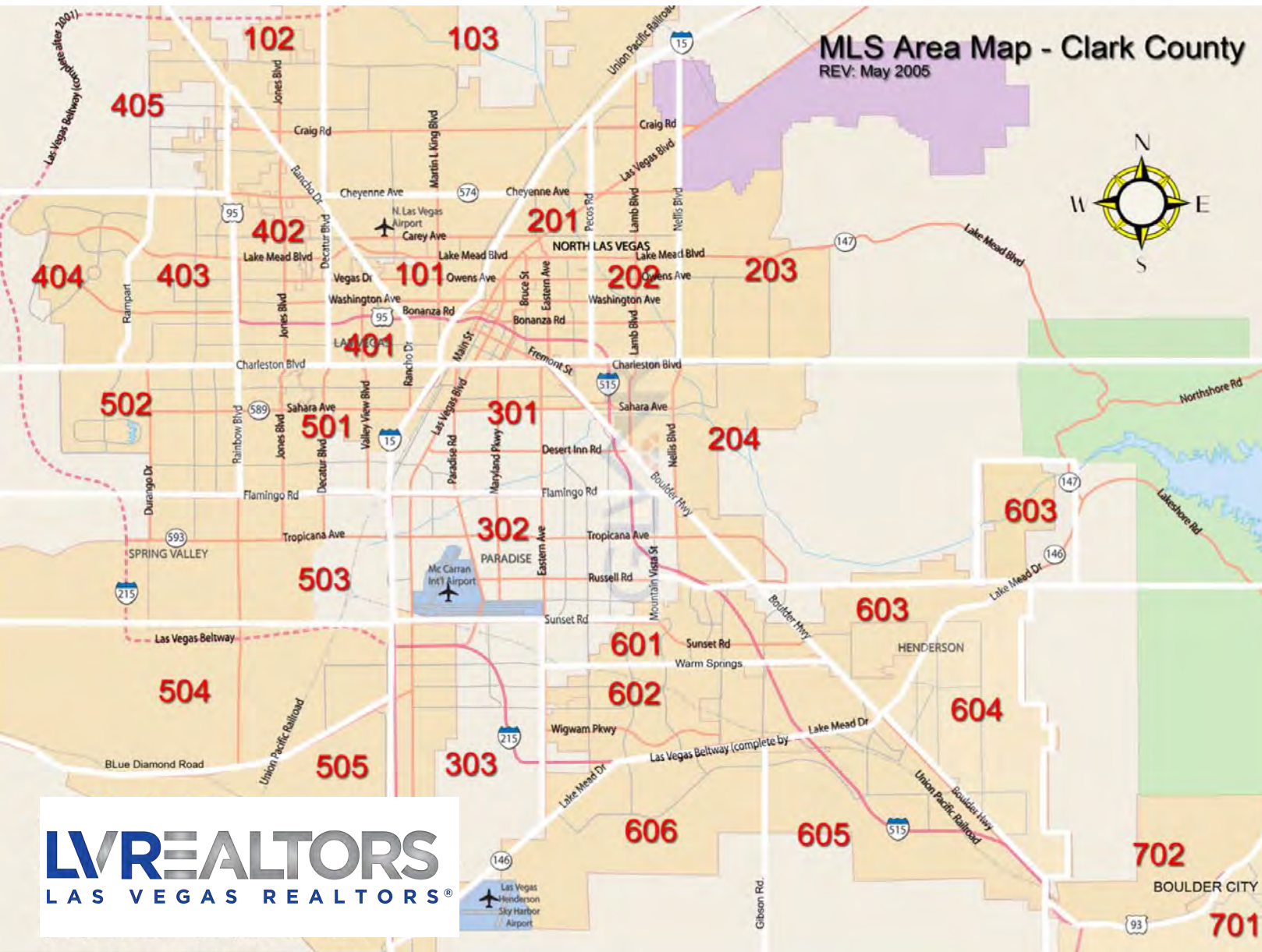
4.8 Months
 +18.0% vs. Prior Month
 +93.6% vs. Prior Year



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

59.7% of Closings
 58.2% vs. Prior Month
 55.6% vs. Prior Year





MLS Areas: Urban Valley

Housing Update by MLS Area: Urban Valley

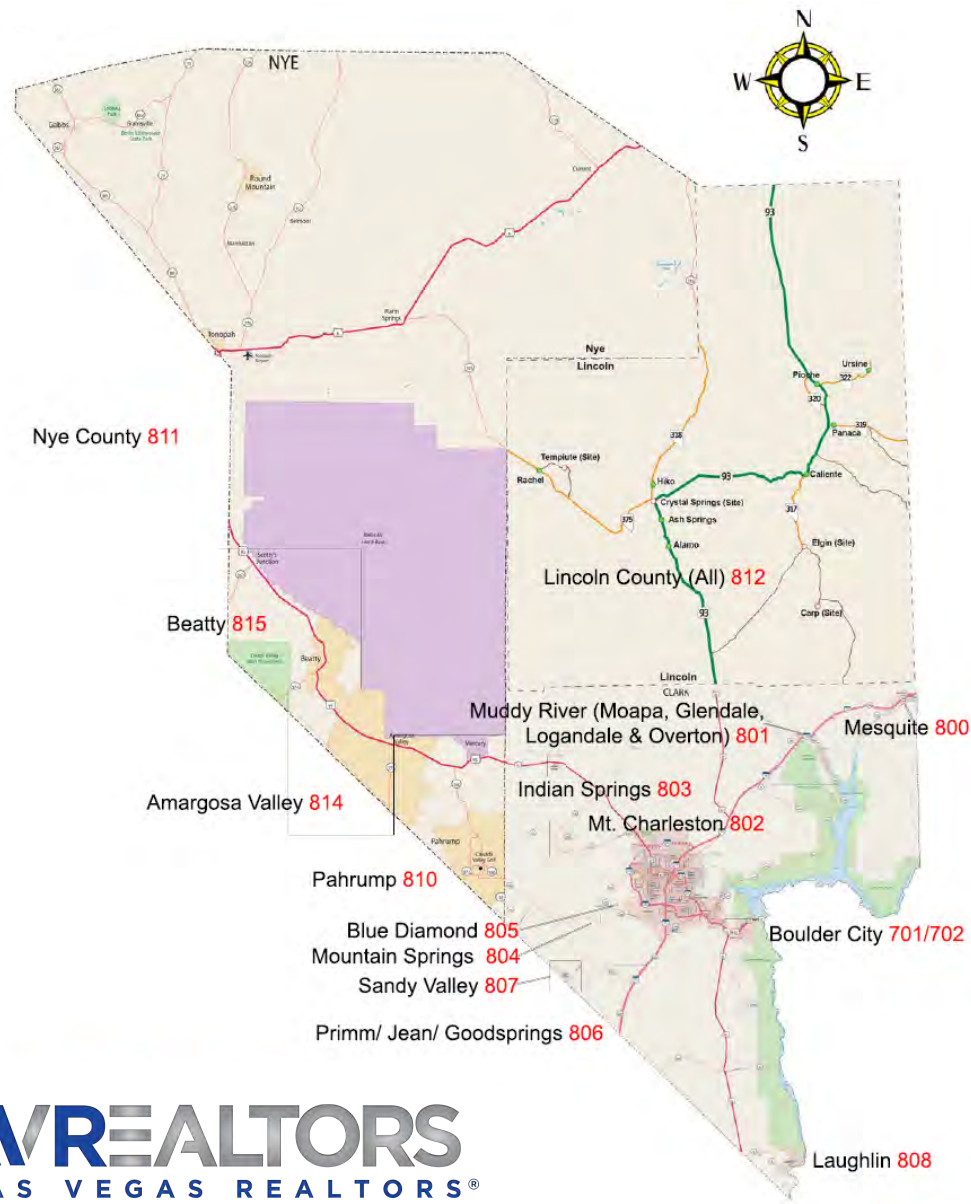


Single-Family Units



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	22	\$212,500	\$204,427	3	\$149,000	\$154,667
102 - North	106	\$327,000	\$377,127	1	\$165,000	\$165,000
103 - North	242	\$303,476	\$310,517	23	\$224,990	\$222,818
201 - East	22	\$194,500	\$189,273	3	\$90,000	\$88,833
202 - East	30	\$229,495	\$323,940	14	\$102,500	\$107,179
203 - East	32	\$257,500	\$280,041	5	\$130,000	\$139,310
204 - East	67	\$253,000	\$264,544	9	\$145,000	\$149,361
301 - South	35	\$289,000	\$395,996	23	\$168,500	\$186,212
302 - South	35	\$275,000	\$285,223	22	\$134,000	\$141,700
303 - South	80	\$318,300	\$349,765	12	\$176,750	\$191,219
401 - North West	19	\$270,000	\$380,618	1	\$820,000	\$820,000
402 - North West	47	\$250,000	\$256,637	21	\$129,000	\$149,785
403 - North West	40	\$294,450	\$332,388	33	\$158,998	\$170,153
404 - North West	65	\$421,000	\$634,565	22	\$279,950	\$289,382
405 - North West	156	\$310,000	\$356,376	20	\$177,000	\$189,585
501 - South West	33	\$315,000	\$351,436	13	\$179,000	\$167,192
502 - South West	78	\$427,750	\$611,678	18	\$175,500	\$196,876
503 - South West	60	\$375,000	\$391,487	24	\$194,000	\$199,057
504 - South West	62	\$302,750	\$376,233	7	\$178,000	\$212,821
505 - South West	99	\$370,000	\$396,150	4	\$246,000	\$245,500
601 - Henderson	18	\$321,000	\$340,833	13	\$201,000	\$192,599
602 - Henderson	53	\$355,000	\$389,287	19	\$205,000	\$206,329
603 - Henderson	32	\$394,995	\$432,036	16	\$292,000	\$271,172
604 - Henderson	35	\$300,000	\$319,508	4	\$178,400	\$179,575
605 - Henderson	47	\$329,900	\$346,162	17	\$267,270	\$251,280
606 - Henderson	120	\$440,000	\$571,900	15	\$210,000	\$247,333



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	7	\$321,000	\$452,129	-	\$0	\$0
702 - Boulder City	3	\$334,800	\$425,933	2	\$225,000	\$225,000
800 - Mesquite	-	\$0	\$0	-	\$0	\$0
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	5	\$249,000	\$308,598	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	-	\$0	\$0	-	\$0	\$0
803 - Indian Springs/Cold Creek	1	\$330,000	\$330,000	-	\$0	\$0
804 - Mountain Springs	-	\$0	\$0	-	\$0	\$0
805 - Blue Diamond	2	\$572,000	\$572,000	-	\$0	\$0
806 - State Line/Jean/Goodsprings	-	\$0	\$0	-	\$0	\$0
807 - Sandy Valley	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	1	\$290,000	\$290,000	5	\$102,000	\$147,060
809 - Other Clark County	4	\$311,500	\$292,750	-	\$0	\$0
810 - Pahrump	31	\$255,000	\$255,814	-	\$0	\$0
811 - Nye County	2	\$164,500	\$164,500	-	\$0	\$0
812 - Lincoln County	1	\$230,000	\$230,000	-	\$0	\$0
813 - Other Nevada	-	\$0	\$0	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	12	\$205,000	\$211,242	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	-	\$0	\$0	3	\$120,000	\$196,667

Notes, Methodology and Definitions

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

Territorial Jurisdiction: Clark, Nye, Lincoln and White Pine Counties, Nevada, and such other areas as from time to time may be allocated to the LVR by the Board of Directors of the National Association of REALTORS®

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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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