



2020 September 2020

MONTHLY HOUSING MARKET
UPDATE

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Public Relations at (702) 325-7358 or gmccabe@bpadv.com



Housing Snapshot

 <p>Single-Family Units</p>	<p># Units Sold</p> <p>3,270</p> <p>▲ +18.9%</p>	<p># New Listings</p> <p>3,851</p> <p>▲ +9.3%</p>	<p># Units Available</p> <p>4,798</p> <p>▼ -34.6%</p>
	<p>Median Price</p> <p>\$337,250</p> <p>▲ +8.8%</p>	<p>Median Price</p> <p>\$354,000</p> <p>▲ +9.0%</p>	<p>Effective Availability</p> <p>1.5 Months</p> <p>▼ -45.0%</p>
 <p>Condo/ Townhouse Units</p>	<p># Units Sold</p> <p>726</p> <p>▲ +6.8%</p>	<p># New Listings</p> <p>946</p> <p>▲ +13.8%</p>	<p># Units Available</p> <p>1,525</p> <p>▼ -16.7%</p>
	<p>Median Price</p> <p>\$195,500</p> <p>▲ +14.3%</p>	<p>Median Price</p> <p>\$204,445</p> <p>▲ +13.6%</p>	<p>Effective Availability</p> <p>2.1 Months</p> <p>▼ -21.9%</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 September 2020	Growth From August 2020	Growth From September 2019	Current Value September 2020	Growth From August 2020	Growth From September 2019
Units Sold						
No. of Units Sold	3,270	+12.4%	+18.9%	726	+6.1%	+6.8%
Median Price of Units Sold	\$337,250	+0.7%	+8.8%	\$195,500	+5.7%	+14.3%
Average Price of Units Sold	\$406,922	-0.7%	+12.5%	\$210,541	+6.3%	+14.3%
New Listings						
No. of New Listings	3,851	-0.9%	+9.3%	946	+0.2%	+13.8%
Median Price of New Listings	\$354,000	+1.1%	+9.0%	\$204,445	+4.6%	+13.6%
Average Price of New Listings	\$445,990	-3.1%	+11.4%	\$226,759	+8.0%	+12.0%
Availability (Including Offers)						
No. of Units Available	9,707	+1.7%	-14.8%	2,662	+2.2%	-3.2%
Median Price of Units Available	\$365,000	+0.0%	+9.3%	\$190,000	+0.5%	+9.2%
Average Price of Units Available	\$538,525	-0.7%	+10.2%	\$221,372	+1.6%	+10.8%
Availability (Excluding Offers)						
No. of Units Available	4,798	+3.4%	-34.6%	1,525	-1.2%	-16.7%
Median Price of Units Available	\$390,000	-1.8%	+11.6%	\$189,500	+2.7%	+10.2%
Average Price of Units Available	\$652,916	-2.5%	+19.2%	\$226,440	+2.2%	+12.0%
Effective Months of Availability	1.5	-8.0%	-45.0%	2.1	-6.9%	-21.9%
Time on Market for Units Sold						
	September 2020	August 2020	September 2019	September 2020	August 2020	September 2019
0 - 30 days	69.0%	61.3%	53.9%	61.7%	52.6%	50.7%
31 - 60 days	13.6%	15.9%	21.6%	18.2%	20.5%	21.5%
61 - 90 days	6.6%	8.1%	11.4%	6.5%	10.2%	10.4%
91 - 120 days	3.6%	6.0%	6.7%	3.7%	6.1%	8.4%
121+ days	7.2%	8.7%	6.5%	9.9%	10.5%	9.0%

See notes, methodology and definitions on page 14.

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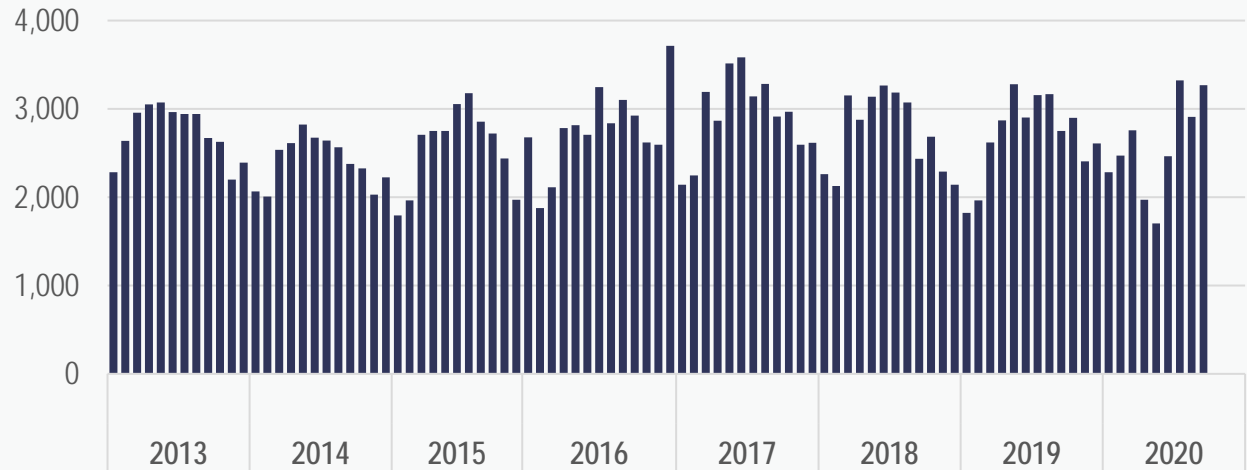
Single-Family Market Trends



Number of Closings

3,270 Units

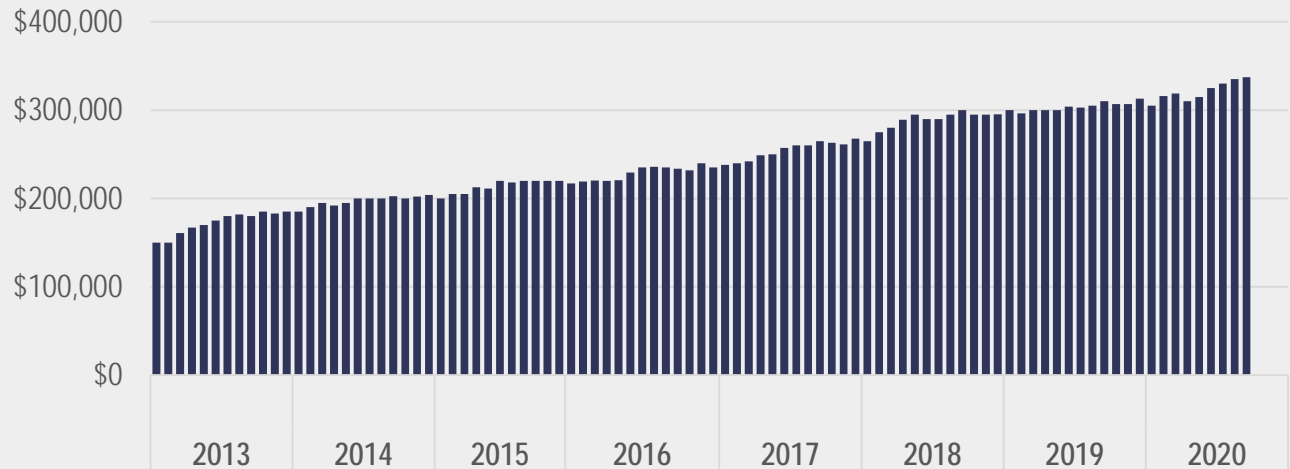
+12.4% vs. Prior Month
+18.9% vs. Prior Year



Median Closing Price

\$337,250

+0.7% vs. Prior Month
+8.8% vs. Prior Year

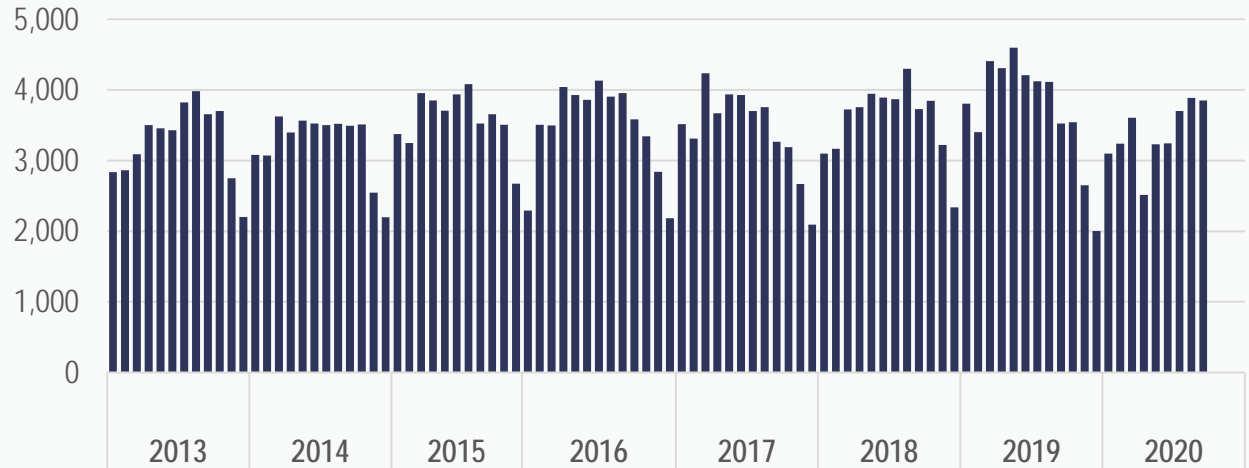


Single-Family Market Trends



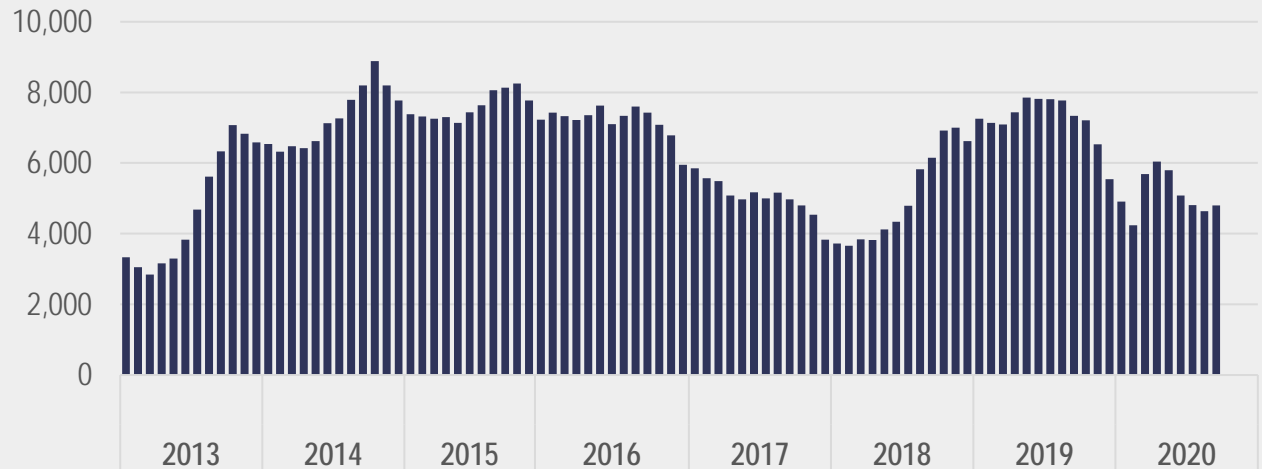
**Number of
New Listings**

3,851 Units
 -0.9% vs. Prior Month
 +9.3% vs. Prior Year



**Availability
(Excl. offers)**

4,798 Units
 +3.4% vs. Prior Month
 -34.6% vs. Prior Year



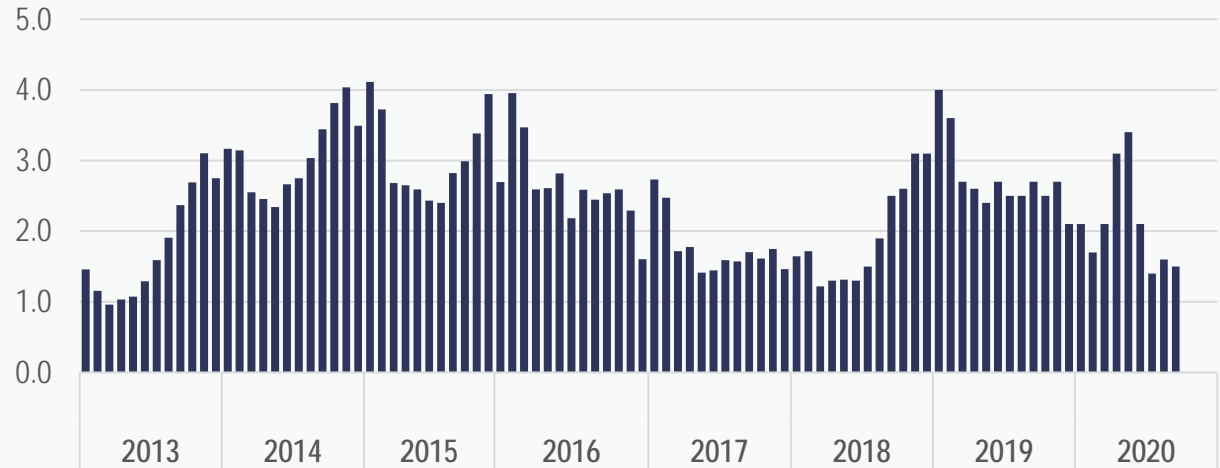
Single-Family Market Trends



**Effective
Months of
Availability**

1.5 Months

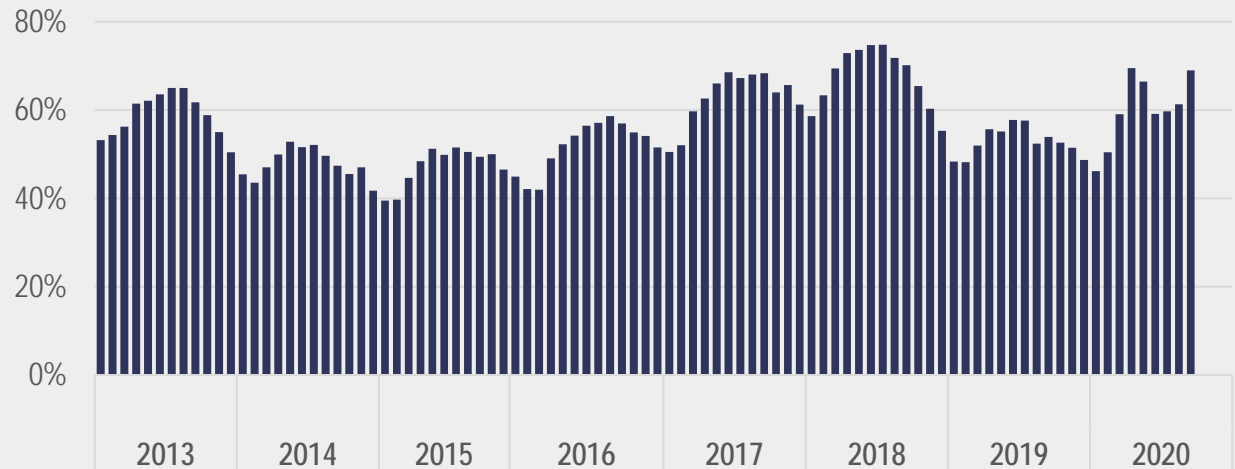
-8.0% vs. Prior Month
-45.0% vs. Prior Year



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

69.0% of Closings

61.3% vs. Prior Month
53.9% vs. Prior Year



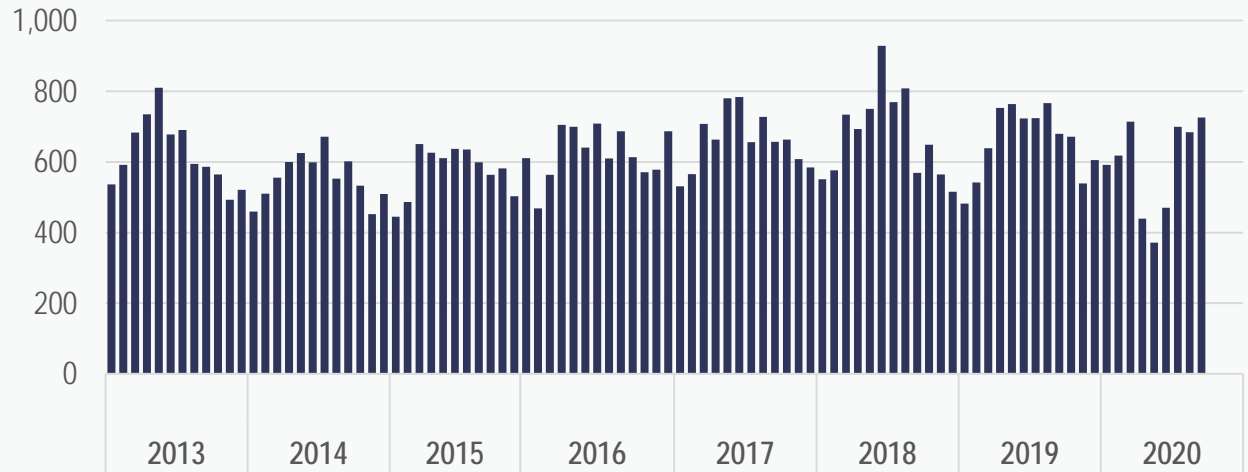
Condo/Townhouse Market Trends



Number of Closings

726 Units

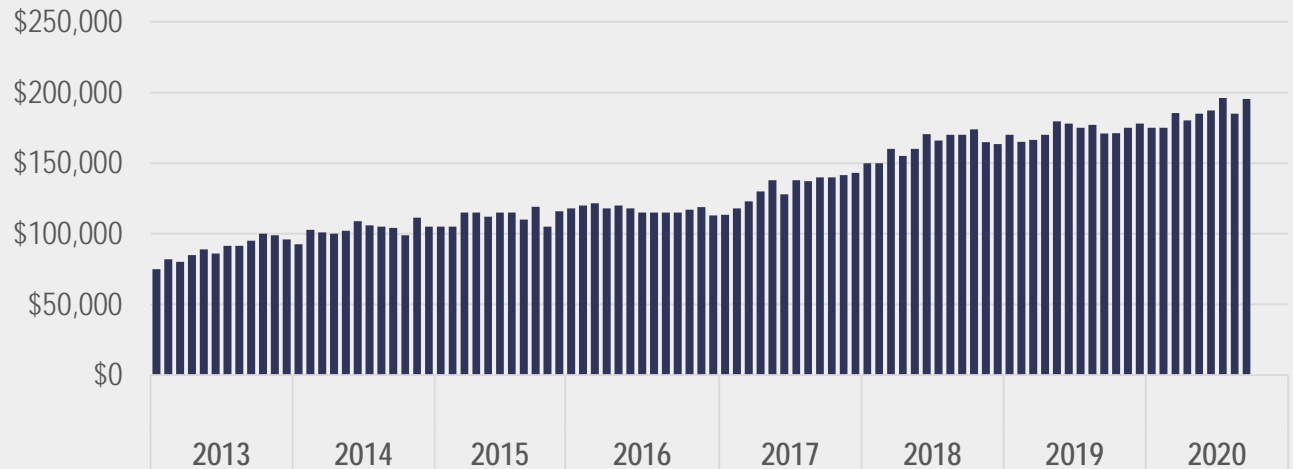
+6.1% vs. Prior Month
+6.8% vs. Prior Year



Median Closing Price

\$195,500

+5.7% vs. Prior Month
+14.3% vs. Prior Year



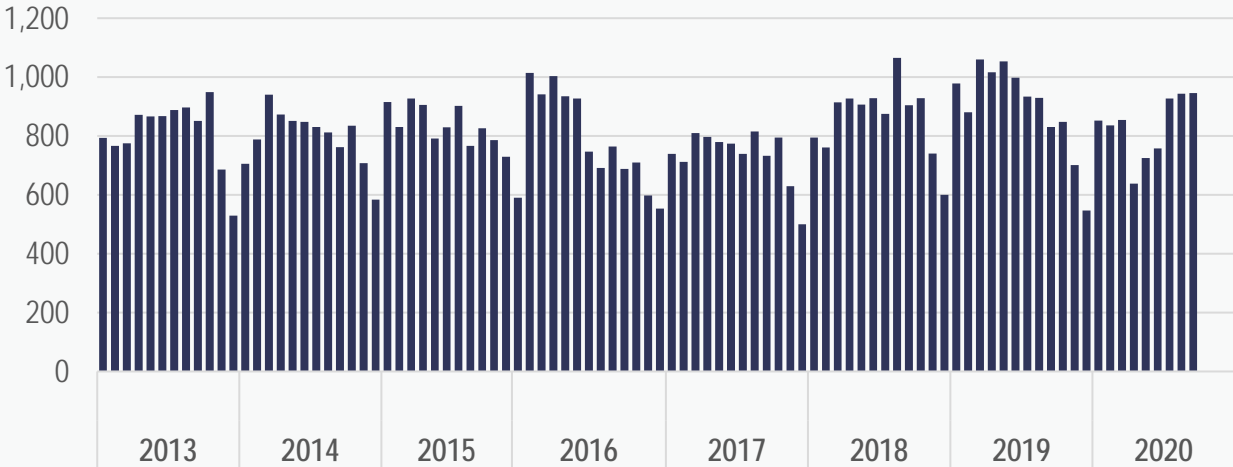
Condo/Townhouse Market Trends



**Number of
New Listings**

946 Units

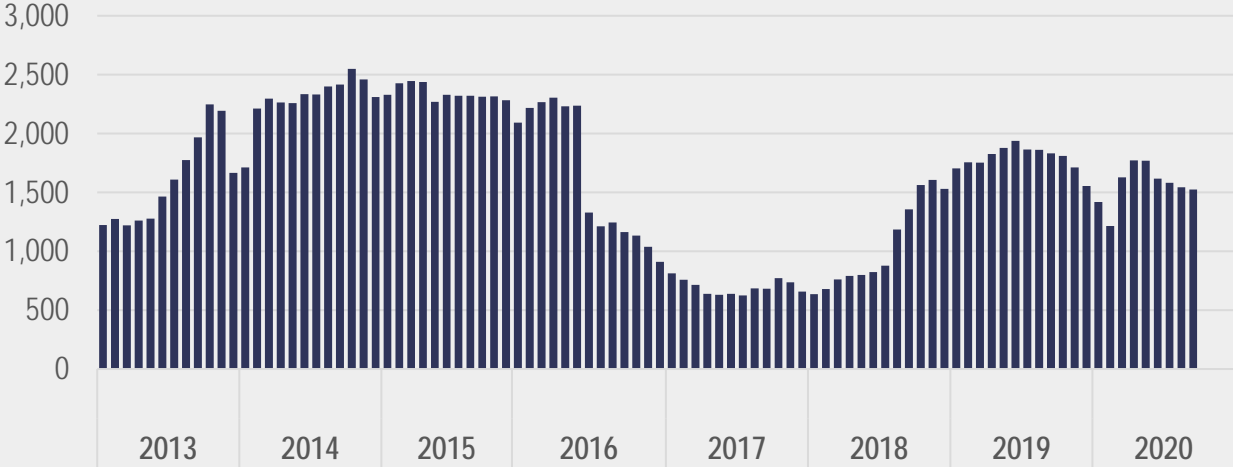
+0.2% vs. Prior Month
+13.8% vs. Prior Year



**Availability
(Excl. offers)**

1,525 Units

-1.2% vs. Prior Month
-16.7% vs. Prior Year



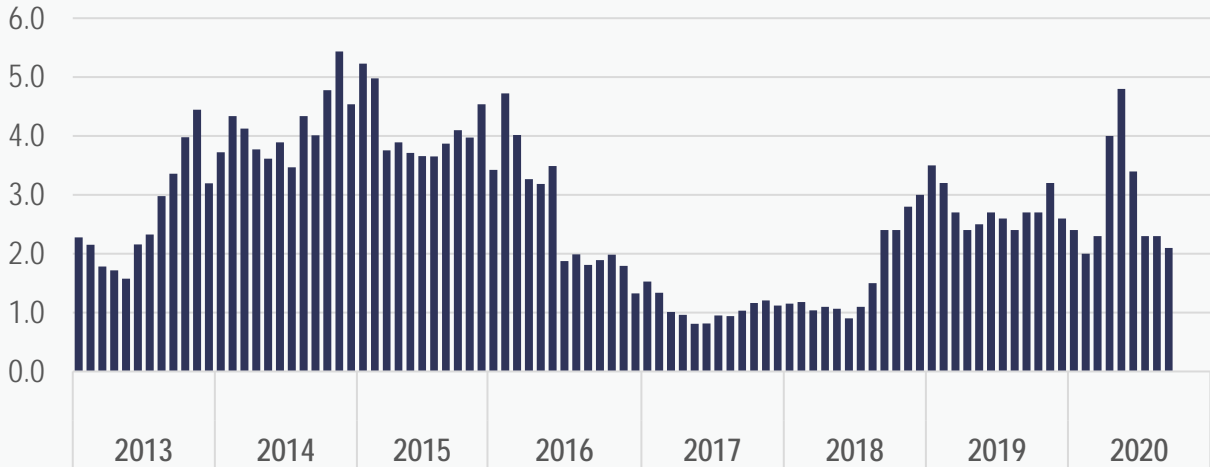
Condo/Townhouse Market Trends



**Effective
Months of
Availability**

2.1 Months

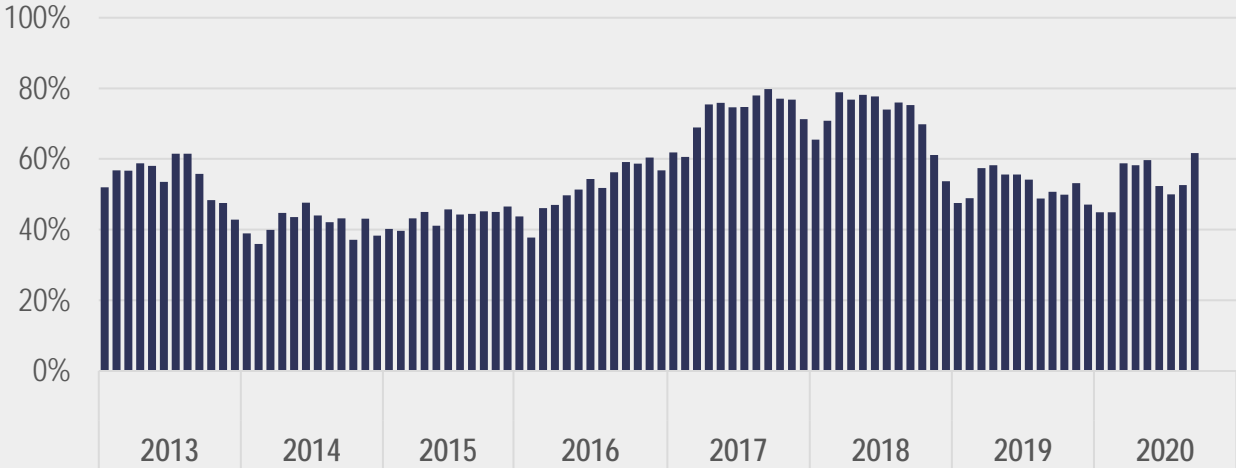
**-6.9% vs. Prior Month
-21.9% vs. Prior Year**

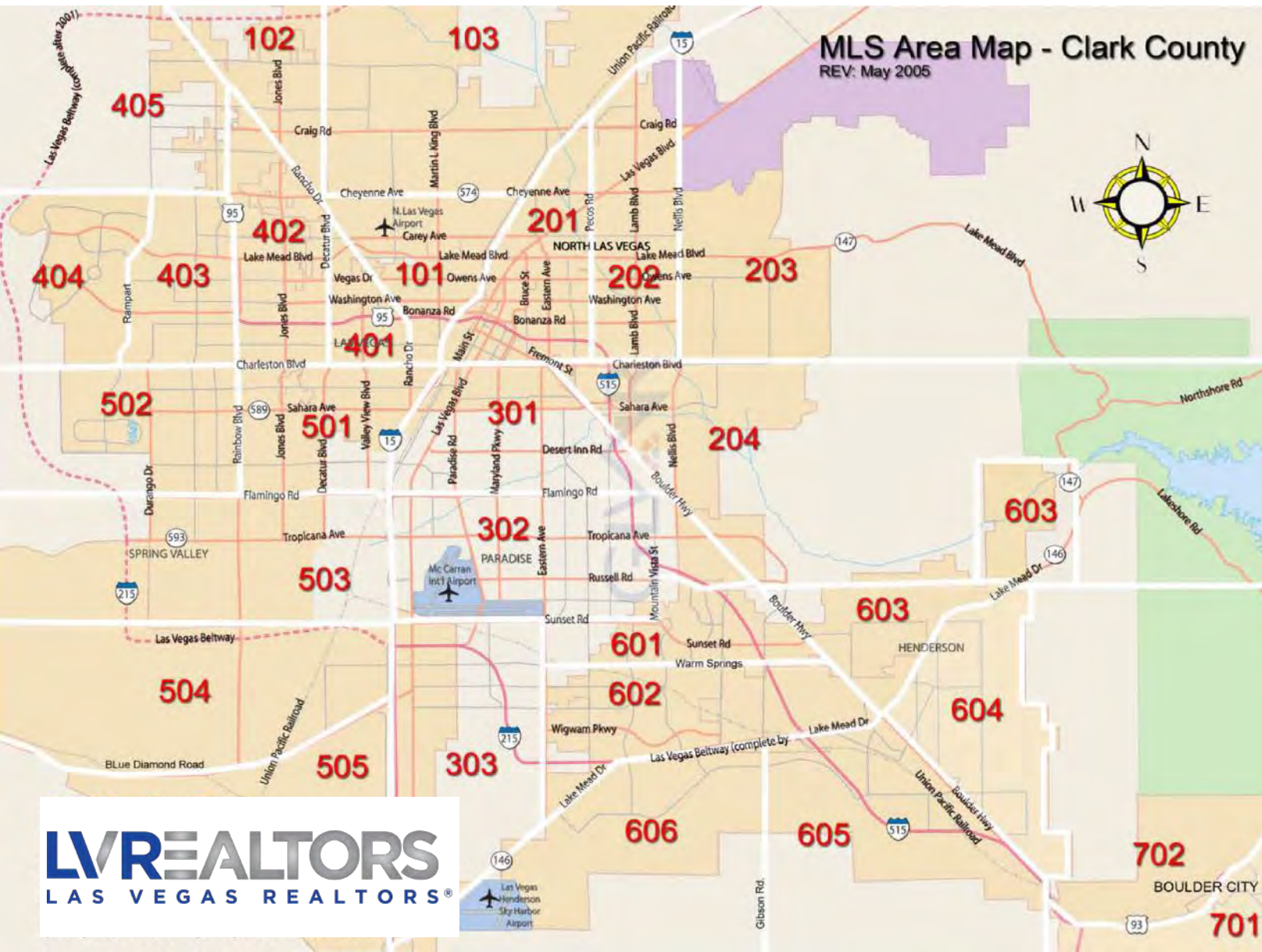


**Time on Market:
30 Days or Less**

61.7% of Closings

**52.6% vs. Prior Month
50.7% vs. Prior Year**





MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

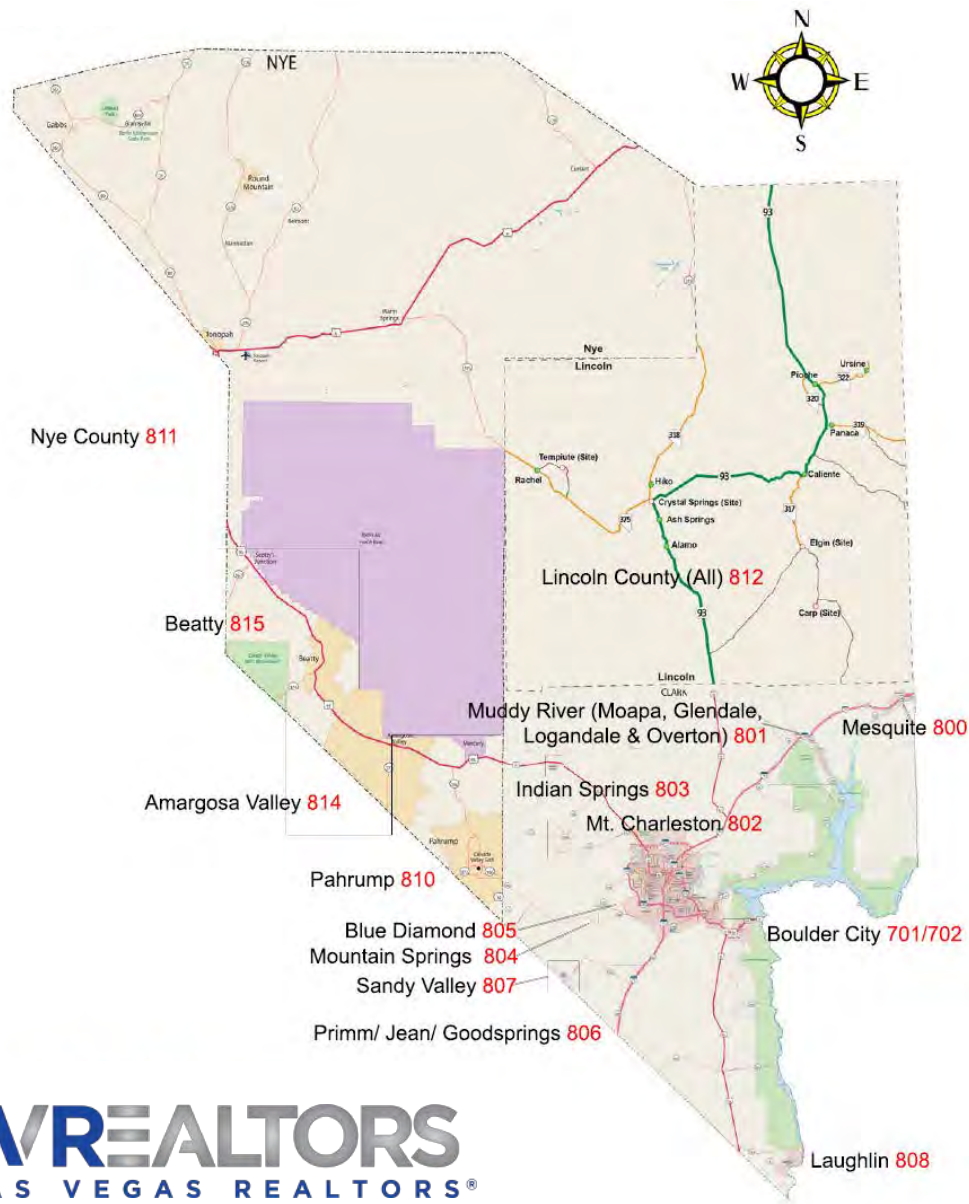


Single-Family Units



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	43	\$228,000	\$227,336	2	\$148,500	\$148,500
102 - North	179	\$350,000	\$381,476	10	\$242,400	\$234,070
103 - North	350	\$305,000	\$314,124	41	\$243,490	\$227,888
201 - East	44	\$215,000	\$212,750	2	\$94,000	\$94,000
202 - East	45	\$242,000	\$247,287	23	\$105,000	\$106,931
203 - East	62	\$275,500	\$294,964	10	\$174,500	\$162,243
204 - East	107	\$260,000	\$272,886	18	\$163,500	\$168,250
301 - South	53	\$280,000	\$302,528	43	\$170,000	\$171,040
302 - South	48	\$325,000	\$337,818	37	\$133,000	\$140,149
303 - South	154	\$330,500	\$366,432	29	\$207,000	\$215,657
401 - North West	23	\$255,000	\$306,190	5	\$108,000	\$124,272
402 - North West	99	\$250,000	\$275,580	29	\$155,000	\$149,584
403 - North West	97	\$300,000	\$325,995	64	\$157,315	\$168,650
404 - North West	181	\$488,000	\$569,651	49	\$266,000	\$288,711
405 - North West	291	\$353,500	\$414,500	37	\$209,900	\$204,604
501 - South West	52	\$325,500	\$395,843	21	\$148,000	\$157,038
502 - South West	170	\$417,500	\$641,418	35	\$235,000	\$255,723
503 - South West	129	\$358,552	\$414,745	91	\$210,000	\$222,610
504 - South West	186	\$335,500	\$372,764	31	\$178,000	\$185,474
505 - South West	239	\$370,000	\$443,749	9	\$257,990	\$251,299
601 - Henderson	42	\$377,500	\$422,518	17	\$225,000	\$210,765
602 - Henderson	98	\$370,000	\$423,173	18	\$219,000	\$220,794
603 - Henderson	99	\$425,000	\$523,597	20	\$289,500	\$309,975
604 - Henderson	48	\$325,000	\$358,060	8	\$229,750	\$214,563
605 - Henderson	90	\$360,000	\$385,013	20	\$252,500	\$223,448
606 - Henderson	213	\$475,000	\$647,878	35	\$269,000	\$368,422



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	15	\$400,000	\$406,467	3	\$118,465	\$193,655
702 - Boulder City	1	\$600,000	\$600,000	3	\$290,000	\$271,500
800 - Mesquite	1	\$255,000	\$255,000	2	\$161,950	\$161,950
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	10	\$423,500	\$397,491	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	4	\$217,000	\$238,500	1	\$195,500	\$192,500
803 - Indian Springs/Cold Creek	1	\$360,000	\$360,000	-	\$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	1	\$300,000	\$300,000	-	\$0	\$0
808 - Laughlin	8	\$252,000	\$246,175	8	\$218,750	\$207,710
809 - Other Clark County	1	\$295,000	\$295,000	-	\$0	\$0
810 - Pahrump	64	\$280,000	\$292,776	-	\$0	\$0
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	6	\$147,500	\$142,795	-	\$0	\$0
813 - Other Nevada	-	\$0	\$0	-	\$0	\$0
814 - Amargosa Valley	1	\$90,000	\$90,000	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
816 - White Pine County	15	\$153,000	\$160,600	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	-	\$0	\$0	5	\$69,900	\$76,280

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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