



2020
April 2020

MONTHLY HOUSING MARKET
UPDATE



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Housing Snapshot

 <p>Single-Family Units</p>	<p># Units Sold</p> <p>1,971</p> <p>▼ -31.4%</p>	<p># New Listings</p> <p>2,516</p> <p>▼ -41.6%</p>	<p># Units Available</p> <p>6,043</p> <p>▼ -18.7%</p>
	<p>Median Price</p> <p>\$310,000</p> <p>▲ +3.3%</p>	<p>Median Price</p> <p>\$332,000</p> <p>▲ +2.2%</p>	<p>Effective Availability</p> <p>3.1 Months</p> <p>▲ +18.4%</p>
 <p>Condo/ Townhouse Units</p>	<p># Units Sold</p> <p>440</p> <p>▼ -41.6%</p>	<p># New Listings</p> <p>638</p> <p>▼ -37.3%</p>	<p># Units Available</p> <p>1,772</p> <p>▼ -3.0%</p>
	<p>Median Price</p> <p>\$180,250</p> <p>▲ +6.0%</p>	<p>Median Price</p> <p>\$192,750</p> <p>▲ +7.1%</p>	<p>Effective Availability</p> <p>4.0 Months</p> <p>▲ +66.1%</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 April 2020	Growth From March 2020	Growth From April 2019	Current Value April 2020	Growth From March 2020	Growth From April 2019
Units Sold						
No. of Units Sold	1,971	-28.5%	-31.4%	440	-38.4%	-41.6%
Median Price of Units Sold	\$310,000	-2.8%	+3.3%	\$180,250	-2.8%	+6.0%
Average Price of Units Sold	\$361,440	-2.8%	+5.0%	\$192,171	-3.7%	+4.9%
New Listings						
No. of New Listings	2,516	-30.2%	-41.6%	638	-25.3%	-37.3%
Median Price of New Listings	\$332,000	+0.6%	+2.2%	\$192,750	-1.1%	+7.1%
Average Price of New Listings	\$430,142	+15.6%	+0.9%	\$209,412	-1.4%	+6.0%
Availability (Including Offers)						
No. of Units Available	9,185	-0.1%	-23.5%	2,420	+0.5%	-14.7%
Median Price of Units Available	\$349,978	+0.3%	+6.1%	\$184,700	+2.6%	+6.1%
Average Price of Units Available	\$519,124	+0.7%	+9.1%	\$211,098	+1.7%	+9.9%
Availability (Excluding Offers)						
No. of Units Available	6,043	+6.3%	-18.7%	1,772	+8.8%	-3.0%
Median Price of Units Available	\$365,000	-1.4%	+4.3%	\$182,600	+2.0%	+7.5%
Average Price of Units Available	\$578,768	-2.4%	+7.3%	\$215,568	+1.3%	+11.4%
Effective Months of Availability	3.1	+48.7%	+18.4%	4.0	+76.6%	+66.1%
Time on Market for Units Sold						
	April 2020	March 2020	April 2019	April 2020	March 2020	April 2019
0 - 30 days	69.5%	59.0%	55.6%	58.2%	58.8%	58.2%
31 - 60 days	12.6%	13.4%	18.7%	17.4%	17.2%	21.1%
61 - 90 days	5.4%	9.3%	9.9%	8.5%	8.0%	8.2%
91 - 120 days	4.1%	7.2%	6.0%	7.4%	6.0%	5.3%
121+ days	8.4%	11.2%	9.8%	8.5%	9.9%	7.2%

See notes, methodology and definitions on page 14.

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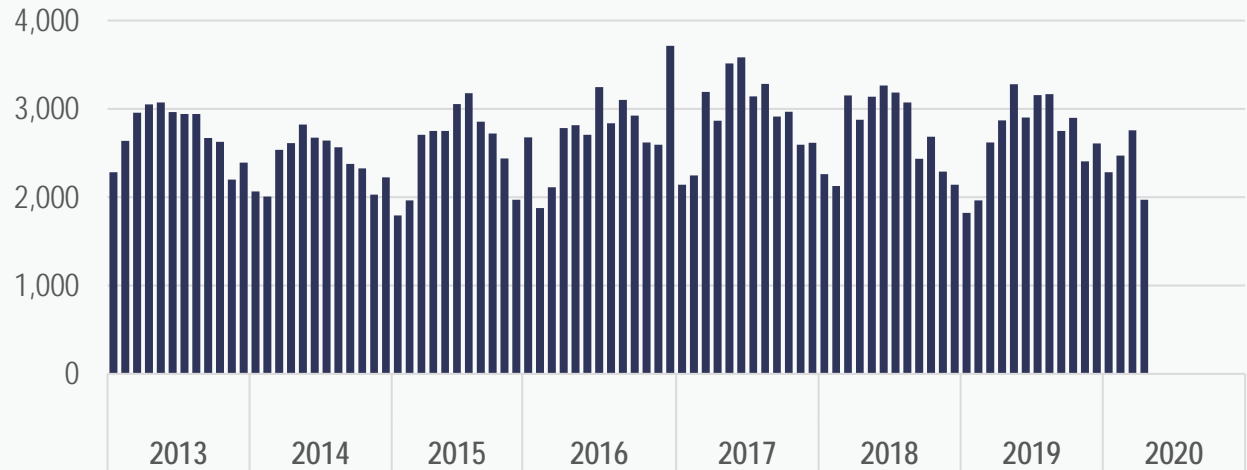
Single-Family Market Trends



Number of Closings

1,971 Units

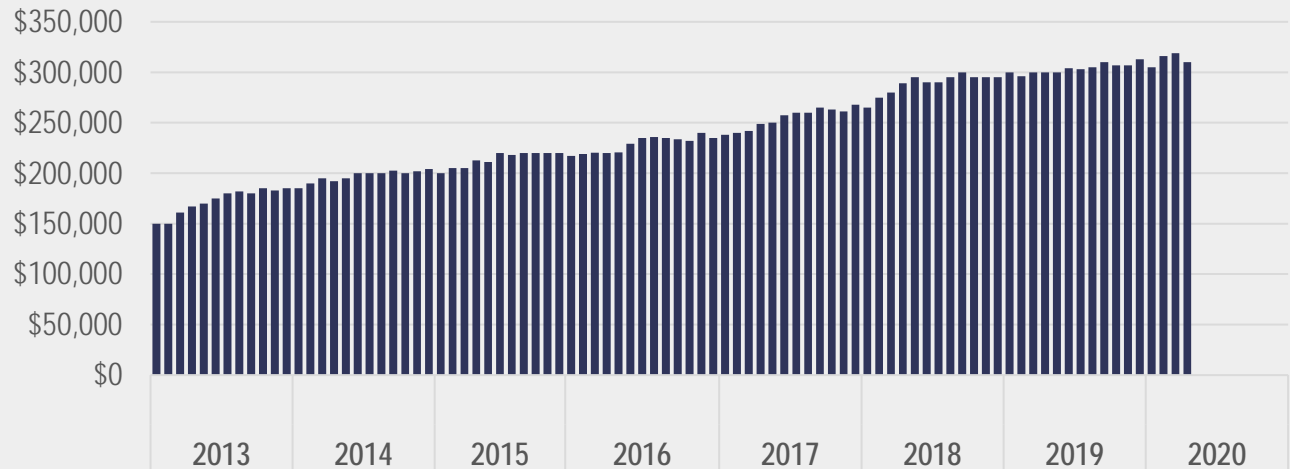
-28.5% vs. Prior Month
-31.4% vs. Prior Year



Median Closing Price

\$310,000

-2.8% vs. Prior Month
+3.3% vs. Prior Year



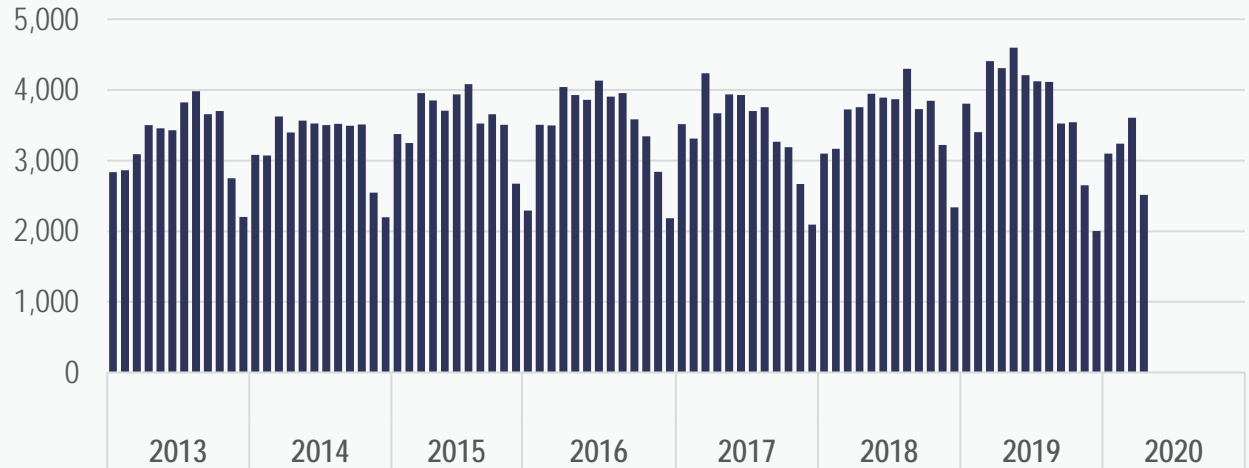
Single-Family Market Trends



**Number of
New Listings**

2,516 Units

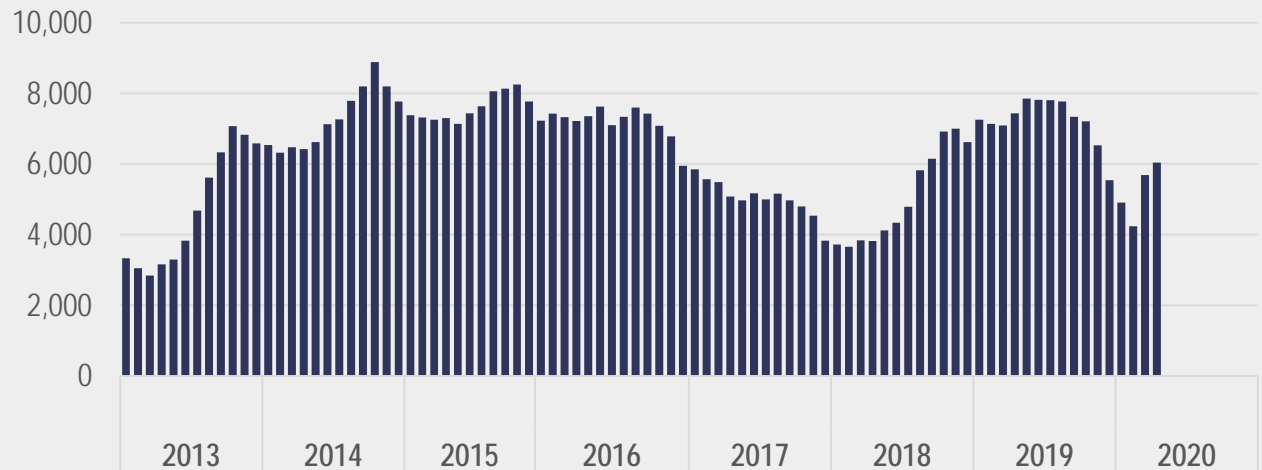
-30.2% vs. Prior Month
-41.6% vs. Prior Year



**Availability
(Excl. offers)**

6,043 Units

+6.3% vs. Prior Month
-18.7% vs. Prior Year

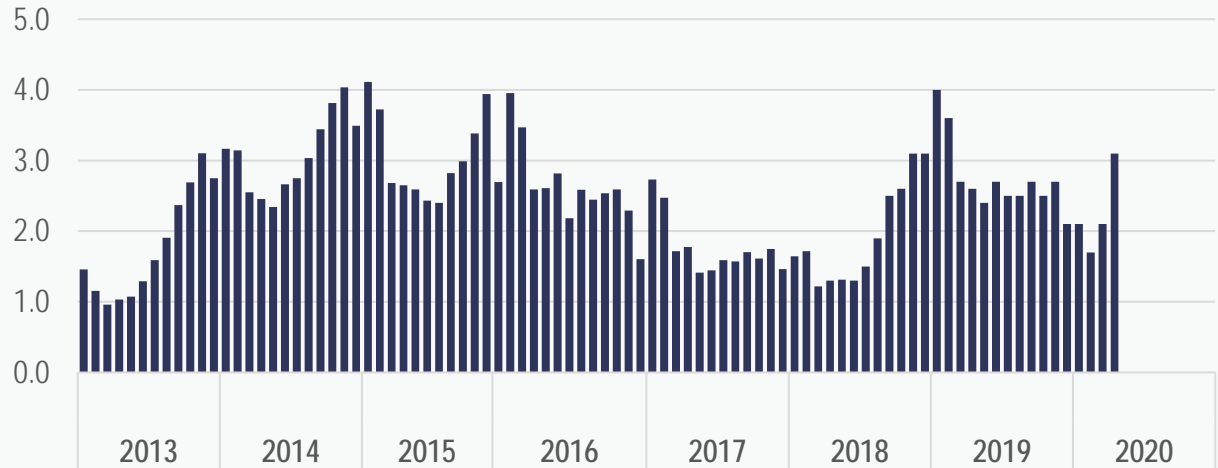


Single-Family Market Trends



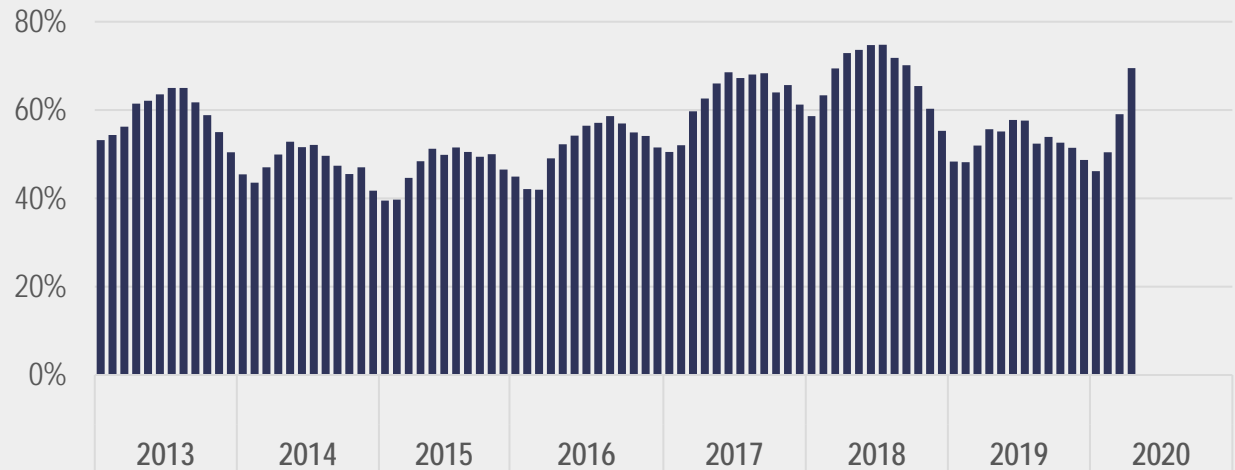
**Effective
Months of
Availability**

3.1 Months
 +48.7% vs. Prior Month
 +18.4% vs. Prior Year



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

69.5% of Closings
 59.0% vs. Prior Month
 55.6% vs. Prior Year



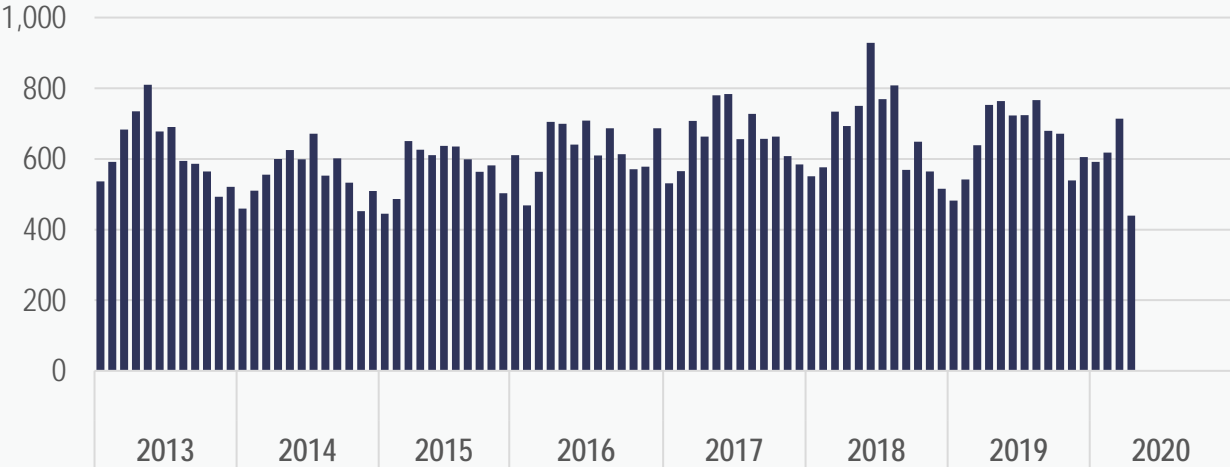
Condo/Townhouse Market Trends



Number of Closings

440 Units

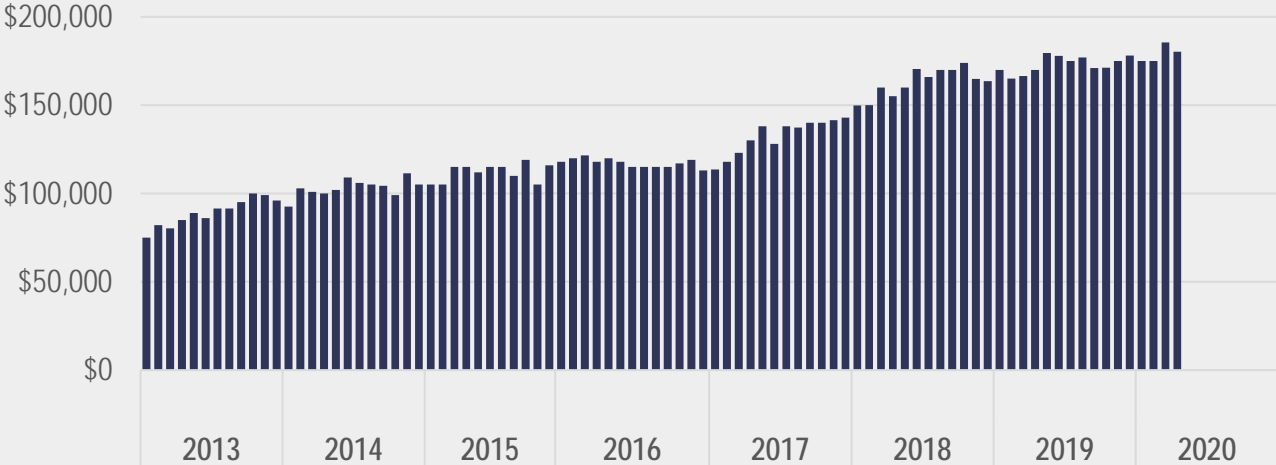
-38.4% vs. Prior Month
-41.6% vs. Prior Year



Median Closing Price

\$180,250

-2.8% vs. Prior Month
+6.0% vs. Prior Year



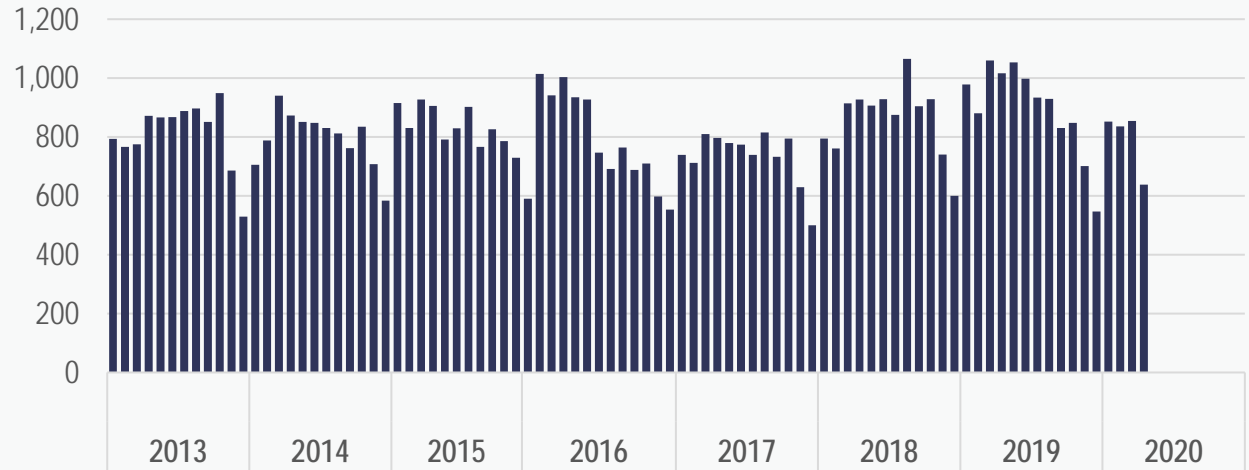
Condo/Townhouse Market Trends



**Number of
New Listings**

638 Units

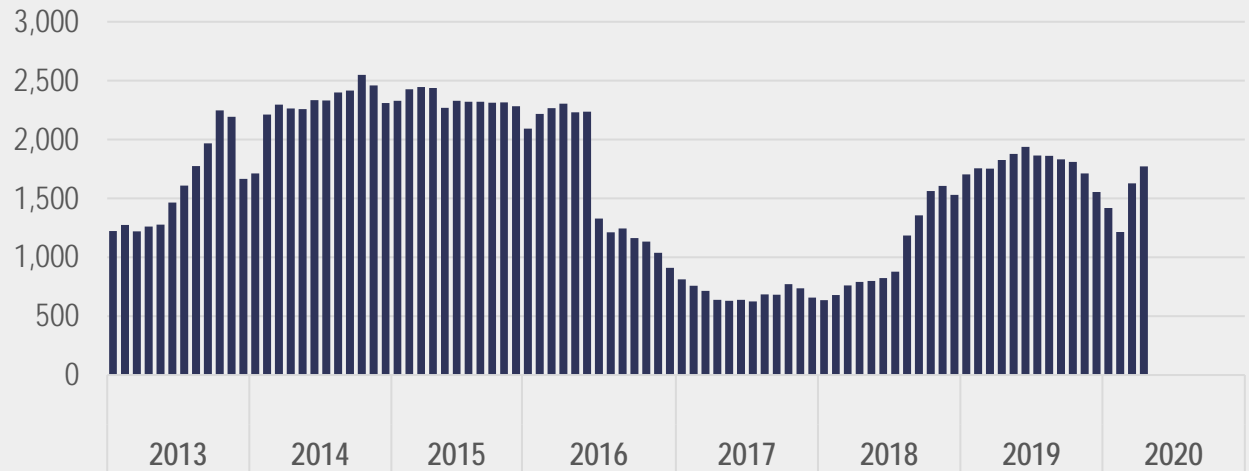
-25.3% vs. Prior Month
-37.3% vs. Prior Year



**Availability
(Excl. offers)**

1,772 Units

+8.8% vs. Prior Month
-3.0% vs. Prior Year

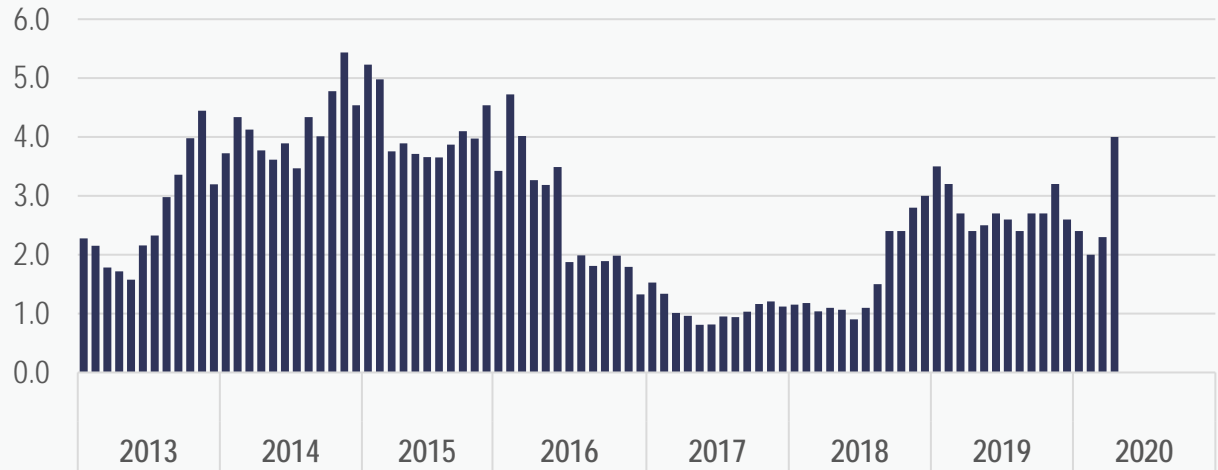


Condo/Townhouse Market Trends



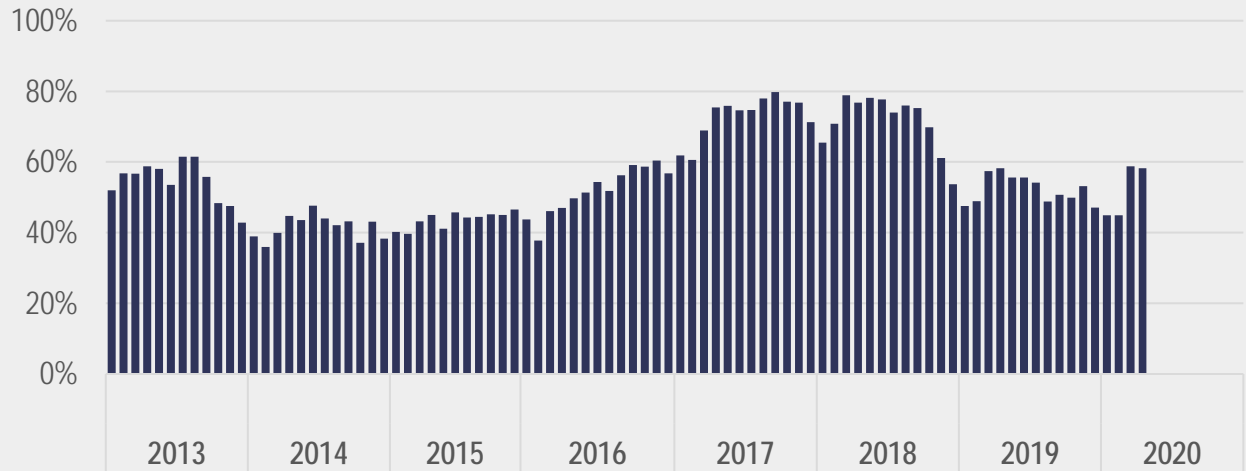
**Effective
Months of
Availability**

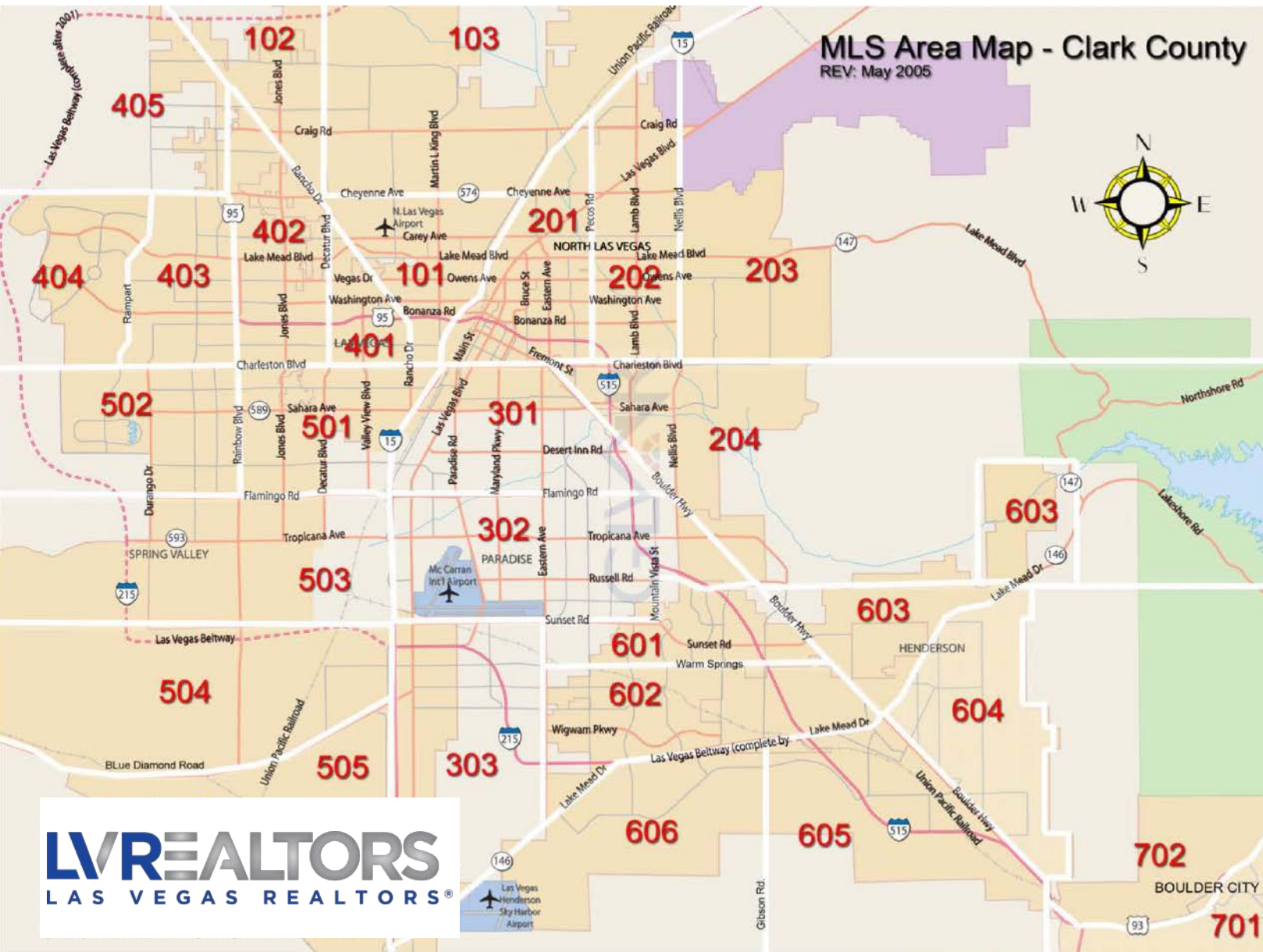
4.0 Months
 +76.6% vs. Prior Month
 +66.1% vs. Prior Year



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

58.2% of Closings
 58.8% vs. Prior Month
 58.2% vs. Prior Year





MLS Areas: Urban Valley



Housing Update by MLS Area: Urban Valley

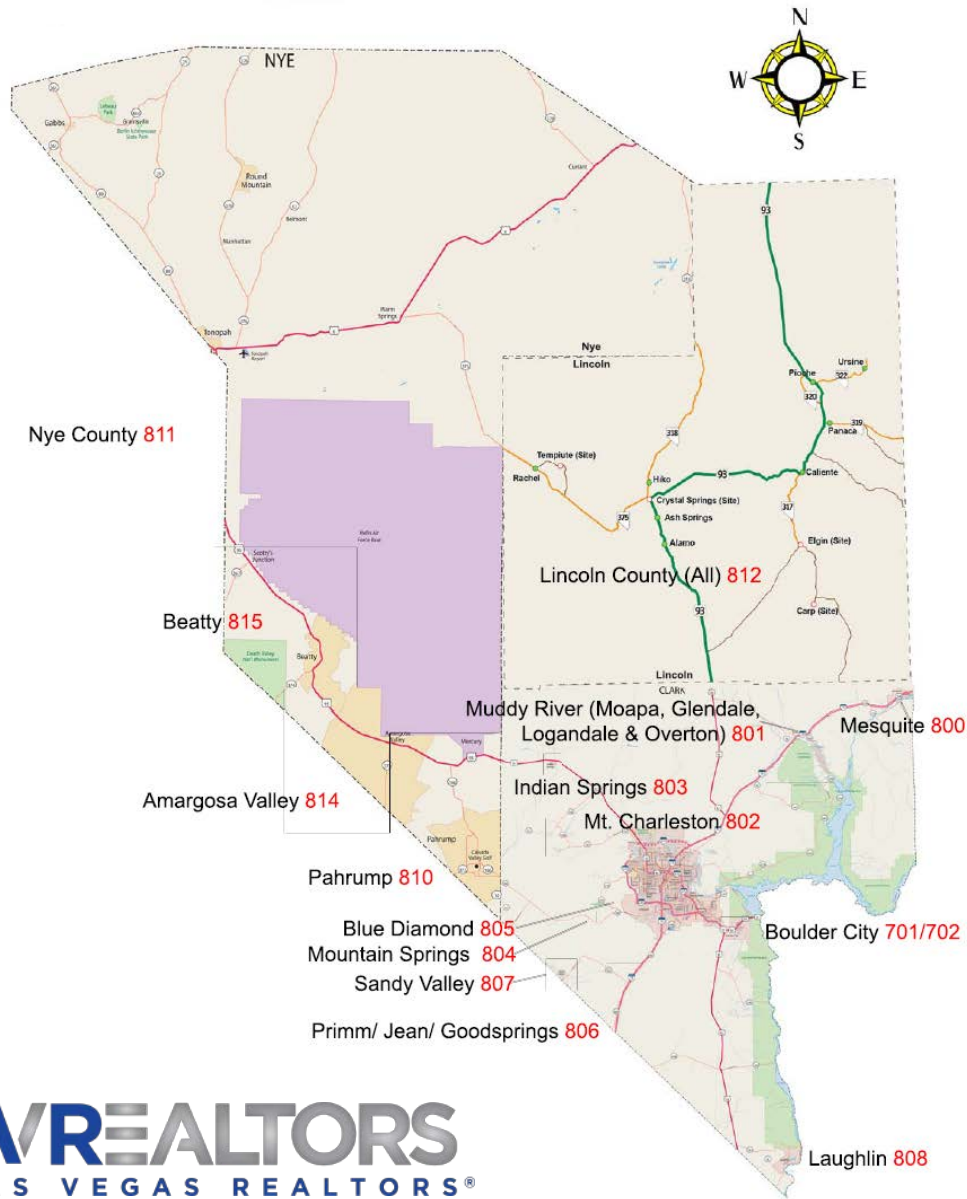


Single-Family Units



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	32	\$233,000	\$227,128	1	\$175,000	\$175,000
102 - North	126	\$340,425	\$379,862	5	\$199,900	\$217,180
103 - North	230	\$295,000	\$300,993	29	\$203,000	\$208,785
201 - East	35	\$211,000	\$209,109	-	\$0	\$0
202 - East	52	\$225,000	\$231,467	21	\$115,000	\$118,971
203 - East	56	\$256,500	\$285,656	24	\$164,450	\$155,061
204 - East	90	\$250,000	\$261,614	20	\$145,250	\$155,673
301 - South	46	\$252,000	\$274,885	21	\$170,000	\$167,166
302 - South	59	\$267,000	\$292,689	30	\$140,000	\$138,996
303 - South	76	\$345,000	\$405,986	28	\$217,000	\$215,412
401 - North West	27	\$250,000	\$296,841	7	\$118,000	\$141,057
402 - North West	68	\$250,000	\$250,727	25	\$145,000	\$146,236
403 - North West	51	\$300,000	\$316,376	35	\$170,000	\$168,431
404 - North West	78	\$421,000	\$530,676	23	\$294,000	\$0
405 - North West	158	\$340,500	\$382,538	17	\$217,000	\$212,000
501 - South West	33	\$290,000	\$321,566	12	\$182,500	\$177,108
502 - South West	75	\$390,000	\$539,996	22	\$189,500	\$239,716
503 - South West	63	\$364,900	\$446,569	29	\$180,000	\$203,189
504 - South West	93	\$334,000	\$412,507	7	\$175,000	\$190,700
505 - South West	110	\$347,500	\$423,973	3	\$219,000	\$239,667
601 - Henderson	23	\$307,500	\$339,060	19	\$200,000	\$199,900
602 - Henderson	51	\$345,000	\$378,722	12	\$201,500	\$212,900
603 - Henderson	38	\$375,500	\$450,888	6	\$277,500	\$283,417
604 - Henderson	35	\$299,900	\$303,231	-	\$0	\$0
605 - Henderson	56	\$327,500	\$377,638	18	\$248,500	\$237,782
606 - Henderson	126	\$412,500	\$476,416	12	\$294,250	\$261,417



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	8	\$376,000	\$420,499	2	\$200,500	\$200,500
702 - Boulder City	3	\$750,502	\$713,501	2	\$312,500	\$312,500
800 - Mesquite	1	\$300,000	\$300,000	3	\$125,000	\$159,267
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	8	\$352,048	\$364,956	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	1	\$479,000	\$479,000	-	\$0	\$0
803 - Indian Springs/Cold Creek	1	\$437,333	\$437,333	-	\$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	2	\$280,000	\$280,000	6	\$115,250	\$128,583
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	44	\$270,000	\$274,628	-	\$0	\$0
811 - Nye County	1	\$84,000	\$84,000	-	\$0	\$0
812 - Lincoln County	1	\$130,000	\$130,000	-	\$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	\$169,950	\$176,325	-	\$0	\$0
817 - Searchlight	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	1	\$205,000	\$205,000	1	\$168,500	\$168,500

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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