LAS VEGAS REALTORS®



2021

April 2021

MONTHLY HOUSING MARKET UPDATE

For media inquiries, please contact George McCabe with B&P Public Relations at (702) 325-7358 or gmccabe@bpadlv.com

LAS VEGAS REALTORS® MLS

Housing Snapshot

Single-Family Units

# Units Sold	# New Listings	# Units Available
3,528	**3,699**	**1,827**
▲ +79.0%	▲ +47.0%	▼ -69.8%

Median Price *Units Sold*	Median Price *New Listings*	Effective Availability
$375,000	**$390,000**	**0.5** Months
▲ +21.0%	▲ +17.5%	▼ -83.1%

Condo/Townhouse Units

# Units Sold	# New Listings	# Units Available
1,024	**978**	**519**
▲ +132.7%	▲ +53.3%	▼ -70.7%

Median Price *Units Sold*	Median Price *New Listings*	Effective Availability
$202,450	**$215,000**	**0.5** Months
▲ +12.3%	▲ +11.5%	▼ -87.4%

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 2021	Growth From March 2021	Growth From April 2020	Current Value April 2021	Growth From March 2021	Growth From April 2020
Units Sold						
No. of Units Sold	3,528	-5.3%	+79.0%	1,024	+2.6%	+132.7%
Median Price of Units Sold	$375,000	+3.3%	+21.0%	$202,450	+4.4%	+12.3%
Average Price of Units Sold	$474,547	+4.3%	+31.3%	$221,060	+1.5%	+15.0%
New Listings						
No. of New Listings	3,699	+3.7%	+47.0%	978	+0.7%	+53.3%
Median Price of New Listings	$390,000	+1.3%	+17.5%	$215,000	+4.9%	+11.5%
Average Price of New Listings	$564,233	+5.3%	+31.2%	$239,653	+1.2%	+14.4%
Availability (Including Offers)						
No. of Units Available	6,648	+1.3%	-27.6%	1,831	-3.8%	-24.3%
Median Price of Units Available	$395,000	+3.1%	+12.9%	$205,000	+2.5%	+11.0%
Average Price of Units Available	$642,871	+5.5%	+23.8%	$247,867	+4.2%	+17.4%
Availability (Excluding Offers)						
No. of Units Available	1,827	+3.1%	-69.8%	519	-13.1%	-70.7%
Median Price of Units Available	$498,888	+10.9%	+36.7%	$207,000	+5.6%	+13.4%
Average Price of Units Available	$1,016,535	+6.8%	+75.6%	$278,256	+76.5%	+29.1%
Effective Months of Availability	0.5	+8.9%	-83.1%	0.5	-15.3%	-87.4%

Time on Market for Units Sold	April 2021	March 2021	April 2020	April 2021	March 2021	April 2020
0 - 30 days	81.5%	74.0%	69.5%	76.7%	68.5%	58.2%
31 - 60 days	7.7%	10.0%	12.6%	9.6%	12.4%	17.4%
61 - 90 days	3.3%	5.5%	5.4%	5.2%	6.3%	8.5%
91 - 120 days	2.4%	3.5%	4.1%	2.1%	3.4%	7.4%
121+ days	5.0%	7.0%	8.4%	6.5%	9.3%	8.5%

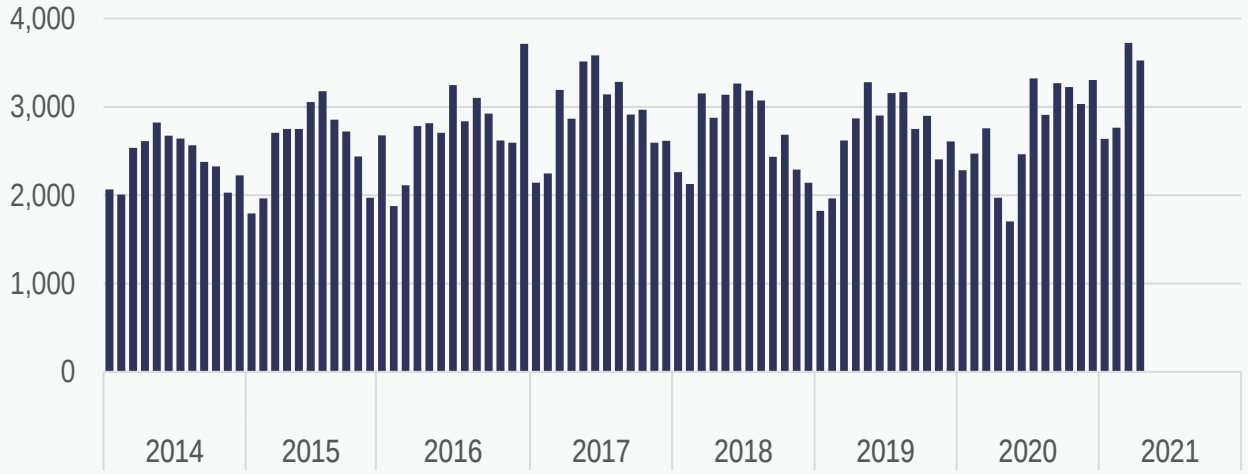
See notes, methodology and definitions on page 14.

Single-Family Market Trends

Number of Closings

3,528 Units

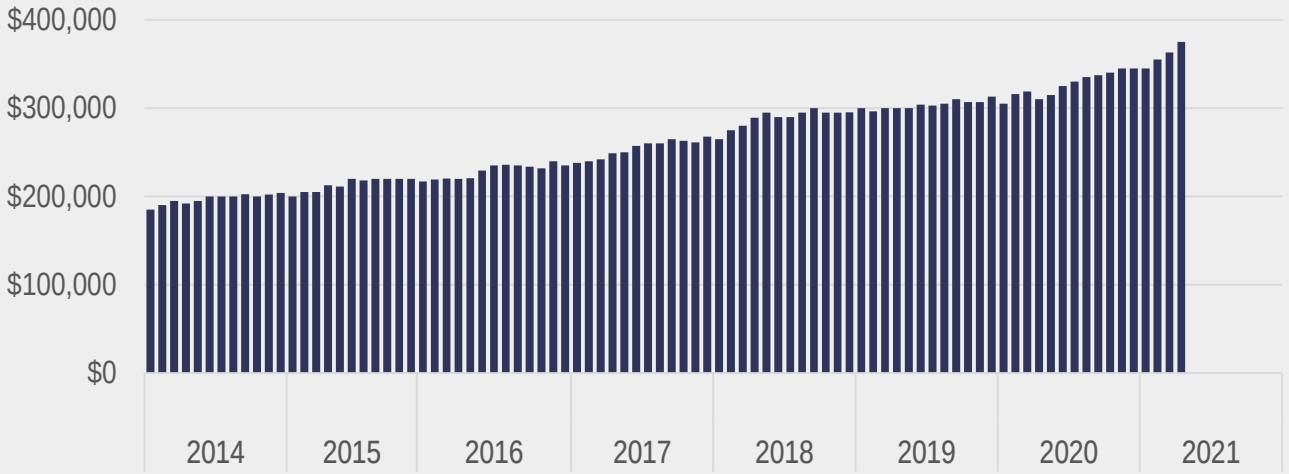
-5.3% vs. Prior Month
+79.0% vs. Prior Year



Median Closing Price

$375,000

+3.3% vs. Prior Month
+21.0% vs. Prior Year

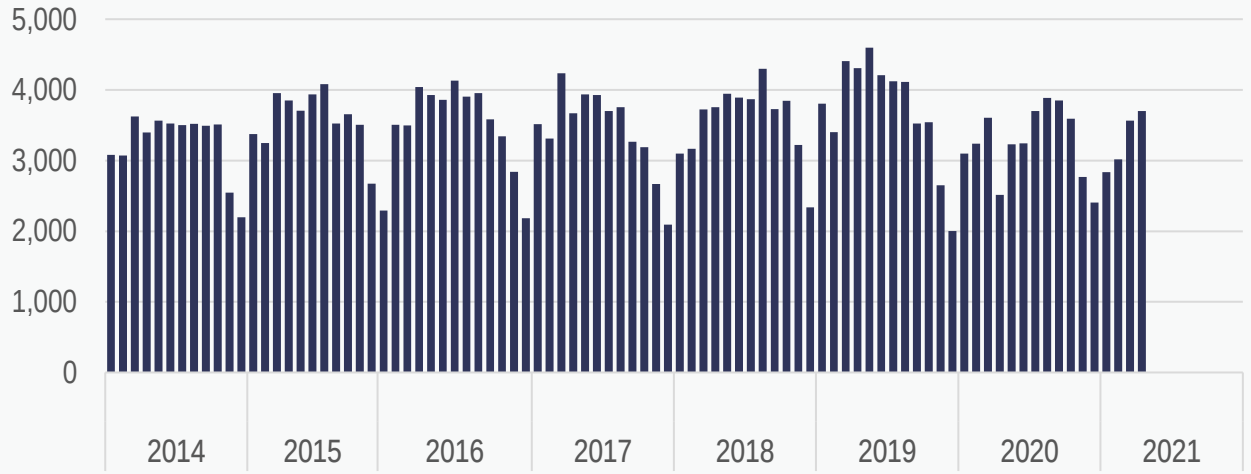


Single-Family Market Trends

Number of New Listings

3,699 Units

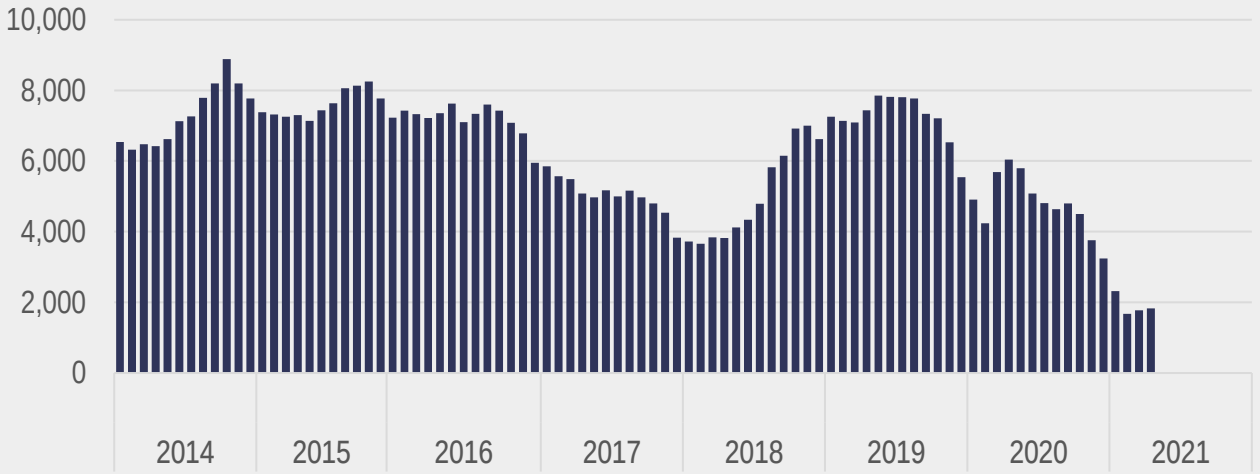
+3.7% vs. Prior Month
+47.0% vs. Prior Year



Availability (Excl. offers)

1,827 Units

+3.1% vs. Prior Month
-69.8% vs. Prior Year

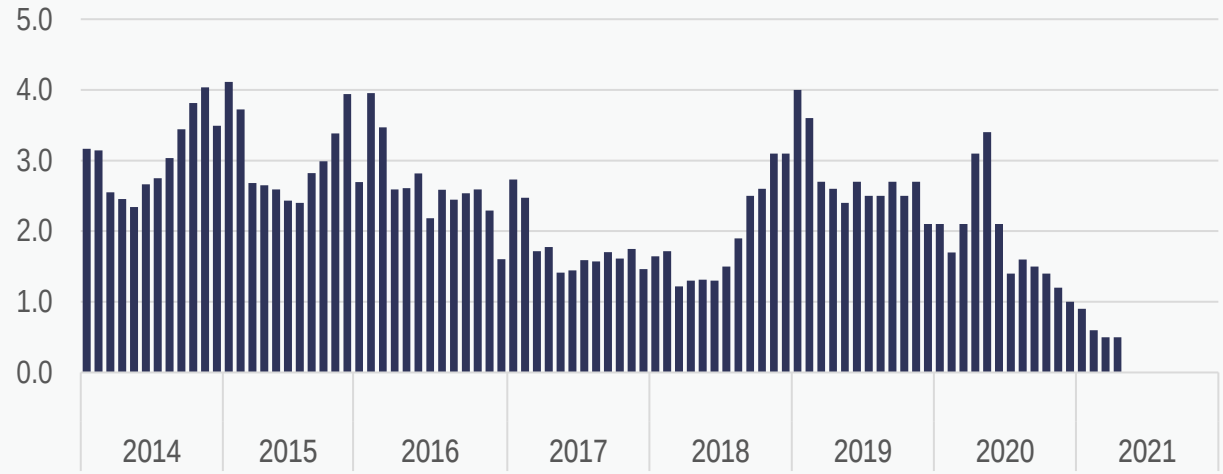


Single-Family Market Trends

Effective Months of Availability

0.5 Months

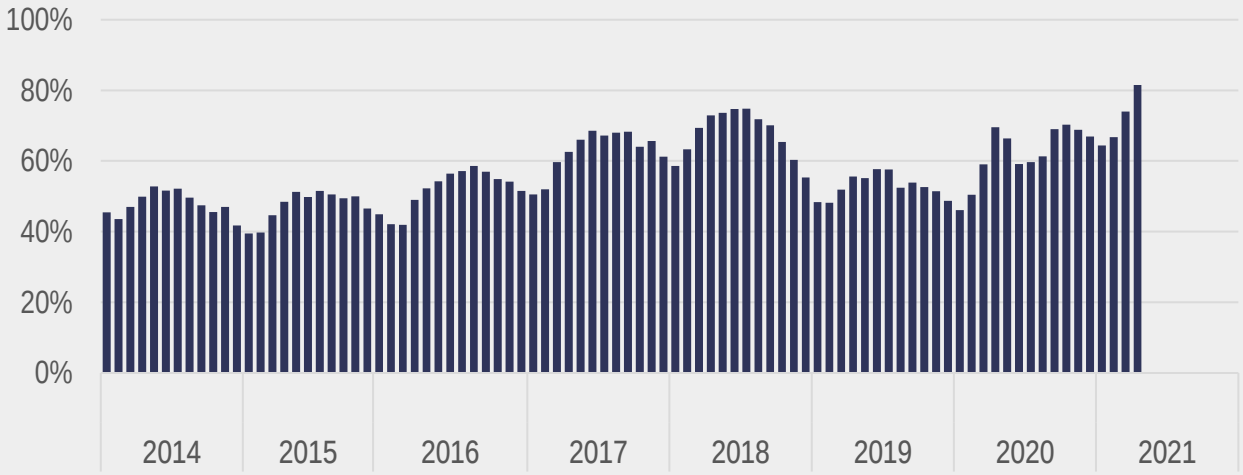
+8.9% vs. Prior Month
-83.1% vs. Prior Year



Time on Market: 30 Days or Less

81.5% of Closings

74.0% vs. Prior Month
69.5% vs. Prior Year

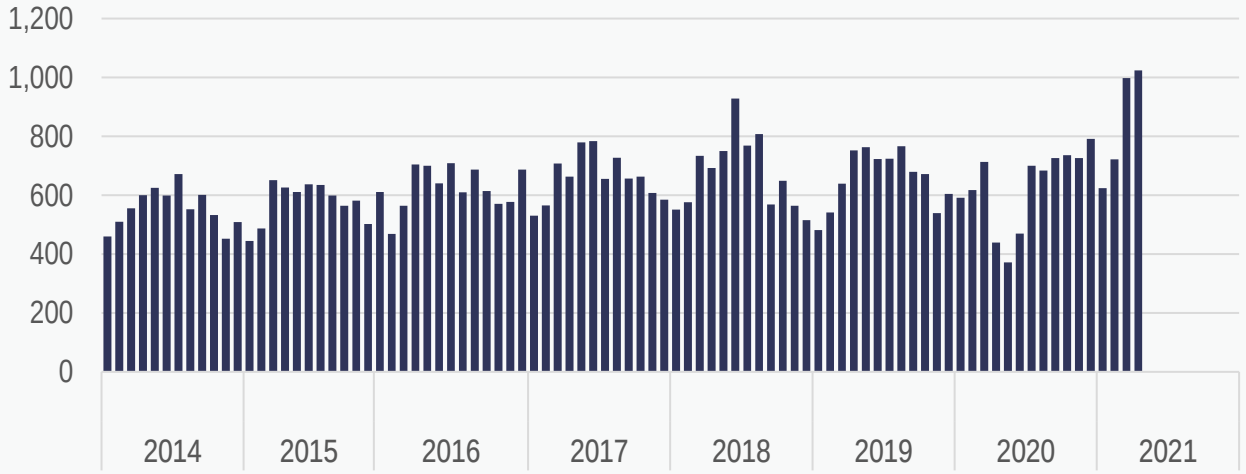


Condo/Townhouse Market Trends

Number of Closings

1,024 Units

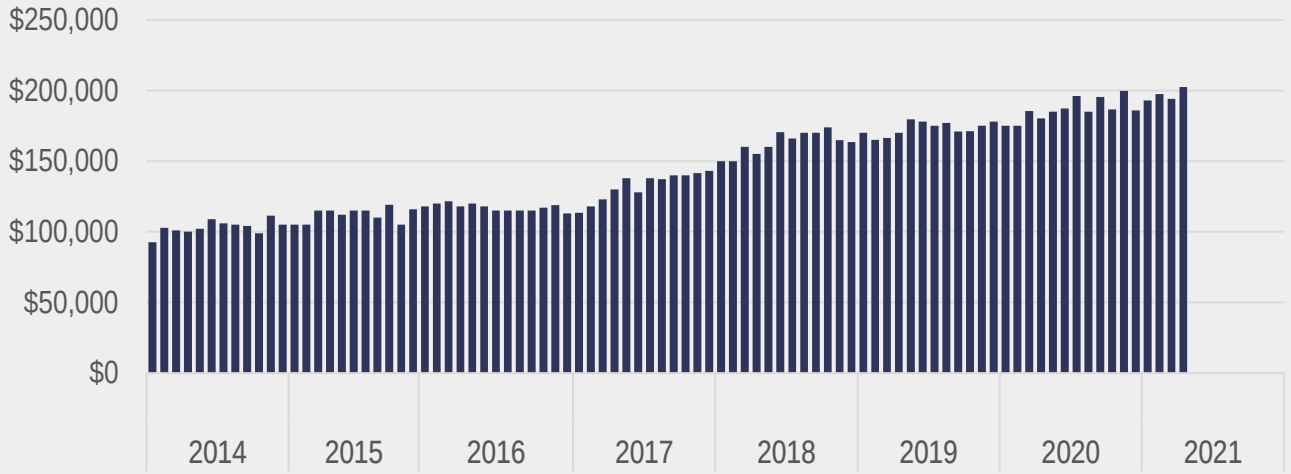
+2.6% vs. Prior Month
+132.7% vs. Prior Year



Median Closing Price

$202,450

+4.4% vs. Prior Month
+12.3% vs. Prior Year

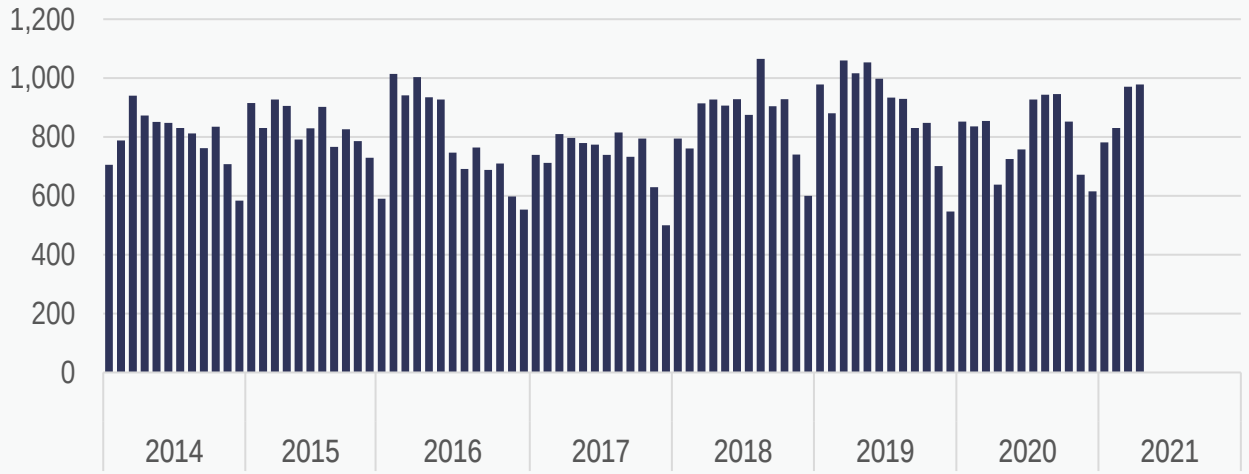


Condo/Townhouse Market Trends

Number of New Listings

978 Units

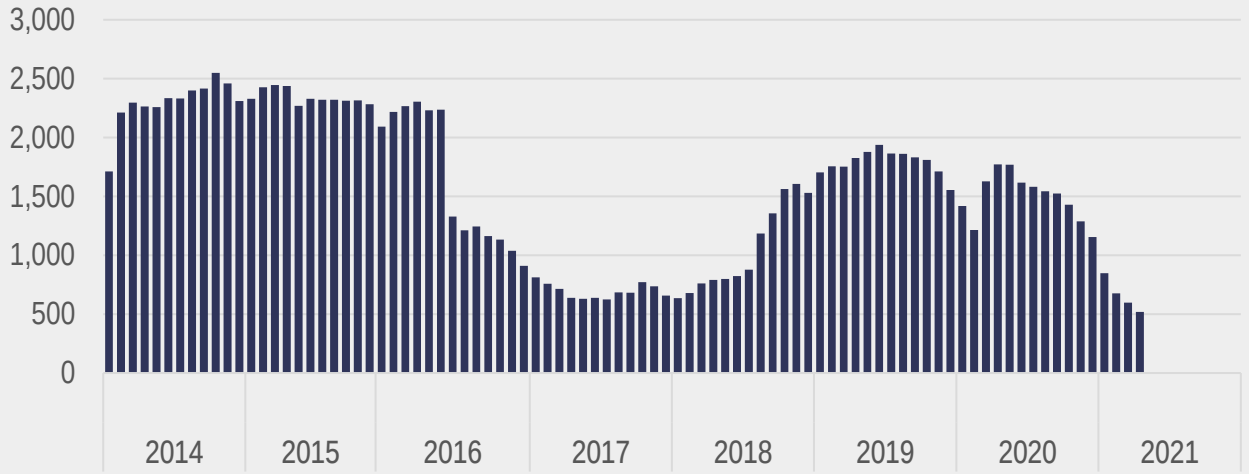
+0.7% vs. Prior Month
+53.3% vs. Prior Year



Availability (Excl. offers)

519 Units

-13.1% vs. Prior Month
-70.7% vs. Prior Year

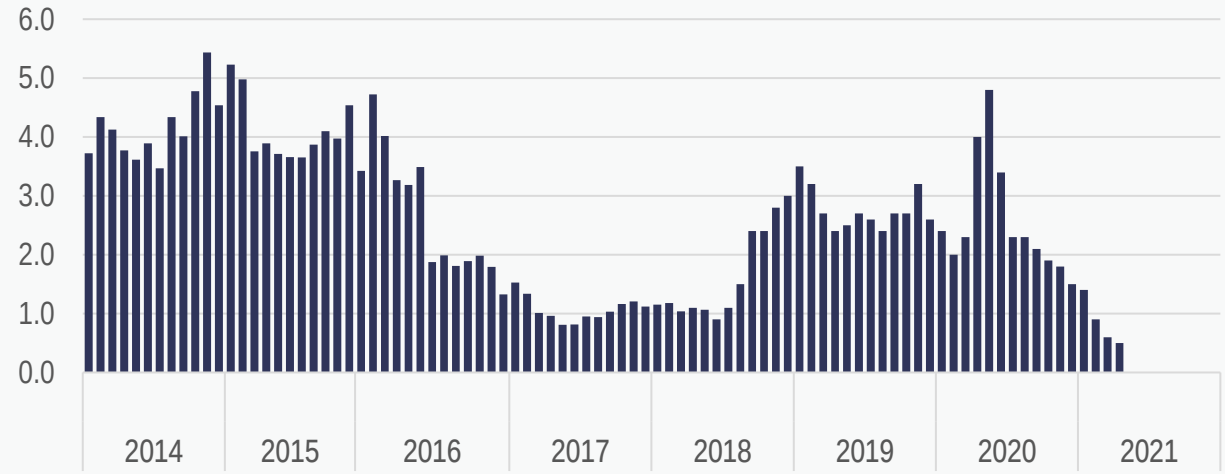


Condo/Townhouse Market Trends

Effective Months of Availability

0.5 Months

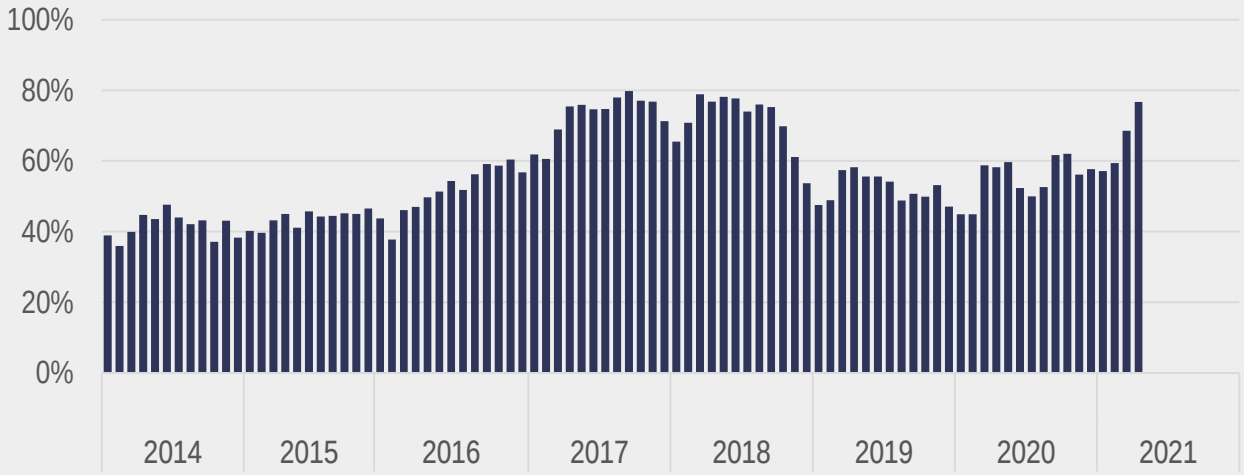
-15.3% vs. Prior Month
-87.4% vs. Prior Year

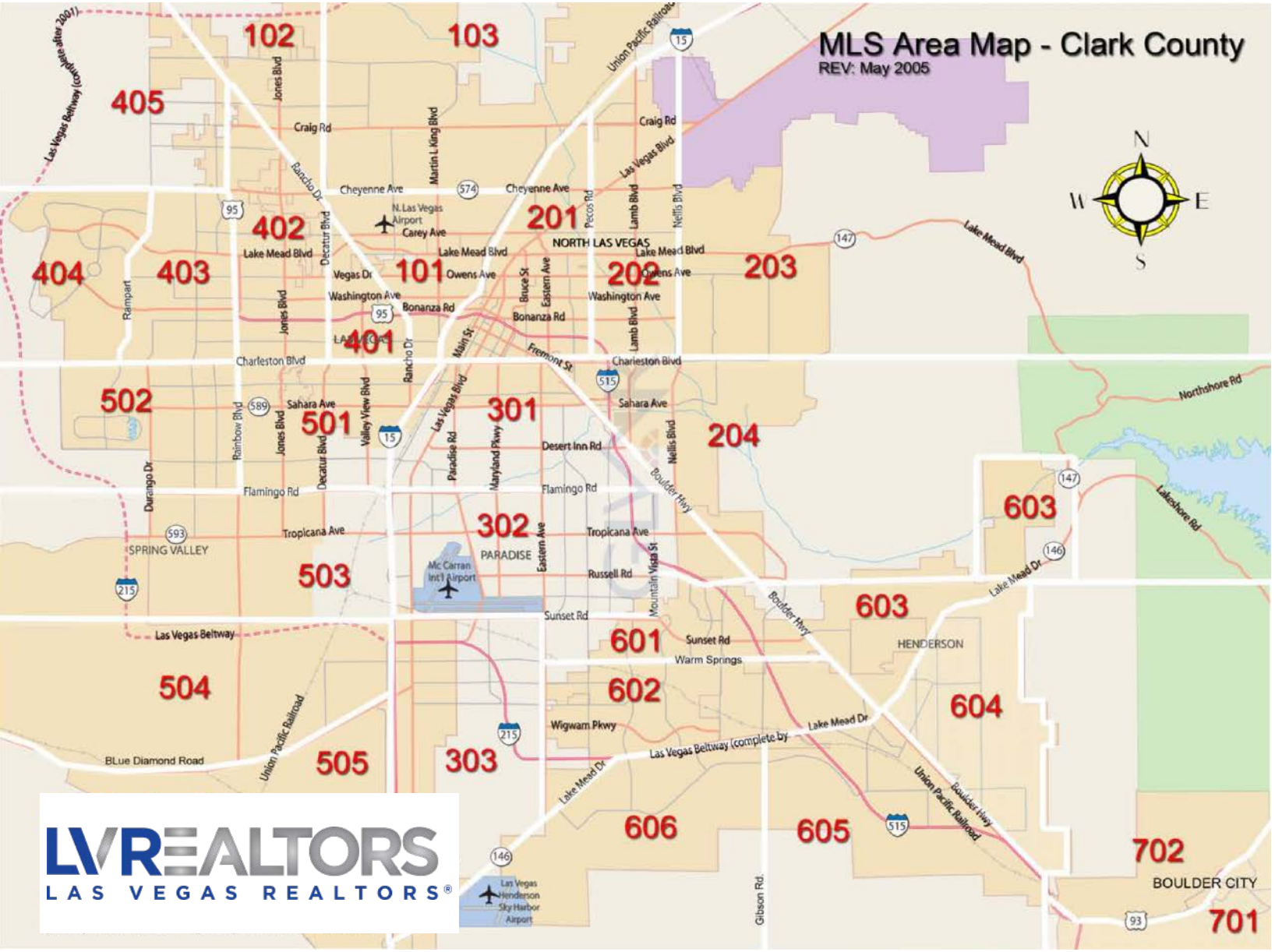


Time on Market: 30 Days or Less

76.7% of Closings

68.5% vs. Prior Month
58.2% vs. Prior Year





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MLS Areas: **Urban Valley**

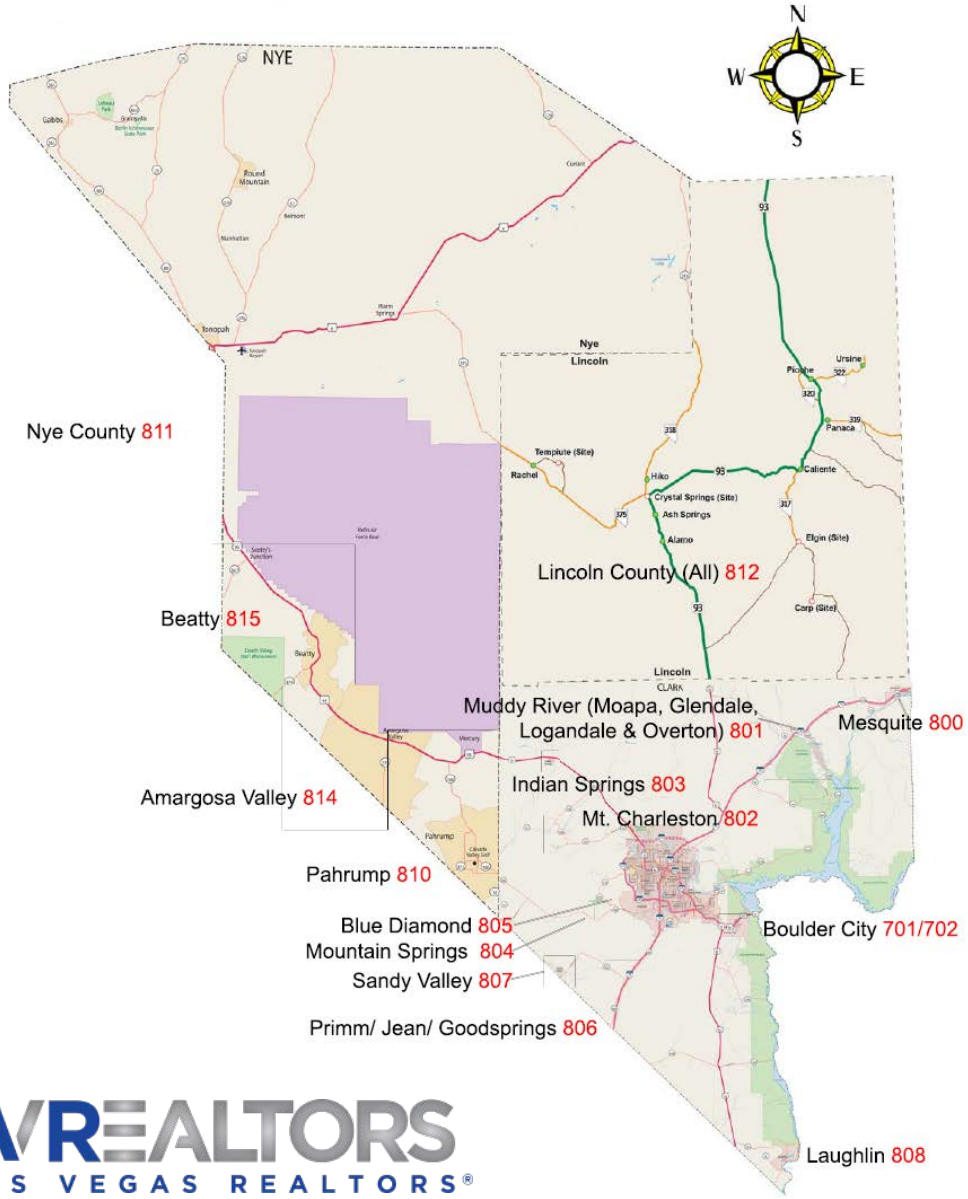
Housing Update by MLS Area: Urban Valley

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	50	$255,600	$259,264	4	$180,000	$169,625
102 - North	180	$395,000	$446,246	8	$247,450	$246,738
103 - North	331	$330,000	$344,423	34	$219,000	$225,805
201 - East	50	$230,000	$225,600	9	$220,000	$206,667
202 - East	47	$248,000	$253,130	26	$122,000	$129,219
203 - East	67	$310,000	$352,122	22	$168,000	$161,608
204 - East	132	$285,000	$294,496	34	$160,000	$164,533
301 - South	63	$310,000	$364,016	68	$182,000	$182,769
302 - South	88	$313,000	$340,428	52	$149,944	$146,911
303 - South	186	$365,000	$399,875	68	$229,500	$244,474
401 - North West	44	$292,000	$464,813	9	$131,000	$143,211
402 - North West	103	$280,000	$294,747	44	$150,250	$160,330
403 - North West	91	$347,500	$386,203	81	$177,000	$188,389
404 - North West	200	$527,000	$739,582	63	$300,000	$311,917
405 - North West	285	$385,000	$446,798	48	$216,000	$223,682
501 - South West	66	$392,500	$458,549	35	$155,000	$161,860
502 - South West	201	$490,000	$795,701	59	$225,000	$273,187
503 - South West	161	$410,000	$484,293	116	$187,500	$214,685
504 - South West	221	$389,000	$454,358	32	$205,000	$206,544
505 - South West	220	$412,250	$508,726	19	$250,000	$267,911
601 - Henderson	28	$372,500	$409,836	24	$217,500	$213,646
602 - Henderson	106	$411,000	$464,579	47	$251,000	$239,519
603 - Henderson	75	$476,703	$642,078	16	$309,000	$396,369
604 - Henderson	48	$360,000	$375,706	5	$244,000	$245,800
605 - Henderson	93	$406,000	$454,478	34	$273,500	$254,261
606 - Henderson	251	$560,000	$764,921	39	$305,000	$360,191

MLS Areas: **Outlying Area**



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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	18	$370,000	$444,828	2	$181,000	$181,000
702 - Boulder City	5	$555,000	$698,800	5	$255,600	$279,500
800 - Mesquite	5	$490,000	$500,700	2	$232,450	$232,450
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	7	$410,000	$397,286	-	$0	$0
802 - Mt. Charleston/Lee Canyon	4	$482,500	$511,250	-	$0	$0
803 - Indian Springs/Cold Creek	2	$290,147	$290,147	-	$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	$160,000	$160,000	-	$0	$0
808 - Laughlin	6	$289,500	$318,167	16	$175,500	$176,419
809 - Other Clark County	-	$0	$0	-	$0	$0
810 - Pahrump	75	$325,000	$326,929	1	$117,000	$117,000
811 - Nye County	1	$286,000	$286,000	-	$0	$0
812 - Lincoln County	5	$250,000	$226,900	-	$0	$0
813 - Other Nevada	-	$0	$0	-	$0	$0
814 - Amargosa Valley	2	$245,000	$245,000	-	$0	$0
815 - Beatty	-	$0	$0	-	$0	$0
816 - White Pine County	10	$225,000	$194,850	-	$0	$0
817 - Searchlight	-	$0	$0	-	$0	$0
900 - Outside Nevada	1	$1,800,000	$1,800,000	2	$392,897	$392,897

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®
Media Contact Information:	George McCabe, B&P Public Relations // (702) 325-7358 // gmccabe@bpadlv.com
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

LVR Board of Directors
2021



About LVR

LVR was founded in 1947 and provides its more than 15,000 local members with education, training and political representation. The local representative of the National Association of REALTORS®, LVR is the largest professional organization in Southern Nevada. Each LVR member receives the highest level of professional training and must abide by a strict code of ethics.

LAS VEGAS REALTORS®

6360 S. Rainbow Blvd.
Las Vegas, Nevada 89118
(702) 784-5000

www.LasVegasRealtor.com