



2021 **November** 2021

MONTHLY HOUSING MARKET
UPDATE

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



Housing Snapshot



Single-Family Units

Units Sold

3,273

▲ +7.8%

Median Price
Units Sold

\$420,000

▲ +21.7%

New Listings

2,851

▲ +3.1%

Median Price
New Listings

\$435,000

▲ +24.3%

Units Available

2,805

▼ -25.3%

Effective Availability

0.9 Months

▼ -30.7%



Condo/Townhouse Units

Units Sold

862

▲ +18.7%

Median Price
Units Sold

\$240,000

▲ +20.2%

New Listings

715

▲ +6.4%

Median Price
New Listings

\$244,000

▲ +29.1%

Units Available

495

▼ -61.6%

Effective Availability

0.6 Months

▼ -67.6%

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 November 2021	Growth From October 2021	Growth From November 2020	Current Value November 2021	Growth From October 2021	Growth From November 2020
Units Sold						
No. of Units Sold	3,273	+6.4%	+7.8%	862	+7.1%	+18.7%
Median Price of Units Sold	\$420,000	+2.4%	+21.7%	\$240,000	+1.7%	+20.2%
Average Price of Units Sold	\$500,501	+1.4%	+17.5%	\$253,686	+0.2%	+19.5%
New Listings						
No. of New Listings	2,851	-20.0%	+3.1%	715	-17.2%	+6.4%
Median Price of New Listings	\$435,000	+0.0%	+24.3%	\$244,000	-0.4%	+29.1%
Average Price of New Listings	\$559,382	-1.5%	+21.7%	\$268,309	+4.3%	+23.0%
Availability (Including Offers)						
No. of Units Available	6,900	-10.7%	-18.0%	1,534	-12.3%	-34.5%
Median Price of Units Available	\$455,000	+1.1%	+24.8%	\$245,000	+2.1%	+28.9%
Average Price of Units Available	\$684,799	+2.2%	+24.2%	\$286,724	+4.0%	+27.2%
Availability (Excluding Offers)						
No. of Units Available	2,805	-14.7%	-25.3%	495	-15.1%	-61.6%
Median Price of Units Available	\$534,000	+3.7%	+33.5%	\$247,000	+1.2%	+33.5%
Average Price of Units Available	\$882,254	+4.3%	+28.6%	\$324,155	+5.2%	+41.7%
Effective Months of Availability	0.9	-19.8%	-30.7%	0.6	-20.7%	-67.6%
Time on Market for Units Sold						
	November 2021	October 2021	November 2020	November 2021	October 2021	November 2020
0 - 30 days	76.8%	79.9%	68.8%	79.8%	81.7%	56.1%
31 - 60 days	14.5%	12.7%	15.9%	11.0%	13.2%	21.5%
61 - 90 days	5.1%	4.1%	7.2%	5.3%	2.6%	10.2%
91 - 120 days	2.4%	1.6%	2.9%	2.4%	0.9%	4.3%
121+ days	1.2%	1.6%	5.2%	1.4%	1.6%	8.0%

See notes, methodology and definitions on page 10.

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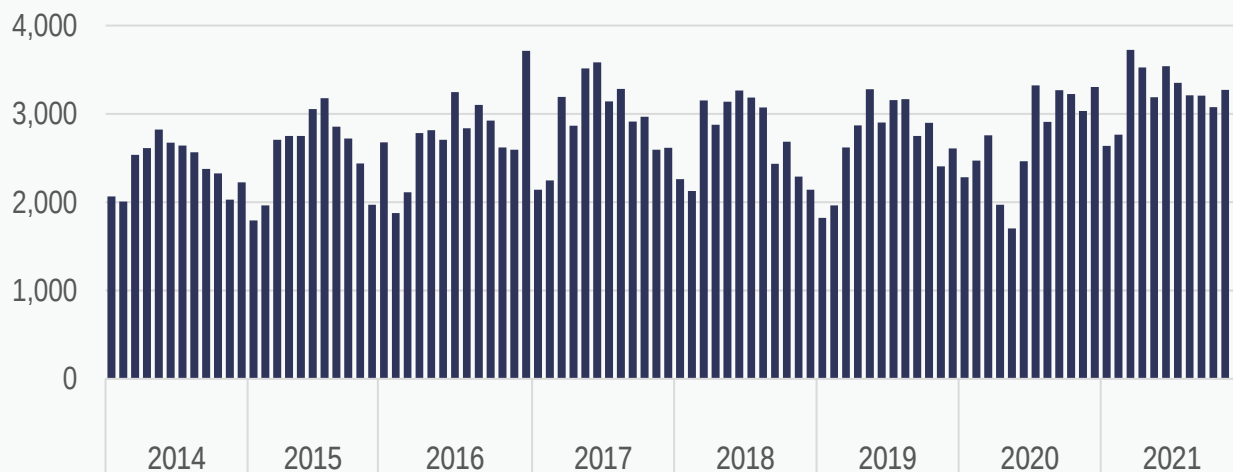
Single-Family Market Trends



Number of
Closings

3,273 Units

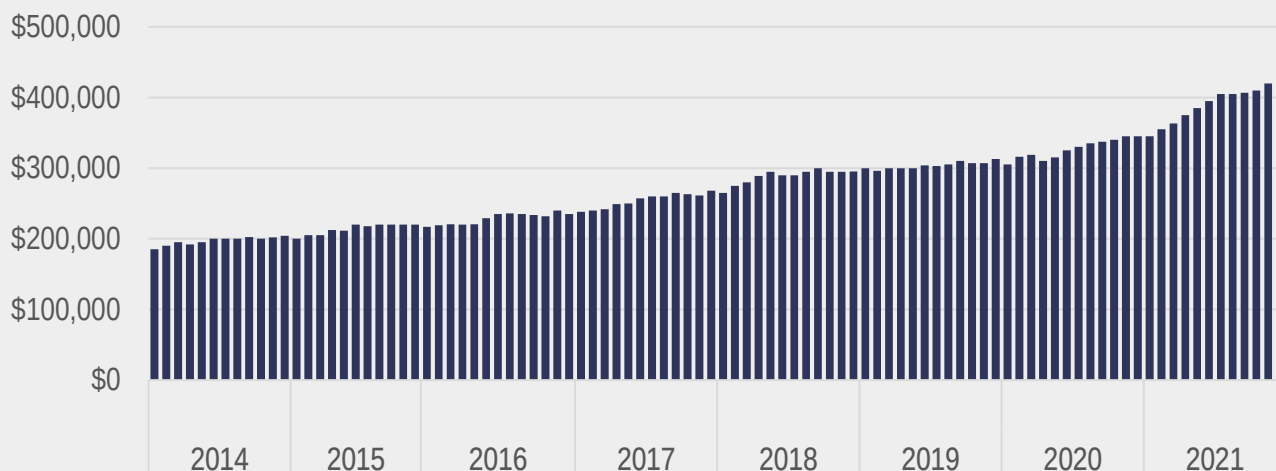
+6.4% vs. Prior Month
+7.8% vs. Prior Year



Median
Closing
Price

\$420,000

+2.4% vs. Prior Month
+21.7% vs. Prior Year



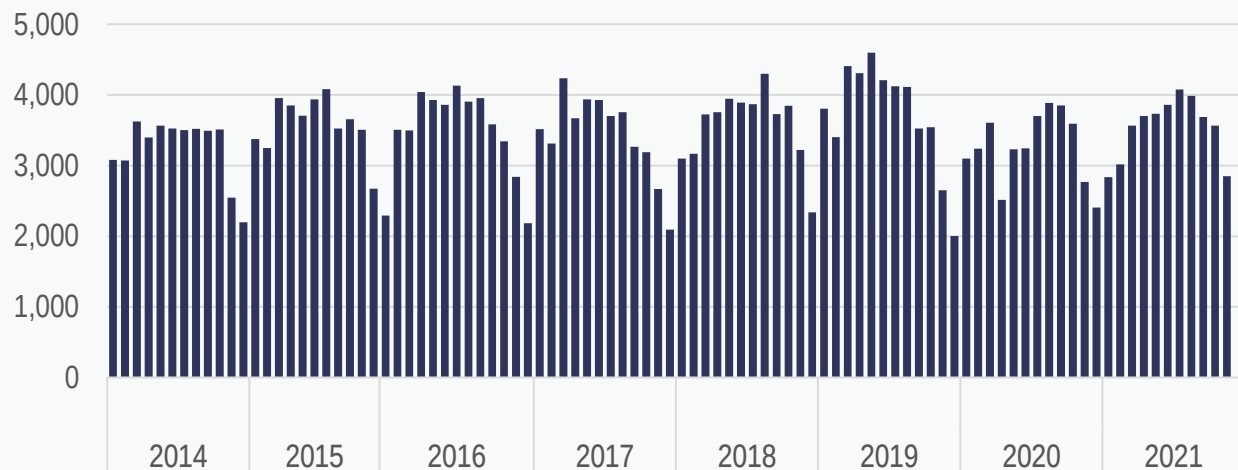
Single-Family Market Trends



**Number of
New Listings**

2,851 Units

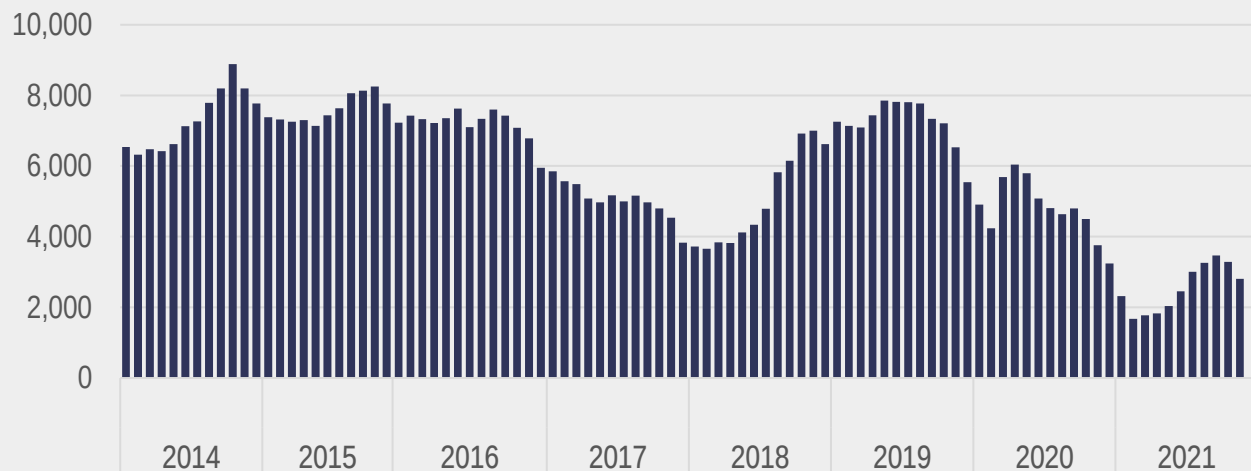
-20.0% vs. Prior Month
+3.1% vs. Prior Year



**Availability
(Excl. offers)**

2,805 Units

-14.7% vs. Prior Month
-25.3% vs. Prior Year



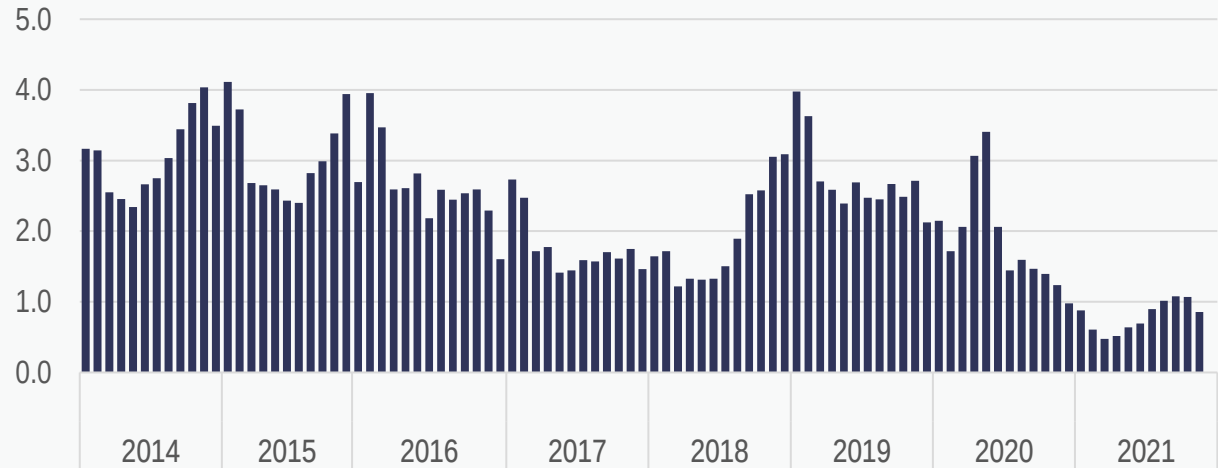
Single-Family Market Trends



Effective Months of Availability

0.9 Months

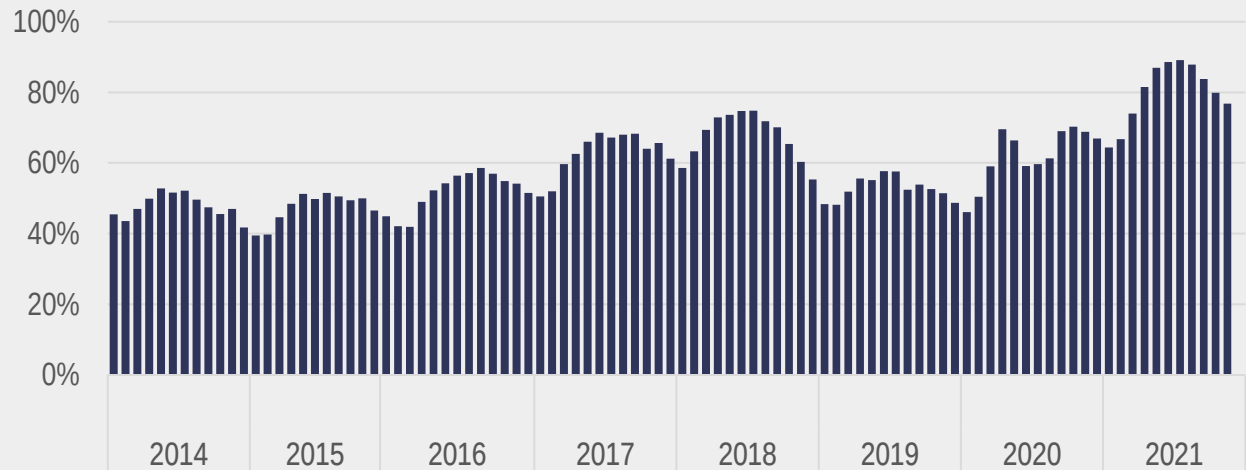
-19.8% vs. Prior Month
-30.7% vs. Prior Year



Time on Market: 30 Days or Less

76.8% of Closings

79.9% vs. Prior Month
68.8% vs. Prior Year



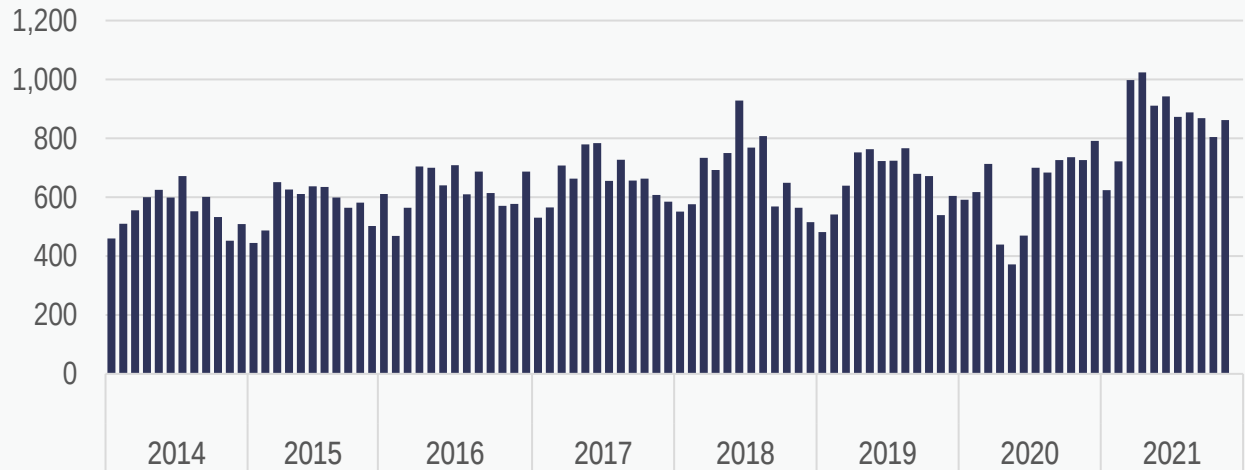
Condo/Townhouse Market Trends



Number of Closings

862 Units

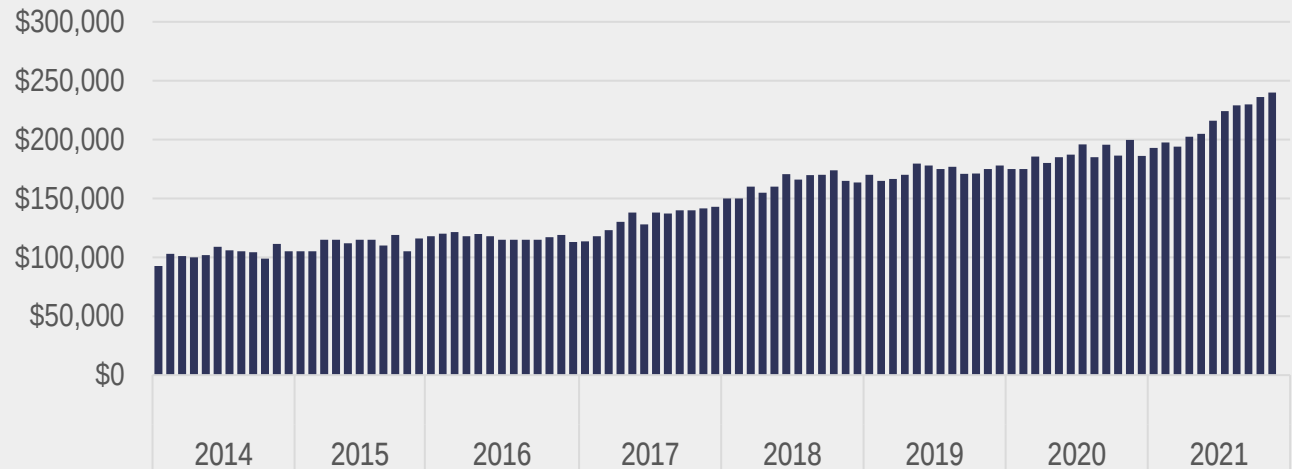
+7.1% vs. Prior Month
+18.7% vs. Prior Year



Median Closing Price

\$240,000

+1.7% vs. Prior Month
+20.2% vs. Prior Year



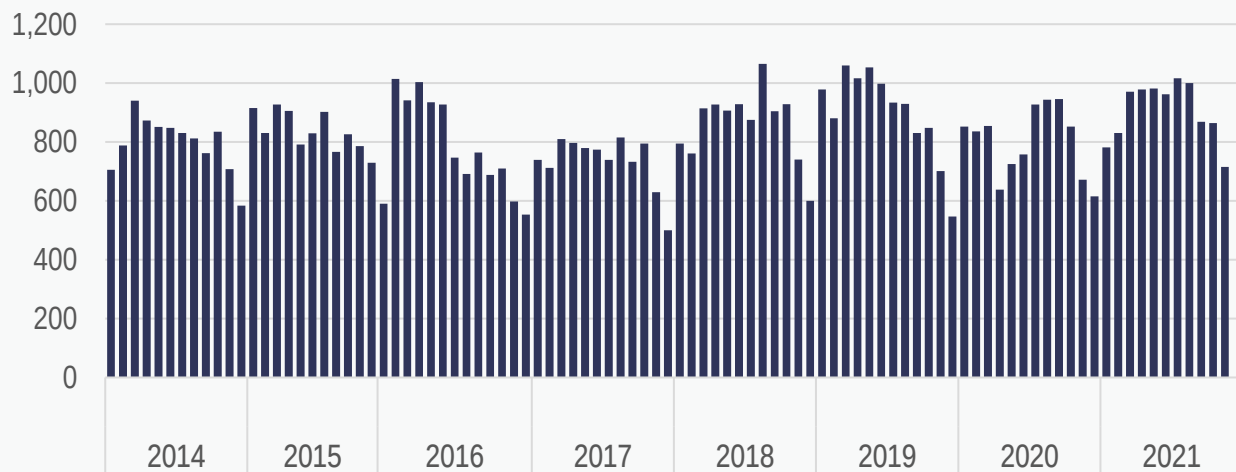
Condo/Townhouse Market Trends



**Number of
New Listings**

715 Units

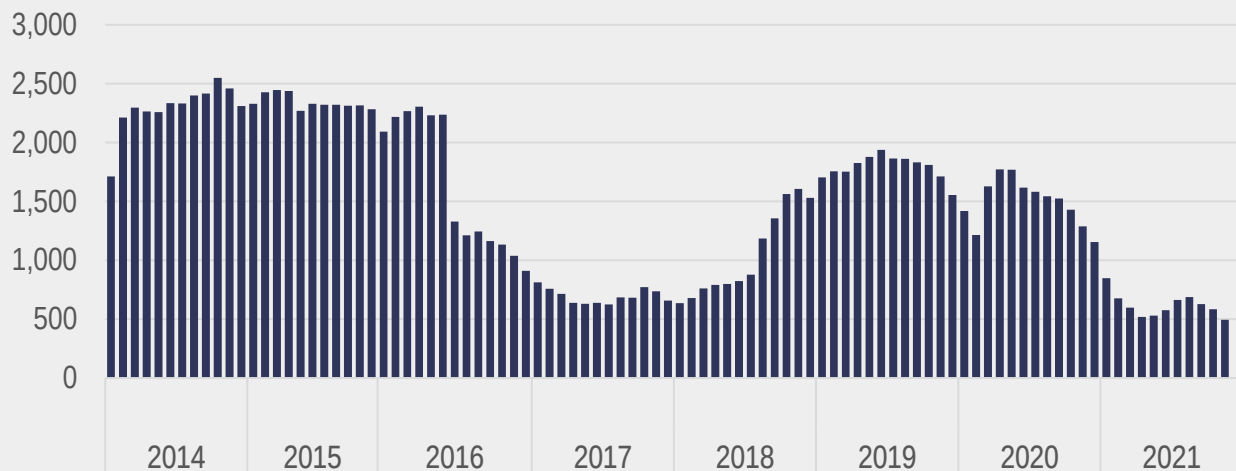
-17.2% vs. Prior Month
+6.4% vs. Prior Year



**Availability
(Excl. offers)**

495 Units

-15.1% vs. Prior Month
-61.6% vs. Prior Year



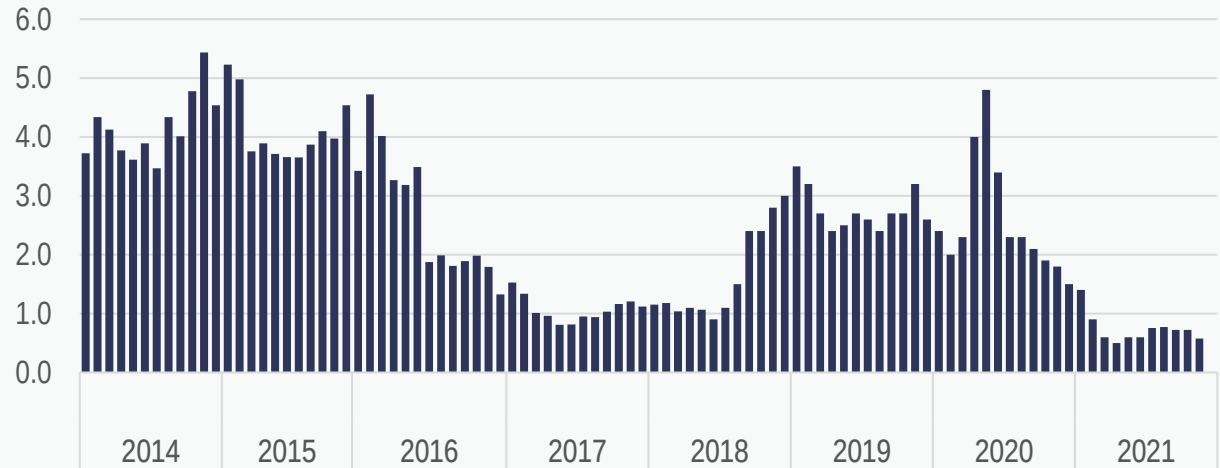
Condo/Townhouse Market Trends



**Effective Months
of Availability**

0.6 Months

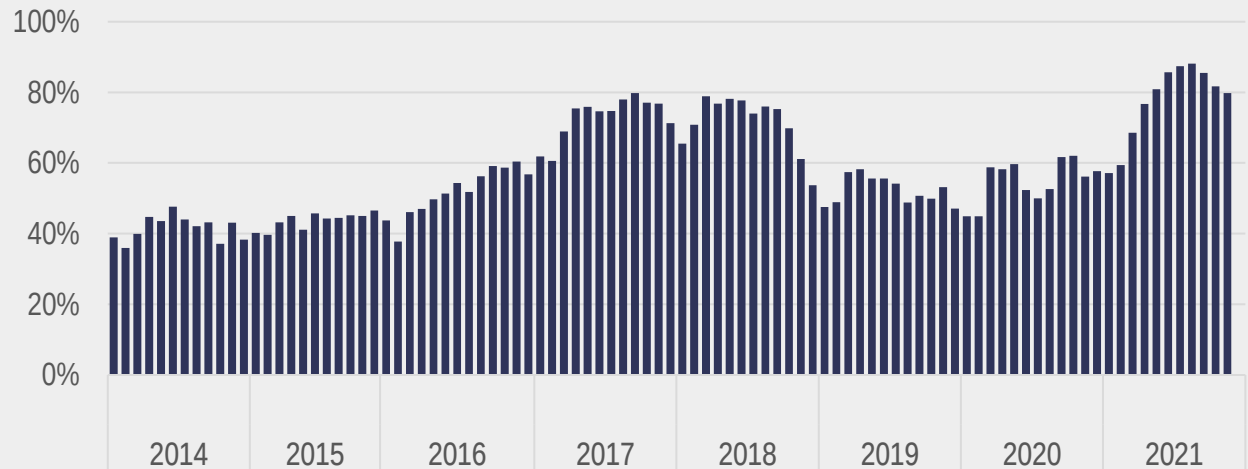
**-20.7% vs. Prior Month
-67.6% vs. Prior Year**



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

79.8% of Closings

**81.7% vs. Prior Month
56.1% vs. Prior Year**



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@bpadv.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:

<i>Units Sold:</i>	Actual closings/recordings (not contracts) during the reporting period
<i>New Listings:</i>	Units that were initially listed in the MLS for sale during the reporting period
<i>Availability:</i>	The number of units available at the end of the reporting period
<i>Availability Including Offers:</i>	Units listed as available that have pending or contingent offers in place
<i>Availability Excluding Offers:</i>	Units listed as available that do not have any pending or contingent offers in place
<i>Effective Months of Inventory:</i>	Reflects the number of units available (excluding offers) divided by the number of sales during the reporting period

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