

First American Market Report

# Las Vegas, NV

Single-Family Homes



Nationwide Strength, Local Expertise, and Friendly Service.

**Tue Feb 23 2021**

This week the median list price for Las Vegas, NV is \$409,900 with the market action index hovering around 60. This is an increase over last month's market action index of 54. Inventory has held steady at or around 1,692.

### Market Action Index

This answers "How's the Market?" by comparing rate of sales versus inventory.



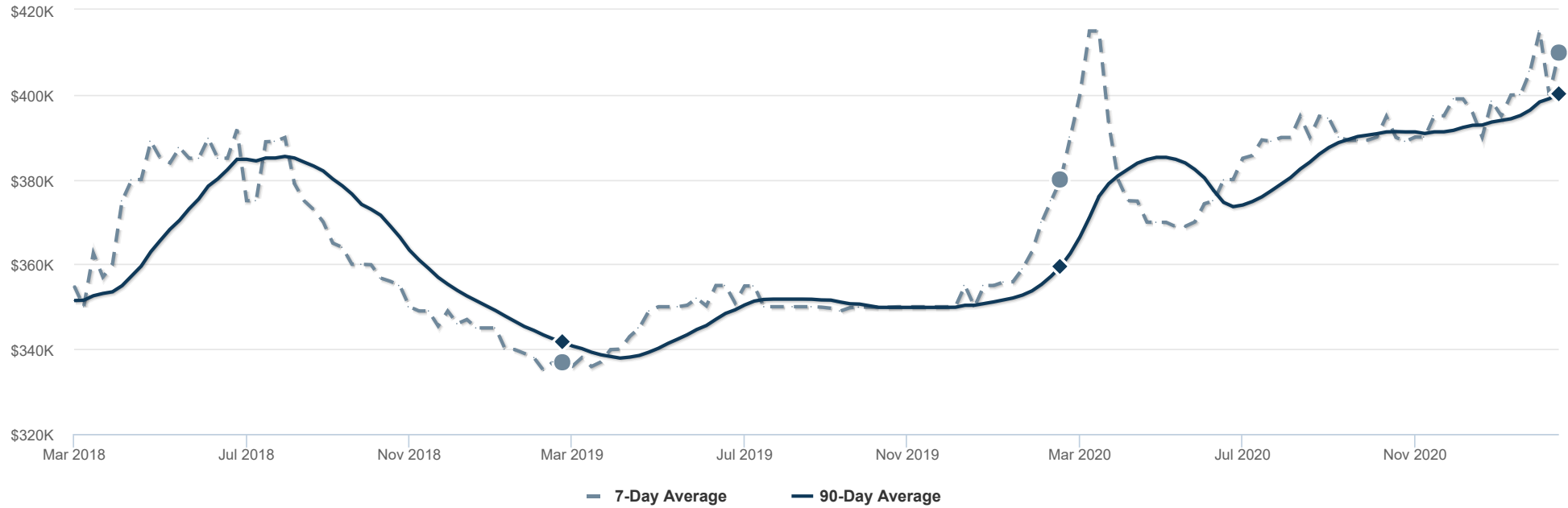
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

### Median List Price

### Real-Time Market Profile

Median List Price		\$409,900
Per Square Foot		\$201
Days on Market		35
Price Decreased		20%
Price Increased		10%
Relisted		8%
Inventory		1,692
Median Rent		\$1,795
Most Expensive		\$28,300,000
Least Expensive		\$153,900
Market Action		<b>60</b>

**Strong Seller's Market**



The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

### Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,099,000	4,234	0.5 - 1 acre	4	4	19	51	74	84
\$499,999	2,587	6,500 - 8,000 sqft	4	2	19	116	145	35
\$349,500	1,845	4,500 - 6,500 sqft	3	2	25	177	199	14
\$264,900	1,368	4,500 - 6,500 sqft	3	2	37	122	168	35

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