

This Week

The median list price in LAS VEGAS, NV 89144 this week is \$279,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

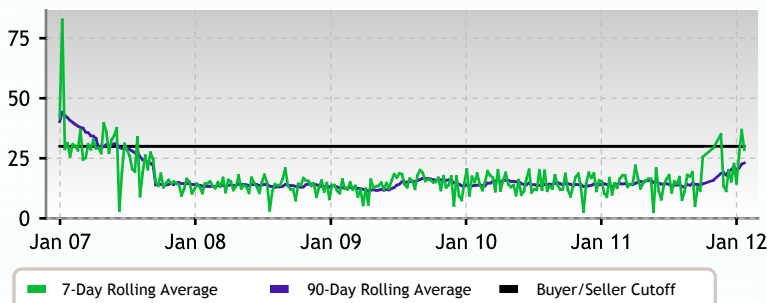
Real-Time Market Profile		Trend
Median List Price	\$ 279,900	↑↑
Asking Price Per Square Foot	\$ 104	↑↑
Average Days on Market (DOM)	228	↑↑
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2674	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Buyer's Advantage 23.1	↑↑

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

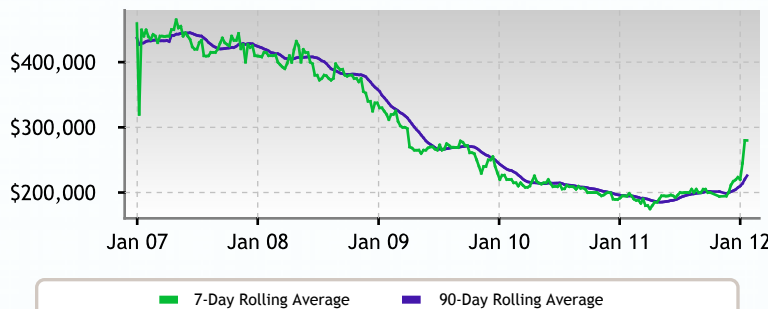
- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.

Market Action Index



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Price Trends



Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,349,950	5880	0.25 - 0.50 acre	5.0	4.5	11	14	1	1	269	Most expensive 25% of properties
Upper/Second	\$ 417,000	3563	8,001 - 10,000 sqft	4.0	3.0	13	15	0	2	236	Upper-middle 25% of properties
Lower/Third	\$ 248,900	2427	4,501 - 6,500 sqft	3.5	3.0	13	15	2	4	255	Lower-middle 25% of properties
Bottom/Fourth	\$ 164,999	1708	Less than 4,500 sqft	3.0	2.5	13	15	4	5	153	Least expensive 25% of properties