

This Week

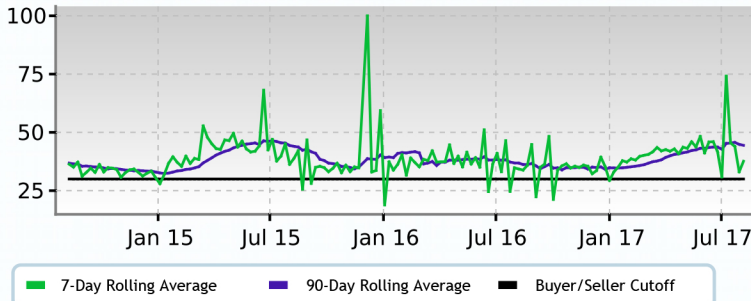
The median list price in LAS VEGAS, NV this week is \$355,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

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.

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	\$ 799,600	3904	0.25 - 0.50 acre	4.0	3.0	15	1048	82	35	179	Most expensive 25% of properties
Upper/Second	\$ 429,900	2780	6,501 - 8,000 sqft	4.0	2.0	13	1048	129	96	107	Upper-middle 25% of properties
Lower/Third	\$ 306,000	2086	4,501 - 6,500 sqft	4.0	2.0	16	1049	204	128	80	Lower-middle 25% of properties
Bottom/Fourth	\$ 220,000	1528	4,501 - 6,500 sqft	3.0	2.0	26	1049	252	220	75	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 355,000	↔
Asking Price Per Square Foot	\$ 155	↑
Average Days on Market (DOM)	110	↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	2318	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 44.4	↔

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

Price

- Prices appear to be hovering around their high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Price Trends

