



Greater Las Vegas Association of REALTORS® September 2009 Statistics



	Single Family Residential Units			Condo/Townhouse Units		
	Sep 09	Change from Aug 09	Change from Sep 08	Sep 09	Change from Aug 09	Change from Sep 08
<b>AVAILABILITY AT END OF PERIOD</b>						
# of available units listed	20,801	-0.9%	-8.7%	5,180	-6.0%	-4.2%
Median list price of available units	\$ 154,000	-0.6%	-29.7%	80,000	-5.9%	-44.8%
Average list price of available units	\$ 273,562	-1.5%	-23.6%	150,005	-19.4%	-44.3%
<b>*AVAILABILITY AT END OF PERIOD</b>						
# of available units listed w/o offers	7,909	-7.8%	N/A	2,060	-19.1%	N/A
Median list price of available units w/o offers	\$ 189,900	+2.6%	N/A	\$ 105,800	-11.1%	N/A
Average list price of available units w/o offers	\$ 431,440	+3.3%	N/A	\$ 233,302	-20.0%	N/A
<b>NEW LISTINGS THIS PERIOD</b>						
# of new listings	4,926	-3.5%	-7.6%	1,246	-2.0%	+11.6%
Median price of new listings	\$ 145,950	+0.7%	-27.0%	\$ 72,500	-1.4%	-44.2%
Average price of new listings	\$ 214,914	+0.7%	-27.2%	\$ 126,257	+4.7%	-47.6%
<b>UNITS SOLD THIS PERIOD</b>						
# of units sold	3,358	+4.0%	+20.7%	859	+6.0%	+122.5%
Median price of units sold	\$ 138,000	+1.8%	-29.2%	\$ 65,720	-0.9%	-45.0%
Average price of units sold	\$ 167,911	+2.0%	-27.2%	\$ 83,735	-12.3%	-43.3%
<b>TIME ON MARKET FOR UNITS SOLD THIS PERIOD</b>						
	Sep 09	Aug 09	Sep 08	Sep 09	Aug 09	Sep 08
0-30 days	59.3%	55.6%	48.7%	59.1%	55.2%	38.9%
31-60 days	15.0%	13.8%	19.0%	16.3%	14.0%	19.4%
61-90 days	7.3%	9.1%	11.5%	7.6%	10.6%	16.6%
91-120 days	4.5%	6.2%	7.7%	4.5%	5.8%	10.1%
121+ days	13.8%	15.3%	13.2%	12.5%	14.4%	15.0%
<b>TOTAL HOME SALES DOLLAR VALUE FOR UNITS SOLD THIS PERIOD</b>						
	Sep 09	Change from Aug 09	Change from Sep 08	Sep 09	Change from Aug 09	Change from Sep 08
	\$ 563,844,921	+6.0%	-12.2%	\$ 71,928,318	-7.0%	+26.2%

\*This new category reflects the existing market availability of listings without pending or contingent offers.

Source: Greater Las Vegas Association of REALTORS®

For media inquiries, please call George McCabe, with B&P Public Relations, at (702) 325-7358.

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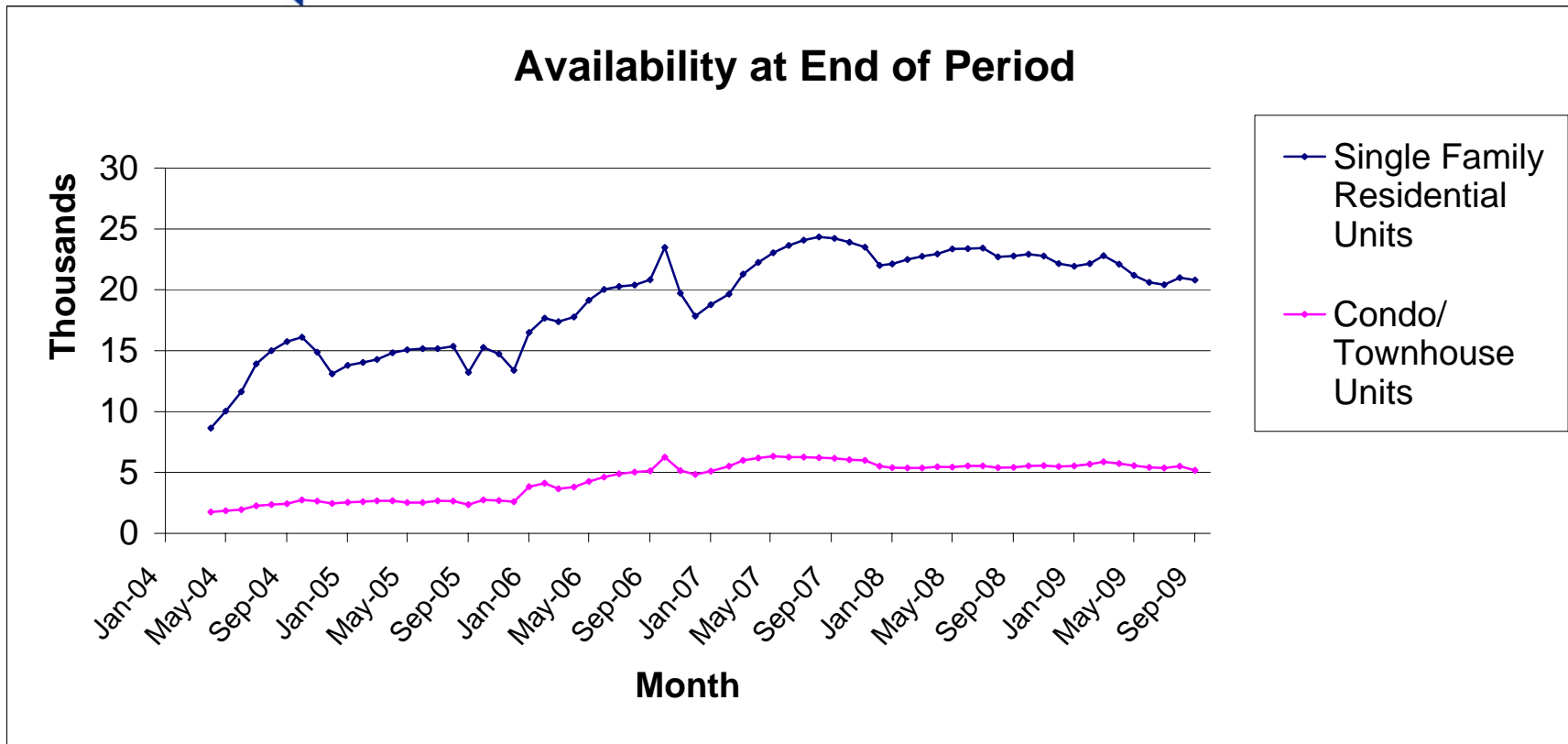
### Sold Units Statistics by Area (see map)

Area	Single Family Residential Units			Condo/Townhouse Units		
	# of units sold	Median Sold Price	Average Sold Price	# of units sold	Median Sold Price	Average Sold Price
101 - North	55	\$62,500	\$66,324	4	\$33,875	\$33,563
102 - North	211	\$165,000	\$195,104	13	\$82,500	\$82,146
103 - North	485	\$125,000	\$134,235	34	\$70,813	\$73,129
201 - East	65	\$39,000	\$40,635	10	\$81,750	\$89,140
202 - East	118	\$62,000	\$66,269	34	\$30,000	\$29,839
203 - East	96	\$100,000	\$108,557	15	\$40,000	\$48,608
204 - East	165	\$103,000	\$108,015	40	\$49,250	\$58,863
301 - South	57	\$84,000	\$86,841	78	\$70,750	\$116,901
302 - South	94	\$99,450	\$110,953	64	\$72,750	\$105,535
303 - South	173	\$150,000	\$164,844	56	\$80,500	\$92,124
401 - North West	27	\$65,000	\$74,774	7	\$38,000	\$40,086
402 - North West	134	\$71,250	\$79,897	37	\$44,900	\$43,289
403 - North West	82	\$125,000	\$139,408	67	\$56,000	\$60,700
404 - North West	117	\$232,000	\$285,231	25	\$129,900	\$126,940
405 - North West	202	\$142,215	\$171,144	44	\$69,250	\$74,687
501 - South West	44	\$123,500	\$145,007	28	\$58,700	\$58,061
502 - South West	151	\$210,000	\$298,294	34	\$65,250	\$89,572
503 - South West	151	\$155,500	\$214,062	111	\$64,000	\$86,295
504 - South West	251	\$140,000	\$158,532	23	\$67,500	\$69,366
505 - South West	192	\$180,000	\$223,449	17	\$83,000	\$87,717
601 - Henderson	28	\$168,250	\$184,313	17	\$75,000	\$81,341
602 - Henderson	78	\$192,500	\$220,683	27	\$85,000	\$95,570
603 - Henderson	31	\$129,900	\$183,726	24	\$114,750	\$117,396
604 - Henderson	41	\$142,000	\$151,904	5	\$81,000	\$76,400
605 - Henderson	66	\$153,500	\$173,362	18	\$101,200	\$94,578
606 - Henderson	180	\$250,000	\$317,587	25	\$114,000	\$129,130
701 - Boulder City	4	\$229,694	\$202,372	-	\$0	\$0
702 - Boulder City	1	\$362,500	\$362,500	1	\$220,000	\$220,000
800 - Mesquite	2	\$152,000	\$152,000	1	\$160,000	\$160,000
801 - Muddy River (Moapa, Glendale, Logandale, Overton)	2	\$180,000	\$180,000	-	\$0	\$0
802 - Mt. Charleston/Lee Canyon	1	\$602,000	\$602,000	-	\$0	\$0
803 - Indian Springs/Cold Creek	-	\$0	\$0	-	\$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	-	\$0	\$0	-	\$0	\$0
808 - Laughlin	3	\$231,000	\$228,047	-	\$0	\$0
809 - Other Clark County	-	\$0	\$0	-	\$0	\$0
810 - Pahrump	47	\$116,900	\$136,491	-	\$0	\$0
811 - Nye County	-	\$0	\$0	-	\$0	\$0
812 - Lincoln County	2	\$35,950	\$35,950	-	\$0	\$0
813 - Other Nevada	2	\$135,000	\$135,000	-	\$0	\$0
814 - Amargosa Valley	-	\$0	\$0	-	\$0	\$0
815 - Beatty	-	\$0	\$0	-	\$0	\$0
900 - Outside Nevada	-	\$0	\$0	-	\$0	\$0

Source: Greater Las Vegas Association of REALTORS®

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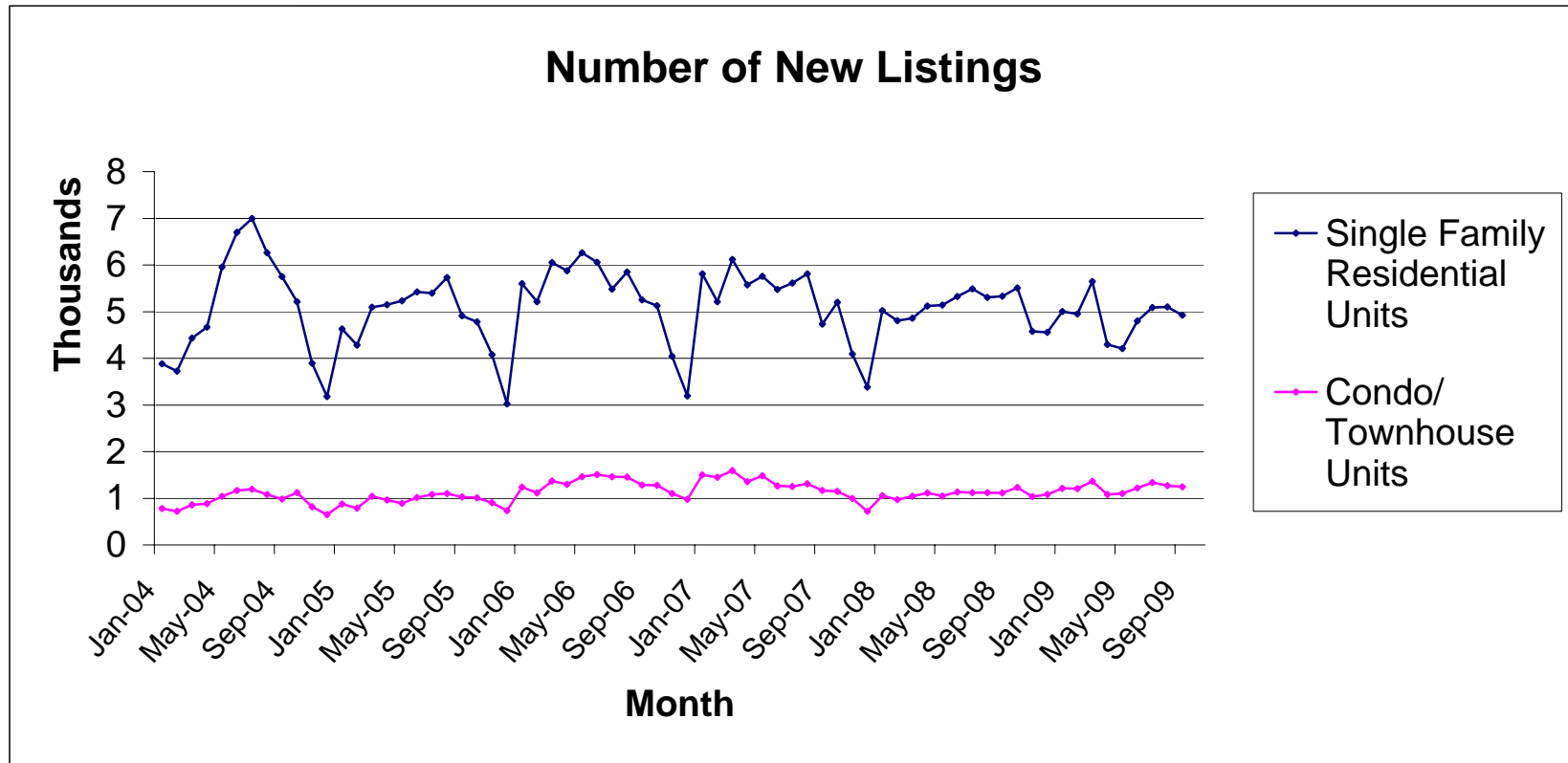
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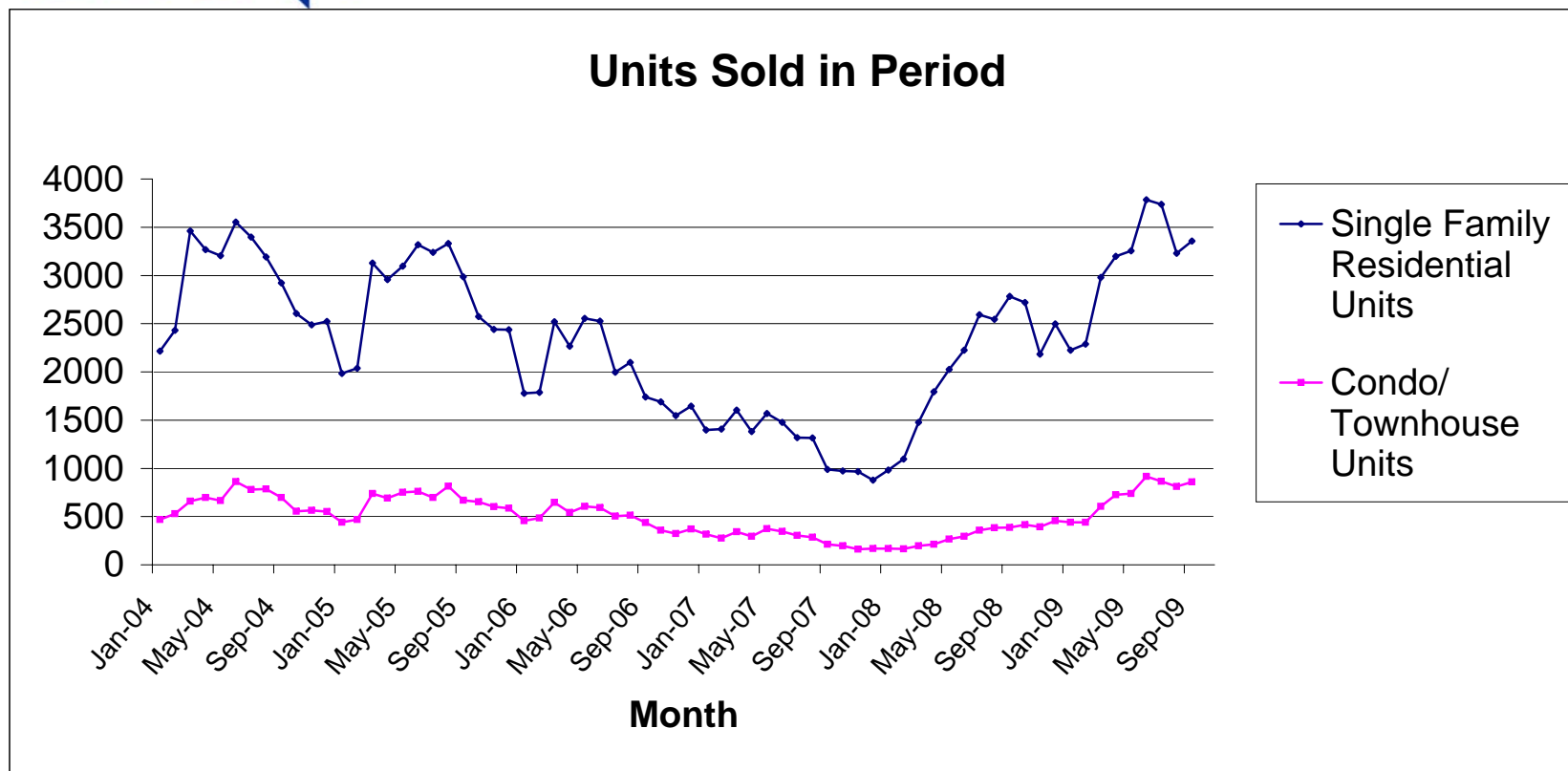
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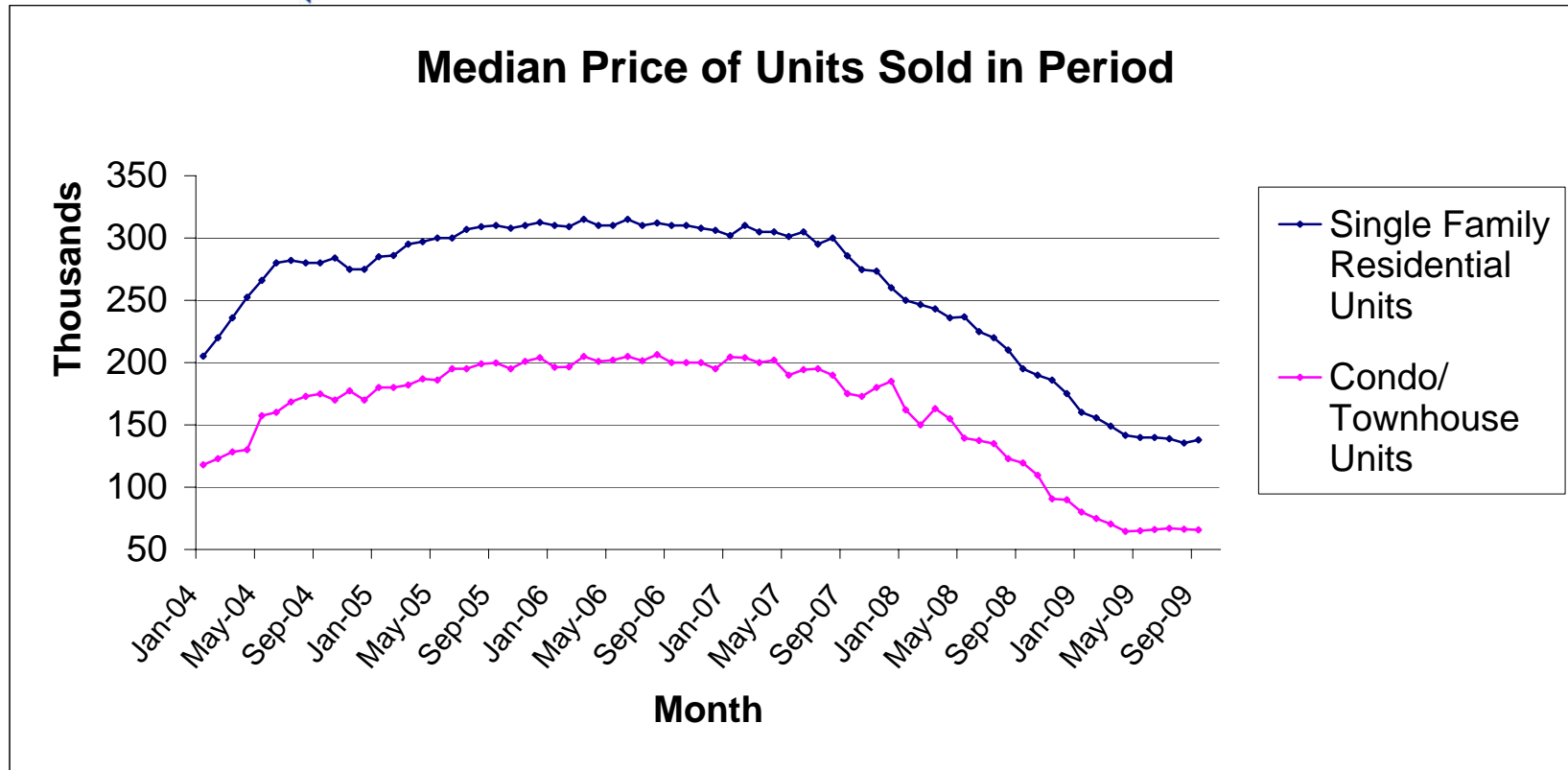
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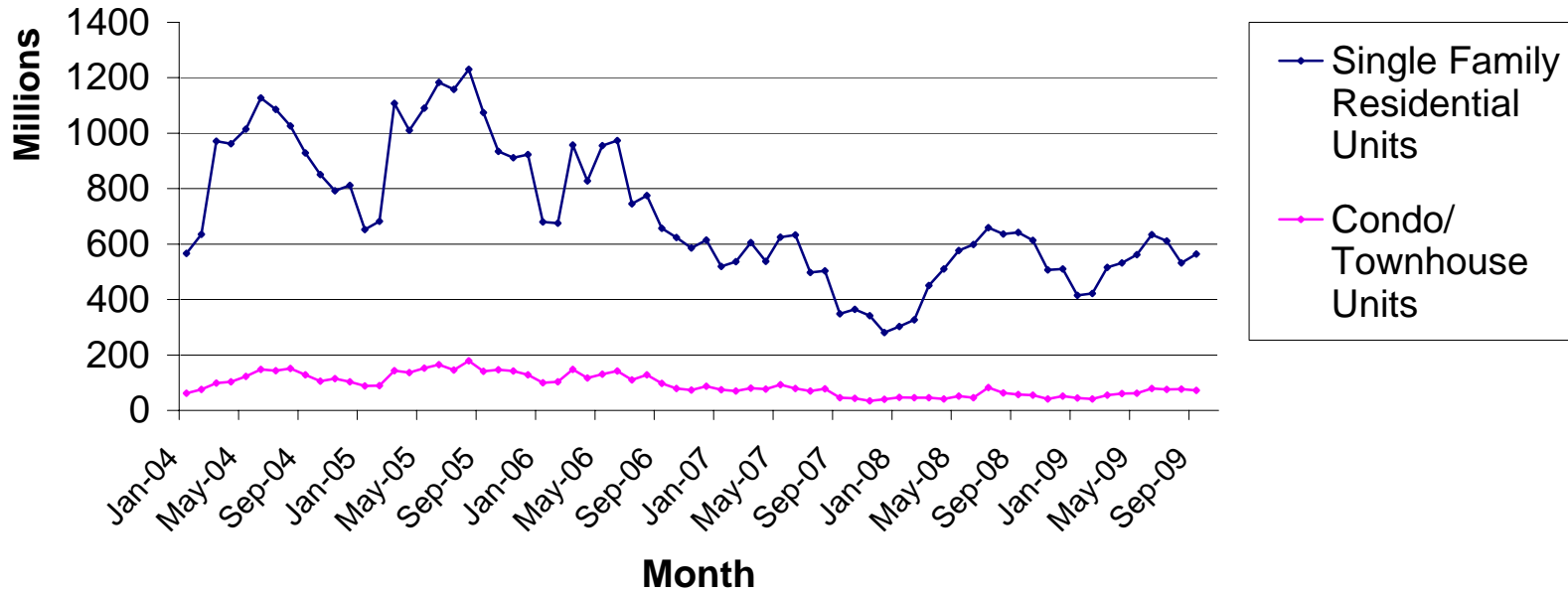


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### Total Home Sales Value for Units Sold in Period



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## Local housing statistics for September 2009

For release Oct. 9, 2009

Contact: George McCabe, B&P  
(702) 967-2222 or 325-7358

### **GLVAR statistics show local home prices, sales bouncing back**

Housing statistics released Friday by the Greater Las Vegas Association of REALTORS® (GLVAR) show local home prices and sales bouncing back after declining the previous month.

According to the GLVAR, the total number of local homes, condominiums and townhomes sold in September was 4,217. GLVAR President Sue Naumann said that's up from 4,039 total sales in August, indicating strong demand for homes in Southern Nevada, especially among investors and first-time homebuyers.

GLVAR statistics show the median price of single-family homes sold in Southern Nevada in September increased from \$135,500 in August to \$138,000 in September. Meanwhile, median prices for condominiums and townhomes dipped slightly from \$66,288 to \$65,720 during the same time period.

"Local home sales are staying strong thanks largely to two types of buyers," said local REALTOR® and GLVAR President Sue Naumann. "An increasing number of buyers are rushing to capitalize on the federal tax credit for first-time homebuyers. This credit of up to \$8,000 but is due to expire on Dec. 1 unless Congress extends it. At the same time, we're seeing a record number of cash buyers, who now account for about 44 percent of all sales here in Southern Nevada. Most of these cash buyers are considered investors."

She added that bank-owned properties are still driving the local housing market, accounting for a substantial but declining percentage of all local housing sales in September.

In August, GLVAR began including a new category in its monthly statistics intended to more accurately measure the number of homes actually available for purchase. This newly compiled set of statistics shows how many local homes without offers are currently listed for sale. In September, this new inventory statistic shows 7,909 such single-family homes and another 2,060 condos and townhomes listed for sale. That's down from 8,579 single-family homes and another 2,545 condos and townhomes listed for sale in August without any sort of offer on those properties.

That compares to the larger, or gross, number of 20,801 homes and 5,180 condos and townhomes listed on GLVAR's Multiple Listing Service (MLS) at the end of September. That's down from 20,999 homes and 5,508 condos and townhomes listed at the end of August.

This month's GLVAR statistics include activity through the end of September. The association distributes such statistics each month based on data collected through its Multiple Listing Service, which does not necessarily account for newly constructed homes sold by local builders or for sale by owners.

*(more)*

This month's highlights include:

- The total number of local single-family homes sold in September was 3,358, up 4.0 percent from 3,229 in August and up 20.7 percent from 2,783 in September 2008.
- The total number of condos and townhomes sold in September was 859, up 6.0 percent from 810 in August and up 122.5 percent from 386 such sales one year ago.
- The median price of a single-family home sold in the Las Vegas area in September was \$138,000, up 1.8 percent from \$135,500 in August. That's down 29.2 percent from \$195,000 one year ago.
- For condos and townhomes, the median sales price decreased slightly for the second consecutive month, declining 0.9 percent from \$66,288 in August to \$65,720 in September. That's down 45 percent from \$119,450 one year ago.
- The total, or gross, number of local single-family homes listed for sale through September decreased 0.9 percent to 20,801, compared to 20,999 homes listed for sale in August. That inventory of homes is down 8.7 percent from 22,784 total listings one year ago. The total, or gross, number of condos and townhomes listed for sale dropped 6.0 percent from 5,508 in August to 5,180 in September. That's down 4.2 percent from 5,409 one year ago.
- The value of local real estate transactions tracked through the MLS during September increased by 6.0 percent to nearly \$564 million for single-family homes. That compares to nearly \$532 million worth of single-family homes sold in August. That's down 12.2 percent from one year ago. Nearly \$72 million worth of local condo and townhome properties sold during September, down 7.0 percent from more than \$77 million worth of such properties sold in August. That's up 26.2 percent from one year ago.
- Through September, 74.3 percent of all single-family homes and 75.4 percent of all condos and townhomes sold within 60 days. That compares to August, when 69.4 percent of all single-family homes and 69.2 percent of all condos and townhomes sold within 60 days.

To arrange interviews with GLVAR experts, please call George McCabe at (702) 967-2222.

### **About the GLVAR**

GLVAR was founded in 1947 and provides its nearly 13,500 local members with education, training and political representation. The local representative of the National Association of REALTORS®, GLVAR is the largest professional organization in Southern Nevada. Each GLVAR member receives the highest level of professional training and must abide by a strict code of ethics. For more information, visit [www.lasvegasrealtor.com](http://www.lasvegasrealtor.com).

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