

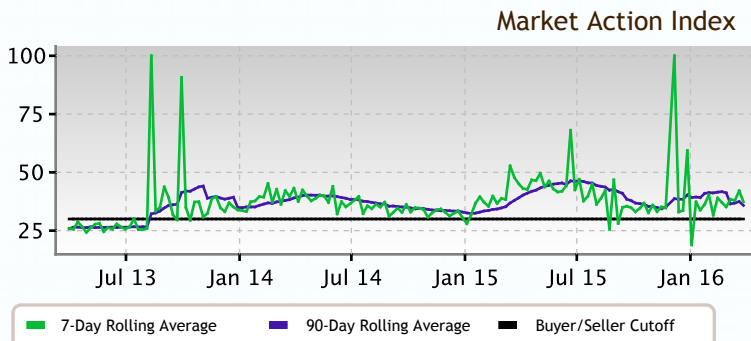
This Week

The median list price in LAS VEGAS, NV this week is \$294,500.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

Supply and Demand

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes it's climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 649,000	3753	0.25 - 0.50 acre	4.0	3.0	15	1352	70	60	163	Most expensive 25% of properties
Upper/Second	\$ 349,000	2554	6,501 - 8,000 sqft	4.0	2.5	14	1352	135	114	99	Upper-middle 25% of properties
Lower/Third	\$ 245,000	1928	4,501 - 6,500 sqft	3.0	2.0	15	1353	180	181	85	Lower-middle 25% of properties
Bottom/Fourth	\$ 164,990	1429	4,501 - 6,500 sqft	3.0	2.0	31	1353	195	245	91	Least expensive 25% of properties

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

Real-Time Market Profile

		Trend
Median List Price	\$ 294,500	↔↔
Asking Price Per Square Foot	\$ 132	↑↑
Average Days on Market (DOM)	110	↓↓
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2191	
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	35.8	↓↓

- ↔↔ 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.

