



# Market Analysis Lake Las Vegas Single Family Q3 2017



Listings	North Shore	South Shore
Listings/In Contract Q3 2017	61	21
Listings/In Contract Q3 2016	56	25
% Change	+9%	-16%

Sales	North Shore	South Shore
# Units Sold Q3 2017	17	4
# Units Sold Q3 2016	17	7
% Change	0%	-43%
Ave. Price/sqft Q3 2017	193	238
Ave. Price/sqft. Q3 2016	181	220
% Change	+7%	+8%
Days on Mkt Q3 2017	92	86
Days on Mkt Q3 2016	192	86
% Change	-52%	0%
Ave. Sold sqft. Q3 2017	2902	3611
Ave. Sold sqft. Q3 2016	2689	4029
% Change	+8%	-10%
Median Price Q3 2017	\$544,000	\$893,000
Median Price Q3 2016	\$465,450	\$950,000
% Change	+17%	-6%
Ave. Selling Price Q3 2017	\$560,147	\$855,750
Ave. Selling Price Q3 2016	\$475,226	\$856,429
% Change	+18%	-1%



## Market Analysis Lake Las Vegas Condos & Townhouses Q3 2017



Listings	"V"	Tramonto	Vita Bella	Vila Di Lago	Mantova	Strada Di Circolo
Listings/In Contract Q3 2017	15	6	6	4	9	2
Listings/In Contract Q3 2016	14	4	14	1	6	1
% Change	+7%	+50%	-57%	+300%	+50%	+100%

Sales	"V"	Tramonto	Vita Bella	Vila Di Lago	Mantova	Strada Di Circolo
# of units sold Q3 2017	3	2	4	2	4	-
# of units sold Q3 2016	3	-	1	1	-	-
% Change	0%	+200%	+300%	+100%	+400%	0%
Ave. Price/sqft Q3 2017	159	183	178	157	216	-
Ave. Price/sqft. Q3 2016	172	-	209	198	-	-
% Change	-8%	-	-15%	-21%	-	-
Days on Mkt Q3 2017	91	136	158	169	288	-
Days on Mkt Q3 2016	54	-	15	2	-	-
% Change	+69%	-	+953%	+8350%	-	-
Ave. sold sqft. Q3 2017	1484	2469	1891	2207	2689	-
Ave. sold sqft. Q3 2016	1375	-	1600	2961	-	-
% Change	+8%	-	+18%	-25%	-	-