

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE COLUMBUS REALTORS®
BASED ON RESIDENTIAL LISTING DATA ONLY



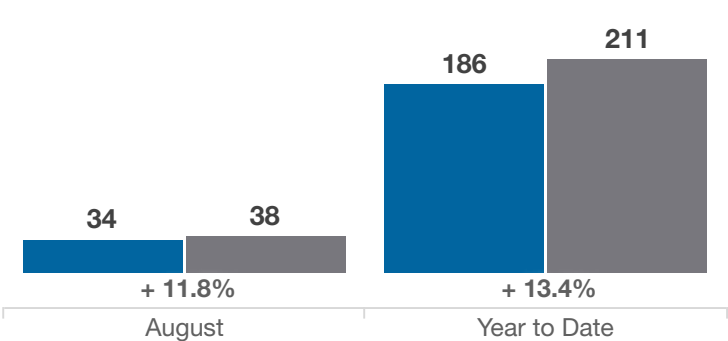
Clark County

Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Closed Sales	34	38	+ 11.8%	186	211	+ 13.4%
In Contracts	35	37	+ 5.7%	208	231	+ 11.1%
Average Sales Price*	\$263,046	\$201,294	- 23.5%	\$220,081	\$229,138	+ 4.1%
Median Sales Price*	\$239,950	\$172,500	- 28.1%	\$181,000	\$199,950	+ 10.5%
Average Price Per Square Foot*	\$140.77	\$125.26	- 11.0%	\$132.65	\$137.22	+ 3.4%
Percent of Original List Price Received*	98.8%	98.2%	- 0.6%	97.1%	97.1%	0.0%
Percent of Last List Price Received*	100.8%	99.1%	- 1.7%	99.2%	98.4%	- 0.8%
Days on Market Until Sale	15	18	+ 20.0%	27	26	- 3.7%
New Listings	33	45	+ 36.4%	221	284	+ 28.5%
Median List Price of New Listings	\$239,000	\$224,900	- 5.9%	\$199,900	\$216,250	+ 8.2%
Median List Price at Time of Sale	\$239,450	\$174,894	- 27.0%	\$181,000	\$199,900	+ 10.4%
Inventory of Homes for Sale	34	68	+ 100.0%	—	—	—
Months Supply of Inventory	1.4	2.6	+ 85.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

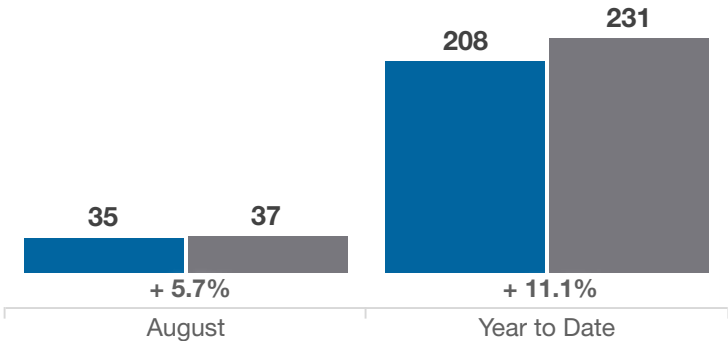
Closed Sales

■ 2023 ■ 2024



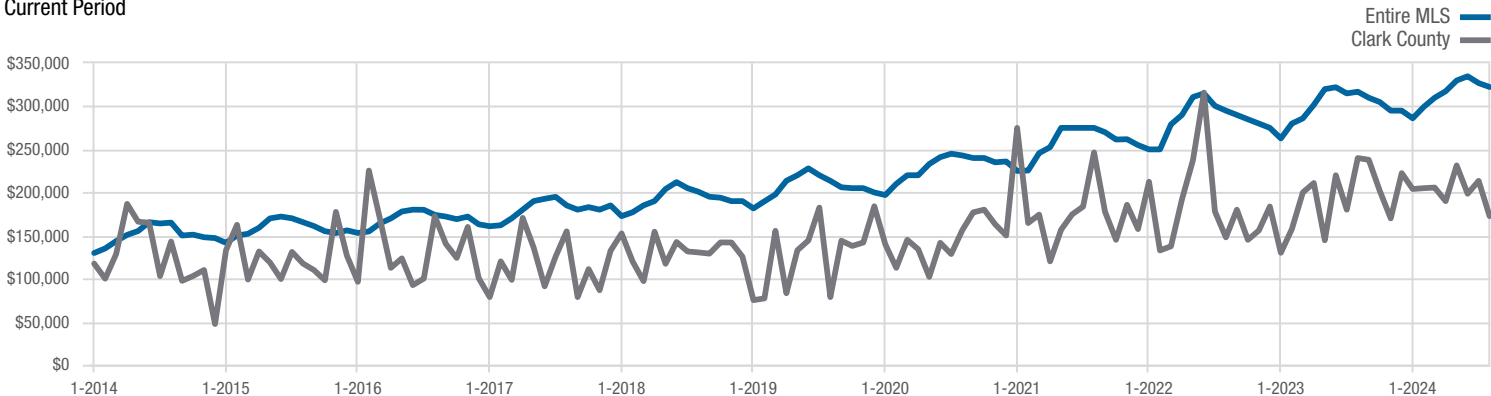
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



Each data point represents the median sales price in a given month.

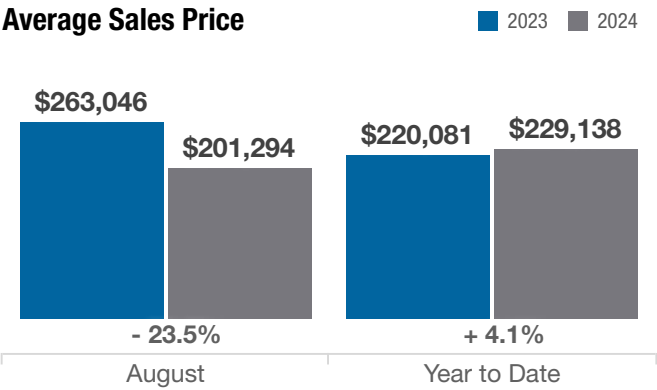
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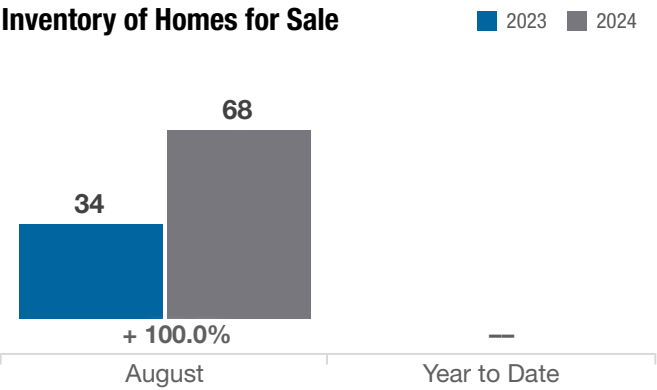


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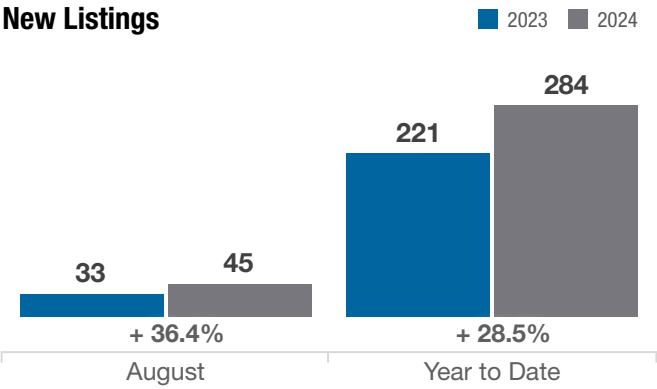
Average Sales Price



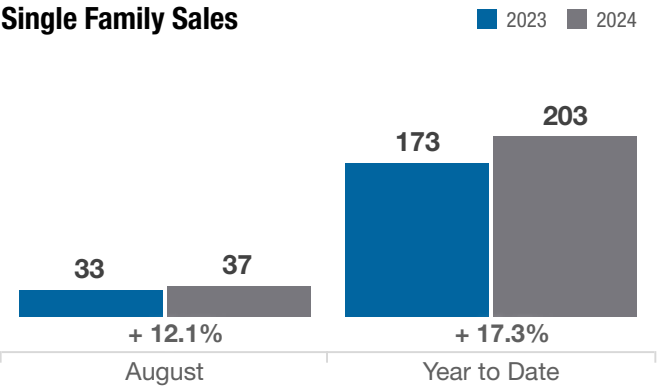
Inventory of Homes for Sale



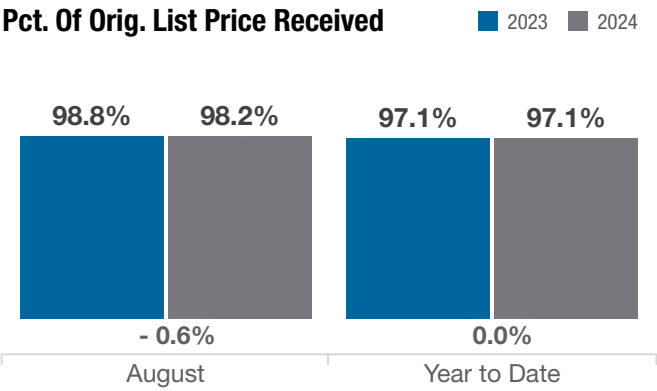
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

