



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2025

October 2025 Market Data

	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,314	7,905	2,097	1,746	540,000	890,207	471,500	620,855	5.3	17.5%	58
CON/TWH	986	2,760	517	494	280,000	338,003	285,000	303,380	6.7	15.1%	67
<i>Total Residential</i>	<i>4,300</i>	<i>10,665</i>	<i>2,614</i>	<i>2,240</i>	<i>475,000</i>	<i>747,302</i>	<i>434,713</i>	<i>550,840</i>	<i>5.6</i>	<i>16.9%</i>	<i>60</i>
Hi-Rise	145	610	79	44	430,000	804,493	510,000	716,949	16.0	6.4%	111
Multiple Dwelling	36	127	26	15	615,000	620,881	575,000	561,969	9.6	9.8%	43
Vacant Land	252	2,173	137	111	75,000	645,844	80,000	185,809	21.0	4.8%	144
Luxury Sales (RES & VER) \$1M+	447	1,359	218	150	1,699,000	2,808,231	1,360,000	2,084,247	10.0	9.5%	79



EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2025

September 2025 Market Data

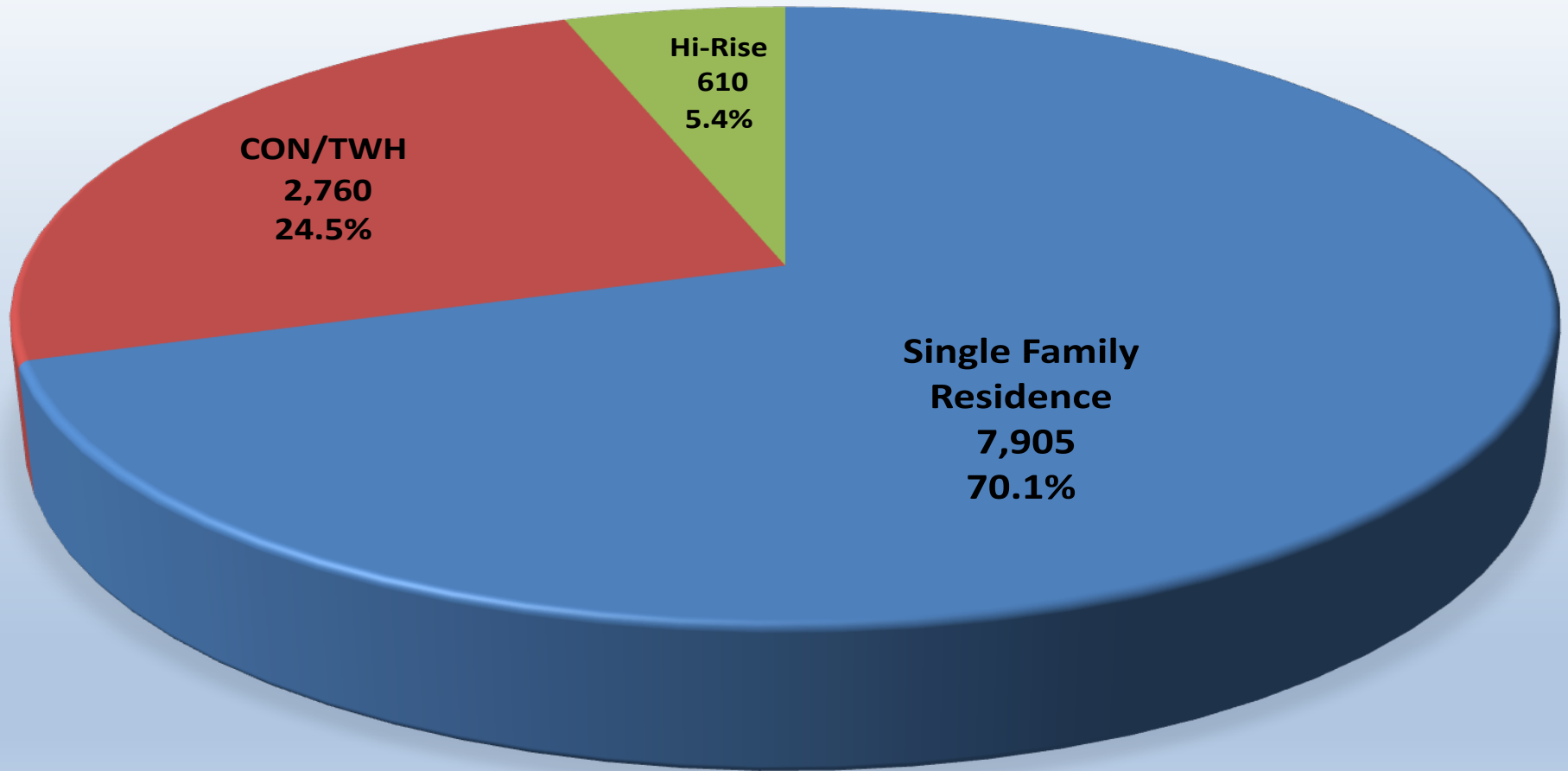
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,403	7,981	1,966	1,904	545,000	885,703	470,000	617,183	4.9	19.1%	56
CON/TWH	941	2,710	558	484	282,250	339,240	293,500	306,472	4.7	14.8%	54
Total Residential	4,344	10,691	2,524	2,388	477,900	747,154	437,245	554,353	4.9	18.1%	48
Hi-Rise	146	641	52	44	428,888	789,668	587,500	918,248	16.0	6.3%	95
Multiple Dwelling	36	124	23	14	627,000	653,799	545,000	499,886	5.3	9.5%	41
Vacant Land	253	2,182	140	77	75,000	669,794	53,250	343,917	25.0	3.3%	143
Luxury Sales (RES & VER) \$1M+	463	1,351	211	166	1,695,000	2,794,801	1,354,975	2,080,361	9.5	10.6%	82



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Las Vegas Market Update - November 2025

Las Vegas REALTORS * Available Units

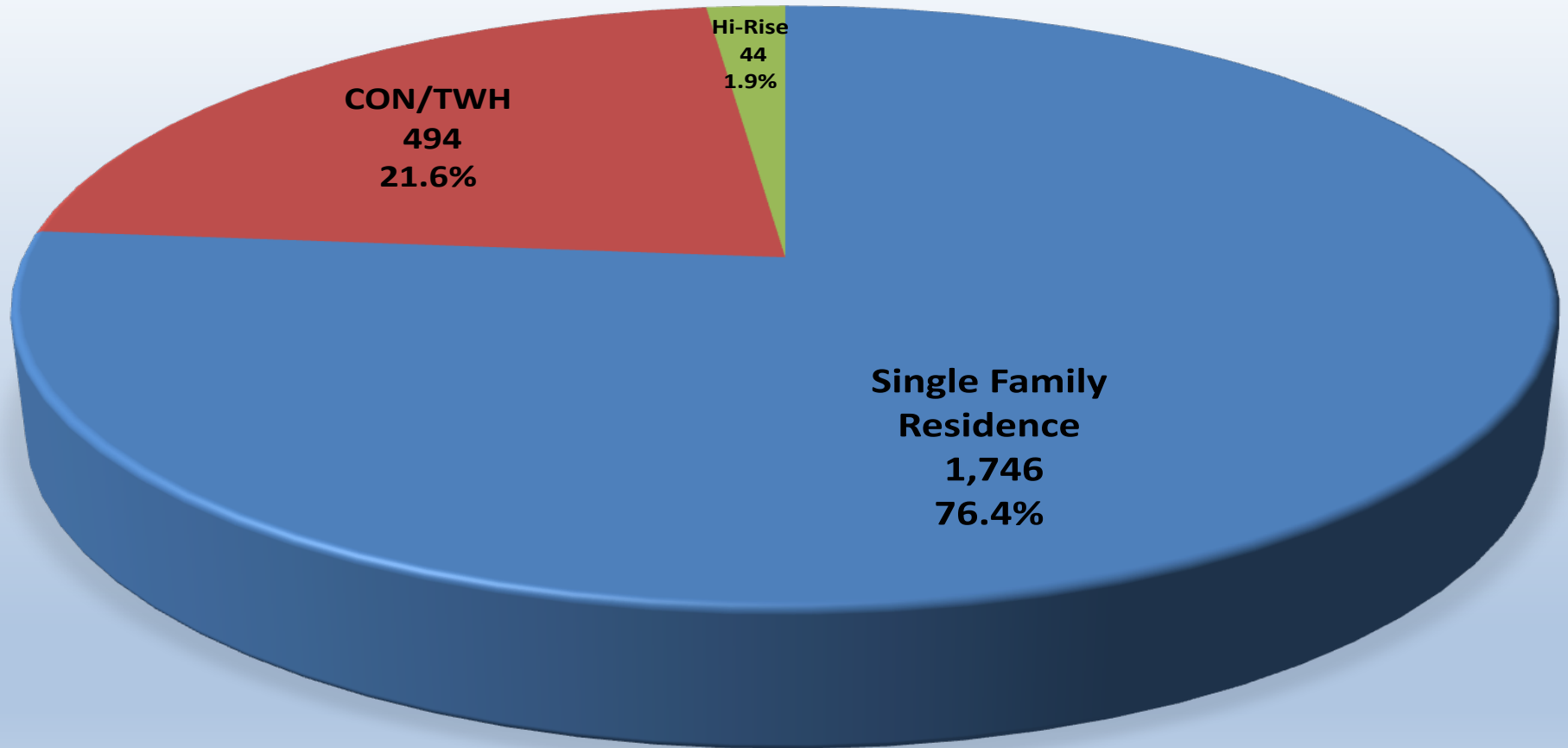




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Las Vegas Market Update - November 2025

Las Vegas REALTORS *Units Sold * Last Month

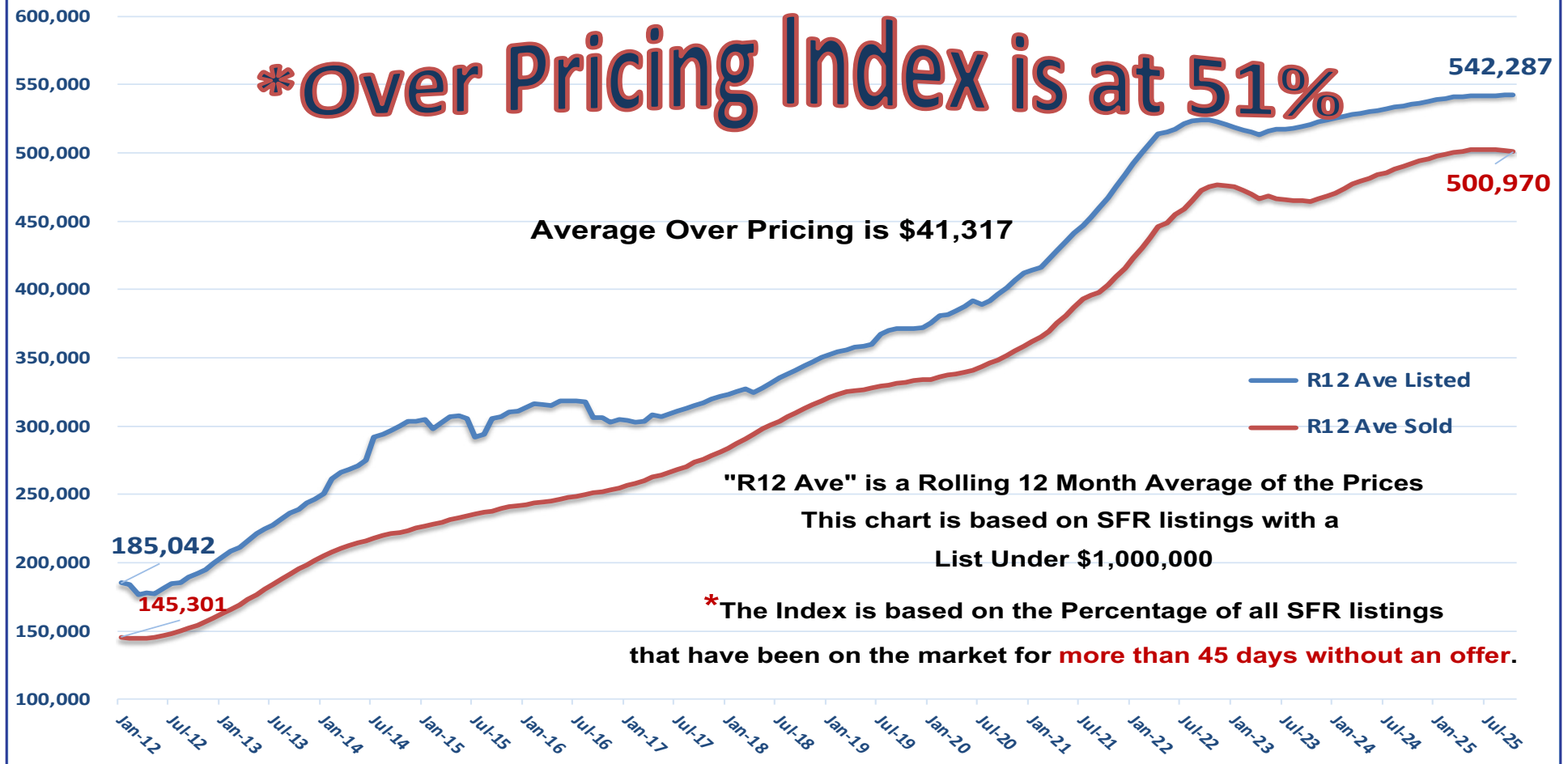




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Las Vegas Market Update - November 2025

SFR Average List vs Closed Sale Prices

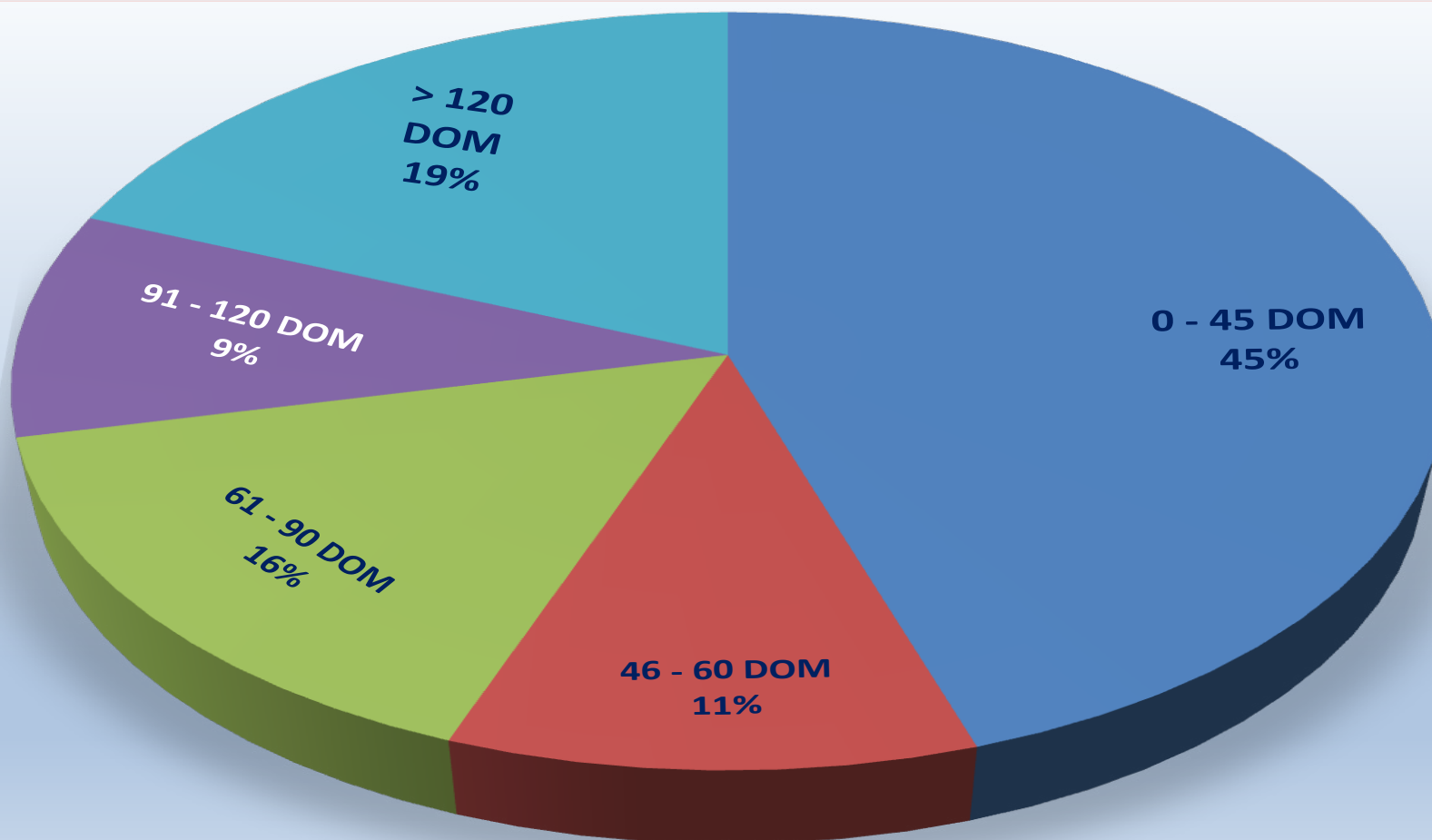




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Las Vegas Market Update - November 2025

**Available SFR Inventory
Days on Market With No Current Offer**



Prepared by Forrest Barbee * Information deemed reliable, but not guaranteed * Resale Market Only * Based on October 2025 Data



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Las Vegas Market Update - November 2025

SFR Closed Sales in Selected Communities - Last Six Months

	2025 May	Jun	July	Aug	Sep	Oct	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	16	11	29	13	13	12	---■---	6	535,902	69
Anthem	5	4	4	6	2	3	---■---	10	701,542	89
Anthem Cnty Club	2	5	8	3	8	3	---■---	16	1,565,616	28
Cadence	49	66	42	62	63	37	---■---	5	543,014	50
Centennial Hills	20	20	23	22	18	18	---■---	5	639,183	70
Desert/South Shores	10	18	16	13	8	11	---■---	6	681,263	65
Green Valley	37	20	30	26	19	19	---■---	5	648,971	57
Green Valley Ranch	10	10	9	14	10	9	---■---	4	622,799	29
Inspirada	19	23	21	17	15	19	---■---	7	649,772	76
Iron Mountain Ranch	9	6	5	9	7	13	---■---	2	559,920	35
Lake Las Vegas	14	21	24	16	28	18	---■---	13	1,120,728	100
Lone Mountain	11	15	6	11	5	2	---■---	21	655,671	74
MacDonald Highlands	6	8	8	3	7	8	---■---	7	5,138,645	111
Mountains Edge	40	32	34	31	24	26	---■---	6	550,910	69
Peccole Ranch	9	3	5	10	2	10	---■---	3	573,228	64
Providence	22	16	26	16	20	16	---■---	5	524,169	55
Red Rock Cntry Club	7	2	2	4	2	4	---■---	10	2,834,476	177
Rhodes Ranch	13	10	9	15	12	13	---■---	5	644,506	56
Seven Hills	6	8	8	12	9	6	---■---	10	907,766	78
Siena (SFR & TWH)	9	10	7	10	9	9	---■---	5	823,630	73
Silverado Ranch	23	25	30	16	26	12	---■---	6	527,225	32
Silverstone Ranch	6	6	5	2	3	2	---■---	13	607,874	60
Skye Canyon	25	25	19	11	20	19	---■---	5	609,087	50
Southern Highlands	30	35	26	26	36	24	---■---	7	1,139,733	97
Spring Valley	15	15	17	11	8	15	---■---	5	505,833	60
Summerlin	32	38	27	37	25	38	---■---	4	1,040,358	55
Sun City Anthem	37	33	31	25	24	26	---■---	5	622,099	65
Sun City Summerlin	36	20	46	19	42	27	---■---	6	585,264	63
The Lakes	11	5	15	12	11	8	---■---	7	673,817	59
The Ridges	1	5	4	2	4	4	---■---	9	5,938,750	54
Tuscany	6	7	6	3	8	3	---■---	14	575,481	54
Other Groups										
Clark County	2,028	1,903	1,978	1,801	1,856	1,690	---■---	5.3	618,856	57
Boulder City	13	10	11	8	8	7	---■---	11	619,750	36
Pahrump	59	57	42	55	48	45	---■---	8	401,794	104
High Rise Sales	64	38	43	45	44	44	---■---	16	760,180	111
Luxury Sales (\$1M+)	171	165	171	145	170	150	---■---	10	1,990,280	79

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EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2025

SFR Closed Average Sales Prices in Selected Communities - Last Six Months

	2025 May	June	July	August	September	October	Price Movement
Aliante	520,838	563,854	545,786	509,254	487,769	587,488	— — — — — — — —
Anthem	874,000	671,250	558,750	659,083	621,250	783,333	— — — — — — — —
Anthem Cnty Club	942,500	2,071,000	1,634,375	1,543,083	1,265,453	1,778,333	— — — — — — — —
Cadence	534,748	543,369	569,193	550,074	527,245	538,628	— — — — — — — —
Centennial Hills	686,700	736,945	692,358	597,114	611,249	489,167	— — — — — — — —
Desert/South Shores	561,400	706,772	767,594	734,231	585,563	629,918	— — — — — — — —
Green Valley	691,031	660,540	558,260	723,208	667,705	577,792	— — — — — — — —
Green Valley Ranch	672,975	659,100	574,833	601,214	656,679	570,611	— — — — — — — —
Inspirada	600,214	678,637	694,656	629,823	622,167	654,421	— — — — — — — —
Iron Mountain Ranch	511,500	750,667	548,000	563,222	492,143	544,197	— — — — — — — —
Lake Las Vegas	1,221,048	1,069,274	1,178,973	966,152	992,174	1,362,443	— — — — — — — —
Lone Mountain	702,164	640,960	582,833	784,555	417,850	614,500	— — — — — — — —
MacDonald Highlands	4,323,300	4,312,500	6,618,625	4,016,667	3,491,302	6,958,485	— — — — — — — —
Mountains Edge	530,596	623,156	531,391	520,917	576,388	531,009	— — — — — — — —
Peccole Ranch	714,556	493,500	539,400	555,650	467,500	525,590	— — — — — — — —
Providence	540,677	511,356	545,919	501,994	547,845	471,519	— — — — — — — —
Red Rock Country Club	2,304,143	2,450,000	2,250,000	3,587,500	3,100,000	3,361,250	— — — — — — — —
Rhodes Ranch	706,115	670,580	574,889	580,533	660,317	670,254	— — — — — — — —
Seven Hills	1,011,900	1,017,625	742,813	780,354	1,258,711	605,500	— — — — — — — —
Siena (SFR & TWH)	1,115,444	835,113	873,571	729,090	779,333	629,556	— — — — — — — —
Silverado Ranch	504,413	496,140	542,167	574,849	544,888	496,583	— — — — — — — —
Silverstone Ranch	570,407	642,000	672,980	574,819	531,000	603,500	— — — — — — — —
Skye Canyon	691,287	582,566	670,057	558,154	577,739	537,338	— — — — — — — —
Southern Highlands	970,946	1,401,257	816,304	821,762	1,304,936	1,416,375	— — — — — — — —
Spring Valley	460,867	544,427	487,647	623,337	447,500	477,757	— — — — — — — —
Summerlin	984,287	1,142,963	869,467	968,730	1,432,166	918,368	— — — — — — — —
Sun City Anthem	601,751	623,985	640,835	577,660	687,000	609,146	— — — — — — — —
Sun City Summerlin	571,525	515,040	588,101	505,342	616,285	658,756	— — — — — — — —
The Lakes	670,527	1,120,780	584,427	661,792	608,277	674,750	— — — — — — — —
The Ridges	4,625,000	4,700,000	7,081,250	6,175,000	9,306,250	3,187,500	— — — — — — — —
Tuscany	521,483	635,000	634,167	545,663	557,375	505,333	— — — — — — — —
Other Groups							
Clark County	602,925	645,904	617,288	593,256	625,675	629,142	— — — — — — — —
Boulder City	590,462	587,615	581,036	520,300	820,226	665,429	— — — — — — — —
Pahrump	389,275	421,934	442,947	393,121	383,532	384,366	— — — — — — — —
High Rise Sales	605,385	663,289	746,139	963,282	918,248	716,949	— — — — — — — —
Luxury Sales (\$1M+)	1,713,764	2,190,493	1,969,026	1,925,916	2,067,466	2,084,247	— — — — — — — —

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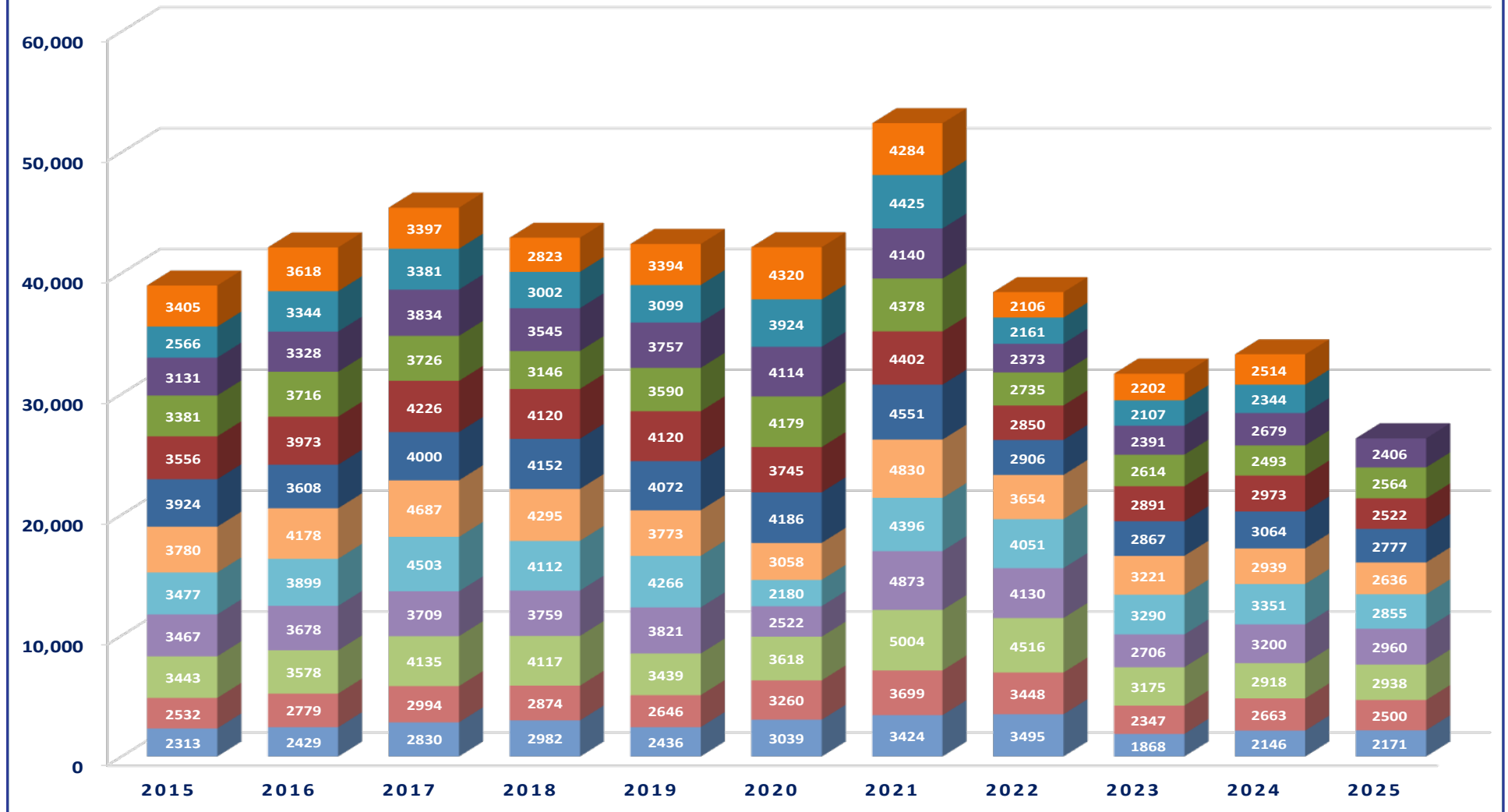


EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2025

ALL RESALE CLOSINGS - RES, VER, MULTI

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



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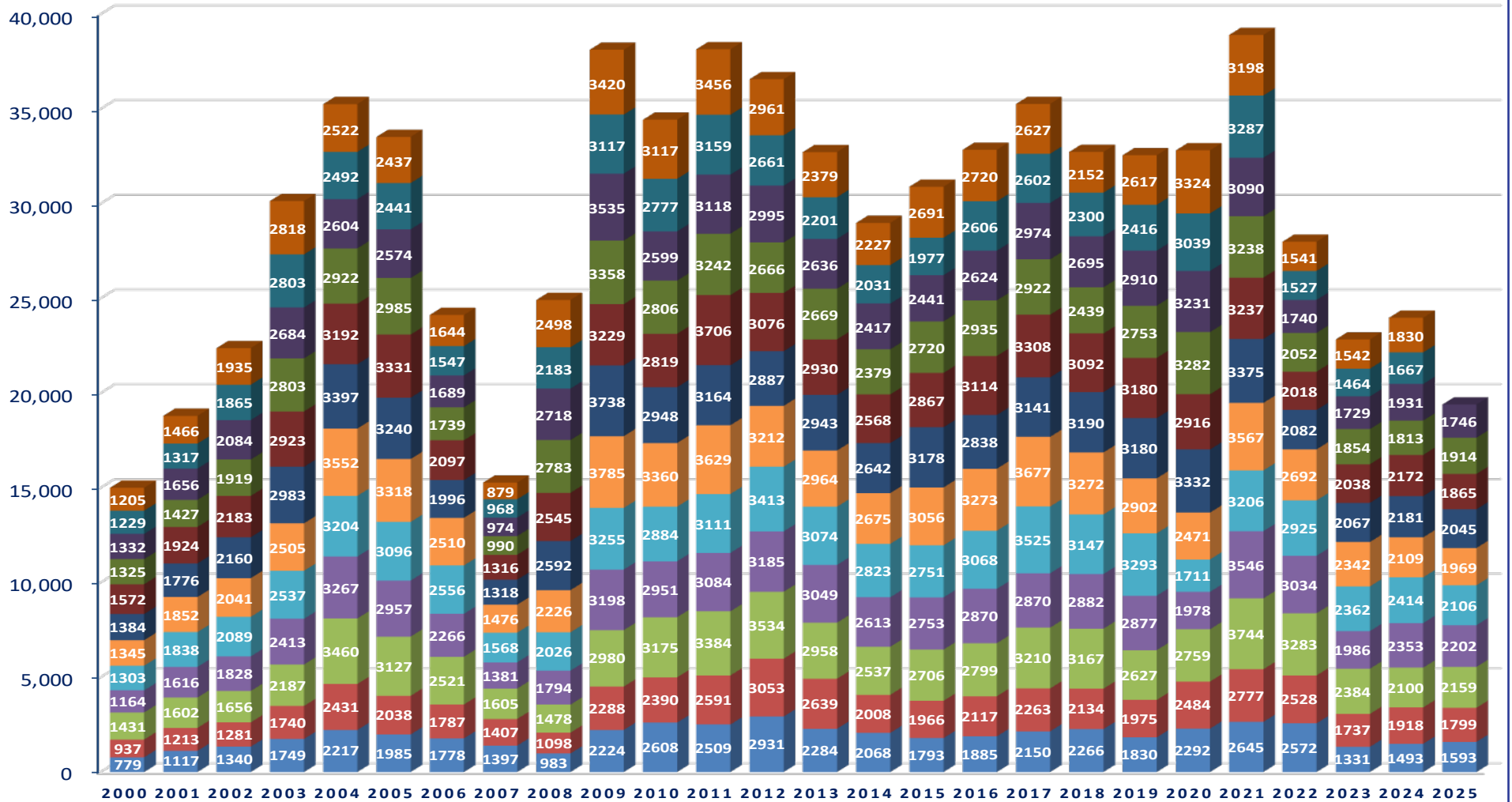


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Las Vegas Market Update - November 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



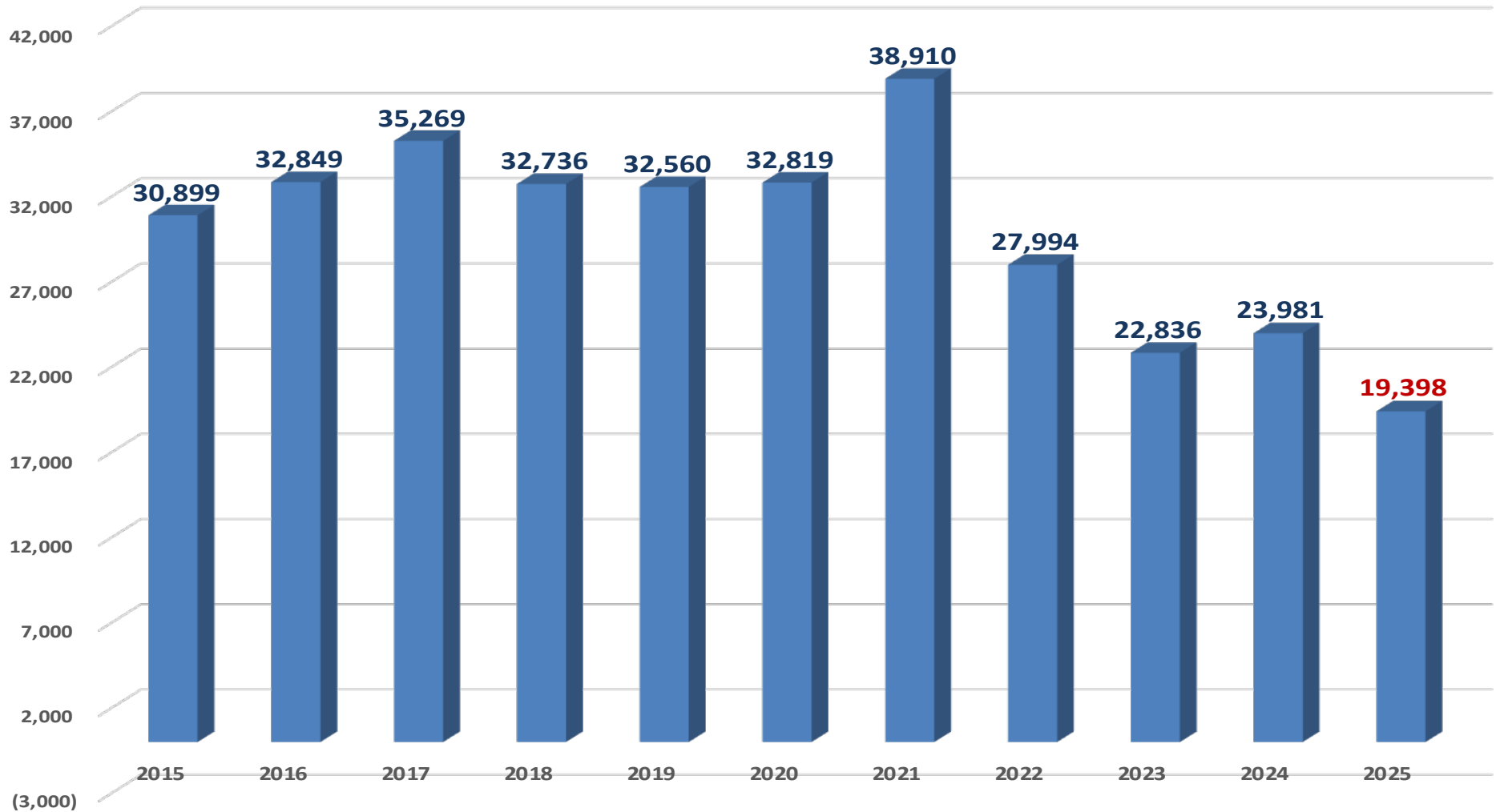
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Las Vegas Market Update - November 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS



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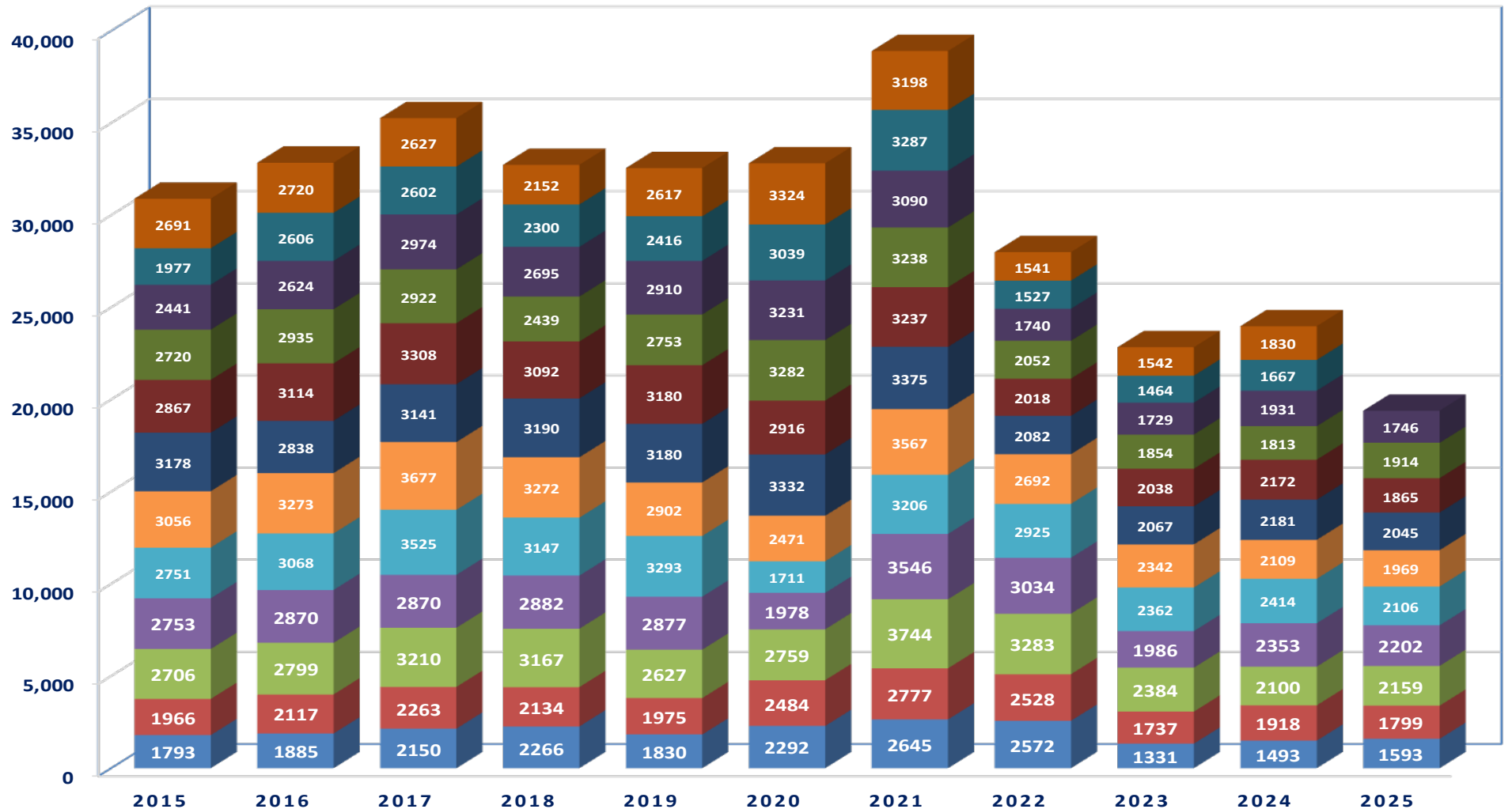


EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



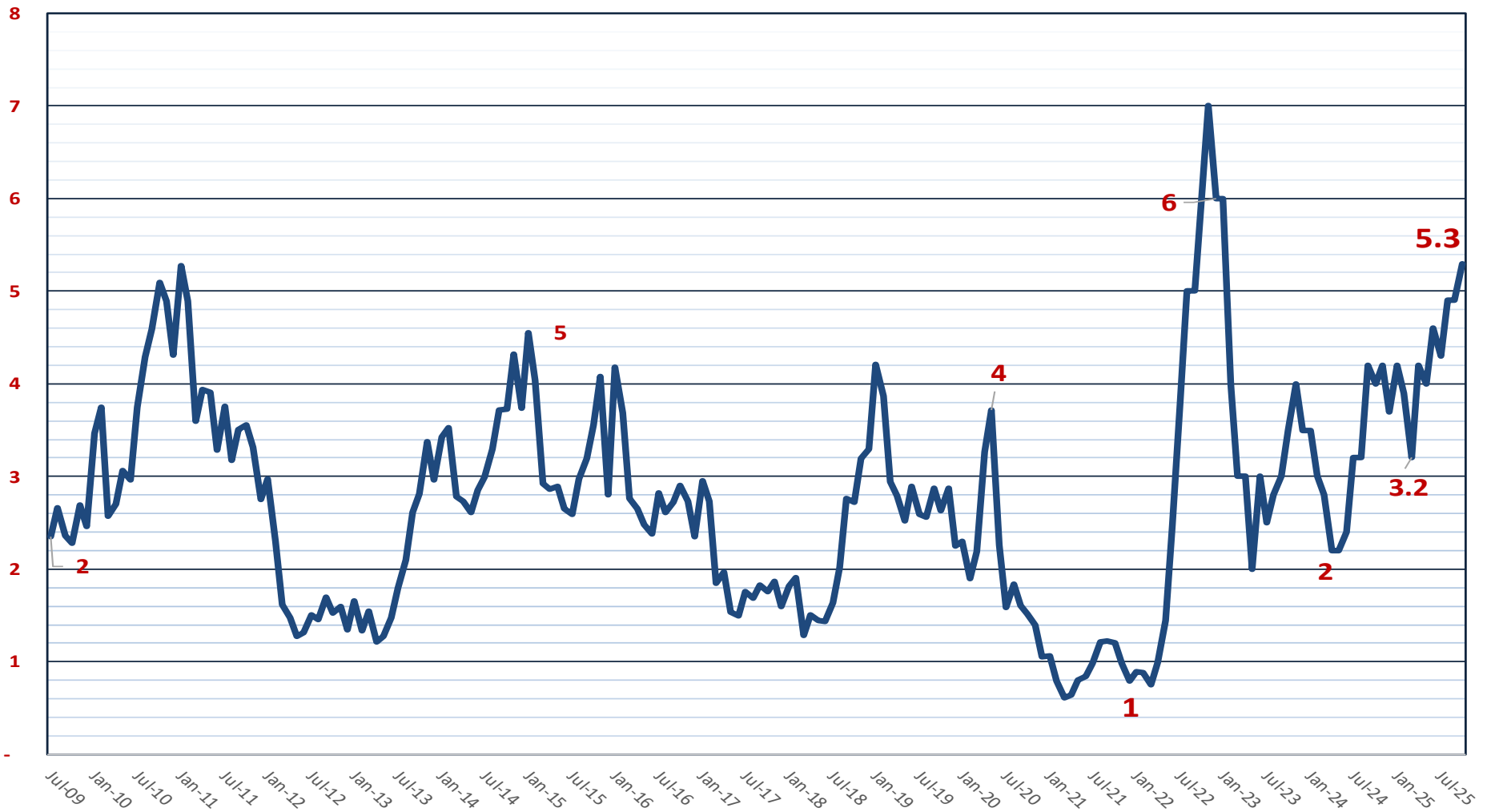
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Single Family Residential Homes Months of Inventory



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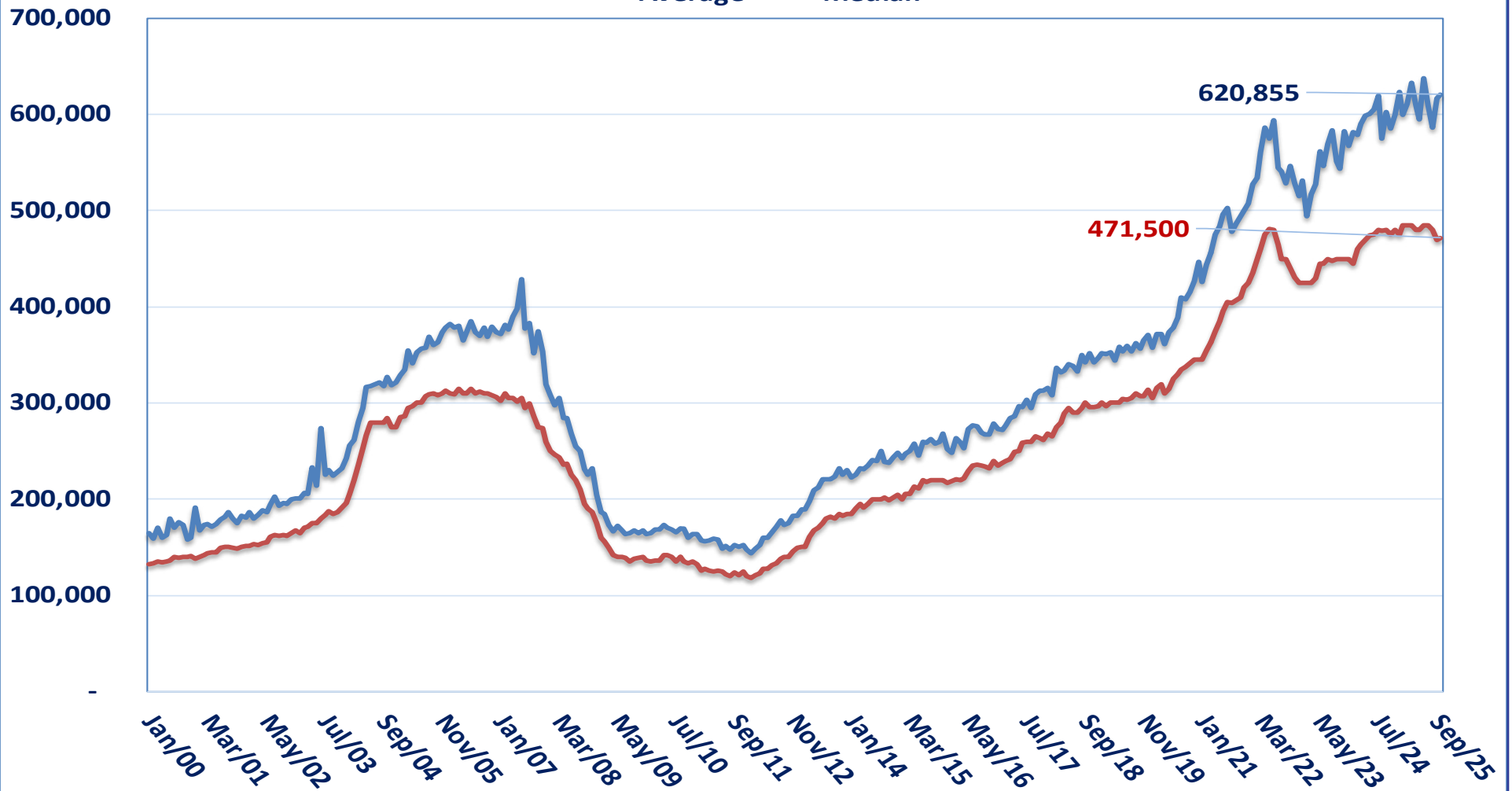


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SFR Market Prices

— Average — Median

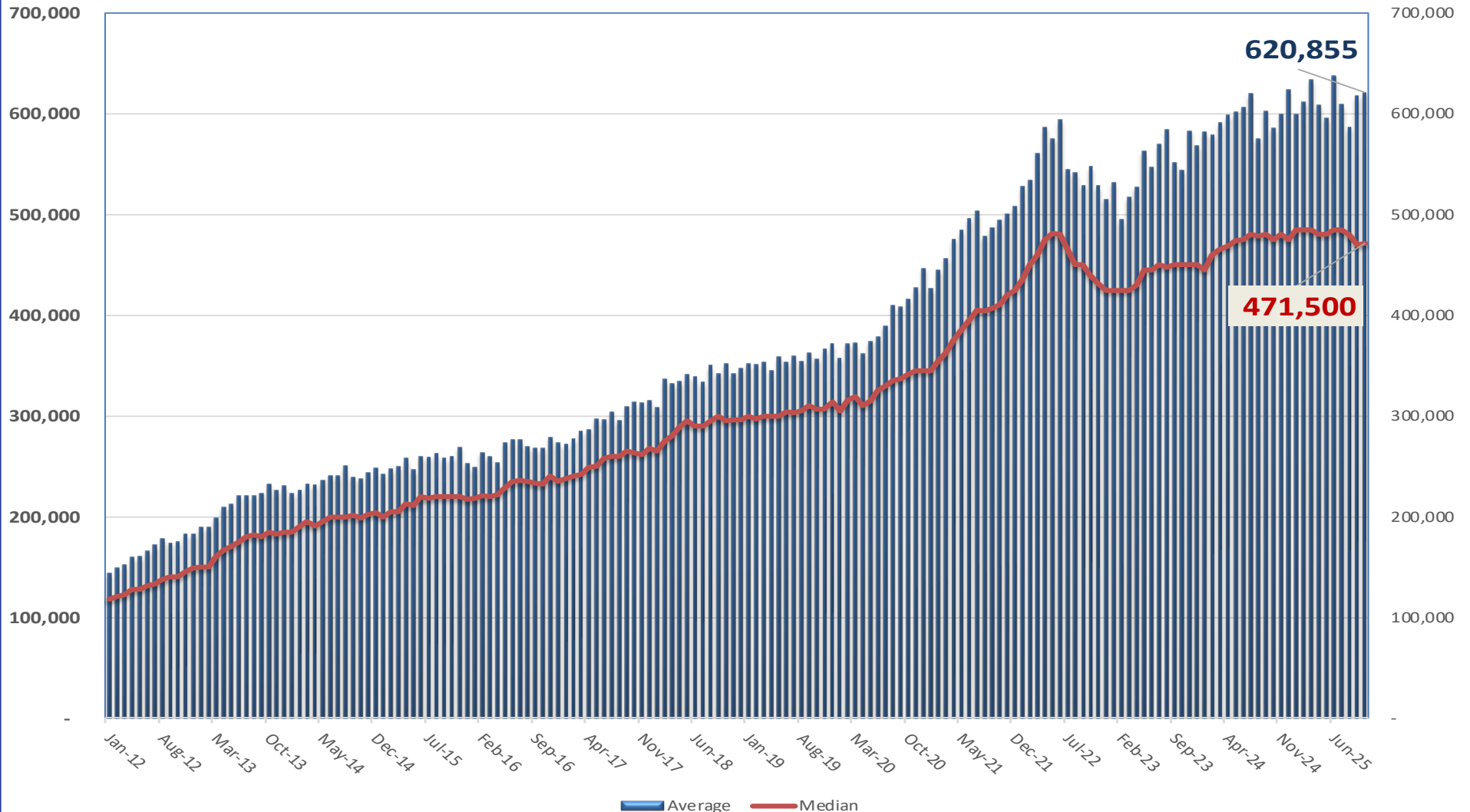




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Las Vegas Market Update - November 2025

Single Family Residential Price Trend



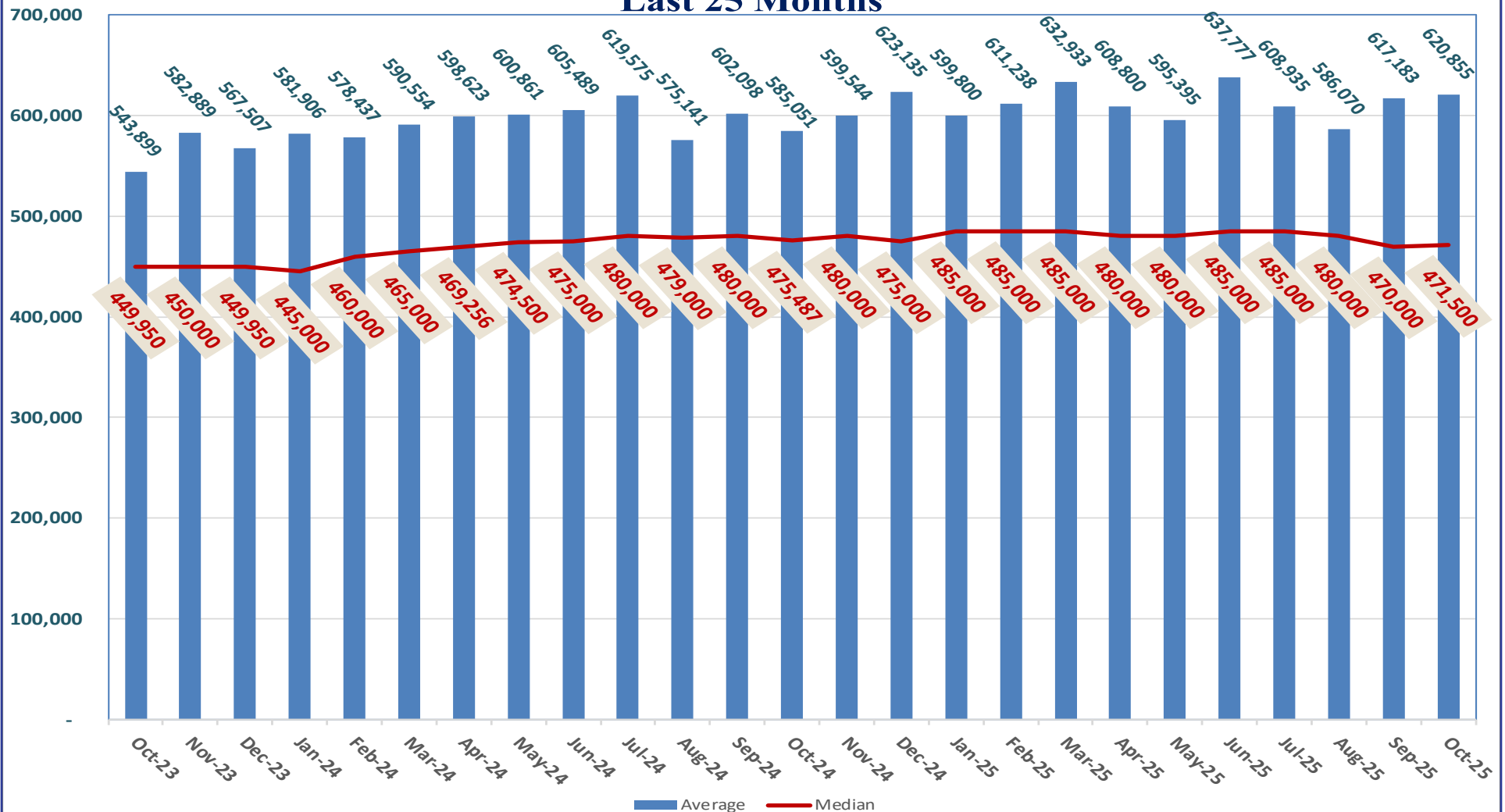
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Single Family Residential Price Trend Last 25 Months



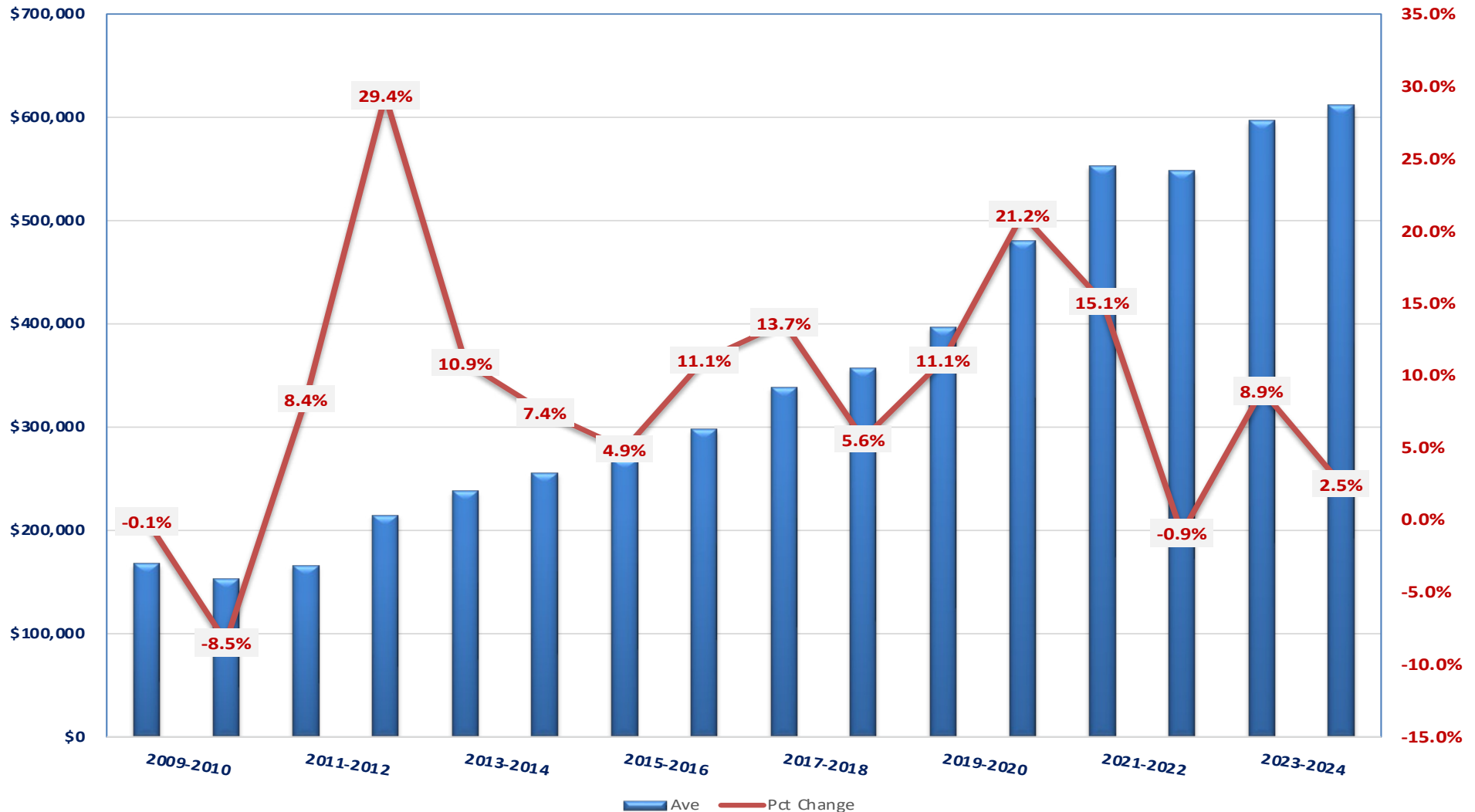
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SFR Average Price and Year Over Year Percent Change



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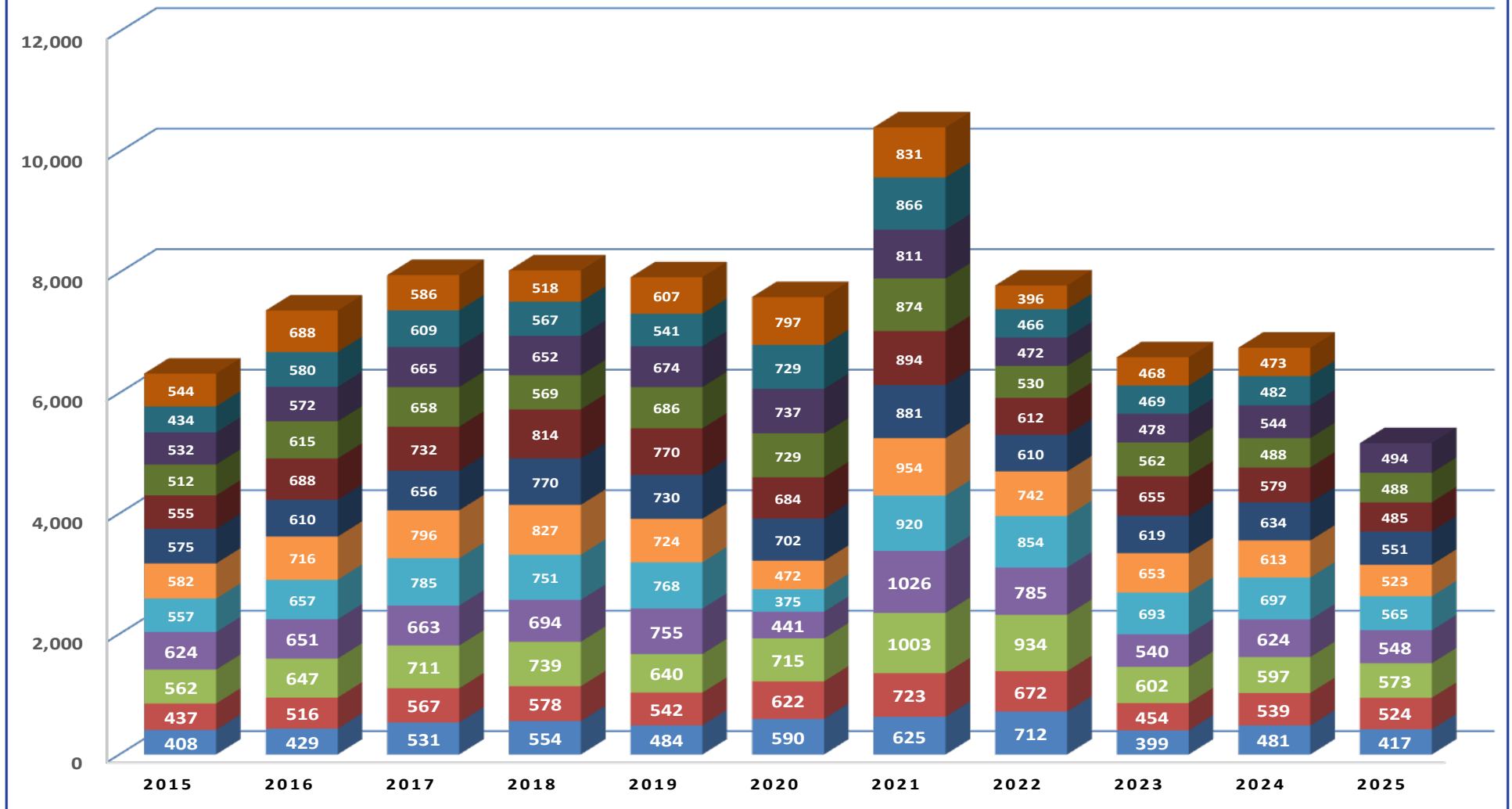


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CONDO / TOWNHOME CLOSINGS

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



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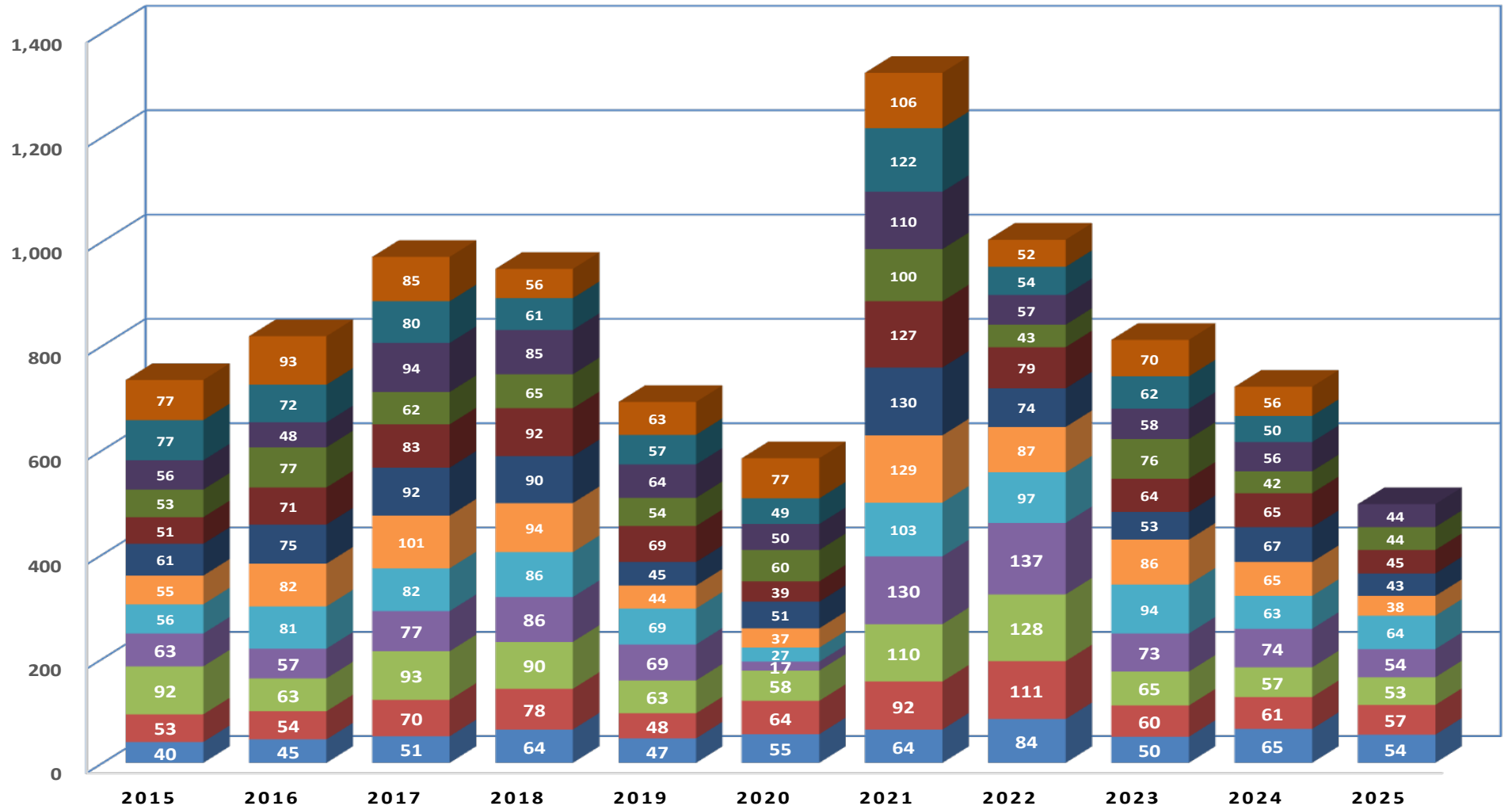


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Las Vegas Market Update - November 2025

VERTICAL / HI-RISE CLOSINGS

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



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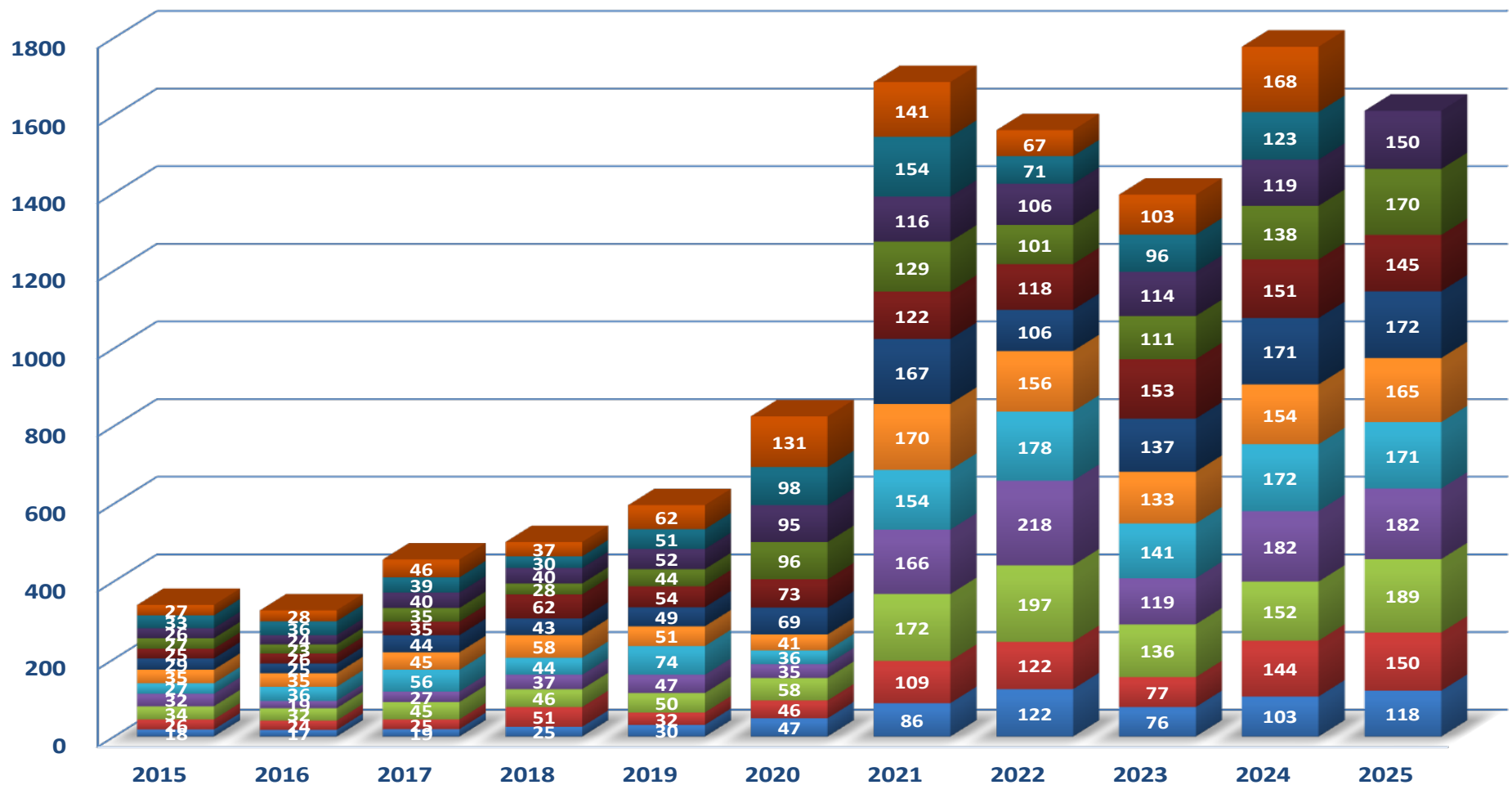


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LUXURY SALES \$1,000,000 AND OVER

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



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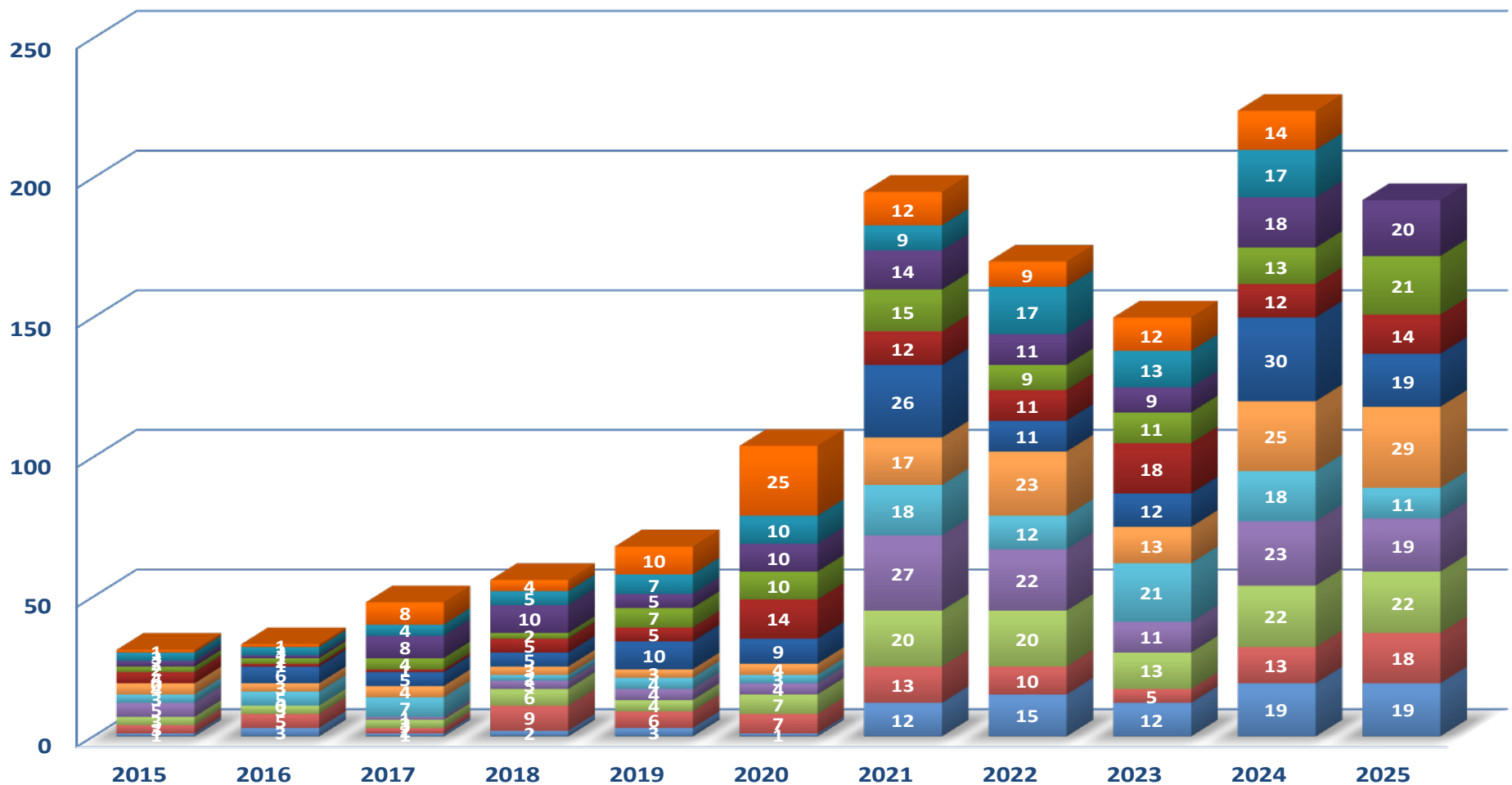


EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2025

LUXURY SALES \$3,000,000 AND OVER

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



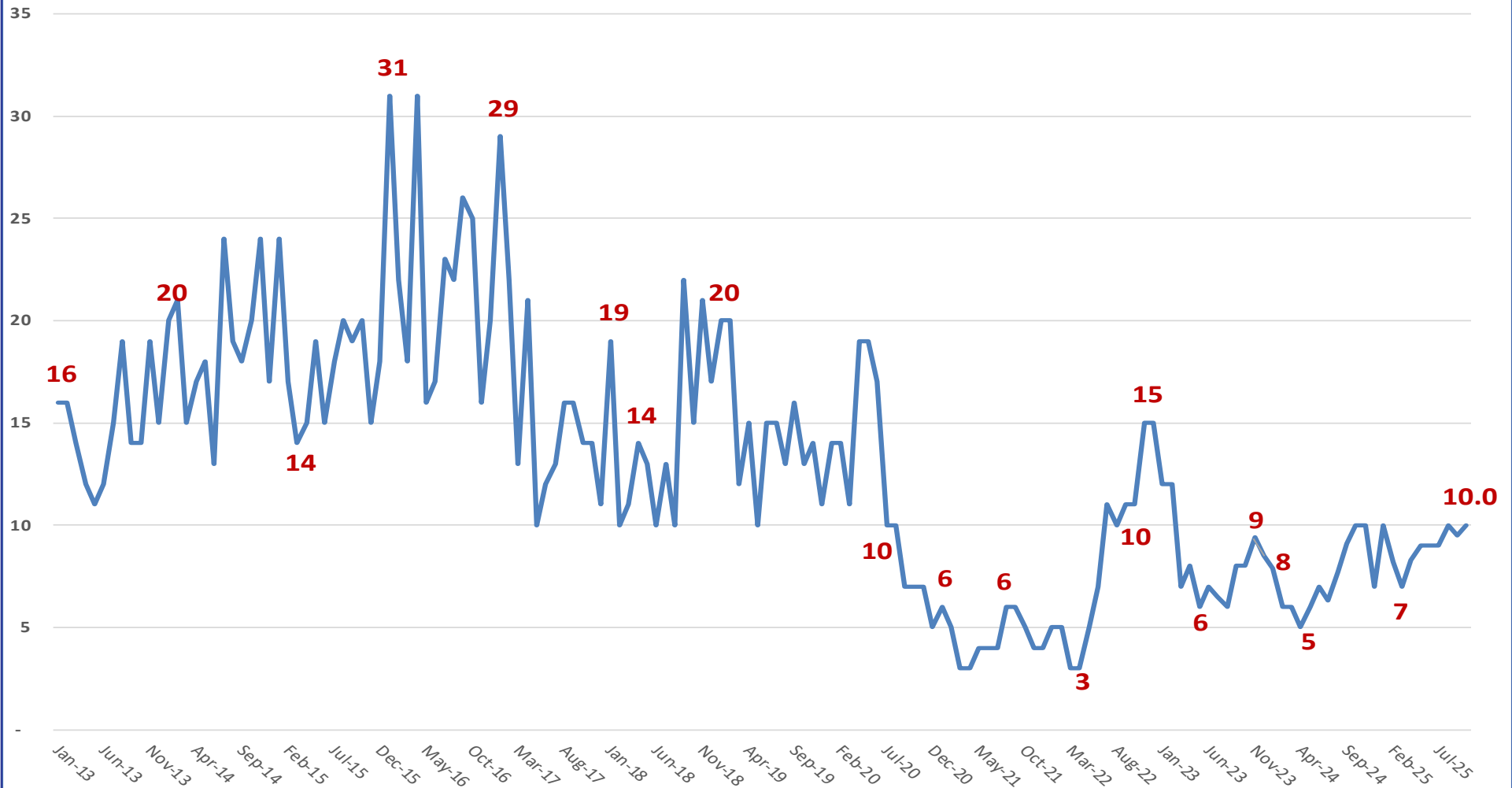
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Luxury Market - \$1,000,000 and Over Months of Inventory



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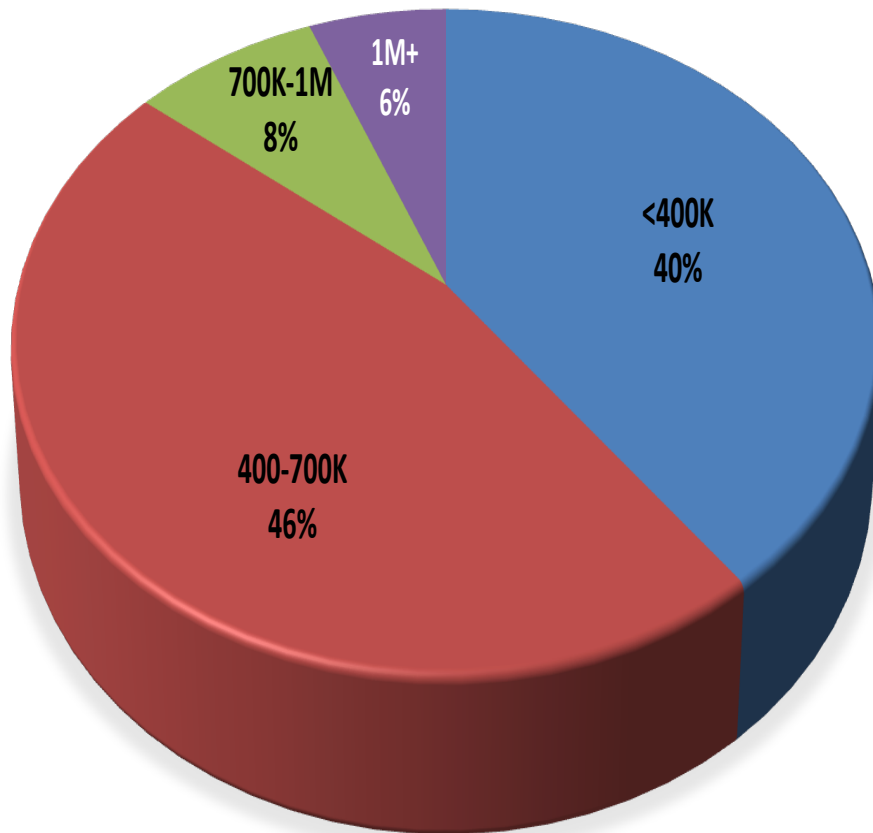


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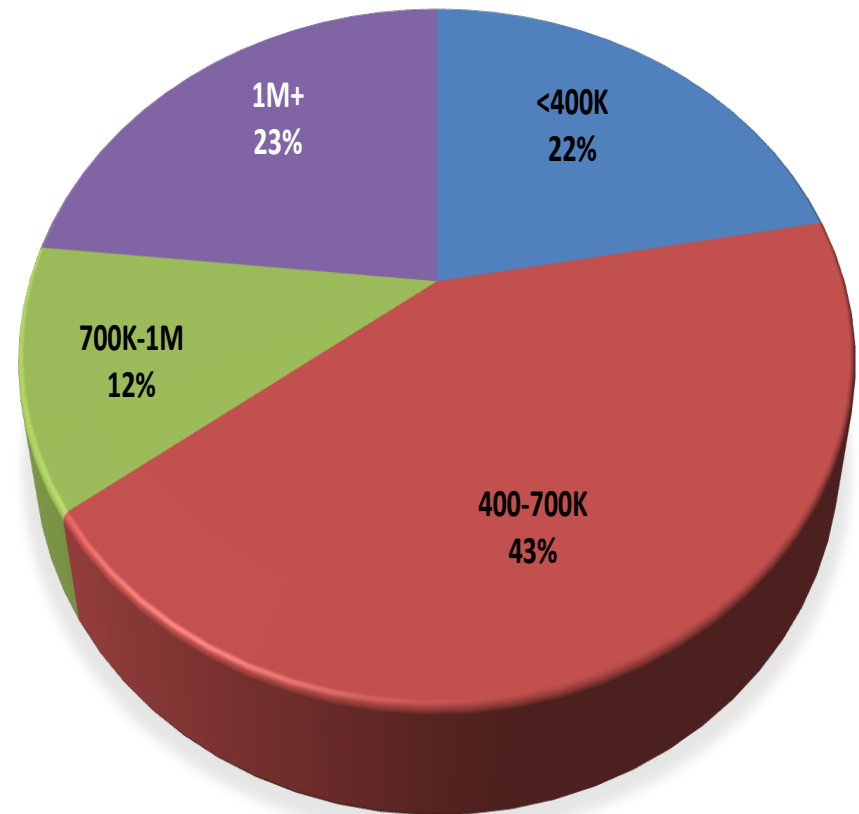
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

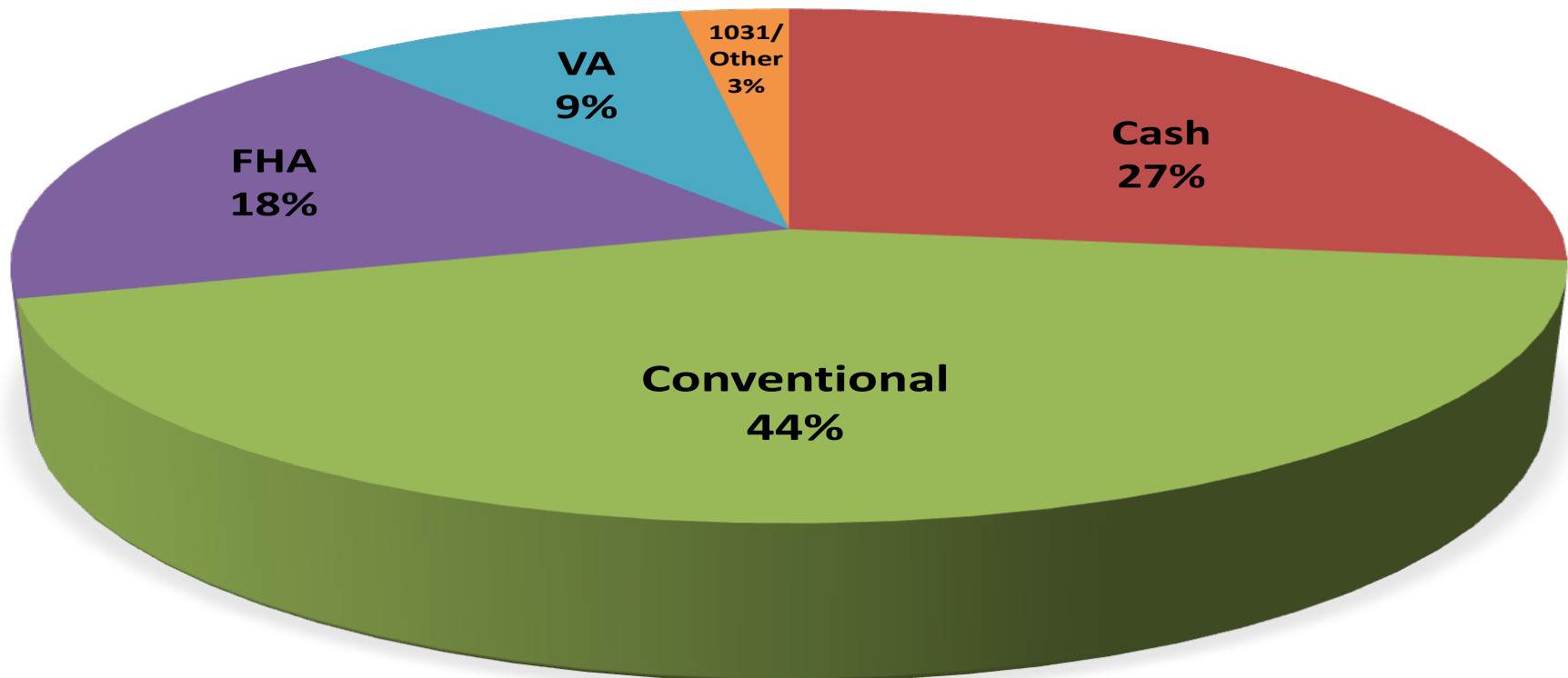




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Last Month's Closings by Sold Terms

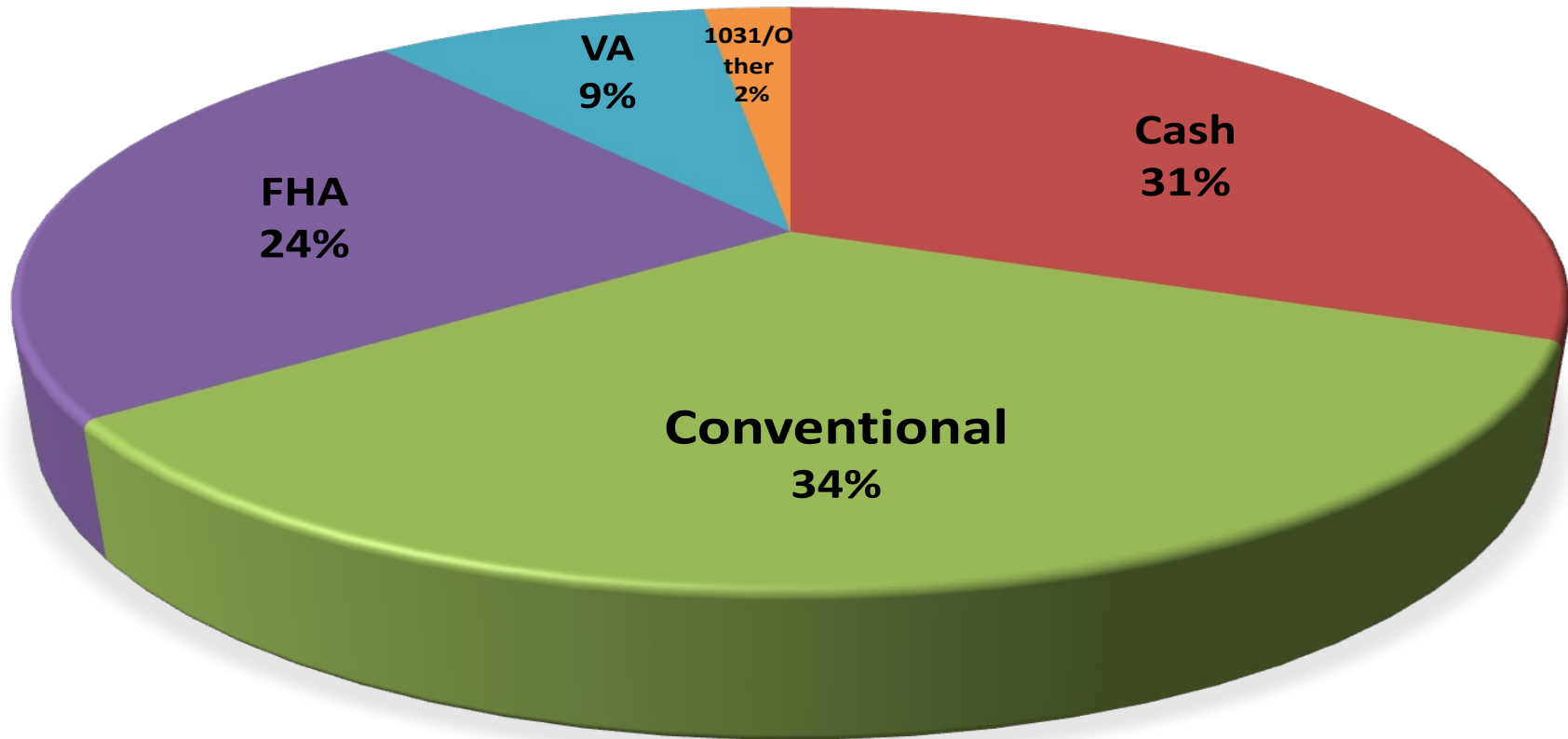




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**Closings By Sold Terms
Closings Less Than \$400,000**

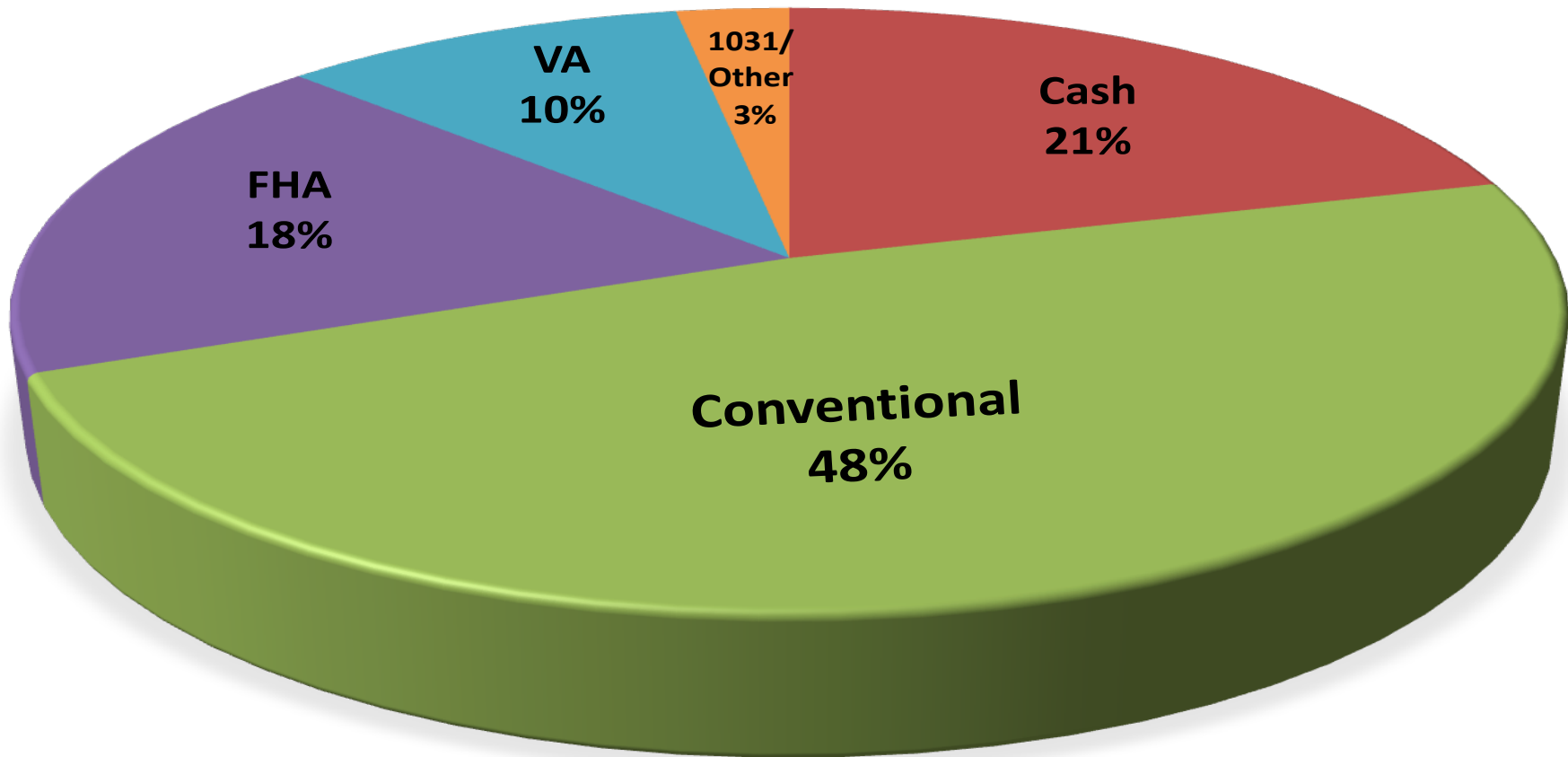




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Las Vegas Market Update - November 2025

Closings By Sold Terms
Closings Between \$400,000 and \$700,000

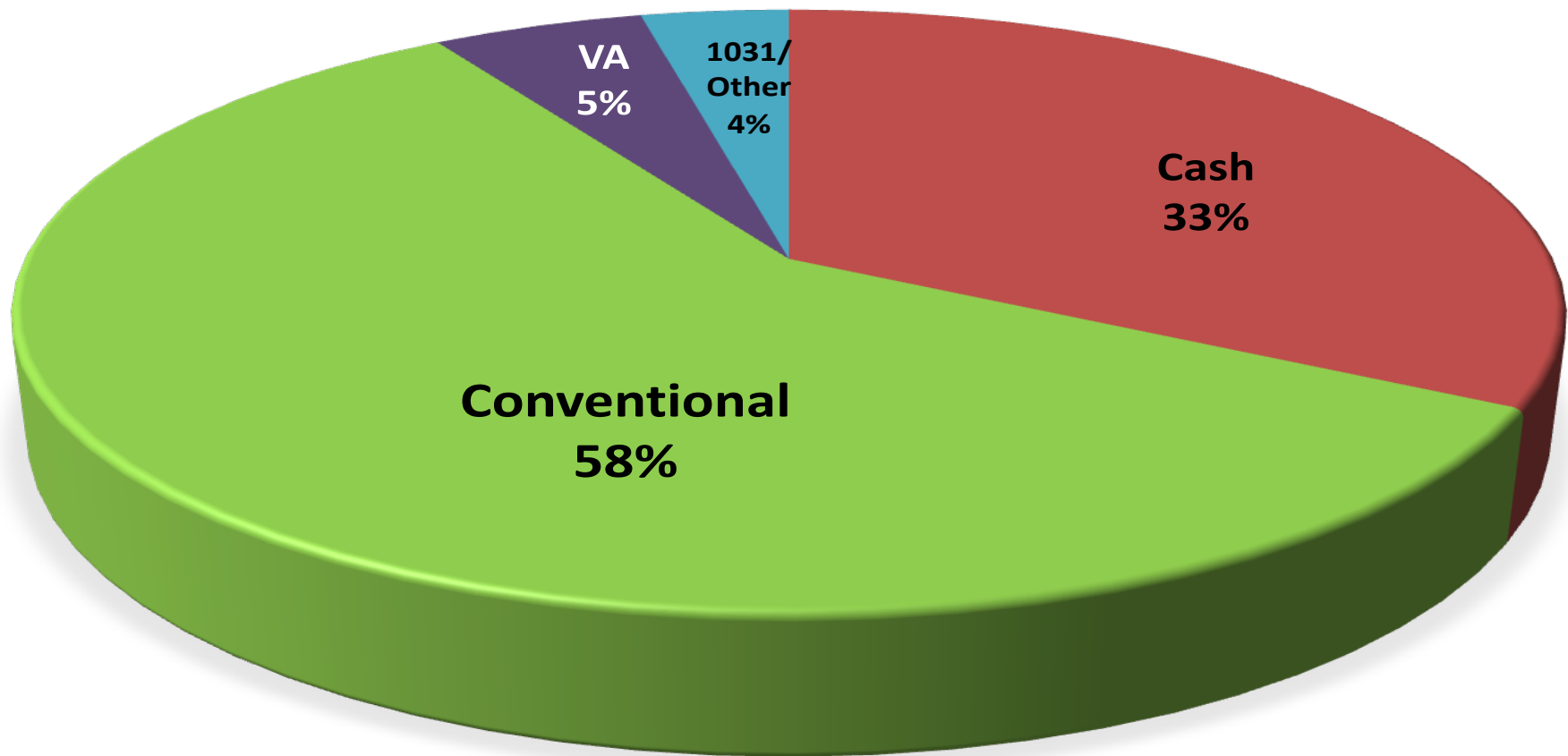




EQUITY TITLE OF NEVADA

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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

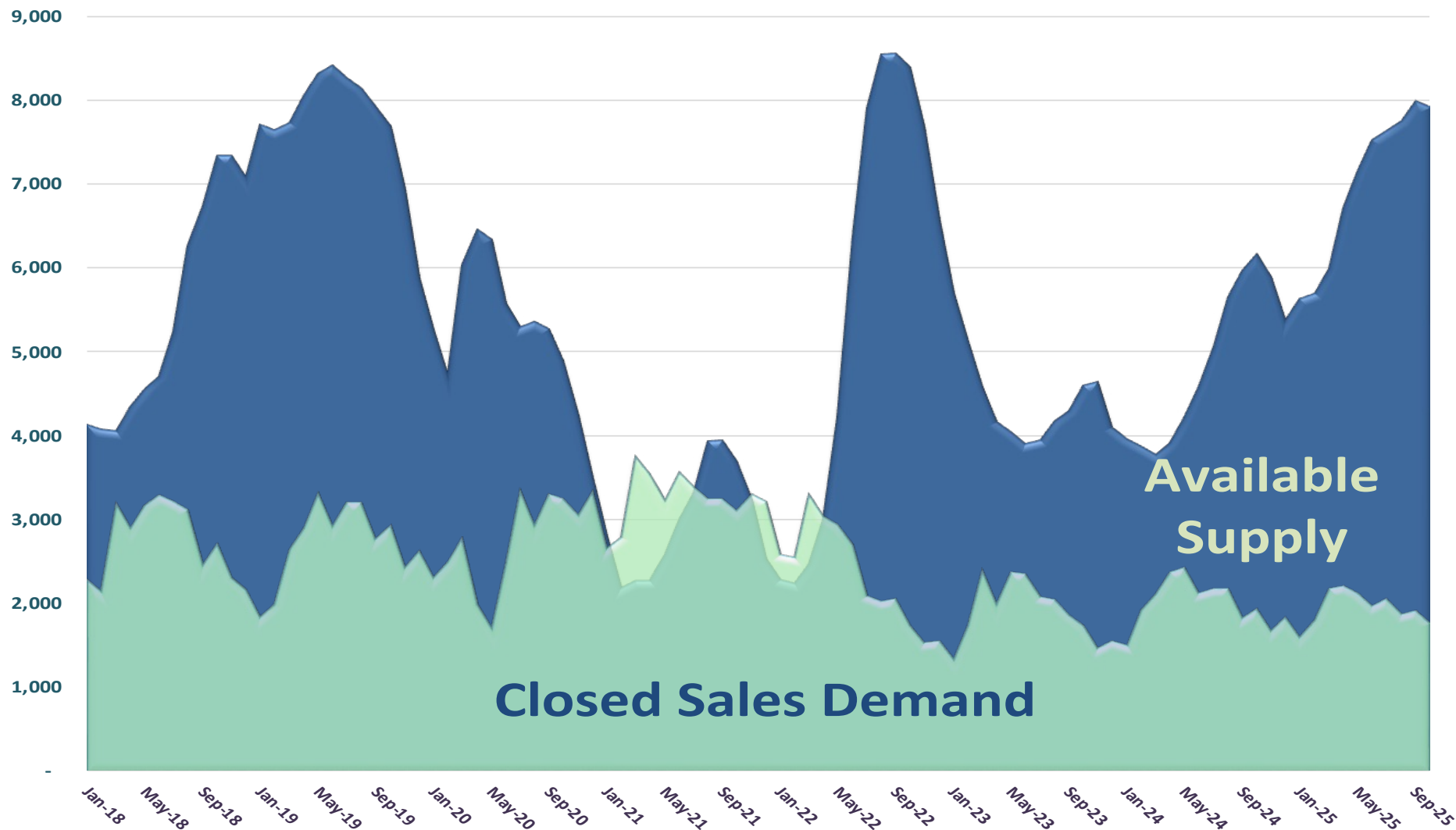




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Las Vegas Market Update - November 2025

Supply vs Demand - Single Family Residential



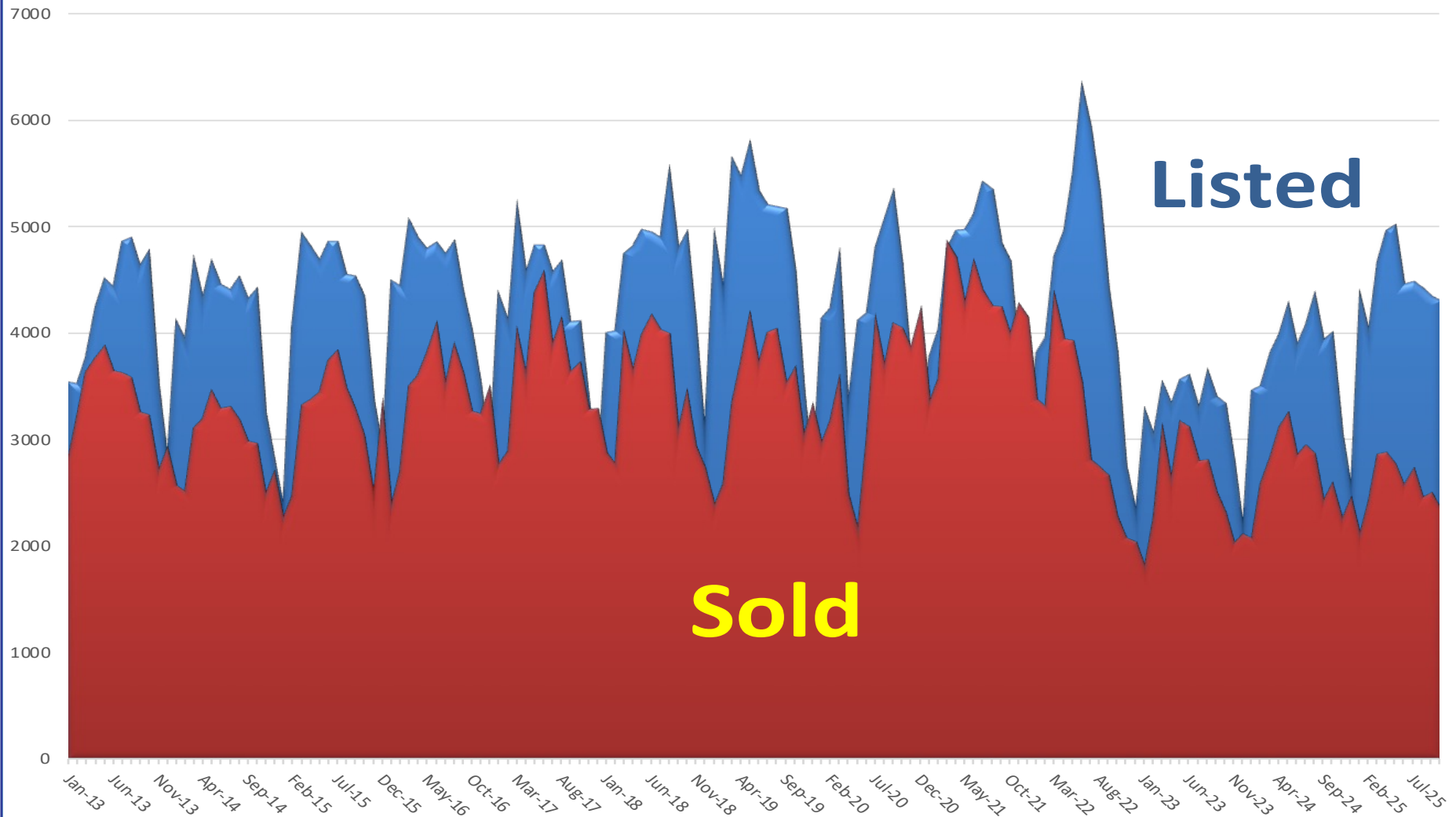
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Residential Listings Taken vs Listings Sold



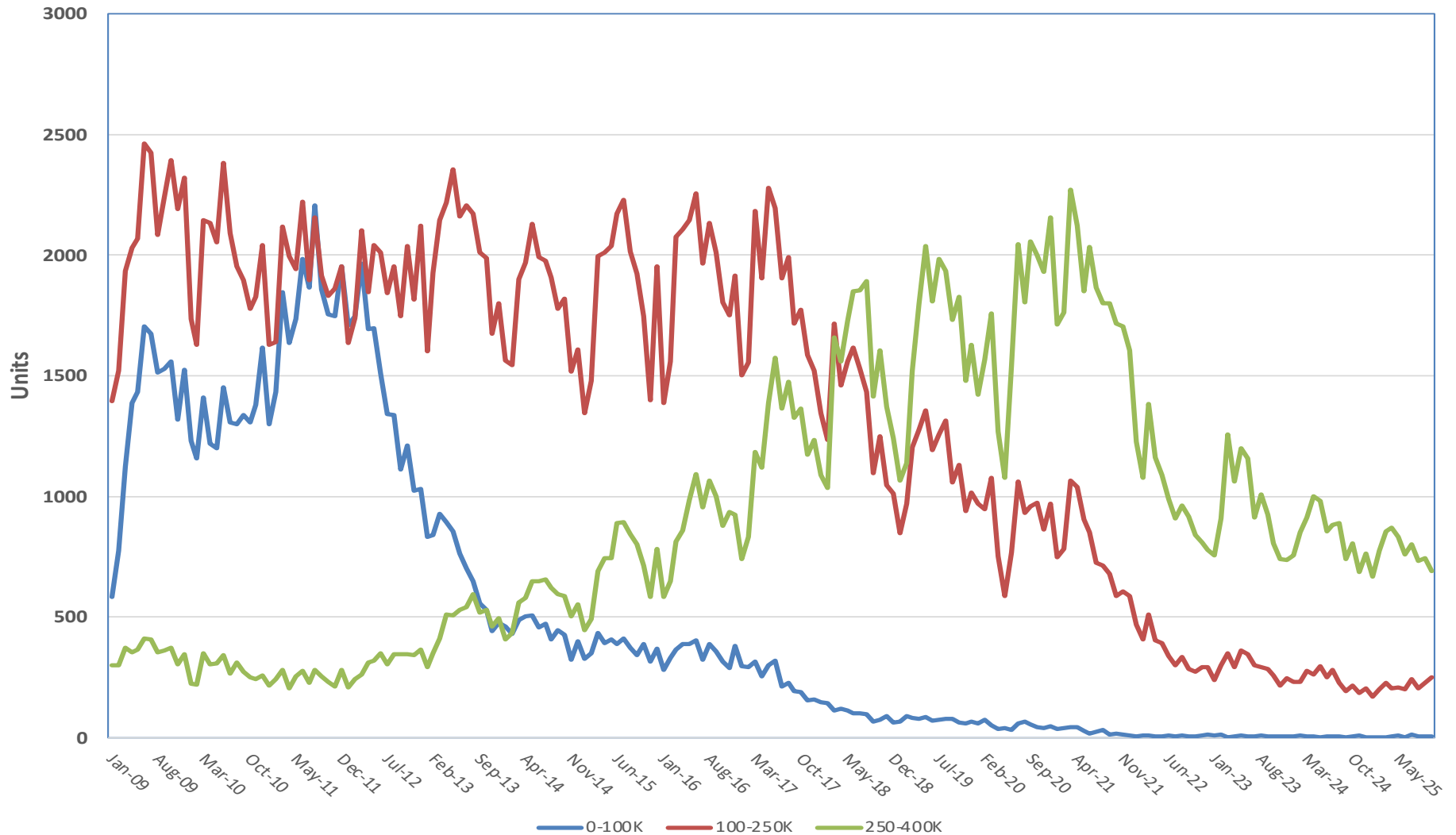
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Closed Units By Price Point - RES & VER



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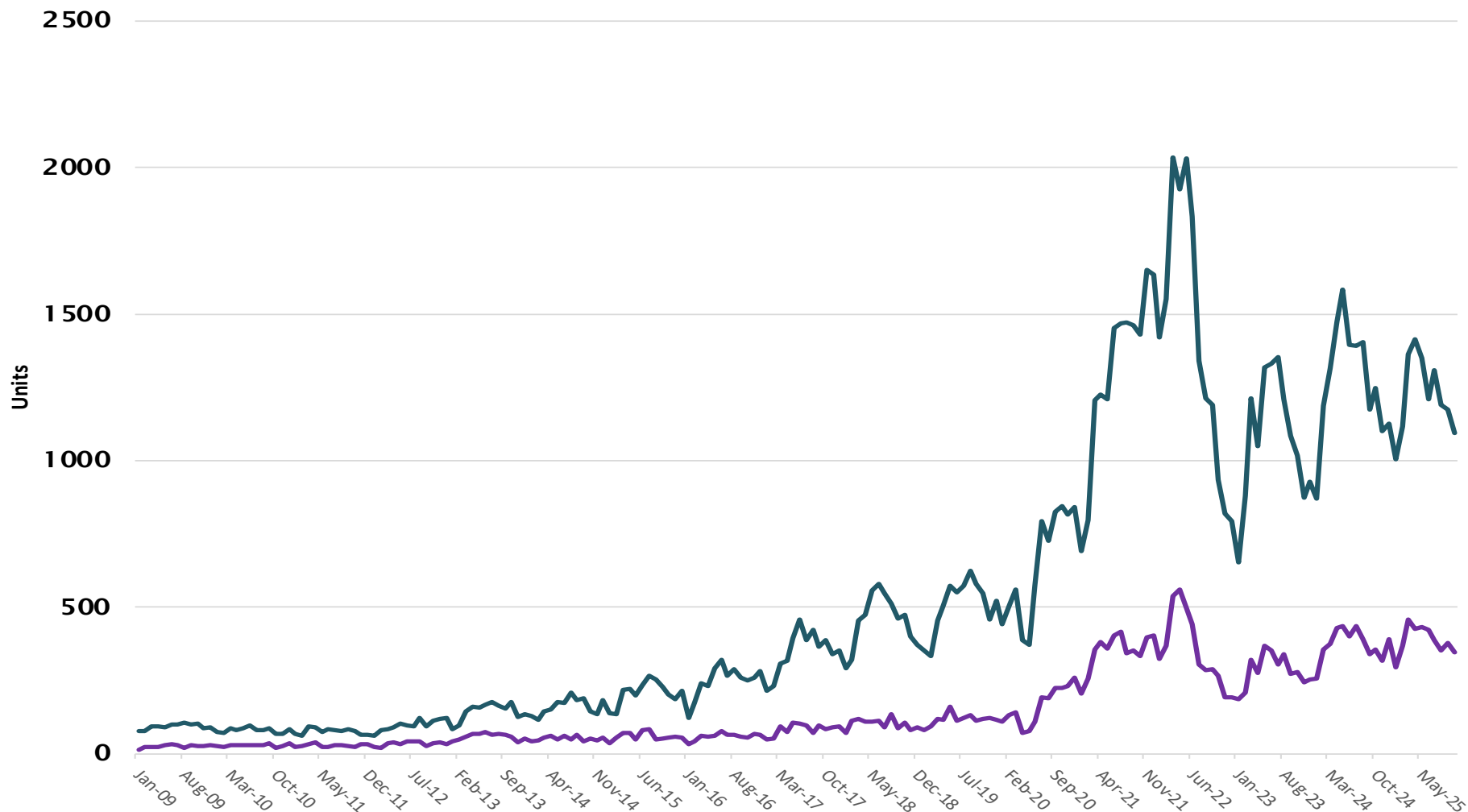


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Las Vegas Market Update - November 2025

Closed Units By Price Point - RES & VER

— 400-700K — 700K+



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Las Vegas Market Update - November 2025

Closing Trend by Price Point Residential and High Rise

