



EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2025

November 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	2,335	7,475	2,042	1,549	542,000	899,995	488,995	617,767	5.8	16.3%	60
CON/TWH	748	2,745	481	381	279,900	336,036	305,000	312,102	8.7	11.8%	70
Total Residential	3,083	10,220	2,523	1,930	470,000	748,485	445,040	557,534	6.3	15.1%	62
Hi-Rise	100	591	76	50	420,000	784,771	376,250	703,747	13.0	7.5%	119
Multiple Dwelling	27	120	30	13	635,000	637,878	690,000	695,154	10.2	8.7%	80
Vacant Land	186	2,142	130	107	79,900	663,508	30,000	224,615	21.0	4.7%	137
Luxury Sales (RES & VER) \$1M+	296	1,310	200	137	1,700,000	2,825,711	1,350,950	1,978,010	11.0	9.1%	82



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Las Vegas Market Update - December 2025

October 2025 Market Data

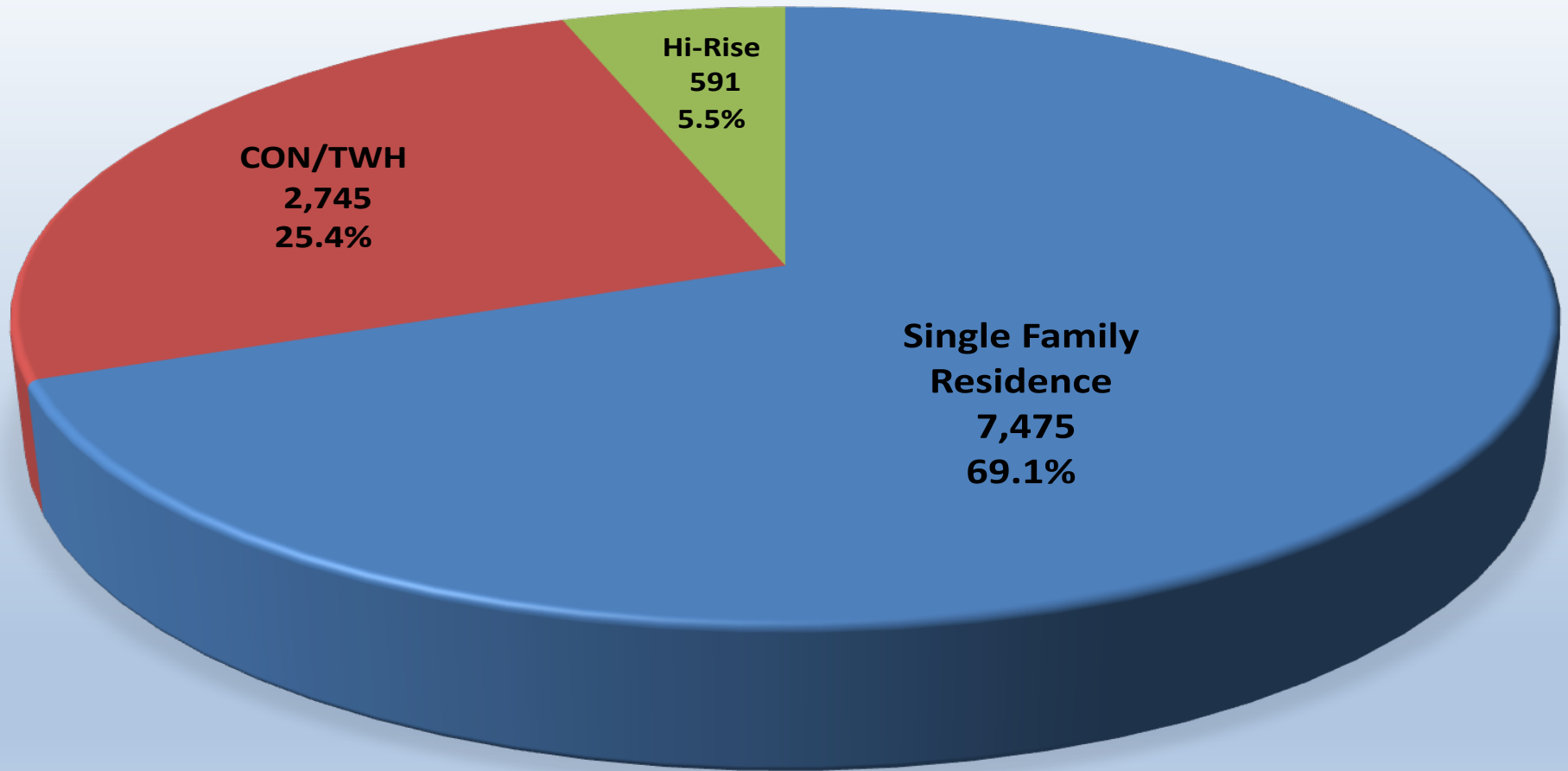
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,314	7,905	2,097	1,746	540,000	890,207	471,500	620,855	5.3	17.5%	58
CON/TWH	986	2,760	517	494	280,000	338,003	285,000	303,380	6.7	15.1%	67
Total Residential	4,300	10,665	2,614	2,240	475,000	747,302	434,713	550,840	5.6	16.9%	60
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 - December 2025

Las Vegas REALTORS * Available Units

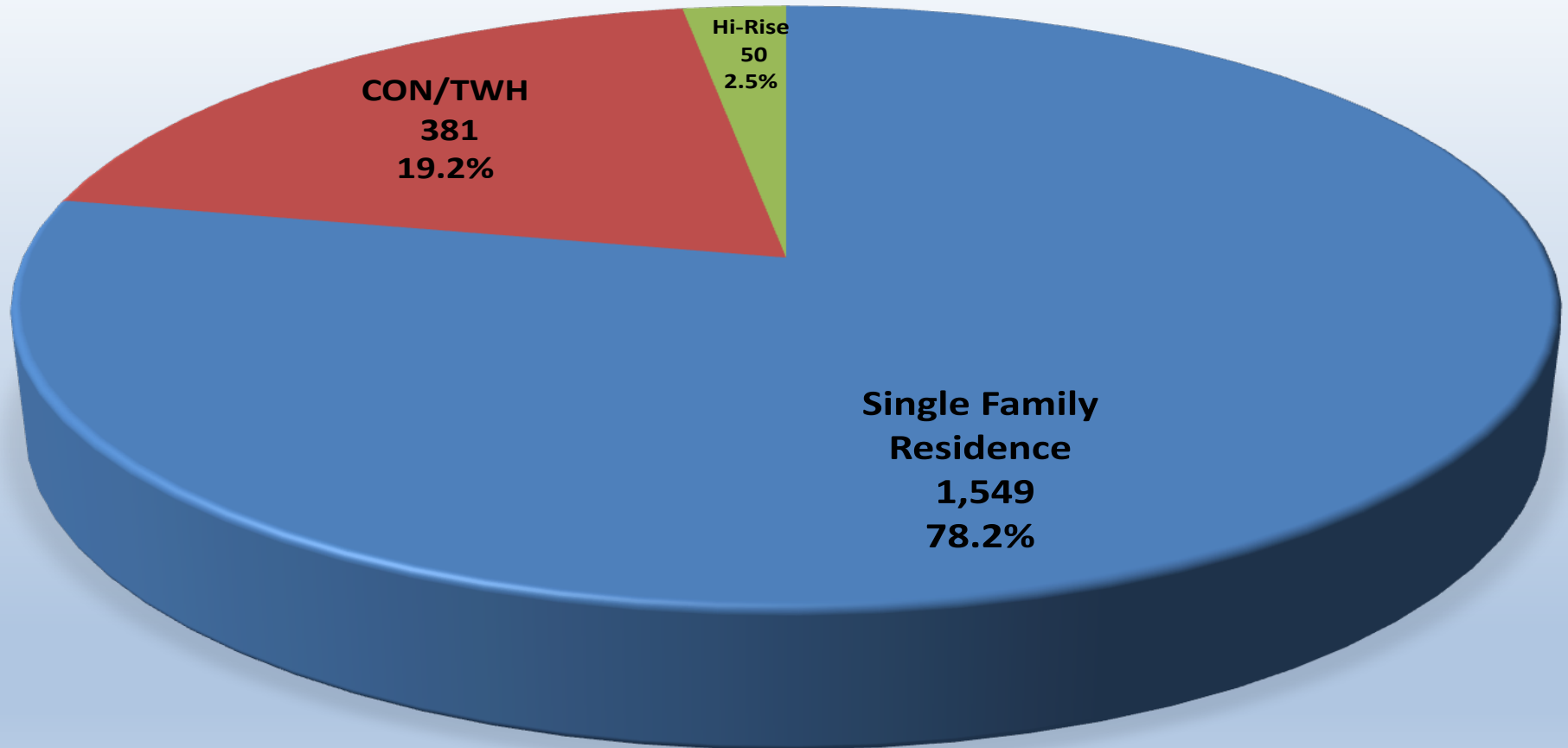




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Las Vegas Market Update - December 2025

Las Vegas REALTORS *Units Sold * Last Month

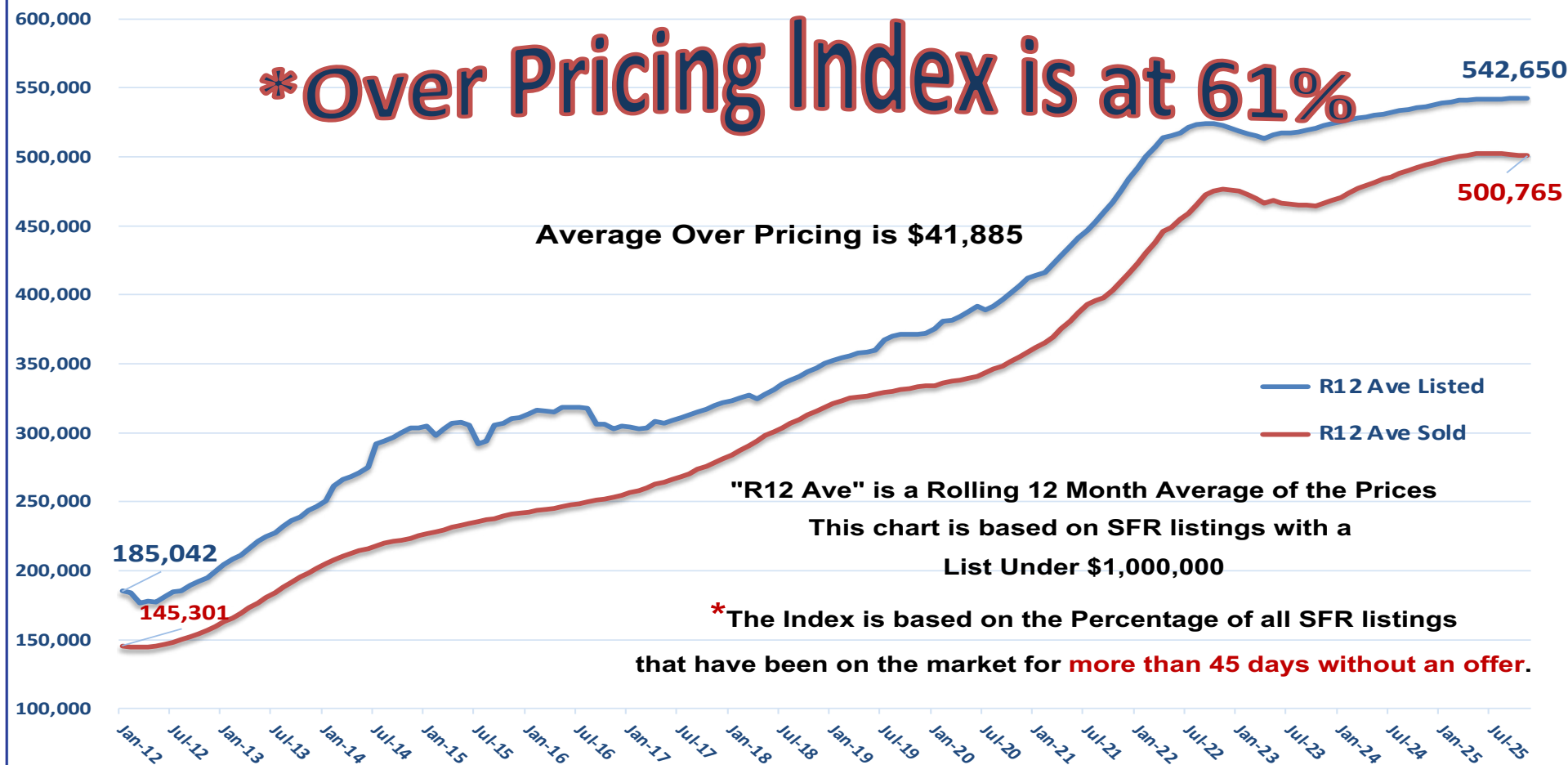




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Las Vegas Market Update - December 2025

SFR Average List vs Closed Sale Prices

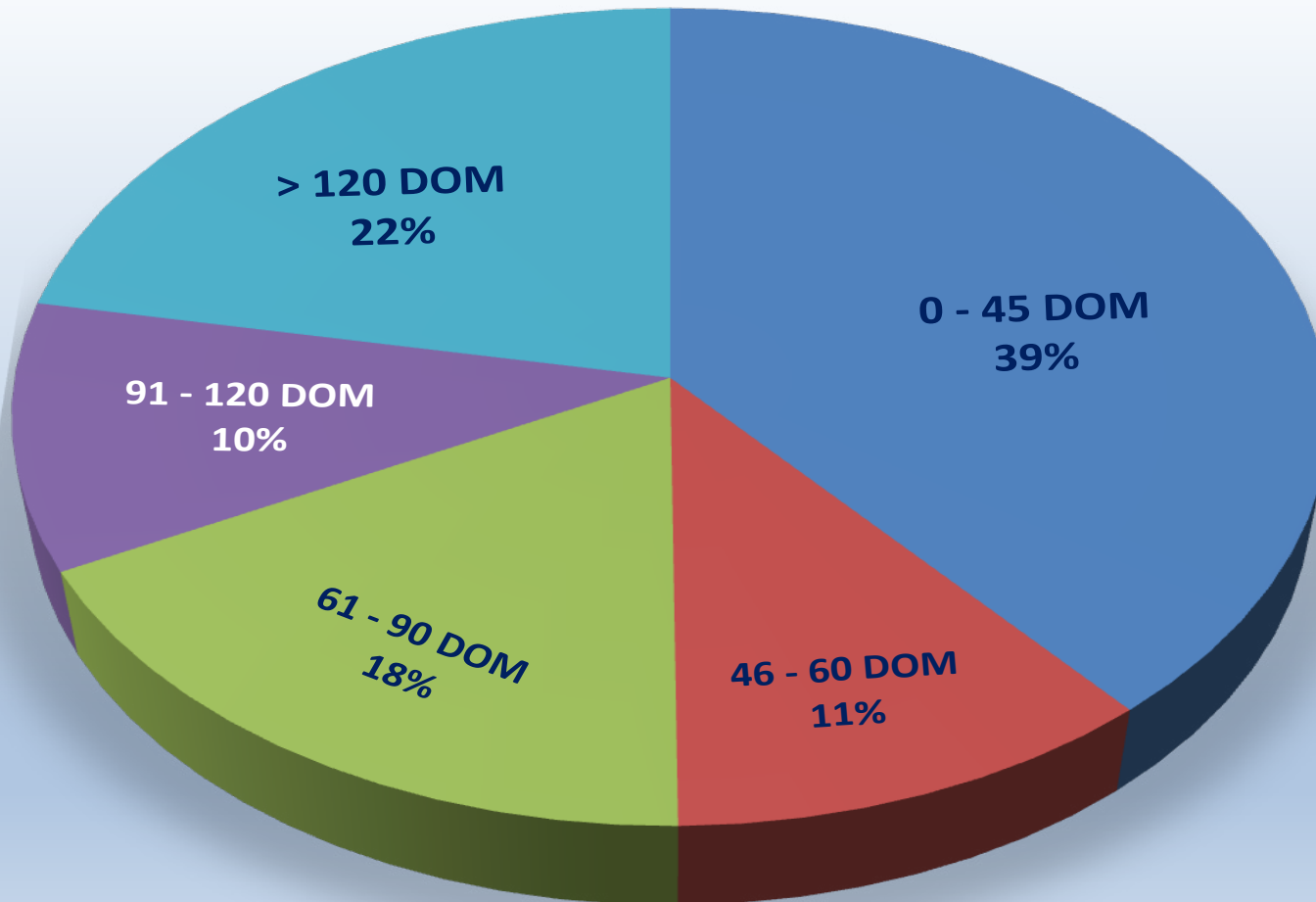




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Las Vegas Market Update - December 2025

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





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Las Vegas Market Update - December 2025

SFR Closed Sales in Selected Communities - Last Six Months

	2025 Jun	July	Aug	Sep	Oct	Nov	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	11	29	13	13	12	10	---■---	7	533,049	75
Anthem	4	4	6	2	3	3	---■---	8	682,591	16
Anthem Cnty Club	5	8	3	8	3	8	---■---	5	1,595,596	58
Cadence	66	42	62	63	37	39	■---■---	5	541,092	48
Centennial Hills	20	23	22	18	18	15	---■---	5	638,458	48
Desert/South Shores	18	16	13	8	11	13	■---■---	5	689,510	62
Green Valley	20	30	26	19	19	20	---■---	4	651,212	59
Green Valley Ranch	10	9	14	10	9	12	---■---	4	634,895	31
Inspirada	23	21	17	15	19	23	■---■---	5	657,411	65
Iron Mountain Ranch	6	5	9	7	13	2	---■---	9	578,275	18
Lake Las Vegas	21	24	16	28	18	15	---■---	14	1,067,829	83
Lone Mountain	15	6	11	5	2	11	■---■---	3	675,171	62
MacDonald Highlands	8	8	3	7	8	8	■---■---	6	5,551,125	187
Mountains Edge	32	34	31	24	26	13	■---■---	13	556,411	60
Peccole Ranch	3	5	10	2	10	3	---■---	11	540,330	129
Providence	16	26	16	20	16	15	---■---	5	516,977	61
Red Rock Cntry Club	2	2	4	2	4	2	---■---	20	2,957,500	118
Rhodes Ranch	10	9	15	12	13	6	---■---	9	626,252	62
Seven Hills	8	8	12	9	6	9	---■---	7	907,580	44
Siena (SFR & TWH)	10	7	10	9	9	13	---■---	4	773,493	60
Silverado Ranch	25	30	16	26	12	17	■---■---	4	524,311	47
Silverstone Ranch	6	5	2	3	2	3	■---■---	8	596,407	27
Skye Canyon	25	19	11	20	19	27	■---■---	4	578,810	61
Southern Highlands	35	26	26	36	24	36	■---■---	5	1,089,687	44
Spring Valley	15	17	11	8	15	14	■---■---	5	513,444	49
Summerlin	38	27	37	25	38	15	■---■---	11	1,066,457	94
Sun City Anthem	33	31	25	24	26	22	■---■---	5	642,174	84
Sun City Summerlin	20	46	19	42	27	30	---■---	5	606,159	74
The Lakes	5	15	12	11	8	7	---■---	8	654,435	38
The Ridges	5	4	2	4	4	3	■---■---	12	5,684,091	85
Tuscany	7	6	3	8	3	5	---■---	8	577,656	30
Other Groups										
Clark County	1,903	1,978	1,801	1,856	1,694	1,511	---■---	5.8	622,605	59
Boulder City	10	11	8	8	7	14	---■---	5	617,772	60
Pahrump	57	42	55	48	45	31	■---■---	12	406,790	103
High Rise Sales	38	43	45	44	44	50	---■---	13	788,912	119
Luxury Sales (\$1M+)	165	171	145	170	153	137	■---■---	11	2,038,606	82

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Las Vegas Market Update - December 2025

SFR Closed Average Sales Prices in Selected Communities - Last Six Months							
	2025 June	July	August	September	October	November	Price Movement
Aliante	563,854	545,786	509,254	487,769	587,488	486,700	■ ■ ■ ■ ■ ■ ■ ■
Anthem	671,250	558,750	659,083	621,250	783,333	850,000	■ ■ ■ ■ ■ ■ ■ ■
Anthem Cnty Club	2,071,000	1,634,375	1,543,083	1,265,453	1,778,333	1,541,000	■ ■ ■ ■ ■ ■ ■ ■
Cadence	543,369	569,193	550,074	527,245	538,628	517,404	■ ■ ■ ■ ■ ■ ■ ■
Centennial Hills	736,945	692,358	597,114	611,249	489,167	696,932	■ ■ ■ ■ ■ ■ ■ ■
Desert/South Shores	706,772	767,594	734,231	585,563	629,918	639,177	■ ■ ■ ■ ■ ■ ■ ■
Green Valley	660,540	558,260	723,208	667,705	577,792	741,800	■ ■ ■ ■ ■ ■ ■ ■
Green Valley Ranch	659,100	574,833	601,214	656,679	570,611	729,125	■ ■ ■ ■ ■ ■ ■ ■
Inspirada	678,637	694,656	629,823	622,167	654,421	648,024	■ ■ ■ ■ ■ ■ ■ ■
Iron Mountain Ranch	750,667	548,000	563,222	492,143	544,197	727,500	■ ■ ■ ■ ■ ■ ■ ■
Lake Las Vegas	1,069,274	1,178,973	966,152	992,174	1,362,443	784,115	■ ■ ■ ■ ■ ■ ■ ■
Lone Mountain	640,960	582,833	784,555	417,850	614,500	790,798	■ ■ ■ ■ ■ ■ ■ ■
MacDonald Highlands	4,312,500	6,618,625	4,016,667	3,491,302	6,958,485	6,692,656	■ ■ ■ ■ ■ ■ ■ ■
Mountains Edge	623,156	531,391	520,917	576,388	531,009	556,115	■ ■ ■ ■ ■ ■ ■ ■
Peccole Ranch	493,500	539,400	555,650	467,500	525,590	635,330	■ ■ ■ ■ ■ ■ ■ ■
Providence	511,356	545,919	501,994	547,845	471,519	496,117	■ ■ ■ ■ ■ ■ ■ ■
Red Rock Country Club	2,450,000	2,250,000	3,587,500	3,100,000	3,361,250	1,962,500	■ ■ ■ ■ ■ ■ ■ ■
Rhodes Ranch	670,580	574,889	580,533	660,317	670,254	580,250	■ ■ ■ ■ ■ ■ ■ ■
Seven Hills	1,017,625	742,813	780,354	1,258,711	605,500	976,111	■ ■ ■ ■ ■ ■ ■ ■
Siena (SFR & TWH)	835,113	873,571	729,090	779,333	629,556	801,965	■ ■ ■ ■ ■ ■ ■ ■
Silverado Ranch	496,140	542,167	574,849	544,888	496,583	474,765	■ ■ ■ ■ ■ ■ ■ ■
Silverstone Ranch	642,000	672,980	574,819	531,000	603,500	452,667	■ ■ ■ ■ ■ ■ ■ ■
Skye Canyon	582,566	670,057	558,154	577,739	537,338	549,514	■ ■ ■ ■ ■ ■ ■ ■
Southern Highlands	1,401,257	816,304	821,762	1,304,936	1,416,375	744,674	■ ■ ■ ■ ■ ■ ■ ■
Spring Valley	544,427	487,647	623,337	447,500	477,757	501,149	■ ■ ■ ■ ■ ■ ■ ■
Summerlin	1,142,963	869,467	968,730	1,432,166	918,368	1,233,930	■ ■ ■ ■ ■ ■ ■ ■
Sun City Anthem	623,985	640,835	577,660	687,000	609,146	734,789	■ ■ ■ ■ ■ ■ ■ ■
Sun City Summerlin	515,040	588,101	505,342	616,285	658,756	696,933	■ ■ ■ ■ ■ ■ ■ ■
The Lakes	1,120,780	584,427	661,792	608,277	674,750	508,057	■ ■ ■ ■ ■ ■ ■ ■
The Ridges	4,700,000	7,081,250	6,175,000	9,306,250	3,187,500	3,633,333	■ ■ ■ ■ ■ ■ ■ ■
Tuscany	635,000	634,167	545,663	557,375	505,333	524,600	■ ■ ■ ■ ■ ■ ■ ■
Other Groups							
Clark County	645,904	617,288	593,256	625,675	629,509	623,692	■ ■ ■ ■ ■ ■ ■ ■
Boulder City	587,615	581,036	520,300	820,226	665,429	584,357	■ ■ ■ ■ ■ ■ ■ ■
Pahrump	421,934	442,947	393,121	383,532	384,366	422,768	■ ■ ■ ■ ■ ■ ■ ■
High Rise Sales	663,289	746,139	963,282	918,248	716,949	713,747	■ ■ ■ ■ ■ ■ ■ ■
Luxury Sales (\$1M+)	2,190,493	1,969,026	1,925,916	2,067,466	2,081,564	1,978,010	■ ■ ■ ■ ■ ■ ■ ■

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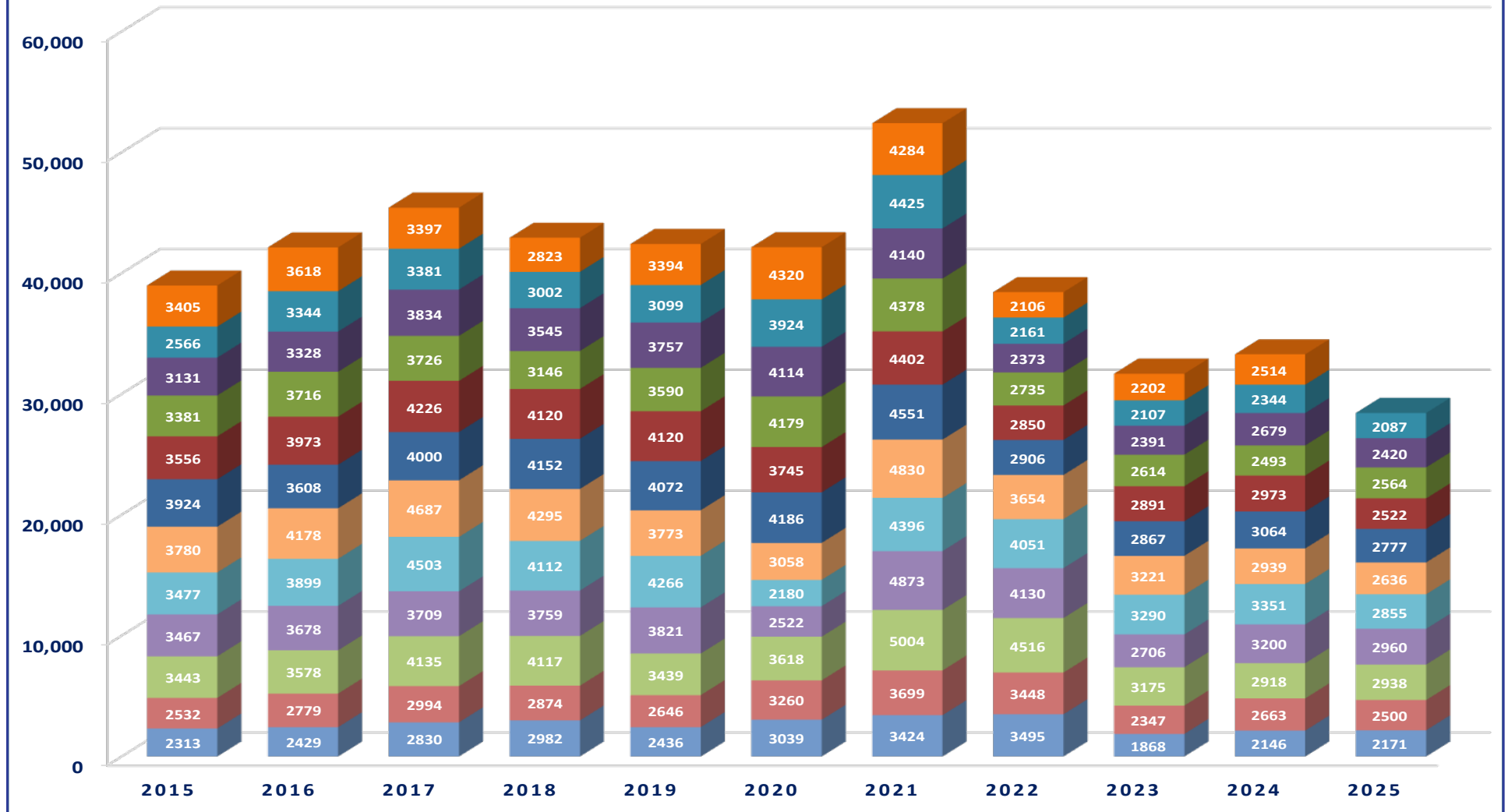


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2025

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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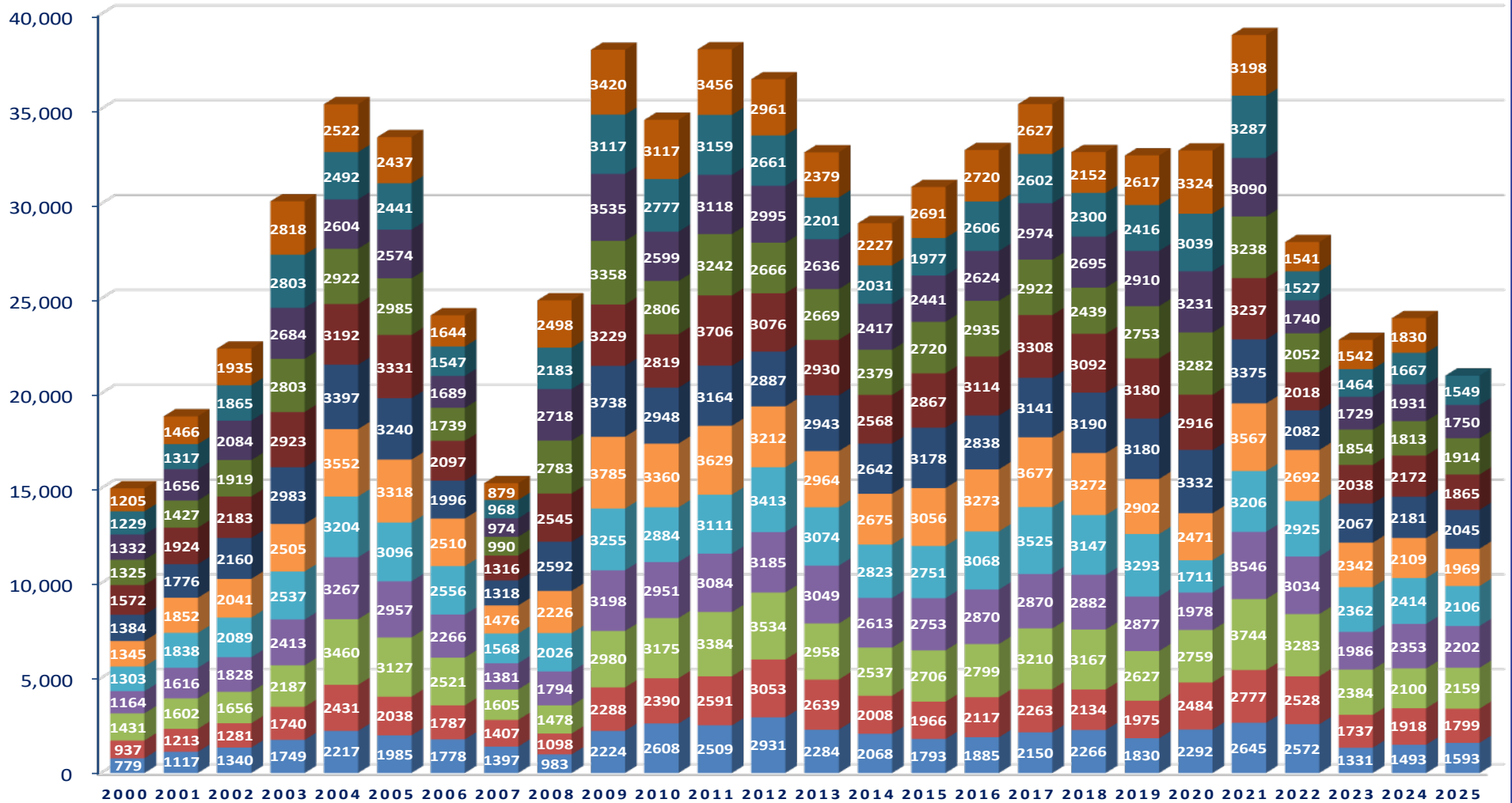


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



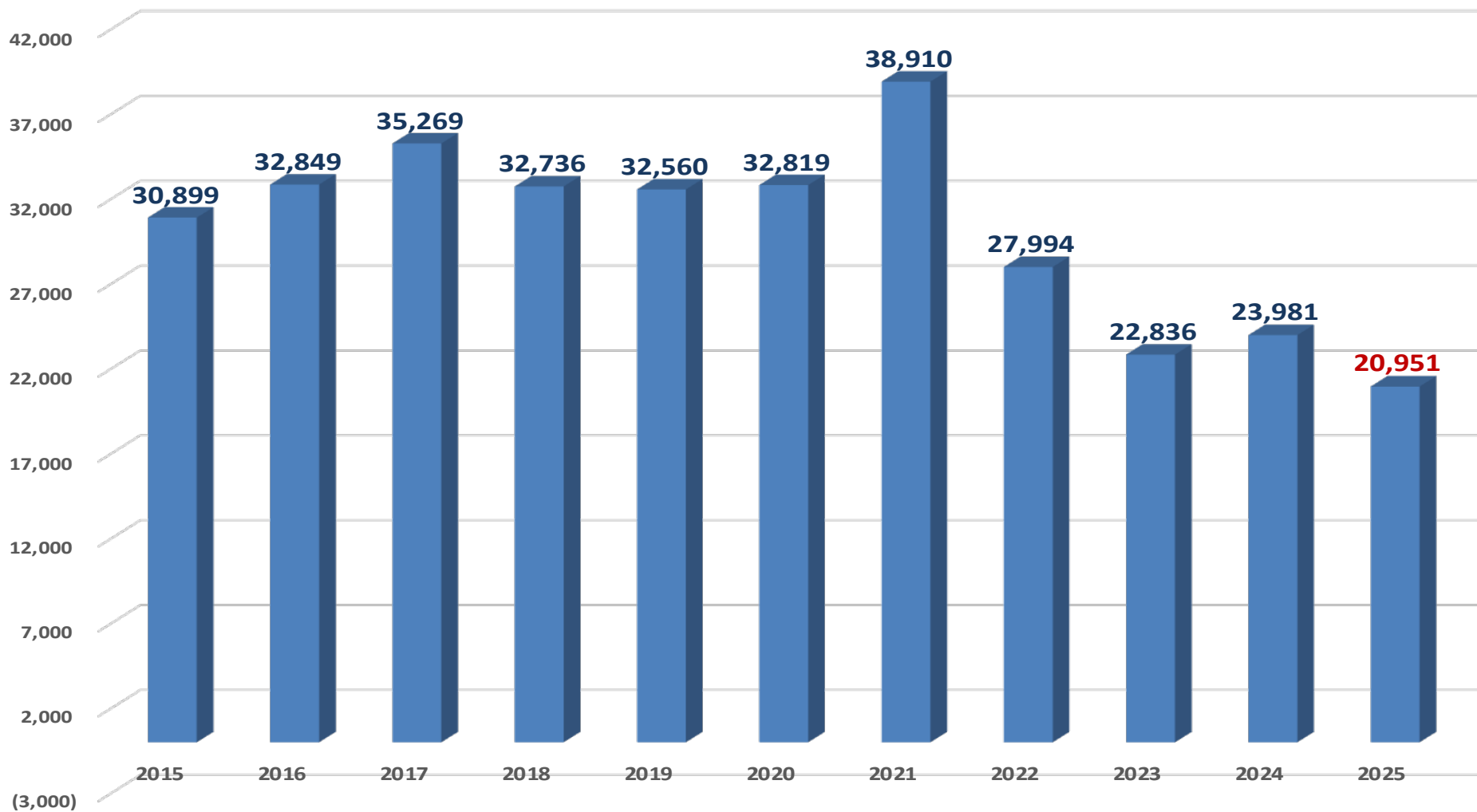
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Las Vegas Market Update - December 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS



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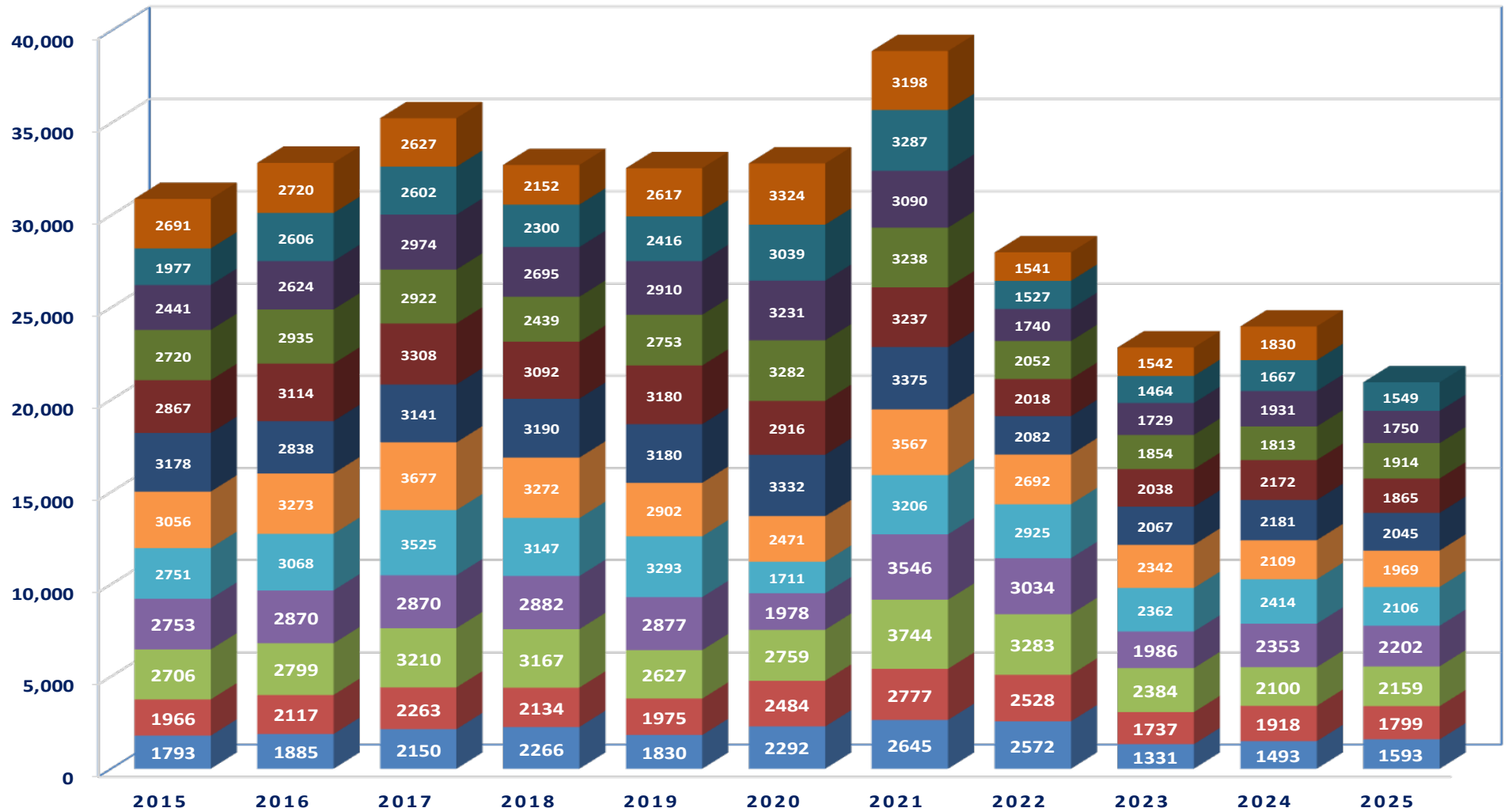


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2025

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



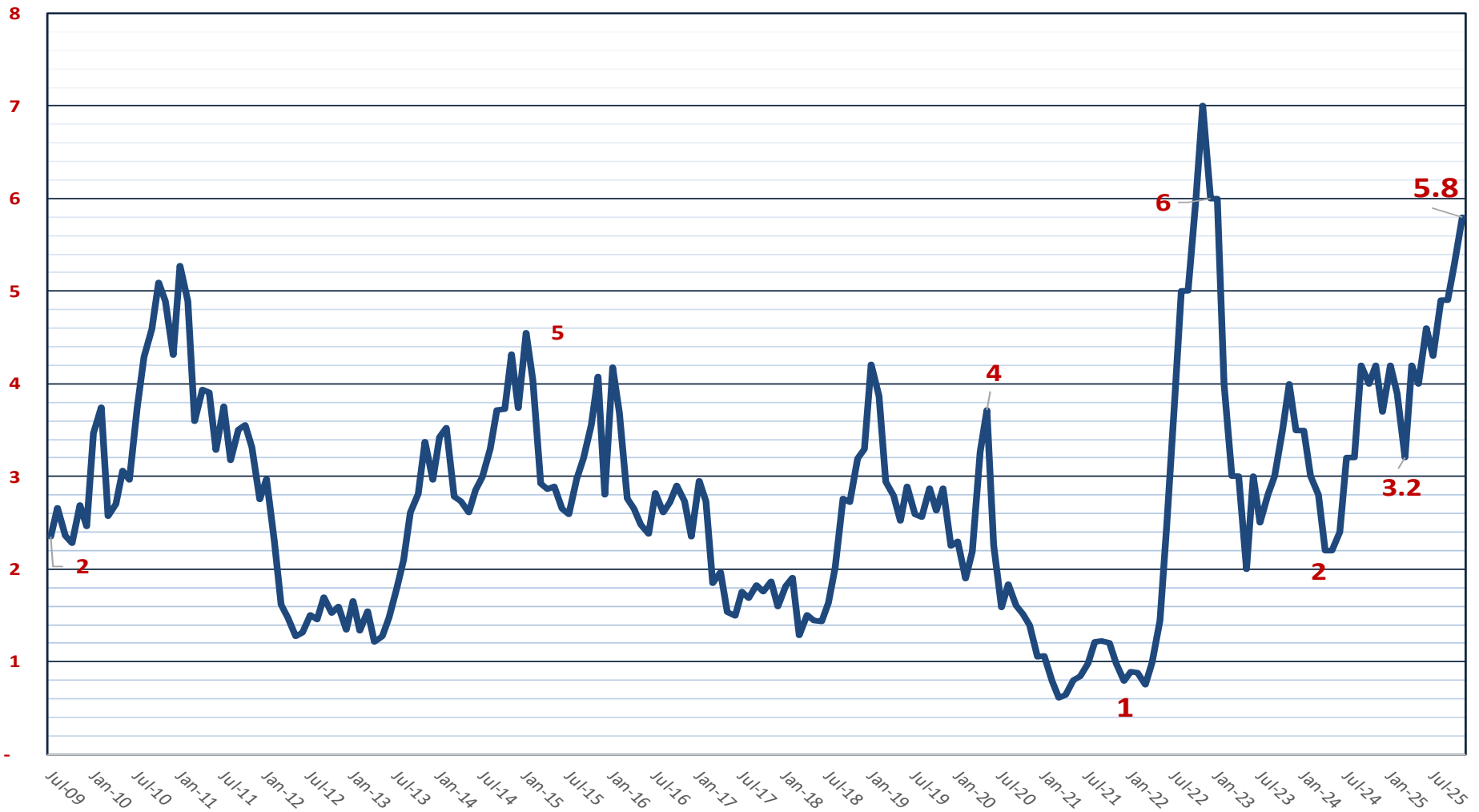
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Las Vegas Market Update - December 2025

Single Family Residential Homes Months of Inventory



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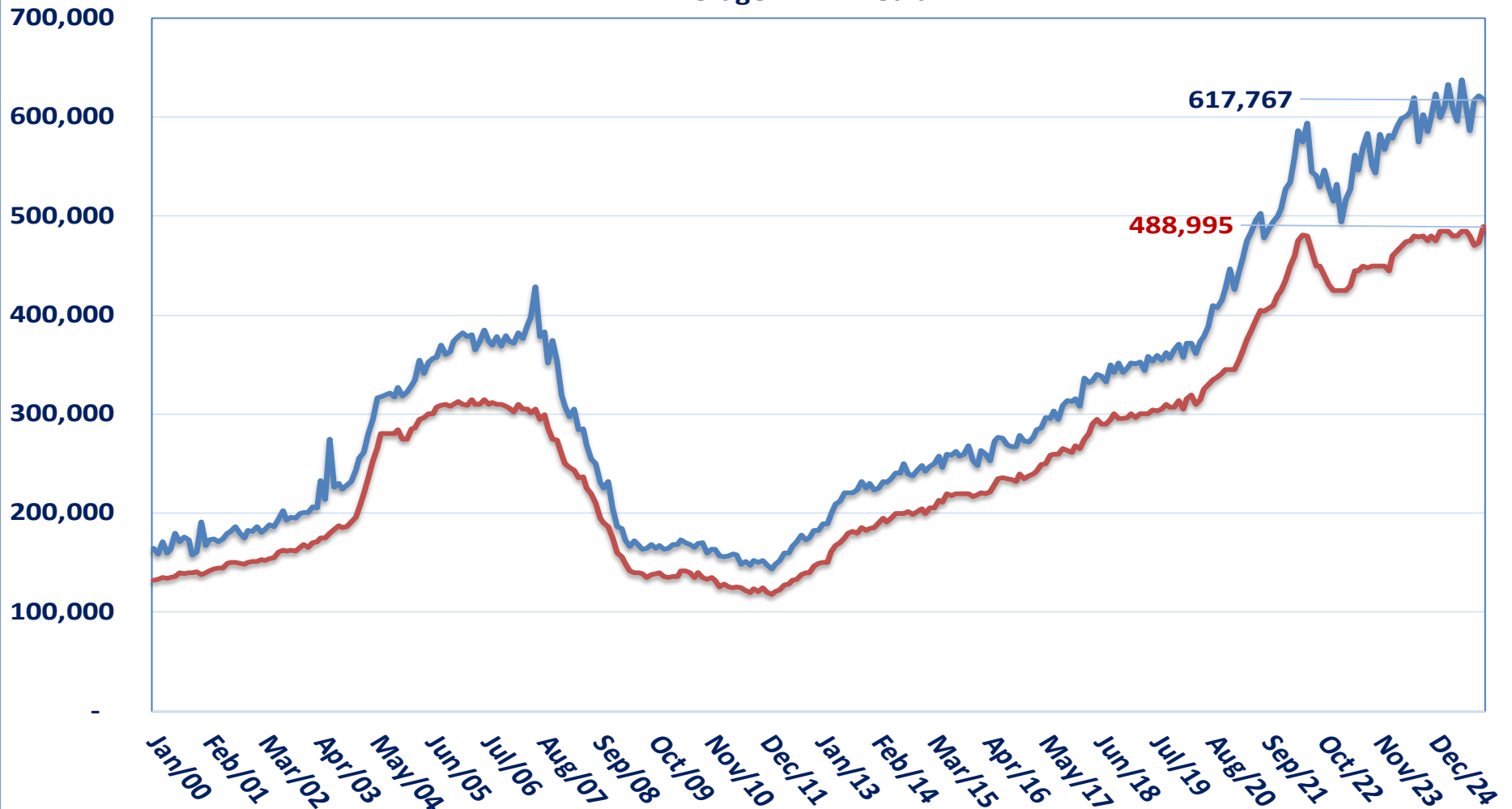


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Las Vegas Market Update - December 2025

SFR Market Prices

— Average — Median

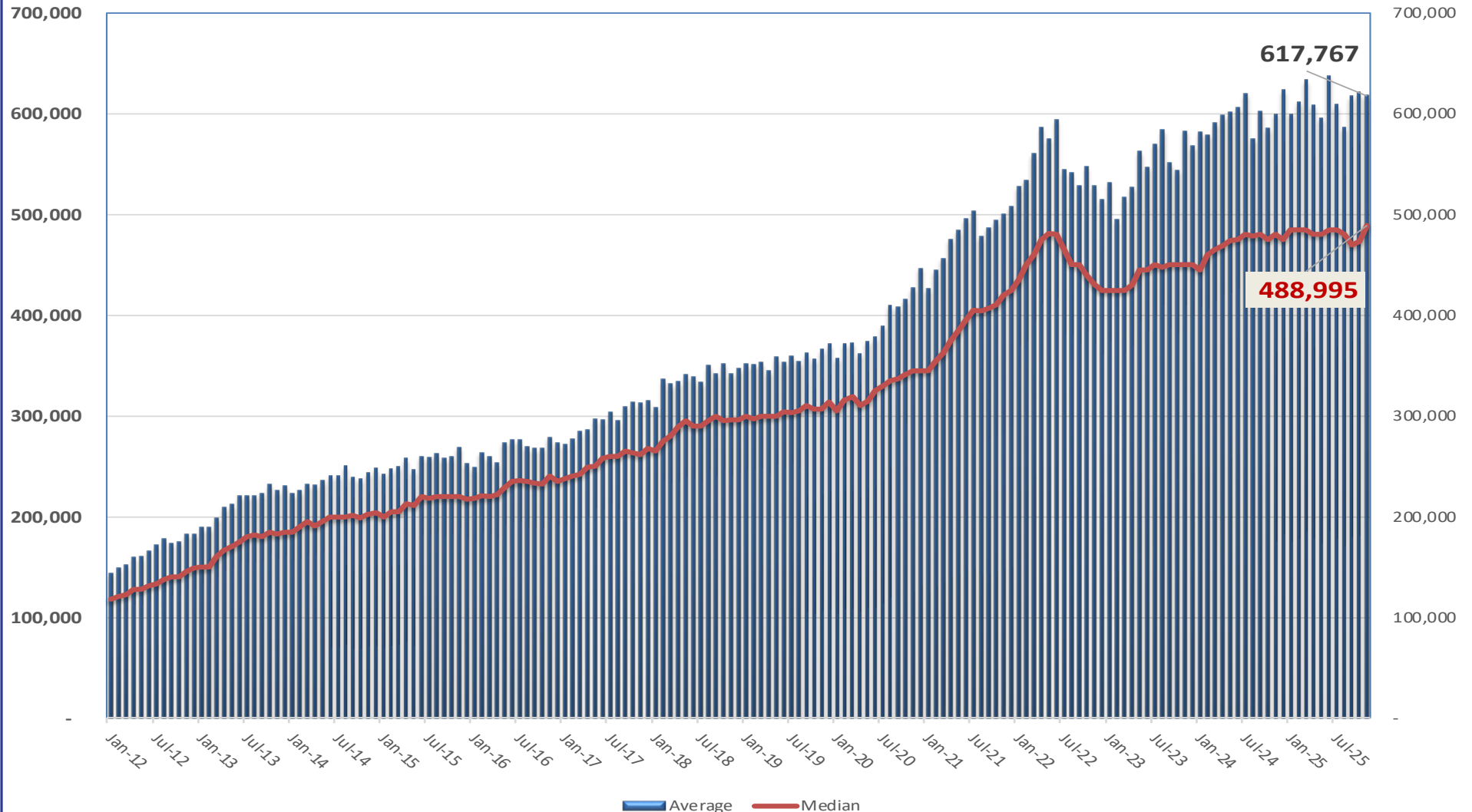




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Las Vegas Market Update - December 2025

Single Family Residential Price Trend

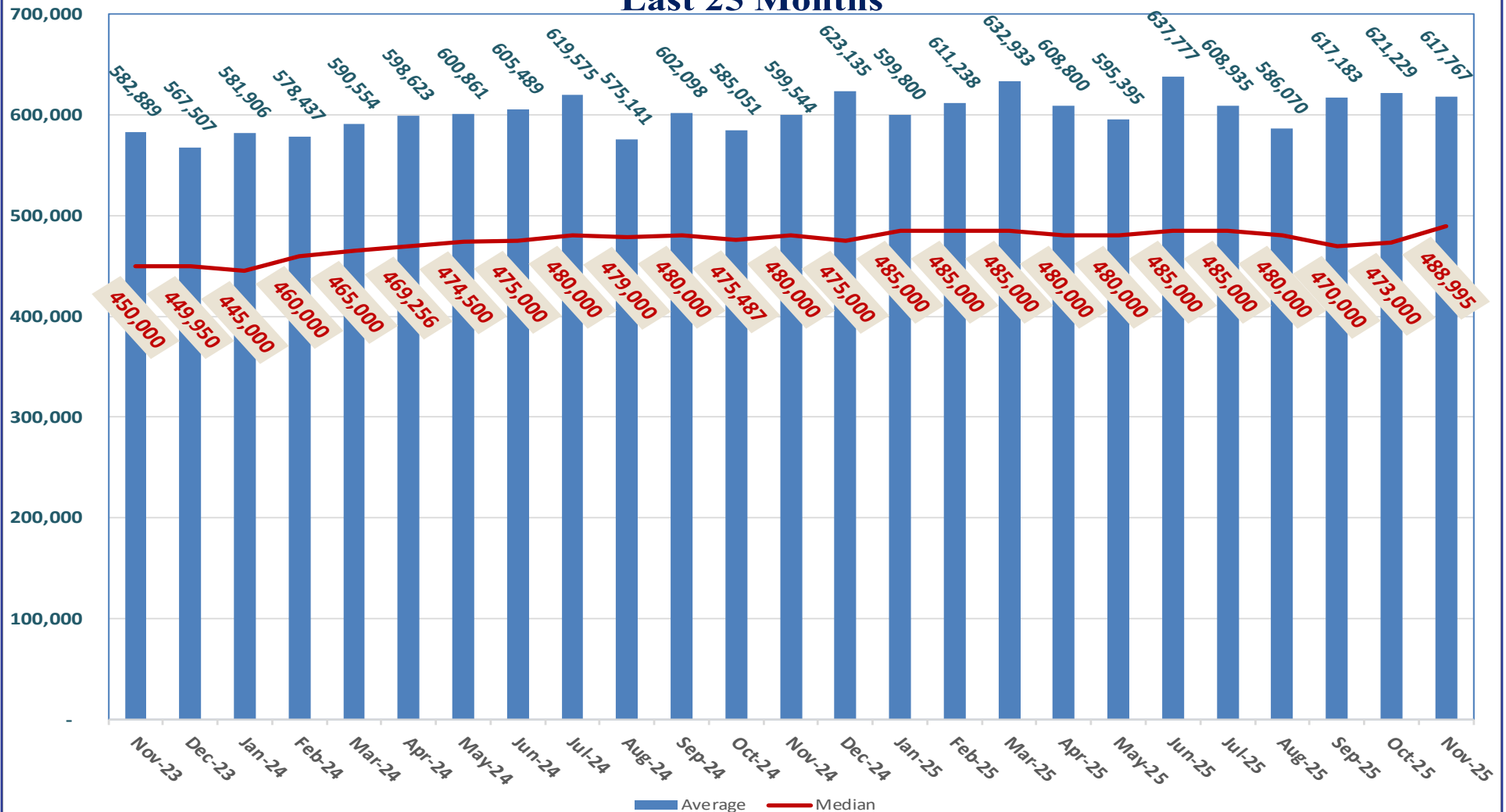




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Single Family Residential Price Trend Last 25 Months



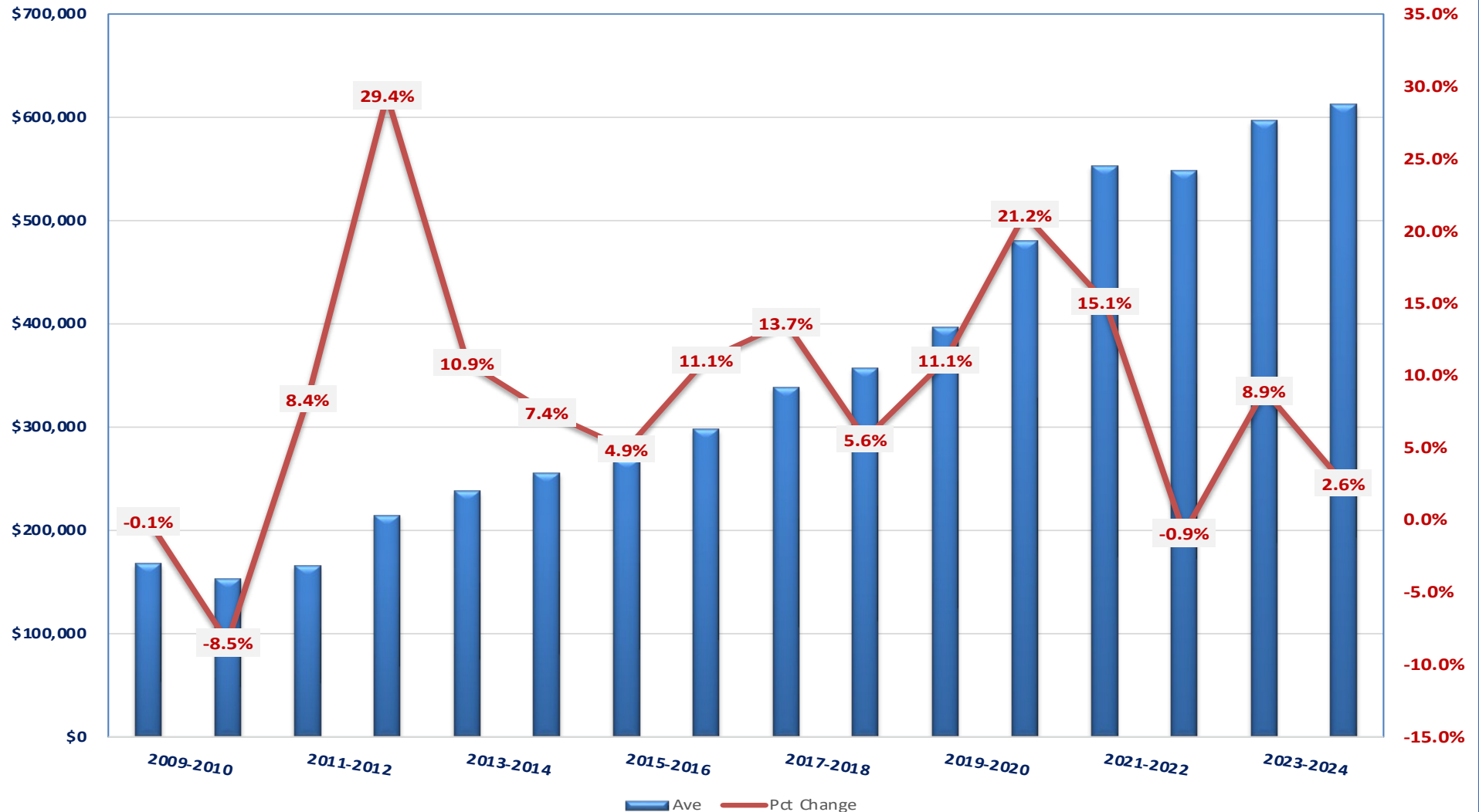
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SFR Average Price and Year Over Year Percent Change



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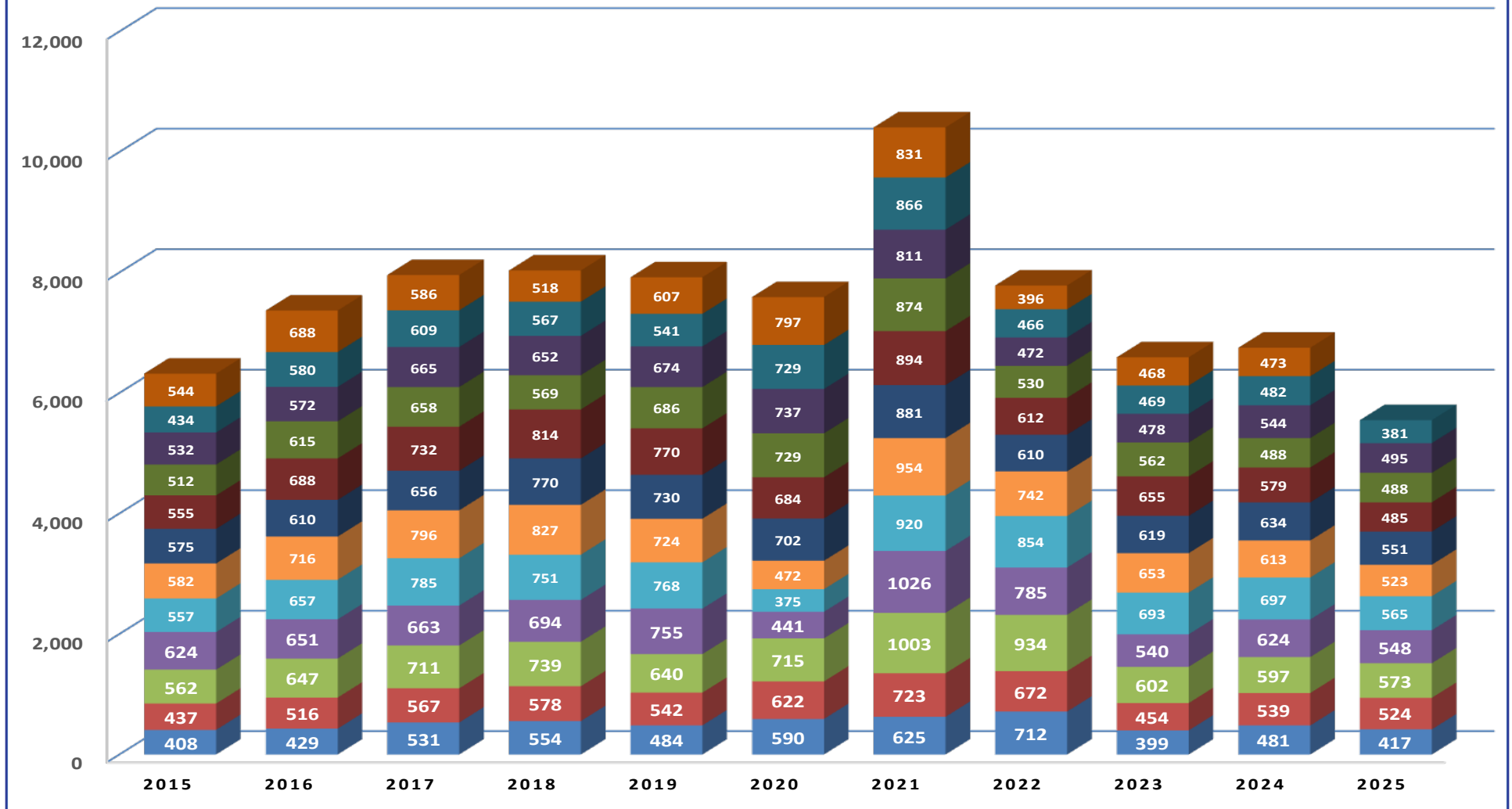


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Las Vegas Market Update - December 2025

CONDO / TOWNHOME CLOSINGS

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



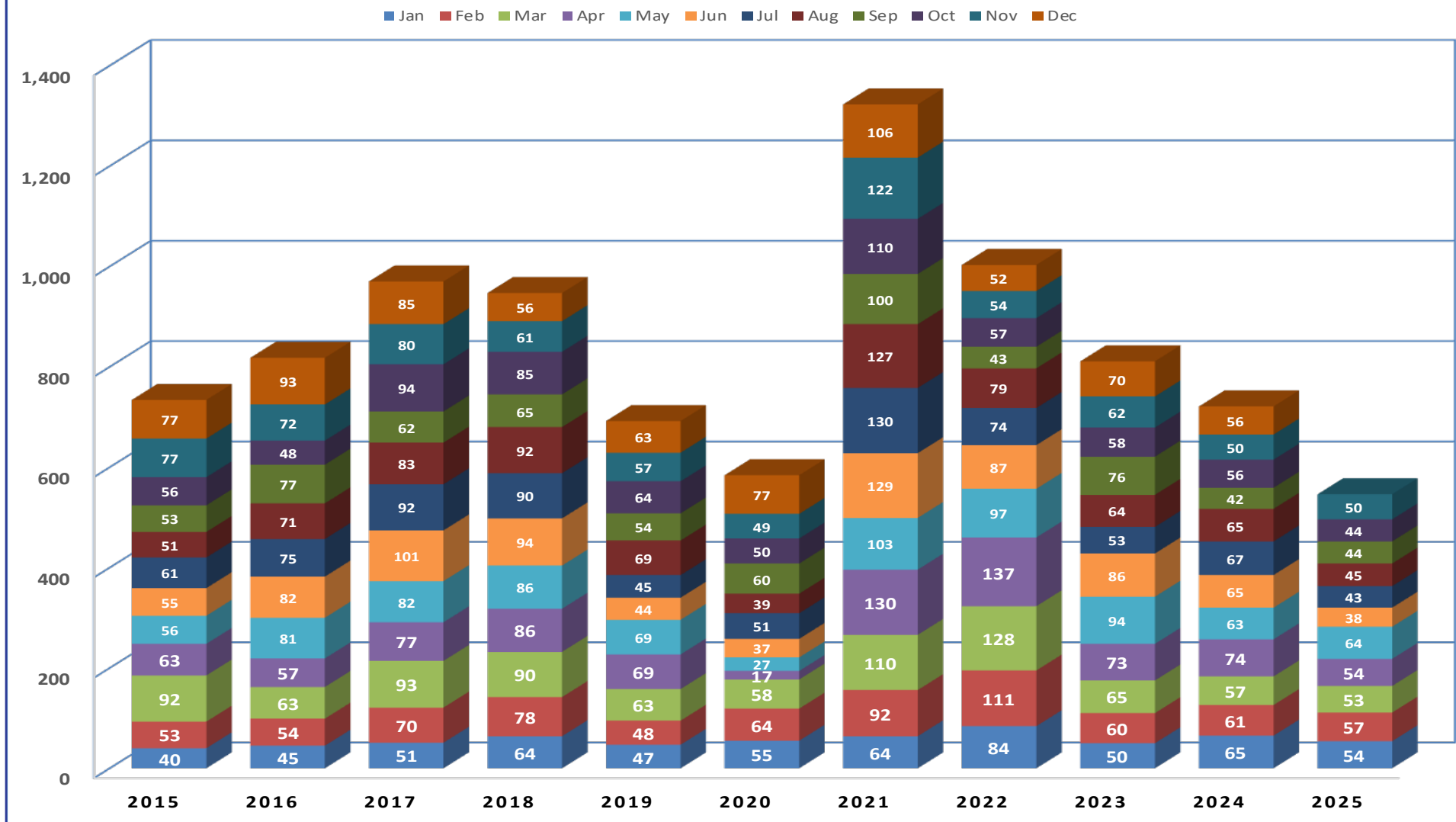
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Las Vegas Market Update - December 2025

VERTICAL / HI-RISE CLOSINGS



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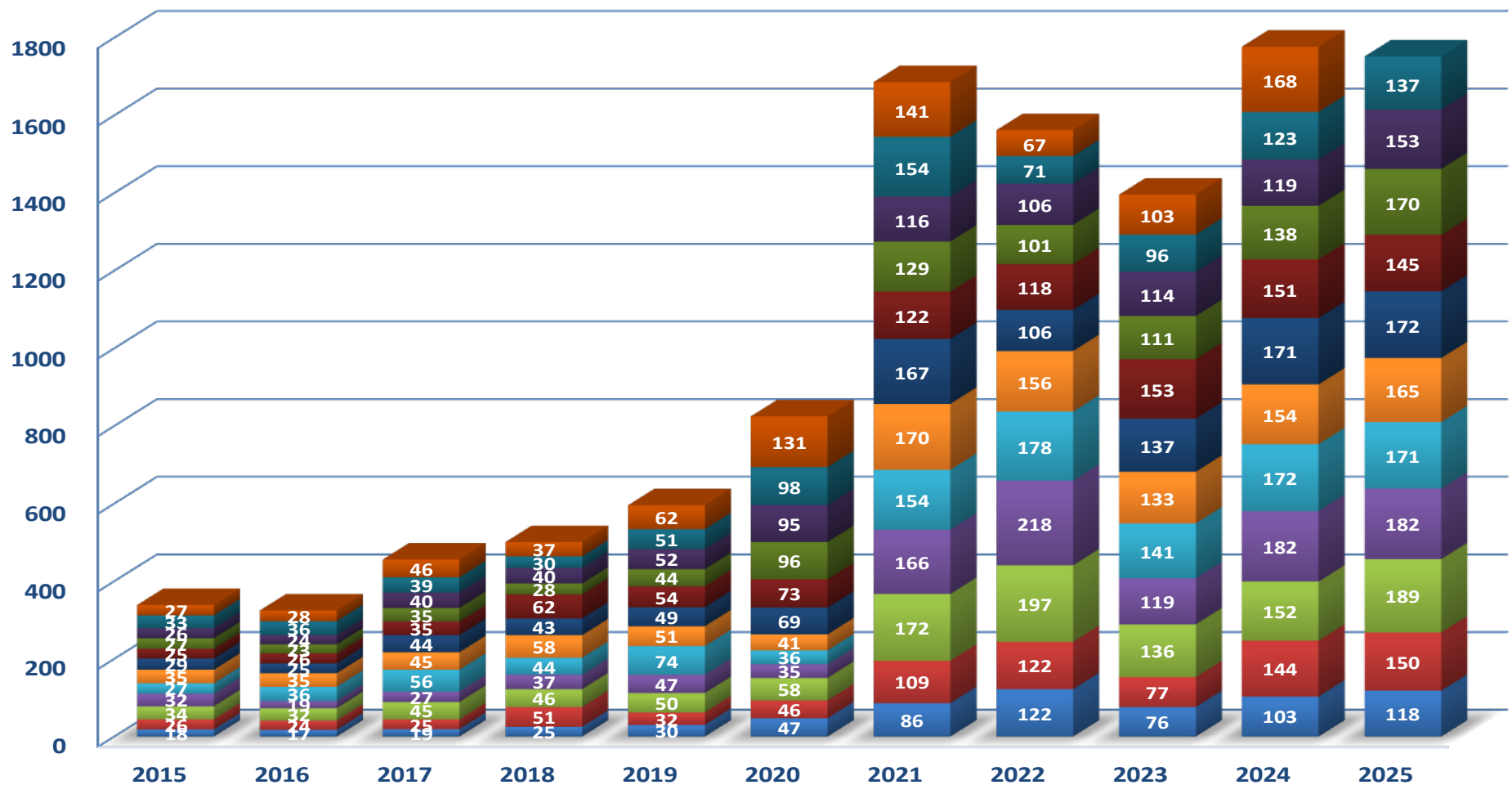


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Las Vegas Market Update - December 2025

LUXURY SALES \$1,000,000 AND OVER

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



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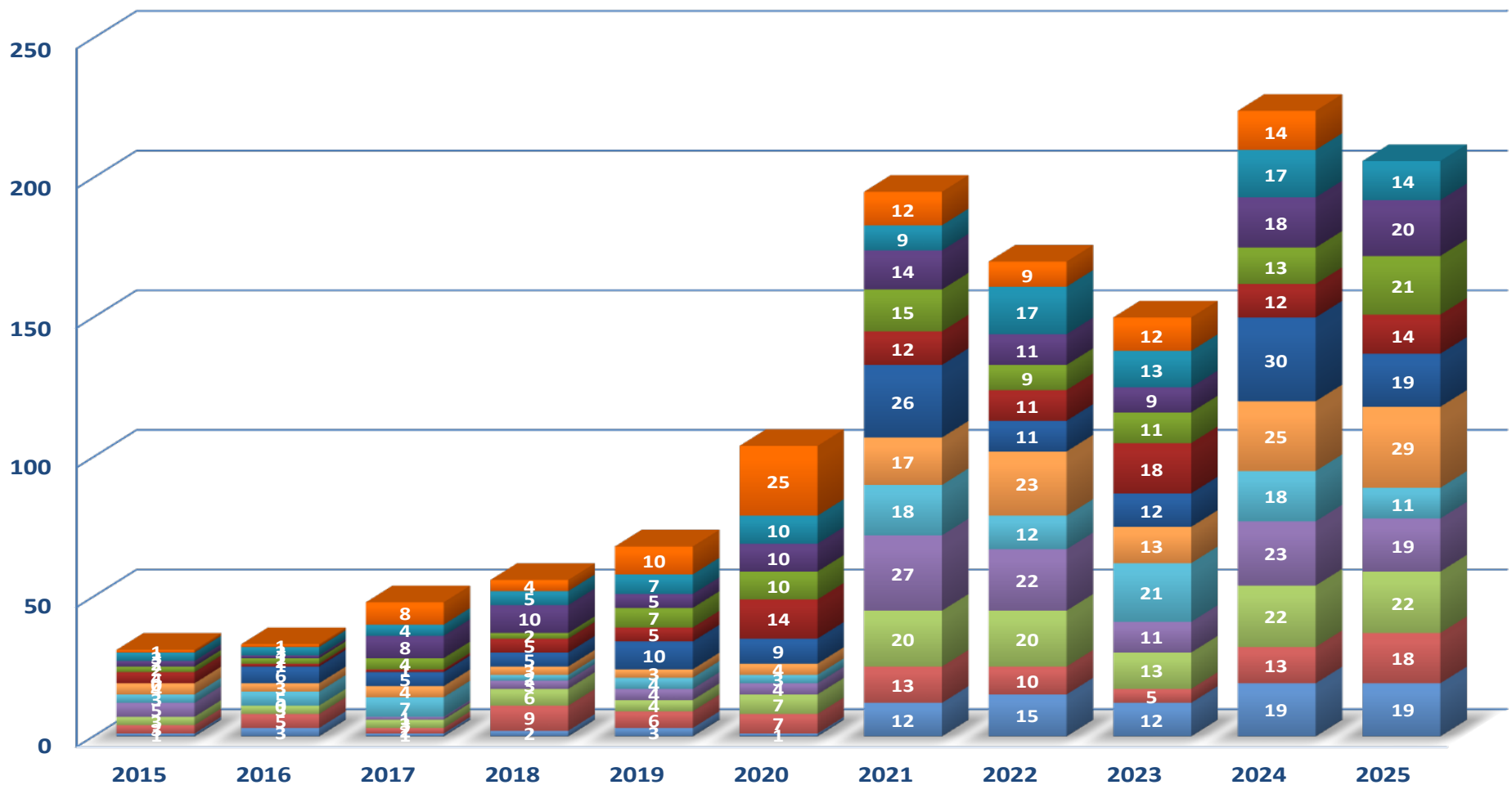


EQUITY TITLE OF NEVADA

Las Vegas Market Update - December 2025

LUXURY SALES \$3,000,000 AND OVER

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



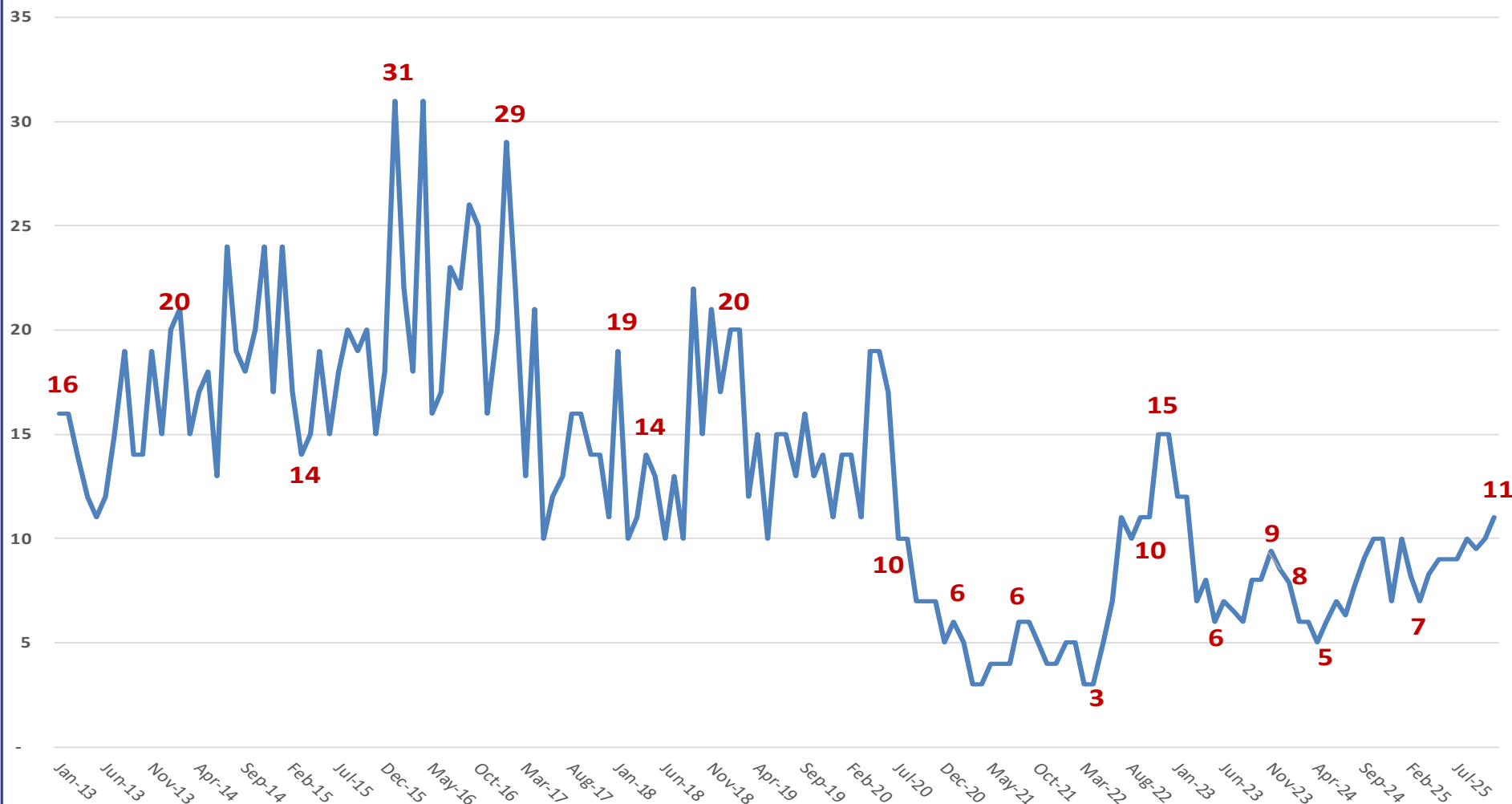
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Luxury Market - \$1,000,000 and Over Months of Inventory



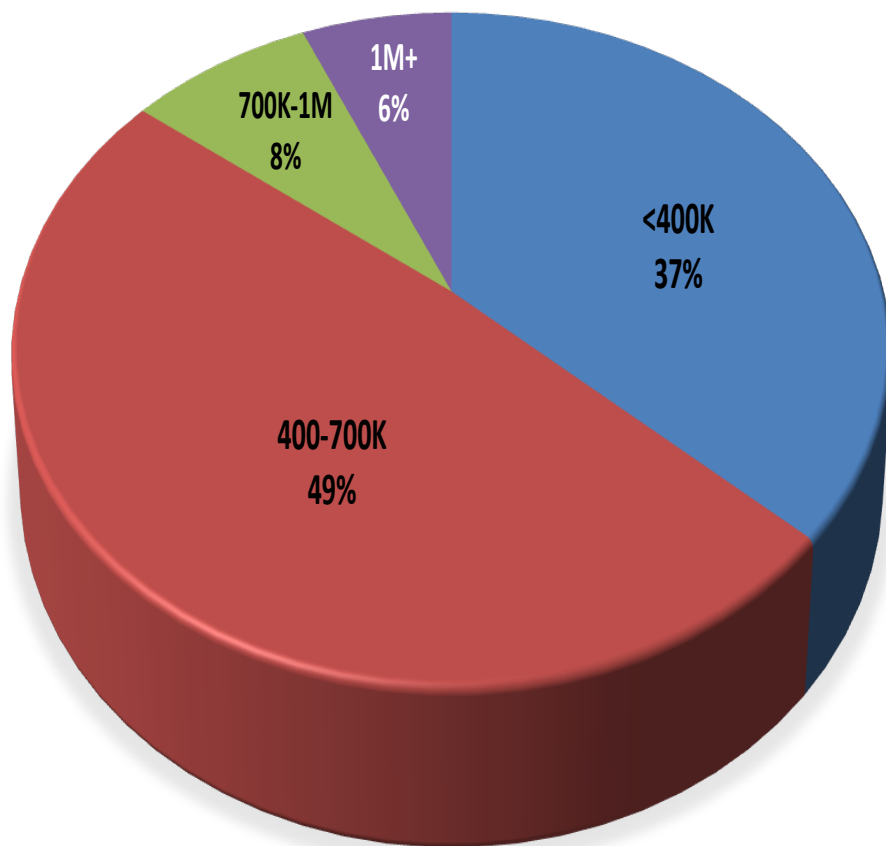


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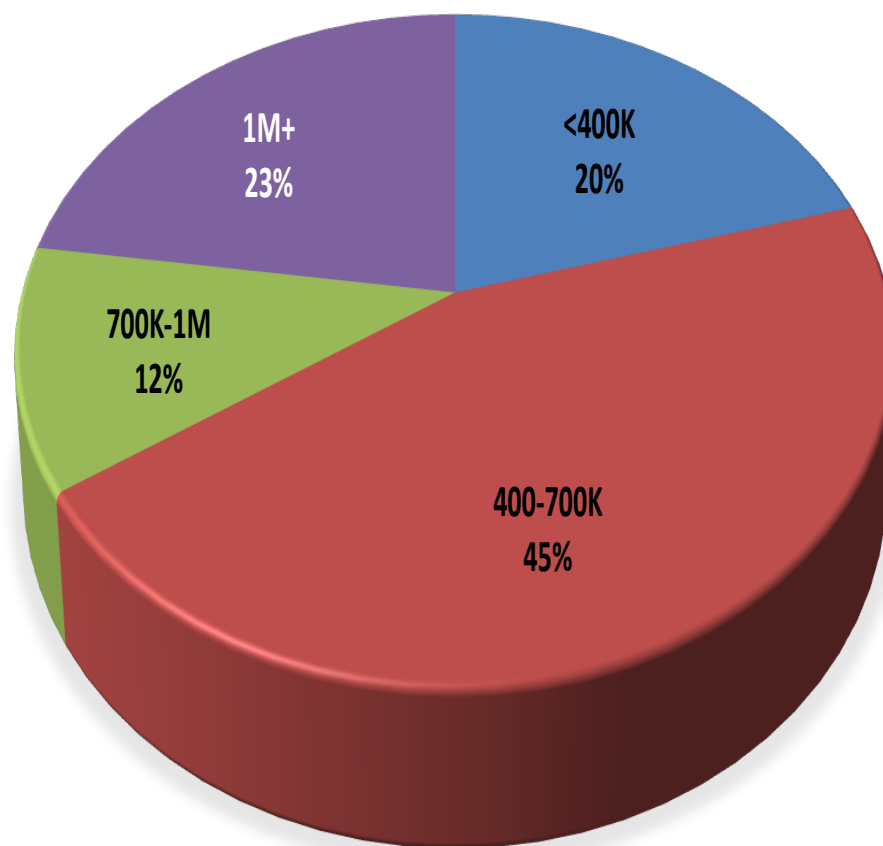
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

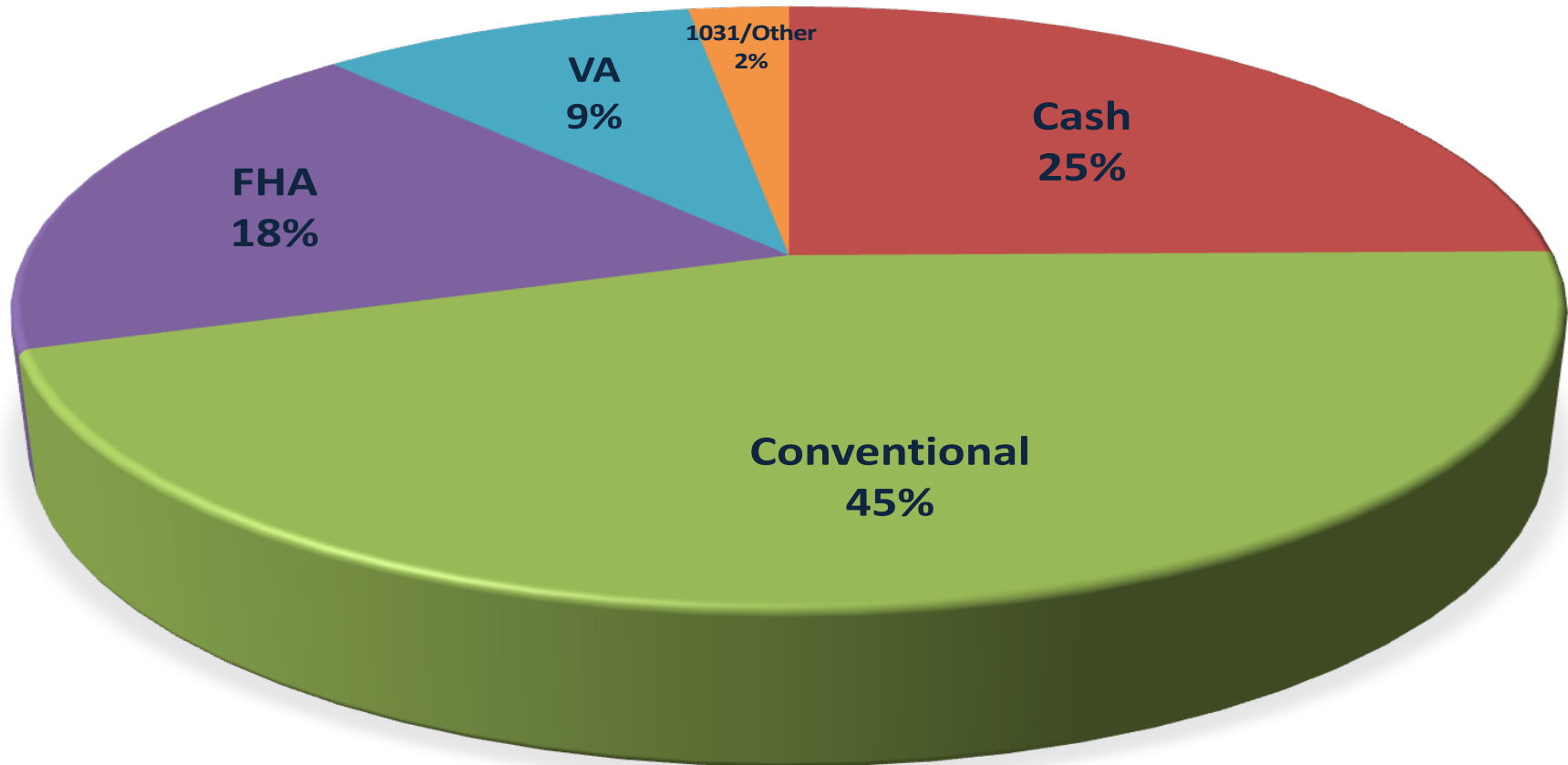




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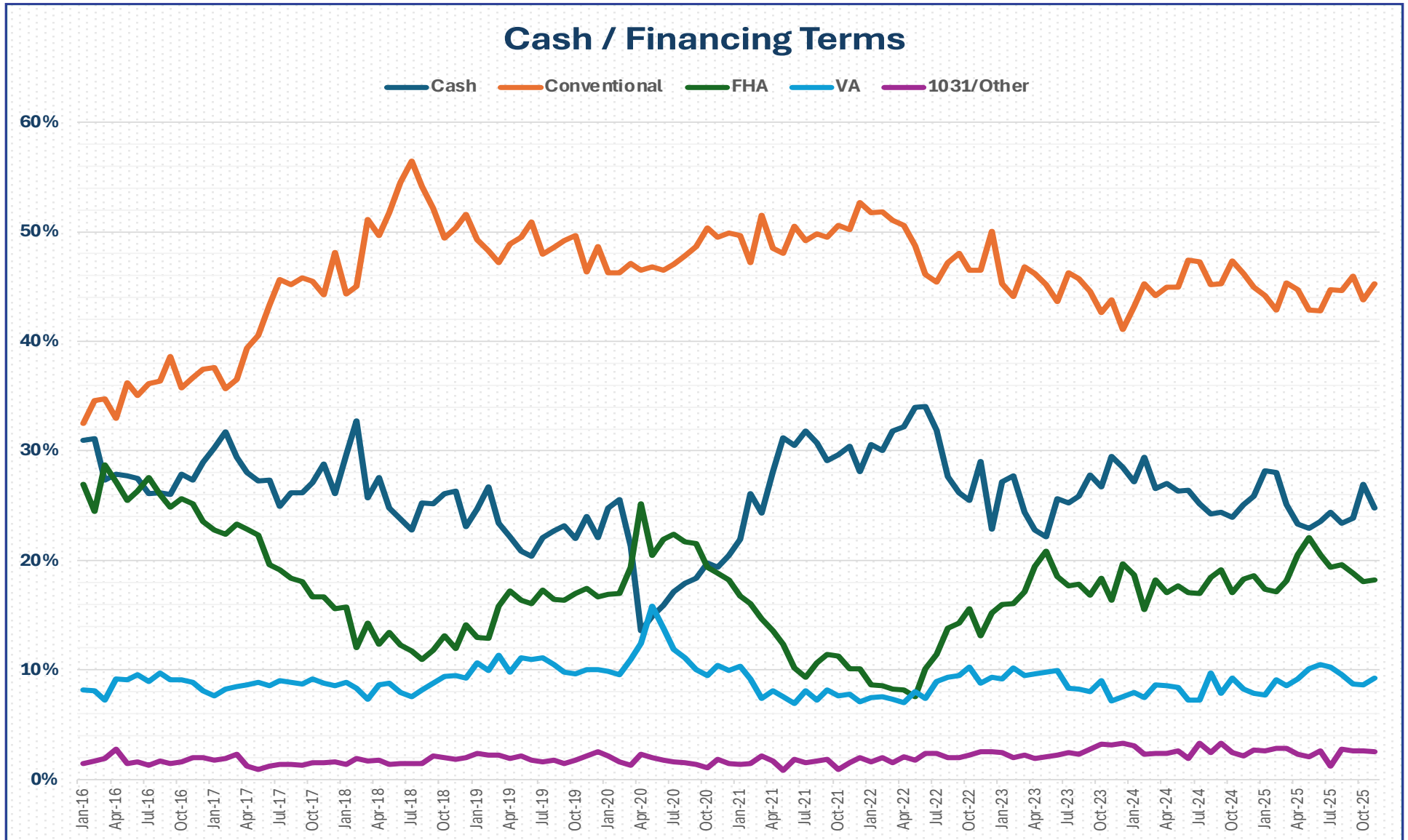
Last Month's Closings by Sold Terms





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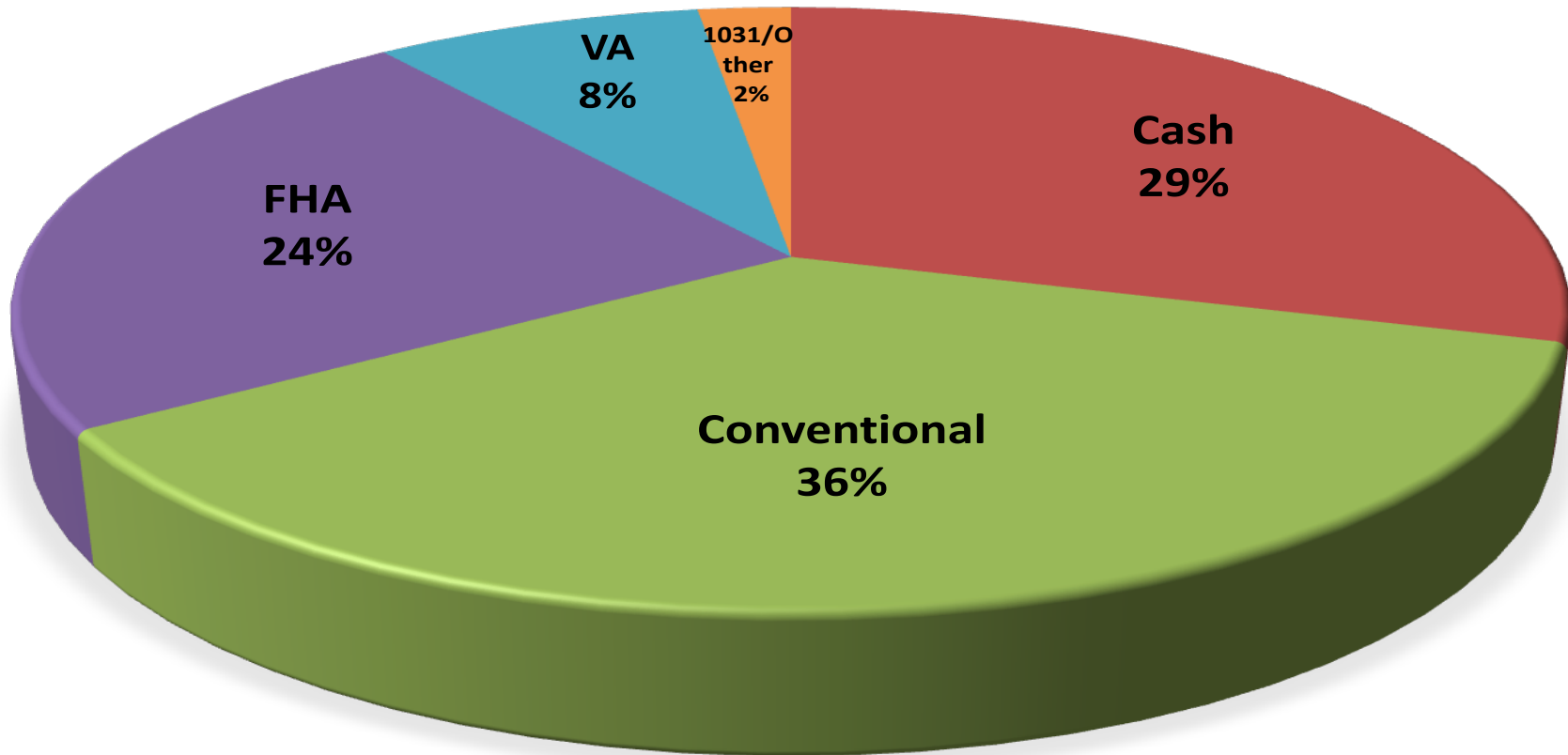
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Closings By Sold Terms Closings Less Than \$400,000

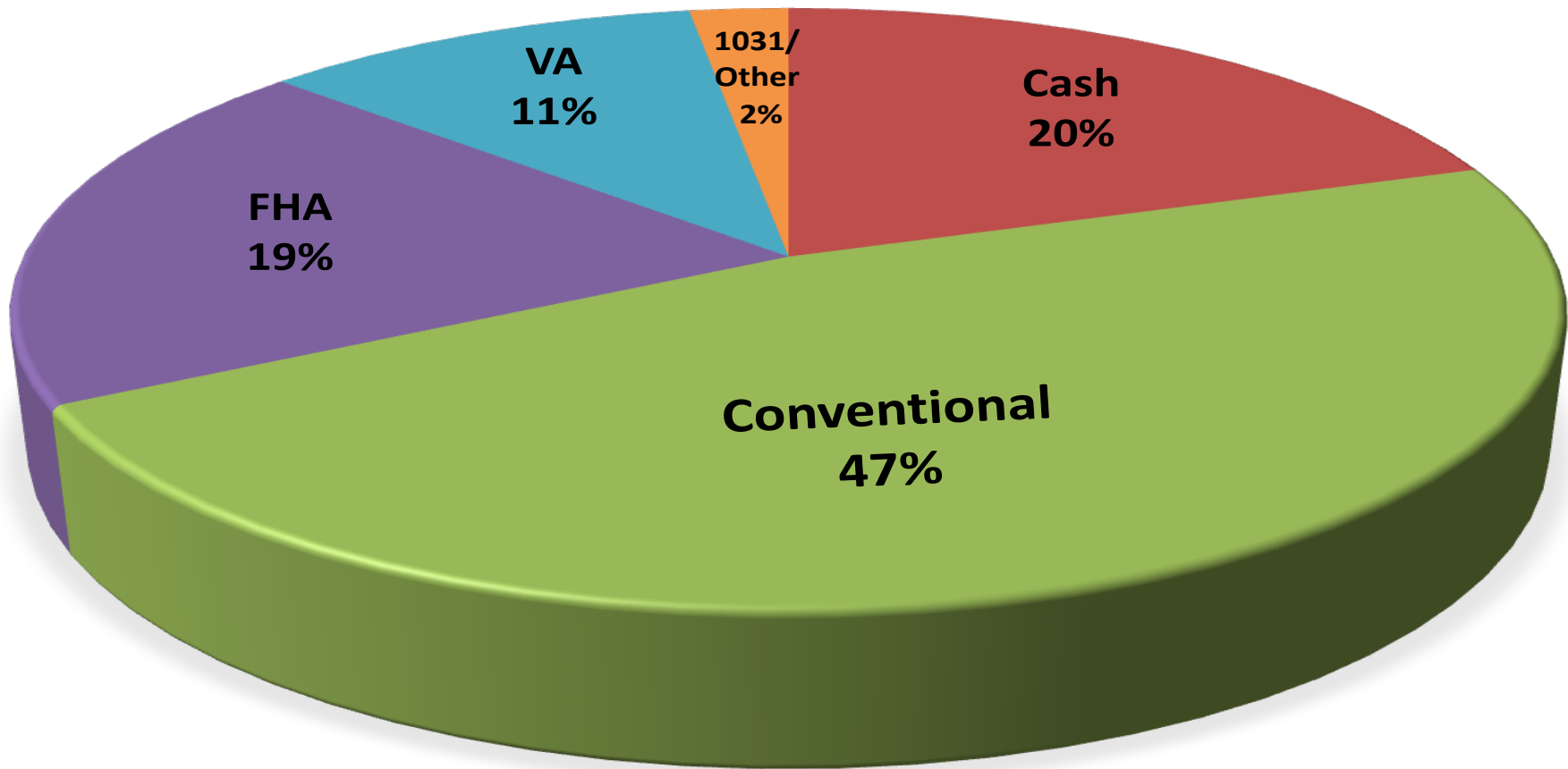




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Closings By Sold Terms Closings Between \$400,000 and \$700,000

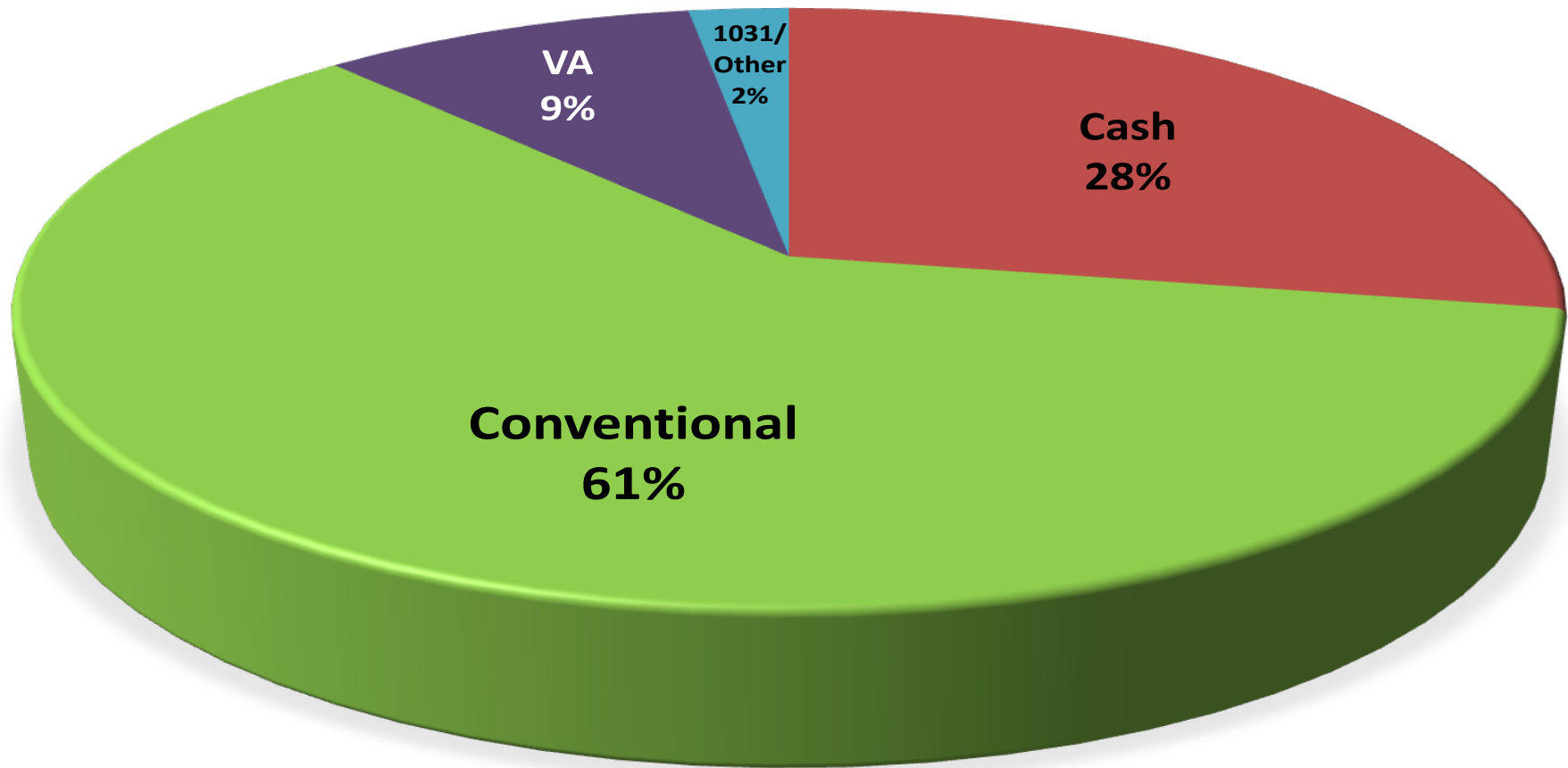




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

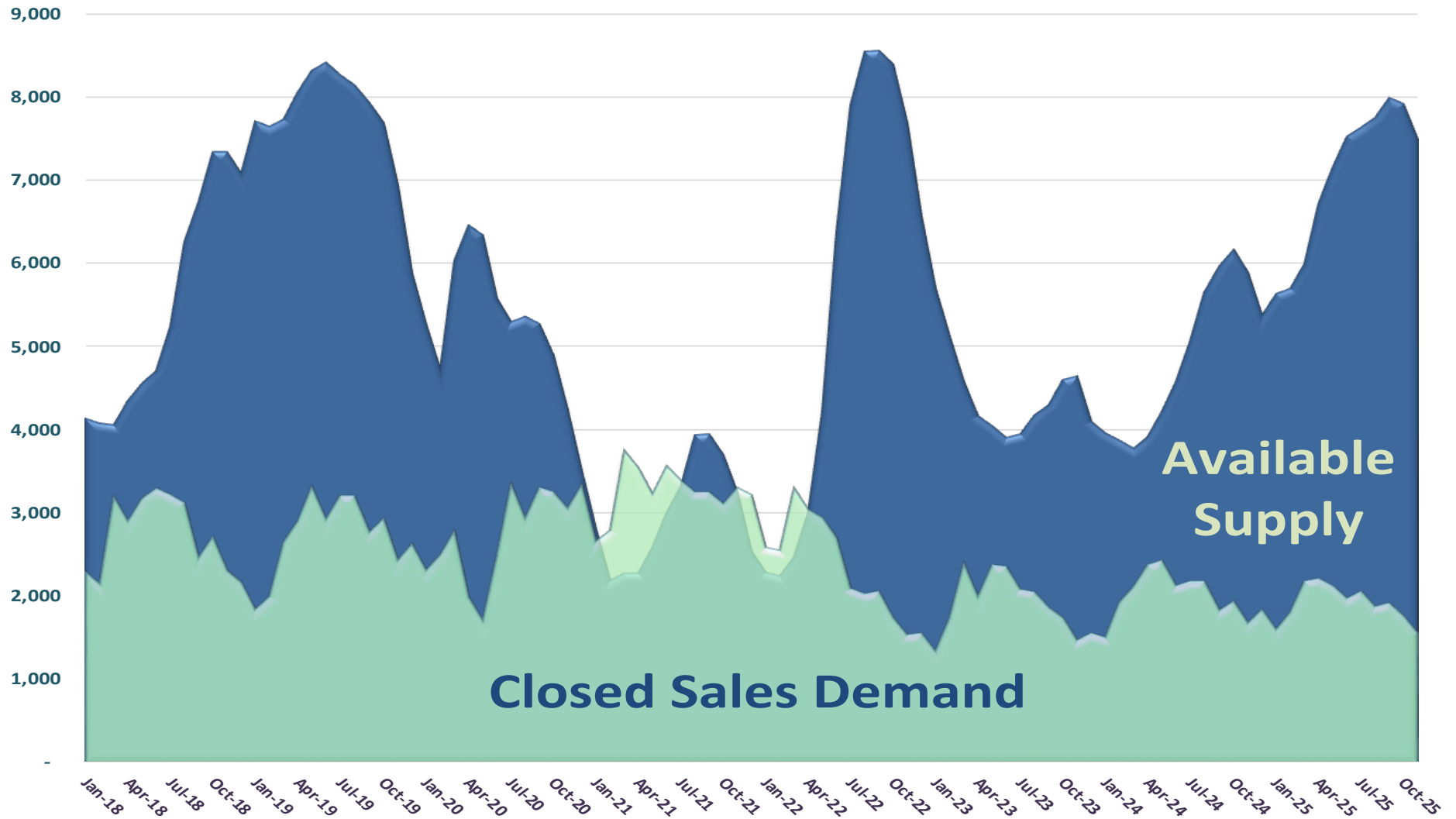




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Supply vs Demand - Single Family Residential



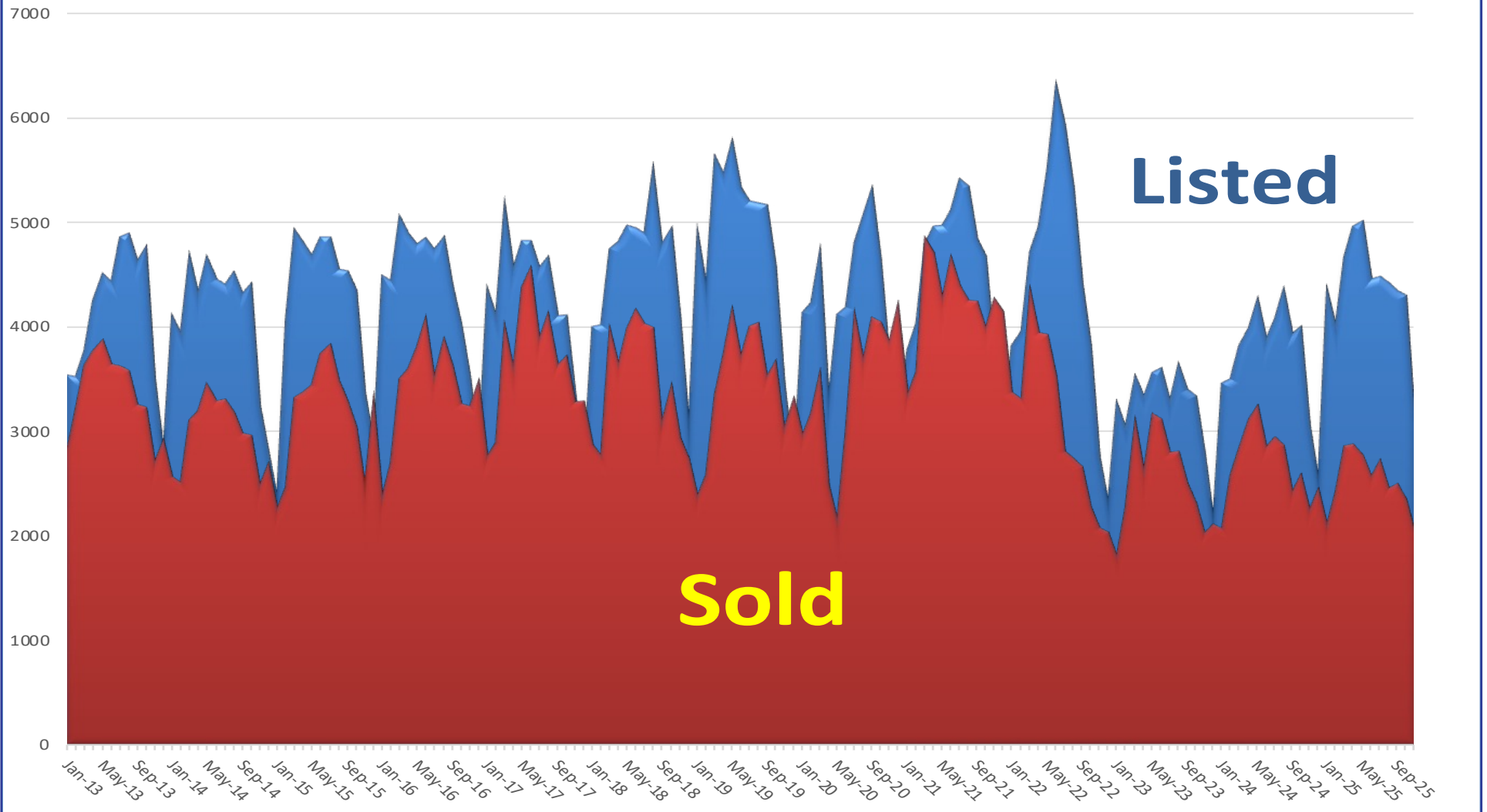
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Residential Listings Taken vs Listings Sold



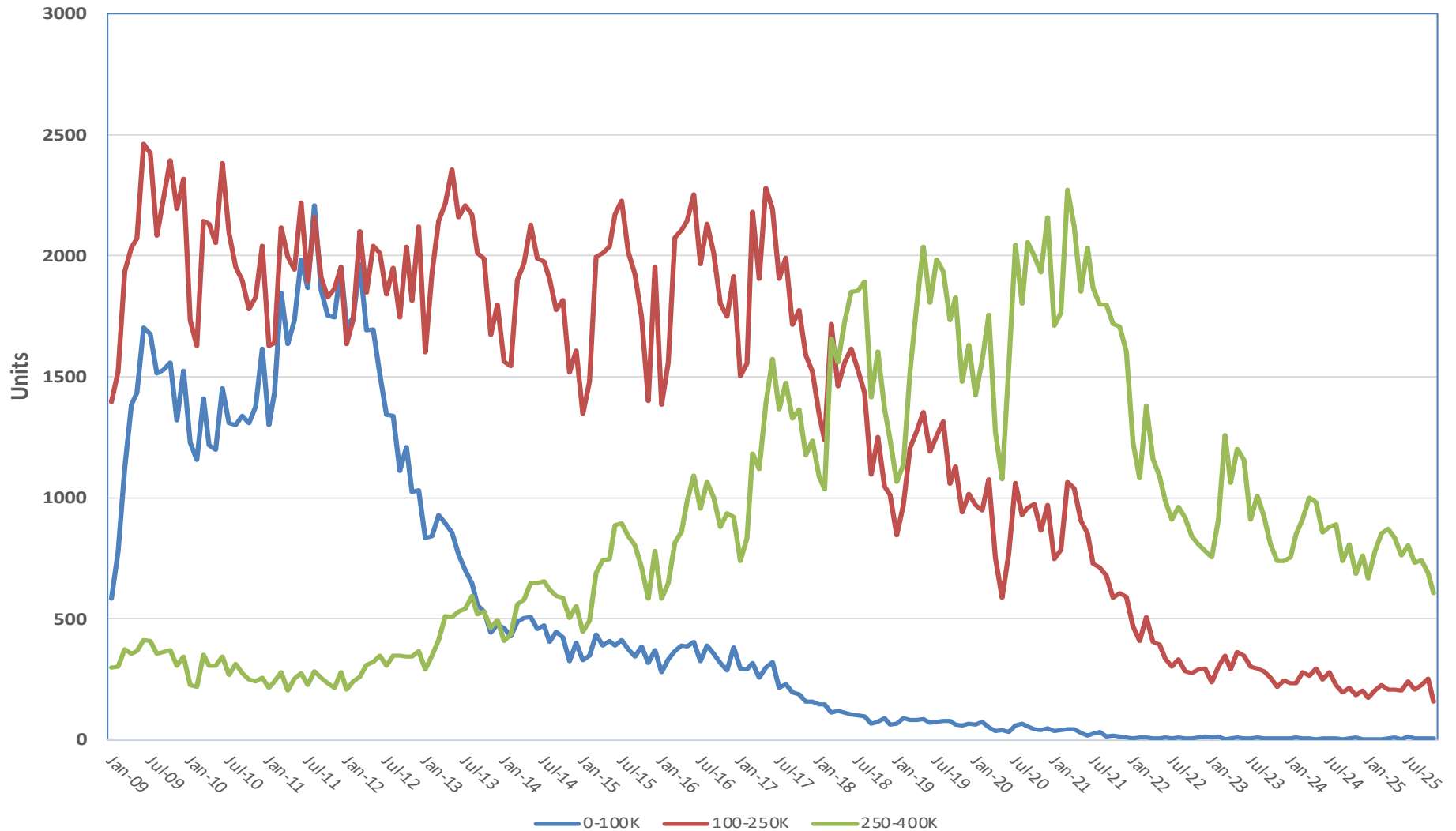
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Closed Units By Price Point - RES & VER



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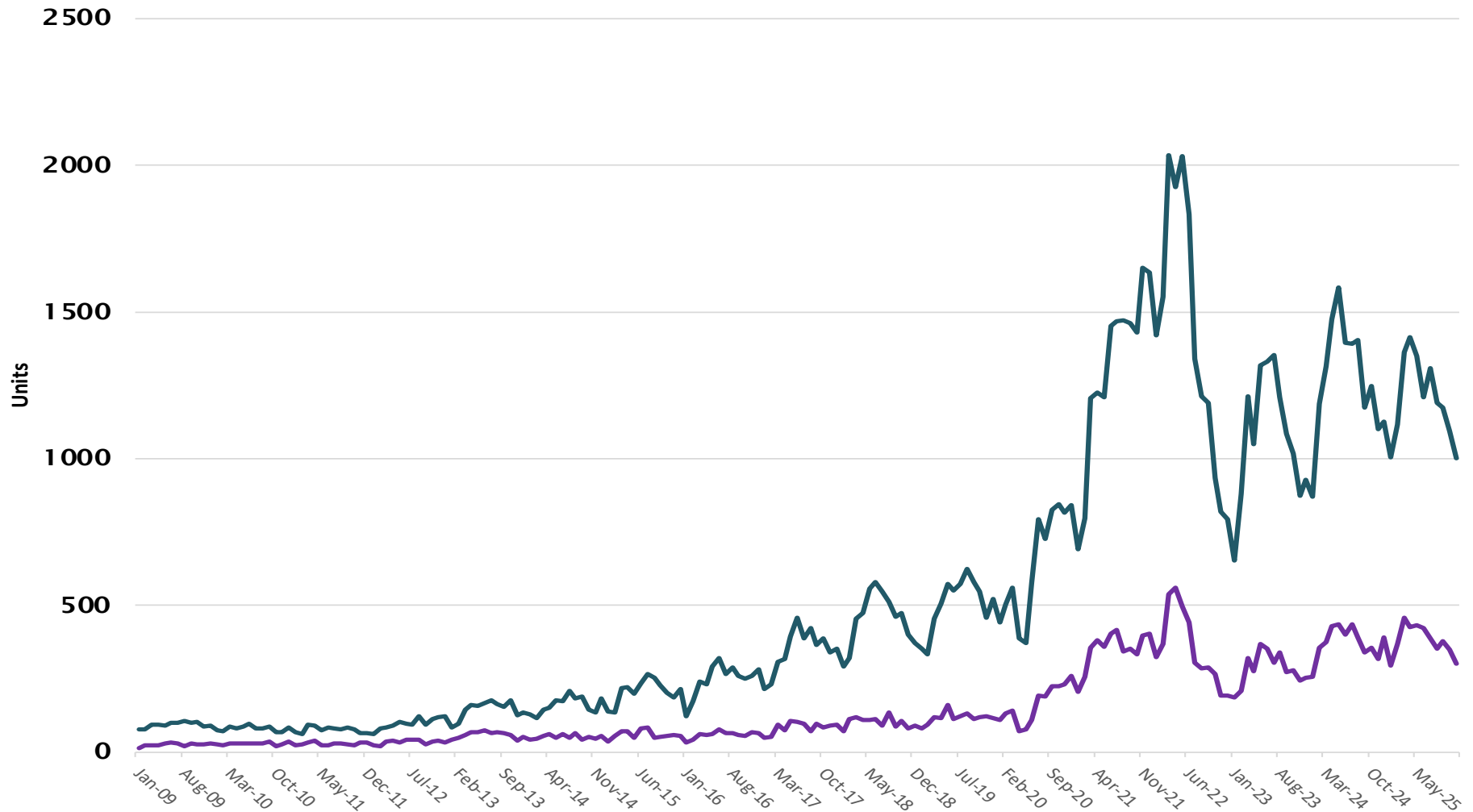


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Las Vegas Market Update - December 2025

Closed Units By Price Point - RES & VER

— 400-700K — 700K+



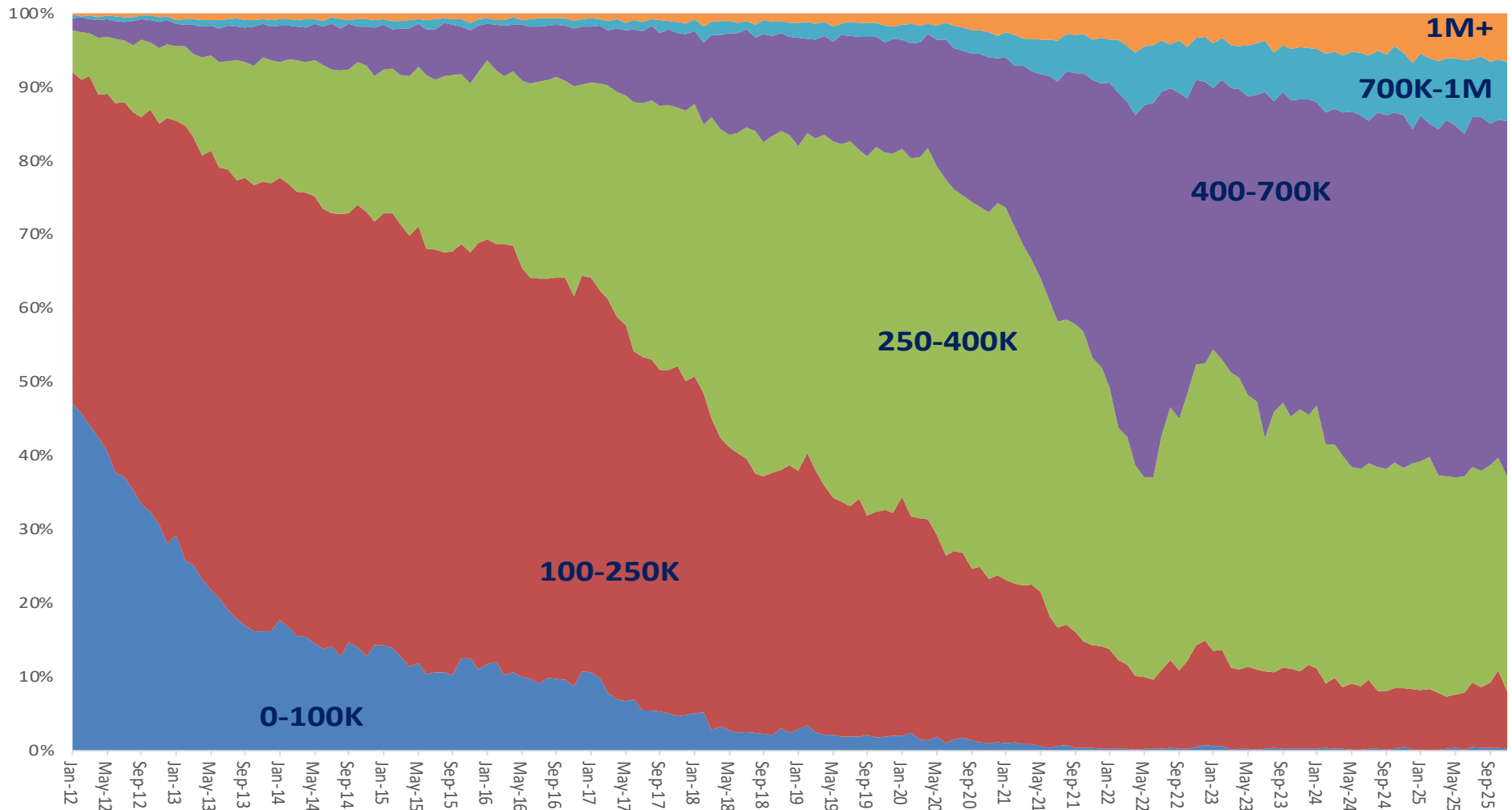
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Closing Trend by Price Point Residential and High Rise



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