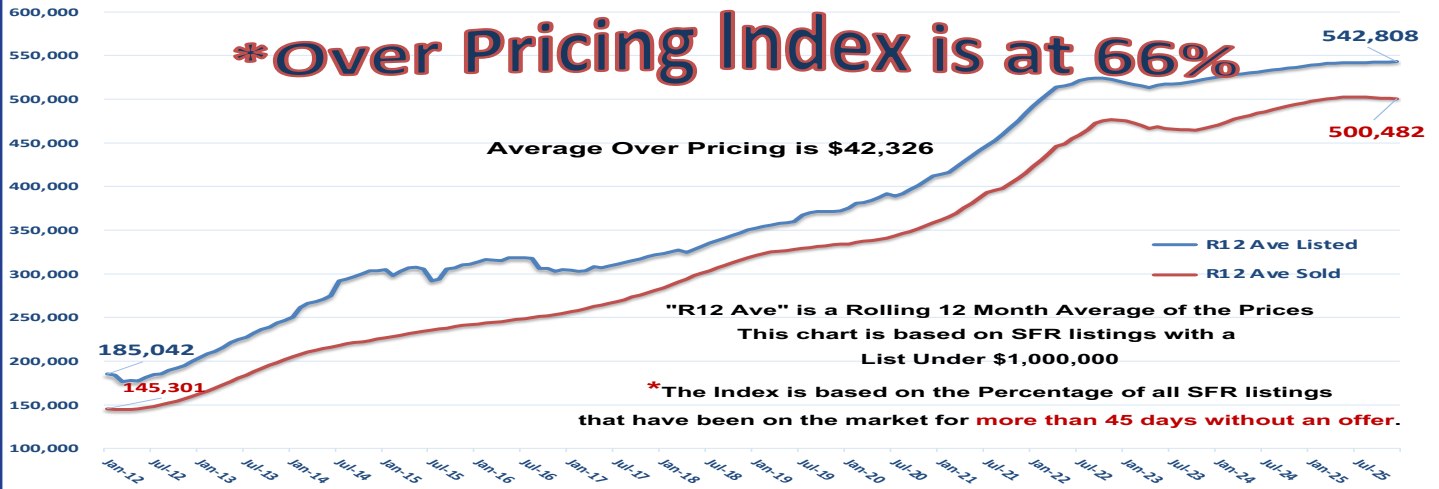




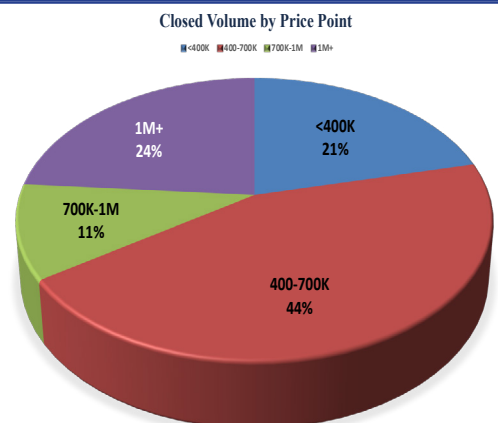
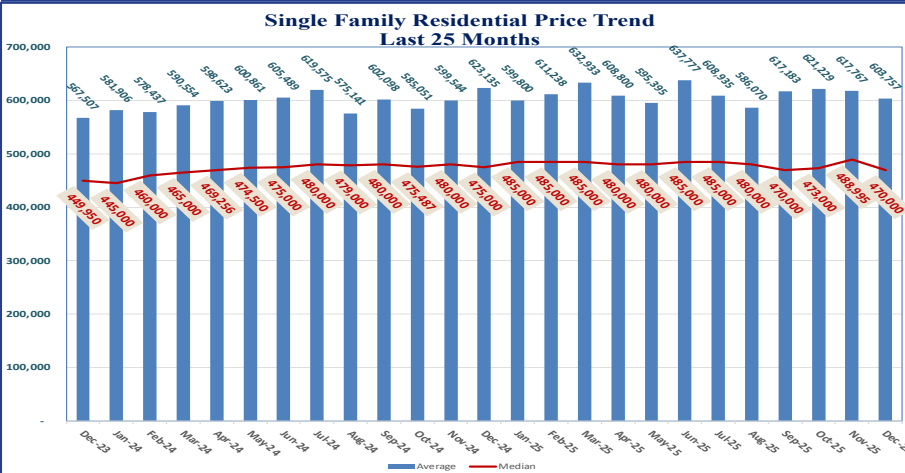
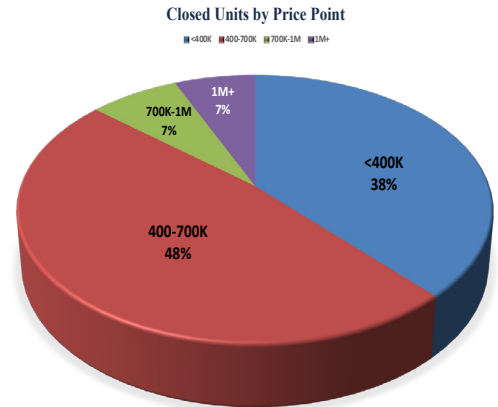
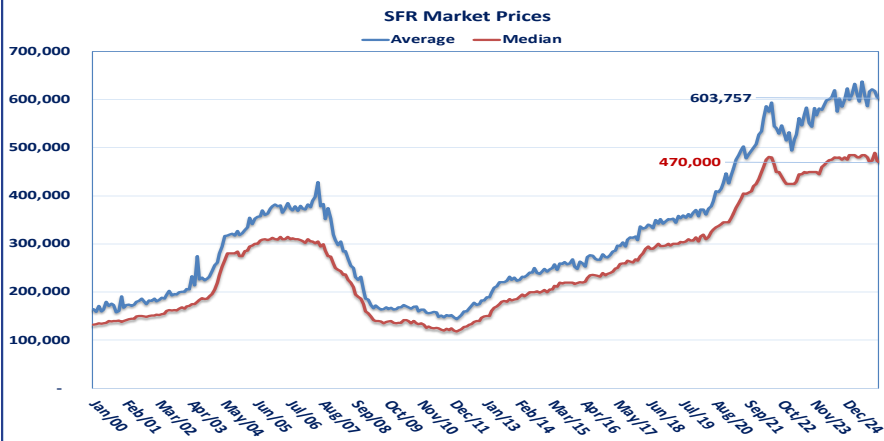
EQUITY TITLE OF NEVADA

Las Vegas Market Update - January 2026

SFR Average List vs Closed Sale Prices



	Closed 2024	Closed 2025	Change	% Change
Units	33,283	30,907	(2,376)	-7.1%
Volume (000)	\$ 17,687,510	\$ 16,948,091	\$ (739,419)	-4.2%





EQUITY TITLE OF NEVADA

Las Vegas Market Update - January 2026

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

December 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	2,024	6,723	1,660	1,830	539,168	885,530	470,000	603,757	4.7	21.8%	62
CON/TWH	619	2,427	488	464	279,000	318,771	275,000	333,059	6.7	15.9%	74
Total Residential	2,643	9,150	2,148	2,294	469,000	735,199	440,000	549,004	4.7	20.3%	63
Hi-Rise	96	562	59	58	425,000	803,650	440,000	673,526	11.0	9.3%	110
Multiple Dwelling	33	113	29	21	639,000	635,769	599,000	595,090	6.0	14.8%	61
Vacant Land	192	2,037	110	104	75,000	648,110	47,500	224,659	22.0	4.8%	205
Luxury Sales (RES & VER) \$1M+	259	1,171	181	163	1,740,000	2,754,132	1,475,000	2,000,797	9.0	12.1%	83

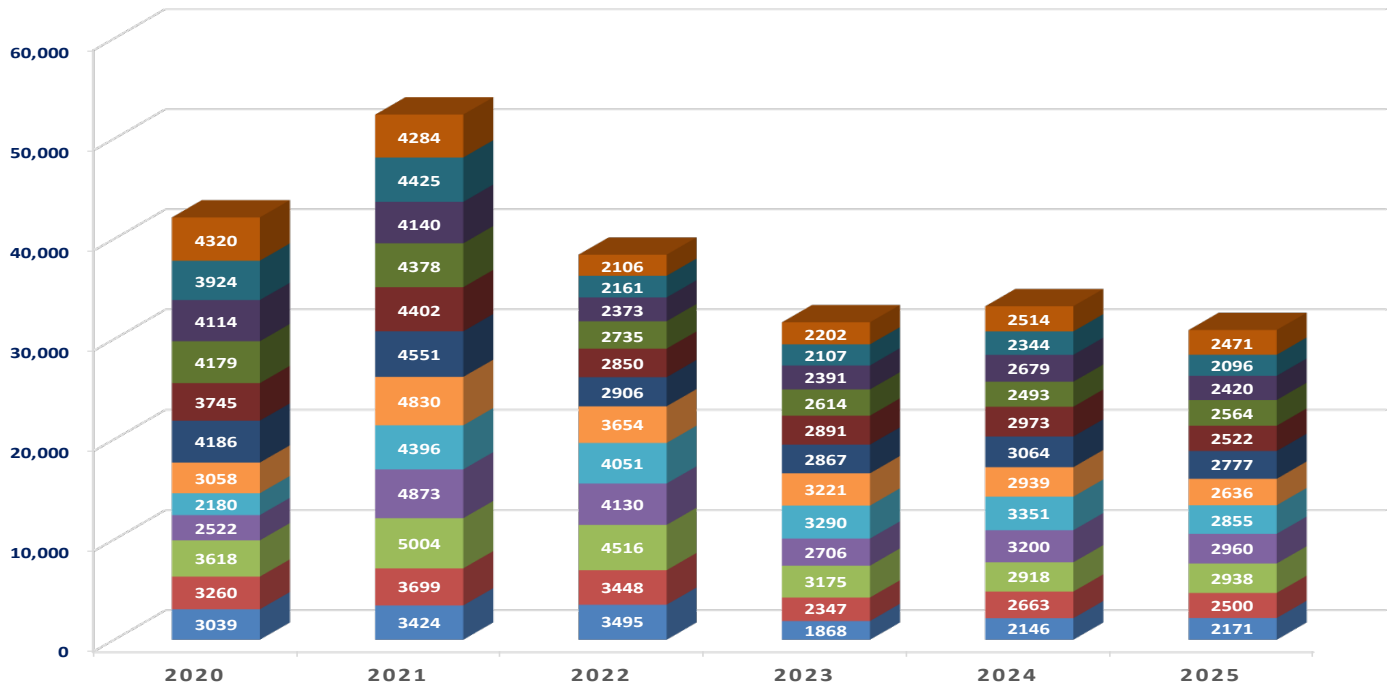


EQUITY TITLE OF NEVADA

Las Vegas Market Update - January 2026

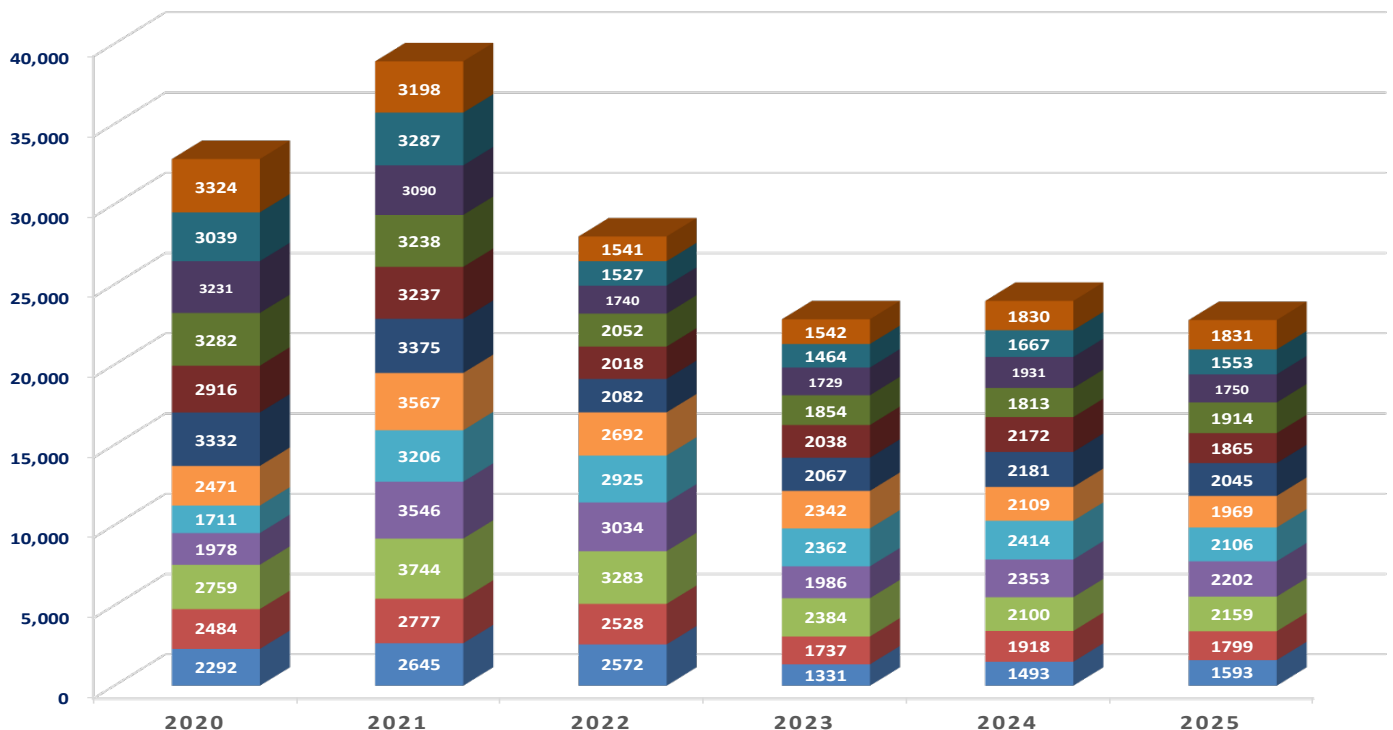
ALL RESALE CLOSINGS - RES, VER, MULTI

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



SINGLE FAMILY RESIDENTIAL CLOSINGS

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

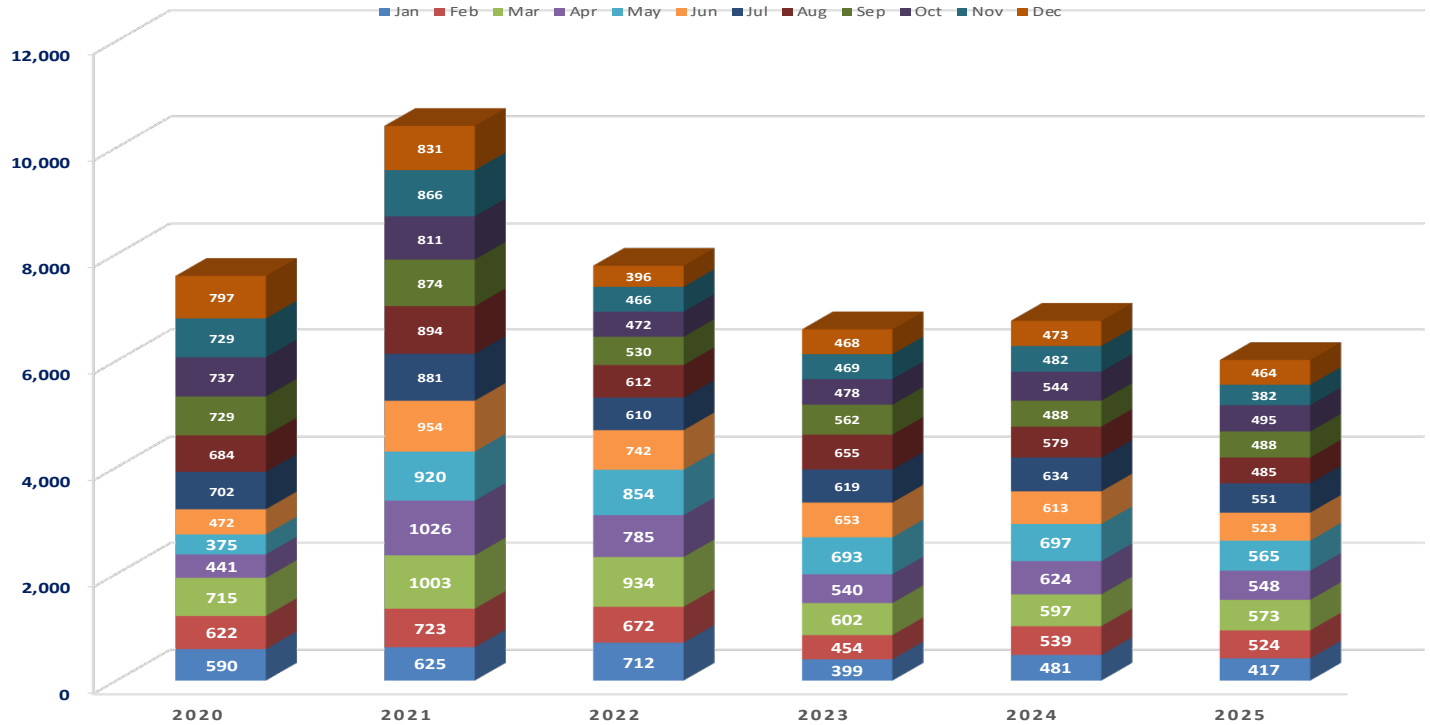




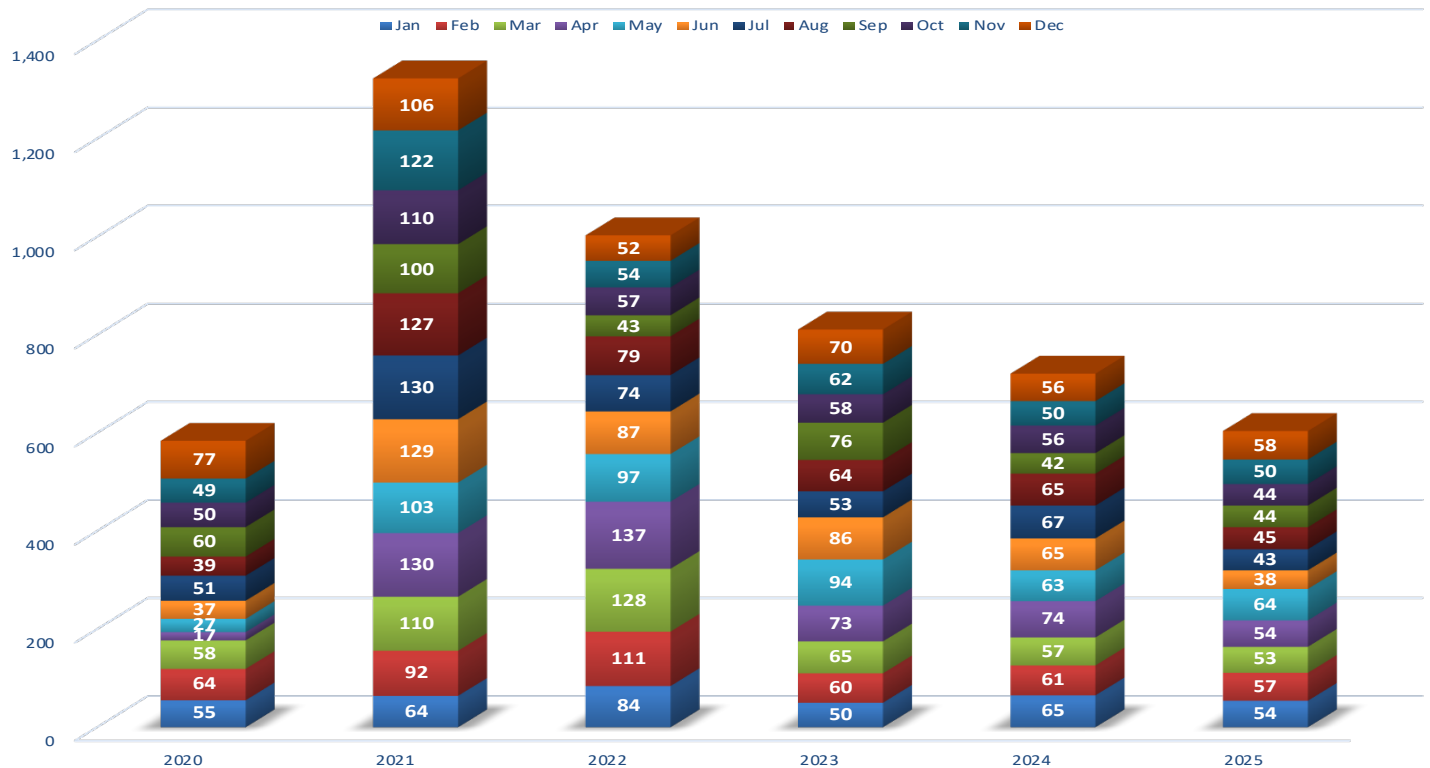
EQUITY TITLE OF NEVADA

Las Vegas Market Update - January 2026

CONDO / TOWNHOME CLOSINGS



VERTICAL / HI-RISE CLOSINGS



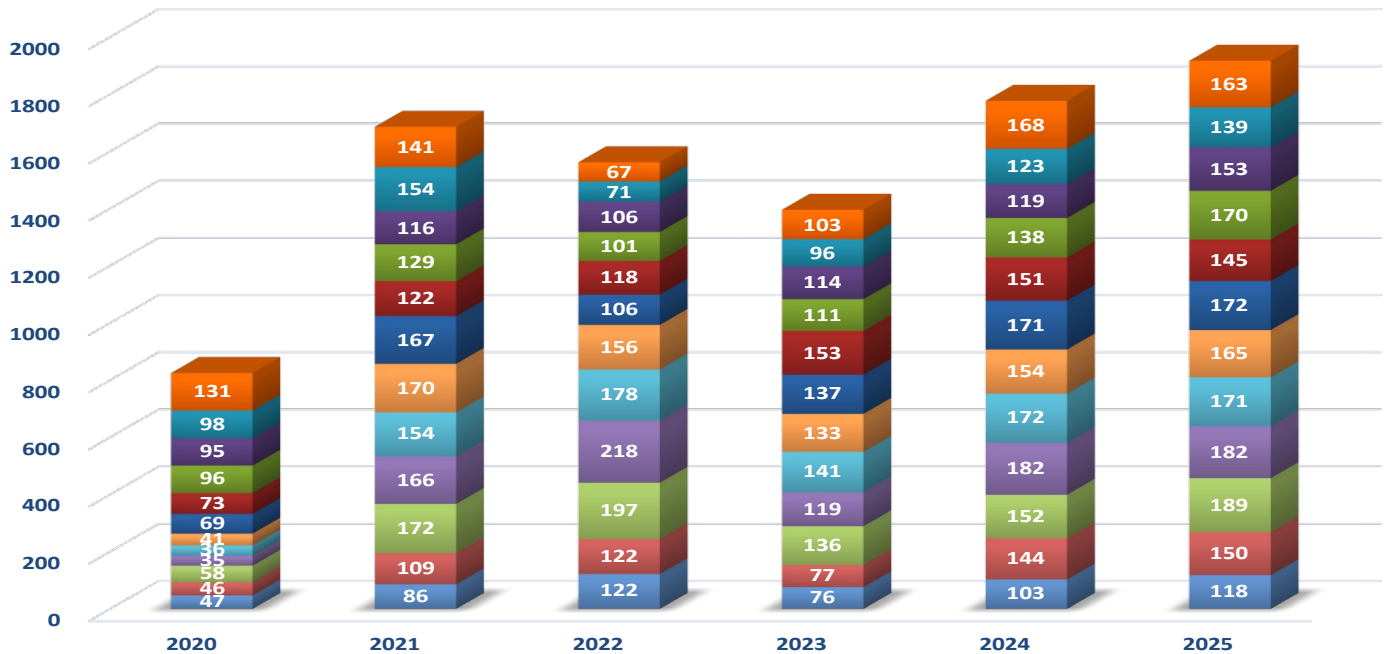


EQUITY TITLE OF NEVADA

Las Vegas Market Update - January 2026

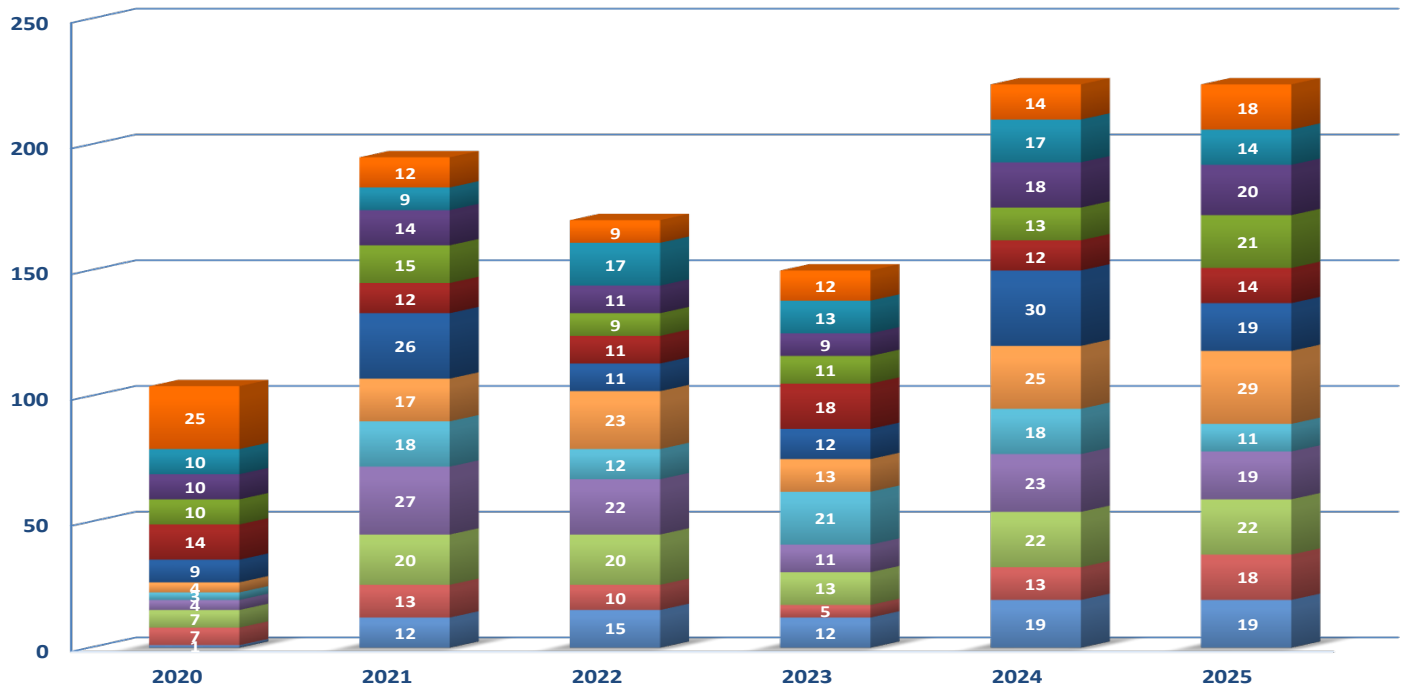
LUXURY SALES \$1,000,000 AND OVER

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



LUXURY SALES \$3,000,000 AND OVER

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





Supply vs Demand - Single Family Residential



Months of Inventory





Las Vegas Market Update - January 2026

SFR Closed Sales in Selected Communities - Last Six Months

	2025 July	Aug	Sep	Oct	Nov	Dec	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	29	13	13	12	10	13		4	523,015	60
Anthem	4	6	2	3	3	3		8	696,762	95
Anthem Cnty Club	8	3	8	3	8	10		4	1,429,997	108
Cadence	42	62	63	37	39	59		3	537,099	71
Centennial Hills	23	22	18	18	15	9		7	632,507	59
Desert/South Shores	16	13	8	11	13	13		5	666,492	56
Green Valley	30	26	19	19	20	28		3	635,653	54
Green Valley Ranch	9	14	10	9	12	11		4	621,852	46
Inspirada	21	17	15	19	23	18		7	652,923	50
Iron Mountain Ranch	5	9	7	13	2	8		2	559,785	94
Lake Las Vegas	24	16	28	18	15	23		9	999,970	119
Lone Mountain	6	11	5	2	11	11		3	714,764	83
MacDonald Highlands	8	3	7	8	8	6		7	5,693,059	83
Mountains Edge	34	31	24	26	13	30		5	529,266	62
Peccole Ranch	5	10	2	10	3	3		10	560,572	61
Providence	26	16	20	16	15	14		5	510,728	31
Red Rock Cntry Club	2	4	2	4	2	5		8	2,686,684	63
Rhodes Ranch	9	15	12	13	6	12		5	607,597	53
Seven Hills	8	12	9	6	9	9		6	968,239	63
Siena (SFR & TWH)	7	10	9	9	13	7		7	762,926	56
Silverado Ranch	30	16	26	12	17	17		4	527,099	60
Silverstone Ranch	5	2	3	2	3	3		7	591,074	186
Skye Canyon	19	11	20	19	28	27		3	569,203	47
Southern Highlands	26	26	36	24	36	21		8	1,025,615	65
Spring Valley	17	11	8	15	14	17		4	497,376	54
Summerlin	27	37	25	38	15	31		5	1,065,255	87
Sun City Anthem	31	25	24	26	22	30		3	648,065	72
Sun City Summerlin	46	19	42	27	30	24		5	599,648	65
The Lakes	15	12	11	8	7	17		2	600,227	63
The Ridges	4	2	4	4	3	4		9	5,665,476	229
Tuscany	6	3	8	3	5	5		8	552,500	44
Other Groups										
Clark County	1,978	1,801	1,856	1,694	1,516	1,787		4.7	616,054	61
Boulder City	11	8	8	7	14	12		6	620,160	95
Pahrump	42	55	48	45	31	35		10	406,591	103
High Rise Sales	43	45	44	44	50	58		11	782,156	110
Luxury Sales (\$1M+)	171	145	170	153	139	163		9	2,003,810	83

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

	2025 July	August	September	October	November	December	Price Movement
Aliante	545,786	509,254	487,769	587,488	486,700	489,643	— — — — —
Anthem	558,750	659,083	621,250	783,333	850,000	766,667	— — — — —
Anthem Cnty Club	1,634,375	1,543,083	1,265,453	1,778,333	1,541,000	1,170,900	— — — — —
Cadence	569,193	550,074	527,245	538,628	517,404	523,202	— — — — —
Centennial Hills	692,358	597,114	611,249	489,167	696,932	787,889	— — — — —
Desert/South Shores	767,594	734,231	585,563	629,918	639,177	582,385	— — — — —
Green Valley	558,260	723,208	667,705	577,792	741,800	578,966	— — — — —
Green Valley Ranch	574,833	601,214	656,679	570,611	729,125	579,827	— — — — —
Inspirada	694,656	629,823	622,167	654,421	648,024	656,359	— — — — —
Iron Mountain Ranch	548,000	563,222	492,143	544,197	727,500	605,875	— — — — —
Lake Las Vegas	1,178,973	966,152	992,174	1,362,443	784,115	703,301	— — — — —
Lone Mountain	582,833	784,555	417,850	614,500	790,798	794,091	— — — — —
MacDonald Highlands	6,618,625	4,016,667	3,491,302	6,958,485	6,692,656	4,845,856	— — — — —
Mountains Edge	531,391	520,917	576,388	531,009	556,115	484,642	— — — — —
Peccole Ranch	539,400	555,650	467,500	525,590	635,330	716,167	— — — — —
Providence	545,919	501,994	547,845	471,519	496,117	462,793	— — — — —
Red Rock Country Club	2,250,000	3,587,500	3,100,000	3,361,250	1,962,500	1,725,400	— — — — —
Rhodes Ranch	574,889	580,533	600,317	670,254	580,250	559,032	— — — — —
Seven Hills	742,813	780,354	1,258,711	605,500	976,111	1,362,611	— — — — —
Siena (SFR & TWH)	873,571	729,090	779,333	629,556	801,965	778,500	— — — — —
Silverado Ranch	542,167	574,849	544,888	496,583	474,765	502,235	— — — — —
Silverstone Ranch	672,980	574,819	531,000	603,500	452,667	655,600	— — — — —
Skye Canyon	670,057	558,154	577,739	537,338	552,332	536,331	— — — — —
Southern Highlands	816,304	821,762	1,304,936	1,416,375	744,674	1,093,348	— — — — —
Spring Valley	487,647	623,337	447,500	477,757	501,149	463,276	— — — — —
Summerlin	869,467	968,730	1,432,166	918,368	1,233,930	1,153,527	— — — — —
Sun City Anthem	640,835	577,660	687,000	609,146	734,789	653,191	— — — — —
Sun City Summerlin	588,101	505,342	616,285	658,756	696,933	479,221	— — — — —
The Lakes	584,427	661,792	608,277	674,750	580,057	568,385	— — — — —
The Ridges	7,081,250	6,175,000	9,306,250	3,187,500	3,633,333	4,356,250	— — — — —
Tuscany	634,167	545,663	557,375	505,333	524,600	507,000	— — — — —
Other Groups							
Clark County	617,288	593,256	625,675	629,509	623,896	608,265	— — — — —
Boulder City	581,036	520,300	820,226	665,429	584,357	604,583	— — — — —
Pahrump	442,947	393,121	383,532	384,366	423,090	429,716	— — — — —
High Rise Sales	746,139	963,282	918,248	716,949	713,747	673,526	— — — — —
Luxury Sales (\$1M+)	1,969,026	1,925,916	2,067,466	2,081,564	1,967,955	2,000,797	— — — — —