



EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2026

January 2026 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	3,349	6,665	2,118	1,453	544,900	902,560	470,000	618,762	5.6	16.5%	68
CON/TWH	1,065	2,528	588	381	275,500	318,444	283,999	377,338	8.0	12.2%	73
Total Residential	4,414	9,193	2,706	1,834	465,000	741,933	430,000	568,744	6.0	15.4%	69
Hi-Rise	151	588	49	42	425,000	815,058	480,000	747,407	16.0	6.6%	94
Multiple Dwelling	44	109	36	18	640,000	639,382	555,000	574,300	7.0	12.4%	76
Vacant Land	303	2,068	134	85	75,000	572,188	33,000	186,829	26.0	3.9%	165
Luxury Sales (RES & VER) \$1M+	445	1,170	224	153	1,795,000	2,836,819	1,450,000	2,091,340	9.0	11.0%	88



EQUITY TITLE OF NEVADA

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December 2025 Market Data

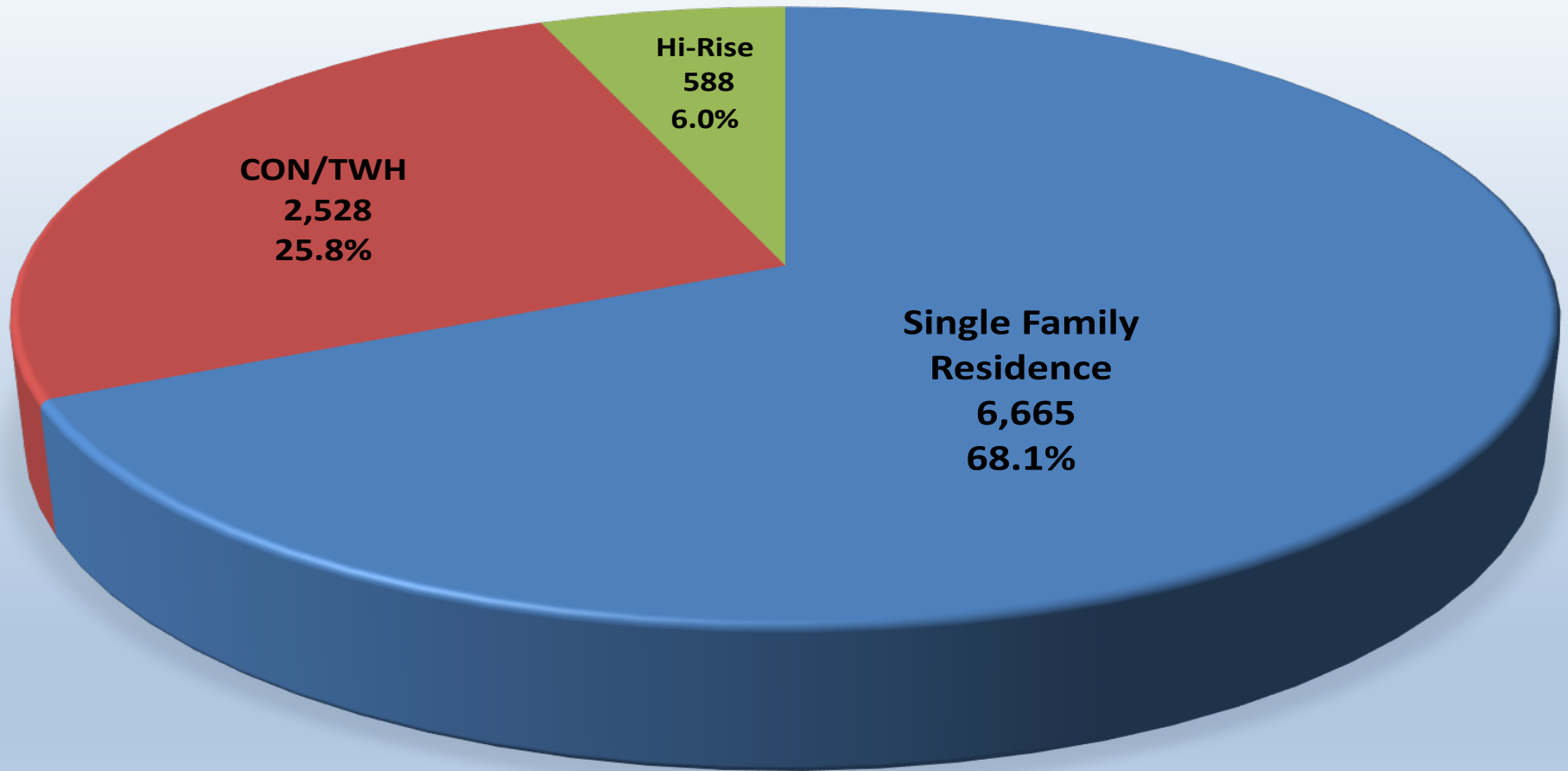
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	2,024	6,723	1,660	1,830	539,168	885,530	470,000	603,757	4.7	21.8%	62
CON/TWH	619	2,427	488	464	279,000	318,771	275,000	333,059	6.7	15.9%	74
<i>Total Residential</i>	<i>2,643</i>	<i>9,150</i>	<i>2,148</i>	<i>2,294</i>	<i>469,000</i>	<i>735,199</i>	<i>440,000</i>	<i>549,004</i>	<i>4.7</i>	<i>20.3%</i>	<i>63</i>
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



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Las Vegas Market Update - February 2026

Las Vegas REALTORS * Available Units

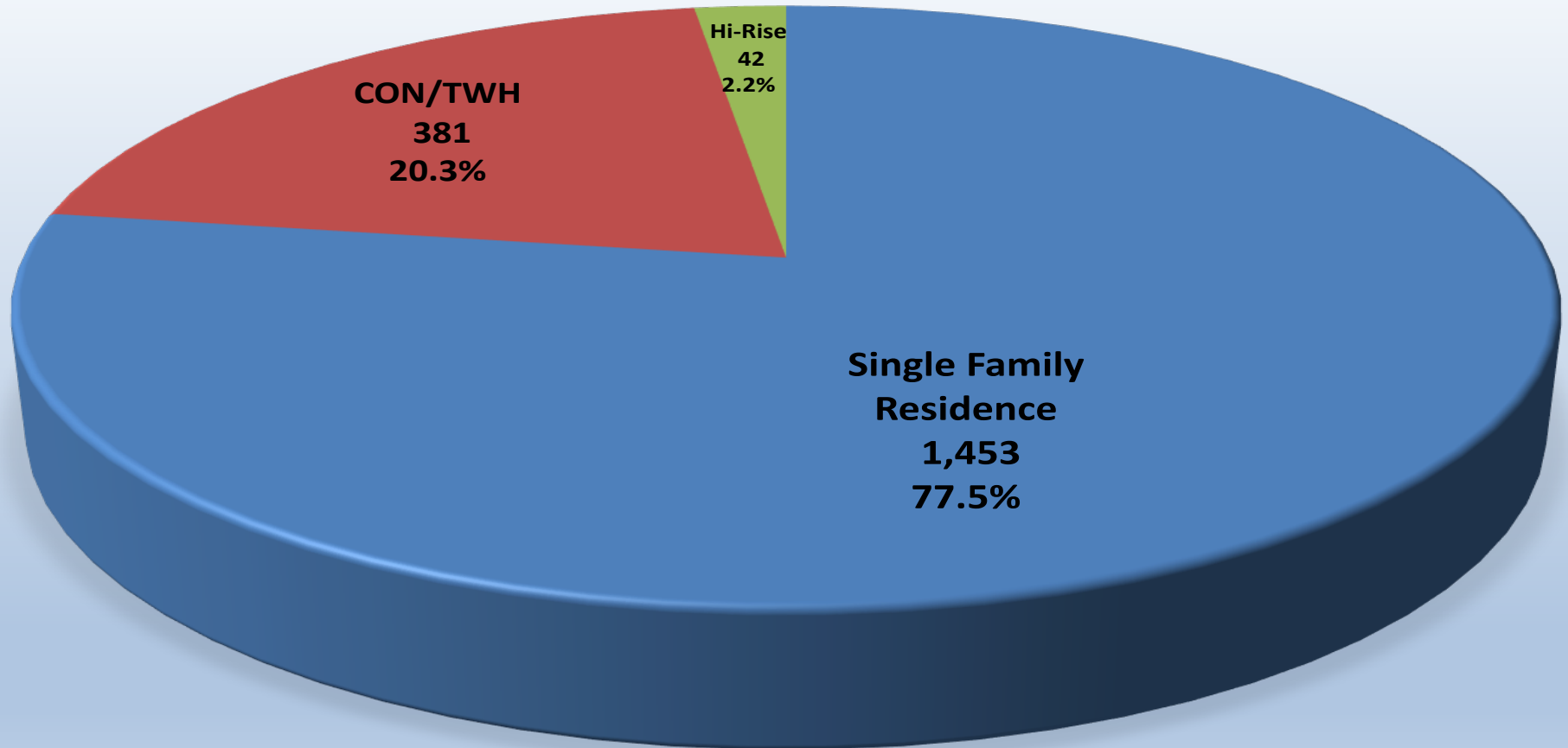




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Las Vegas Market Update - February 2026

Las Vegas REALTORS *Units Sold * Last Month



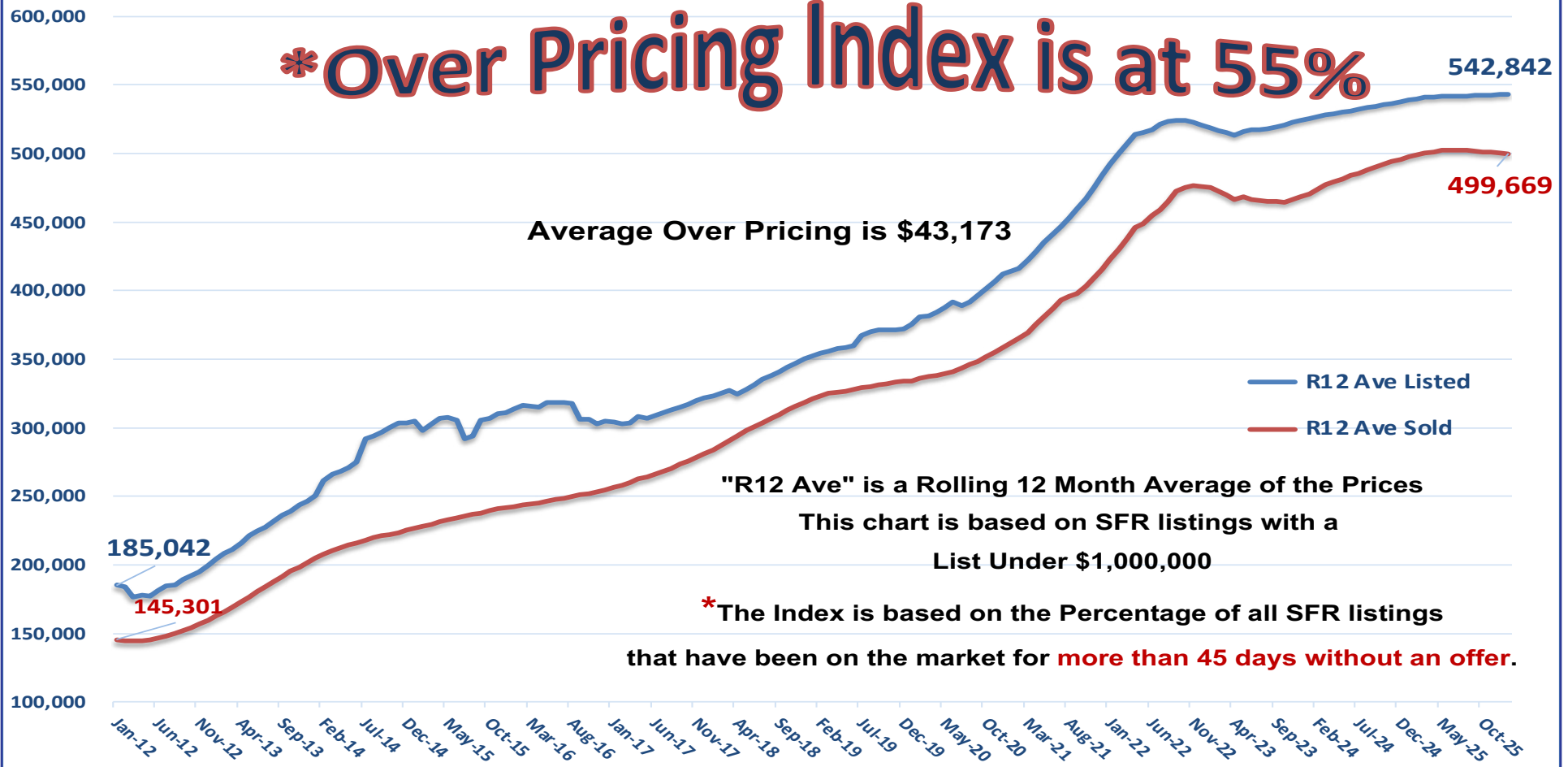


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Las Vegas Market Update - February 2026

SFR Average List vs Closed Sale Prices

***Over Pricing Index is at 55%**

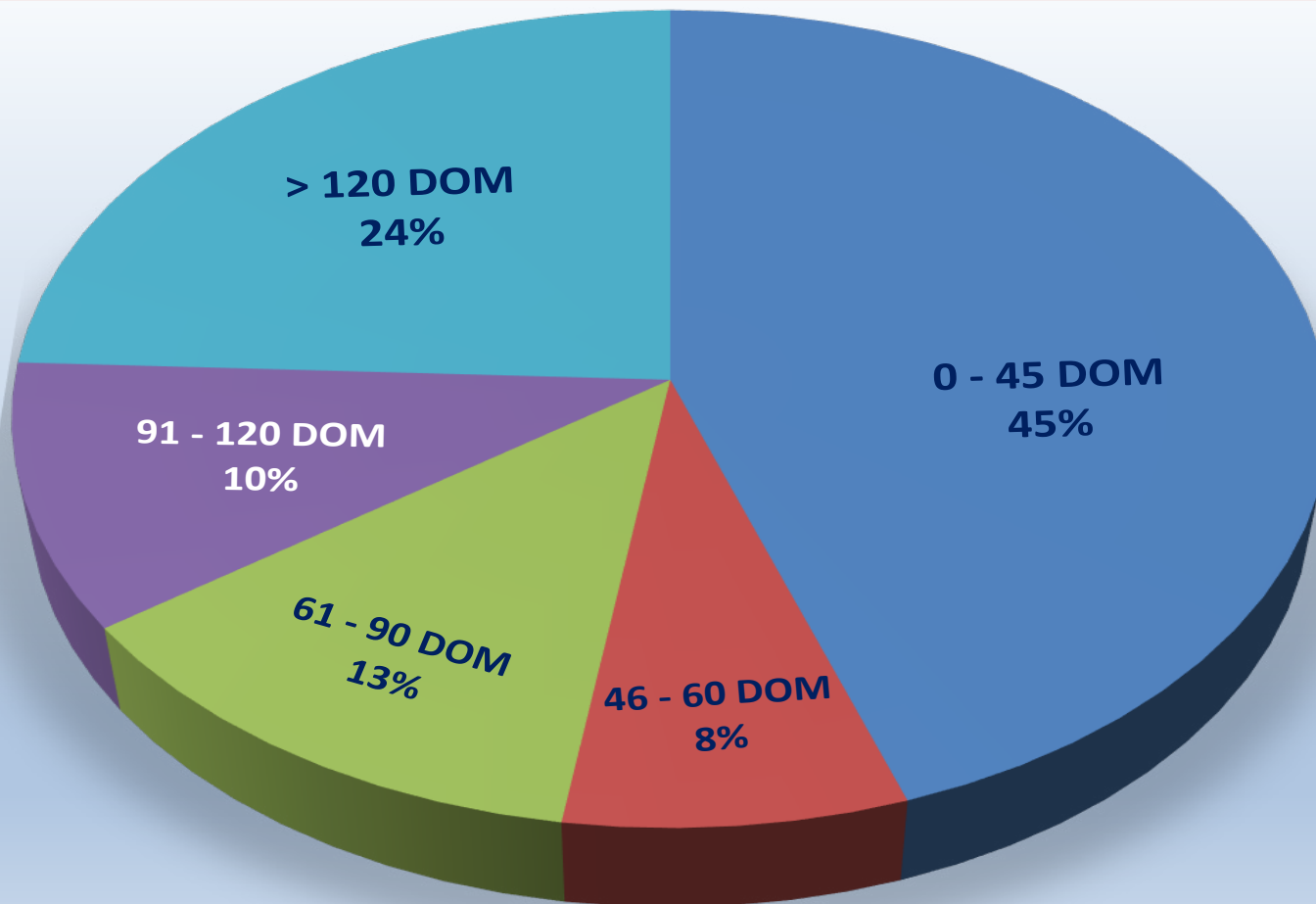




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Las Vegas Market Update - February 2026

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - February 2026

SFR Closed Sales in Selected Communities - Last Six Months

	Aug	Sep	Oct	Nov	Dec	2026 Jan	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	13	13	12	10	13	10	■ ■ ■ ■ ■ ■ ■ ■	5	504,076	68
Anthem	6	2	3	3	3	3	■ ■ ■ ■ ■ ■ ■ ■	9	697,950	52
Anthem Cnty Club	3	8	3	8	10	13	■ ■ ■ ■ ■ ■ ■ ■	2	1,463,175	70
Cadence	62	63	37	39	59	30	■ ■ ■ ■ ■ ■ ■ ■	5	533,980	71
Centennial Hills	22	18	18	15	9	12	■ ■ ■ ■ ■ ■ ■ ■	4	603,968	91
Desert/South Shores	13	8	11	13	13	8	■ ■ ■ ■ ■ ■ ■ ■	7	634,142	62
Green Valley	26	19	19	20	28	20	■ ■ ■ ■ ■ ■ ■ ■	4	649,003	29
Green Valley Ranch	14	10	9	12	11	10	■ ■ ■ ■ ■ ■ ■ ■	3	627,216	52
Inspirada	17	15	19	23	18	7	■ ■ ■ ■ ■ ■ ■ ■	15	645,712	60
Iron Mountain Ranch	9	7	13	2	8	7	■ ■ ■ ■ ■ ■ ■ ■	2	553,072	162
Lake Las Vegas	16	28	18	15	23	17	■ ■ ■ ■ ■ ■ ■ ■	11	980,272	106
Lone Mountain	11	5	2	11	11	6	■ ■ ■ ■ ■ ■ ■ ■	4	700,079	69
MacDonald Highlands	3	7	8	8	6	3	■ ■ ■ ■ ■ ■ ■ ■	17	5,799,239	110
Mountains Edge	31	24	26	13	30	24	■ ■ ■ ■ ■ ■ ■ ■	6	525,907	69
Peccole Ranch	10	2	10	3	3	4	■ ■ ■ ■ ■ ■ ■ ■	6	572,122	110
Providence	16	20	16	15	14	10	■ ■ ■ ■ ■ ■ ■ ■	6	501,934	63
Red Rock Cntry Club	4	2	4	2	5	10	■ ■ ■ ■ ■ ■ ■ ■	4	2,395,754	89
Rhodes Ranch	15	12	13	6	12	9	■ ■ ■ ■ ■ ■ ■ ■	6	595,177	46
Seven Hills	12	9	6	9	9	10	■ ■ ■ ■ ■ ■ ■ ■	5	1,014,810	75
Siena (SFR & TWH)	10	9	9	13	7	3	■ ■ ■ ■ ■ ■ ■ ■	17	744,921	41
Silverado Ranch	16	26	12	17	17	12	■ ■ ■ ■ ■ ■ ■ ■	5	529,372	67
Silverstone Ranch	2	3	2	3	3	4	■ ■ ■ ■ ■ ■ ■ ■	7	545,849	260
Skye Canyon	11	20	19	28	27	13	■ ■ ■ ■ ■ ■ ■ ■	7	556,764	104
Southern Highlands	26	36	24	36	21	19	■ ■ ■ ■ ■ ■ ■ ■	8	1,073,422	53
Spring Valley	11	8	15	14	17	8	■ ■ ■ ■ ■ ■ ■ ■	7	496,290	50
Summerlin	37	25	38	15	31	26	■ ■ ■ ■ ■ ■ ■ ■	5	1,067,916	93
Sun City Anthem	25	24	26	22	30	35	■ ■ ■ ■ ■ ■ ■ ■	3	668,431	58
Sun City Summerlin	19	42	27	30	24	25	■ ■ ■ ■ ■ ■ ■ ■	5	592,510	69
The Lakes	12	11	8	7	17	3	■ ■ ■ ■ ■ ■ ■ ■	14	599,310	49
The Ridges	2	4	4	3	4	2	■ ■ ■ ■ ■ ■ ■ ■	15	5,097,895	221
Tuscany	3	8	3	5	5	5	■ ■ ■ ■ ■ ■ ■ ■	7	538,275	80
Other Groups										
Clark County	1,801	1,856	1,694	1,516	1,788	1,409	■ ■ ■ ■ ■ ■ ■ ■	5.4	617,334	66
Boulder City	8	8	7	14	12	13	■ ■ ■ ■ ■ ■ ■ ■	5	606,232	63
Pahrump	55	48	45	31	35	34	■ ■ ■ ■ ■ ■ ■ ■	11	400,617	104
High Rise Sales	45	44	44	50	58	42	■ ■ ■ ■ ■ ■ ■ ■	16	782,471	94
Luxury Sales (\$1M+)	145	170	153	139	163	153	■ ■ ■ ■ ■ ■ ■ ■	9	2,024,764	88

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EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2026

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

	August	September	October	November	December	2026 January	Price Movement
Aliante	509,254	487,769	587,488	486,700	489,643	454,590	— — — — —
Anthem	659,083	621,250	783,333	850,000	766,667	520,667	— — — — —
Anthem Cnty Club	1,543,083	1,265,453	1,778,333	1,541,000	1,170,900	1,670,615	— — — — —
Cadence	550,074	527,245	538,628	517,404	523,202	551,877	— — — — —
Centennial Hills	597,114	611,249	489,167	696,932	787,889	523,667	— — — — —
Desert/South Shores	734,231	585,563	629,918	639,177	582,385	601,811	— — — — —
Green Valley	723,208	667,705	577,792	741,800	578,966	607,675	— — — — —
Green Valley Ranch	601,214	656,679	570,611	729,125	579,827	614,935	— — — — —
Inspirada	629,823	622,167	654,421	648,024	656,359	676,143	— — — — —
Iron Mountain Ranch	563,222	492,143	544,197	727,500	605,875	507,251	— — — — —
Lake Las Vegas	966,152	992,174	1,362,443	784,115	703,301	1,117,111	— — — — —
Lone Mountain	784,555	417,850	614,500	790,798	794,091	470,250	— — — — —
MacDonald Highlands	4,016,667	3,491,302	6,958,485	6,692,656	4,845,856	9,400,000	— — — — —
Mountains Edge	520,917	576,388	531,009	556,115	484,642	511,560	— — — — —
Peccole Ranch	555,650	467,500	525,590	635,330	716,167	626,500	— — — — —
Providence	501,994	547,845	471,519	496,117	462,793	522,200	— — — — —
Red Rock Country Club	3,587,500	3,100,000	3,361,250	1,962,500	1,725,400	1,813,836	— — — — —
Rhodes Ranch	580,533	660,317	670,254	580,250	559,032	482,428	— — — — —
Seven Hills	780,354	1,258,711	605,500	976,111	1,362,611	1,044,040	— — — — —
Siena (SFR & TWH)	729,090	779,333	629,556	801,965	778,500	715,000	— — — — —
Silverado Ranch	574,849	544,888	496,583	474,765	502,235	583,708	— — — — —
Silverstone Ranch	574,819	531,000	603,500	452,667	655,600	501,250	— — — — —
Skye Canyon	558,154	577,739	537,338	552,332	536,331	603,693	— — — — —
Southern Highlands	821,762	1,304,936	1,416,375	744,674	1,093,348	1,146,808	— — — — —
Spring Valley	623,337	447,500	477,757	501,149	463,276	466,788	— — — — —
Summerlin	968,730	1,432,166	918,368	1,233,930	1,153,527	879,542	— — — — —
Sun City Anthem	577,660	687,000	609,146	734,789	653,191	735,929	— — — — —
Sun City Summerlin	505,342	616,285	658,756	696,933	479,221	530,720	— — — — —
The Lakes	661,792	608,277	674,750	508,057	568,385	503,500	— — — — —
The Ridges	6,175,000	9,306,250	3,187,500	3,633,333	4,356,250	3,105,000	— — — — —
Tuscany	545,663	557,375	505,333	524,600	507,000	568,000	— — — — —
Other Groups							
Clark County	593,256	625,675	629,509	623,896	608,052	627,202	— — — — —
Boulder City	520,300	820,226	665,429	584,357	604,583	520,629	— — — — —
Pahrump	393,121	383,532	384,366	423,090	429,716	407,929	— — — — —
High Rise Sales	963,282	918,248	716,949	713,747	673,526	747,407	— — — — —
Luxury Sales (\$1M+)	1,925,916	2,067,466	2,081,564	1,967,955	2,000,797	2,091,340	— — — — —

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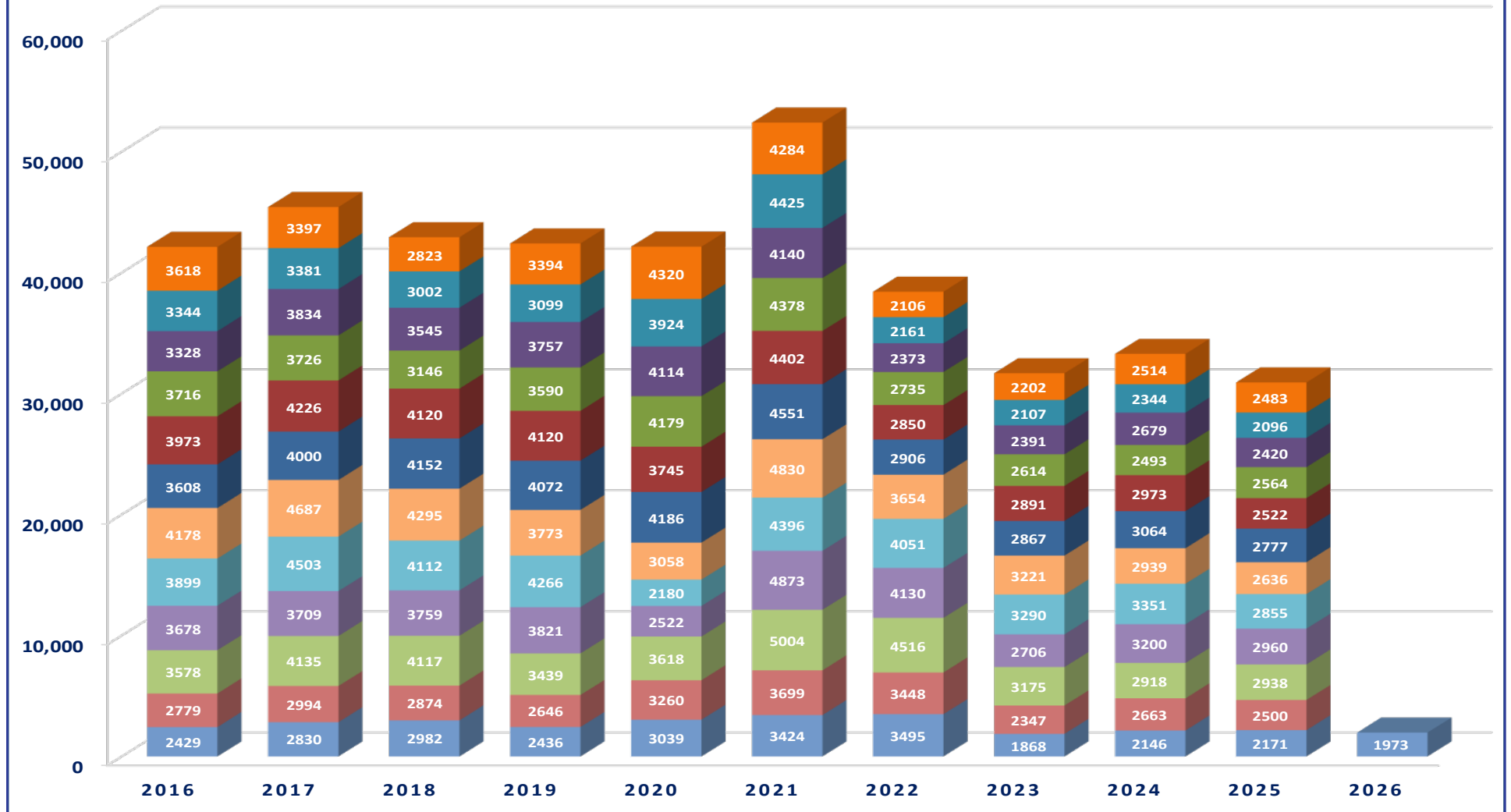


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Las Vegas Market Update - February 2026

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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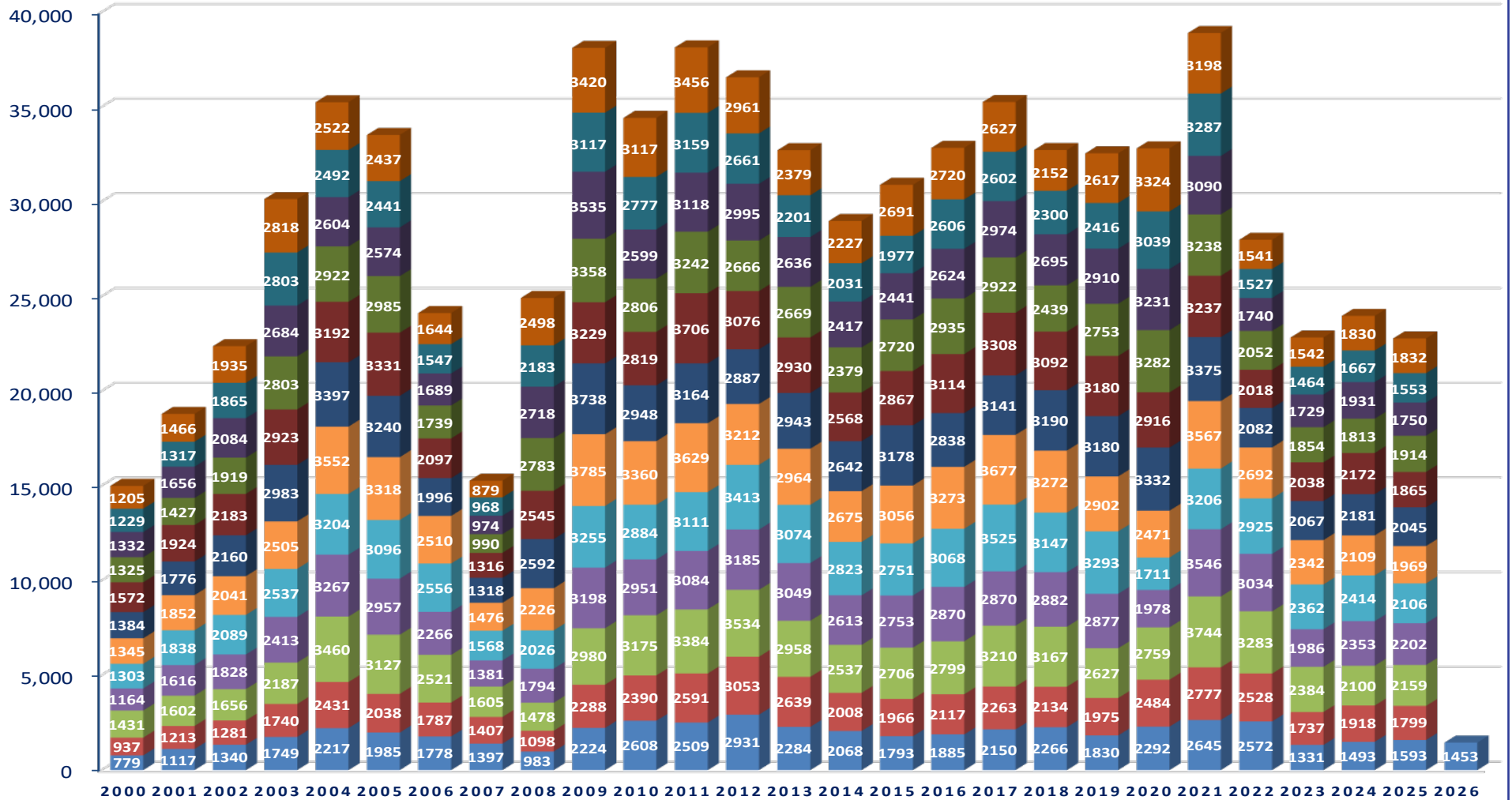


EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



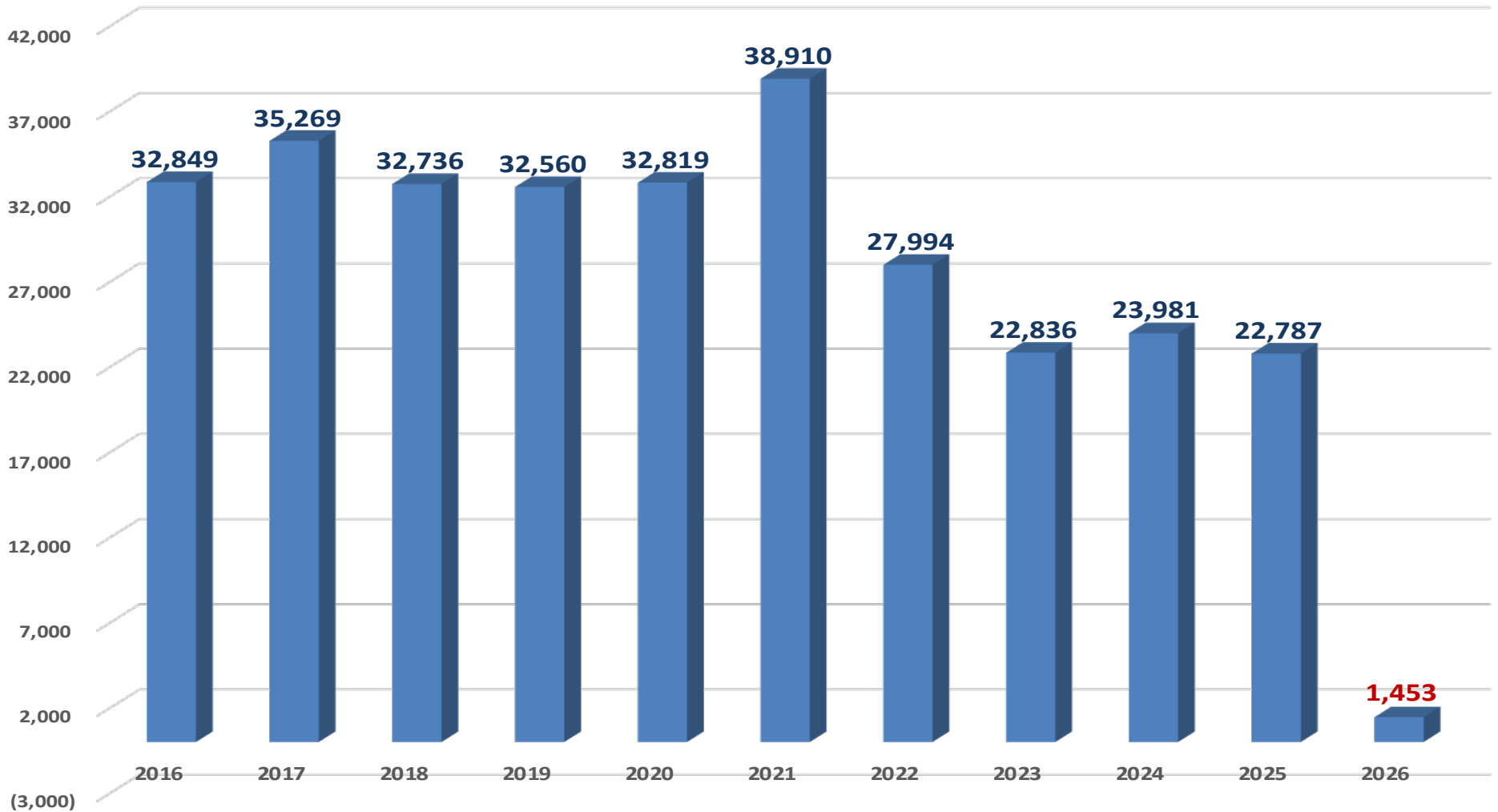
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Las Vegas Market Update - February 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS



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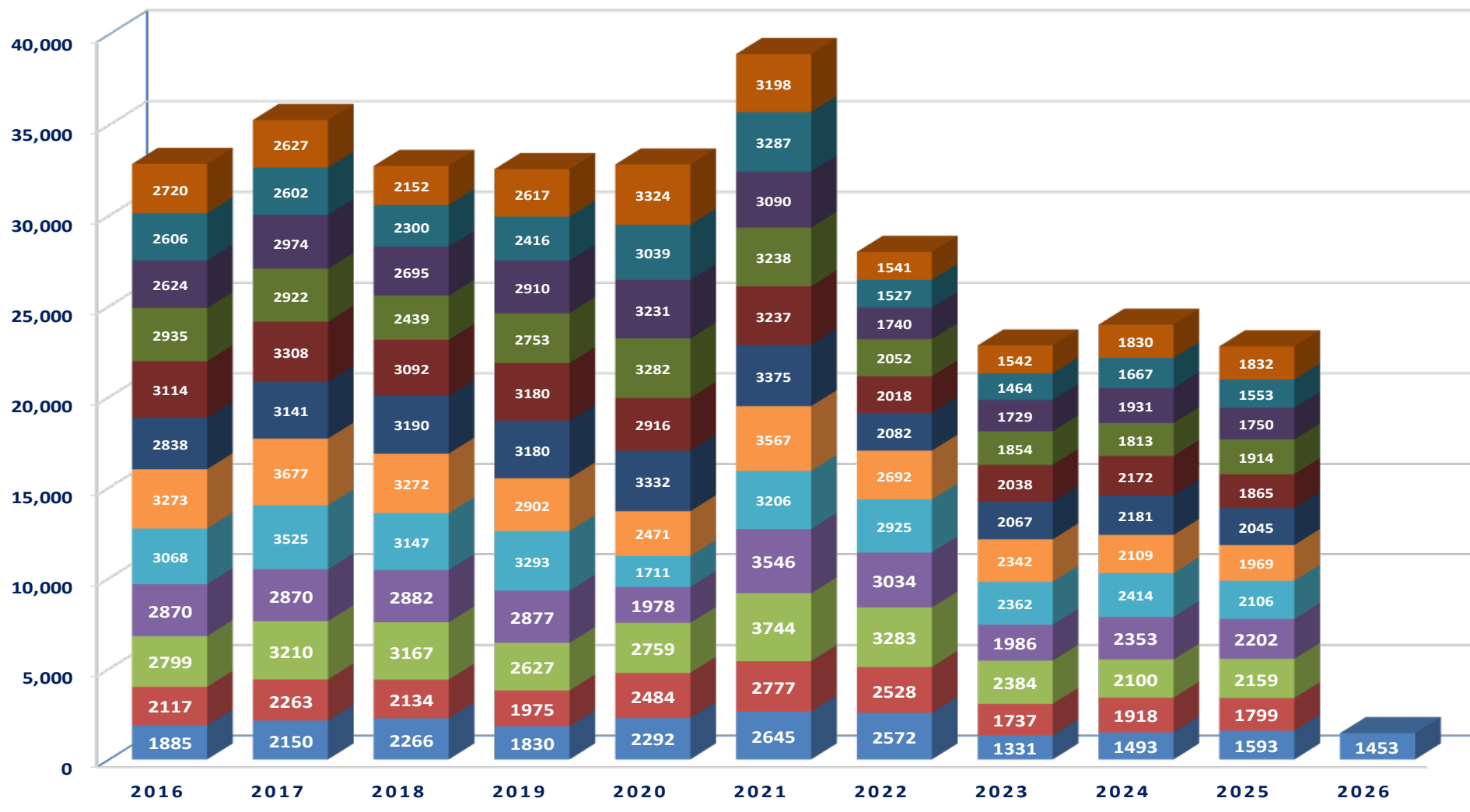


EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



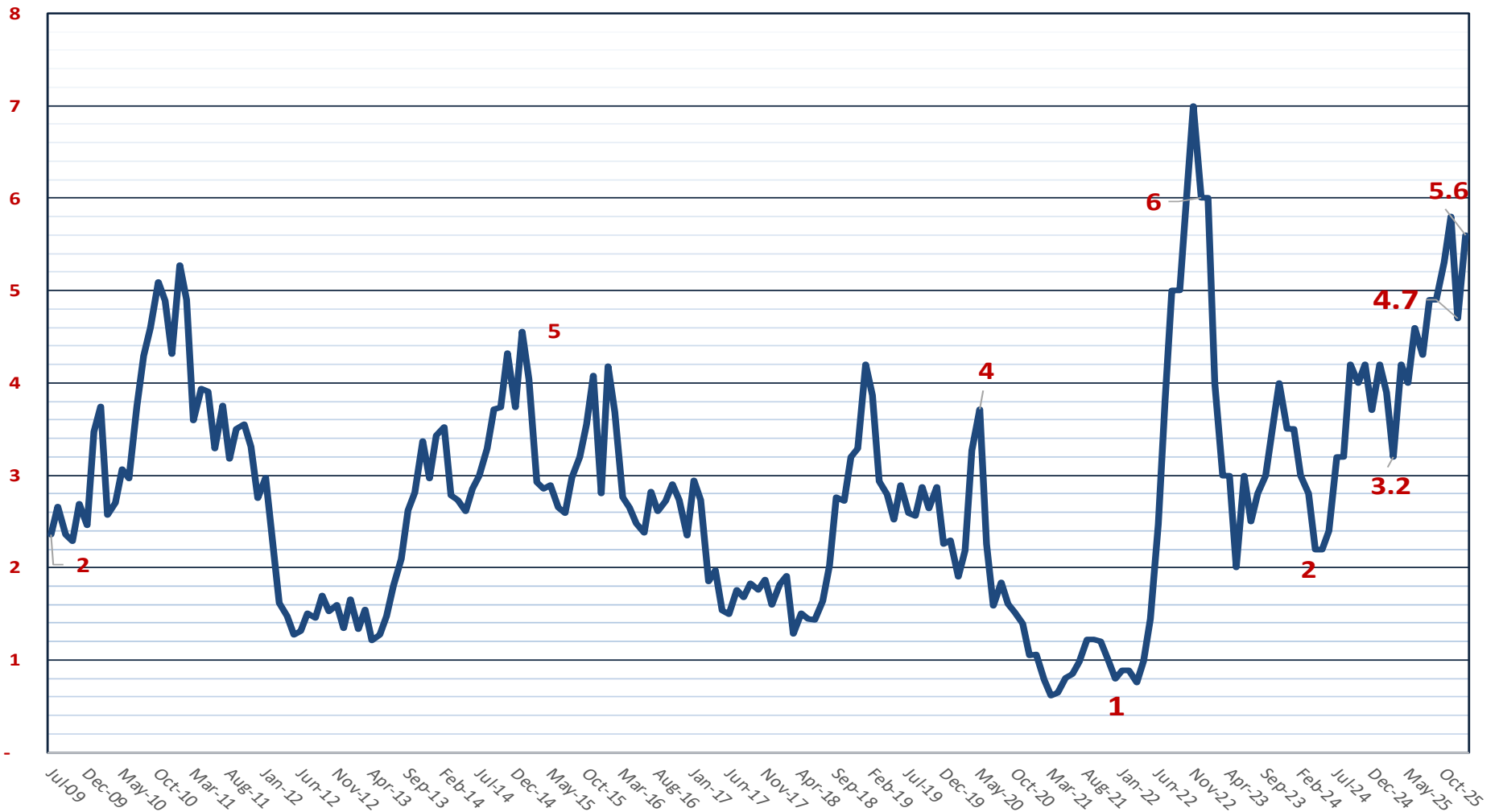
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Single Family Residential Homes Months of Inventory



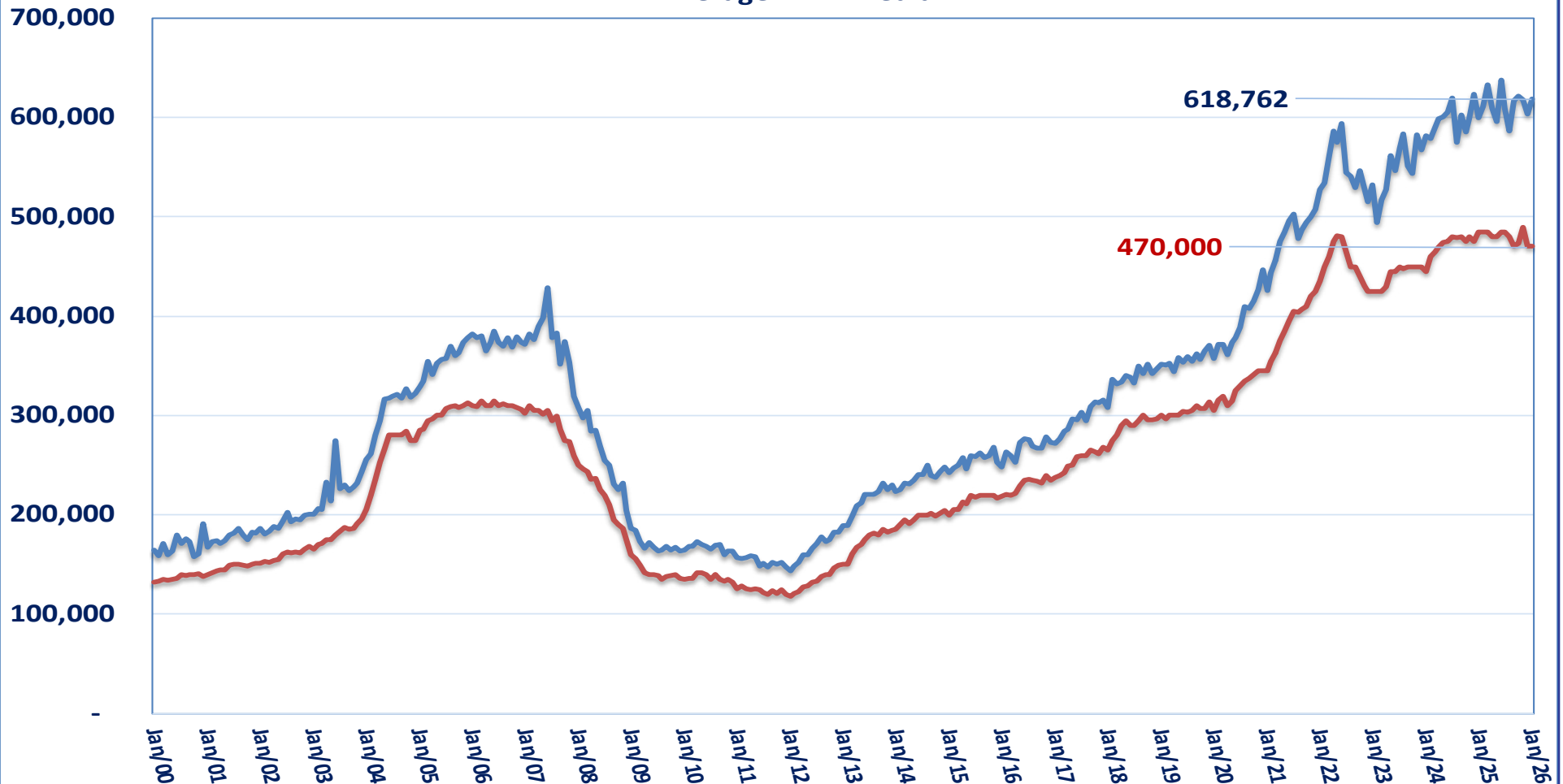


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SFR Market Prices

— Average — Median

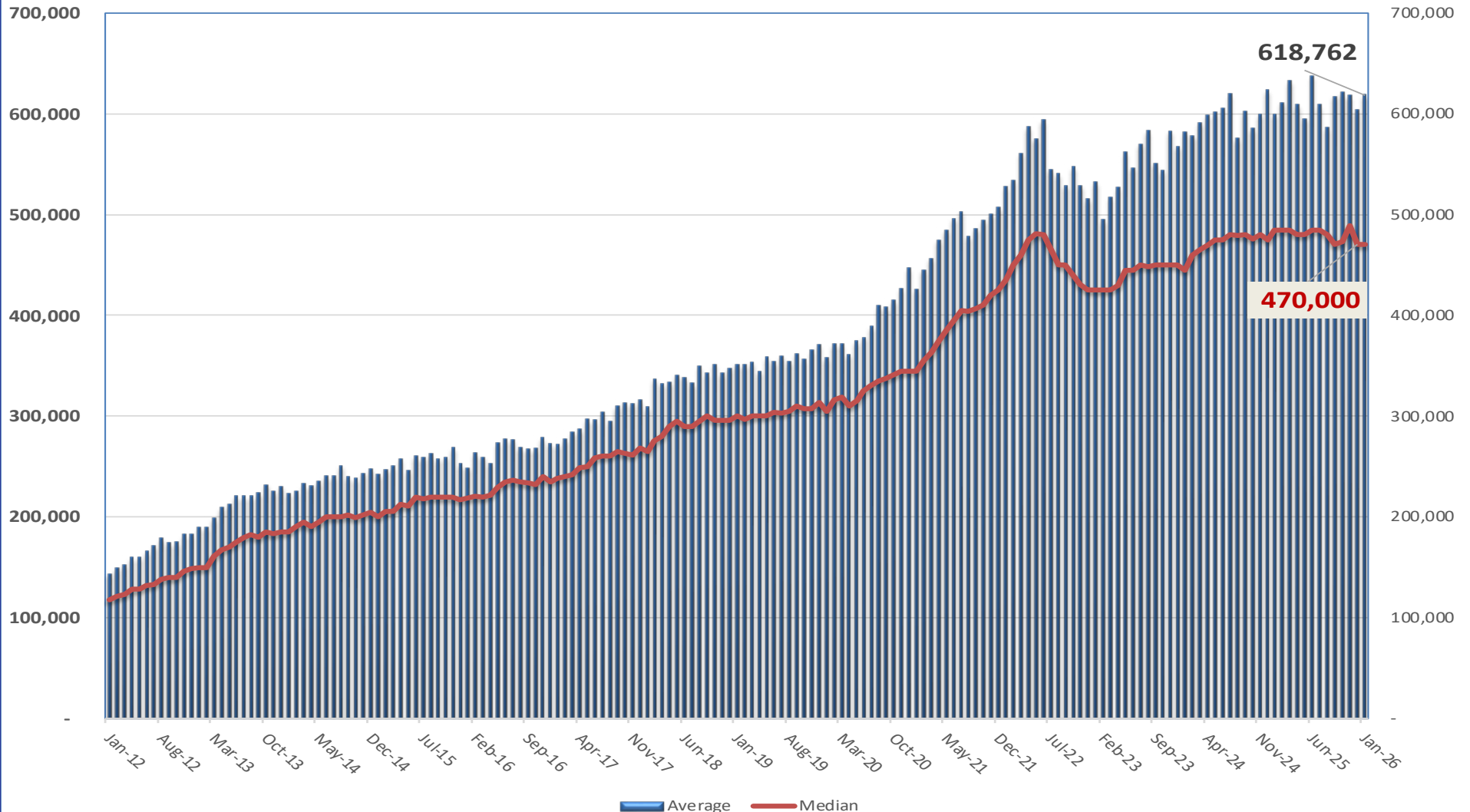




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Single Family Residential Price Trend



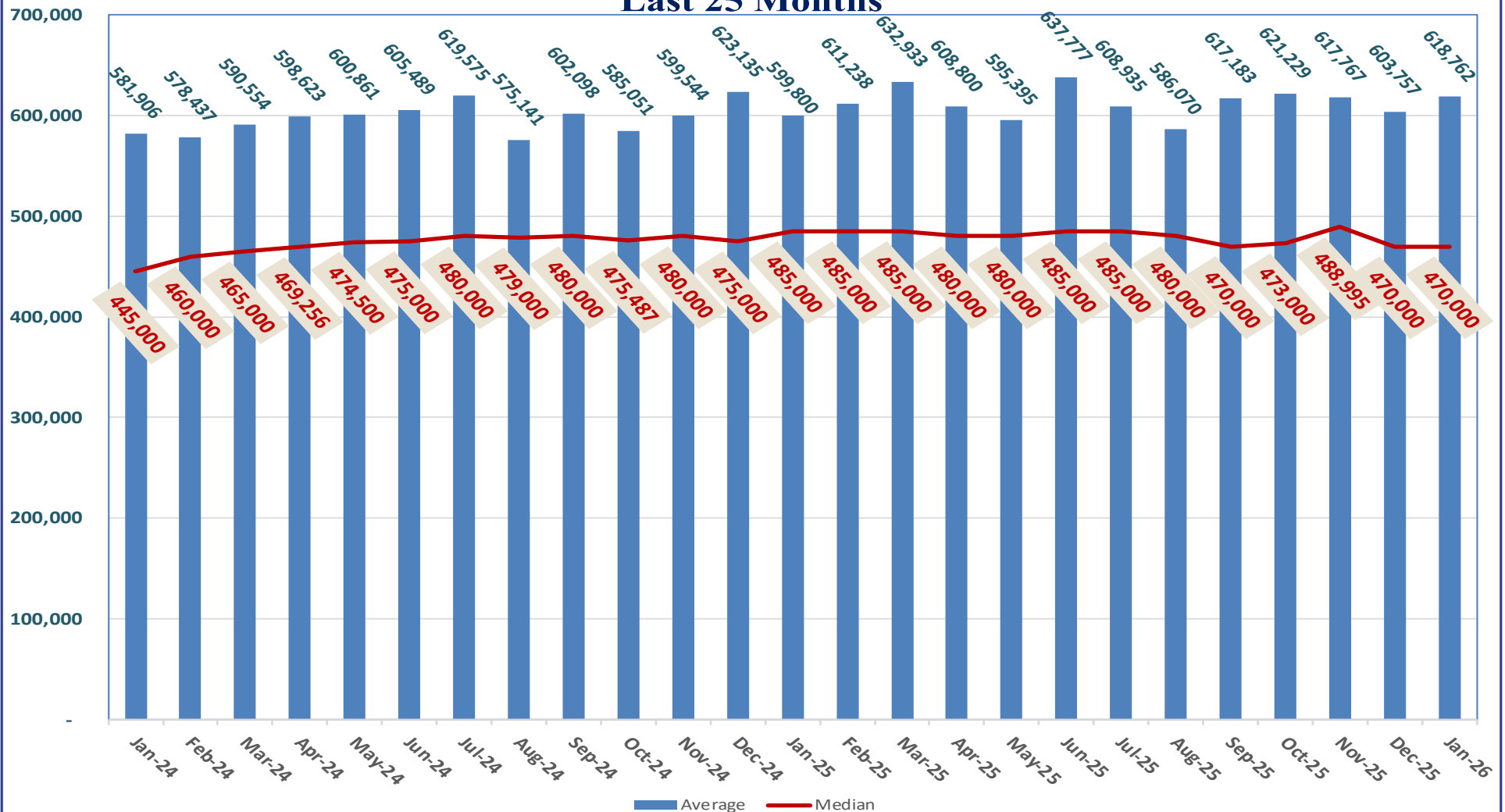
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Single Family Residential Price Trend Last 25 Months



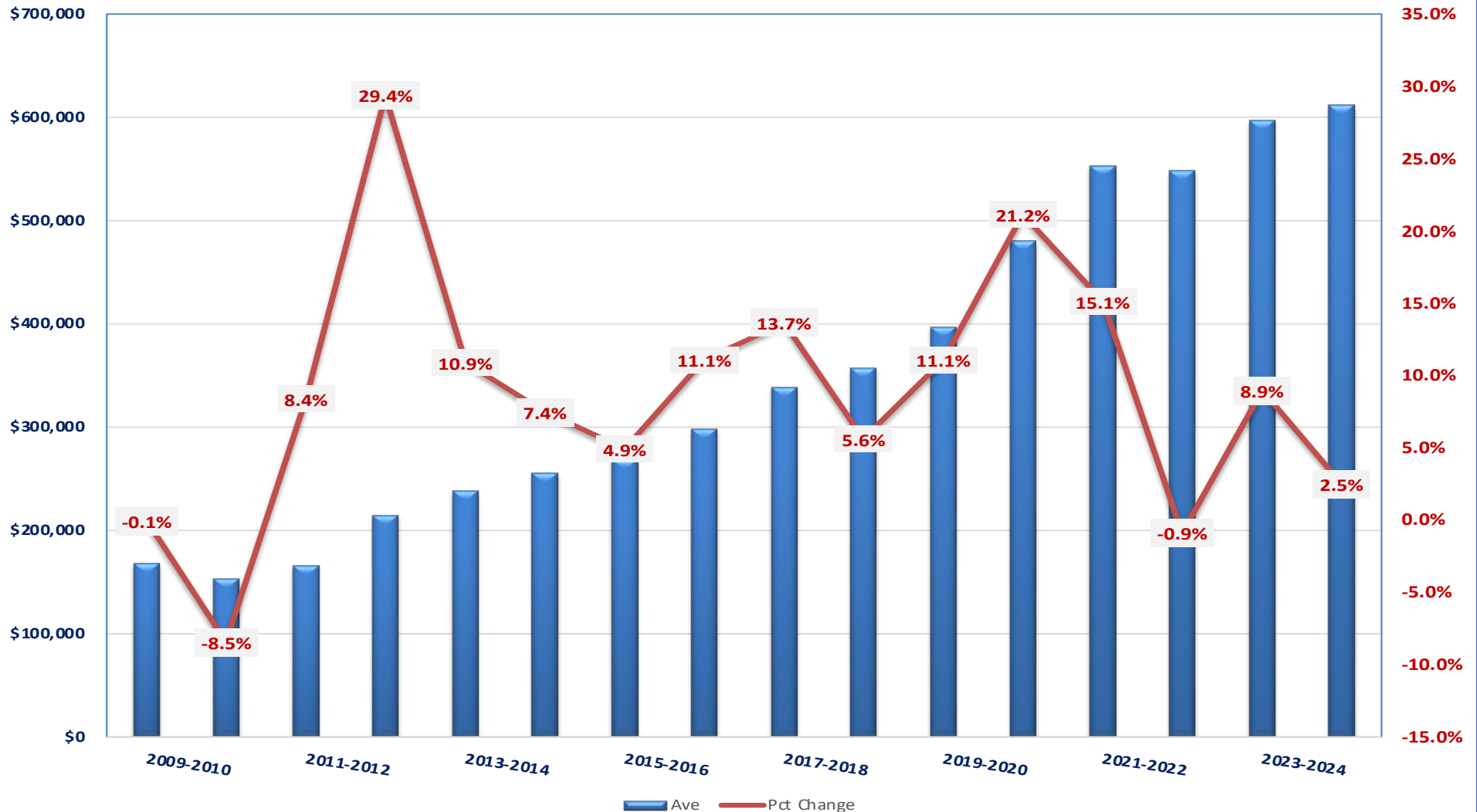
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SFR Average Price and Year Over Year Percent Change



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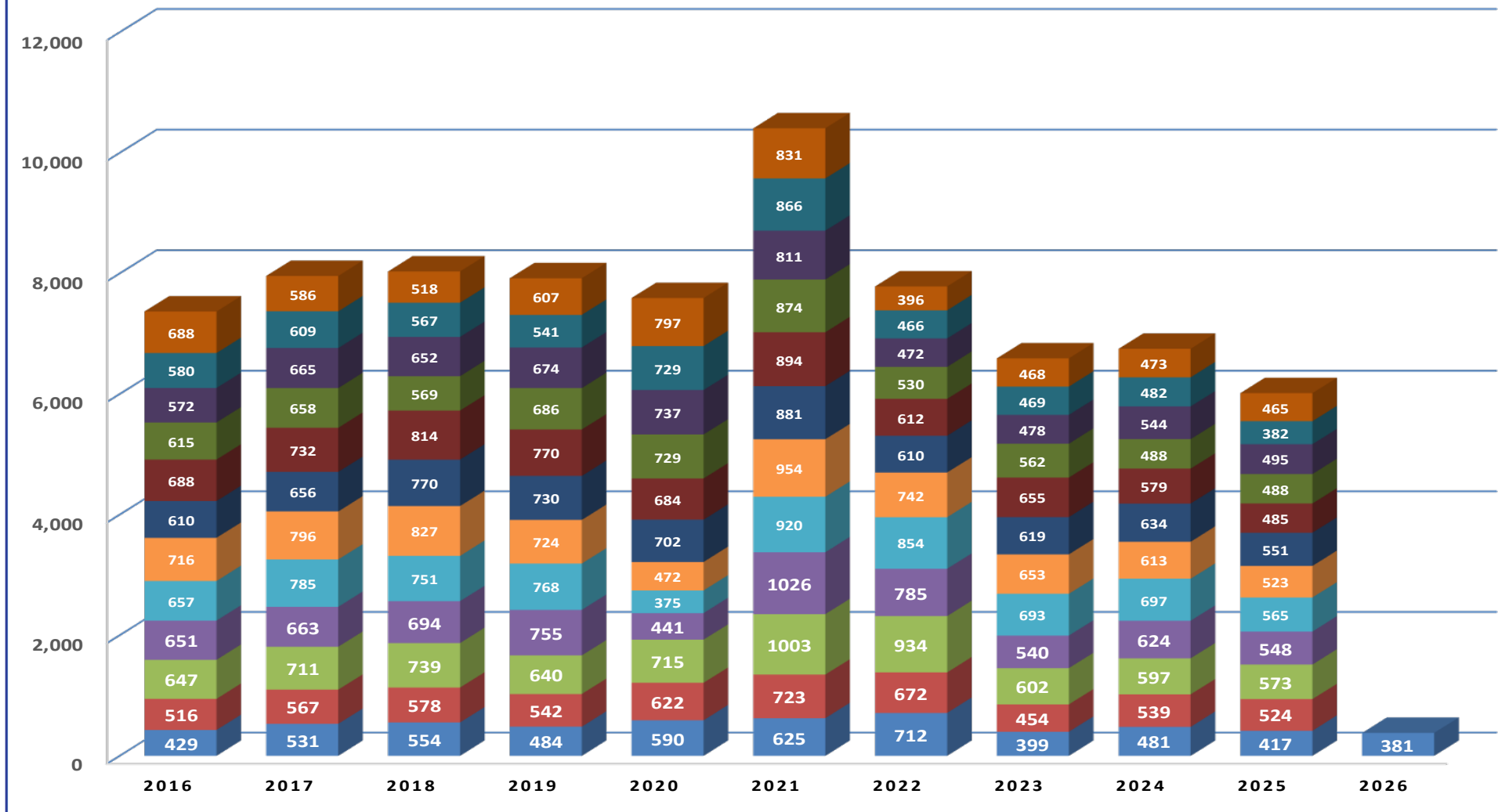


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CONDO / TOWNHOME CLOSINGS

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



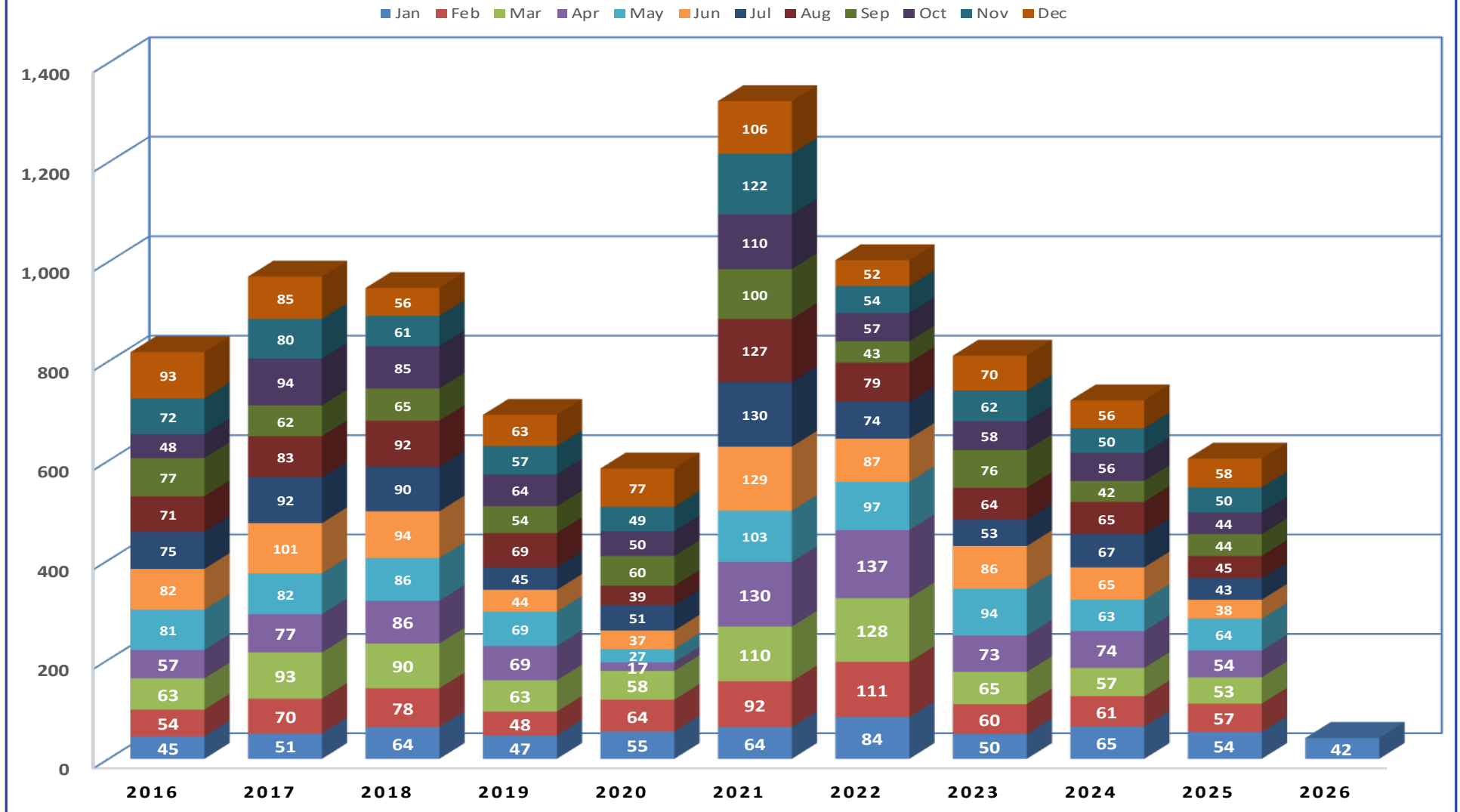
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VERTICAL / HI-RISE CLOSINGS



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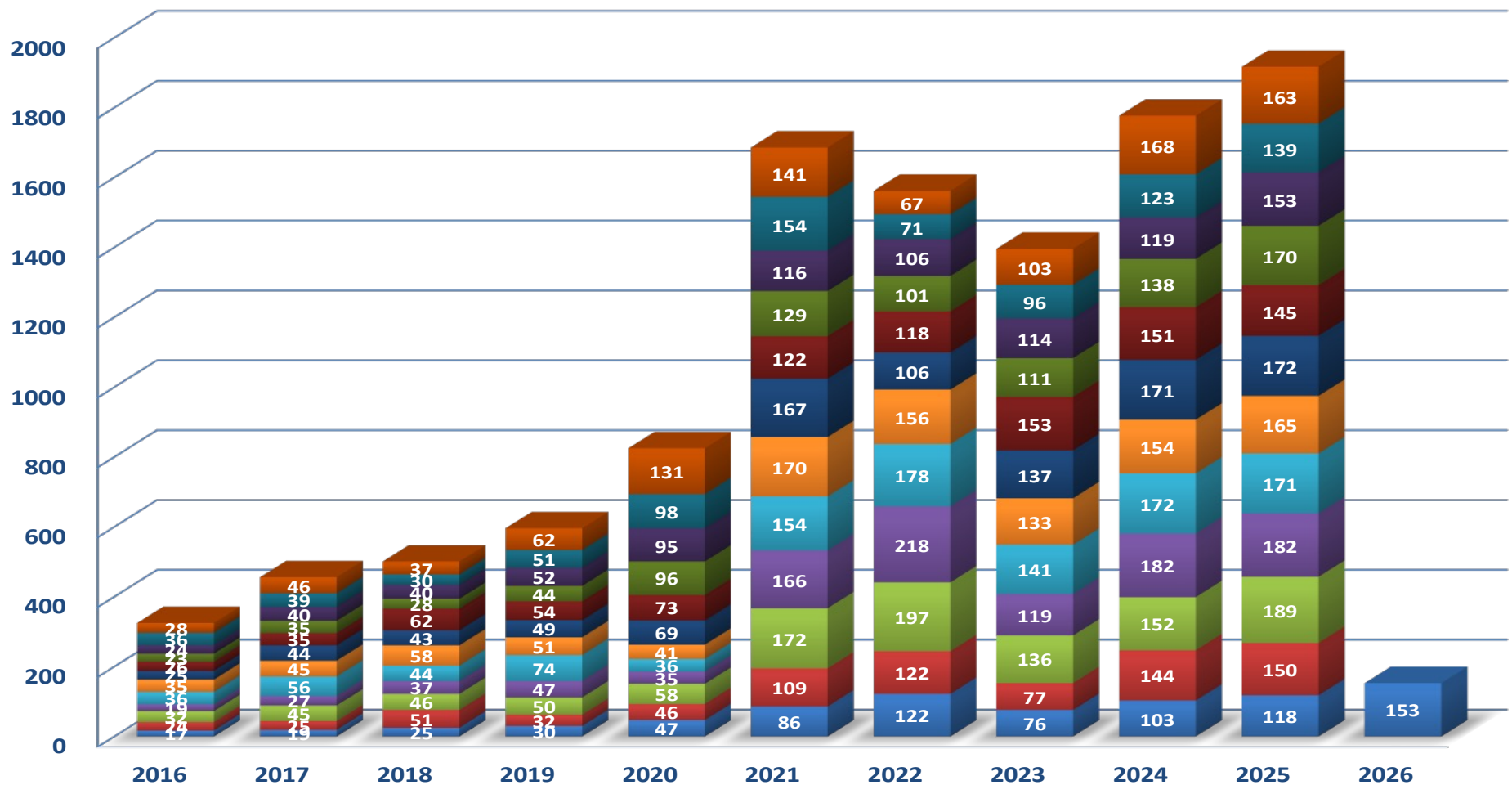


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LUXURY SALES \$1,000,000 AND OVER

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



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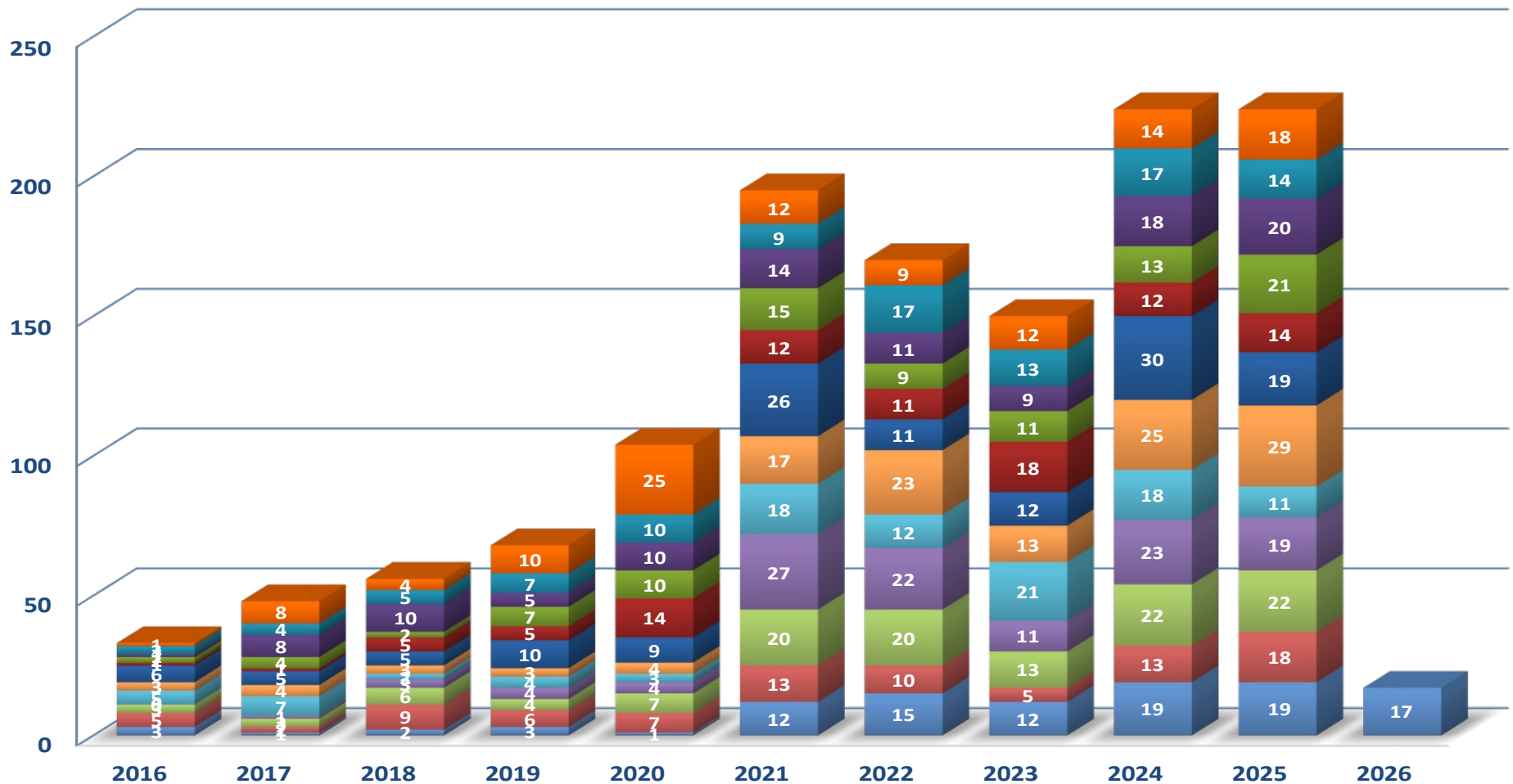


EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2026

LUXURY SALES \$3,000,000 AND OVER

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



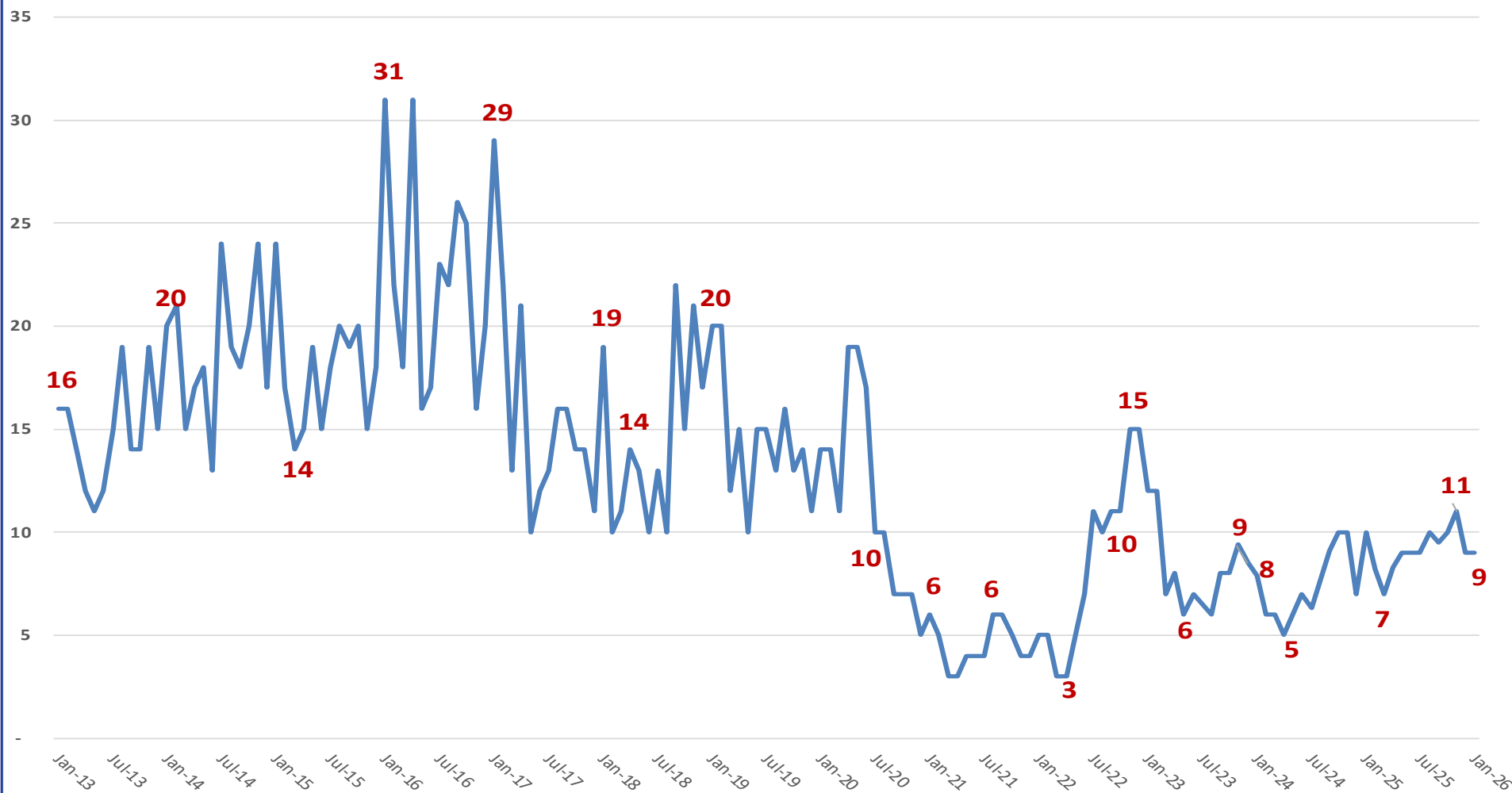
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Luxury Market - \$1,000,000 and Over Months of Inventory



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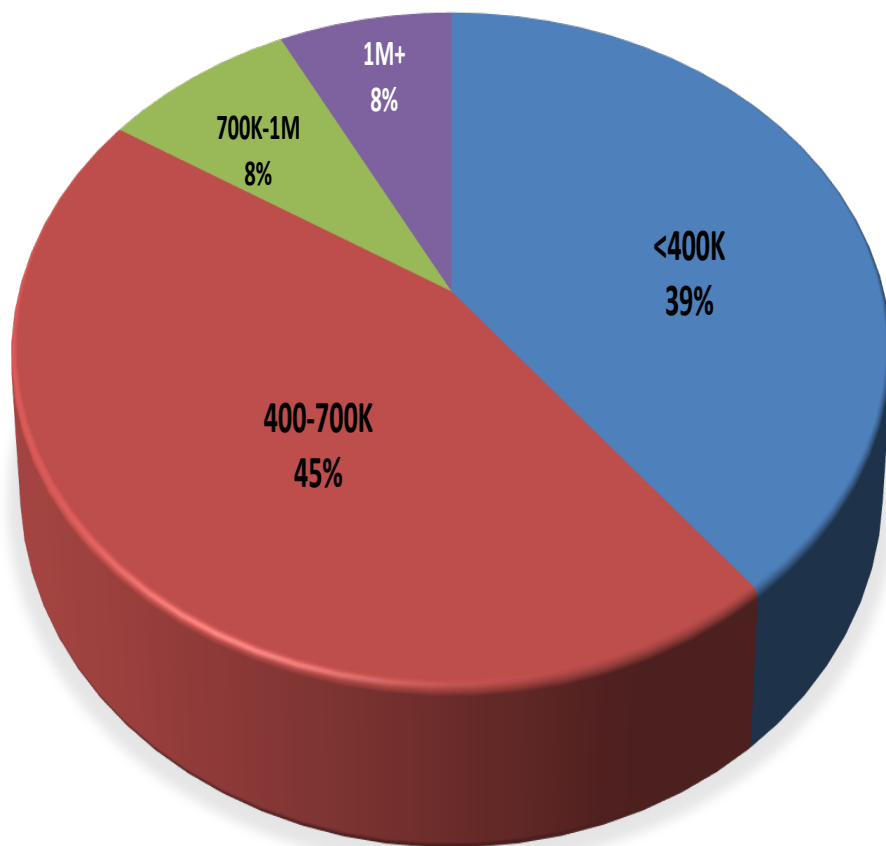


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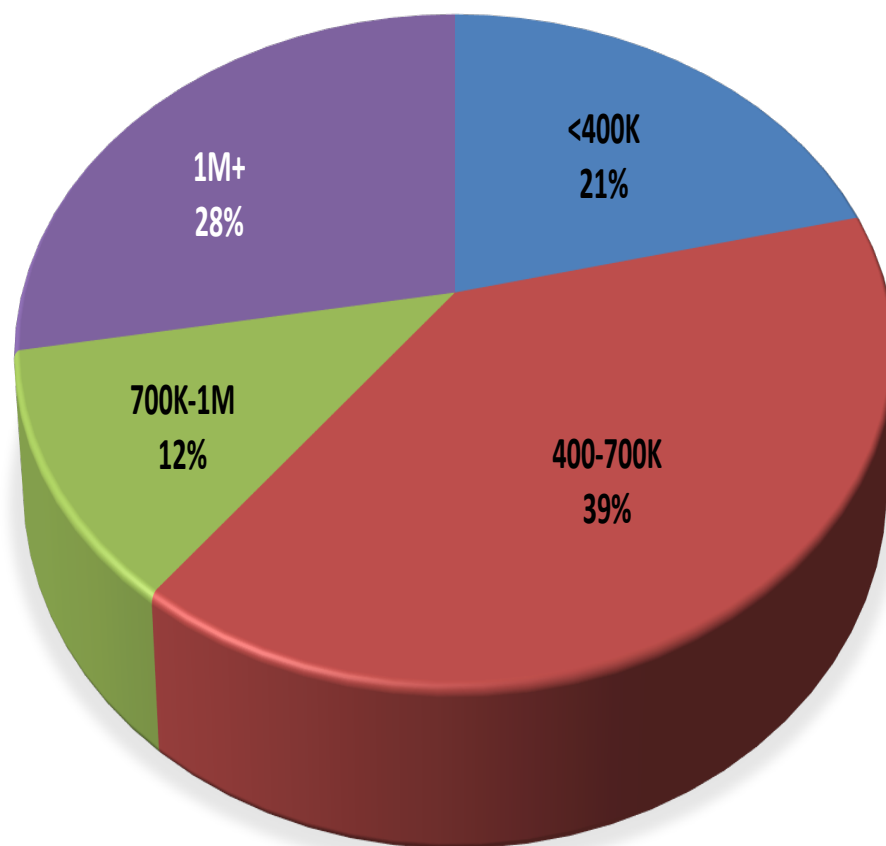
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

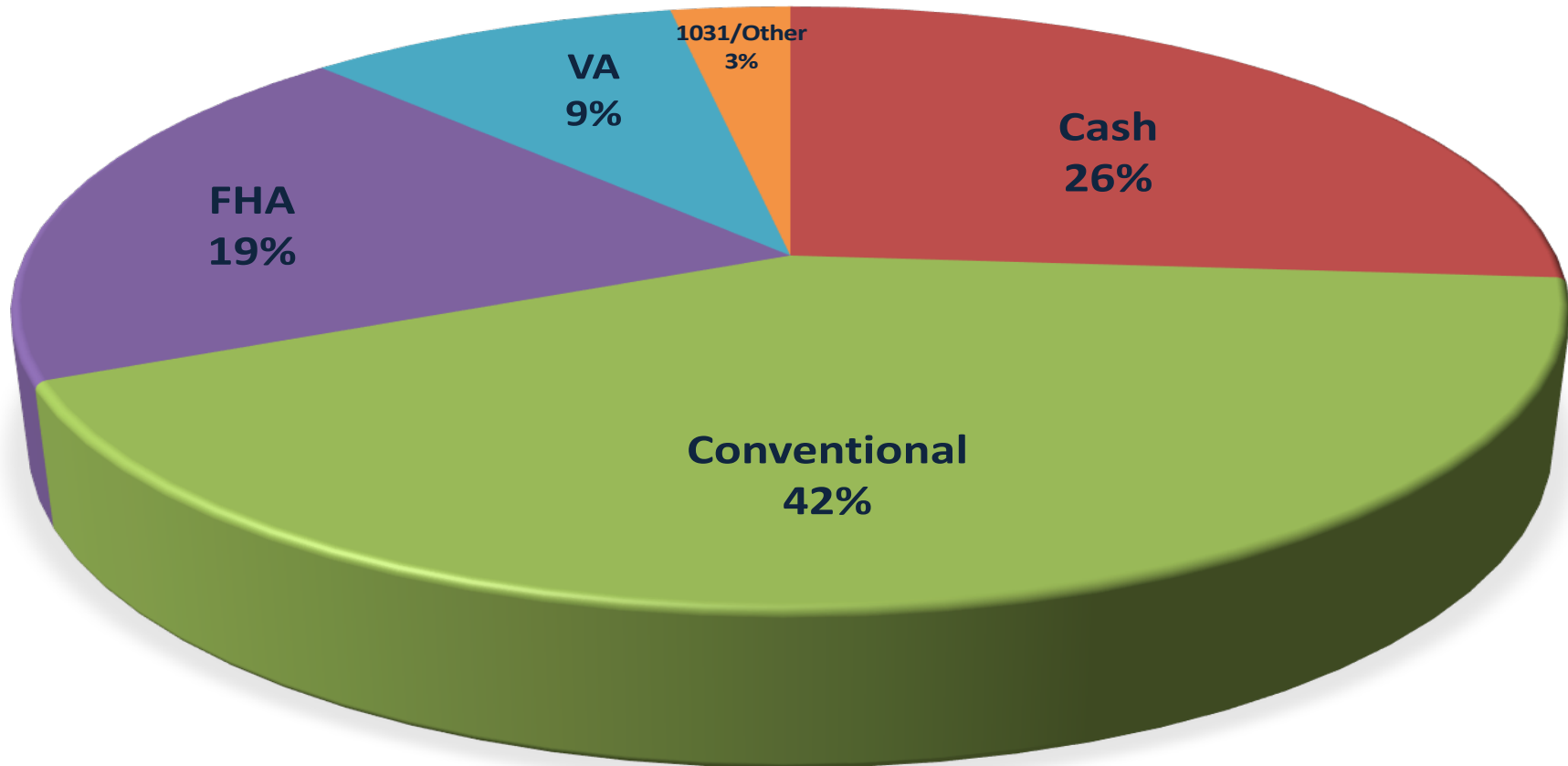




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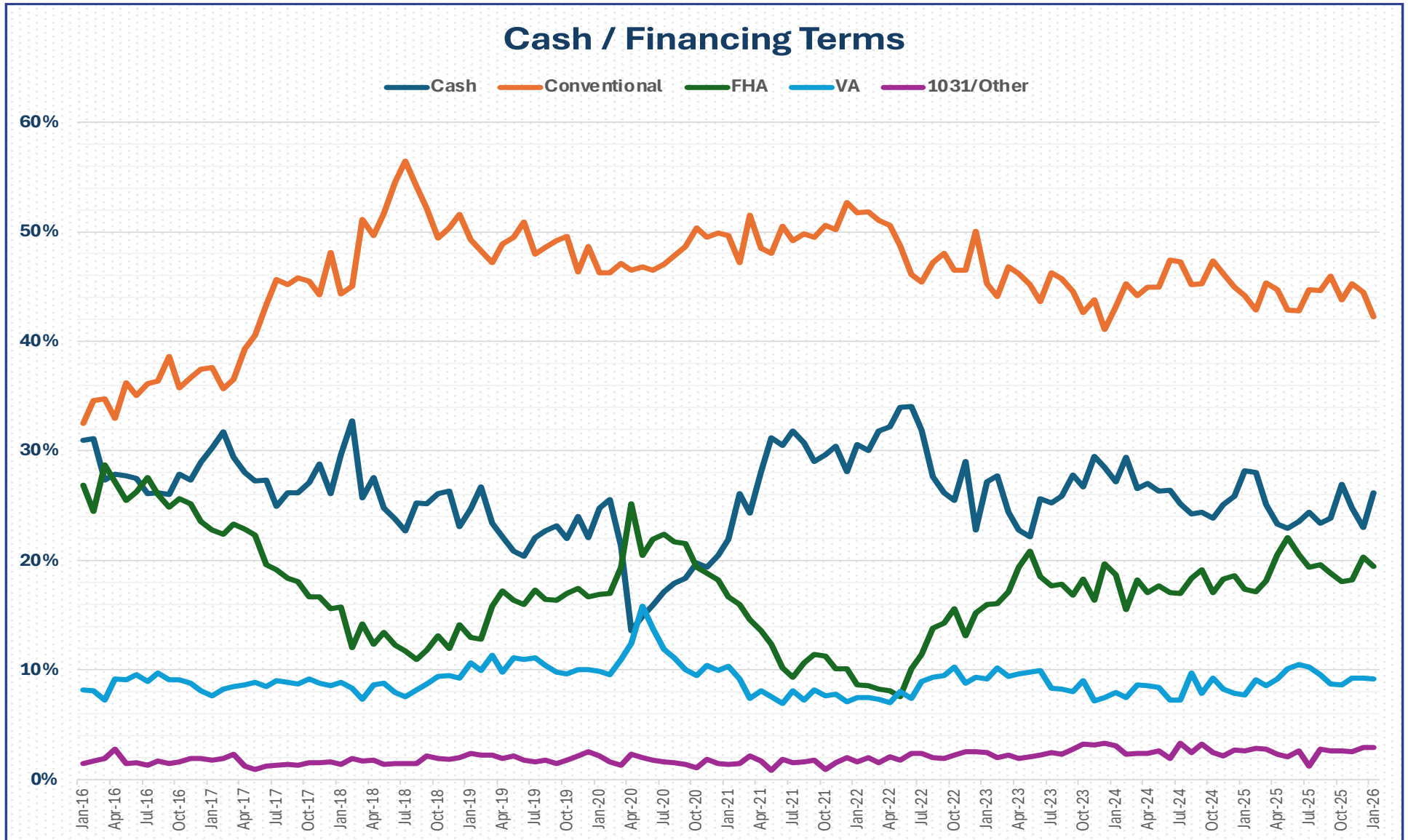
Last Month's Closings by Sold Terms





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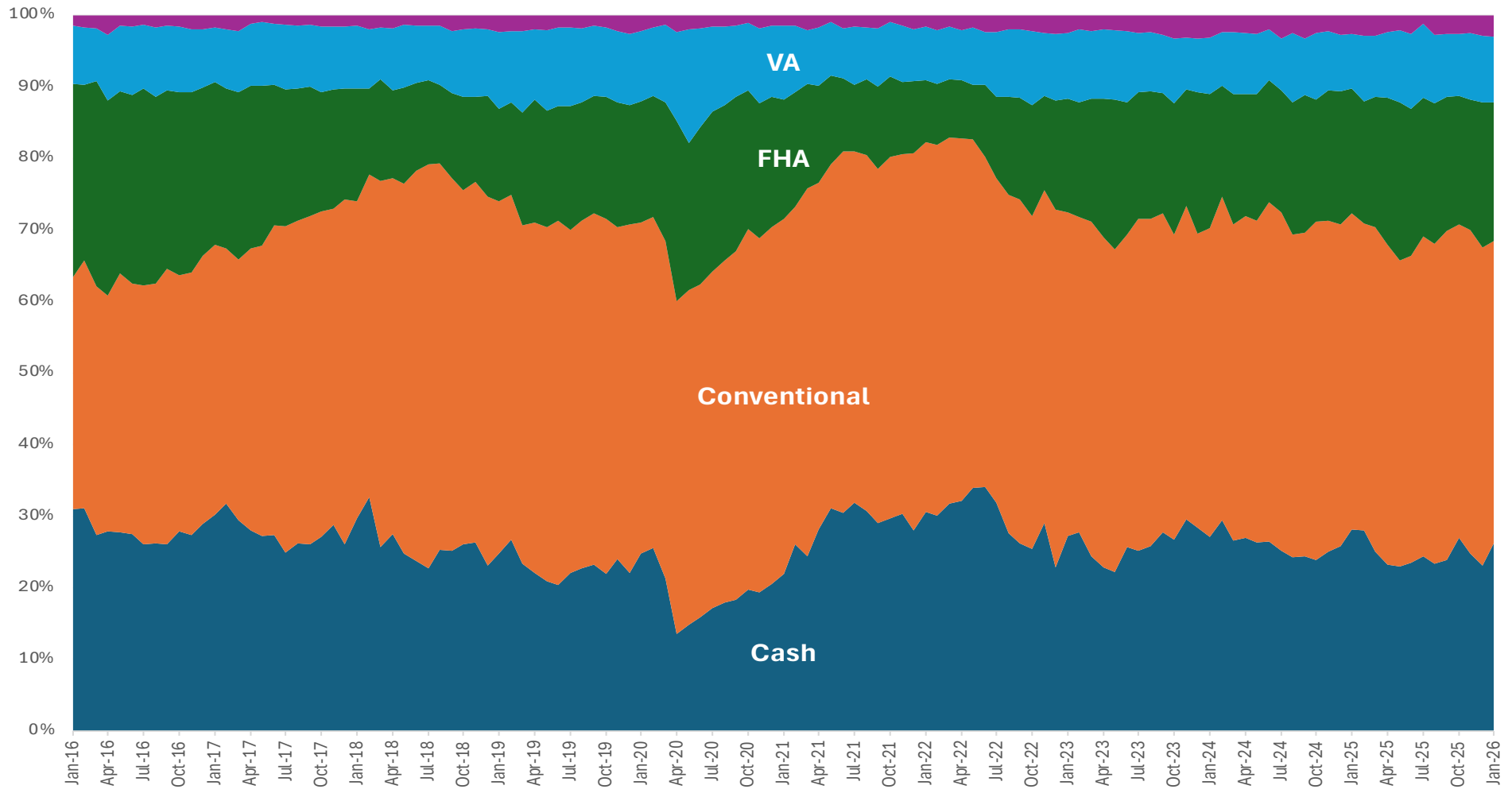


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Sold Terms

■ Cash ■ Conventional ■ FHA ■ VA ■ 1031/Other



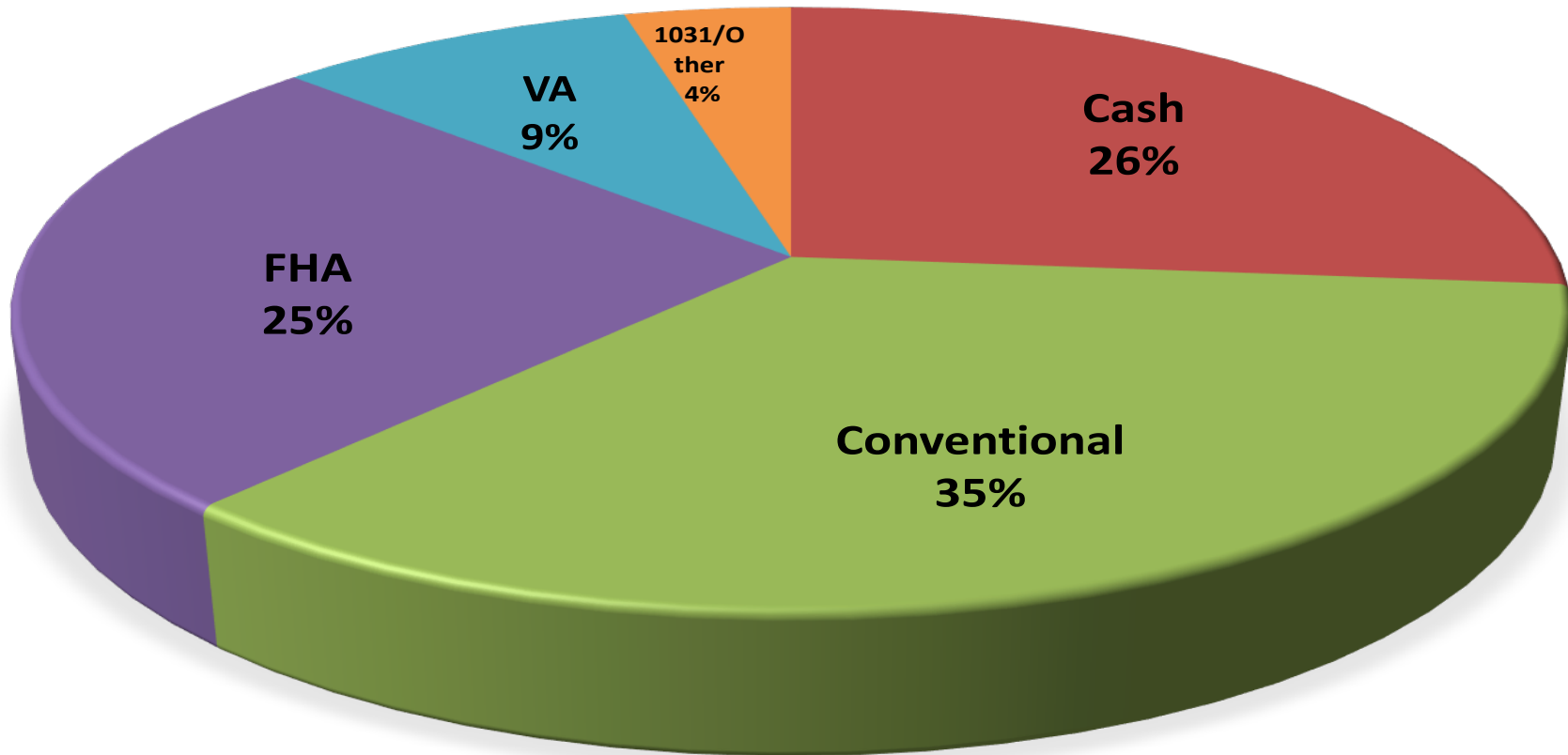
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Closings By Sold Terms Closings Less Than \$400,000

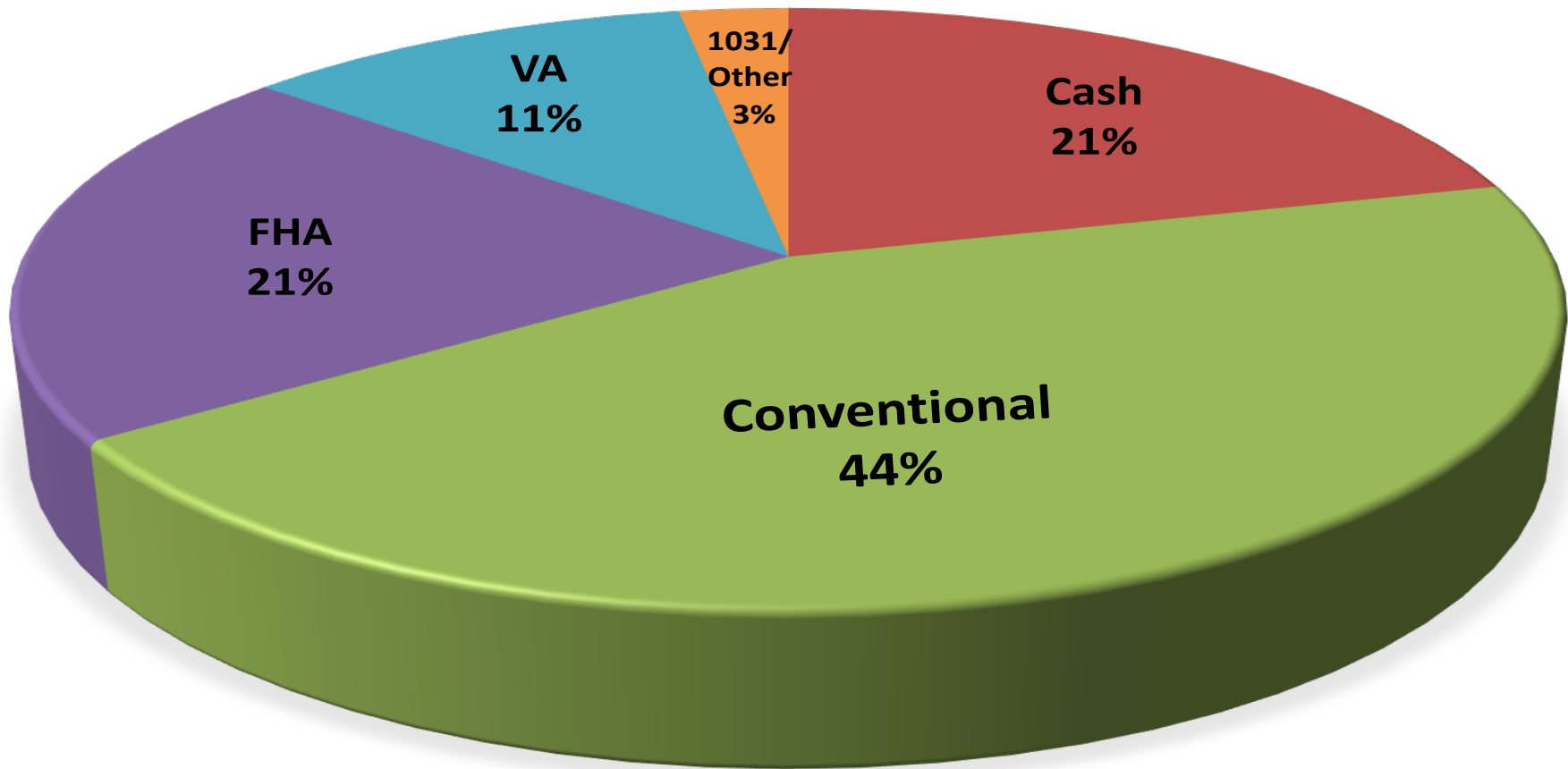




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Closings By Sold Terms Closings Between \$400,000 and \$700,000

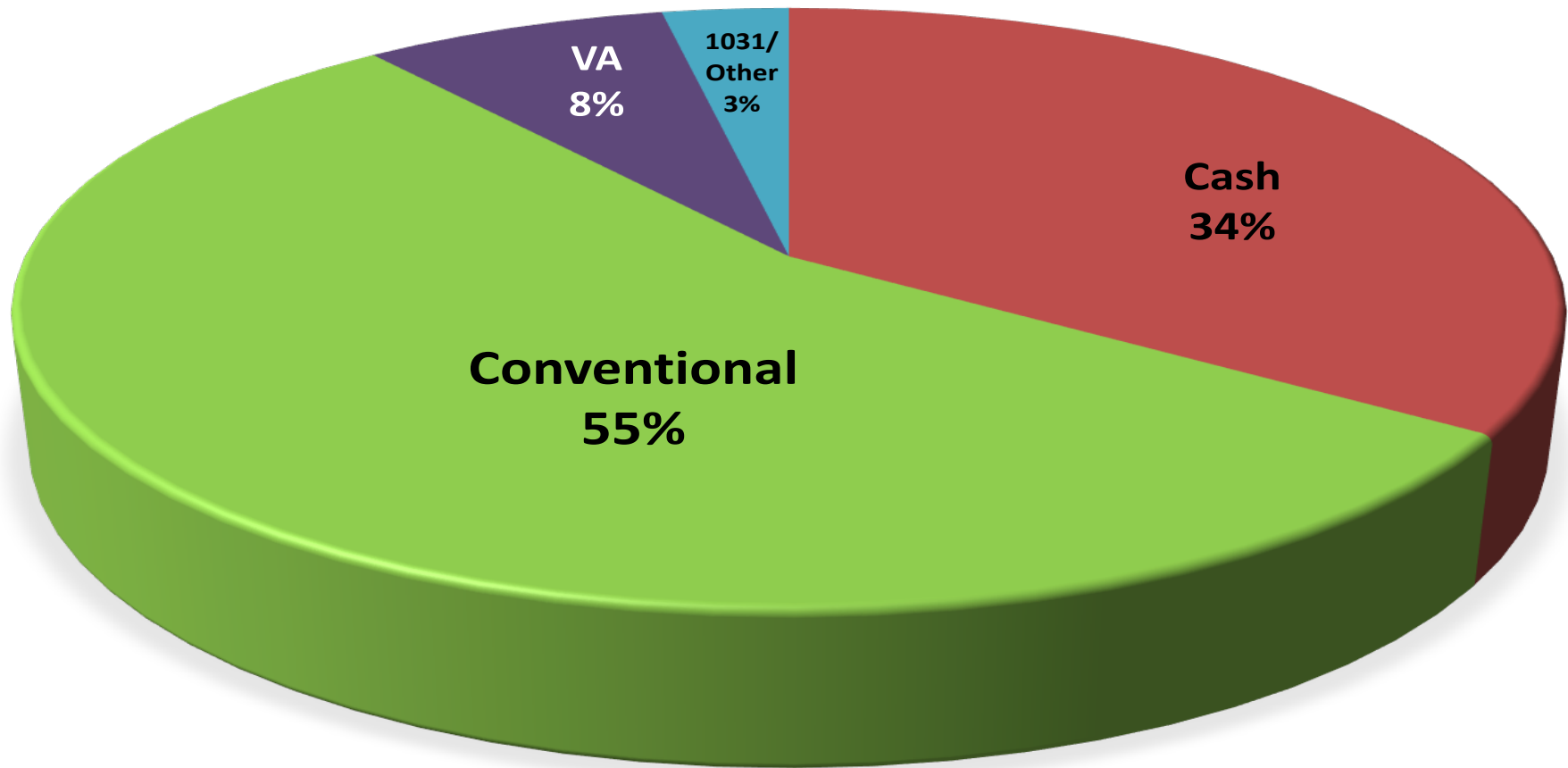




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000





Supply vs Demand - Single Family Residential

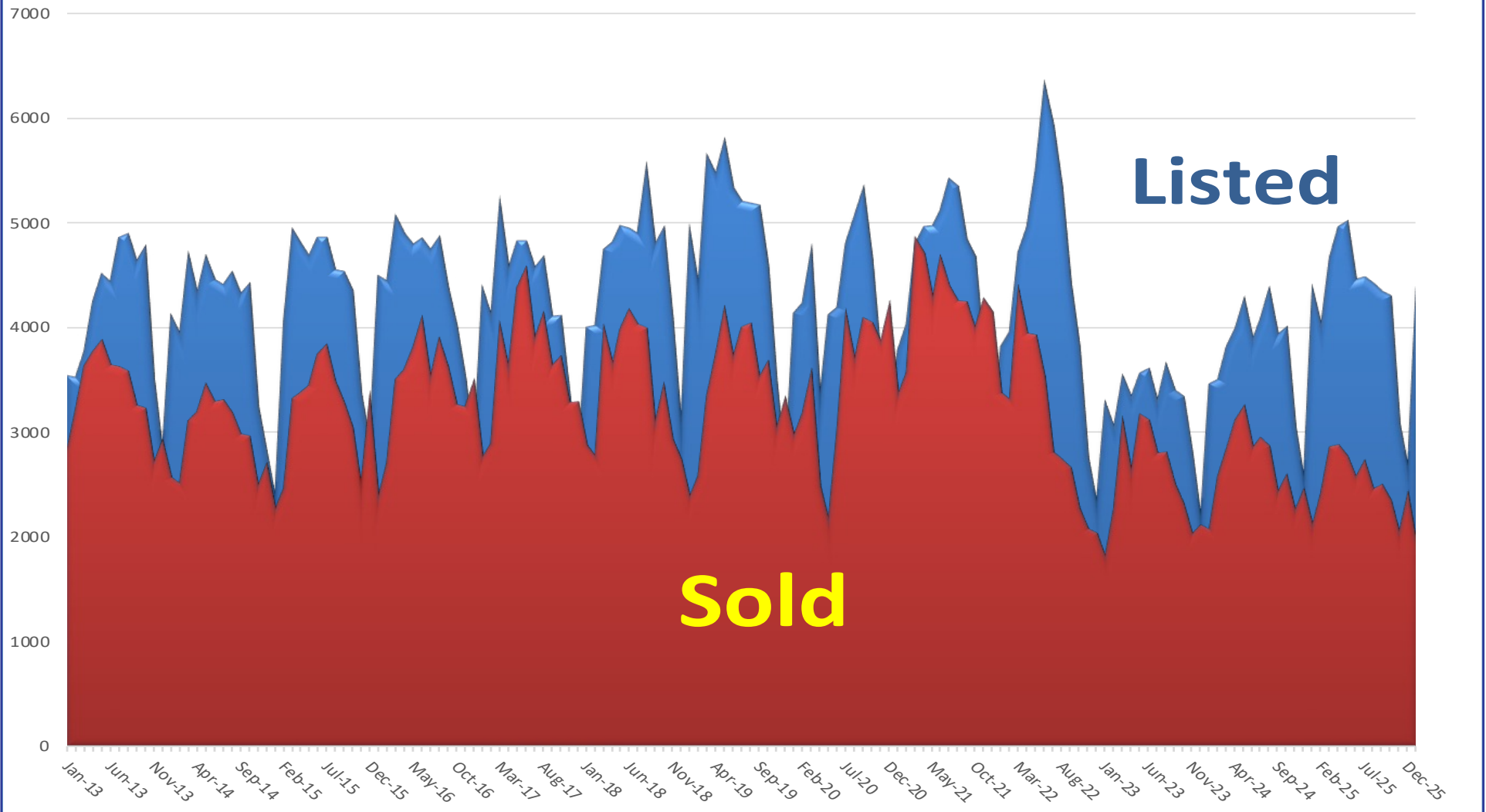




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Residential Listings Taken vs Listings Sold

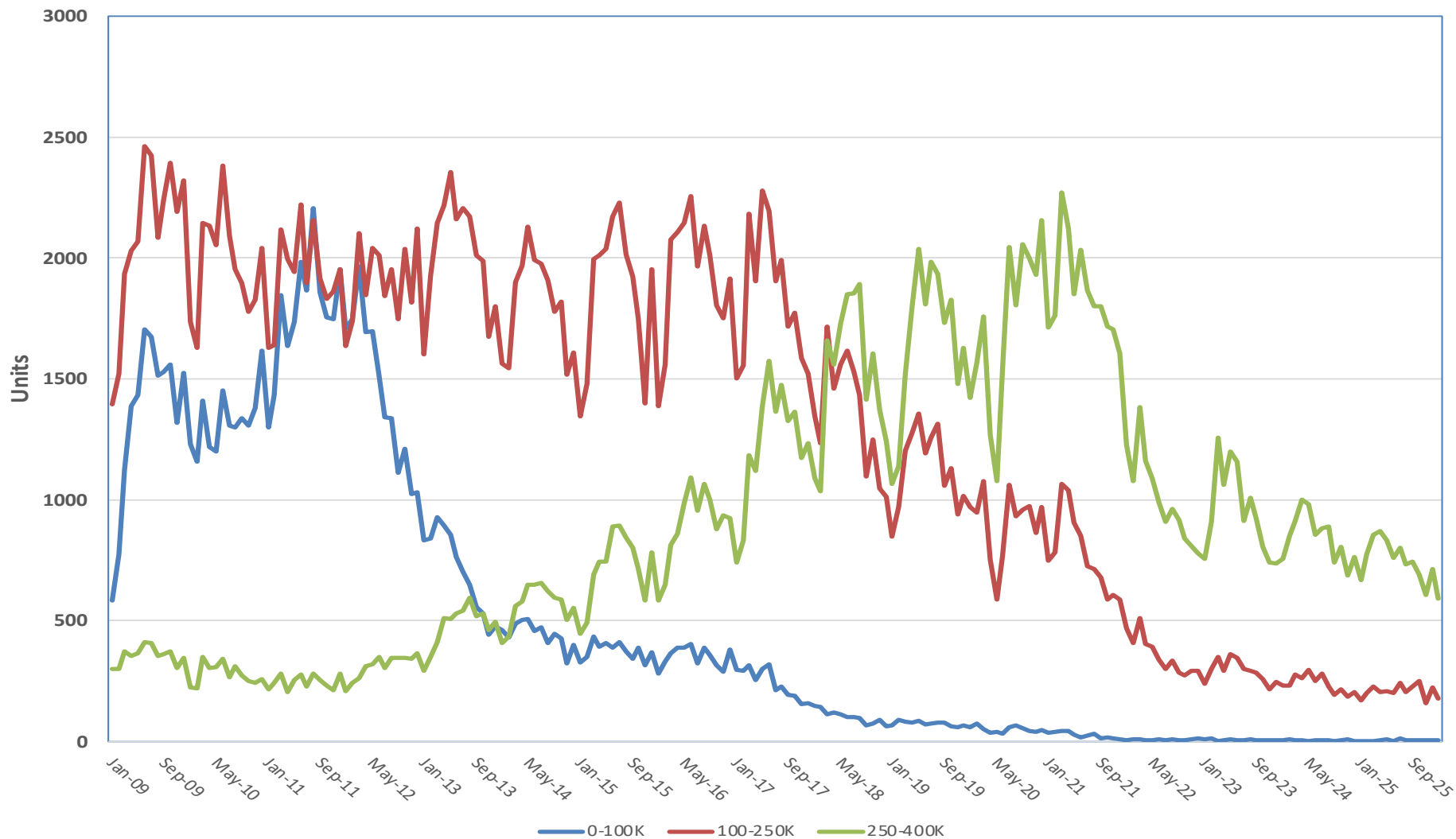




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Closed Units By Price Point - RES & VER



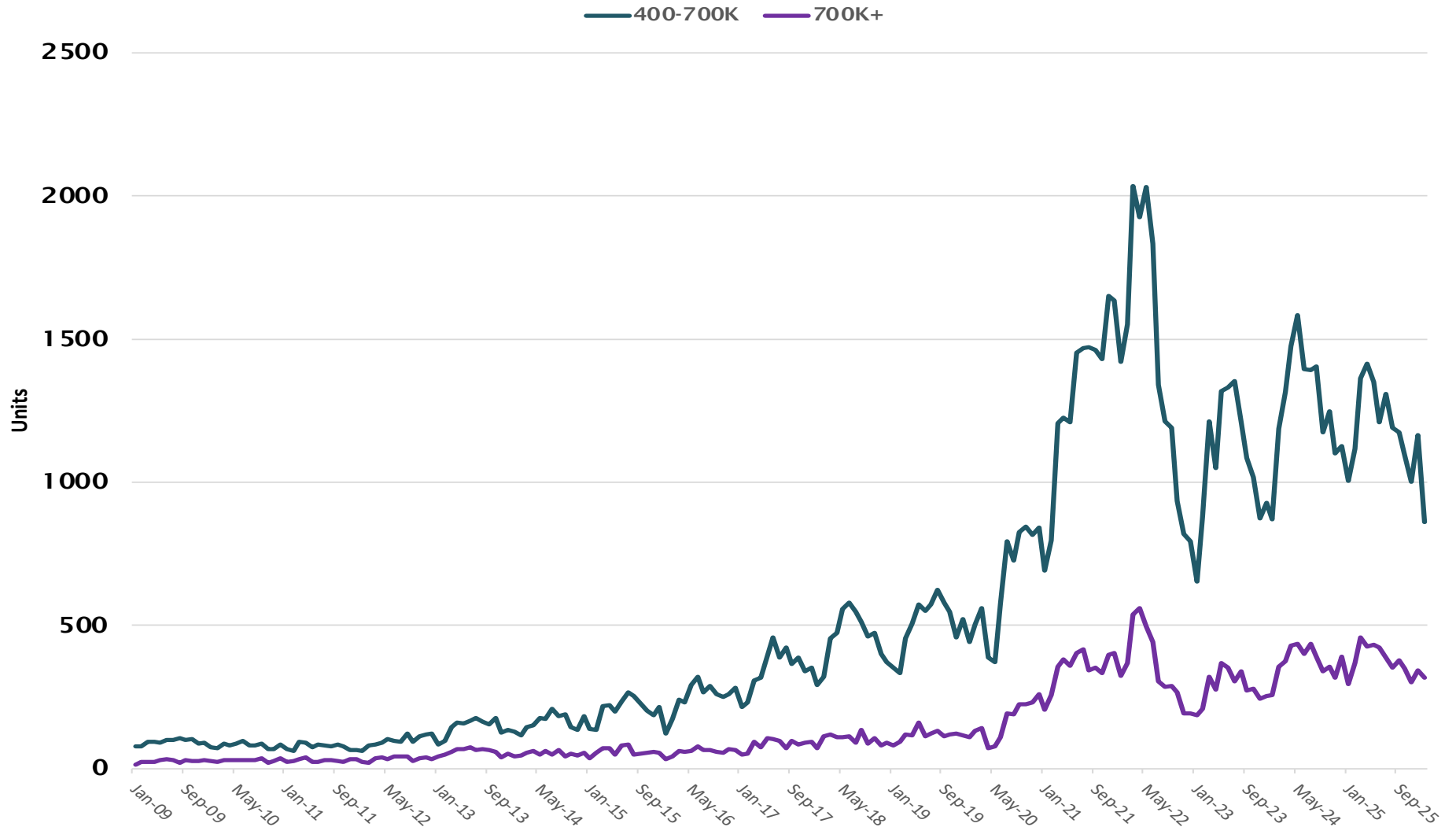
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Closed Units By Price Point - RES & VER



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Closing Trend by Price Point Residential and High Rise

