



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### February 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	3,121	6,621	2,609	1,633	550,000	914,194	481,110	644,246	5.0	17.7%	69
CON/TWH	966	2,628	595	476	277,500	320,894	285,000	301,068	7.0	14.8%	78
<i>Total Residential</i>	<i>4,087</i>	<i>9,249</i>	<i>3,204</i>	<i>2,109</i>	<i>469,900</i>	<i>745,585</i>	<i>440,000</i>	<i>566,791</i>	<i>5.3</i>	<i>16.9%</i>	<i>70</i>
Hi-Rise	155	635	58	39	399,900	743,899	319,000	775,194	18.0	5.6%	123
Multiple Dwelling	44	120	26	17	620,000	629,904	530,000	543,824	8.0	11.6%	107
Vacant Land	239	2,086	138	93	75,000	554,705	62,000	433,175	24.0	4.2%	183
Luxury Sales (RES & VER) \$1M+	410	1,225	244	169	1,700,000	2,763,221	1,400,000	2,101,857	8.0	11.5%	98



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### January 2026 Market Data

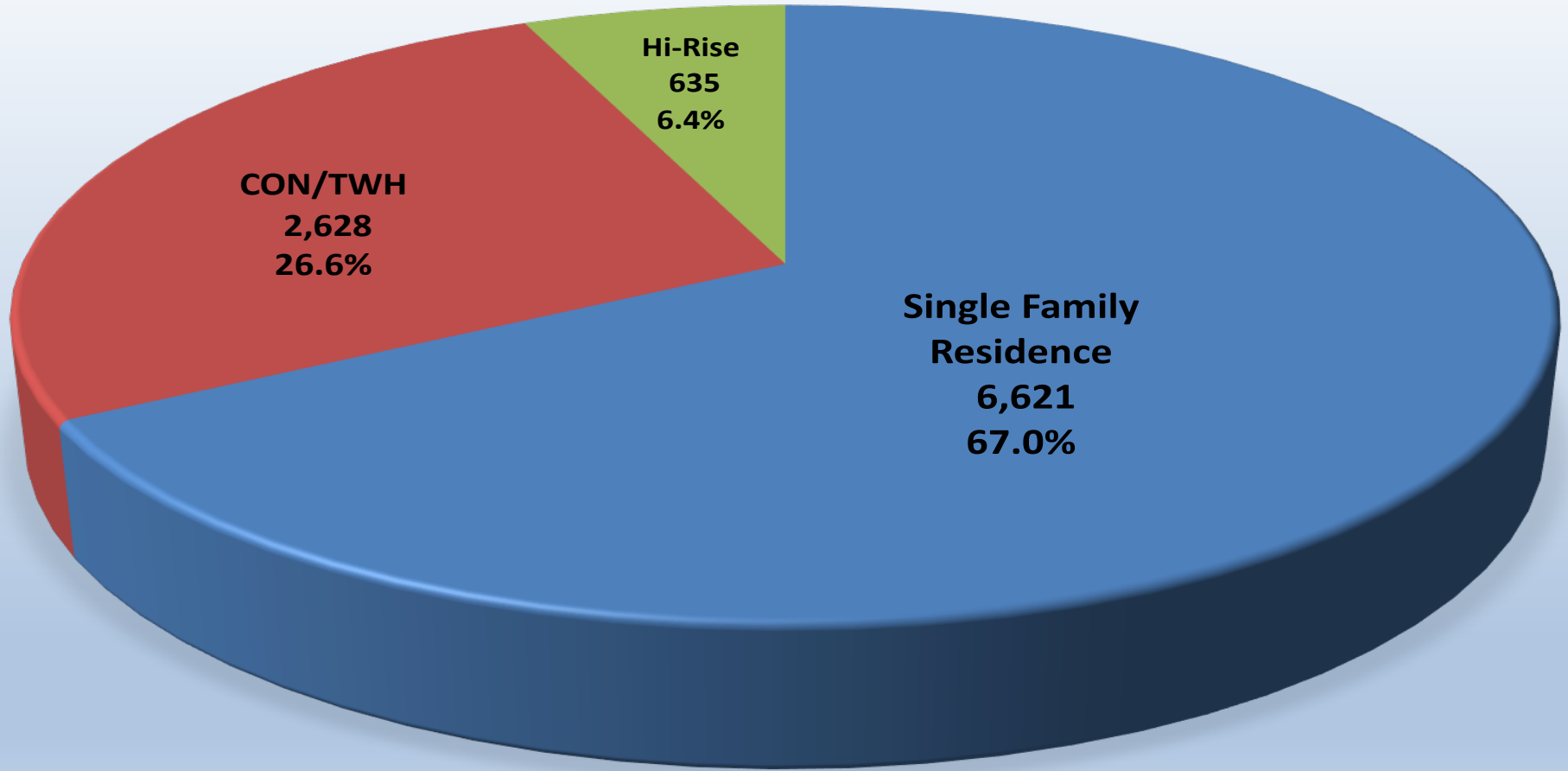
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,349	6,665	2,118	1,453	544,900	902,560	470,000	618,762	5.6	16.5%	68
CON/TWH	1,065	2,528	588	381	275,500	318,444	283,999	377,338	8.0	12.2%	73
<i>Total Residential</i>	<i>4,414</i>	<i>9,193</i>	<i>2,706</i>	<i>1,834</i>	<i>465,000</i>	<i>741,933</i>	<i>430,000</i>	<i>568,744</i>	<i>6.0</i>	<i>15.4%</i>	<i>69</i>
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

Las Vegas Market Update - March 2026

Las Vegas REALTORS \* Available Units

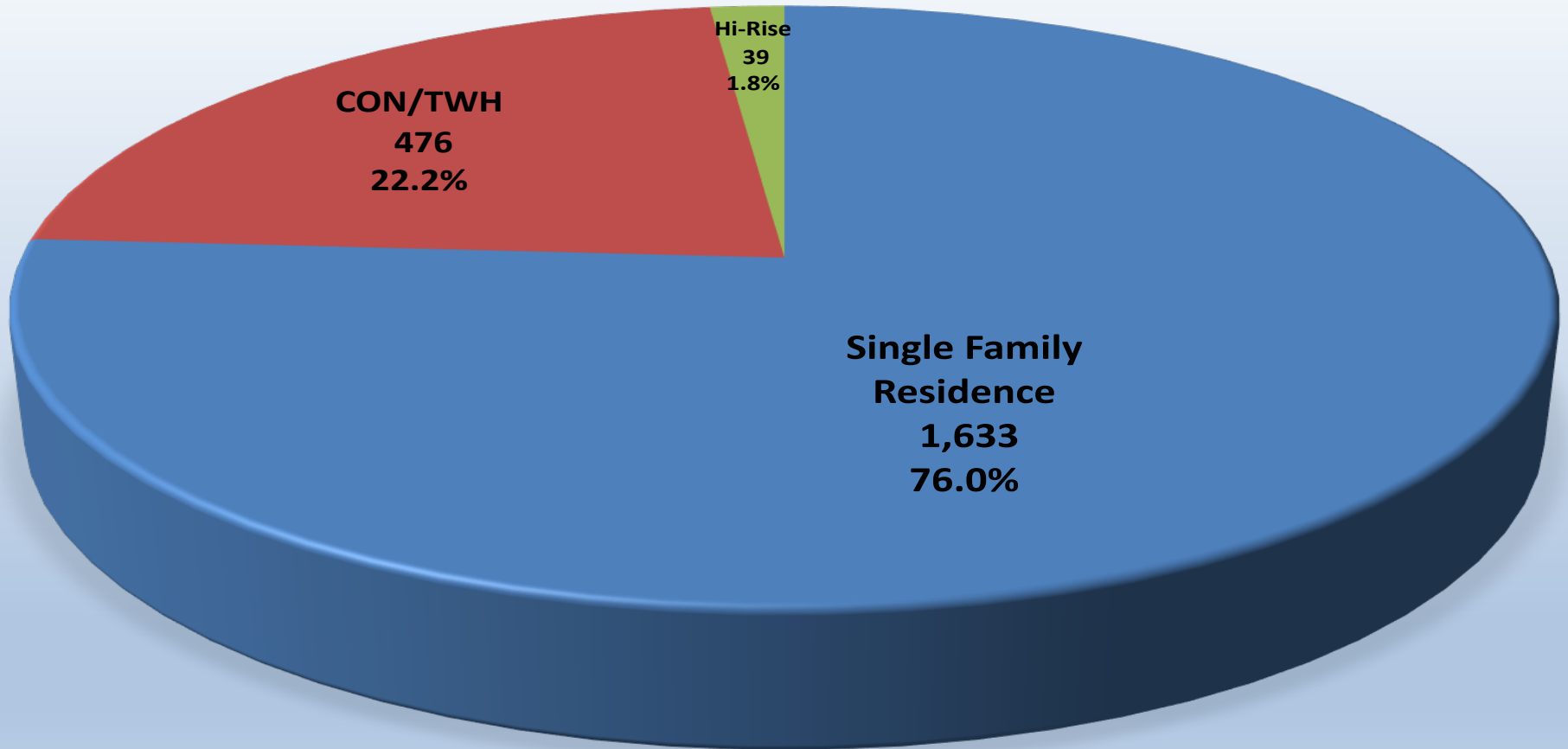




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2026

Las Vegas REALTORS \*Units Sold \* Last Month



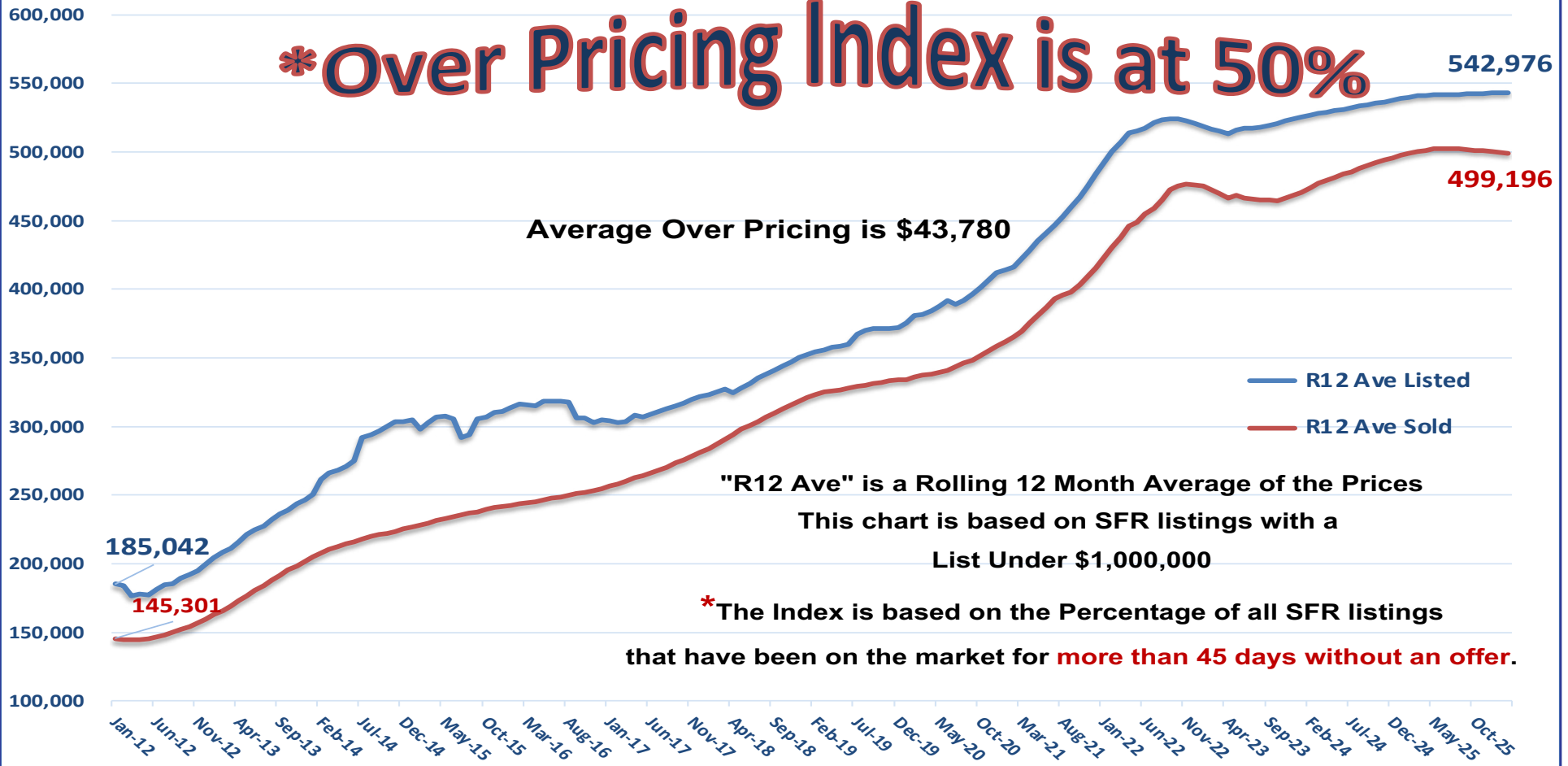


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### SFR Average List vs Closed Sale Prices

# \*Over Pricing Index is at 50%

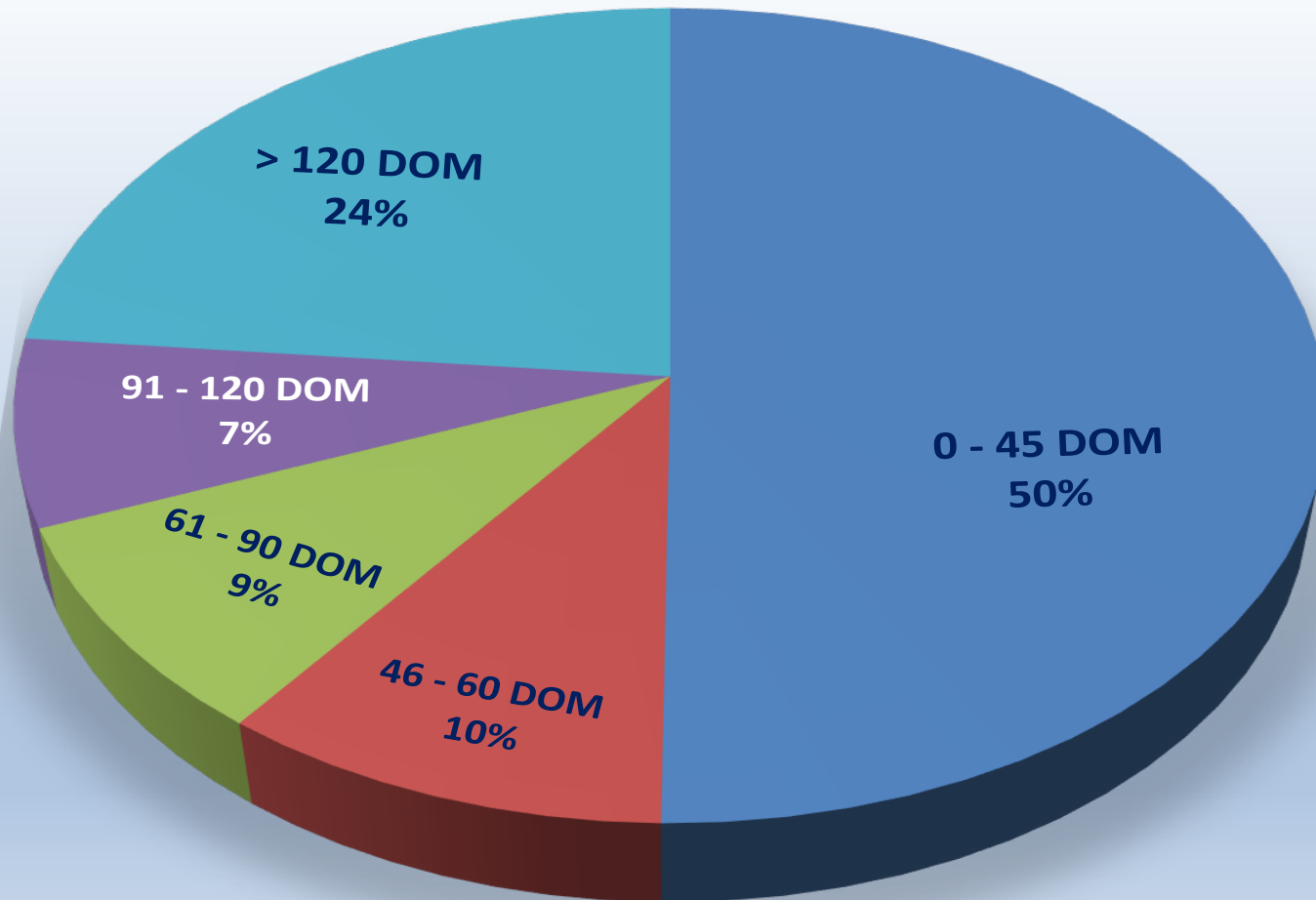




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2026

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







# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

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

	September	October	November	December	2026 January	February	Price Movement
Aliante	487,769	587,488	486,700	489,643	454,590	535,590	— — — — —
Anthem	621,250	783,333	850,000	766,667	500,500	770,167	— — — — —
Anthem Cnty Club	1,265,453	1,778,333	1,541,000	1,170,900	1,670,615	1,867,875	— — — — —
Cadence	527,245	538,628	517,404	523,202	549,946	535,889	— — — — —
Centennial Hills	611,249	489,167	696,932	787,889	523,667	608,258	— — — — —
Desert/South Shores	585,563	629,918	639,177	582,385	601,811	778,714	— — — — —
Green Valley	667,705	577,792	741,800	578,966	607,675	644,292	— — — — —
Green Valley Ranch	656,679	570,611	729,125	579,827	614,935	725,700	— — — — —
Inspirada	622,167	654,421	648,024	656,359	676,143	657,709	— — — — —
Iron Mountain Ranch	492,143	544,197	727,500	605,875	507,251	406,667	— — — — —
Lake Las Vegas	992,174	1,362,443	784,115	703,301	1,117,111	1,087,169	— — — — —
Lone Mountain	417,850	614,500	790,798	794,091	470,250	692,250	— — — — —
MacDonald Highlands	3,491,302	6,958,485	6,692,656	4,845,856	9,400,000	3,428,286	— — — — —
Mountains Edge	576,388	531,009	556,115	484,642	511,560	571,326	— — — — —
Peccole Ranch	467,500	525,590	635,330	716,167	626,500	526,889	— — — — —
Providence	547,845	471,519	496,117	462,793	522,200	503,070	— — — — —
Red Rock Country Club	3,100,000	3,361,250	1,962,500	1,725,400	1,813,836	2,350,746	— — — — —
Rhodes Ranch	660,317	670,254	580,250	559,032	482,428	588,909	— — — — —
Seven Hills	1,258,711	605,500	976,111	1,362,611	1,044,040	1,249,688	— — — — —
Siena (SFR & TWH)	779,333	629,556	801,965	778,500	715,000	778,764	— — — — —
Silverado Ranch	544,888	496,583	474,765	502,235	583,708	441,817	— — — — —
Silverstone Ranch	531,000	603,500	452,667	655,600	501,250	-	— — — — —
Skye Canyon	577,739	537,338	552,332	536,331	603,693	627,430	— — — — —
Southern Highlands	1,304,936	1,416,375	744,674	1,093,348	1,146,808	1,154,817	— — — — —
Spring Valley	447,500	477,757	501,149	463,276	466,788	509,721	— — — — —
Summerlin	1,432,166	918,368	1,233,930	1,153,527	879,542	987,034	— — — — —
Sun City Anthem	687,000	609,146	734,789	653,191	735,929	576,895	— — — — —
Sun City Summerlin	616,285	658,756	696,933	479,221	530,720	661,366	— — — — —
The Lakes	608,277	674,750	508,057	568,385	503,500	532,988	— — — — —
The Ridges	9,306,250	3,187,500	3,633,333	4,356,250	3,105,000	5,108,750	— — — — —
Tuscany	557,375	505,333	524,600	507,000	568,000	506,667	— — — — —
Other Groups							
Clark County	625,675	629,509	623,896	608,052	626,761	650,224	— — — — —
Boulder City	820,226	665,429	584,357	604,583	520,629	849,583	— — — — —
Pahrump	383,532	384,366	423,090	429,716	407,929	443,497	— — — — —
High Rise Sales	918,248	716,949	713,747	673,526	747,407	775,194	— — — — —
Luxury Sales (\$1M+)	2,067,466	2,081,564	1,967,955	2,000,797	2,084,343	2,108,333	— — — — —

Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on March 2026 Data

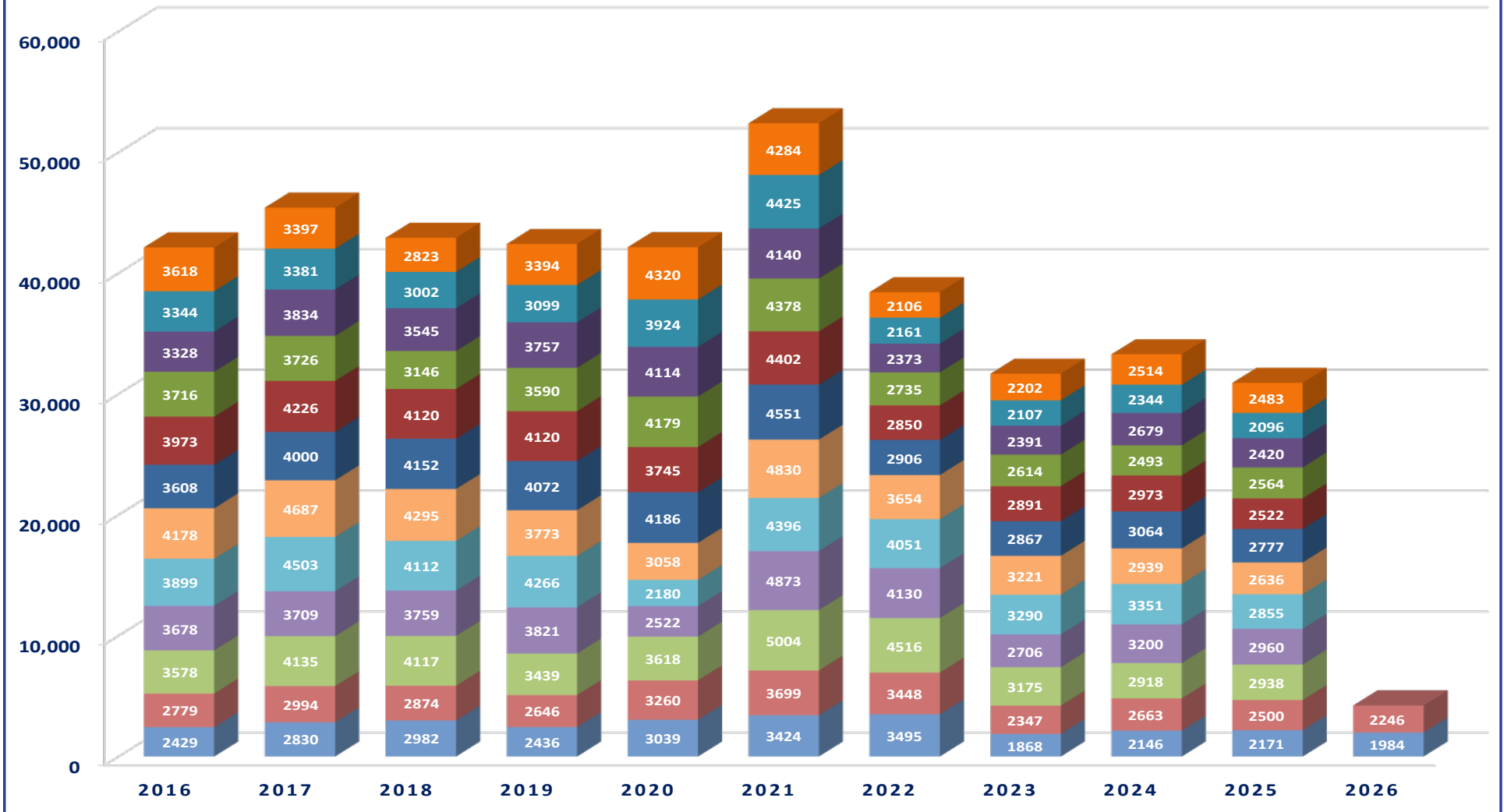


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### ALL RESALE CLOSINGS - RES, VER, MULTI

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



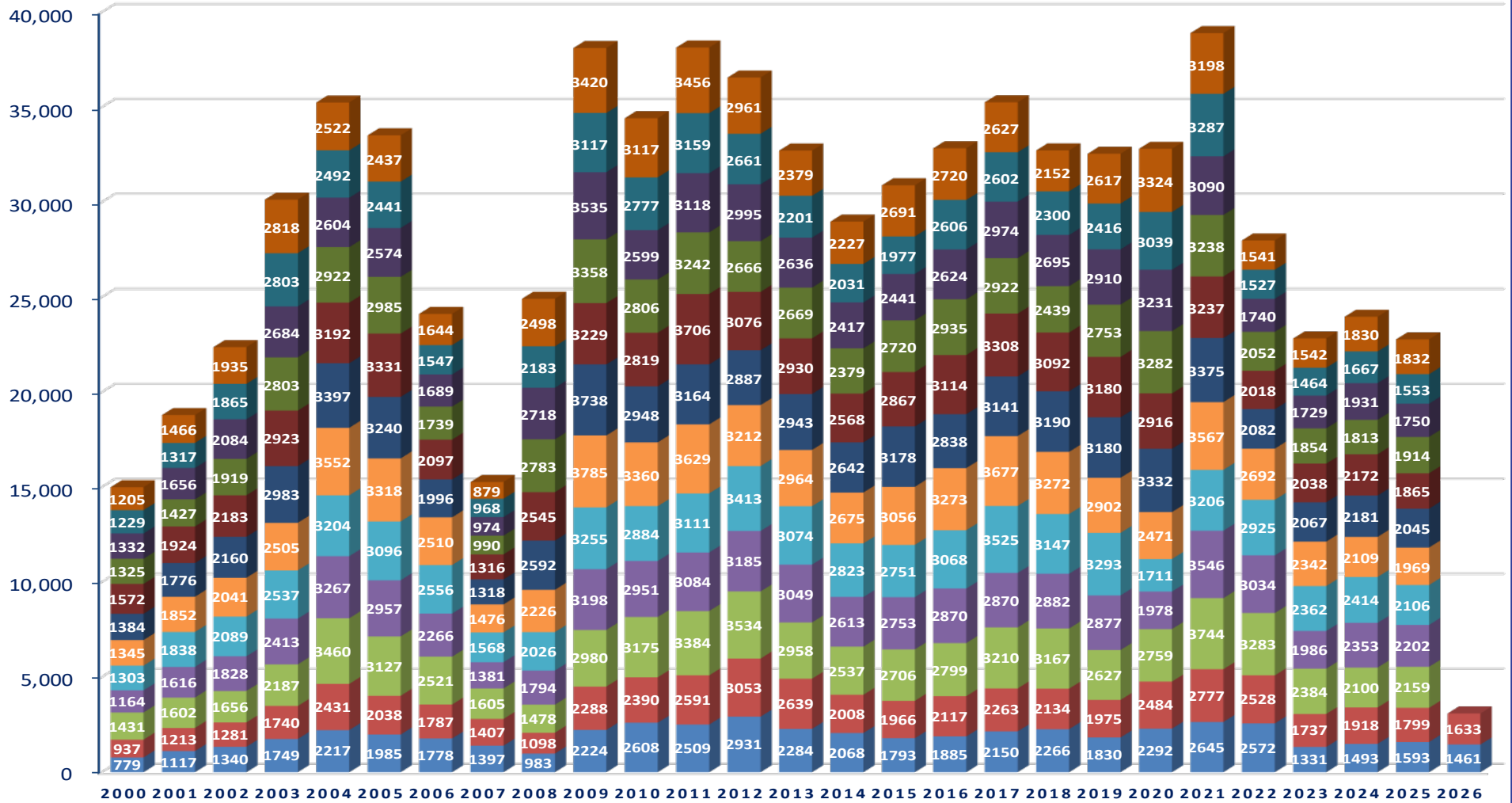


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



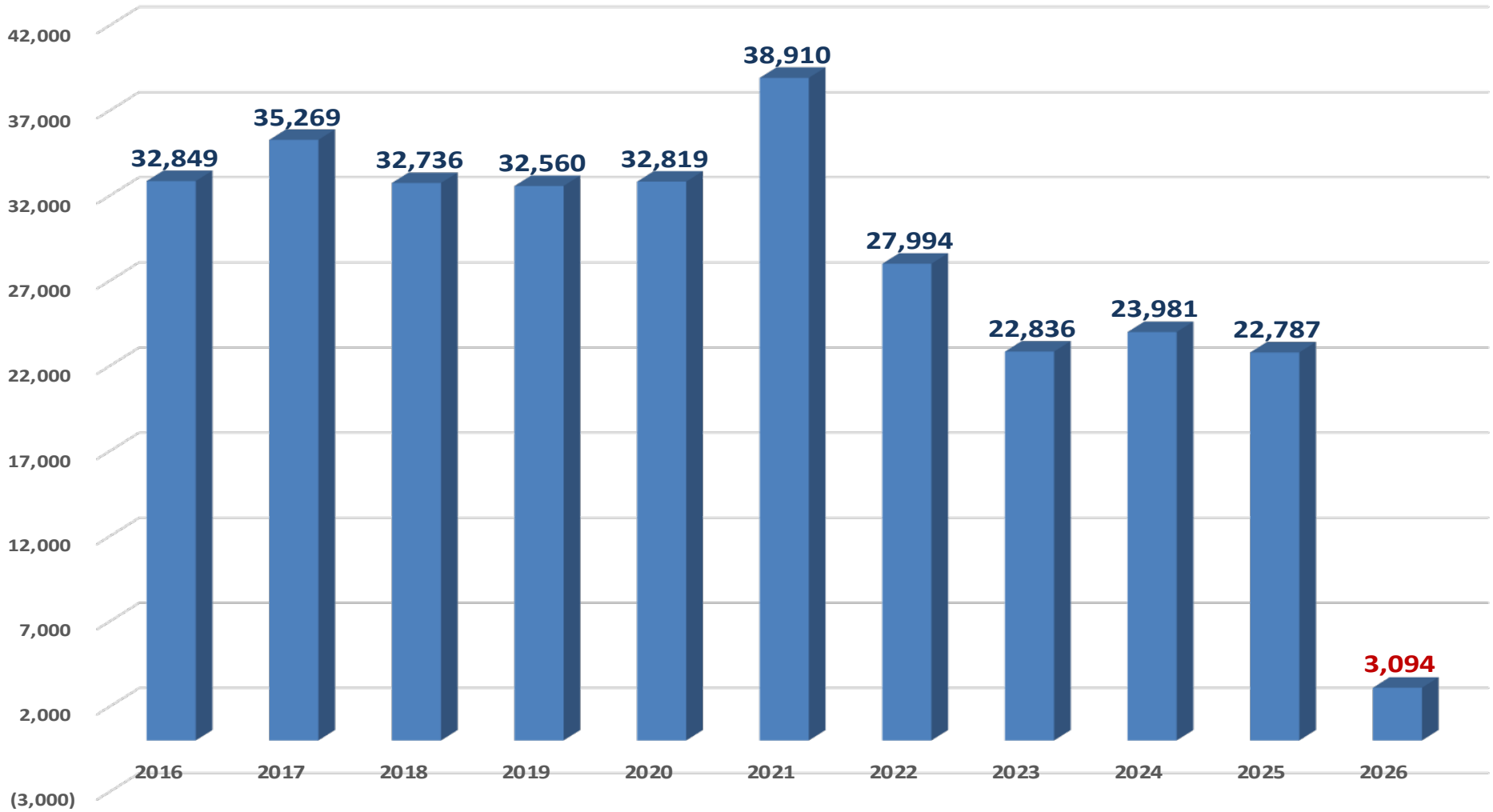
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS



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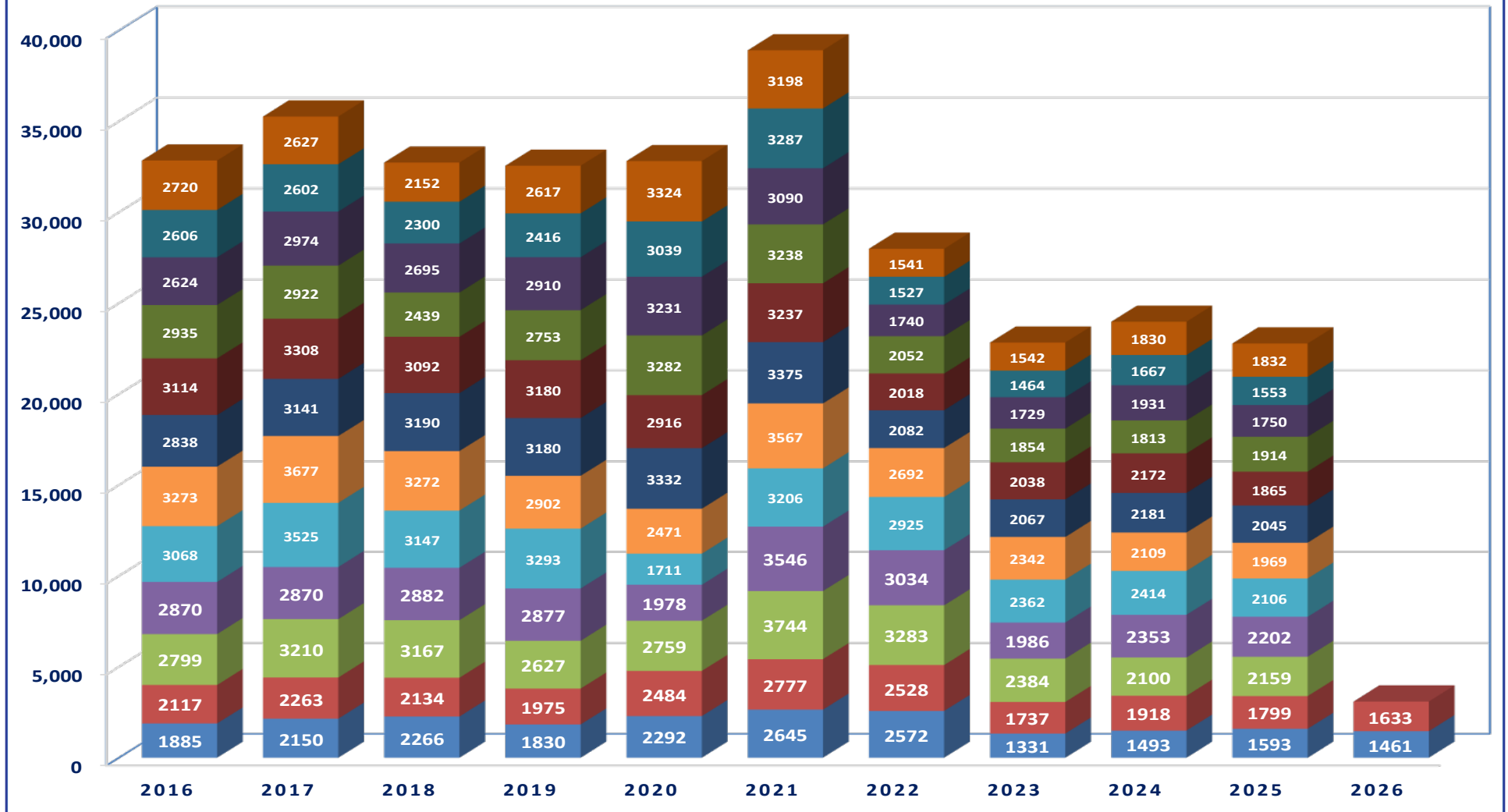


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



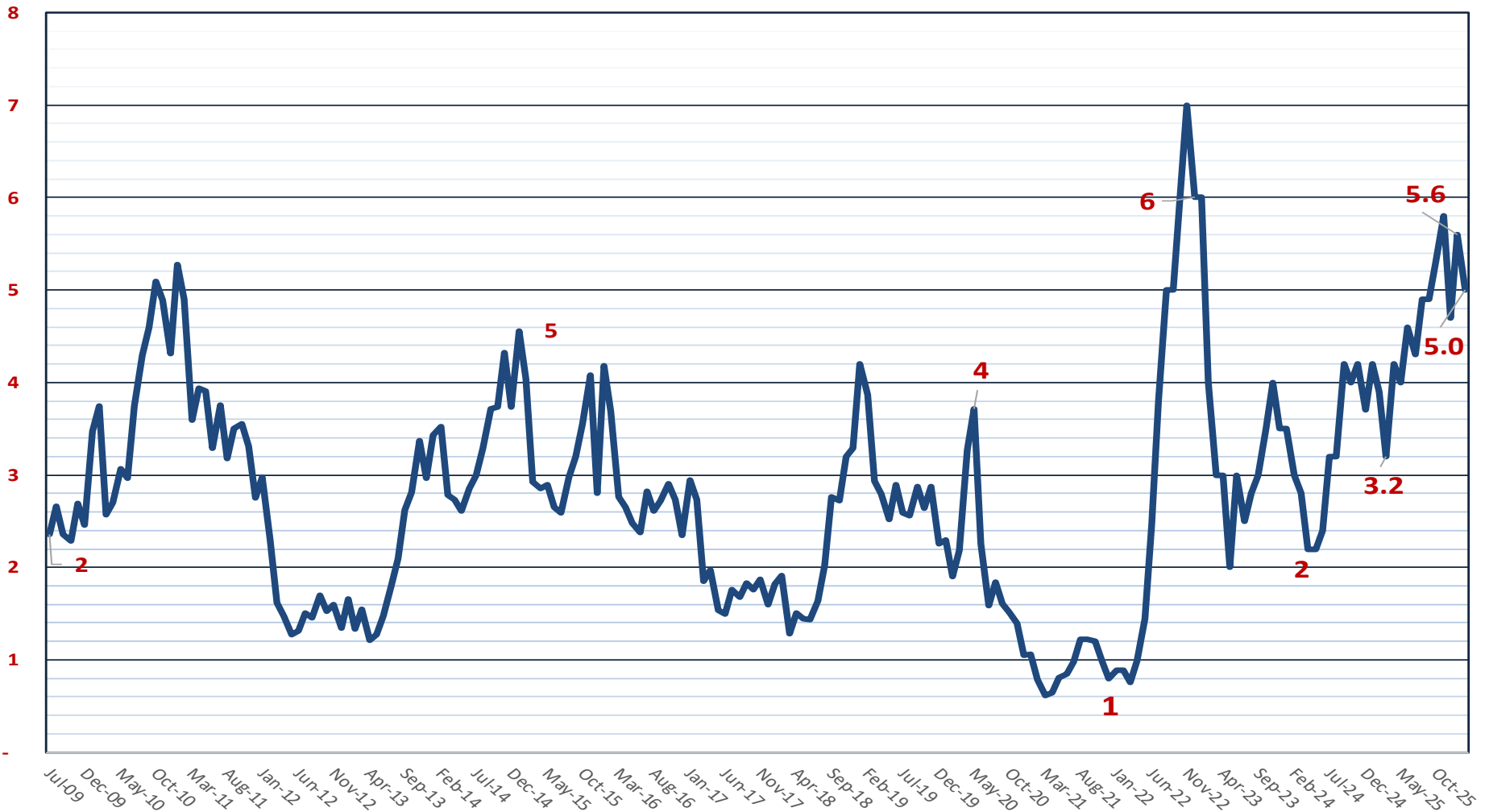
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### Single Family Residential Homes Months of Inventory



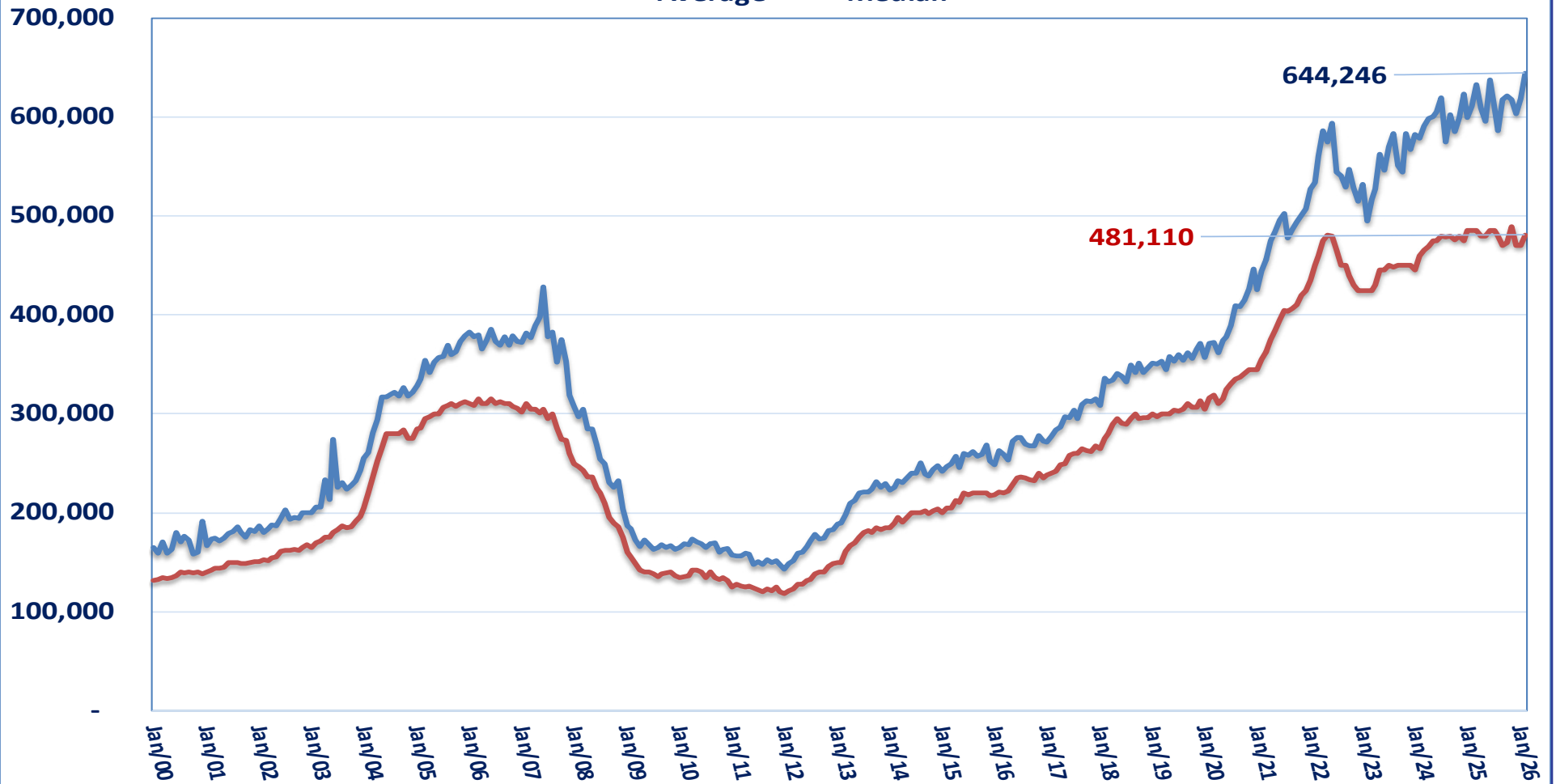


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### SFR Market Prices

— Average — Median

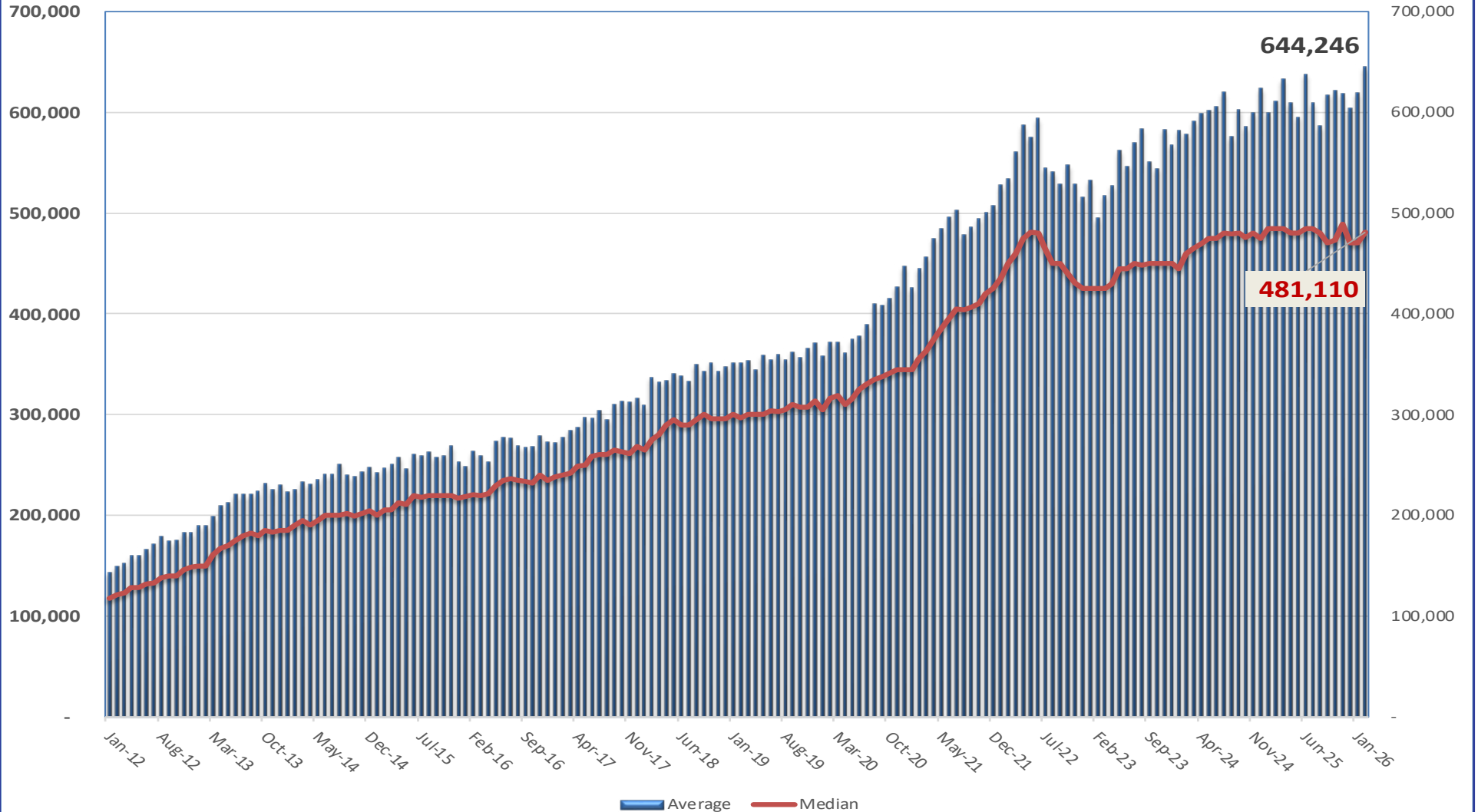




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### Single Family Residential Price Trend

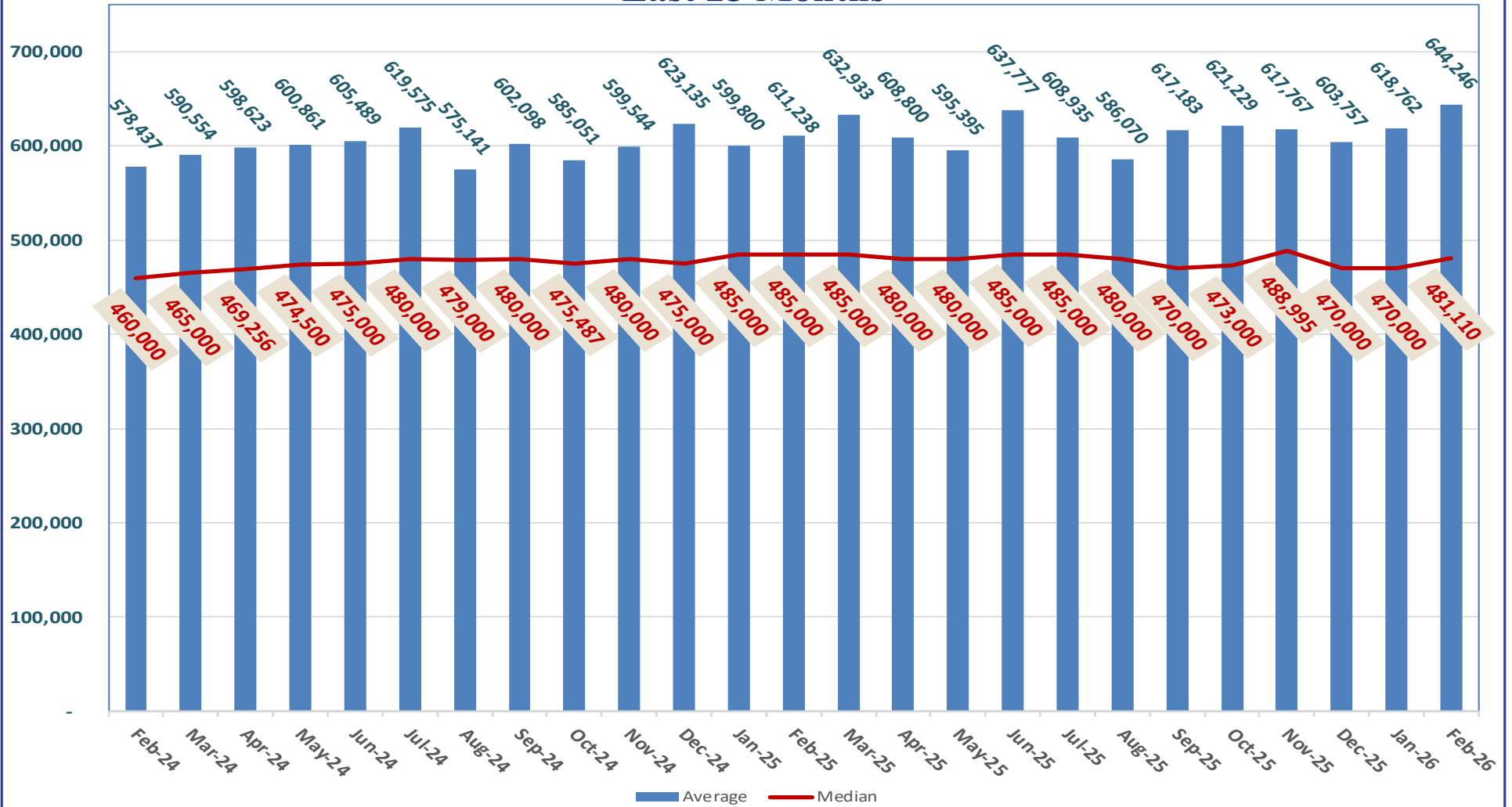




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### Single Family Residential Price Trend Last 25 Months

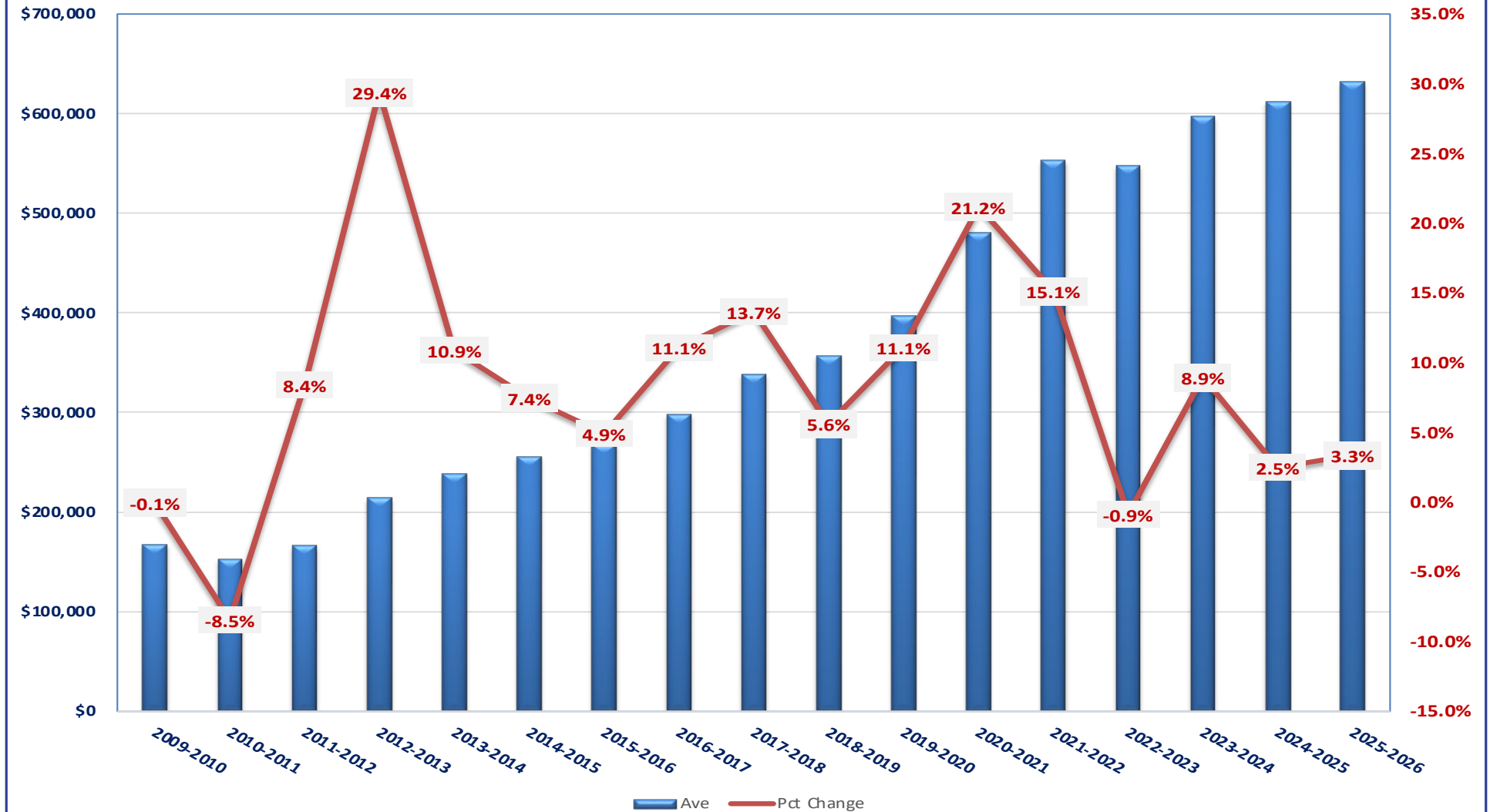




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## Las Vegas Market Update - March 2026

### SFR Average Price and Year Over Year Percent Change



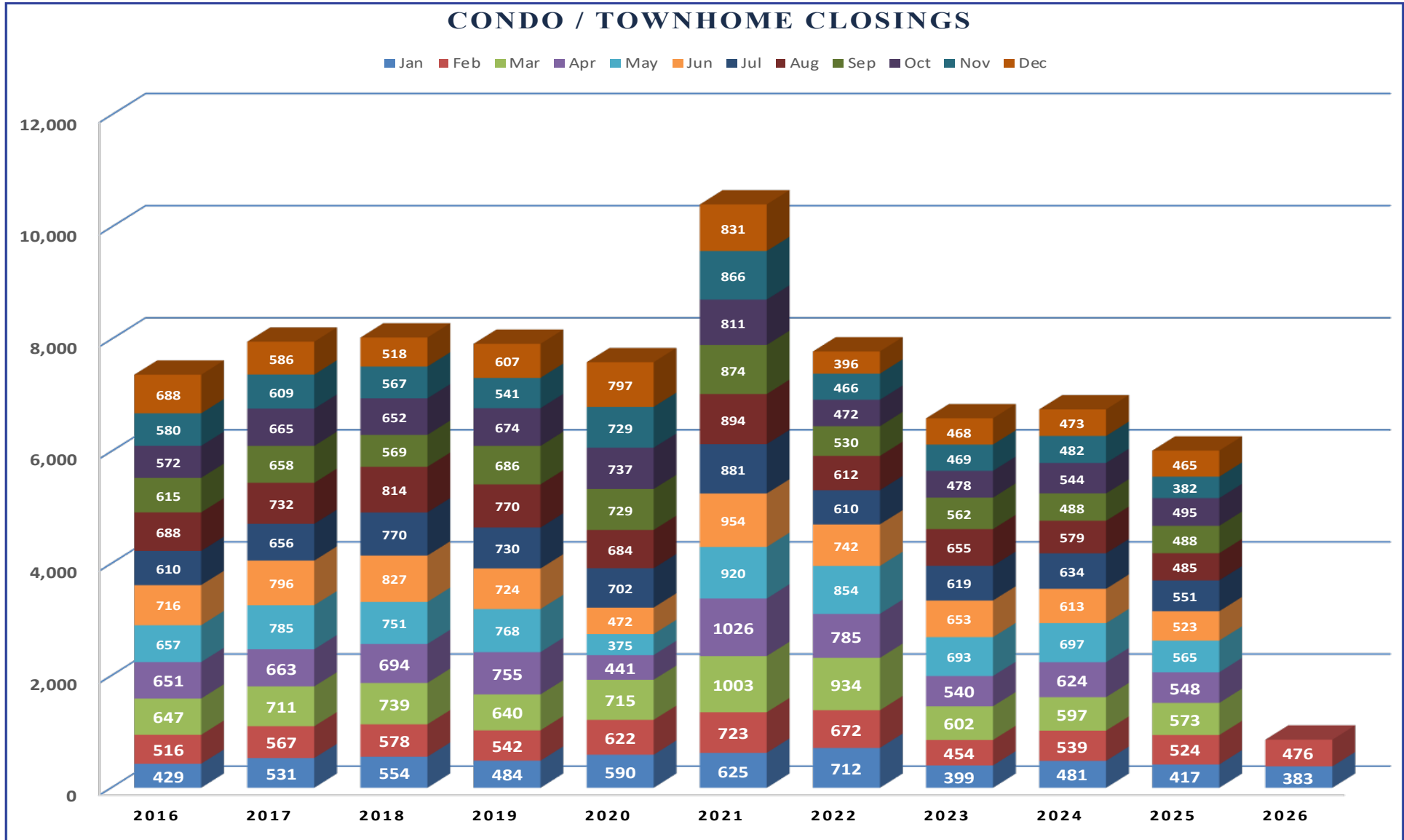


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### CONDO / TOWNHOME CLOSINGS

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



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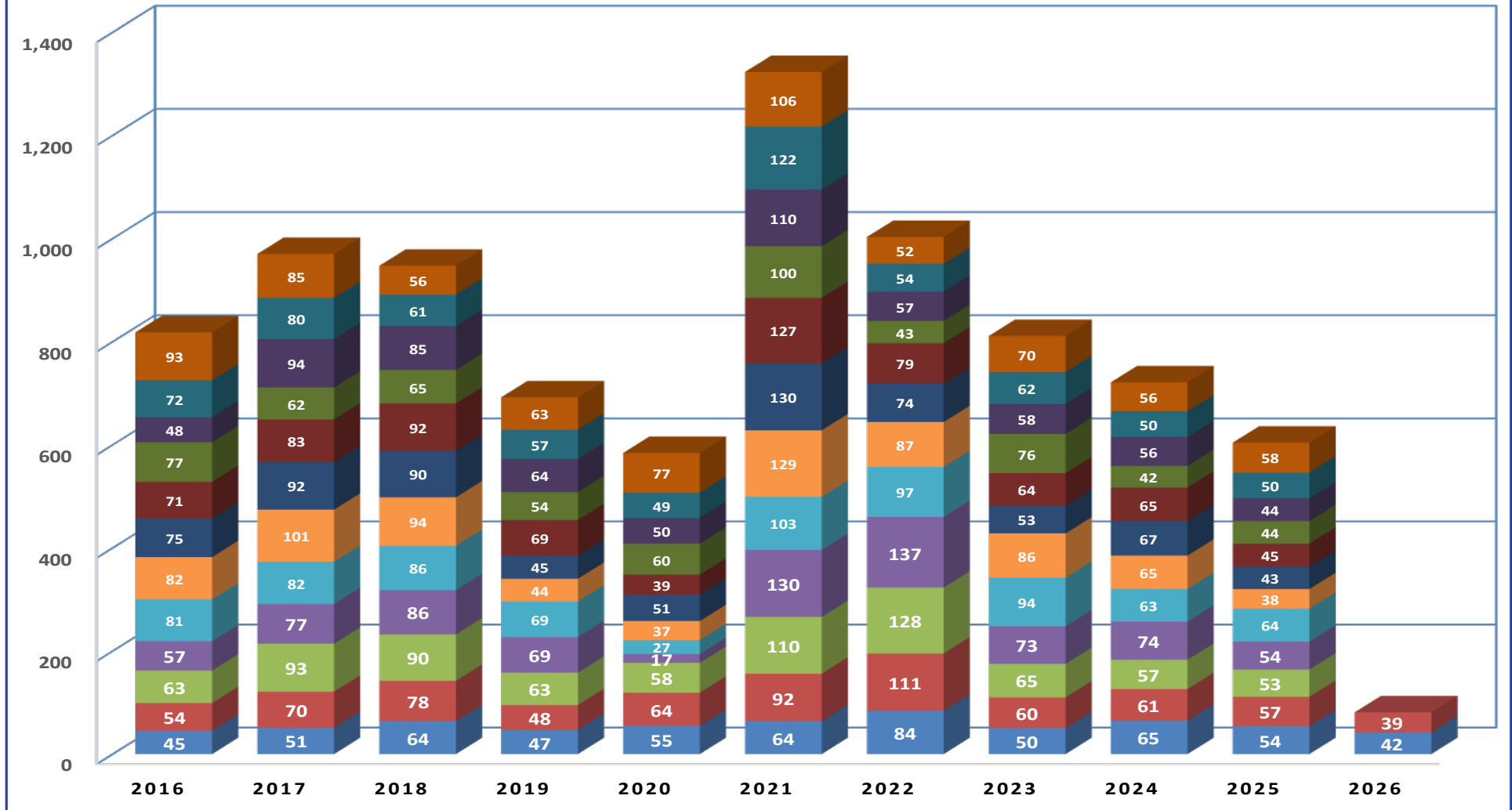


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### VERTICAL / HI-RISE CLOSINGS

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



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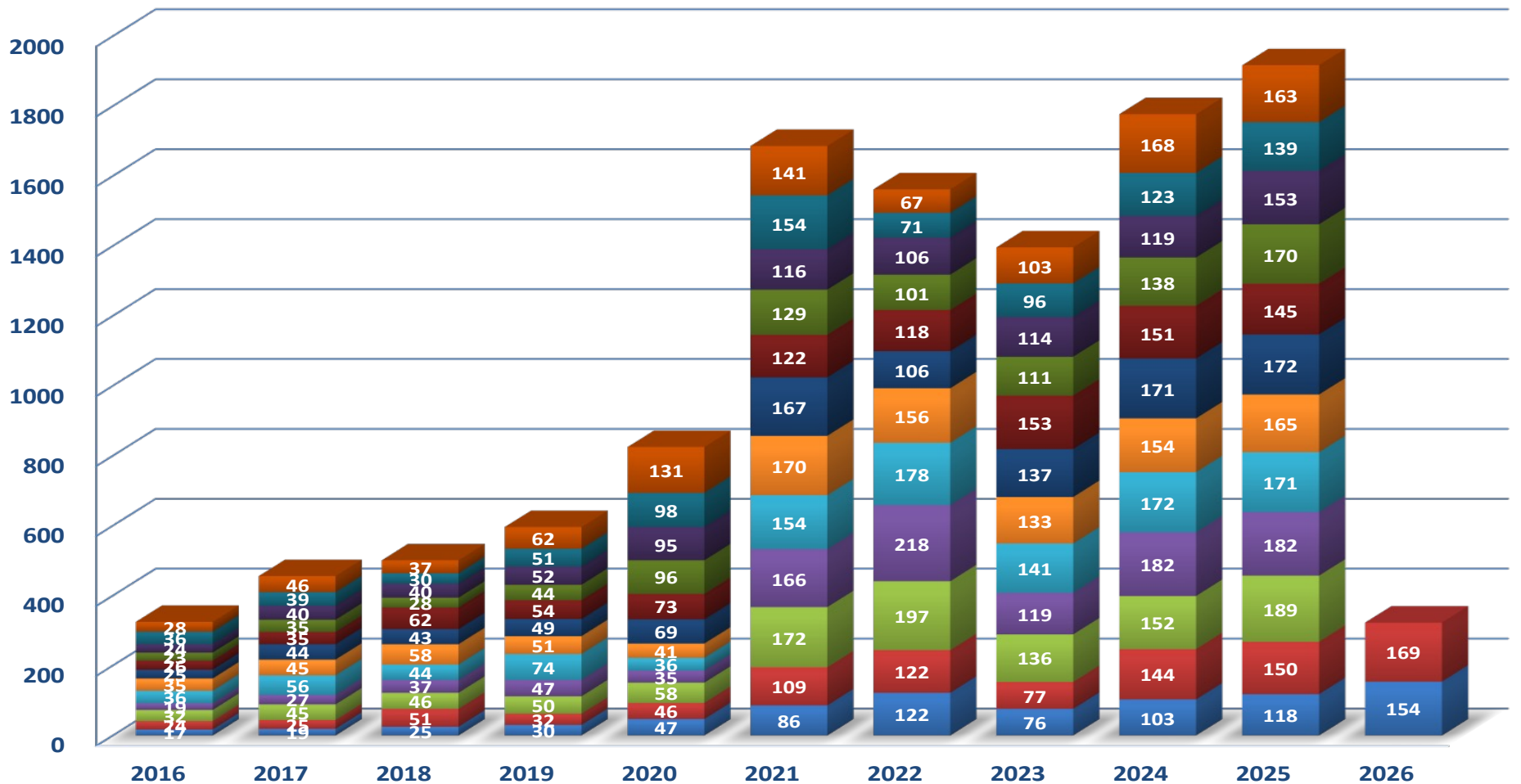


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### LUXURY SALES \$1,000,000 AND OVER

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

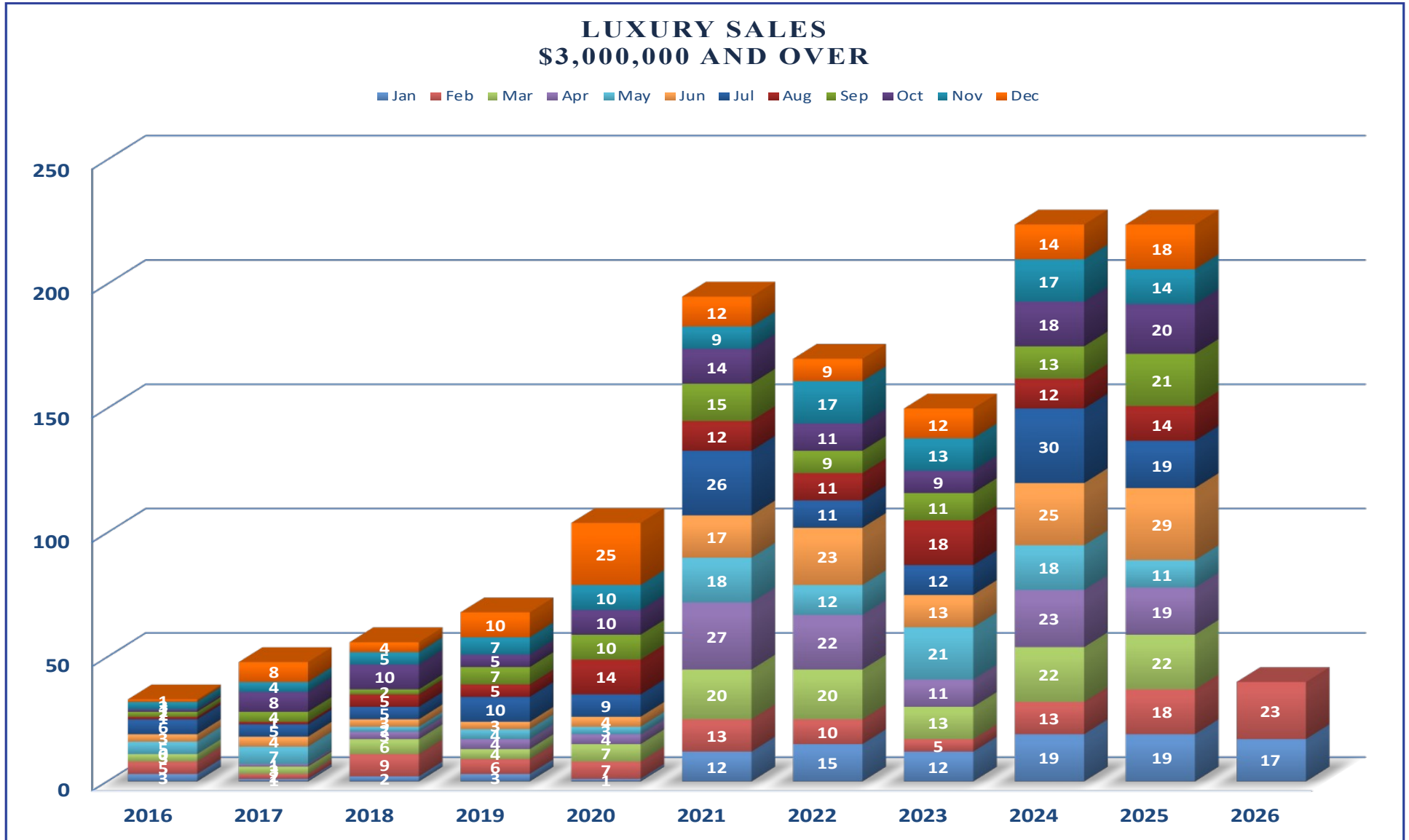


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## Las Vegas Market Update - March 2026



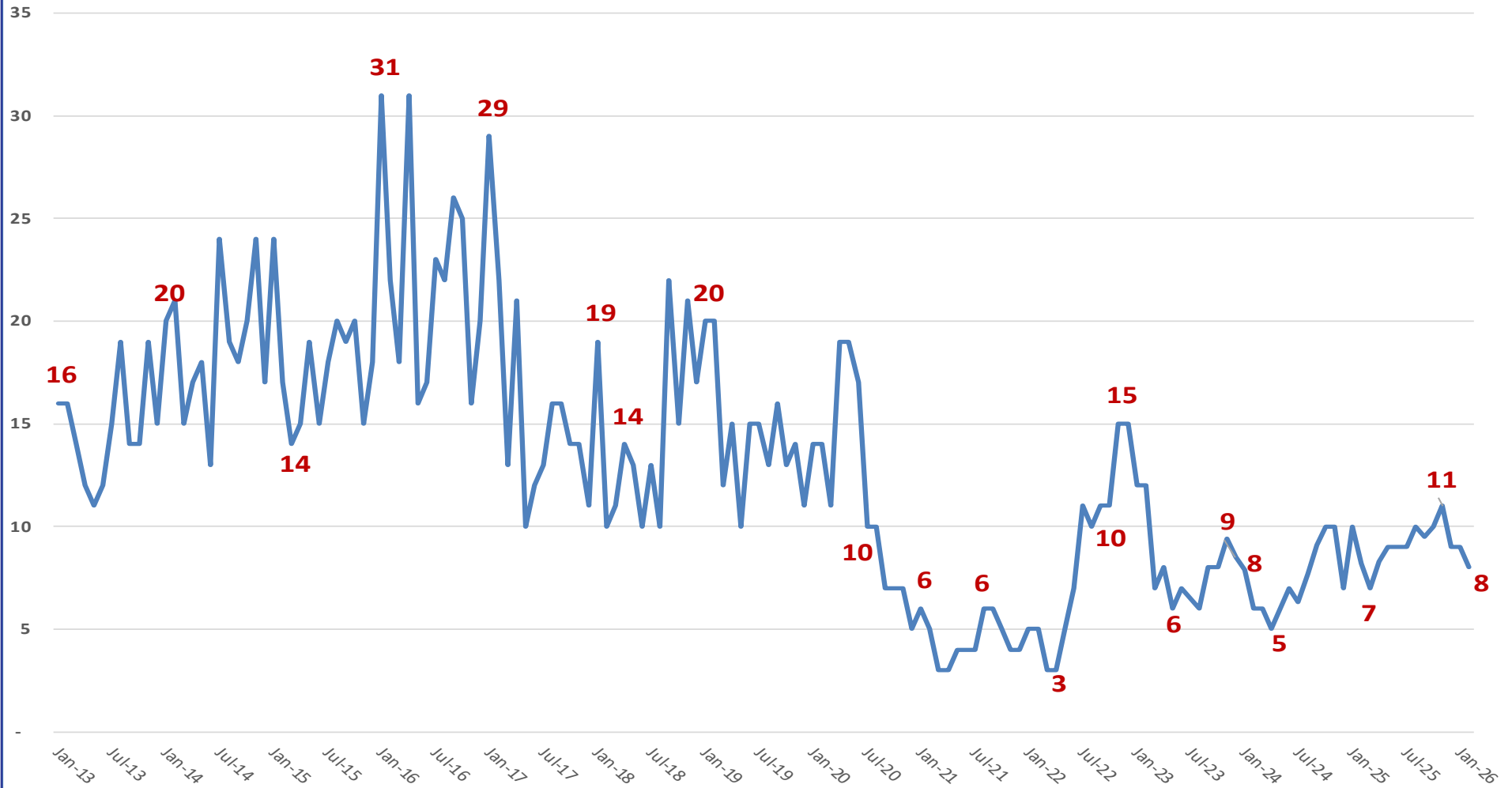
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

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



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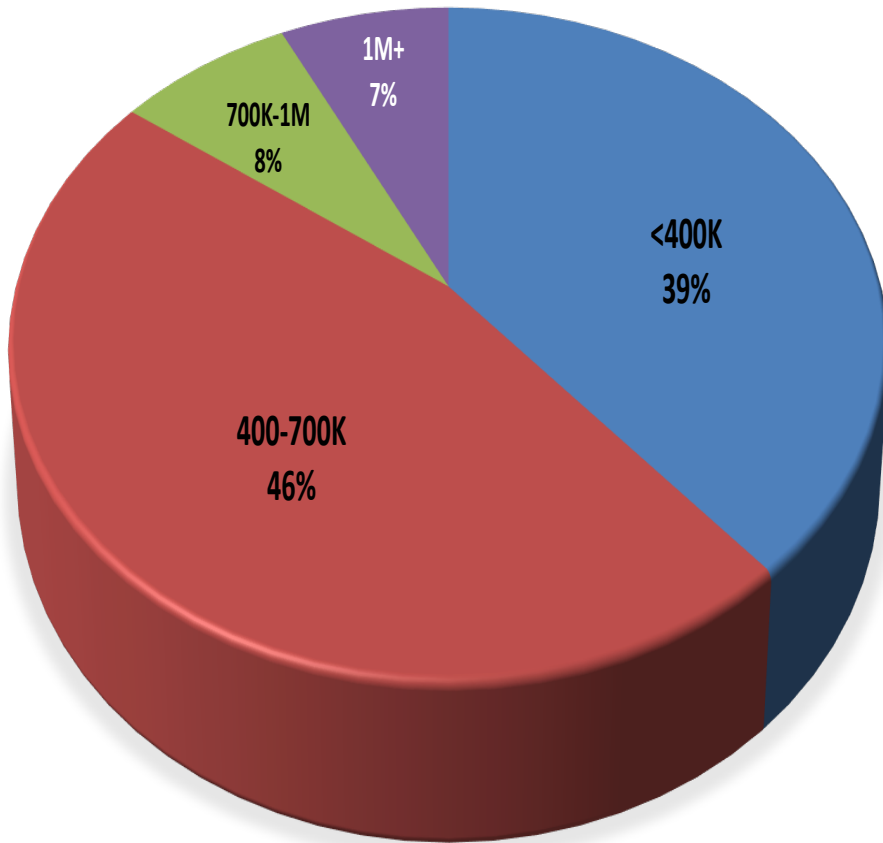


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

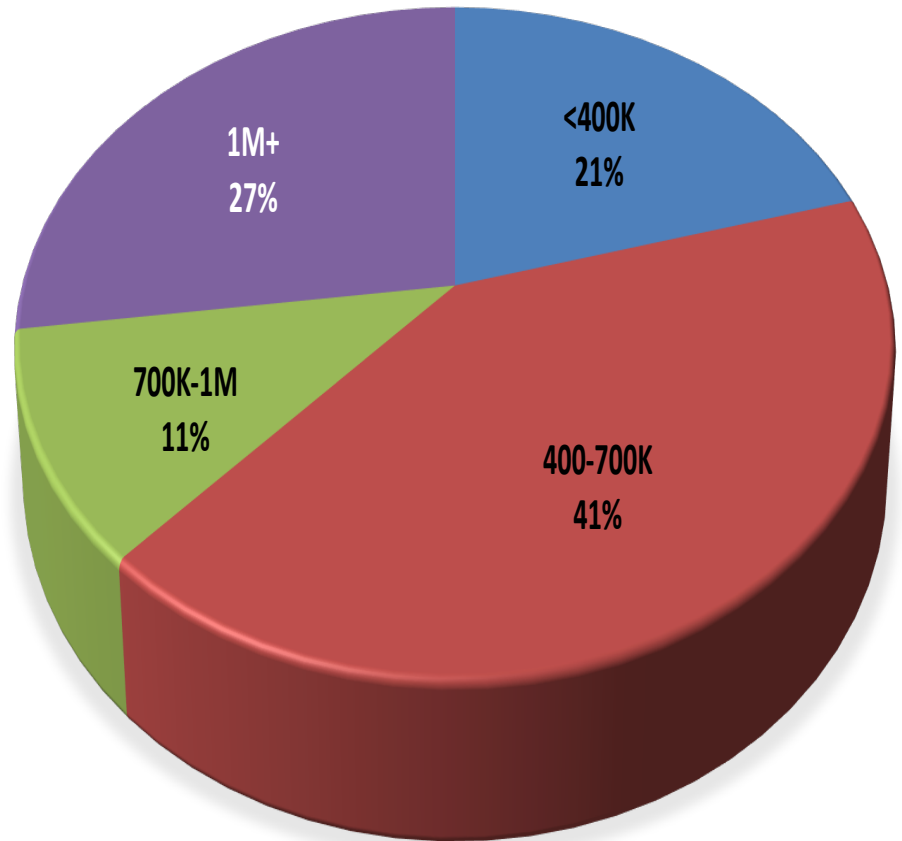
### Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



### Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

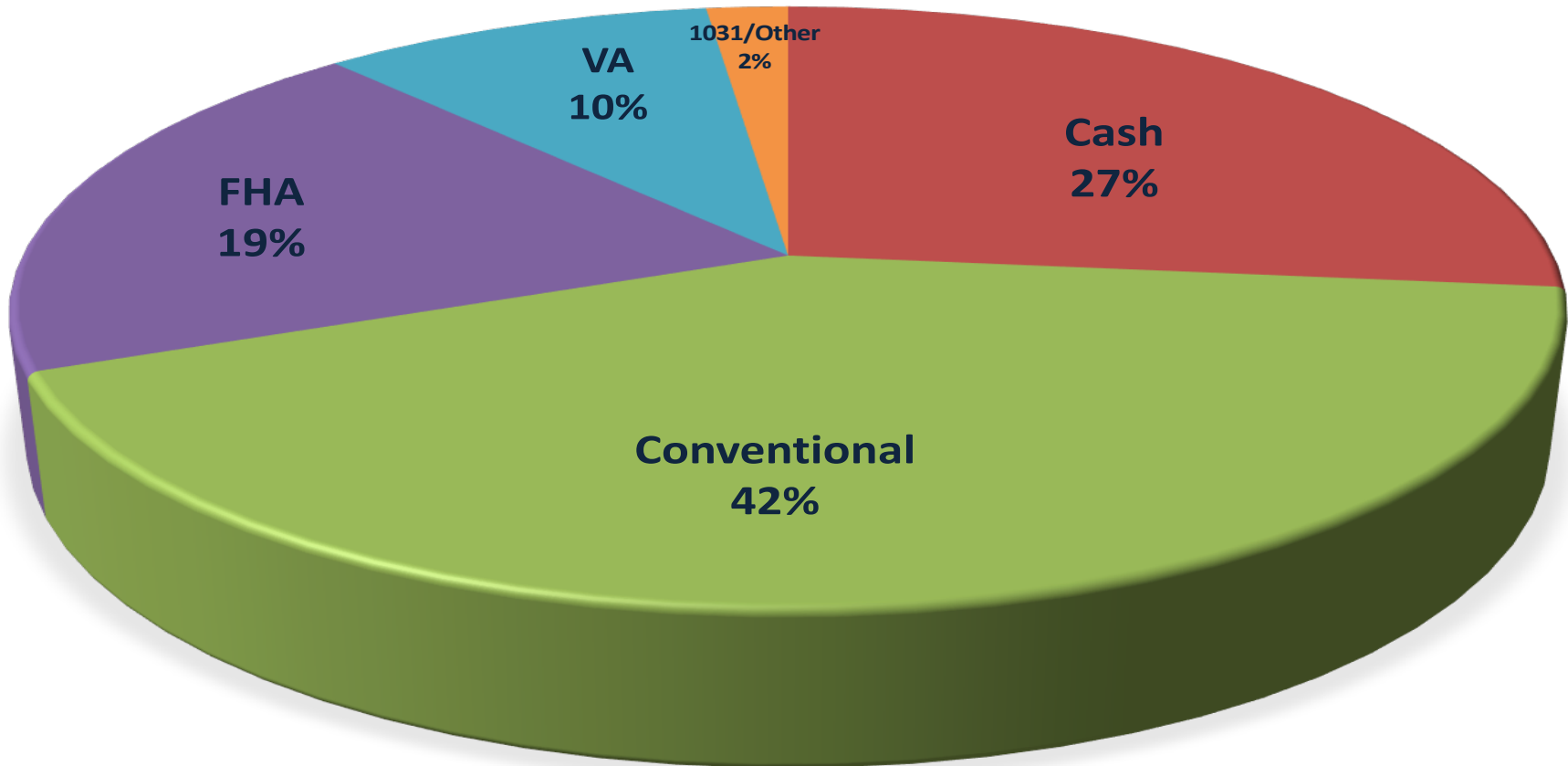




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2026

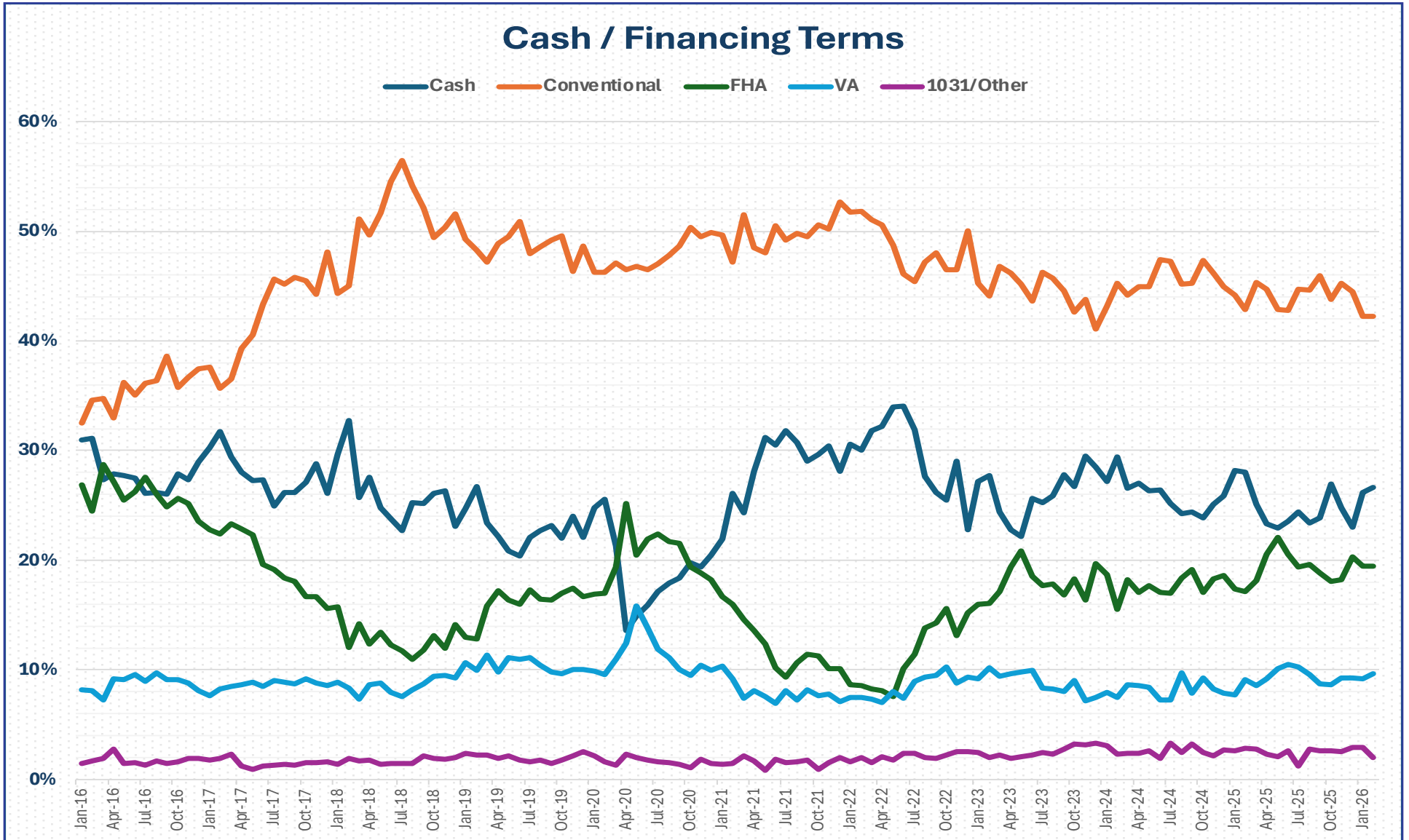
## Last Month's Closings by Sold Terms





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026



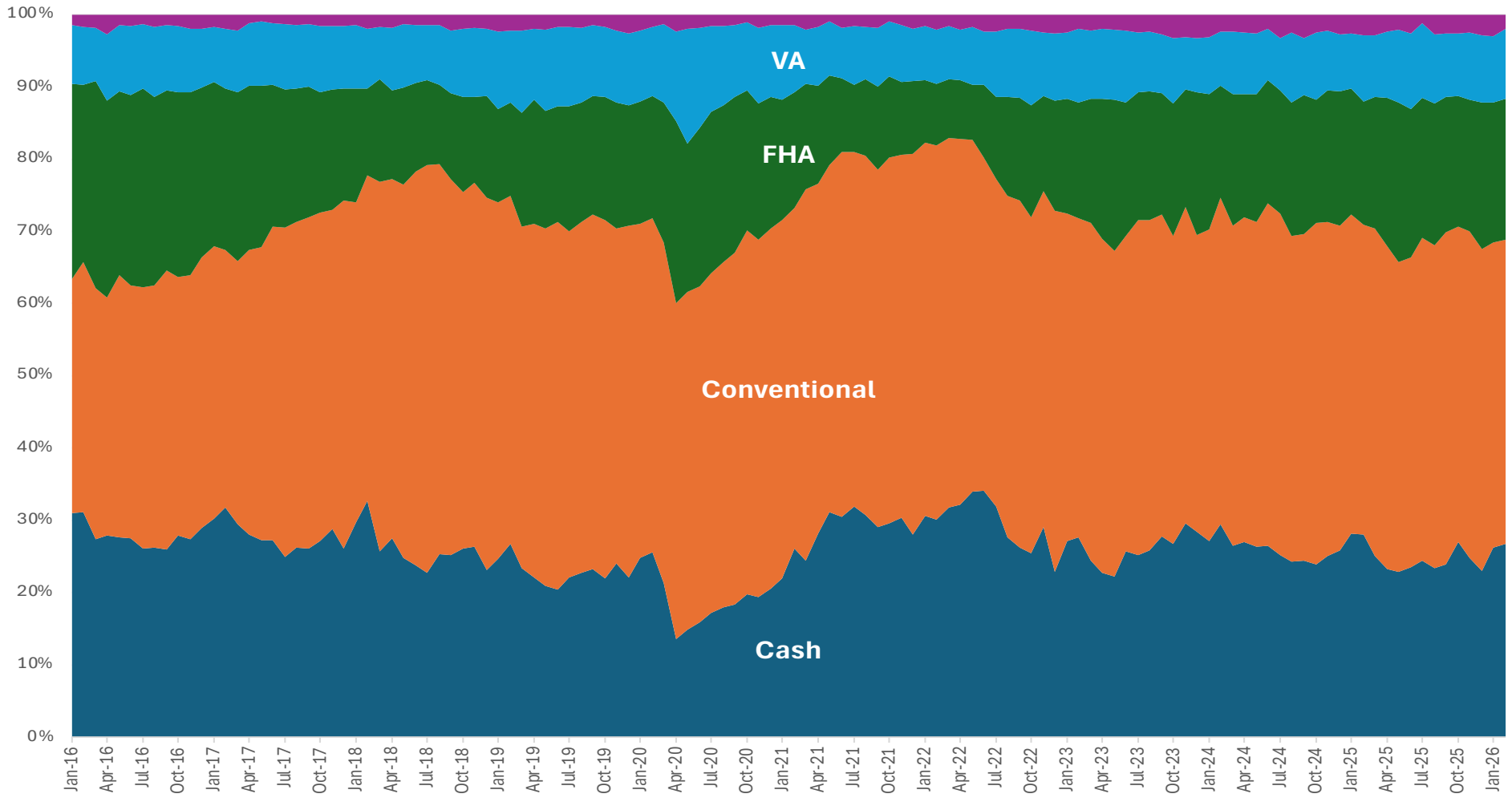


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### Sold Terms

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

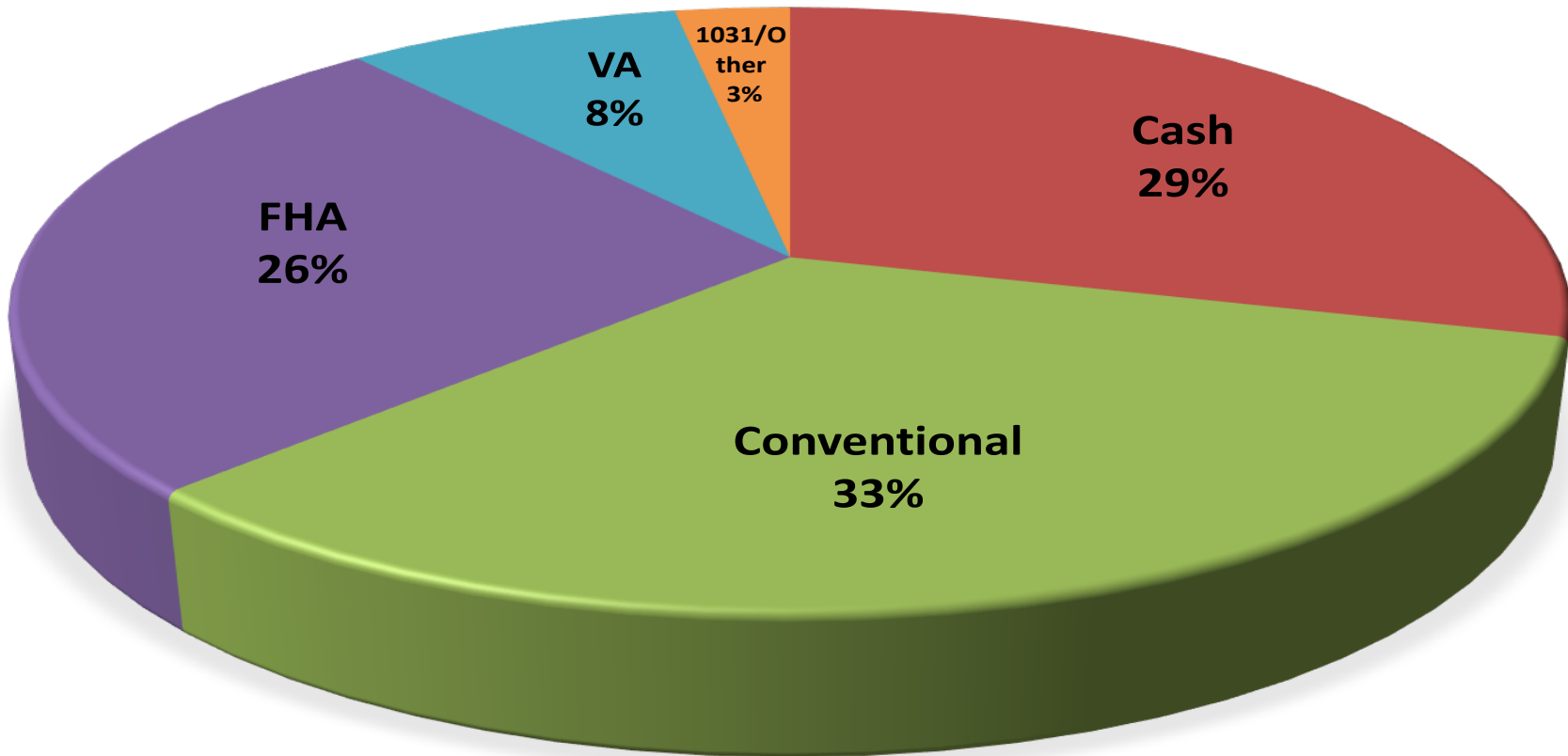




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2026

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

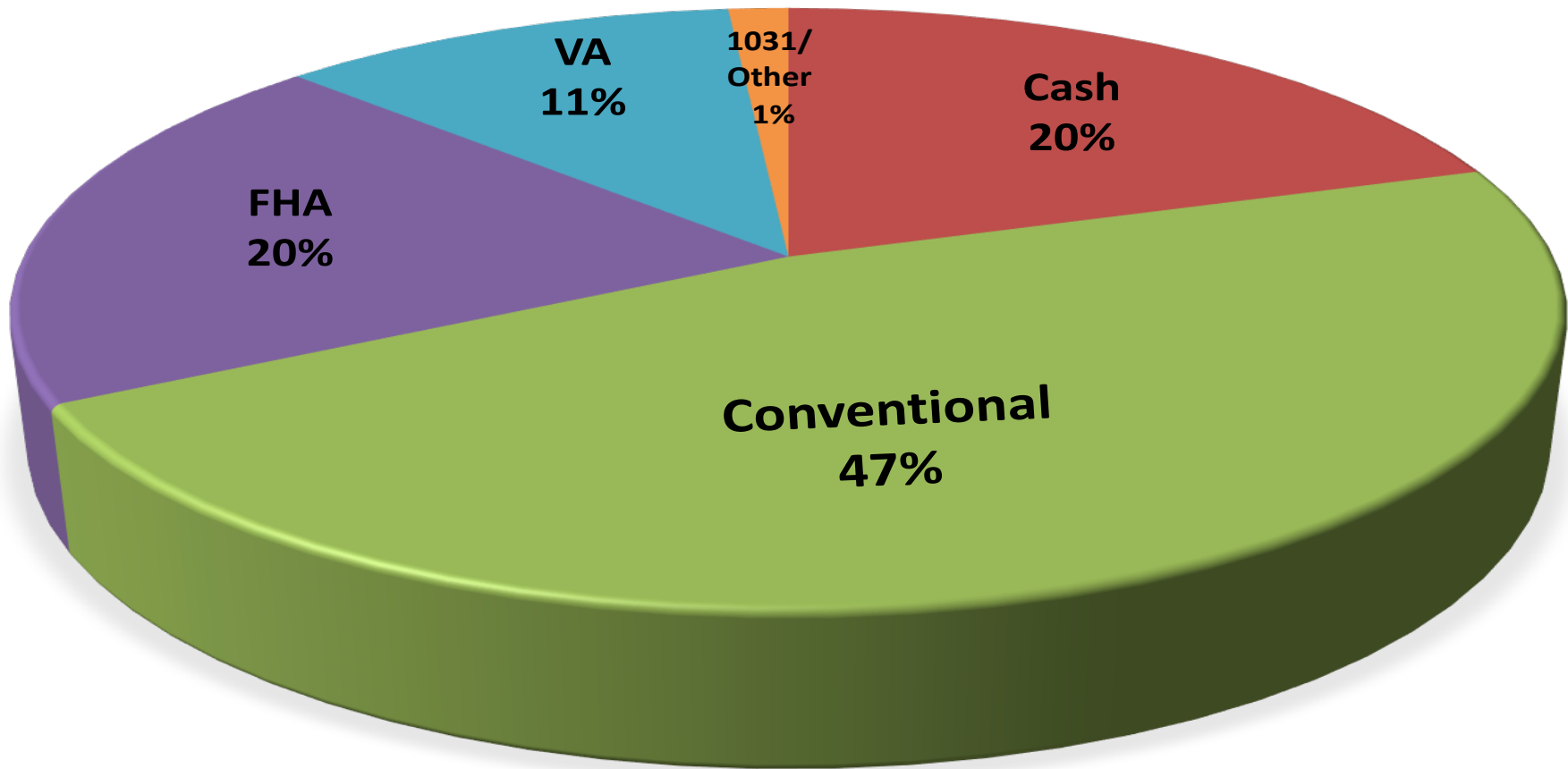




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2026

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

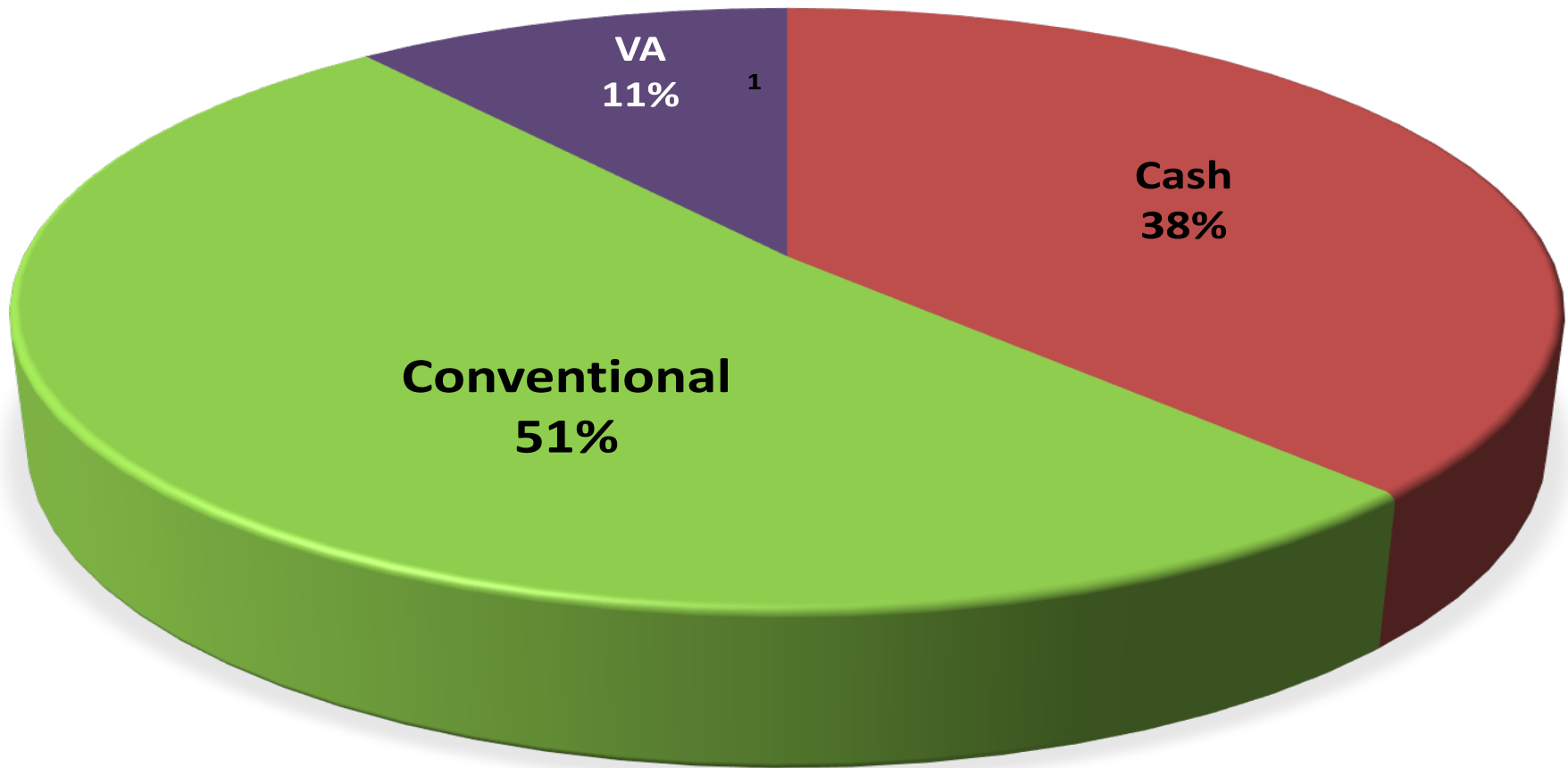




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - March 2026

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

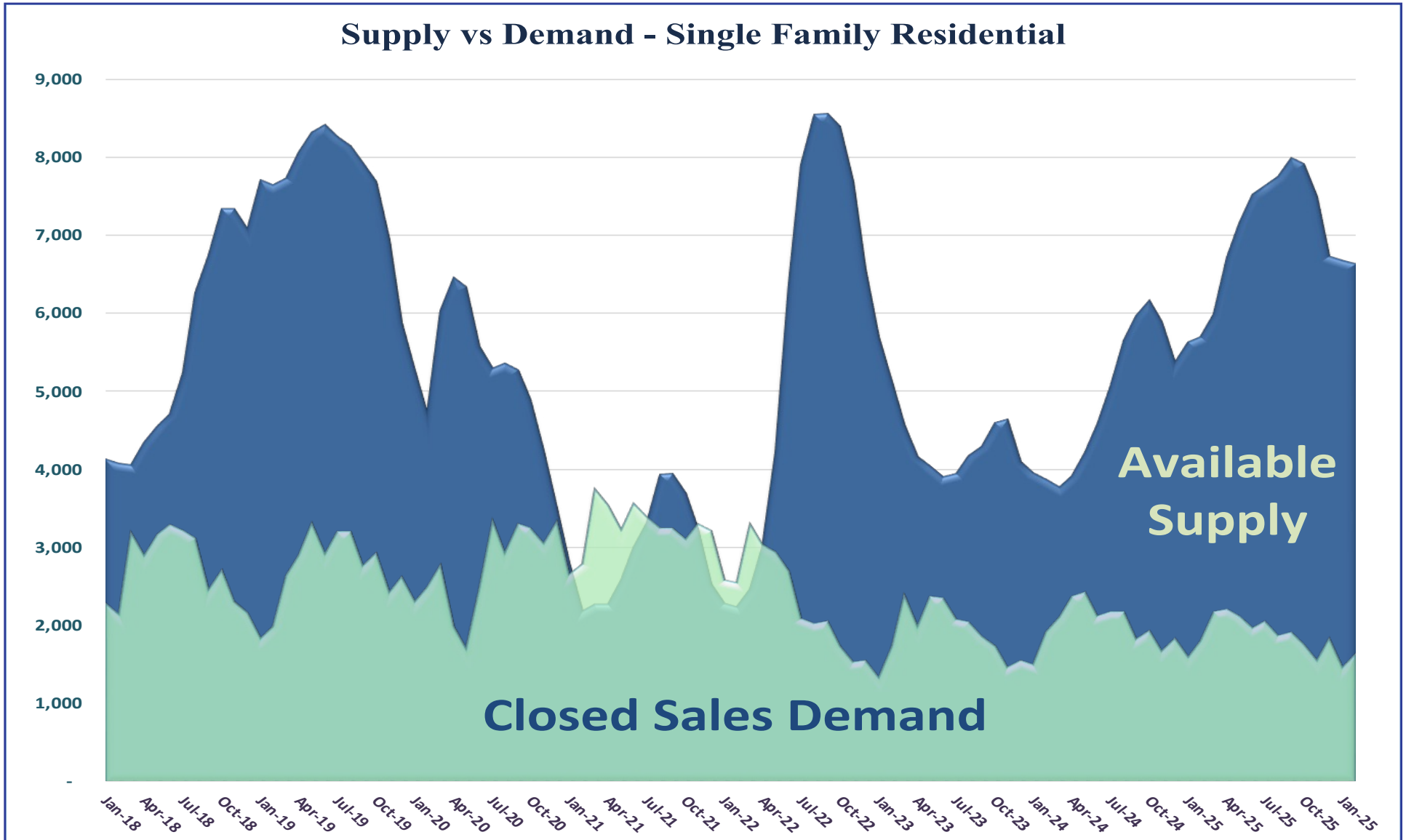




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### Supply vs Demand - Single Family Residential



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## Las Vegas Market Update - March 2026

### Residential Listings Taken vs Listings Sold

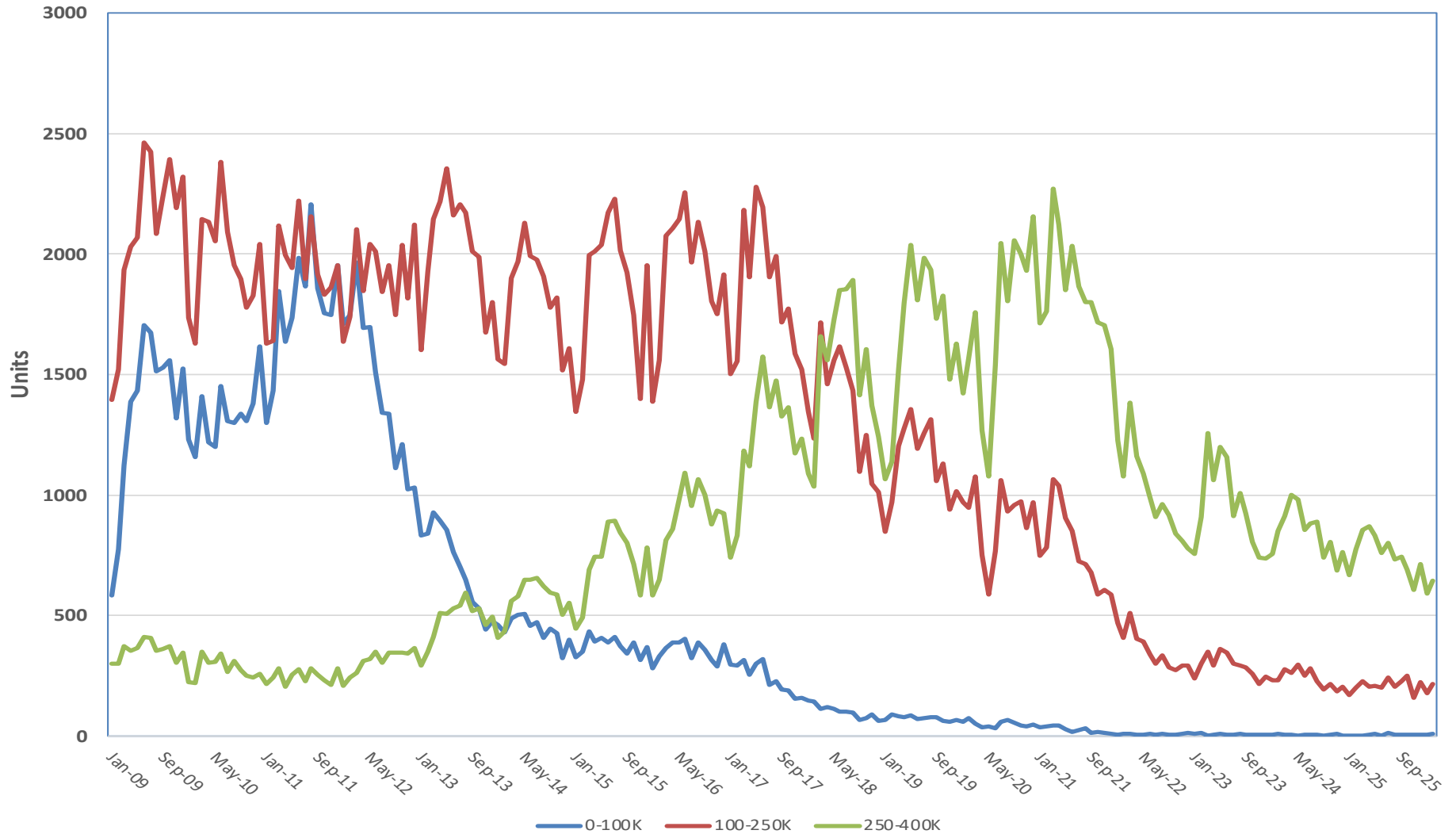




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### Closed Units By Price Point - RES & VER



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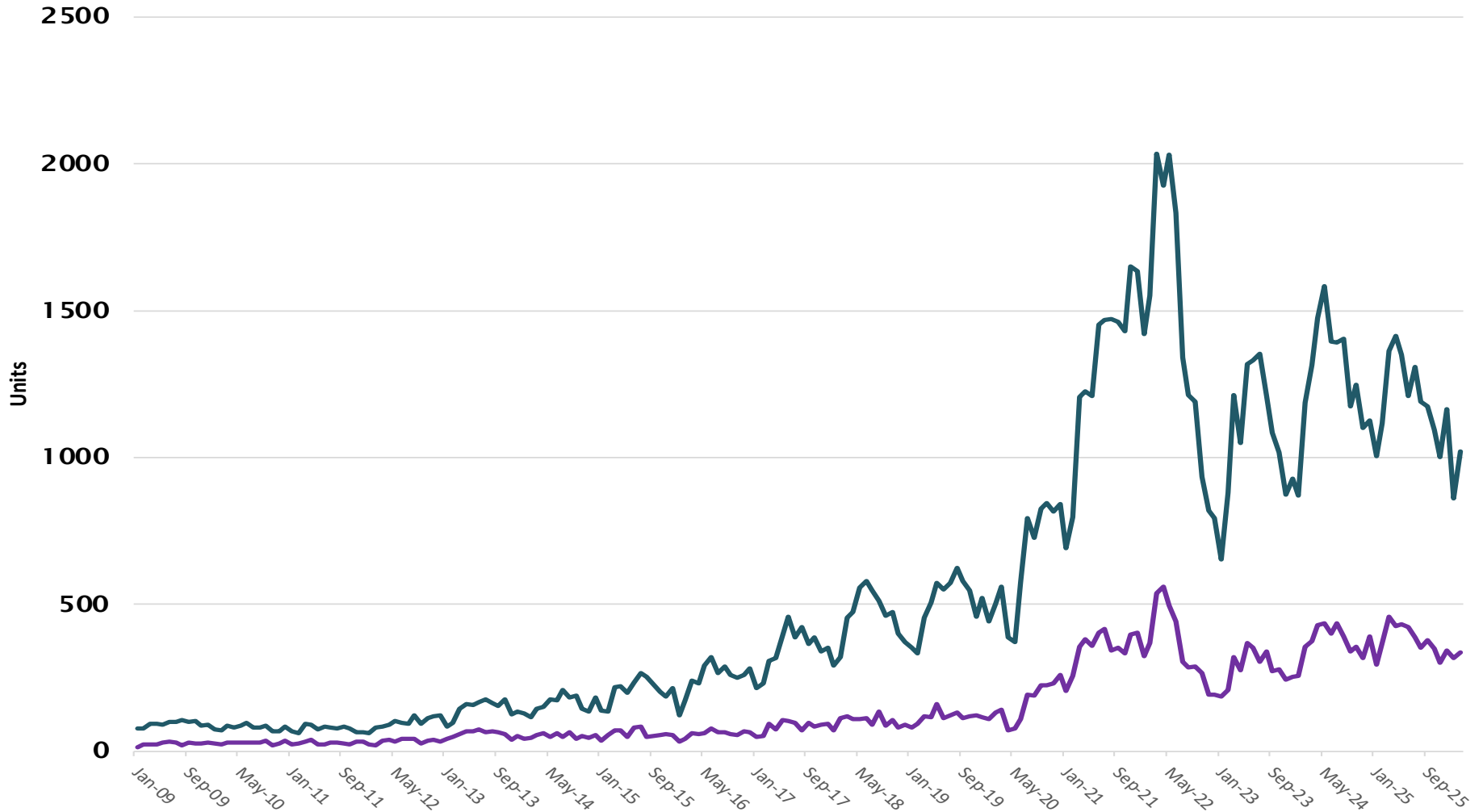


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - March 2026

### Closed Units By Price Point - RES & VER

— 400-700K — 700K+



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## Las Vegas Market Update - March 2026

### Closing Trend by Price Point Residential and High Rise

