



EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

March 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	3,591	6,987	2,479	2,302	555,000	921,358	480,000	627,015	3.6	24.3%	61
CON/TWH	1,062	2,718	597	519	275,000	320,218	295,000	313,655	6.1	15.7%	67
<i>Total Residential</i>	<i>4,653</i>	<i>9,705</i>	<i>3,076</i>	<i>2,821</i>	<i>477,777</i>	<i>753,001</i>	<i>445,000</i>	<i>569,364</i>	<i>4.1</i>	<i>22.1%</i>	<i>62</i>
Hi-Rise	148	609	71	48	398,888	742,680	367,500	767,775	14.0	7.1%	97
Multiple Dwelling	41	126	28	20	634,850	651,205	655,000	646,375	7.0	13.0%	71
Vacant Land	341	2,174	147	80	70,000	578,535	61,000	370,917	28.0	3.4%	114
Luxury Sales (RES & VER) \$1M+	480	1,290	228	209	1,700,000	2,758,081	1,405,000	2,076,407	7.0	13.8%	86



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Las Vegas Market Update - April 2026

February 2026 Market Data

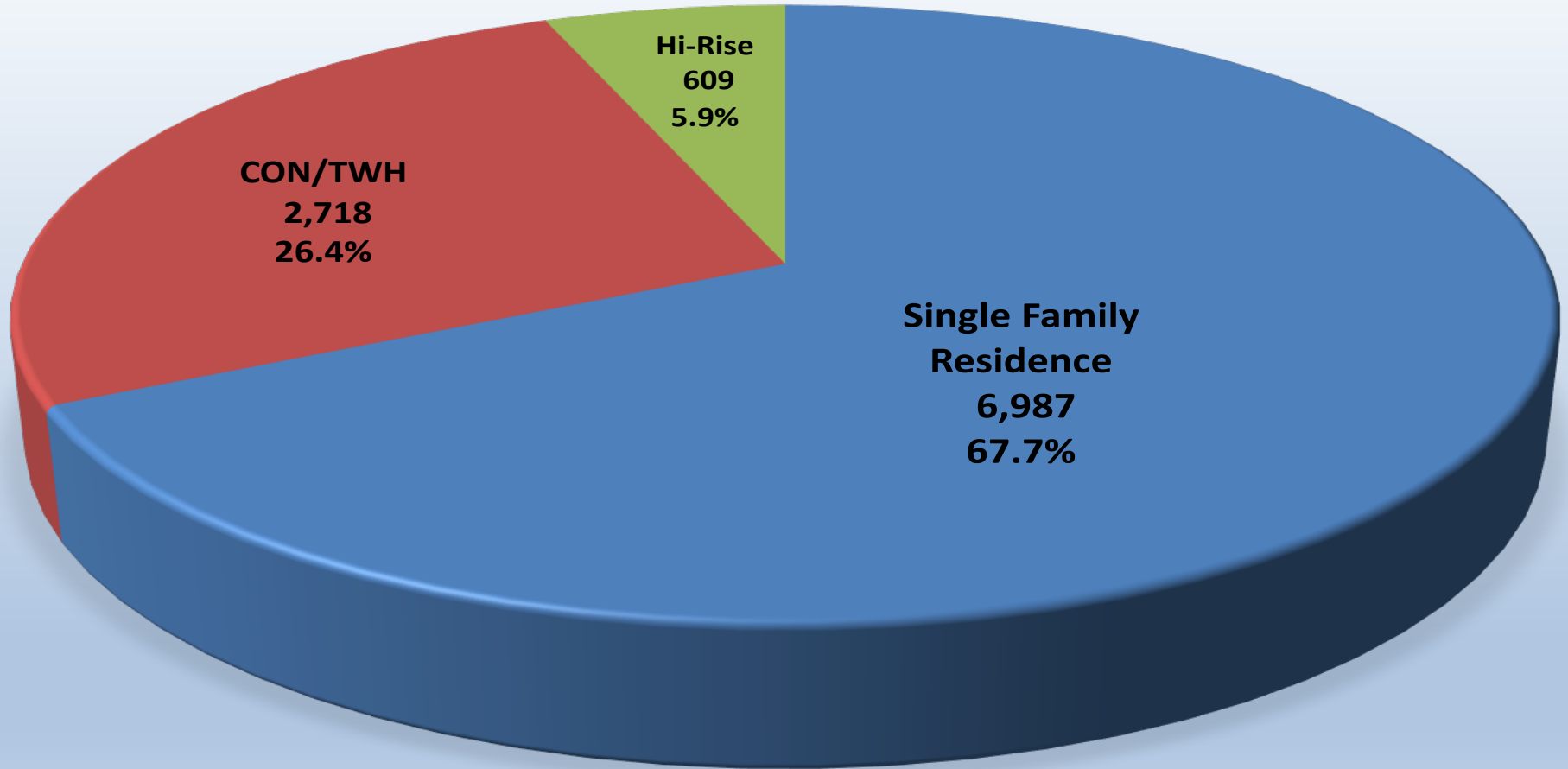
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,121	6,621	2,609	1,633	550,000	914,194	481,110	644,246	5.0	17.7%	69
CON/TWH	966	2,628	595	476	277,500	320,894	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



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Las Vegas Market Update - April 2026

Las Vegas REALTORS * Available Units

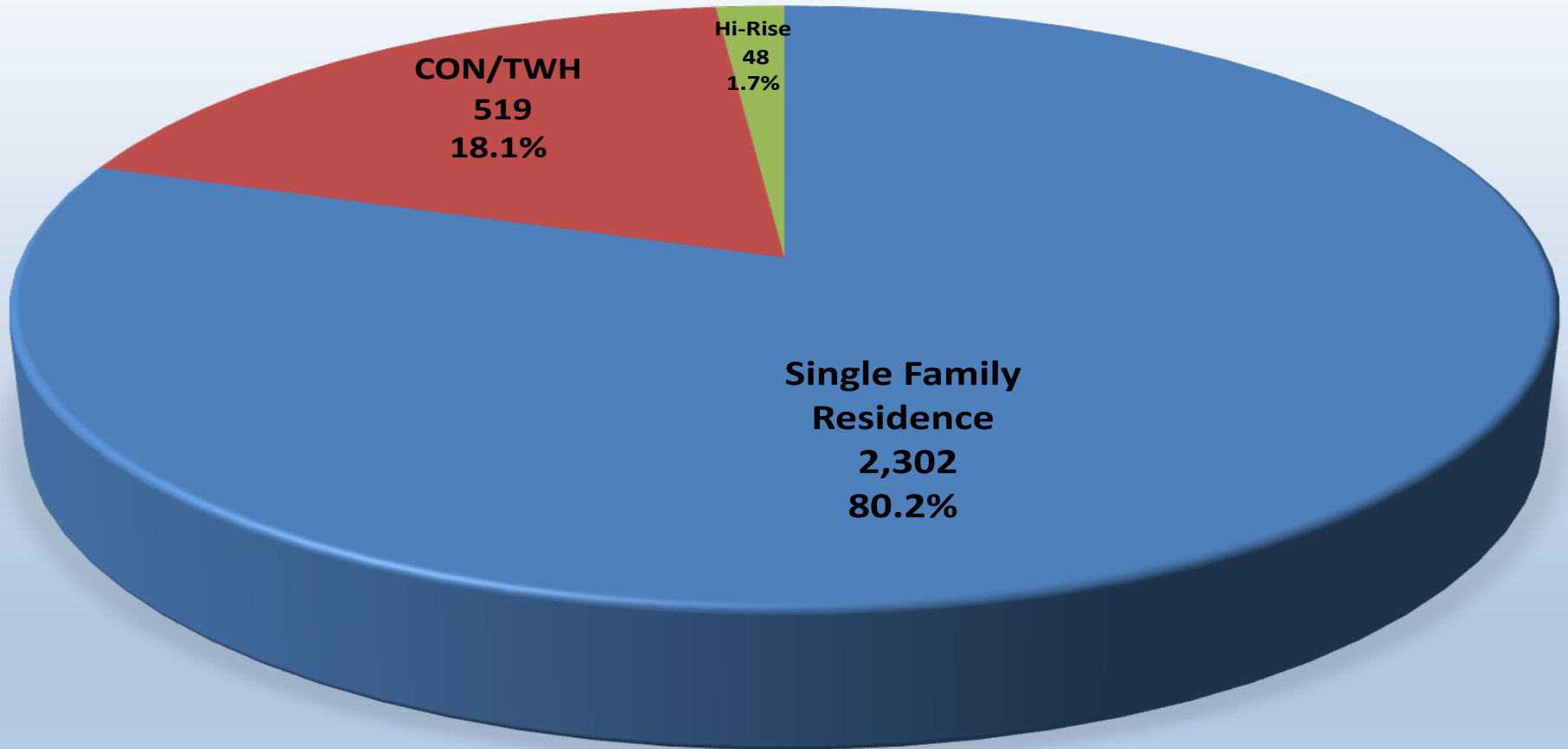




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Las Vegas Market Update - April 2026

Las Vegas REALTORS *Units Sold * Last Month



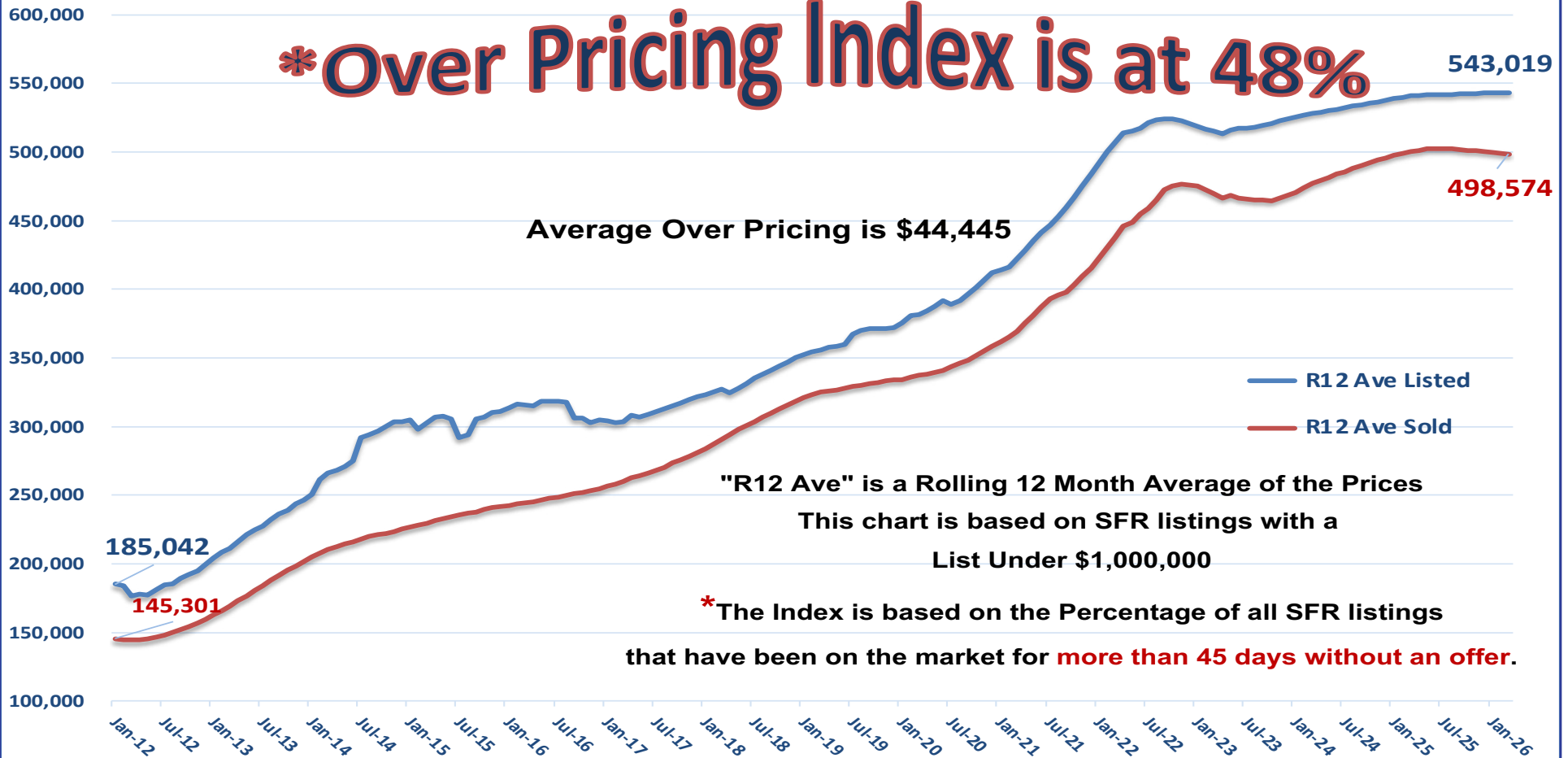


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Las Vegas Market Update - April 2026

SFR Average List vs Closed Sale Prices

*Over Pricing Index is at 48%

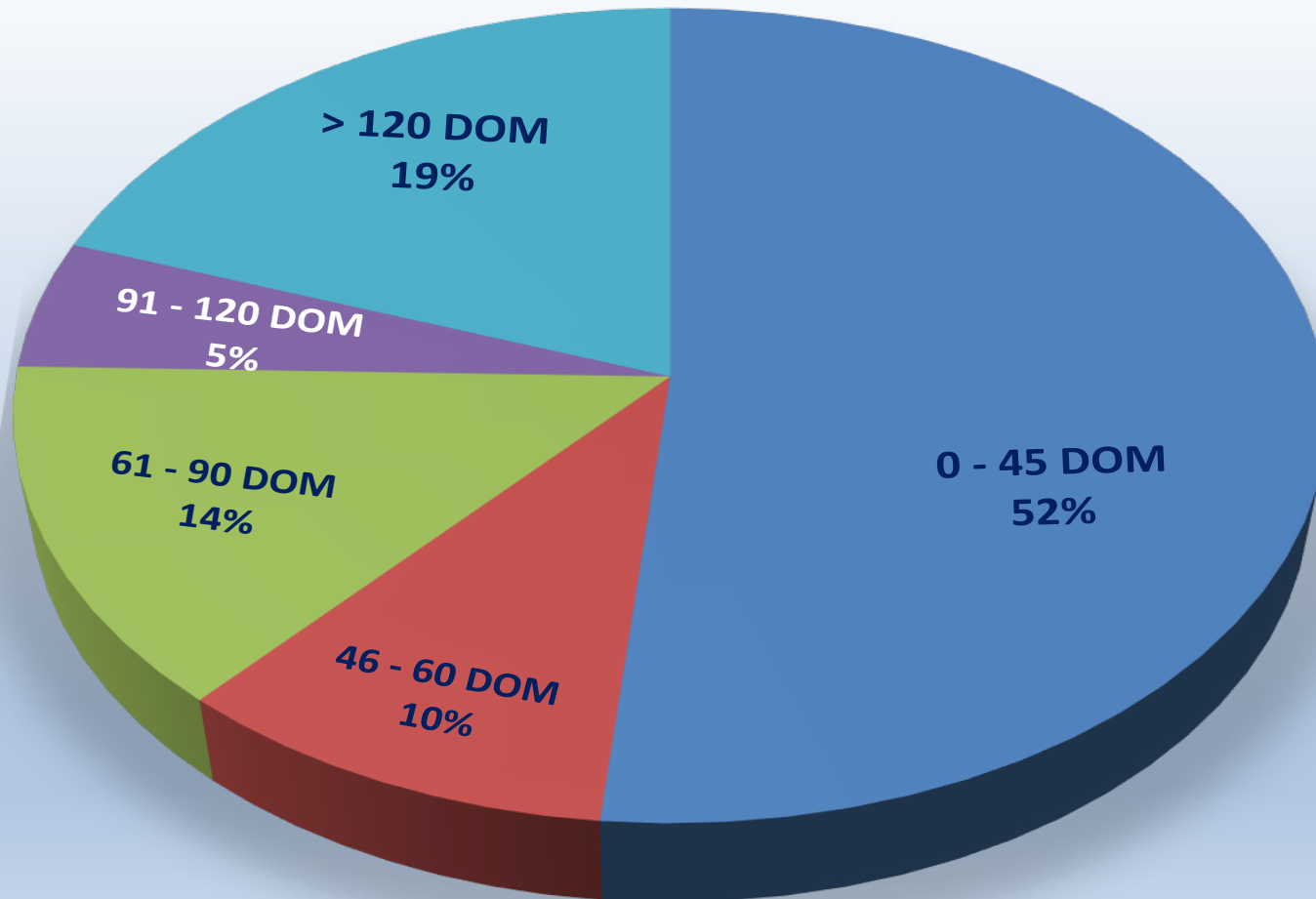




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Las Vegas Market Update - April 2026

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - April 2026

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

	October	November	December	2026 January	February	March	Price Movement
Aliante	587,488	486,700	489,643	454,590	535,590	590,015	■ — — — ■ ■
Anthem	783,333	850,000	766,667	500,500	770,167	783,571	■ ■ ■ ■ ■ ■
Anthem Cnty Club	1,778,333	1,541,000	1,170,900	1,670,615	1,867,875	1,805,769	■ — — — ■ ■
Cadence	538,628	517,404	523,202	549,946	535,889	535,112	■ — — — ■ ■
Centennial Hills	489,167	696,932	787,889	523,667	608,258	498,037	■ — — — ■ ■
Desert/South Shores	629,918	639,177	582,385	601,811	778,714	791,961	■ — — — ■ ■
Green Valley	577,792	741,800	578,966	607,675	644,292	590,621	■ — — — ■ ■
Green Valley Ranch	570,611	729,125	579,827	614,935	725,700	566,500	■ — — — ■ ■
Inspirada	654,421	648,024	656,359	676,143	657,709	655,750	■ — — — ■ ■
Iron Mountain Ranch	544,197	727,500	605,875	507,251	406,667	445,000	■ ■ ■ ■ ■ ■
Lake Las Vegas	1,362,443	784,115	703,301	1,117,111	1,087,169	918,334	■ — — — ■ ■
Lone Mountain	614,500	790,798	794,091	470,250	692,250	625,800	■ ■ ■ ■ ■ ■
MacDonald Highlands	6,958,485	6,692,656	4,845,856	9,400,000	3,428,286	8,442,855	■ ■ ■ ■ ■ ■
Mountains Edge	531,009	556,115	484,642	511,560	571,326	524,415	■ — — — ■ ■
Peccole Ranch	525,590	635,330	716,167	626,500	526,889	549,350	■ — — — ■ ■
Providence	471,519	496,117	462,793	522,200	503,070	468,368	■ — — — ■ ■
Red Rock Country Club	3,361,250	1,962,500	1,725,400	1,813,836	2,350,746	2,033,333	■ — — — ■ ■
Rhodes Ranch	670,254	580,250	559,032	482,428	588,909	548,091	■ ■ ■ ■ ■ ■
Seven Hills	605,500	976,111	1,362,611	1,044,040	1,249,688	789,143	■ — — — ■ ■
Siena (SFR & TWH)	629,556	801,965	778,500	715,000	778,764	1,000,500	■ — — — ■ ■
Silverado Ranch	496,583	474,765	502,235	583,708	441,817	449,115	■ — — — ■ ■
Silverstone Ranch	603,500	452,667	655,600	501,250	-	605,843	■ ■ ■ ■ ■ ■
Skye Canyon	537,338	552,332	536,331	603,693	627,430	644,449	■ — — — ■ ■
Southern Highlands	1,416,375	744,674	1,093,348	1,146,808	1,154,817	1,154,448	■ — — — ■ ■
Spring Valley	477,757	501,149	463,276	466,788	509,721	466,433	■ — — — ■ ■
Summerlin	918,368	1,233,930	1,153,527	879,542	987,034	1,323,700	■ — — — ■ ■
Sun City Anthem	609,146	734,789	653,191	735,929	576,895	616,790	■ ■ ■ ■ ■ ■
Sun City Summerlin	658,756	696,933	479,221	530,720	661,366	571,385	■ ■ ■ ■ ■ ■
The Lakes	674,750	508,057	568,385	503,500	532,988	566,115	■ — — — ■ ■
The Ridges	3,187,500	3,633,333	4,356,250	3,105,000	5,108,750	4,324,667	■ — — — ■ ■
Tuscany	505,333	524,600	507,000	568,000	506,667	644,000	■ — — — ■ ■
Other Groups							
Clark County	629,509	623,896	608,052	626,761	649,867	633,442	■ — — — ■ ■
Boulder City	665,429	584,357	604,583	520,629	849,583	686,311	■ — — — ■ ■
Pahrump	384,366	423,090	429,716	407,929	443,497	404,294	■ — — — ■ ■
High Rise Sales	716,949	713,747	673,526	747,407	775,194	767,775	■ — — — ■ ■
Luxury Sales (\$1M+)	2,081,564	1,967,955	2,000,797	2,084,343	2,107,055	2,076,407	■ — — — ■ ■

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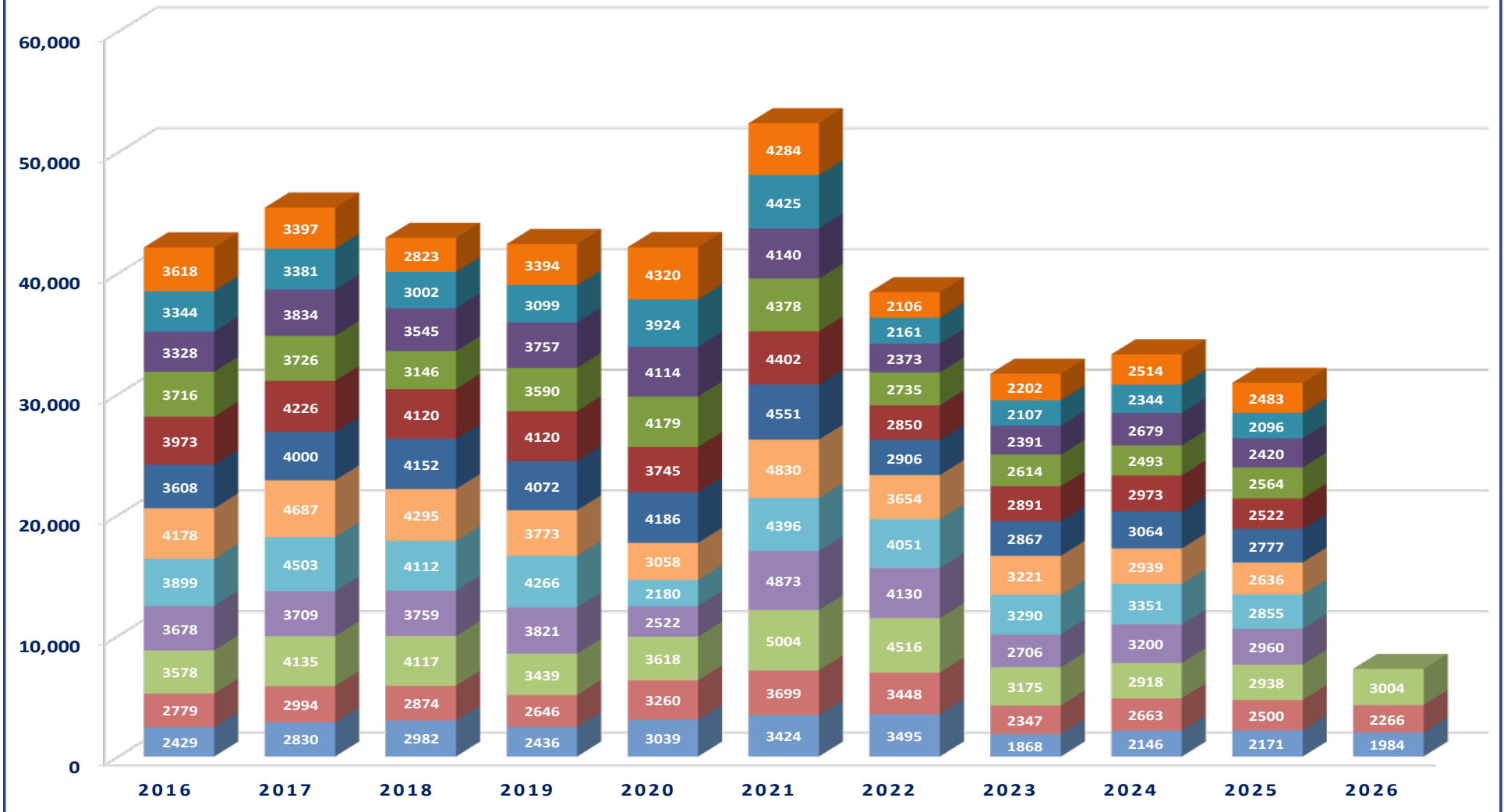


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Las Vegas Market Update - April 2026

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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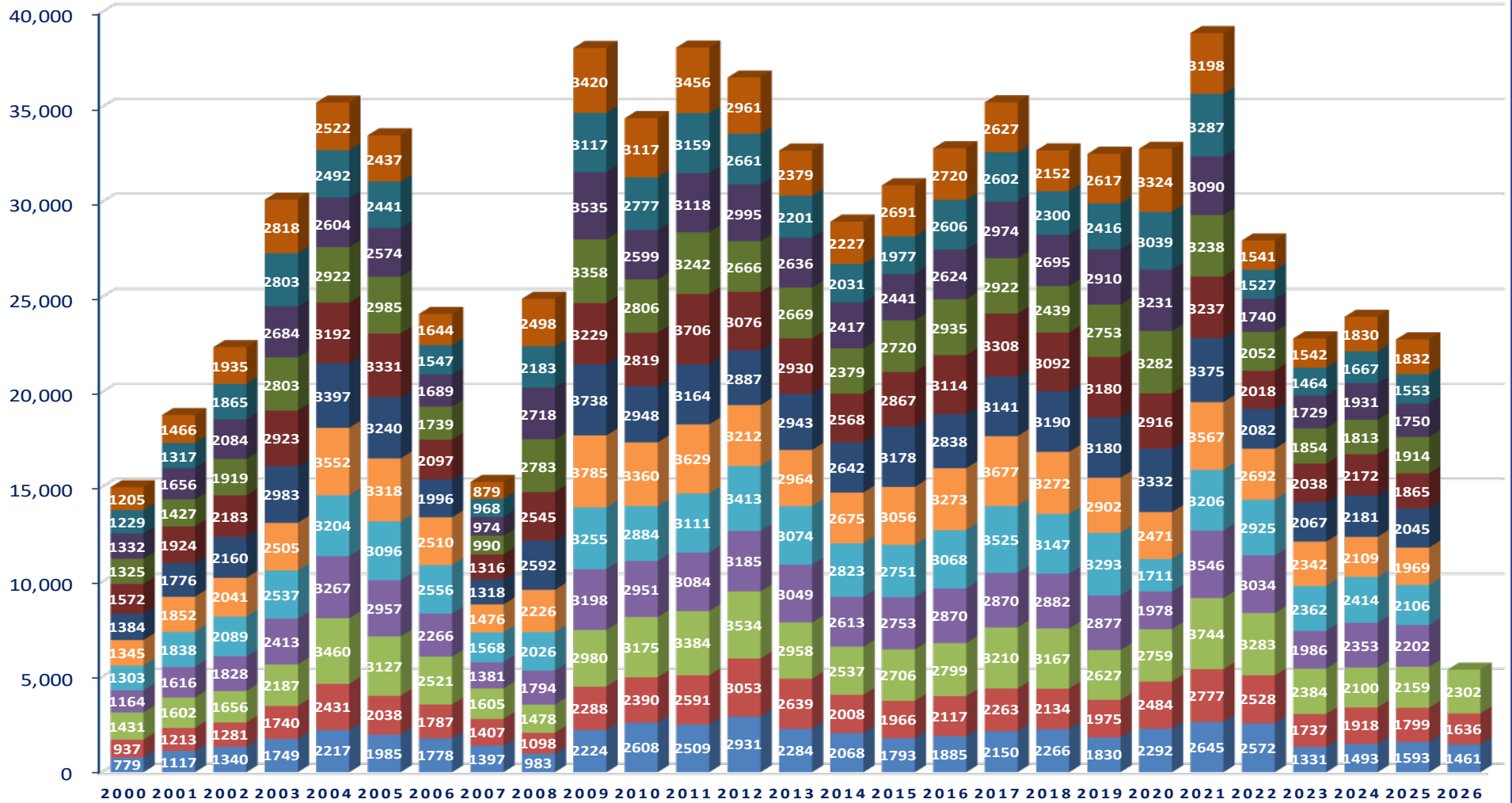


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Las Vegas Market Update - April 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



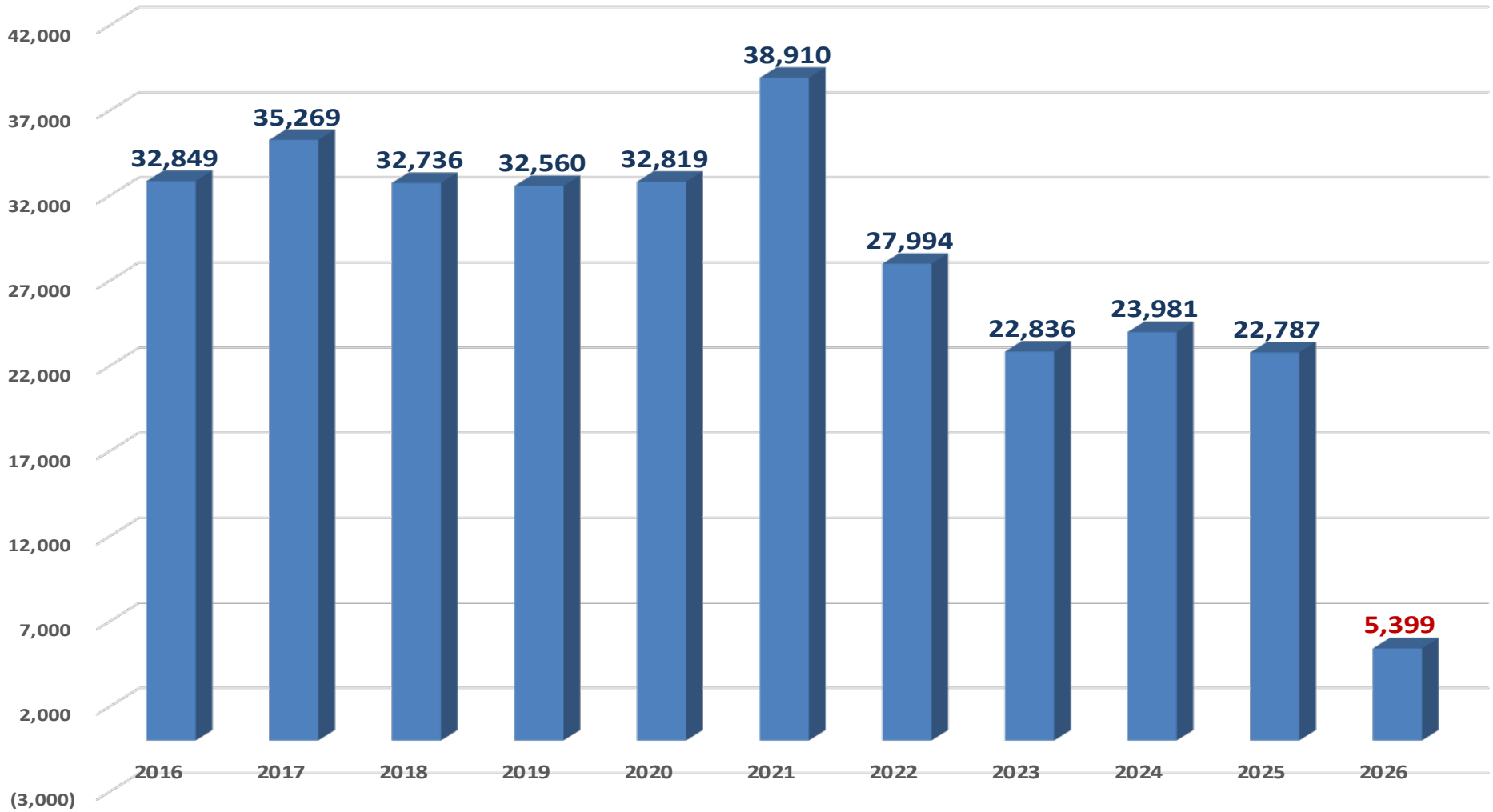
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Las Vegas Market Update - April 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS



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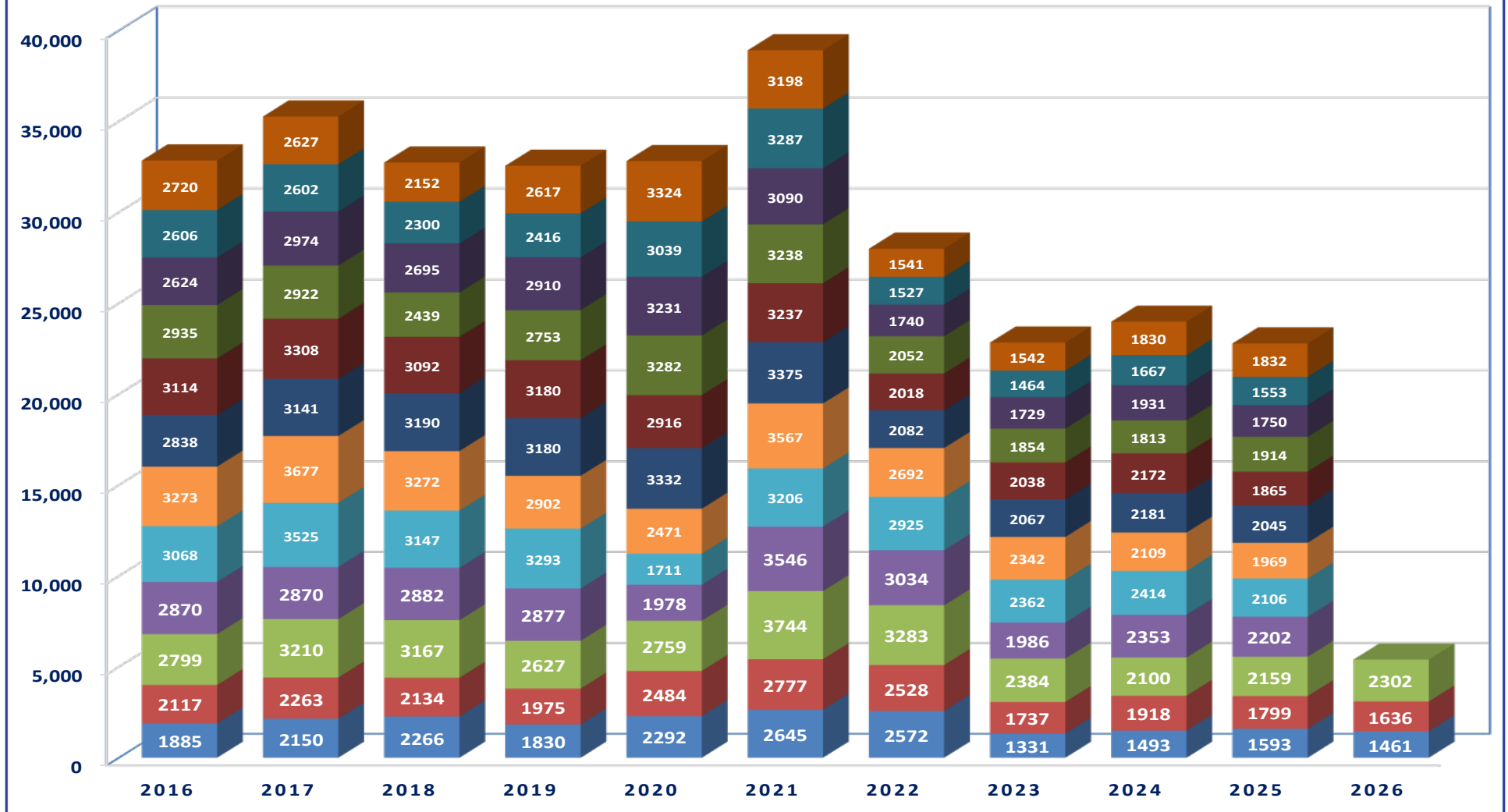


EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



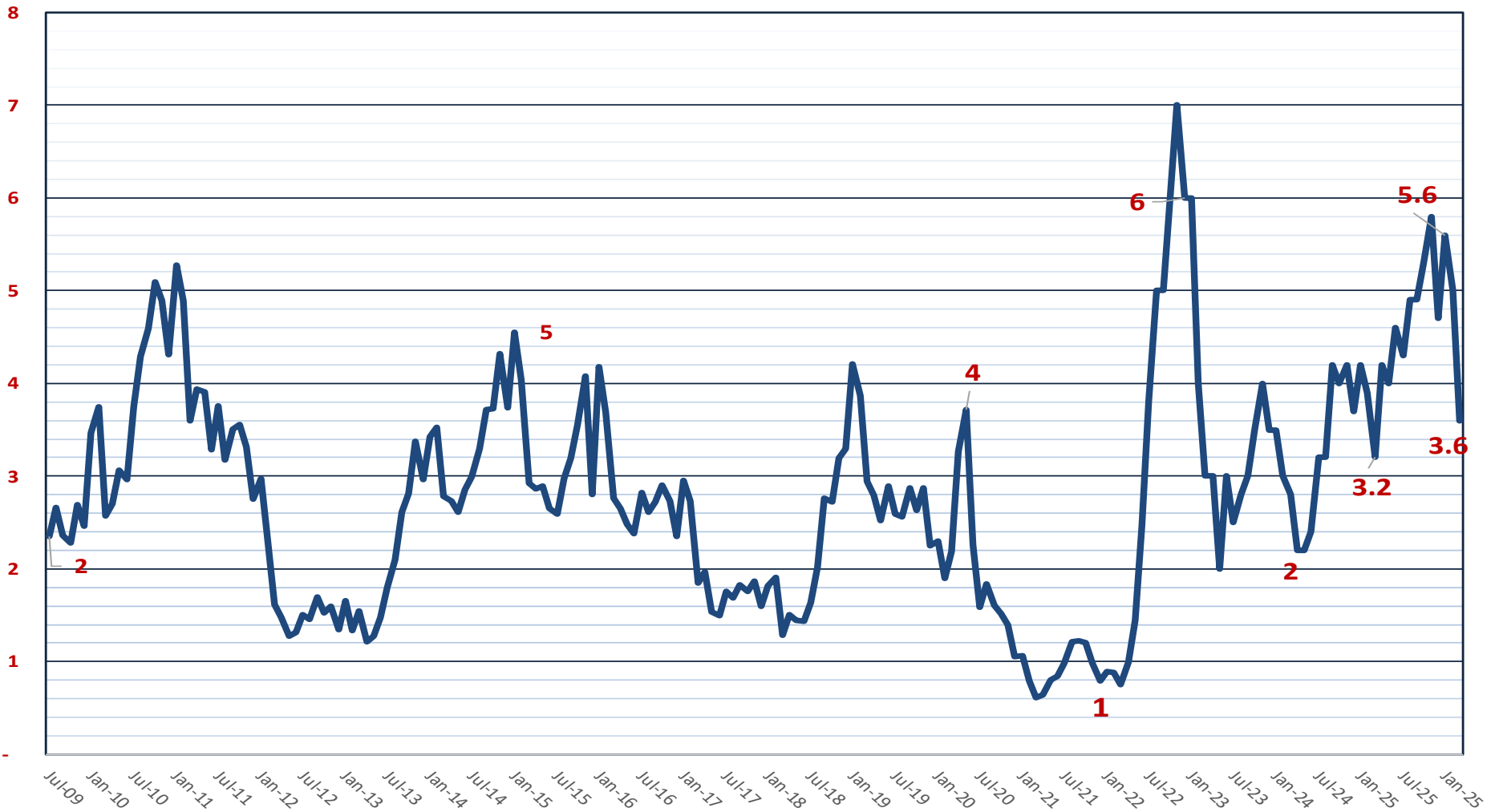
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Single Family Residential Homes Months of Inventory



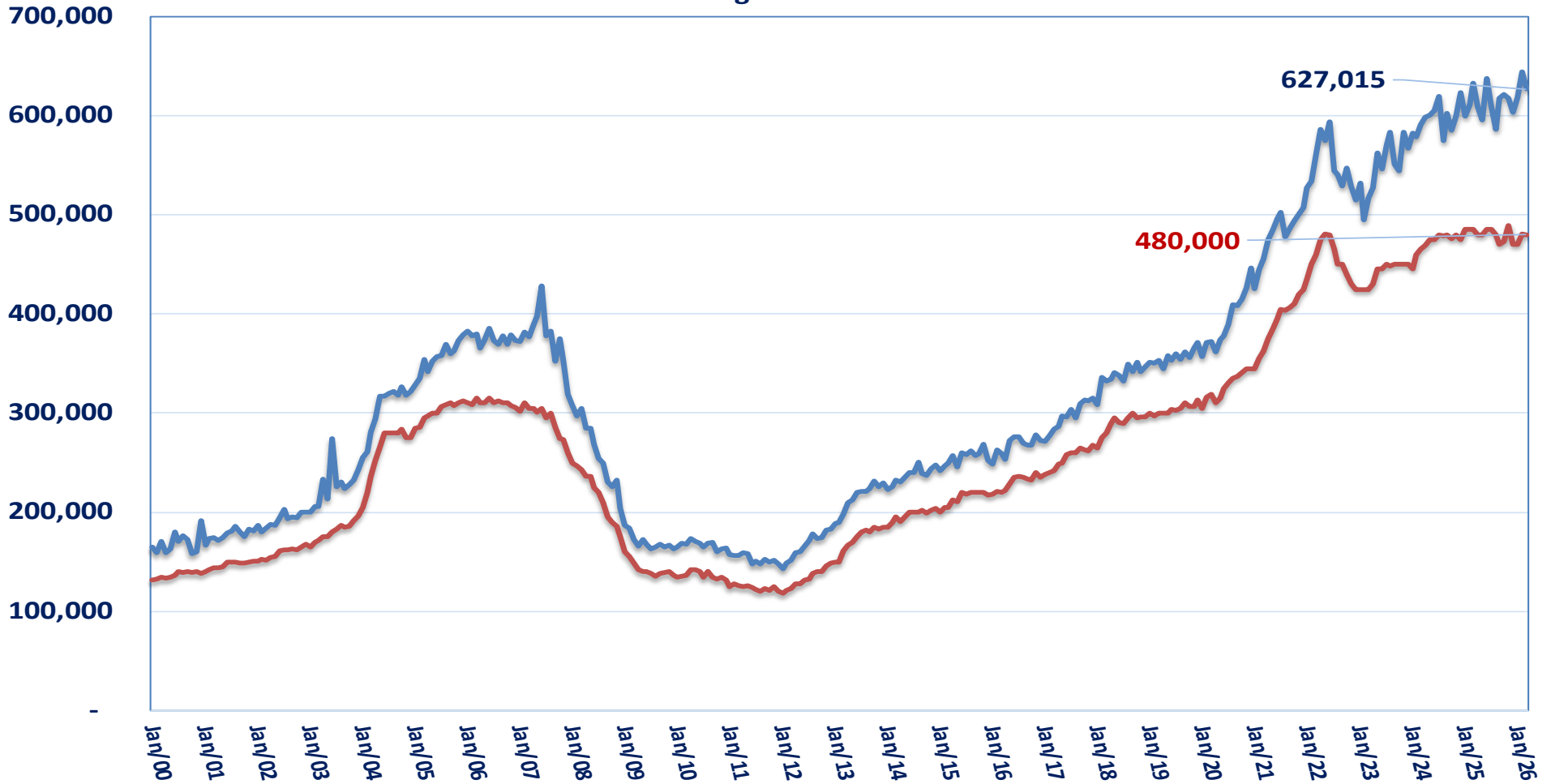


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SFR Market Prices

— Average — Median

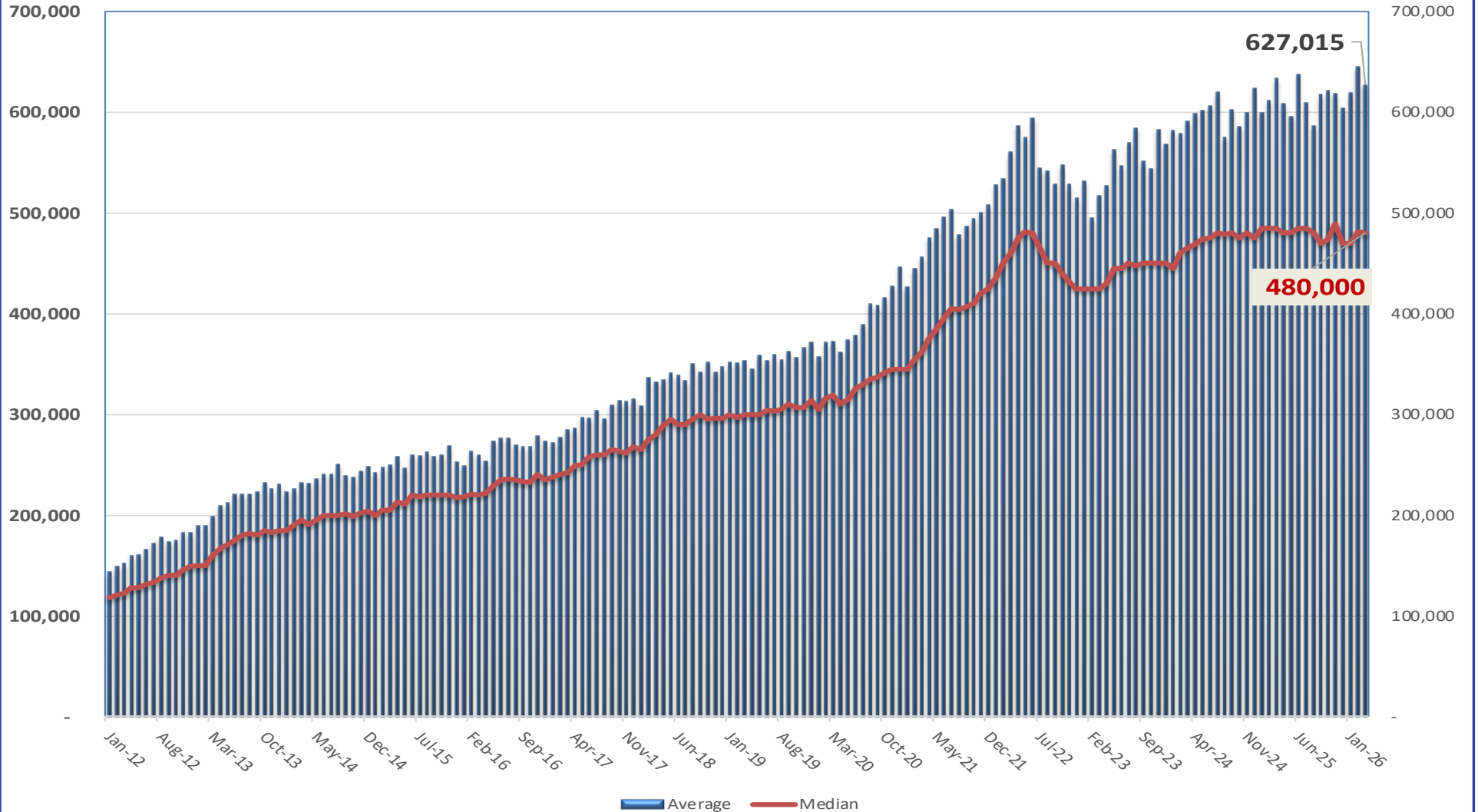




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Single Family Residential Price Trend

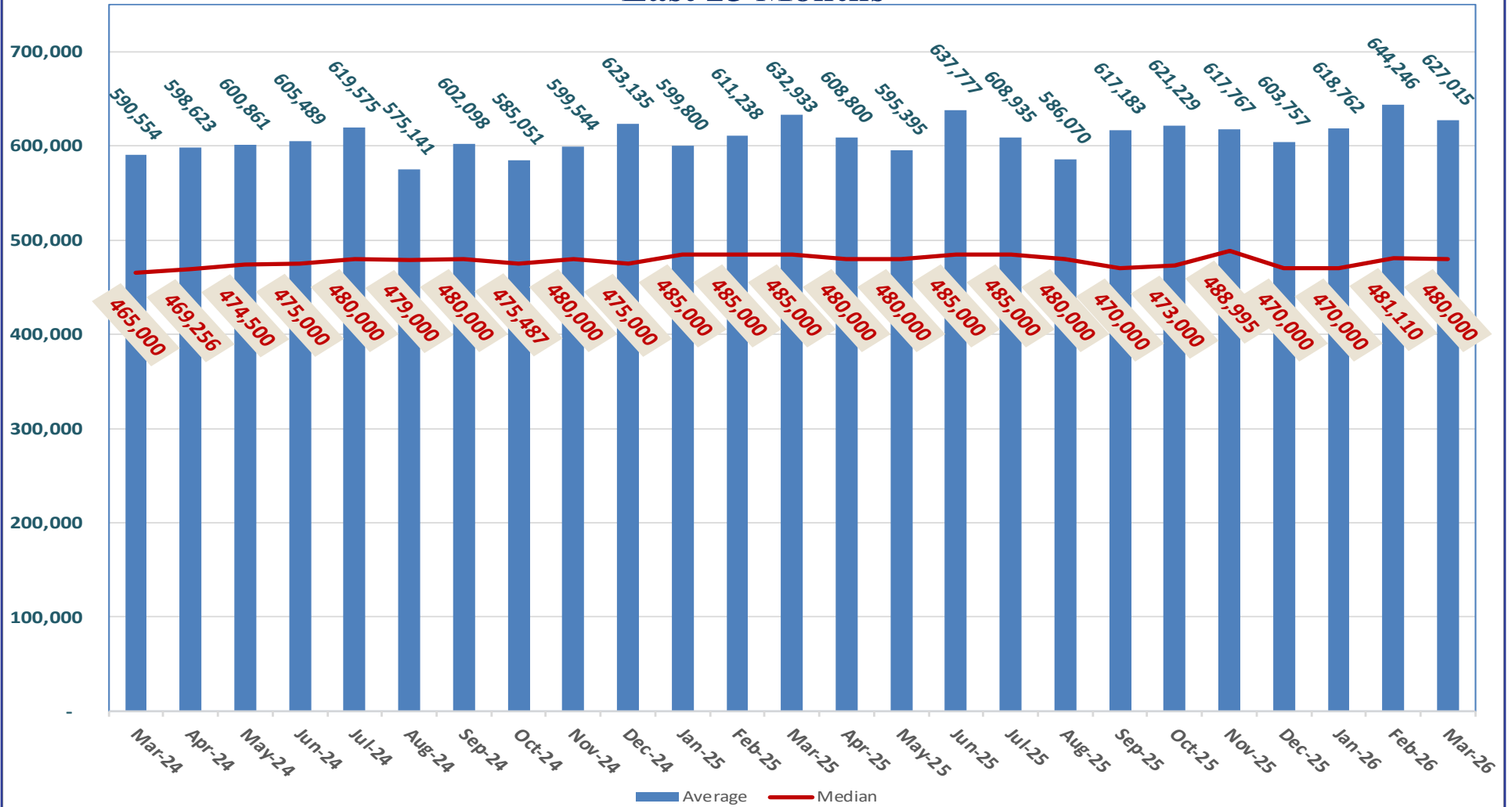




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Single Family Residential Price Trend Last 25 Months



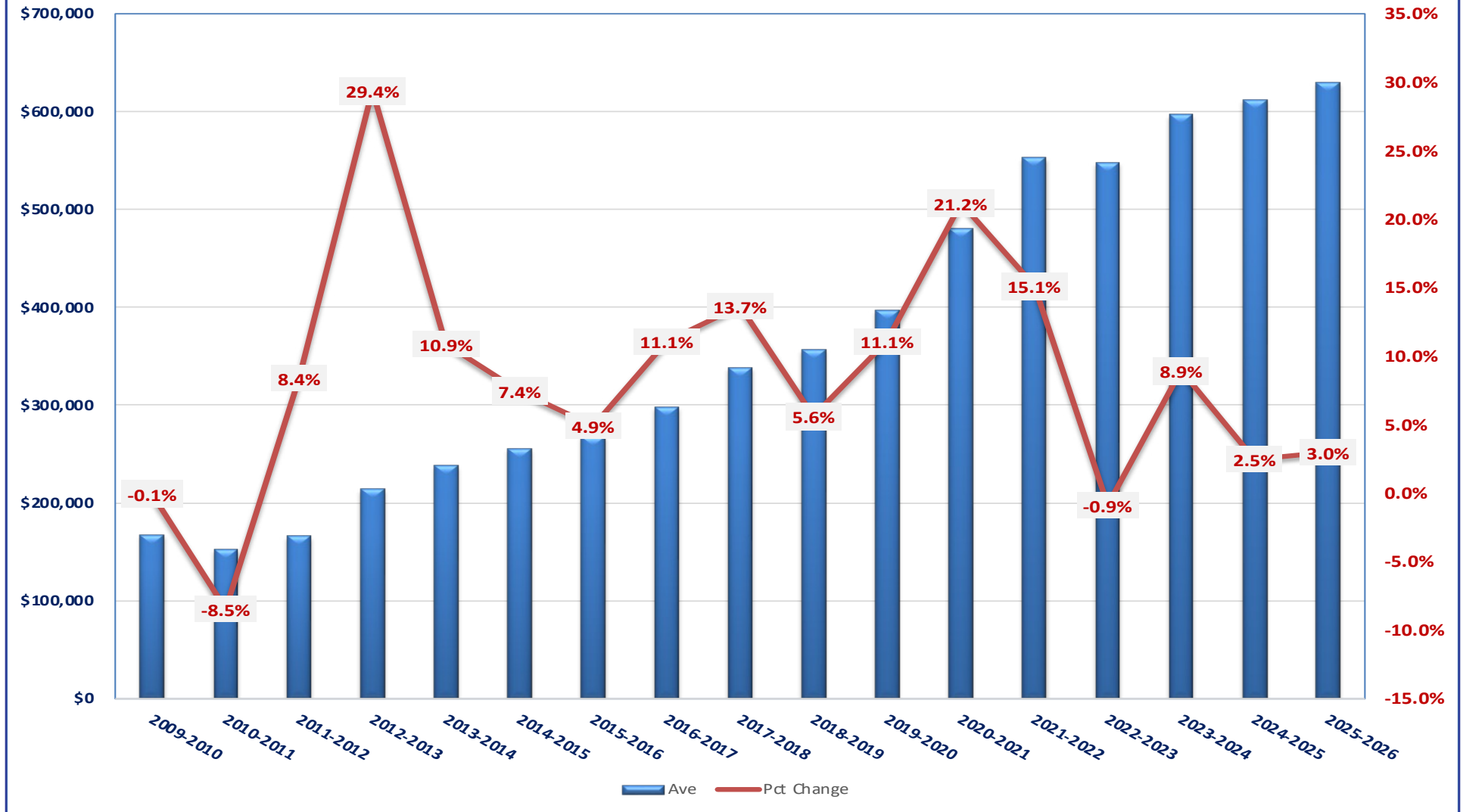
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SFR Average Price and Year Over Year Percent Change



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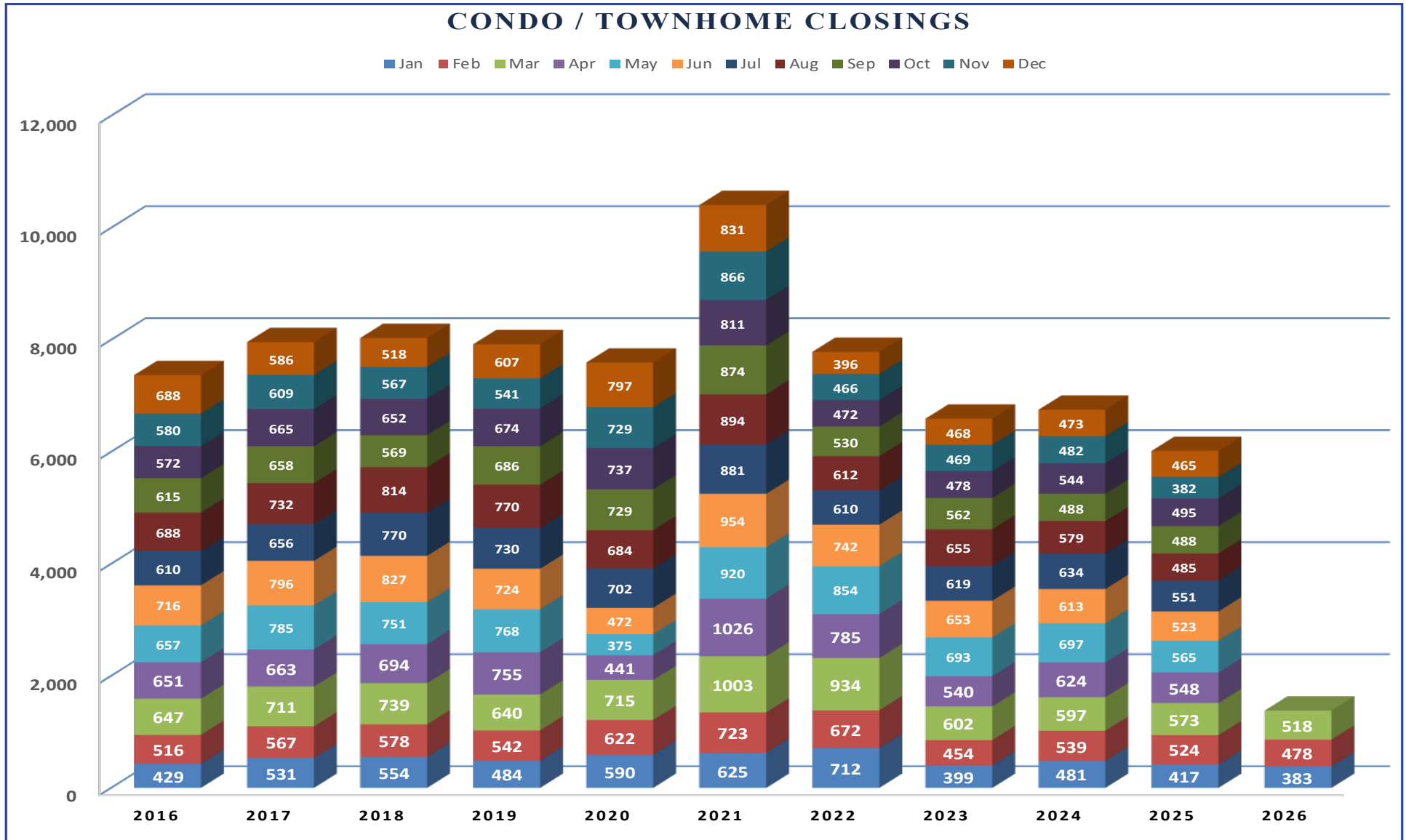


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CONDO / TOWNHOME CLOSINGS

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



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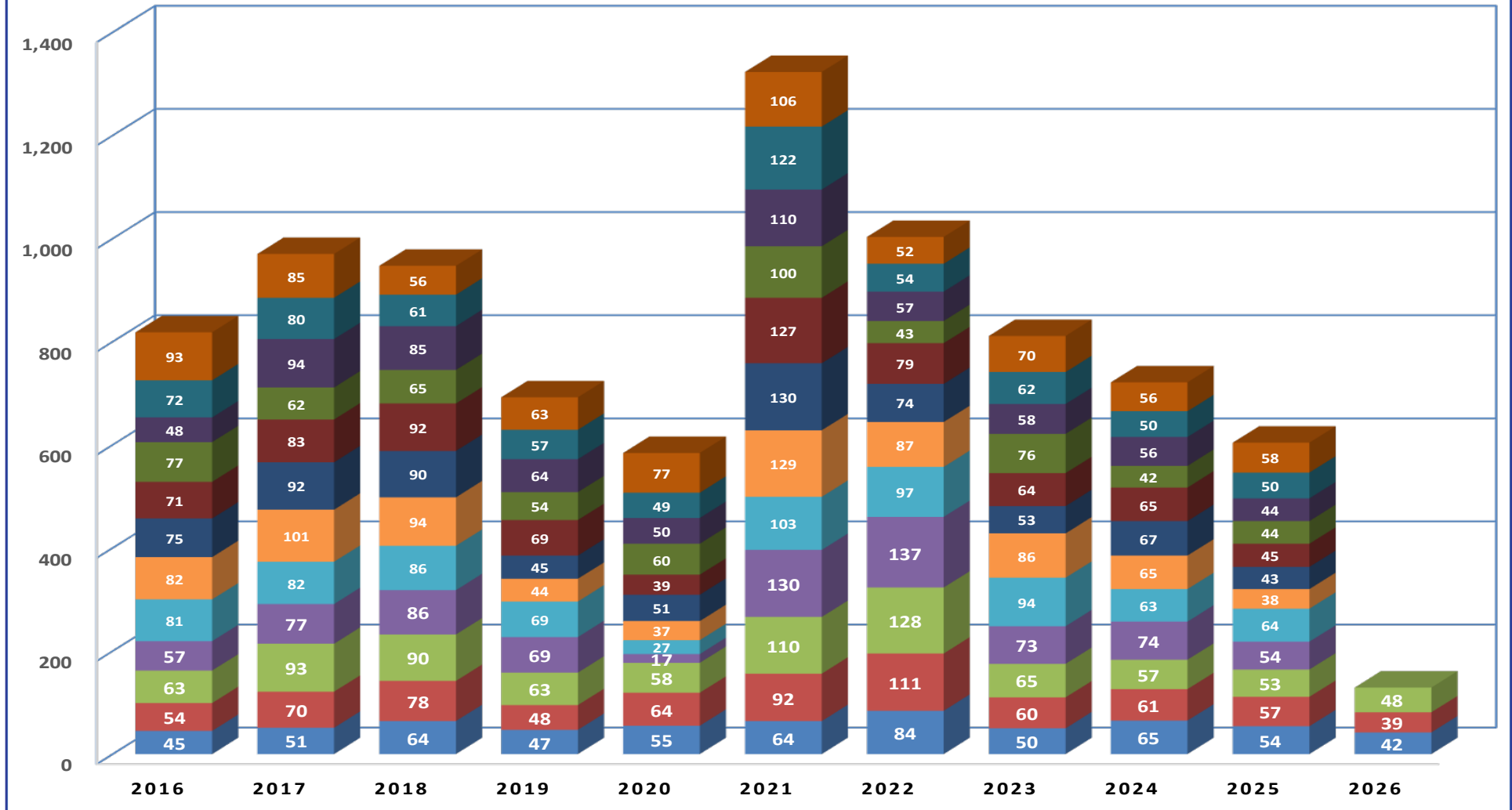


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VERTICAL / HI-RISE CLOSINGS

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



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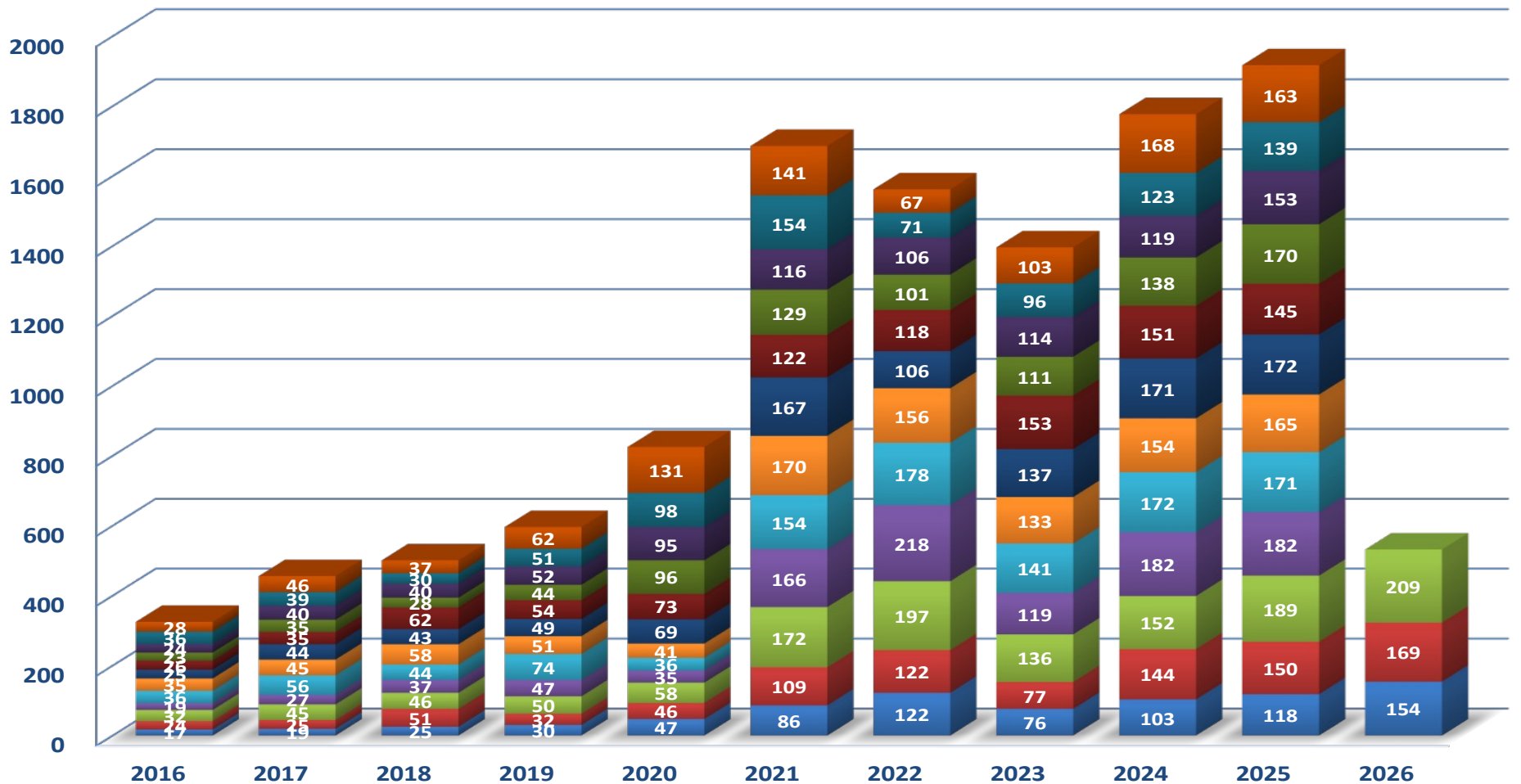


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LUXURY SALES \$1,000,000 AND OVER

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

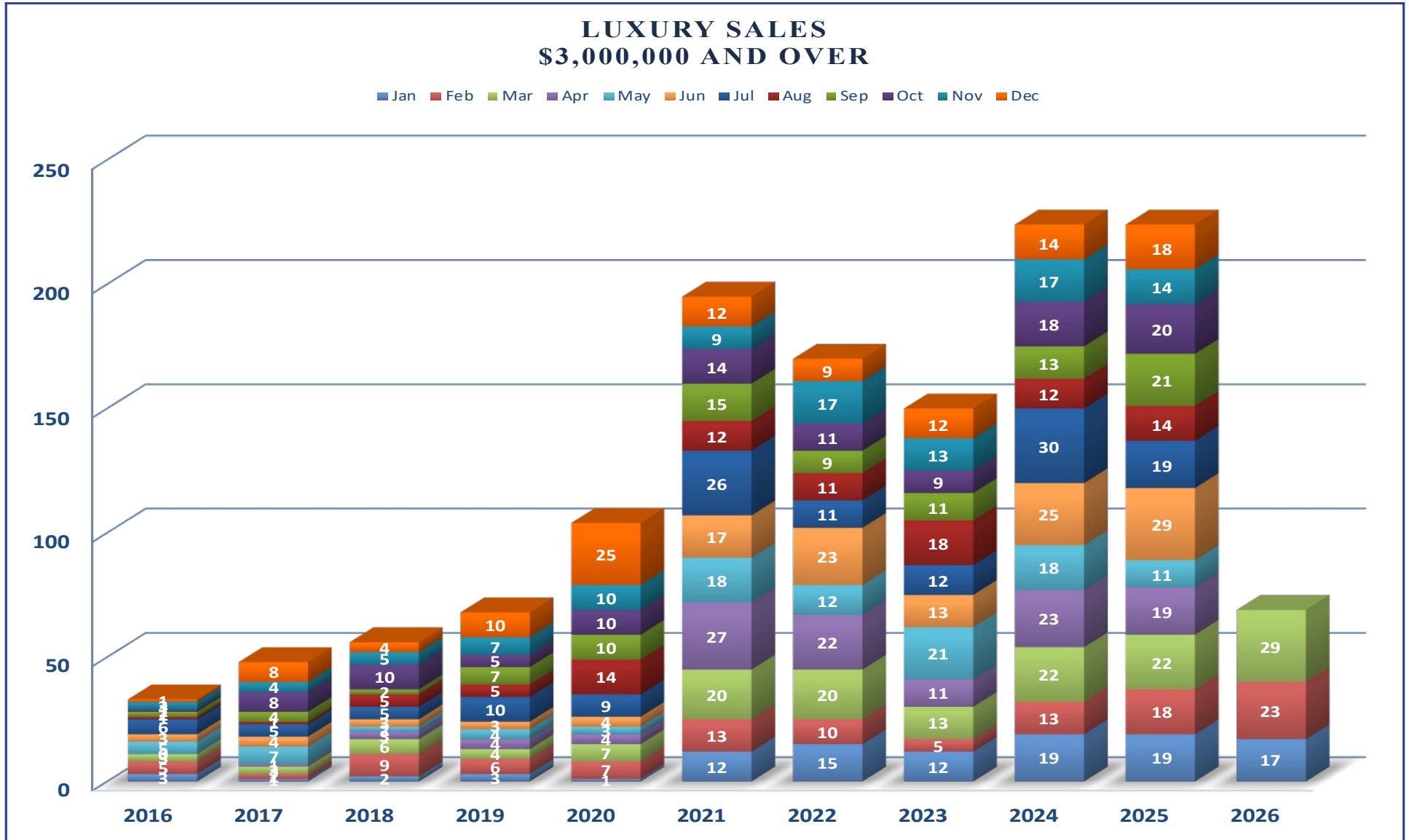


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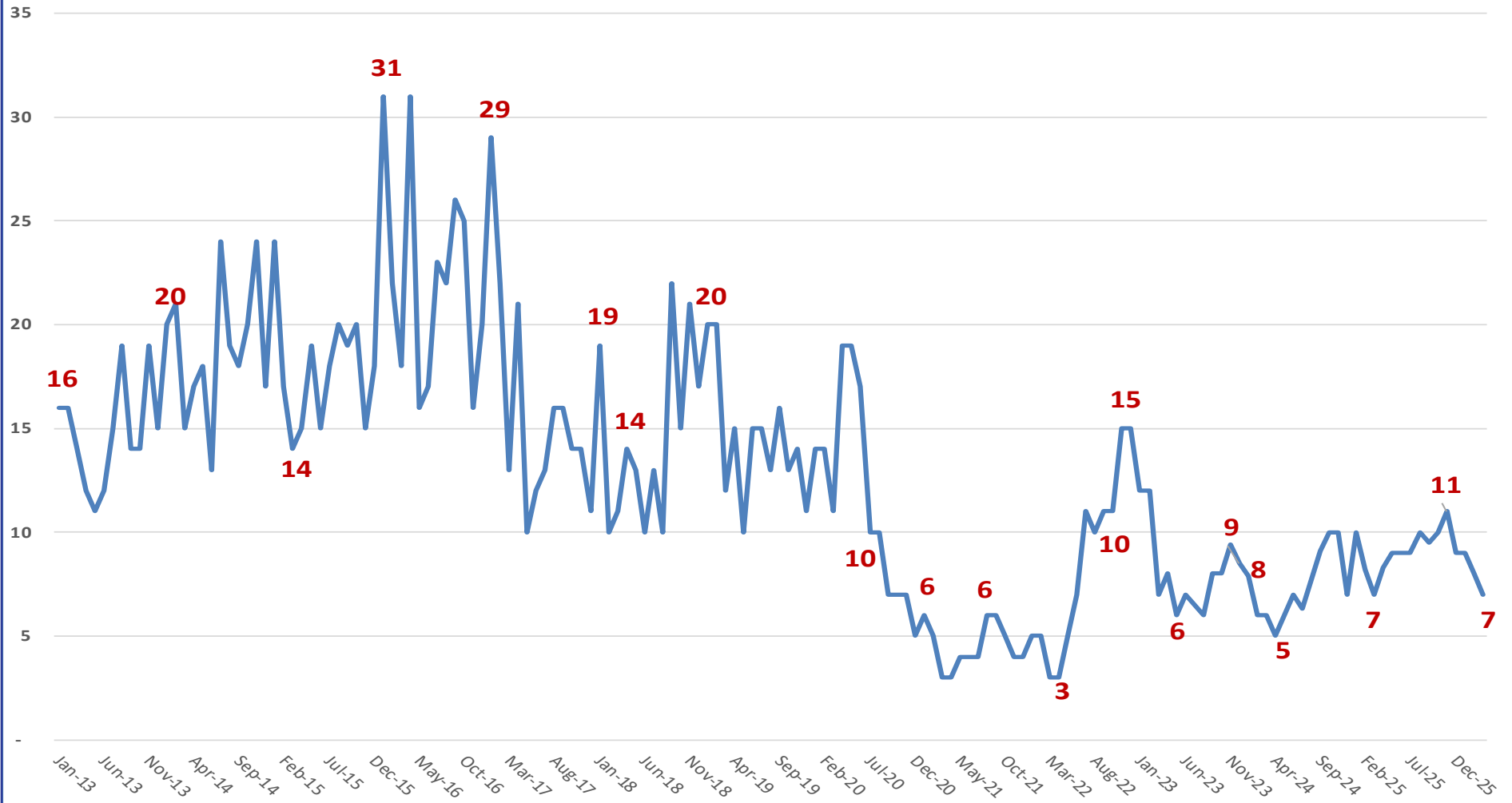
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Luxury Market - \$1,000,000 and Over Months of Inventory



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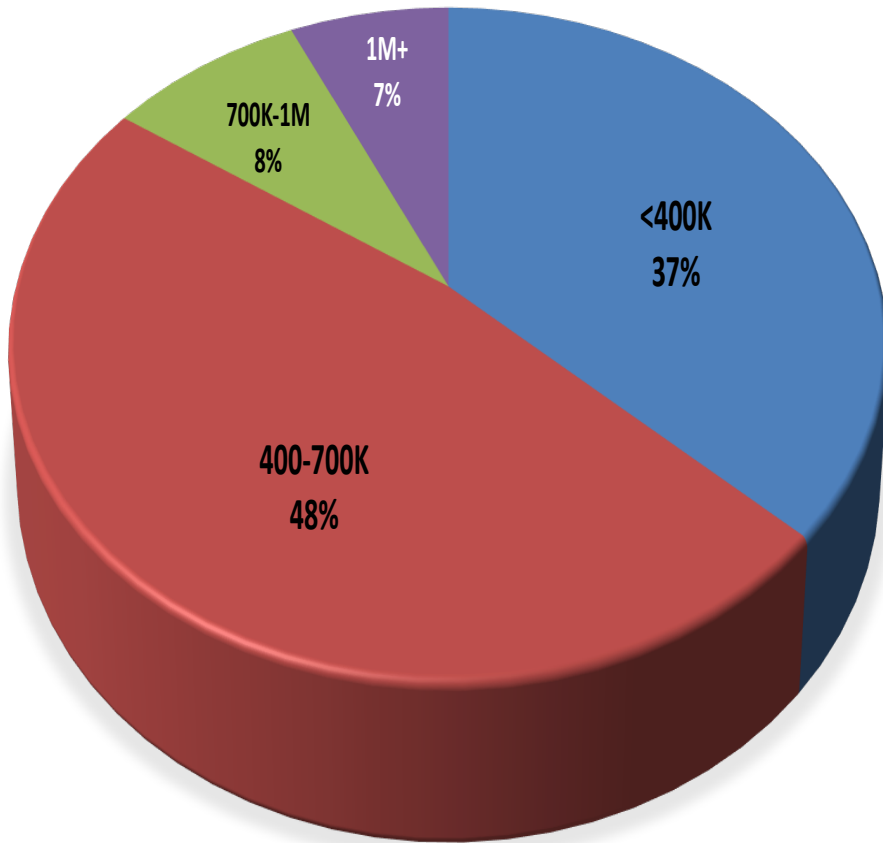


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Las Vegas Market Update - April 2026

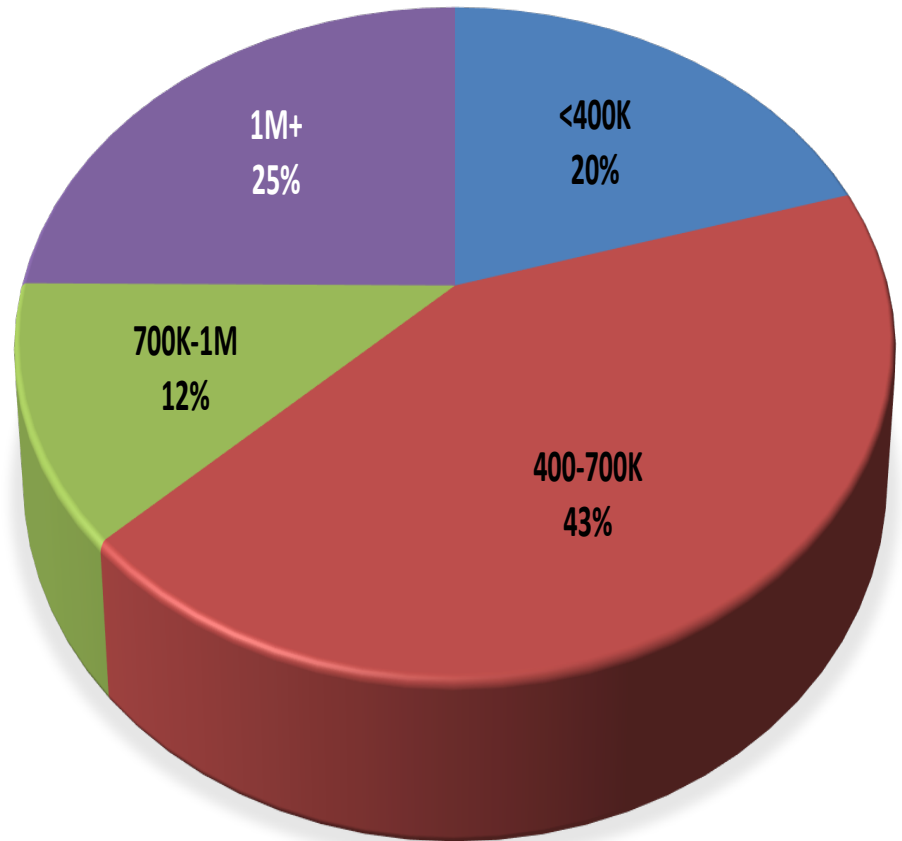
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

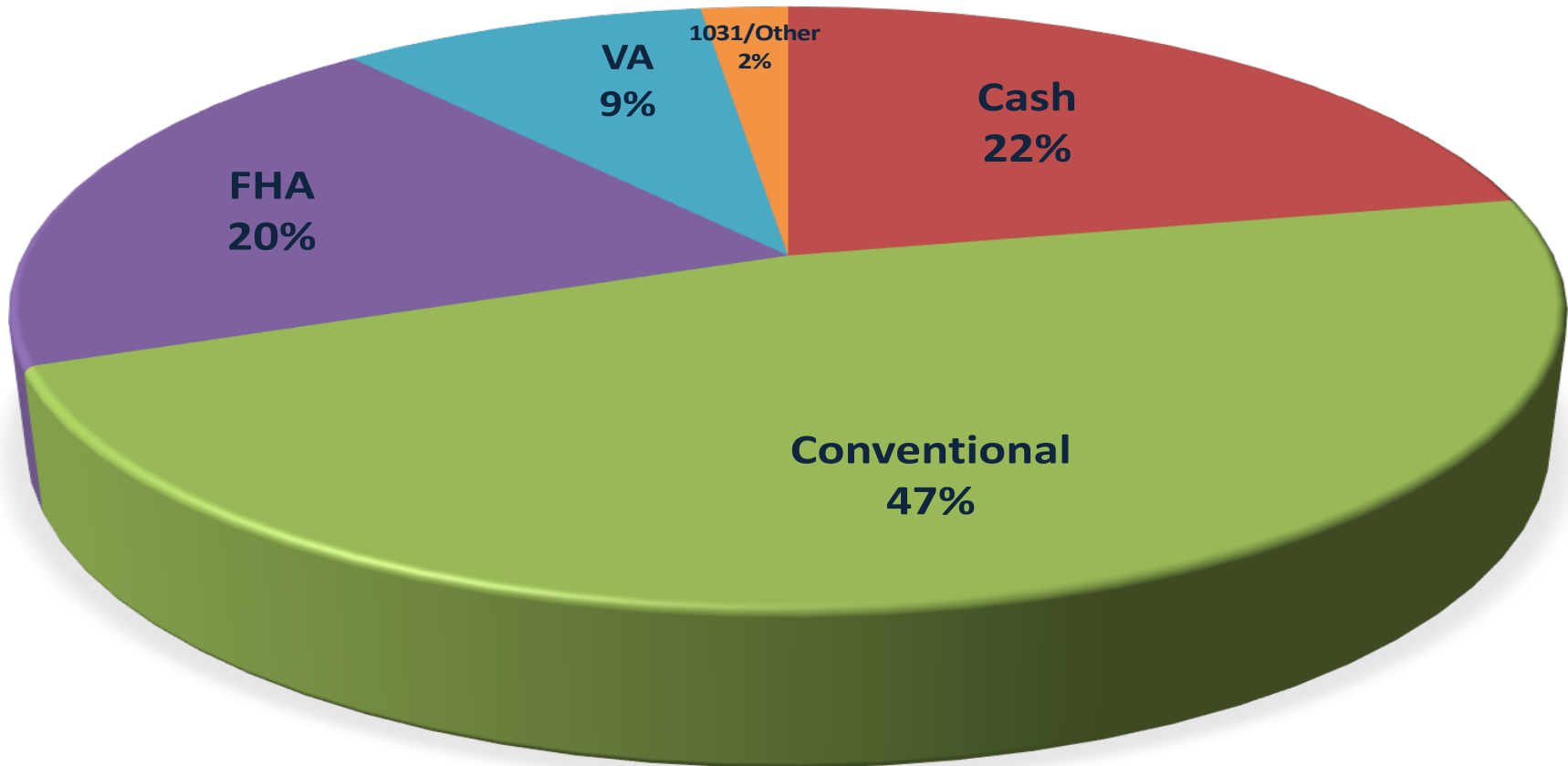




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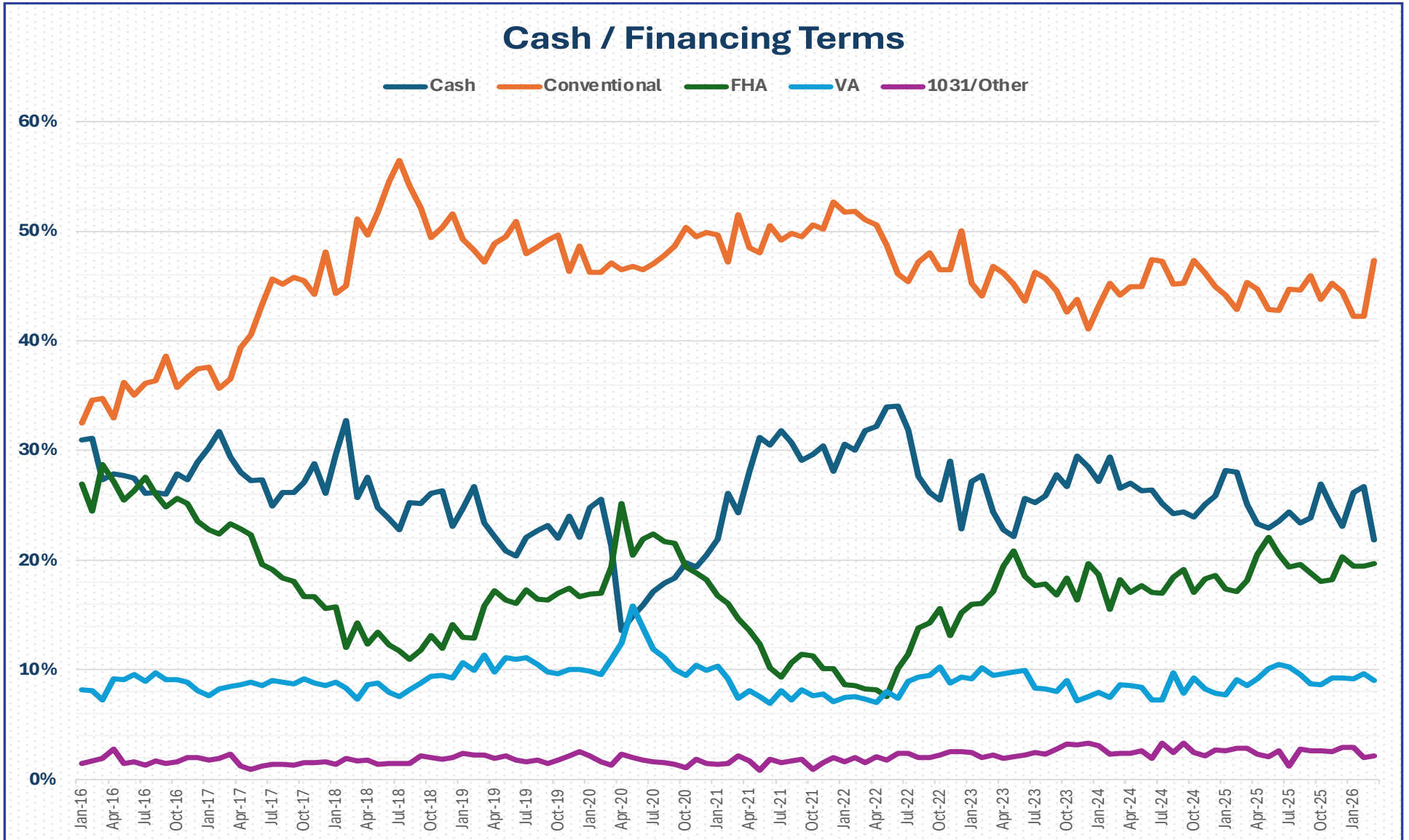
Last Month's Closings by Sold Terms





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Las Vegas Market Update - April 2026



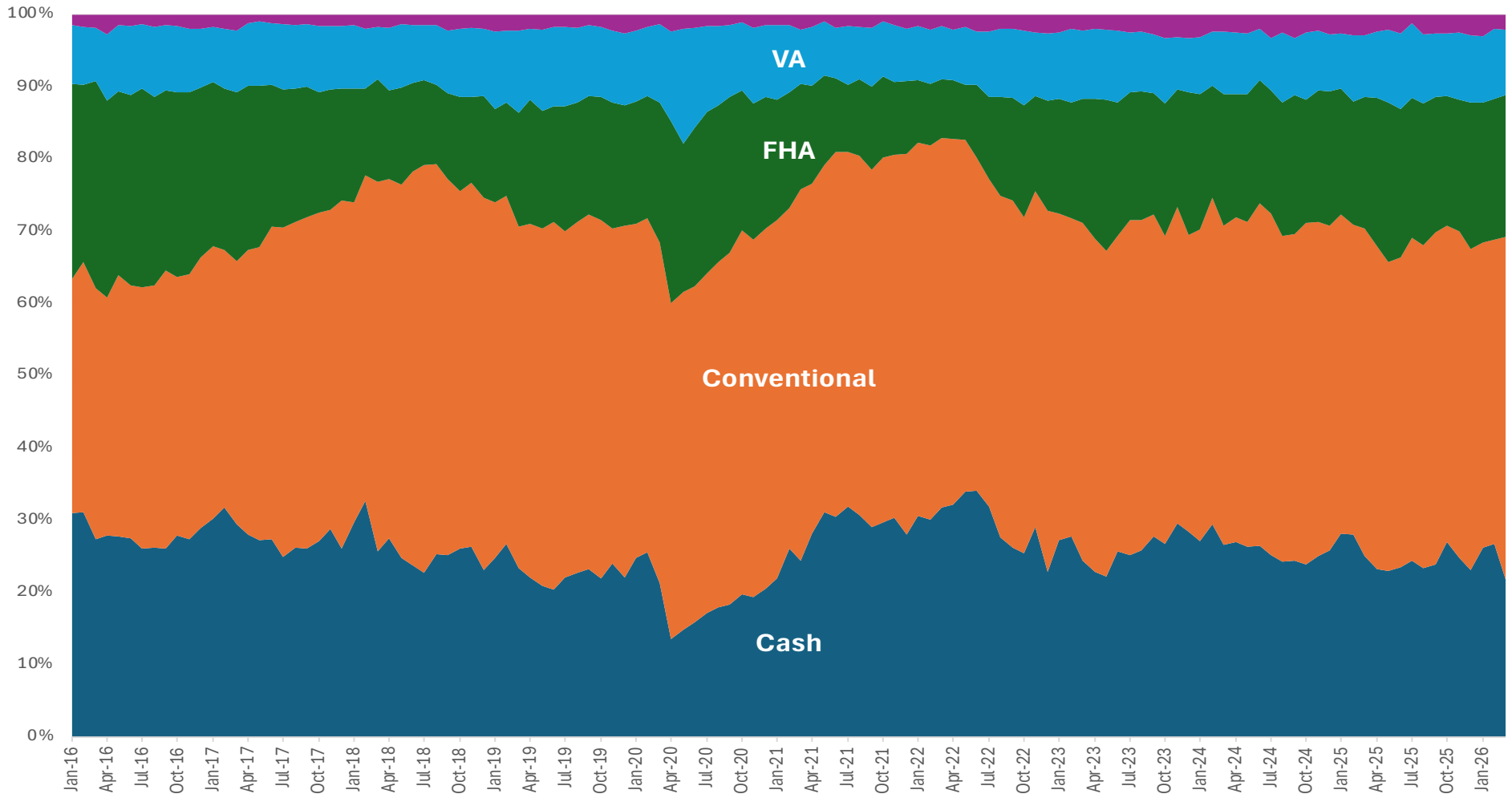


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Sold Terms

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

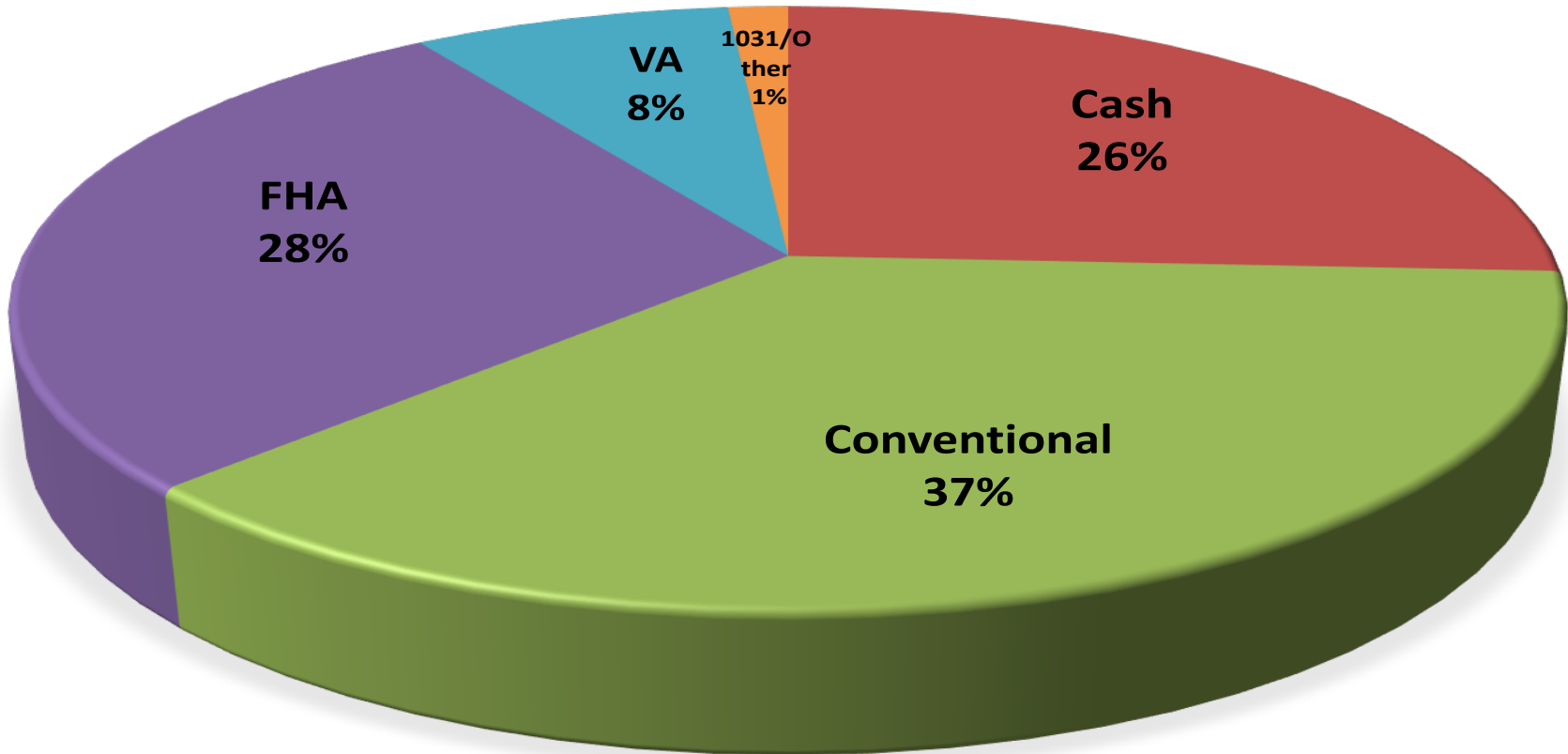




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Las Vegas Market Update - April 2026

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

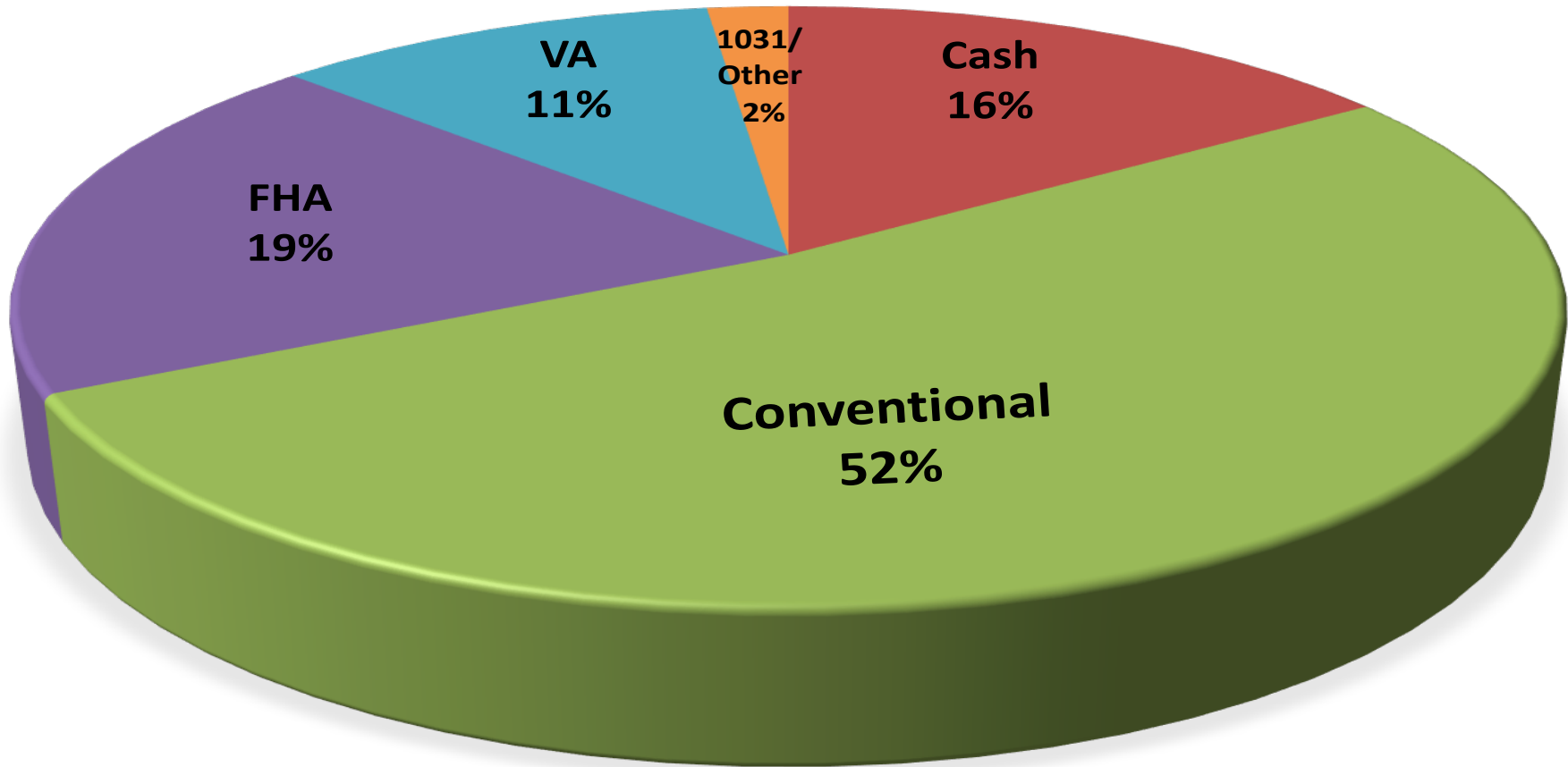




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

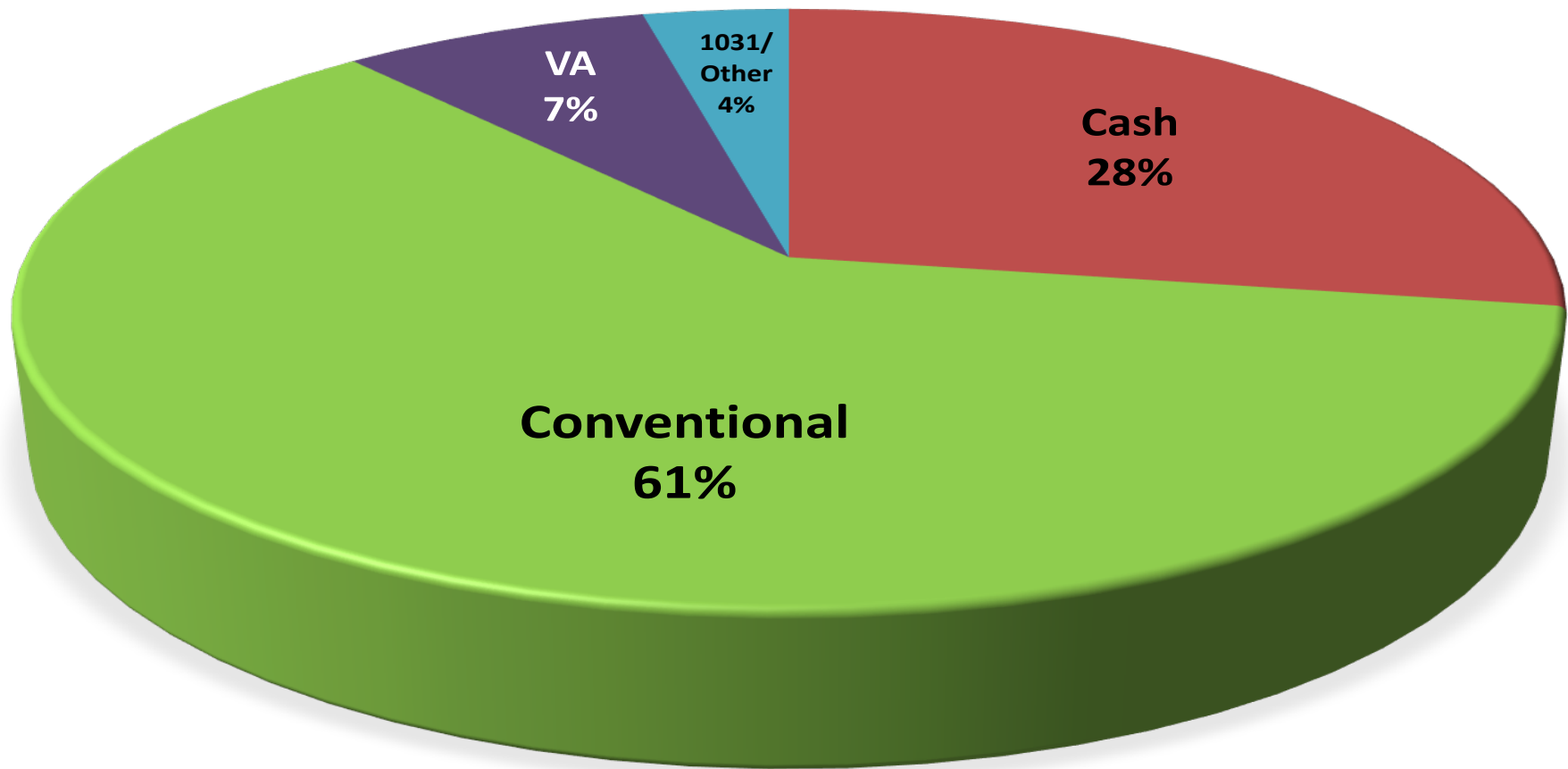




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

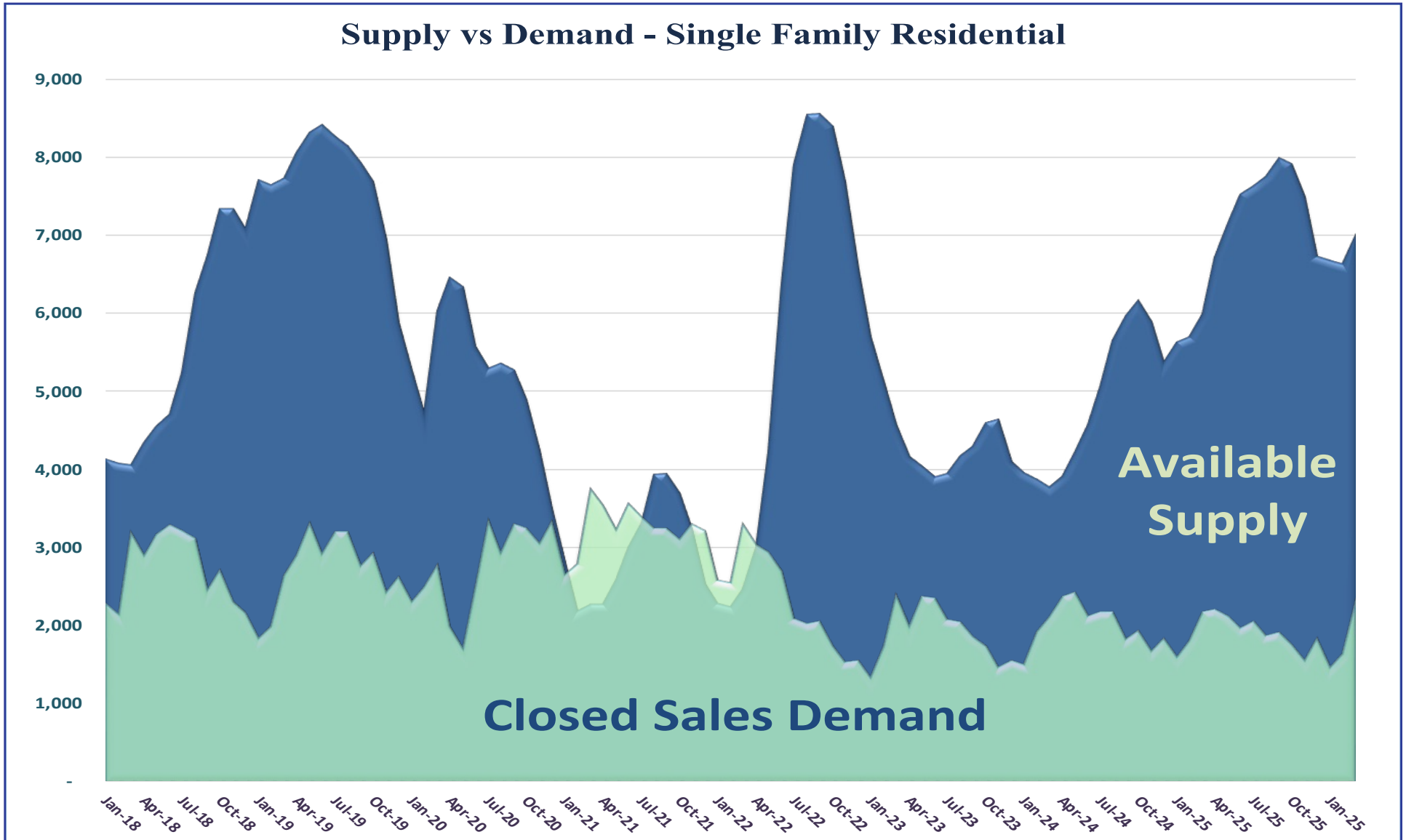




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Supply vs Demand - Single Family Residential



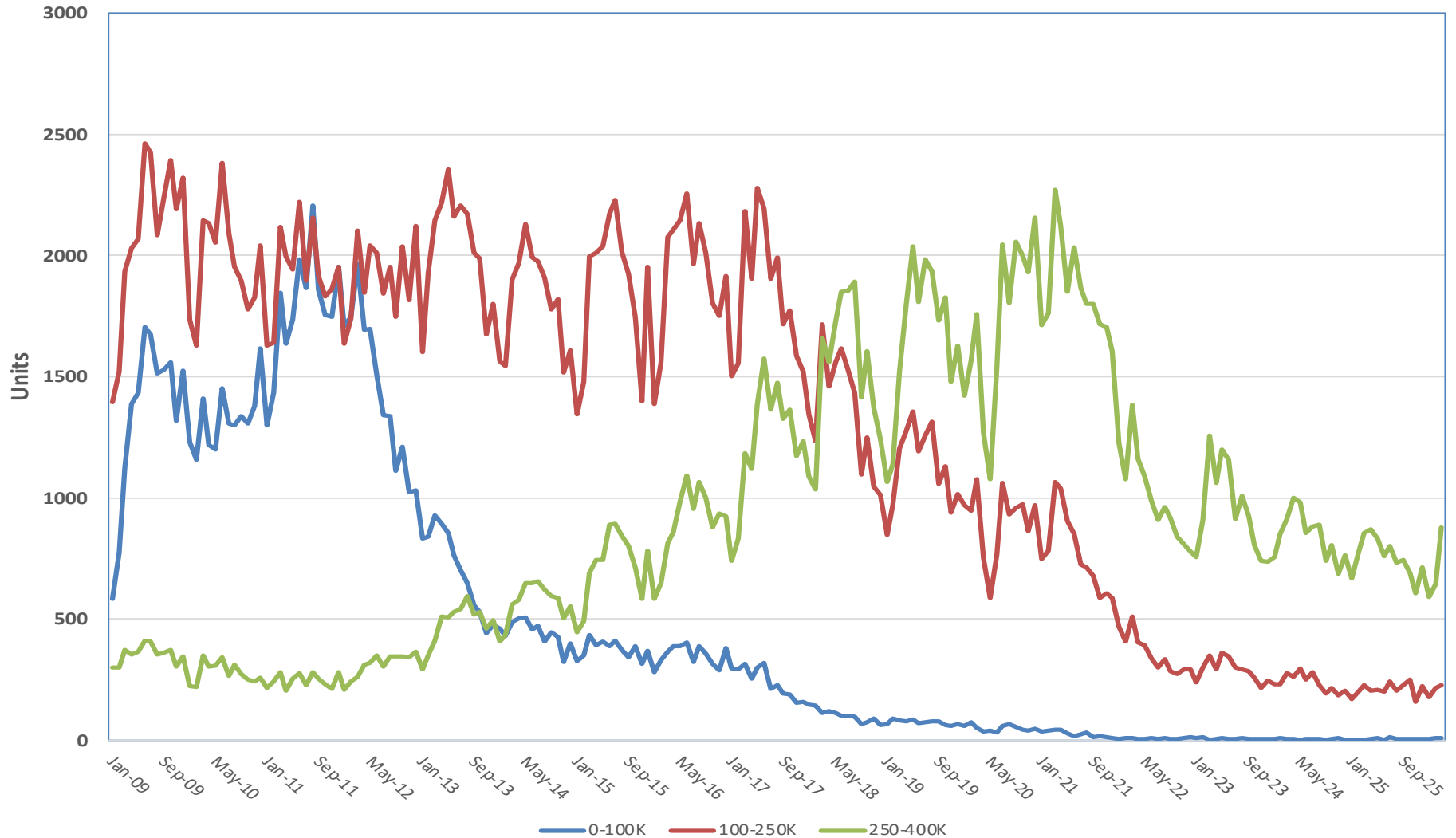
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Closed Units By Price Point - RES & VER



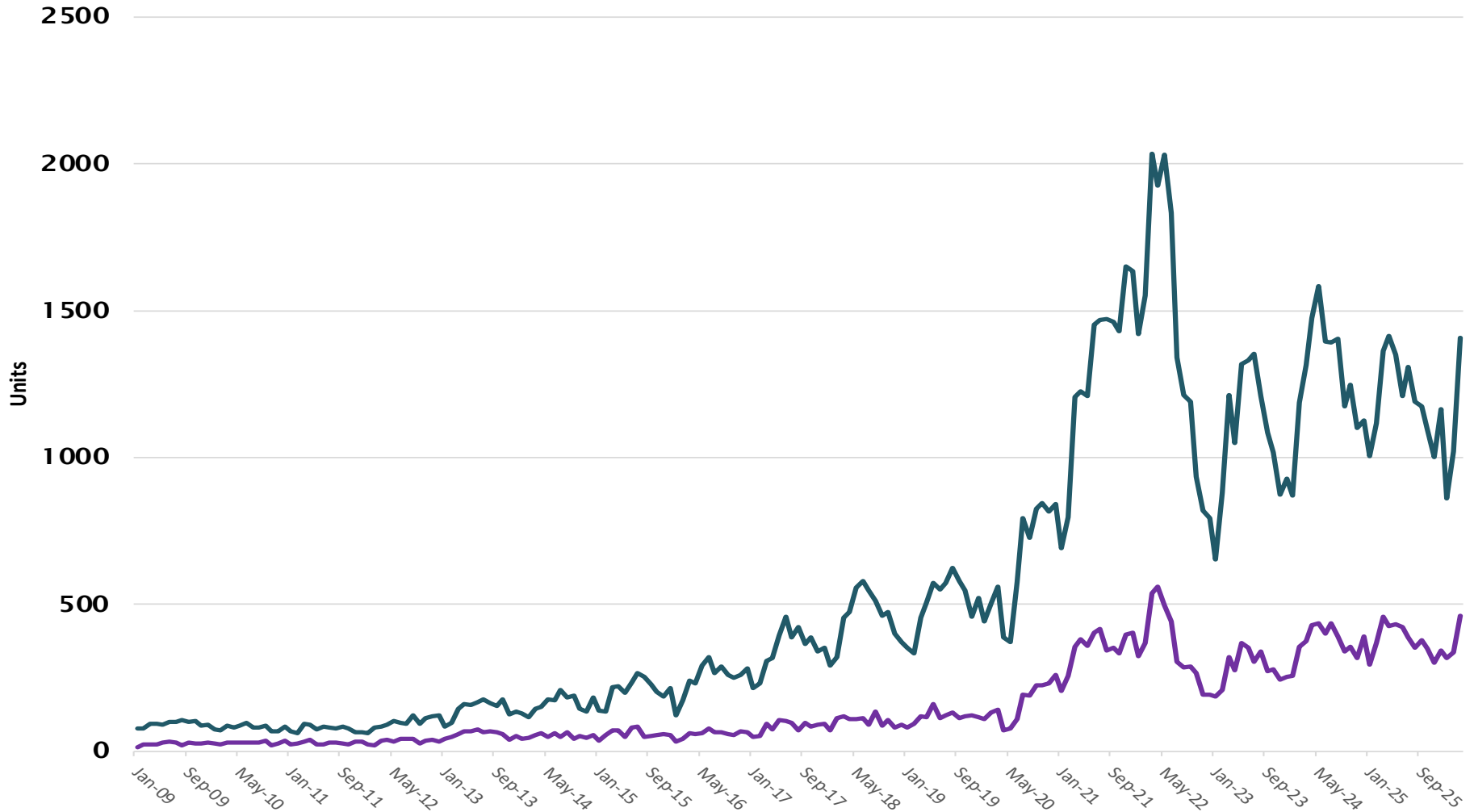


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Closed Units By Price Point - RES & VER

— 400-700K — 700K+



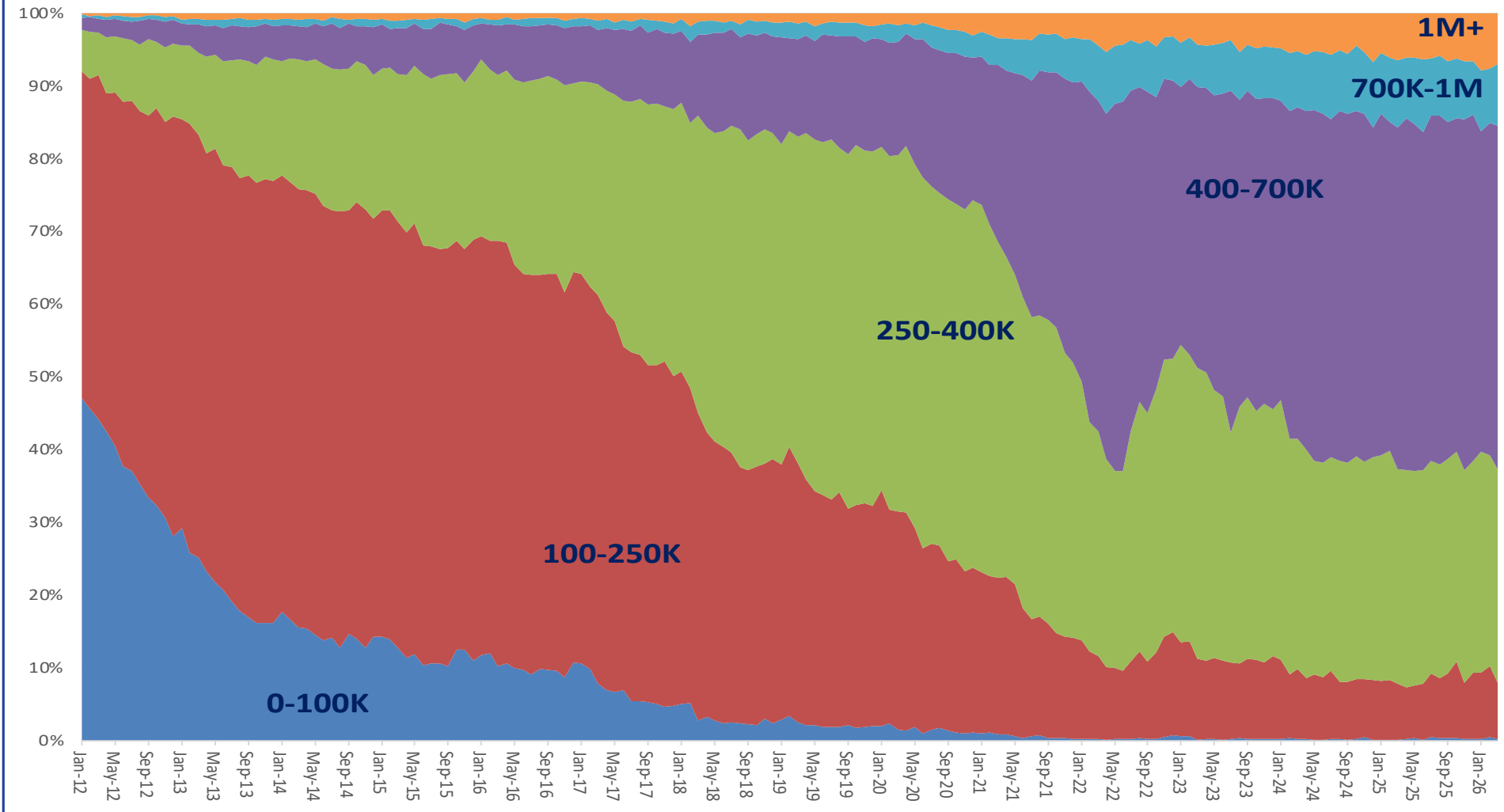
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Closing Trend by Price Point Residential and High Rise



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