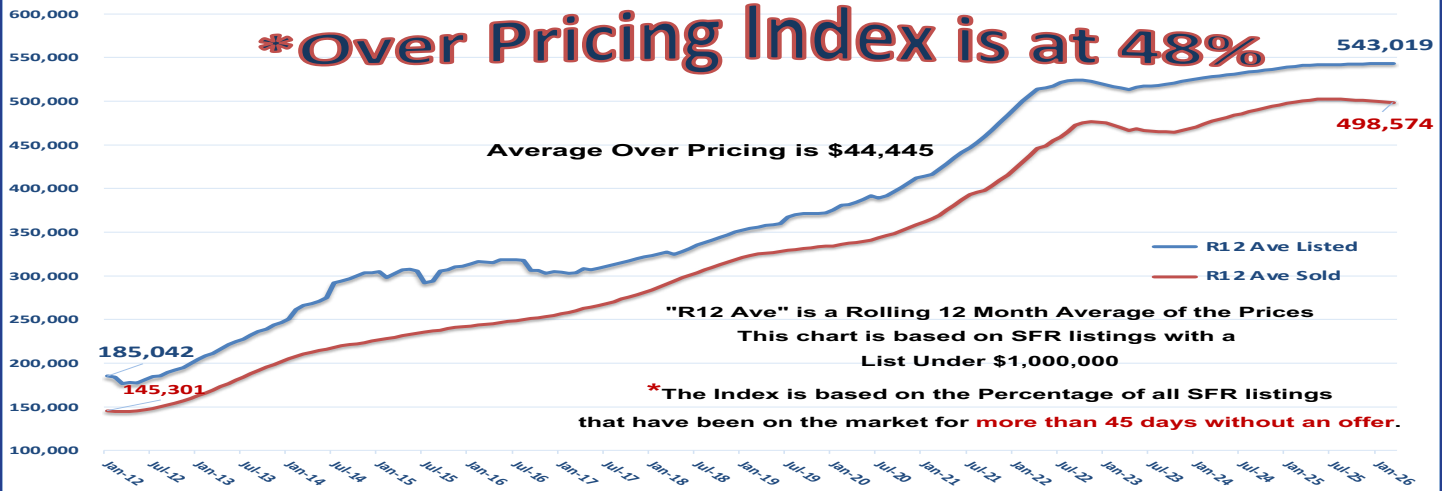




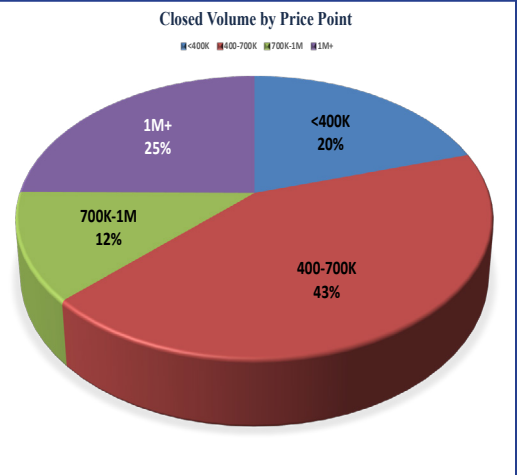
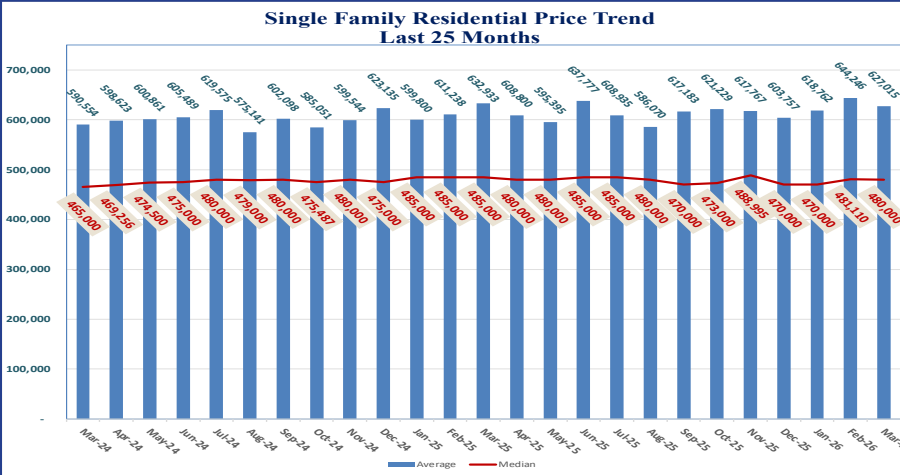
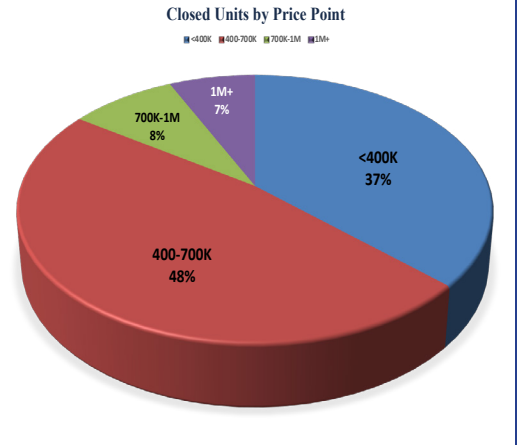
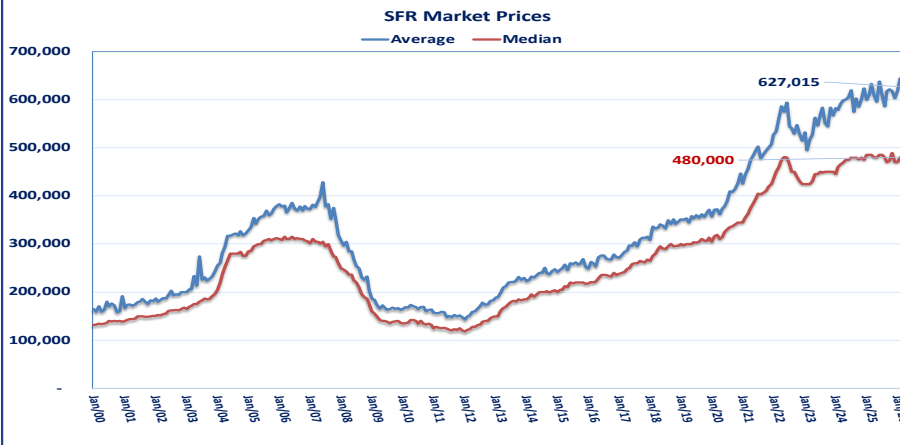
EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

SFR Average List vs Closed Sale Prices



	Closed 2025	Closed 2026	Change	% Change
Units	7,608	7,254	(354)	-4.7%
Volume (000)	\$ 4,163,452	\$ 4,130,263	\$ (33,189)	-0.8%





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

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

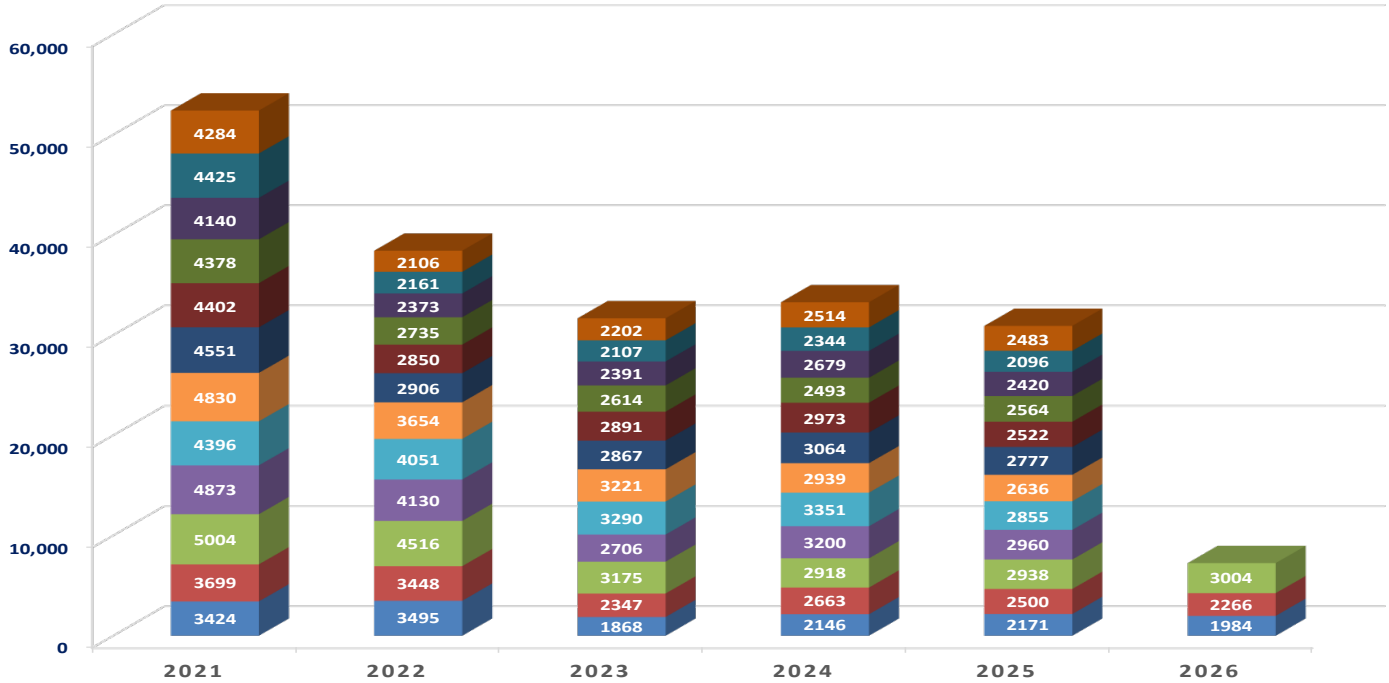


EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

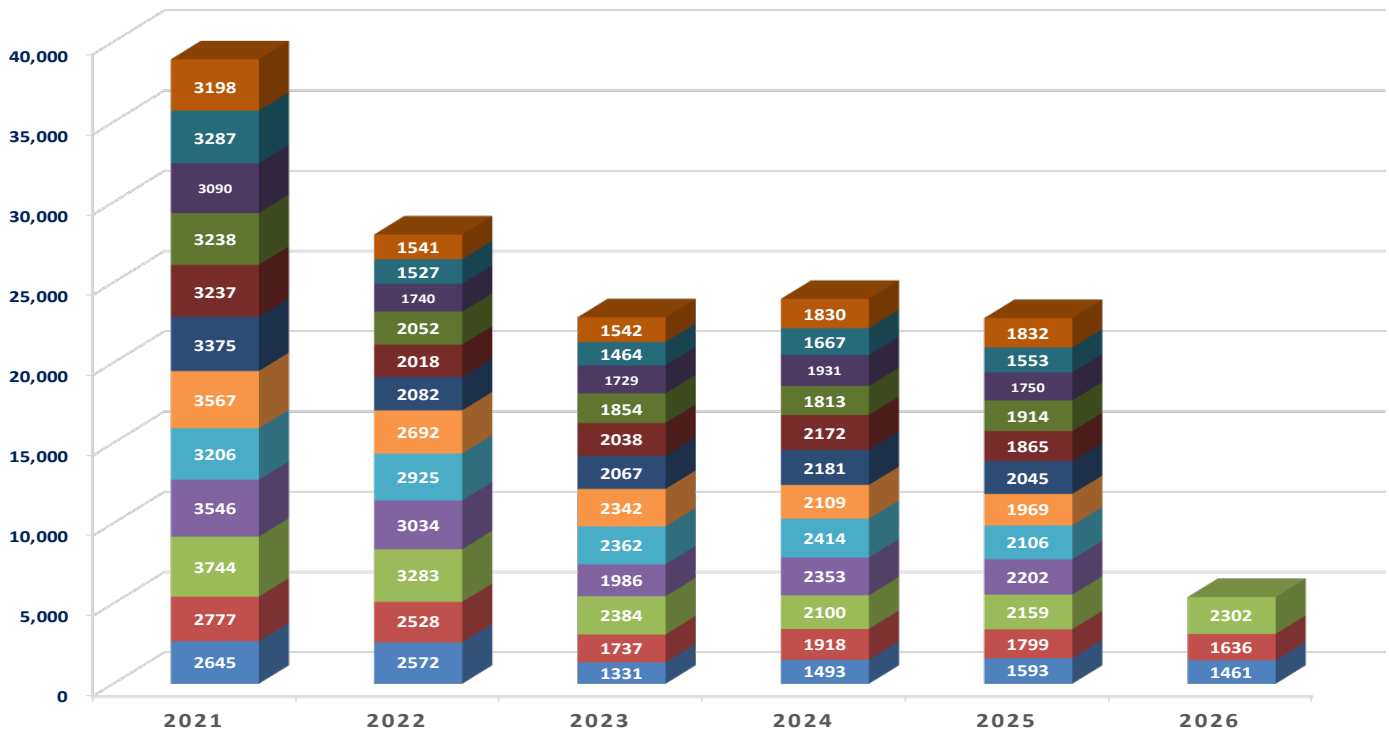
ALL RESALE CLOSINGS - RES, VER, MULTI

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

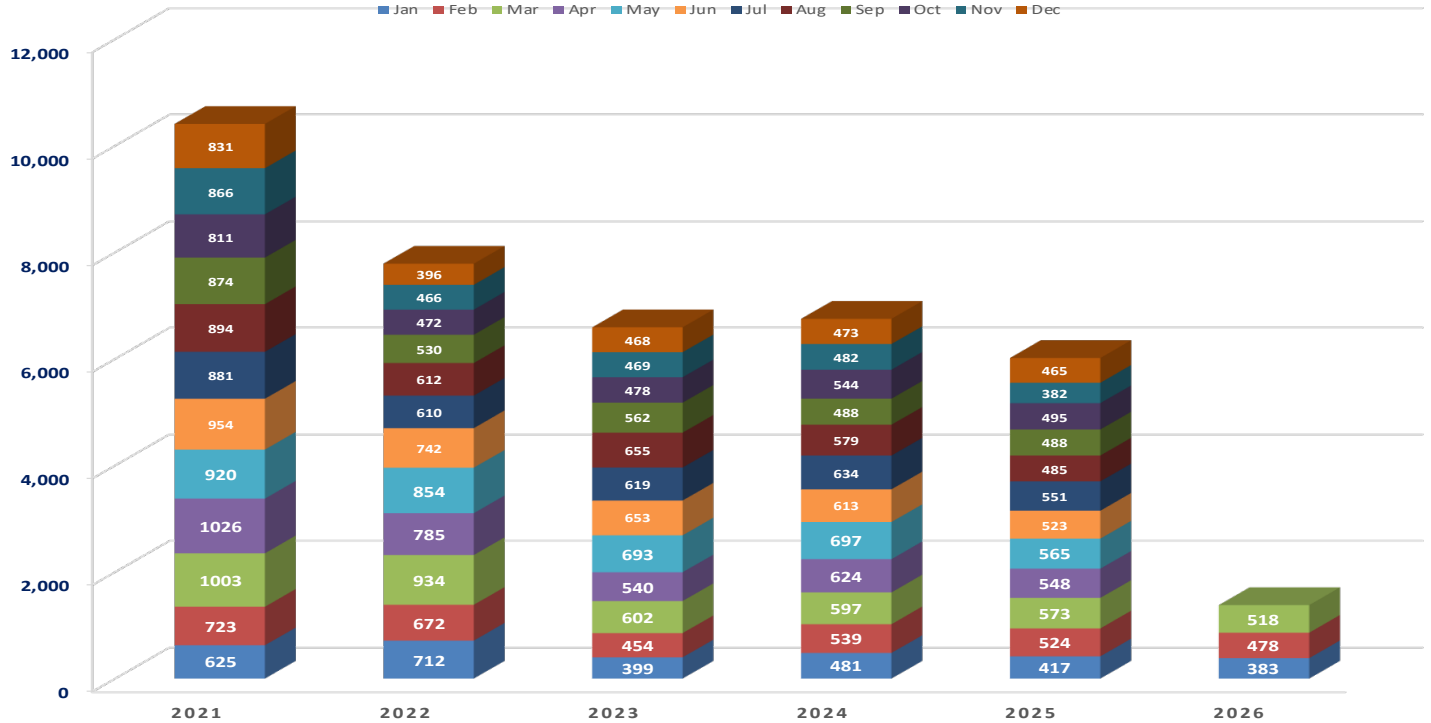




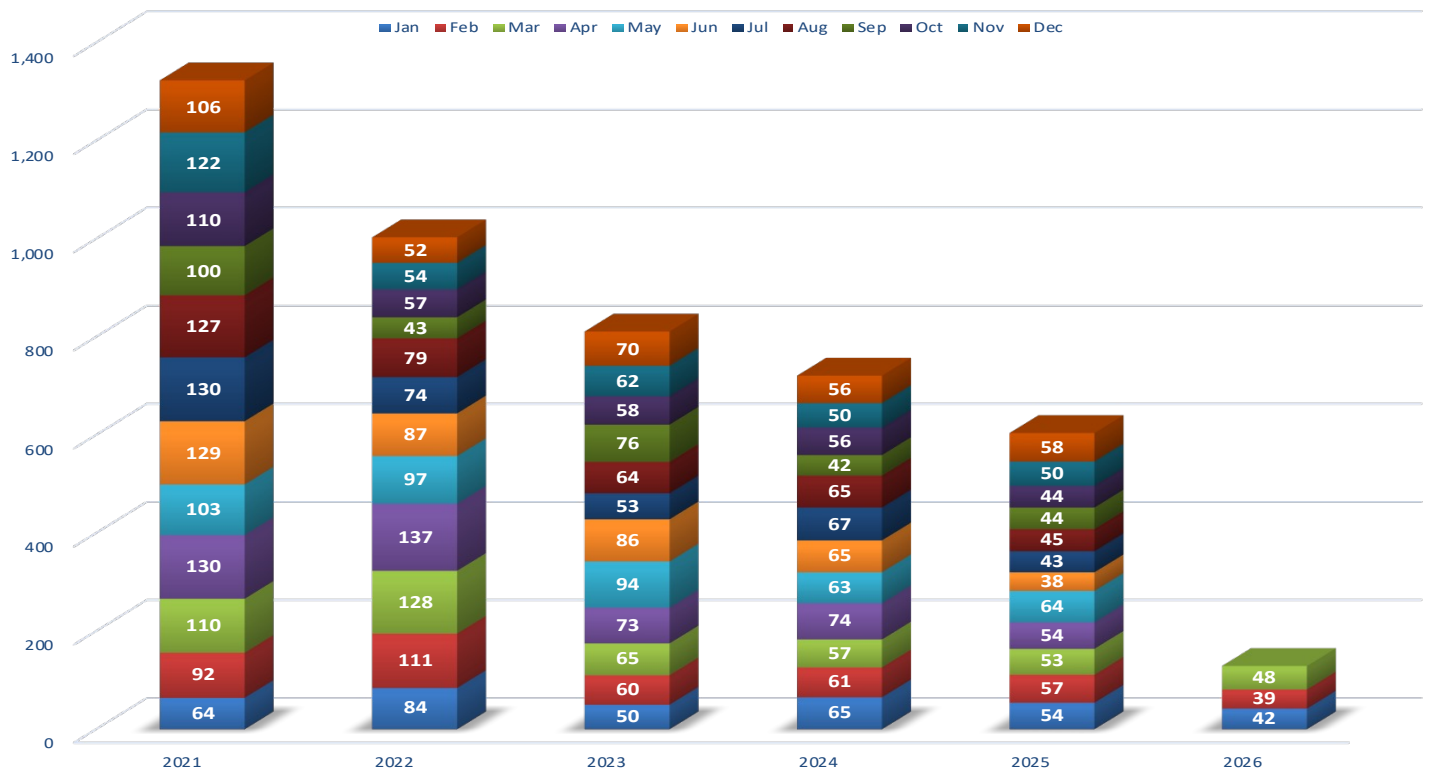
EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

CONDO / TOWNHOME CLOSINGS



VERTICAL / HI-RISE CLOSINGS



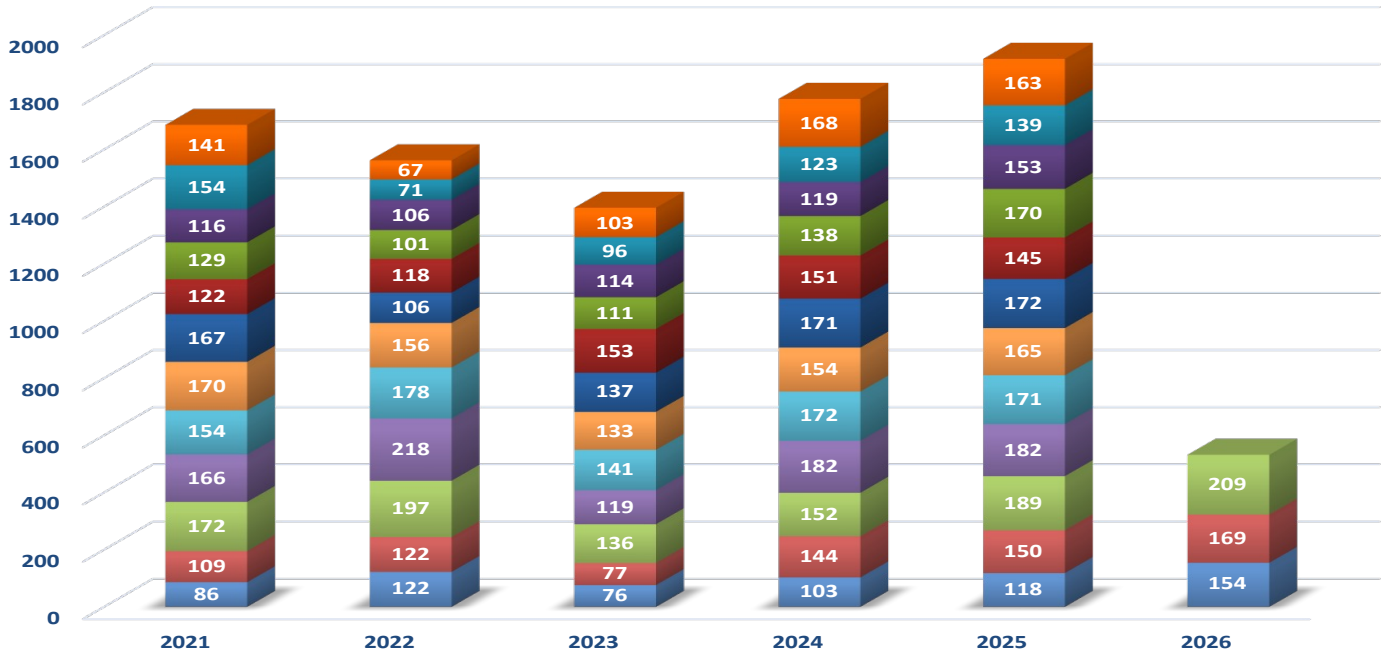


EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

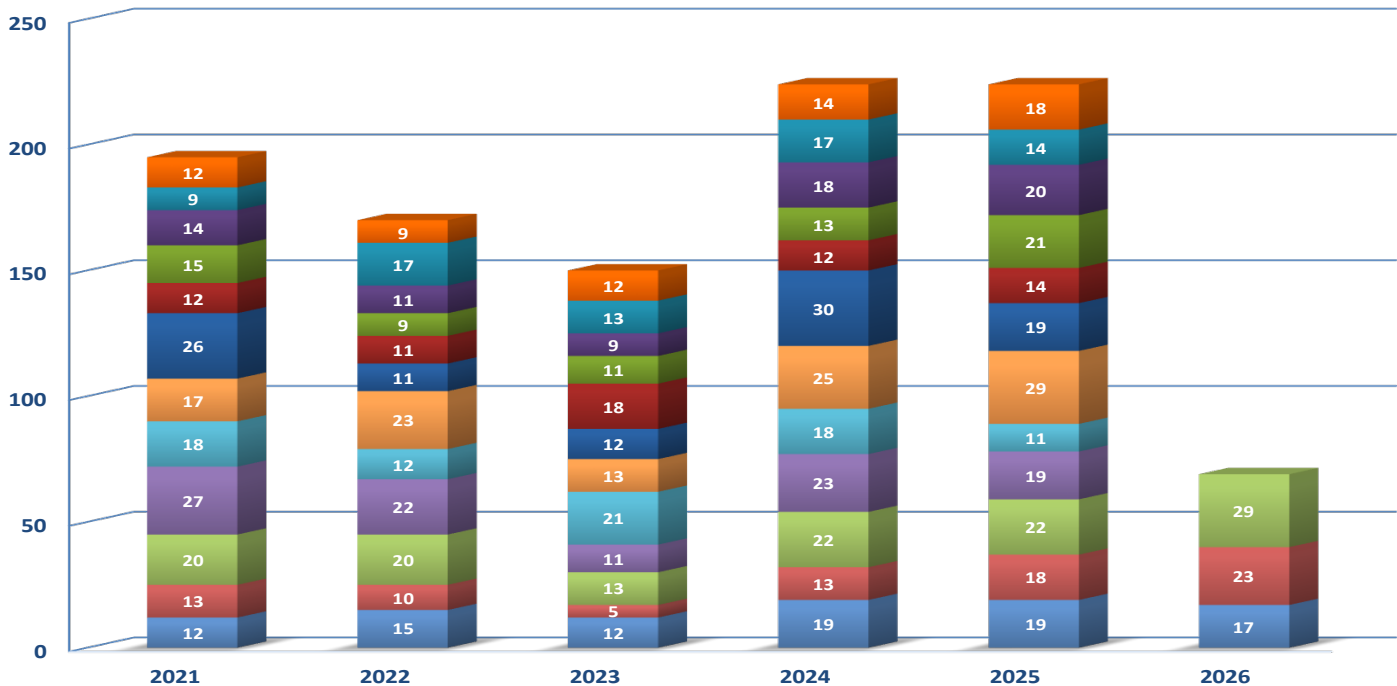
LUXURY SALES \$1,000,000 AND OVER

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

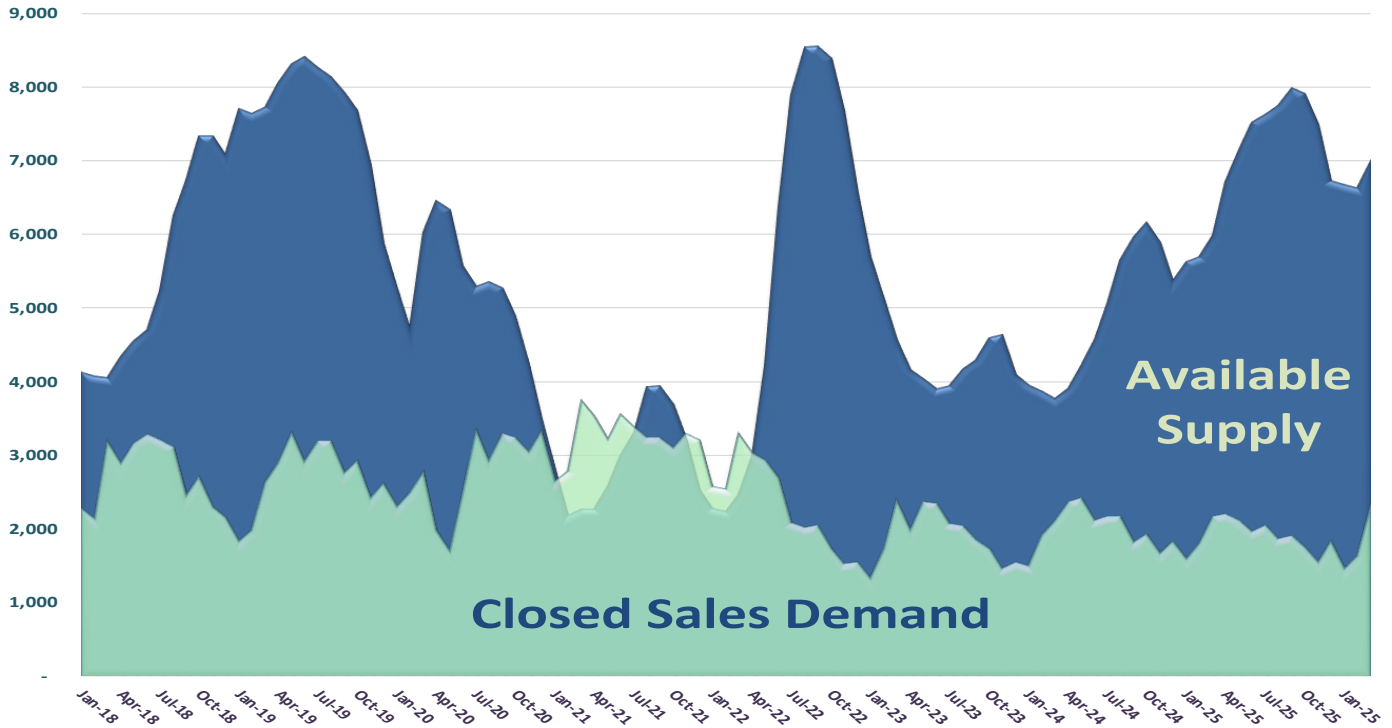




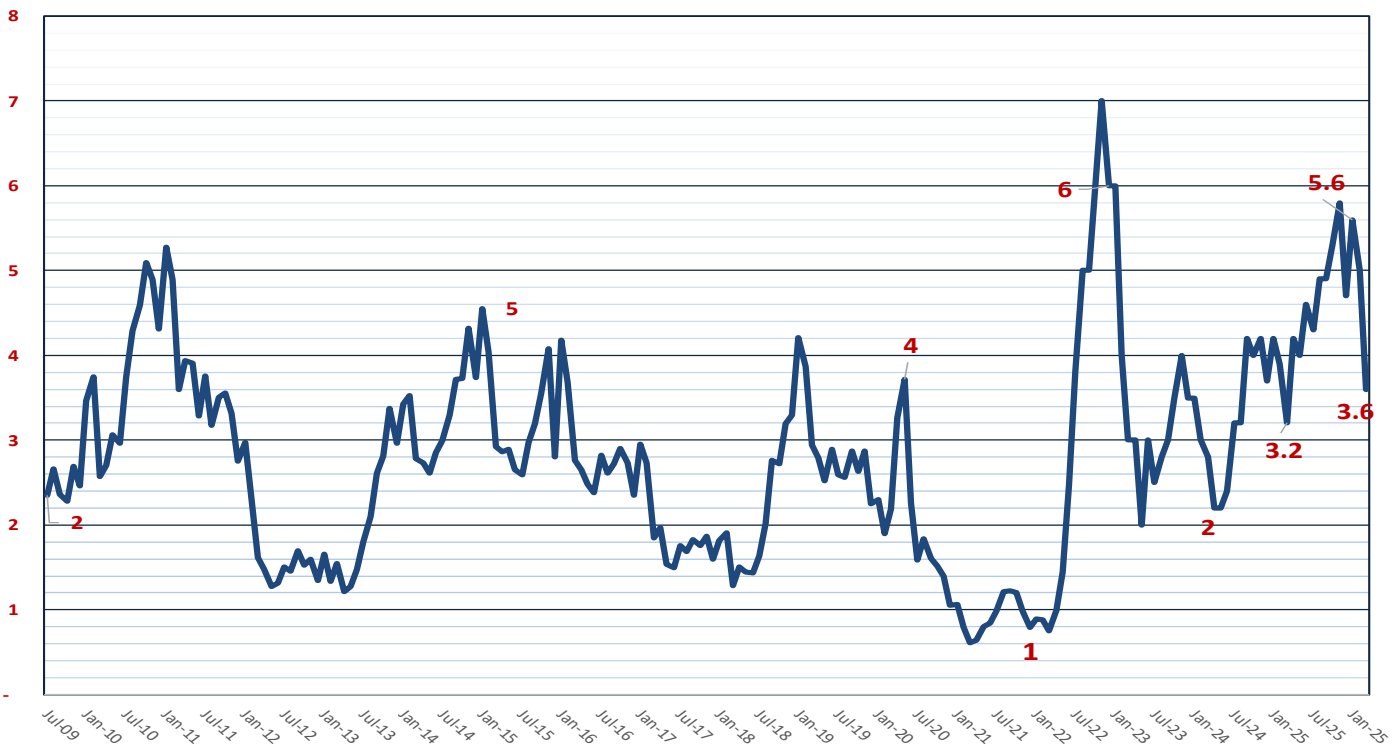
EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





EQUITY TITLE OF NEVADA

Las Vegas Market Update - April 2026

SFR Closed Sales in Selected Communities - Last Six Months

	Oct	Nov	Dec	2026 Jan	Feb	Mar	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	12	10	13	10	10	12	█	4	526,331	85
Anthem	3	3	3	4	6	7	█	3	742,615	29
Anthem Cnty Club	3	8	10	13	8	13	█	2	1,627,418	73
Cadence	37	39	59	31	38	54	█	3	532,113	56
Centennial Hills	18	15	9	12	19	23	█	3	579,643	53
Desert/South Shores	11	13	13	8	7	13	█	5	667,237	83
Green Valley	19	20	28	20	27	28	█	3	620,506	52
Green Valley Ranch	9	12	11	10	5	12	█	2	624,389	57
Inspirada	19	23	18	7	20	30	█	3	655,664	86
Iron Mountain Ranch	13	2	8	7	3	4	█	6	538,576	35
Lake Las Vegas	18	15	23	18	22	30	█	6	984,423	80
Lone Mountain	2	11	11	6	4	5	█	7	702,110	51
MacDonald Highlands	8	8	6	3	7	5	█	1	6,289,096	118
Mountains Edge	26	13	30	24	28	37	█	4	526,917	73
Peccole Ranch	10	3	3	4	9	8	█	3	566,302	67
Providence	16	15	14	10	20	13	█	6	486,788	55
Red Rock Cntry Club	4	2	5	10	7	3	█	9	2,151,309	206
Rhodes Ranch	13	6	12	9	11	11	█	5	576,646	73
Seven Hills	6	9	9	10	8	14	█	4	1,002,989	125
Siena (SFR & TWH)	9	13	7	3	11	7	█	7	785,119	97
Silverado Ranch	12	17	17	12	11	26	█	3	485,363	51
Silverstone Ranch	2	3	3	4	0	7	█	4	567,247	54
Skye Canyon	19	28	27	15	16	22	█	6	578,172	55
Southern Highlands	24	36	21	19	30	31	█	5	1,093,064	56
Spring Valley	15	14	17	8	12	15	█	4	480,316	47
Summerlin	38	15	31	26	23	53	█	3	1,101,571	66
Sun City Anthem	26	22	30	35	19	33	█	4	658,615	49
Sun City Summerlin	27	30	24	25	29	34	█	4	603,967	74
The Lakes	8	7	17	3	8	17	█	2	566,922	50
The Ridges	4	3	4	2	5	3	█	13	4,085,845	41
Tuscany	3	5	5	5	3	8	█	5	558,138	44
Other Groups										
Clark County	1,694	1,516	1,788	1,416	1,593	2,242	█	4.8	628,580	60
Boulder City	7	14	12	13	6	17	█	4	632,275	42
Pahrump	45	31	35	34	36	54	█	7	413,275	70
High Rise Sales	44	50	58	42	39	48	█	14	728,735	97
Luxury Sales (\$1M+)	153	139	163	154	169	209	█	7	2,055,932	86

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	█