



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2026

April 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	3,811	7,157	2,633	2,135	559,900	925,998	472,000	621,979	4.0	21.8%	58
CON/TWH	1,084	2,726	660	534	274,999	333,833	290,000	299,907	6.0	15.8%	62
<i>Total Residential</i>	<i>4,895</i>	<i>9,883</i>	<i>3,293</i>	<i>2,669</i>	<i>484,900</i>	<i>762,663</i>	<i>435,000</i>	<i>557,541</i>	<i>4.3</i>	<i>20.3%</i>	<i>58</i>
Hi-Rise	145	639	56	58	419,900	753,387	470,000	911,959	12.0	8.3%	117
Multiple Dwelling	35	132	27	16	634,850	640,998	560,000	555,463	9.3	10.1%	89
Vacant Land	286	2,216	146	83	75,000	557,372	69,000	677,087	28.0	3.5%	131
Luxury Sales (RES & VER) \$1M+	491	1,362	242	175	1,690,000	3,738,451	1,450,000	2,225,820	9.0	10.9%	90



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Las Vegas Market Update - May 2026

March 2026 Market Data

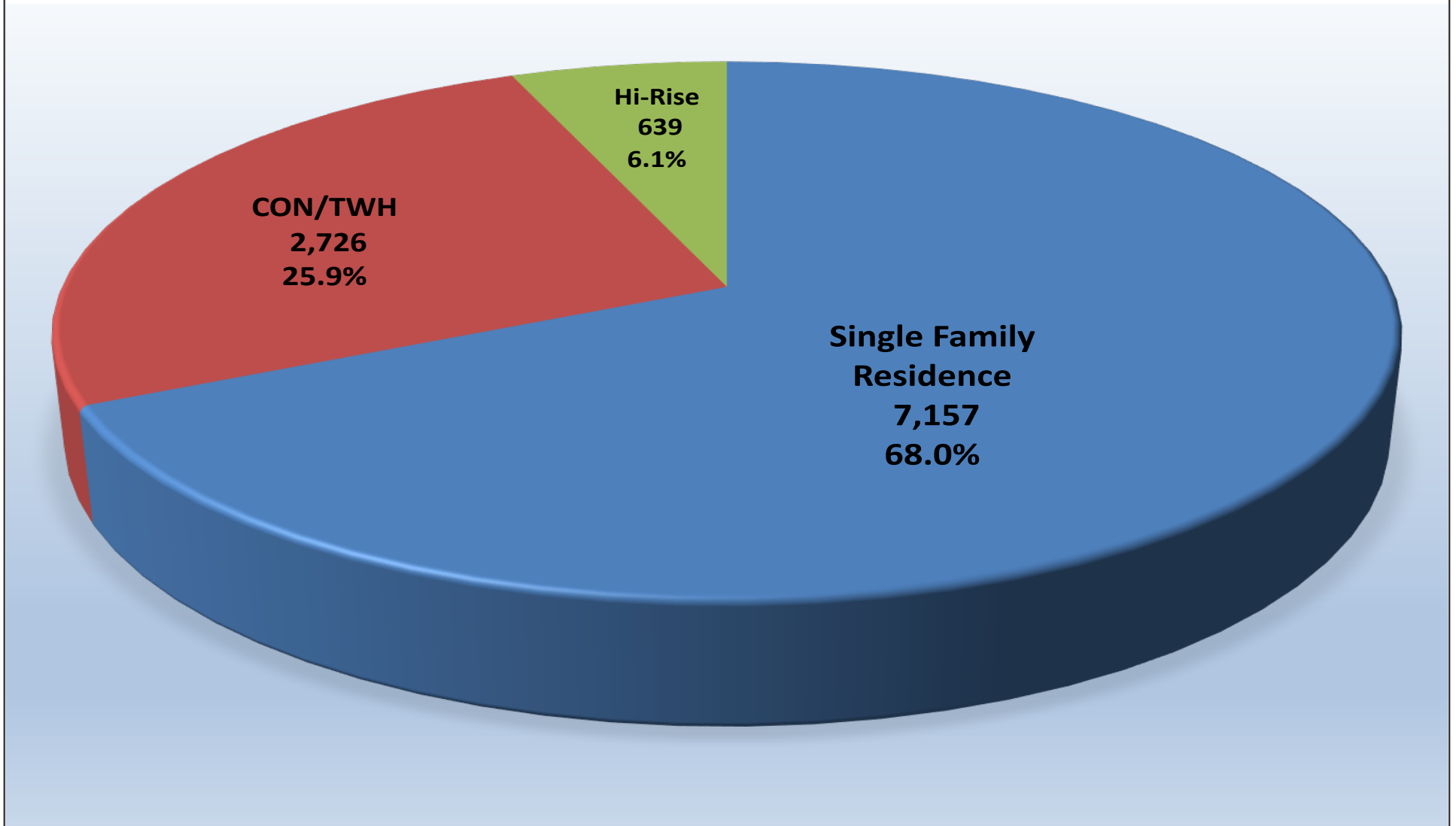
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,591	6,987	2,479	2,302	555,000	921,358	480,000	627,015	3.6	24.3%	61
CON/TWH	1,062	2,718	597	519	275,000	320,218	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



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2026

Las Vegas REALTORS * Available Units



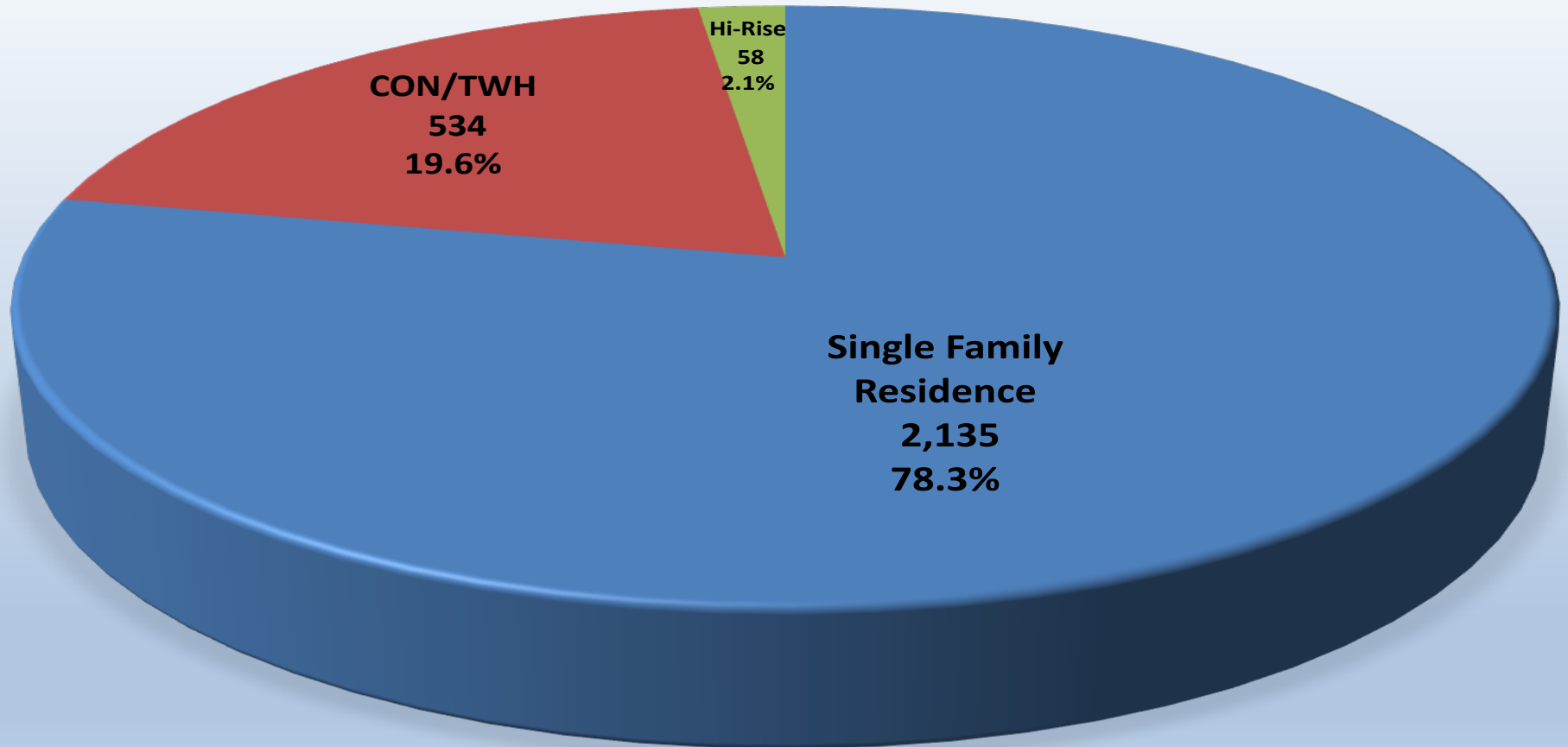
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Las Vegas Market Update - May 2026

Las Vegas REALTORS *Units Sold * Last Month



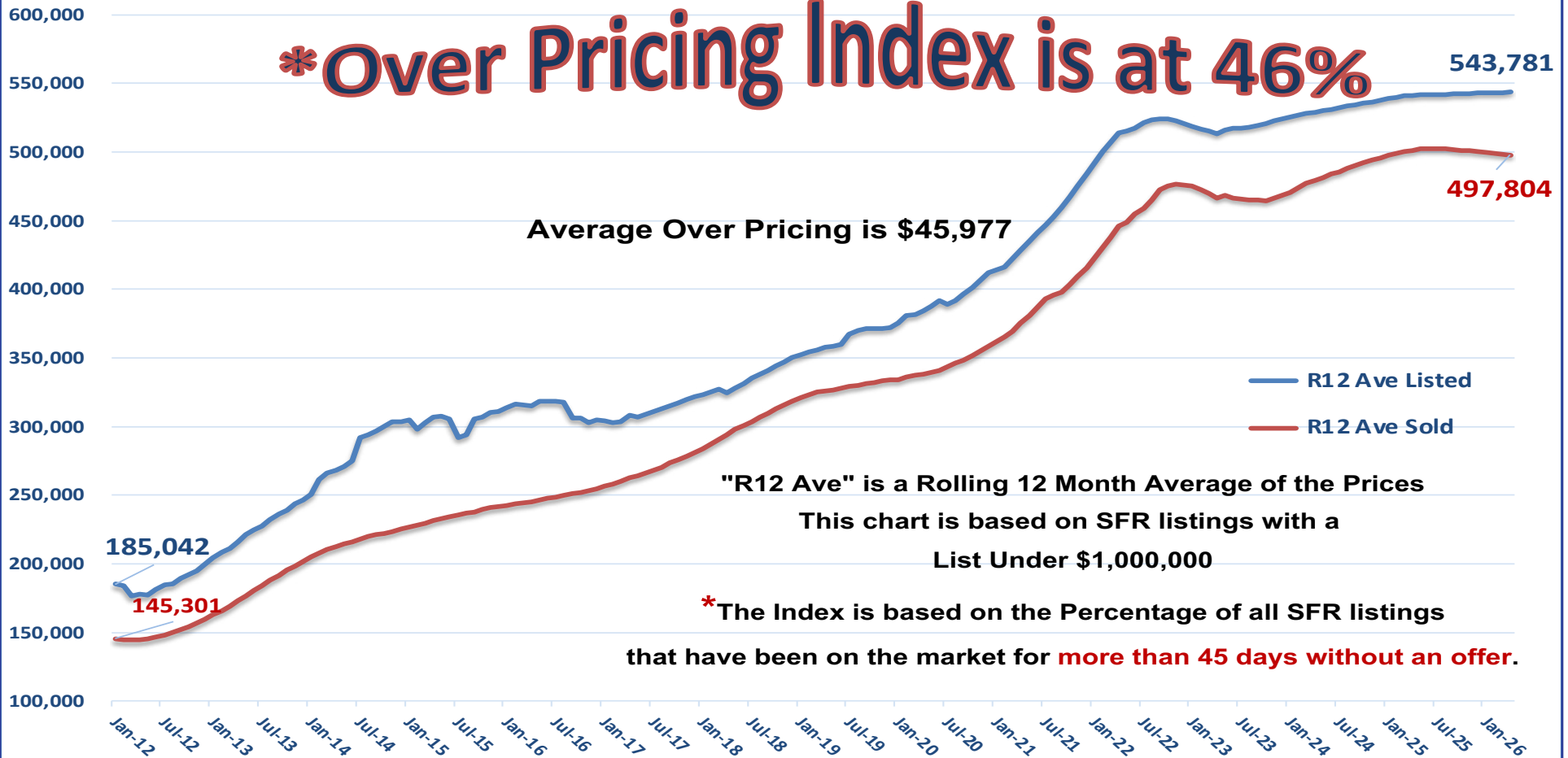


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Las Vegas Market Update - May 2026

SFR Average List vs Closed Sale Prices

*Over Pricing Index is at 46%

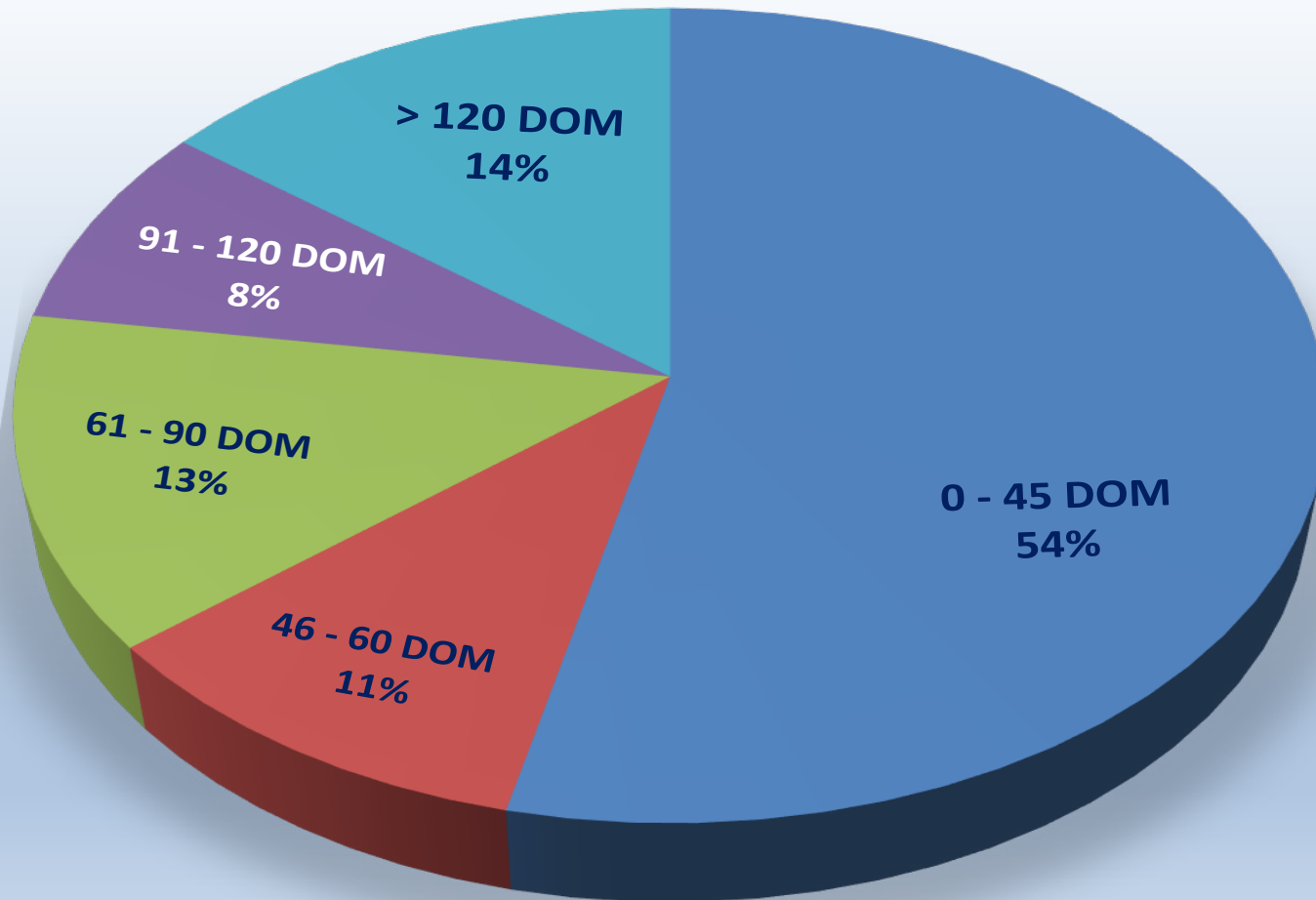




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Las Vegas Market Update - May 2026

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - May 2026

SFR Closed Sales in Selected Communities - Last Six Months										
	Nov	Dec	2026 Jan	Feb	Mar	Apr	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	10	13	10	10	12	15	-----■	4	514,458	76
Anthem	3	3	4	6	7	9	-----■	2	738,513	44
Anthem Cnty Club	8	10	13	8	13	14	-----■	1	1,764,894	69
Cadence	39	59	31	38	54	65	-----■	3	531,447	58
Centennial Hills	15	9	12	19	23	13	-----■	5	608,665	30
Desert/South Shores	13	13	8	7	13	12	■-----■	5	680,380	62
Green Valley	20	28	20	27	28	26	-----■	3	625,489	37
Green Valley Ranch	12	11	10	5	12	13	■-----■	2	636,451	59
Inspirada	23	18	7	20	30	30	-----■	3	647,270	58
Iron Mountain Ranch	2	8	7	3	4	5	-----■	5	556,302	21
Lake Las Vegas	15	23	18	22	30	20	-----■	10	921,135	120
Lone Mountain	11	11	6	4	5	8	■-----■	4	676,044	37
MacDonald Highlands	8	6	3	7	5	10	-----■	6	5,668,560	106
Mountains Edge	13	30	24	28	37	36	-----■	4	536,111	69
Peccole Ranch	3	3	4	9	8	11	-----■	2	586,508	34
Providence	15	14	10	20	13	16	-----■	5	484,819	40
Red Rock Cntry Club	2	5	10	7	3	6	-----■	6	2,172,896	72
Rhodes Ranch	6	12	9	11	11	14	-----■	4	564,069	74
Seven Hills	9	9	10	8	14	5	-----■	12	1,237,807	118
Siena (SFR & TWH)	13	7	3	11	7	18	-----■	3	777,199	40
Silverado Ranch	17	17	12	11	26	17	-----■	5	506,824	48
Silverstone Ranch	3	3	4	0	7	6	-----■	3	549,378	85
Skye Canyon	28	27	15	16	22	28	■-----■	4	583,068	61
Southern Highlands	36	21	19	30	31	30	-----■	5	1,057,457	99
Spring Valley	14	17	8	12	15	14	-----■	4	472,334	103
Summerlin	15	31	26	23	53	26	-----■	6	1,129,708	65
Sun City Anthem	22	30	35	19	33	20	-----■	7	662,821	46
Sun City Summerlin	30	24	25	29	34	29	-----■	5	590,933	74
The Lakes	7	17	3	8	17	11	-----■	4	567,460	43
The Ridges	3	4	2	5	3	4	-----■	10	4,698,940	32
Tuscany	5	5	5	3	8	6	-----■	7	568,594	63
Other Groups										
Clark County	1,516	1,788	1,416	1,593	2,249	2,081	-----■	4.0	628,254	56
Boulder City	14	12	13	6	17	18	-----■	4	638,699	83
Pahrump	31	35	34	36	54	46	-----■	9	408,762	99
High Rise Sales	50	58	42	39	48	58	-----■	12	766,516	117
Luxury Sales (\$1M+)	139	163	154	169	209	175	-----■	9	2,081,511	90



EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2026

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

	November	December	2026 January	February	March	April	Price Movement
Aliante	486,700	489,643	454,590	535,590	590,015	519,847	--- --- --- ---
Anthem	850,000	766,667	500,500	770,167	783,571	741,603	--- --- --- ---
Anthem Cnty Club	1,541,000	1,170,900	1,670,615	1,867,875	1,805,769	2,307,857	--- --- --- ---
Cadence	517,404	523,202	549,946	535,889	535,112	532,891	--- --- --- ---
Centennial Hills	696,932	787,889	523,667	608,258	498,037	657,520	--- --- --- ---
Desert/South Shores	639,177	582,385	601,811	778,714	791,961	705,317	--- --- --- ---
Green Valley	741,800	578,966	607,675	644,292	590,621	617,846	--- --- --- ---
Green Valley Ranch	729,125	579,827	614,935	725,700	566,500	645,615	--- --- --- ---
Inspirada	648,024	656,359	676,143	657,709	655,750	619,062	--- --- --- ---
Iron Mountain Ranch	727,500	605,875	507,251	406,667	445,000	656,000	--- --- --- ---
Lake Las Vegas	784,115	703,301	1,117,111	1,087,169	918,334	919,596	--- --- --- ---
Lone Mountain	790,798	794,091	470,250	692,250	625,800	533,588	--- --- --- ---
MacDonald Highlands	6,692,656	4,845,856	9,400,000	3,428,286	8,442,855	4,404,518	--- --- --- ---
Mountains Edge	556,115	484,642	511,560	571,326	524,415	572,779	--- --- --- ---
Peccole Ranch	635,330	716,167	626,500	526,889	549,350	599,091	--- --- --- ---
Providence	496,117	462,793	522,200	503,070	468,368	460,688	--- --- --- ---
Red Rock Country Club	1,962,500	1,725,400	1,813,836	2,350,746	2,033,333	3,076,667	--- --- --- ---
Rhodes Ranch	580,250	559,032	482,428	588,909	548,091	606,971	--- --- --- ---
Seven Hills	976,111	1,362,611	1,044,040	1,249,688	789,143	3,109,000	--- --- --- ---
Siena (SFR & TWH)	801,965	778,500	715,000	778,764	1,000,500	681,378	--- --- --- ---
Silverado Ranch	474,765	502,235	583,708	441,817	449,115	619,523	--- --- --- ---
Silverstone Ranch	452,667	655,600	501,250	-	605,843	510,833	--- --- --- ---
Skye Canyon	552,332	536,331	603,693	627,430	644,449	574,243	--- --- --- ---
Southern Highlands	744,674	1,093,348	1,146,808	1,154,817	1,154,448	1,153,500	--- --- --- ---
Spring Valley	501,149	463,276	466,788	509,721	466,433	431,964	--- --- --- ---
Summerlin	1,233,930	1,153,527	879,542	987,034	1,323,700	1,022,112	--- --- --- ---
Sun City Anthem	734,789	653,191	735,929	576,895	616,790	627,745	--- --- --- ---
Sun City Summerlin	696,933	479,221	530,720	661,366	571,385	578,122	--- --- --- ---
The Lakes	508,057	568,385	503,500	532,988	566,115	648,427	--- --- --- ---
The Ridges	3,633,333	4,356,250	3,105,000	5,108,750	4,324,667	6,406,250	--- --- --- ---
Tuscany	524,600	507,000	568,000	506,667	644,000	587,500	--- --- --- ---
Other Groups							
Clark County	623,896	608,052	626,761	649,867	633,004	628,123	--- --- --- ---
Boulder City	584,357	604,583	520,629	849,583	686,311	673,722	--- --- --- ---
Pahrump	423,090	429,716	407,929	443,497	404,294	361,841	--- --- --- ---
High Rise Sales	713,747	673,526	747,407	775,194	767,775	911,959	--- --- --- ---
Luxury Sales (\$1M+)	1,967,955	2,000,797	2,084,343	2,107,055	2,076,407	2,225,820	--- --- --- ---

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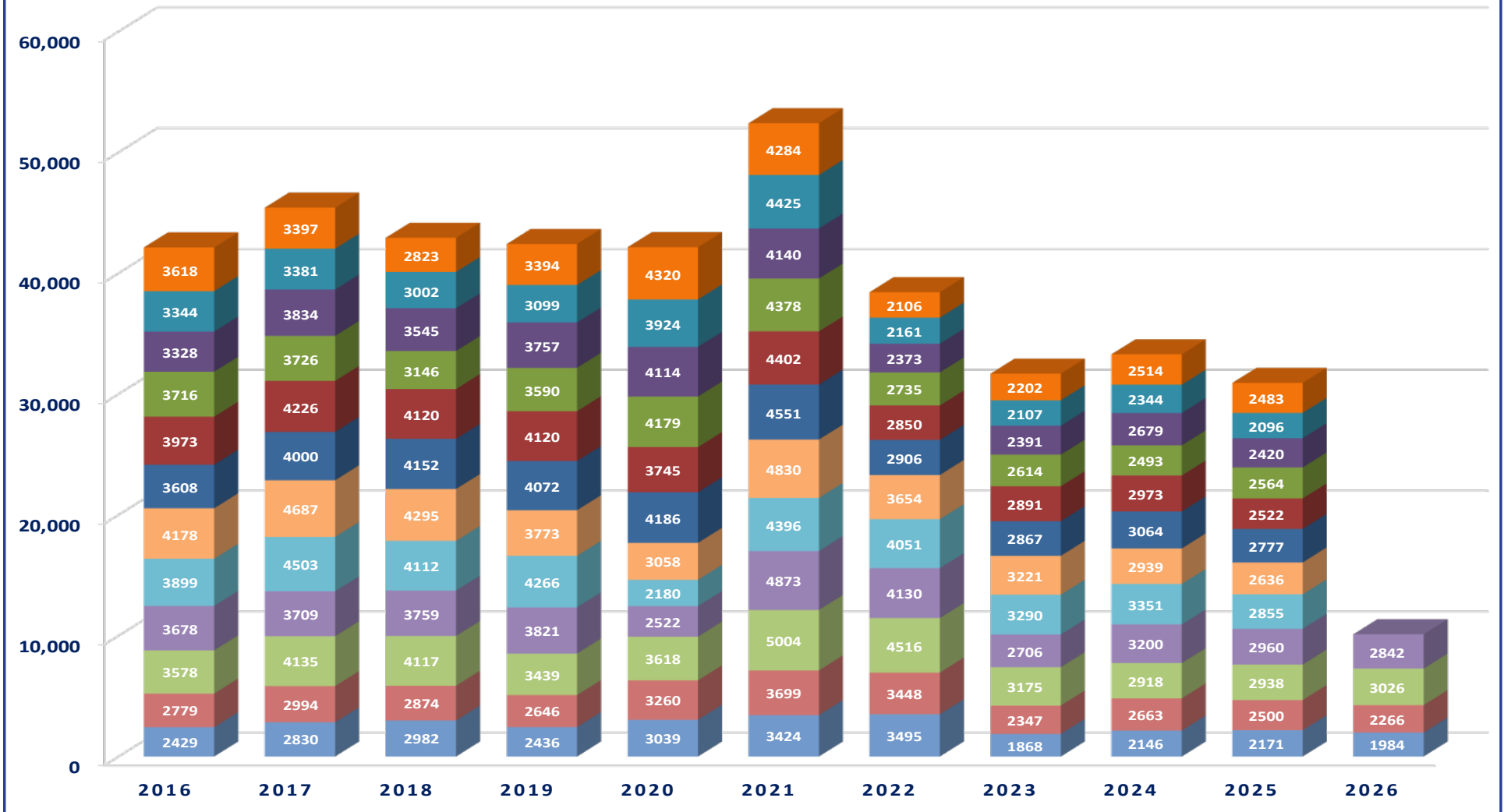


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Las Vegas Market Update - May 2026

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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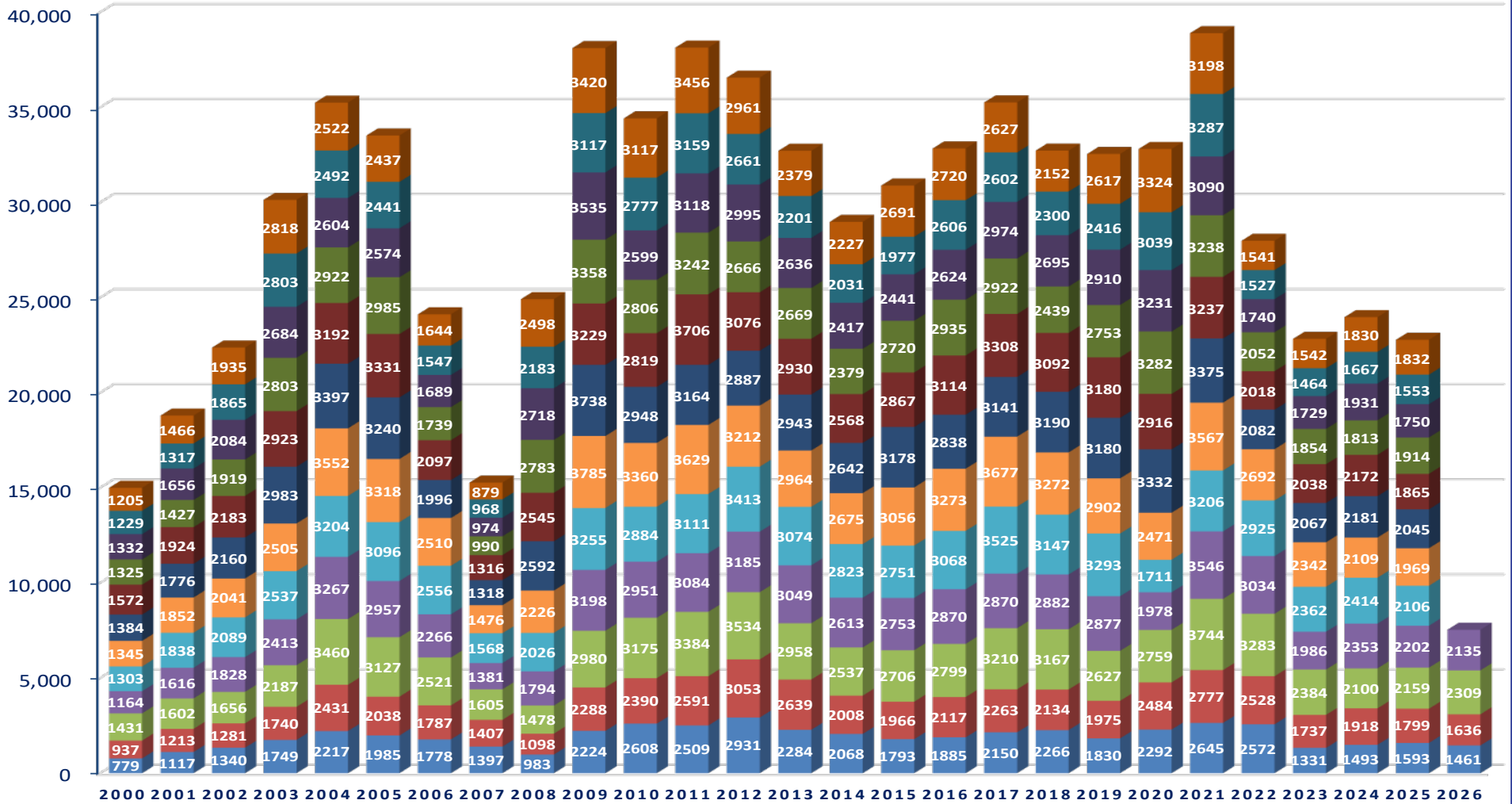


EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



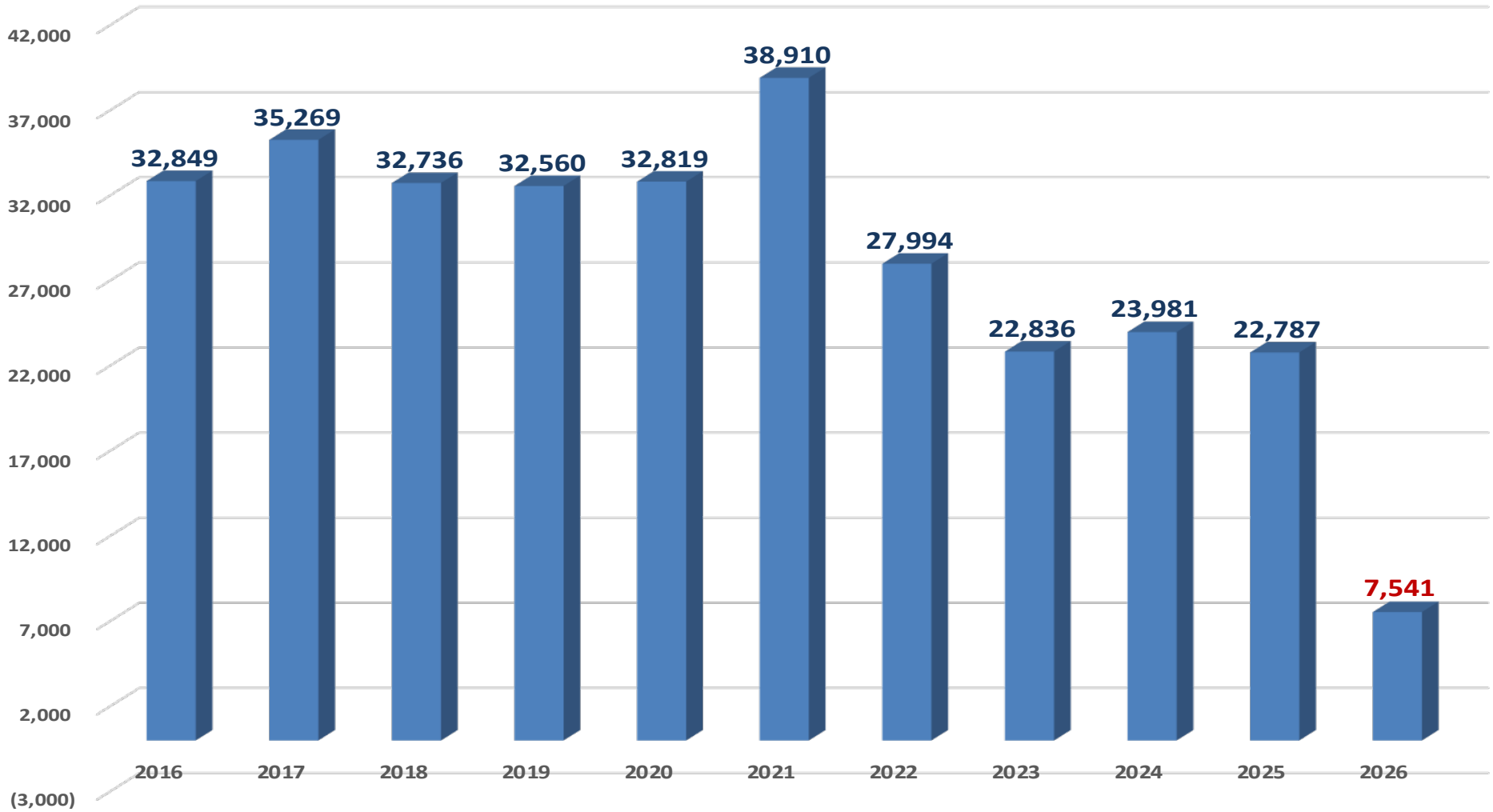
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SINGLE FAMILY RESIDENTIAL CLOSINGS



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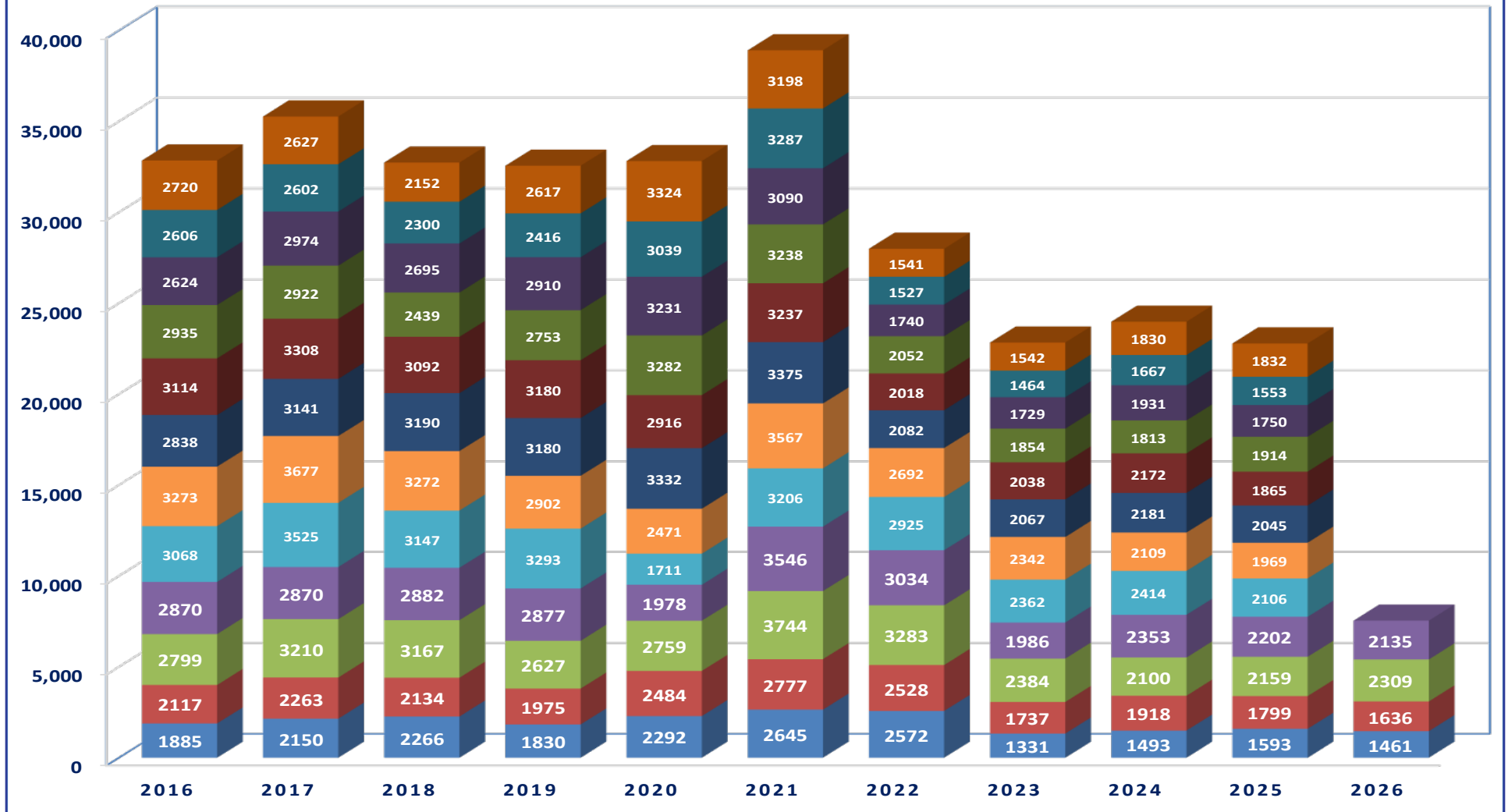


EQUITY TITLE OF NEVADA

Las Vegas Market Update - May 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



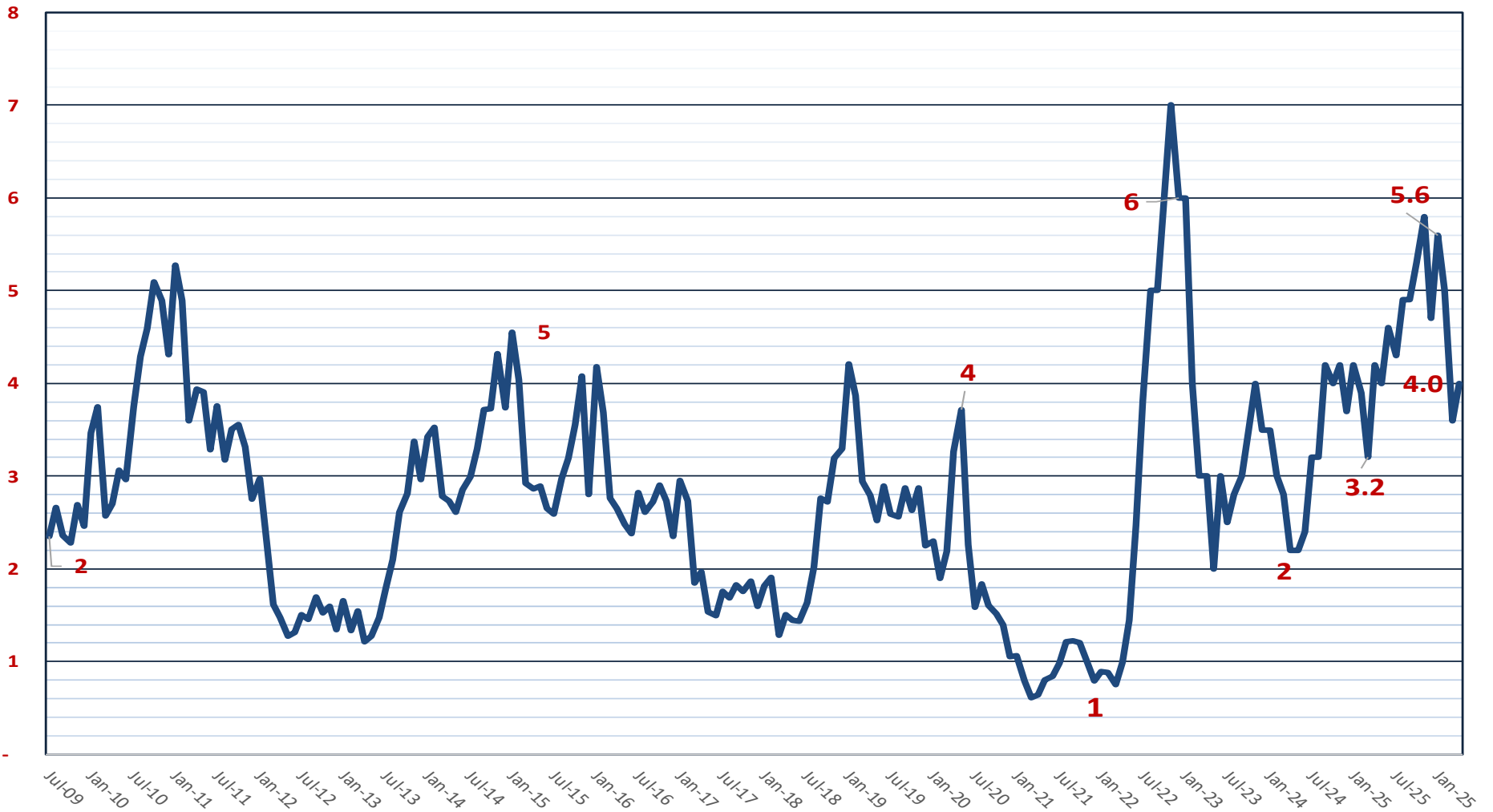
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Las Vegas Market Update - May 2026

Single Family Residential Homes Months of Inventory



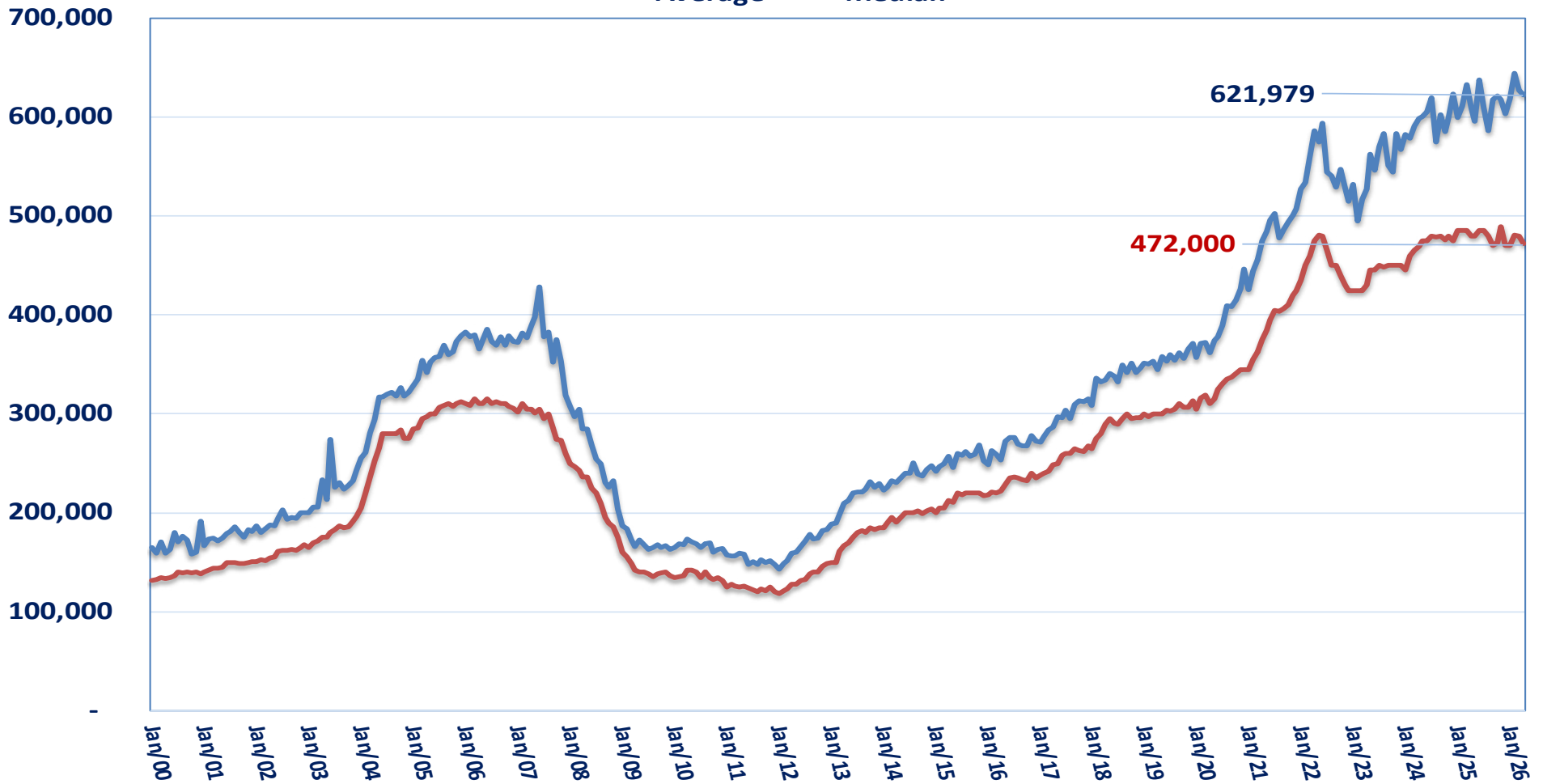


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SFR Market Prices

— Average — Median

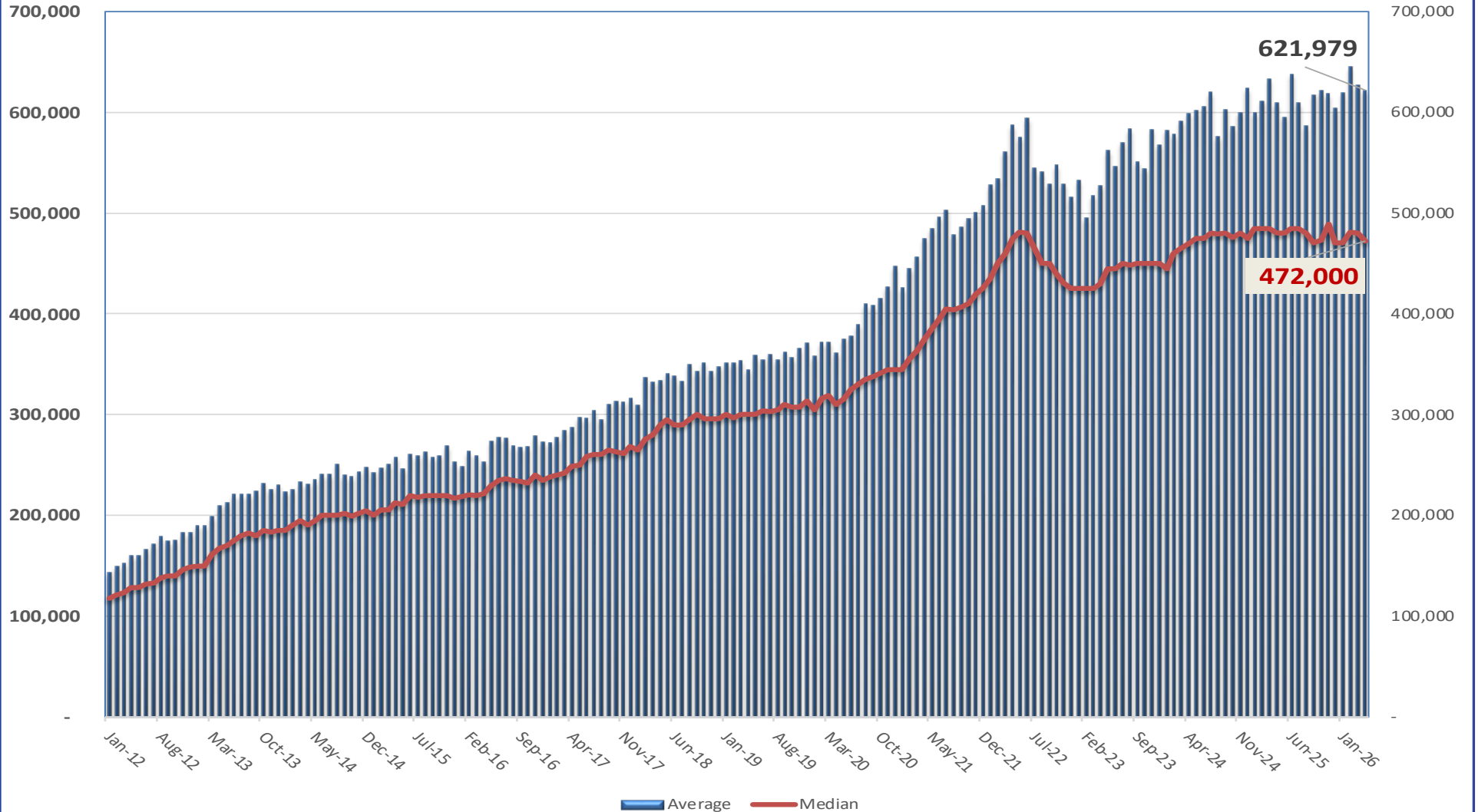




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Las Vegas Market Update - May 2026

Single Family Residential Price Trend

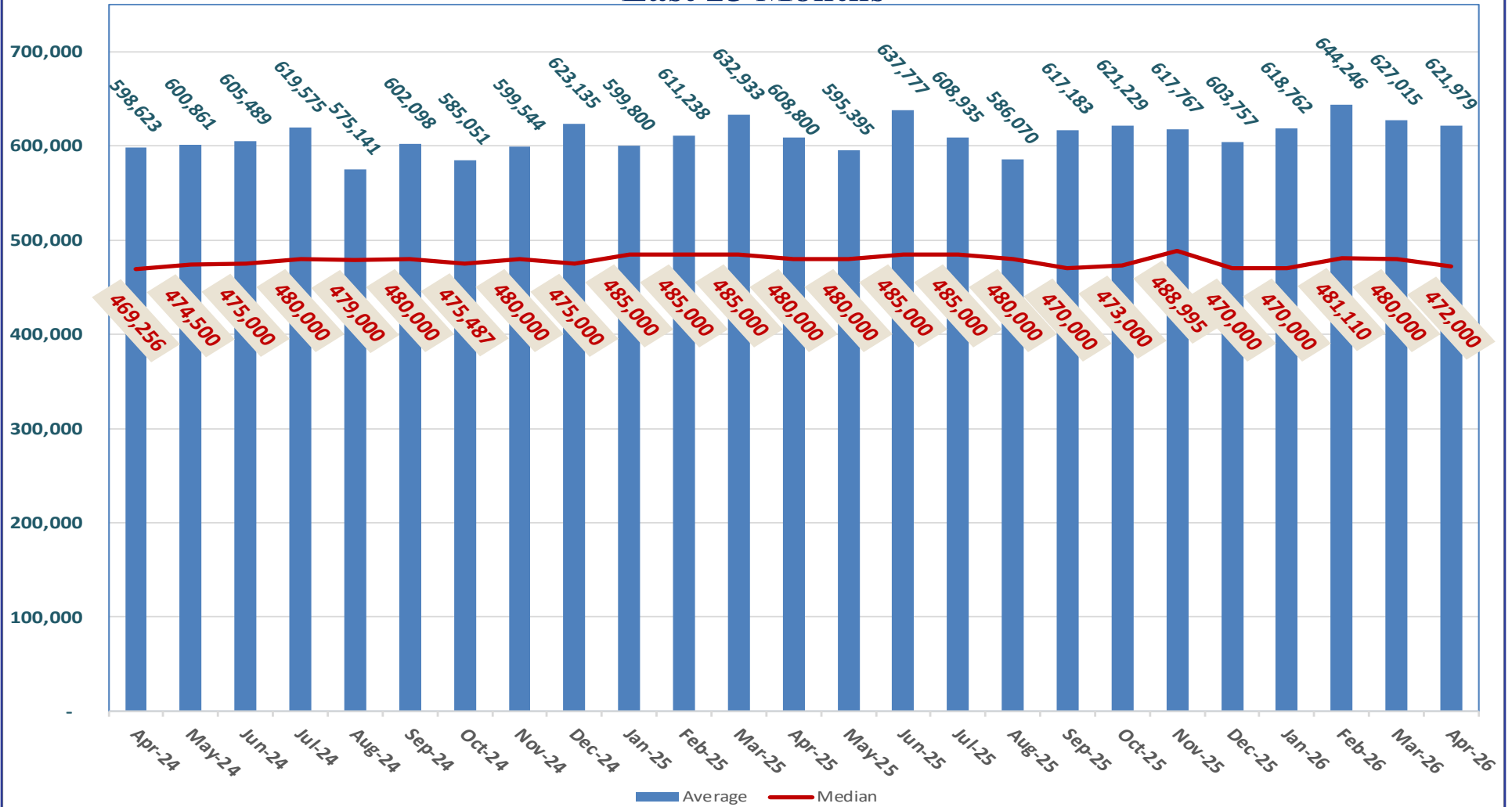




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Las Vegas Market Update - May 2026

Single Family Residential Price Trend Last 25 Months



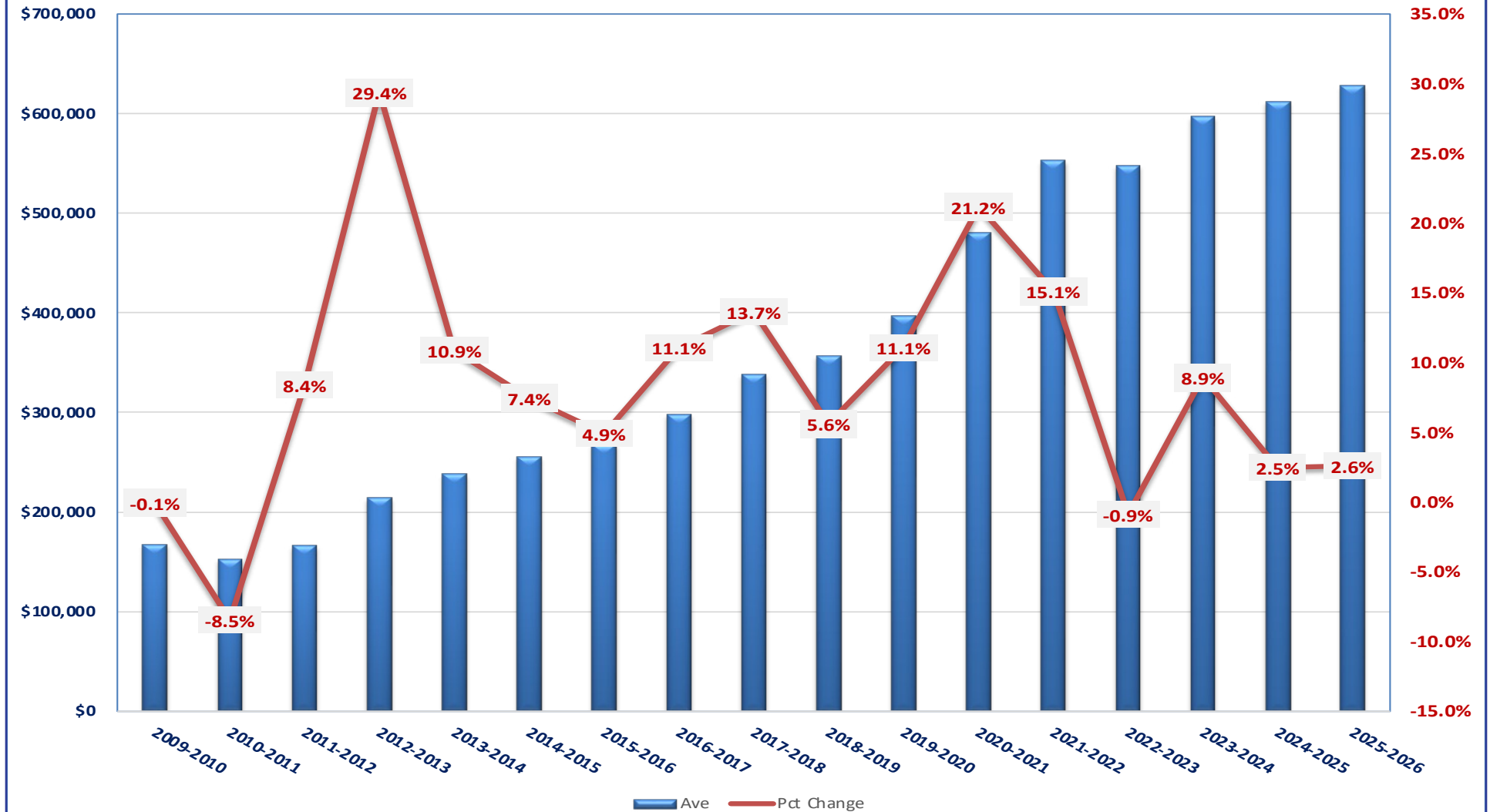
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SFR Average Price and Year Over Year Percent Change



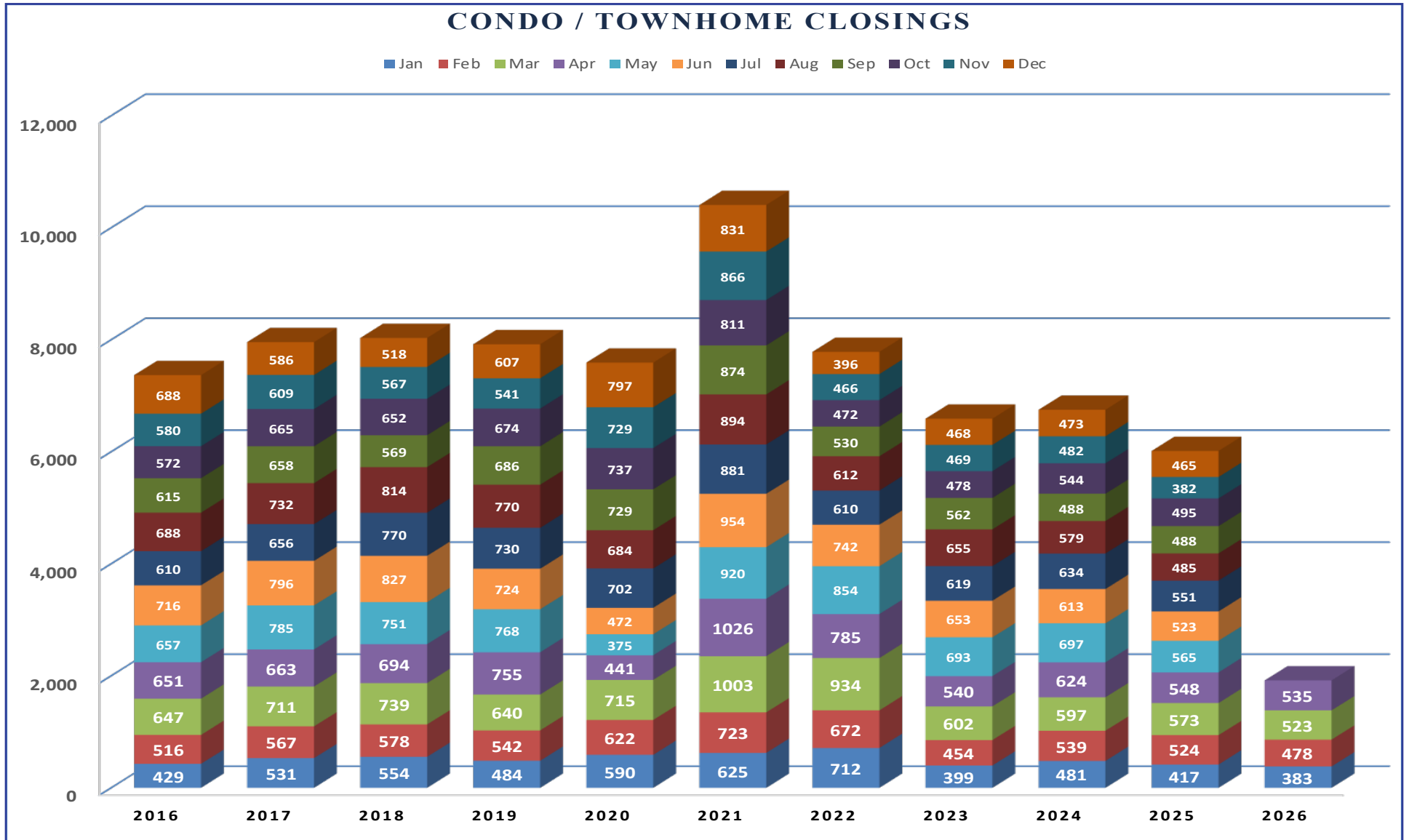


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CONDO / TOWNHOME CLOSINGS

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



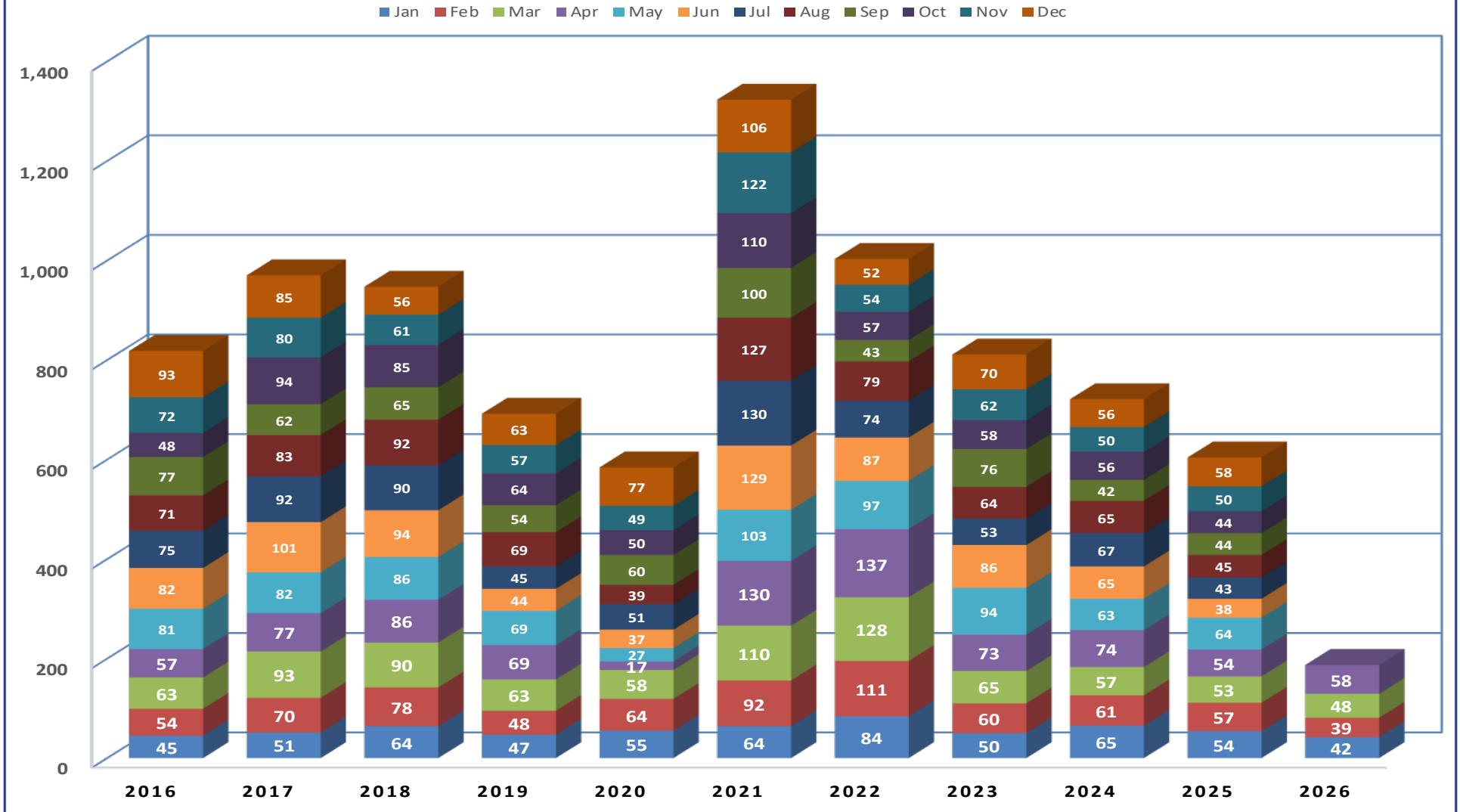
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VERTICAL / HI-RISE CLOSINGS



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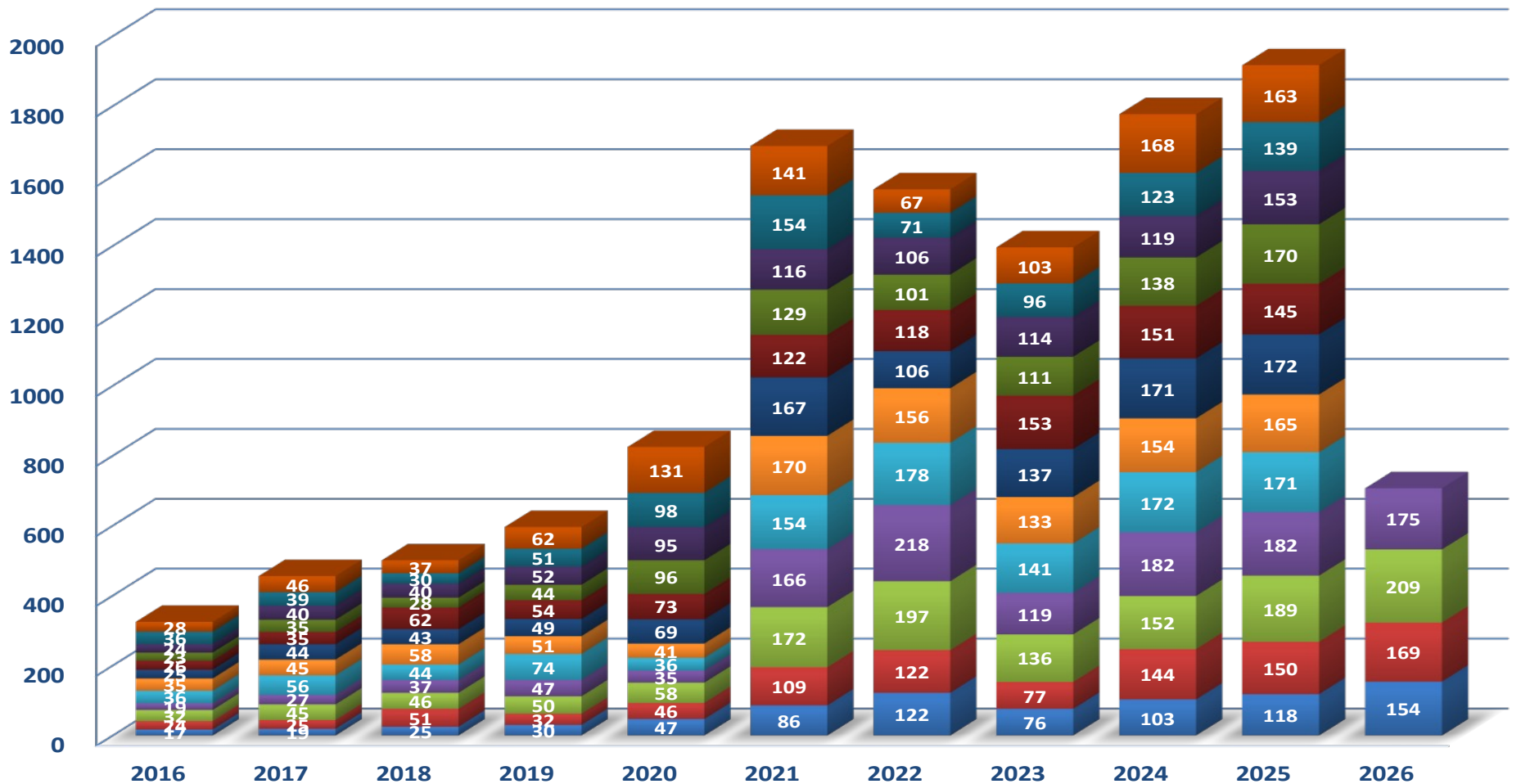


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LUXURY SALES \$1,000,000 AND OVER

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

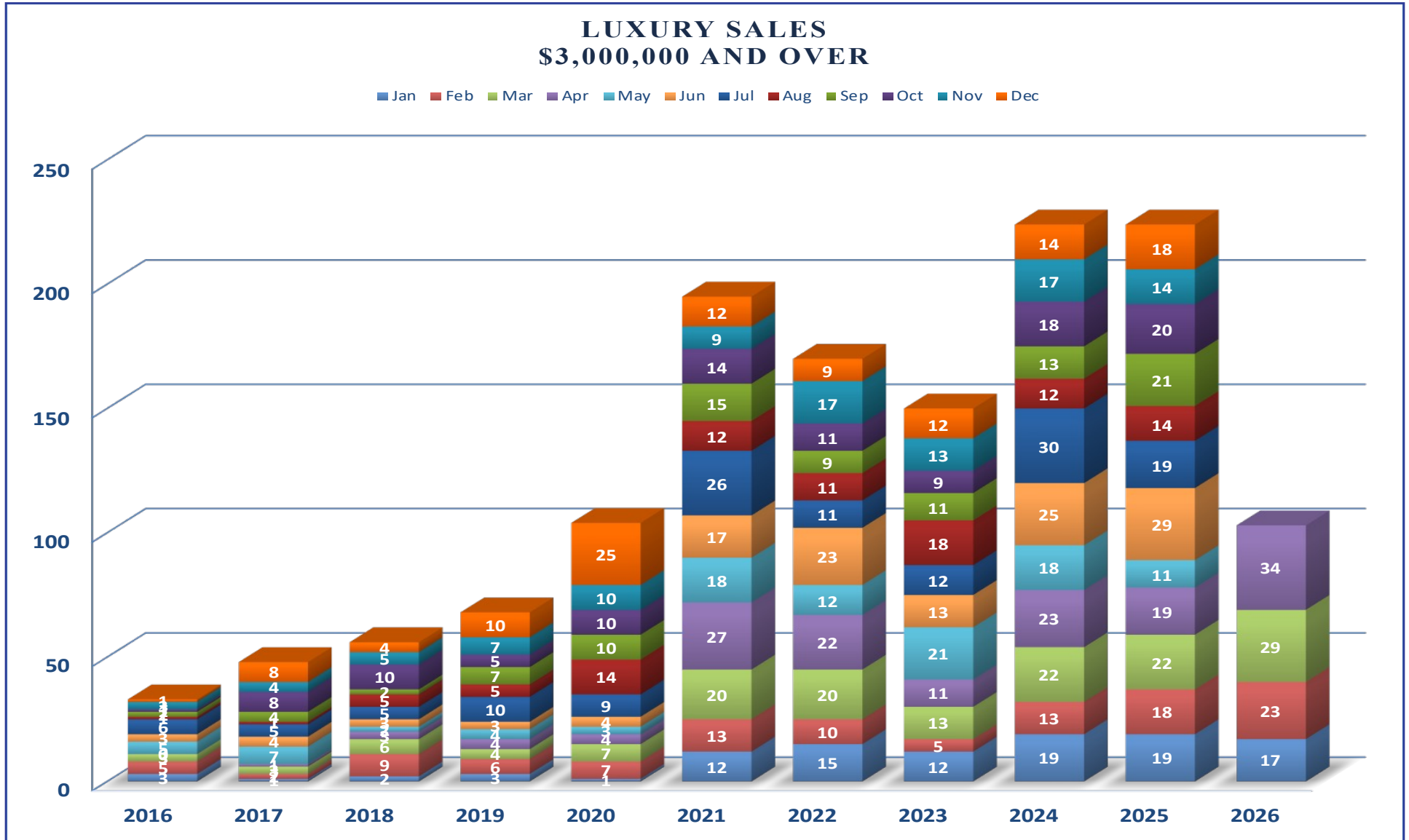


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Las Vegas Market Update - May 2026



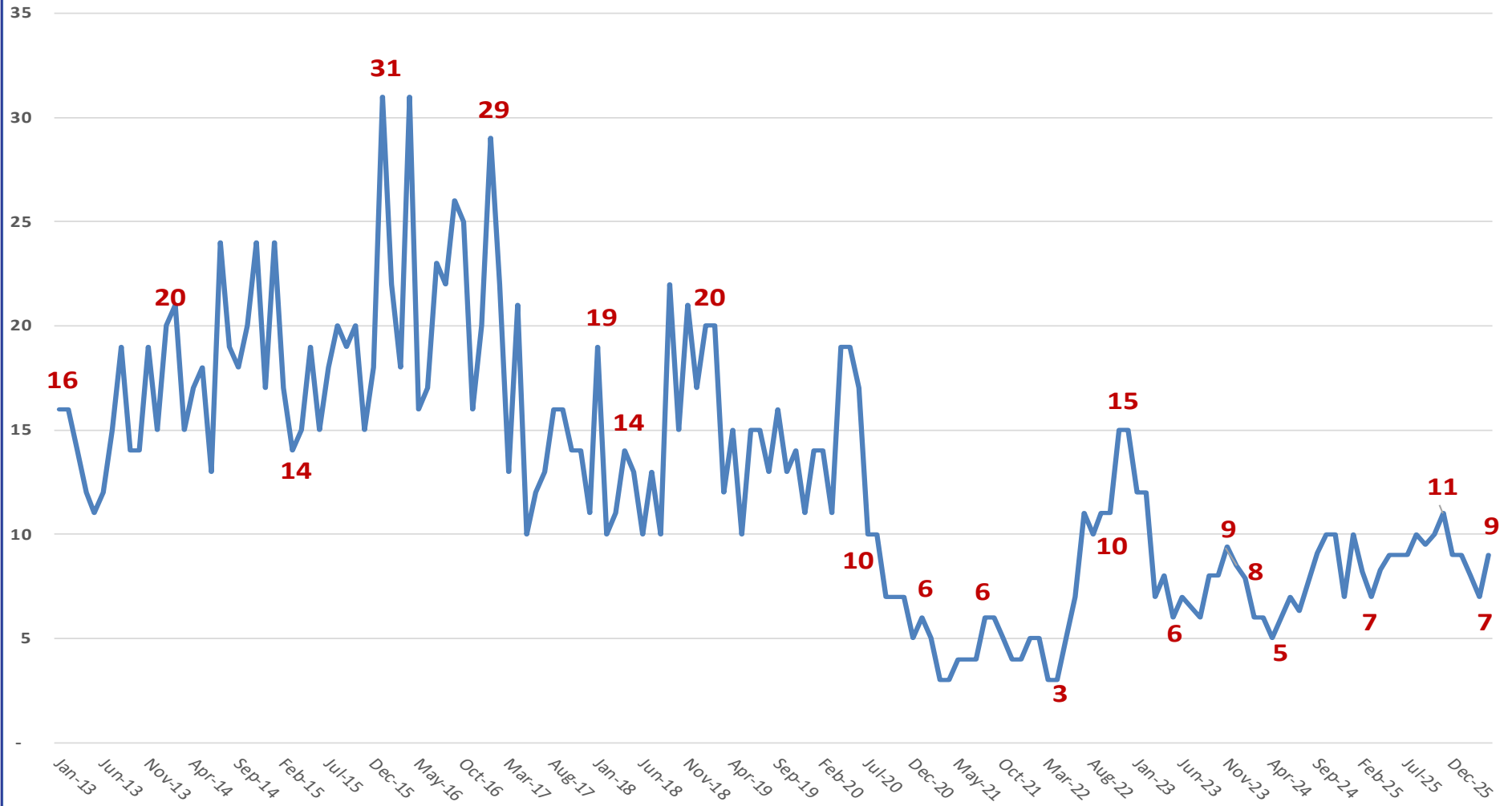
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Luxury Market - \$1,000,000 and Over Months of Inventory



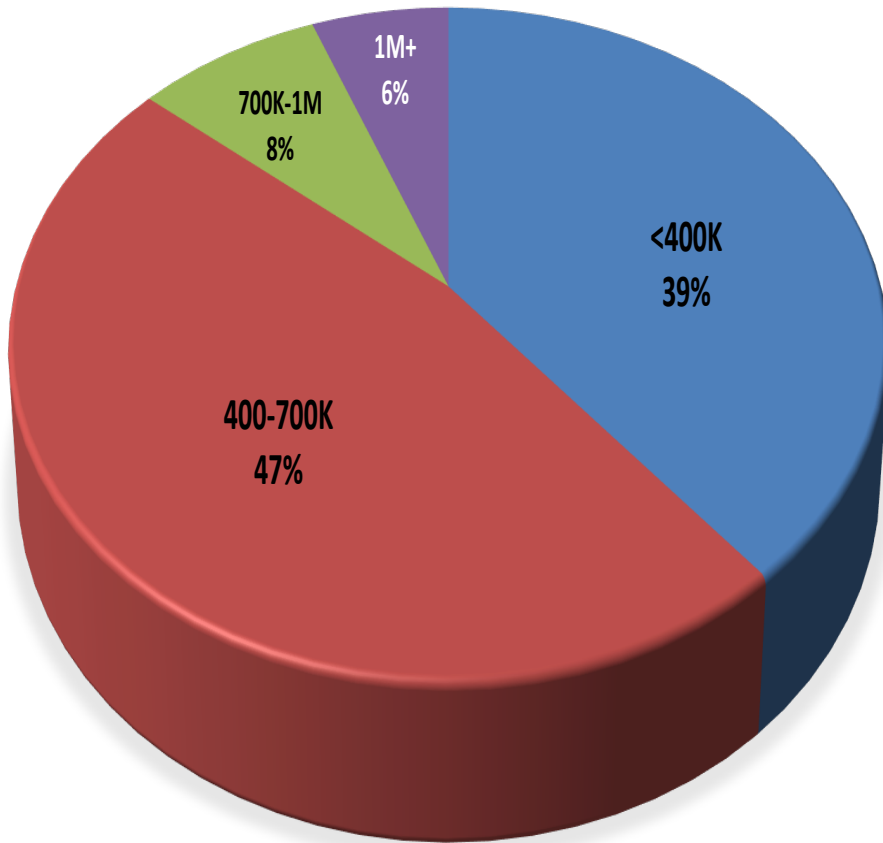


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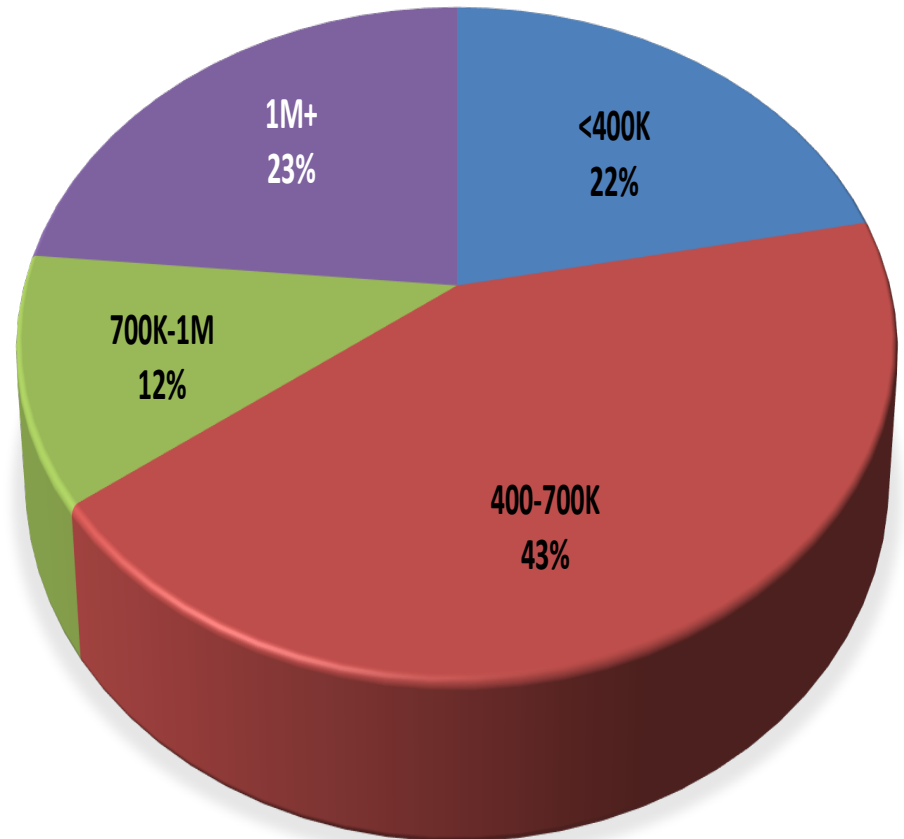
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

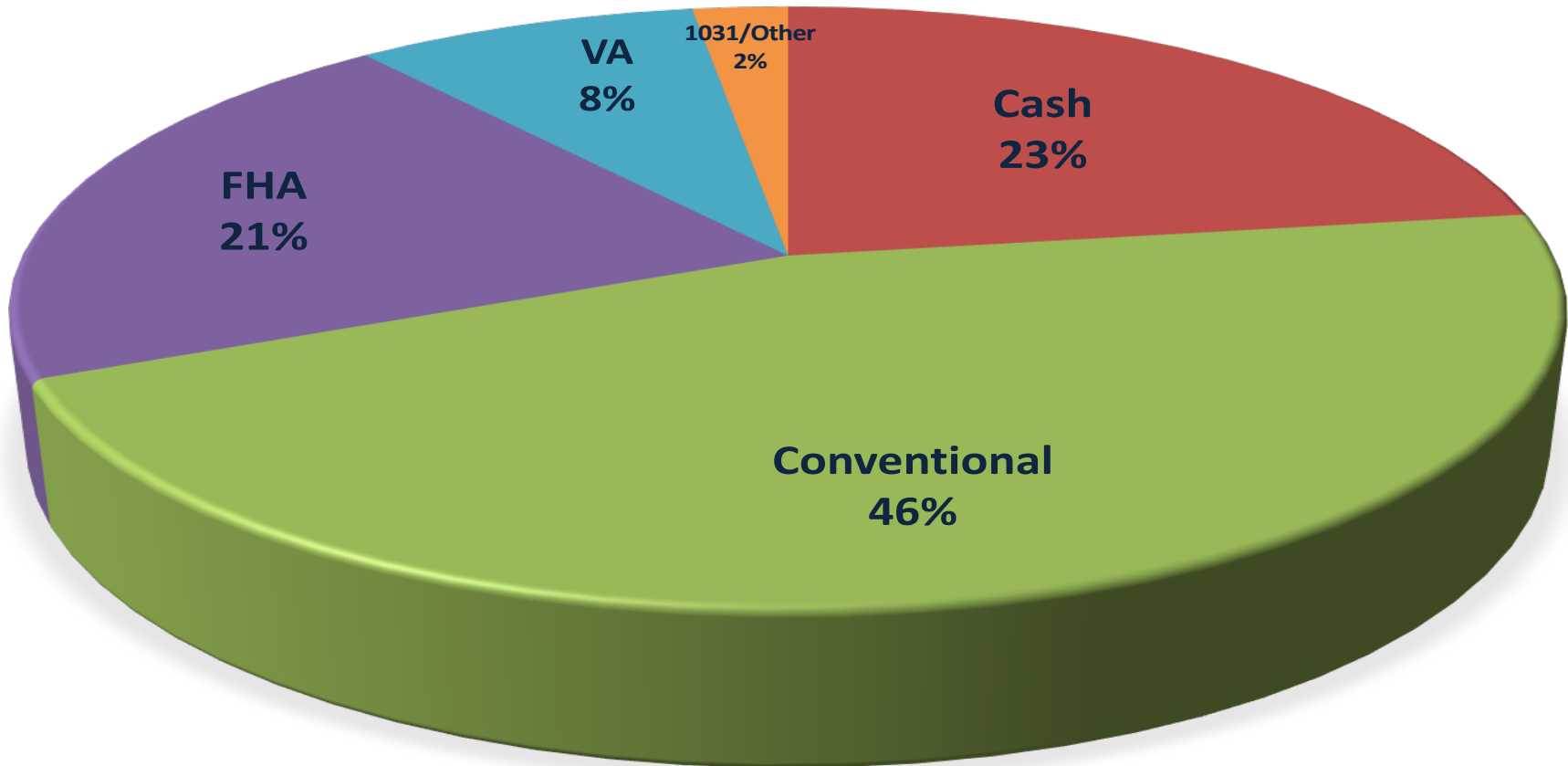




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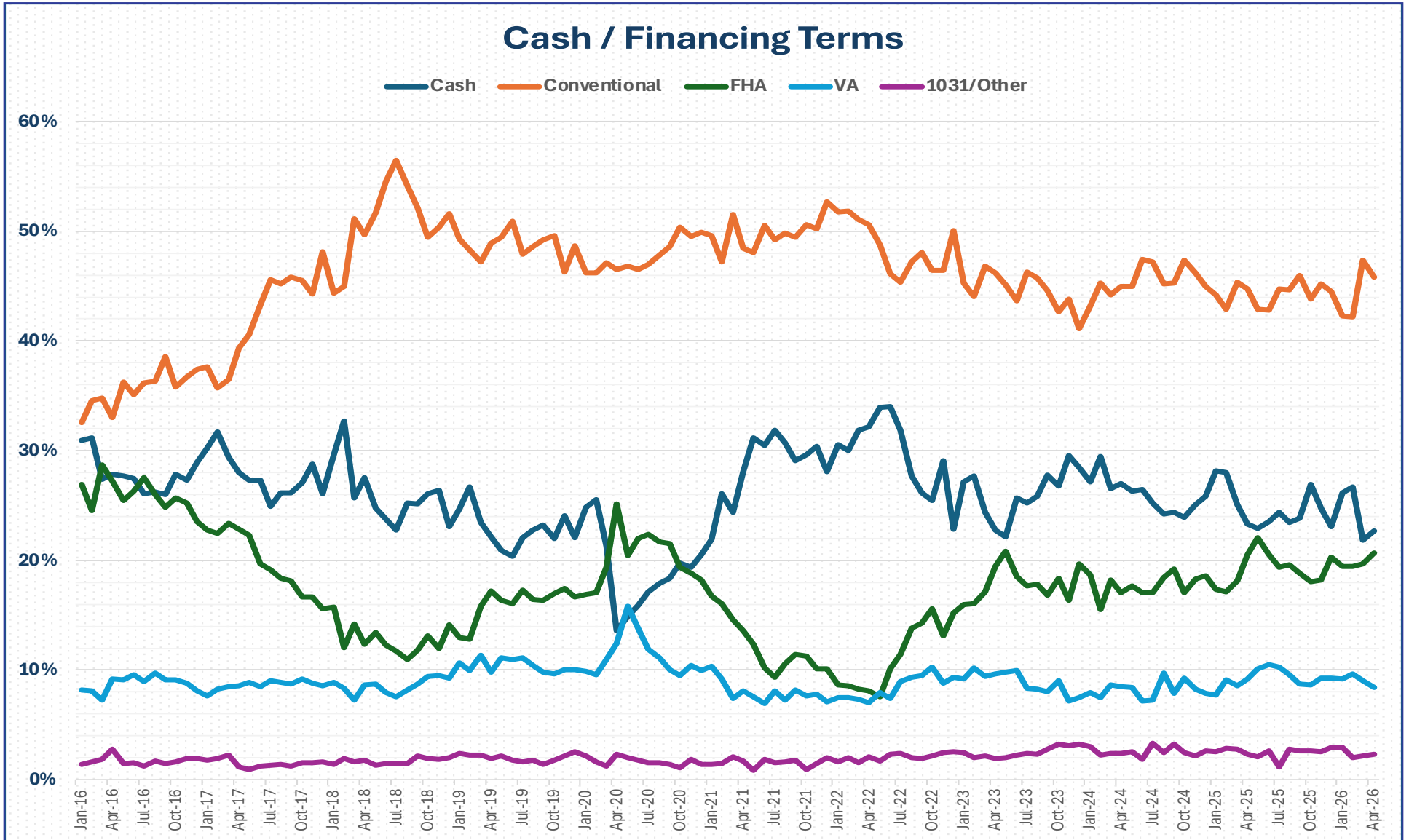
Last Month's Closings by Sold Terms





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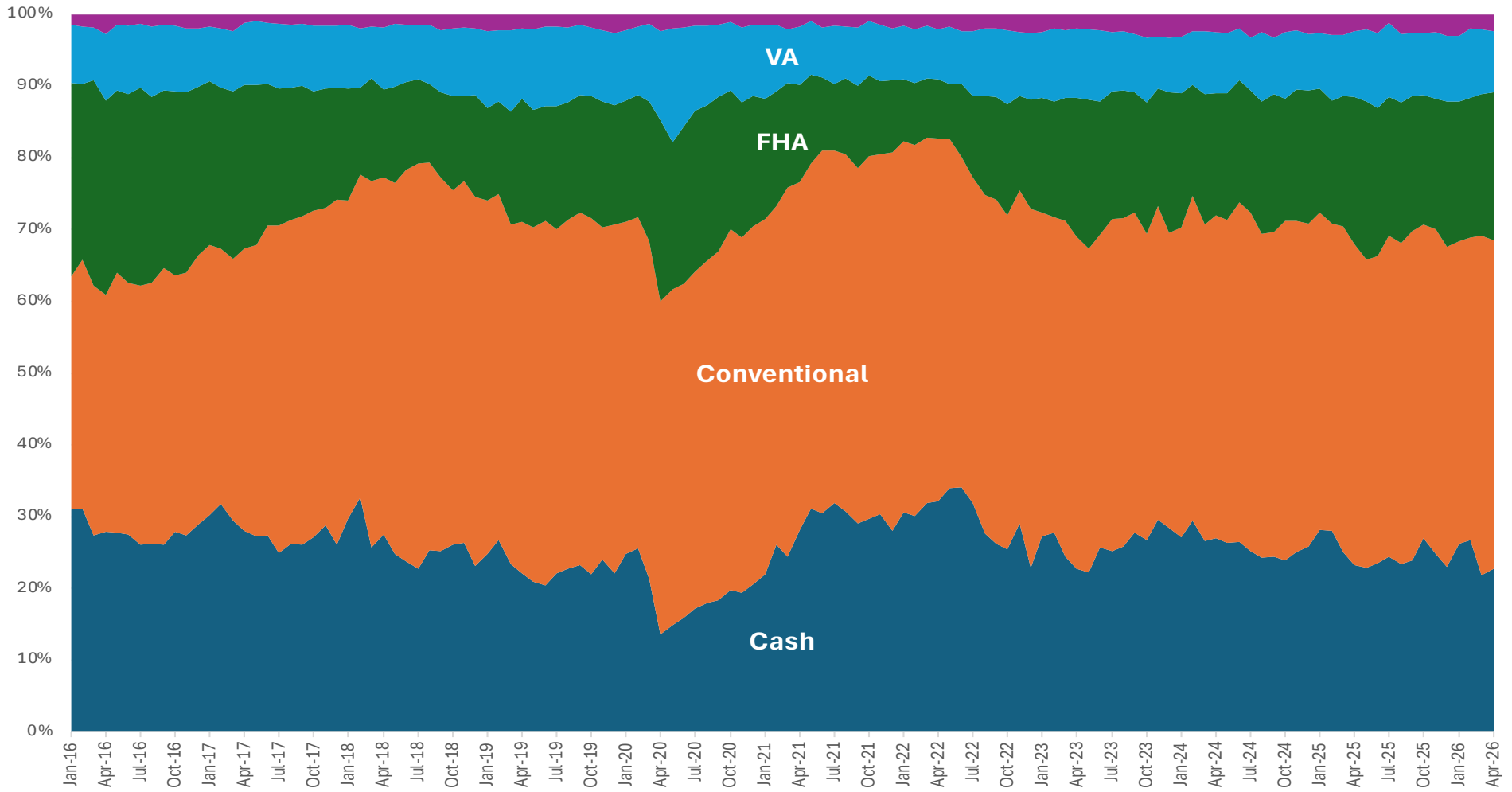


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Sold Terms

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

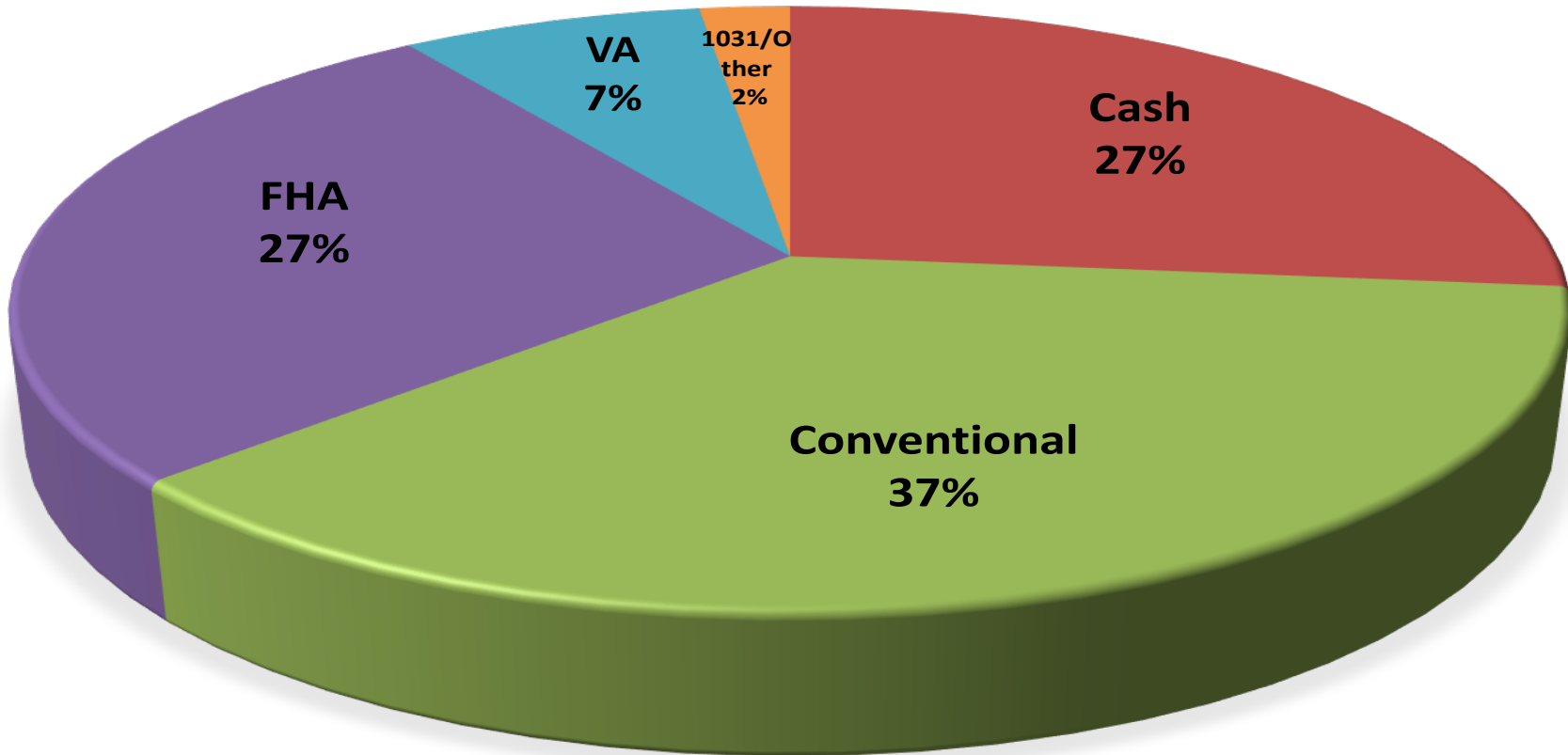




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Closings By Sold Terms
Closings Less Than \$400,000

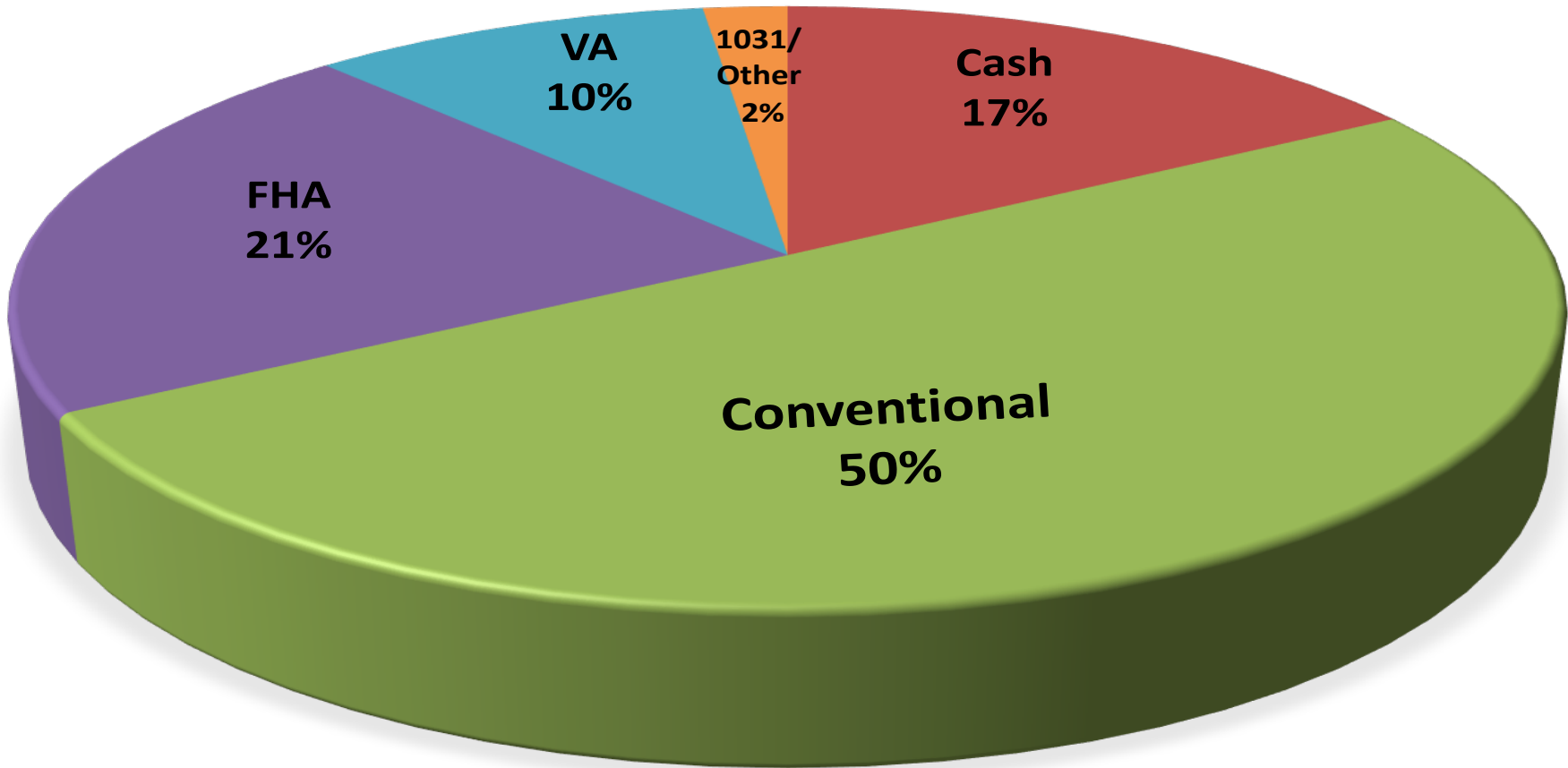




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Closings By Sold Terms
Closings Between \$400,000 and \$700,000

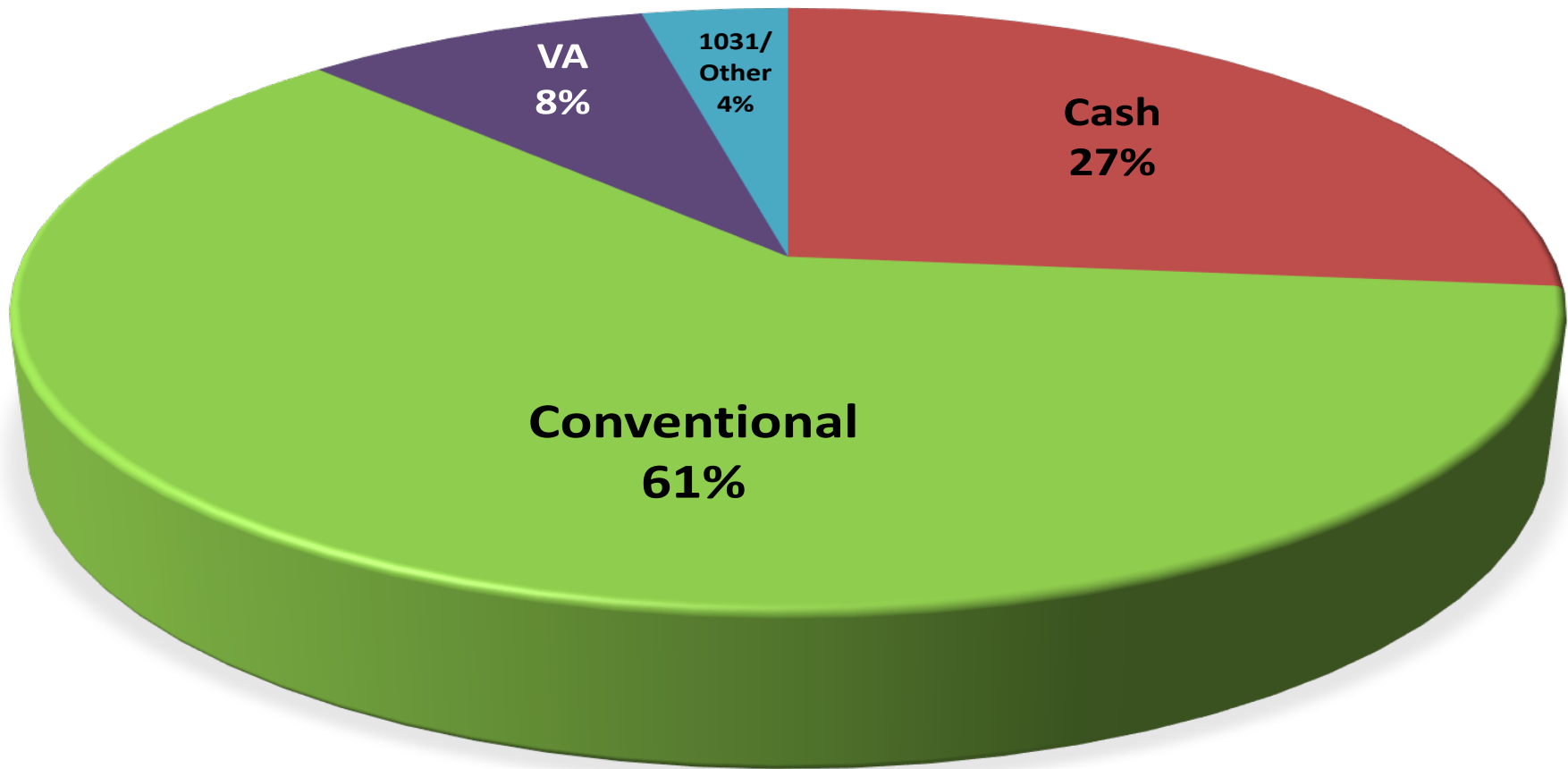




EQUITY TITLE OF NEVADA

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

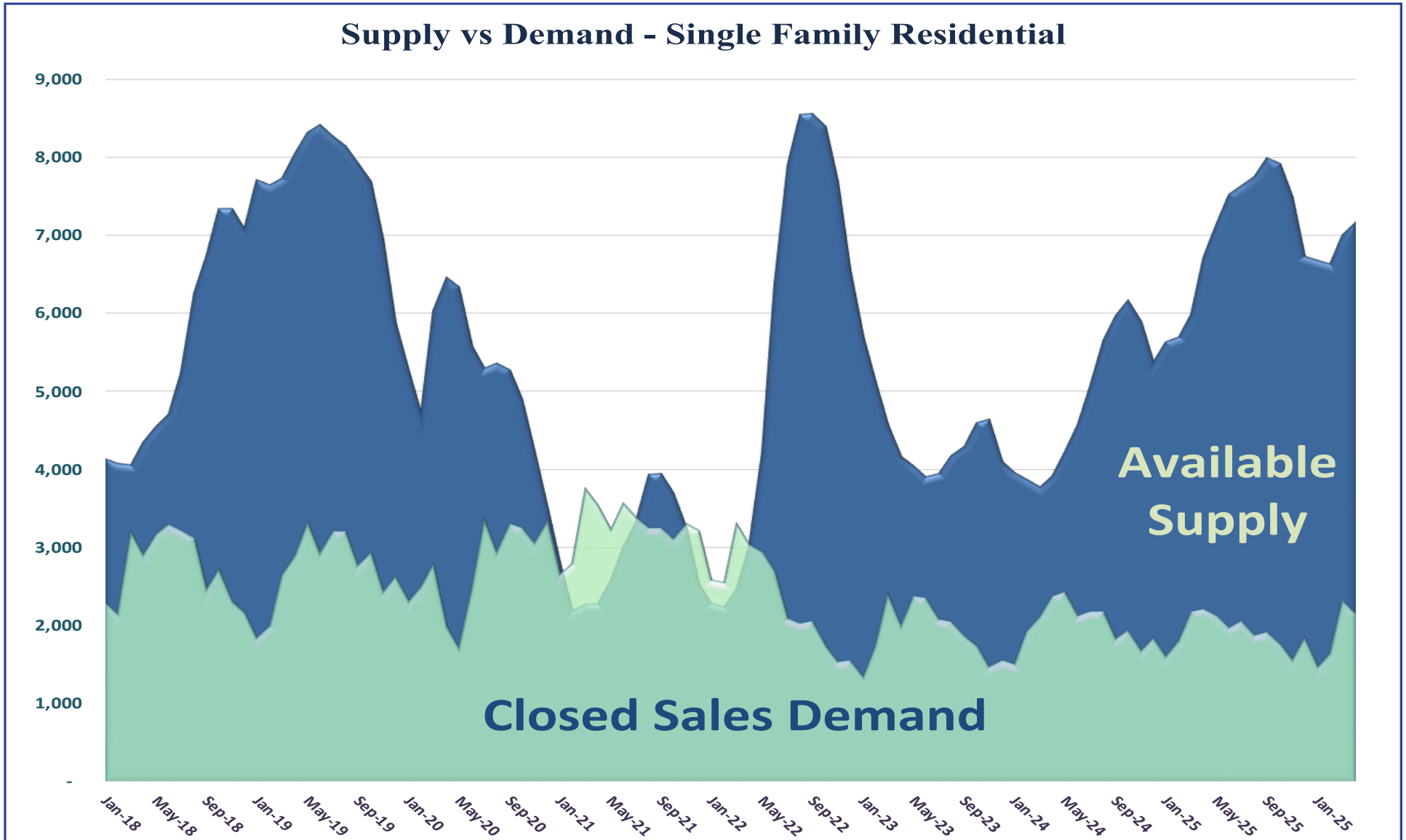




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Supply vs Demand - Single Family Residential



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Residential Listings Taken vs Listings Sold

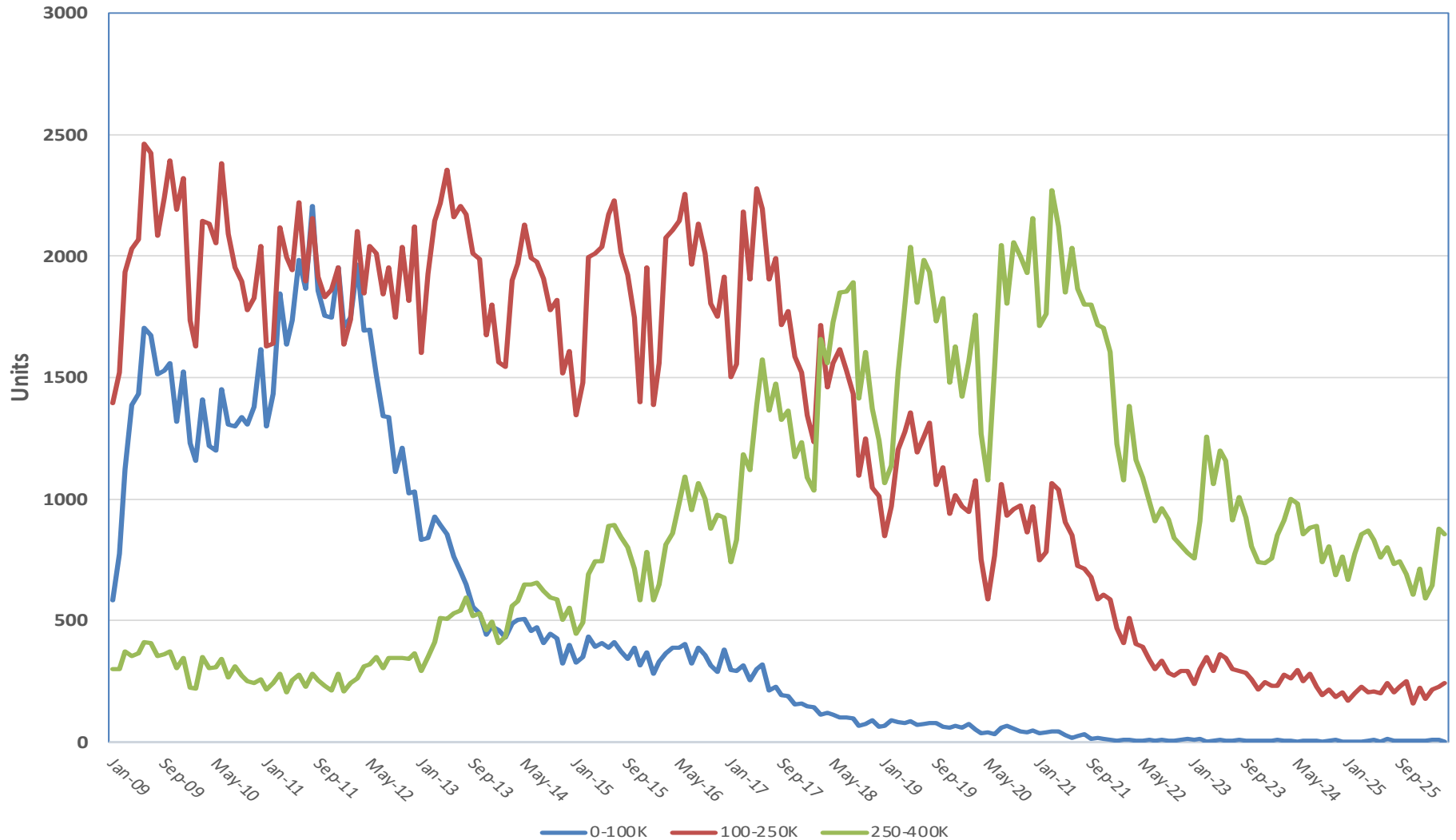




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Closed Units By Price Point - RES & VER



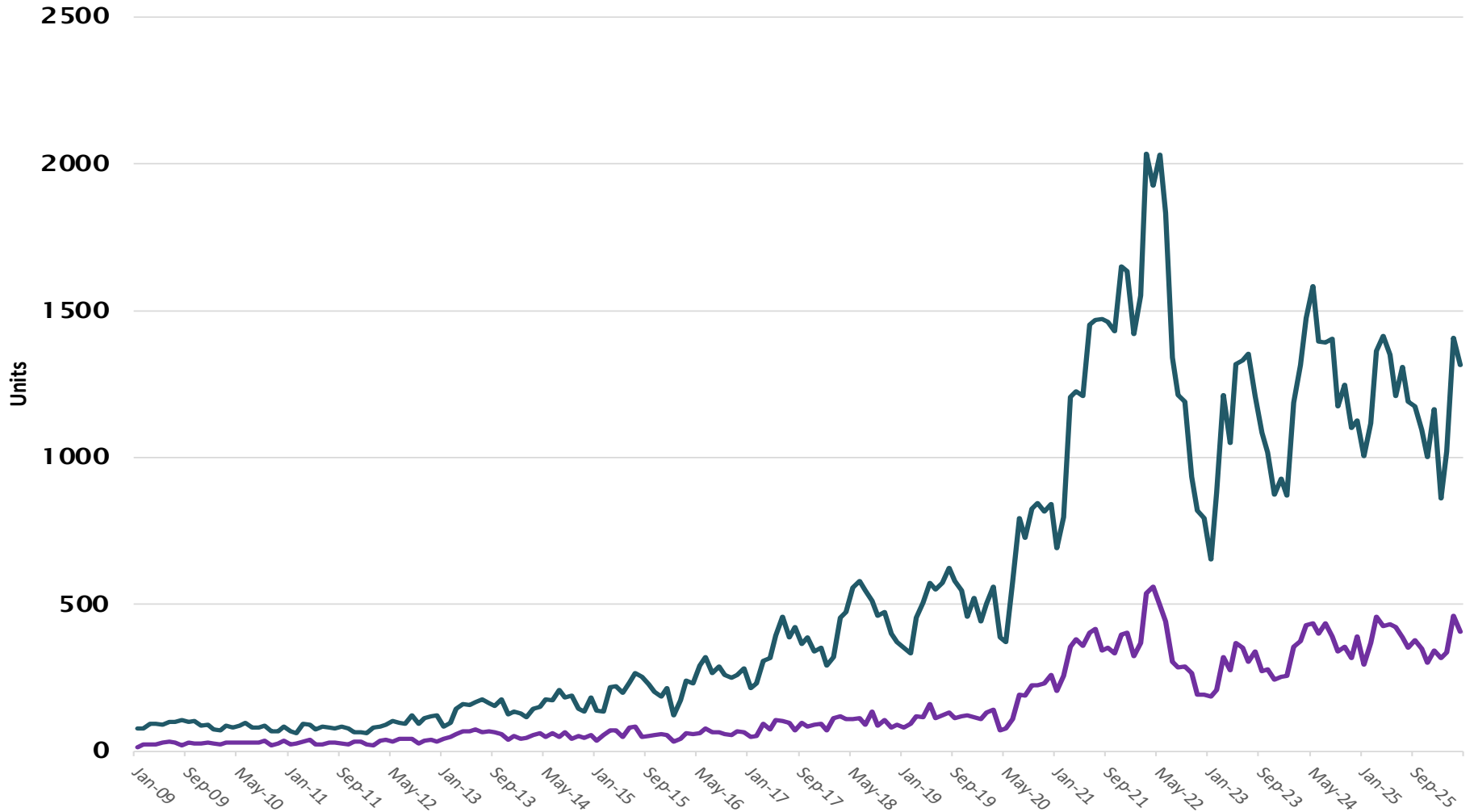


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Closed Units By Price Point - RES & VER

— 400-700K — 700K+



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Closing Trend by Price Point Residential and High Rise

