



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### May 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	3,536	7,278	2,591	2,099	550,000	915,885	490,000	617,176	4.0	21.3%	52
CON/TWH	1,005	2,771	659	511	274,998	323,250	295,000	320,140	6.3	14.9%	59
<i>Total Residential</i>	<i>4,541</i>	<i>10,049</i>	<i>3,250</i>	<i>2,610</i>	<i>479,500</i>	<i>752,248</i>	<i>450,000</i>	<i>559,020</i>	<i>4.5</i>	<i>19.6%</i>	<i>53</i>
Hi-Rise	150	635	58	40	415,000	760,183	469,500	638,051	18.0	5.8%	124
Multiple Dwelling	46	136	32	15	612,500	627,263	636,000	602,100	9.9	8.9%	43
Vacant Land	261	2,241	116	102	75,000	557,106	53,000	368,101	23.0	4.3%	188
Luxury Sales (RES & VER) \$1M+	443	1,349	260	184	1,700,000	2,732,982	1,435,000	1,881,452	8.2	11.4%	84



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### April 2026 Market Data

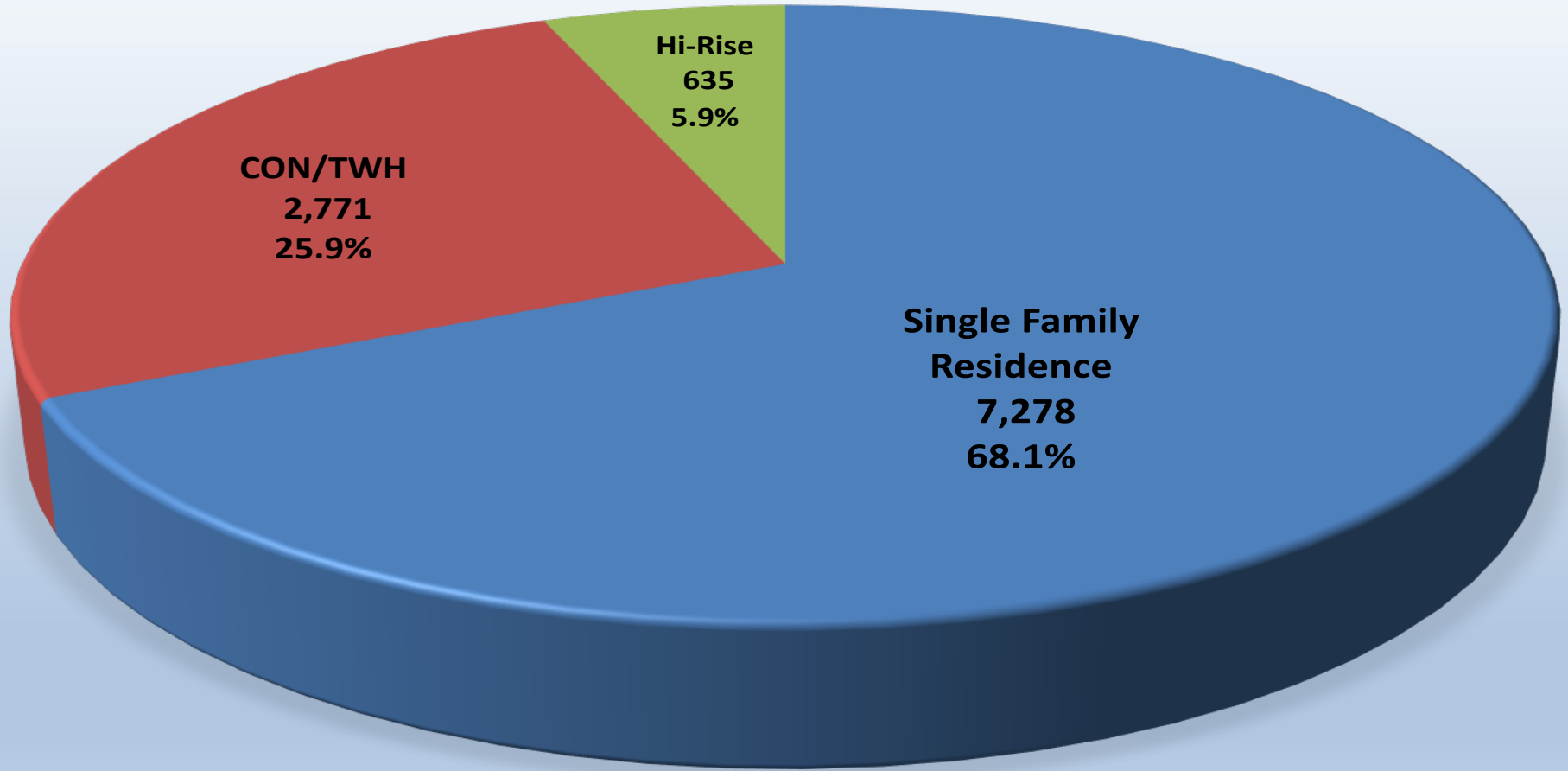
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,811	7,157	2,633	2,135	559,900	925,998	472,000	621,979	4.0	21.8%	58
CON/TWH	1,084	2,726	660	534	274,999	333,833	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



# EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2026

Las Vegas REALTORS \* Available Units

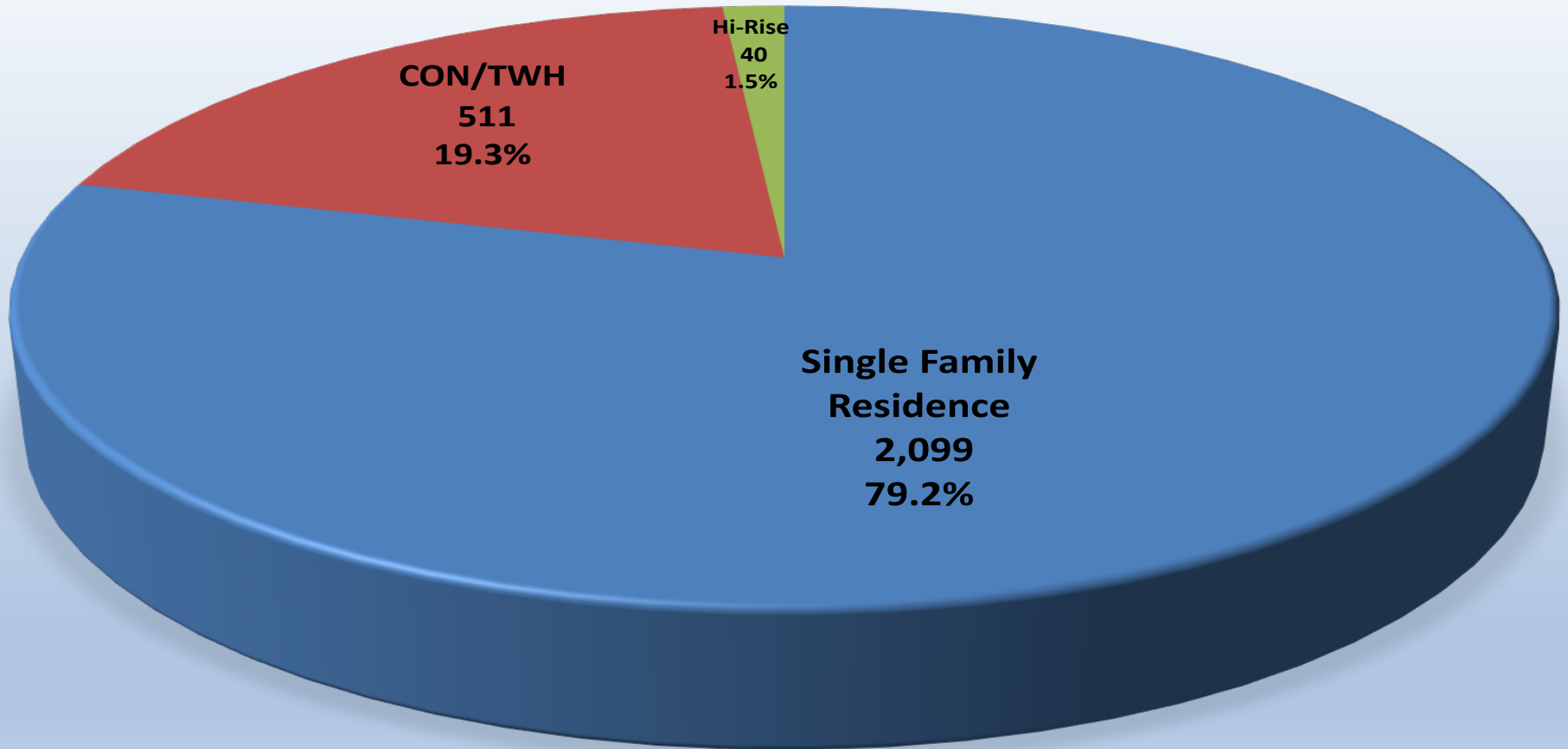




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

Las Vegas REALTORS \*Units Sold \* Last Month



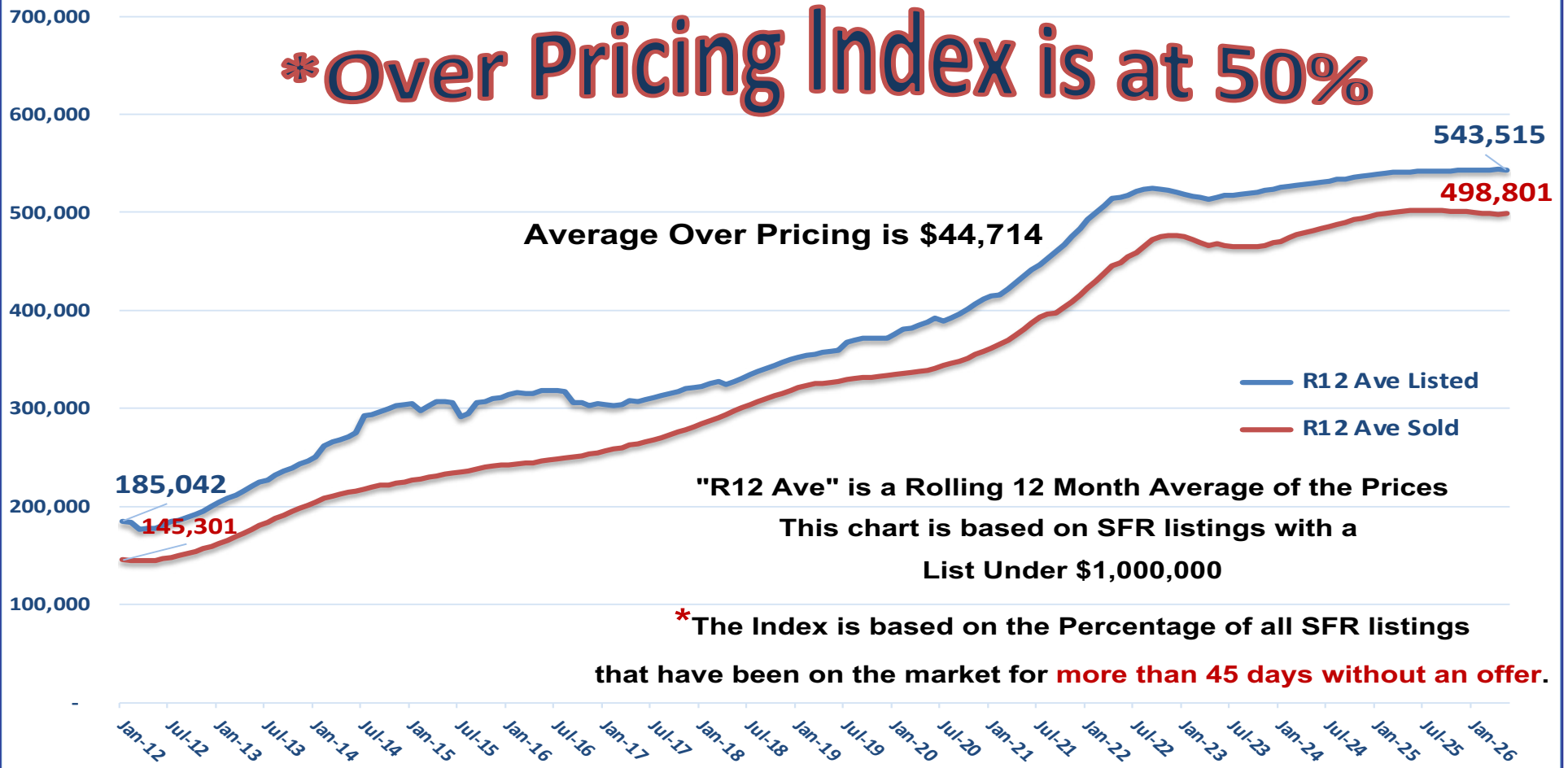


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### SFR Average List vs Closed Sale Prices

# \*Over Pricing Index is at 50%

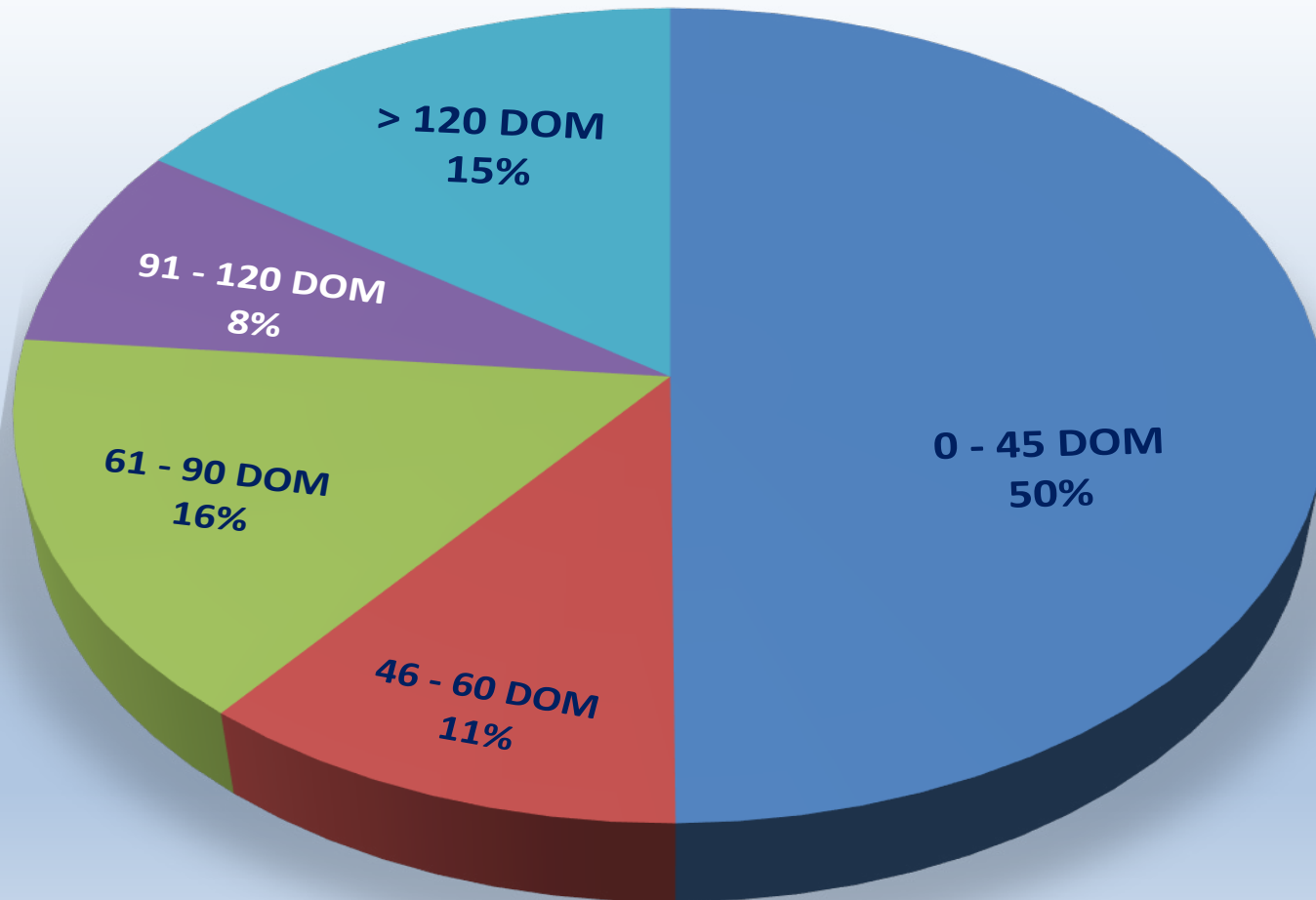




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2026

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







# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

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

	December	2026 January	February	March	April	May	Price Movement
Aliante	489,643	454,590	535,590	590,015	519,847	515,988	— — — — — — — —
Anthem	766,667	500,500	770,167	783,571	741,603	675,571	— — — — — — — —
Anthem Cnty Club	1,170,900	1,670,615	1,867,875	1,805,769	2,307,857	1,172,417	— — — — — — — —
Cadence	523,202	549,946	535,889	535,112	532,891	565,212	— — — — — — — —
Centennial Hills	787,889	523,667	608,258	498,037	657,520	559,371	— — — — — — — —
Desert/South Shores	582,385	601,811	778,714	791,961	705,317	672,091	— — — — — — — —
Green Valley	578,966	607,675	644,292	590,621	617,846	559,047	— — — — — — — —
Green Valley Ranch	579,827	614,935	725,700	566,500	645,615	567,667	— — — — — — — —
Inspirada	656,359	676,143	657,709	655,750	619,062	586,677	— — — — — — — —
Iron Mountain Ranch	605,875	507,251	406,667	445,000	656,000	544,400	— — — — — — — —
Lake Las Vegas	703,301	1,117,111	1,087,169	918,334	919,596	923,506	— — — — — — — —
Lone Mountain	794,091	470,250	692,250	625,800	533,588	863,532	— — — — — — — —
MacDonald Highlands	4,845,856	9,400,000	3,428,286	8,442,855	4,404,518	4,706,667	— — — — — — — —
Mountains Edge	484,642	511,560	571,326	524,415	572,779	560,748	— — — — — — — —
Peccole Ranch	716,167	626,500	526,889	549,350	599,091	628,970	— — — — — — — —
Providence	462,793	522,200	503,070	468,368	460,688	491,963	— — — — — — — —
Red Rock Country Club	1,725,400	1,813,836	2,350,746	2,033,333	3,076,667	2,411,000	— — — — — — — —
Rhodes Ranch	559,032	482,428	588,909	548,091	606,971	618,106	— — — — — — — —
Seven Hills	1,362,611	1,044,040	1,249,688	789,143	3,109,000	832,500	— — — — — — — —
Siena (SFR & TWH)	778,500	715,000	778,764	1,000,500	681,378	919,100	— — — — — — — —
Silverado Ranch	502,235	583,708	441,817	449,115	619,523	441,453	— — — — — — — —
Silverstone Ranch	655,600	501,250	-	605,843	510,833	540,600	— — — — — — — —
Skye Canyon	536,331	603,693	627,430	644,449	574,243	554,615	— — — — — — — —
Southern Highlands	1,093,348	1,146,808	1,154,817	1,154,448	1,153,500	1,069,297	— — — — — — — —
Spring Valley	463,276	466,788	509,721	466,433	431,964	499,383	— — — — — — — —
Summerlin	1,153,527	879,542	987,034	1,323,700	1,022,112	1,068,178	— — — — — — — —
Sun City Anthem	653,191	735,929	576,895	616,790	627,745	639,148	— — — — — — — —
Sun City Summerlin	479,221	530,720	661,366	571,385	578,122	509,823	— — — — — — — —
The Lakes	568,385	503,500	532,988	566,115	648,427	530,054	— — — — — — — —
The Ridges	4,356,250	3,105,000	5,108,750	4,324,667	6,406,250	3,635,000	— — — — — — — —
Tuscany	507,000	568,000	506,667	644,000	587,500	492,581	— — — — — — — —
Other Groups							
Clark County	608,052	626,761	649,867	631,096	625,841	626,059	— — — — — — — —
Boulder City	604,583	520,629	849,583	686,311	673,722	692,182	— — — — — — — —
Pahrump	429,716	407,929	443,497	404,294	361,841	402,266	— — — — — — — —
High Rise Sales	673,526	747,407	775,194	767,775	911,959	638,051	— — — — — — — —
Luxury Sales (\$1M+)	2,000,797	2,084,343	2,107,055	2,076,407	2,213,106	1,881,452	— — — — — — — —

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

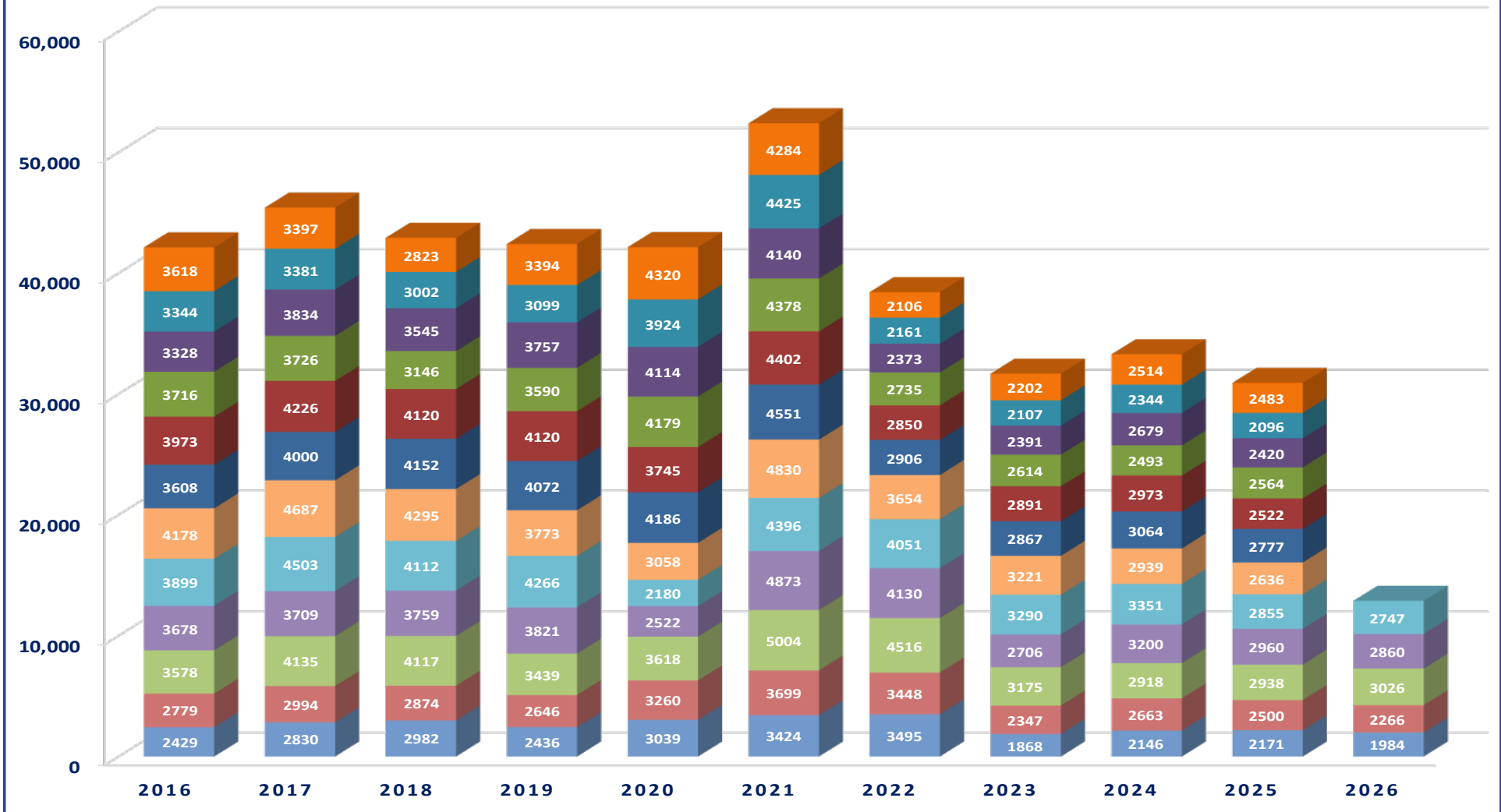


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

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

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



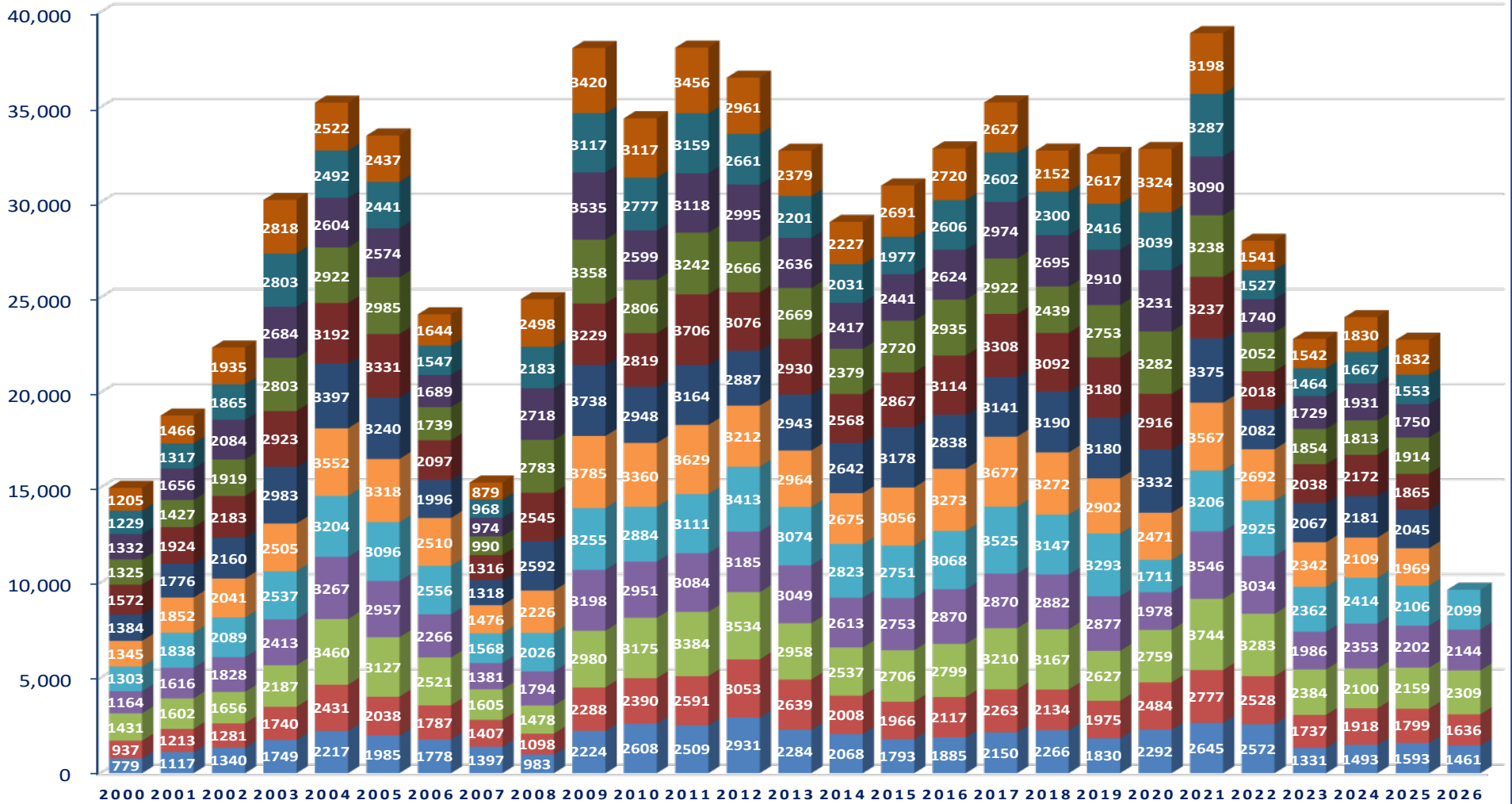


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 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 - June 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS



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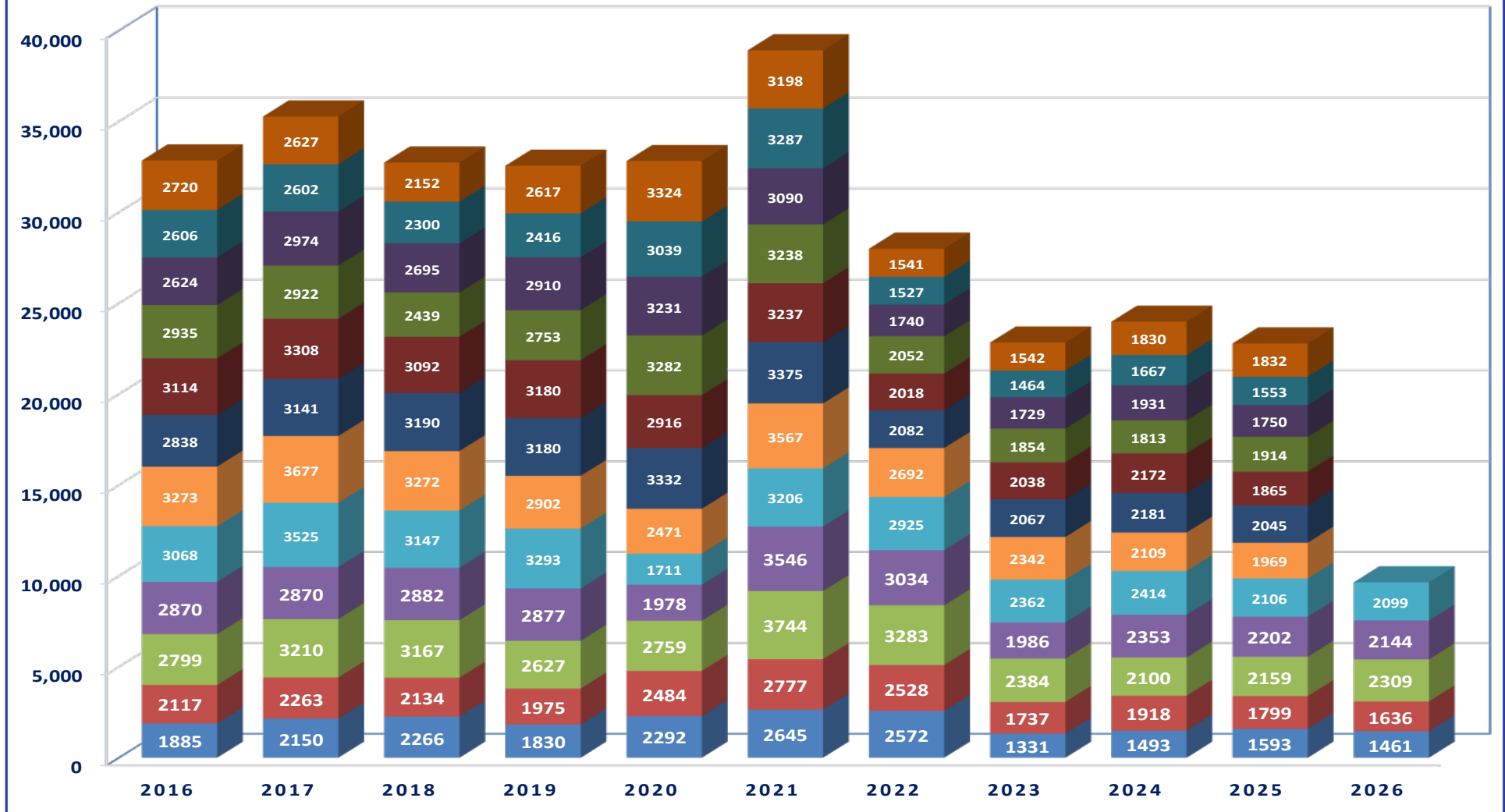


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



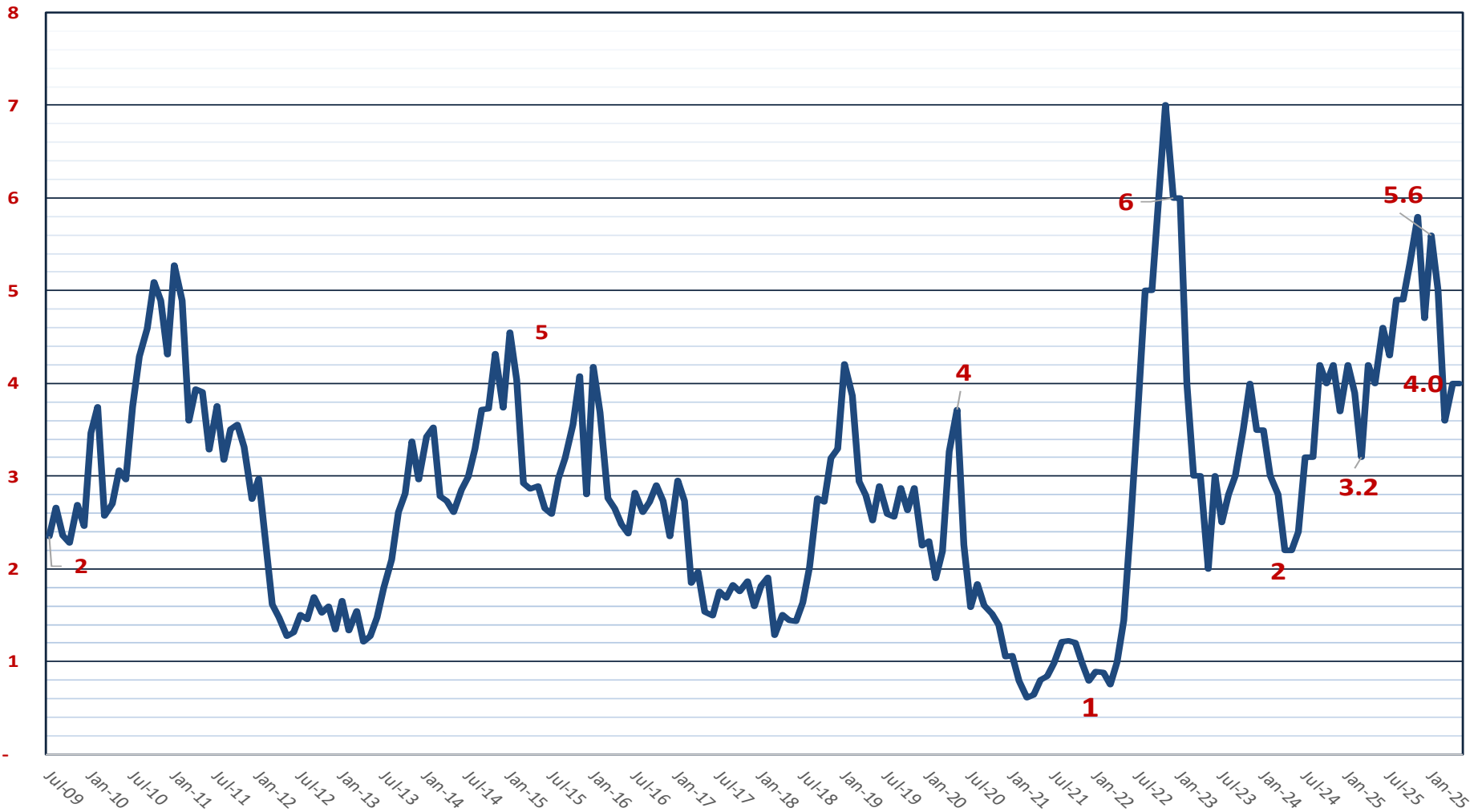
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### Single Family Residential Homes Months of Inventory



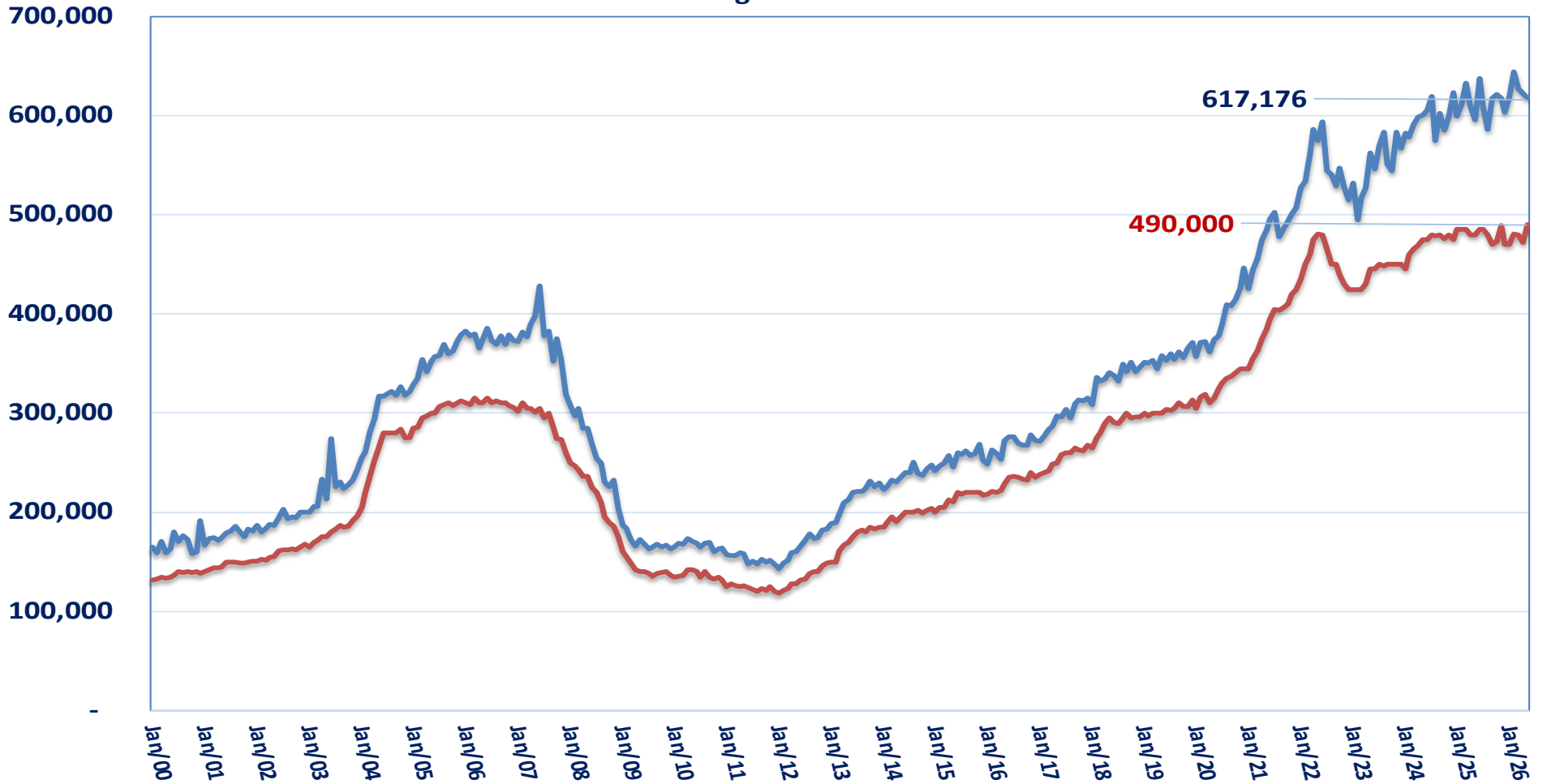


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### SFR Market Prices

— Average — Median

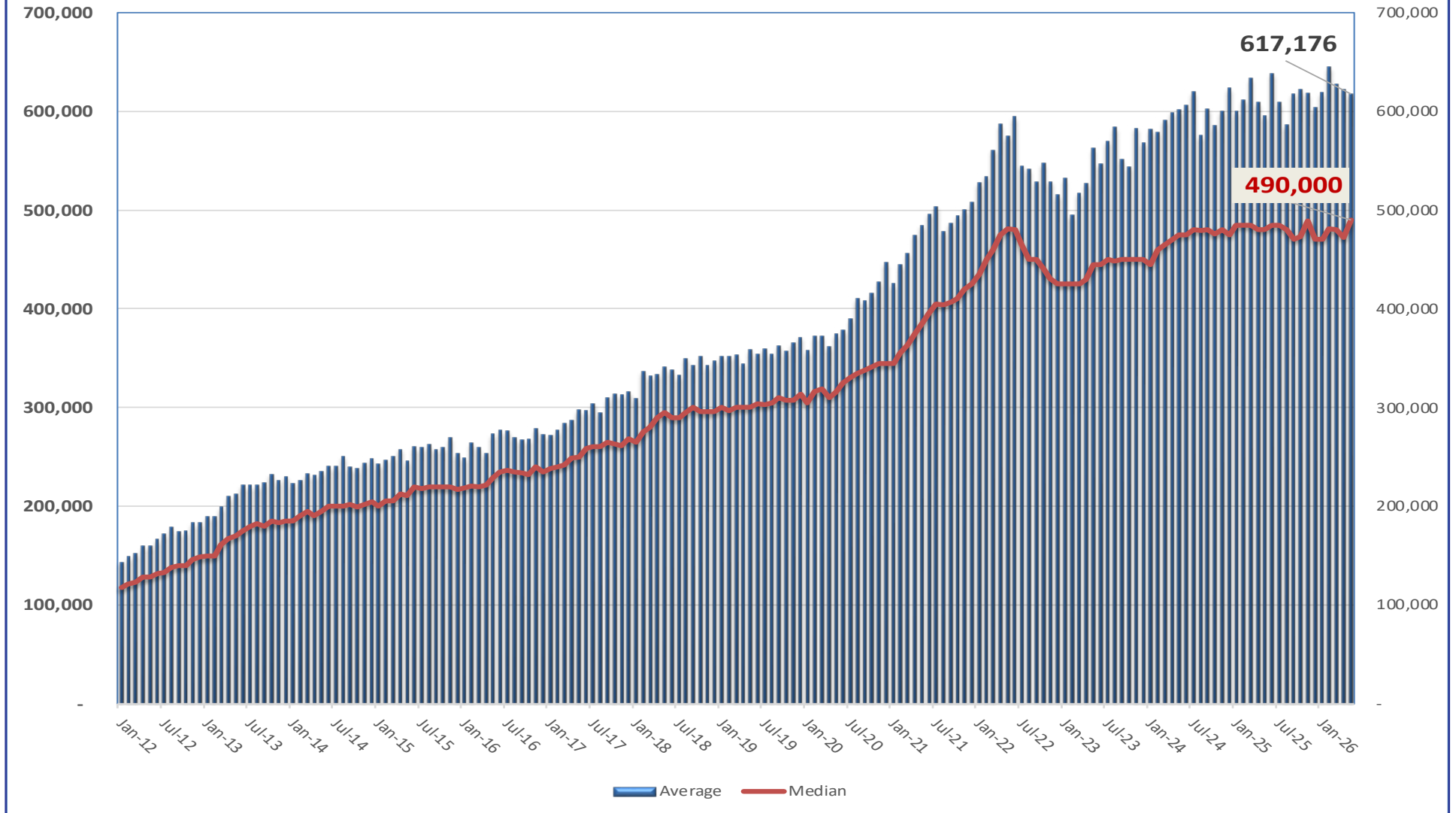




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### Single Family Residential Price Trend





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### Single Family Residential Price Trend Last 25 Months



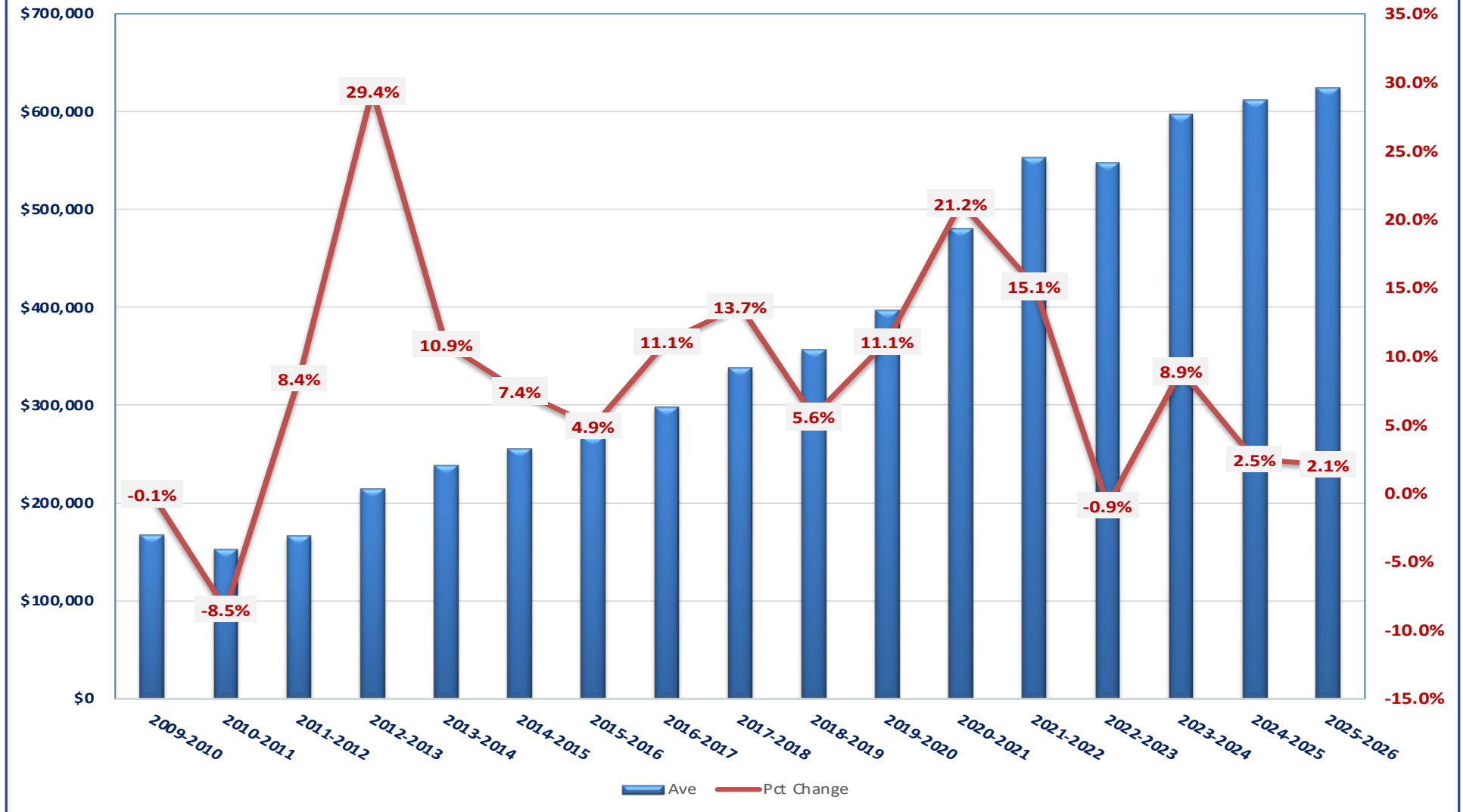
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## Las Vegas Market Update - June 2026

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



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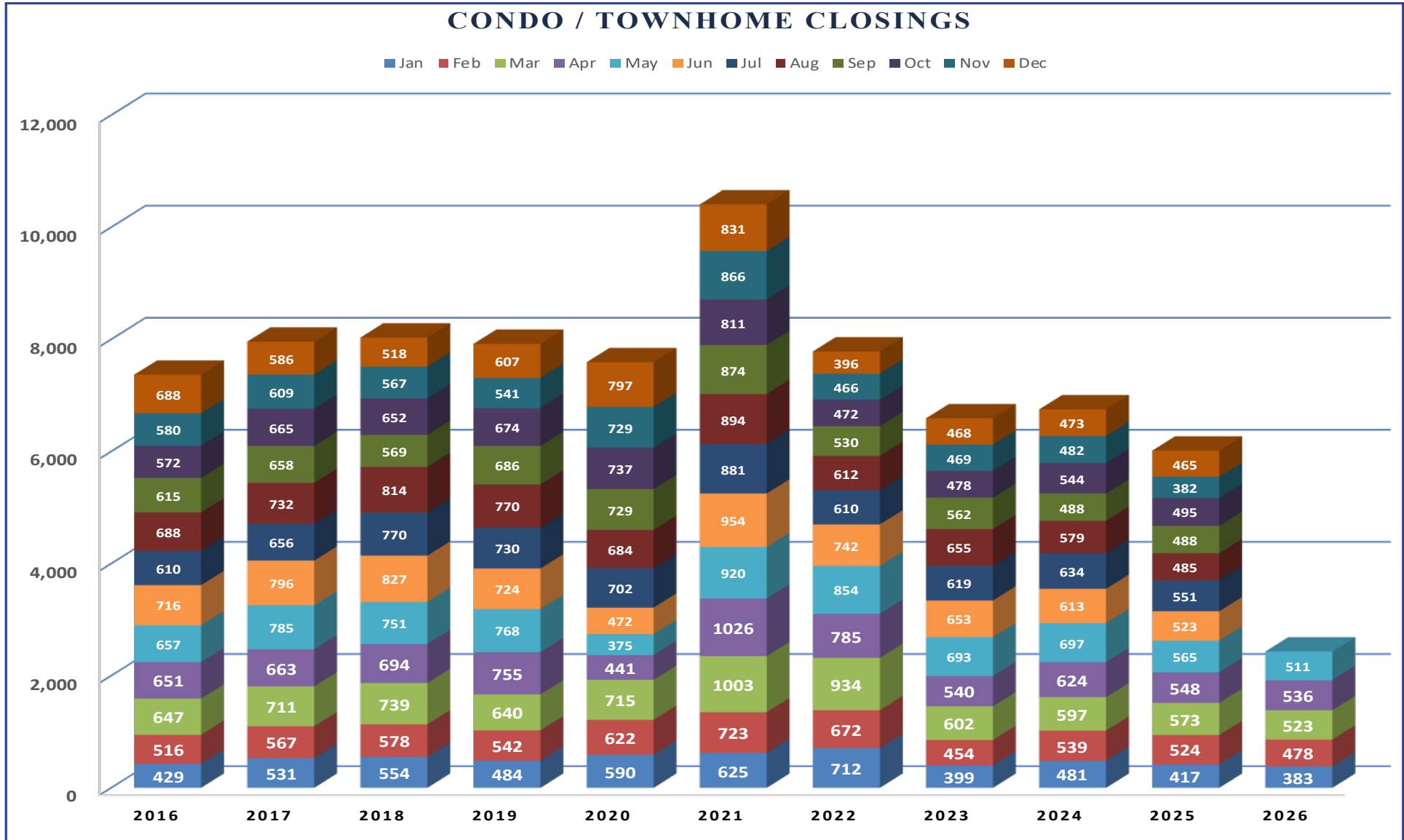


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### CONDO / TOWNHOME CLOSINGS

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



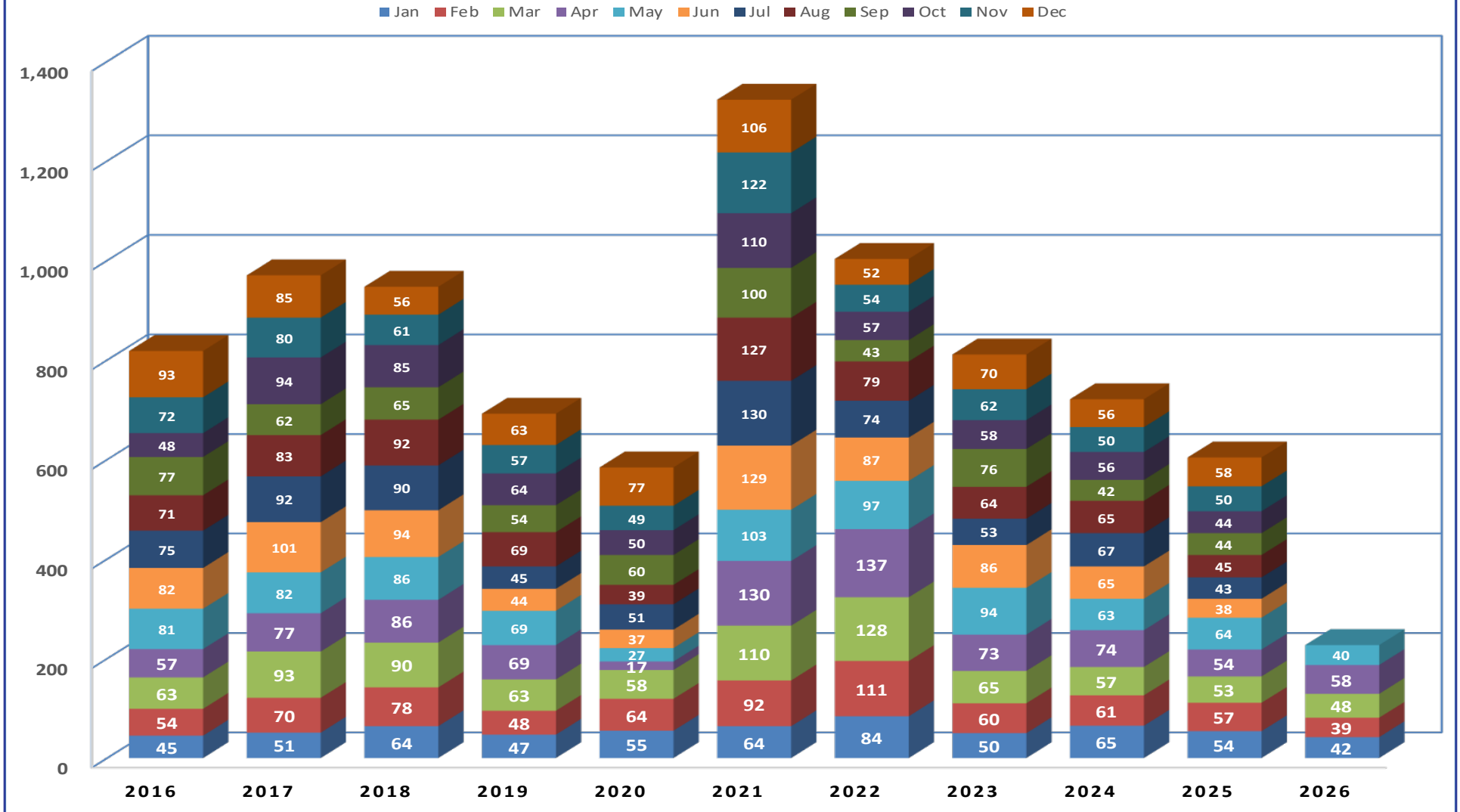
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## Las Vegas Market Update - June 2026

### VERTICAL / HI-RISE CLOSINGS



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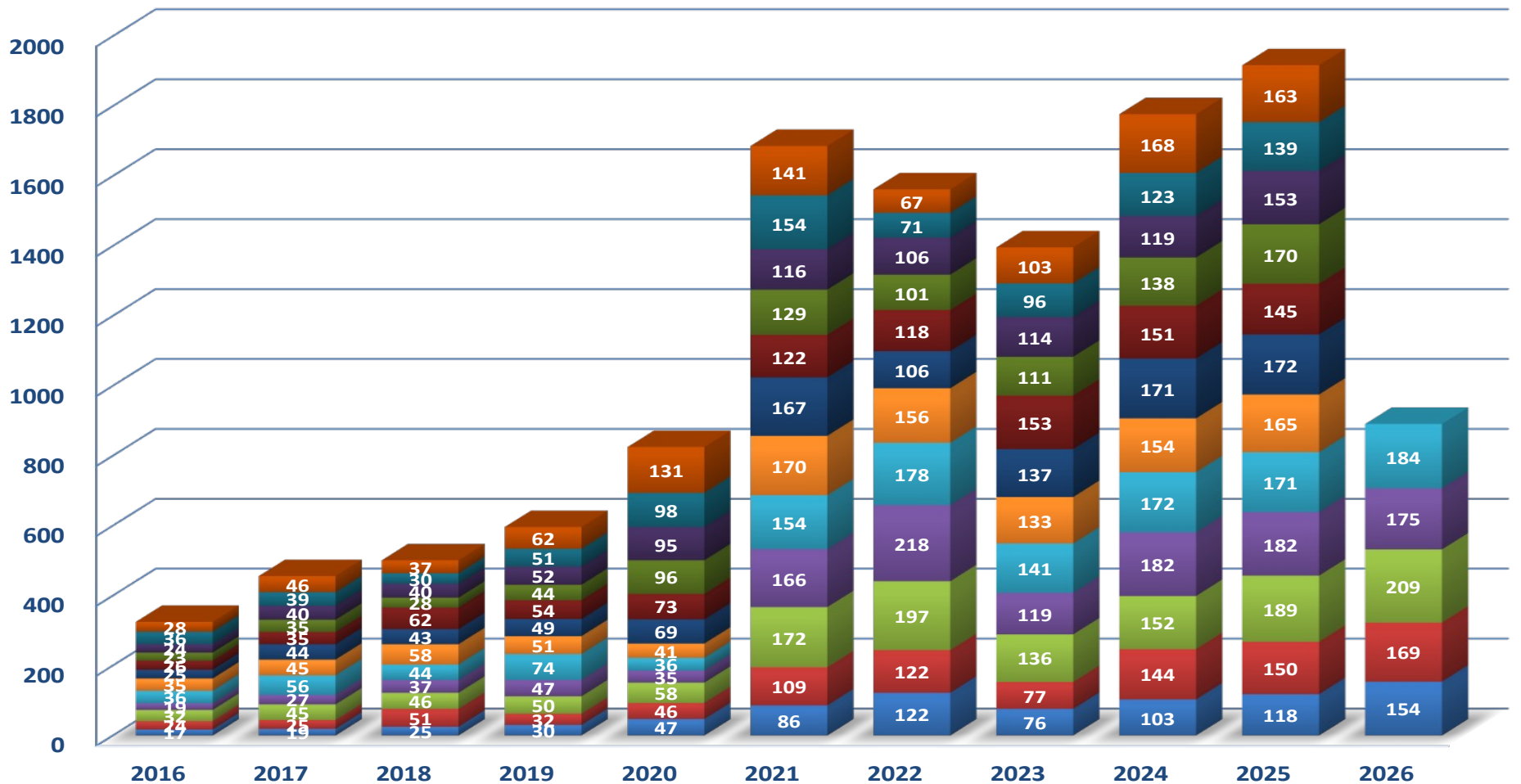


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

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

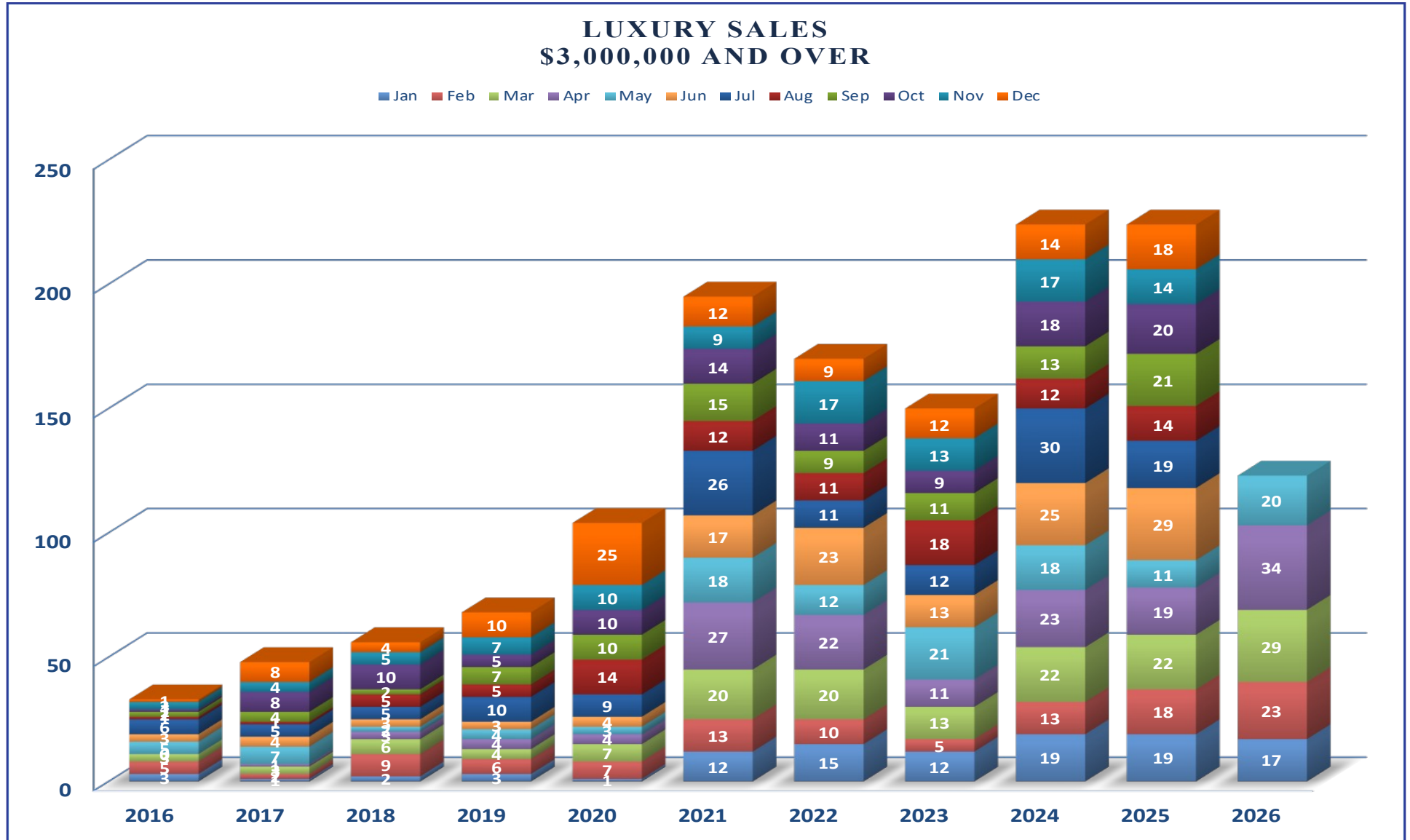
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026



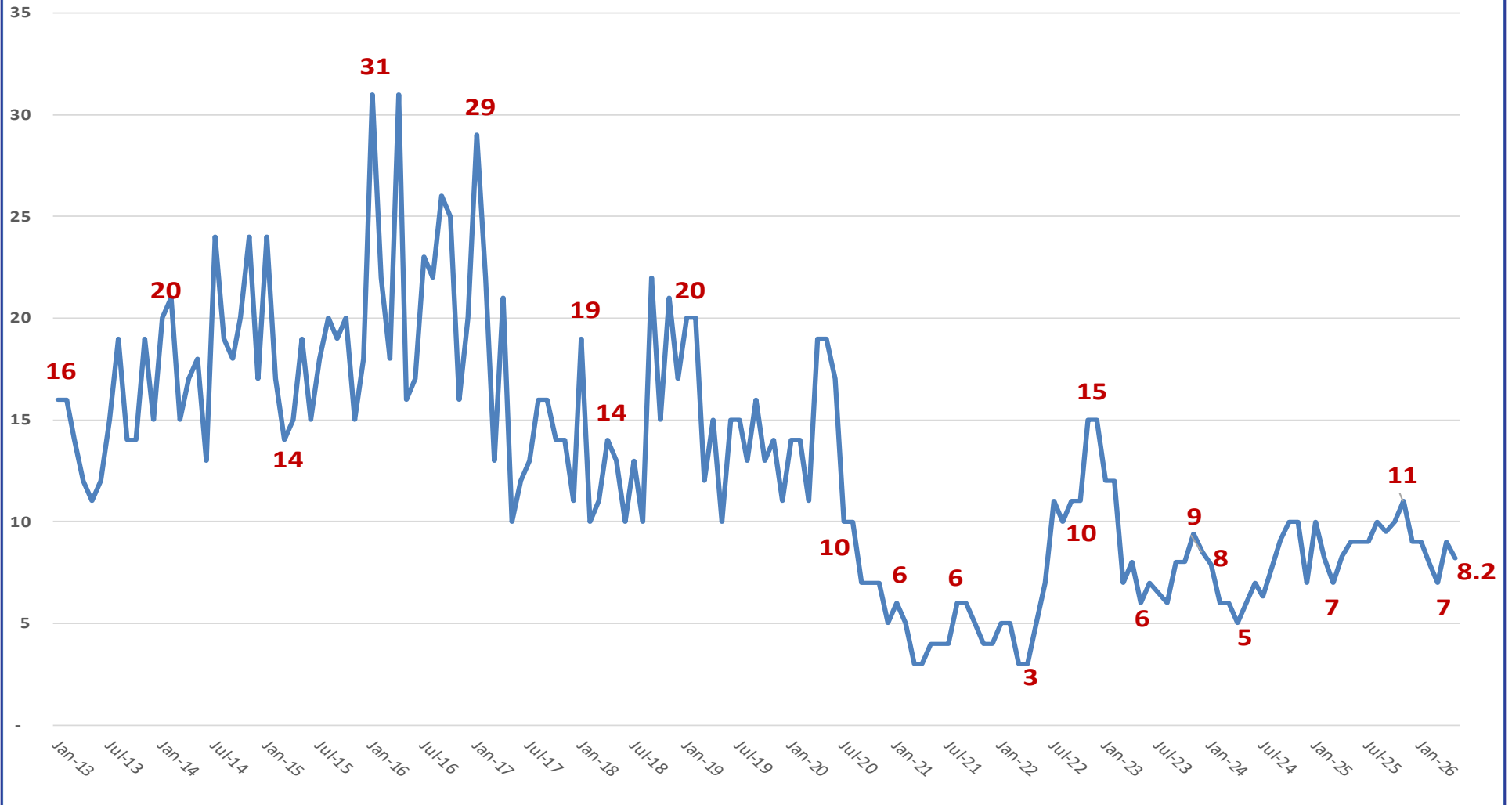
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

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



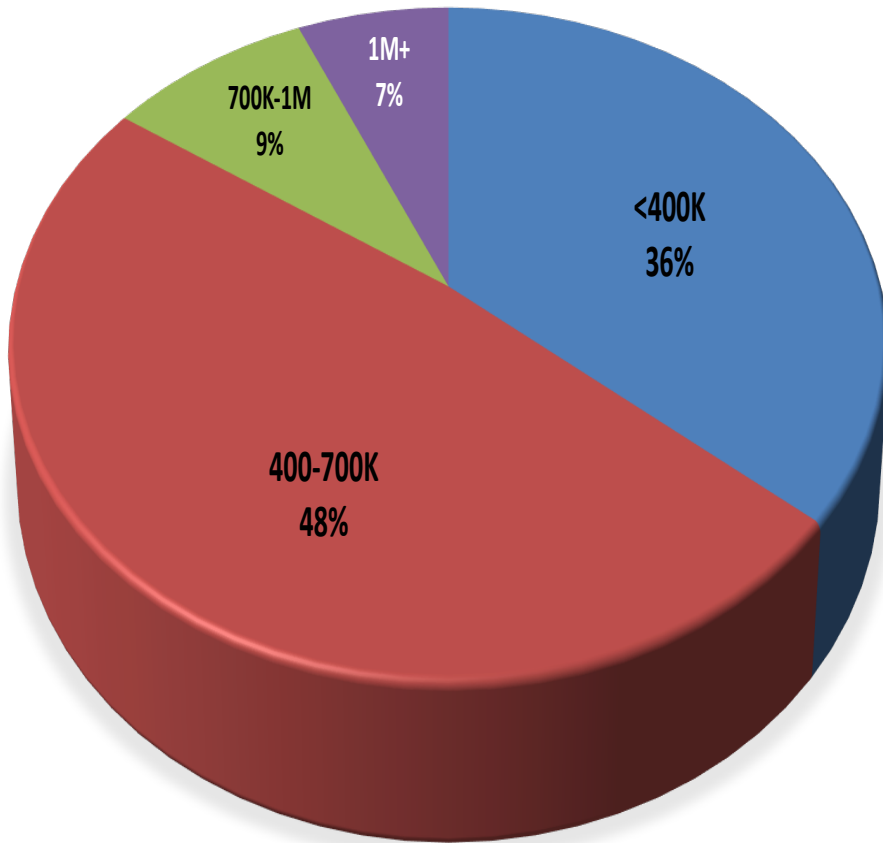


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

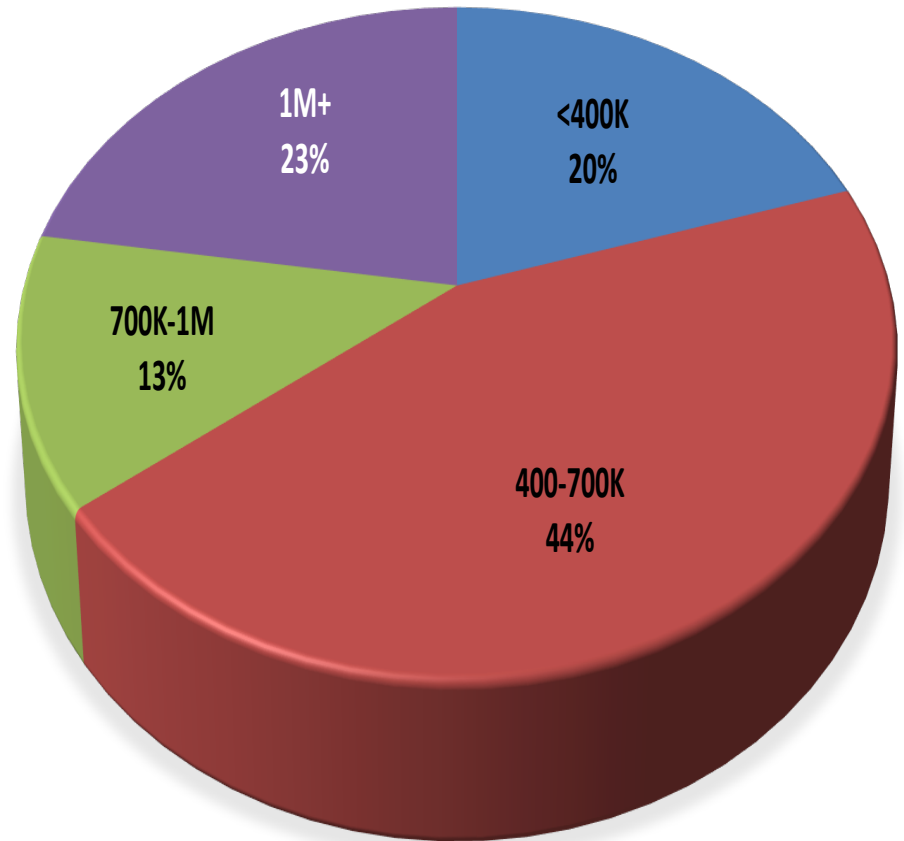
### Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



### Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

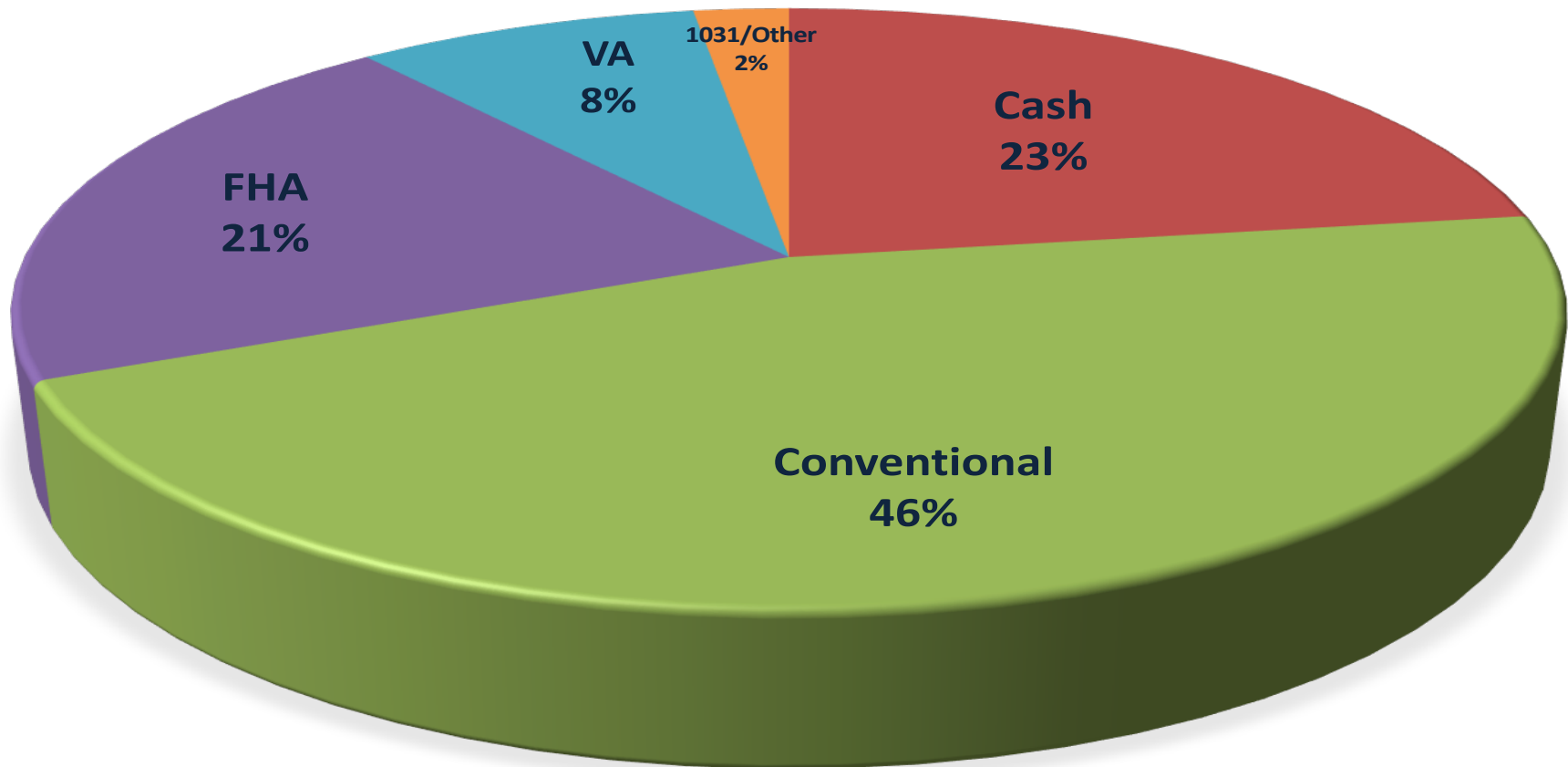




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Las Vegas Market Update - June 2026

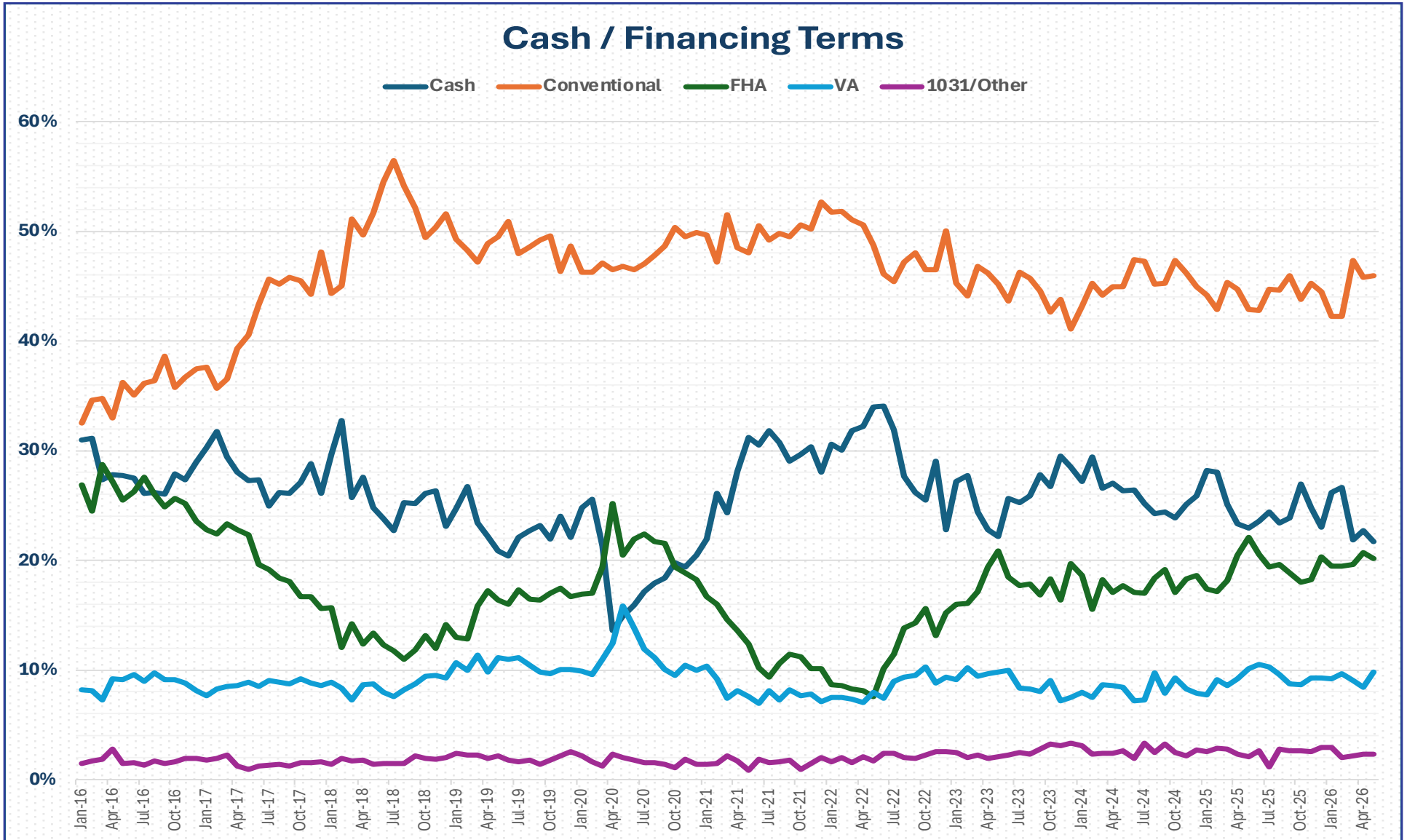
## Last Month's Closings by Sold Terms





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026



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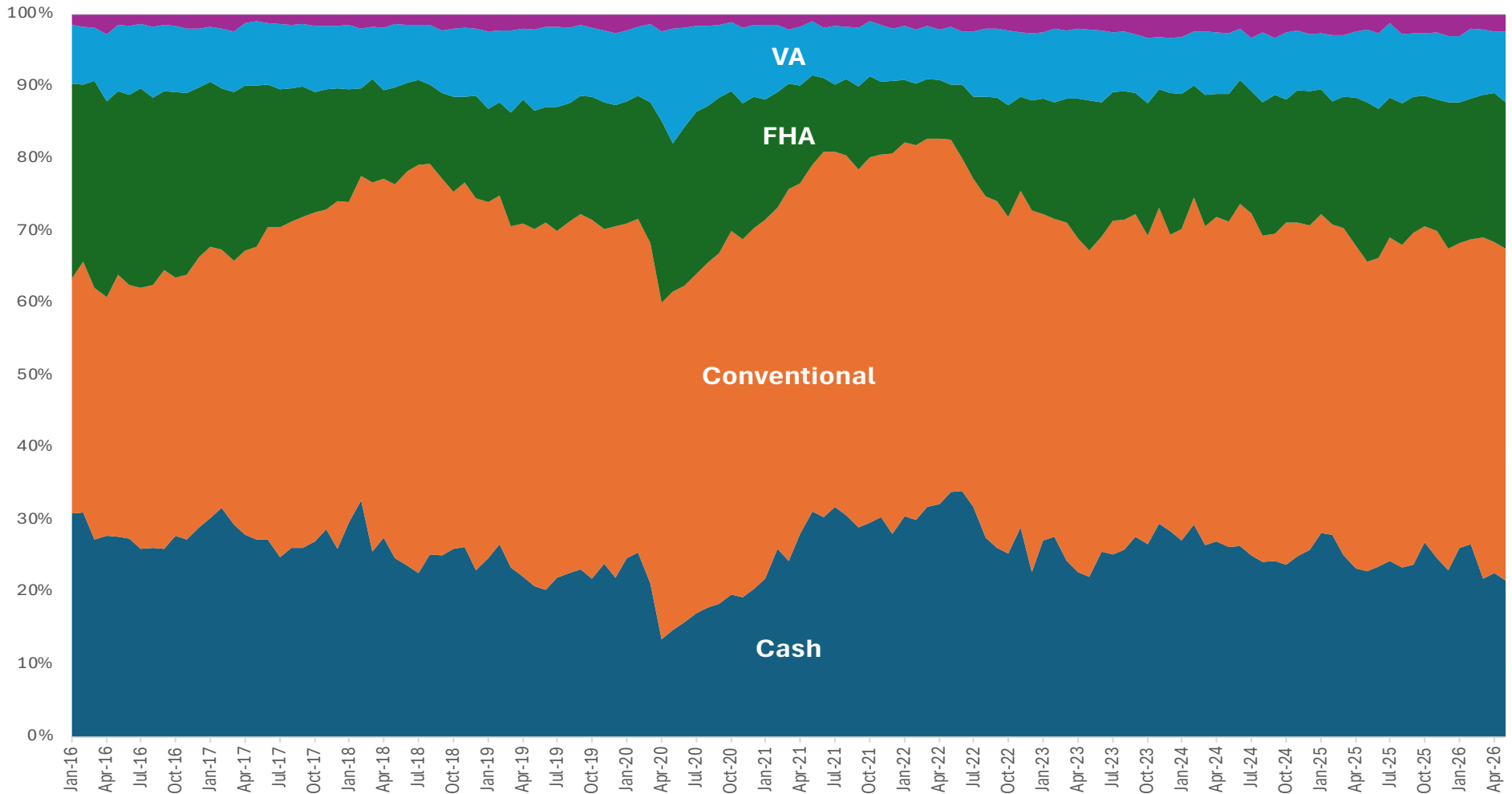


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### Sold Terms

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

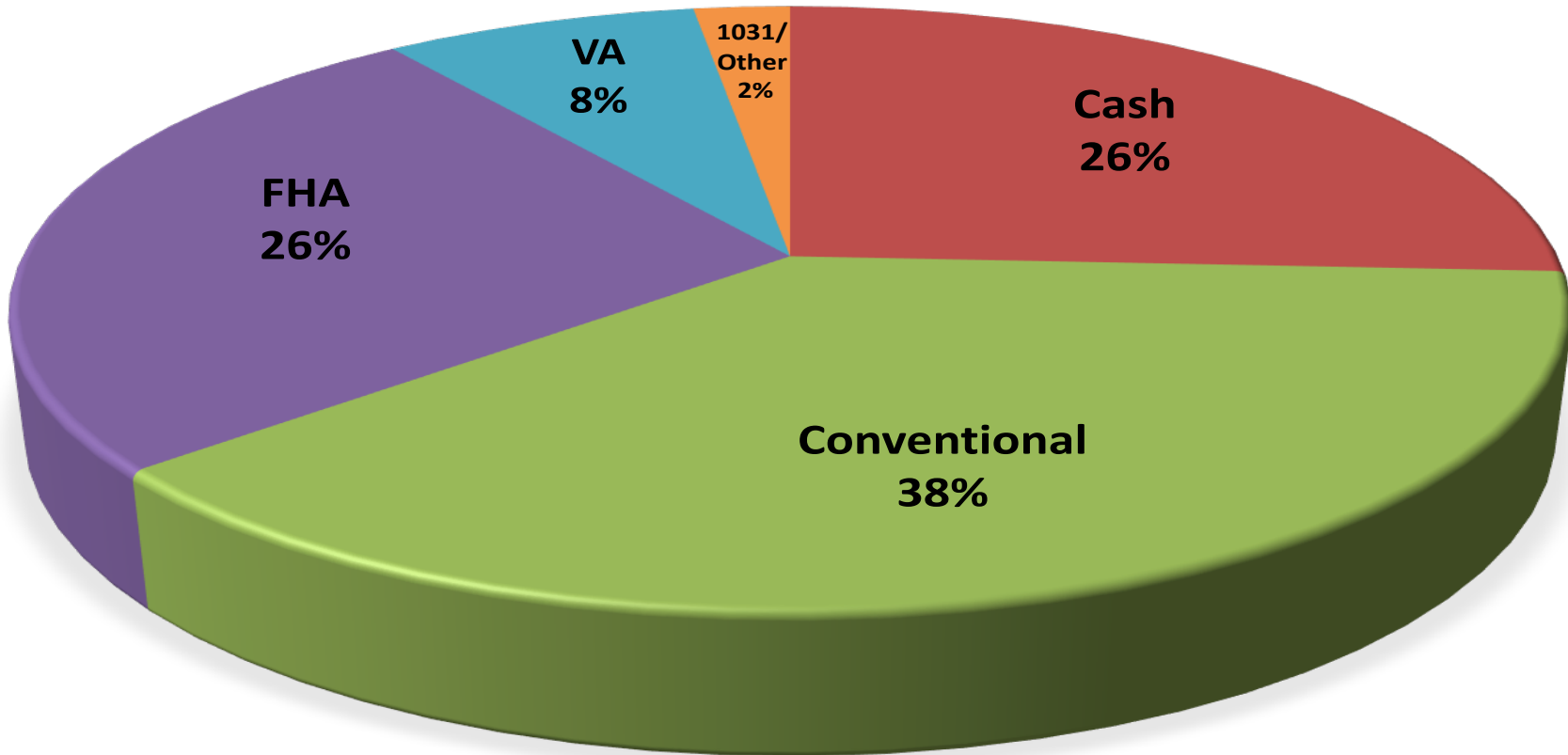




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2026

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

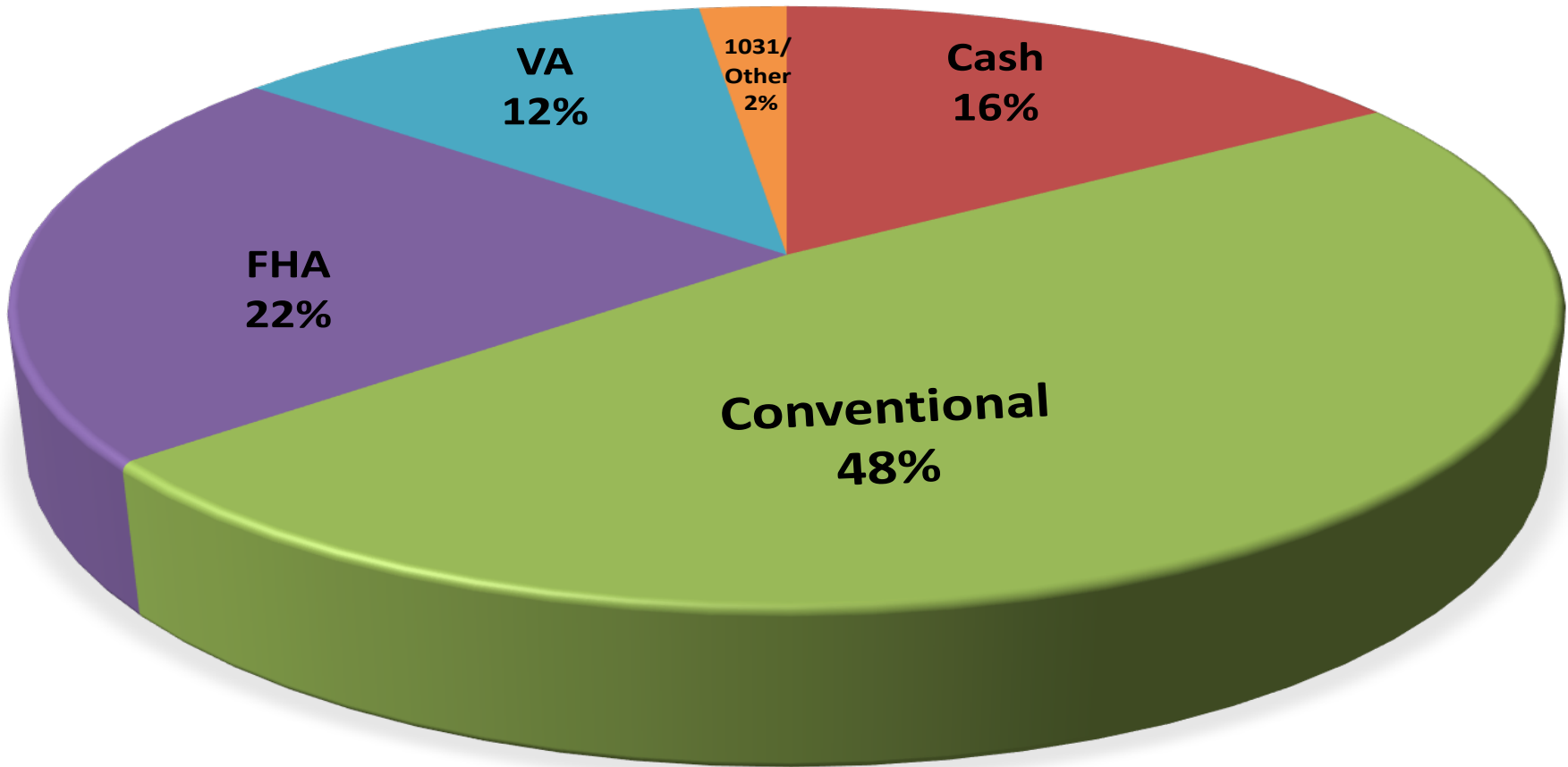




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2026

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

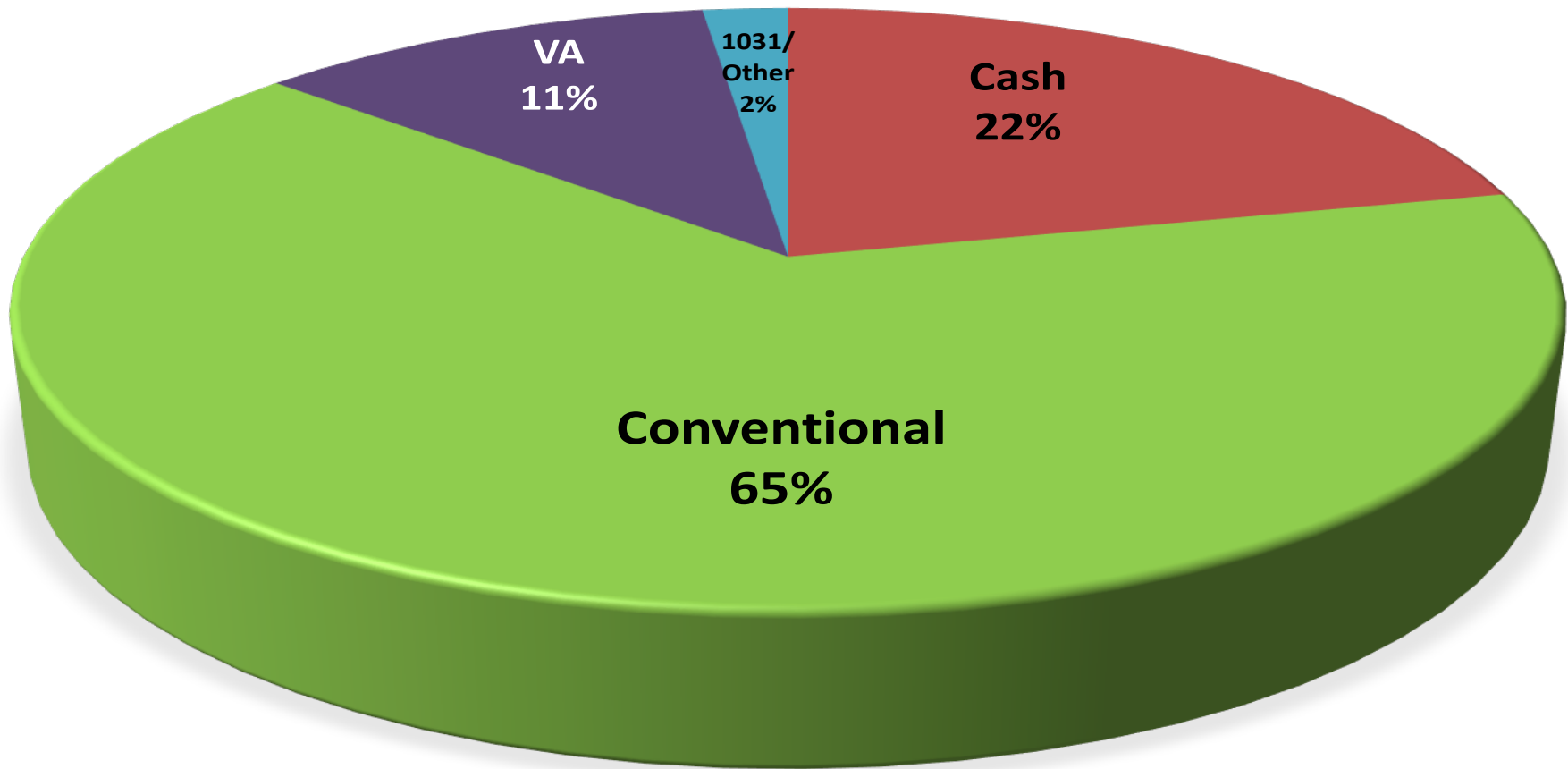




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - June 2026

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

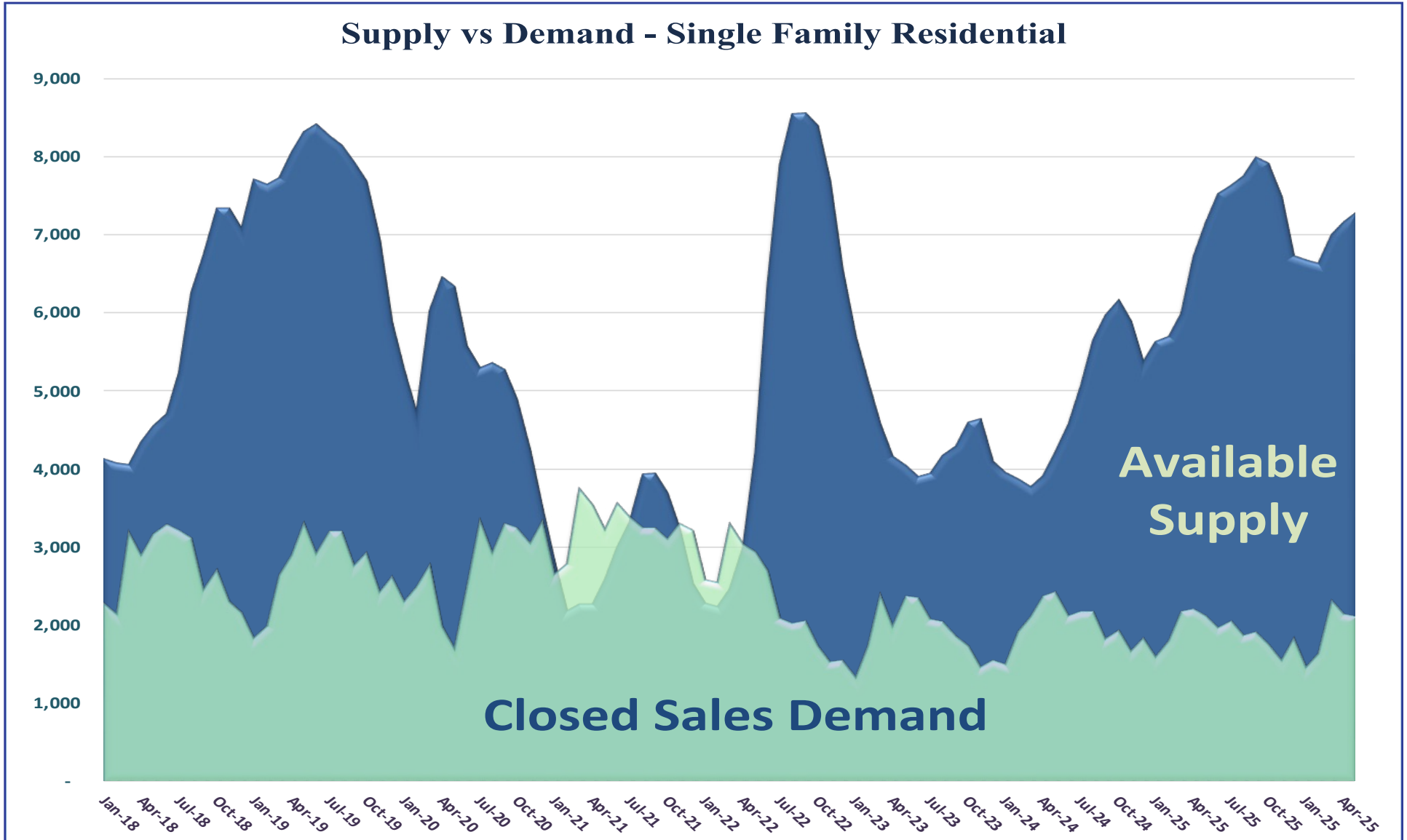




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

### Supply vs Demand - Single Family Residential



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## Las Vegas Market Update - June 2026

### Residential Listings Taken vs Listings Sold

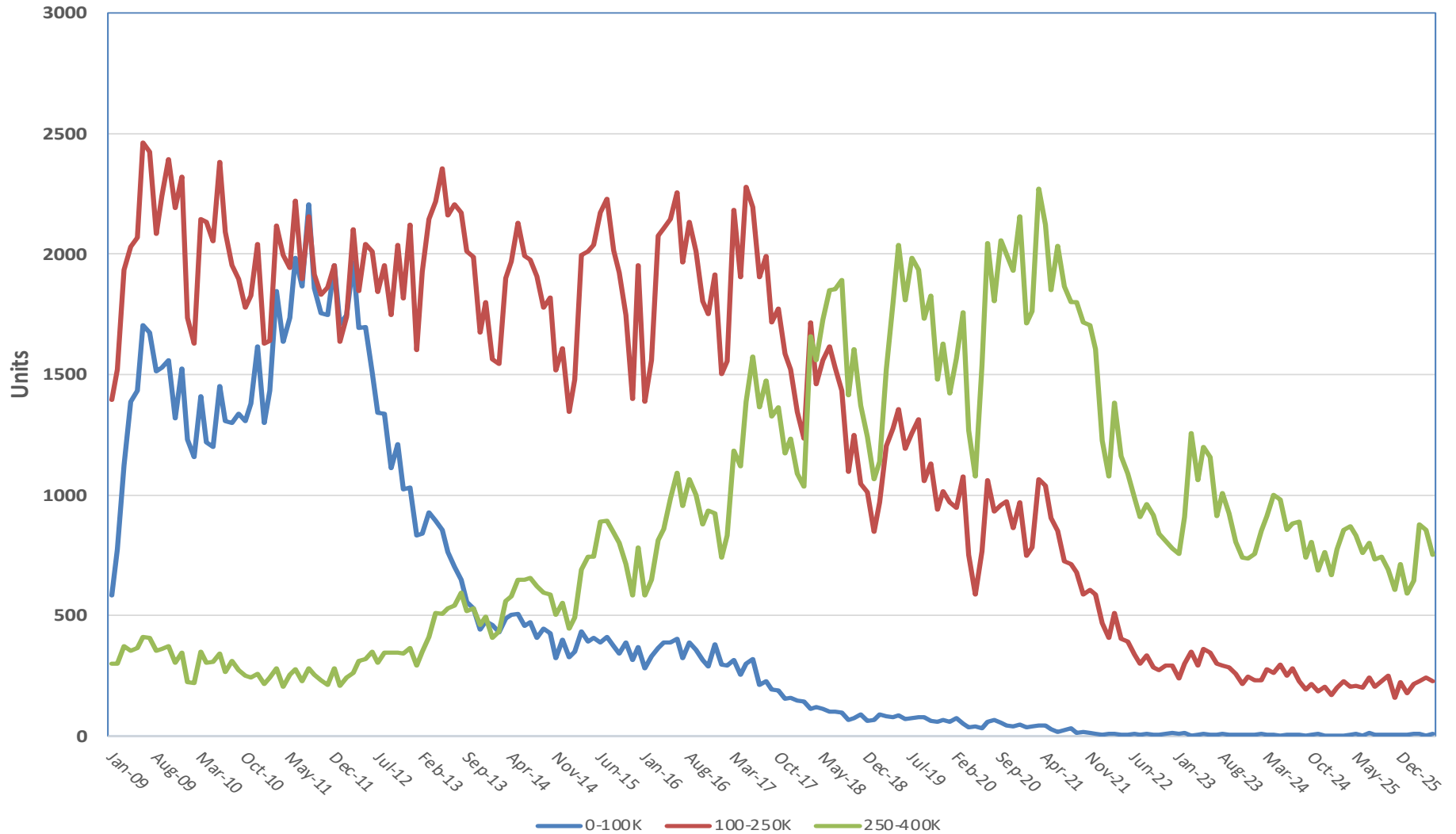




# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

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



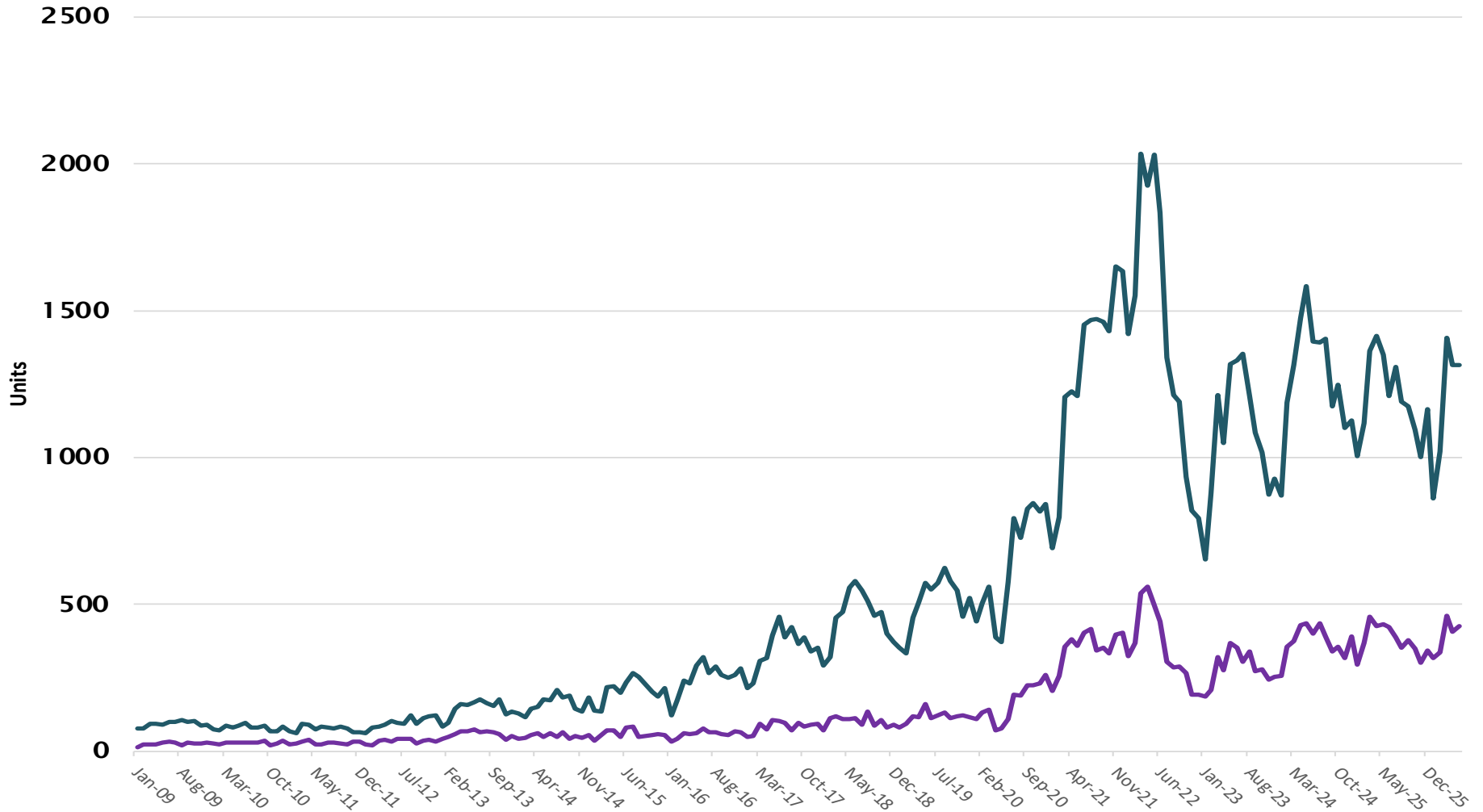


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - June 2026

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

— 400-700K — 700K+





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## Las Vegas Market Update - June 2026

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

