



EQUITY TITLE OF NEVADA

Las Vegas Market Update - July 2026

June 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	3,579	7,650	2,356	2,320	549,250	901,678	490,000	635,486	3.8	23.2%	52
CON/TWH	954	2,808	621	525	243,500	317,814	294,000	353,596	6.3	15.3%	67
<i>Total Residential</i>	<i>4,533</i>	<i>10,458</i>	<i>2,977</i>	<i>2,845</i>	<i>479,500</i>	<i>744,909</i>	<i>450,000</i>	<i>583,467</i>	<i>4.4</i>	<i>21.2%</i>	<i>54</i>
Hi-Rise	113	615	57	60	414,999	739,332	414,500	672,848	12.0	8.9%	130
Multiple Dwelling	29	137	20	18	619,000	622,760	577,500	572,000	8.3	11.5%	58
Vacant Land	226	2,217	125	90	79,000	553,541	60,000	339,991	26.0	3.8%	165
Luxury Sales (RES & VER) \$1M+	399	1,351	231	220	1,700,000	2,734,152	1,420,750	2,082,849	7.0	13.9%	87



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Las Vegas Market Update - July 2026

May 2026 Market Data

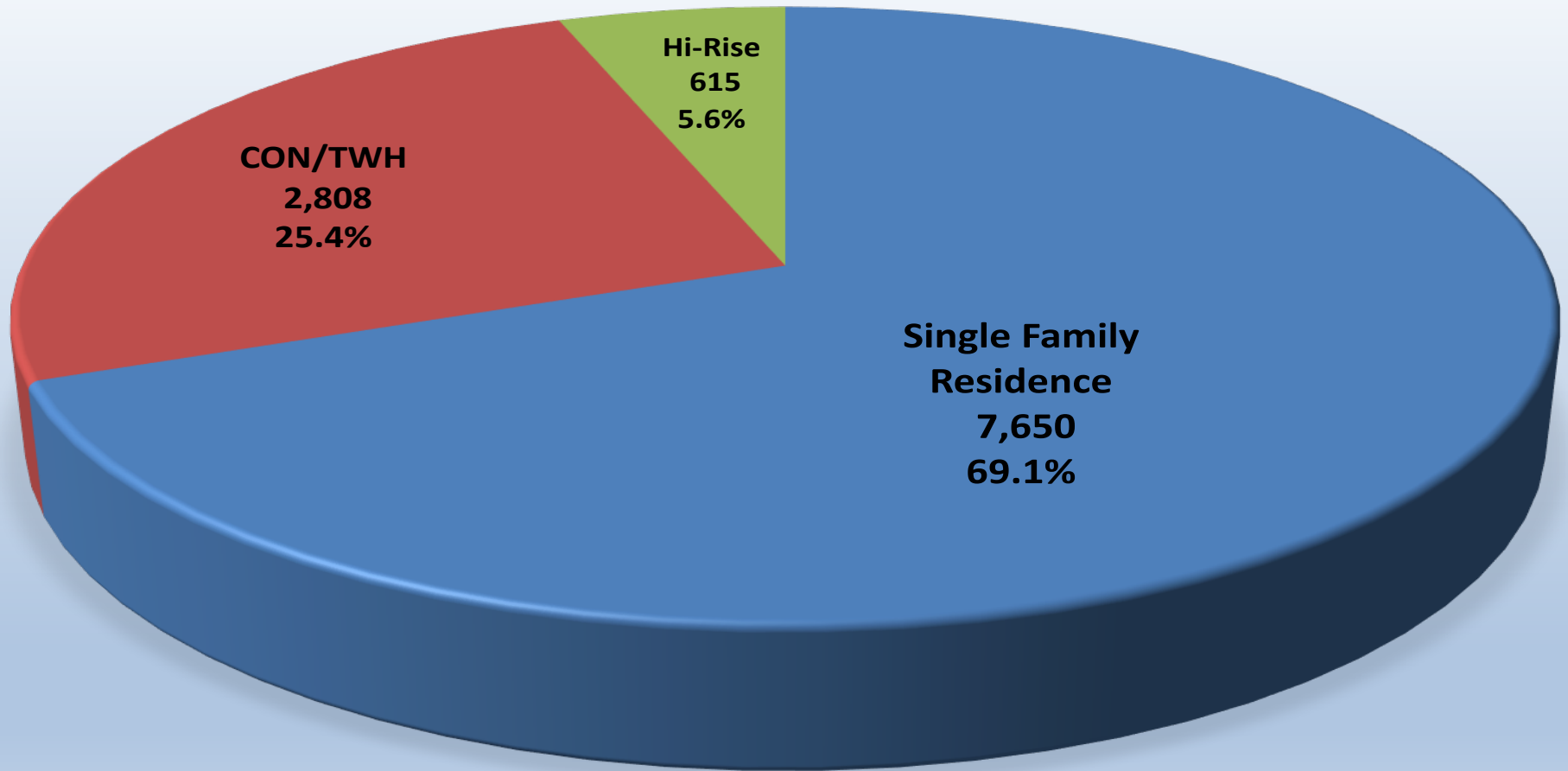
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,536	7,278	2,591	2,099	550,000	915,885	490,000	617,176	4.0	21.3%	52
CON/TWH	1,005	2,771	659	511	274,998	323,250	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 - July 2026

Las Vegas REALTORS * Available Units

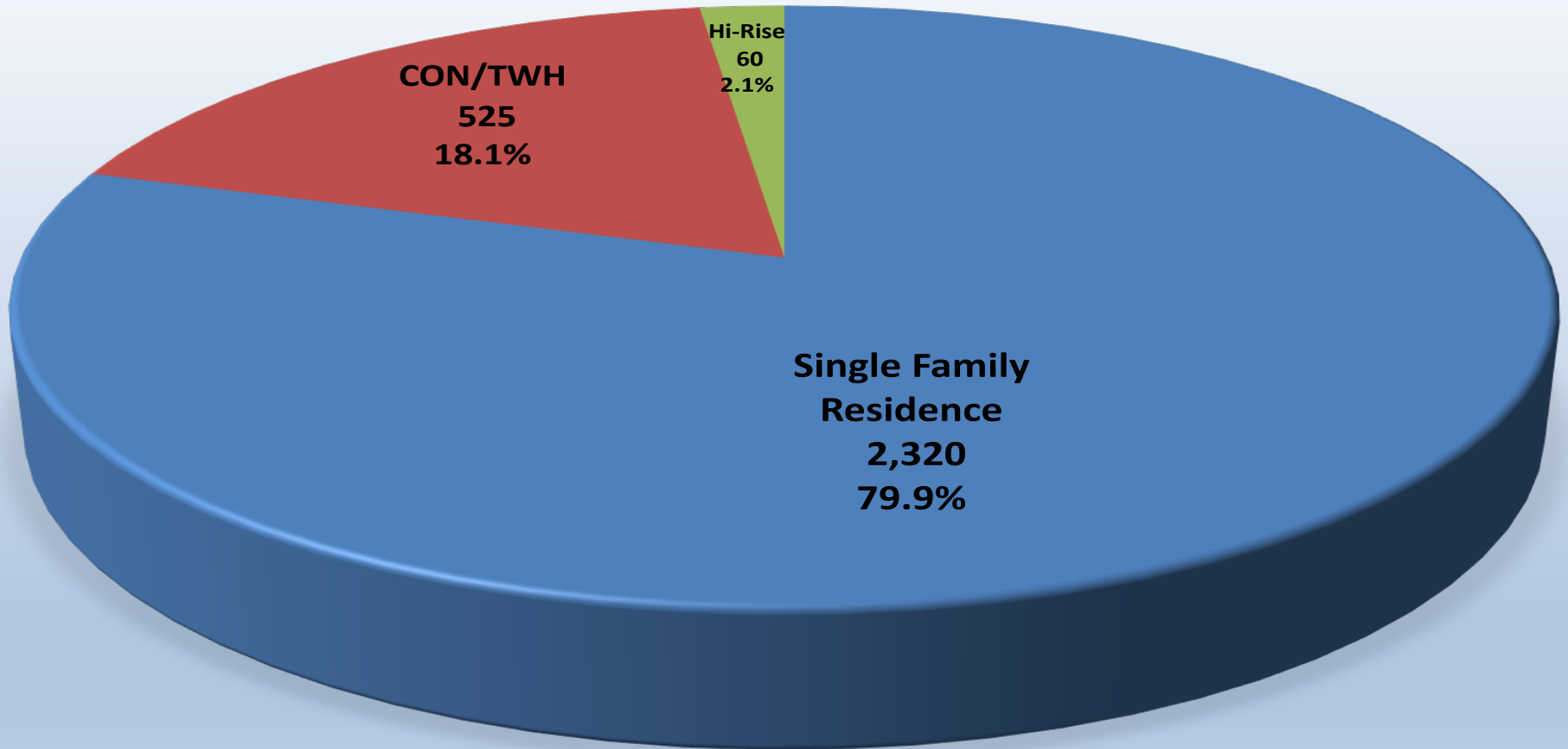




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Las Vegas Market Update - July 2026

Las Vegas REALTORS *Units Sold * Last Month



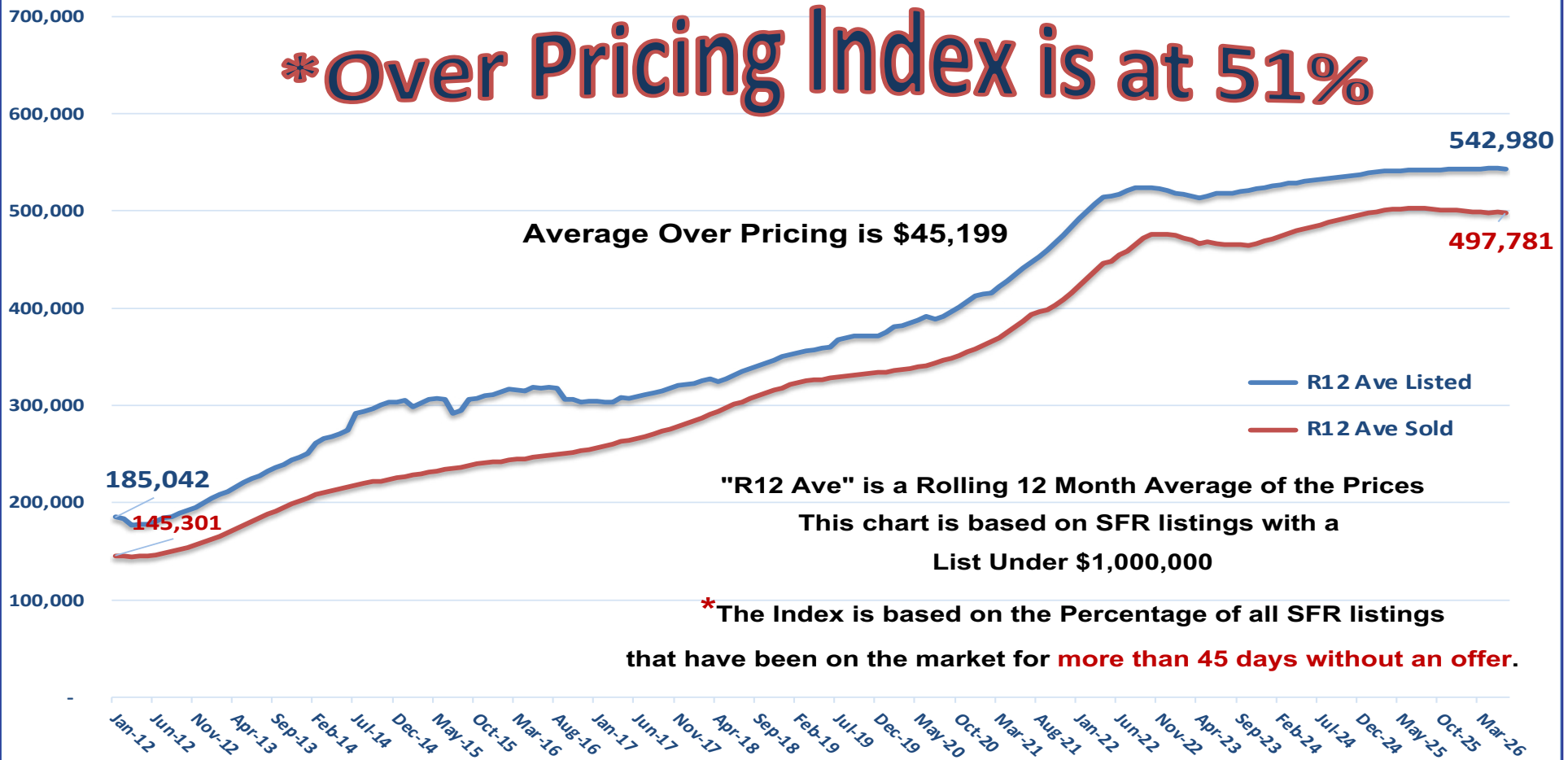


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Las Vegas Market Update - July 2026

SFR Average List vs Closed Sale Prices

*Over Pricing Index is at 51%

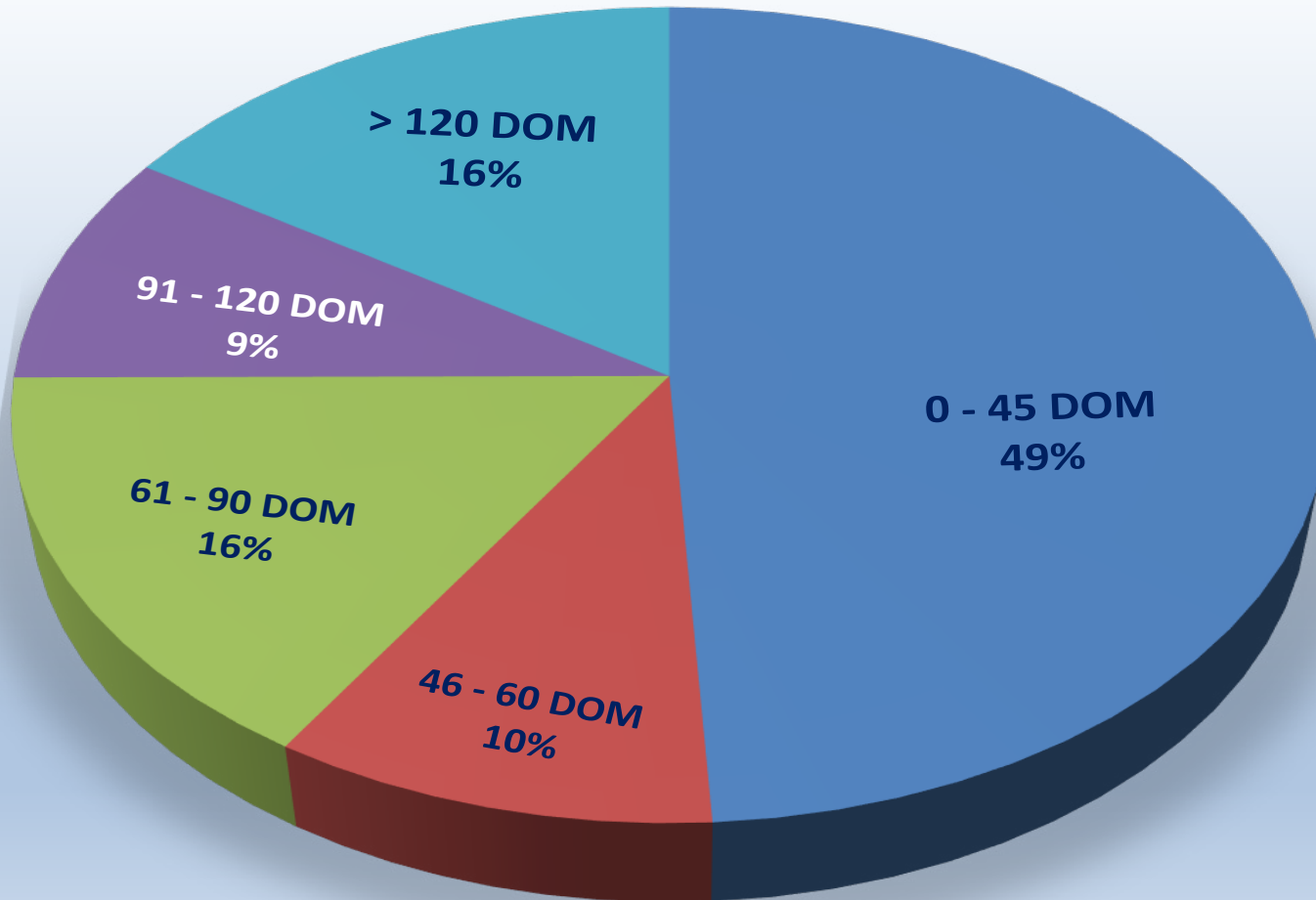




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Las Vegas Market Update - July 2026

Available SFR Inventory Days on Market With No Current Offer





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Las Vegas Market Update - July 2026

SFR Closed Sales in Selected Communities - Last Six Months										
	2026 Jan	Feb	Mar	Apr	May	Jun	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	10	10	12	15	8	16	-----	4	539,730	58
Anthem	4	6	7	9	7	4	-----	6	702,603	63
Anthem Cnty Club	13	8	13	14	6	12	-----	2	1,910,974	28
Cadence	31	38	54	65	53	64	-----	3	541,959	37
Centennial Hills	12	19	23	13	17	15	-----	5	581,470	79
Desert/South Shores	8	7	13	12	11	12	-----	5	742,365	24
Green Valley	20	27	28	26	19	31	-----	3	594,957	32
Green Valley Ranch	10	5	12	13	9	10	-----	4	640,811	26
Inspirada	7	20	30	30	27	24	-----	4	647,354	66
Iron Mountain Ranch	7	3	4	5	5	4	-----	7	504,456	34
Lake Las Vegas	18	22	30	20	23	33	-----	6	968,878	90
Lone Mountain	6	4	5	8	14	40	-----	6	698,522	80
MacDonald Highlands	3	7	5	10	3	5	-----	11	5,409,165	77
Mountains Edge	24	28	37	36	32	9	-----	8	546,432	160
Peccole Ranch	4	9	8	11	10	10	-----	3	592,760	54
Providence	10	20	13	16	20	21	-----	4	493,378	29
Red Rock Cntry Club	10	7	3	6	10	13	-----	2	2,361,534	123
Rhodes Ranch	9	11	11	14	14	8	-----	9	575,572	40
Seven Hills	10	8	14	5	11	13	-----	5	1,160,889	26
Siena (SFR & TWH)	3	11	7	18	5	11	-----	4	780,213	60
Silverado Ranch	12	11	26	17	16	22	-----	5	503,288	35
Silverstone Ranch	4	0	7	6	10	9	-----	2	568,053	108
Skye Canyon	15	16	22	28	29	32	-----	4	583,594	67
Southern Highlands	19	30	31	30	36	28	-----	5	1,060,893	74
Spring Valley	8	12	15	14	18	16	-----	4	501,914	67
Summerlin	26	23	53	26	38	34	-----	5	1,088,028	41
Sun City Anthem	35	19	33	20	35	38	-----	3	642,283	82
Sun City Summerlin	25	29	34	29	31	43	-----	3	587,353	45
The Lakes	3	8	17	11	13	17	-----	2	559,663	49
The Ridges	2	5	3	4	2	3	-----	13	4,588,039	120
Tuscany	5	3	8	6	13	8	-----	5	556,338	87
Other Groups										
Clark County	1,416	1,593	2,250	2,090	2,031	2,233	-----	3.8	633,413	50
Boulder City	13	6	17	18	11	18	-----	4	645,384	91
Pahrump	34	36	54	46	59	70	-----	6	406,001	82
High Rise Sales	42	39	48	58	40	60	-----	12	757,015	130
Luxury Sales (\$1M+)	154	169	209	176	186	219	-----	7	2,072,089	87



EQUITY TITLE OF NEVADA

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

	2026 January	February	March	April	May	June	Price Movement
Aliante	454,590	535,590	590,015	519,847	515,988	588,328	— — — — — — — —
Anthem	500,500	770,167	783,571	741,603	675,571	621,225	— — — — — — — —
Anthem Cnty Club	1,670,615	1,867,875	1,805,769	2,307,857	1,172,417	2,220,315	— — — — — — — —
Cadence	549,946	535,889	535,112	532,891	565,212	537,427	— — — — — — — —
Centennial Hills	523,667	608,258	498,037	657,520	559,371	680,850	— — — — — — — —
Desert/South Shores	601,811	778,714	791,961	705,317	672,091	862,600	— — — — — — — —
Green Valley	607,675	644,292	590,621	617,846	552,095	554,772	— — — — — — — —
Green Valley Ranch	614,935	725,700	566,500	645,615	567,667	773,000	— — — — — — — —
Inspirada	676,143	657,709	655,750	619,062	586,677	723,458	— — — — — — — —
Iron Mountain Ranch	507,251	406,667	445,000	656,000	544,400	393,000	— — — — — — — —
Lake Las Vegas	1,117,111	1,087,169	918,334	919,596	923,506	916,603	— — — — — — — —
Lone Mountain	470,250	692,250	625,800	533,588	863,532	717,714	— — — — — — — —
MacDonald Highlands	9,400,000	3,428,286	8,442,855	4,404,518	4,706,667	5,185,000	— — — — — — — —
Mountains Edge	511,560	571,326	524,415	572,779	560,748	496,203	— — — — — — — —
Peccole Ranch	626,500	526,889	549,350	599,091	628,970	630,100	— — — — — — — —
Providence	522,200	503,070	468,368	460,688	491,963	512,161	— — — — — — — —
Red Rock Country Club	1,813,836	2,350,746	2,033,333	3,076,667	2,411,000	2,496,277	— — — — — — — —
Rhodes Ranch	482,428	588,909	548,091	606,971	618,106	570,424	— — — — — — — —
Seven Hills	1,044,040	1,249,688	789,143	3,109,000	832,500	1,125,061	— — — — — — — —
Siena (SFR & TWH)	715,000	778,764	1,000,500	681,378	919,100	757,864	— — — — — — — —
Silverado Ranch	583,708	441,817	449,115	619,523	441,453	509,335	— — — — — — — —
Silverstone Ranch	501,250	-	605,843	510,833	540,600	637,000	— — — — — — — —
Skye Canyon	603,693	627,430	644,449	574,243	554,615	544,861	— — — — — — — —
Southern Highlands	1,146,808	1,154,817	1,154,448	1,153,500	1,069,297	688,358	— — — — — — — —
Spring Valley	466,788	509,721	466,433	431,964	499,383	610,938	— — — — — — — —
Summerlin	879,542	987,034	1,323,700	1,022,112	1,068,178	1,020,997	— — — — — — — —
Sun City Anthem	735,929	576,895	616,790	627,745	639,148	621,403	— — — — — — — —
Sun City Summerlin	530,720	661,366	571,385	578,122	509,823	645,110	— — — — — — — —
The Lakes	503,500	532,988	566,115	648,427	530,054	540,882	— — — — — — — —
The Ridges	3,105,000	5,108,750	4,324,667	6,406,250	3,635,000	3,183,333	— — — — — — — —
Tuscany	568,000	506,667	644,000	587,500	492,581	560,250	— — — — — — — —
Other Groups							
Clark County	626,761	649,867	631,096	625,841	626,059	642,003	— — — — — — — —
Boulder City	520,629	849,583	686,311	673,722	692,182	571,828	— — — — — — — —
Pahrump	407,929	443,497	404,294	361,841	404,266	417,578	— — — — — — — —
High Rise Sales	747,407	775,194	767,775	911,959	638,051	672,848	— — — — — — — —
Luxury Sales (\$1M+)	2,084,343	2,107,055	2,076,407	2,223,259	1,879,915	2,074,095	— — — — — — — —

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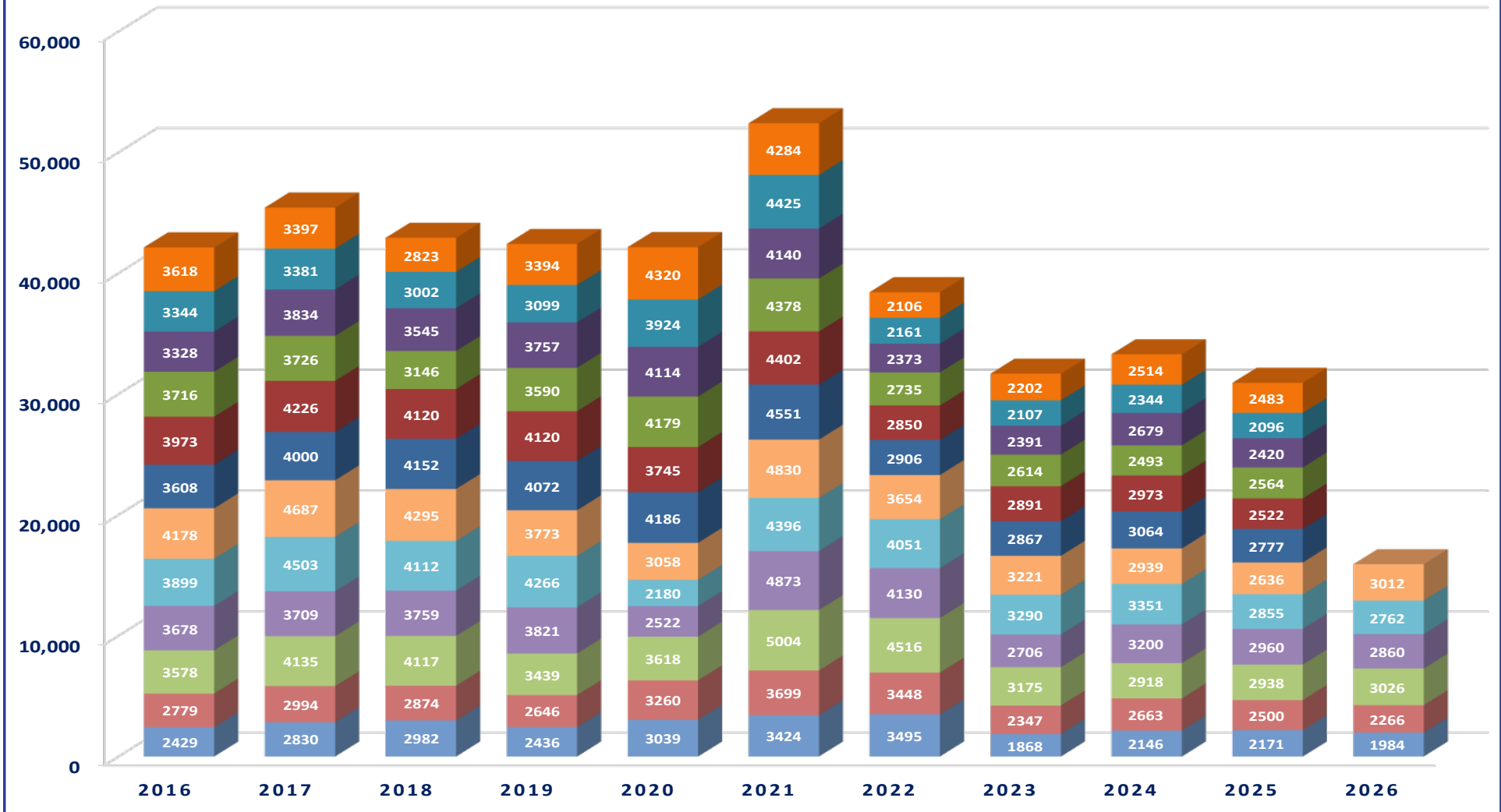


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ALL RESALE CLOSINGS - RES, VER, MULTI

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



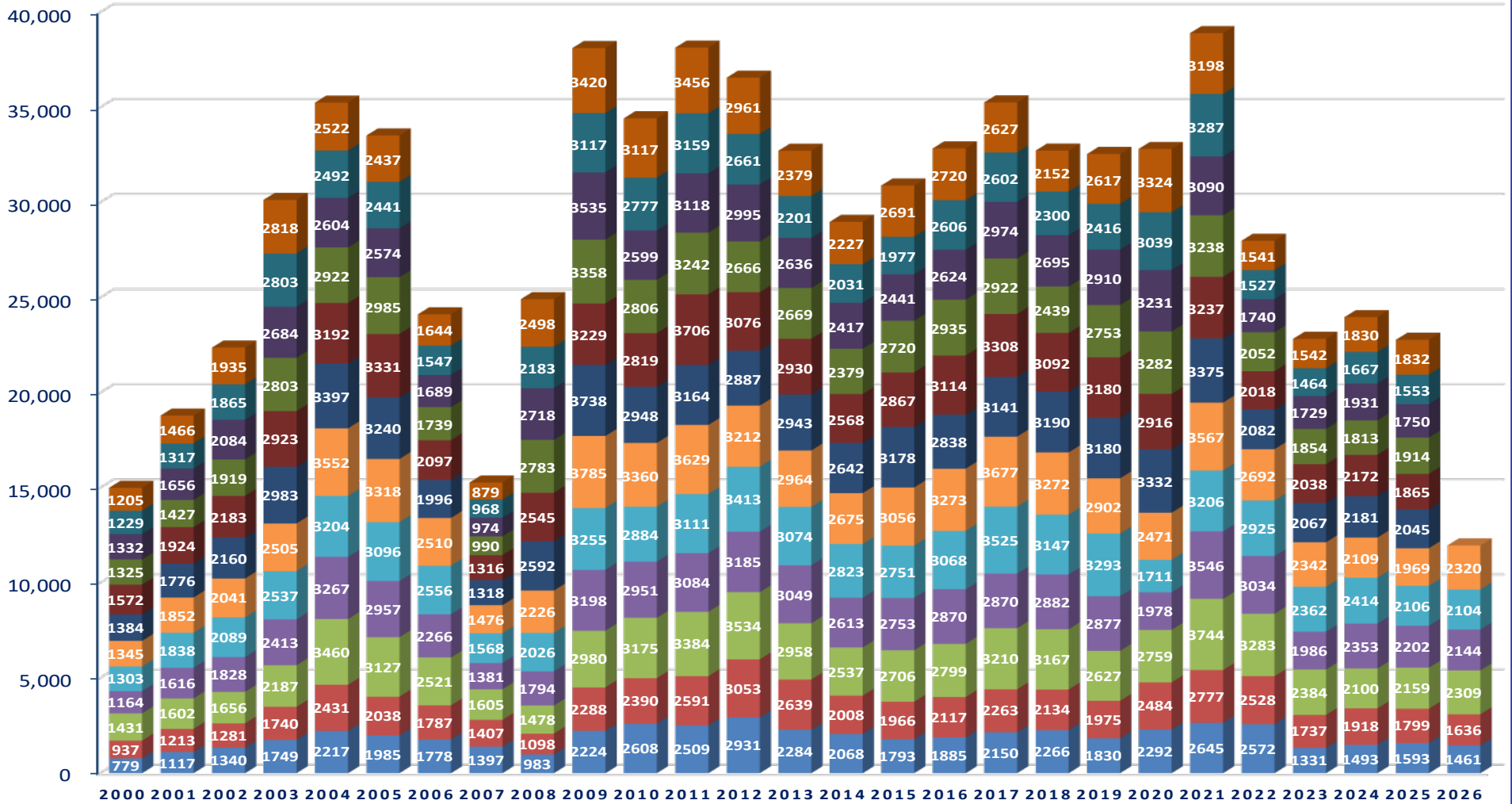


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Las Vegas Market Update - July 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



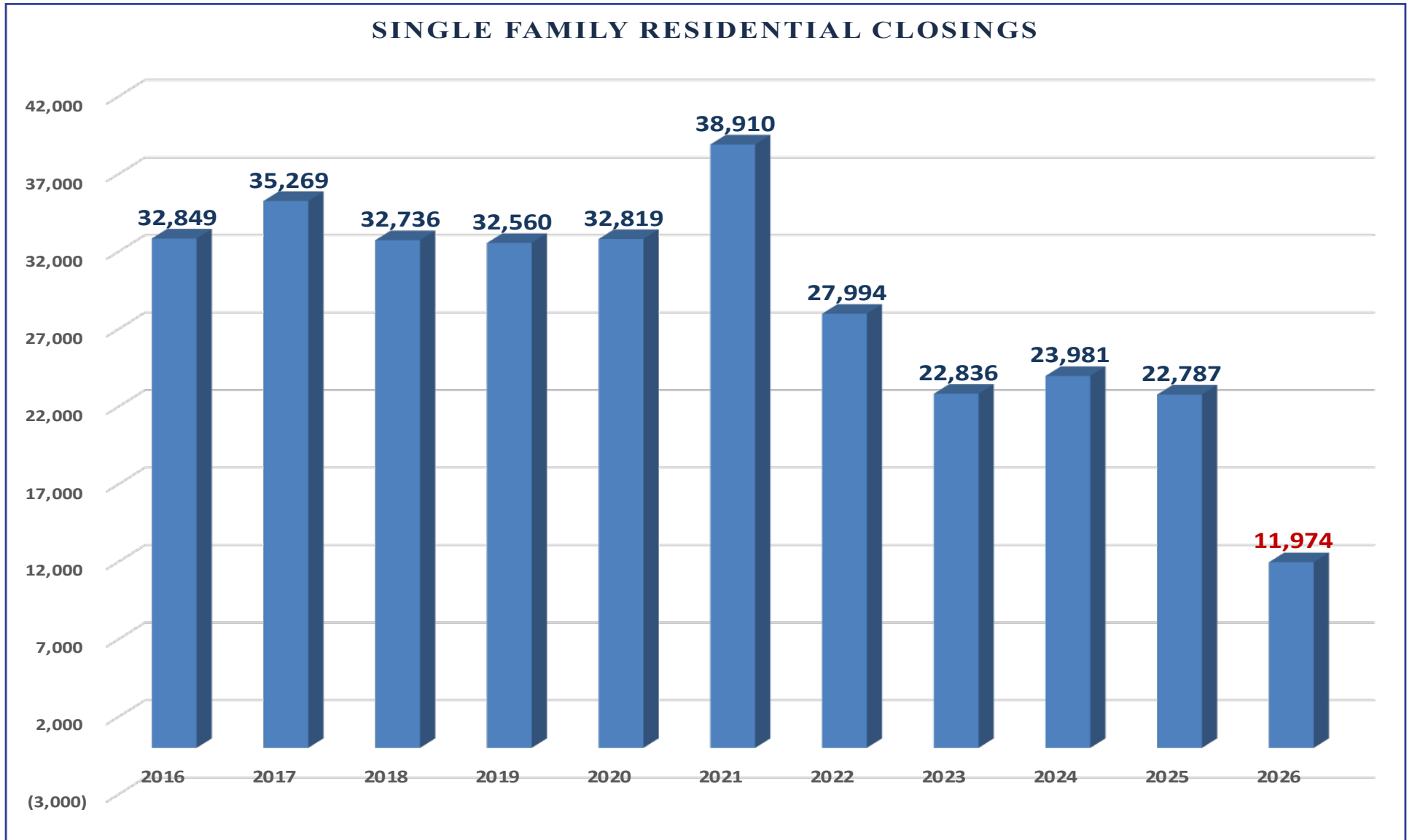
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Las Vegas Market Update - July 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS



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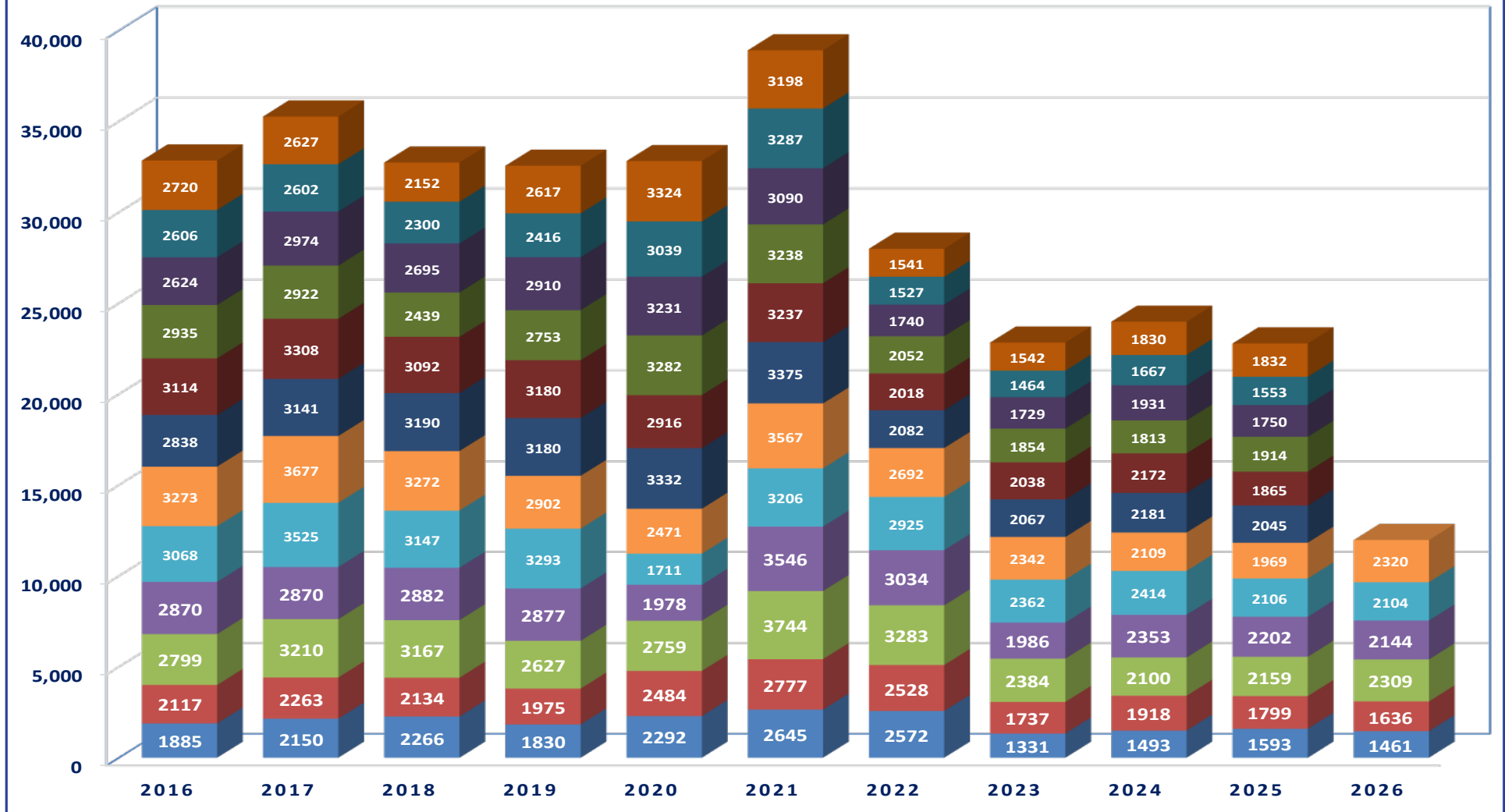


EQUITY TITLE OF NEVADA

Las Vegas Market Update - July 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



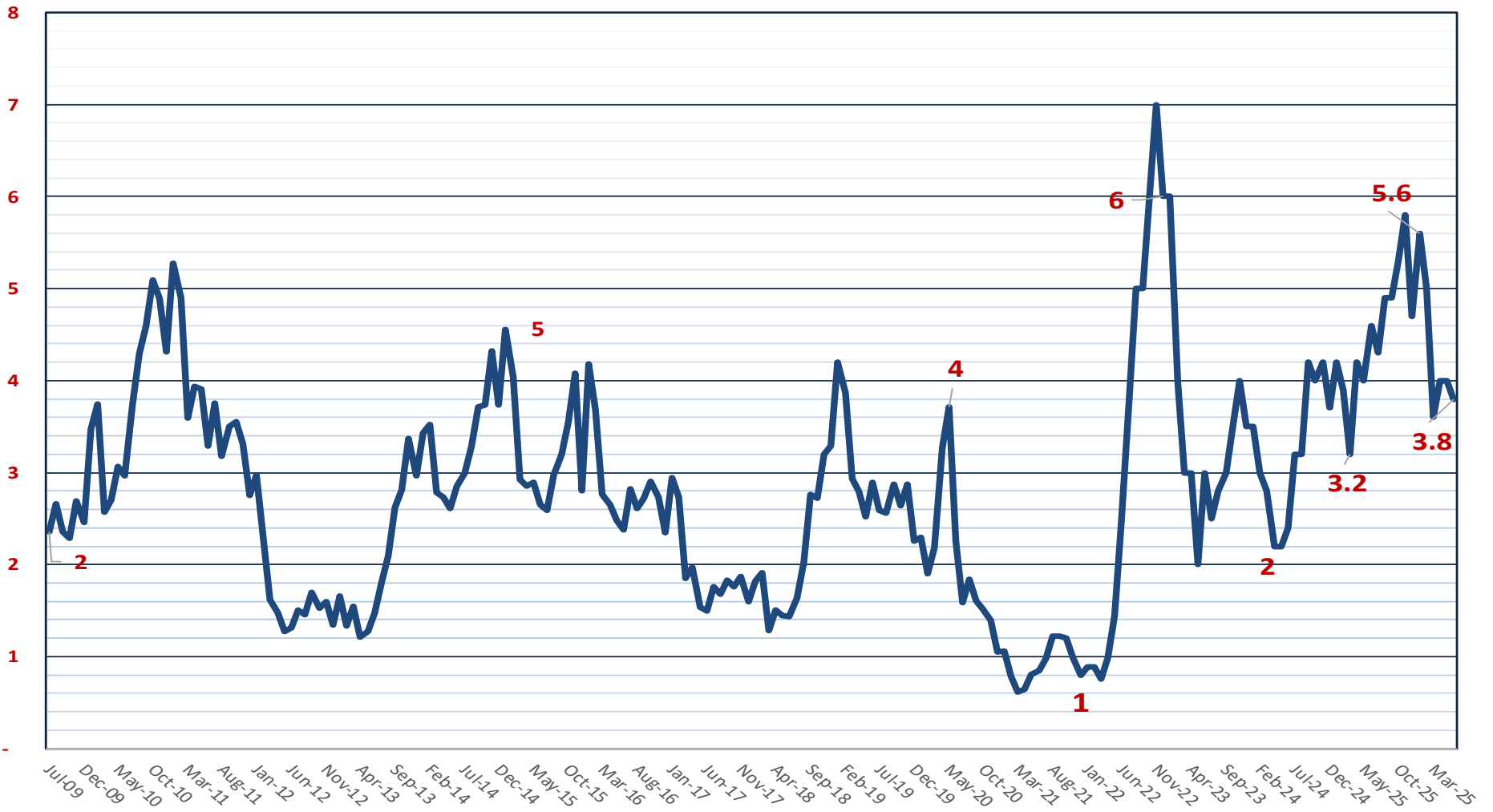
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Las Vegas Market Update - July 2026

Single Family Residential Homes Months of Inventory



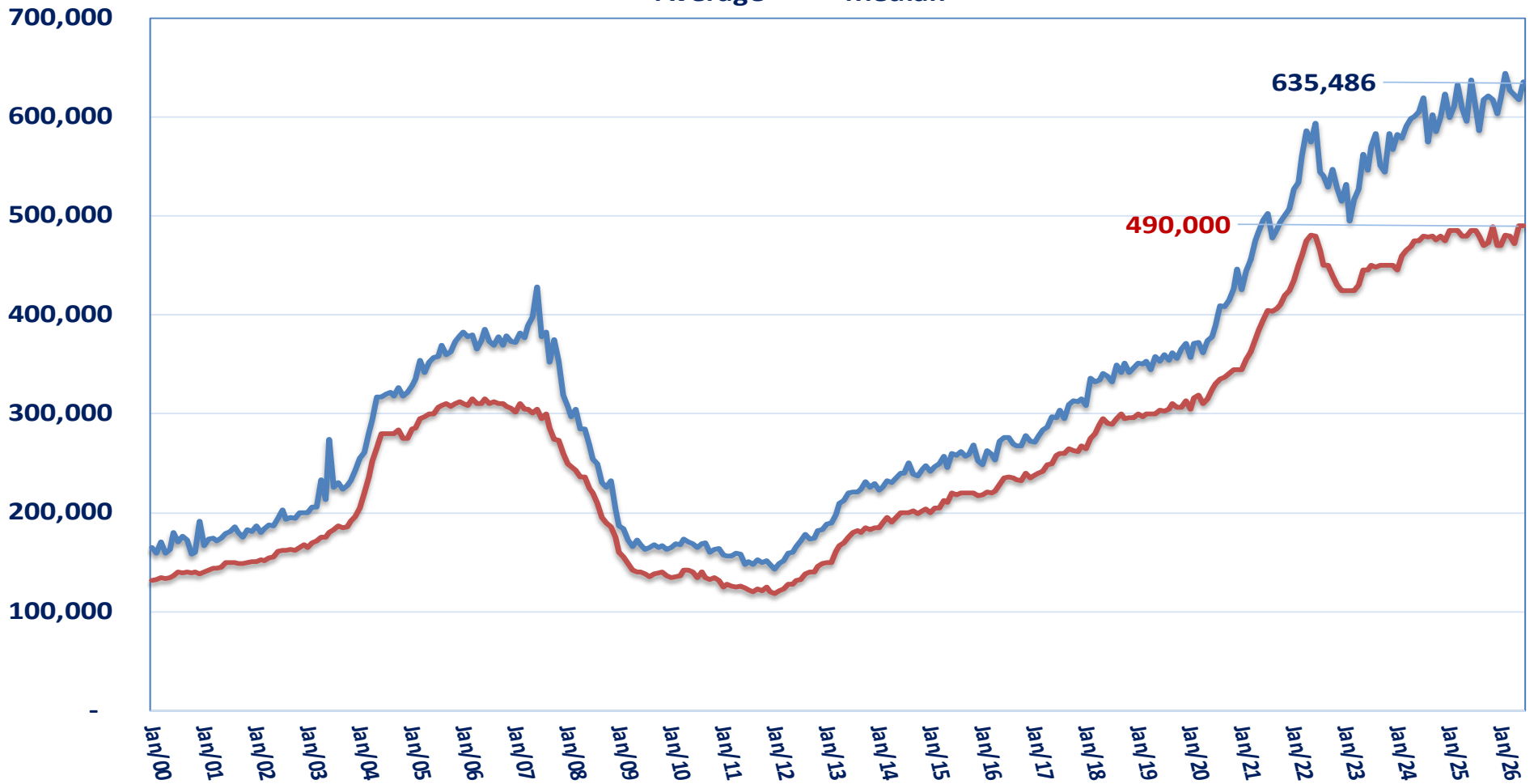


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SFR Market Prices

— Average — Median

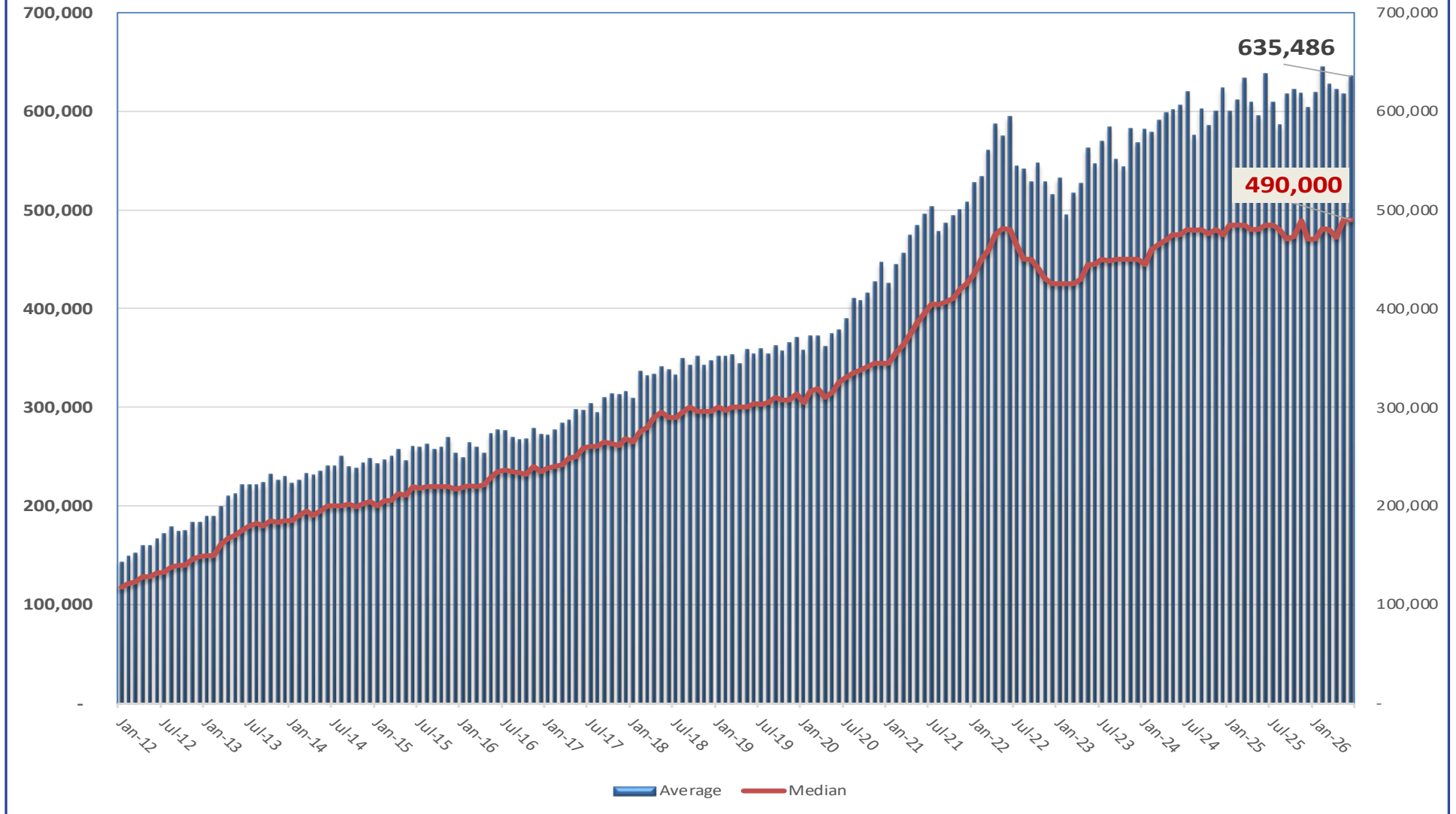




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Las Vegas Market Update - July 2026

Single Family Residential Price Trend

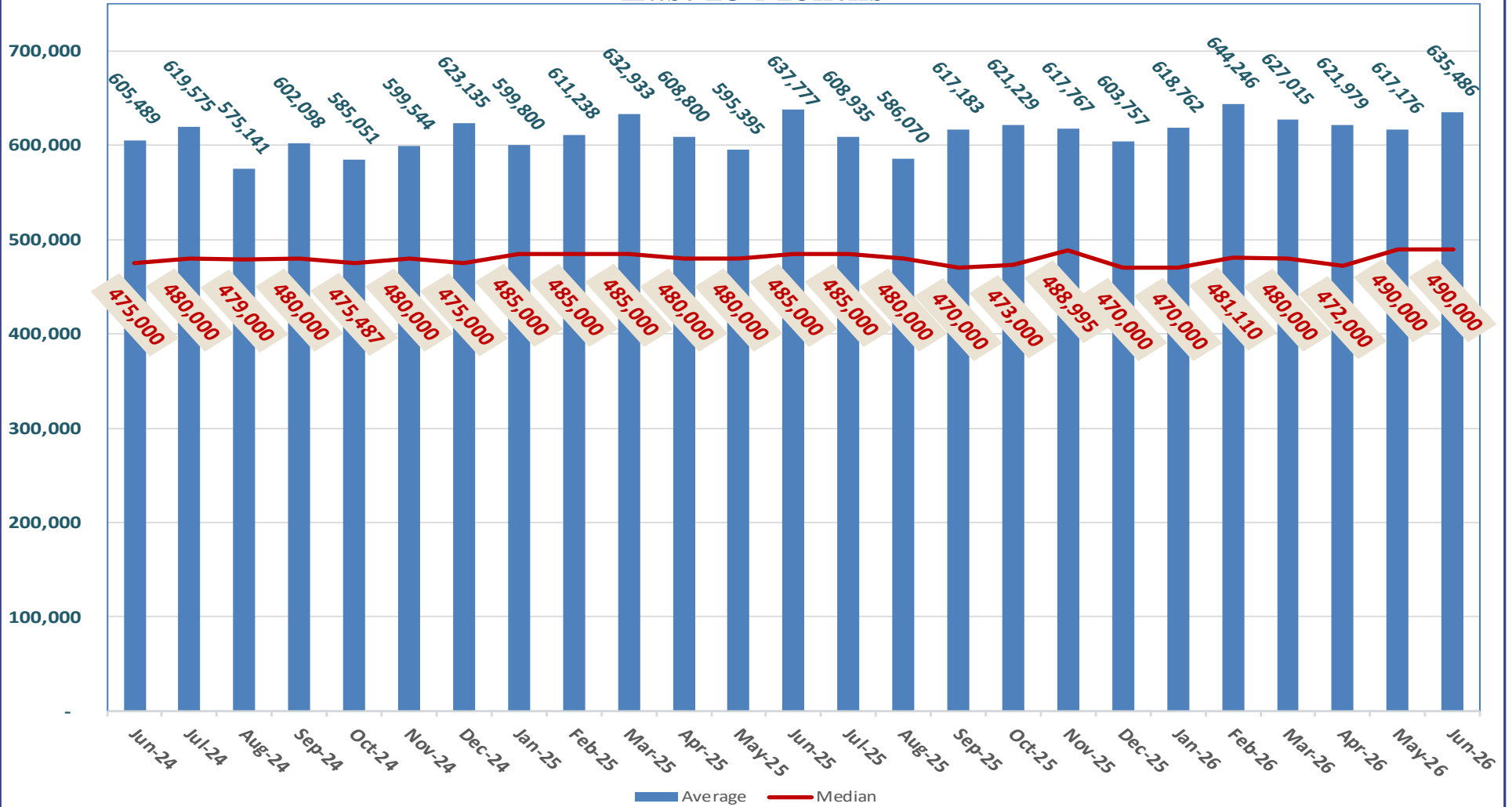




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Las Vegas Market Update - July 2026

Single Family Residential Price Trend Last 25 Months



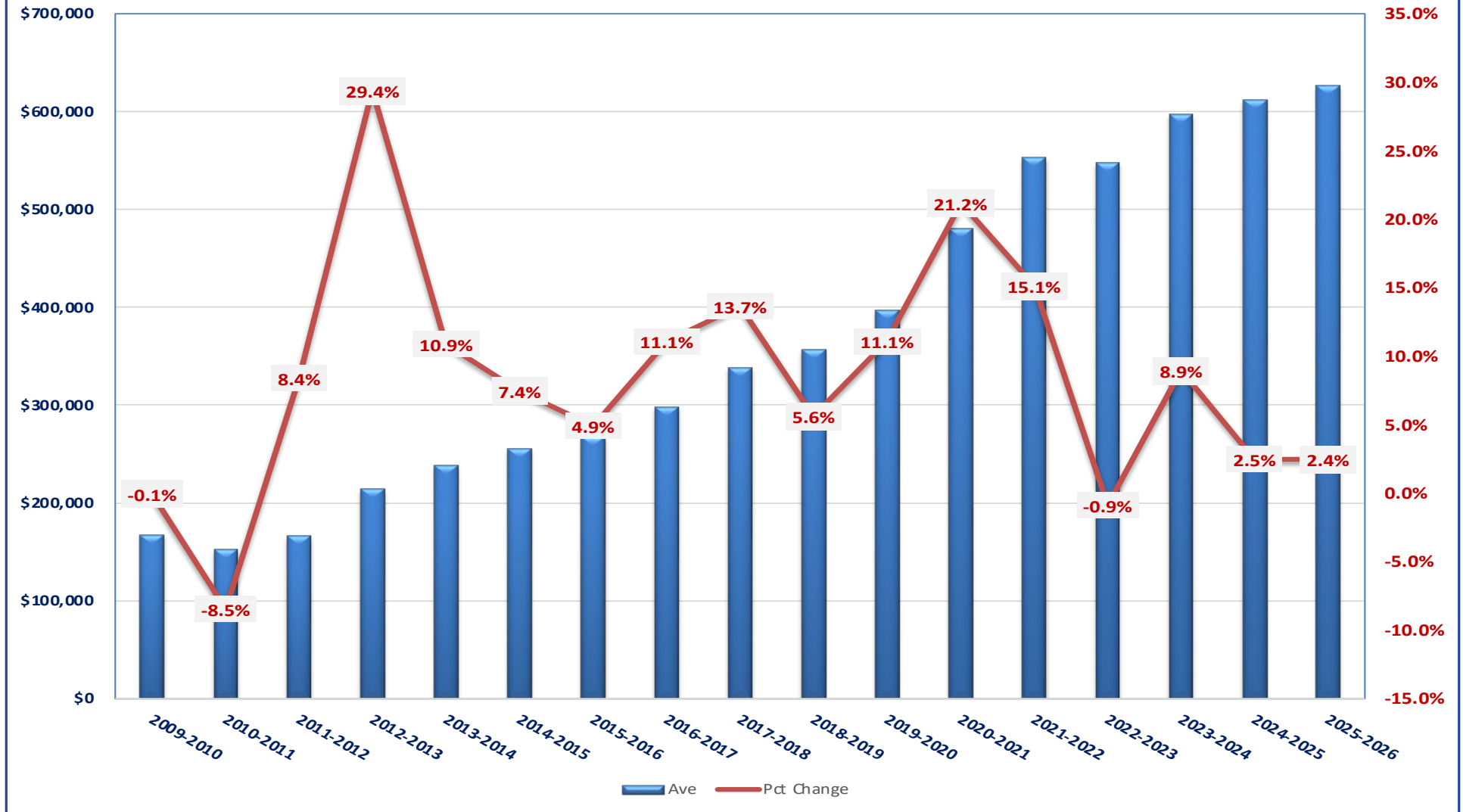
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SFR Average Price and Year Over Year Percent Change



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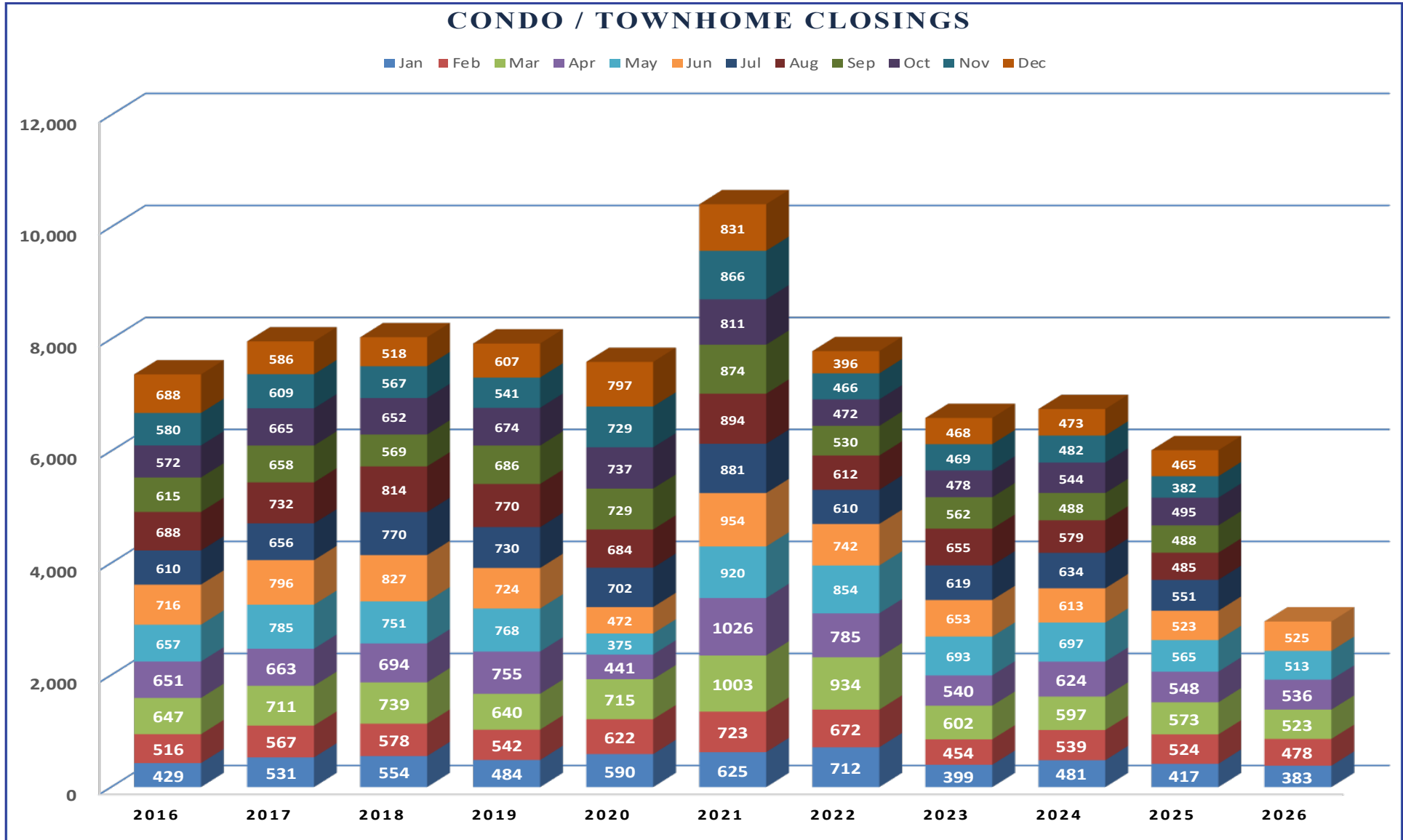


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CONDO / TOWNHOME CLOSINGS

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



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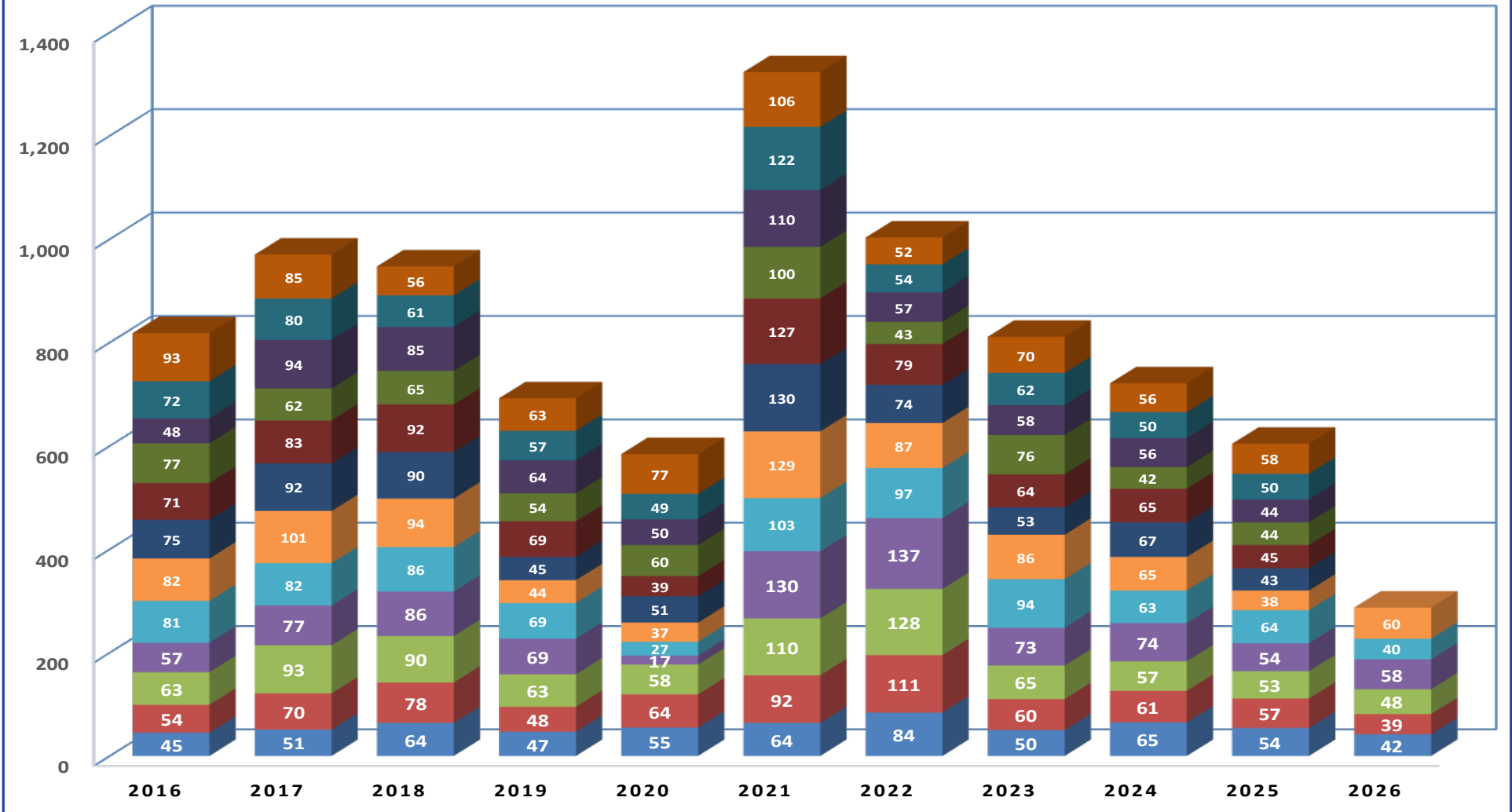


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VERTICAL / HI-RISE CLOSINGS

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



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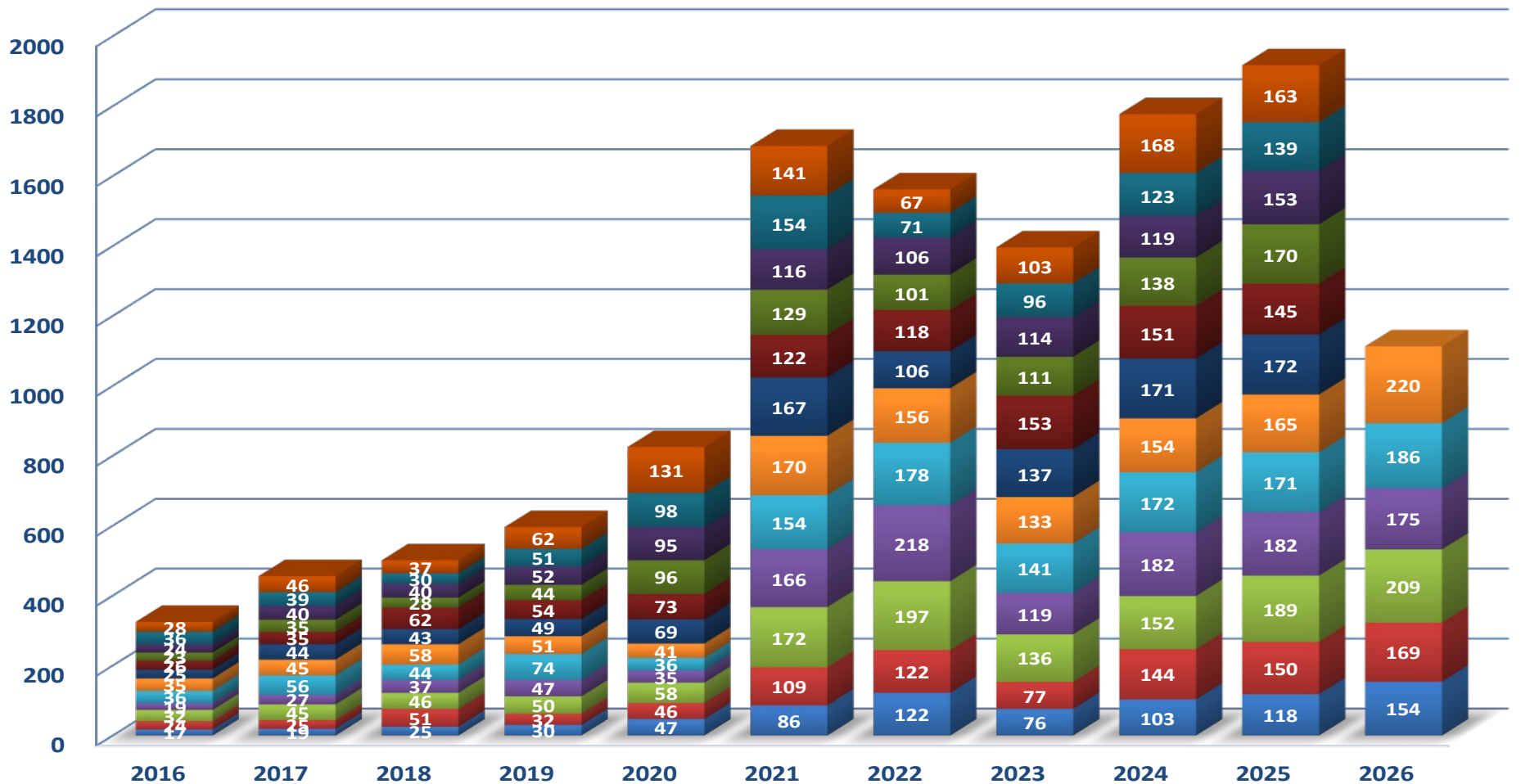


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LUXURY SALES \$1,000,000 AND OVER

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

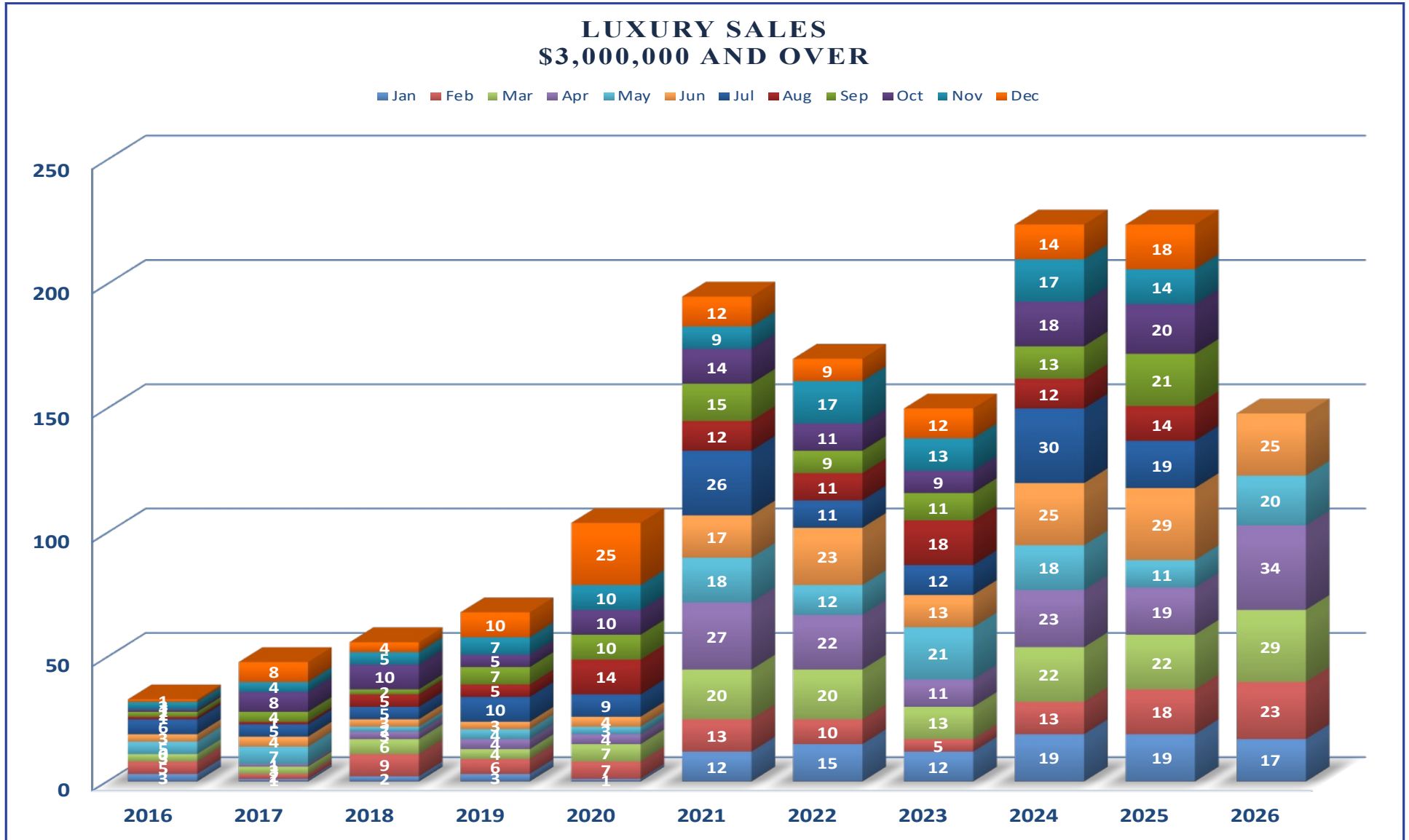


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Las Vegas Market Update - July 2026



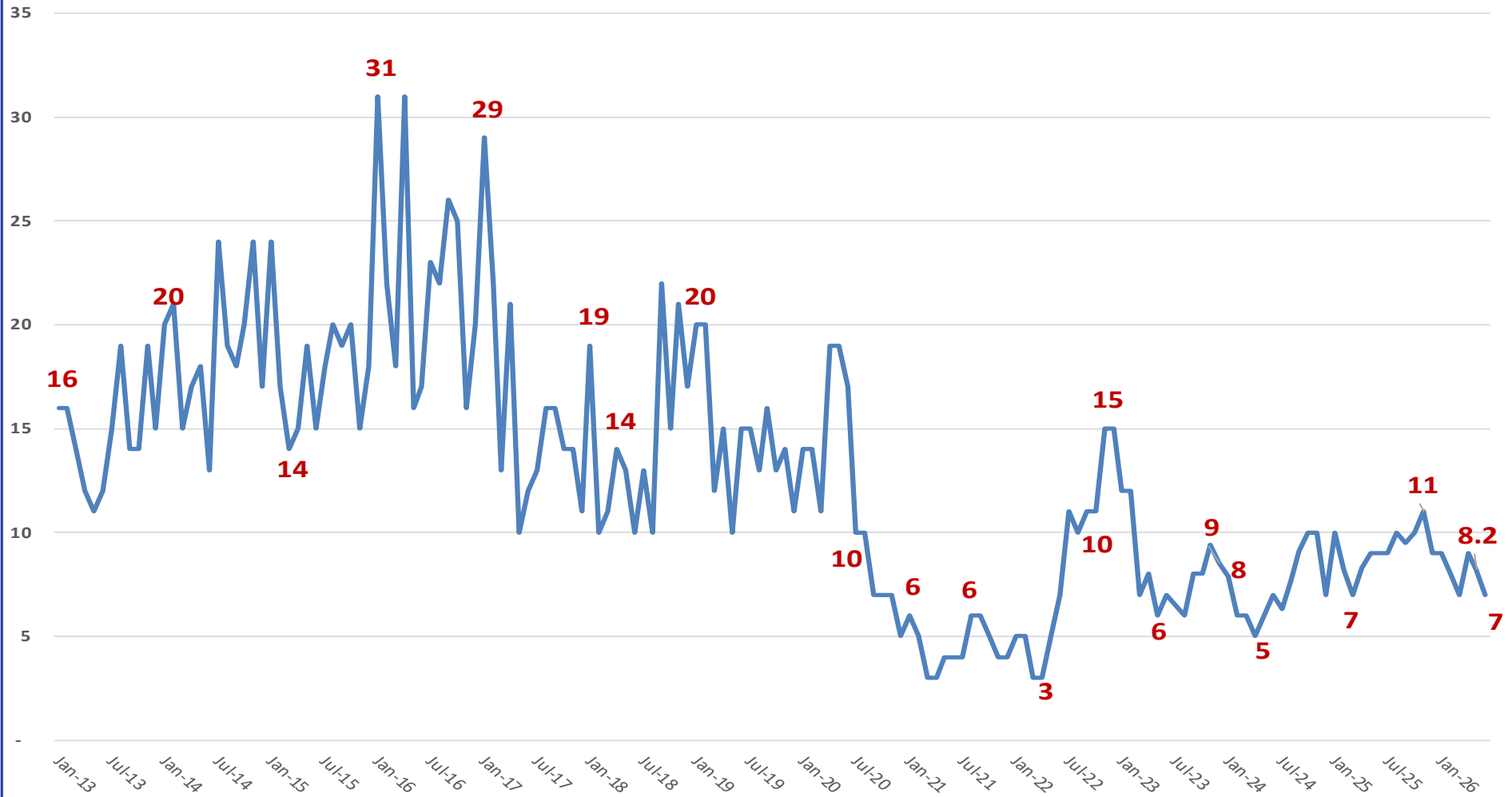
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Luxury Market - \$1,000,000 and Over Months of Inventory



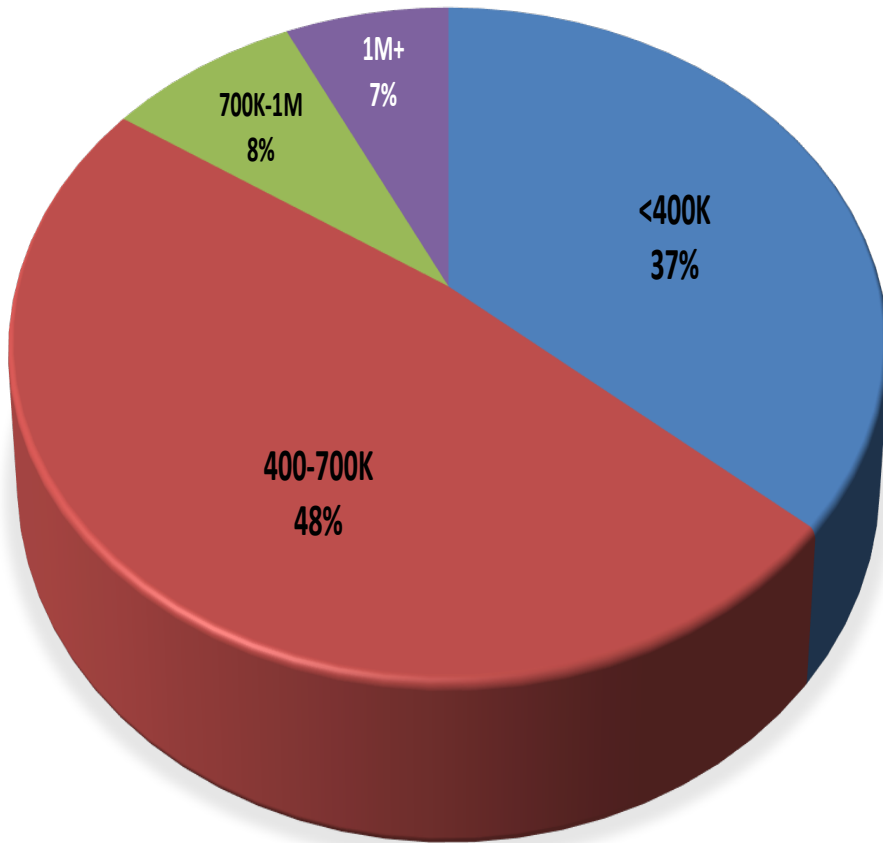


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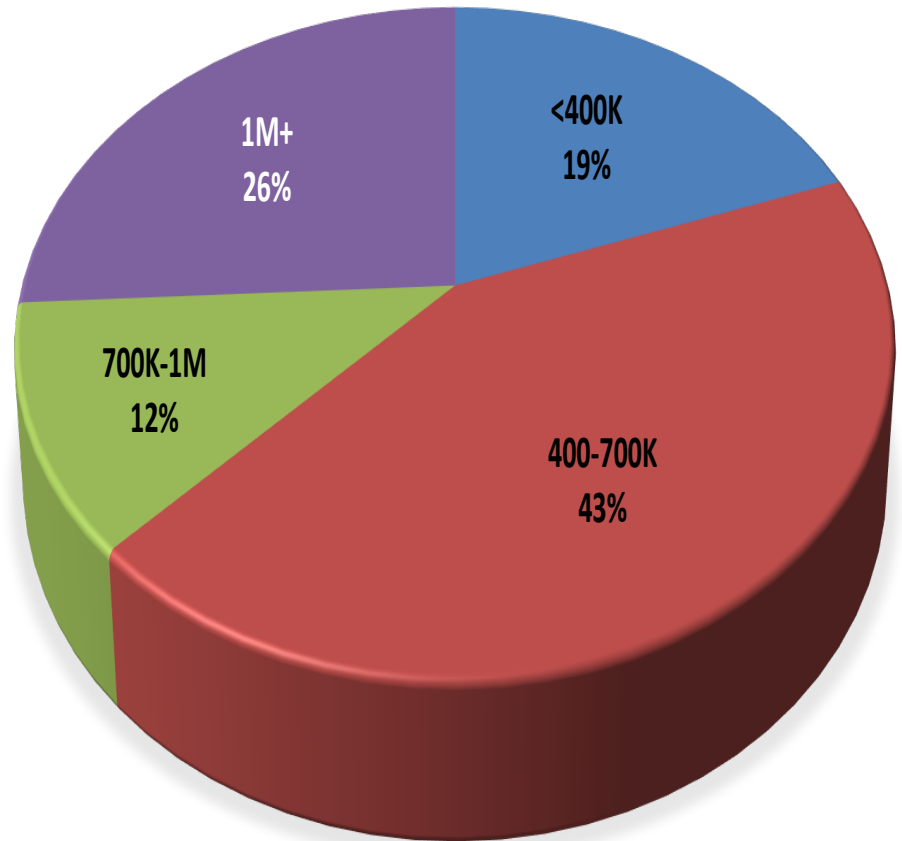
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

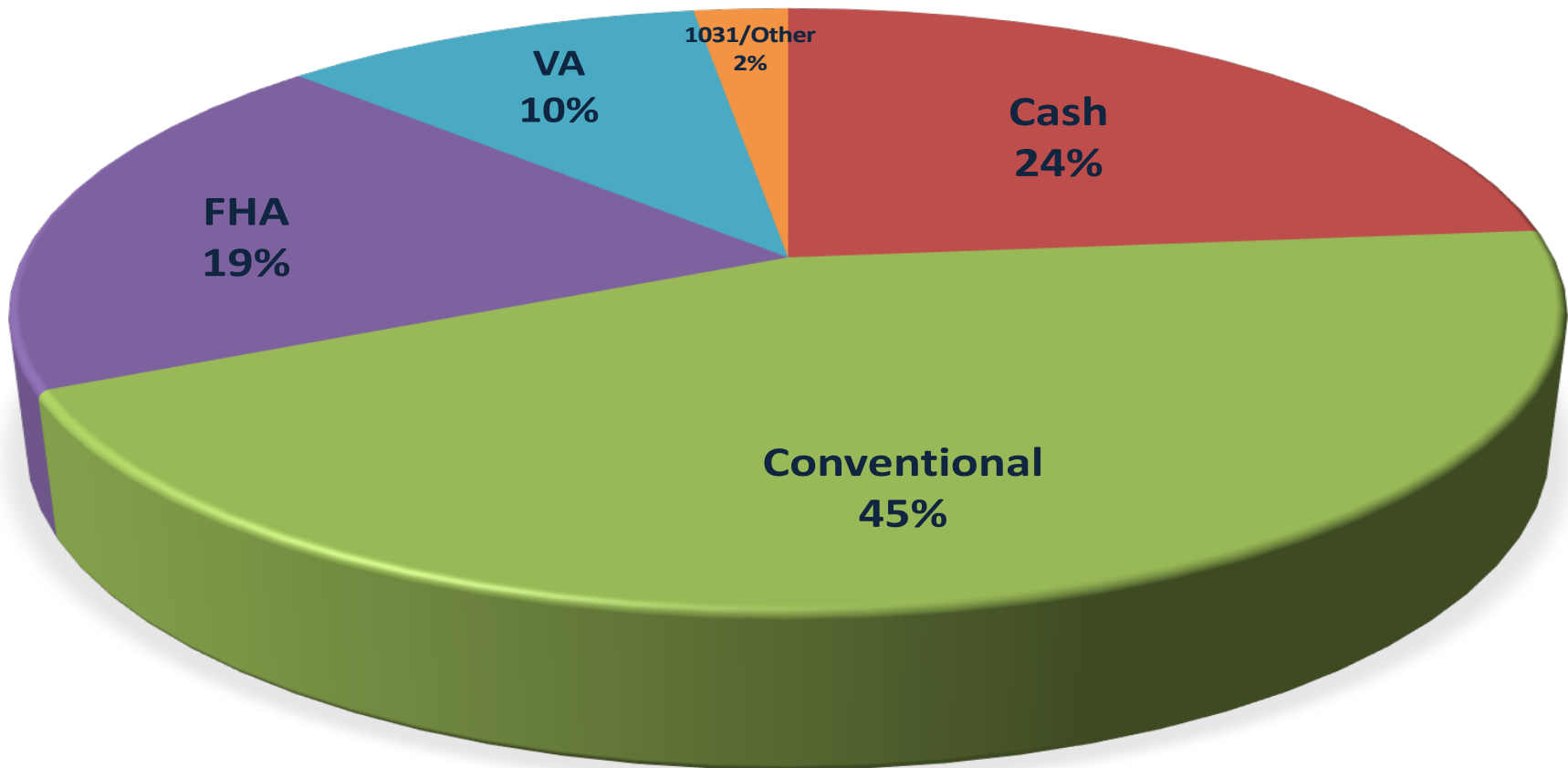




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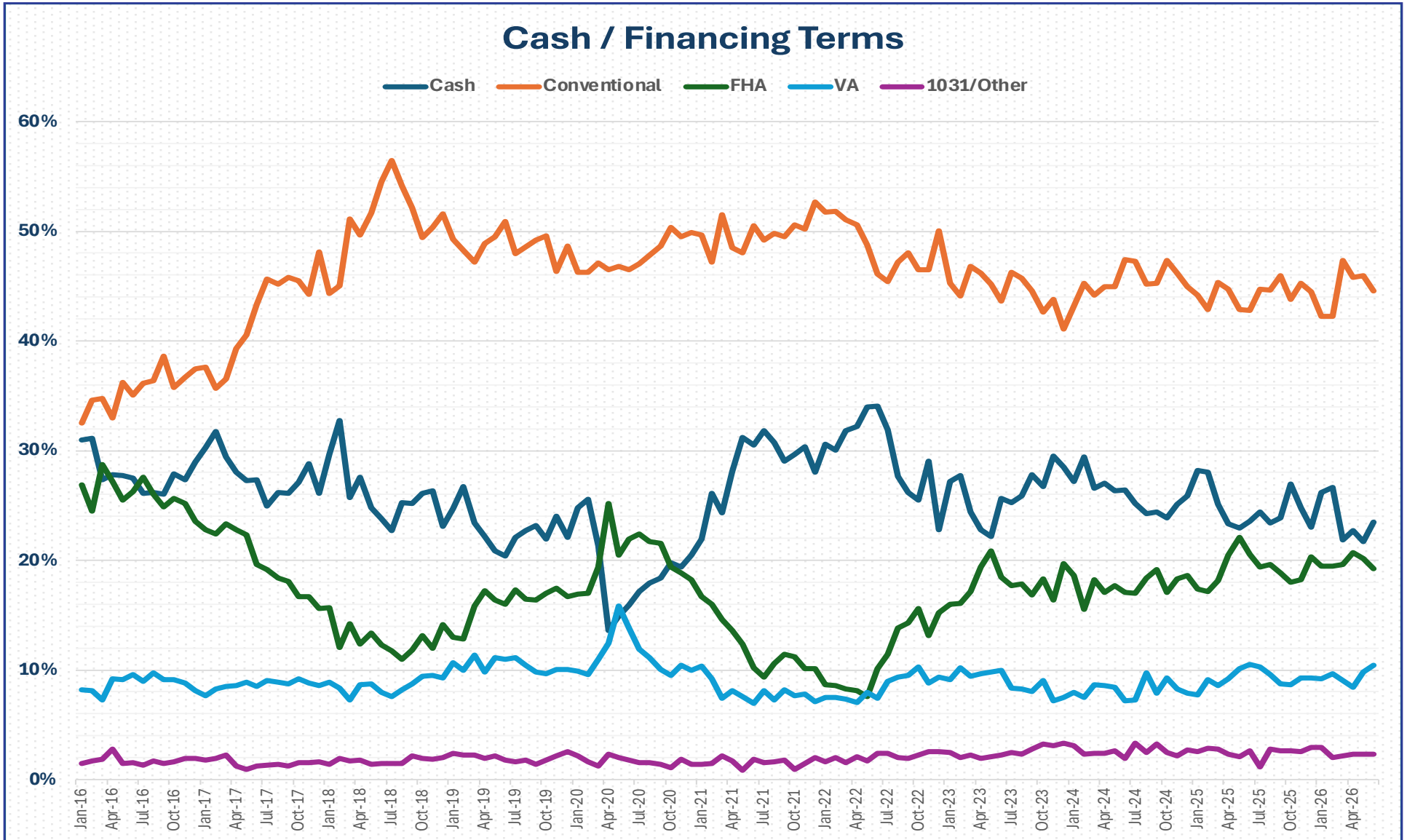
Last Month's Closings by Sold Terms





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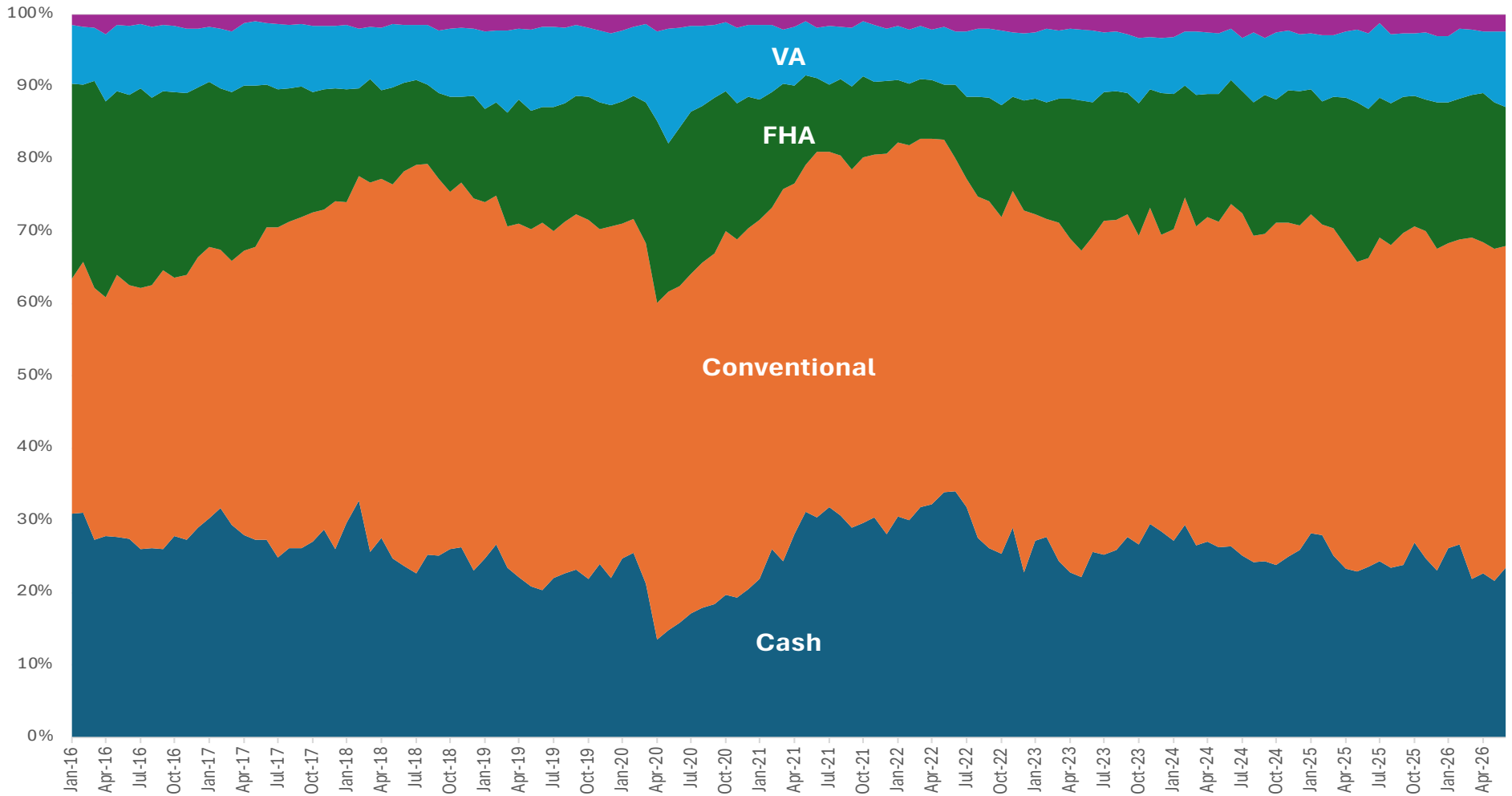


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Sold Terms

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

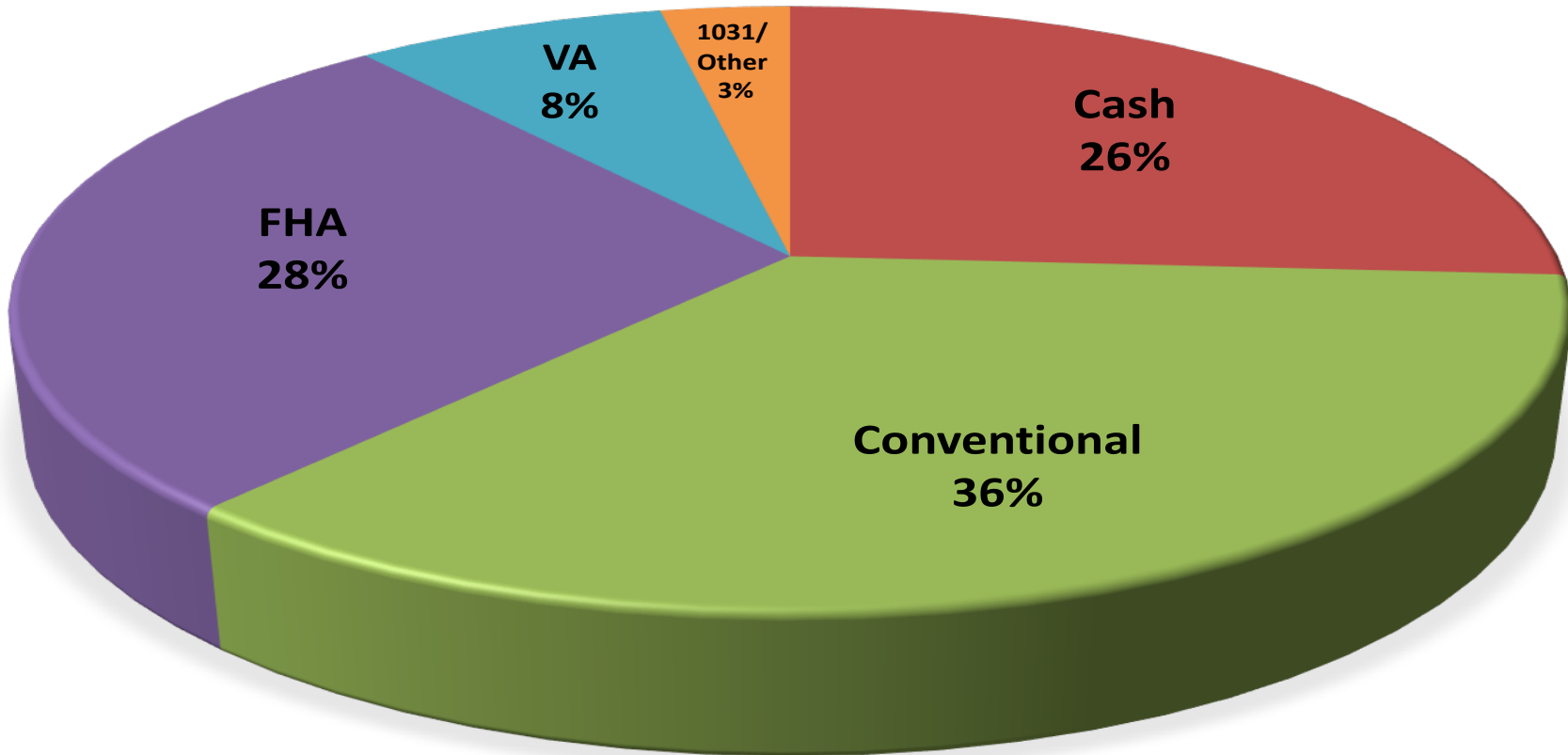




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**Closings By Sold Terms
Closings Less Than \$400,000**

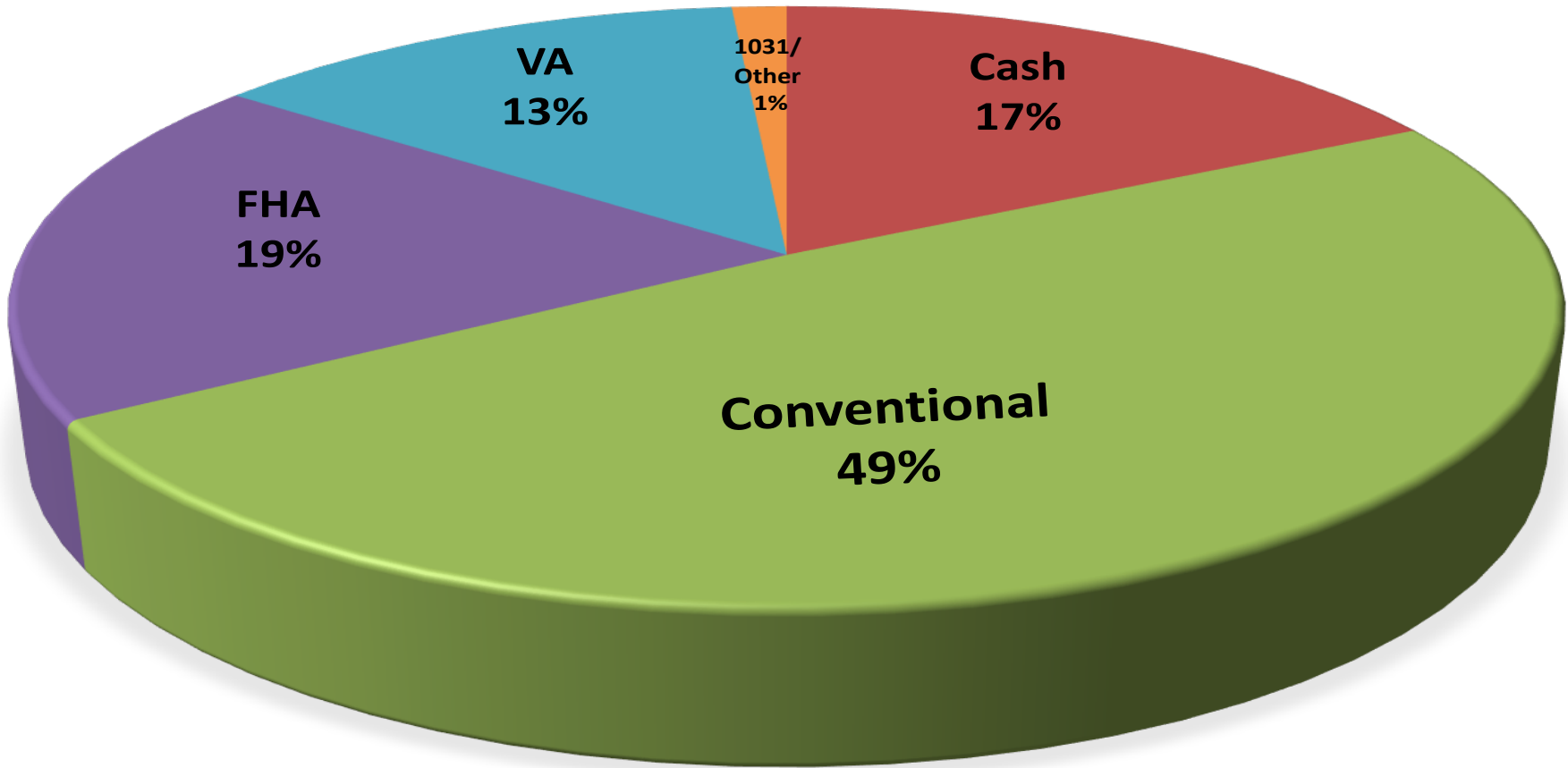




EQUITY TITLE OF NEVADA

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

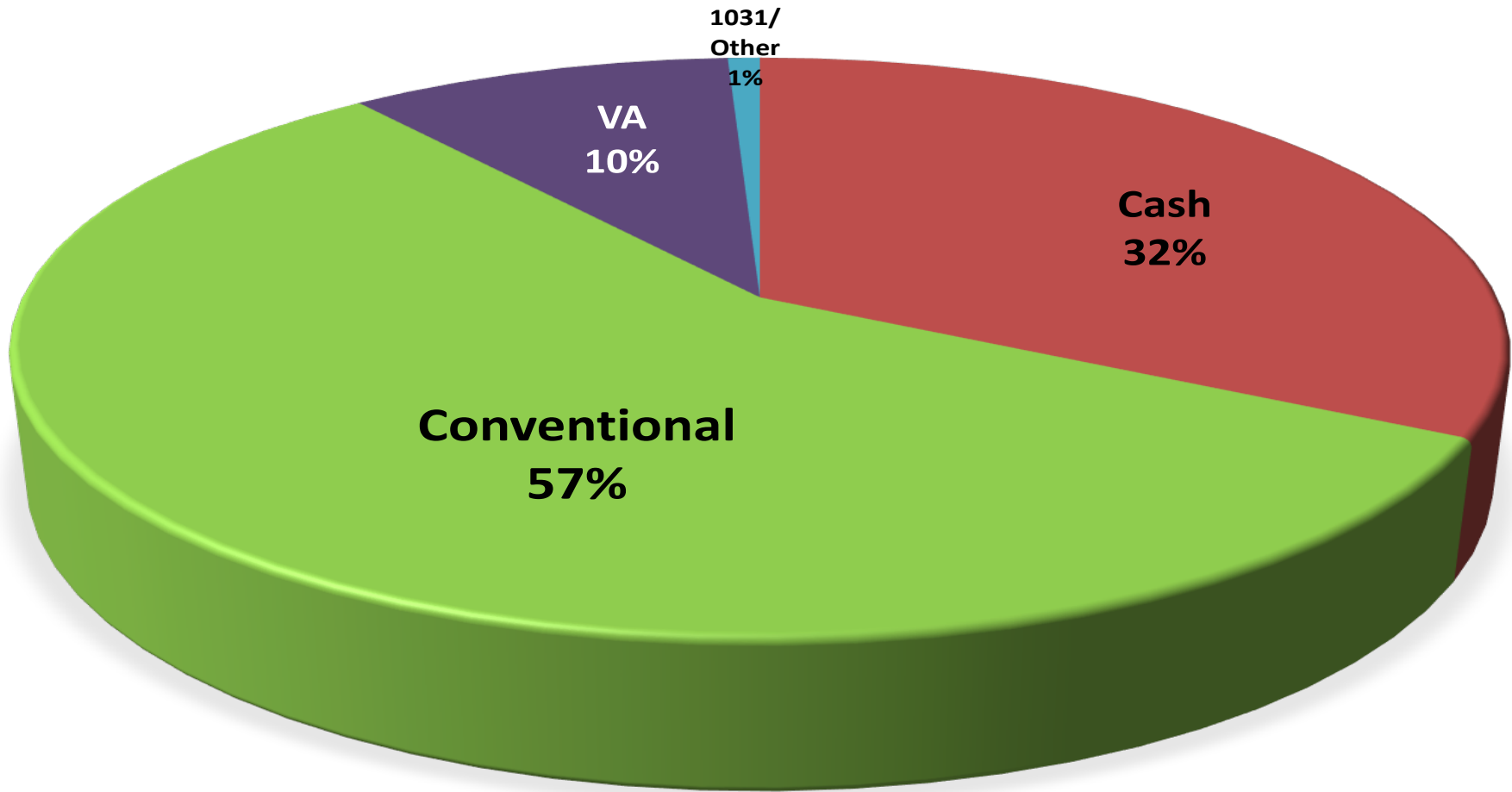




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Closings By Sold Terms
Closings Between \$700,000 and \$1,000,000

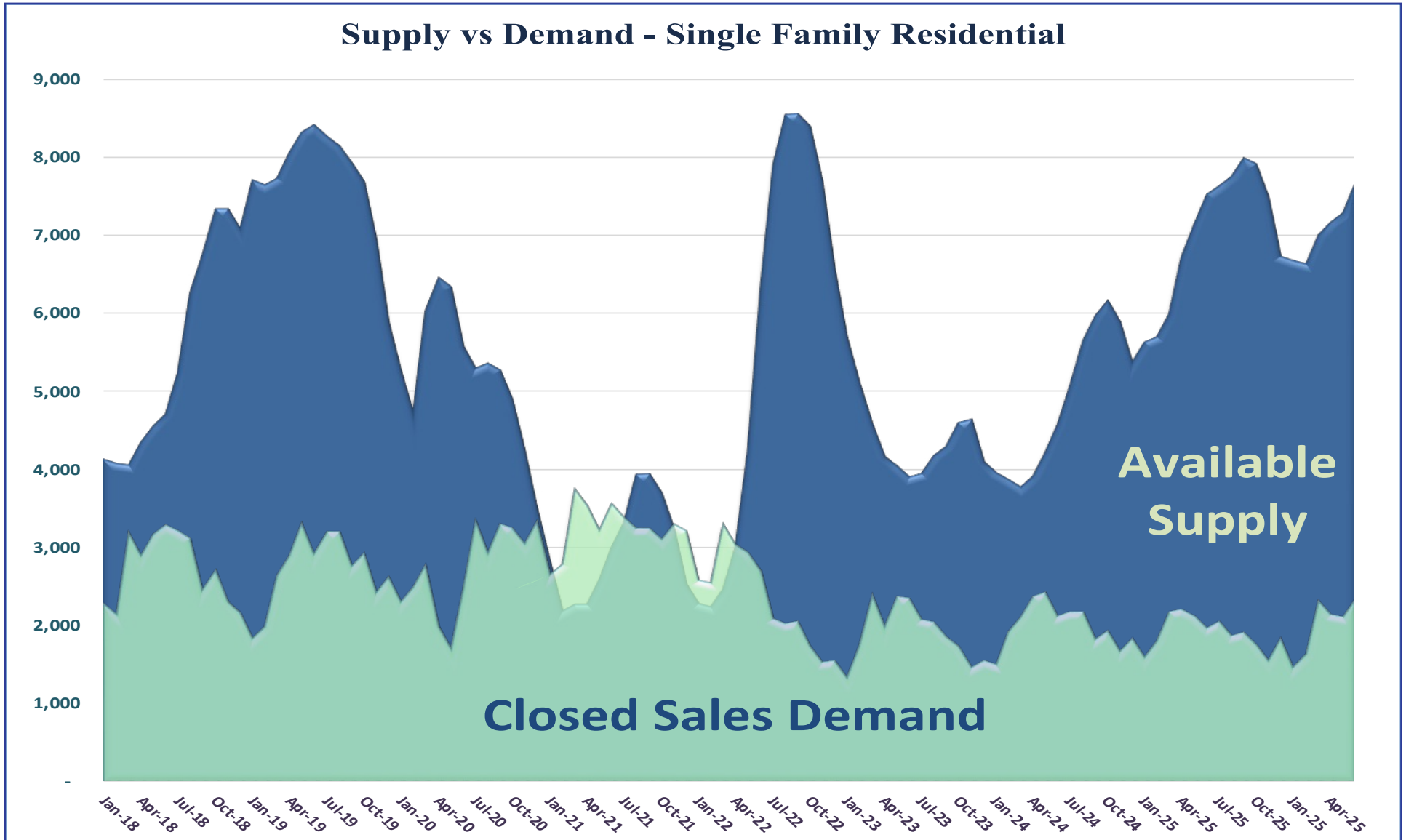




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Supply vs Demand - Single Family Residential



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Residential Listings Taken vs Listings Sold

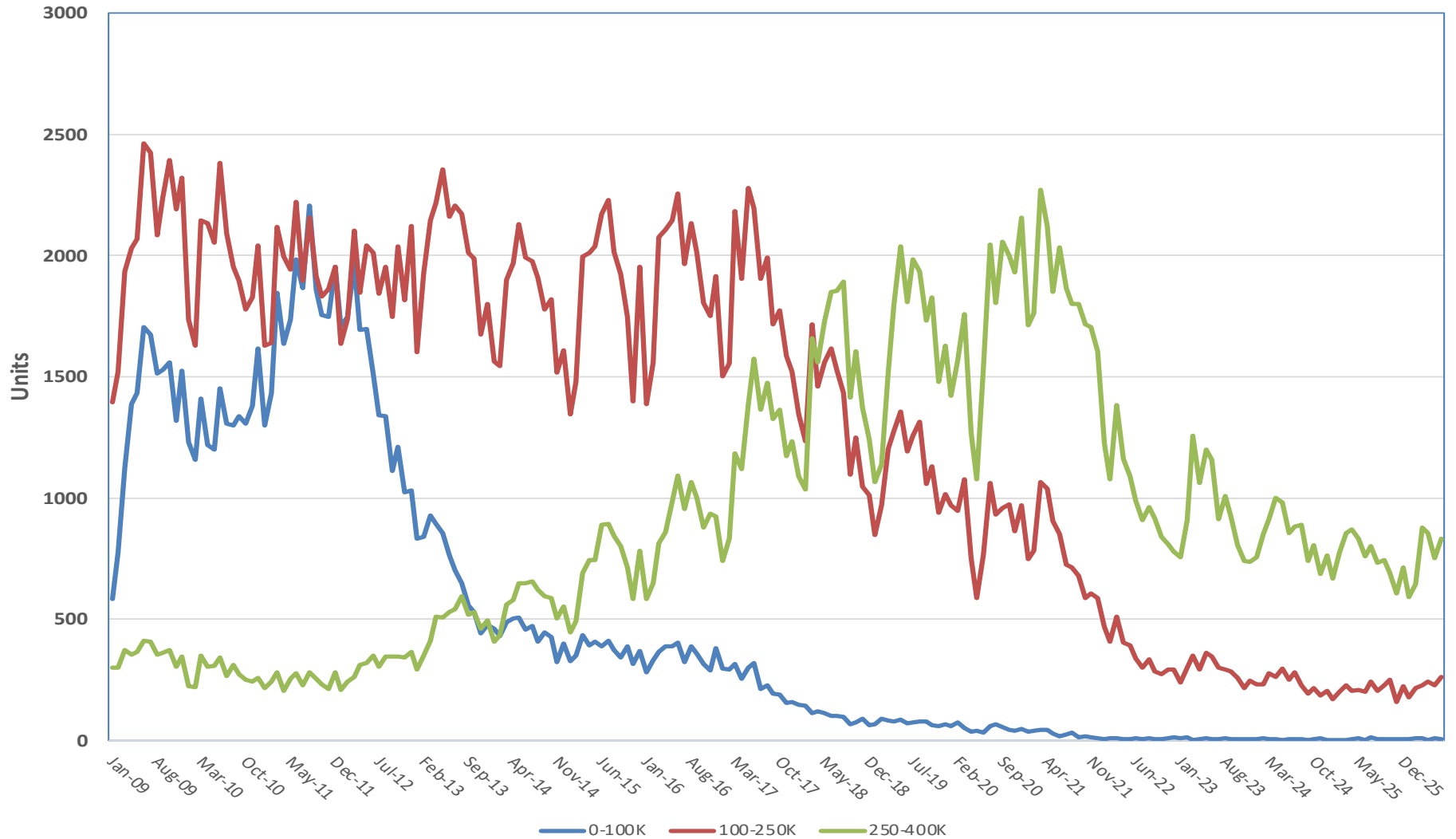




EQUITY TITLE OF NEVADA

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Closed Units By Price Point - RES & VER



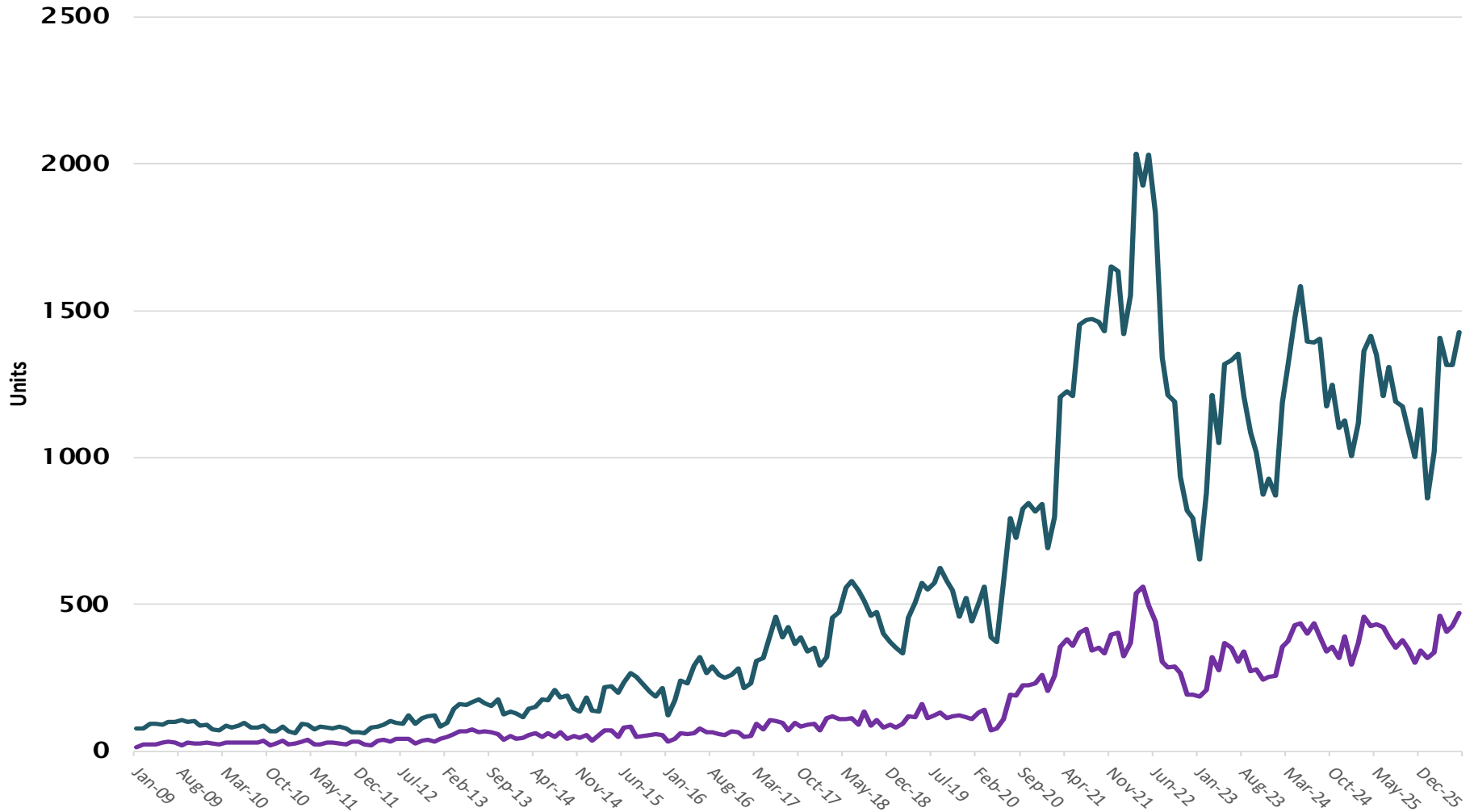


EQUITY TITLE OF NEVADA

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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

