



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### July 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                               | 3,597          | 7,828           | 2,233         | 2,068        | 543,925           | 885,644            | 480,000           | 615,453            | 4.5                 | 20.6%                  | 51           |
| CON/TWH                           | 1,035          | 2,859           | 568           | 541          | 274,900           | 317,827            | 290,000           | 312,980            | 6.2                 | 15.8%                  | 62           |
| Total Residential                 | 4,632          | 10,687          | 2,801         | 2,609        | 475,000           | 733,741            | 443,000           | 552,733            | 4.9                 | 19.3%                  | 53           |
| Hi-Rise                           | 141            | 611             | 69            | 47           | 410,000           | 733,788            | 430,000           | 652,966            | 12.0                | 6.9%                   | 112          |
| Multiple Dwelling                 | 51             | 150             | 21            | 14           | 637,450           | 639,972            | 597,500           | 639,206            | 8.3                 | 8.2%                   | 62           |
| Vacant Land                       | 246            | 2,238           | 109           | 89           | 78,694            | 528,342            | 90,000            | 334,380            | 26.0                | 3.8%                   | 177          |
| Luxury Sales<br>(RES & VER) \$1M+ | 449            | 1,340           | 196           | 181          | 1,690,198         | 2,721,213          | 1,430,000         | 1,929,148          | 8.7                 | 11.8%                  | 84           |



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### June 2026 Market Data

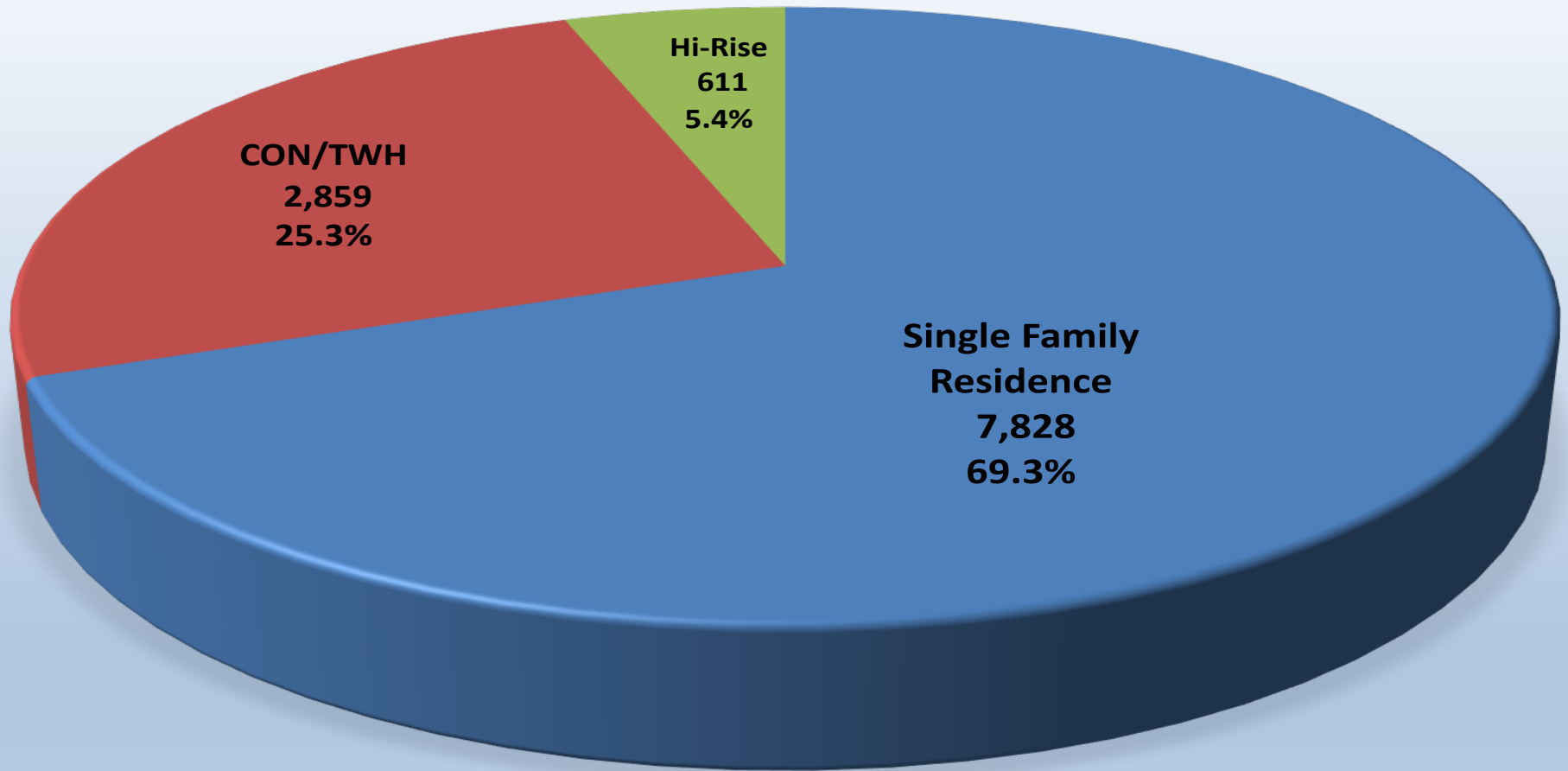
|                                   | Listings Taken | Available Units | Pending Units | Closed Units | Median List Price | Average List Price | Median Sold Price | Average Sold Price | Months of Inventory | 30 Day Absorption Rate | Average CDOM |
|-----------------------------------|----------------|-----------------|---------------|--------------|-------------------|--------------------|-------------------|--------------------|---------------------|------------------------|--------------|
| 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<br>(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           |



# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

Las Vegas REALTORS \* Available Units



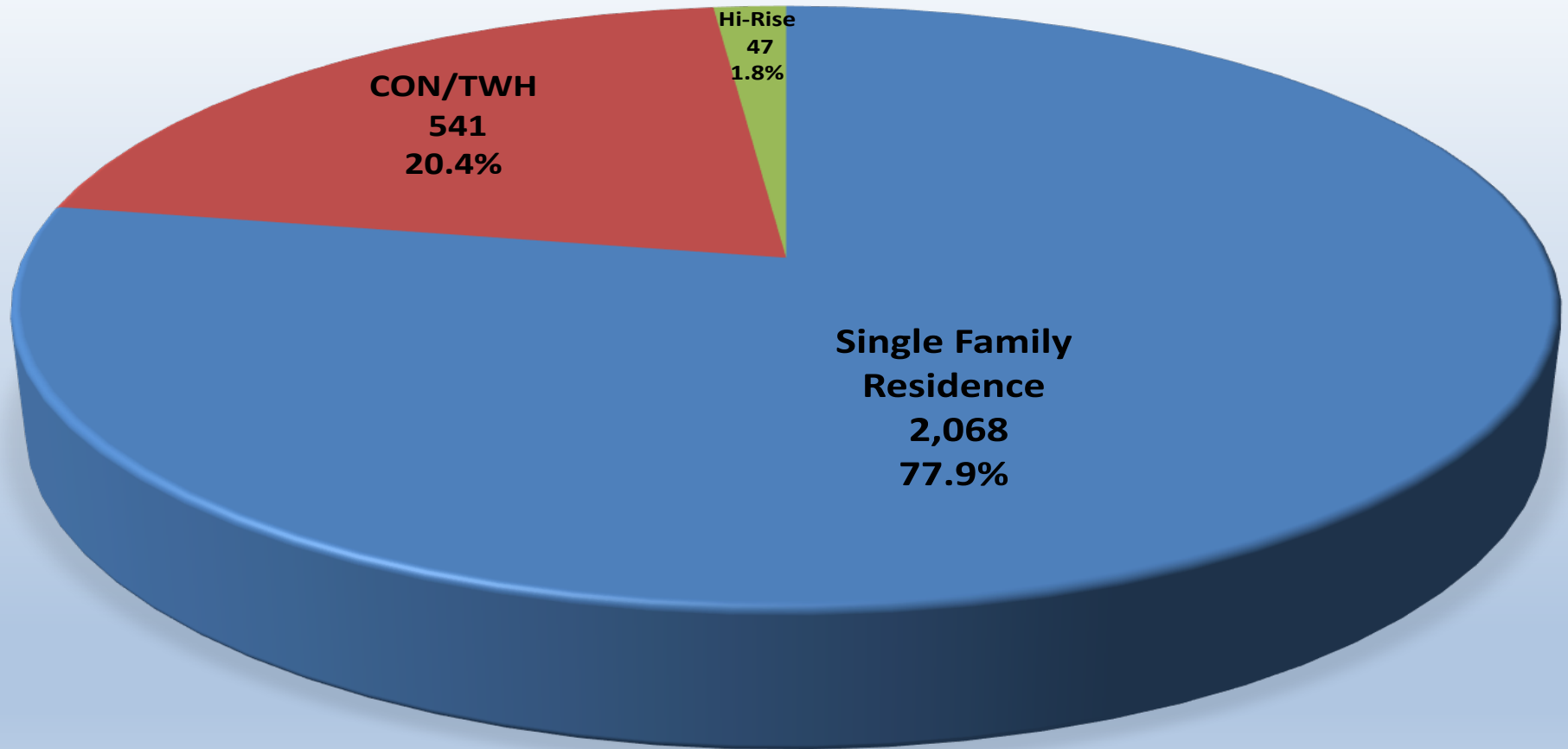
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### Las Vegas REALTORS \*Units Sold \* Last Month





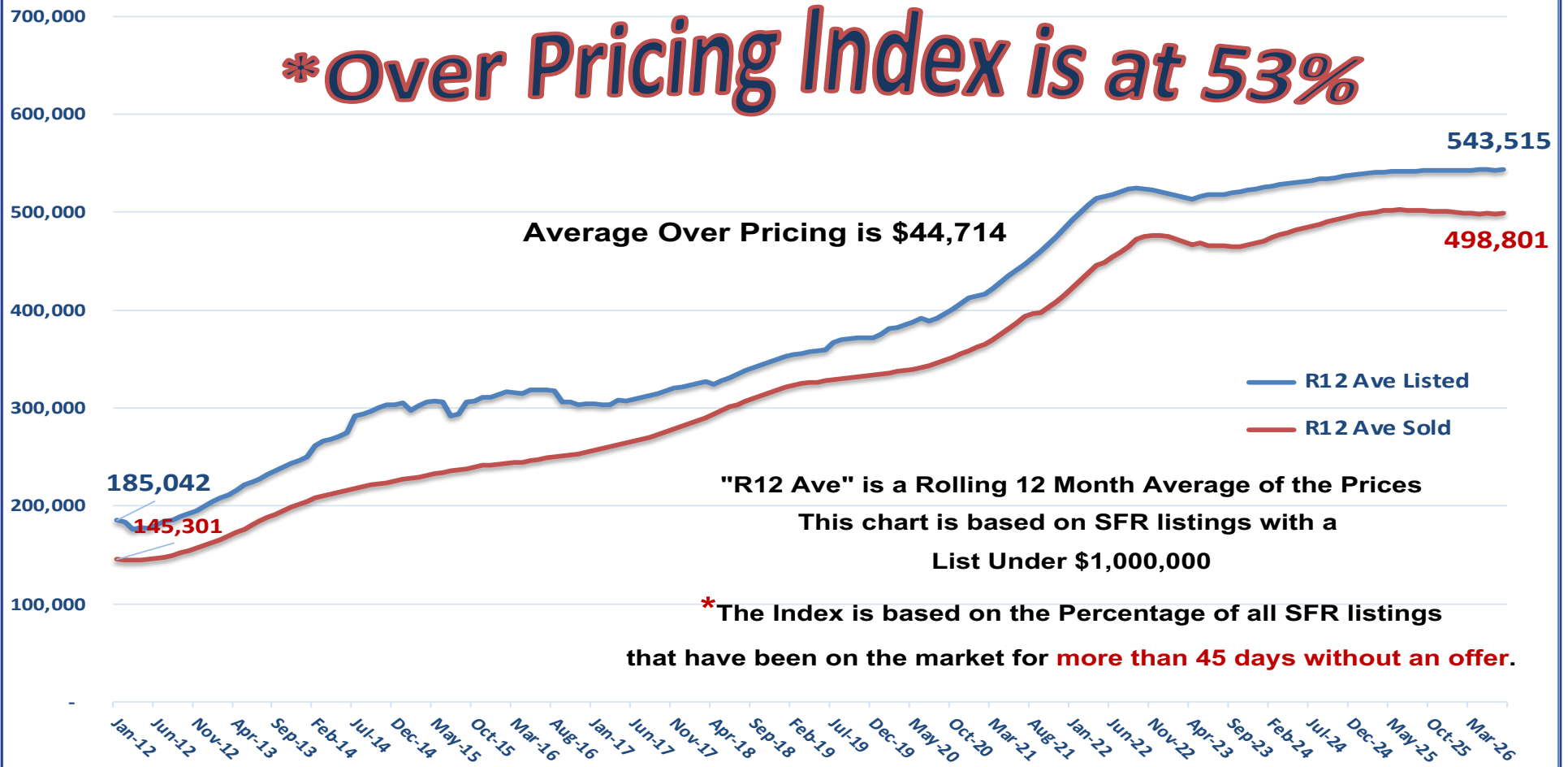


# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

## SFR Average List vs Closed Sale Prices

**\*Over Pricing Index is at 53%**

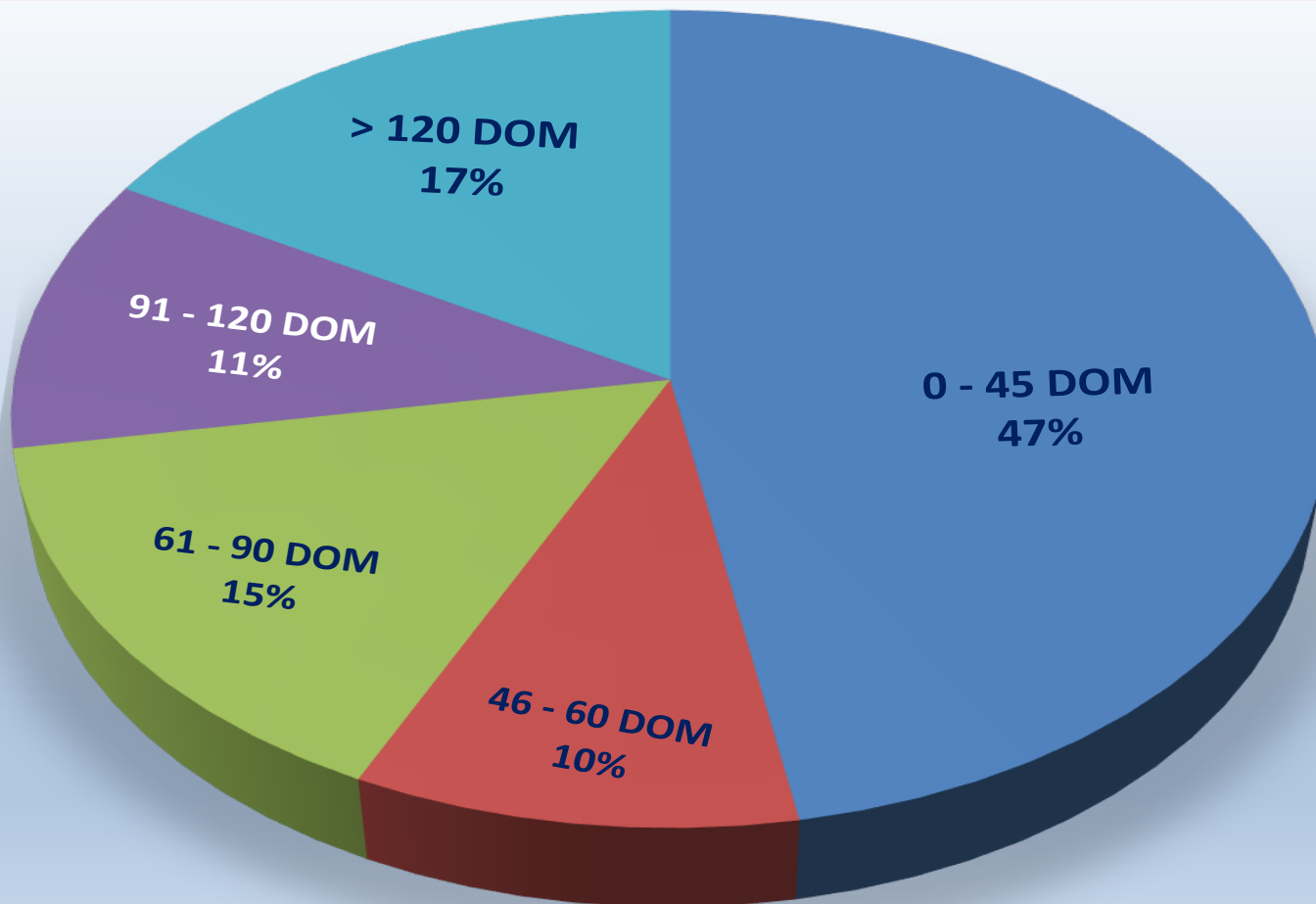




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

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





# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### SFR Closed Sales in Selected Communities - Last Six Months

|                      | 2026 Feb | Mar   | Apr   | May   | Jun   | July  | Sparklines | Months of Inventory | Ave SP Last 6 Months | Ave Days to Sell |
|----------------------|----------|-------|-------|-------|-------|-------|------------|---------------------|----------------------|------------------|
| Aliante              | 10       | 12    | 15    | 8     | 16    | 15    | --- --     | 5                   | 555,394              | 47               |
| Anthem               | 6        | 7     | 9     | 7     | 4     | 6     | --- --     | 5                   | 710,880              | 47               |
| Anthem Cnty Club     | 8        | 13    | 14    | 6     | 12    | 7     | --- --     | 4                   | 2,018,438            | 50               |
| Cadence              | 38       | 54    | 65    | 53    | 64    | 47    | --- --     | 5                   | 541,192              | 48               |
| Centennial Hills     | 19       | 23    | 13    | 17    | 15    | 23    | --- --     | 3                   | 604,191              | 45               |
| Desert/South Shores  | 7        | 13    | 12    | 11    | 12    | 11    | --- --     | 6                   | 752,947              | 48               |
| Green Valley         | 27       | 28    | 26    | 19    | 31    | 18    | --- --     | 6                   | 588,000              | 36               |
| Green Valley Ranch   | 5        | 12    | 13    | 9     | 10    | 12    | --- --     | 4                   | 646,674              | 26               |
| Inspirada            | 20       | 30    | 30    | 27    | 24    | 31    | --- --     | 3                   | 651,562              | 45               |
| Iron Mountain Ranch  | 3        | 4     | 5     | 5     | 4     | 6     | --- --     | 4                   | 513,959              | 35               |
| Lake Las Vegas       | 22       | 30    | 20    | 23    | 33    | 16    | --- --     | 14                  | 963,288              | 113              |
| Lone Mountain        | 4        | 5     | 8     | 14    | 7     | 12    | --- --     | 4                   | 670,303              | 27               |
| MacDonald Highlands  | 7        | 5     | 10    | 3     | 5     | 3     | --- --     | 17                  | 4,840,377            | 222              |
| Mountains Edge       | 28       | 37    | 36    | 32    | 49    | 32    | --- --     | 5                   | 541,887              | 41               |
| Peccole Ranch        | 9        | 8     | 11    | 10    | 10    | 11    | --- --     | 3                   | 613,322              | 31               |
| Providence           | 20       | 13    | 16    | 20    | 21    | 26    | --- --     | 4                   | 496,956              | 35               |
| Red Rock Cntry Club  | 7        | 3     | 6     | 10    | 13    | 5     | --- --     | 6                   | 2,508,564            | 47               |
| Rhodes Ranch         | 11       | 11    | 14    | 14    | 8     | 11    | --- --     | 7                   | 582,529              | 40               |
| Seven Hills          | 8        | 14    | 5     | 11    | 13    | 7     | --- --     | 10                  | 1,123,445            | 88               |
| Siena (SFR & TWH)    | 11       | 7     | 18    | 5     | 11    | 13    | --- --     | 3                   | 792,164              | 133              |
| Silverado Ranch      | 11       | 26    | 17    | 16    | 22    | 20    | --- --     | 5                   | 491,513              | 36               |
| Silverstone Ranch    | 0        | 7     | 6     | 10    | 9     | 3     | --- --     | 7                   | 582,169              | 41               |
| Skye Canyon          | 16       | 22    | 28    | 29    | 32    | 25    | --- --     | 5                   | 579,679              | 46               |
| Southern Highlands   | 30       | 31    | 30    | 36    | 28    | 32    | --- --     | 5                   | 1,037,741            | 56               |
| Spring Valley        | 12       | 15    | 14    | 18    | 16    | 21    | --- --     | 3                   | 506,303              | 24               |
| Summerlin            | 23       | 53    | 26    | 38    | 34    | 34    | --- --     | 5                   | 1,106,711            | 49               |
| Sun City Anthem      | 19       | 33    | 20    | 35    | 38    | 26    | --- --     | 5                   | 623,629              | 56               |
| Sun City Summerlin   | 29       | 34    | 29    | 31    | 43    | 35    | --- --     | 4                   | 585,760              | 48               |
| The Lakes            | 8        | 17    | 11    | 13    | 17    | 13    | --- --     | 3                   | 570,573              | 47               |
| The Ridges           | 5        | 3     | 4     | 2     | 3     | 1     | --- --     | 40                  | 4,925,708            | 183              |
| Tuscany              | 3        | 8     | 6     | 13    | 8     | 4     | --- --     | 10                  | 551,394              | 53               |
| Other Groups         |          |       |       |       |       |       |            |                     |                      |                  |
| Clark County         | 1,593    | 2,250 | 2,090 | 2,031 | 2,237 | 2,000 | --- --     | 4.5                 | 632,636              | 50               |
| Boulder City         | 6        | 17    | 18    | 11    | 19    | 15    | --- --     | 5                   | 656,425              | 69               |
| Pahrump              | 36       | 54    | 46    | 59    | 70    | 56    | --- --     | 7                   | 402,433              | 85               |
| High Rise Sales      | 39       | 48    | 58    | 40    | 60    | 47    | --- --     | 15                  | 741,650              | 112              |
| Luxury Sales (\$1M+) | 169      | 209   | 176   | 186   | 223   | 181   | --- --     | 8.7                 | 2,046,086            | 84               |

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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

| SFR Closed Average Sales Prices in Selected Communities - Last Six Months |                  |           |           |           |           |           |                   |
|---------------------------------------------------------------------------|------------------|-----------|-----------|-----------|-----------|-----------|-------------------|
|                                                                           | 2026<br>February | March     | April     | May       | June      | July      | Price<br>Movement |
| Aliante                                                                   | 535,590          | 590,015   | 519,847   | 515,988   | 588,328   | 562,333   | — — — — —         |
| Anthem                                                                    | 770,167          | 783,571   | 741,603   | 675,571   | 621,225   | 621,667   | — — — — —         |
| Anthem Cnty Club                                                          | 1,867,875        | 1,805,769 | 2,307,857 | 1,172,417 | 2,220,315 | 2,385,714 | — — — — —         |
| Cadence                                                                   | 535,889          | 535,112   | 532,891   | 565,212   | 537,427   | 541,984   | — — — — —         |
| Centennial Hills                                                          | 608,258          | 498,037   | 657,520   | 559,371   | 680,850   | 659,978   | — — — — —         |
| Desert/South Shores                                                       | 778,714          | 791,961   | 705,317   | 672,091   | 862,600   | 703,636   | — — — — —         |
| Green Valley                                                              | 644,292          | 590,621   | 617,846   | 552,095   | 554,772   | 551,500   | — — — — —         |
| Green Valley Ranch                                                        | 725,700          | 566,500   | 645,615   | 567,667   | 773,000   | 649,050   | — — — — —         |
| Inspirada                                                                 | 657,709          | 655,750   | 619,062   | 586,677   | 723,458   | 675,848   | — — — — —         |
| Iron Mountain Ranch                                                       | 406,667          | 445,000   | 656,000   | 544,400   | 393,000   | 550,483   | — — — — —         |
| Lake Las Vegas                                                            | 1,087,169        | 918,334   | 919,596   | 923,506   | 916,603   | 1,085,334 | — — — — —         |
| Lone Mountain                                                             | 692,250          | 625,800   | 533,588   | 863,532   | 717,714   | 519,583   | — — — — —         |
| MacDonald Highlands                                                       | 3,428,286        | 8,442,855 | 4,404,518 | 4,706,667 | 5,185,000 | 3,143,333 | — — — — —         |
| Mountains Edge                                                            | 571,326          | 524,415   | 572,779   | 560,748   | 496,203   | 552,667   | — — — — —         |
| Peccole Ranch                                                             | 526,889          | 549,350   | 599,091   | 628,970   | 630,100   | 715,318   | — — — — —         |
| Providence                                                                | 503,070          | 468,368   | 460,688   | 491,963   | 512,161   | 520,425   | — — — — —         |
| Red Rock Country Club                                                     | 2,350,746        | 2,033,333 | 3,076,667 | 2,411,000 | 2,496,277 | 2,560,000 | — — — — —         |
| Rhodes Ranch                                                              | 588,909          | 548,091   | 606,971   | 618,106   | 570,424   | 543,000   | — — — — —         |
| Seven Hills                                                               | 1,249,688        | 789,143   | 3,109,000 | 832,500   | 1,125,061 | 683,714   | — — — — —         |
| Siena (SFR & TWH)                                                         | 778,764          | 1,000,500 | 681,378   | 919,100   | 757,864   | 824,919   | — — — — —         |
| Silverado Ranch                                                           | 441,817          | 449,115   | 619,523   | 441,453   | 509,335   | 485,600   | — — — — —         |
| Silverstone Ranch                                                         | -                | 605,843   | 510,833   | 540,600   | 637,000   | 643,667   | — — — — —         |
| Skye Canyon                                                               | 627,430          | 644,449   | 574,243   | 554,615   | 544,861   | 571,852   | — — — — —         |
| Southern Highlands                                                        | 1,154,817        | 1,154,448 | 1,153,500 | 1,069,297 | 688,358   | 976,609   | — — — — —         |
| Spring Valley                                                             | 509,721          | 466,433   | 431,964   | 499,383   | 610,938   | 508,595   | — — — — —         |
| Summerlin                                                                 | 987,034          | 1,323,700 | 1,022,112 | 1,068,178 | 1,020,997 | 1,042,894 | — — — — —         |
| Sun City Anthem                                                           | 576,895          | 616,790   | 627,745   | 639,148   | 621,403   | 645,658   | — — — — —         |
| Sun City Summerlin                                                        | 661,366          | 571,385   | 578,122   | 509,823   | 645,110   | 537,749   | — — — — —         |
| The Lakes                                                                 | 532,988          | 566,115   | 648,427   | 530,054   | 540,882   | 613,000   | — — — — —         |
| The Ridges                                                                | 5,108,750        | 4,324,667 | 6,406,250 | 3,635,000 | 3,183,333 | 7,700,000 | — — — — —         |
| Tuscany                                                                   | 506,667          | 644,000   | 587,500   | 492,581   | 560,250   | 519,000   | — — — — —         |
| Other Groups                                                              |                  |           |           |           |           |           |                   |
| Clark County                                                              | 649,867          | 631,096   | 625,841   | 626,059   | 641,859   | 624,107   | — — — — —         |
| Boulder City                                                              | 849,583          | 686,311   | 673,722   | 692,182   | 588,574   | 584,260   | — — — — —         |
| Pahrump                                                                   | 443,497          | 404,294   | 361,841   | 404,266   | 417,578   | 386,722   | — — — — —         |
| High Rise Sales                                                           | 775,194          | 767,775   | 911,959   | 638,051   | 672,848   | 652,966   | — — — — —         |
| Luxury Sales (\$1M+)                                                      | 2,107,055        | 2,076,407 | 2,223,259 | 1,879,915 | 2,065,148 | 1,929,148 | — — — — —         |

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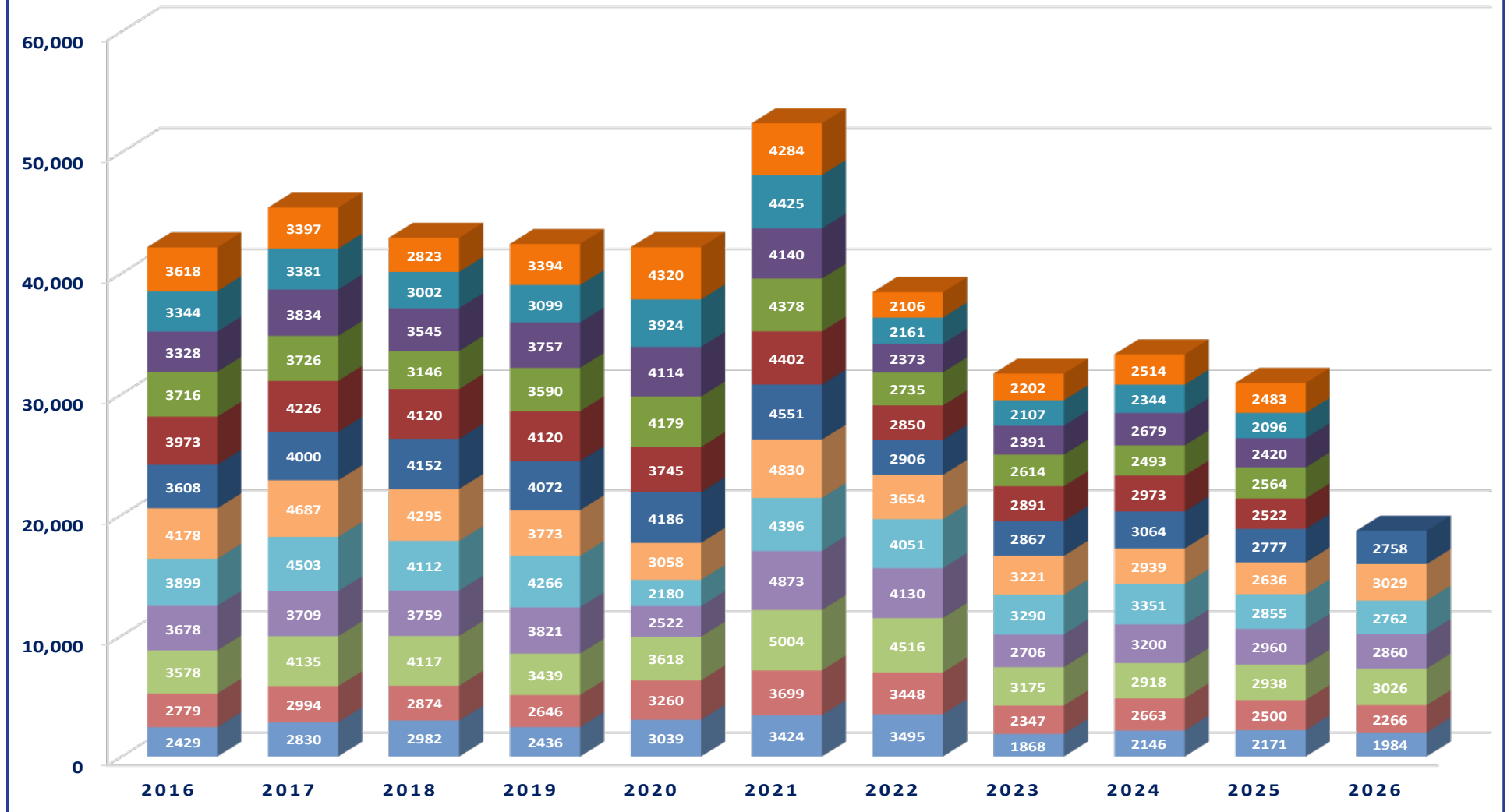


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

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

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



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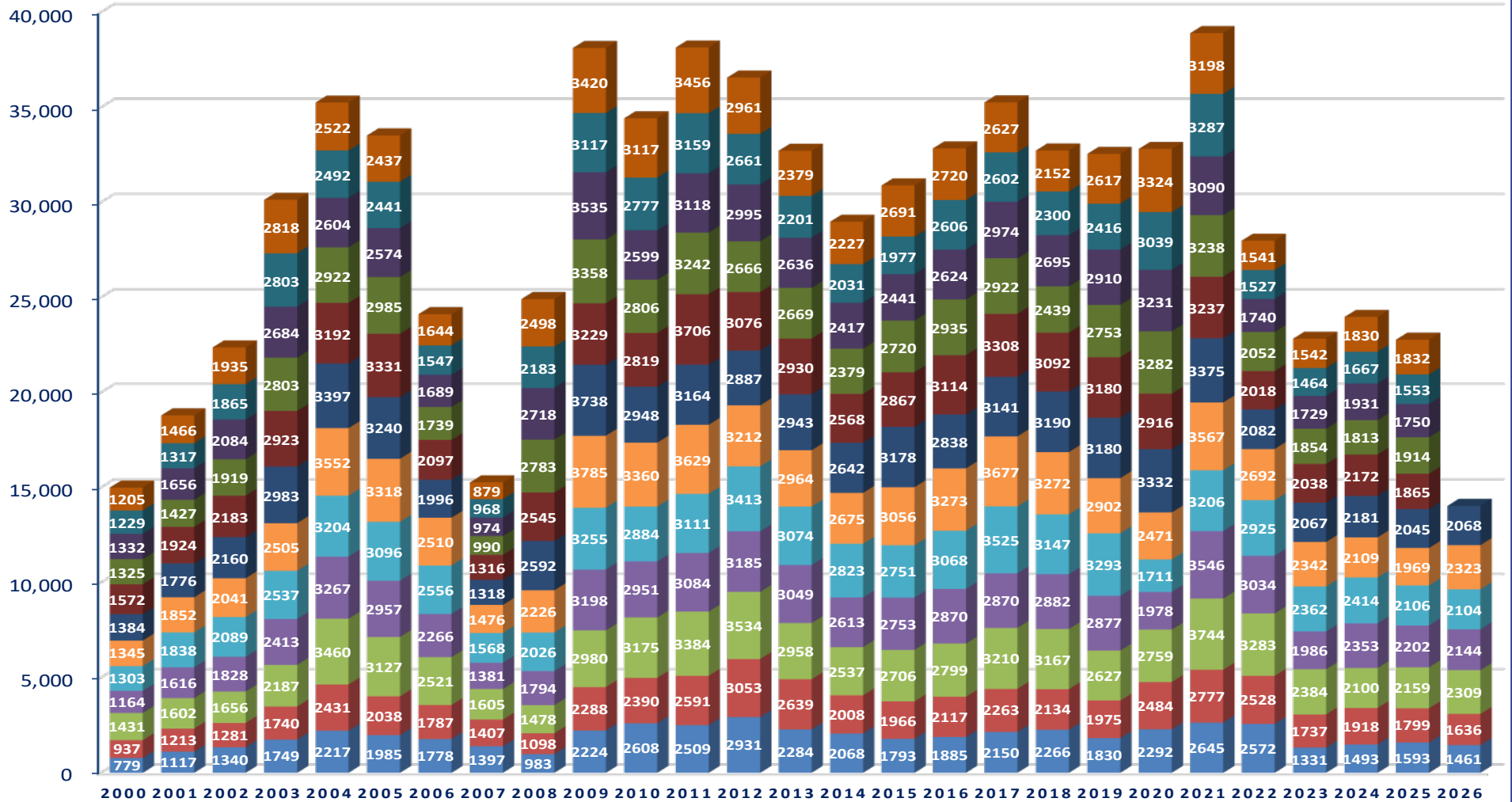


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



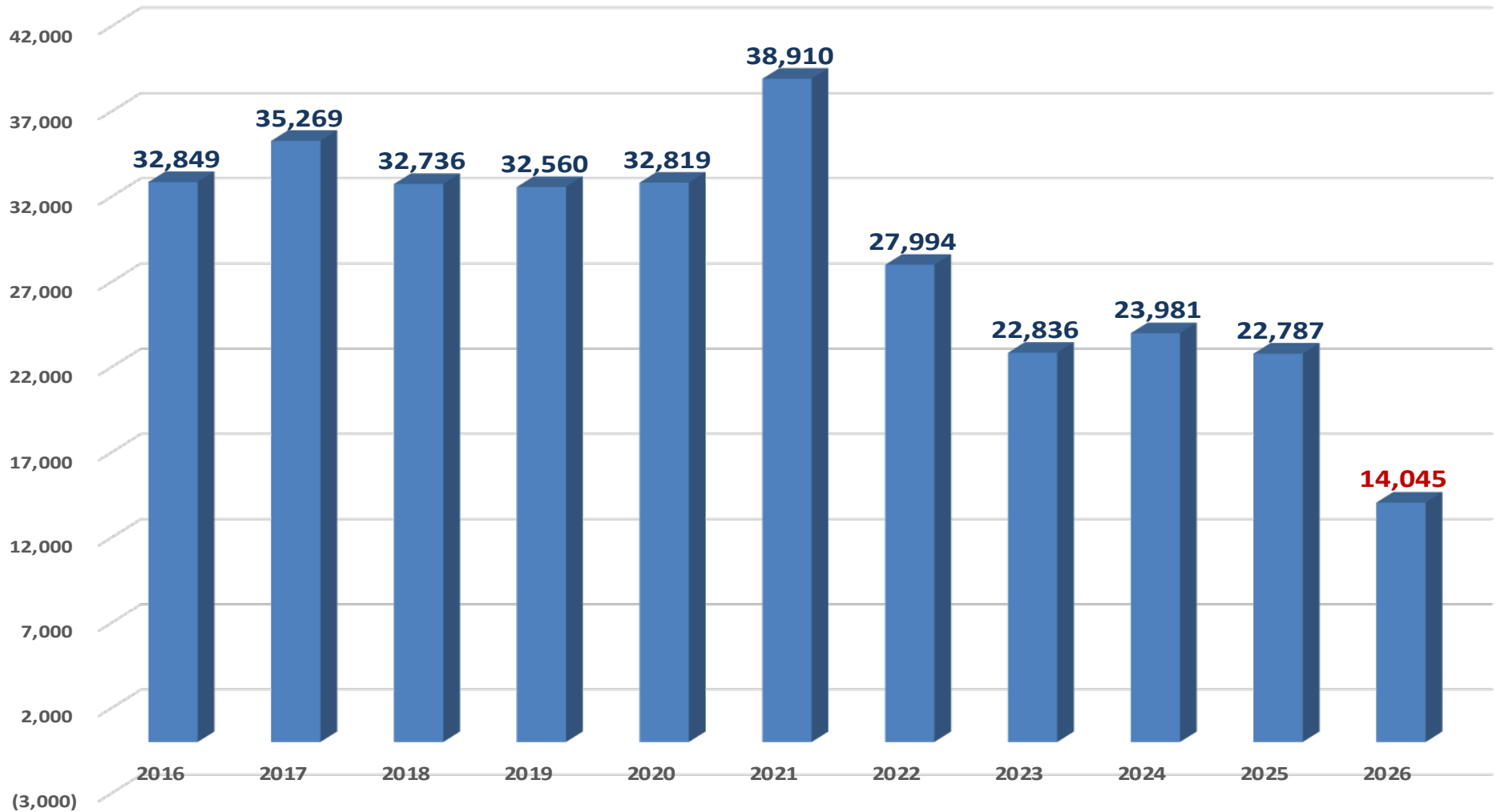
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## Las Vegas Market Update - August 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS



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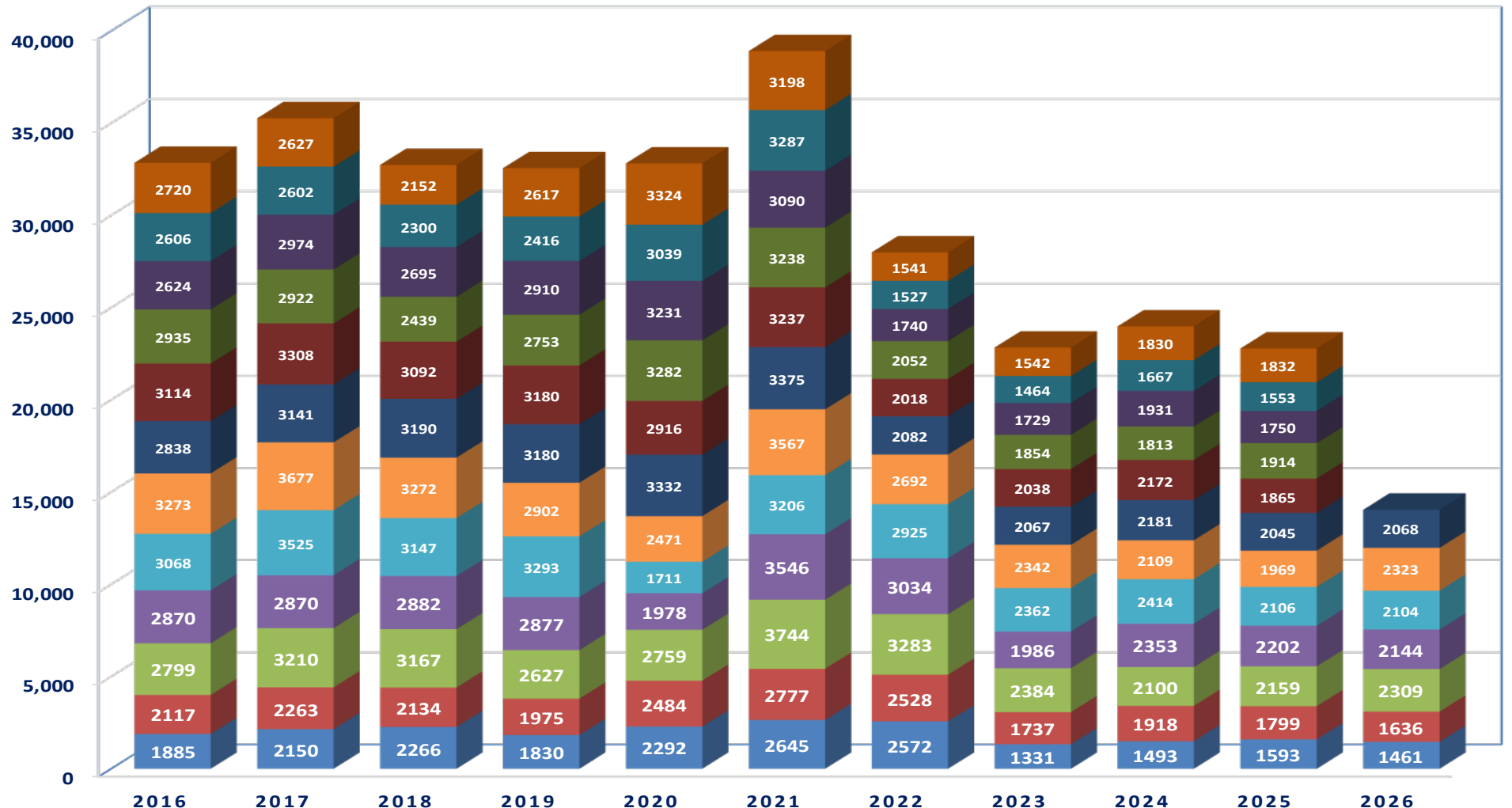


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### SINGLE FAMILY RESIDENTIAL CLOSINGS

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



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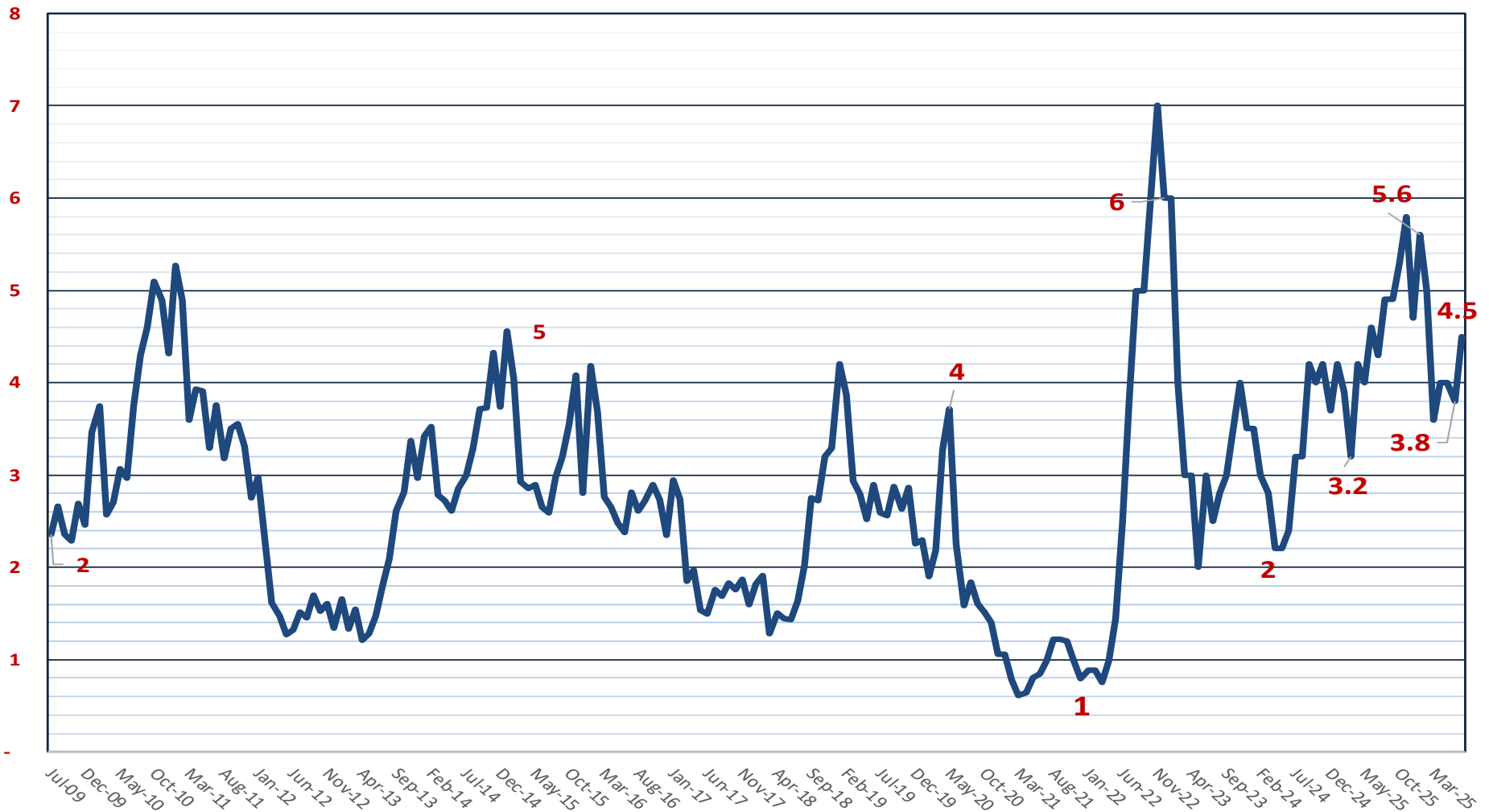




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

## Single Family Residential Homes Months of Inventory



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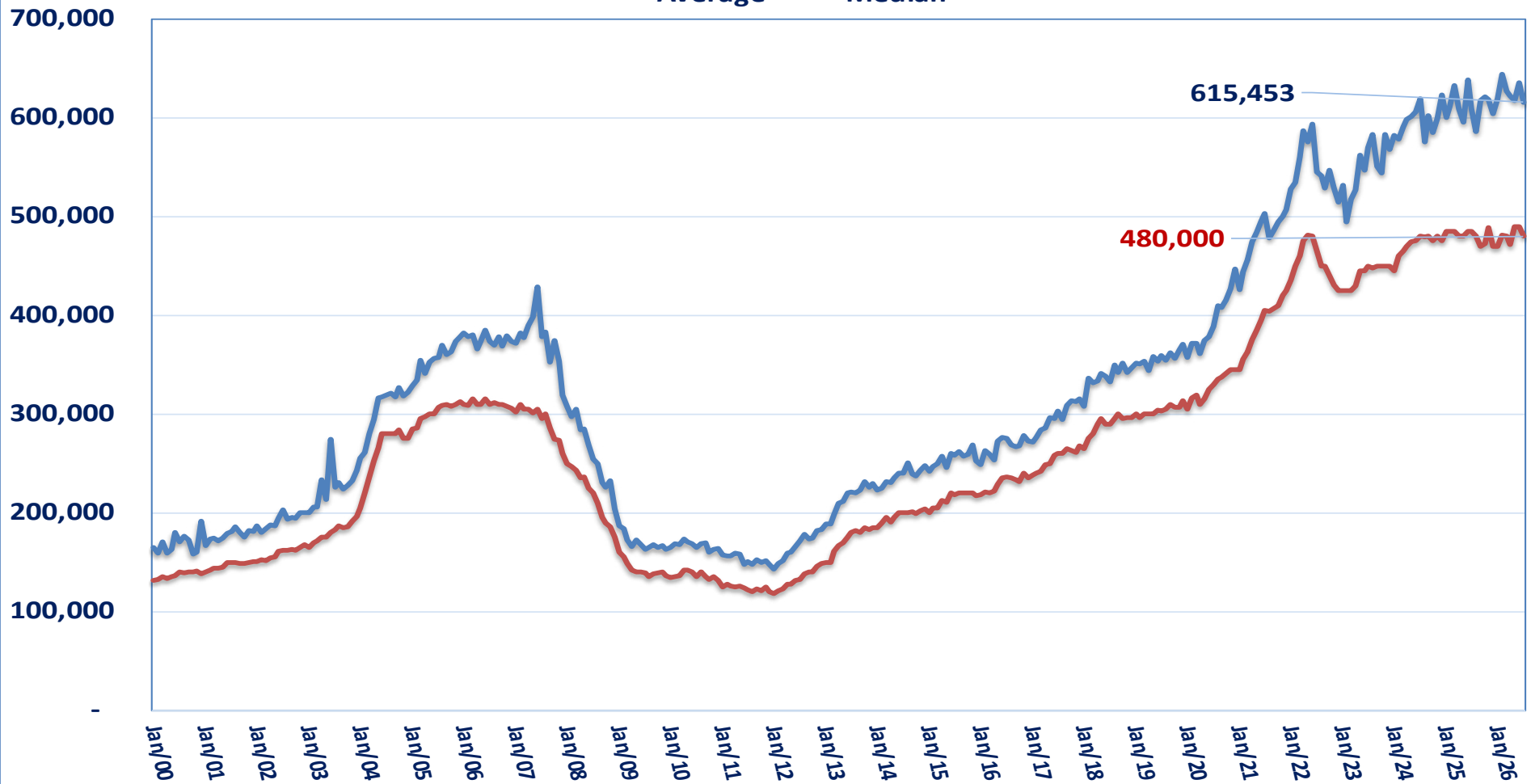


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## Las Vegas Market Update - August 2026

### SFR Market Prices

— Average — Median

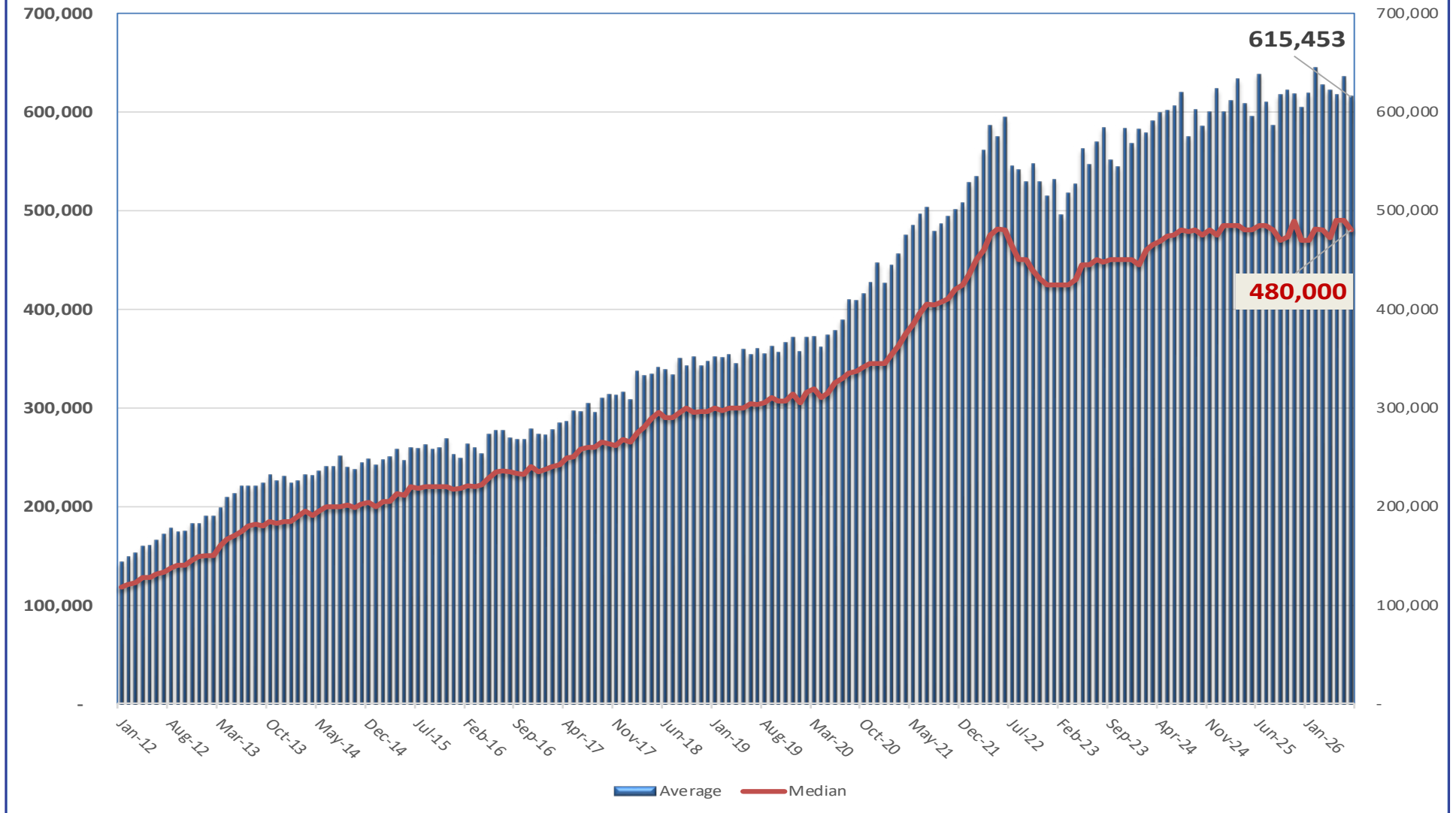




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## Las Vegas Market Update - August 2026

### Single Family Residential Price Trend



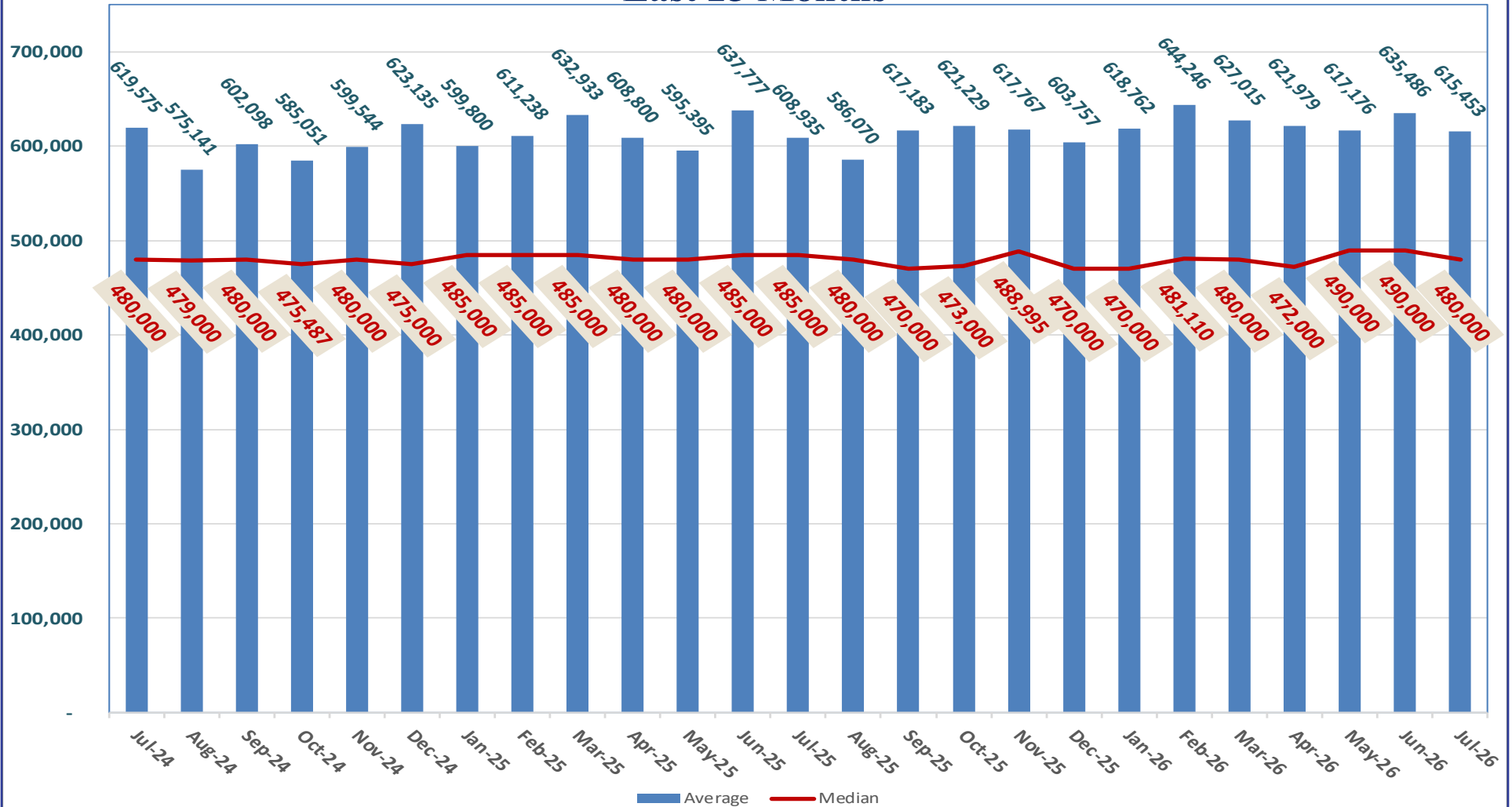
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# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

## Single Family Residential Price Trend Last 25 Months



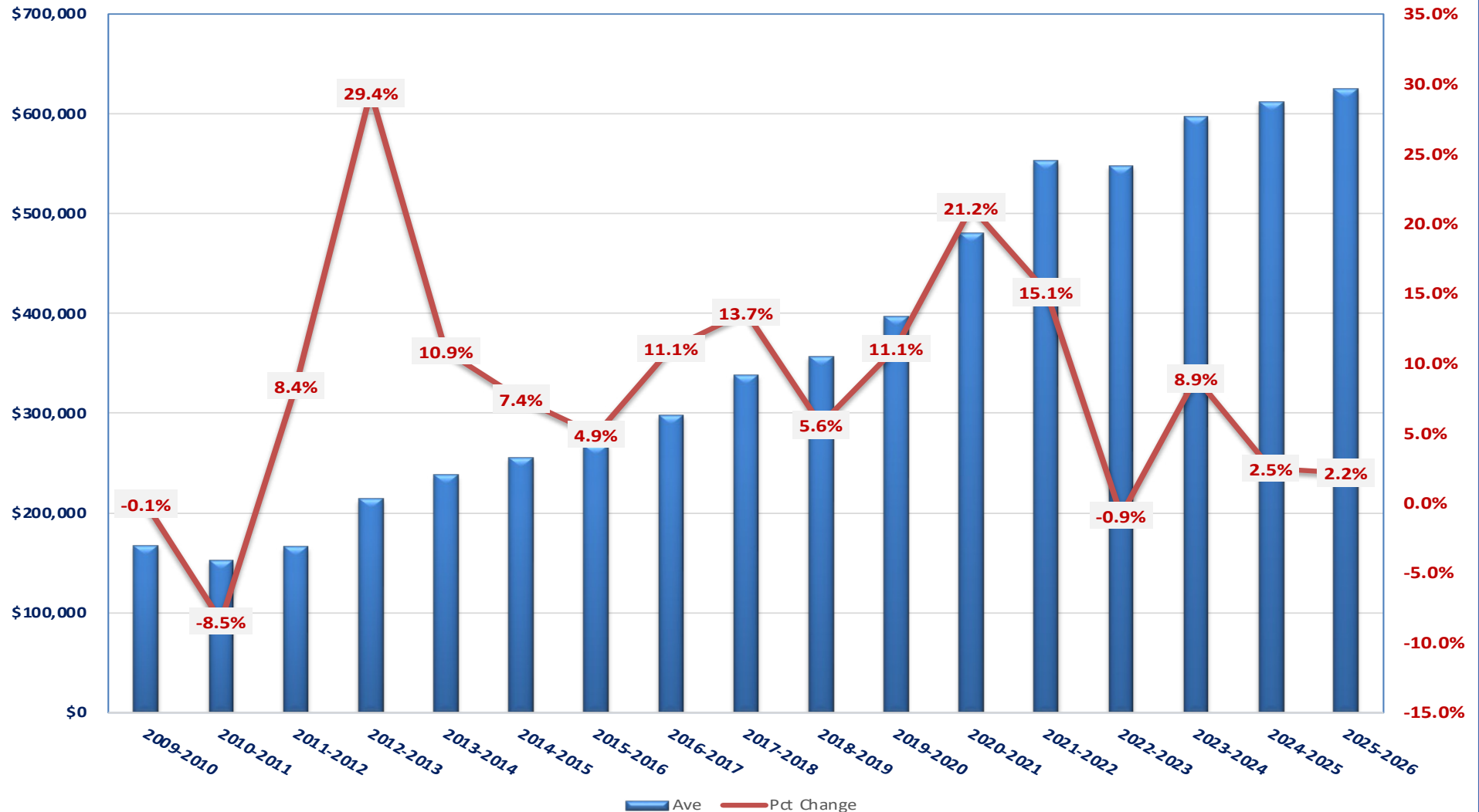
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## Las Vegas Market Update - August 2026

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



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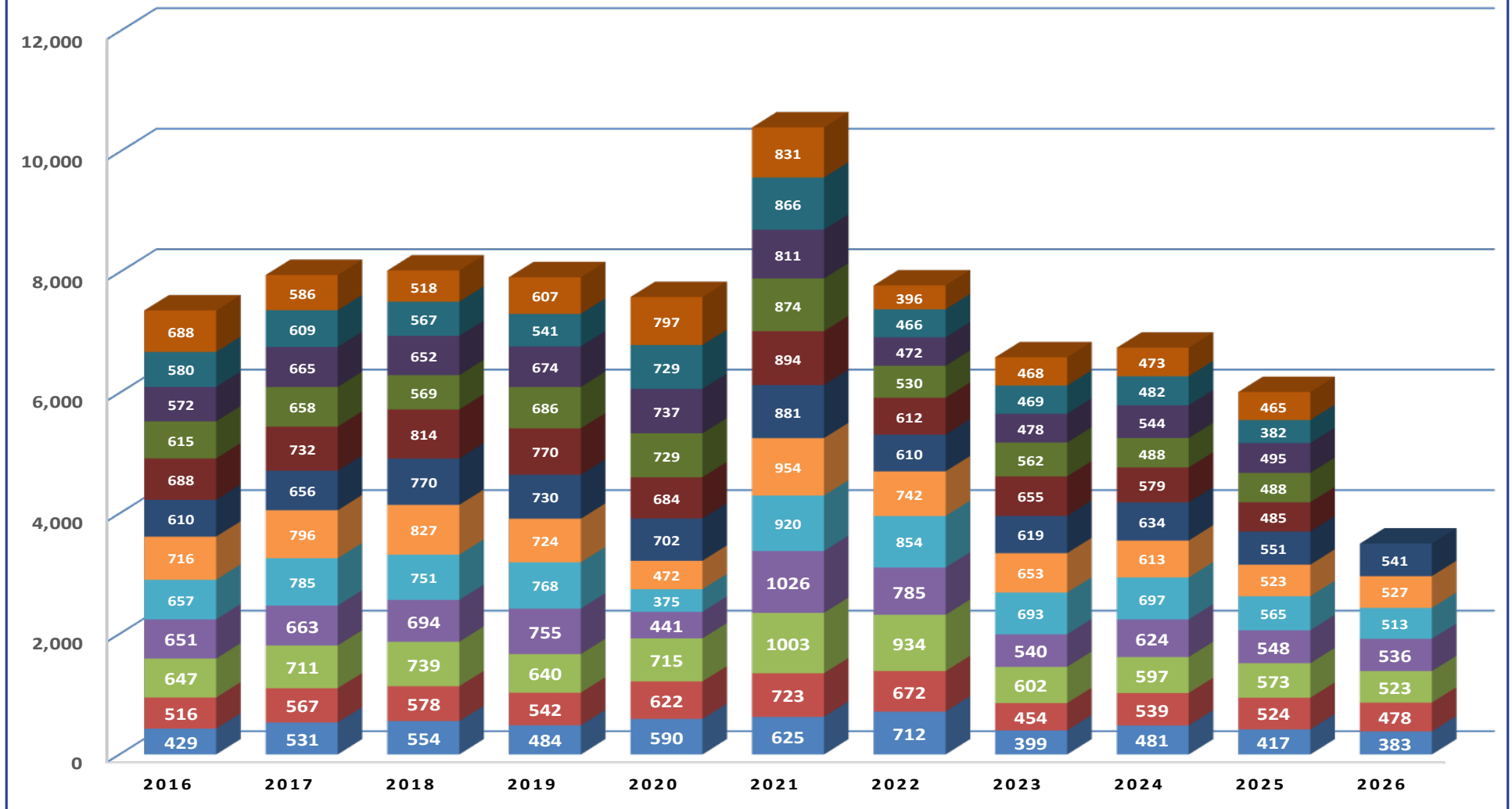


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### CONDO / TOWNHOME CLOSINGS

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



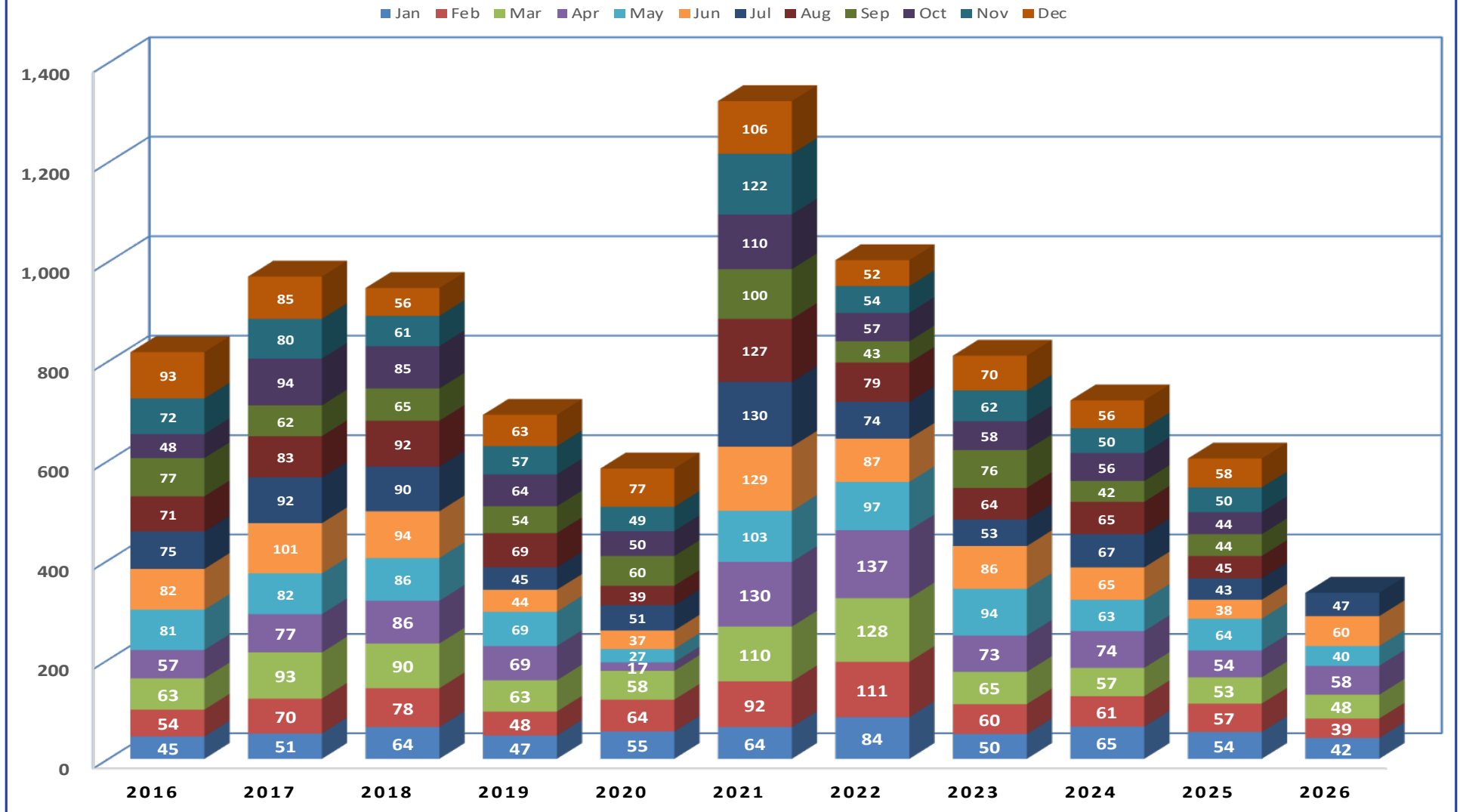
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### VERTICAL / HI-RISE CLOSINGS



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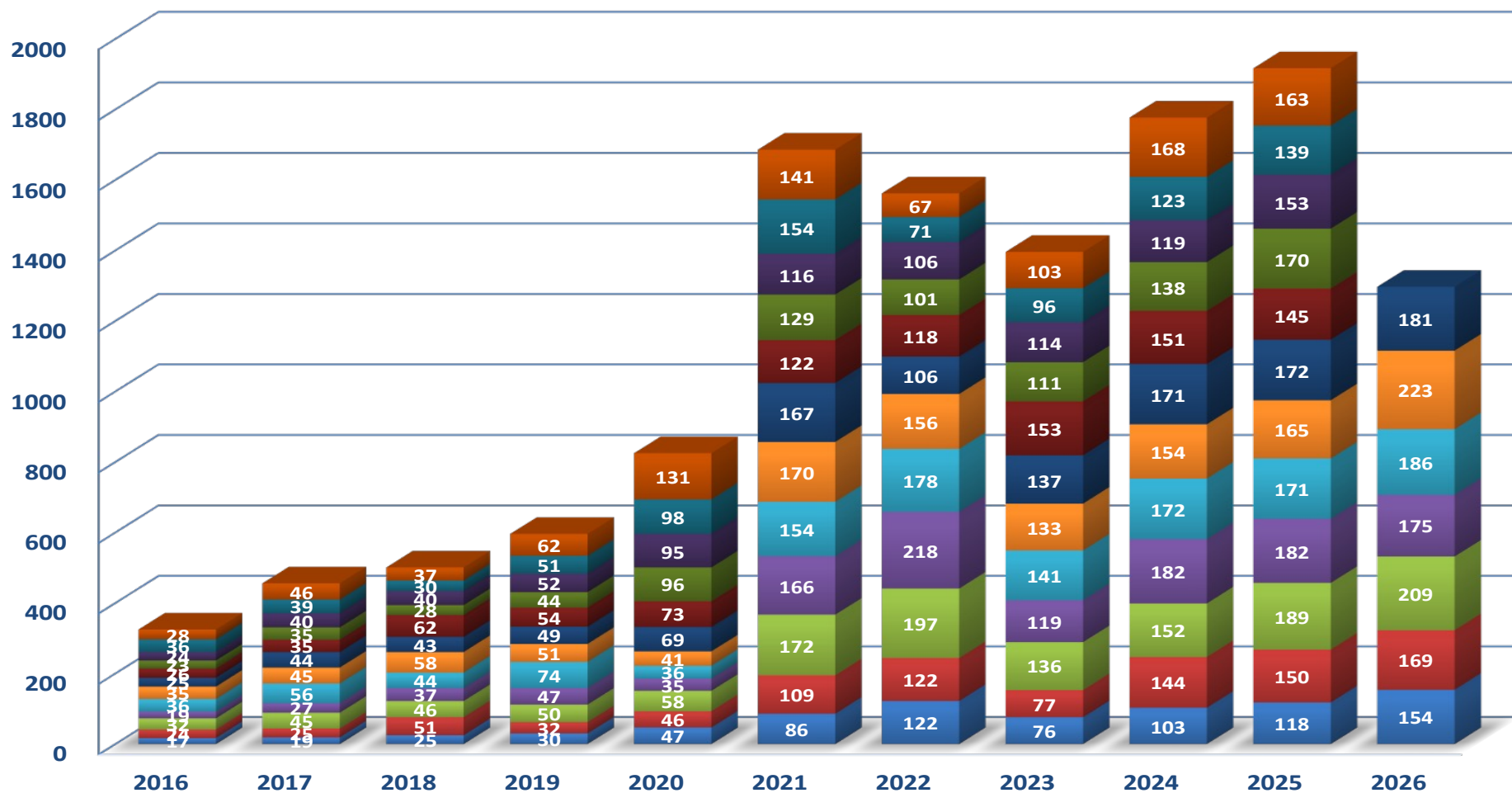


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

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

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



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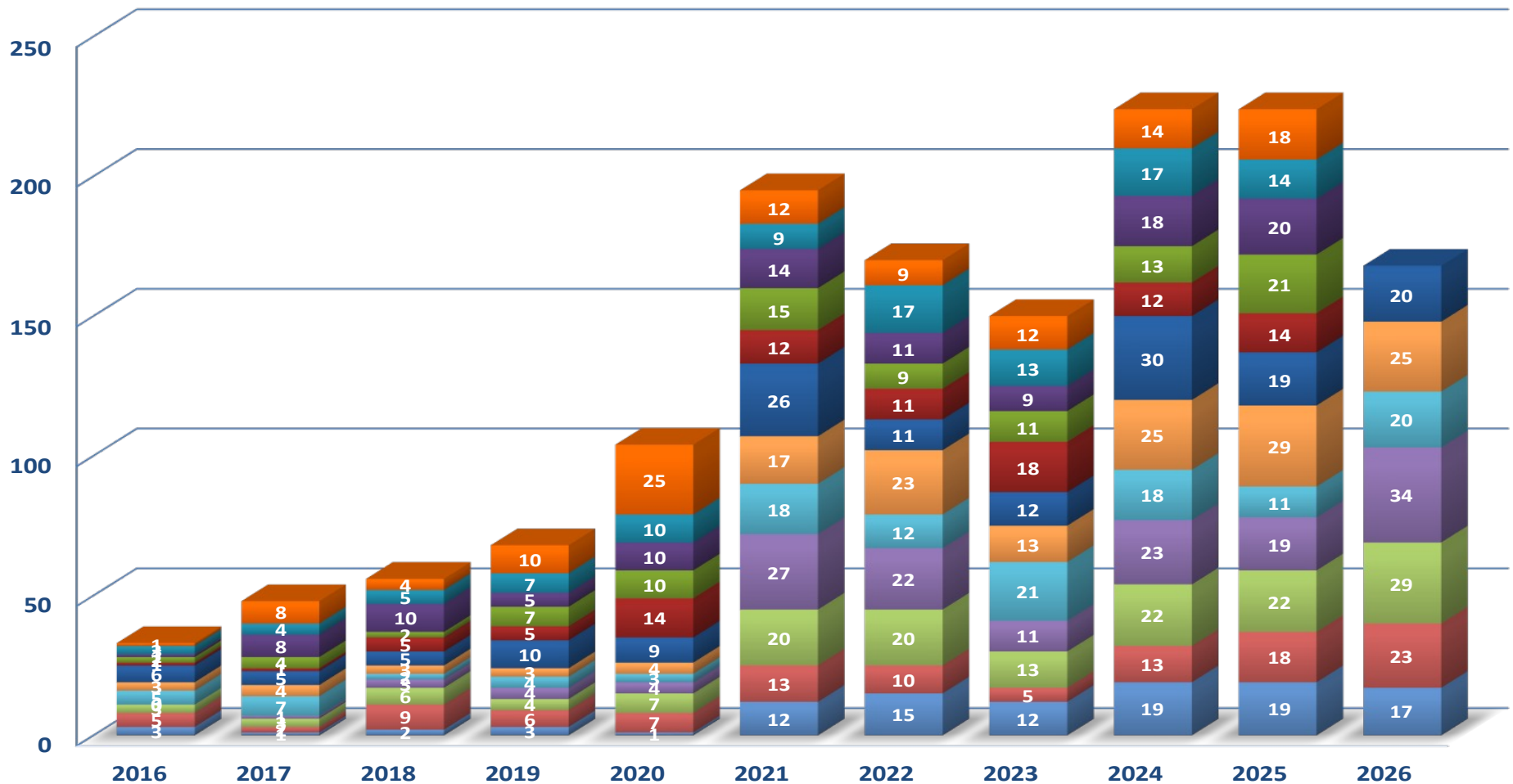


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### LUXURY SALES \$3,000,000 AND OVER

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



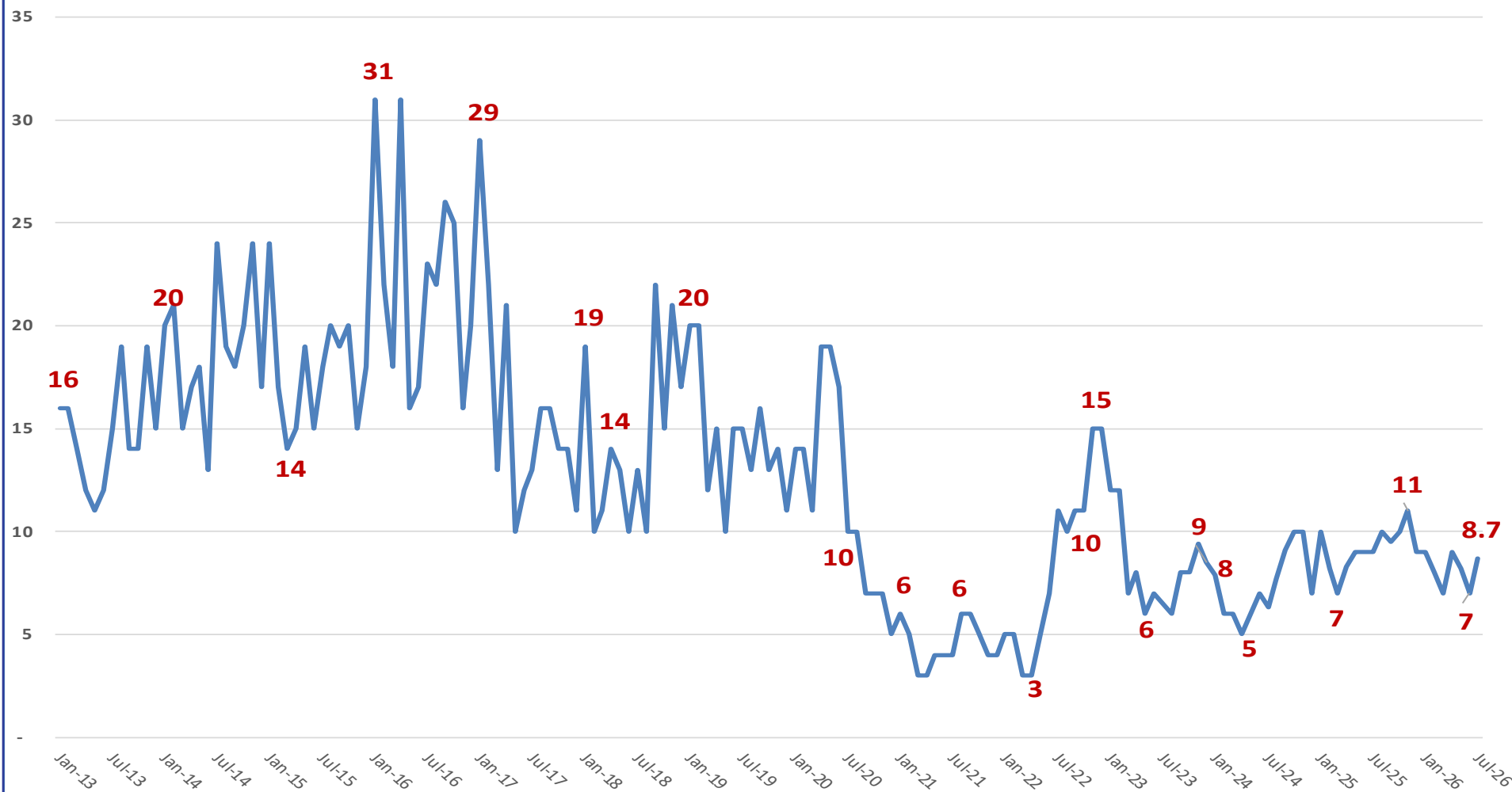
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# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

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



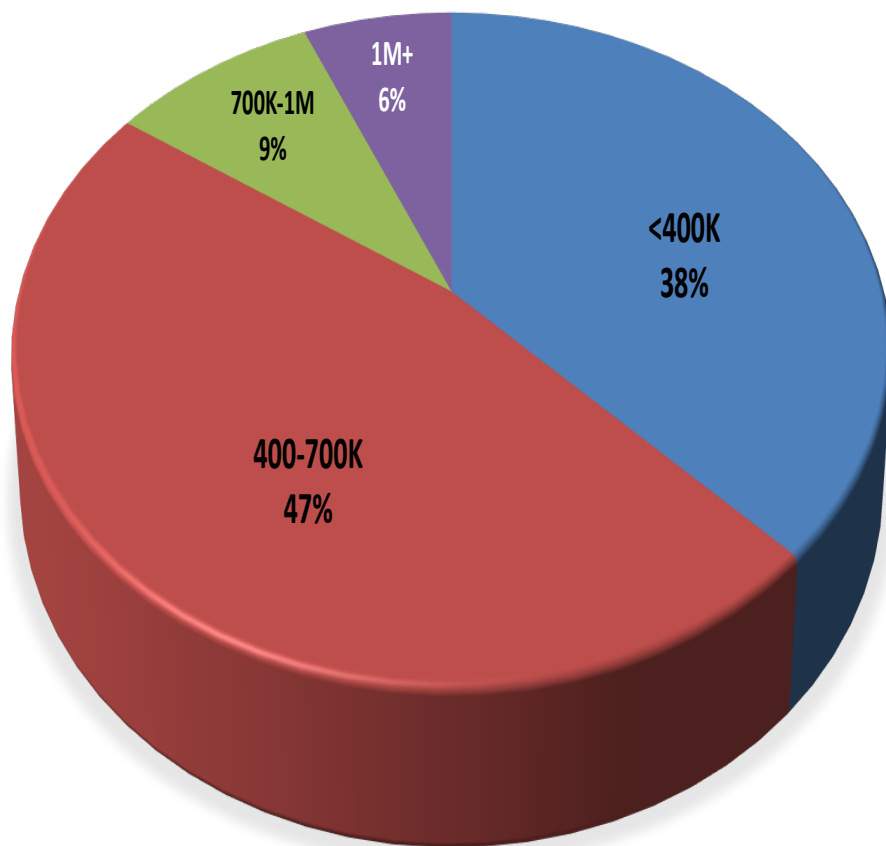


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## Las Vegas Market Update - August 2026

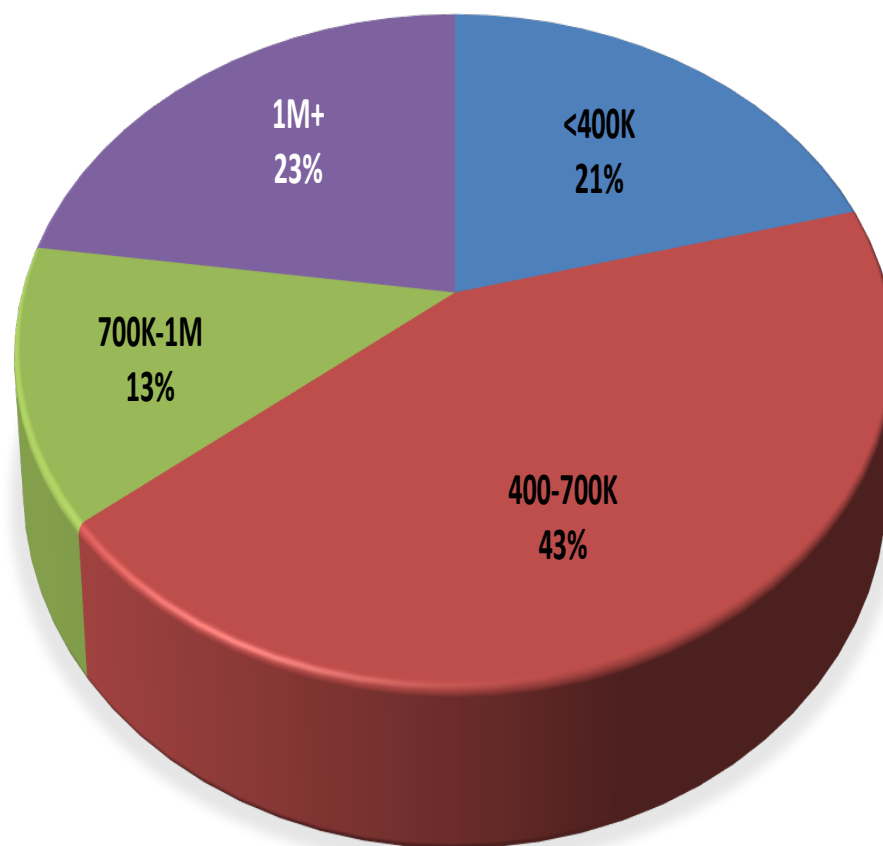
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

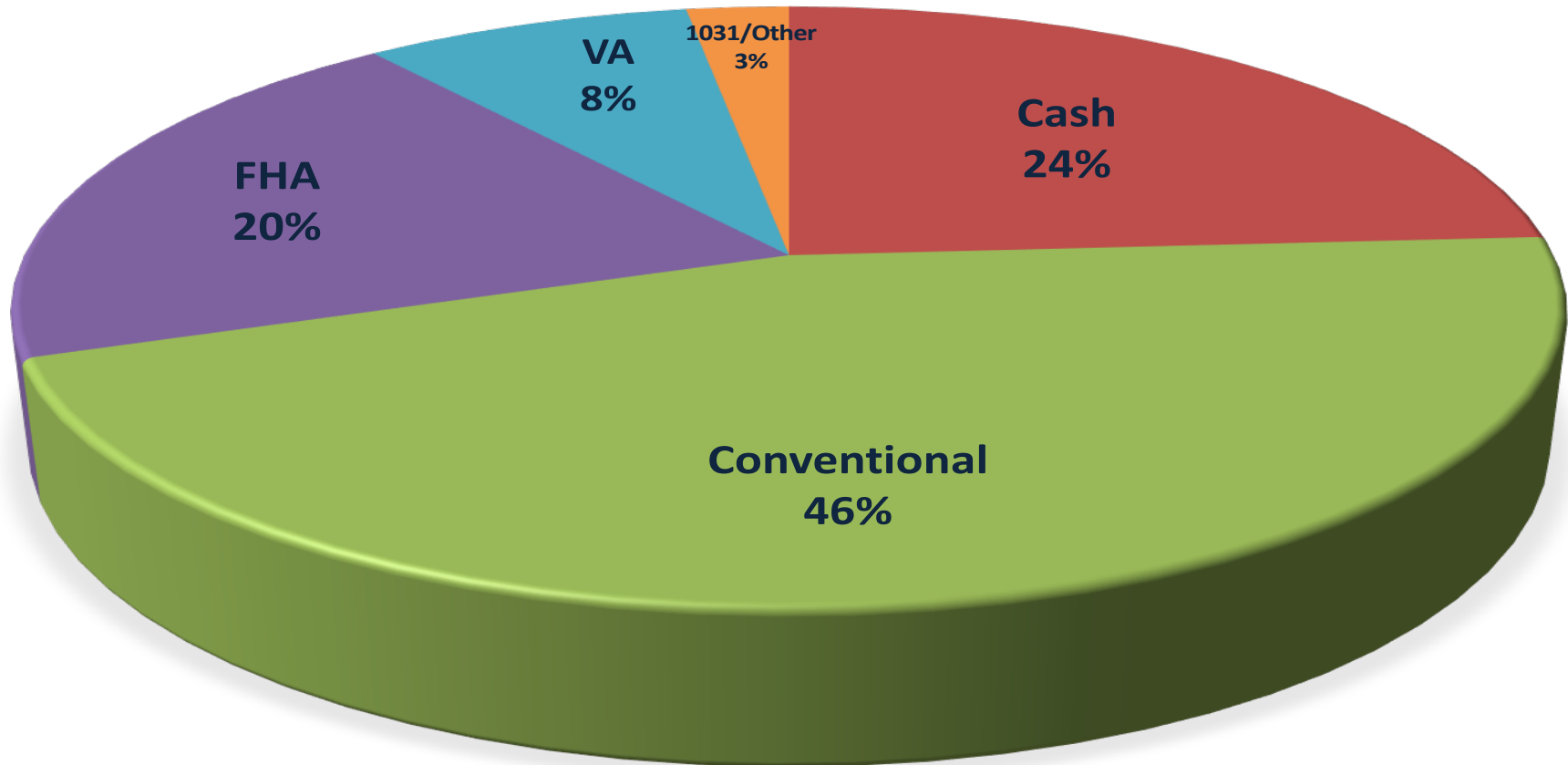




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Las Vegas Market Update - August 2026

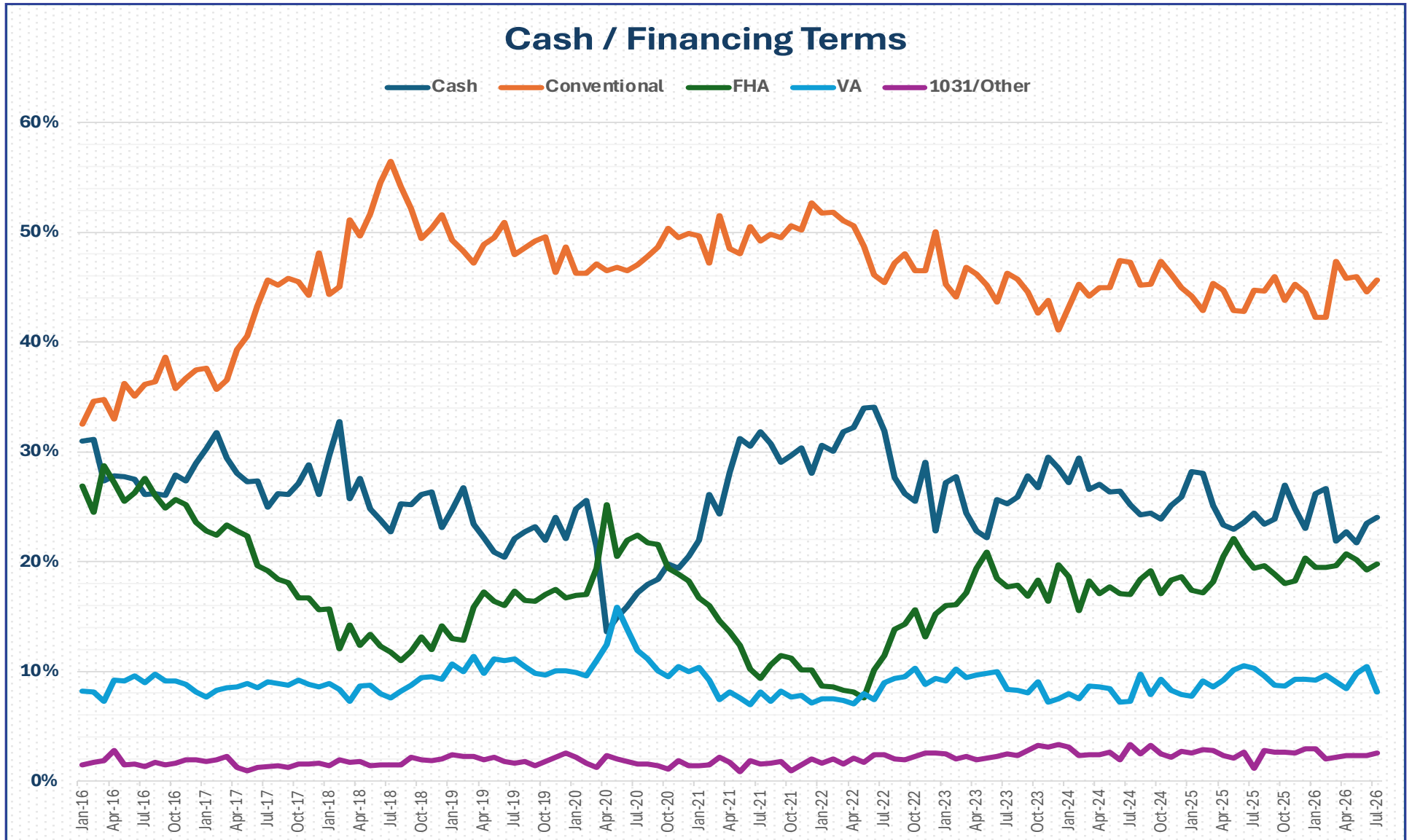
## Last Month's Closings by Sold Terms





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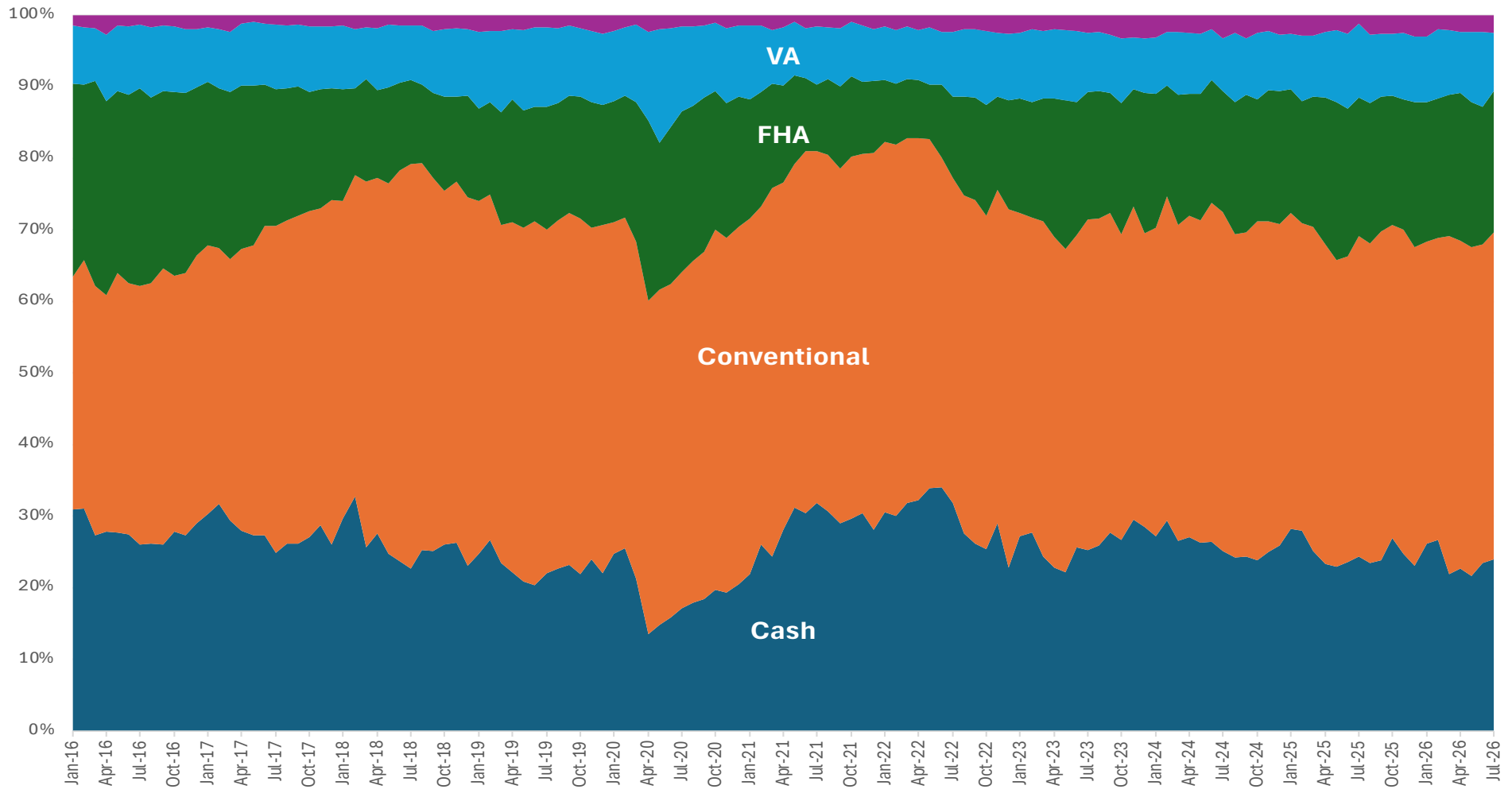


# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

### Sold Terms

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



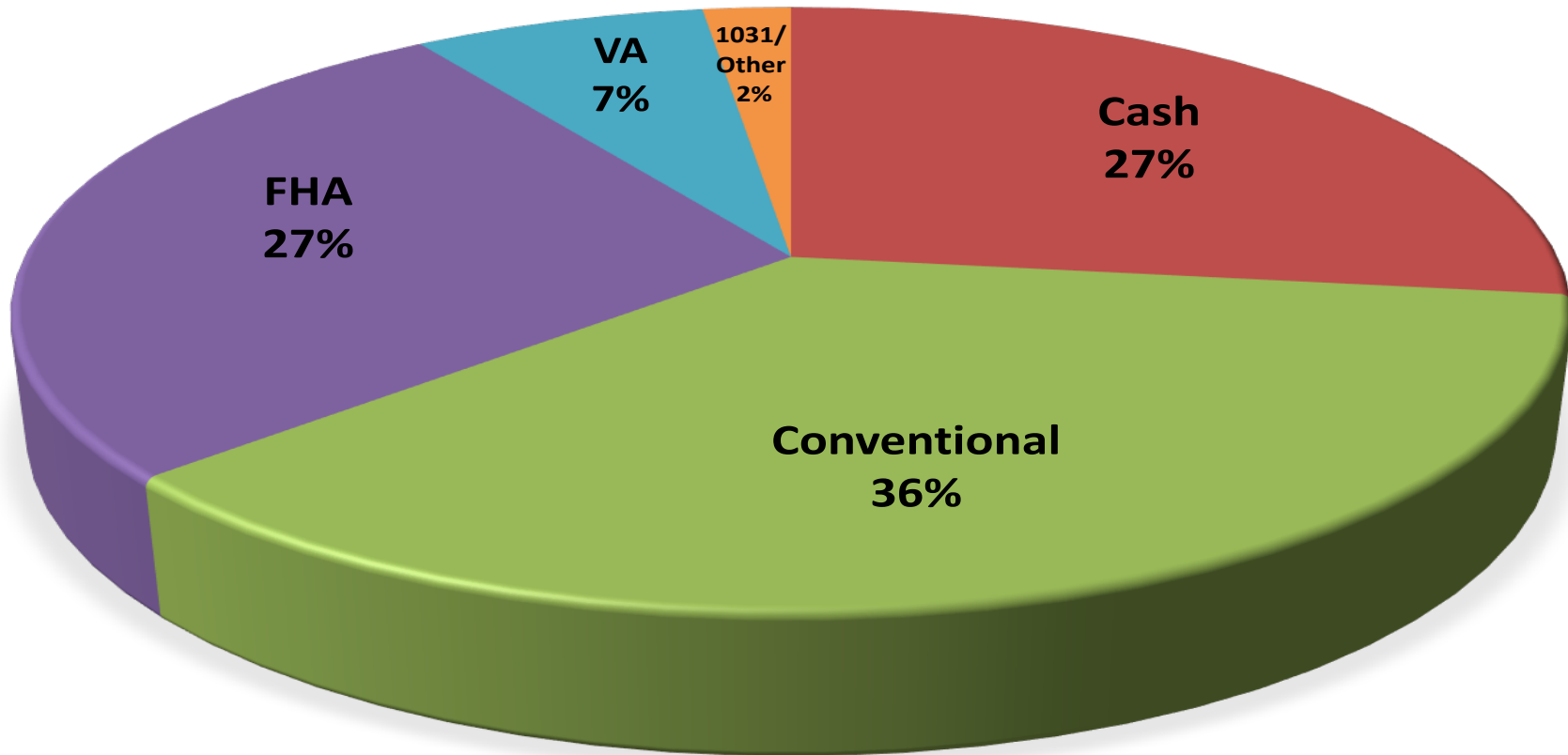
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on Julv 2026 Data



# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

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

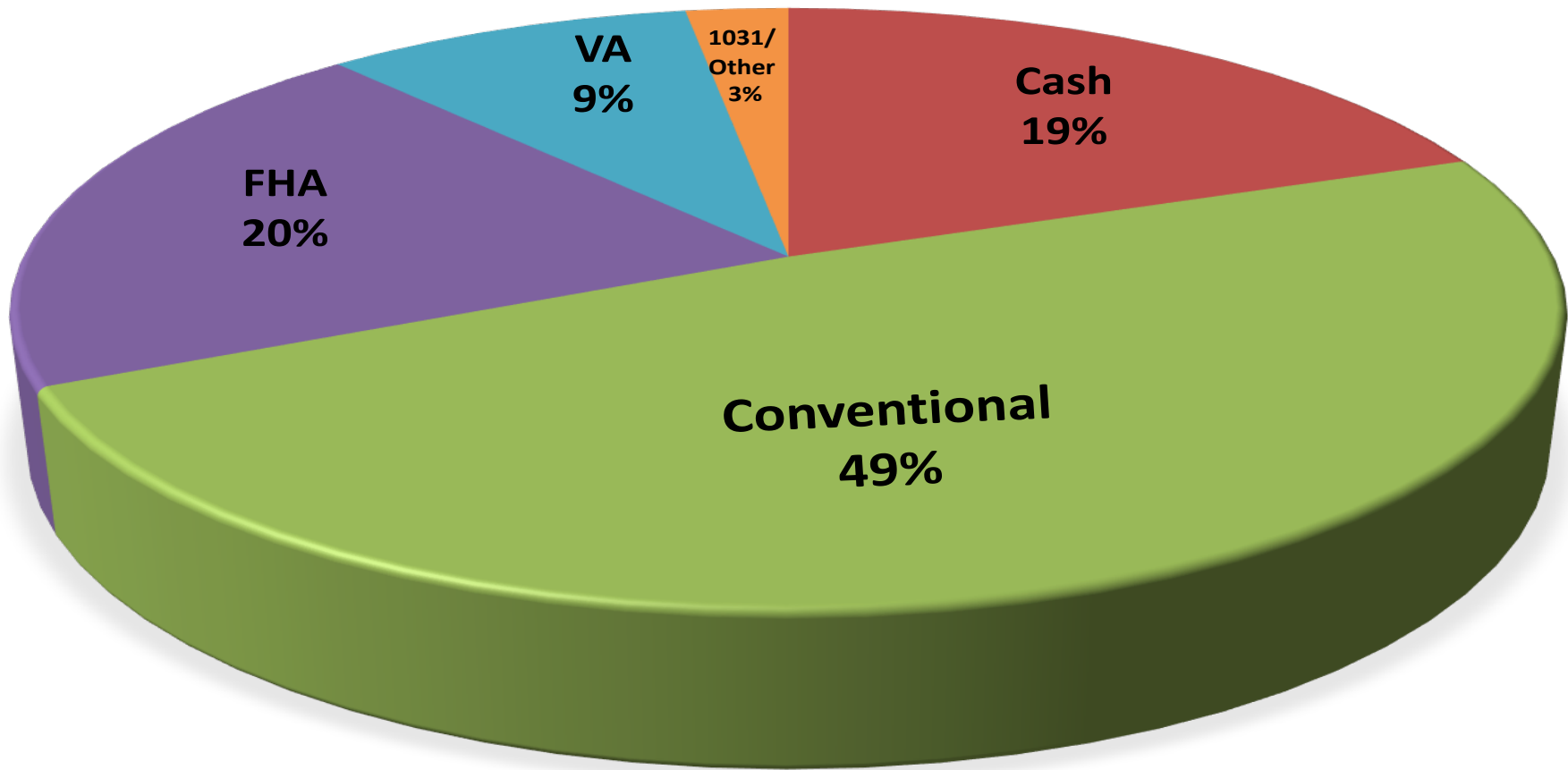




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

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



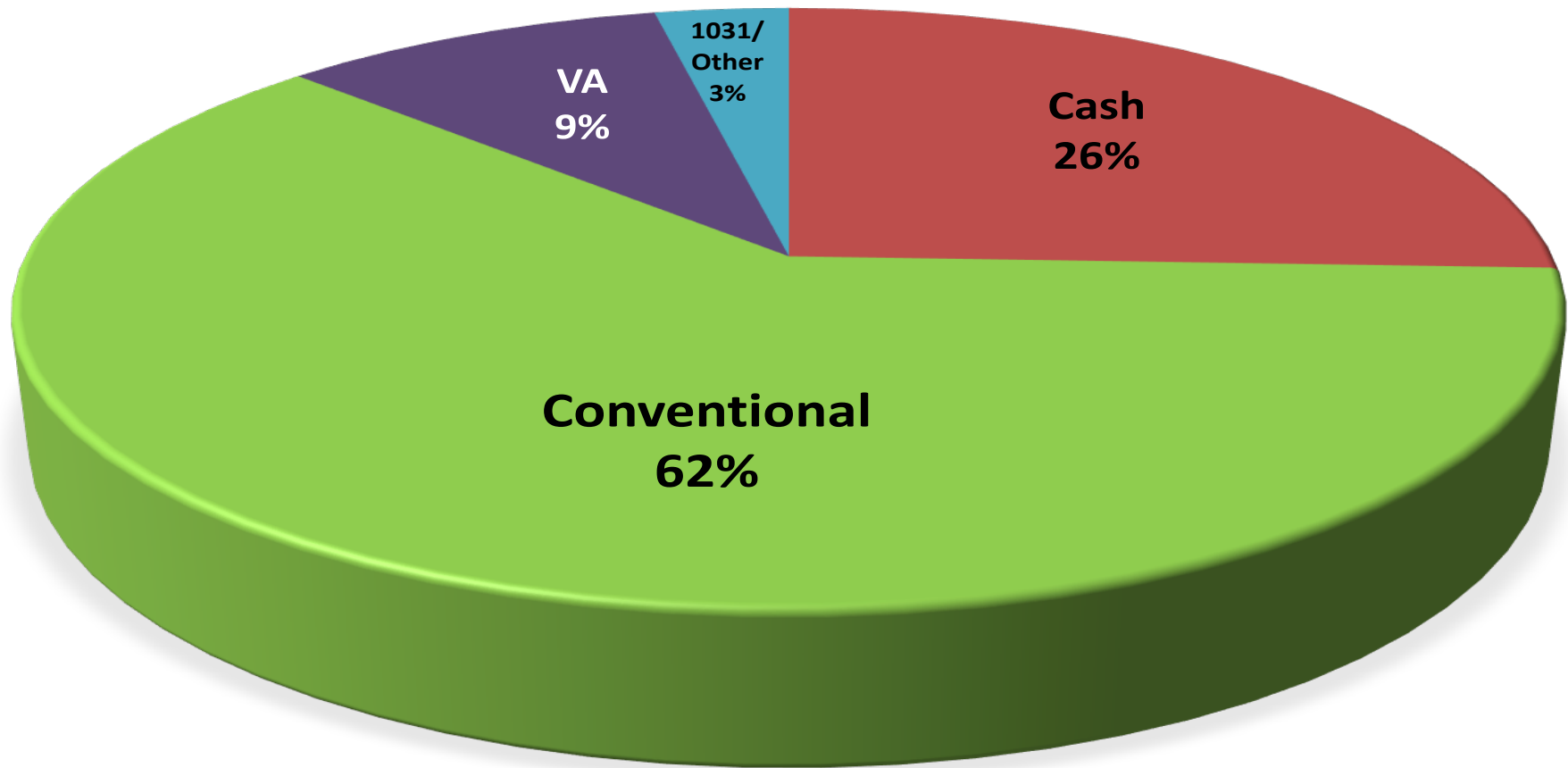




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

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

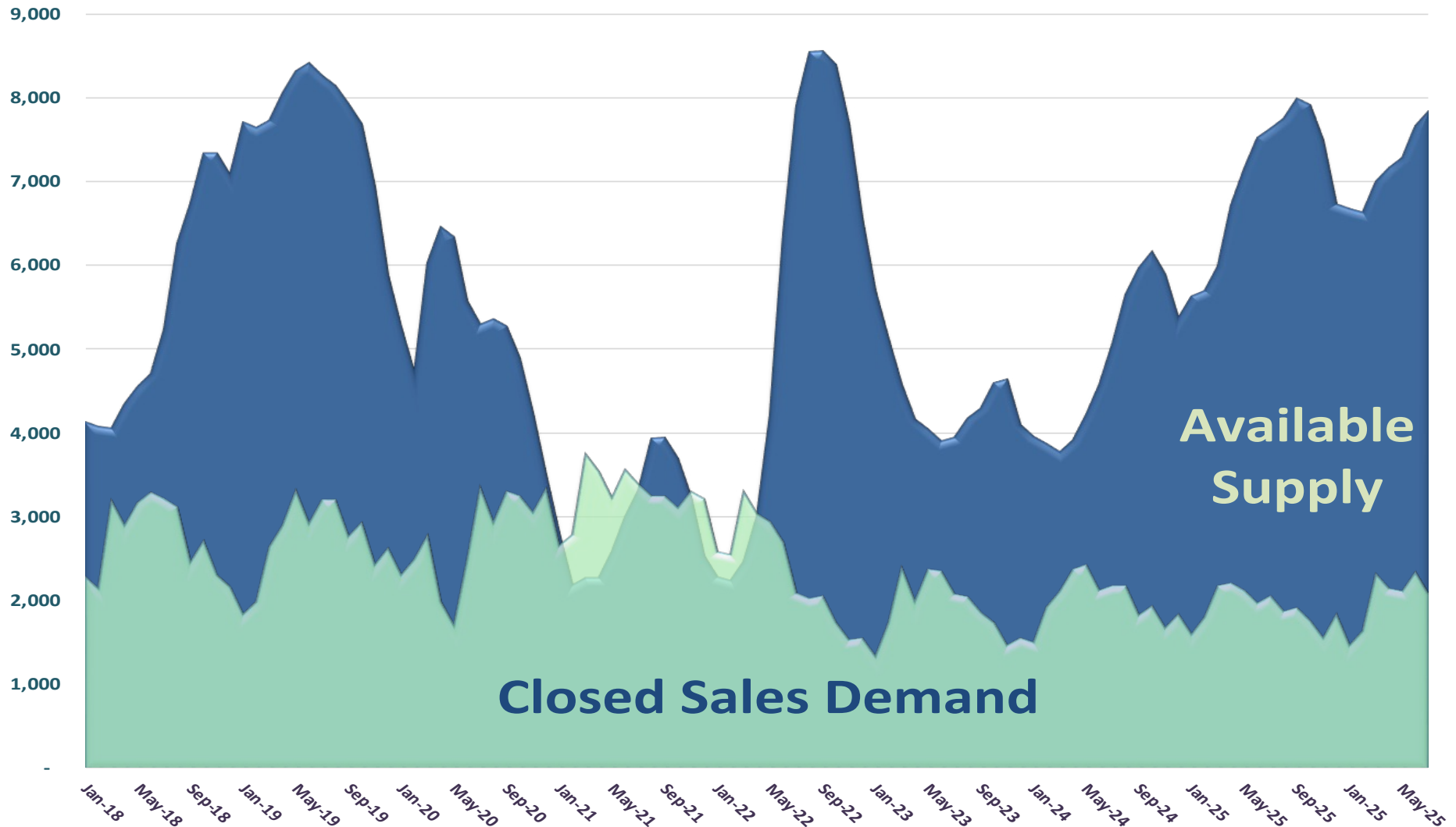




# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

## Supply vs Demand - Single Family Residential



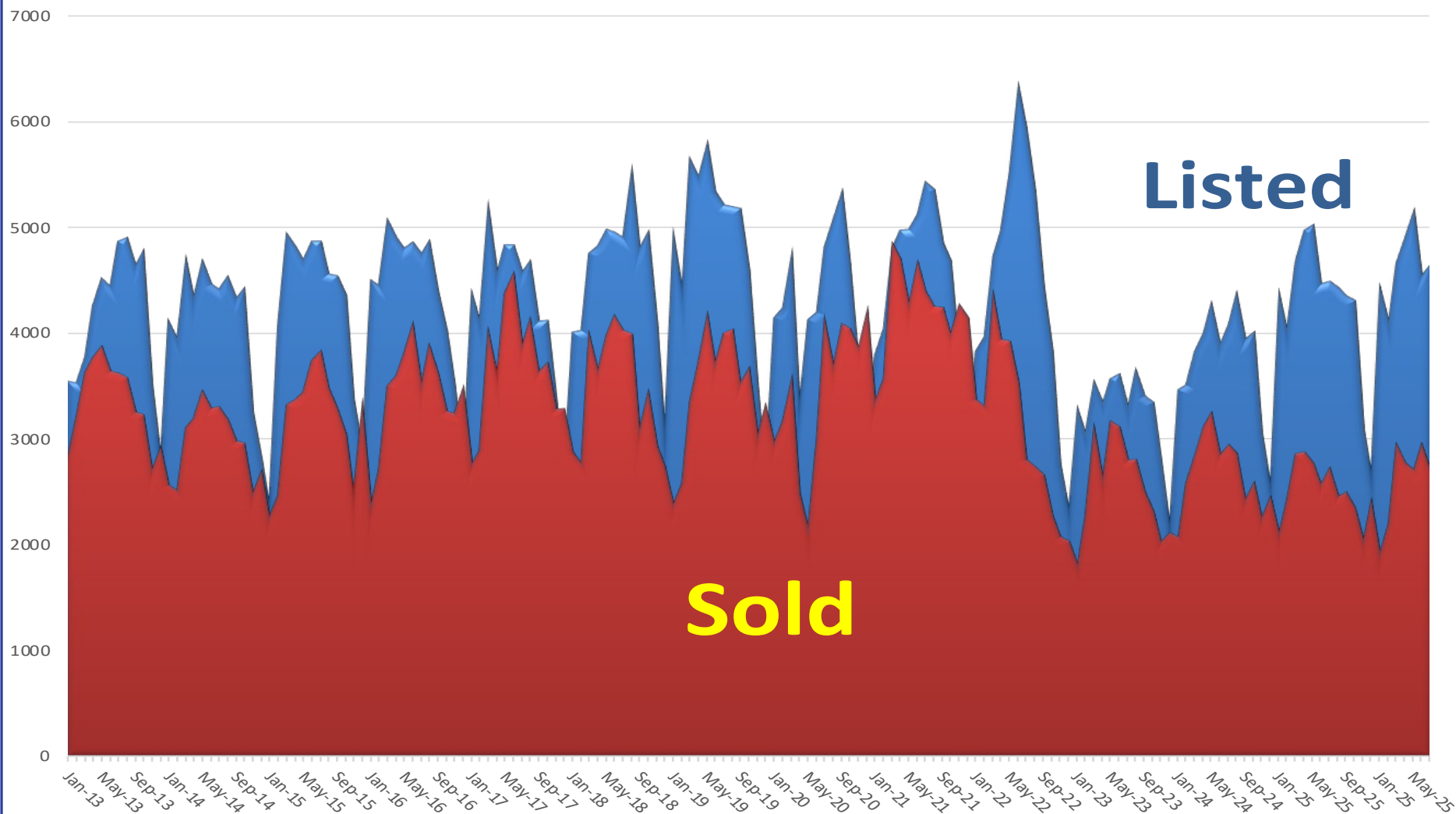
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on Julv 2026 Data



# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

## Residential Listings Taken vs Listings Sold

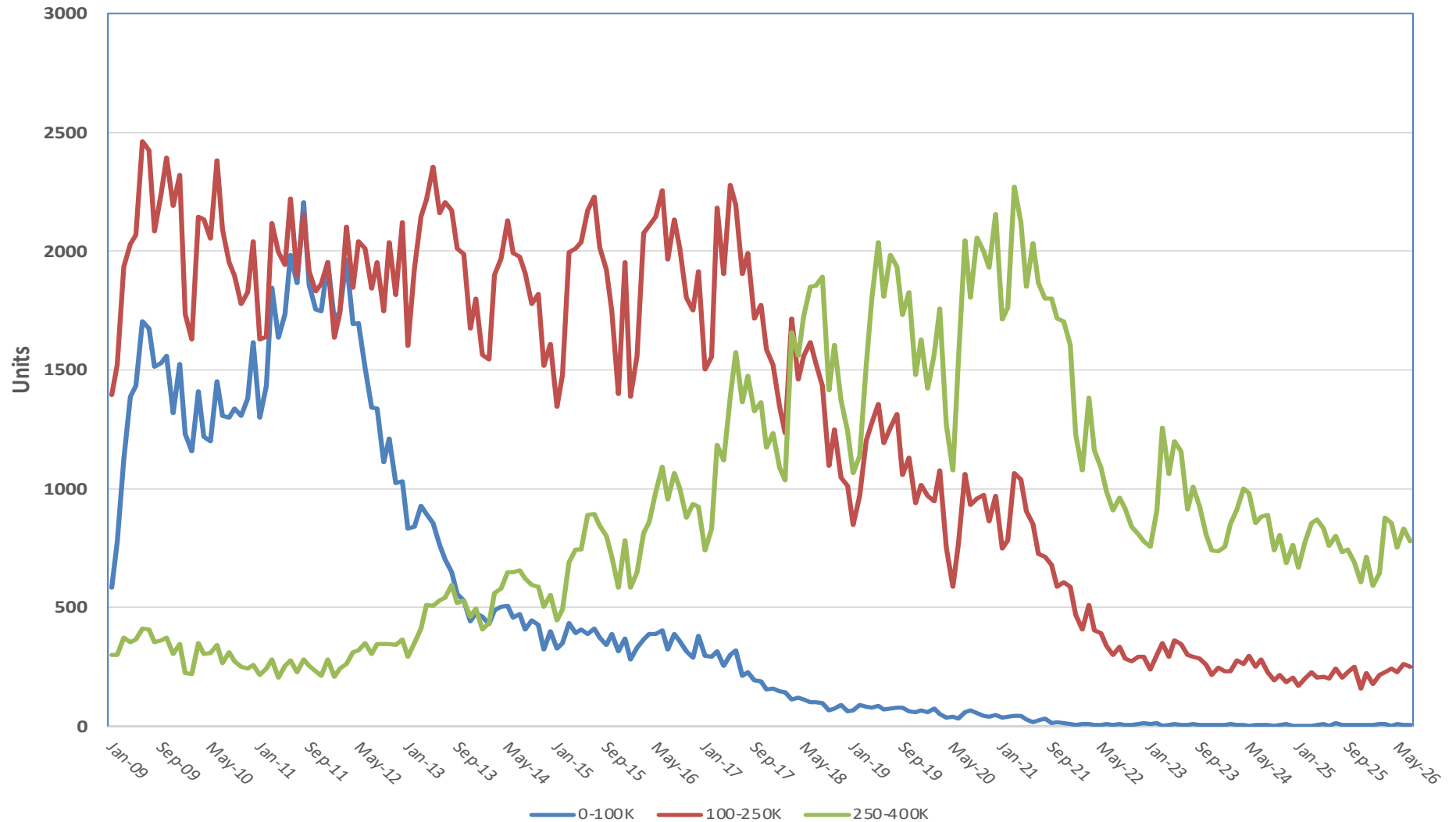


Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on July 2026 Data



# Las Vegas Market Update - August 2026

## Closed Units By Price Point - RES & VER



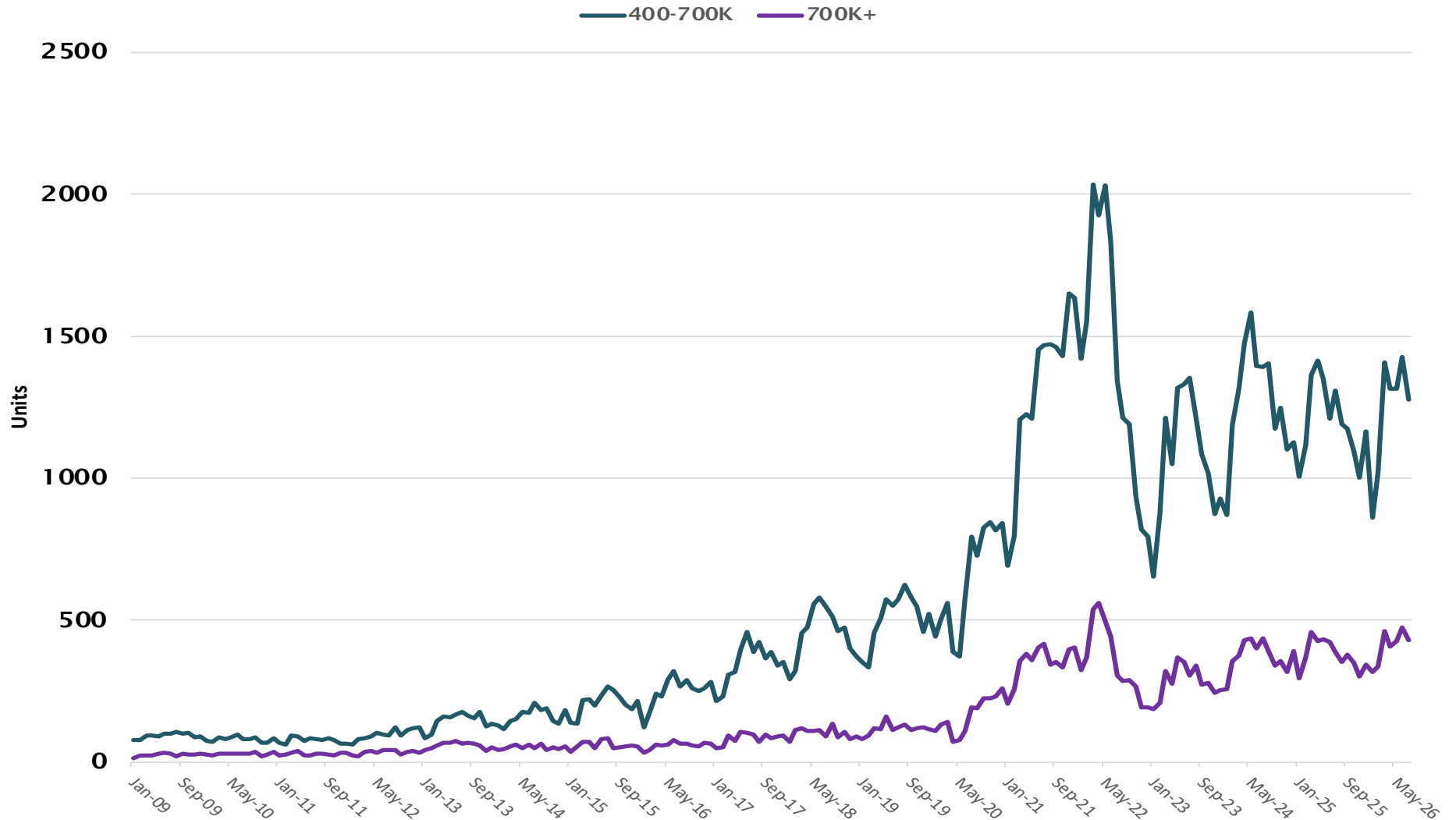
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on July 2026 Data



# EQUITY TITLE OF NEVADA

## Las Vegas Market Update - August 2026

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



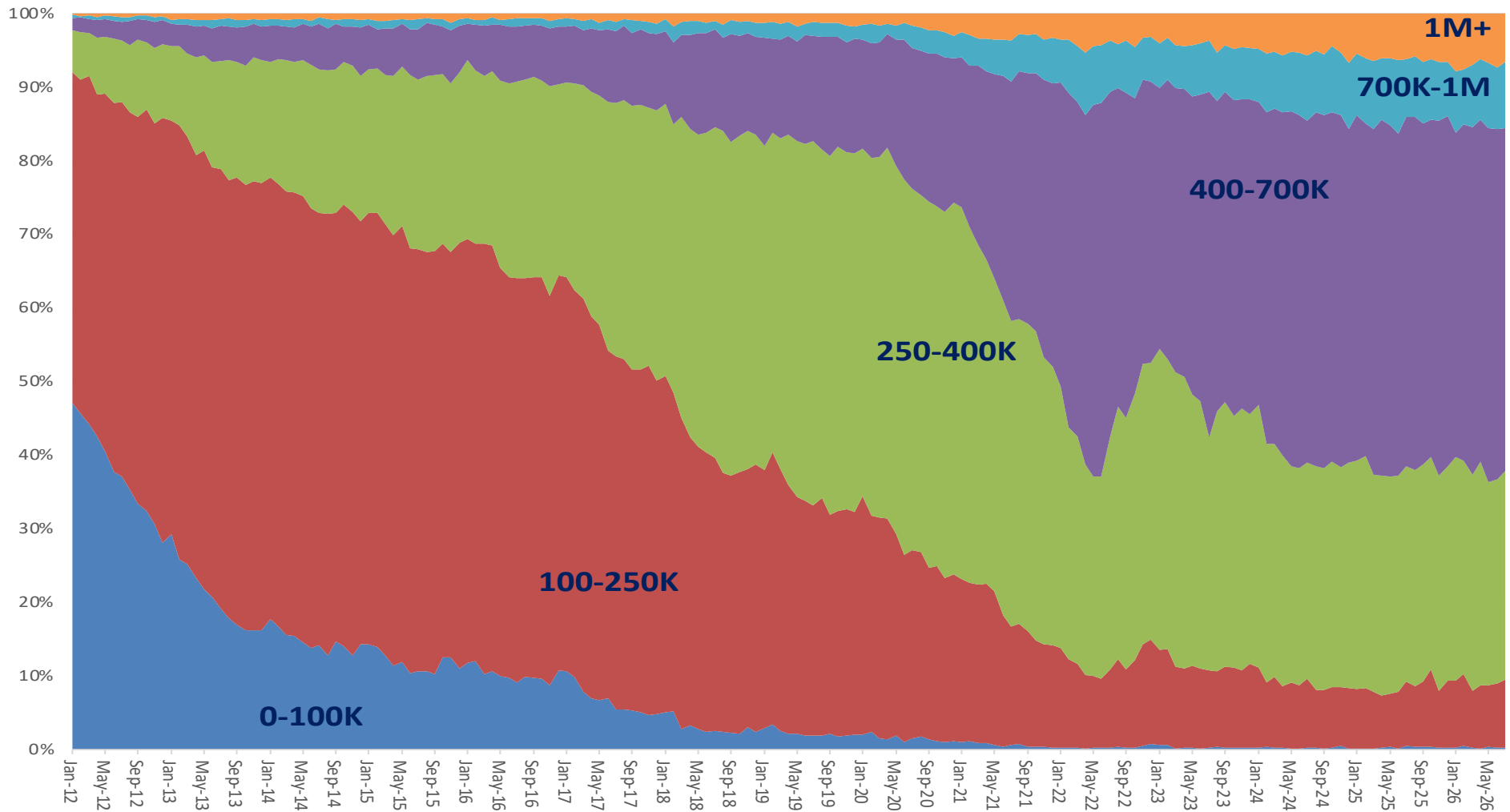
Prepared by Forrest Barbee \* Information deemed reliable, but not guaranteed \* Resale Market Only \* Based on Julv 2026 Data



# EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

## Closing Trend by Price Point Residential and High Rise



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