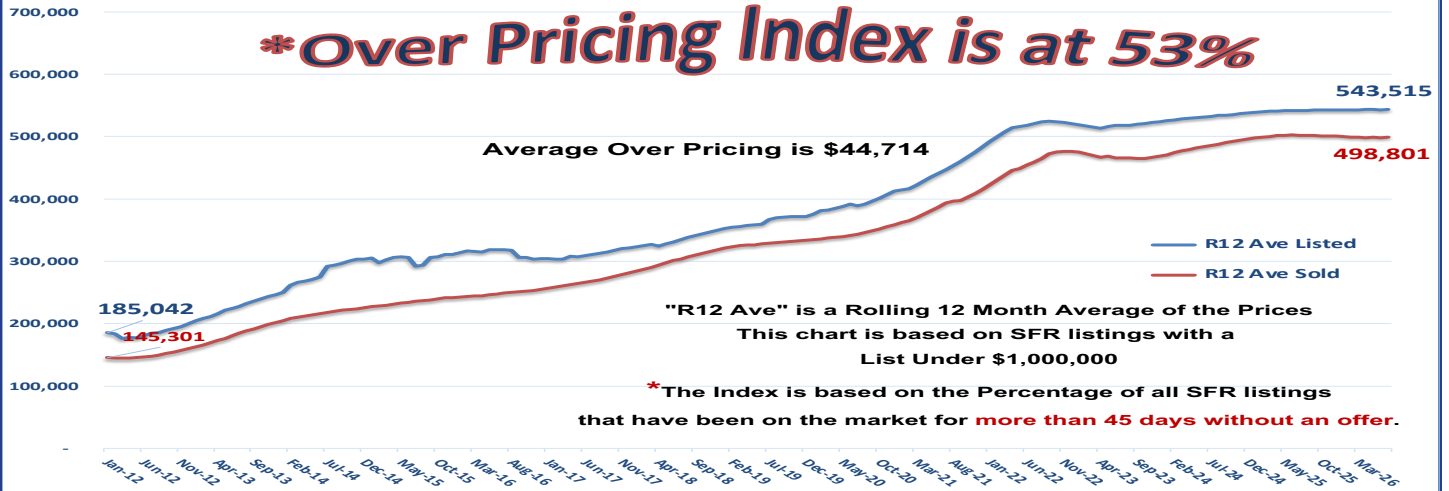




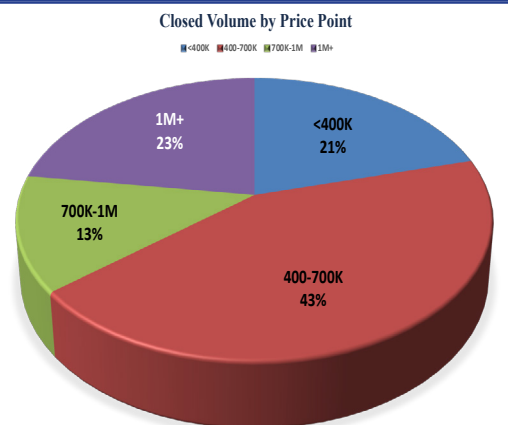
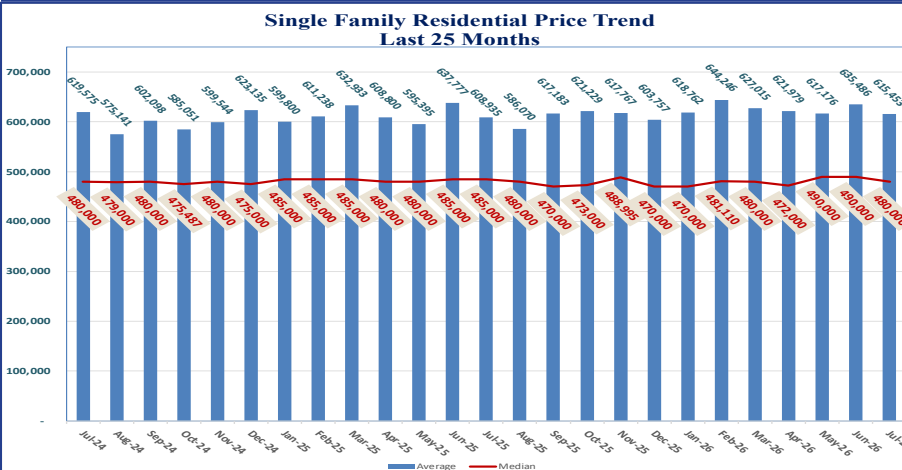
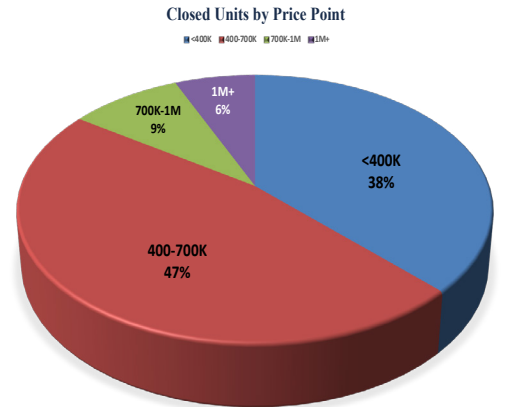
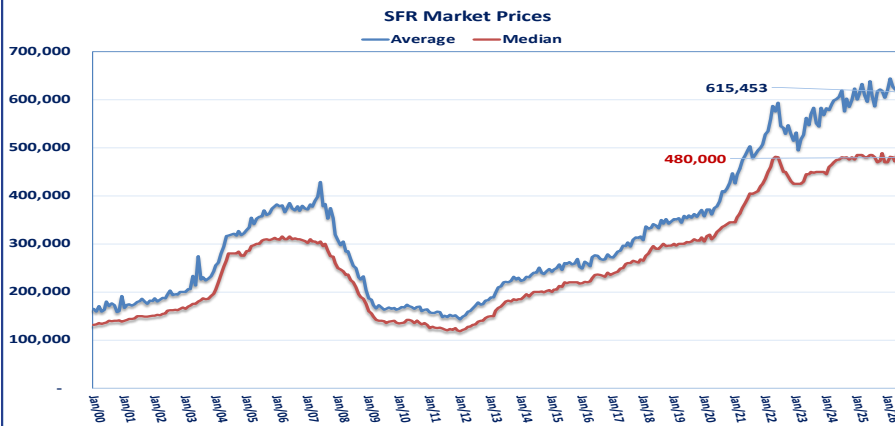
EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

SFR Average List vs Closed Sale Prices



	Closed 2025	Closed 2026	Change	% Change
Units	18,835	18,685	(150)	-0.8%
Volume (000)	\$ 10,315,861	\$ 10,527,379	\$ 211,518	2.1%





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
<i>Total Residential</i>	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 (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

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>	4,533	10,458	2,977	2,845	479,500	744,909	450,000	583,467	4.4	21.2%	54
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

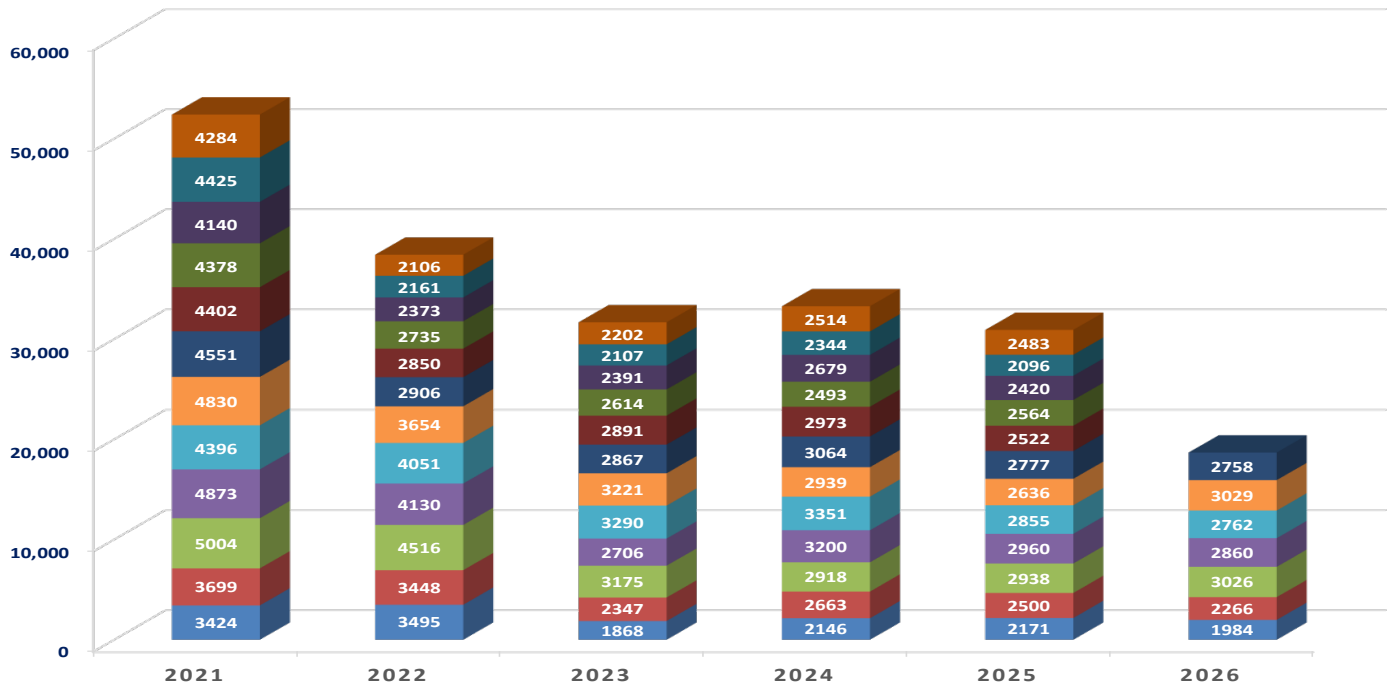


EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

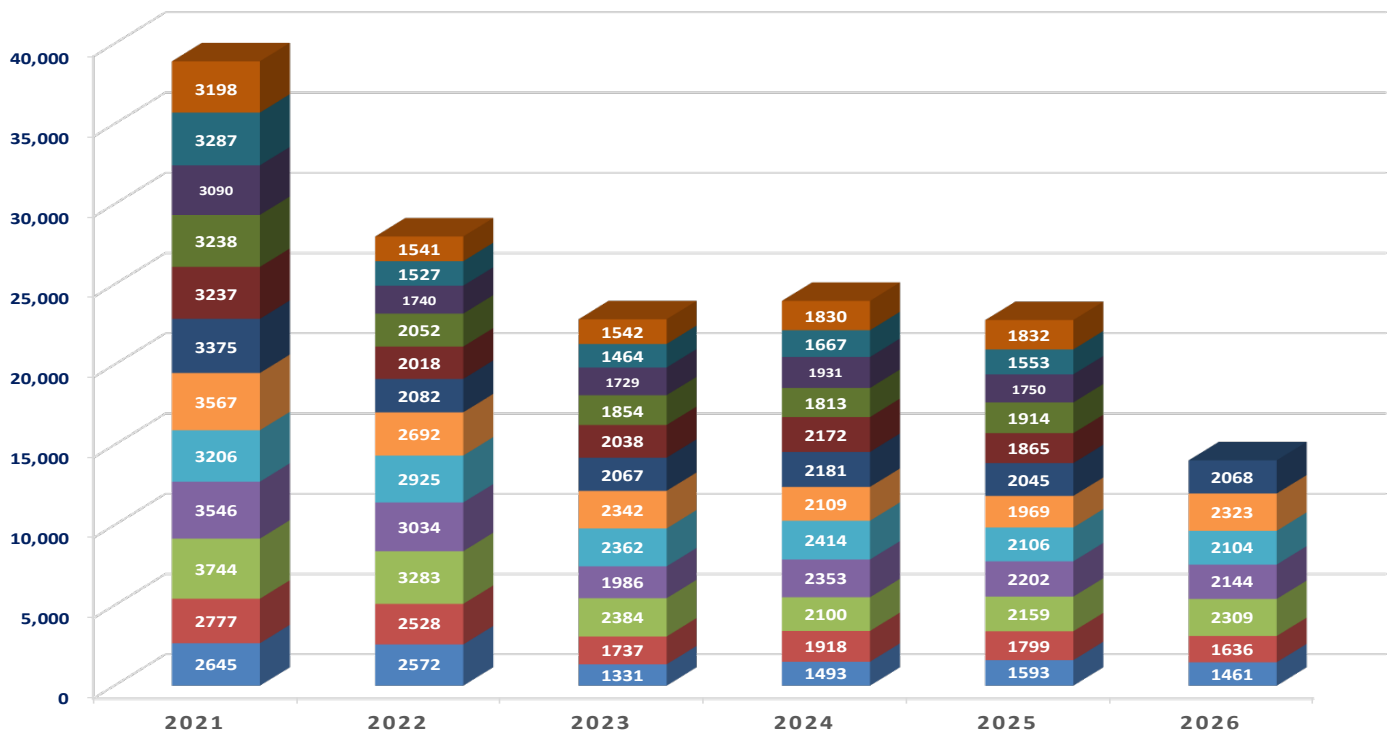
ALL RESALE CLOSINGS - RES, VER, MULTI

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



SINGLE FAMILY RESIDENTIAL CLOSINGS

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

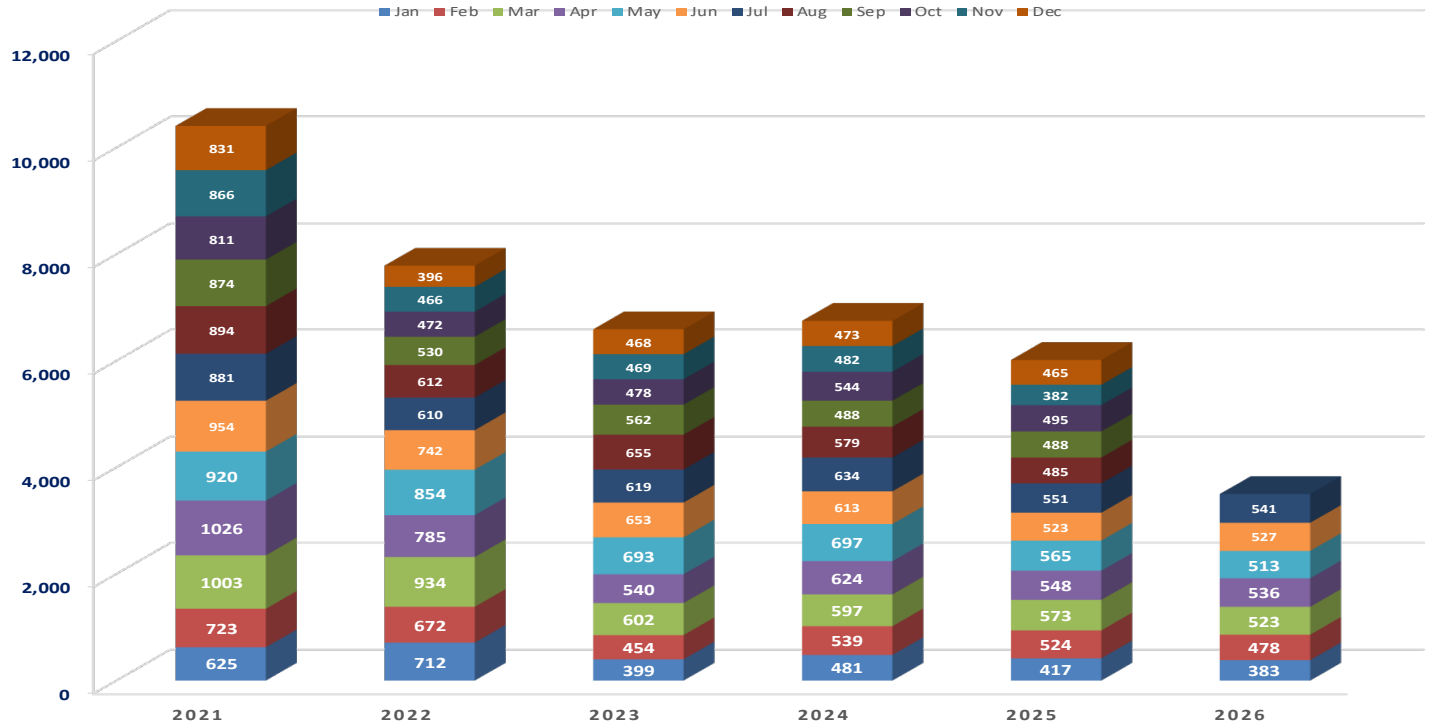




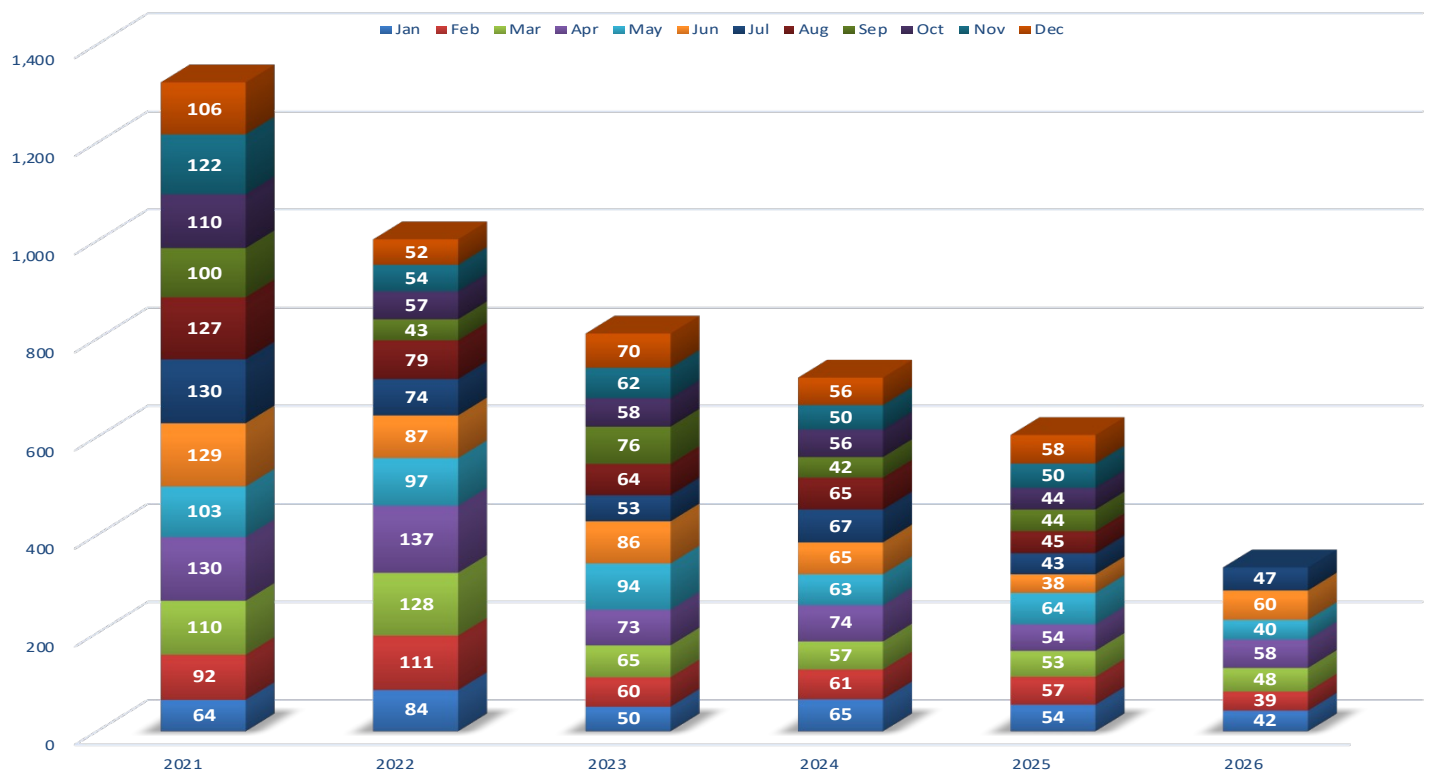
EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

CONDO / TOWNHOME CLOSINGS



VERTICAL / HI-RISE CLOSINGS



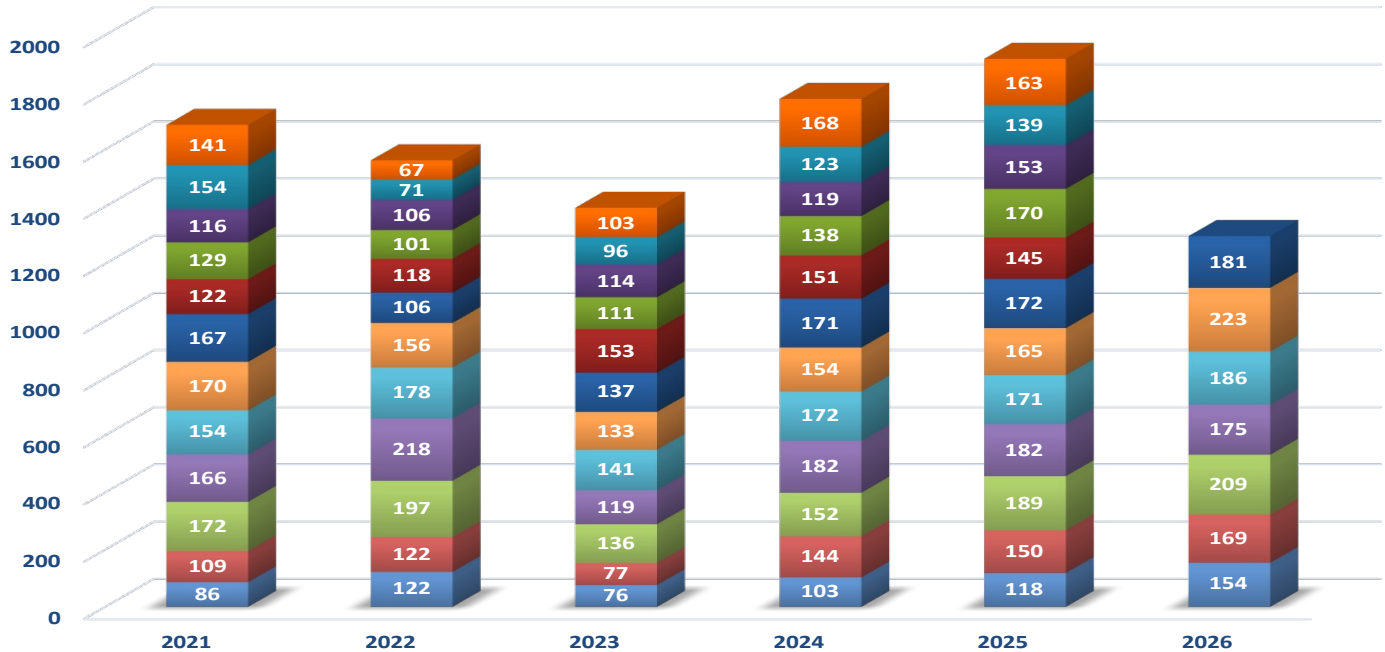


EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

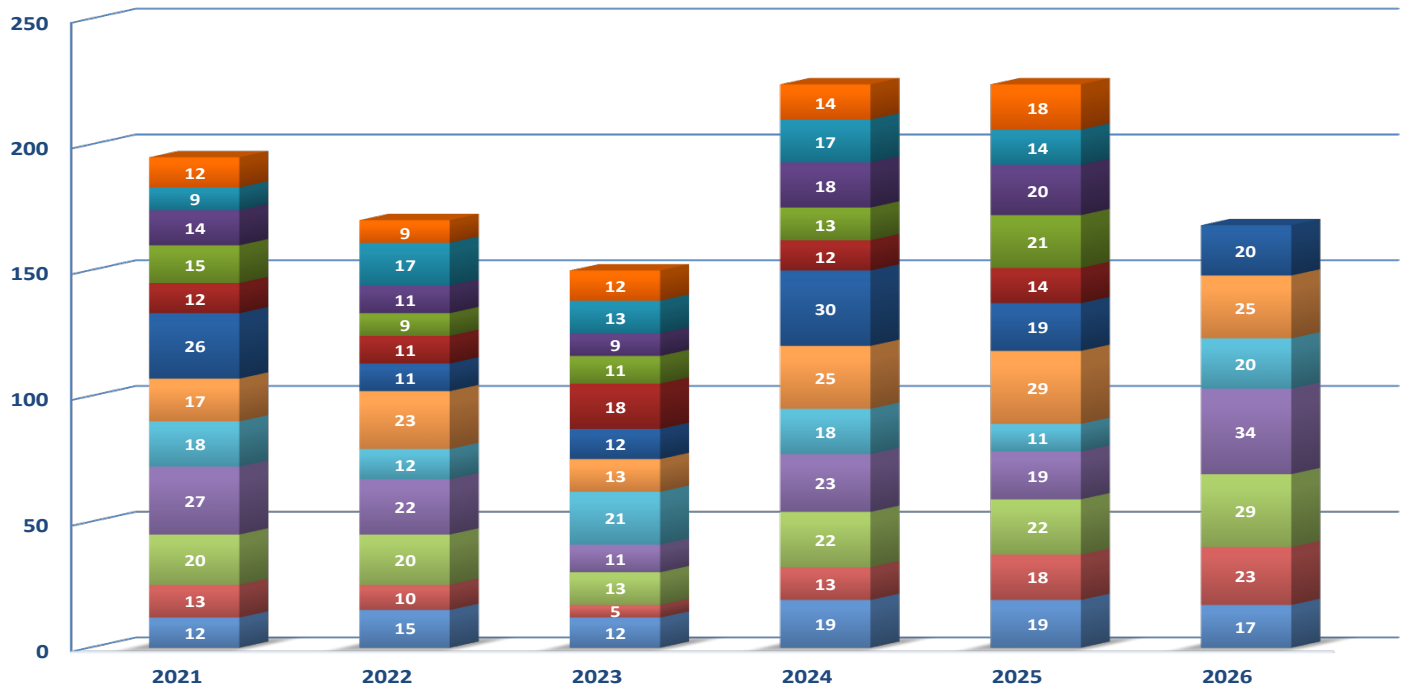
LUXURY SALES \$1,000,000 AND OVER

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



LUXURY SALES \$3,000,000 AND OVER

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

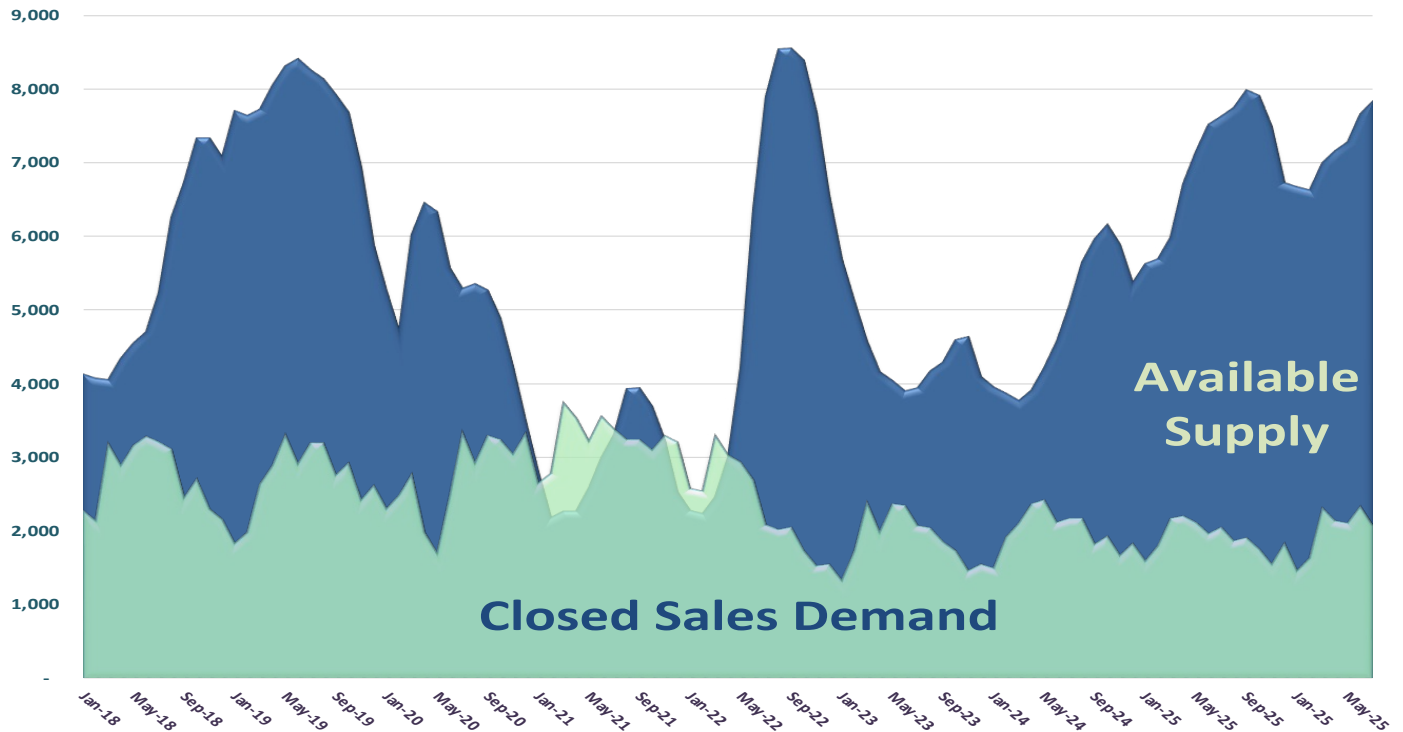




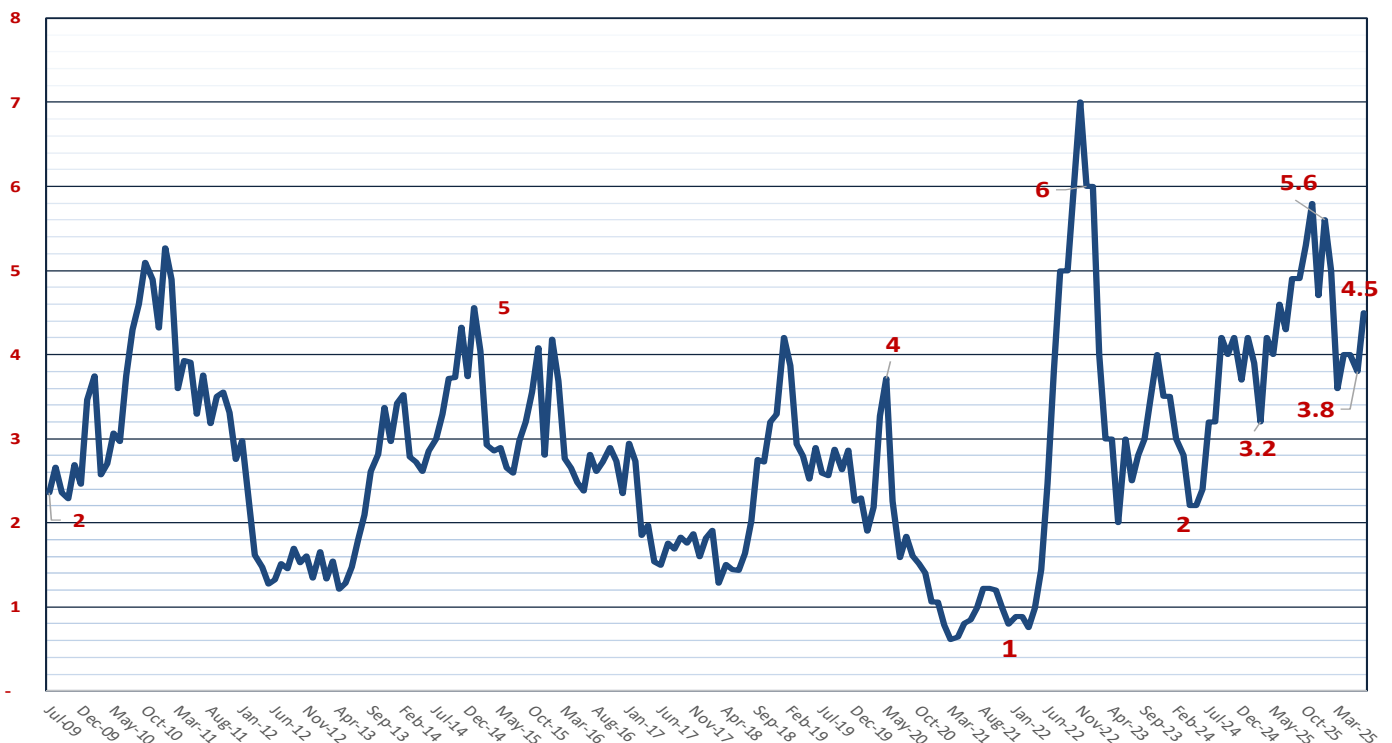
EQUITY TITLE OF NEVADA

Las Vegas Market Update - August 2026

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





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

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

	2026 February	March	April	May	June	July	Price 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	--- -- -- -- --