



EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2026

August 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	3,442	8,138	2,099	1,808	535,000	870,056	475,000	639,579	5.3	17.7%	54
CON/TWH	942	2,863	541	450	275,000	316,253	299,450	302,989	7.6	13.2%	66
Total Residential	4,384	11,001	2,640	2,258	474,888	725,929	442,000	572,499	5.8	16.6%	56
Hi-Rise	135	609	72	47	380,000	662,884	430,000	652,966	16.0	6.9%	132
Multiple Dwelling	42	156	23	14	650,000	648,058	597,500	639,206	12.0	7.8%	63
Vacant Land	246	2,235	98	89	75,000	520,972	90,000	334,380	32.0	3.8%	220
Luxury Sales (RES & VER) \$1M+	412	1,362	202	151	1,700,000	2,666,056	1,550,000	2,260,940	10.2	9.7%	89



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Las Vegas Market Update - September 2026

July 2026 Market Data

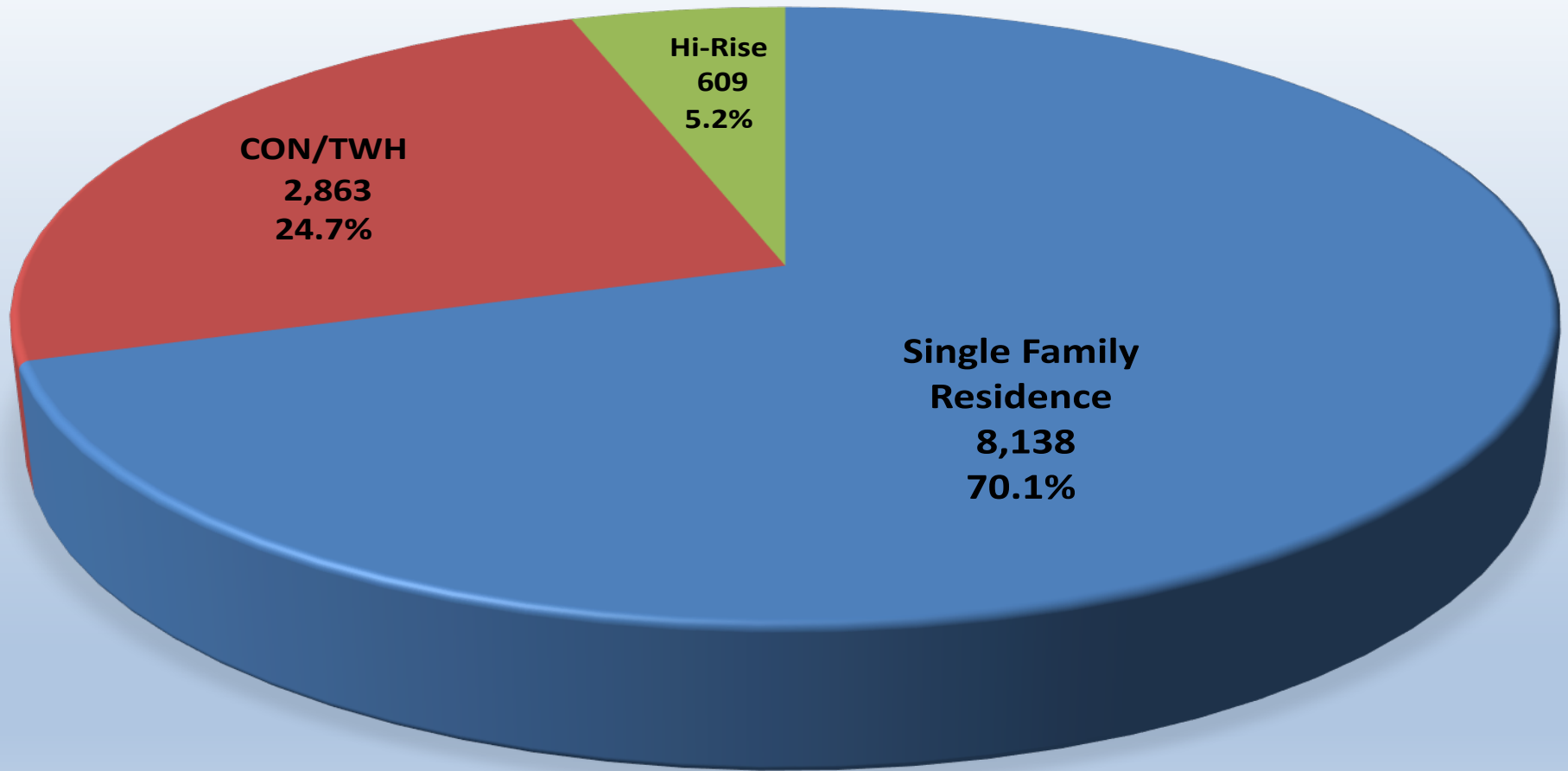
	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average CDOM
SFR	3,597	7,828	2,233	2,068	543,925	885,644	480,000	615,453	4.5	20.6%	51
CON/TWH	1,035	2,859	568	541	274,900	317,827	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 (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 - September 2026

Las Vegas REALTORS * Available Units

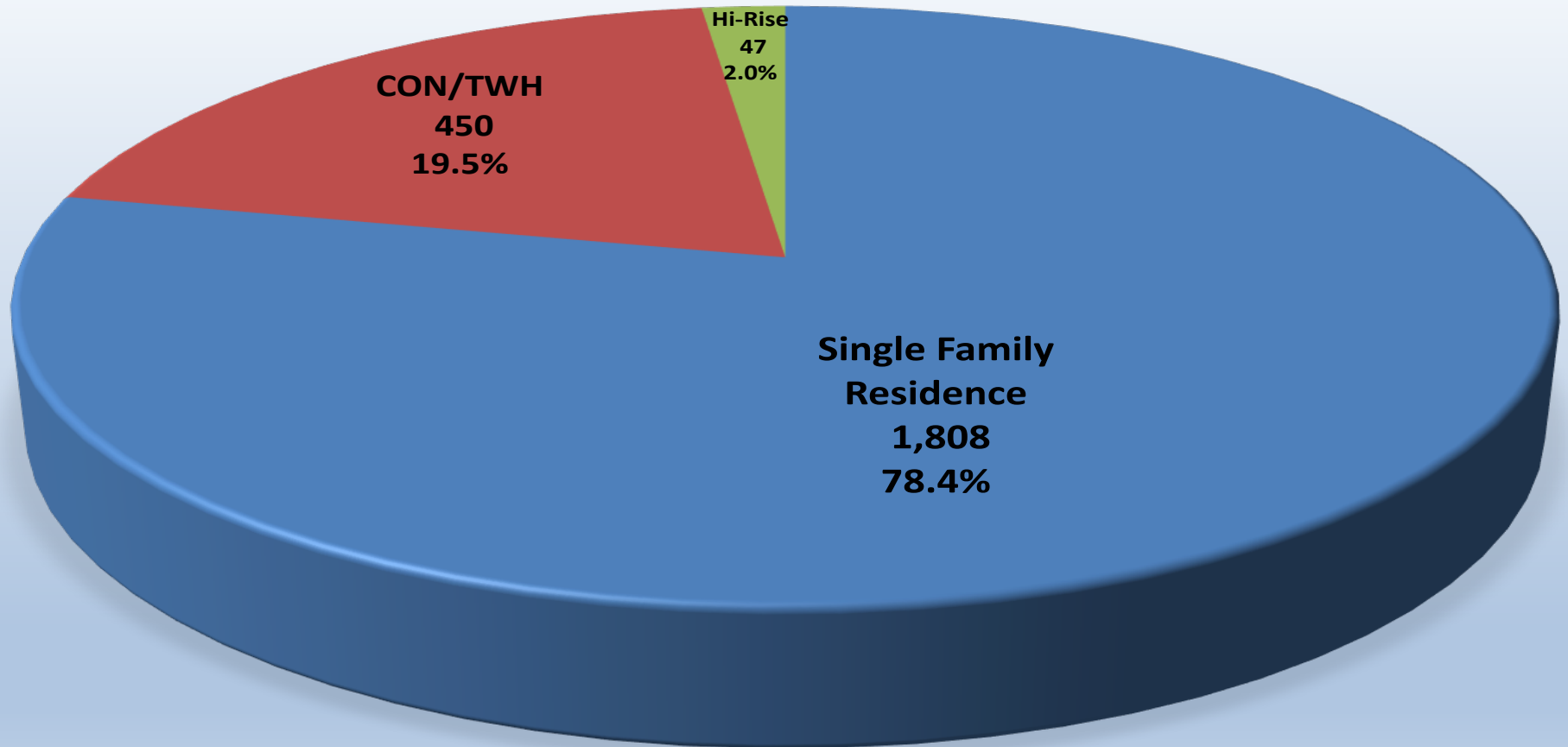




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Las Vegas Market Update - September 2026

Las Vegas REALTORS *Units Sold * Last Month



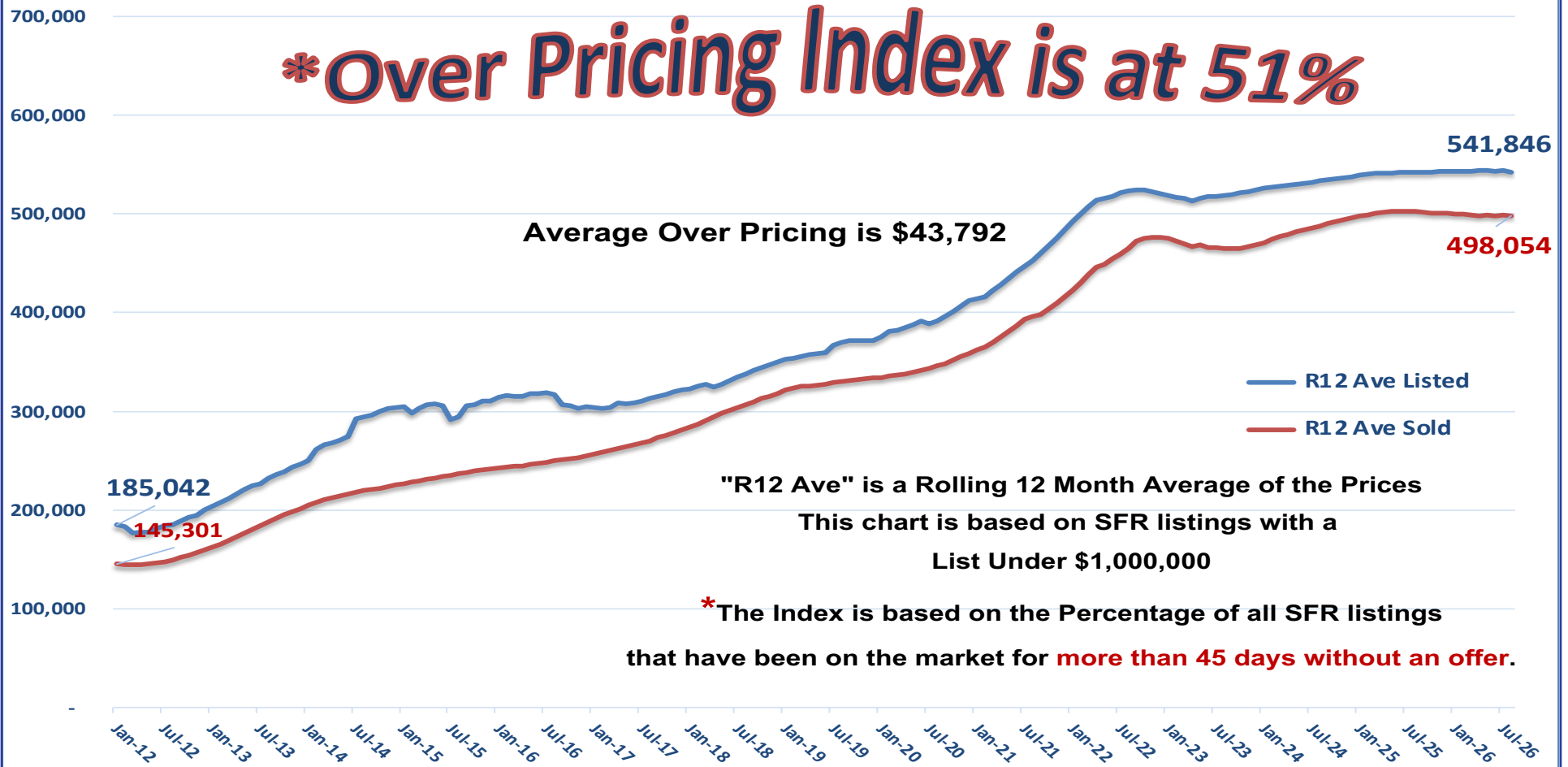


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Las Vegas Market Update - September 2026

SFR Average List vs Closed Sale Prices

***Over Pricing Index is at 51%**

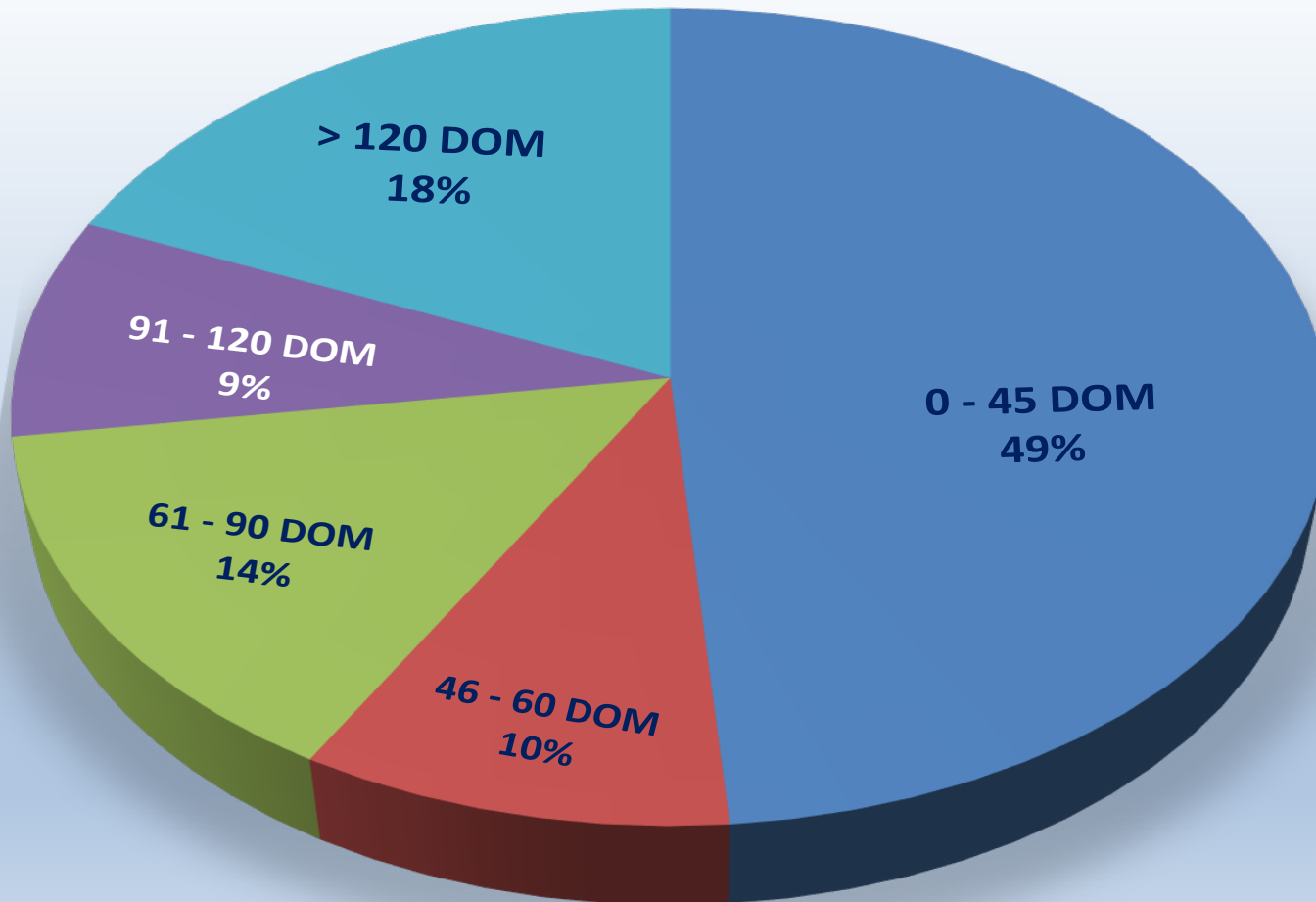




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Las Vegas Market Update - September 2026

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





EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2026

SFR Closed Sales in Selected Communities - Last Six Months

	2026 Mar	Apr	May	Jun	July	Aug	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	12	15	8	16	15	18	-----	4	553,413	35
Anthem	7	9	7	4	6	8	-----	4	684,057	23
Anthem Cnty Club	13	14	6	12	7	4	-----	7	2,143,378	53
Cadence	54	65	53	64	48	48	-----	4	543,002	58
Centennial Hills	23	13	17	15	23	18	-----	5	598,176	34
Desert/South Shores	13	12	11	12	11	13	-----	5	773,956	87
Green Valley	28	26	19	31	18	14	-----	9	577,111	66
Green Valley Ranch	12	13	9	10	12	7	-----	6	648,970	37
Inspirada	30	30	27	24	31	34	-----	3	649,221	58
Iron Mountain Ranch	4	5	5	4	6	8	-----	4	539,556	66
Lake Las Vegas	30	20	23	33	16	18	-----	12	932,631	76
Lone Mountain	5	8	14	7	12	5	-----	10	704,944	51
MacDonald Highlands	5	10	3	5	3	6	-----	9	5,262,880	128
Mountains Edge	37	36	32	49	32	29	-----	6	533,044	48
Peccole Ranch	8	11	10	10	11	9	-----	3	618,939	33
Providence	13	16	20	21	26	14	-----	7	503,252	52
Red Rock Cntry Club	3	6	10	13	5	4	-----	8	2,592,600	71
Rhodes Ranch	11	14	14	8	11	11	-----	7	578,701	36
Seven Hills	14	5	11	13	7	10	-----	7	1,084,022	45
Siena (SFR & TWH)	7	18	5	11	13	9	-----	5	793,203	41
Silverado Ranch	26	17	16	22	20	16	-----	6	493,533	63
Silverstone Ranch	7	6	10	9	3	2	-----	10	592,295	58
Skye Canyon	22	28	29	32	25	29	-----	4	570,737	66
Southern Highlands	31	30	36	28	32	23	-----	7	1,060,298	78
Spring Valley	15	14	18	16	21	14	-----	5	496,188	36
Summerlin	53	26	38	34	34	17	-----	10	1,125,847	66
Sun City Anthem	33	20	35	38	26	28	-----	4	624,957	78
Sun City Summerlin	34	29	31	43	35	36	-----	3	572,593	51
The Lakes	17	11	13	17	13	8	-----	5	573,878	40
The Ridges	3	4	2	3	1	4	-----	9	5,142,000	100
Tuscany	8	6	13	8	4	6	-----	7	569,301	52
Other Groups										
Clark County	2,250	2,090	2,031	2,237	2,005	1,728	-----	5.3	632,866	53
Boulder City	17	18	11	19	15	9	-----	9	633,934	62
Pahrump	54	46	59	70	56	65	-----	7	394,202	86
High Rise Sales	48	58	40	60	47	45	-----	16	708,932	132
Luxury Sales (\$1M+)	209	176	186	223	183	151	-----	10.2	2,065,595	89

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EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2026

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

	2026 March	April	May	June	July	August	Price Movement
Aliante	590,015	519,847	515,988	588,328	562,333	535,150	■ — — — ■ — —
Anthem	783,571	741,603	675,571	621,225	621,667	617,875	■ — — — — —
Anthem Cnty Club	1,805,769	2,307,857	1,172,417	2,220,315	2,385,714	3,466,475	— — — — — ■
Cadence	535,112	532,891	565,212	537,427	541,984	549,498	— — ■ — — —
Centennial Hills	498,037	657,520	559,371	680,850	659,978	572,056	— ■ — — ■ —
Desert/South Shores	791,961	705,317	672,091	862,600	703,636	883,181	— — — — ■ ■
Green Valley	590,621	617,846	552,095	554,772	551,500	590,786	■ ■ — — — —
Green Valley Ranch	566,500	645,615	567,667	773,000	649,050	723,786	— — — — ■ ■
Inspirada	655,750	619,062	586,677	723,458	675,848	643,056	■ — — — ■ ■
Iron Mountain Ranch	445,000	656,000	544,400	393,000	550,483	576,113	— ■ — — — ■
Lake Las Vegas	918,334	919,596	923,506	916,603	1,085,334	876,249	— — — — ■ —
Lone Mountain	625,800	533,588	863,532	717,714	519,583	1,041,200	— — — — — ■
MacDonald Highlands	8,442,855	4,404,518	4,706,667	5,185,000	3,143,333	5,446,284	■ — — — — —
Mountains Edge	524,415	572,779	560,748	496,203	552,667	504,755	— ■ ■ — — —
Peccole Ranch	549,350	599,091	628,970	630,100	715,318	563,711	— — — — ■ —
Providence	468,368	460,688	491,963	512,161	520,425	555,157	— — — — ■ ■
Red Rock Country Club	2,033,333	3,076,667	2,411,000	2,496,277	2,560,000	3,093,750	— ■ — — — ■
Rhodes Ranch	548,091	606,971	618,106	570,424	543,000	564,900	— ■ ■ — — —
Seven Hills	789,143	3,109,000	832,500	1,125,061	683,714	987,900	— ■ — — — —
Siena (SFR & TWH)	1,000,500	681,378	919,100	757,864	824,919	783,056	■ — — — — —
Silverado Ranch	449,115	619,523	441,453	509,335	485,600	472,119	— ■ — — — —
Silverstone Ranch	605,843	510,833	540,600	637,000	643,667	769,500	— — — — ■ ■
Skye Canyon	644,449	574,243	554,615	544,861	571,852	555,144	■ — — — — —
Southern Highlands	1,154,448	1,153,500	1,069,297	688,358	976,609	1,366,980	■ — — — — ■
Spring Valley	466,433	431,964	499,383	610,938	508,595	438,429	— — — — ■ —
Summerlin	1,323,700	1,022,112	1,068,178	1,020,997	1,042,894	1,172,179	■ — — — — —
Sun City Anthem	616,790	627,745	639,148	621,403	645,658	600,454	— ■ ■ — — —
Sun City Summerlin	571,385	578,122	509,823	645,110	537,749	570,589	— — — ■ — —
The Lakes	566,115	648,427	530,054	540,882	613,000	565,625	— ■ — — — ■
The Ridges	4,324,667	6,406,250	3,635,000	3,183,333	7,700,000	6,073,750	— — — — ■ ■
Tuscany	644,000	587,500	492,581	560,250	519,000	663,333	■ — — — — ■
Other Groups							
Clark County	631,096	625,841	626,059	641,859	624,005	650,306	— — — — ■ ■
Boulder City	686,311	673,722	692,182	588,574	584,260	562,777	■ ■ ■ — — —
Pahrump	404,294	361,841	404,266	417,578	386,722	380,852	■ — ■ ■ — —
High Rise Sales	767,775	911,959	638,051	672,848	652,966	554,055	■ ■ — — — —
Luxury Sales (\$1M+)	2,076,407	2,223,259	1,879,915	2,065,148	1,929,698	2,260,940	■ — — — — ■

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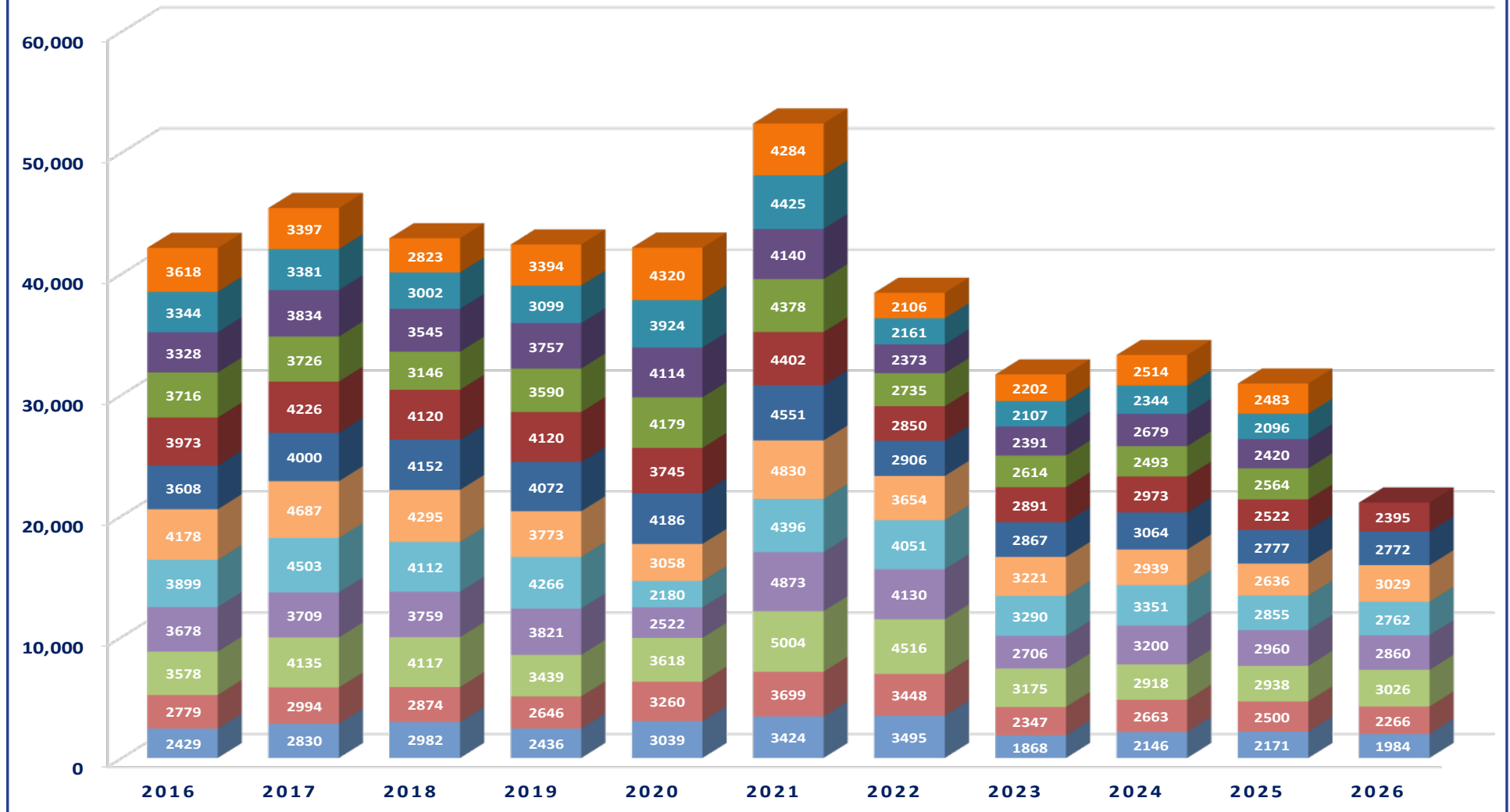


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Las Vegas Market Update - September 2026

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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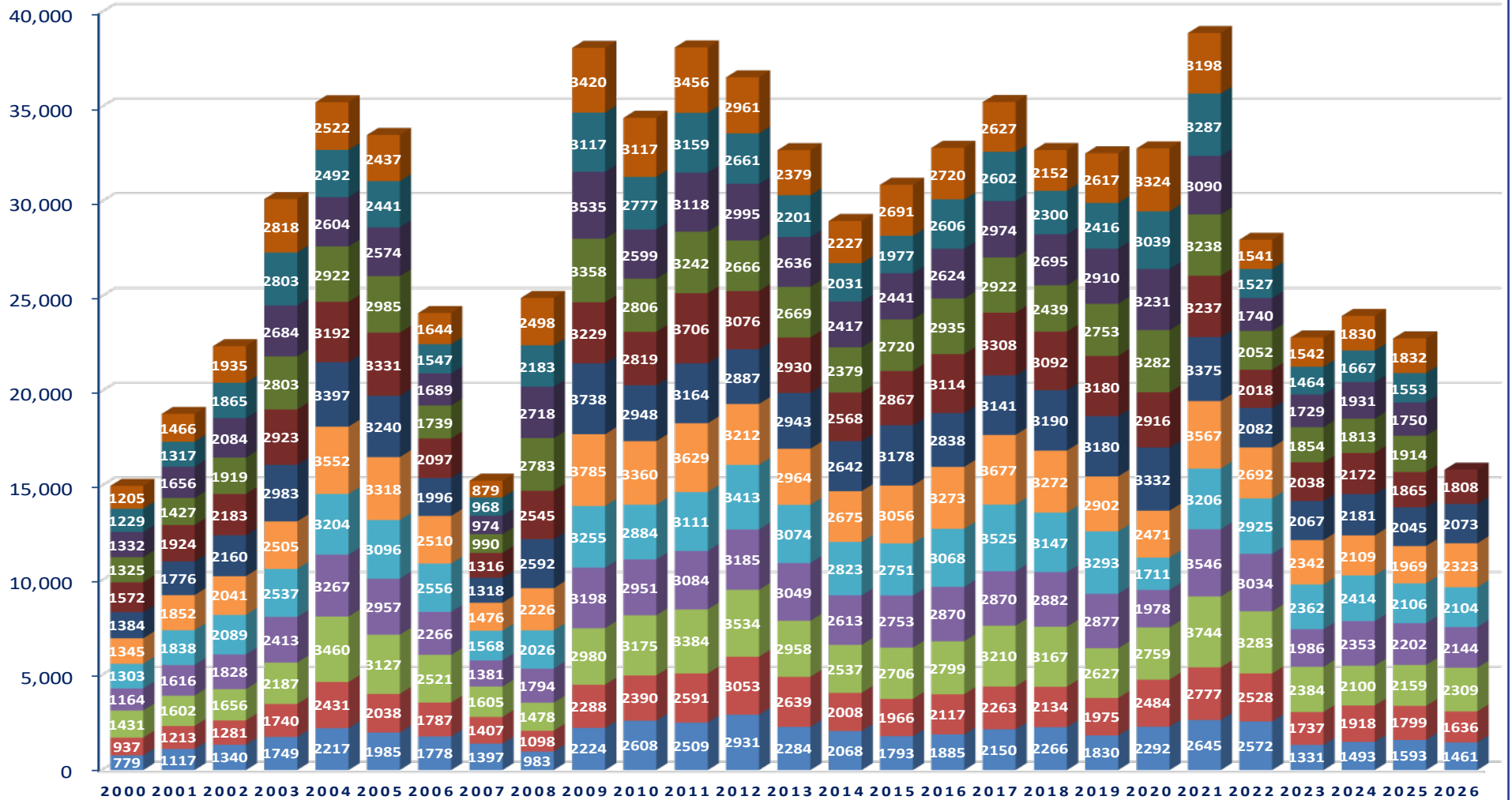


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Las Vegas Market Update - September 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



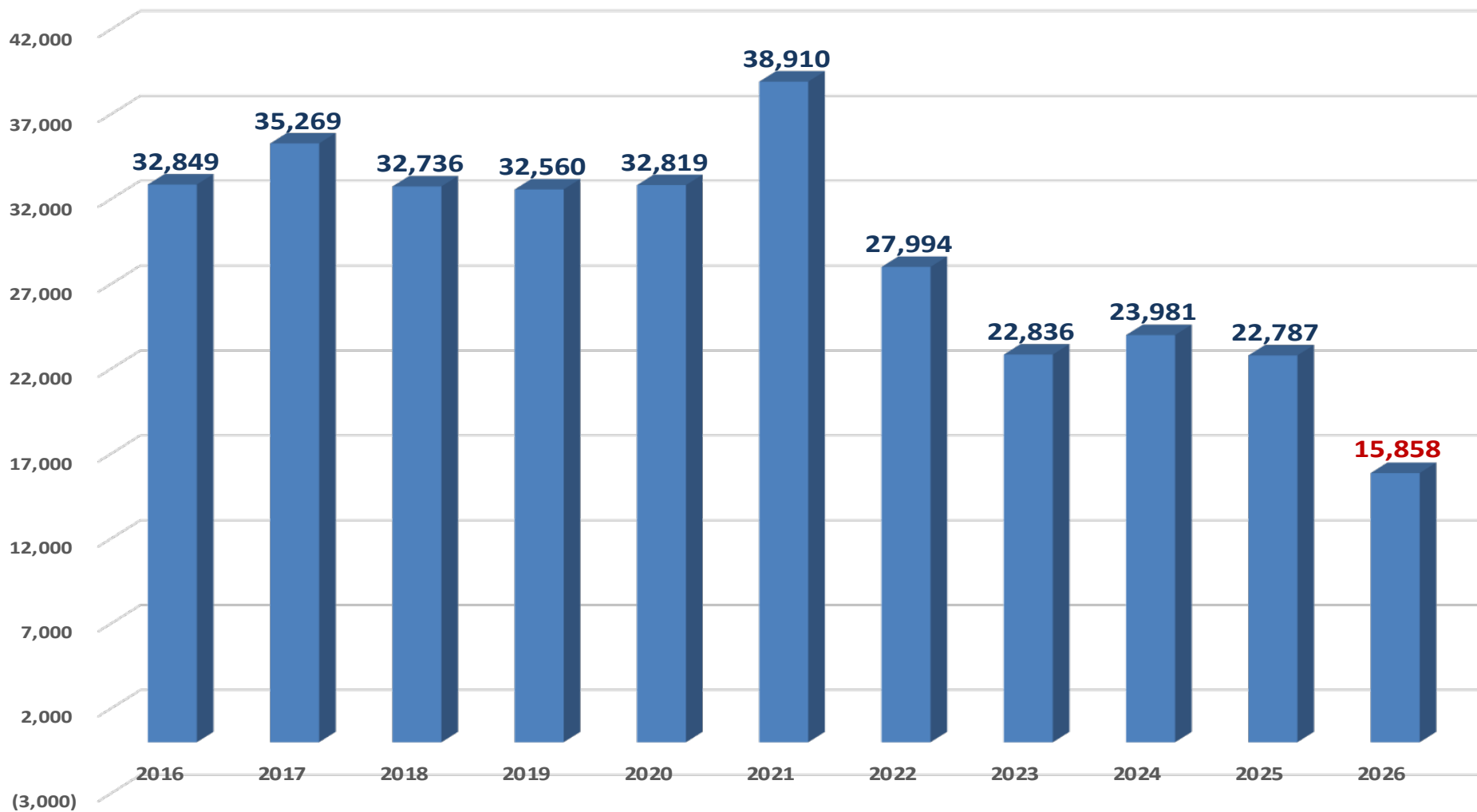
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Las Vegas Market Update - September 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS



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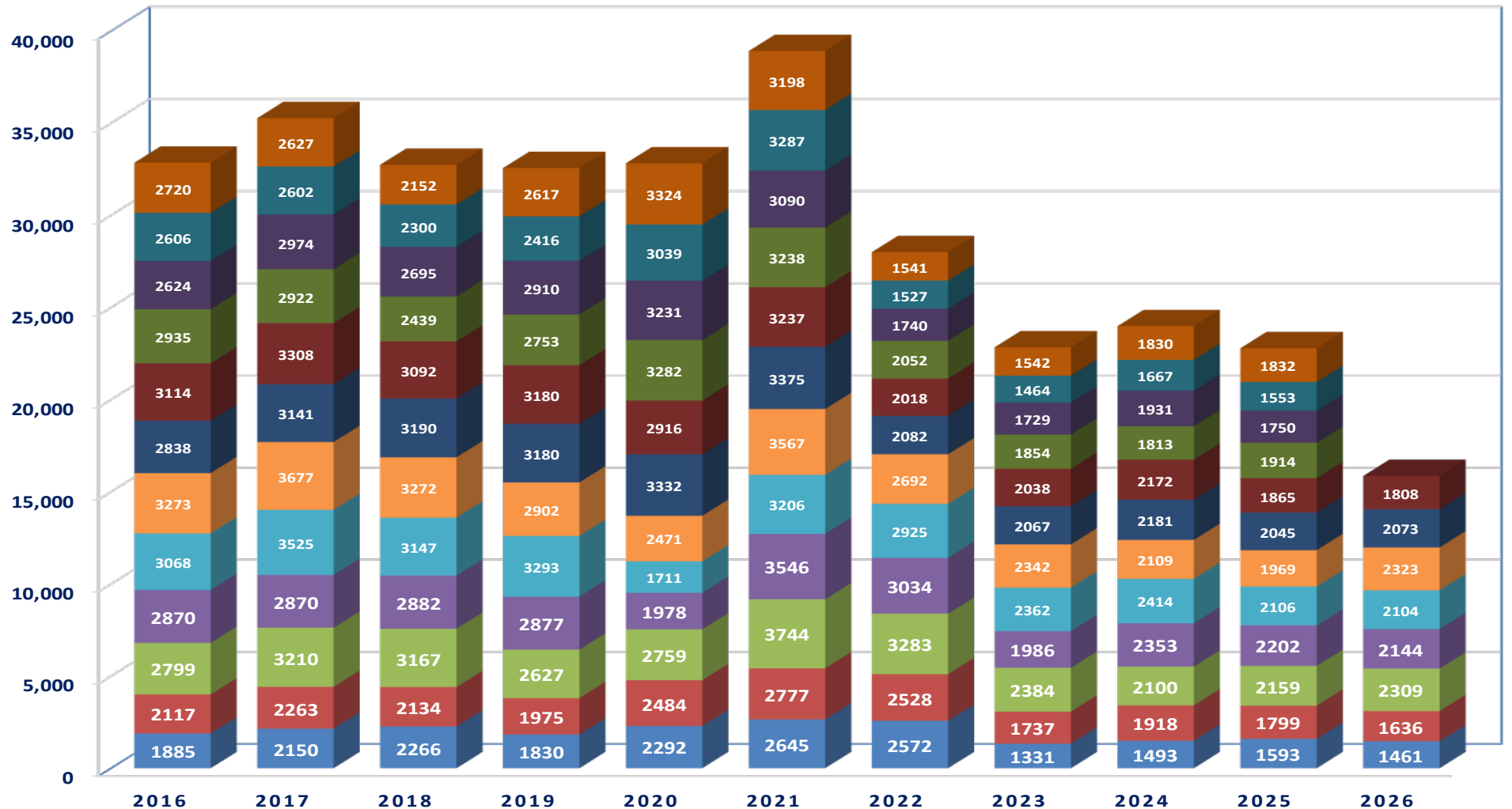


EQUITY TITLE OF NEVADA

Las Vegas Market Update - September 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



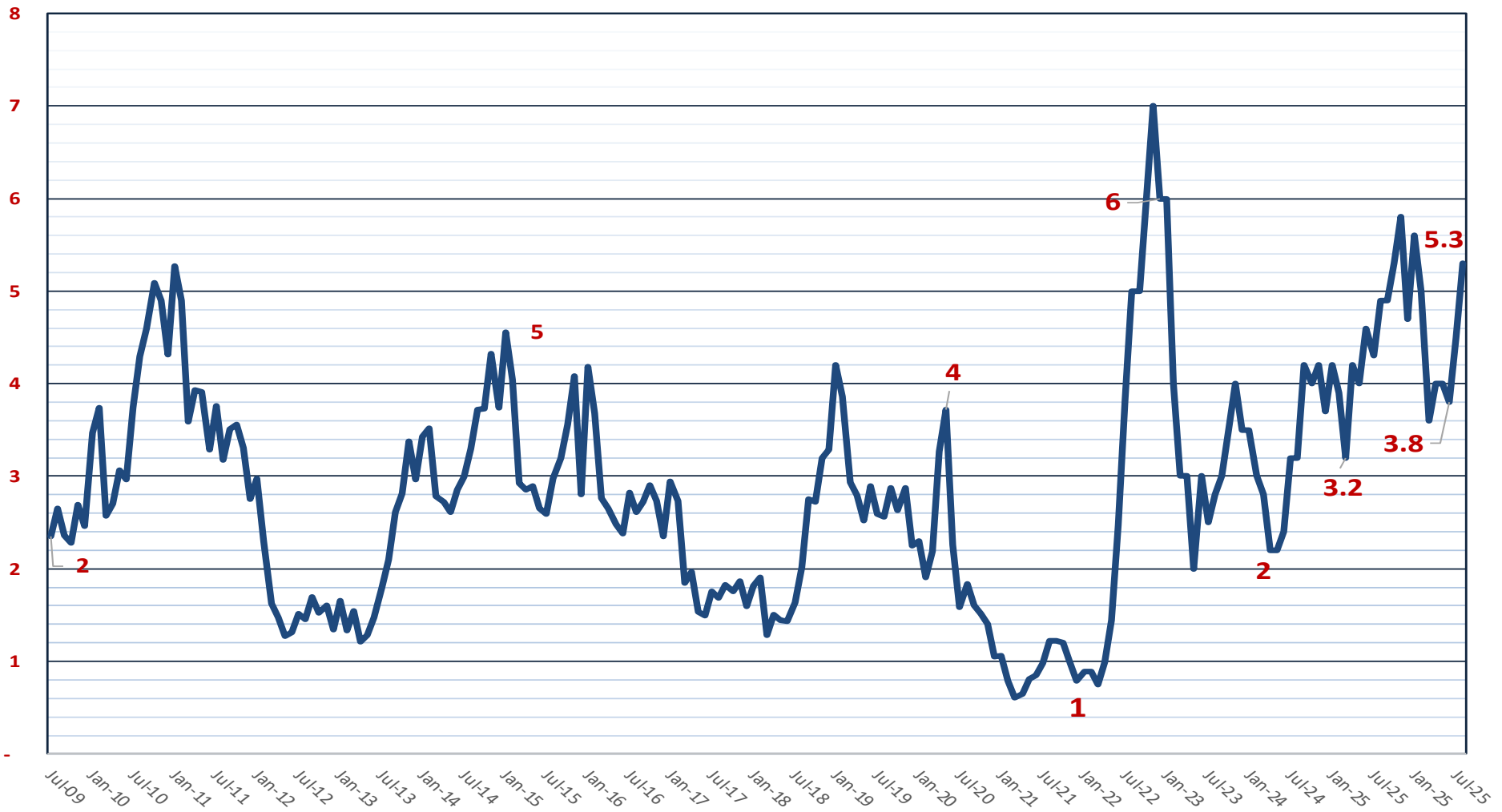
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Las Vegas Market Update - September 2026

Single Family Residential Homes Months of Inventory



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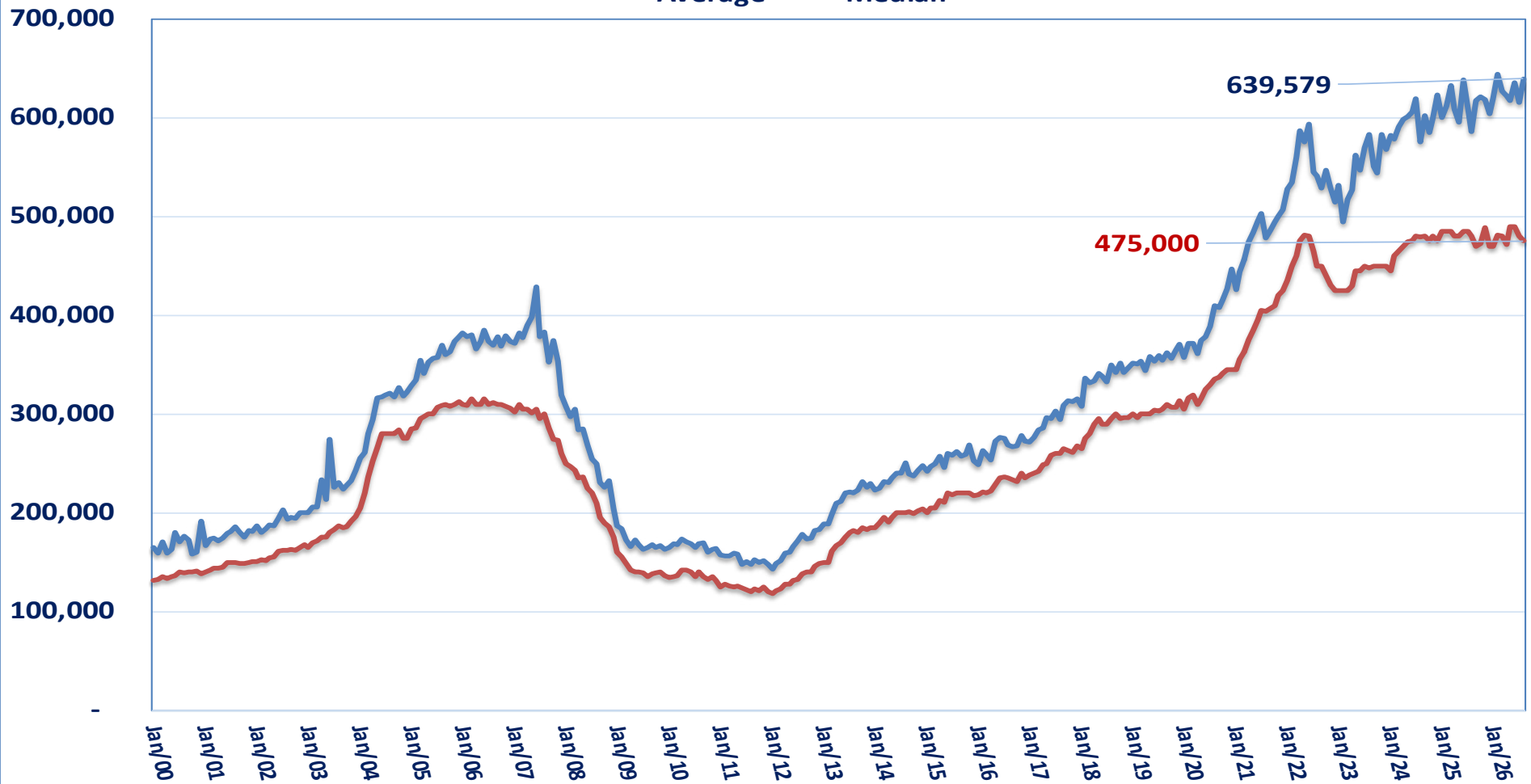


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SFR Market Prices

— Average — Median

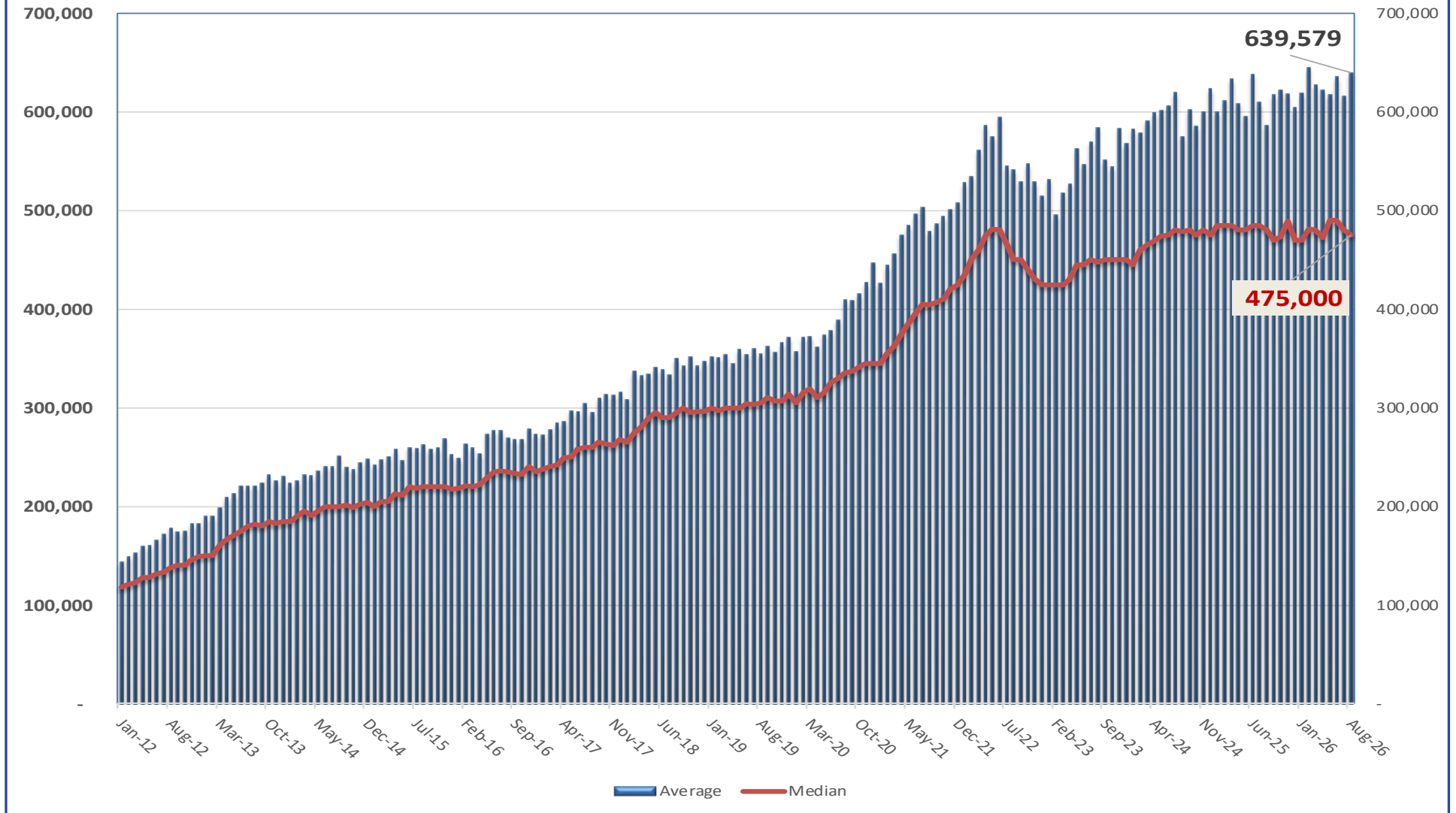




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Single Family Residential Price Trend



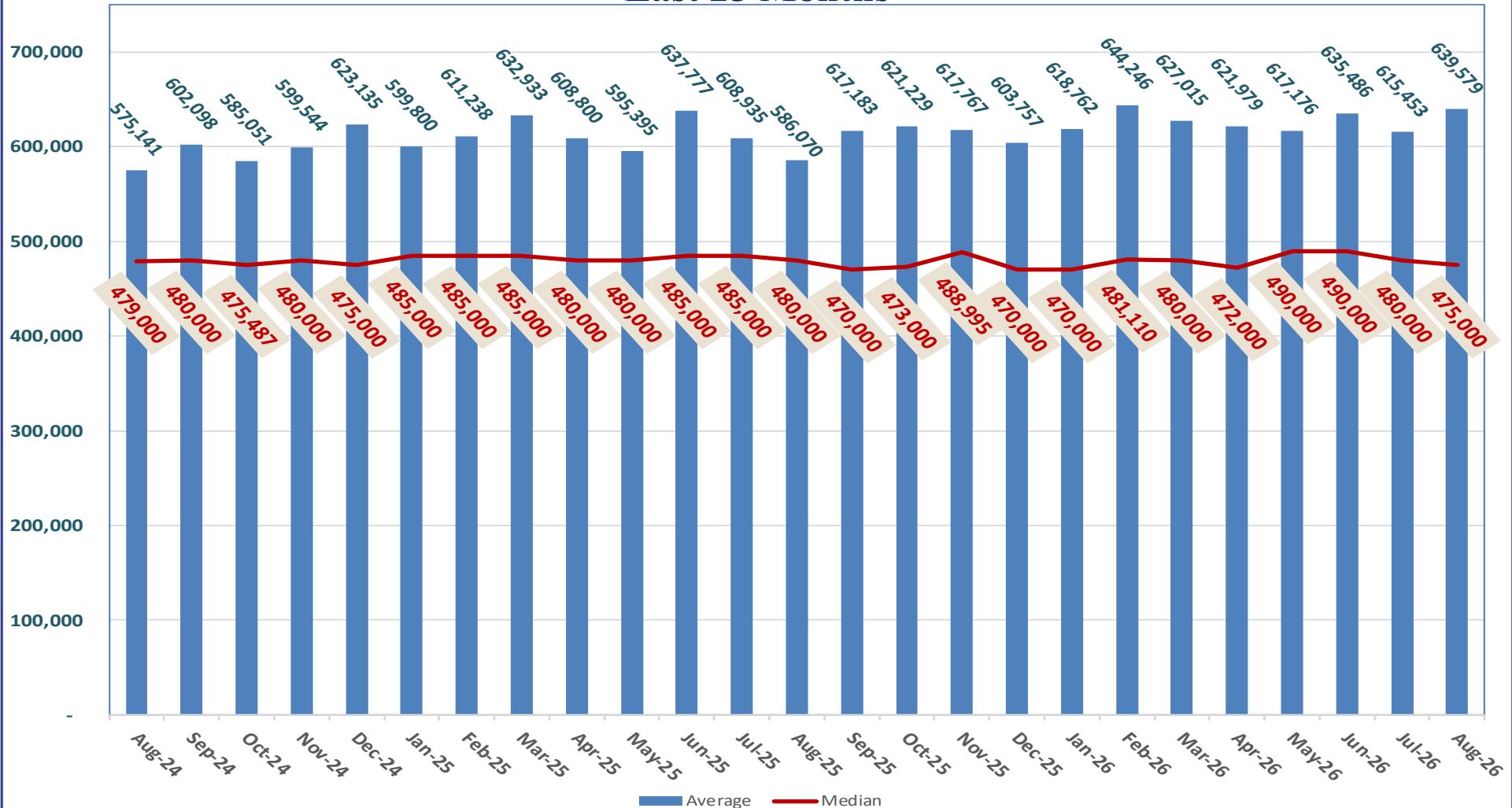
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Single Family Residential Price Trend Last 25 Months



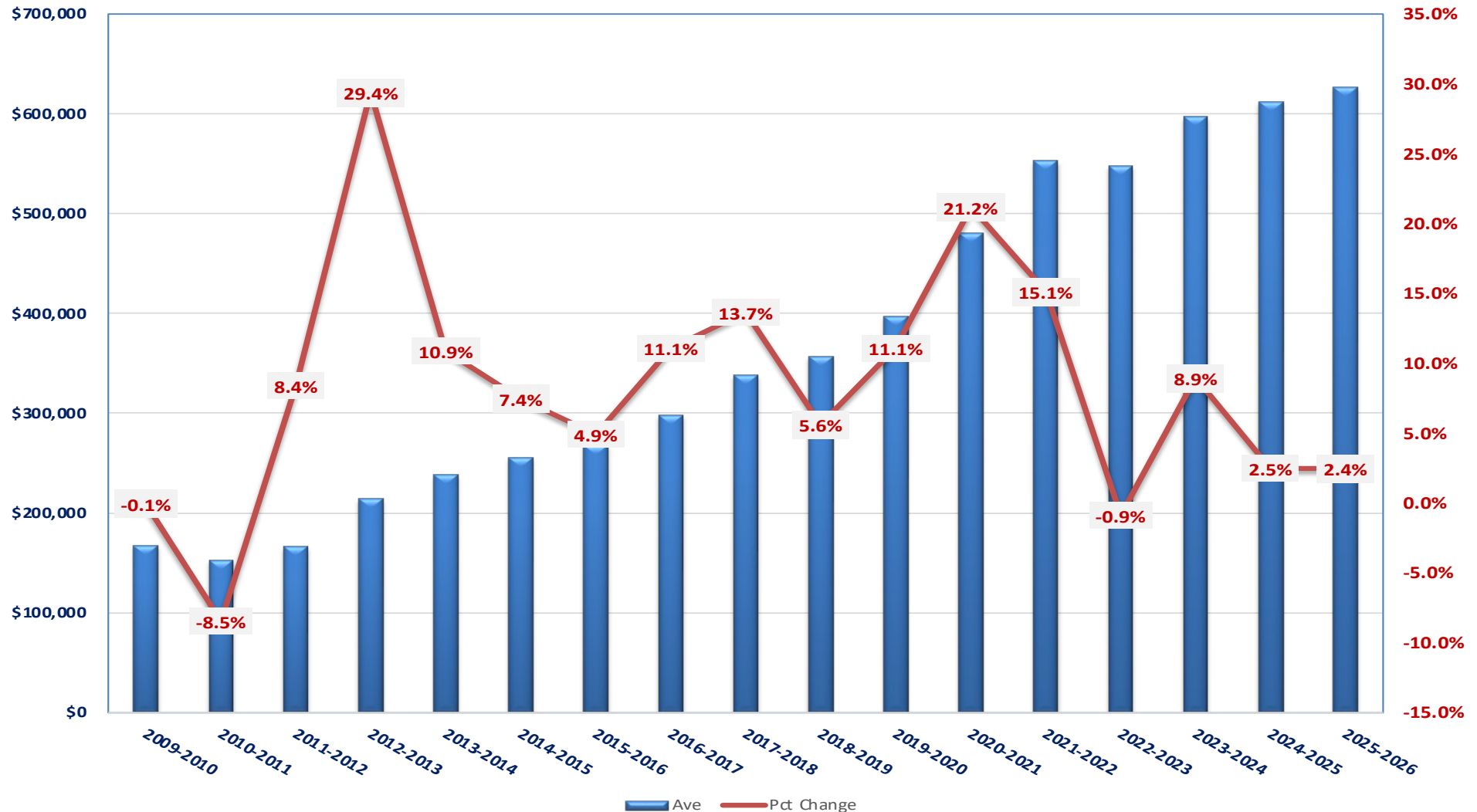
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SFR Average Price and Year Over Year Percent Change



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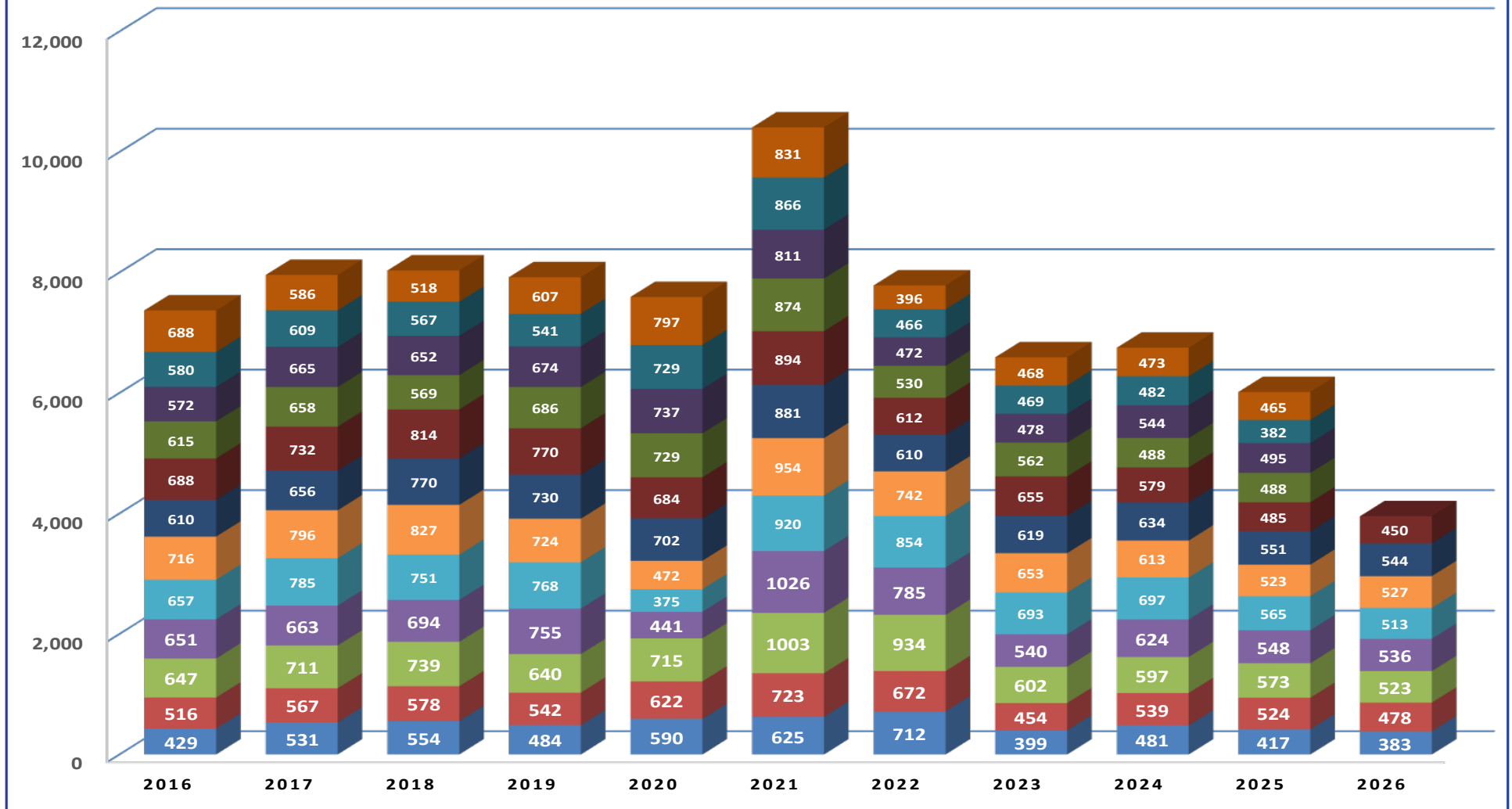


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CONDO / TOWNHOME CLOSINGS

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



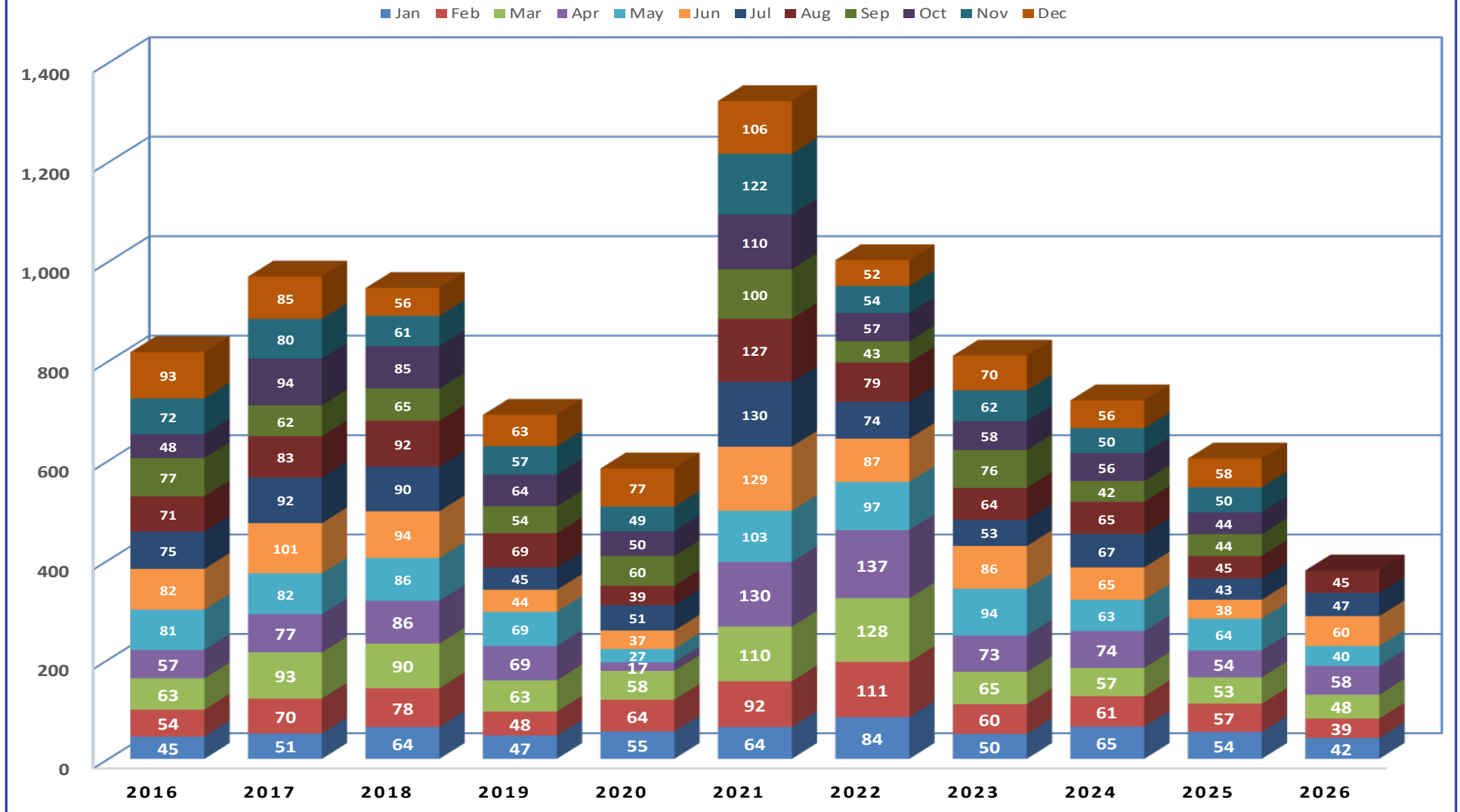
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VERTICAL / HI-RISE CLOSINGS



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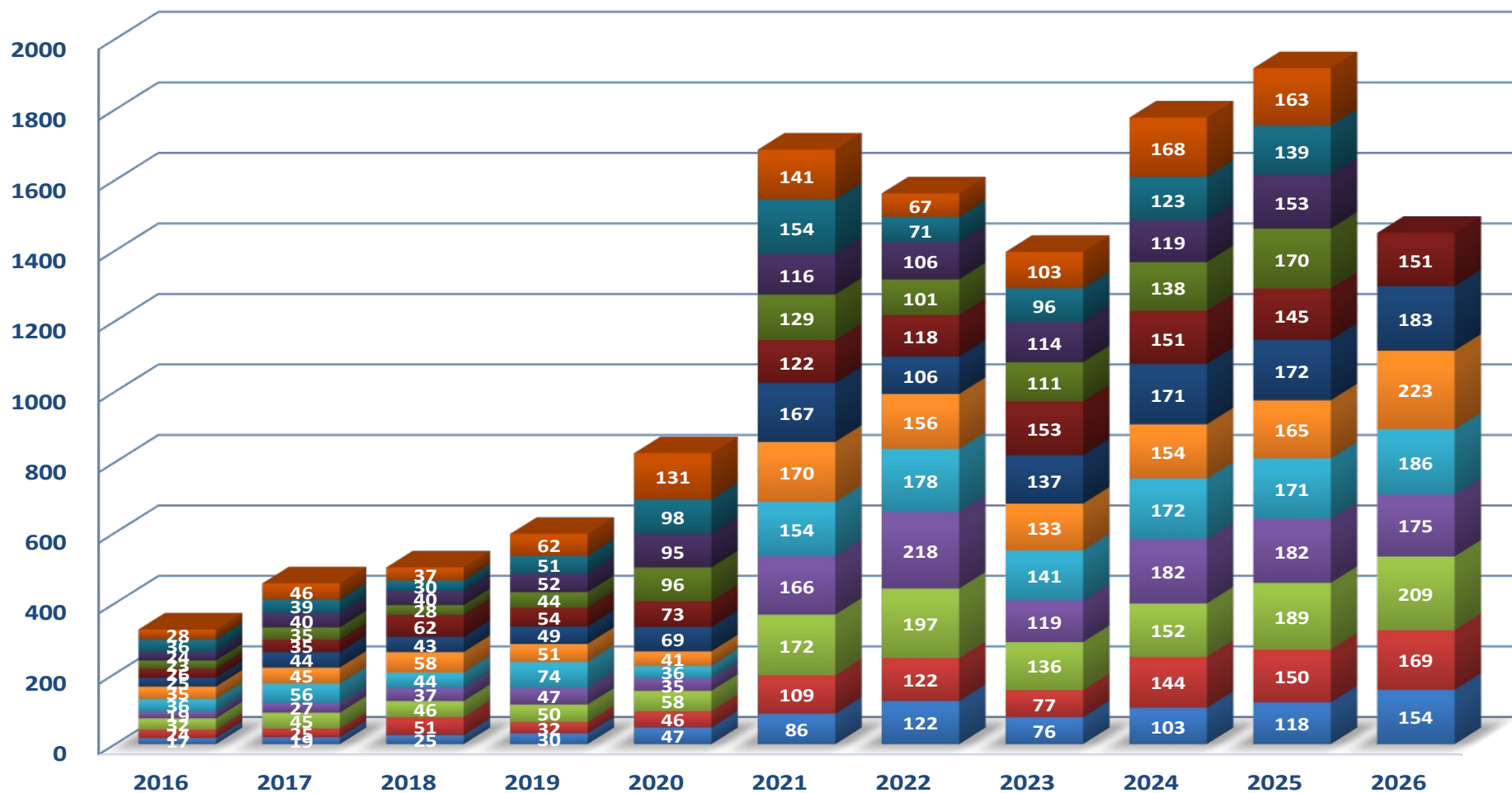


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Las Vegas Market Update - September 2026

LUXURY SALES \$1,000,000 AND OVER

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



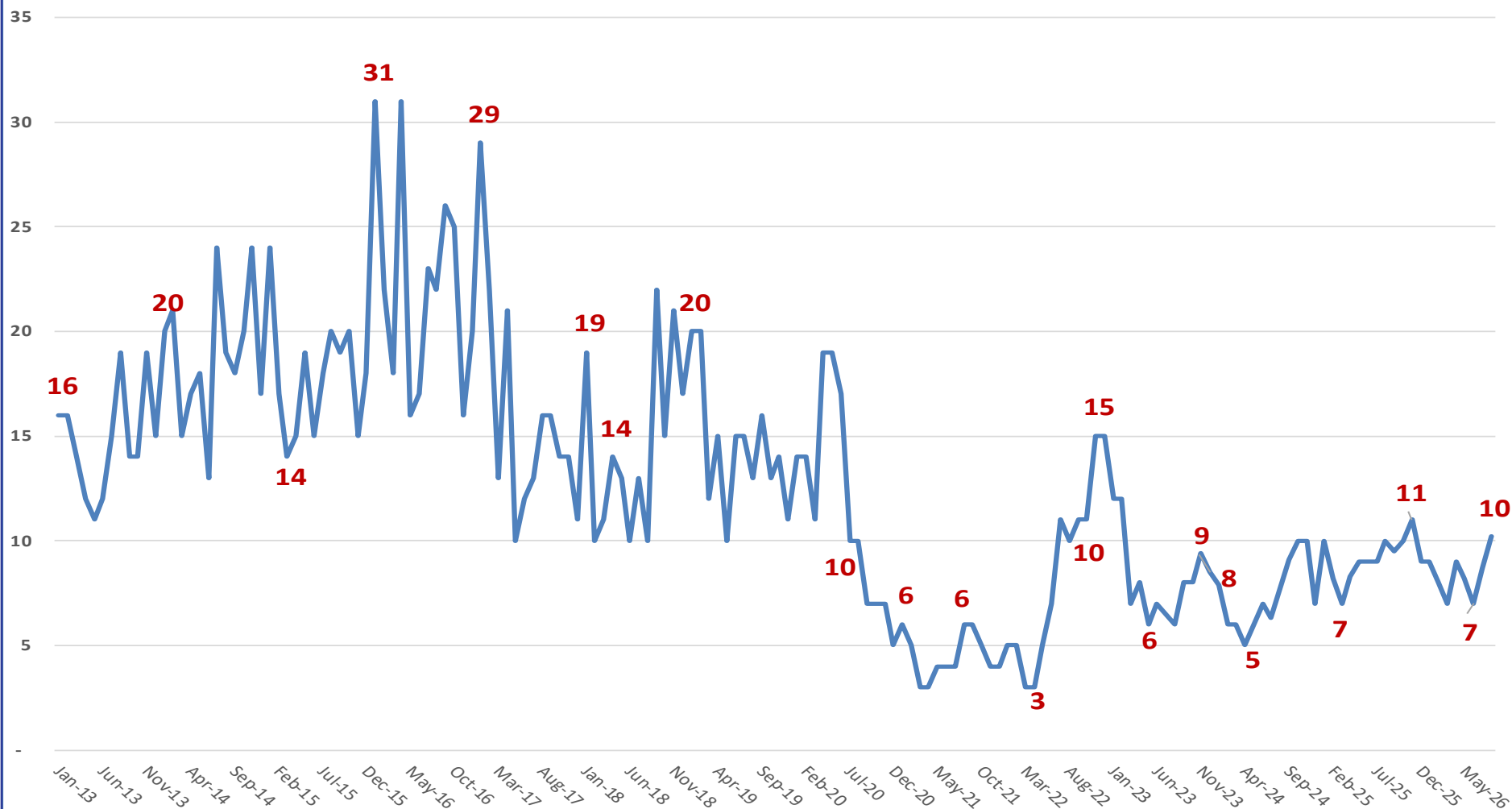
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Luxury Market - \$1,000,000 and Over Months of Inventory



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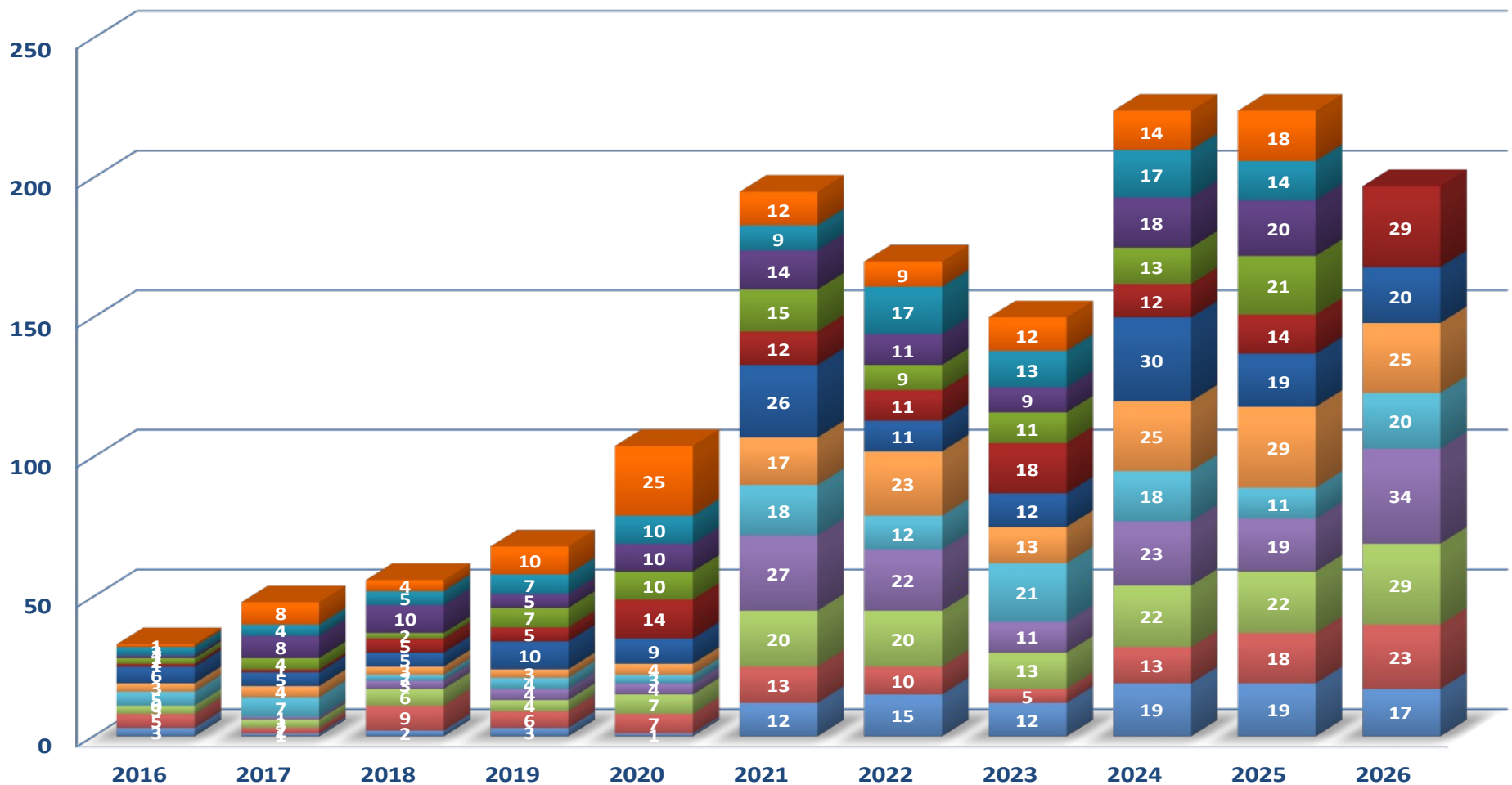


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Las Vegas Market Update - September 2026

LUXURY SALES \$3,000,000 AND OVER

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



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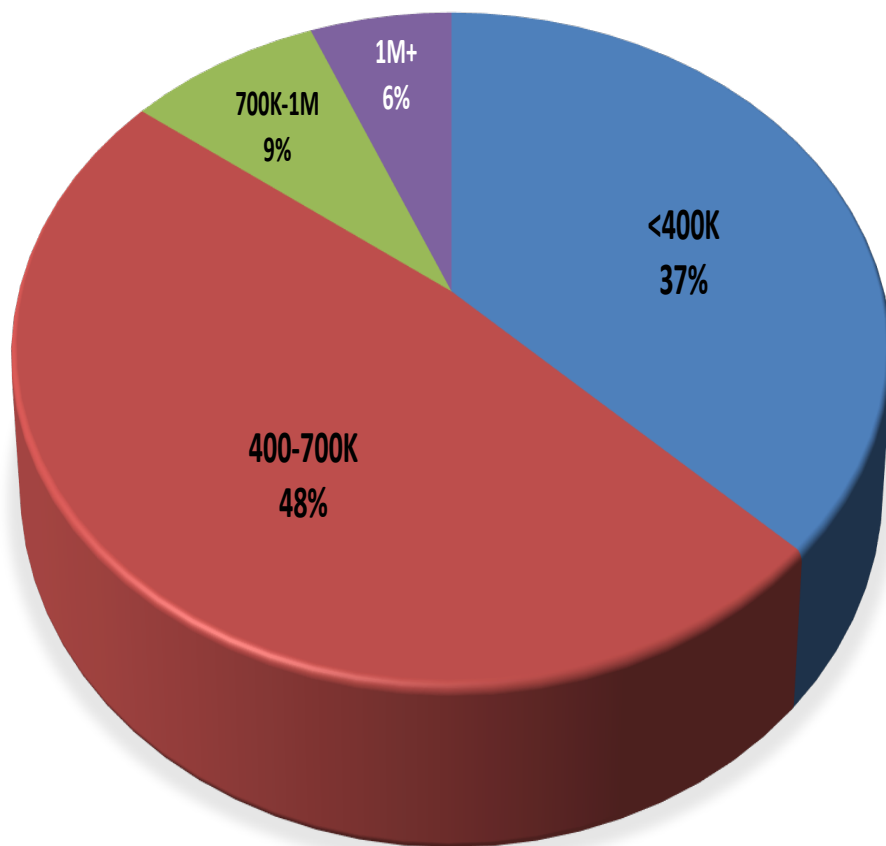


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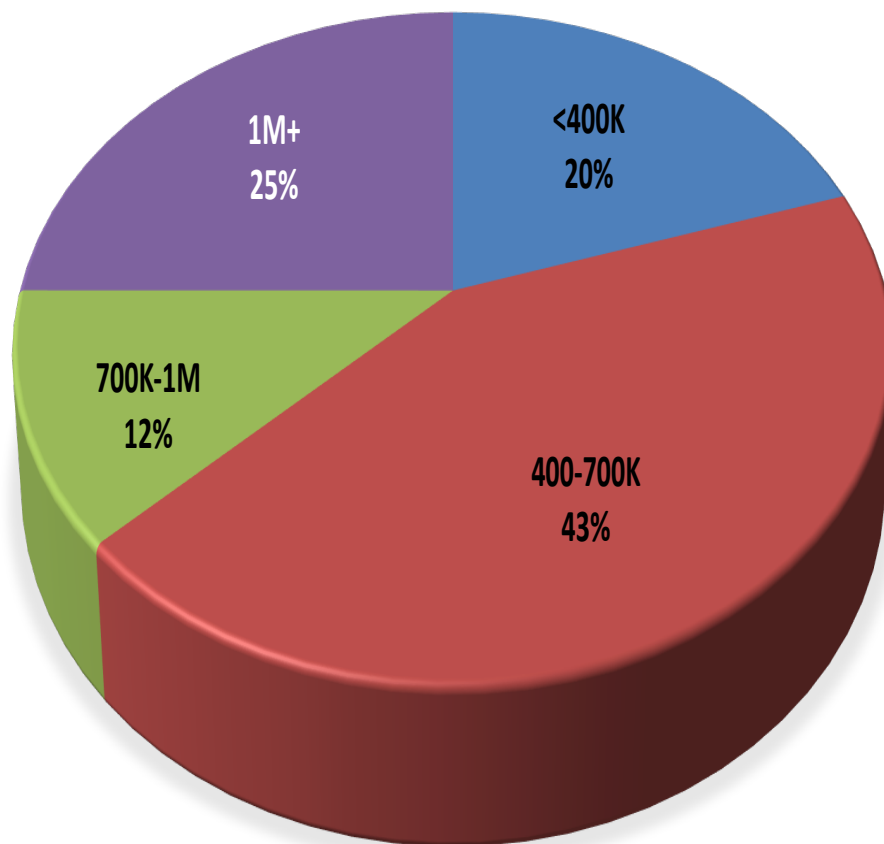
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

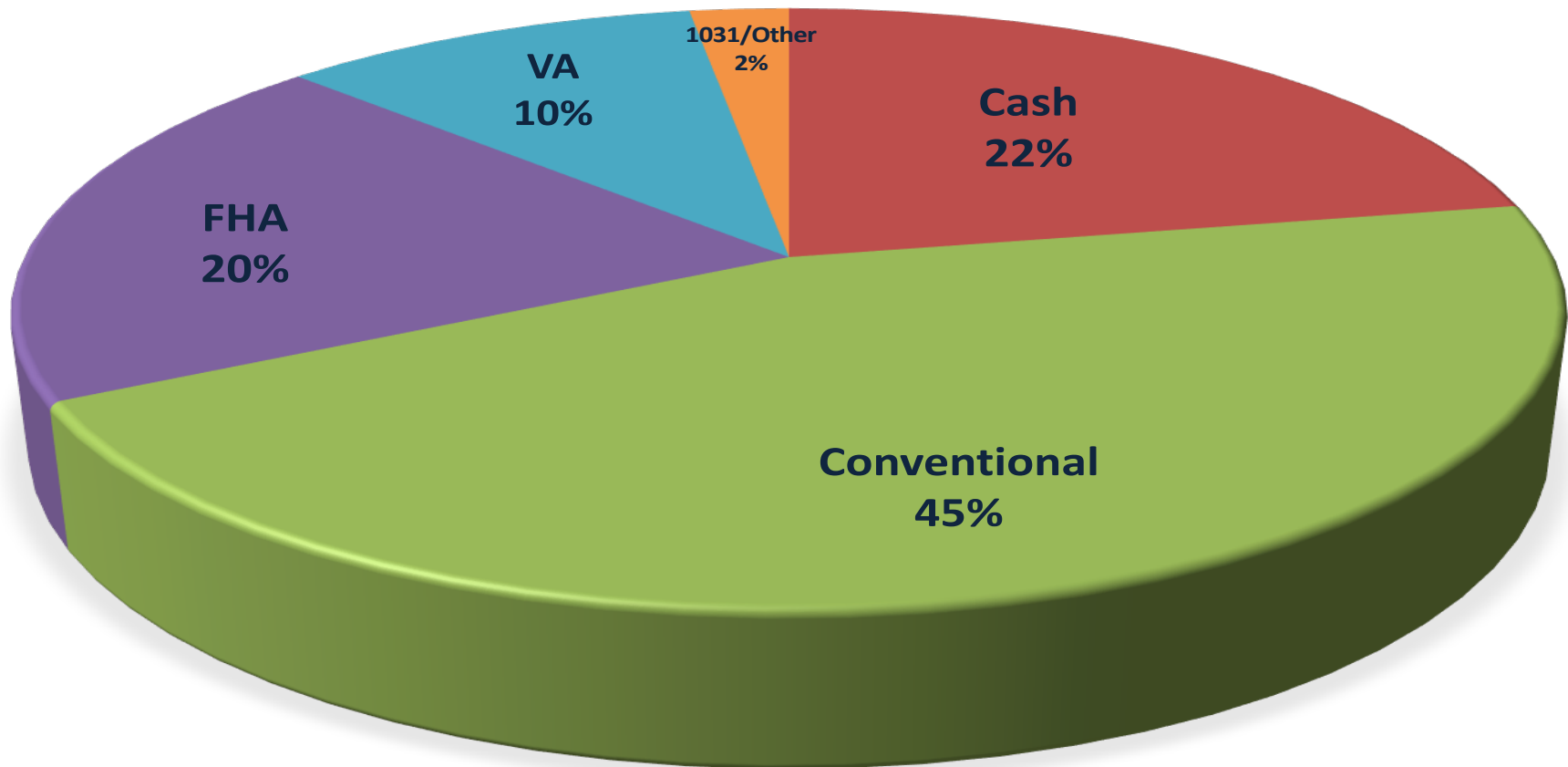




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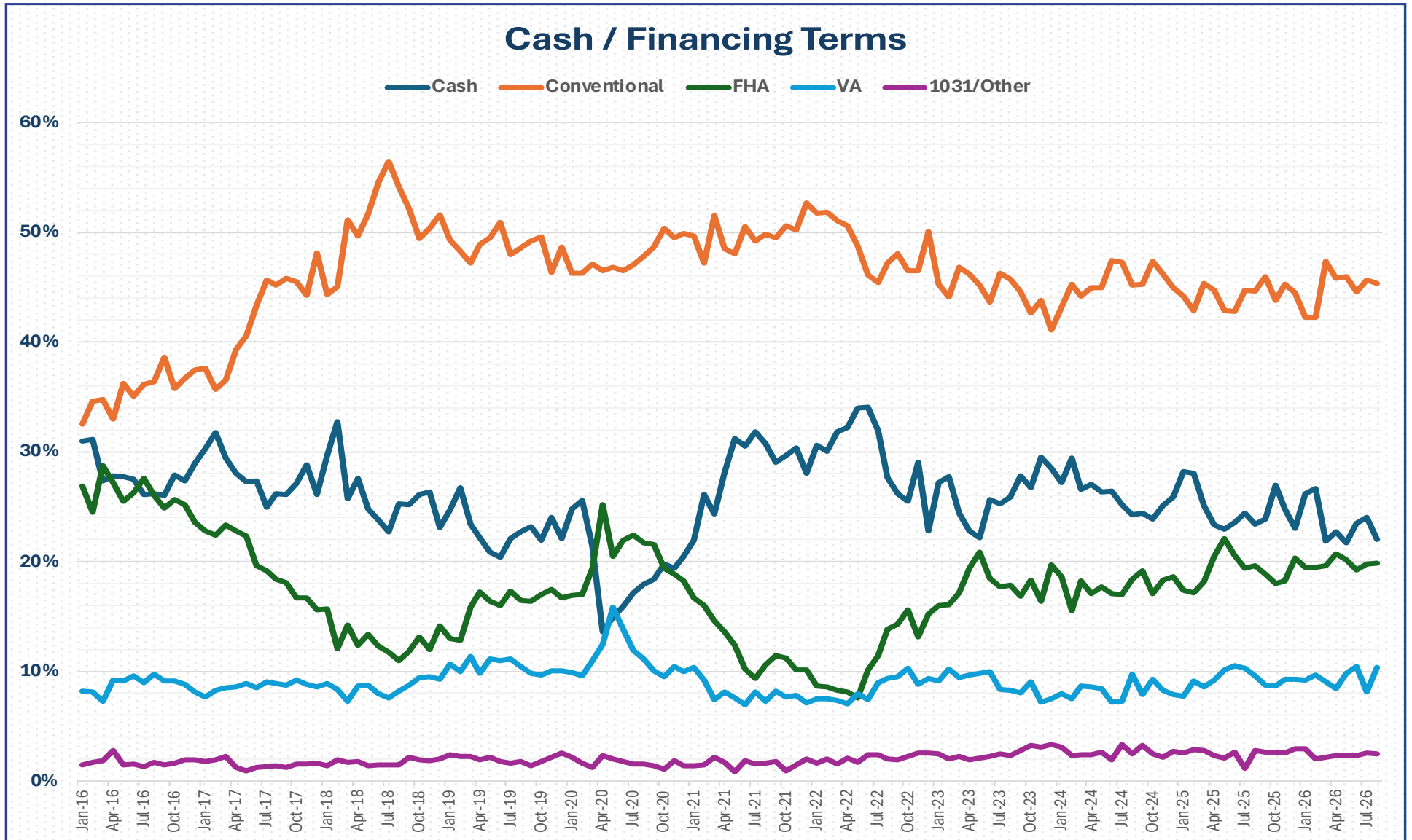
Last Month's Closings by Sold Terms





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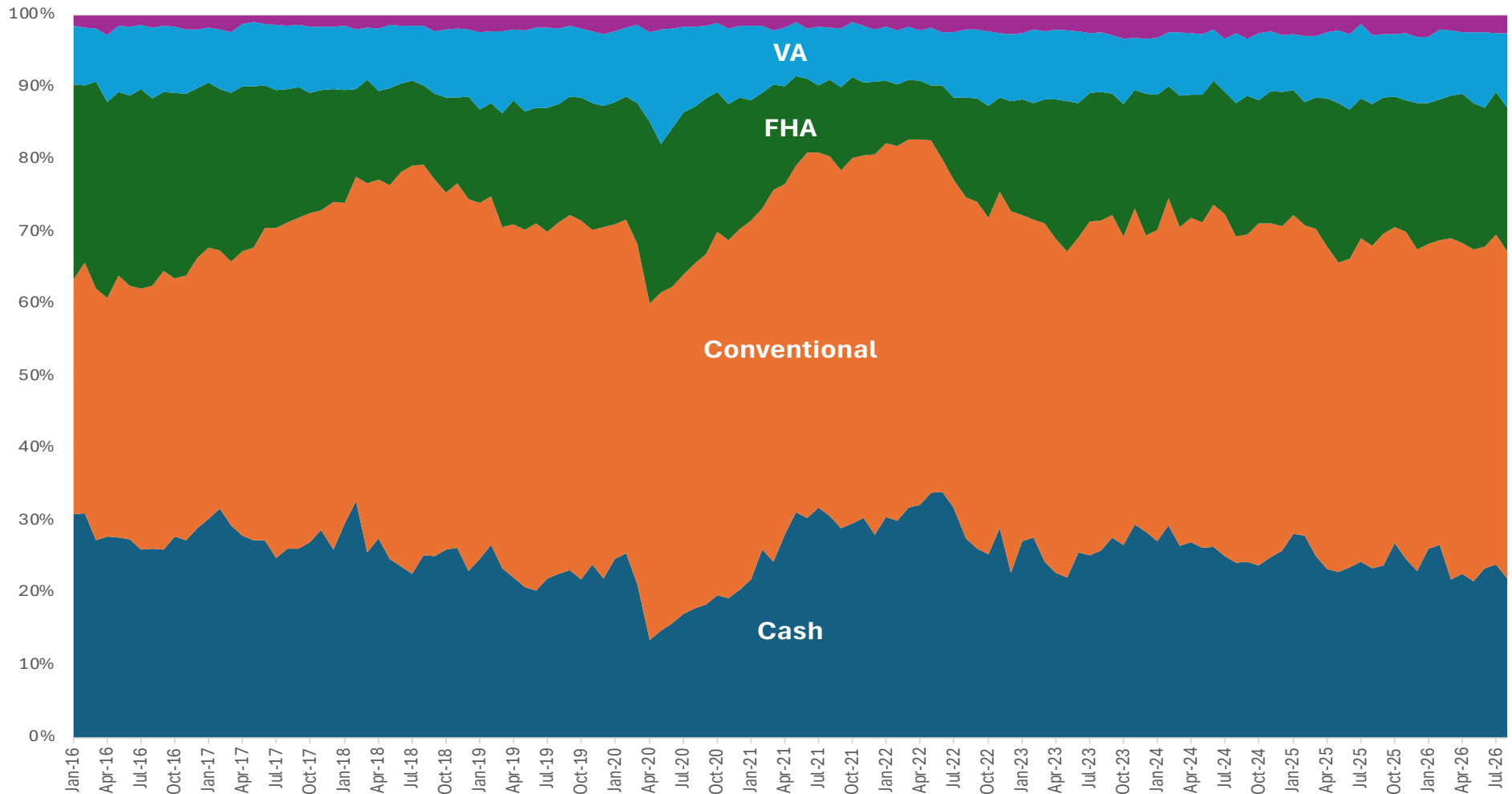


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Sold Terms

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

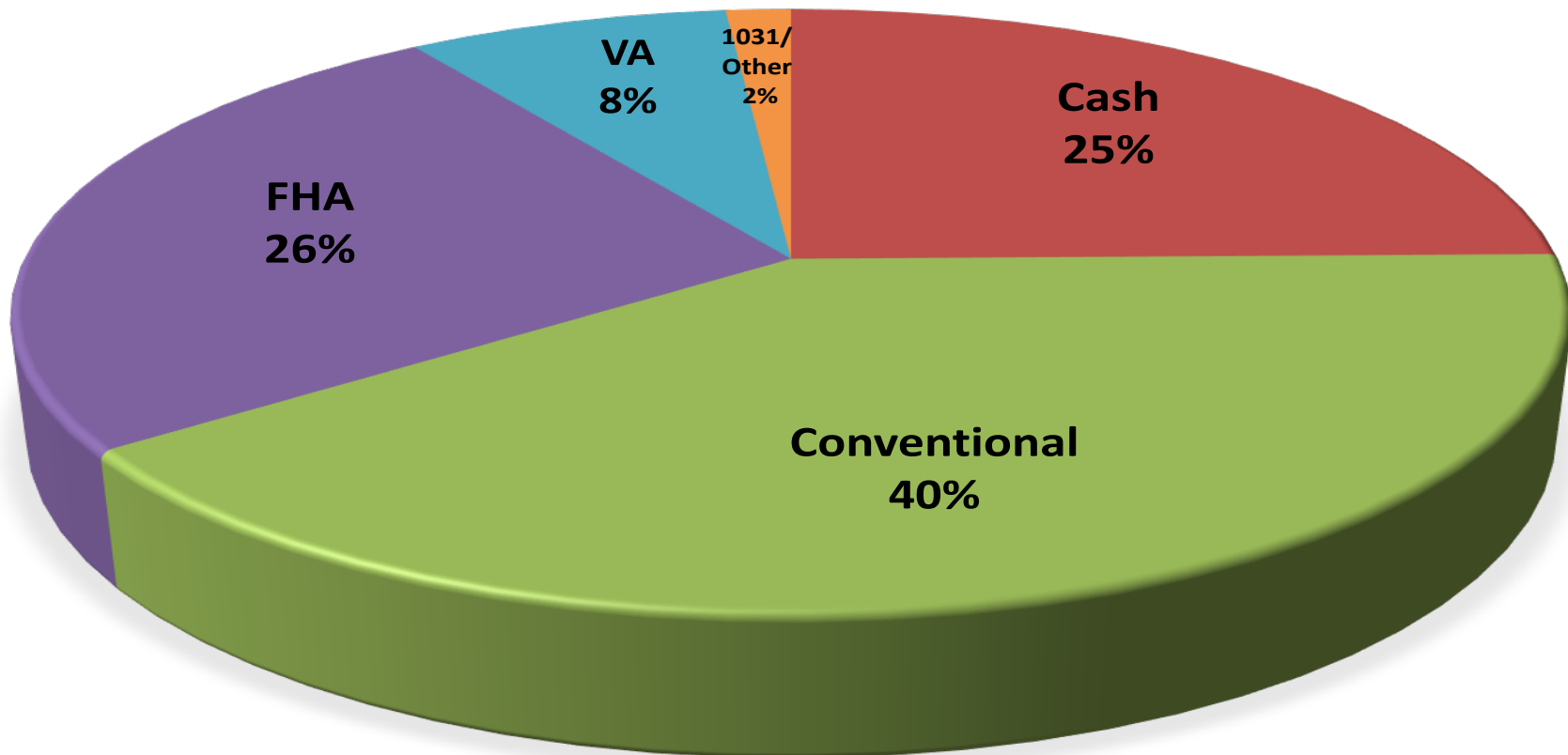




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Closings By Sold Terms Closings Less Than \$400,000

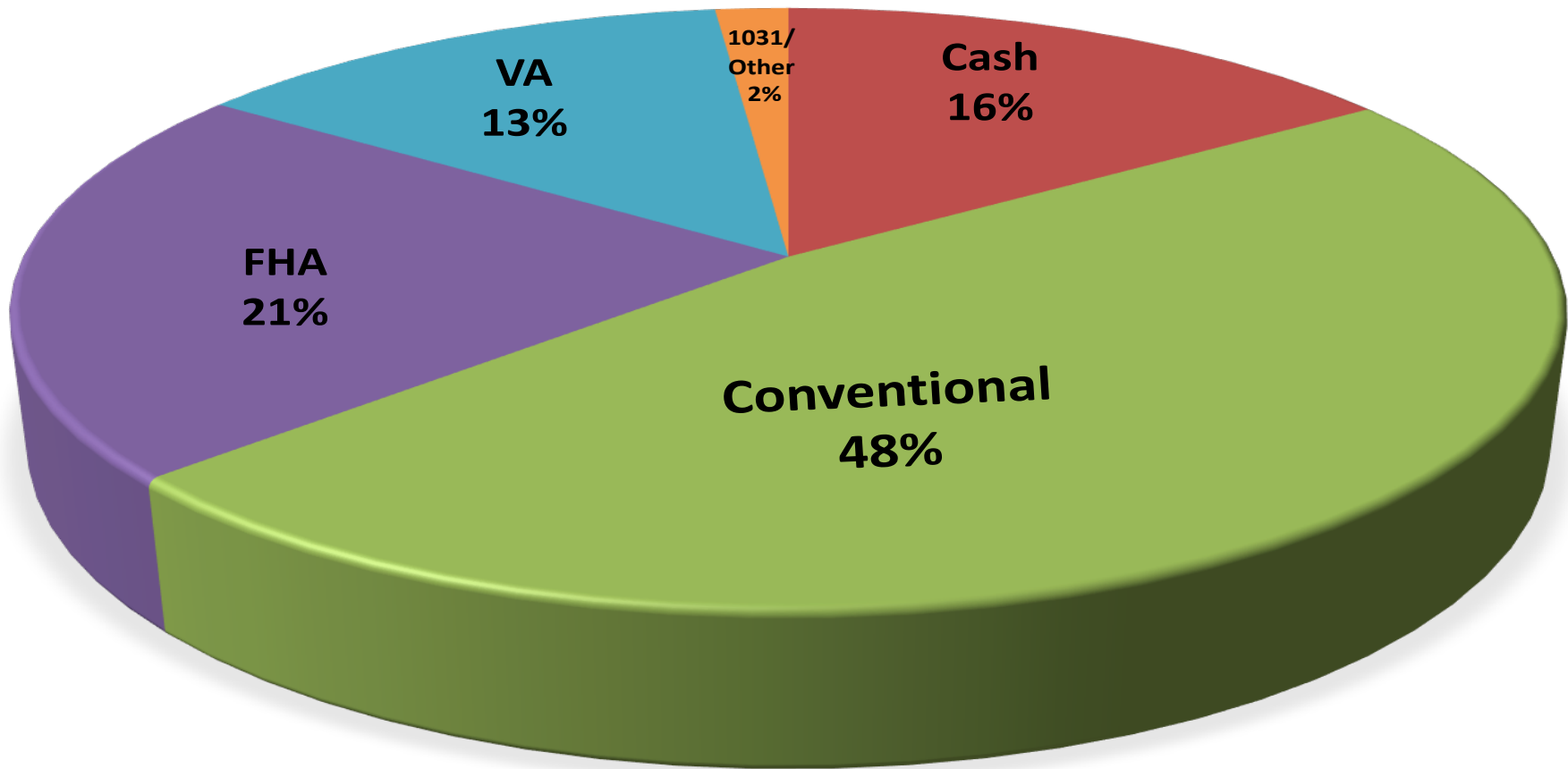




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Closings By Sold Terms Closings Between \$400,000 and \$700,000

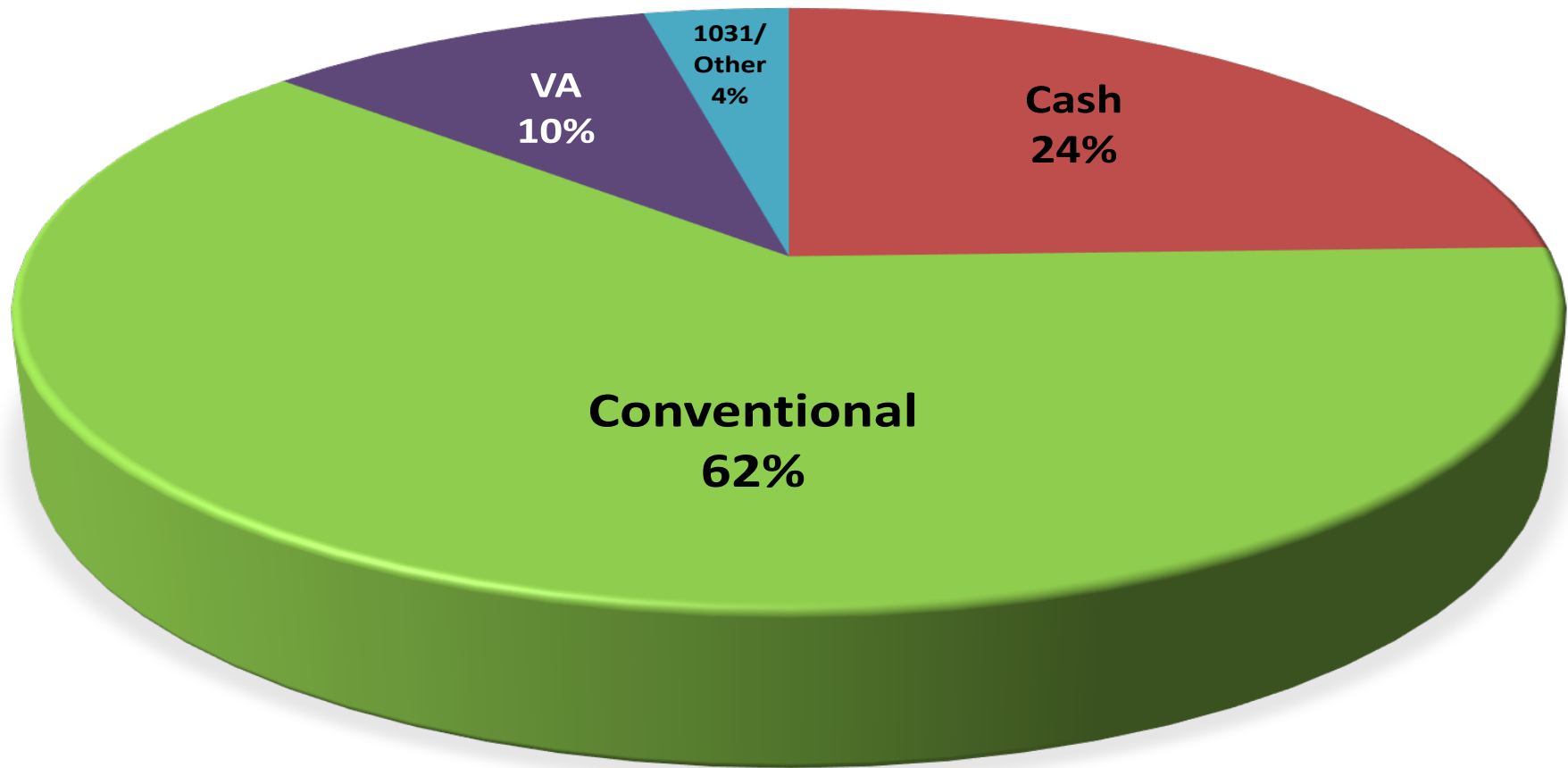




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

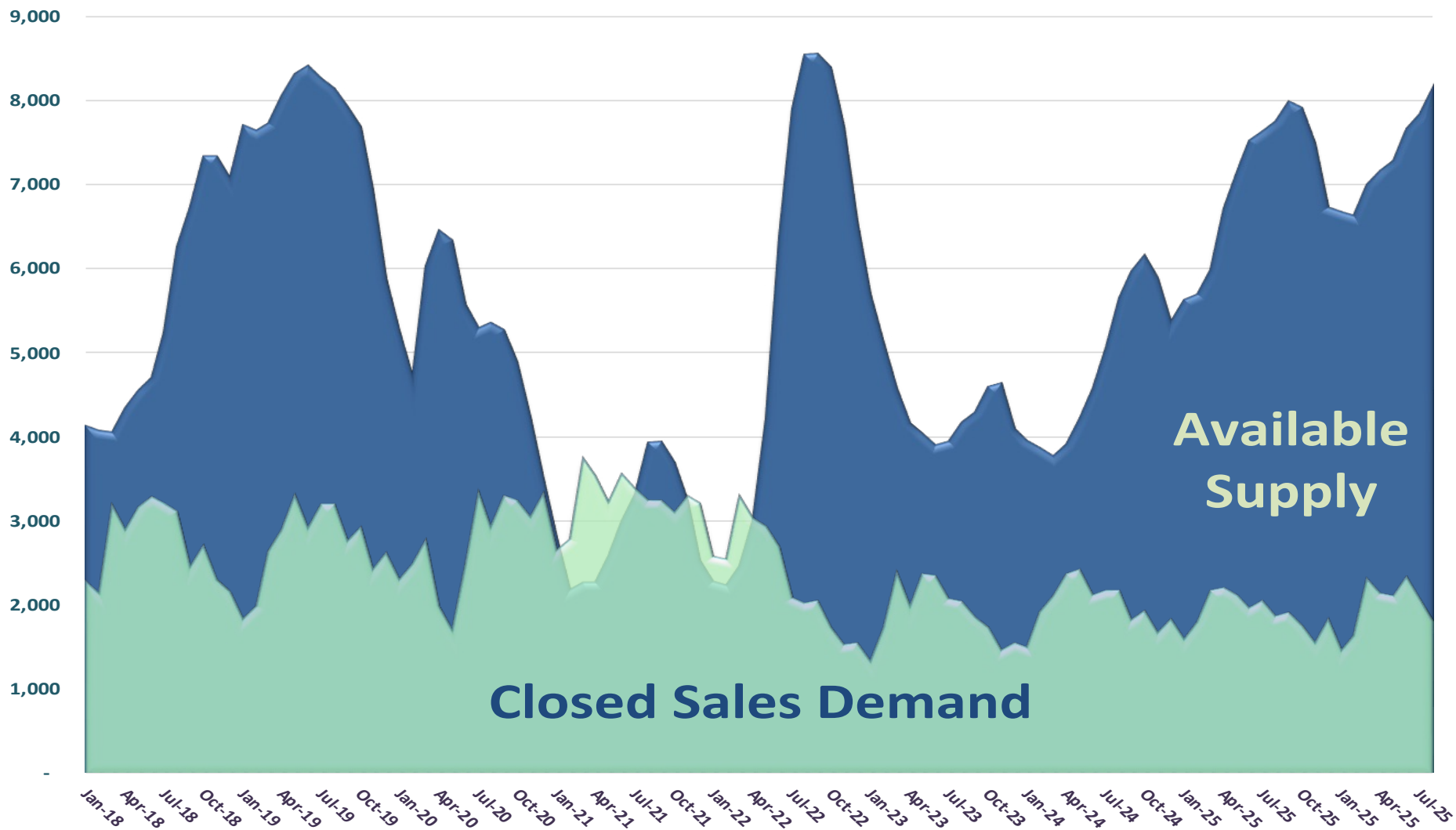




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Supply vs Demand - Single Family Residential



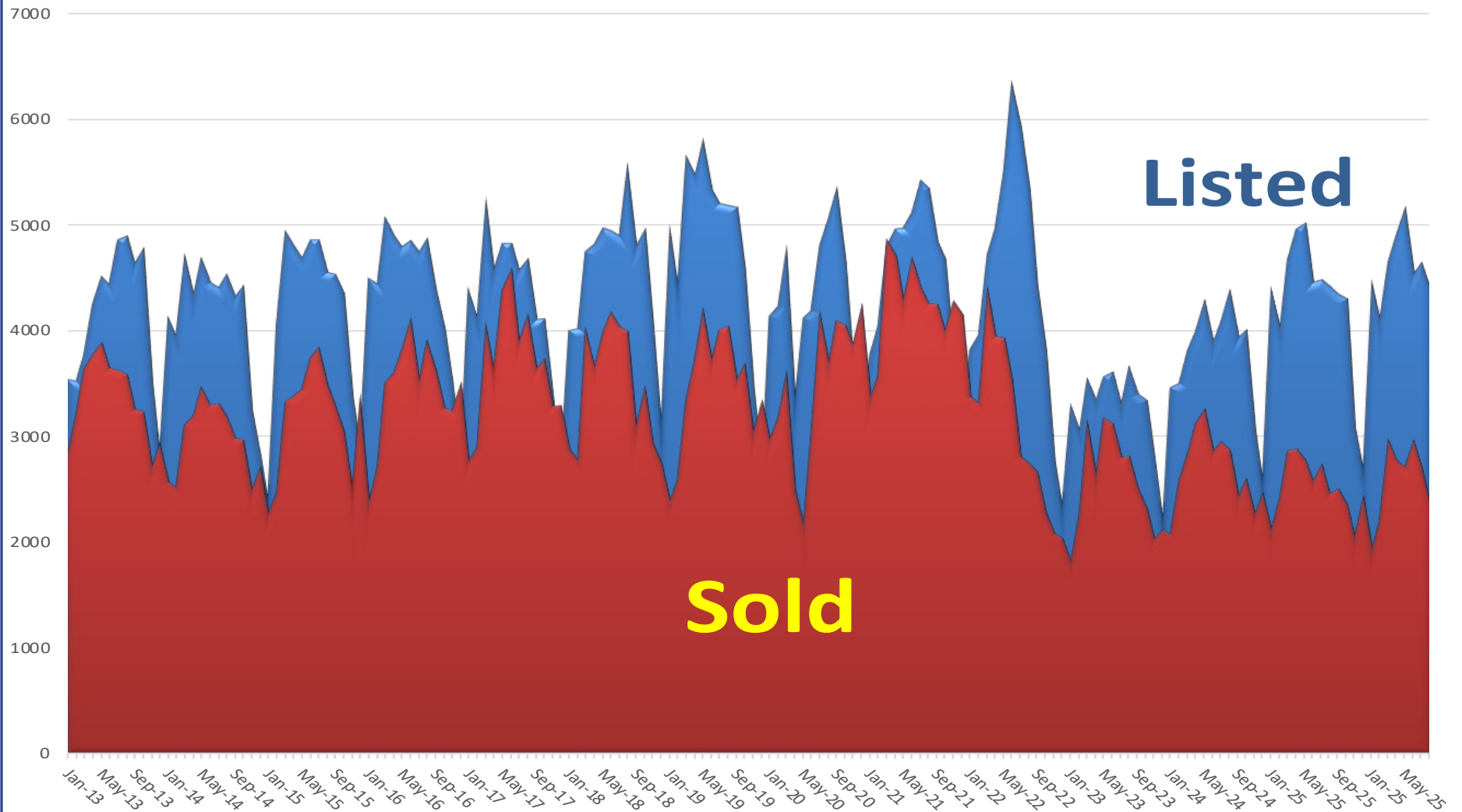
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Residential Listings Taken vs Listings Sold



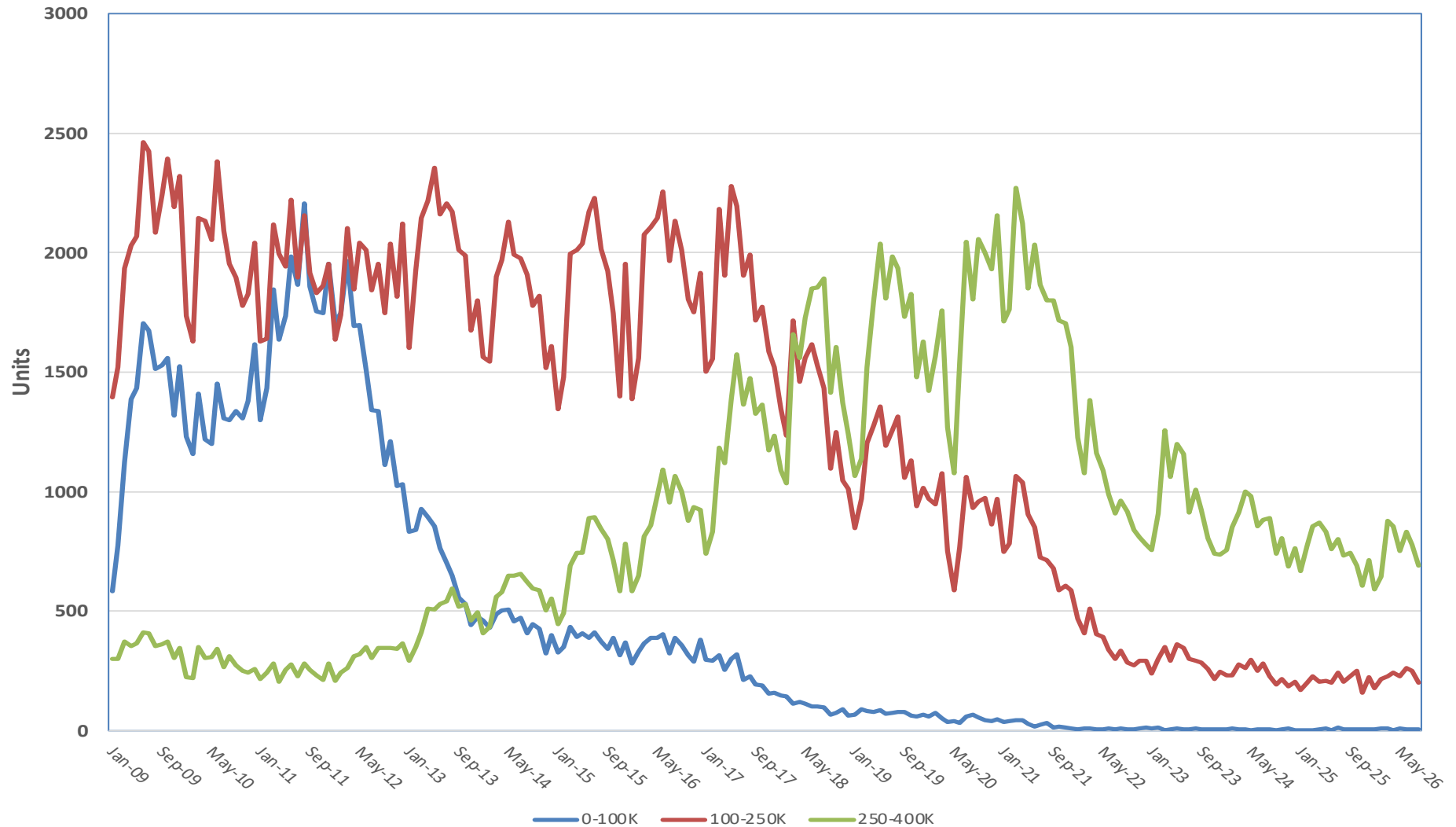
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Closed Units By Price Point - RES & VER

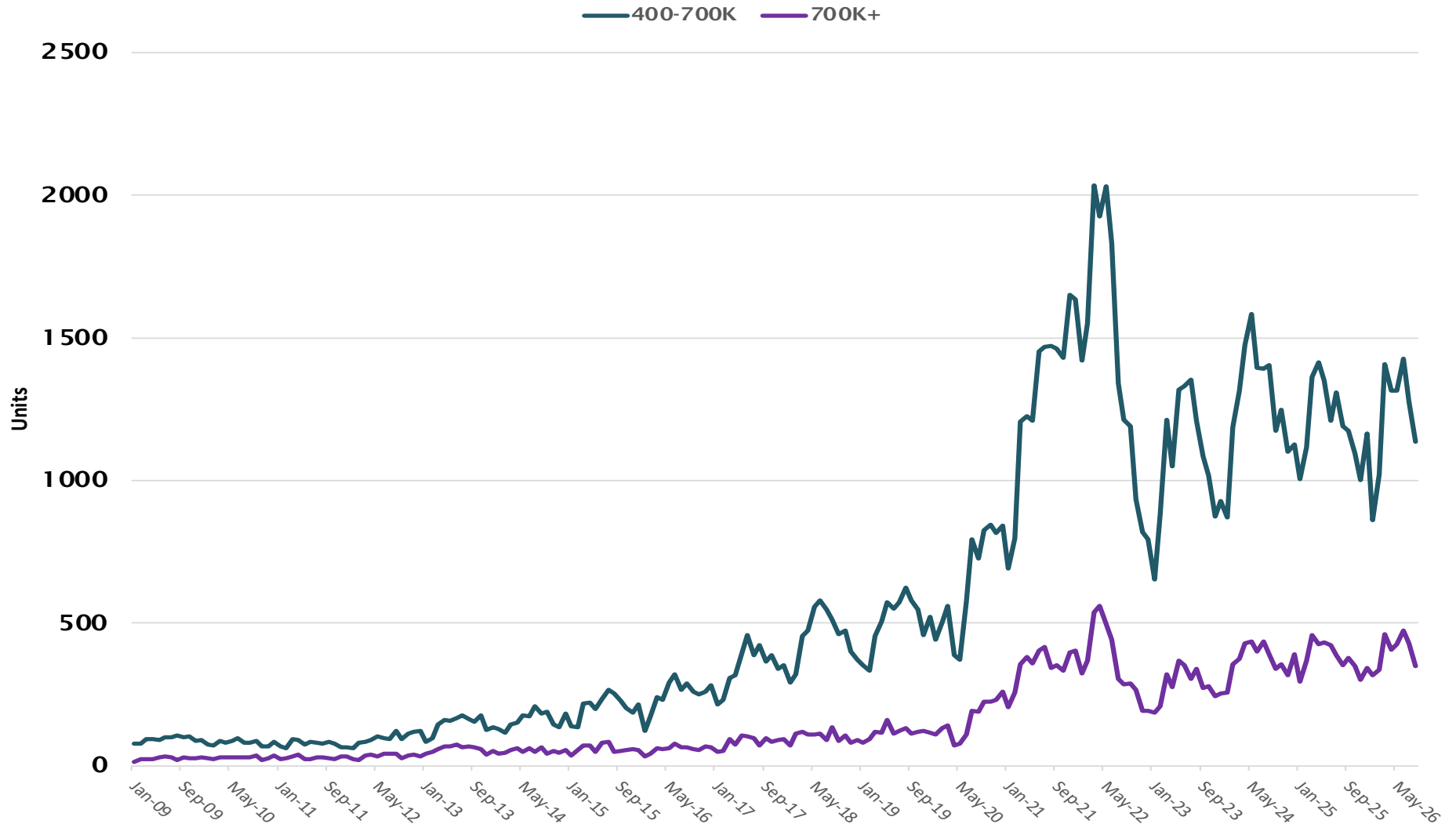




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Closed Units By Price Point - RES & VER



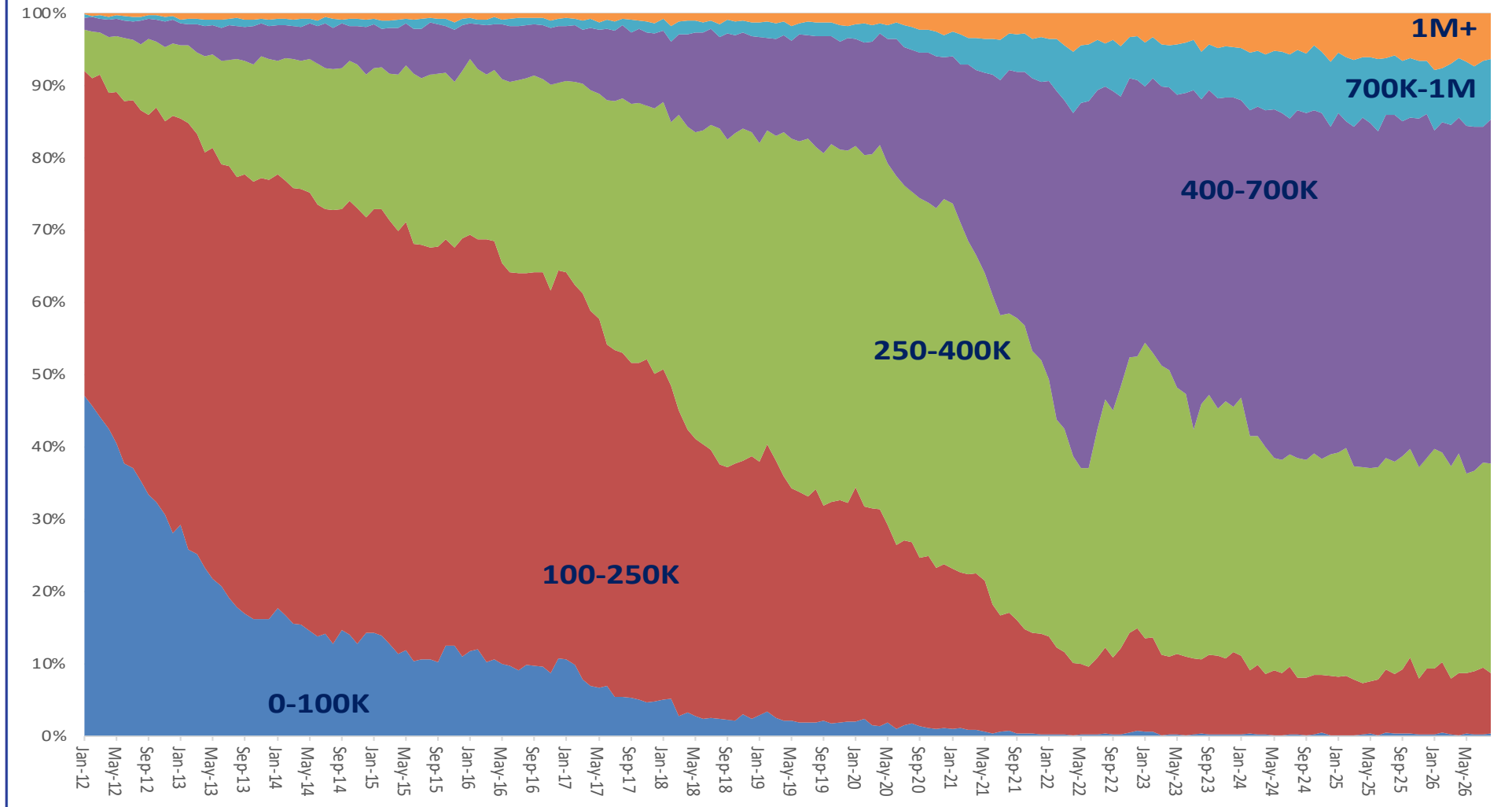
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Closing Trend by Price Point Residential and High Rise



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