



EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2026

September 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	3,328	8,419	1,851	1,755	530,000	874,841	475,000	598,390	5.6	17.1%	54
CON/TWH	915	2,906	490	425	272,500	312,016	290,000	300,573	8.0	12.5%	65
Total Residential	4,243	11,325	2,341	2,180	469,000	730,420	440,000	538,879	6.2	16.0%	56
Hi-Rise	115	616	65	43	400,000	714,587	370,000	623,654	16.0	6.3%	134
Multiple Dwelling	47	174	20	12	640,000	639,038	595,000	553,583	16.0	6.2%	158
Vacant Land	257	2,253	101	56	79,000	526,071	79,000	284,682	43.0	2.4%	169
Luxury Sales (RES & VER) \$1M+	166	1,420	200	148	1,750,000	2,715,356	1,400,000	1,871,821	10.6	9.1%	84



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Las Vegas Market Update - October 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
<i>Total Residential</i>	<i>4,384</i>	<i>11,001</i>	<i>2,640</i>	<i>2,258</i>	<i>474,888</i>	<i>725,929</i>	<i>442,000</i>	<i>572,499</i>	<i>5.8</i>	<i>16.6%</i>	<i>56</i>
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

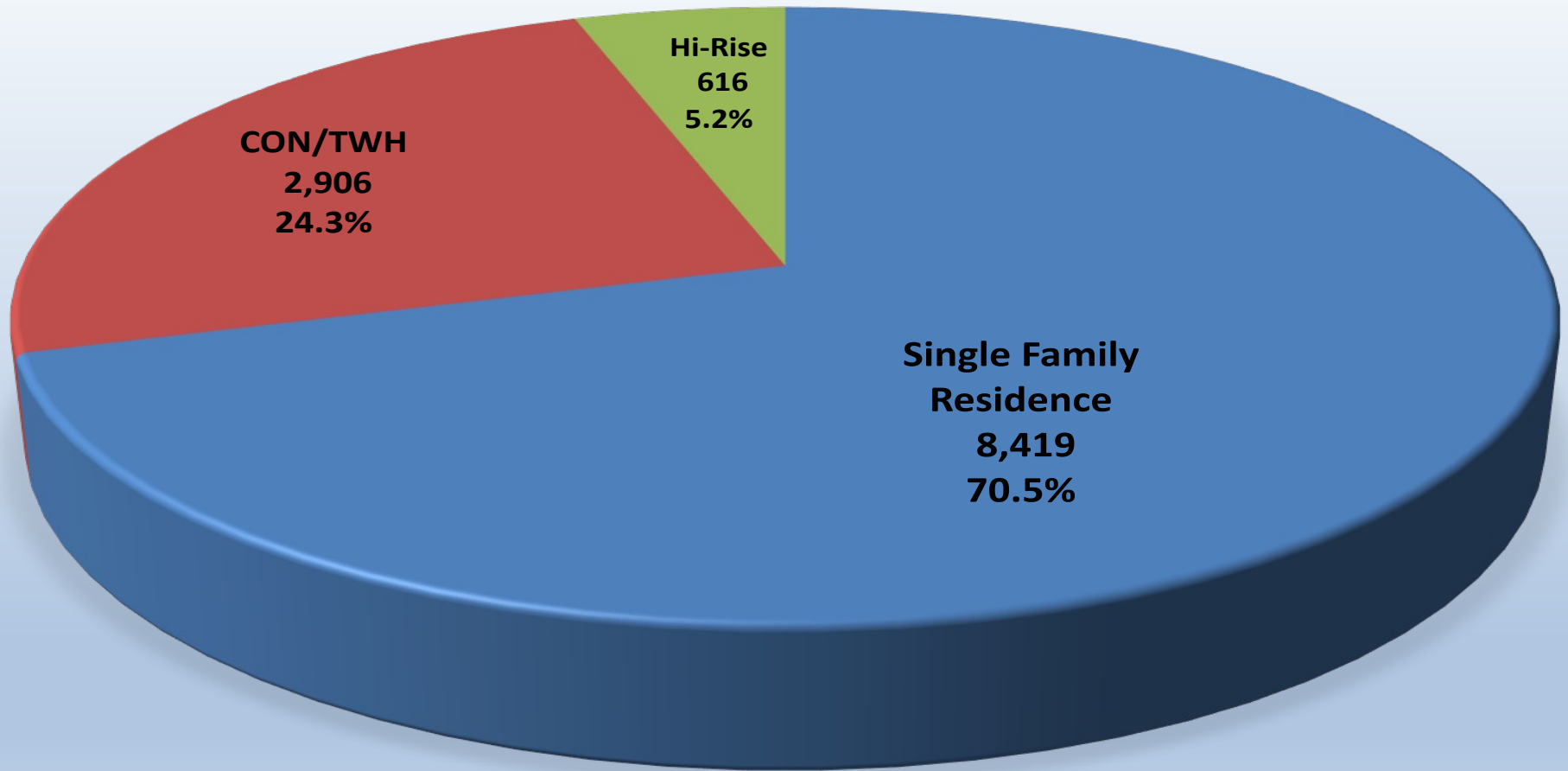
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Las Vegas Market Update - October 2026

Las Vegas REALTORS * Available Units

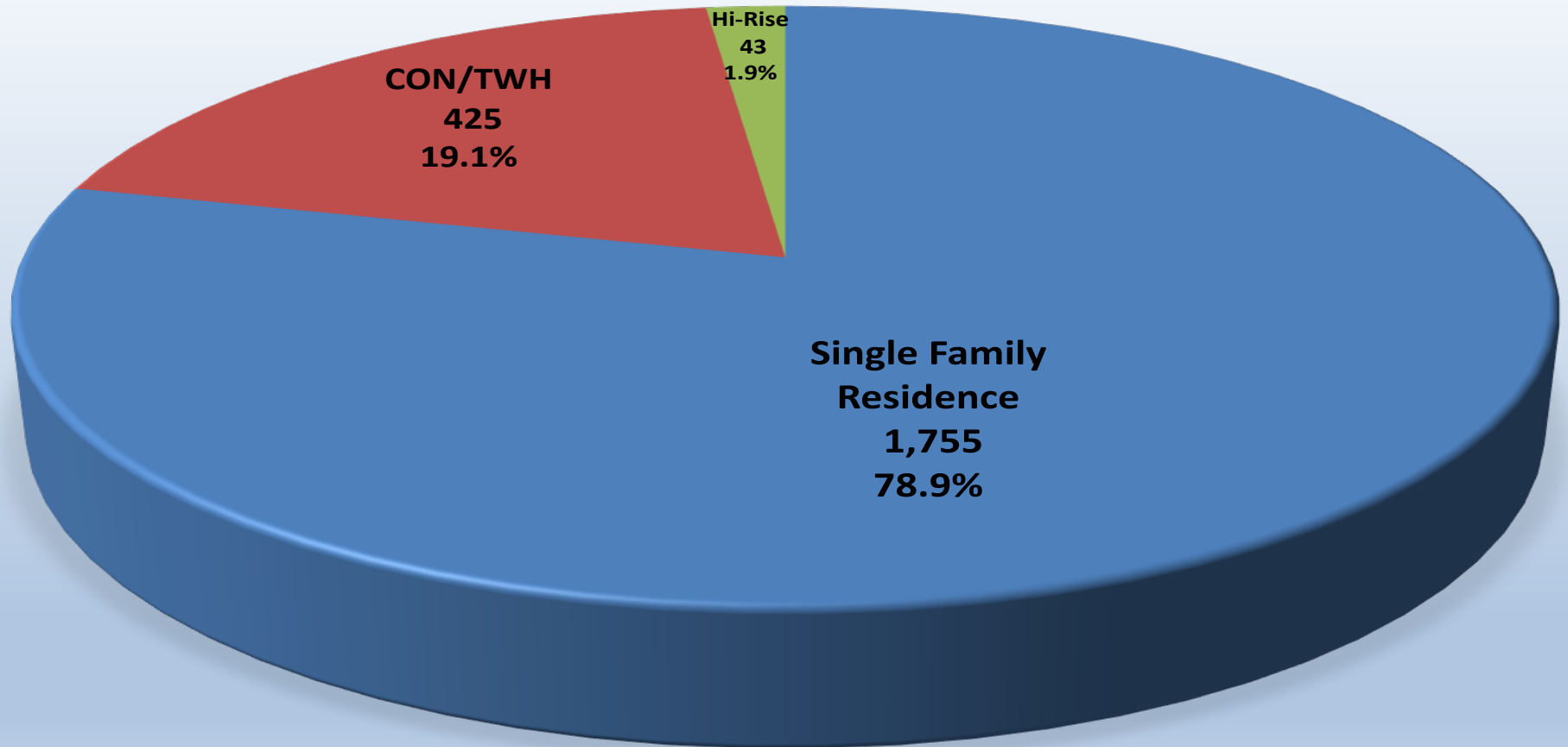




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Las Vegas Market Update - October 2026

Las Vegas REALTORS *Units Sold * Last Month



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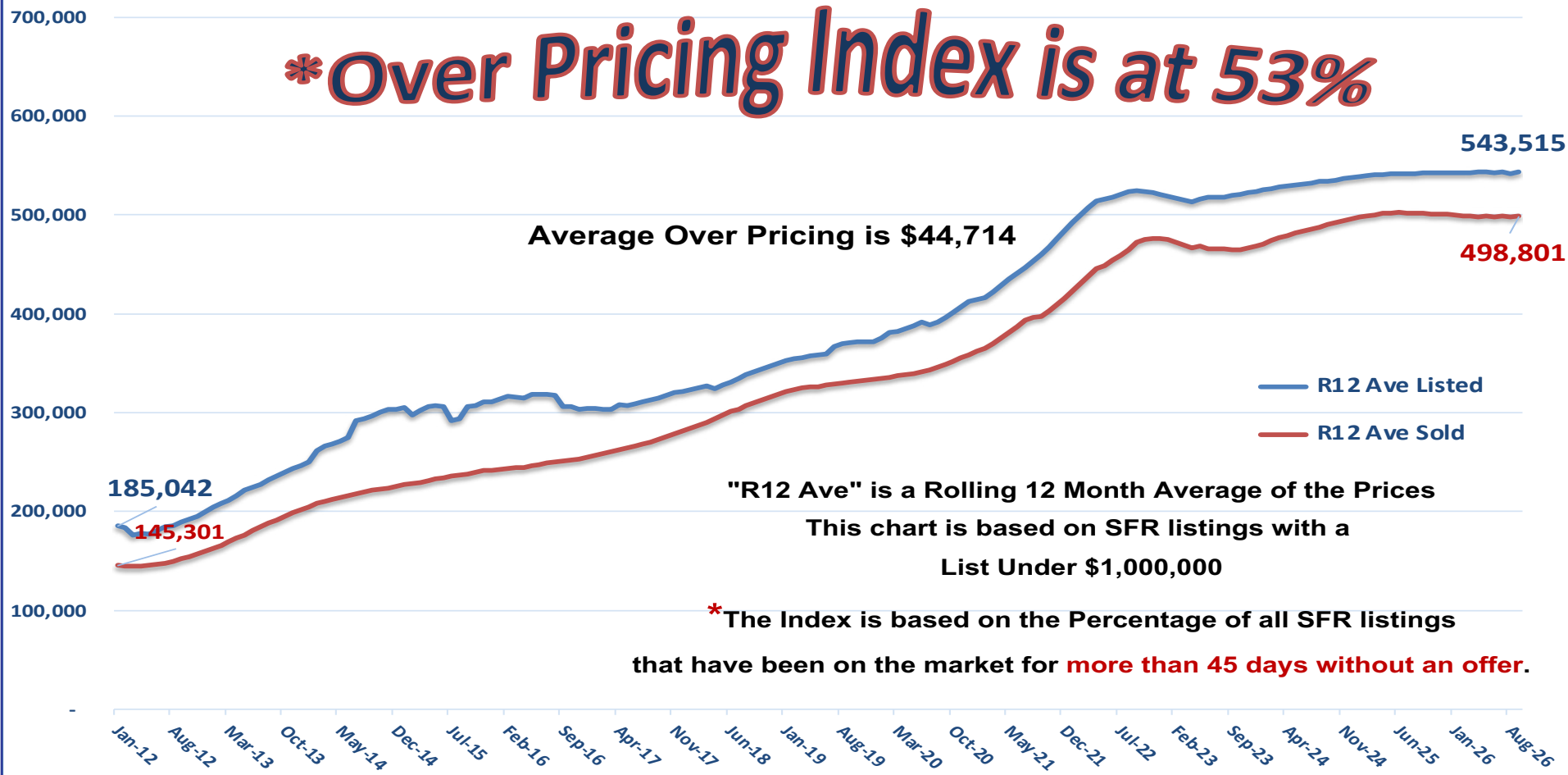


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Las Vegas Market Update - October 2026

SFR Average List vs Closed Sale Prices

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

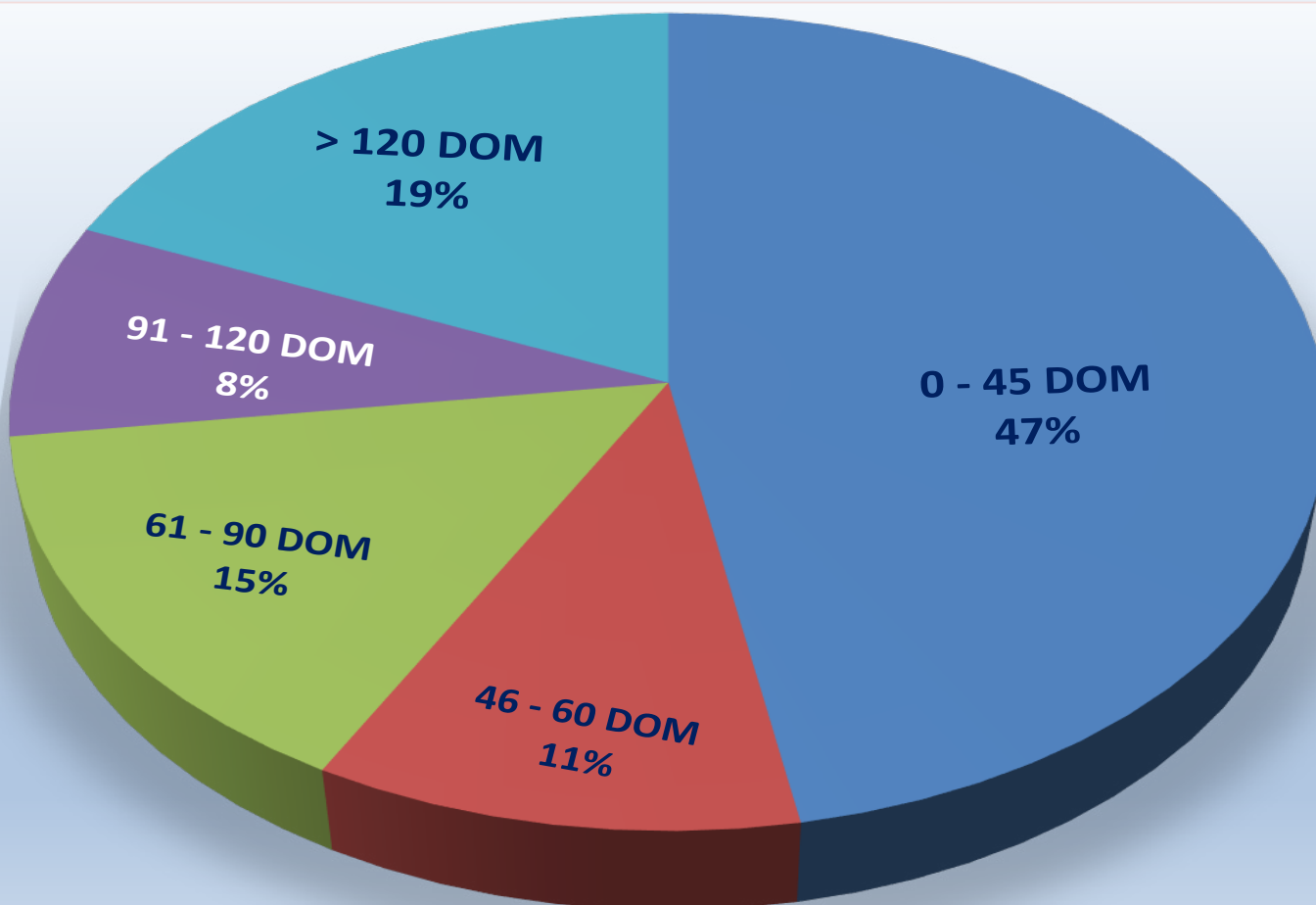




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Las Vegas Market Update - October 2026

Available SFR Inventory Days on Market With No Current Offer





EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2026

SFR Closed Sales in Selected Communities - Last Six Months

	2026 Apr	May	Jun	July	Aug	Sep	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	15	8	16	15	18	12	-----	7	539,892	50
Anthem	9	7	4	6	8	4	-----	10	652,857	24
Anthem Cnty Club	14	6	12	7	4	4	-----	8	2,209,025	25
Cadence	65	53	64	48	48	66	-----	3	546,607	57
Centennial Hills	13	17	15	23	18	11	-----	8	611,086	39
Desert/South Shores	12	11	12	11	13	5	-----	13	754,221	40
Green Valley	26	19	31	18	14	24	-----	5	596,490	41
Green Valley Ranch	13	9	10	12	7	15	-----	3	632,562	39
Inspirada	30	27	24	31	34	29	-----	4	636,842	87
Iron Mountain Ranch	5	5	4	6	8	6	-----	6	567,818	58
Lake Las Vegas	20	23	33	16	18	22	-----	11	1,001,572	108
Lone Mountain	8	14	7	12	5	5	-----	11	758,782	28
MacDonald Highlands	10	3	5	3	6	3	-----	19	4,736,596	88
Mountains Edge	36	32	49	32	29	31	-----	6	534,522	44
Peccole Ranch	11	10	10	11	9	8	-----	4	624,832	29
Providence	16	20	21	26	14	14	-----	7	511,363	60
Red Rock Cntry Club	6	10	13	5	4	4	-----	8	2,554,443	28
Rhodes Ranch	14	14	8	11	11	11	-----	7	567,259	70
Seven Hills	5	11	13	7	10	9	-----	8	1,157,967	57
Siena (SFR & TWH)	18	5	11	13	9	3	-----	16	762,564	35
Silverado Ranch	17	16	22	20	16	28	-----	3	493,356	60
Silverstone Ranch	6	10	9	3	2	5	-----	4	582,357	27
Skye Canyon	28	29	32	25	29	24	-----	5	562,504	51
Southern Highlands	30	36	28	32	23	23	-----	7	1,011,137	59
Spring Valley	14	18	16	21	14	20	-----	4	500,920	41
Summerlin	26	38	34	34	17	32	-----	5	1,024,539	82
Sun City Anthem	20	35	38	26	28	25	-----	5	638,472	53
Sun City Summerlin	29	31	43	35	36	23	-----	6	567,976	71
The Lakes	11	13	17	13	8	14	-----	3	580,088	32
The Ridges	4	2	3	1	4	1	-----	38	5,109,333	185
Tuscany	6	13	8	4	6	4	-----	11	550,428	42
Other Groups										
Clark County	2,090	2,031	2,237	2,005	1,734	1,700	-----	5.6	629,136	53
Boulder City	18	11	19	15	9	11	-----	8	614,730	73
Pahrump	46	59	70	56	65	45	-----	9	386,629	84
High Rise Sales	58	40	60	47	45	43	-----	16	686,777	134
Luxury Sales (\$1M+)	176	186	223	183	153	147	-----	10.6	2,034,098	84

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Las Vegas Market Update - October 2026

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

	2026 April	May	June	July	August	September	Price Movement
Aliante	519,847	515,988	588,328	562,333	535,150	495,367	— — — — —
Anthem	741,603	675,571	621,225	621,667	617,875	561,813	— — — — —
Anthem Cnty Club	2,307,857	1,172,417	2,220,315	2,385,714	3,466,475	1,817,500	— — — — —
Cadence	532,891	565,212	537,427	541,984	549,498	555,335	— — — — —
Centennial Hills	657,520	559,371	680,850	659,978	572,056	502,636	— — — — —
Desert/South Shores	705,317	672,091	862,600	703,636	883,181	568,160	— — — — —
Green Valley	617,846	552,095	554,772	551,500	590,786	699,458	— — — — —
Green Valley Ranch	645,615	567,667	773,000	649,050	723,786	510,800	— — — — —
Inspirada	619,062	586,677	723,458	675,848	643,056	581,274	— — — — —
Iron Mountain Ranch	656,000	544,400	393,000	550,483	576,113	636,667	— — — — —
Lake Las Vegas	919,596	923,506	916,603	1,085,334	876,249	1,326,783	— — — — —
Lone Mountain	533,588	863,532	717,714	519,583	1,041,200	1,174,950	— — — — —
MacDonald Highlands	4,404,518	4,706,667	5,185,000	3,143,333	5,446,284	5,300,000	— — — — —
Mountains Edge	572,779	560,748	496,203	552,667	504,755	532,705	— — — — —
Peccole Ranch	599,091	628,970	630,100	715,318	563,711	592,813	— — — — —
Providence	460,688	491,963	512,161	520,425	555,157	535,171	— — — — —
Red Rock Country Club	3,076,667	2,411,000	2,496,277	2,560,000	3,093,750	1,772,500	— — — — —
Rhodes Ranch	606,971	618,106	570,424	543,000	564,900	476,318	— — — — —
Seven Hills	3,109,000	832,500	1,125,061	683,714	987,900	1,077,211	— — — — —
Siena (SFR & TWH)	681,378	919,100	757,864	824,919	783,056	674,333	— — — — —
Silverado Ranch	619,523	441,453	509,335	485,600	472,119	451,536	— — — — —
Silverstone Ranch	510,833	540,600	637,000	643,667	769,500	541,700	— — — — —
Skye Canyon	574,243	554,615	544,861	571,852	555,144	581,018	— — — — —
Southern Highlands	1,153,500	1,069,297	688,358	976,609	1,366,980	819,561	— — — — —
Spring Valley	431,964	499,383	610,938	508,595	438,429	498,244	— — — — —
Summerlin	1,022,112	1,068,178	1,020,997	1,042,894	1,172,179	880,516	— — — — —
Sun City Anthem	627,745	639,148	621,403	645,658	600,454	707,160	— — — — —
Sun City Summerlin	578,122	509,823	645,110	537,749	570,589	531,261	— — — — —
The Lakes	648,427	530,054	540,882	613,000	565,625	598,163	— — — — —
The Ridges	6,406,250	3,635,000	3,183,333	7,700,000	6,073,750	2,200,000	— — — — —
Tuscany	587,500	492,581	560,250	519,000	663,333	525,250	— — — — —
Other Groups							
Clark County	625,841	626,059	641,859	624,005	649,844	605,052	— — — — —
Boulder City	673,722	692,182	588,574	584,260	562,777	569,983	— — — — —
Pahrump	361,841	404,266	417,578	386,722	380,852	348,930	— — — — —
High Rise Sales	911,959	638,051	672,848	652,966	554,055	623,654	— — — — —
Luxury Sales (\$1M+)	2,223,259	1,879,915	2,065,148	1,929,698	2,250,106	1,860,745	— — — — —

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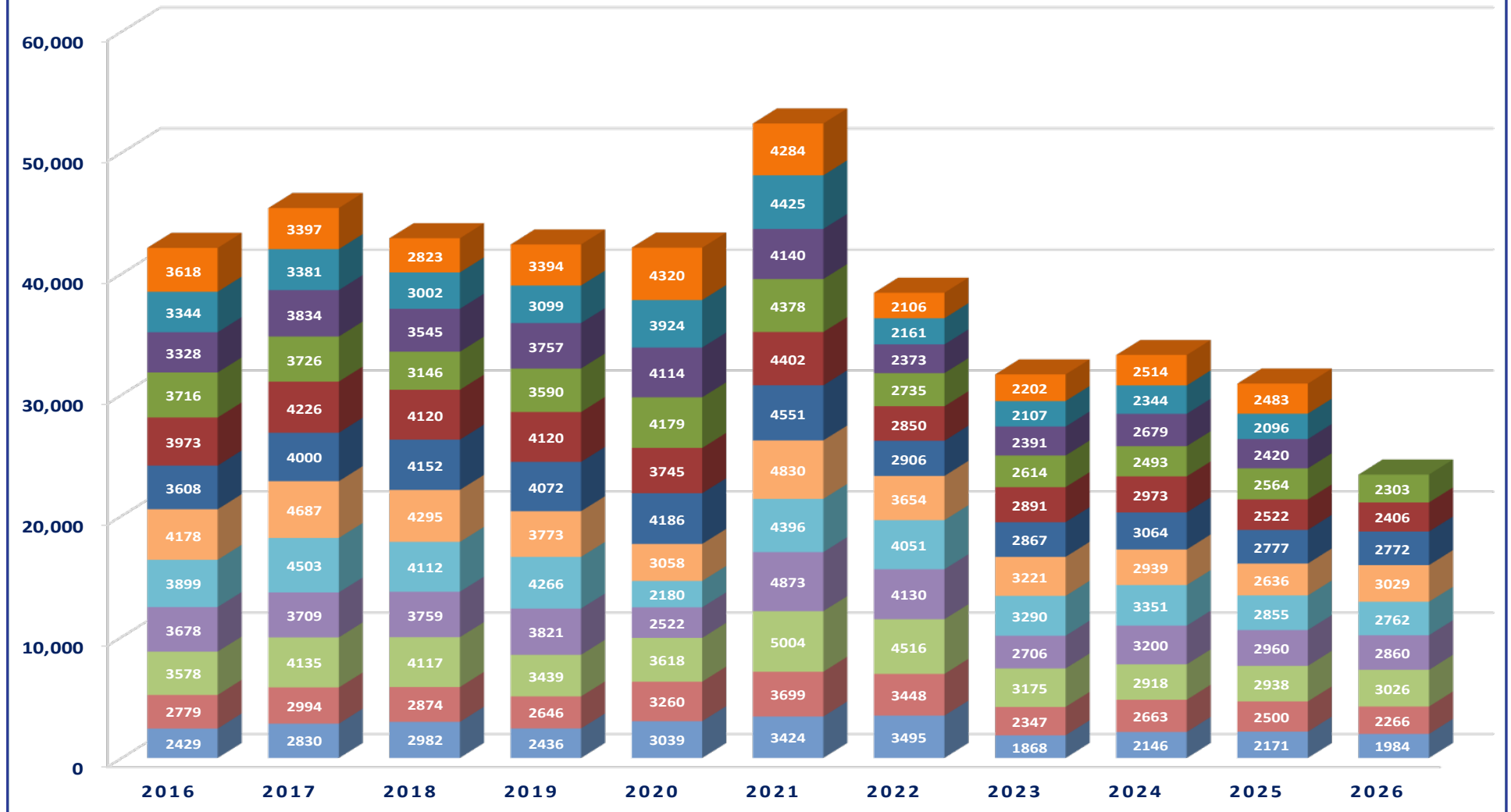


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Las Vegas Market Update - October 2026

ALL RESALE CLOSINGS - RES, VER, MULTI

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



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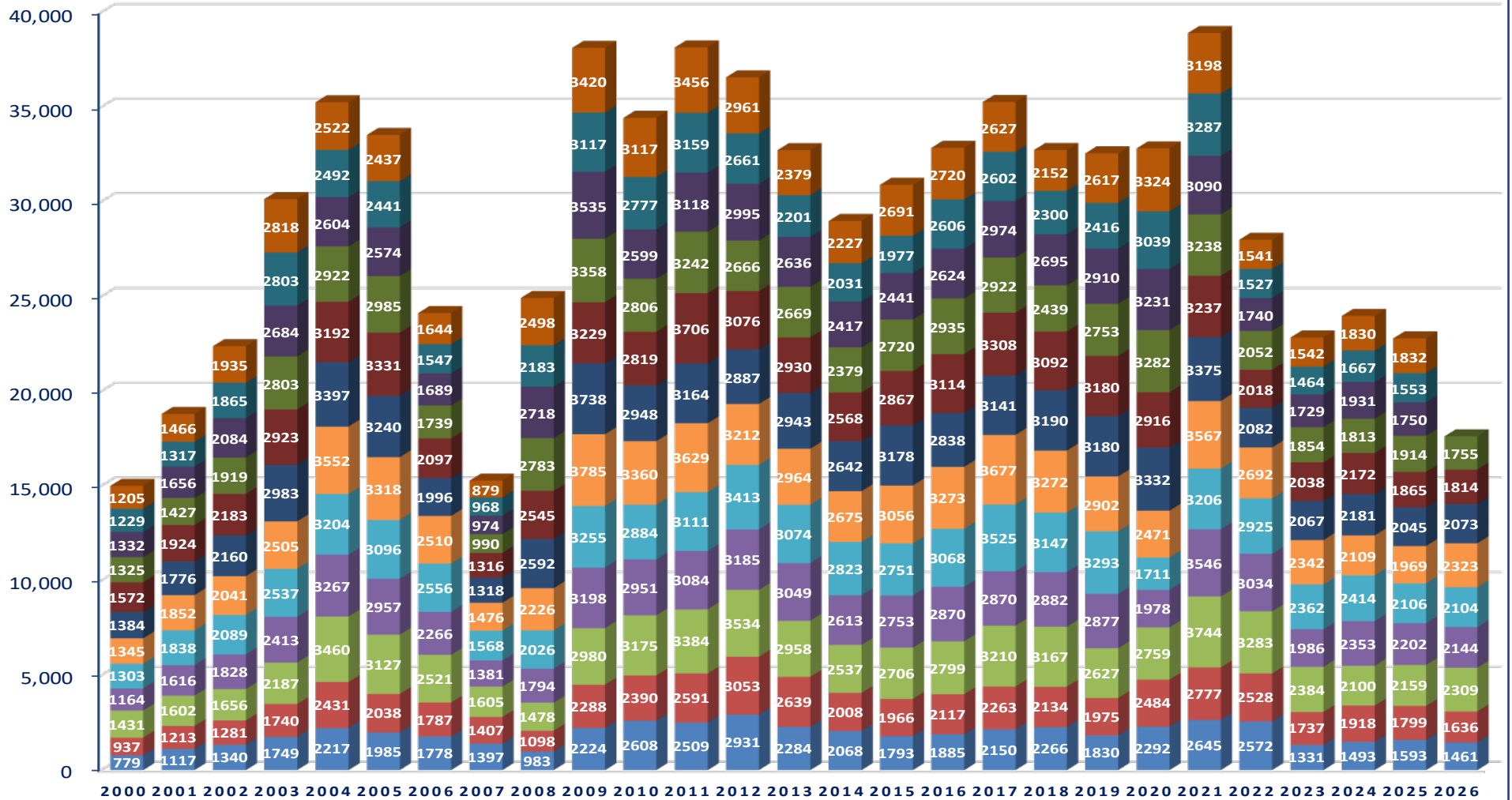


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Las Vegas Market Update - October 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



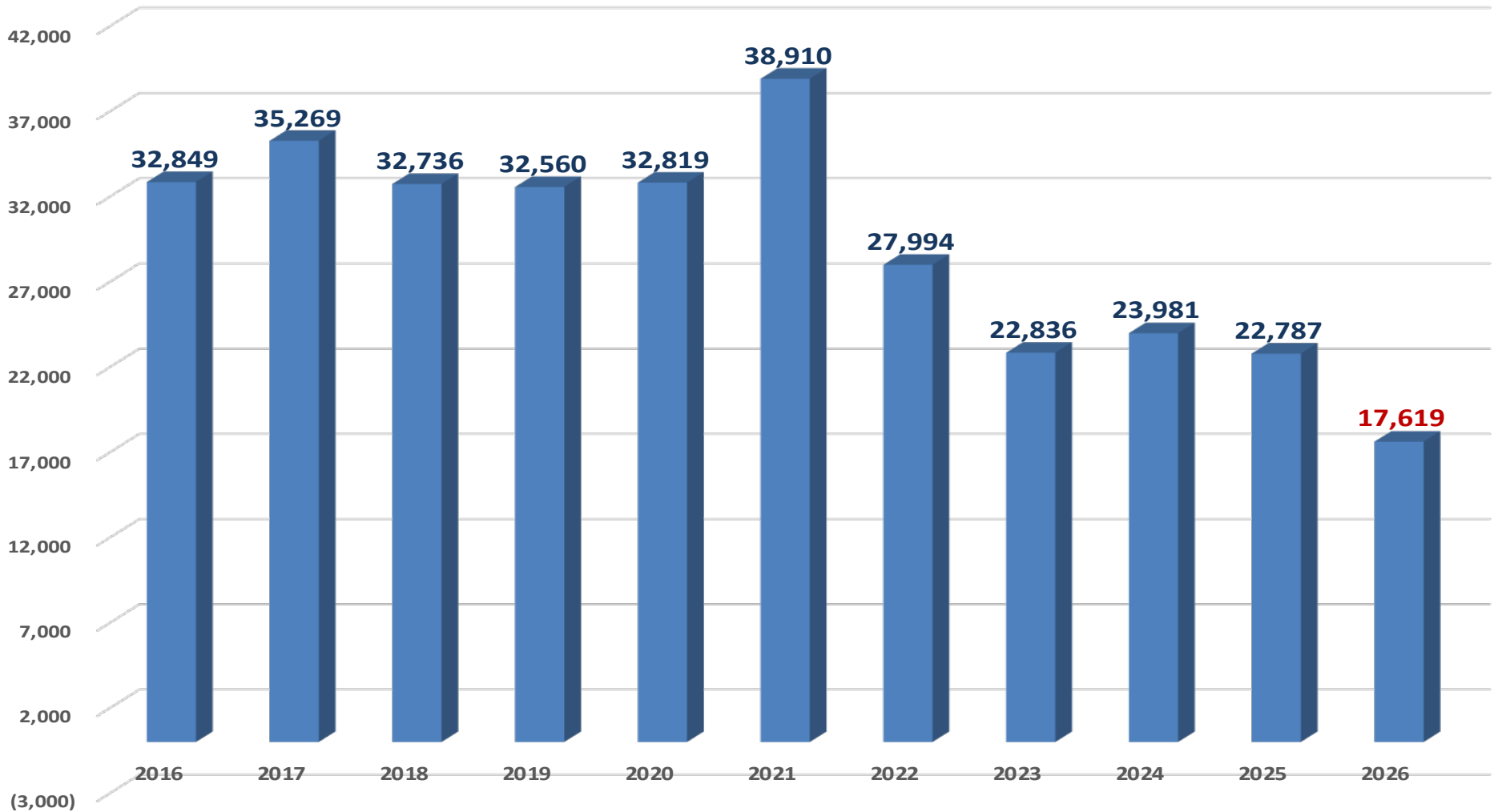
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Las Vegas Market Update - October 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS



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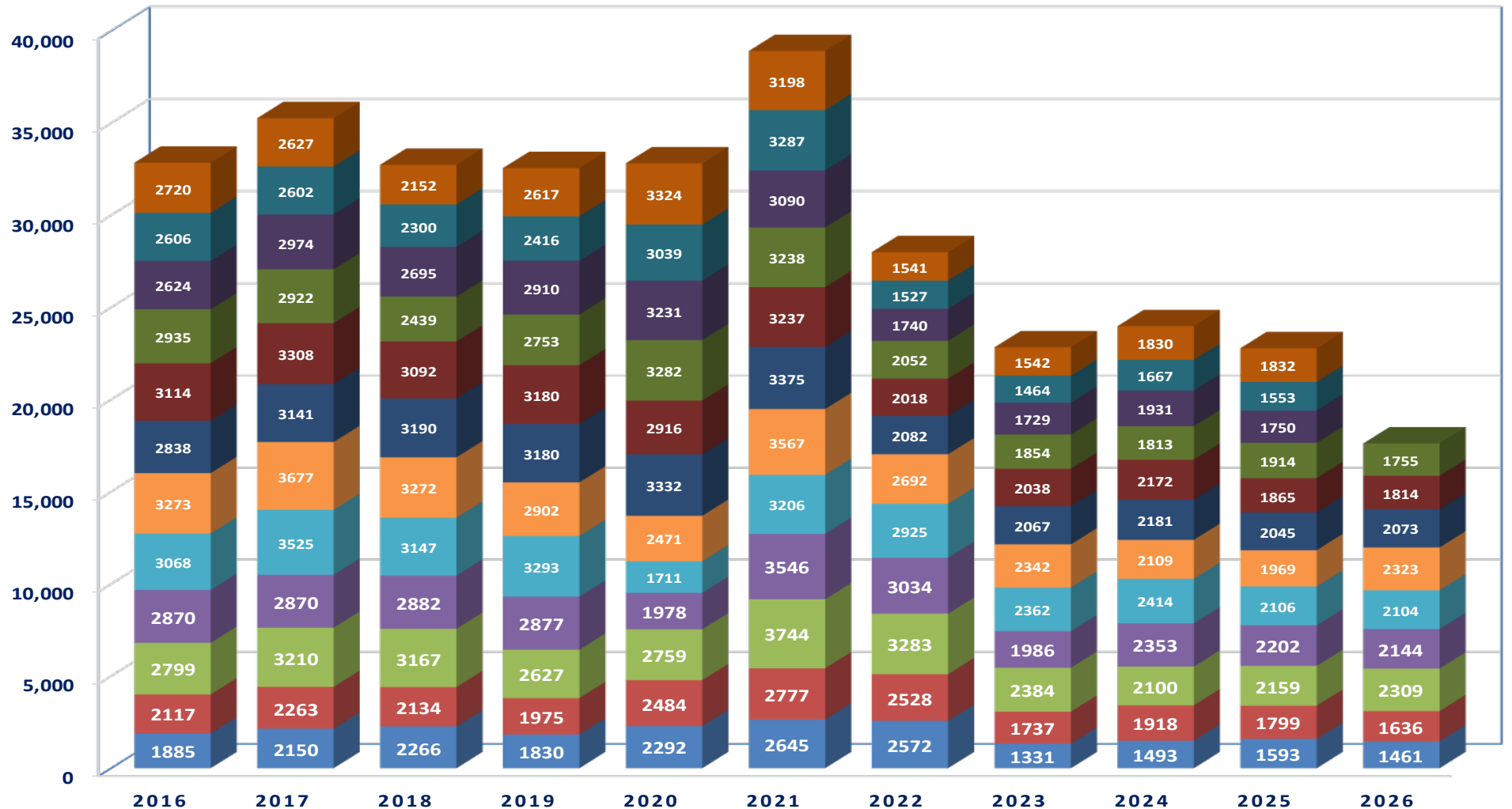


EQUITY TITLE OF NEVADA

Las Vegas Market Update - October 2026

SINGLE FAMILY RESIDENTIAL CLOSINGS

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



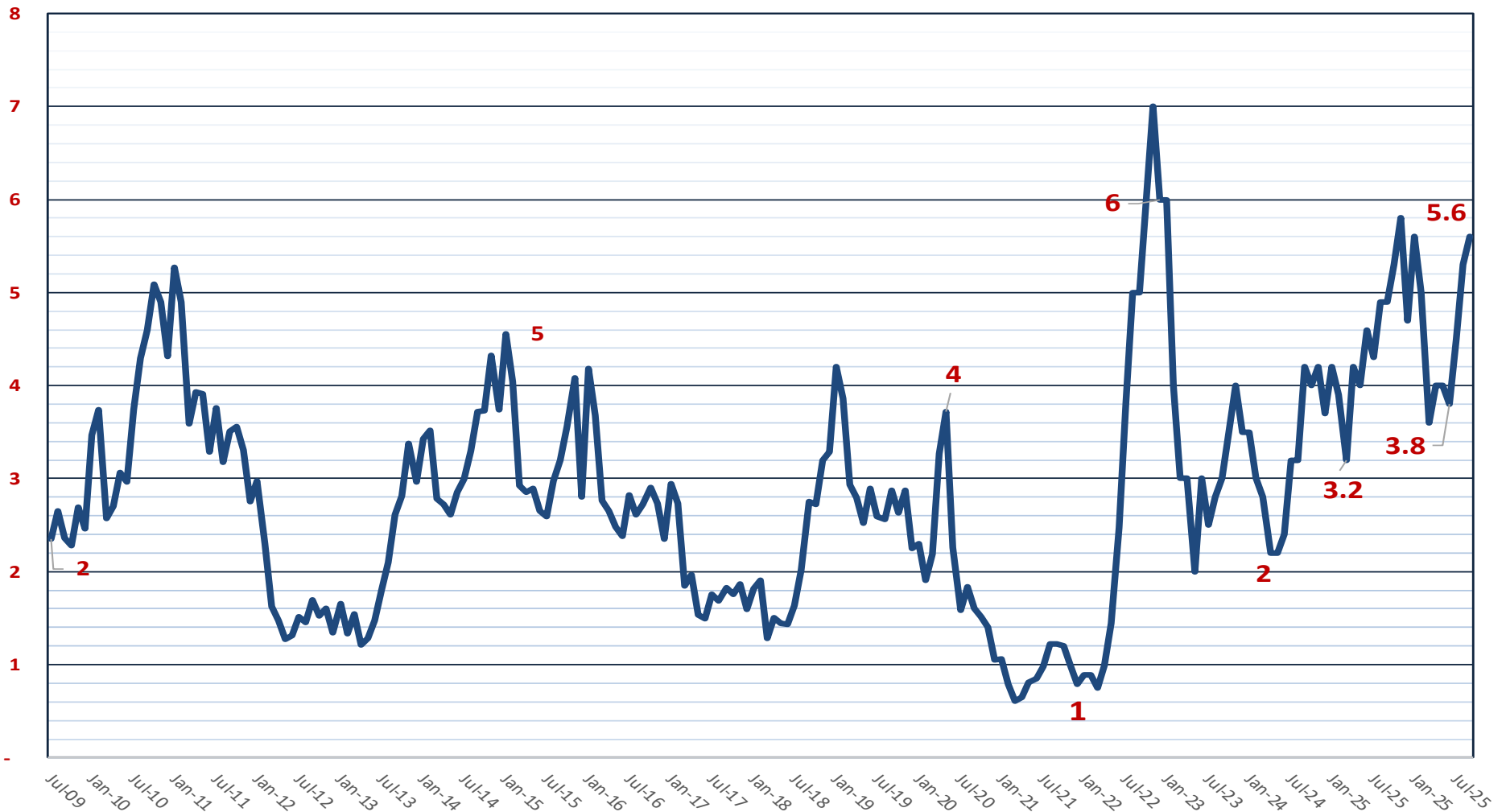
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Single Family Residential Homes Months of Inventory



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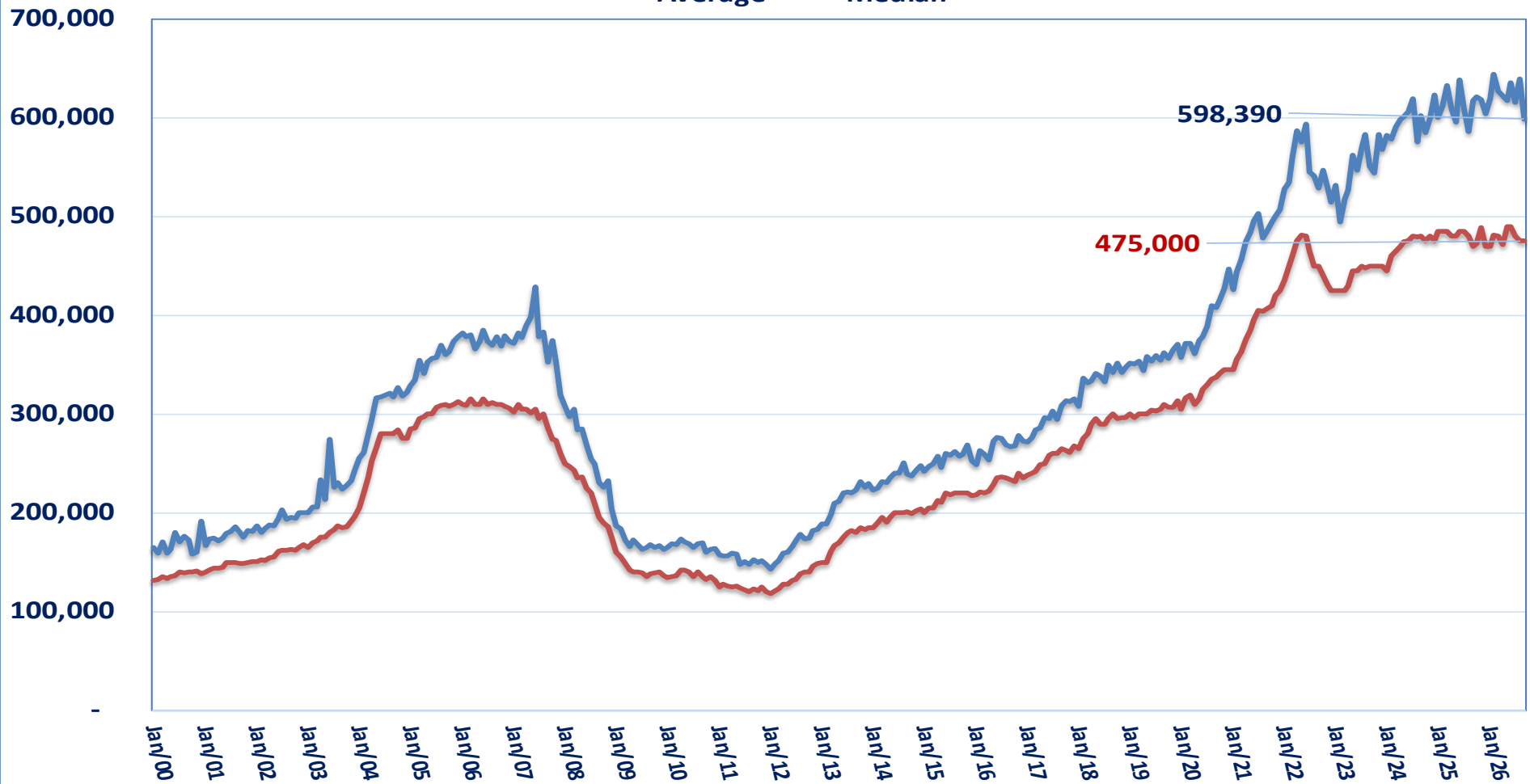


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SFR Market Prices

— Average — Median

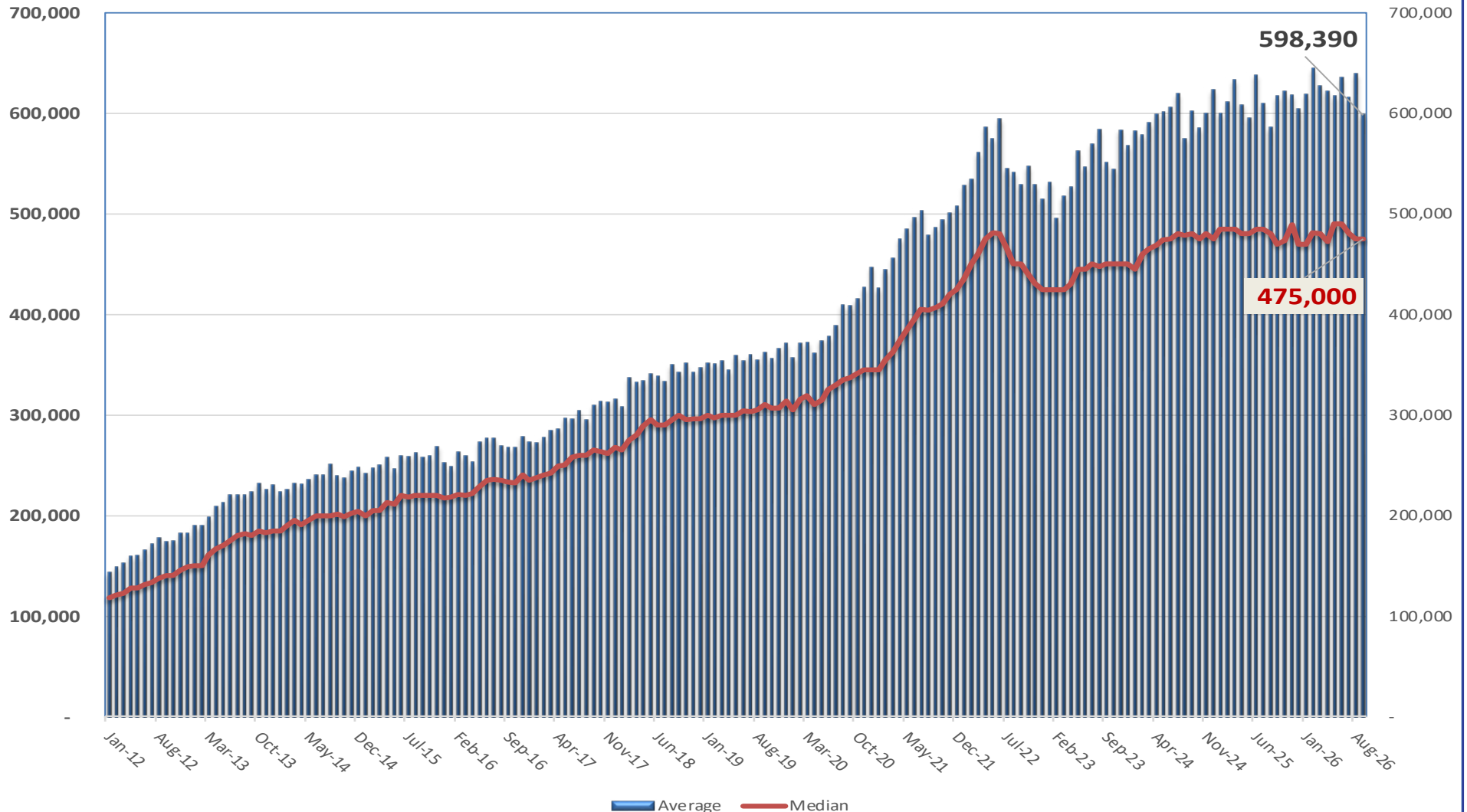




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Single Family Residential Price Trend



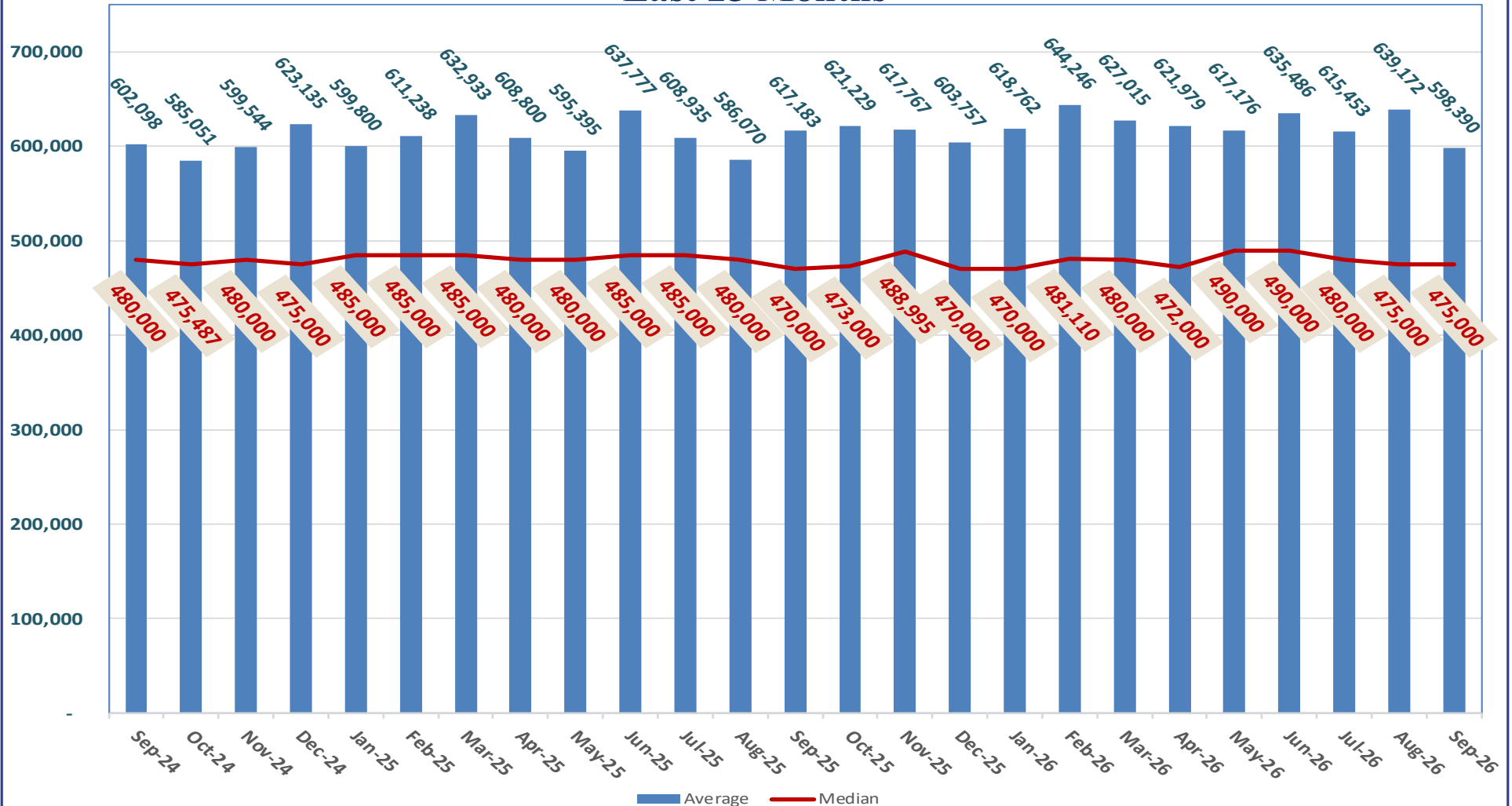
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Single Family Residential Price Trend Last 25 Months



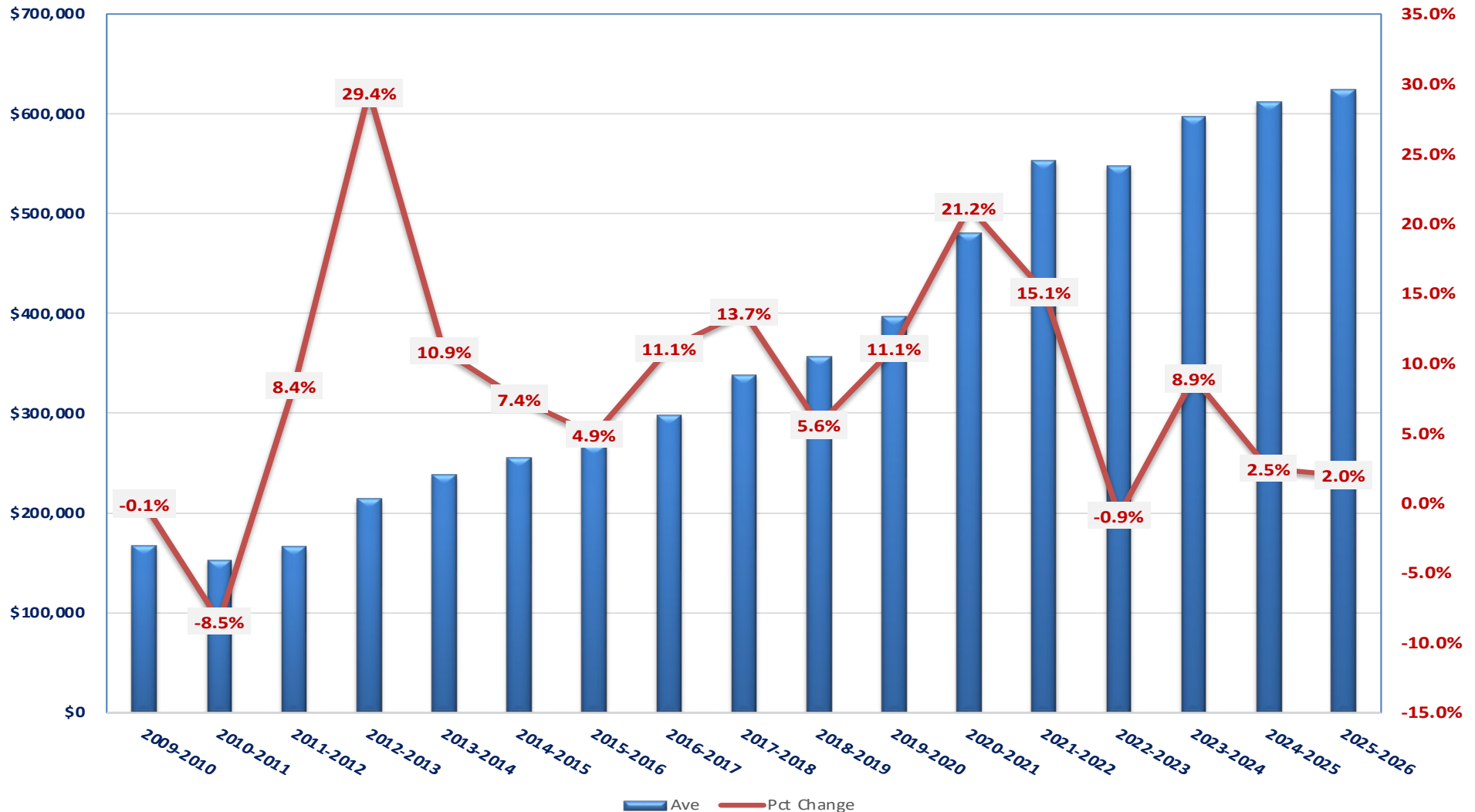
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SFR Average Price and Year Over Year Percent Change



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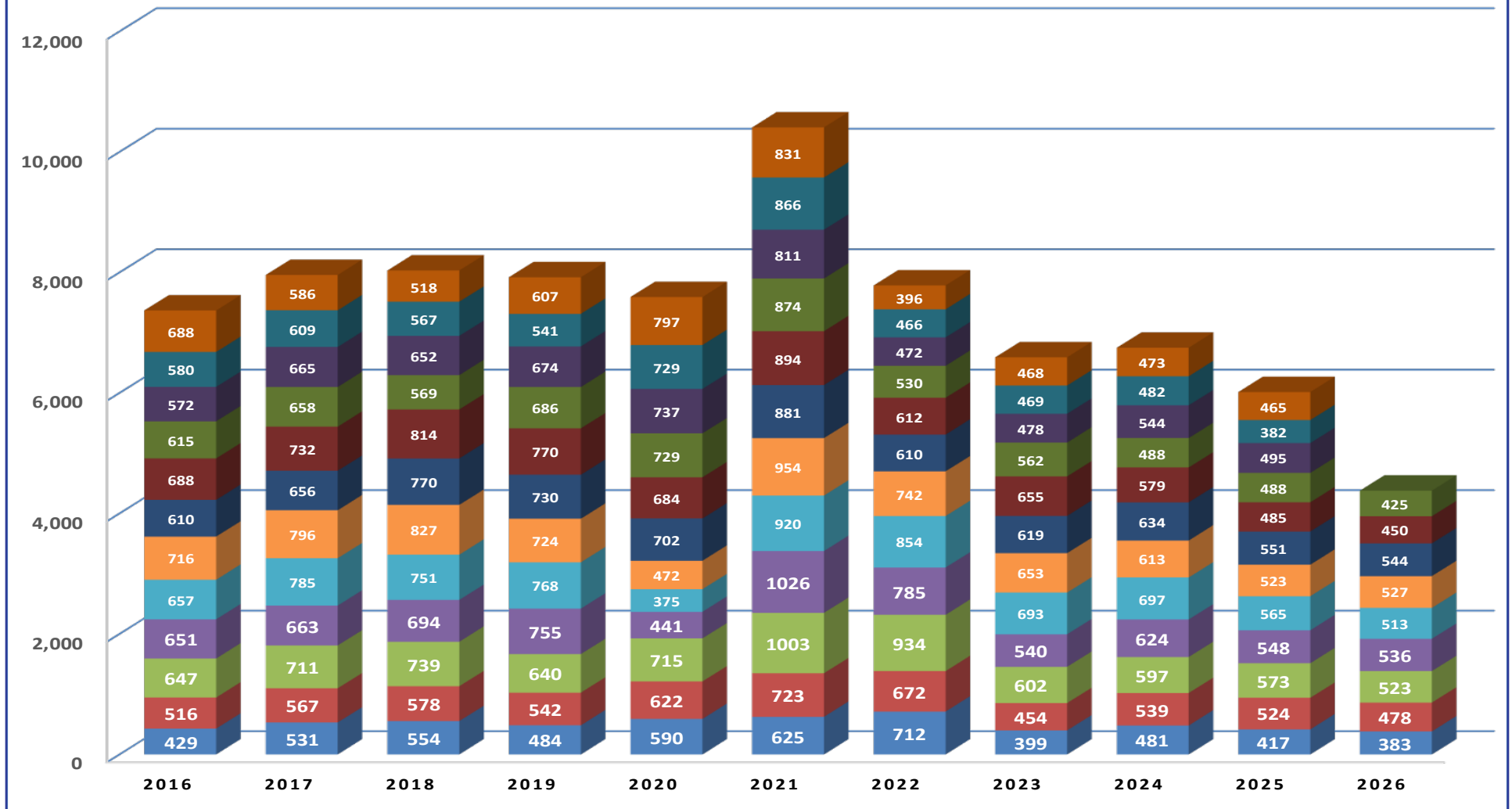


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CONDO / TOWNHOME CLOSINGS

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



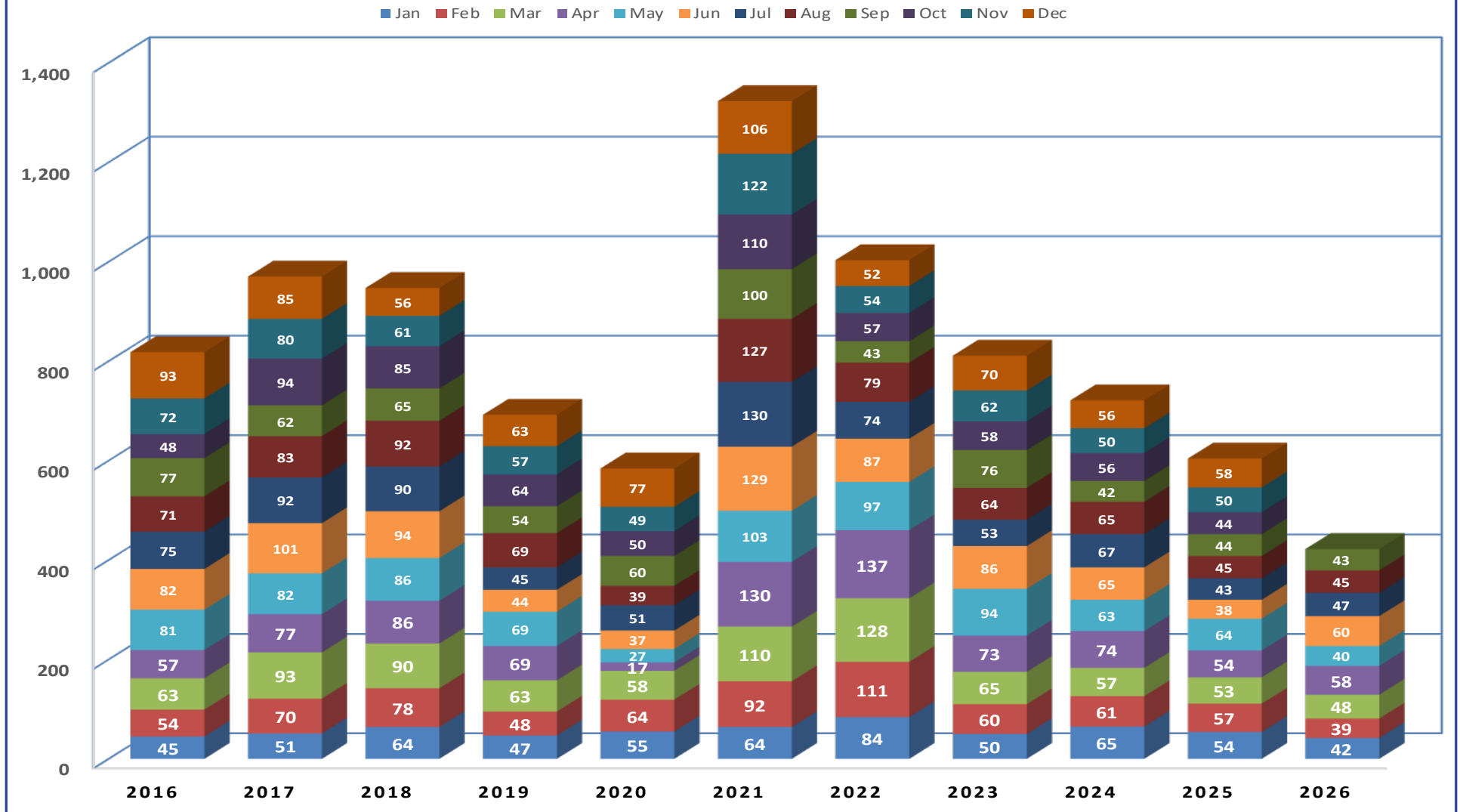
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VERTICAL / HI-RISE CLOSINGS



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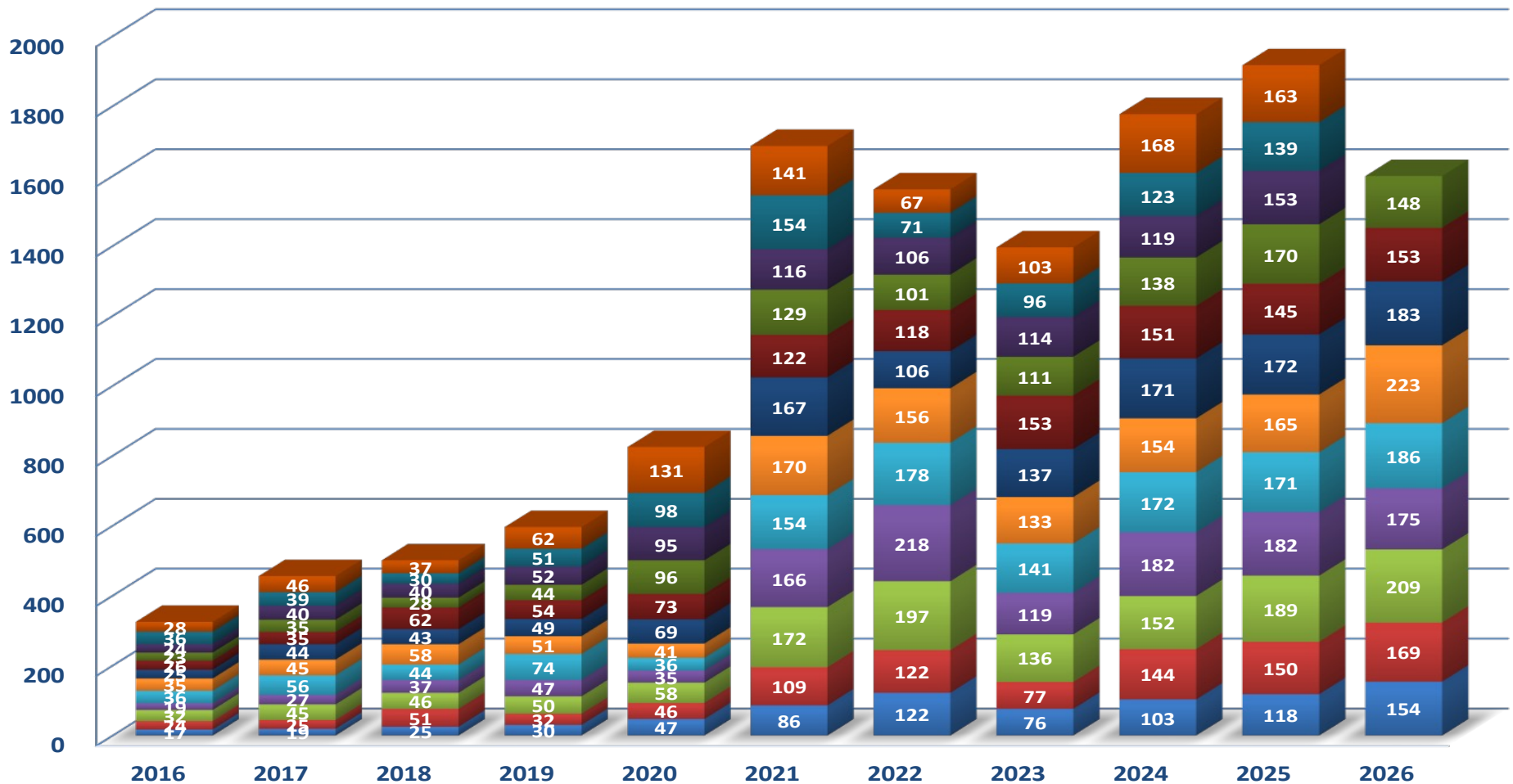


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LUXURY SALES \$1,000,000 AND OVER

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



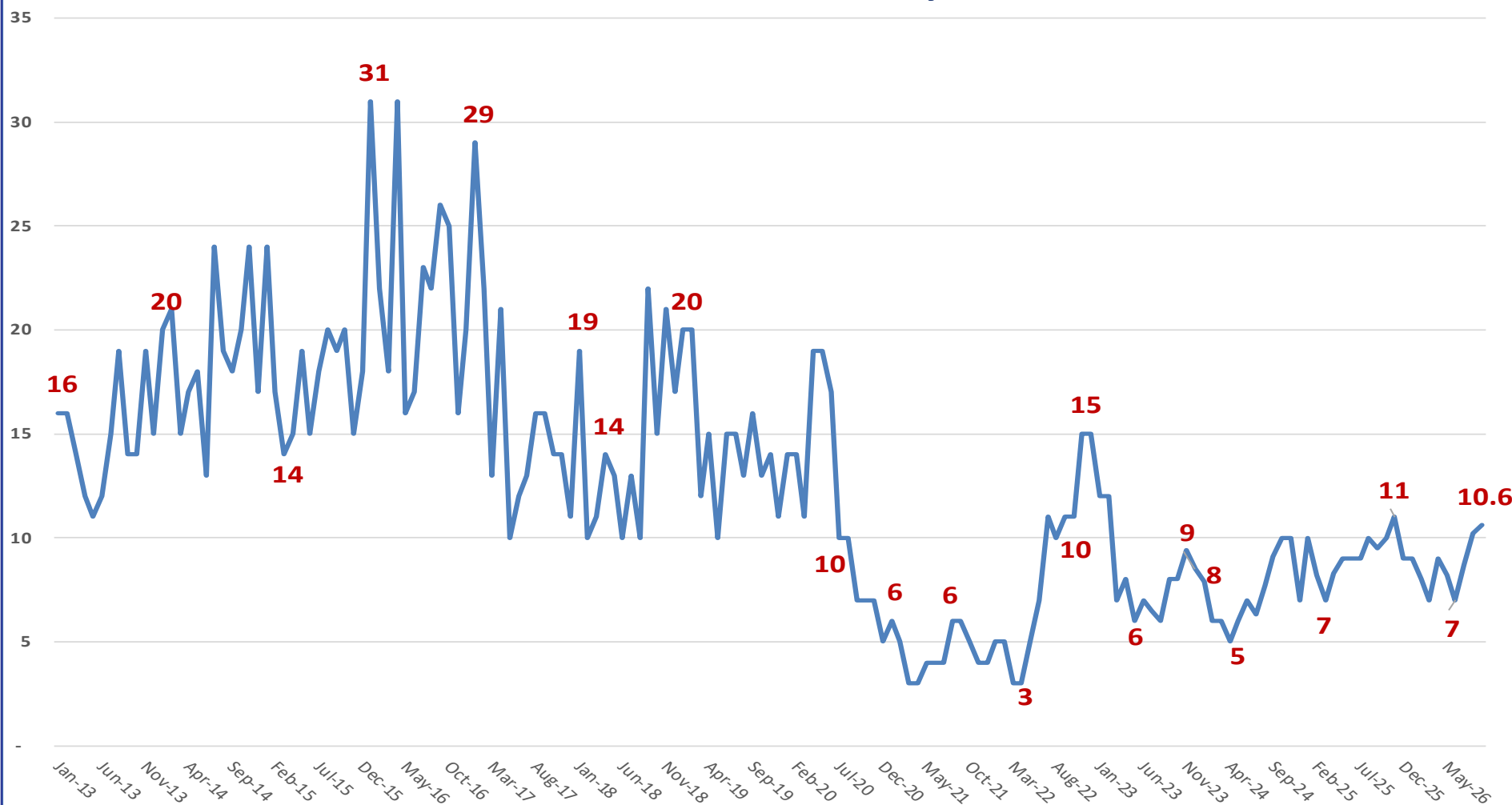
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Luxury Market - \$1,000,000 and Over Months of Inventory



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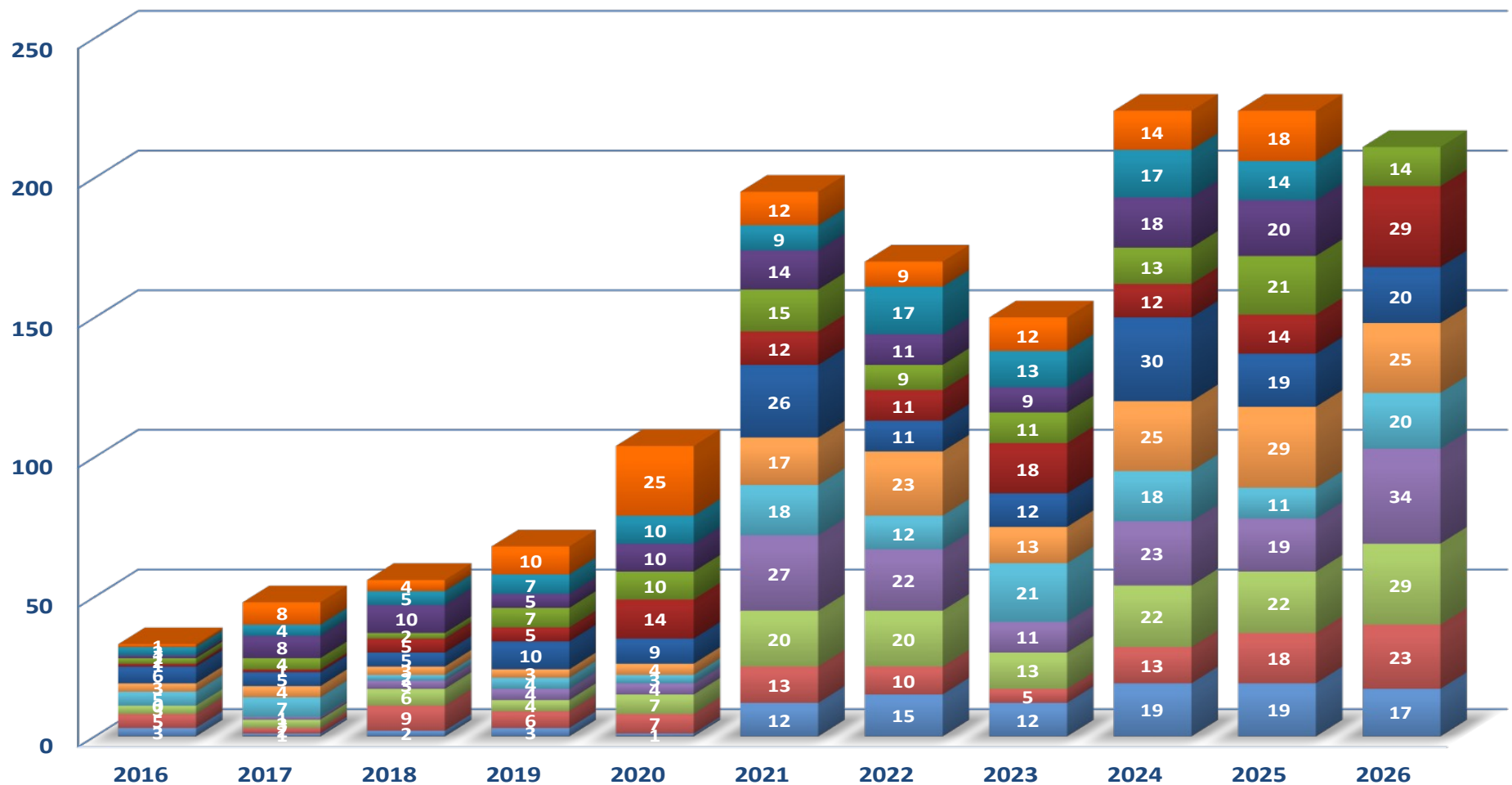


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Las Vegas Market Update - October 2026

LUXURY SALES \$3,000,000 AND OVER

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



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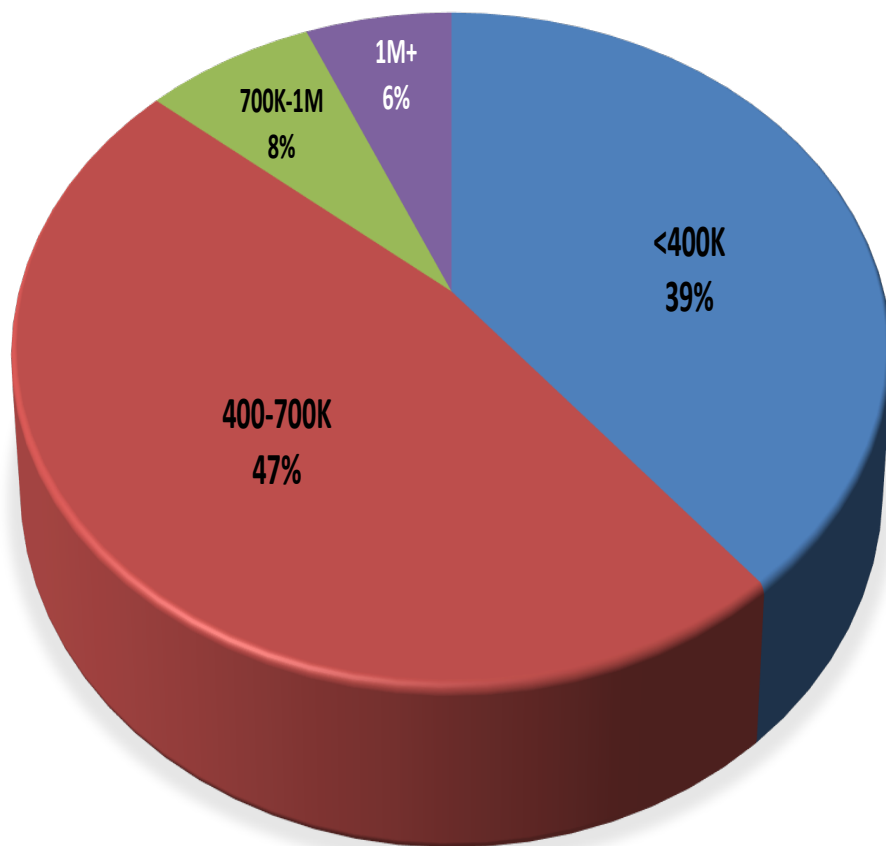


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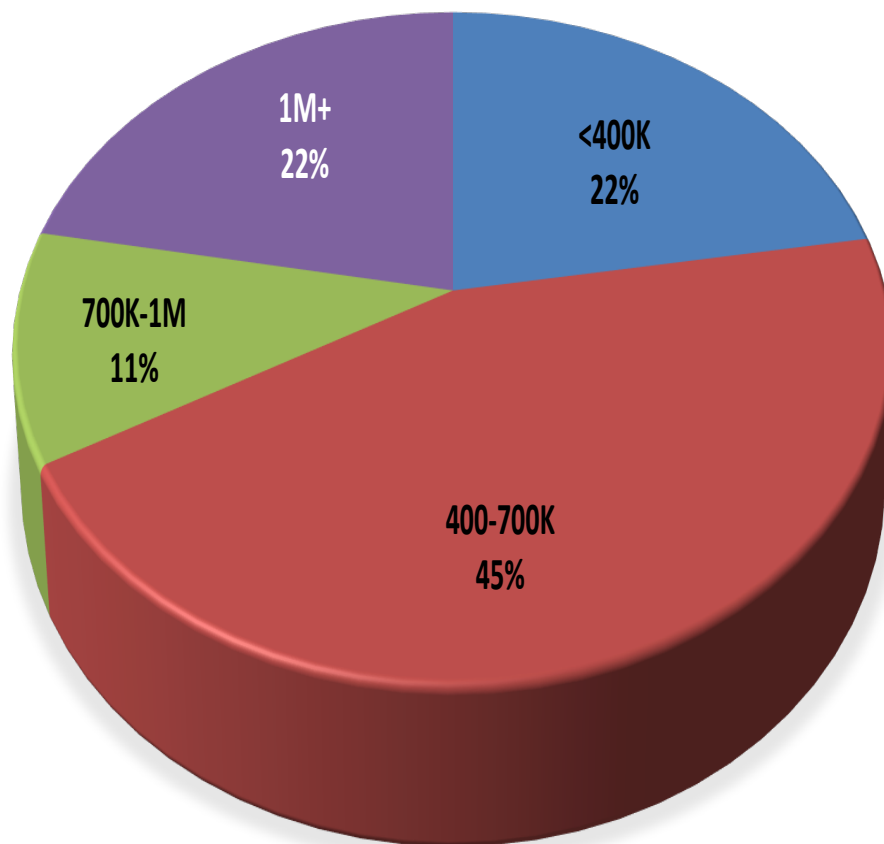
Closed Units by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+



Closed Volume by Price Point

■ <400K ■ 400-700K ■ 700K-1M ■ 1M+

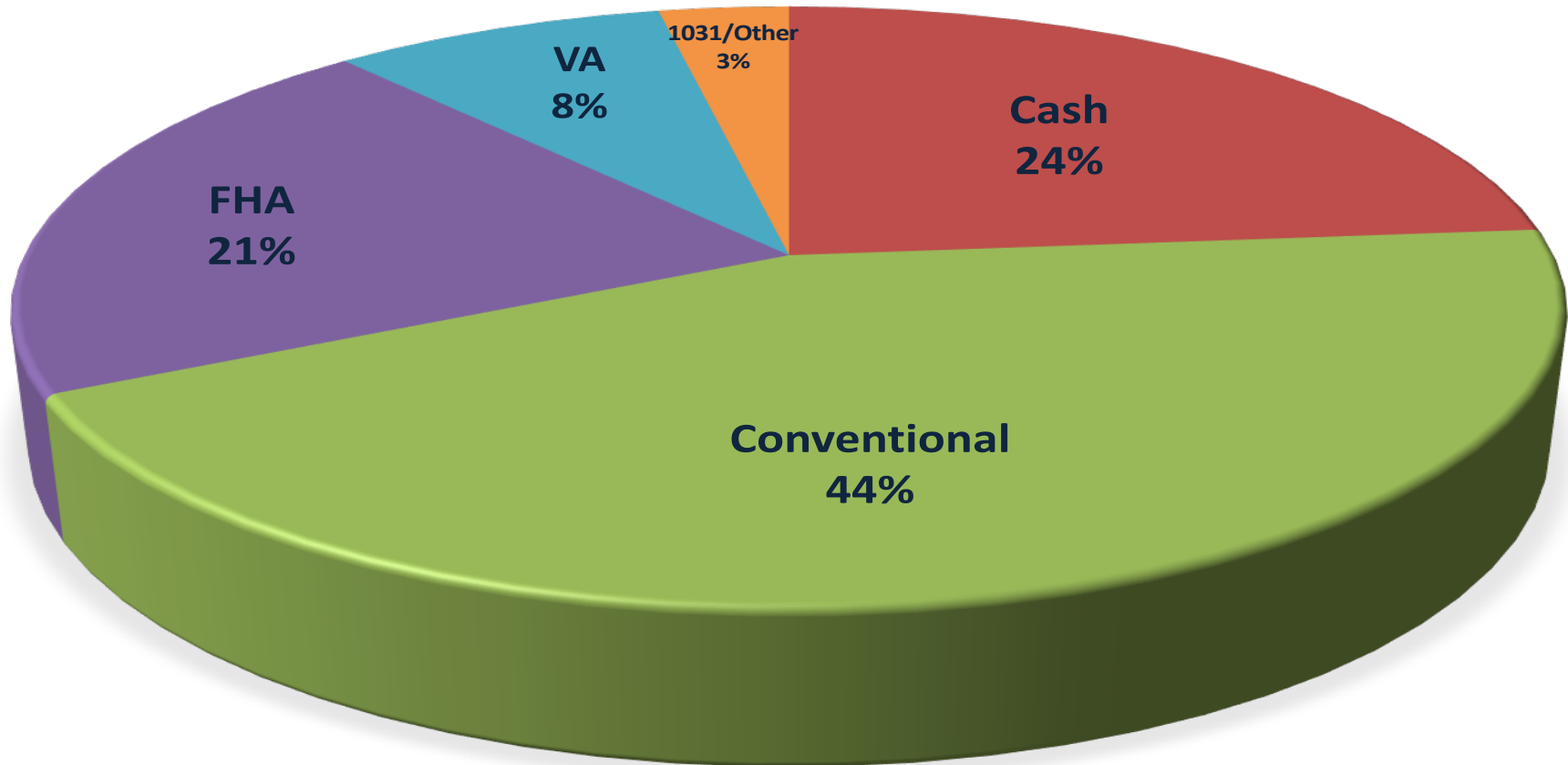




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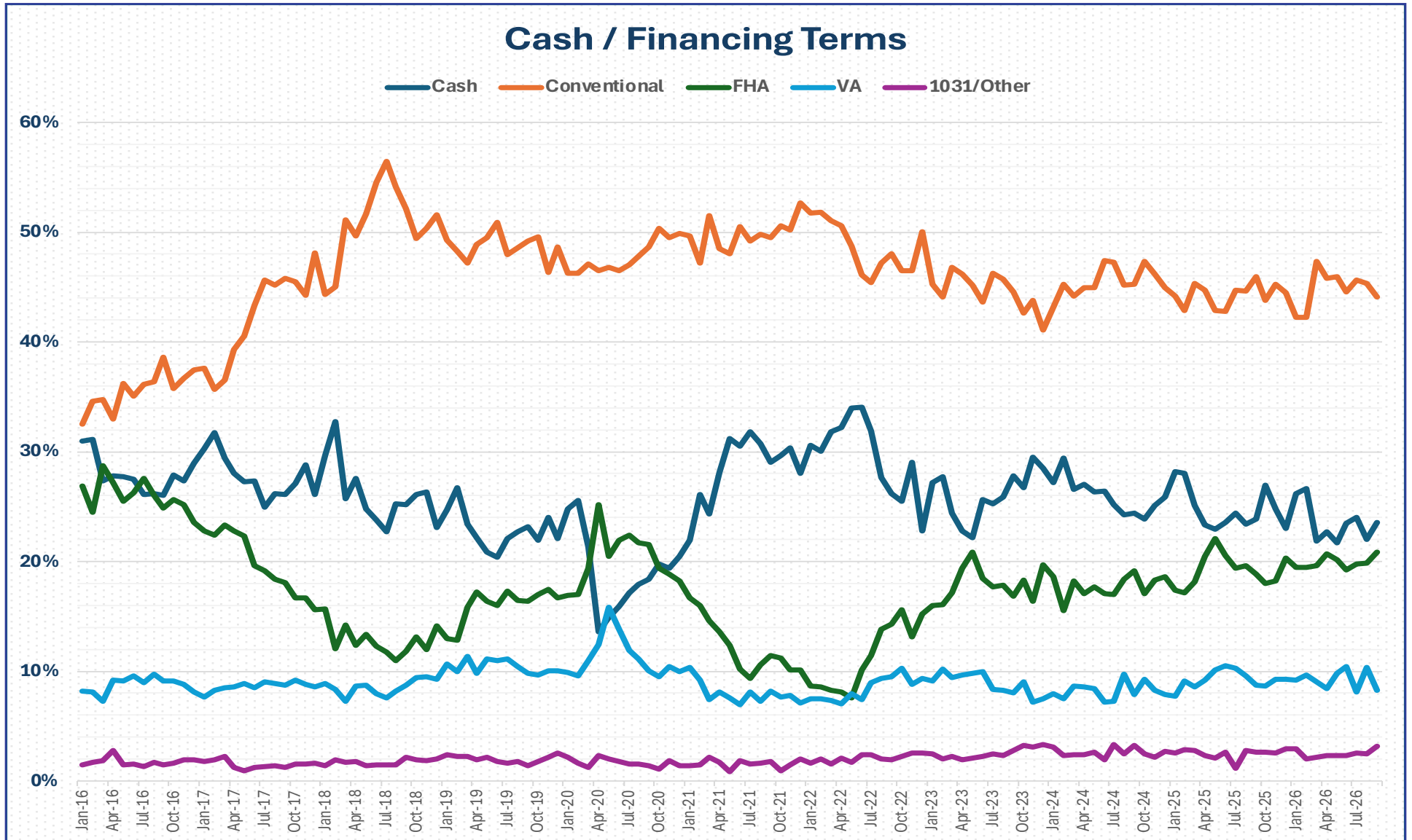
Last Month's Closings by Sold Terms





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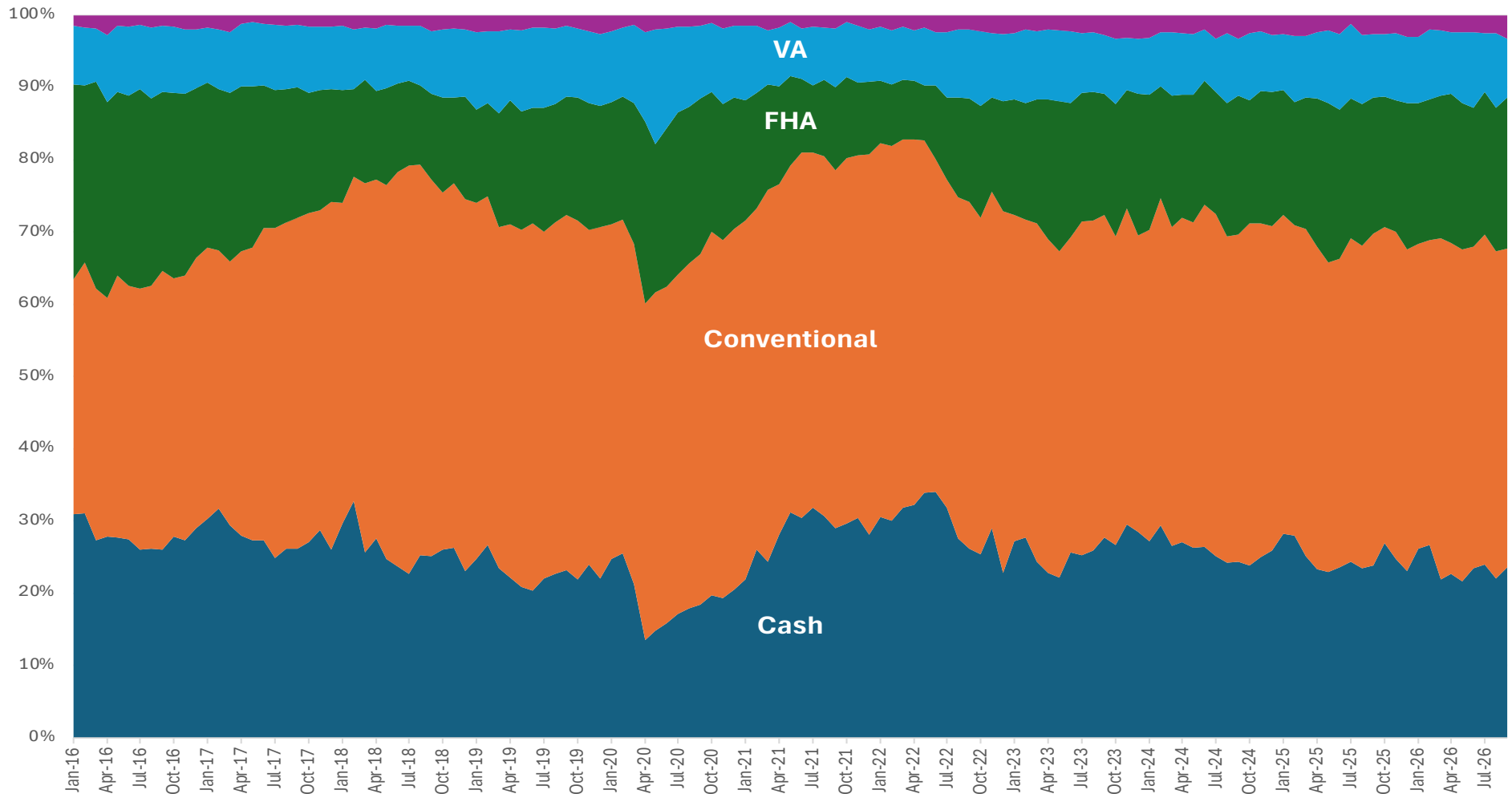


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Sold Terms

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



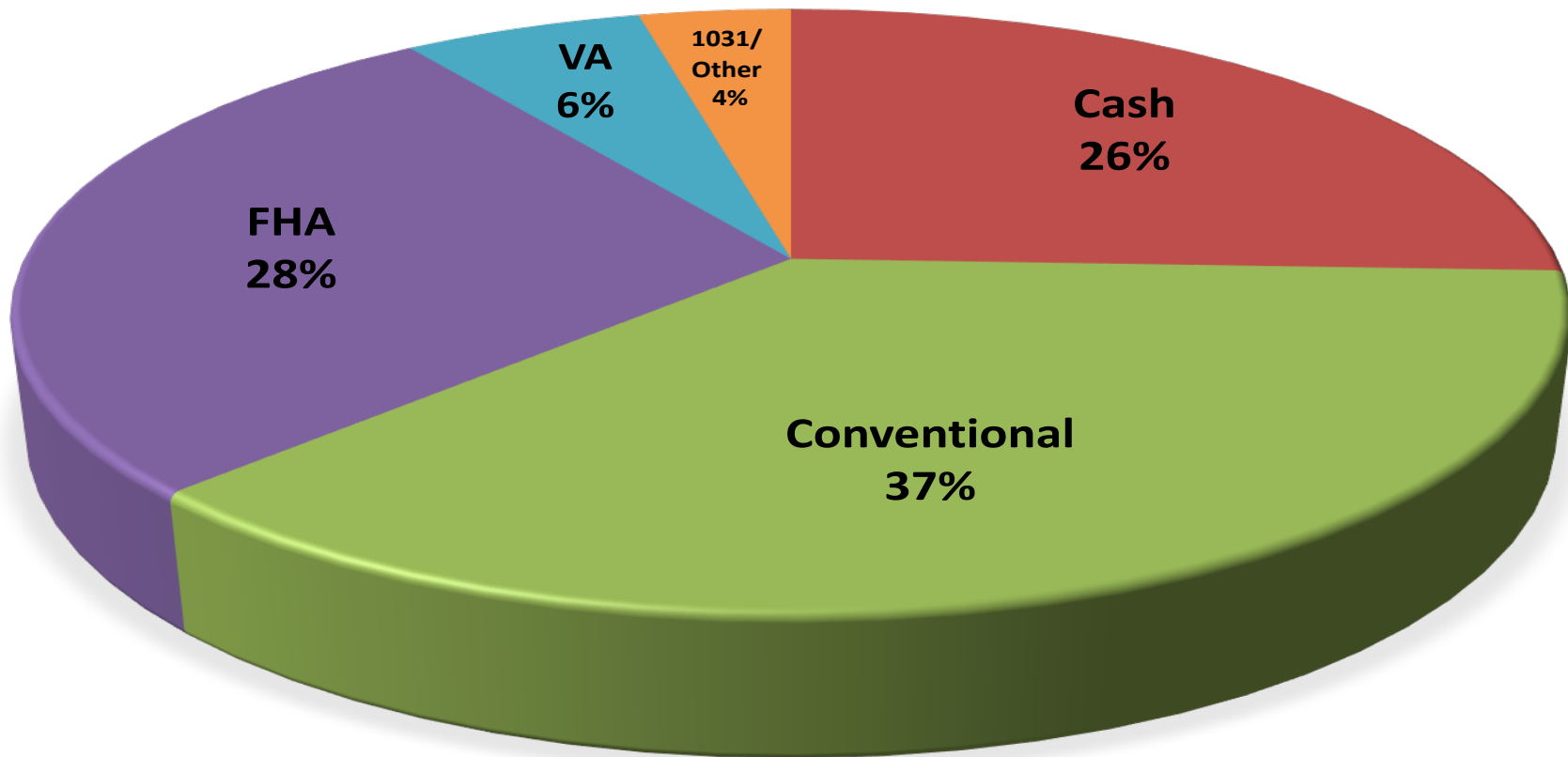
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Closings By Sold Terms Closings Less Than \$400,000

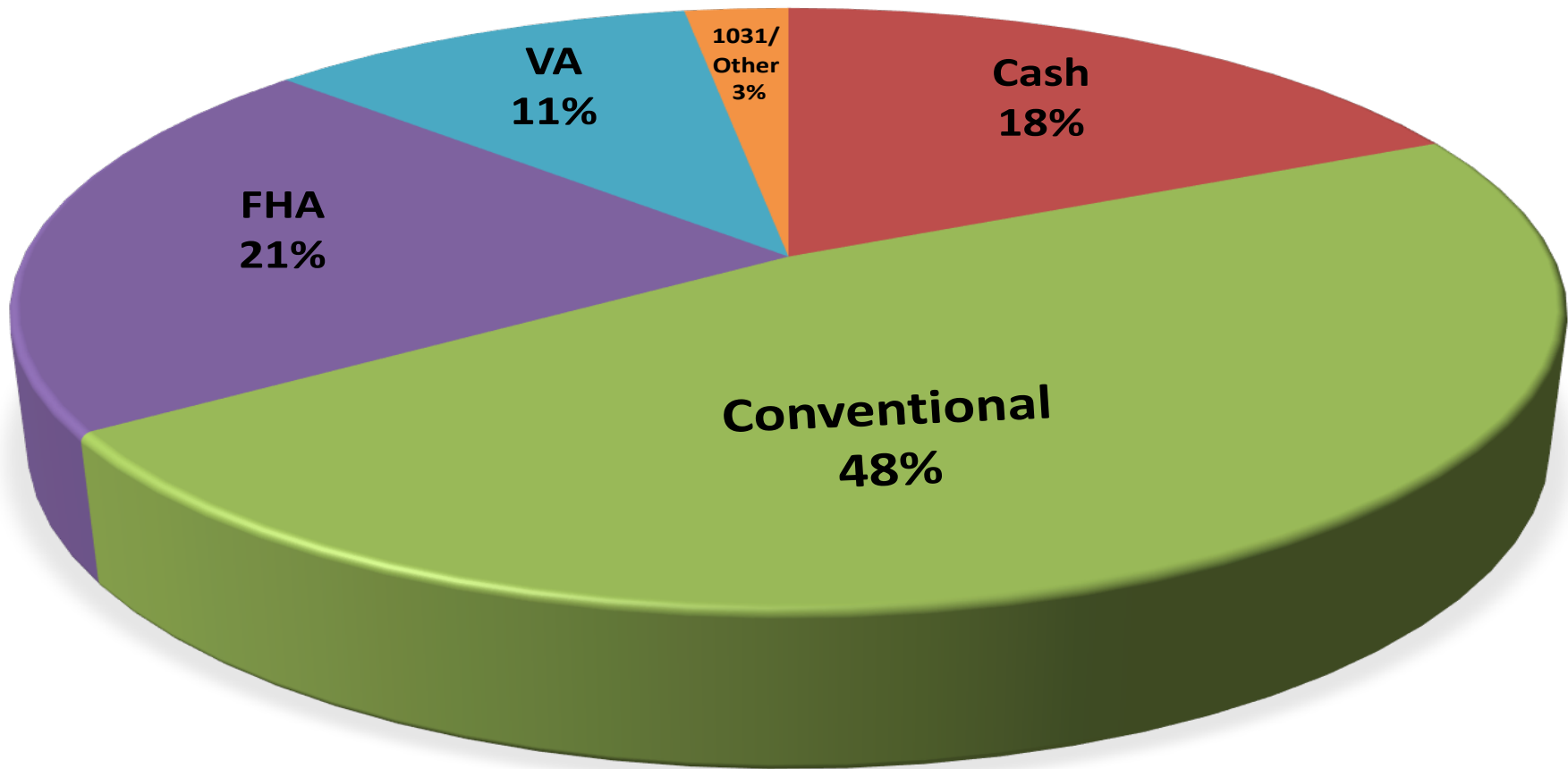




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Closings By Sold Terms Closings Between \$400,000 and \$700,000

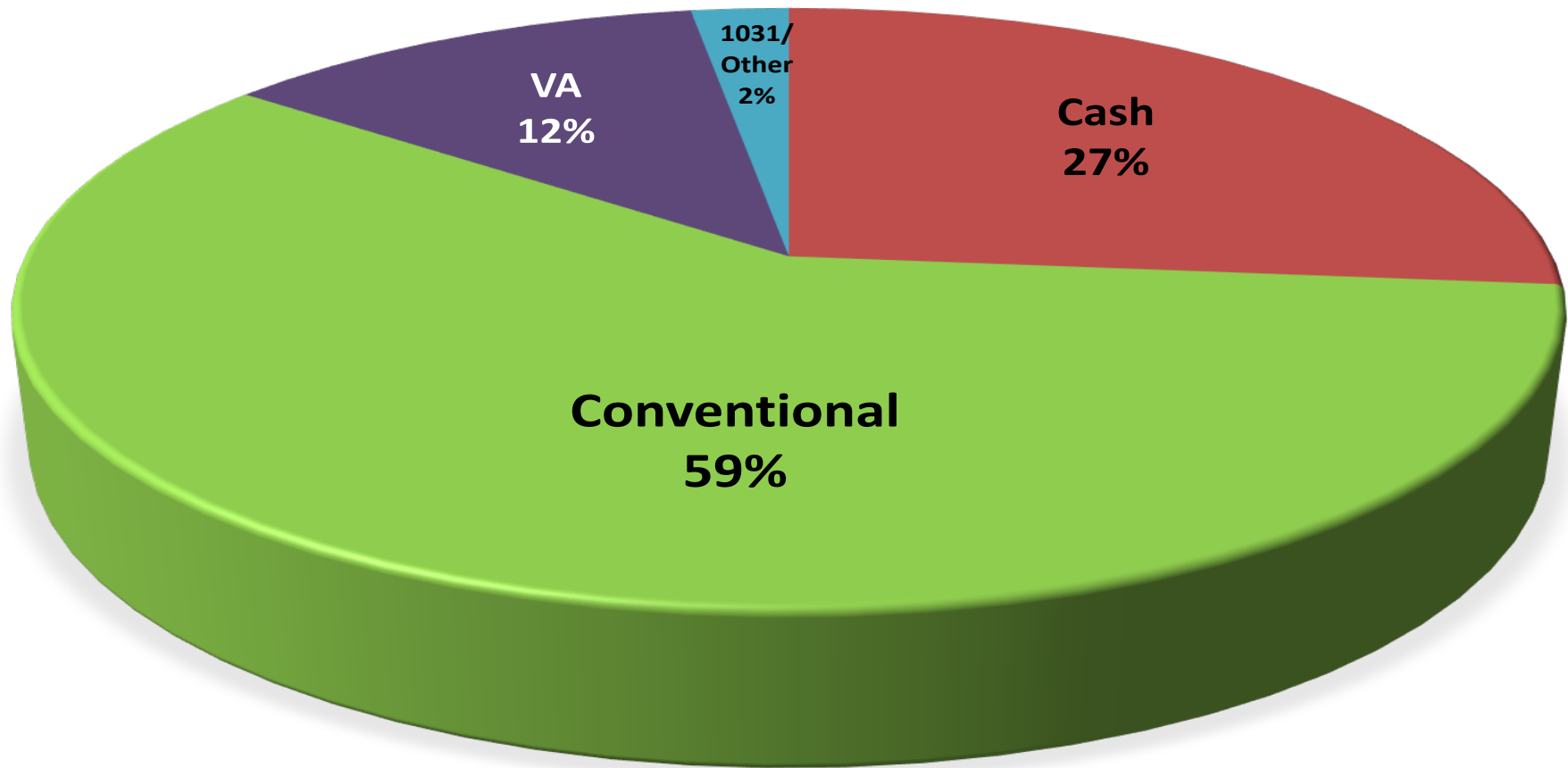




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Closings By Sold Terms Closings Between \$700,000 and \$1,000,000

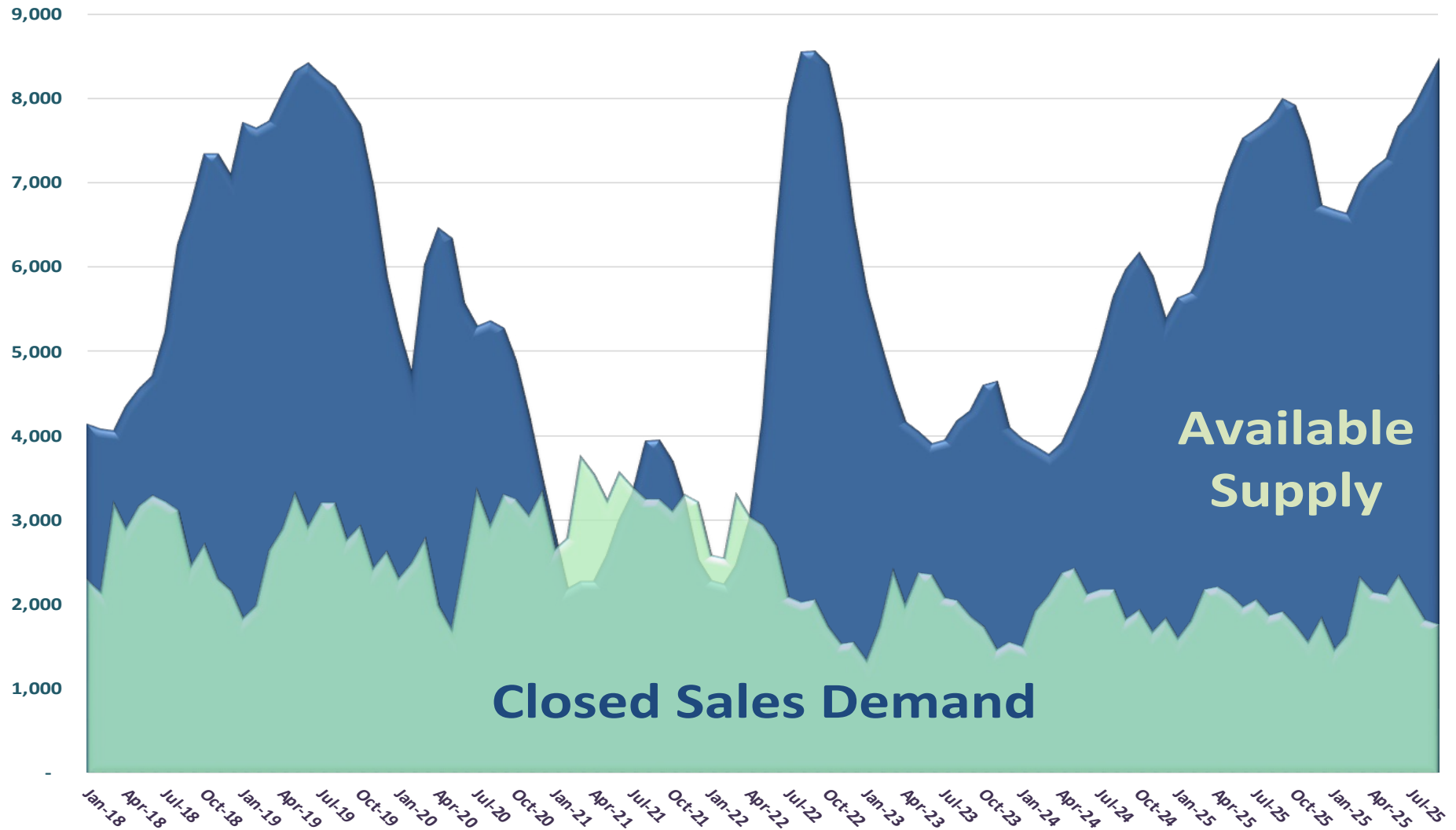




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Supply vs Demand - Single Family Residential



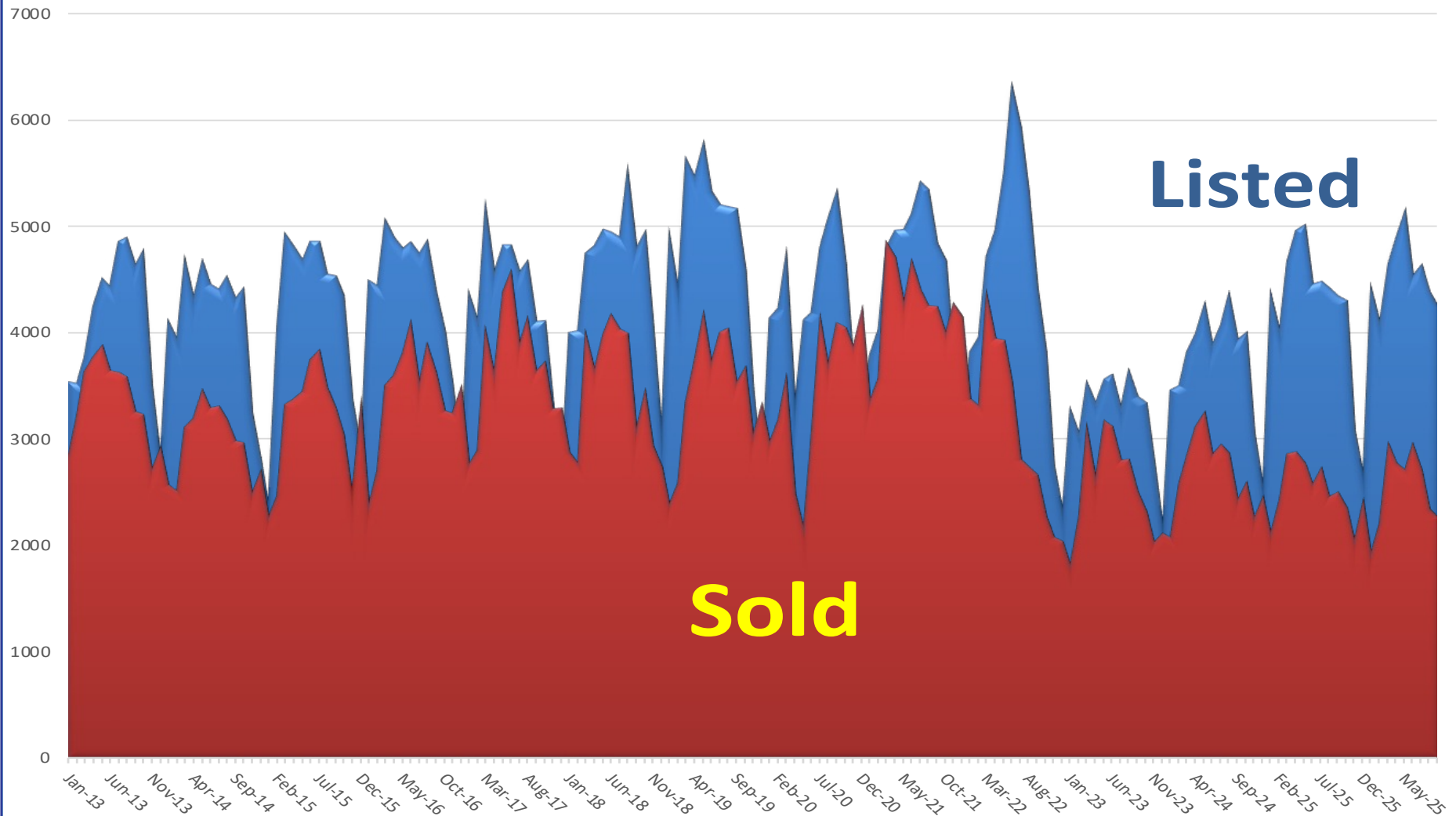
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Residential Listings Taken vs Listings Sold



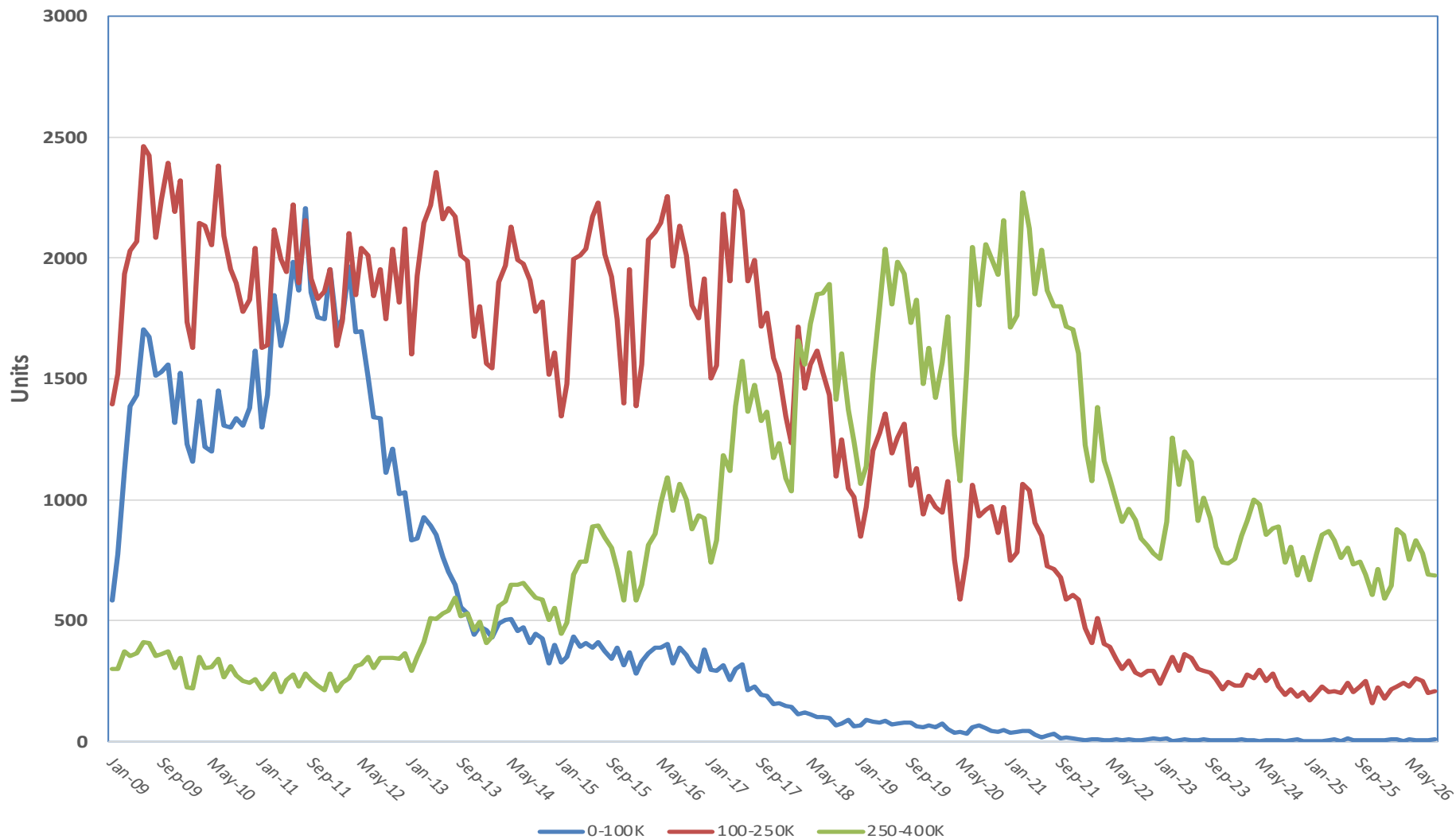
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Closed Units By Price Point - RES & VER



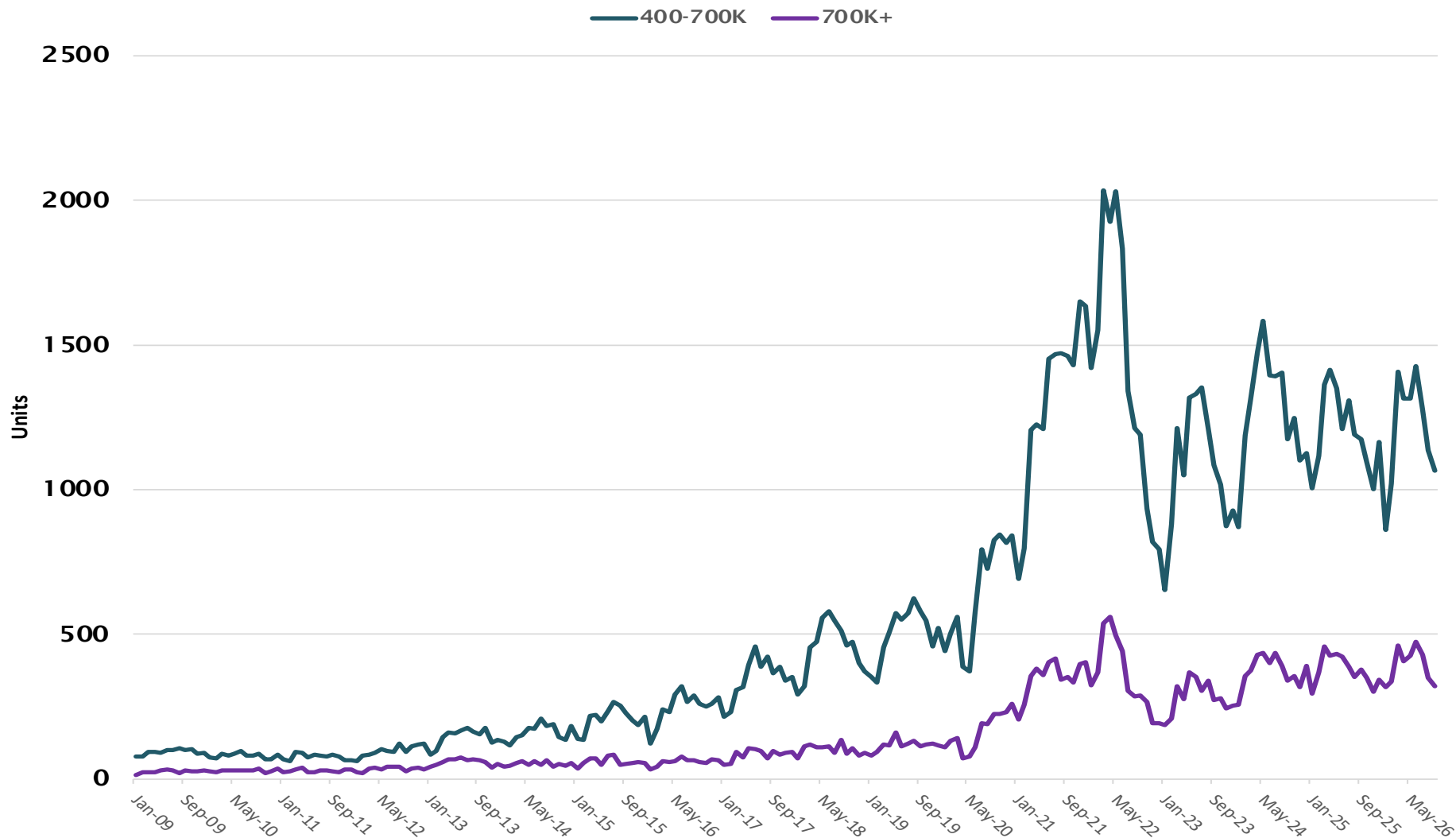
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Closed Units By Price Point - RES & VER



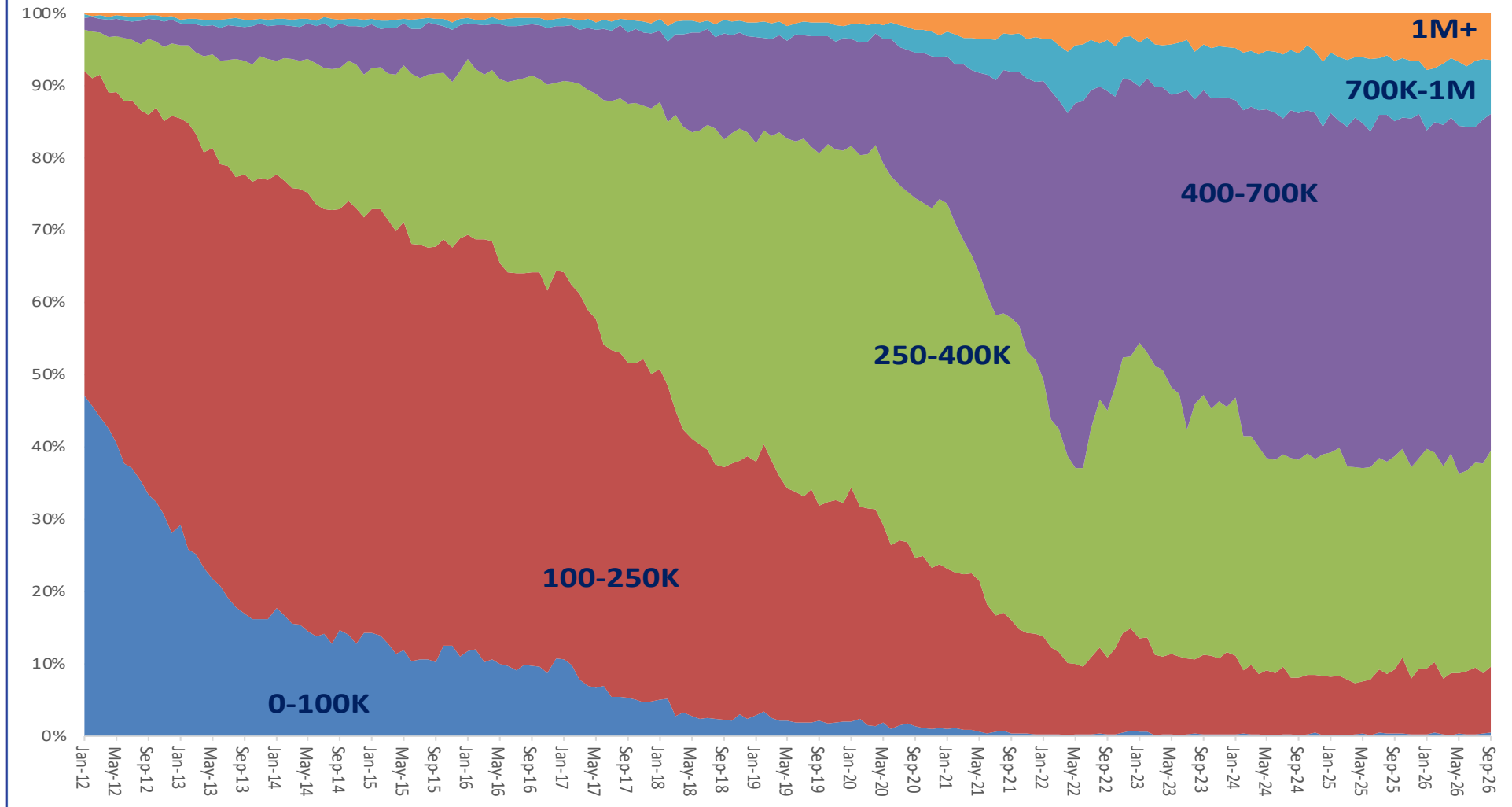
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Closing Trend by Price Point Residential and High Rise



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