EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2026

October 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	3,145	8,509	1,686	1,524	525,000	855,630	475,000	642,282	6.8	14.9%	54
CON/TWH	878	2,948	441	376	275,000	312,146	279,000	307,382	9.3	11.1%	65
Total Residential	*4,023*	*11,457*	*2,127*	*1,900*	*160,000*	*715,774*	*440,000*	*576,007*	*7.4*	*14.0%*	62
Hi-Rise	140	656	56	42	399,900	711,937	392,500	497,238	17.0	5.9%	126
Multiple Dwelling	35	177	11	13	625,000	627,733	590,000	564,615	16.0	6.9%	102
Vacant Land	232	2,286	99	74	78,694	531,847	58,750	635,015	33.0	3.1%	139
Luxury Sales (RES & VER) $1M+	417	1,396	180	143	1,750,000	2,684,138	1,400,000	2,209,099	11.3	9.1%	88

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EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2026

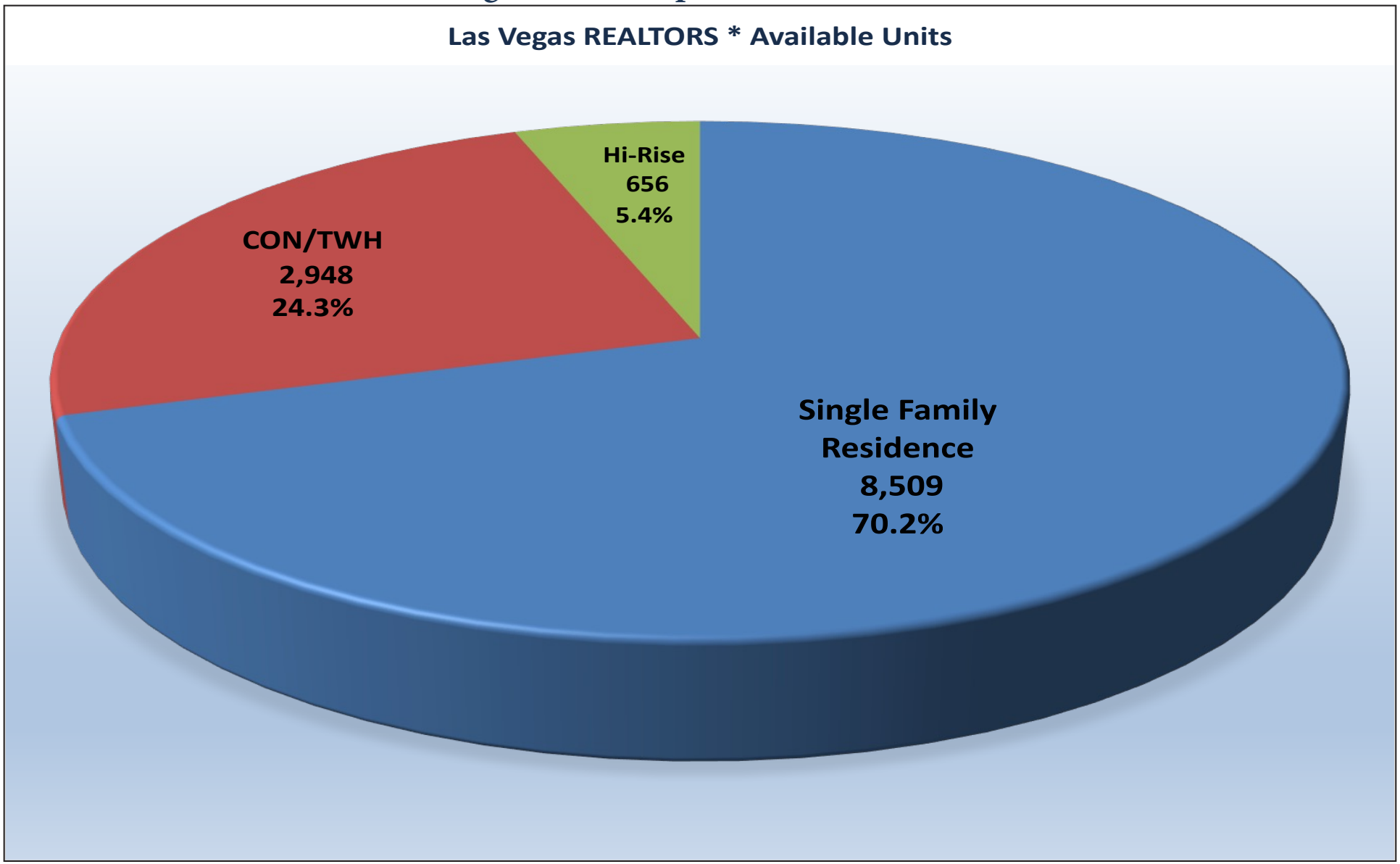
September 2026 Market Data

	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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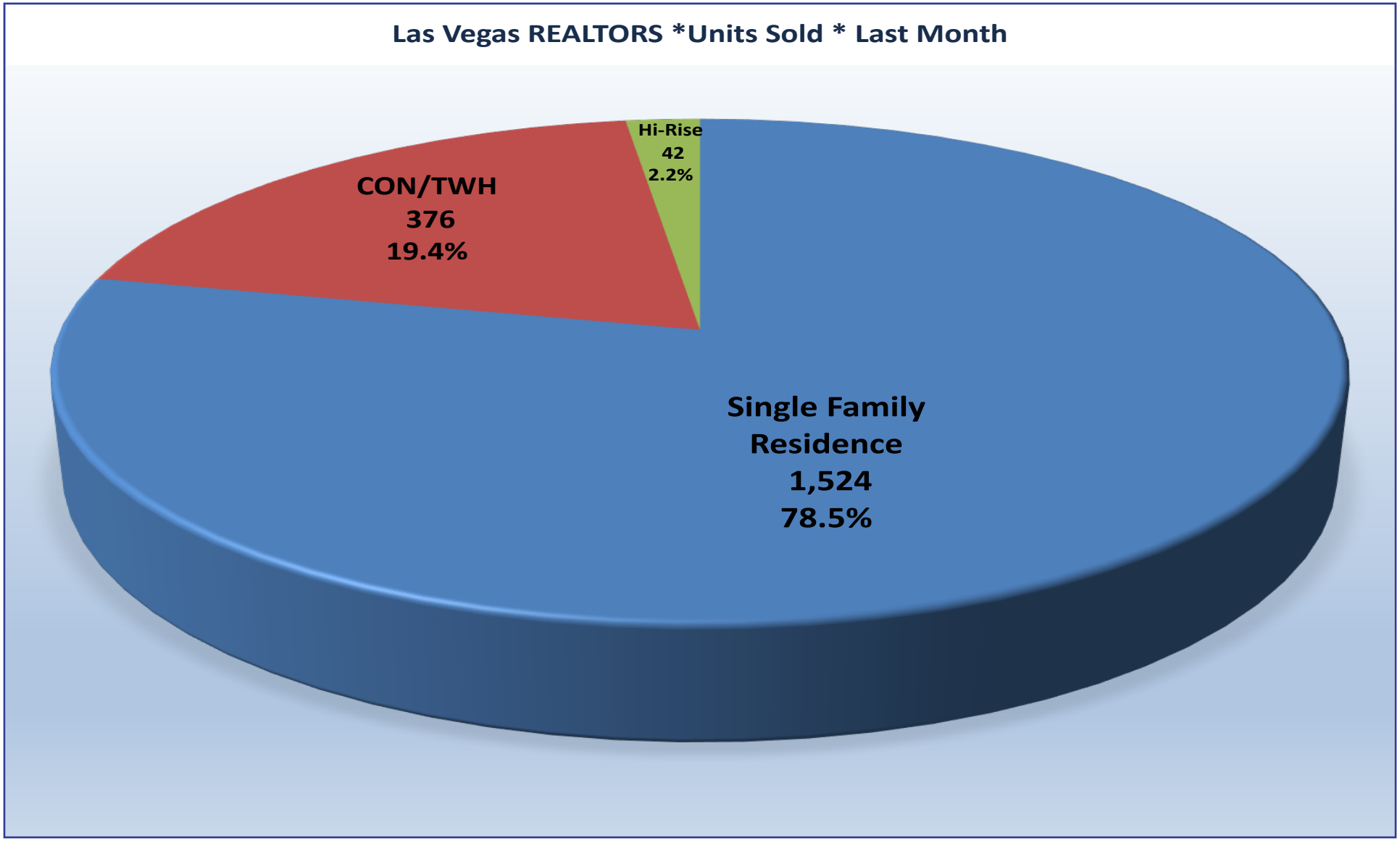
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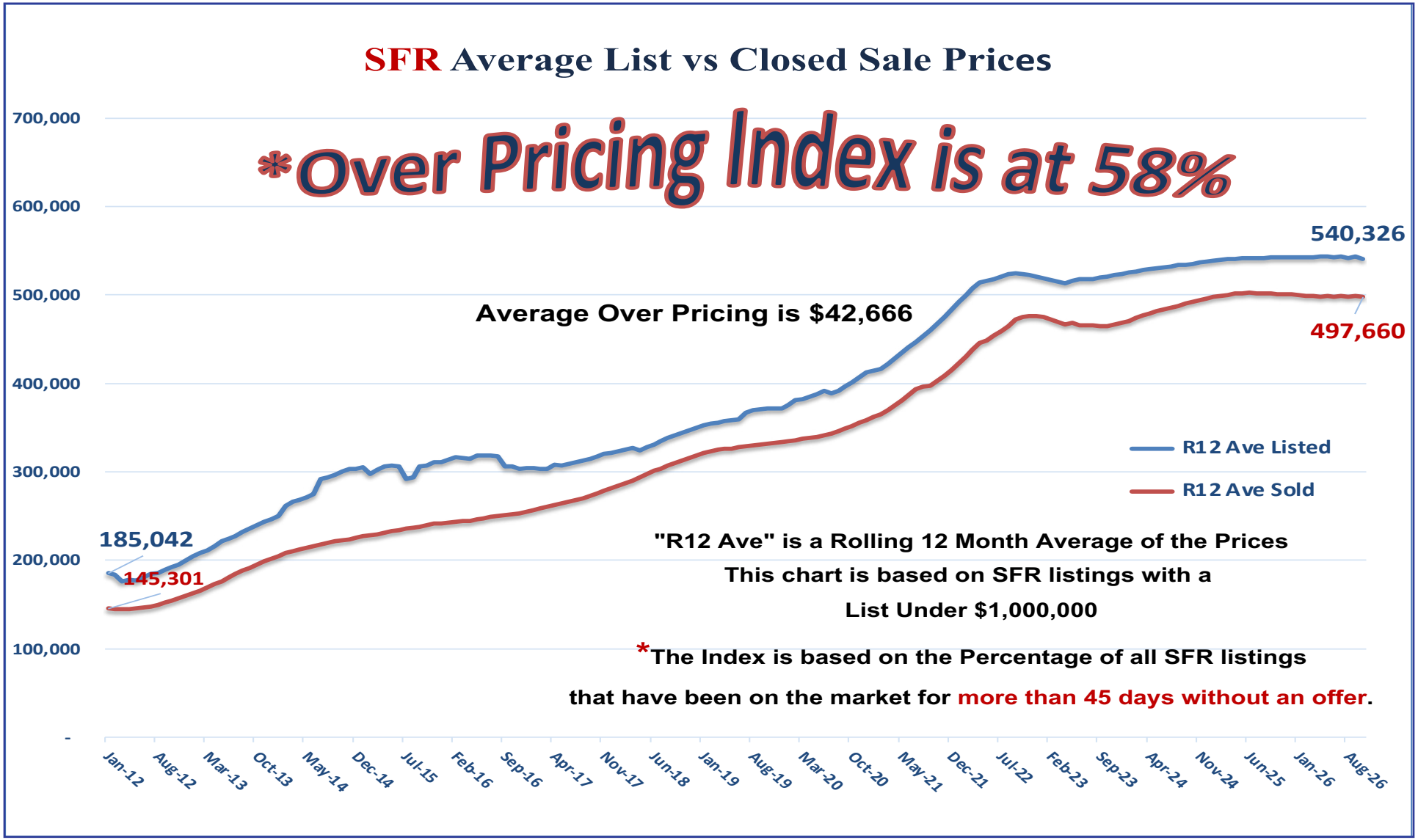
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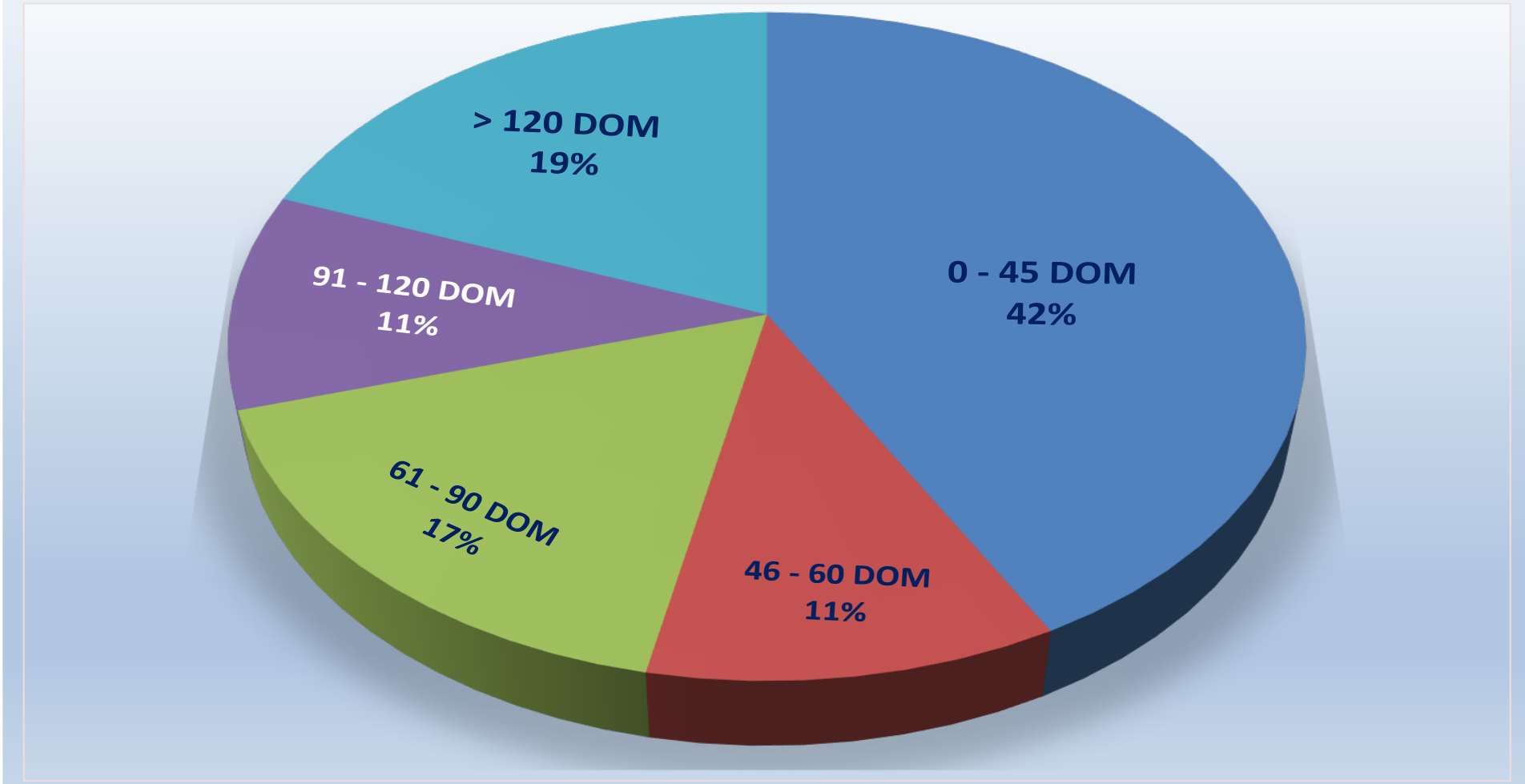
Las Vegas Market Update - November 2026



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Las Vegas Market Update - November 2026

Available SFR Inventory
Days on Market With No Current Offer



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Las Vegas Market Update - November 2026

SFR Closed Sales in Selected Communities - Last Six Months

	2026 May	Jun	July	Aug	Sep	Oct	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	8	16	15	18	12	12		7	528,496	55
Anthem	7	4	6	8	4	3		12	618,567	76
Anthem Cnty Club	6	12	7	4	4	2		19	2,113,977	103
Cadence	53	64	48	48	66	41		5	546,024	79
Centennial Hills	17	15	23	18	11	13		7	619,004	74
Desert/South Shores	11	12	11	13	5	9		7	774,386	44
Green Valley	19	31	18	14	24	21		6	593,289	53
Green Valley Ranch	9	10	12	7	15	10		4	639,605	55
Inspirada	27	24	31	34	29	12		9	640,915	76
Iron Mountain Ranch	5	4	6	8	6	5		6	558,228	28
Lake Las Vegas	23	33	16	18	22	22		11	1,012,764	97
Lone Mountain	14	7	12	5	5	3		18	859,362	213
MacDonald Highlands	3	5	3	6	3	5		13	5,149,667	129
Mountains Edge	32	49	32	29	31	21		9	533,696	54
Peccole Ranch	10	10	11	9	8	4		10	621,117	39
Providence	20	21	26	14	14	18		5	519,538	56
Red Rock Cntry Club	10	13	5	4	4	4		10	2,418,540	157
Rhodes Ranch	14	8	11	11	11	10		7	557,304	91
Seven Hills	11	13	7	10	9	5		16	940,949	40
Siena (SFR & TWH)	5	11	13	9	3	6		8	772,688	77
Silverado Ranch	16	22	20	16	28	20		5	475,126	41
Silverstone Ranch	10	9	3	2	5	2		14	597,629	68
Skye Canyon	29	32	25	29	24	18		7	562,949	94
Southern Highlands	36	28	32	23	23	20		9	1,014,502	54
Spring Valley	18	16	21	14	20	6		14	541,007	65
Summerlin	38	34	34	17	32	19		10	1,023,980	97
Sun City Anthem	35	38	26	28	25	28		5	630,393	69
Sun City Summerlin	31	43	35	36	23	19		7	564,981	82
The Lakes	13	17	13	8	14	7		7	565,766	41
The Ridges	2	3	1	4	1	4		11	5,177,667	52
Tuscany	13	8	4	6	4	4		12	541,937	48
Other Groups										
Clark County	2,031	2,237	2,005	1,734	1,708	1,465		6.7	633,182	59
Boulder City	11	19	15	9	11	8		10	599,338	50
Pahrump	59	70	56	65	45	47		9	387,803	95
High Rise Sales	40	60	47	45	43	42		17	610,888	126
Luxury Sales ($1M+)	186	223	183	153	149	143		11.3	2,025,310	88

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EQUITY TITLE OF NEVADA

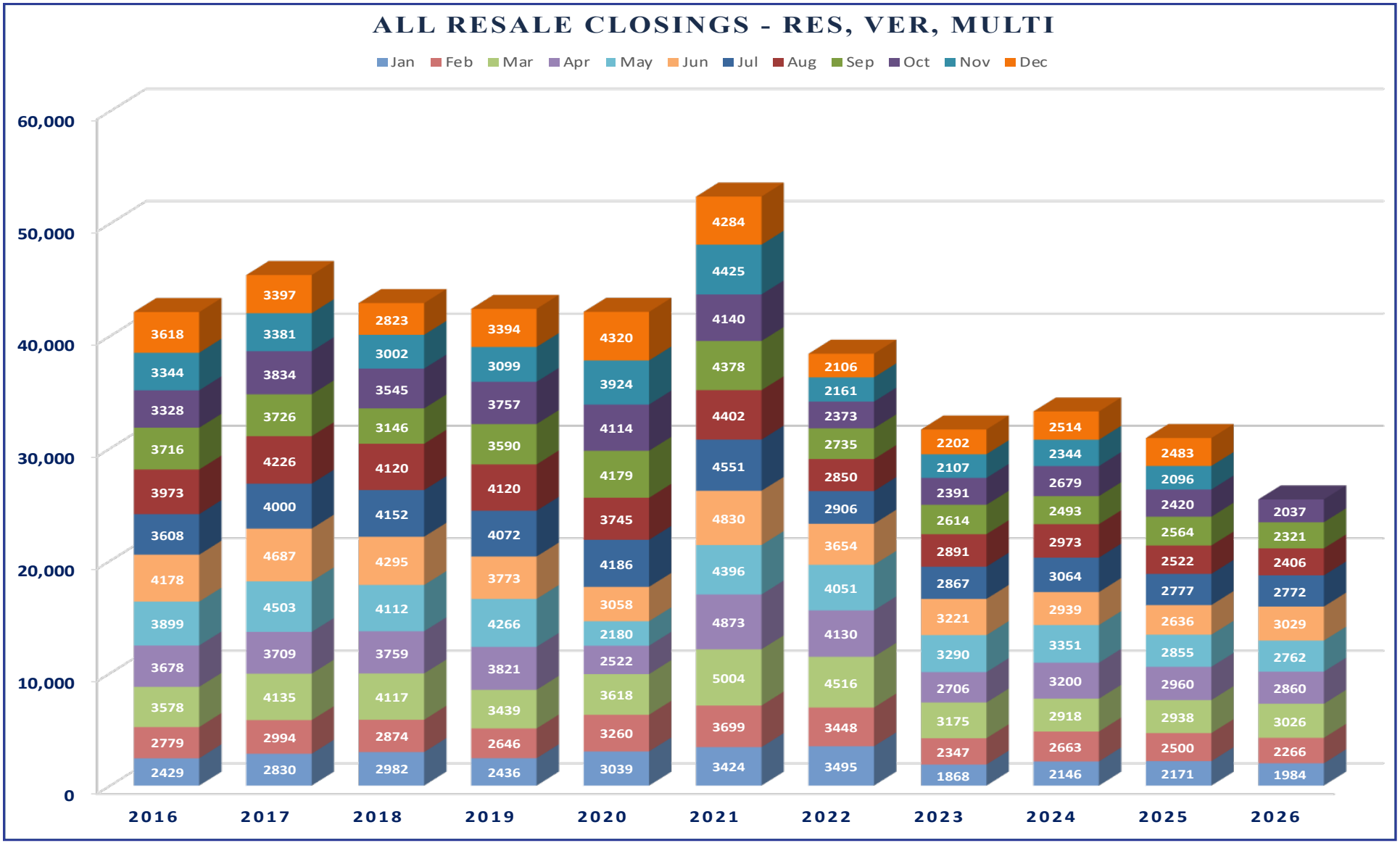
Las Vegas Market Update - November 2026

SFR Closed Average Sales Prices in Selected Communities - Last Six Months							
	2026 May	June	July	August	September	October	Price Movement
Aliante	515,988	588,328	562,333	535,150	495,367	437,908	
Anthem	675,571	621,225	621,667	617,875	561,813	553,333	
Anthem Cnty Club	1,172,417	2,220,315	2,385,714	3,466,475	1,817,500	1,237,500	
Cadence	565,212	537,427	541,984	549,498	555,335	520,311	
Centennial Hills	559,371	680,850	659,978	572,056	502,636	716,600	
Desert/South Shores	672,091	862,600	703,636	883,181	568,160	825,690	
Green Valley	552,095	554,772	551,500	590,786	699,458	603,571	
Green Valley Ranch	567,667	773,000	649,050	723,786	510,800	693,900	
Inspirada	586,677	723,458	675,848	643,056	581,274	645,683	
Iron Mountain Ranch	544,400	393,000	550,483	576,113	636,667	590,791	
Lake Las Vegas	923,506	916,603	1,085,334	876,249	1,326,783	995,218	
Lone Mountain	863,532	717,714	519,583	1,041,200	1,174,950	1,700,483	
MacDonald Highlands	4,706,667	5,185,000	3,143,333	5,446,284	5,300,000	6,137,792	
Mountains Edge	560,748	496,203	552,667	504,755	532,705	592,474	
Peccole Ranch	628,970	630,100	715,318	563,711	592,813	505,750	
Providence	491,963	512,161	520,425	555,157	535,171	517,639	
Red Rock Country Club	2,411,000	2,496,277	2,560,000	3,093,750	1,772,500	1,978,750	
Rhodes Ranch	618,106	570,424	543,000	564,900	476,318	558,150	
Seven Hills	832,500	1,125,061	683,714	987,900	1,077,211	721,800	
Siena (SFR & TWH)	919,100	757,864	824,919	783,056	674,333	598,317	
Silverado Ranch	441,453	509,335	485,600	472,119	451,536	489,390	
Silverstone Ranch	540,600	637,000	643,667	769,500	541,700	604,500	
Skye Canyon	554,615	544,861	571,852	555,144	581,018	584,646	
Southern Highlands	1,069,297	688,358	976,609	1,366,980	819,561	1,251,935	
Spring Valley	499,383	610,938	508,595	438,429	498,244	974,728	
Summerlin	1,068,178	1,020,997	1,042,894	1,172,179	880,516	1,016,099	
Sun City Anthem	639,148	621,403	645,658	600,454	707,160	578,875	
Sun City Summerlin	509,823	645,110	537,749	570,589	531,261	553,989	
The Lakes	530,054	540,882	613,000	565,625	598,163	540,163	
The Ridges	3,635,000	3,183,333	7,700,000	6,073,750	2,200,000	6,662,500	
Tuscany	492,581	560,250	519,000	663,333	525,250	523,250	
Other Groups							
Clark County	626,059	641,859	624,005	649,844	606,095	654,223	
Boulder City	692,182	588,574	584,260	562,777	569,983	607,010	
Pahrump	404,266	417,578	386,722	380,852	348,930	370,910	
High Rise Sales	638,051	672,848	652,966	554,055	623,654	497,238	
Luxury Sales ($1M+)	1,879,915	2,065,148	1,929,698	2,250,106	1,857,398	2,209,099	

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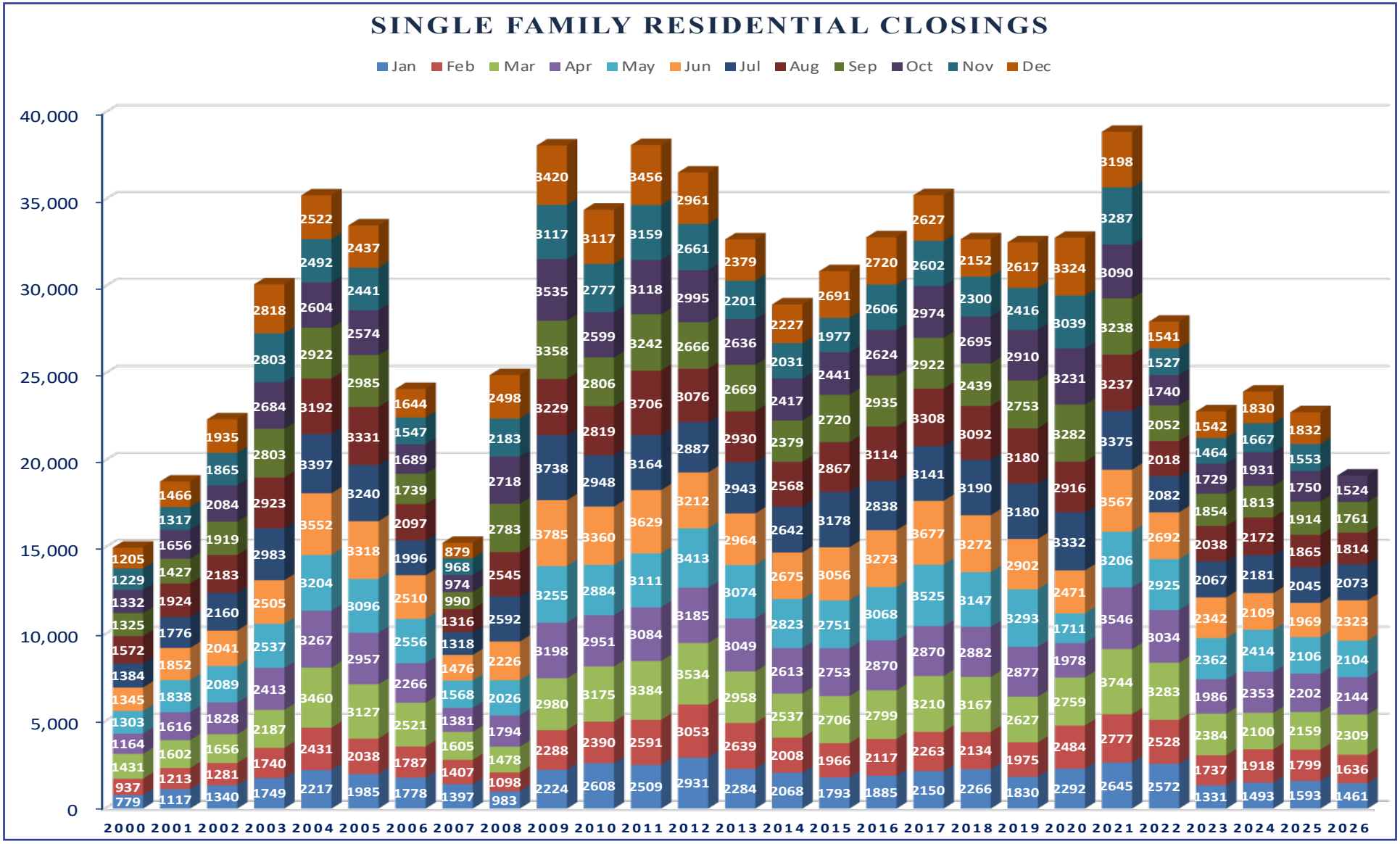
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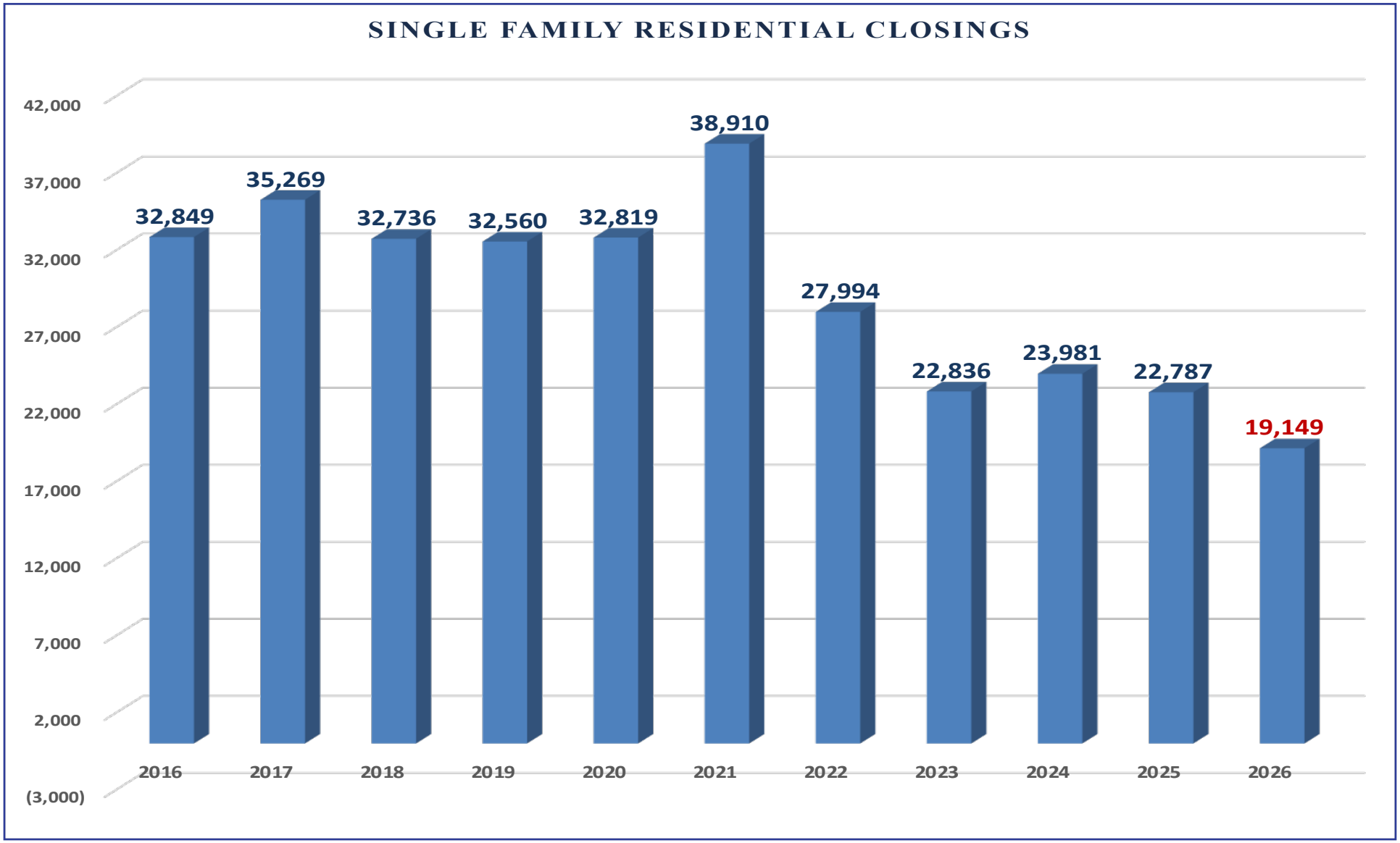
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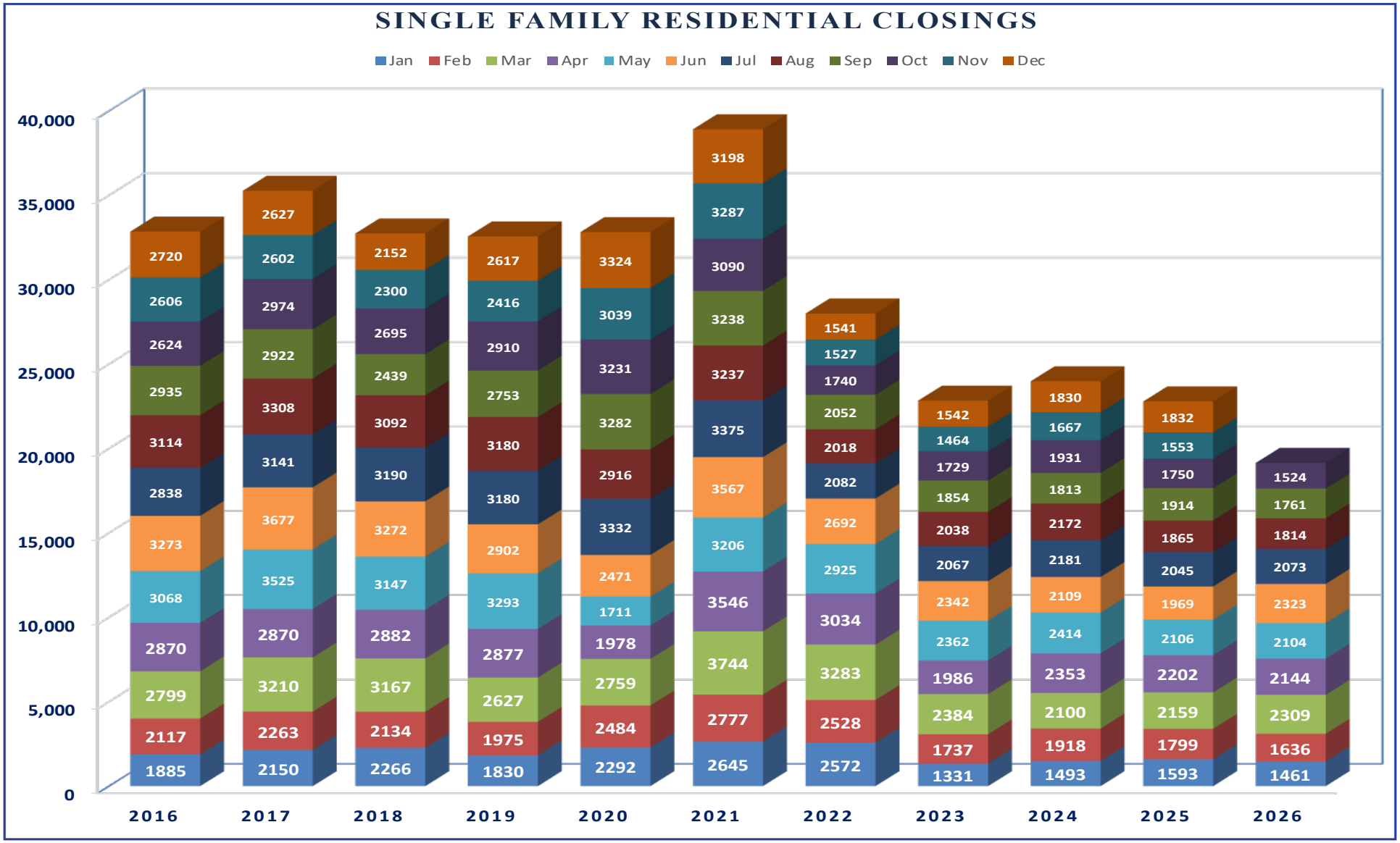
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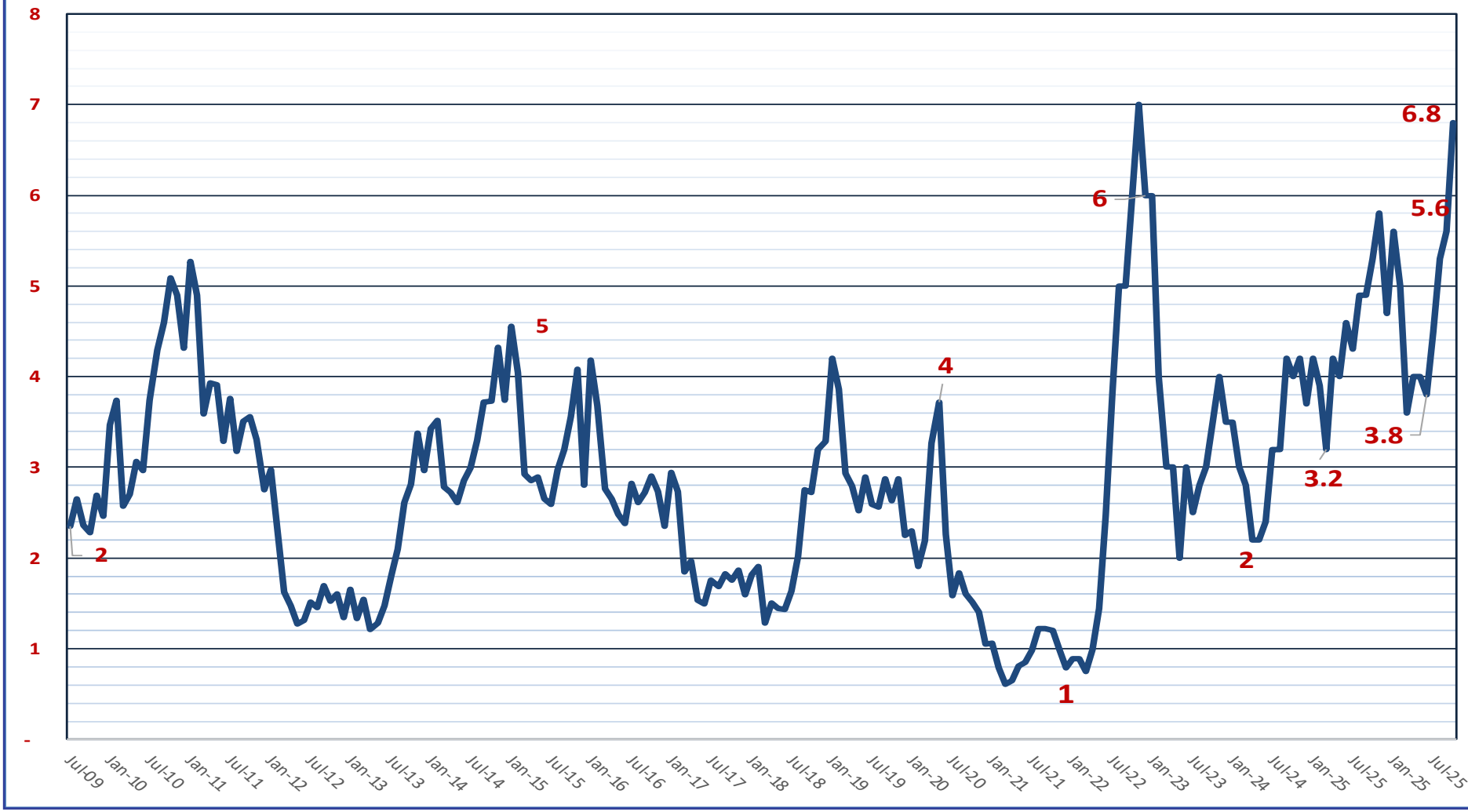


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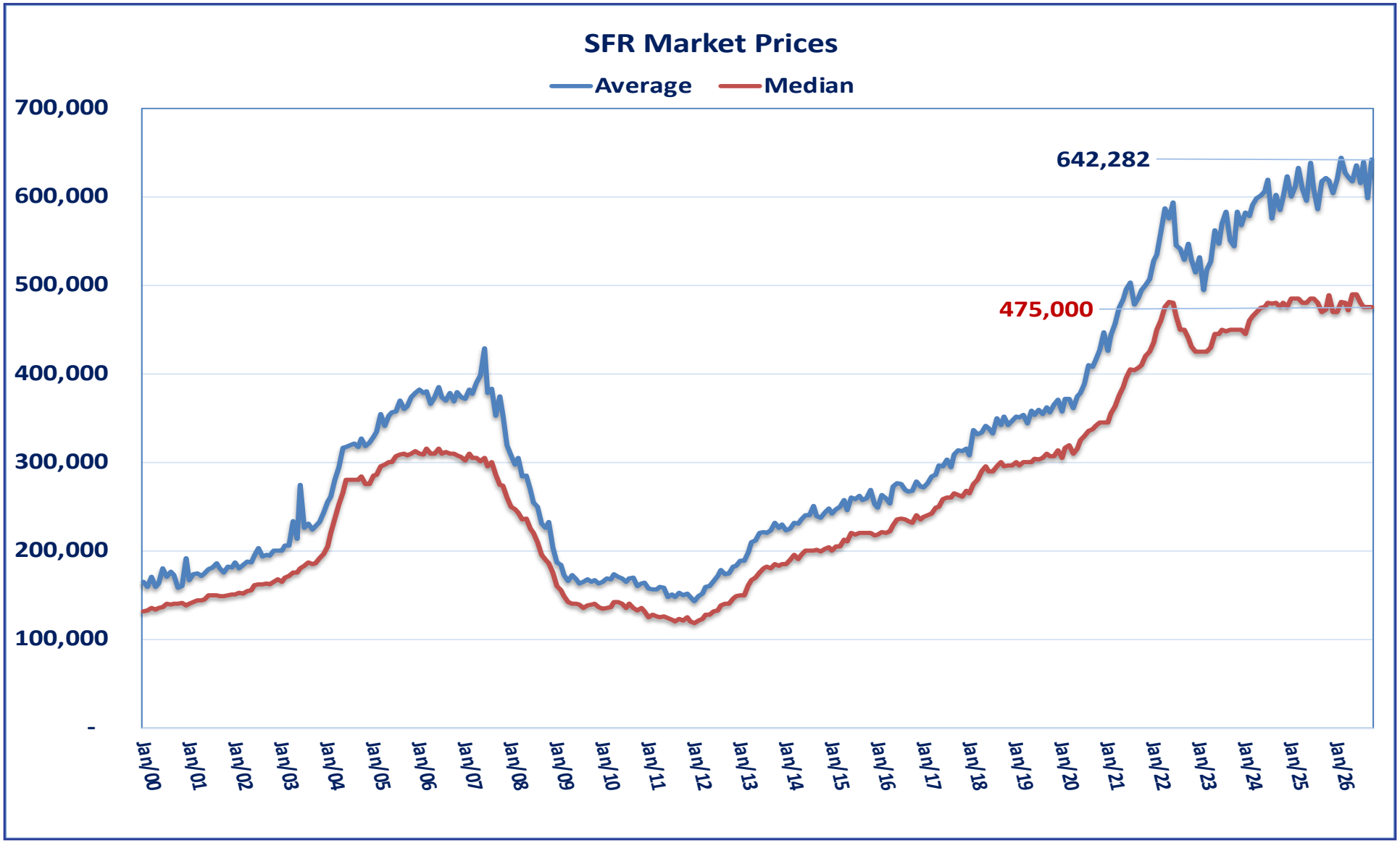
Single Family Residential Homes
Months of Inventory



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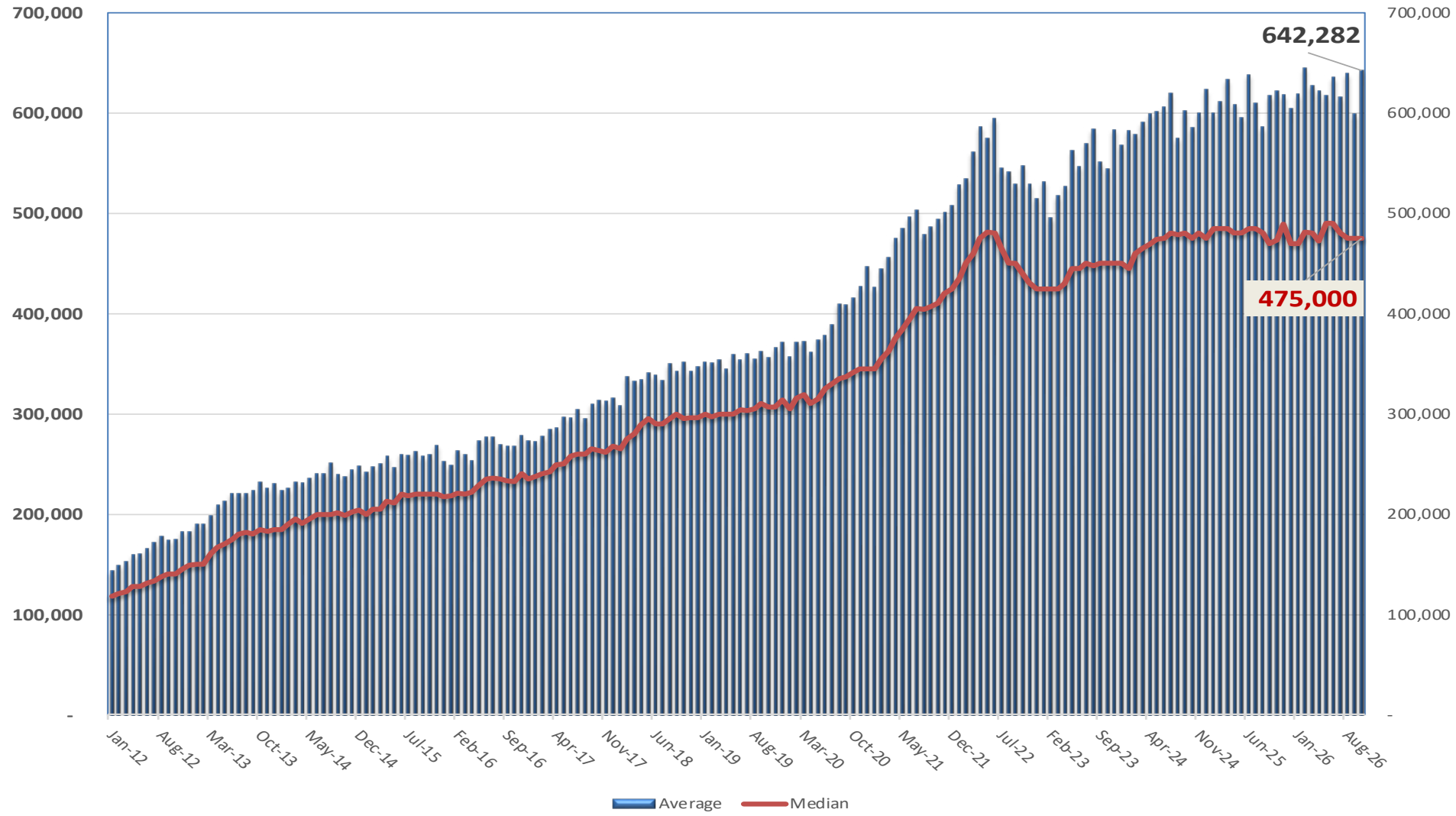


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Las Vegas Market Update - November 2026

Single Family Residential Price Trend

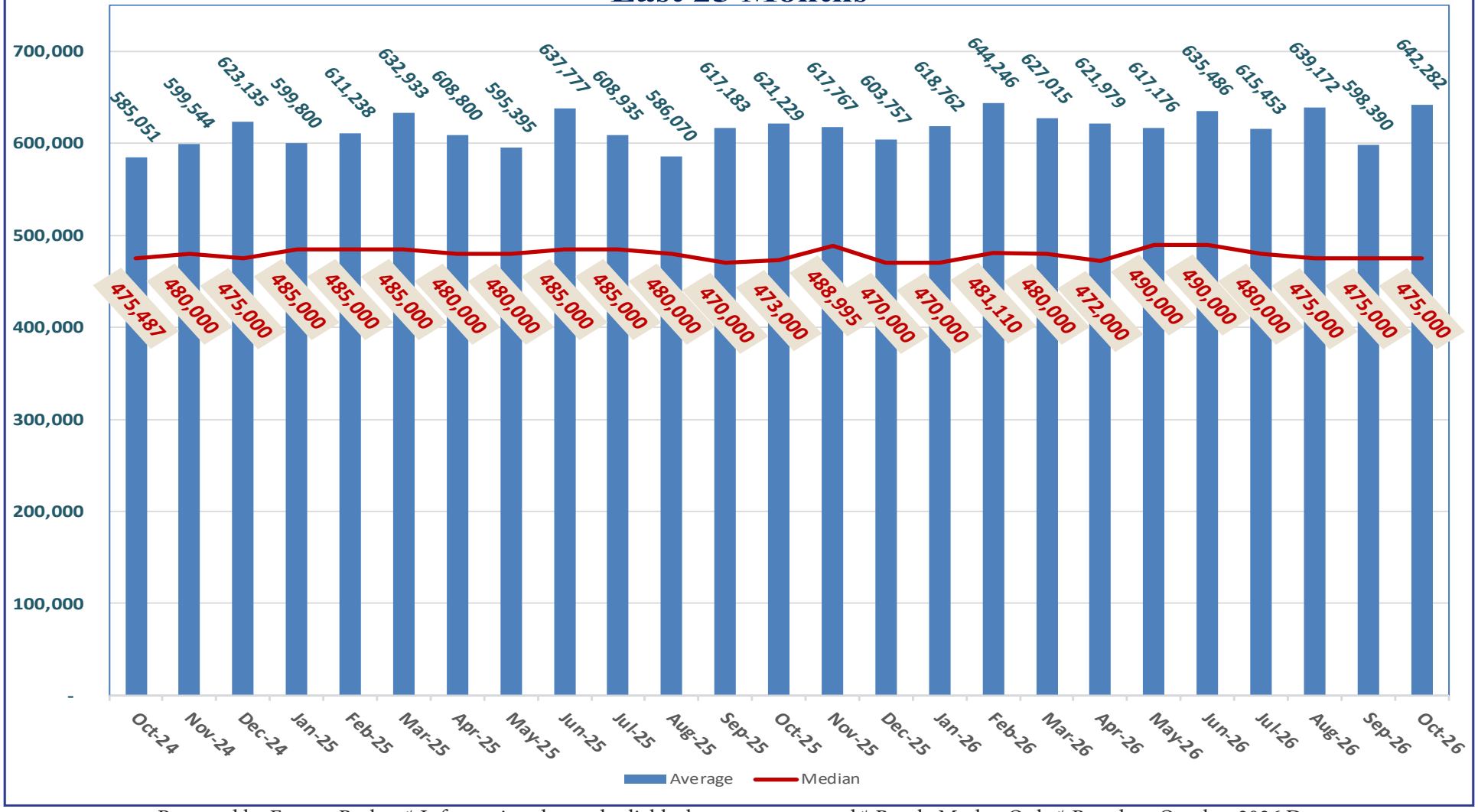


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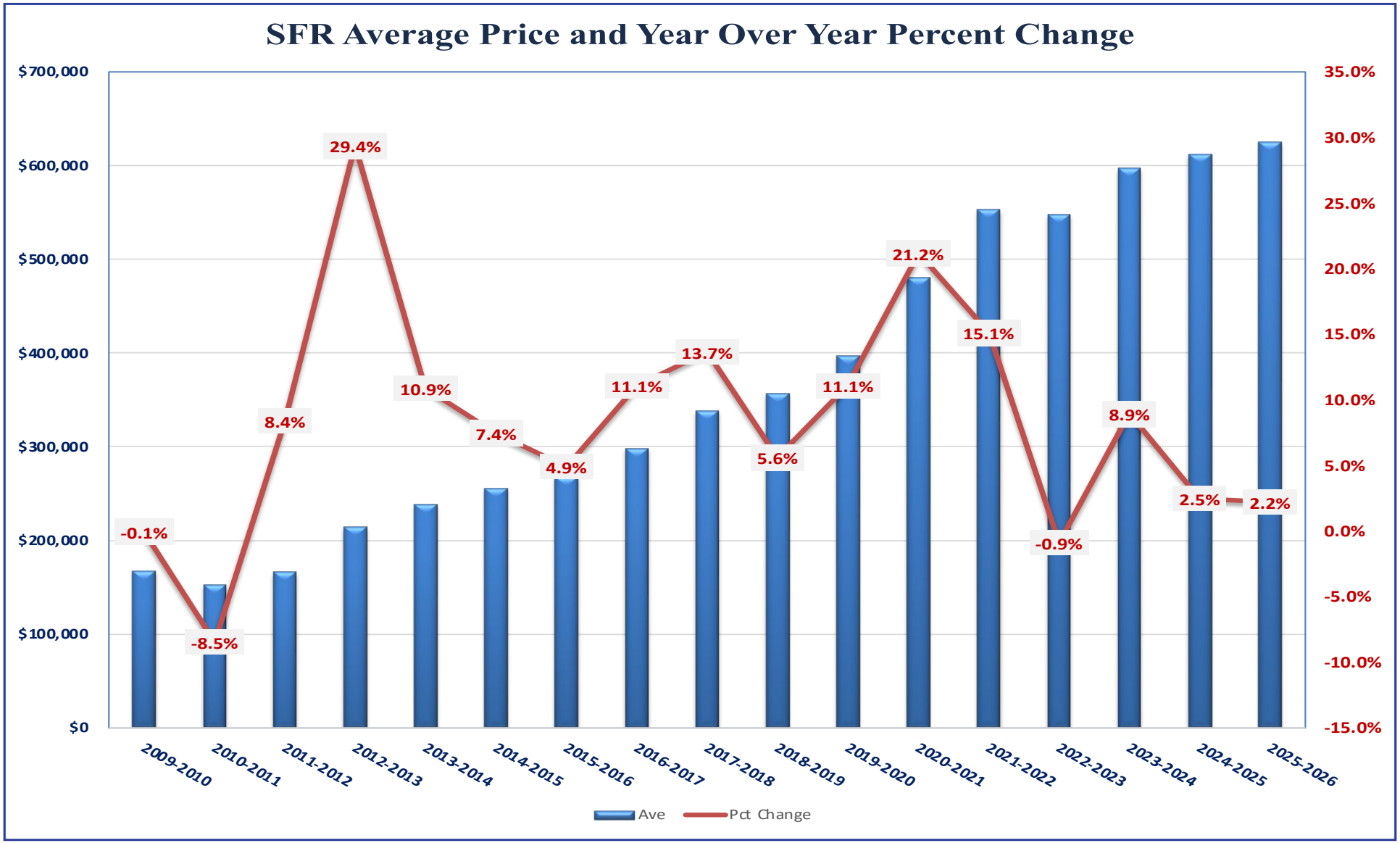
Single Family Residential Price Trend
Last 25 Months



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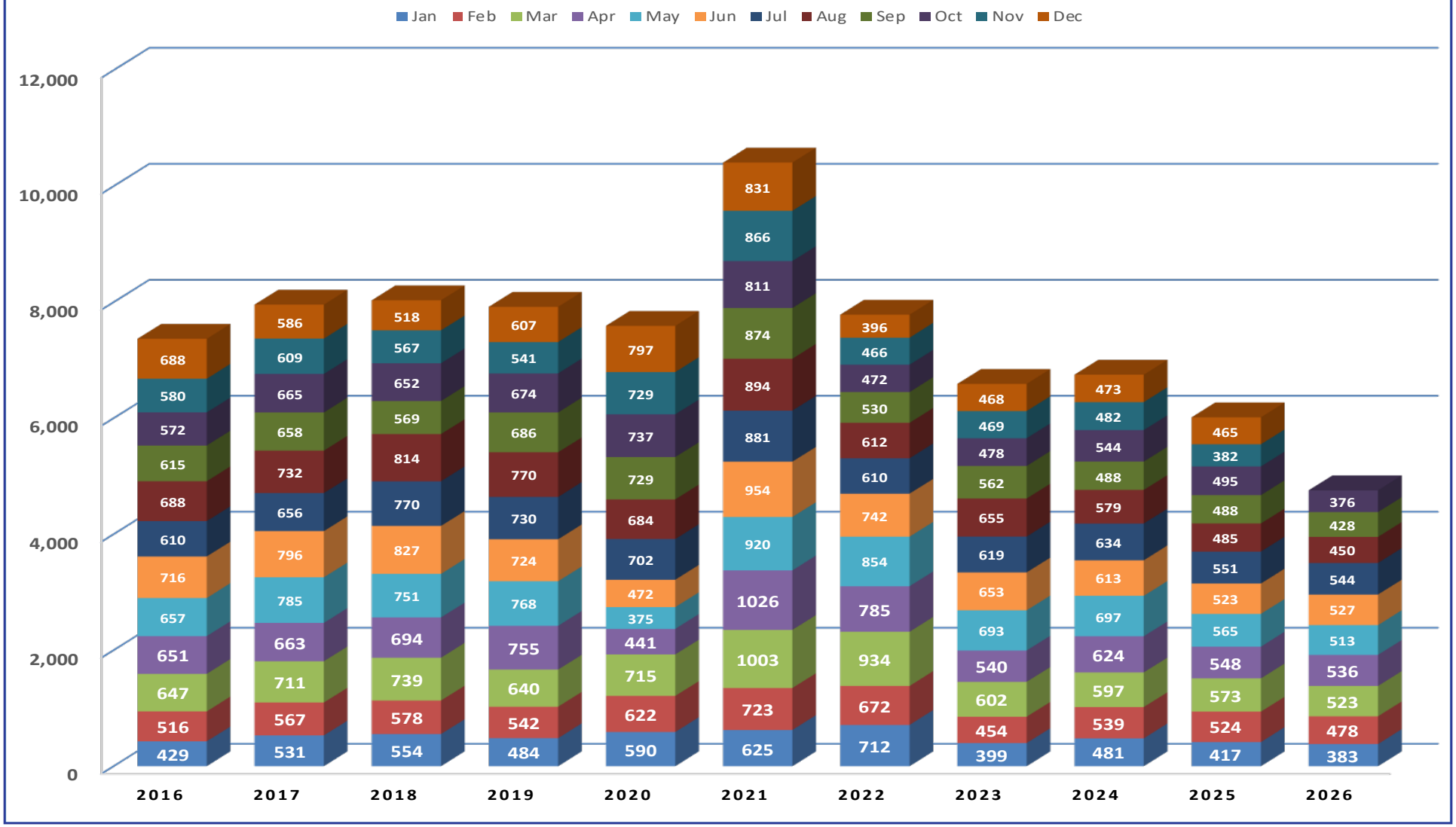


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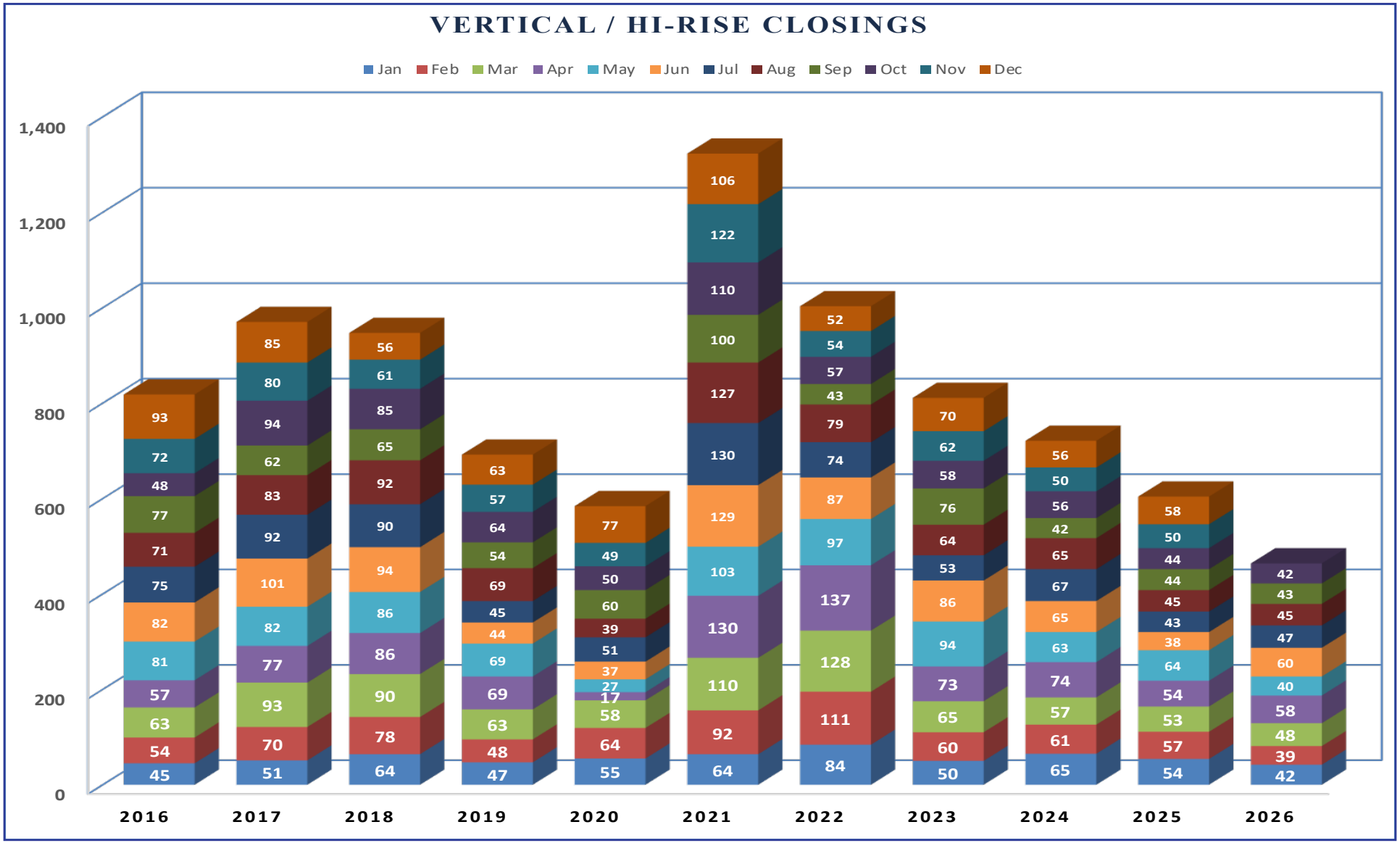
CONDO / TOWNHOME CLOSINGS



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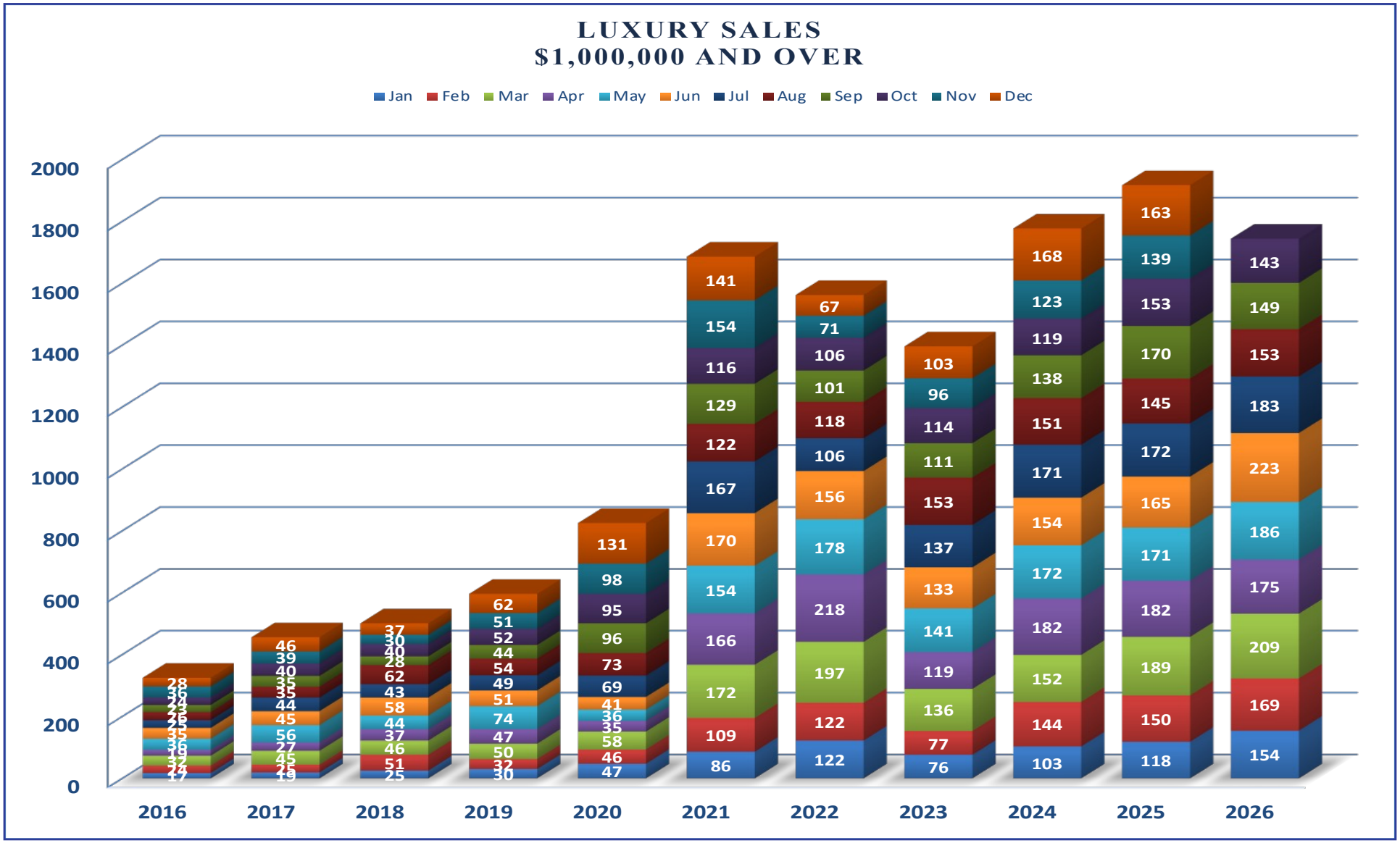
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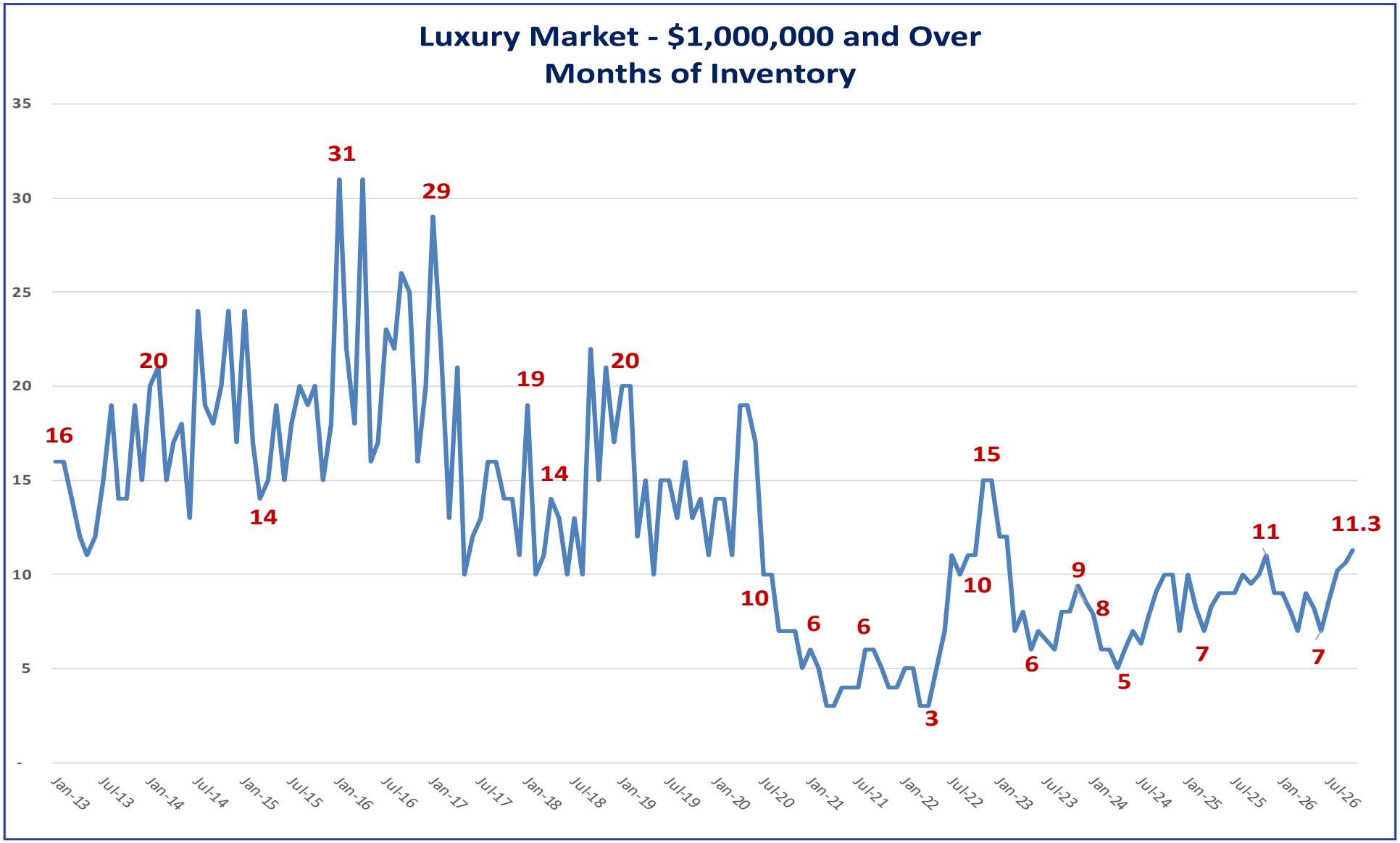
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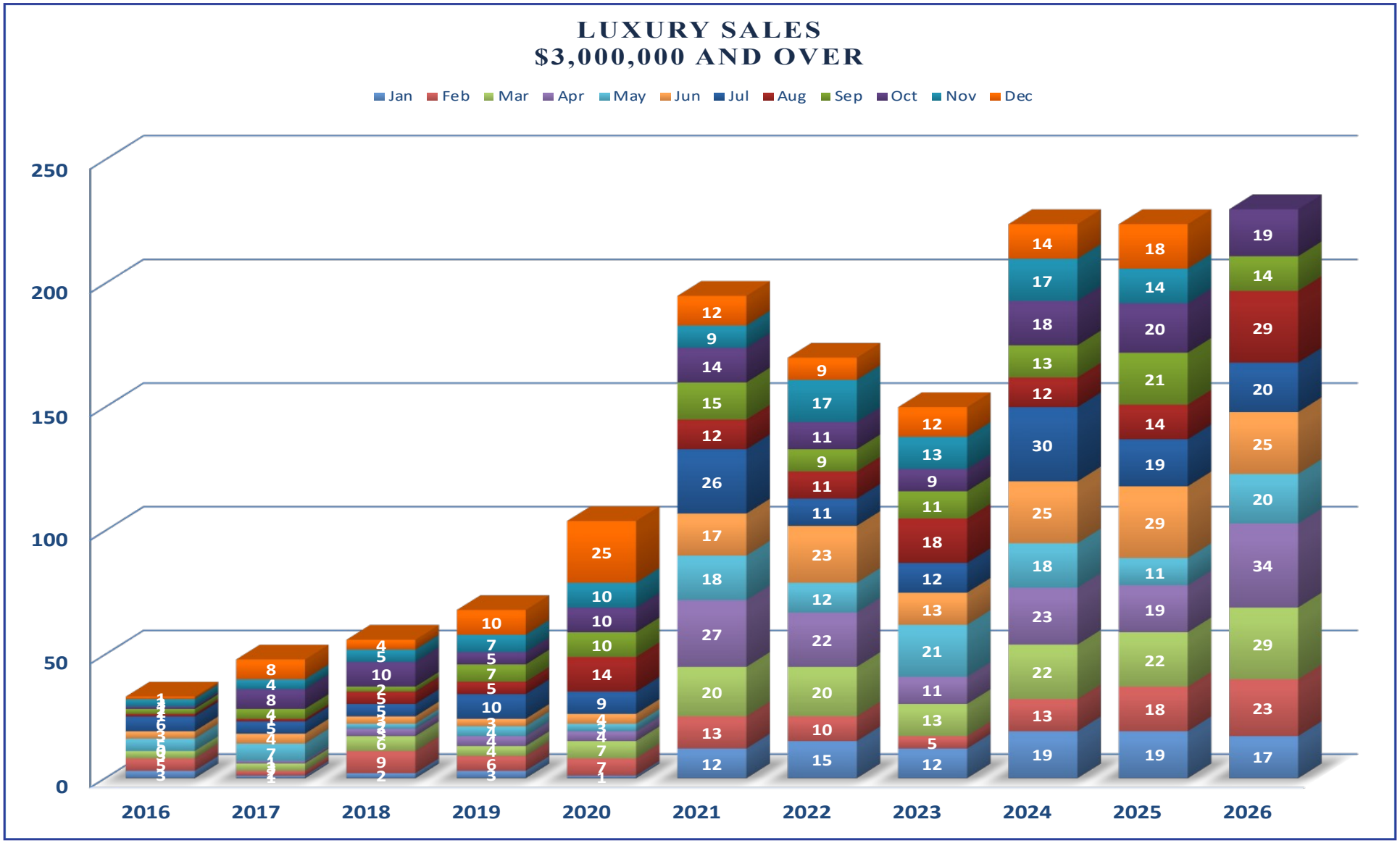
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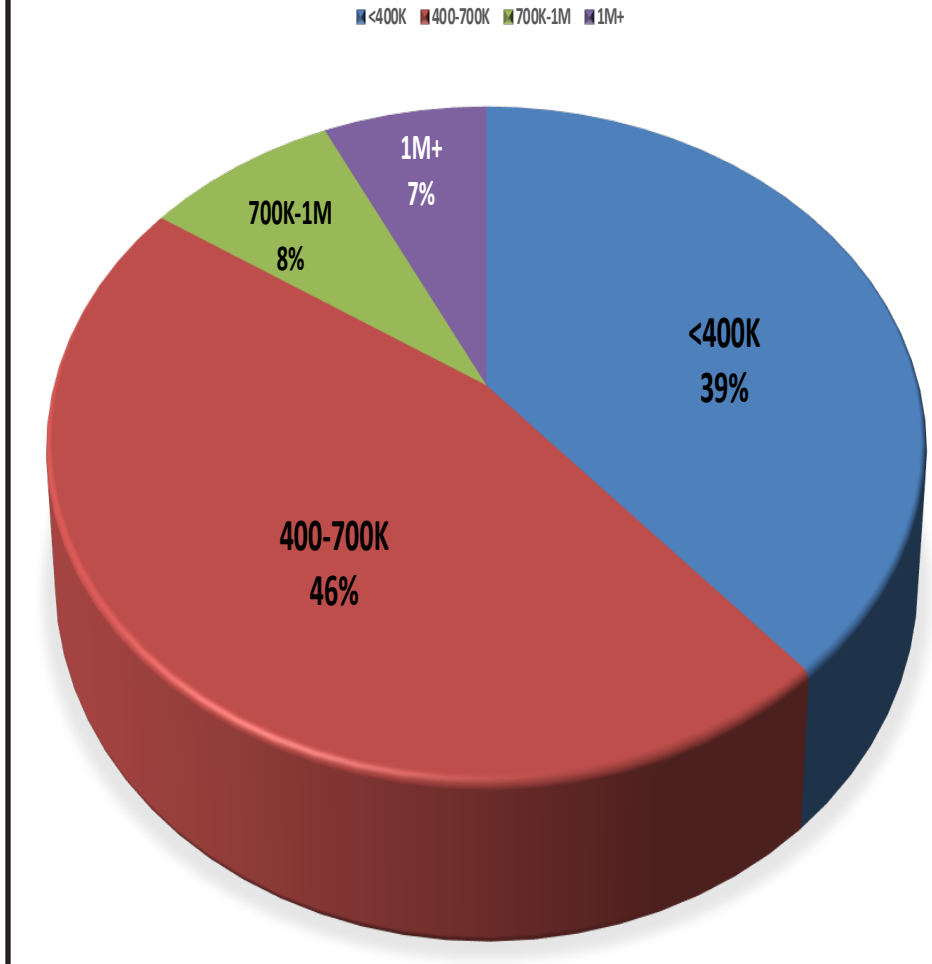


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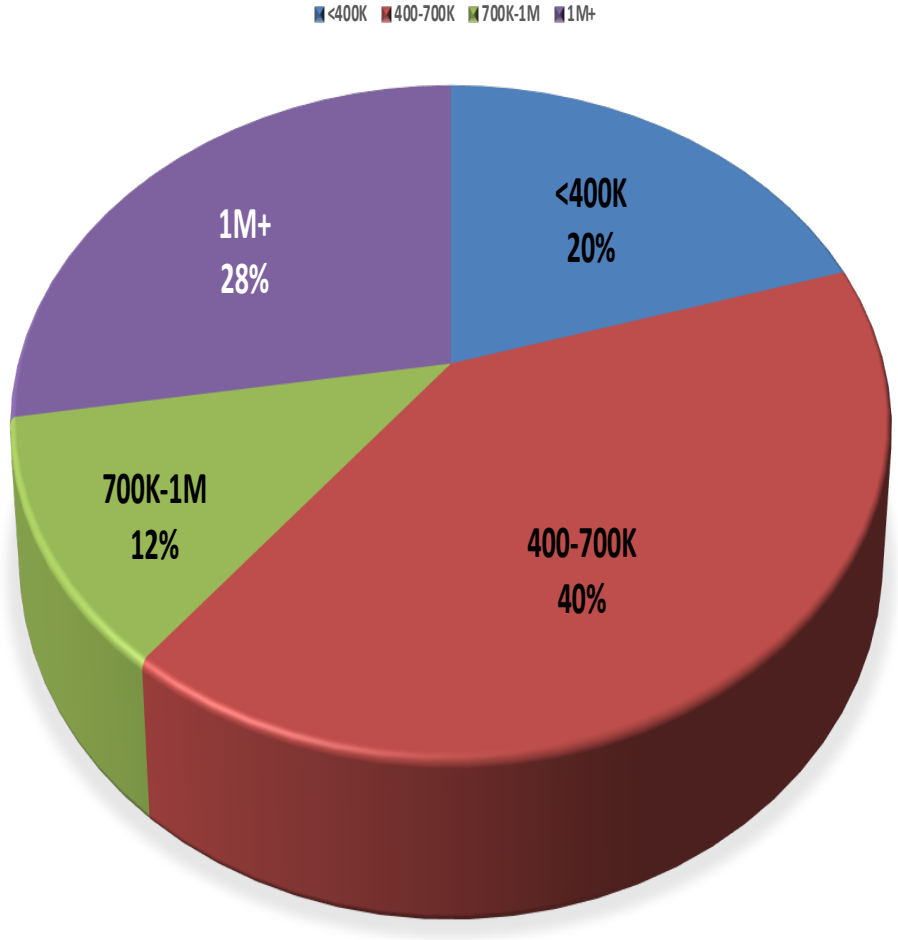
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Closed Units by Price Point



Closed Volume by Price Point

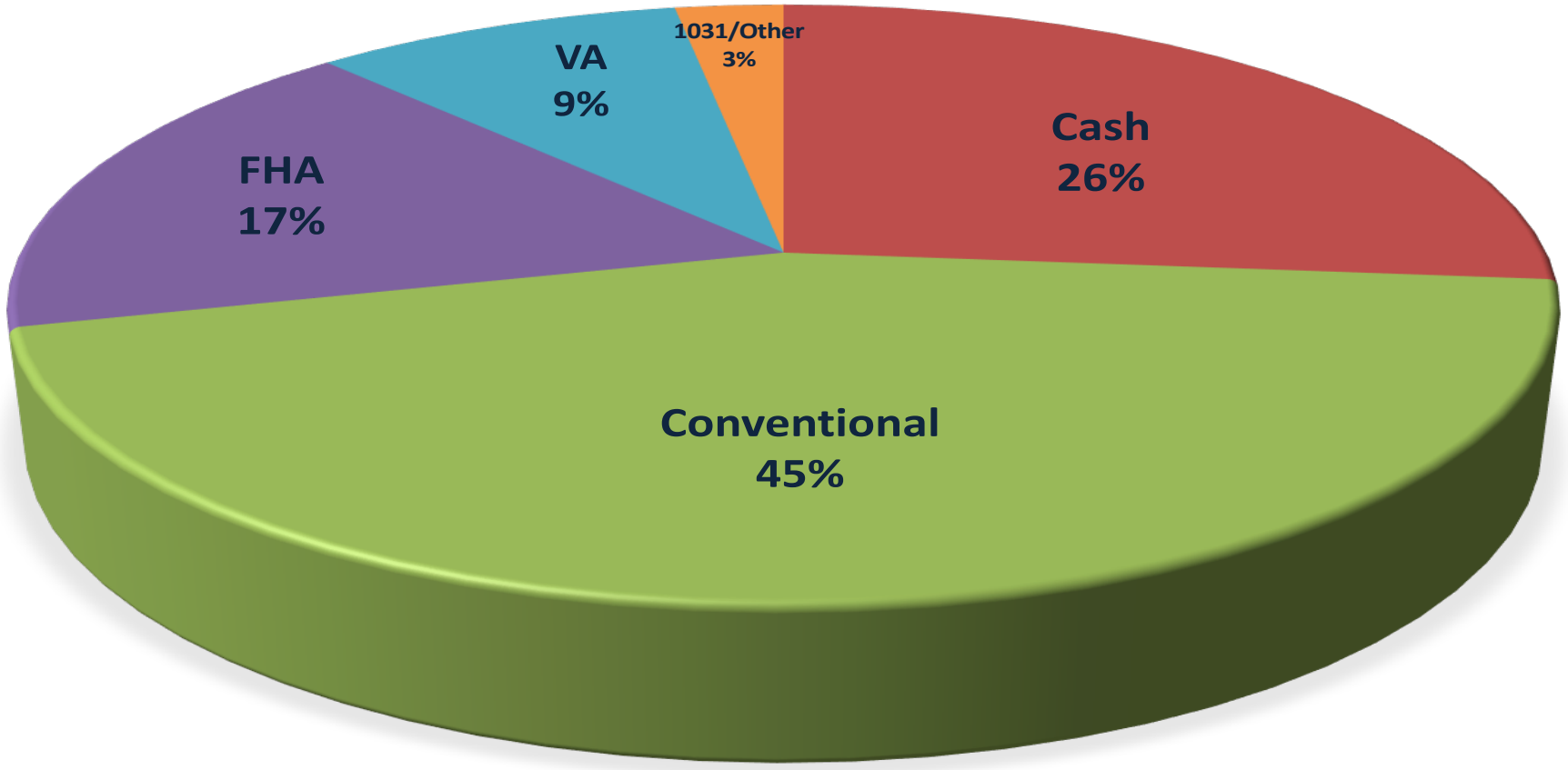


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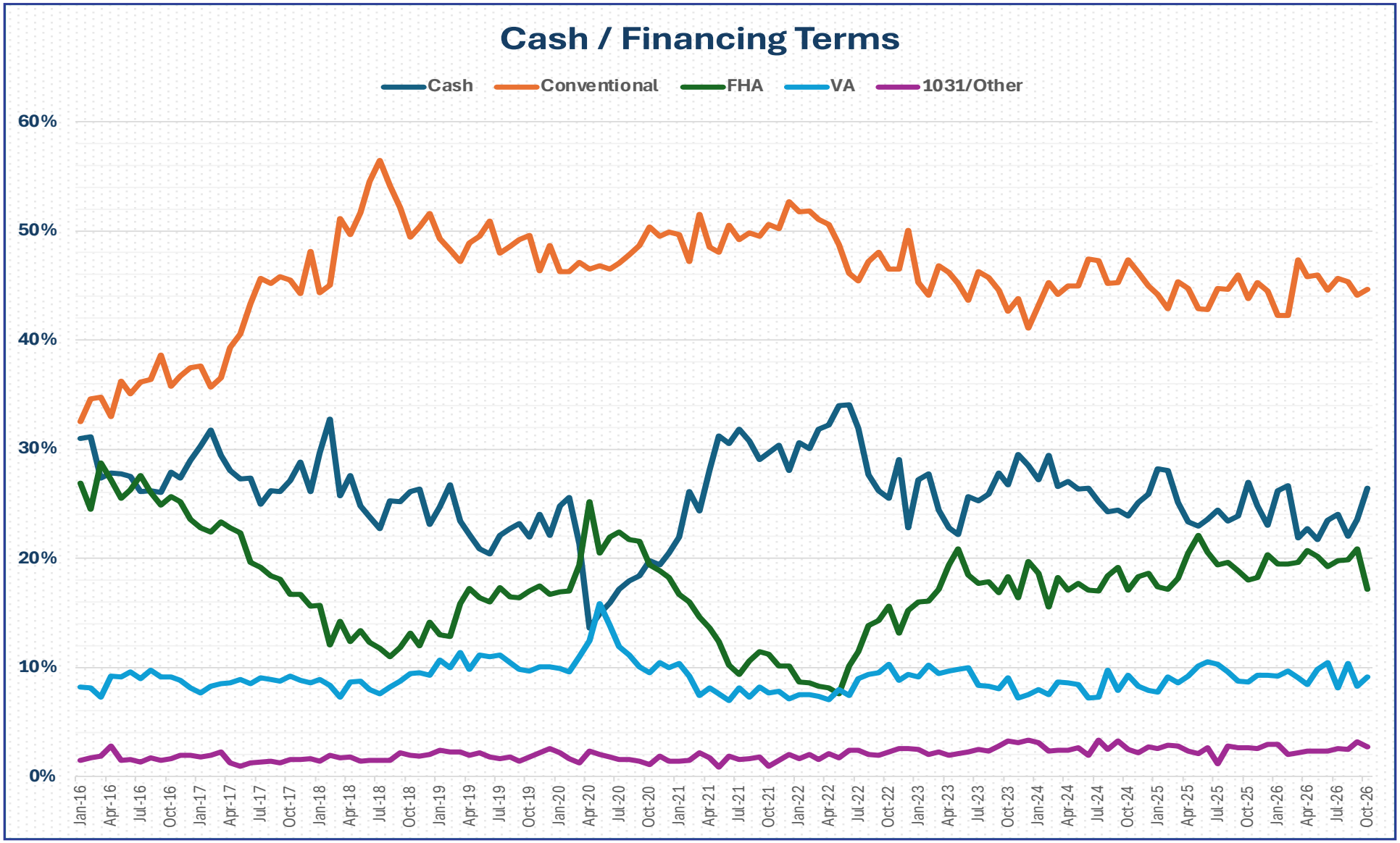
Last Month's Closings by Sold Terms



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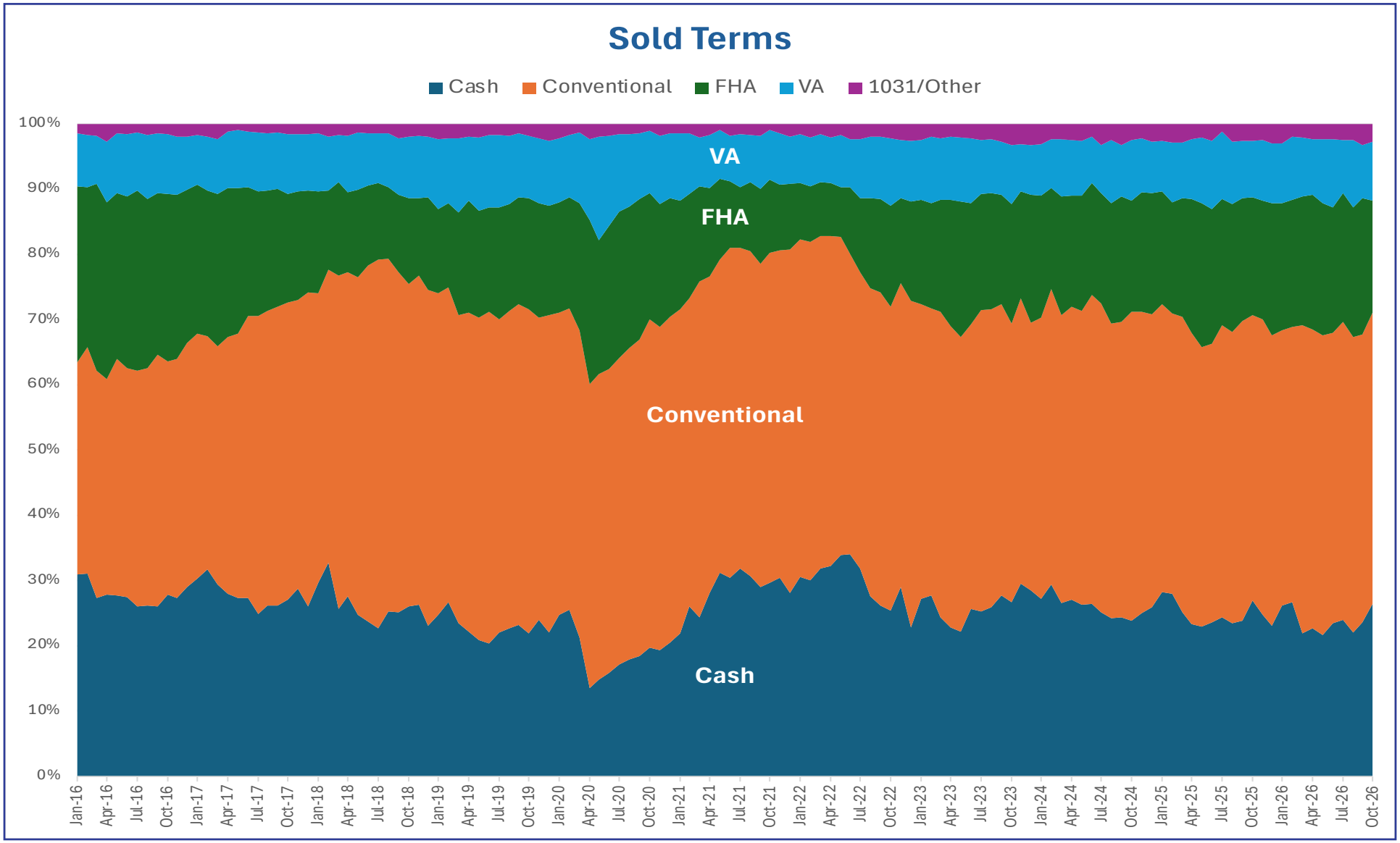
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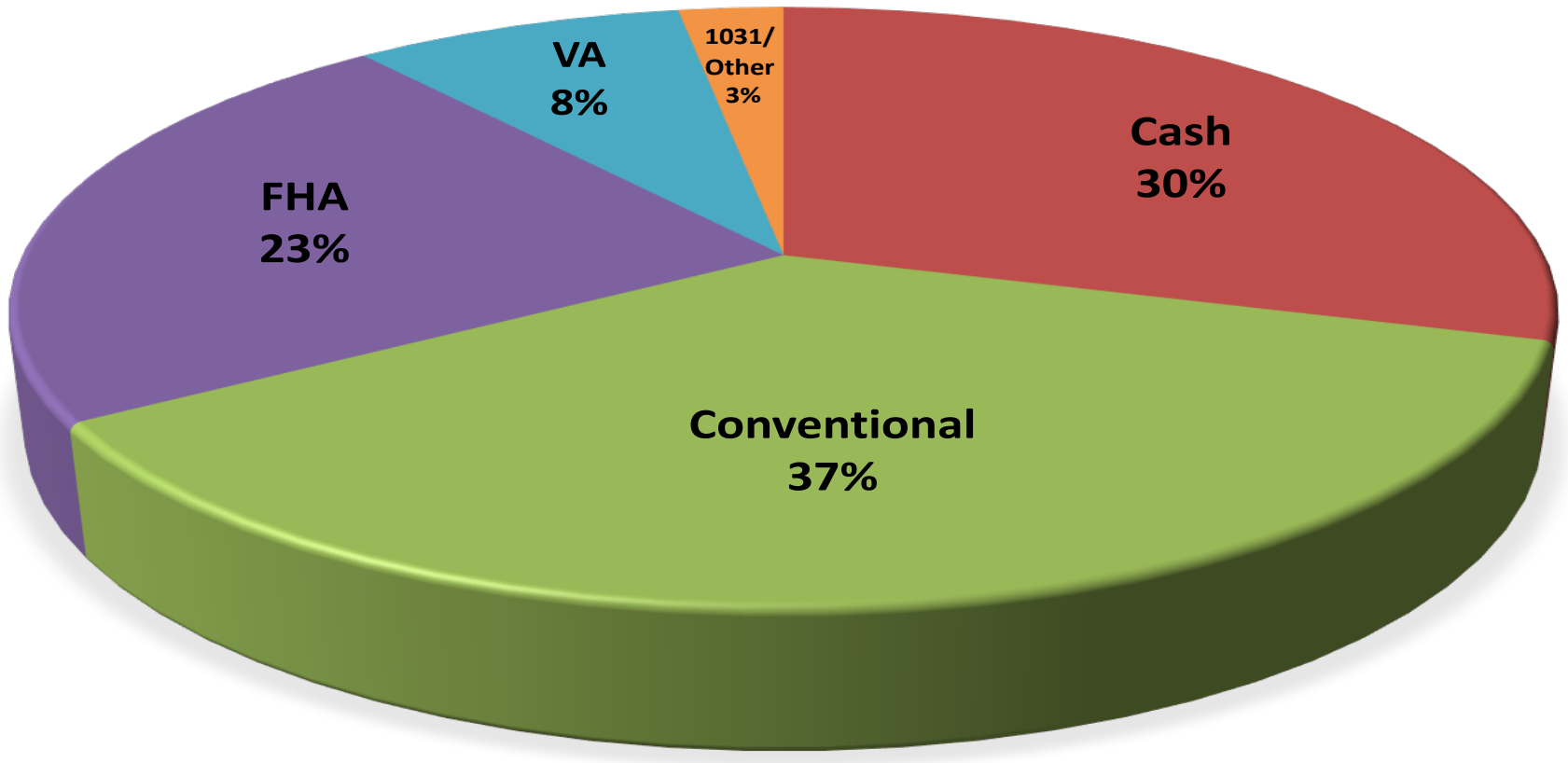


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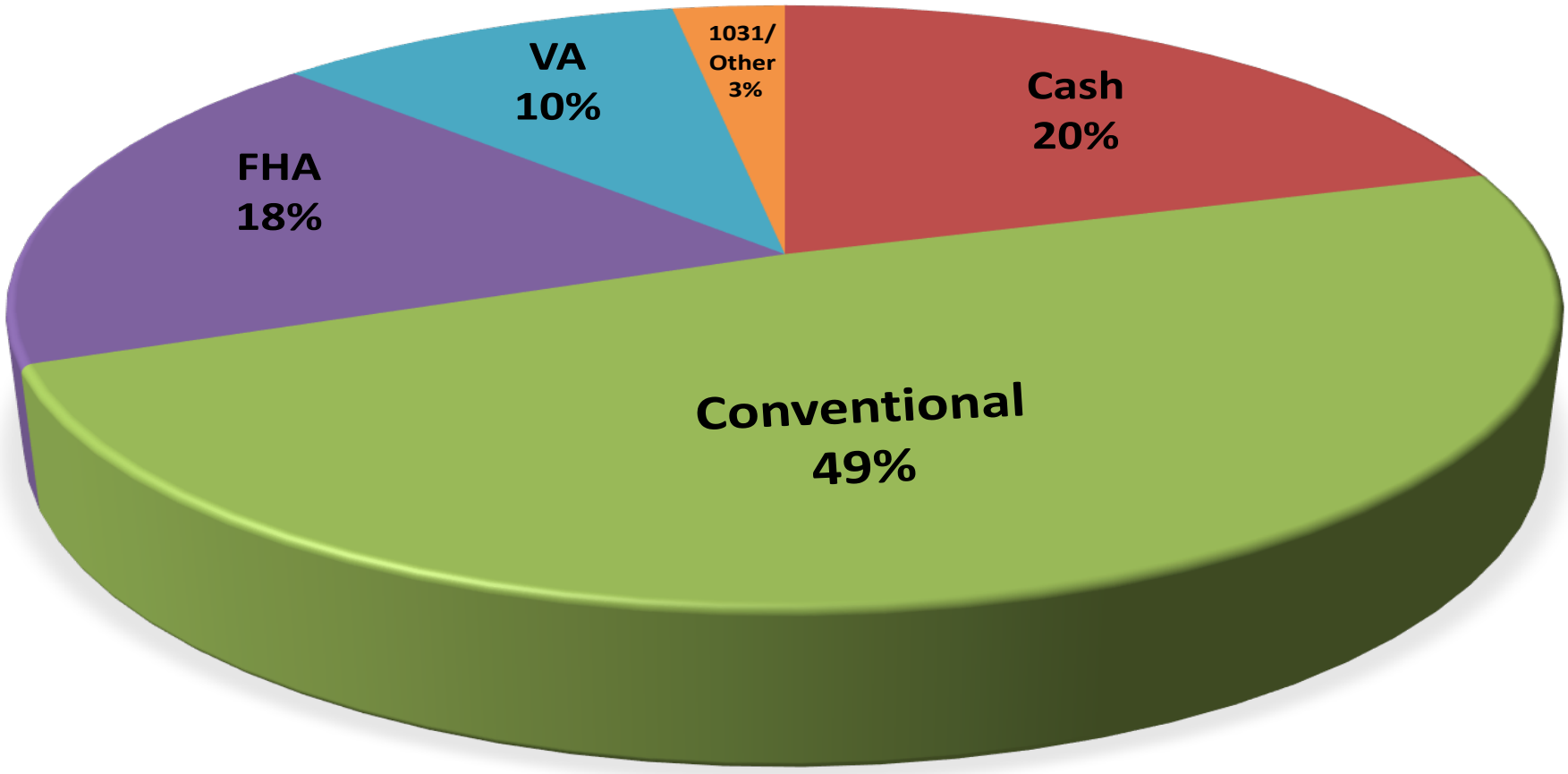
Closings By Sold Terms
Closings Less Than $400,000



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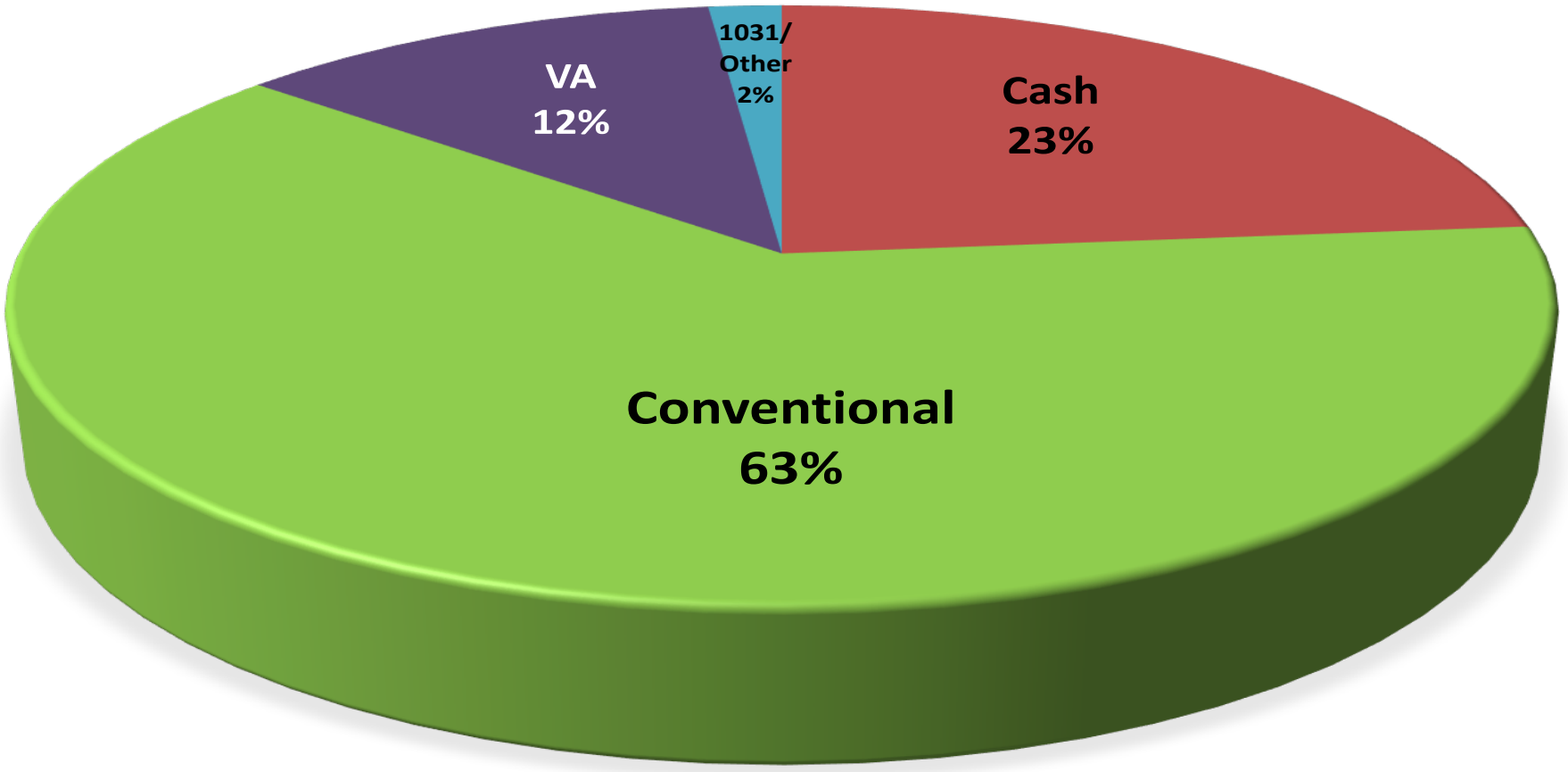
Closings By Sold Terms
Closings Between $400,000 and $700,000



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

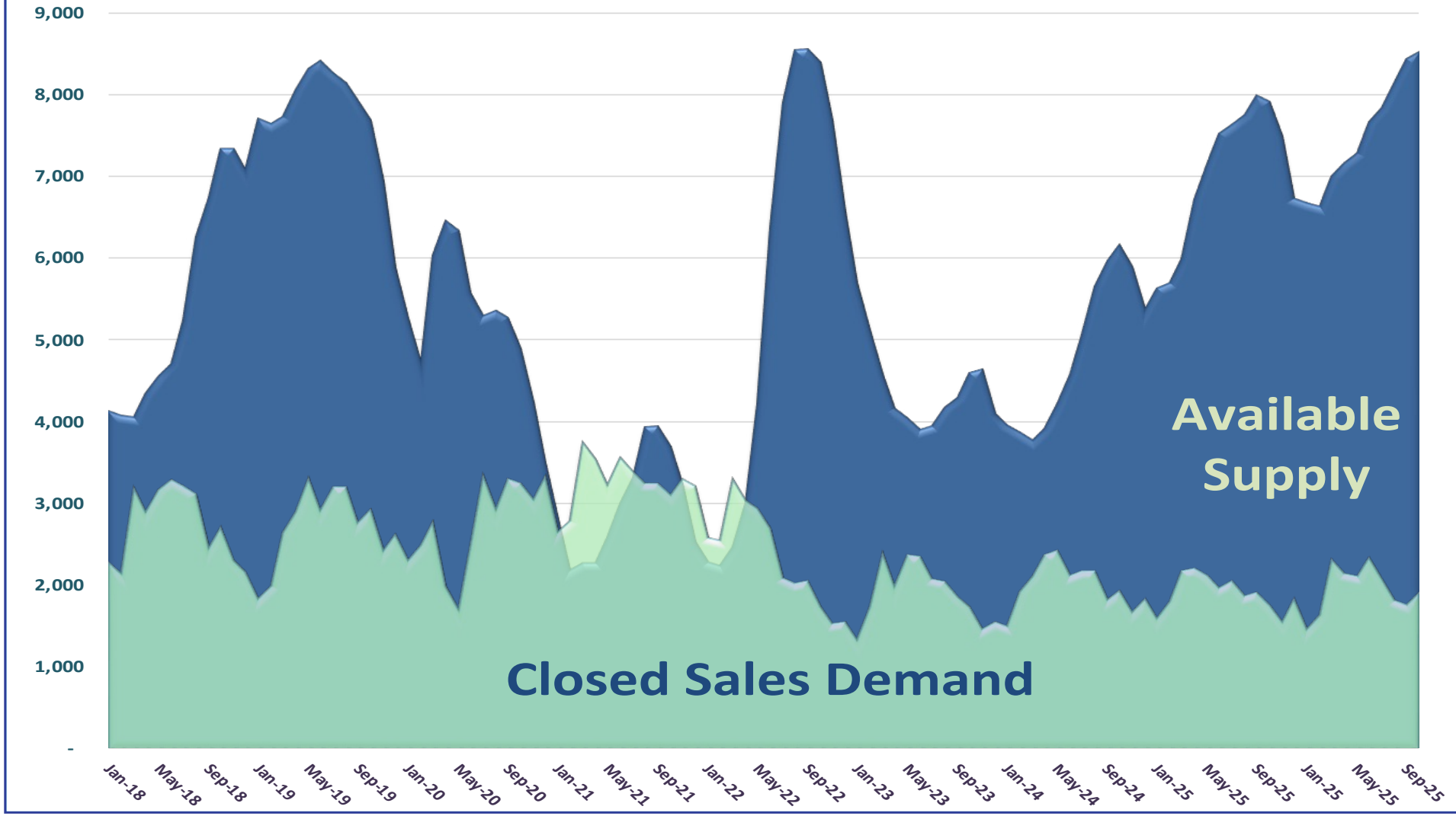


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Las Vegas Market Update - November 2026

Supply vs Demand - Single Family Residential



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

EQUITY TITLE OF NEVADA

Las Vegas Market Update - November 2026

Residential Listings Taken vs Listings Sold

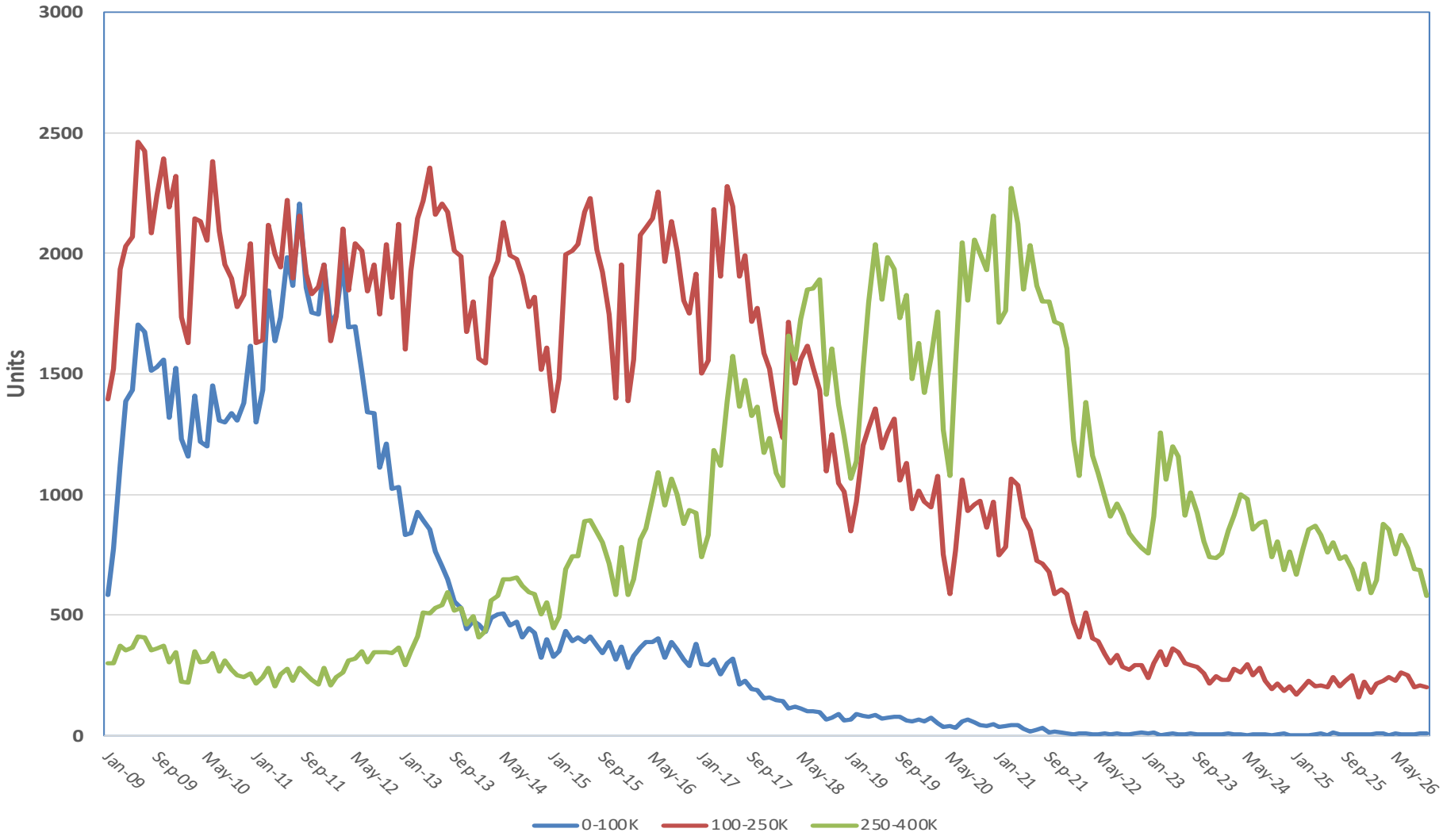


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Closed Units By Price Point - RES & VER

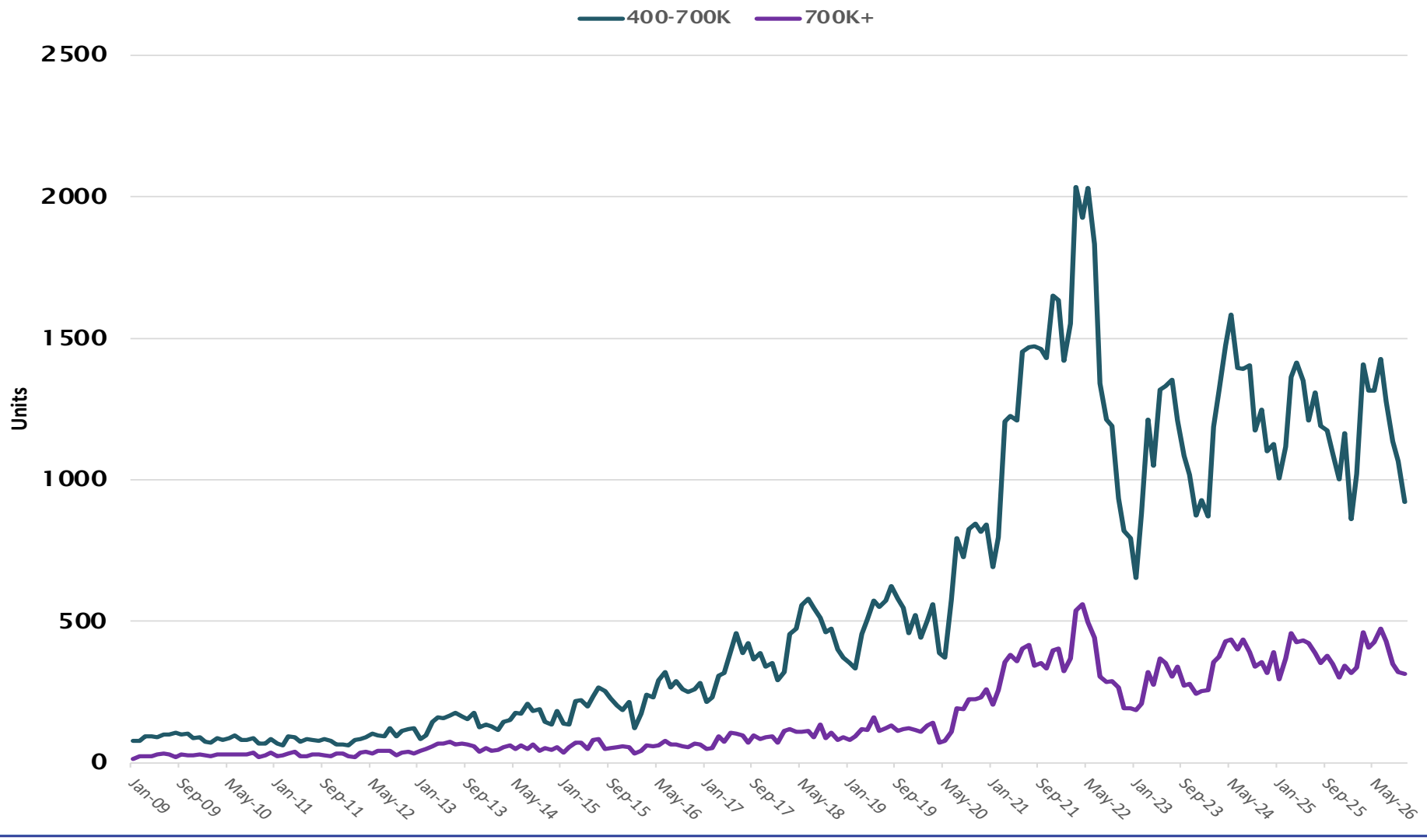


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Closed Units By Price Point - RES & VER

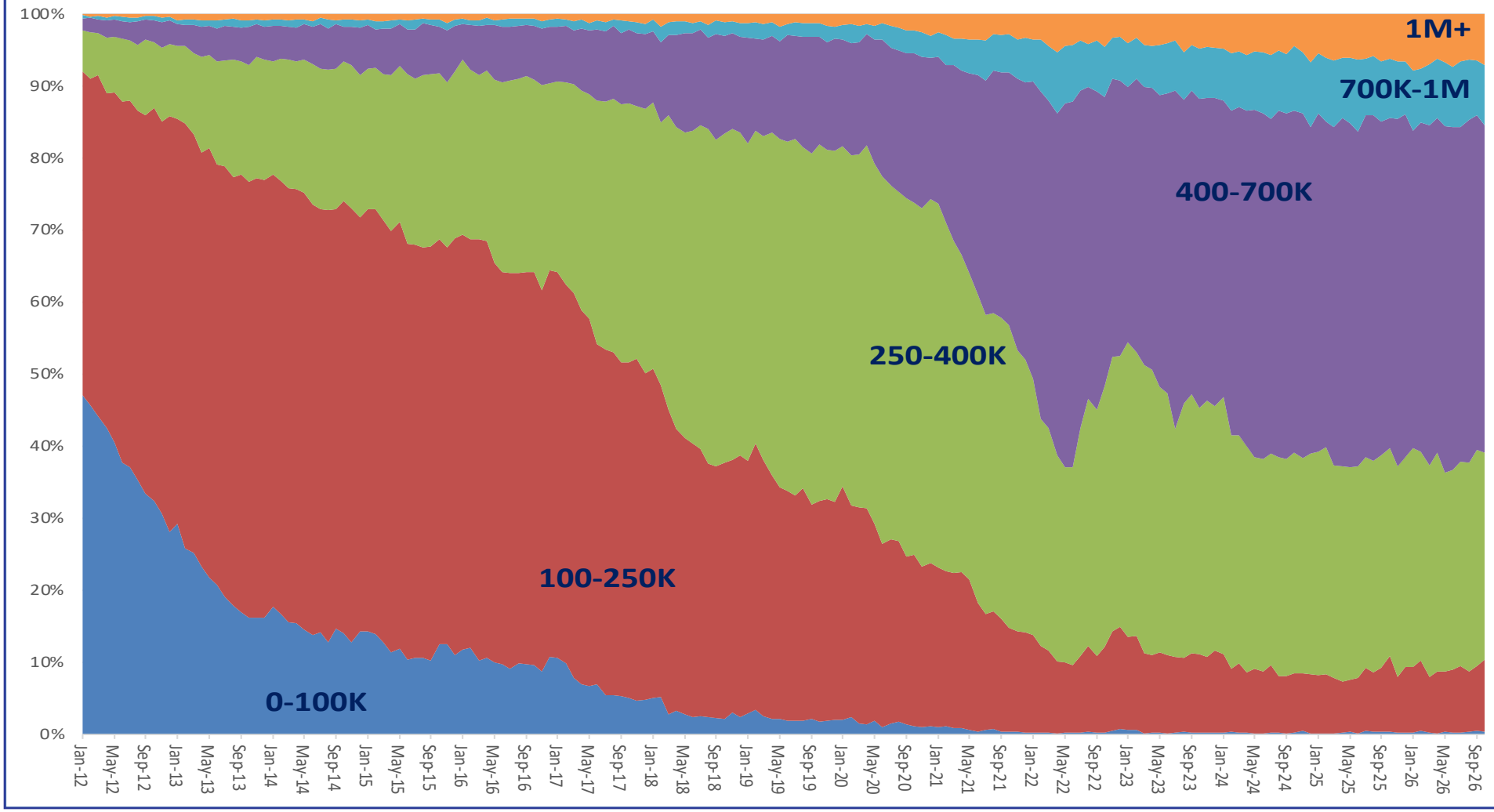


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Closing Trend by Price Point
Residential and High Rise



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