



CHICAGO TITLE

FEBRUARY 2026

REAL ESTATE MARKET UPDATE

In February 2026, the Southern Nevada housing market reported 2,005 sales, which was down 7.8 percent from February a year ago. Active listings rose 19.8 percent to 8,024, while median single-family home prices remained relatively stable at \$481,995.

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

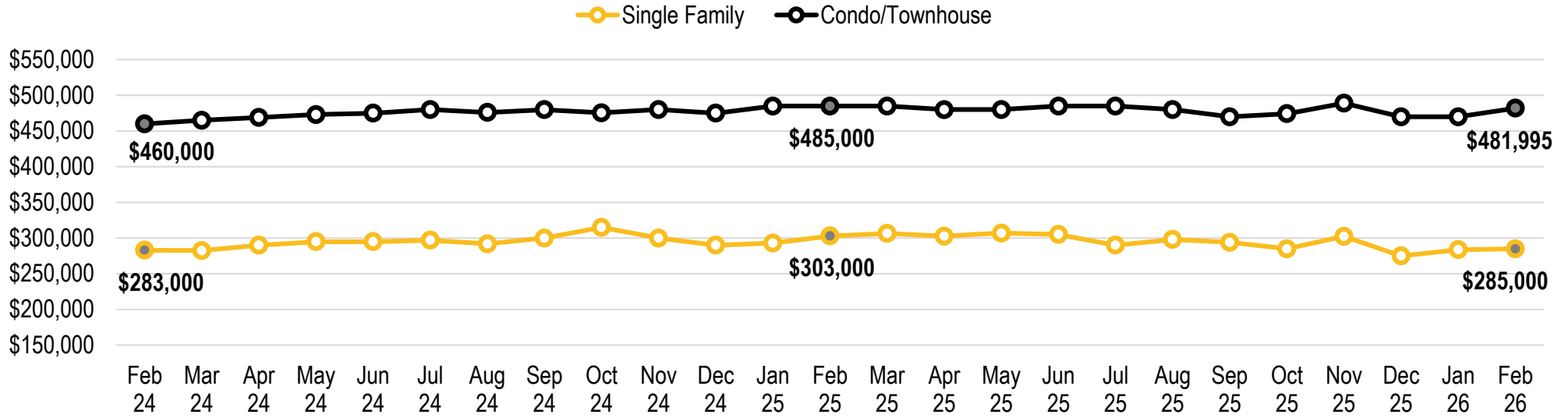
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Dec '25	Jan '26	Feb '26	Dec '25	Jan '26	Feb '26	Dec '25	Jan '26	Feb '26
\$199,999 OR UNDER	360	375	406	82	63	79	4.4	6.0	5.1
\$200,000 - \$249,999	448	479	502	88	66	89	5.1	7.3	5.6
\$250,000 - \$299,999	443	465	481	115	100	115	3.9	4.7	4.2
\$300,000 - \$349,999	524	563	551	163	167	182	3.2	3.4	3.0
\$350,000 - \$399,999	872	861	807	335	254	269	2.6	3.4	3.0
\$400,000 - \$499,999	1,776	1,661	1,589	617	456	545	2.9	3.6	2.9
\$500,000 - \$749,999	1,965	1,899	2,000	508	391	459	3.9	4.9	4.4
\$750,000 - \$999,999	622	647	637	121	106	117	5.1	6.1	5.4
\$1,000,000 - \$1,499,999	435	399	434	80	73	83	5.4	5.5	5.2
\$1,500,000 - \$1,999,999	168	168	188	25	22	23	6.7	7.6	8.2
\$2,000,000 - \$2,499,999	108	101	108	14	11	19	7.7	9.2	5.7
\$2,500,000 AND OVER	314	330	321	27	28	25	11.6	11.8	12.8
TOTAL	8,035	7,948	8,024	2,175	1,737	2,005	3.7	4.6	4.0

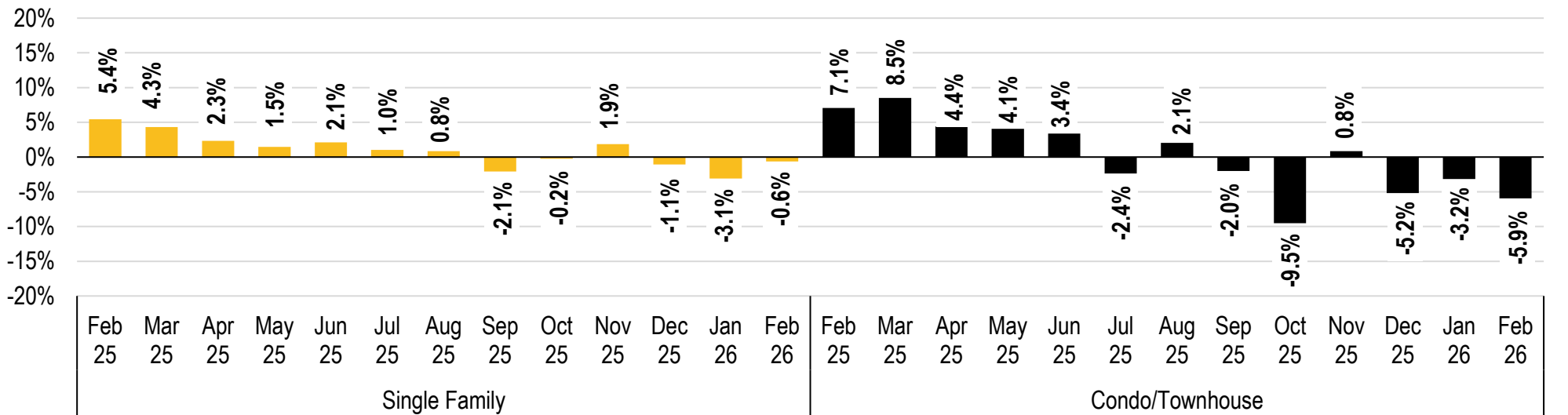
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

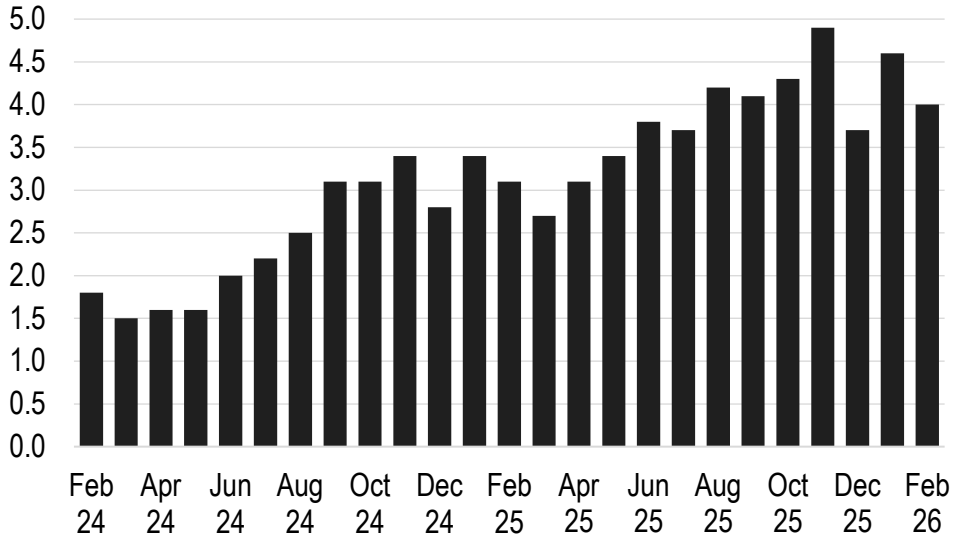


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

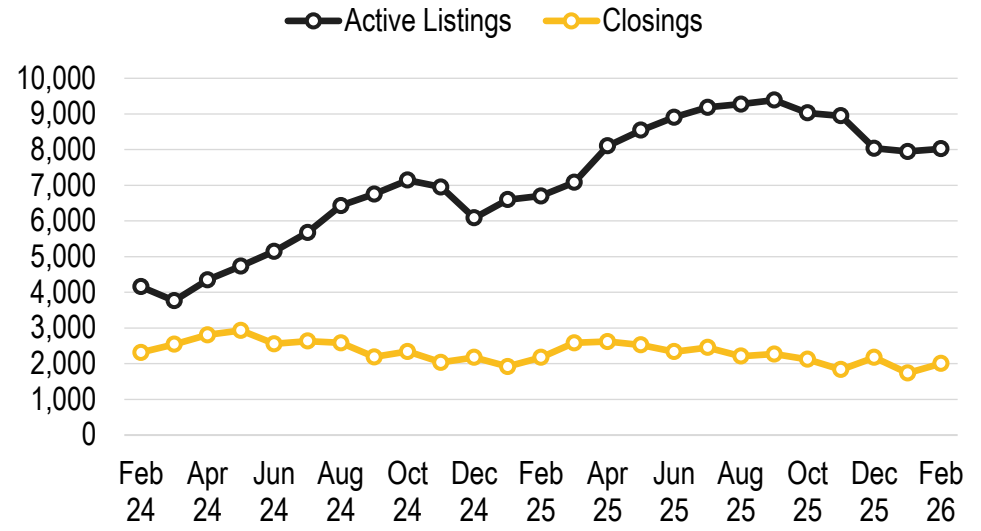




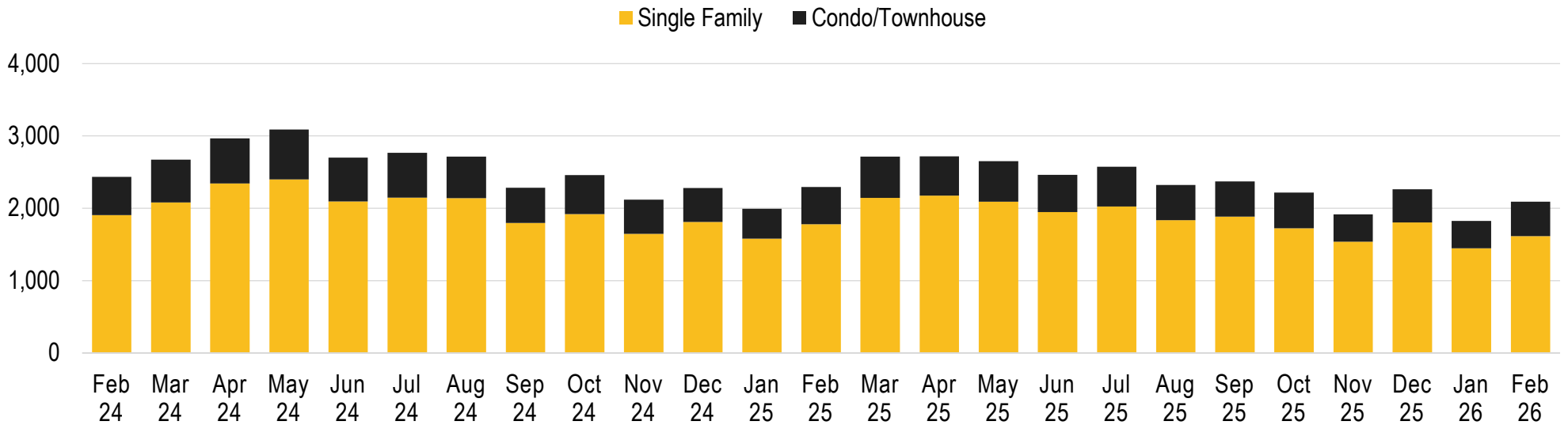
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



ACTIVE LISTINGS AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



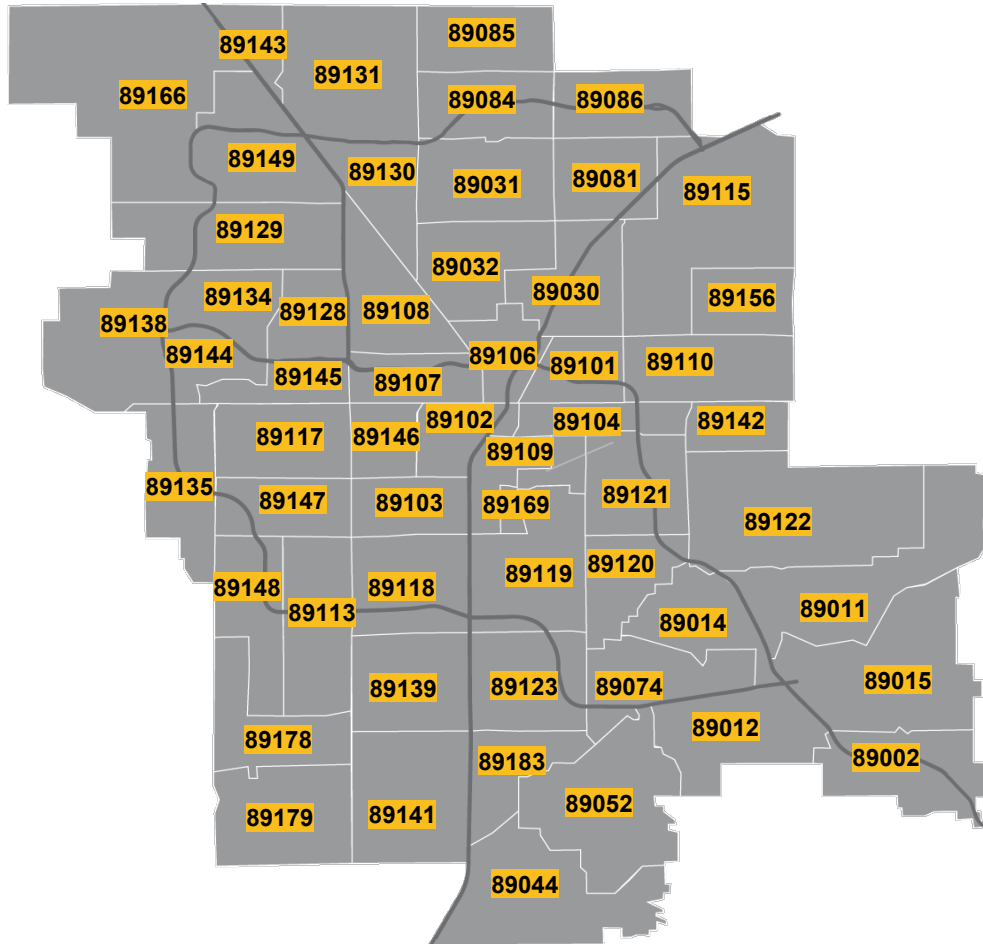
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

BY ZIP CODE | LAS VEGAS, NEVADA | February 2026

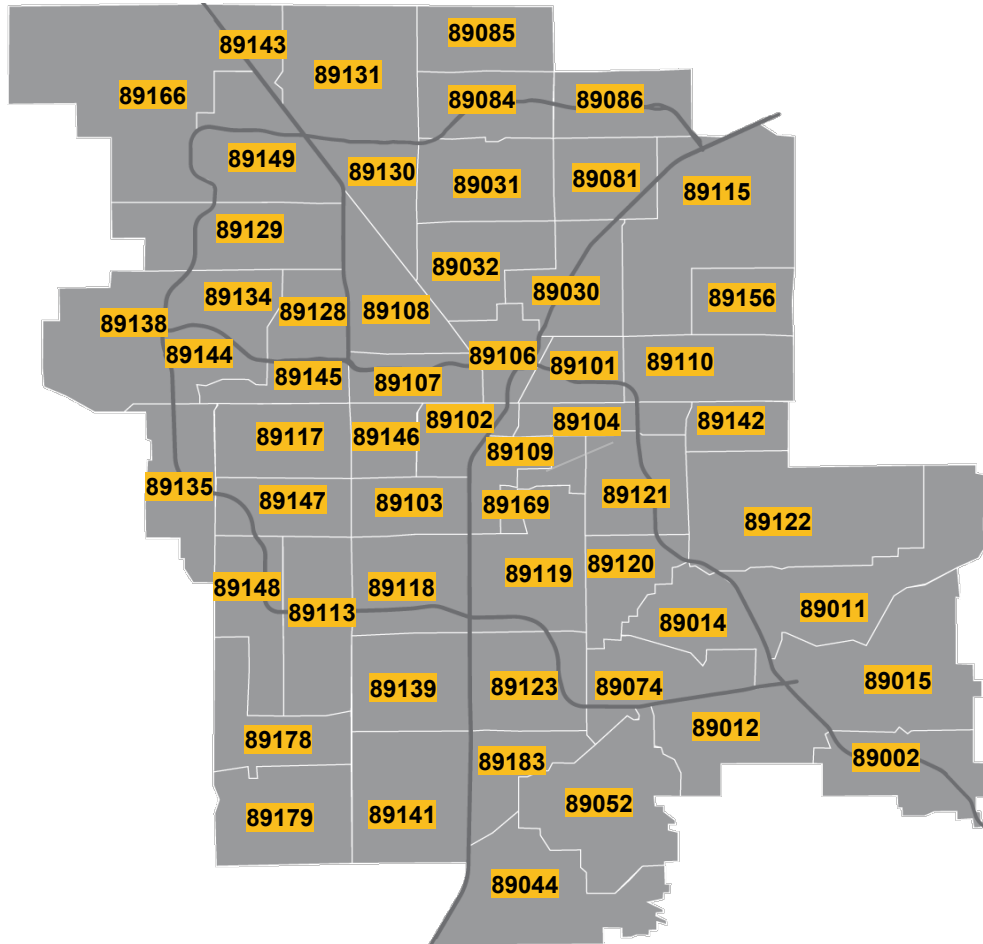


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	33	89086	25	89119	49	89142	57
89011	70	89101	76	89120	60	89143	52
89012	67	89102	65	89121	67	89144	66
89014	43	89103	69	89122	55	89145	50
89015	67	89104	30	89123	47	89146	104
89030	30	89106	28	89128	63	89147	50
89031	35	89107	40	89129	48	89148	60
89032	44	89108	58	89130	37	89149	57
89044	72	89109	77	89131	66	89156	64
89052	59	89110	54	89134	67	89166	58
89074	48	89113	77	89135	61	89169	65
89081	42	89115	48	89138	52	89178	74
89084	45	89117	59	89139	52	89179	42
89085	9	89118	66	89141	76	89183	43



MONTHS OF HOUSING INVENTORY

BY ZIP CODE | LAS VEGAS, NEVADA | February 2026



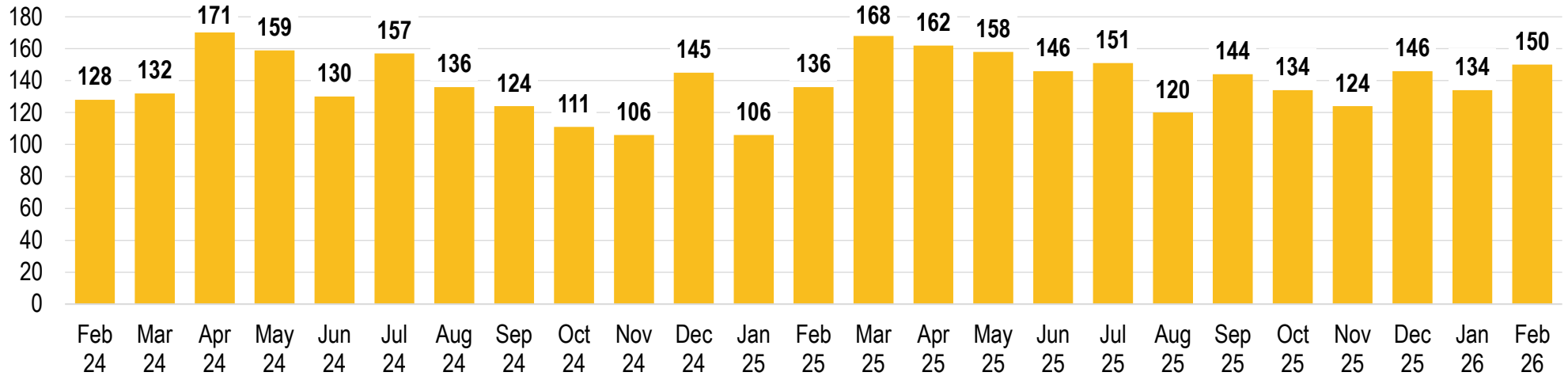
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	2.7	89086	9.9	89119	5.7	89142	6.4
89011	4.4	89101	7.2	89120	5.0	89143	2.8
89012	5.6	89102	3.8	89121	4.5	89144	4.5
89014	3.0	89103	6.7	89122	5.9	89145	3.7
89015	3.6	89104	2.9	89123	3.0	89146	13.6
89030	3.5	89106	4.2	89128	3.5	89147	4.4
89031	2.7	89107	3.0	89129	3.5	89148	3.0
89032	3.4	89108	4.0	89130	5.1	89149	5.3
89044	3.9	89109	5.0	89131	4.9	89156	2.1
89052	3.1	89110	4.8	89134	3.8	89166	4.4
89074	4.5	89113	4.9	89135	4.4	89169	4.6
89081	2.9	89115	3.7	89138	4.1	89178	3.6
89084	2.7	89117	4.3	89139	3.2	89179	4.0
89085	2.7	89118	8.4	89141	4.1	89183	4.1

Note: Inventory includes available listings, excluding homes under contract, relative to closings.



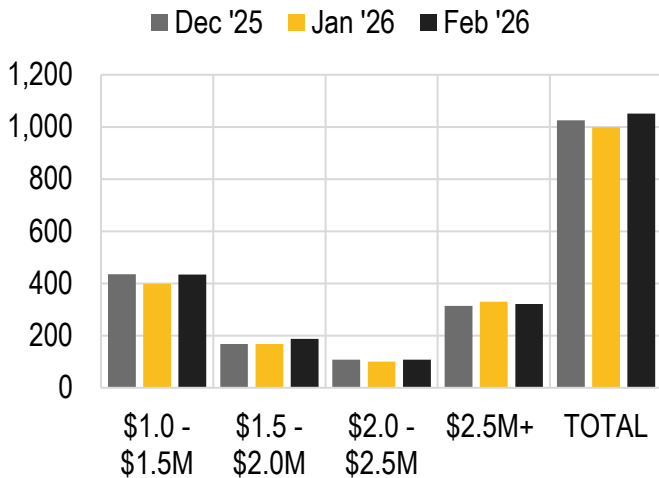
NUMBER OF LUXURY HOME RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



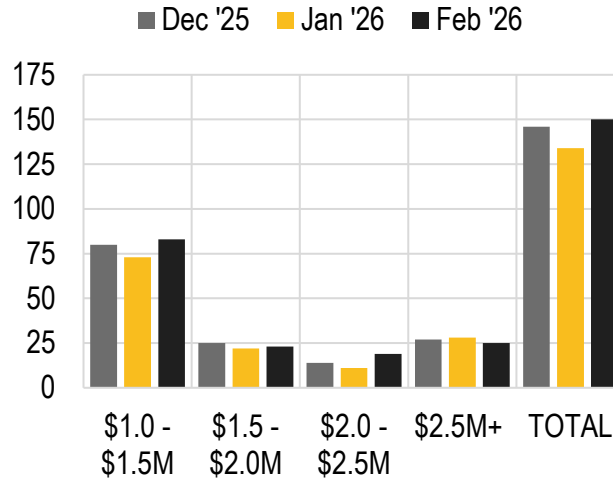
NUMBER OF LUXURY HOMES ON THE MARKET

LAS VEGAS, NEVADA (URBAN VALLEY)



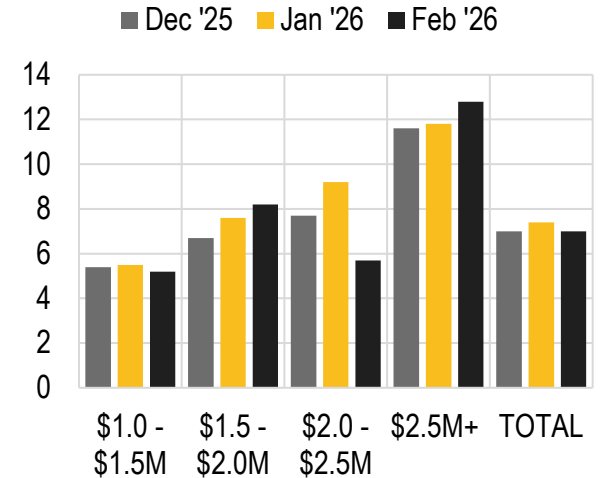
NUMBER OF LUXURY RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



EFFECTIVE MONTHS OF INVENTORY

LAS VEGAS, NEVADA (URBAN VALLEY)



Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



CHICAGO TITLE

FEBRUARY 2026

HIGH-RISE MARKET UPDATE

High-rise sales fell to 39 in February, a 31.6 percent decline from a year ago, and the median sales price declined to \$319,000 (-20.3 percent year over year). Overall inventory grew to 640 (+32.5 percent year over year), which reflected the highest level in over five years.

HIGH-RISE HOUSING MARKET

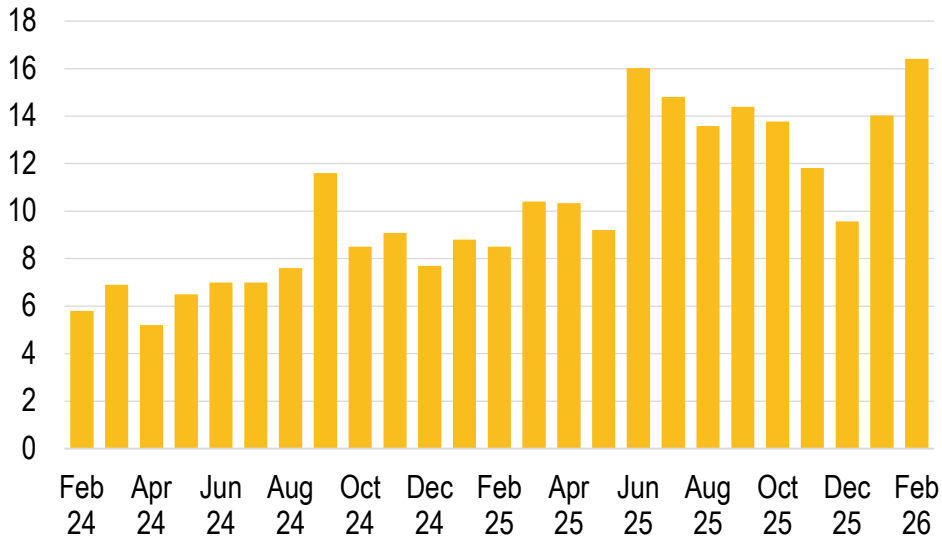
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Feb '26	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	
\$99,999 or under	0	0	0	0	0	0	0	-
\$100,000 - \$119,999	0	1	0	0	0	0	0	-
\$120,000 - \$139,999	1	0	1	1	1	0	0	-
\$140,000 - \$159,999	7	0	2	1	0	0	1	7.0
\$160,000 - \$179,999	4	0	0	0	1	2	2	2.0
\$180,000 - \$199,999	9	0	1	1	3	1	2	4.5
\$200,000 - \$249,999	60	0	3	2	3	6	6	10.0
\$250,000 - \$299,999	98	11	3	6	4	3	7	14.0
\$300,000 - \$399,999	148	5	6	16	16	8	6	24.7
\$400,000 - \$499,999	77	2	3	9	3	1	5	15.4
\$500,000 - \$999,999	156	16	17	9	19	12	3	52.0
\$1,000,000 and Over	80	9	8	5	8	9	7	11.4
TOTAL	640	45	44	50	58	42	39	16.4

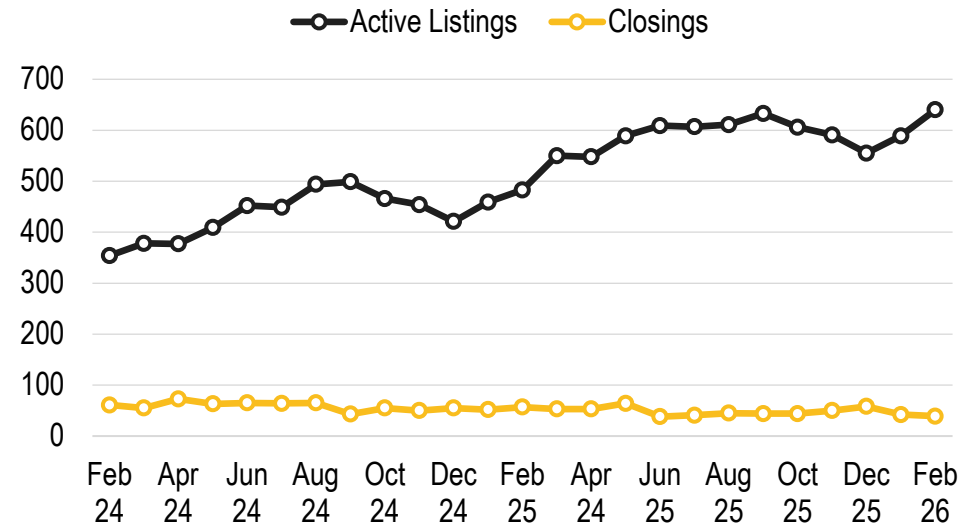
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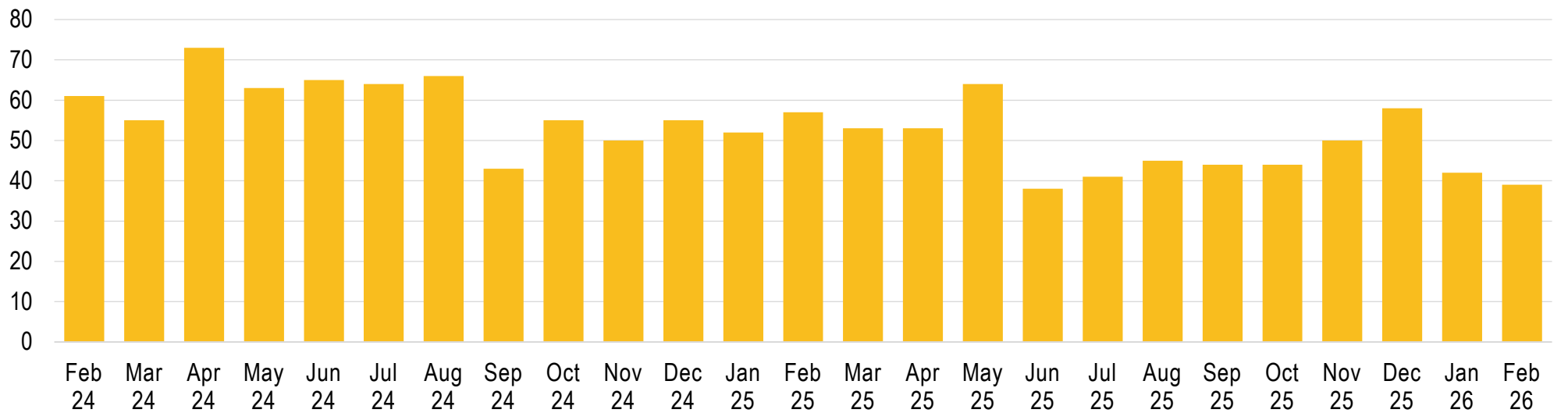
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



HIGH-RISE ACTIVE LISTINGS, AND CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)

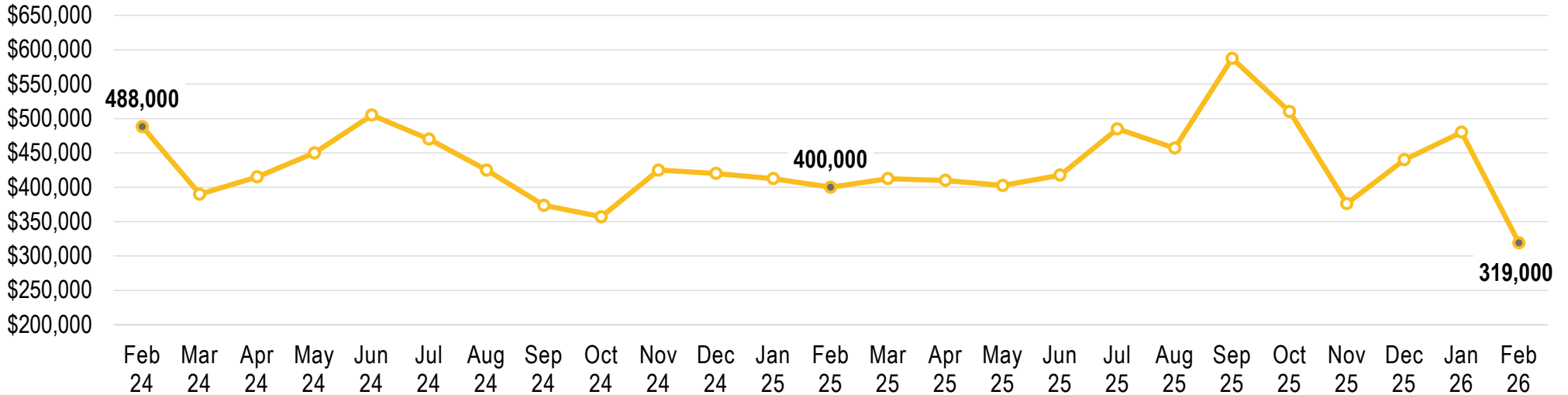


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA

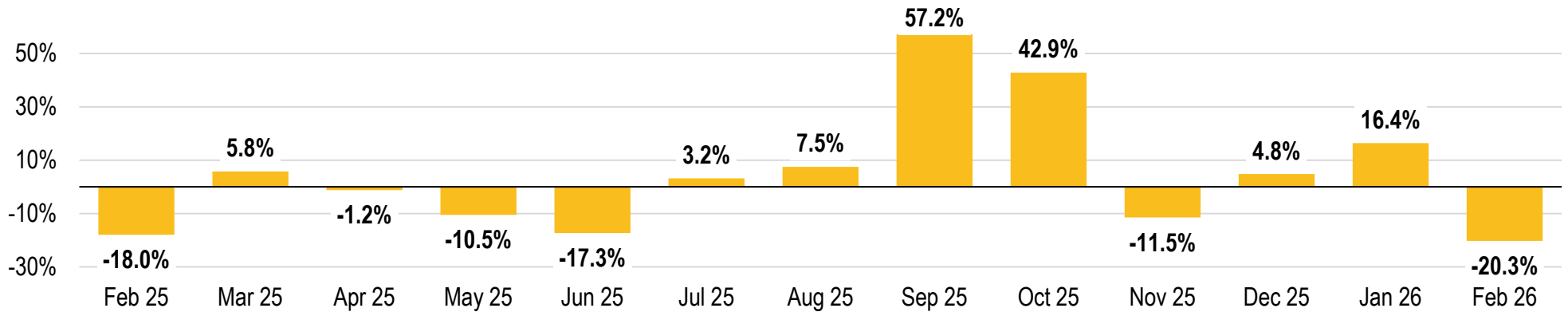




HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



HIGH-RISE MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
SOUTHERN NEVADA



Housing Market

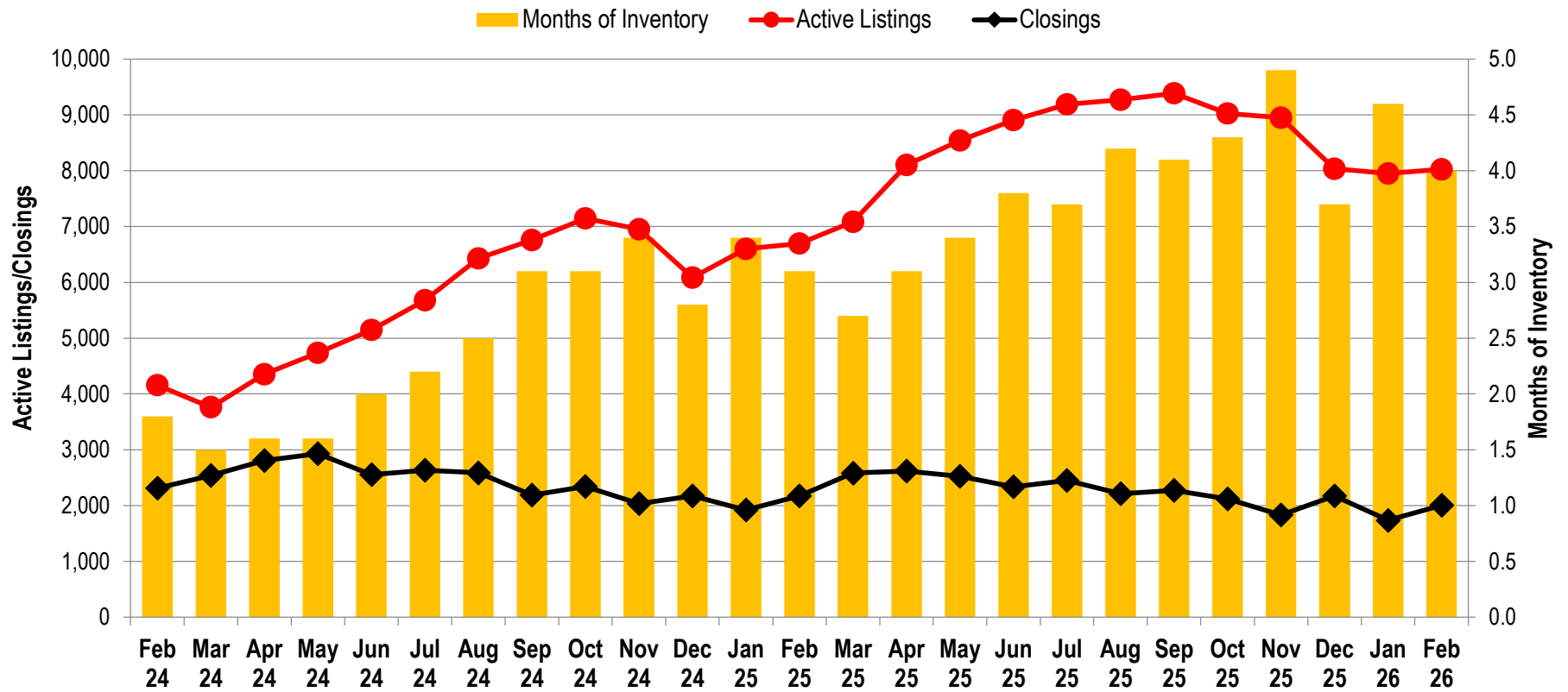
Las Vegas, Nevada (Urban Valley)

Price Range	Number of Homes on the Market			Number of Resale Closings			Effective Months of Inventory		
	Dec '25	Jan '26	Feb '26	Dec '25	Jan '26	Feb '26	Dec '25	Jan '26	Feb '26
01. \$199,999 or Under	360	375	406	82	63	79	4.4	6.0	5.1
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09. \$1,000,000 - \$1,499,999	435	399	434	80	73	83	5.4	5.5	5.2
10. \$1,500,000 - \$1,999,999	168	168	188	25	22	23	6.7	7.6	8.2
11. \$2,000,000 - \$2,499,999	108	101	108	14	11	19	7.7	9.2	5.7
12. \$2,500,000 and Over	314	330	321	27	28	25	11.6	11.8	12.8
Total	8,035	7,948	8,024	2,175	1,737	2,005	3.7	4.6	4.0

Notes: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.

Months of Inventory, Active Listings, and Closings

Las Vegas, Nevada (Urban Valley)

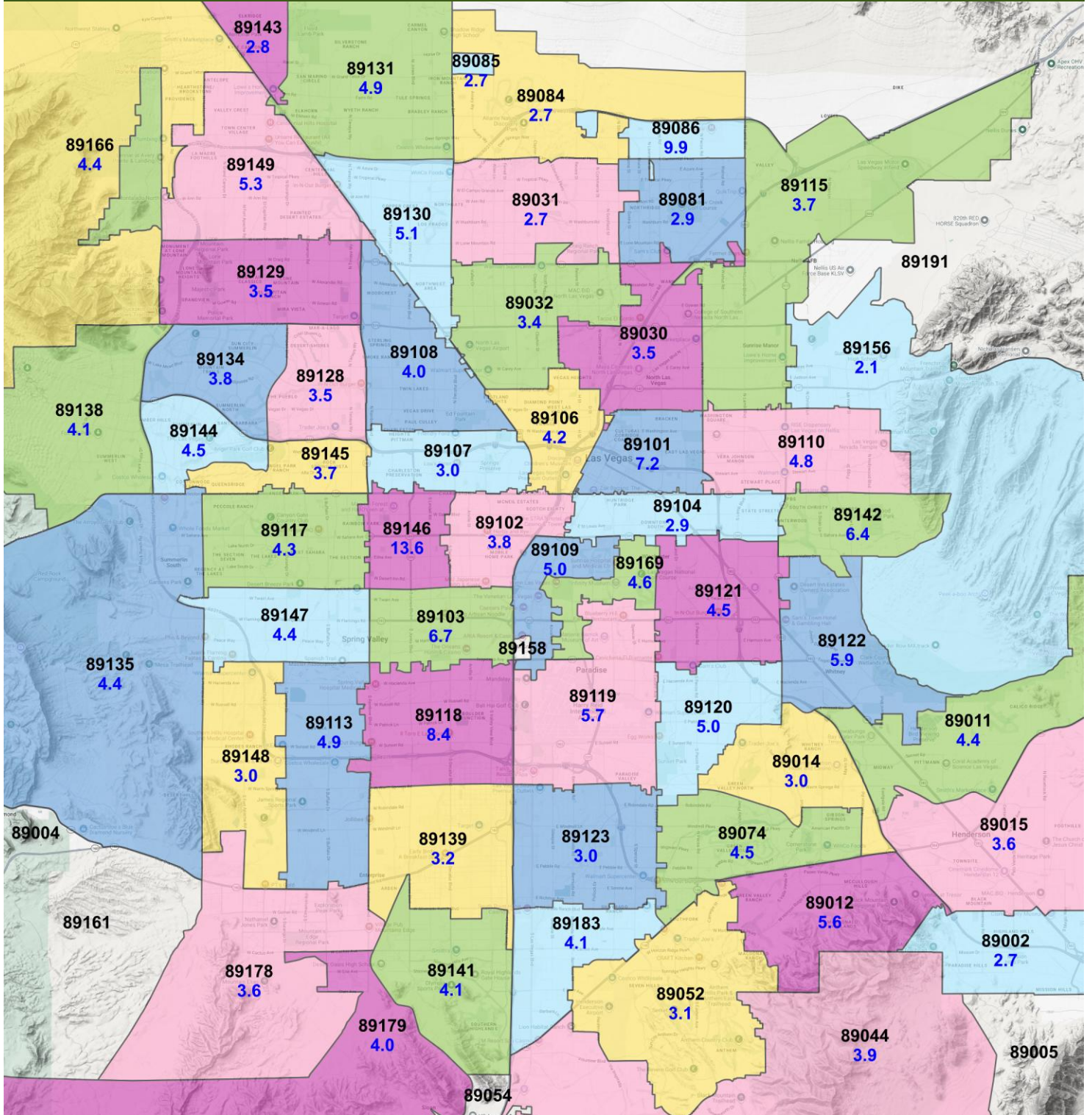


Months of Housing Inventory by Zip Code

Las Vegas, Nevada

February 2026

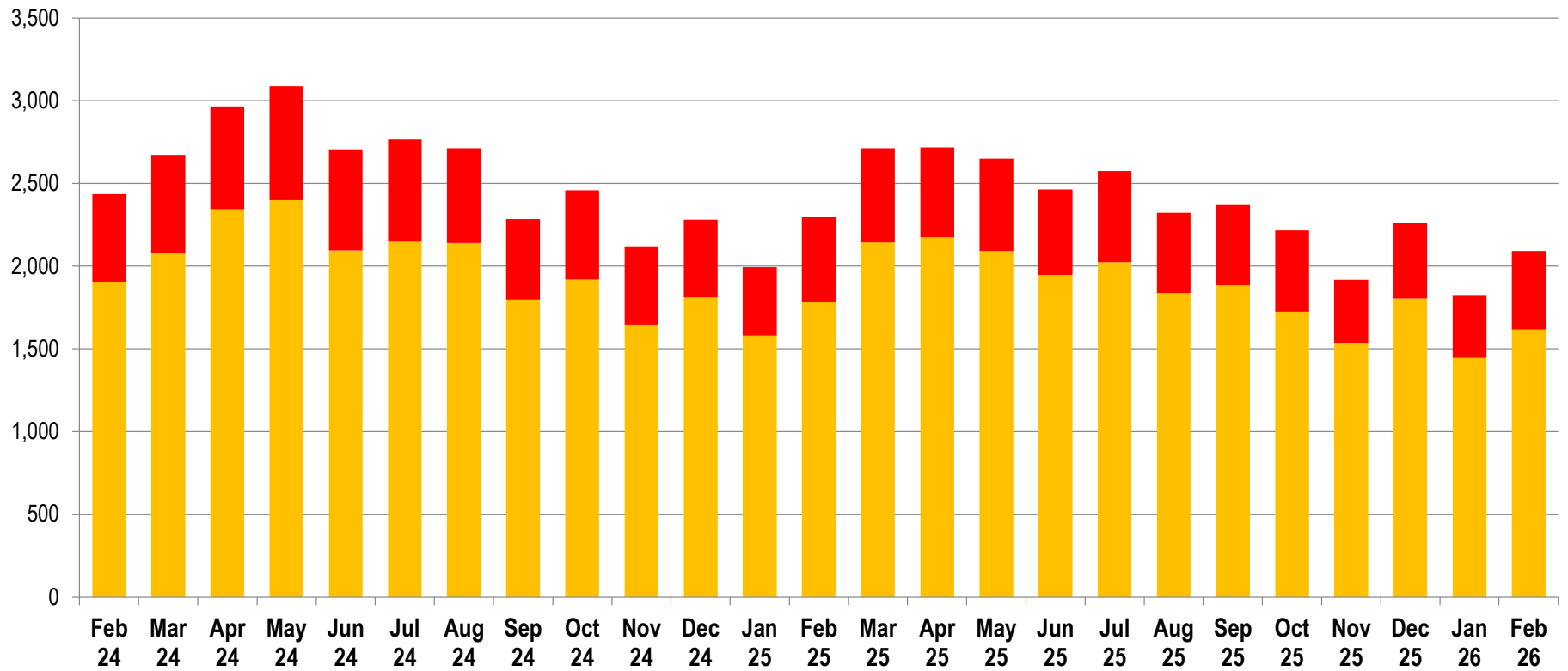
SalesTrac™



Note: Inventory includes available listings, excluding homes under contract, relative to closings.

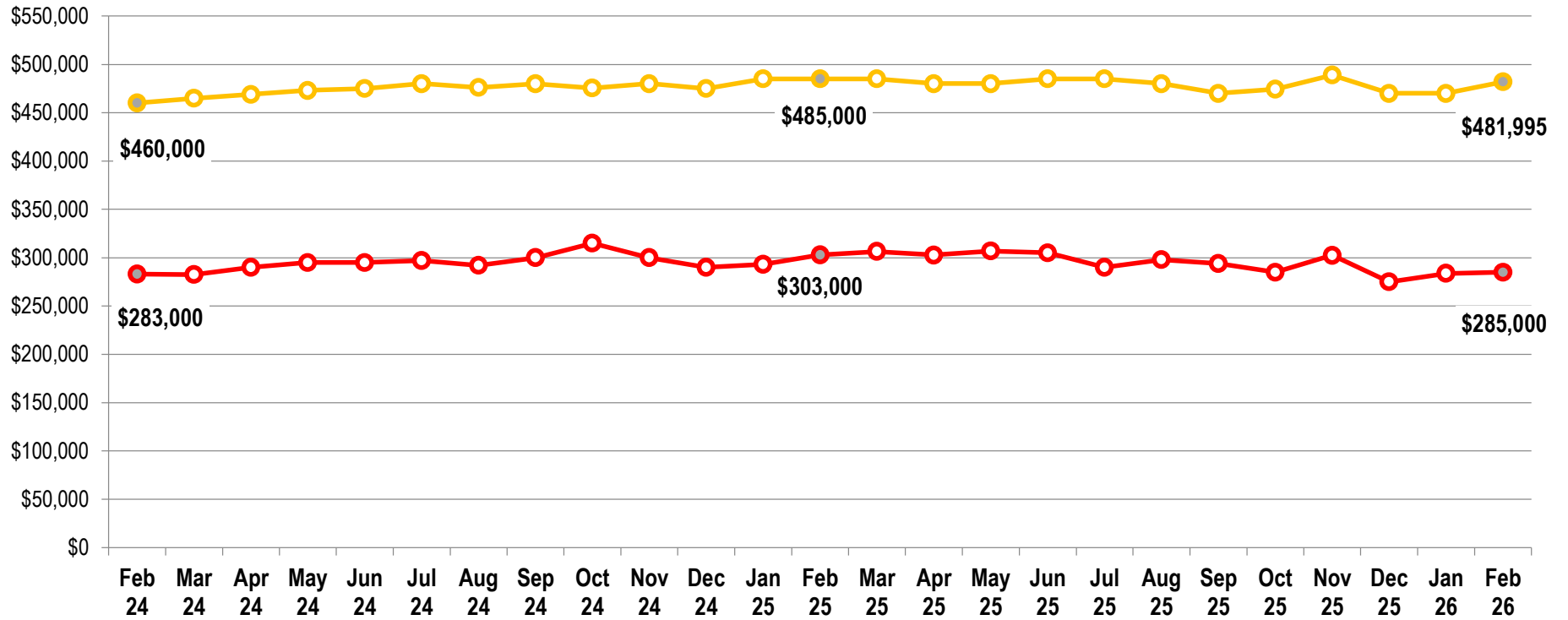
Number of Resale Home Closings by Product Type Southern Nevada

Single Family Condo/Townhouse

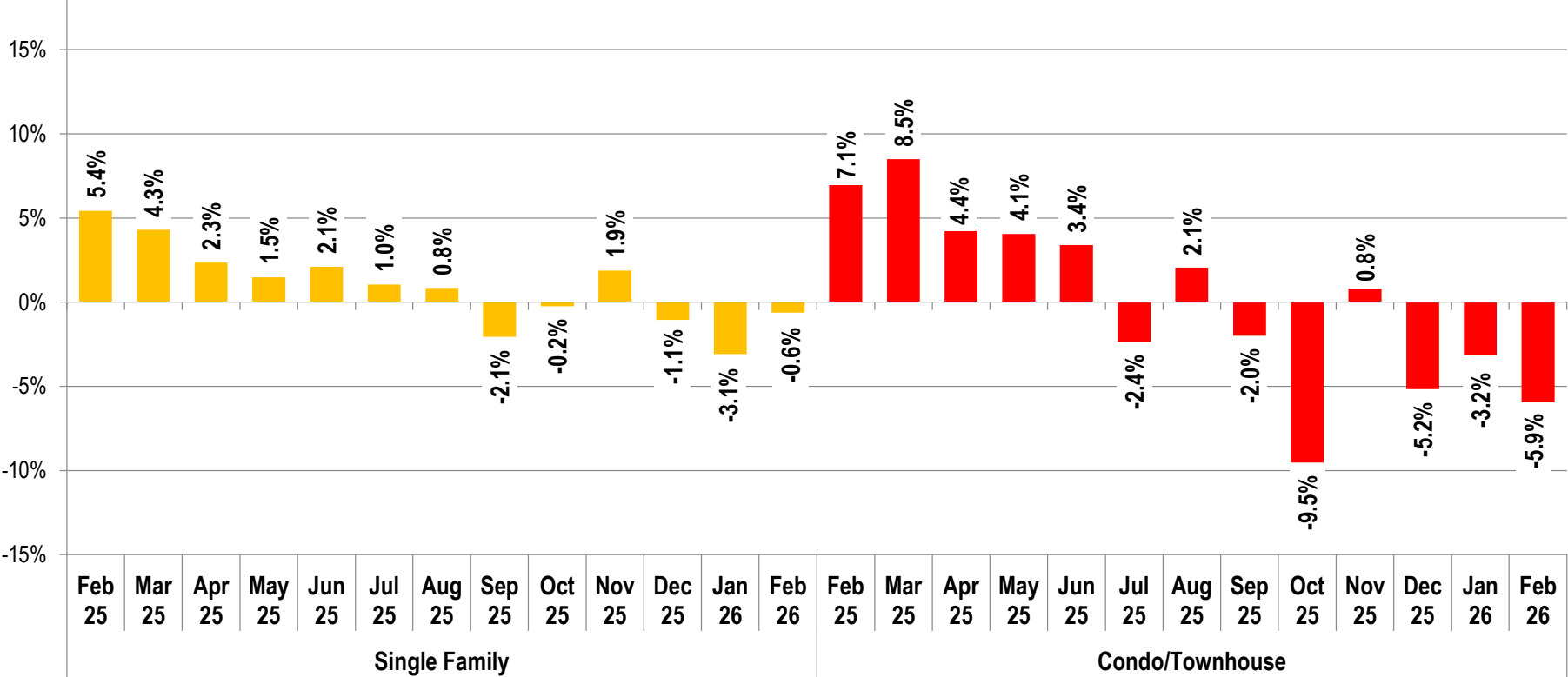


Median Resale Home Closing Prices by Product Type Southern Nevada

○ Single Family ○ Condo/Townhouse

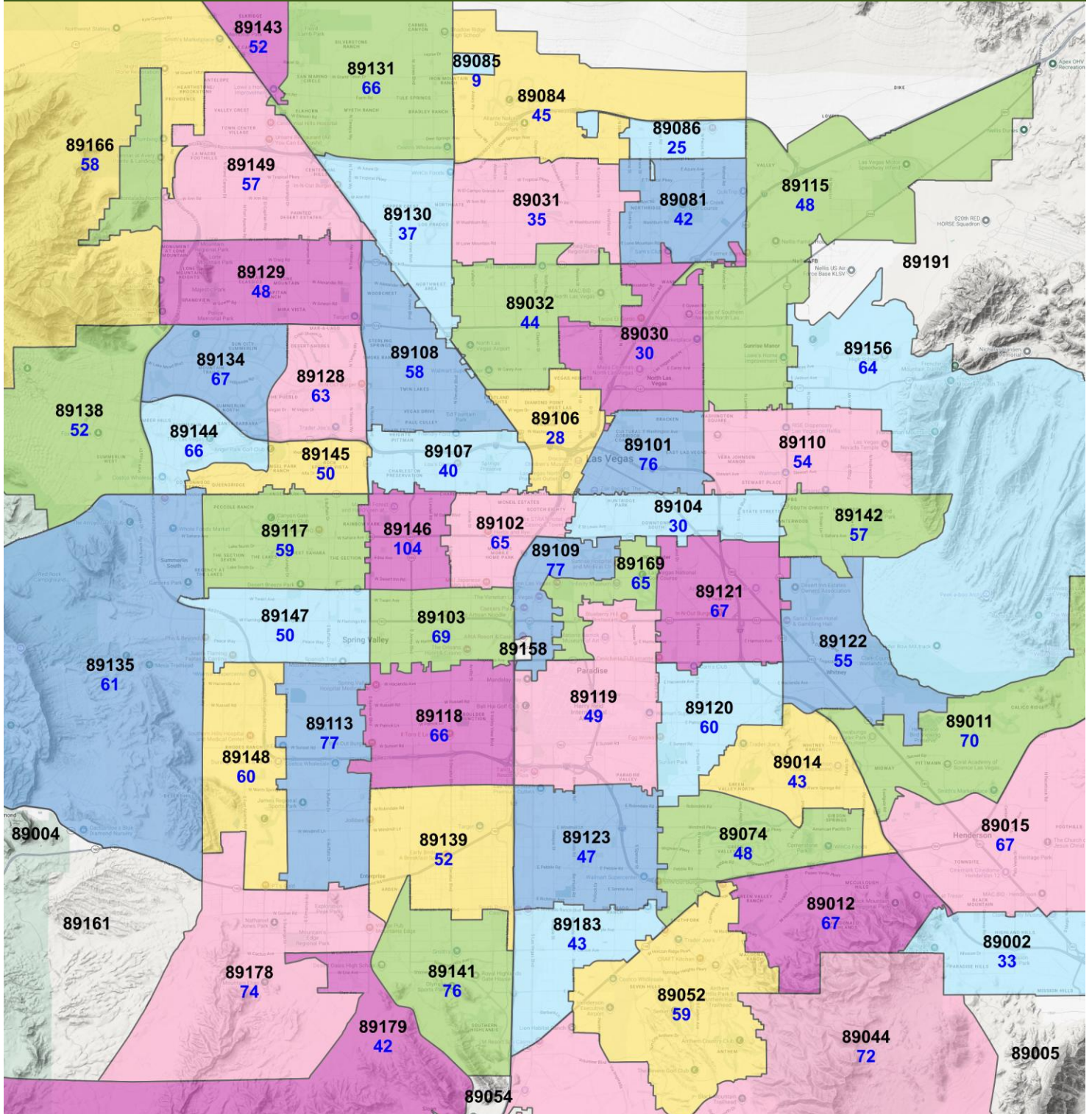


Median Resale Price Appreciation (Year-Over-Year) by Product Type Southern Nevada



Average Days on Market by Zip Code Las Vegas, Nevada February 2026

SalesTraq™



Note: Values represent average days on market for all closings within the given month and zip code as reported in the Multiple Listing Service (MLS).