



CHICAGO TITLE

APRIL 2026

# REAL ESTATE MARKET UPDATE

The median resale price in the single-family home market declined a modest 1.3 percent year over year to \$474,000. Total inventory expanded slightly to 8,643 (+6.7 percent year over year), while closings slipped to 2,530 (-3.5 percent year over year).

## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

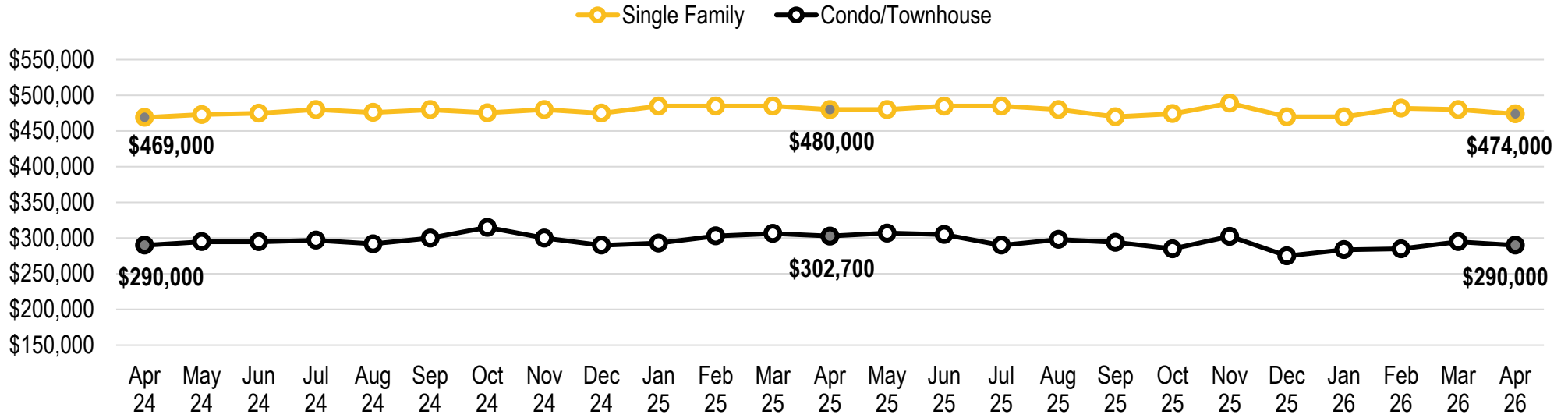
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Feb '26	Mar '26	Apr '26	Feb '26	Mar '26	Apr '26	Feb '26	Mar '26	Apr '26
\$199,999 OR UNDER	413	435	450	79	90	80	5.2	4.8	5.6
\$200,000 - \$249,999	514	513	493	89	93	106	5.8	5.5	4.7
\$250,000 - \$299,999	494	498	487	115	112	127	4.3	4.4	3.8
\$300,000 - \$349,999	577	539	531	182	233	242	3.2	2.3	2.2
\$350,000 - \$399,999	844	835	808	269	410	359	3.1	2.0	2.3
\$400,000 - \$499,999	1,670	1,734	1,691	545	719	692	3.1	2.4	2.4
\$500,000 - \$749,999	2,112	2,150	2,247	459	668	603	4.6	3.2	3.7
\$750,000 - \$999,999	671	720	732	117	177	167	5.7	4.1	4.4
\$1,000,000 - \$1,499,999	455	477	511	83	114	80	5.5	4.2	6.4
\$1,500,000 - \$1,999,999	194	213	224	23	26	28	8.4	8.2	8.0
\$2,000,000 - \$2,499,999	111	109	117	19	13	13	5.8	8.4	9.0
\$2,500,000 AND OVER	326	339	352	25	38	33	13.0	8.9	10.7
<b>TOTAL</b>	<b>8,381</b>	<b>8,562</b>	<b>8,643</b>	<b>2,005</b>	<b>2,693</b>	<b>2,530</b>	<b>4.2</b>	<b>3.2</b>	<b>3.4</b>

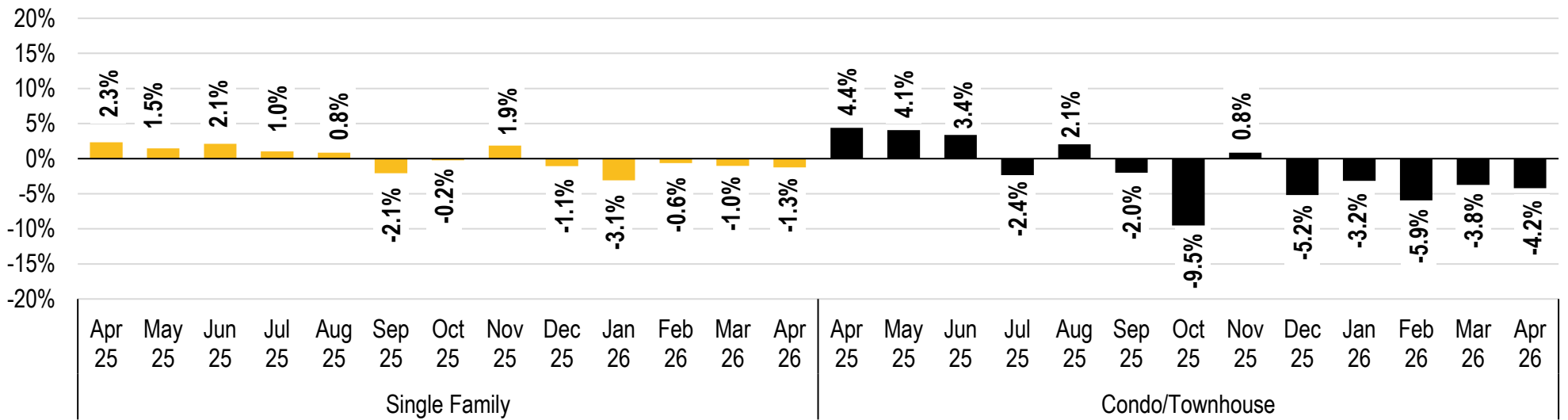
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



**MEDIAN RESALE HOME CLOSING PRICES**  
BY PRODUCT TYPE | SOUTHERN NEVADA

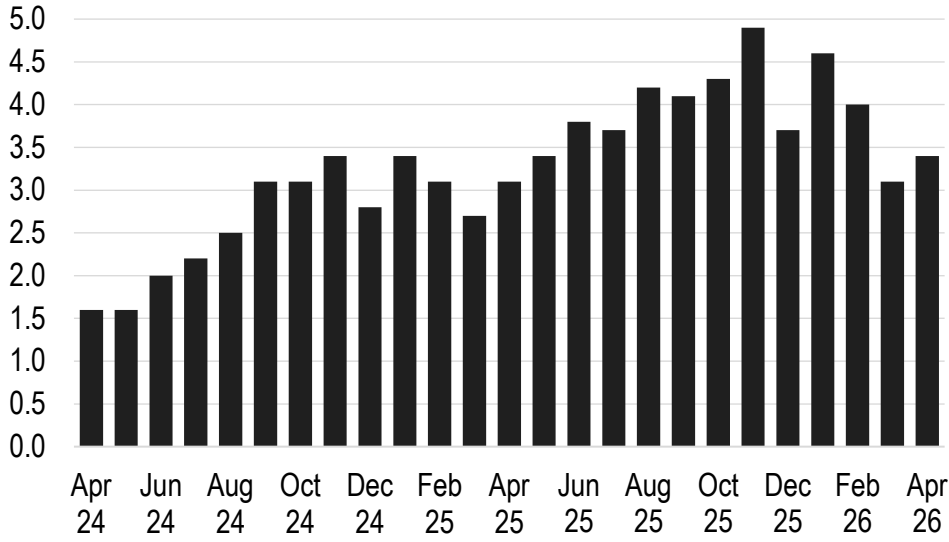


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

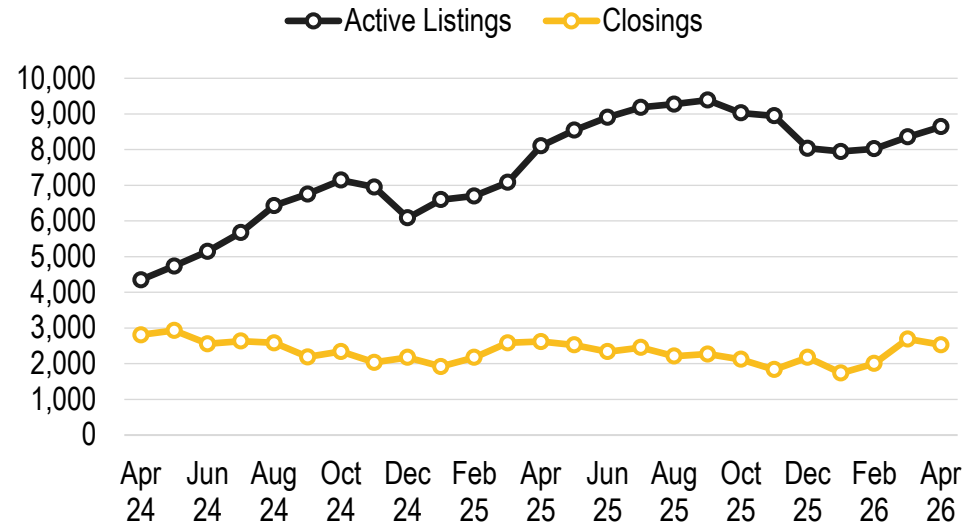




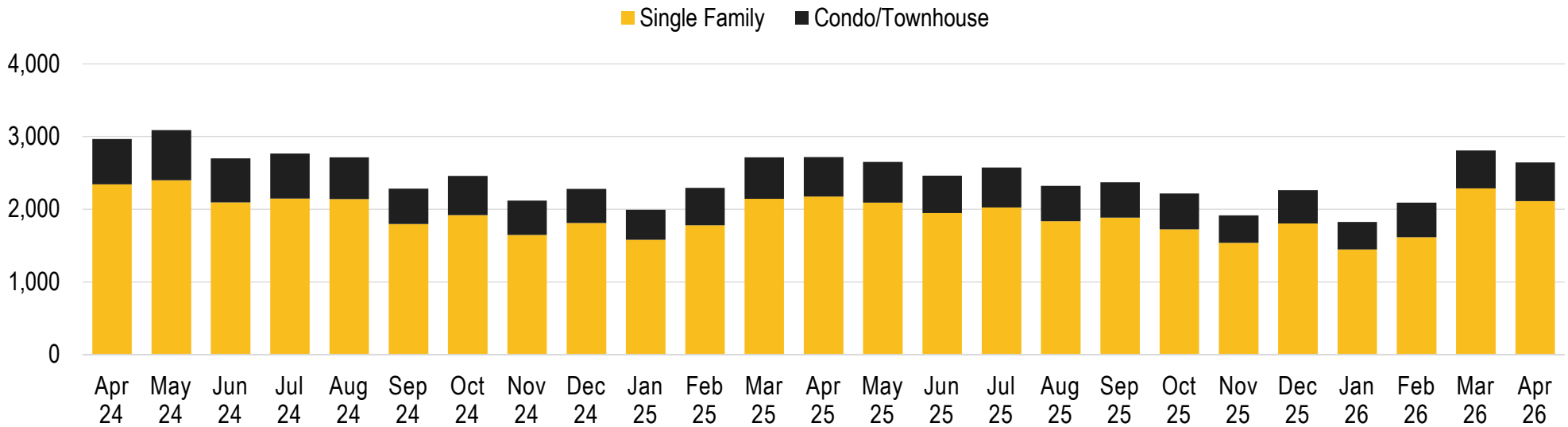
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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

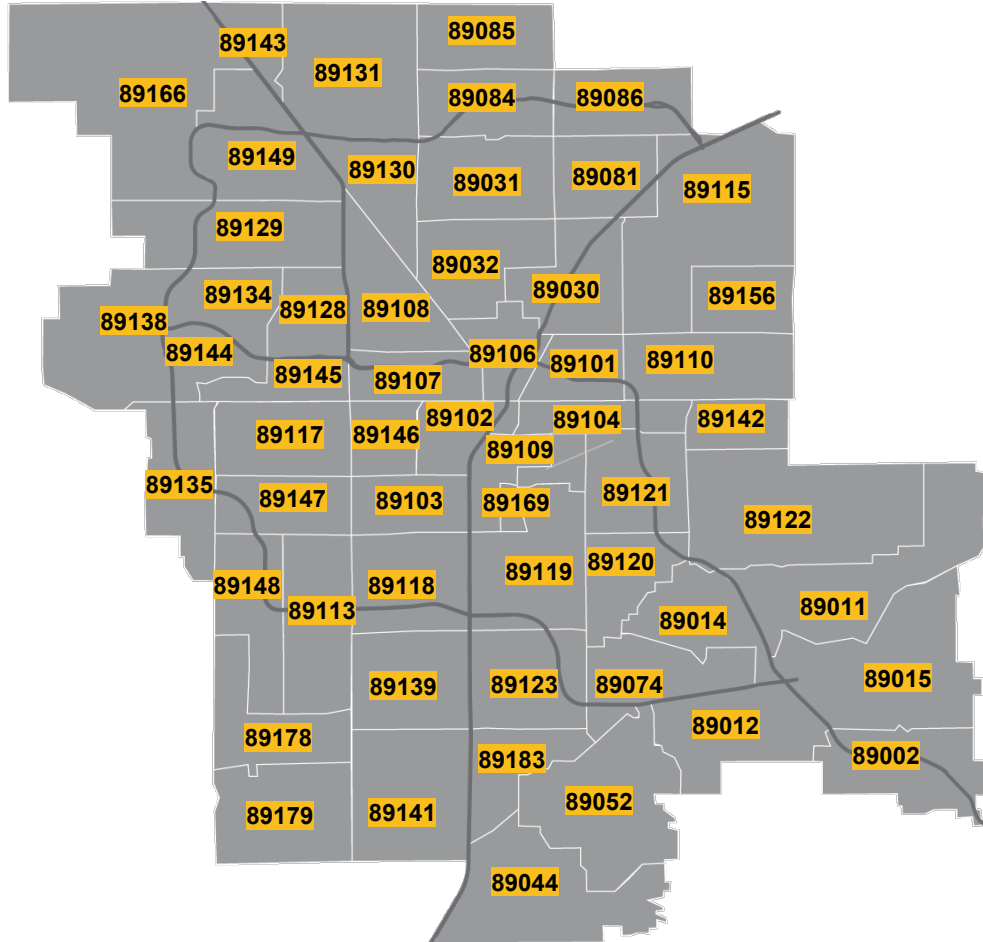


**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA




**AVERAGE DAYS ON MARKET**

BY ZIP CODE | LAS VEGAS, NEVADA | April 2026

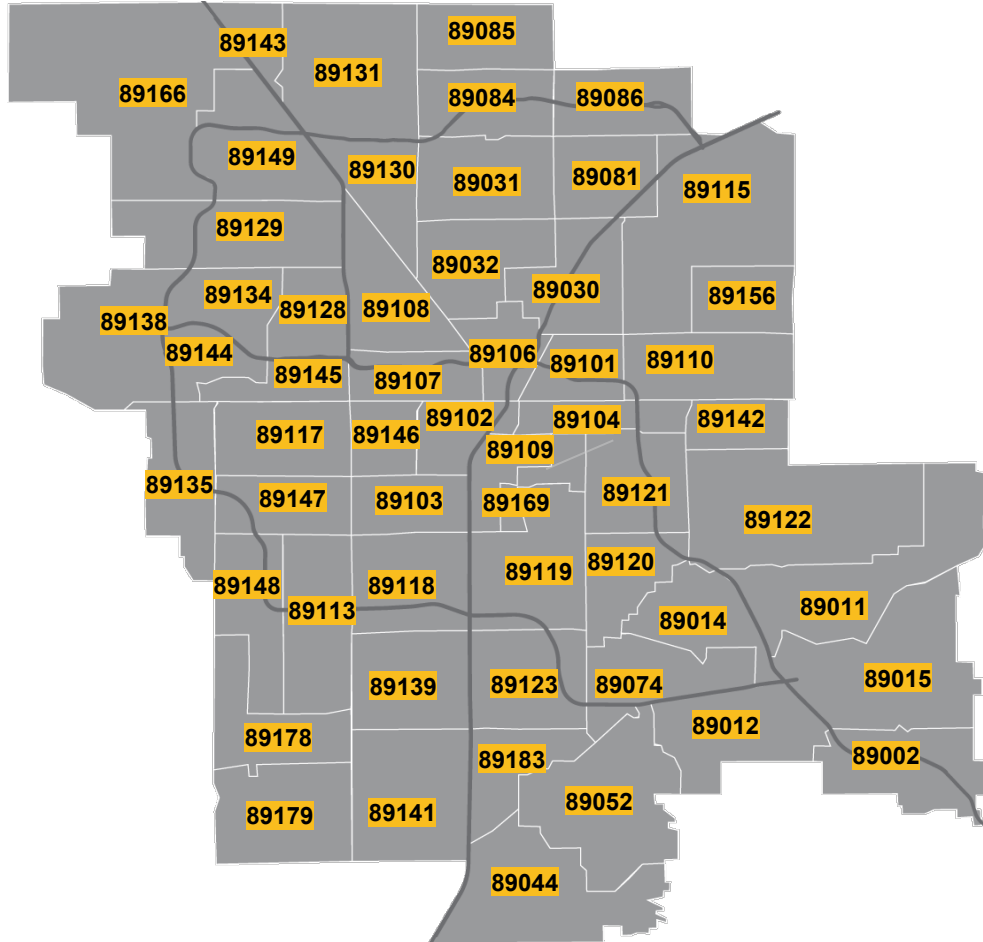


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	38	89086	43	89119	51	89142	19
89011	48	89101	69	89120	43	89143	33
89012	44	89102	32	89121	57	89144	67
89014	26	89103	34	89122	44	89145	53
89015	57	89104	39	89123	47	89146	39
89030	58	89106	42	89128	44	89147	50
89031	33	89107	35	89129	41	89148	45
89032	56	89108	44	89130	39	89149	43
89044	49	89109	28	89131	50	89156	50
89052	48	89110	42	89134	45	89166	49
89074	50	89113	64	89135	43	89169	45
89081	38	89115	34	89138	50	89178	44
89084	42	89117	36	89139	41	89179	45
89085	32	89118	67	89141	47	89183	48



**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | April 2026



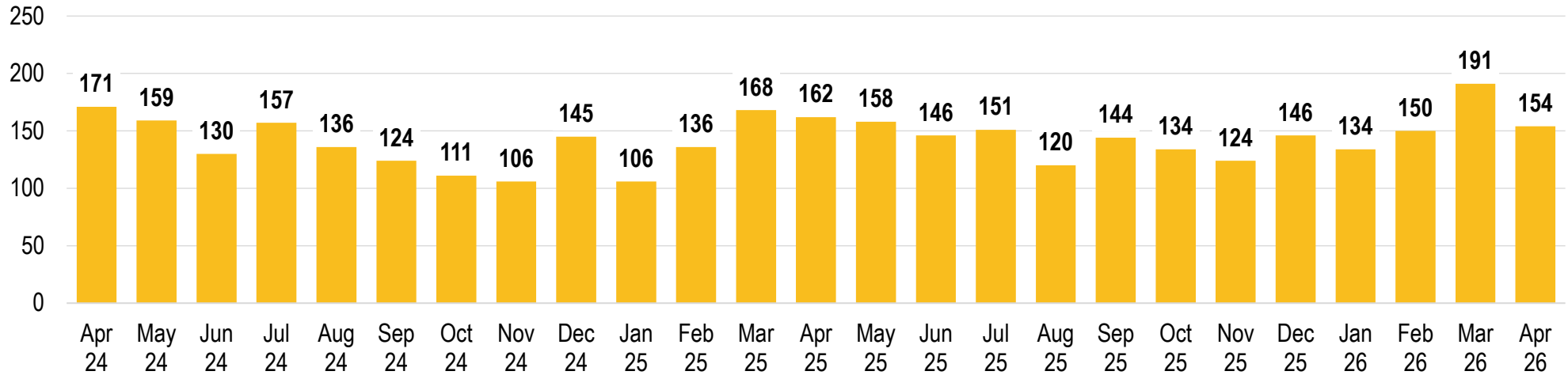
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	2.7	89086	4.4	89119	6.7	89142	3.6
89011	3.5	89101	2.8	89120	6.3	89143	3.1
89012	3.8	89102	4.8	89121	2.7	89144	4.9
89014	3.7	89103	4.2	89122	3.5	89145	2.7
89015	2.5	89104	2.0	89123	3.7	89146	3.7
89030	3.2	89106	1.9	89128	3.5	89147	2.8
89031	2.5	89107	3.5	89129	3.5	89148	3.8
89032	2.2	89108	2.7	89130	2.9	89149	3.4
89044	3.1	89109	4.4	89131	2.7	89156	2.5
89052	3.2	89110	2.8	89134	3.9	89166	3.7
89074	3.3	89113	5.8	89135	5.1	89169	5.1
89081	2.1	89115	4.6	89138	5.4	89178	3.3
89084	2.7	89117	4.2	89139	3.9	89179	2.6
89085	2.5	89118	5.3	89141	3.4	89183	2.7

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



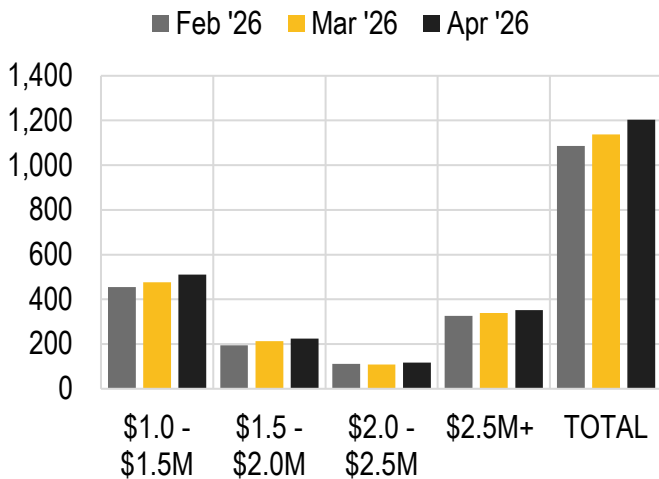
**NUMBER OF LUXURY HOME RESALE CLOSINGS**

LAS VEGAS, NEVADA (URBAN VALLEY)



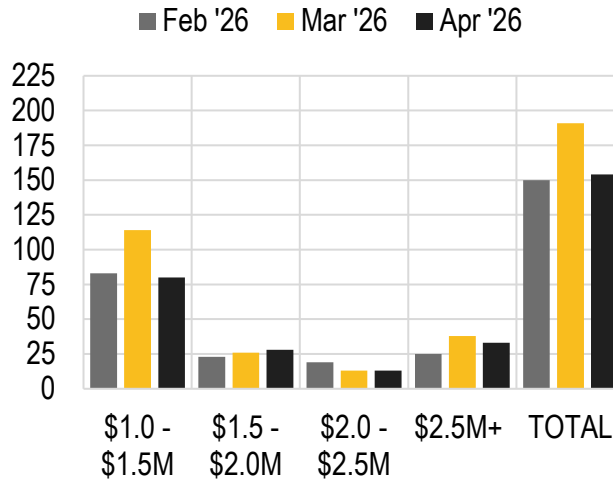
**NUMBER OF LUXURY HOMES ON THE MARKET**

LAS VEGAS, NEVADA (URBAN VALLEY)



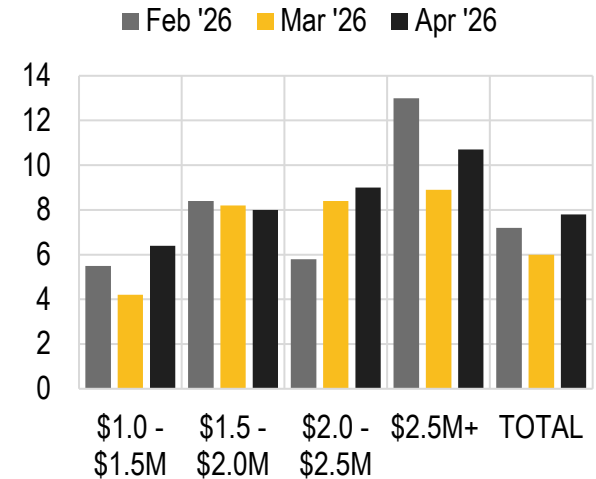
**NUMBER OF LUXURY RESALE CLOSINGS**

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

APRIL 2026

# HIGH-RISE MARKET UPDATE

Compared to a year ago, high-rise sales grew 9.4 percent to 58 units, and the median price increased 14.6 percent to \$470,000. Inventory expanded to 637 units (+16.2 percent year over year), pushing months of inventory up to 11.0.

## HIGH-RISE HOUSING MARKET

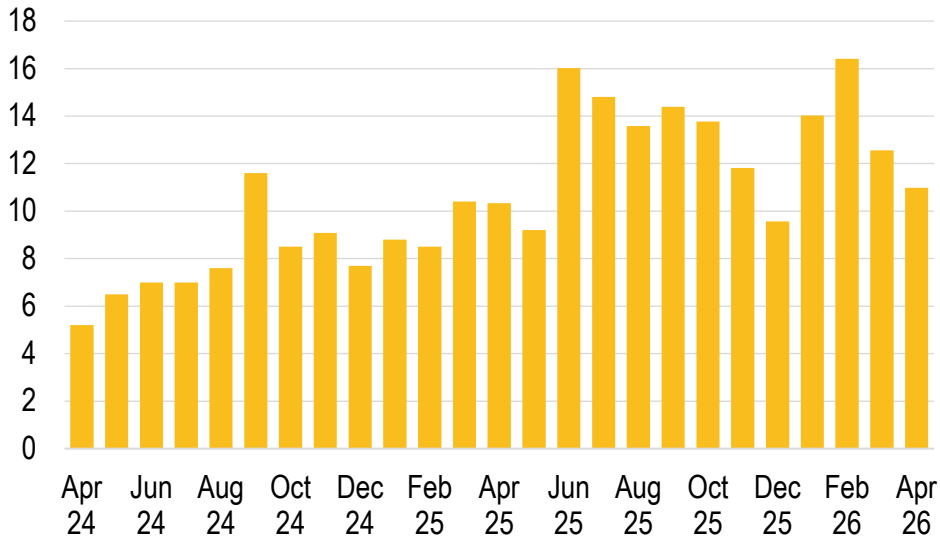
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Apr '26	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	
\$99,999 or under	0	0	0	0	0	0	0	-
\$100,000 - \$119,999	0	0	0	0	0	0	0	-
\$120,000 - \$139,999	2	1	1	0	0	1	0	-
\$140,000 - \$159,999	3	1	0	0	1	2	0	-
\$160,000 - \$179,999	9	0	1	2	2	2	0	-
\$180,000 - \$199,999	11	1	3	1	2	1	3	3.7
\$200,000 - \$249,999	47	2	3	6	6	5	4	11.8
\$250,000 - \$299,999	93	6	4	3	7	6	9	10.3
\$300,000 - \$399,999	144	16	16	8	6	13	8	18.0
\$400,000 - \$499,999	77	9	3	1	5	2	7	11.0
\$500,000 - \$999,999	166	9	19	12	3	10	17	9.8
\$1,000,000 and Over	85	5	8	9	7	6	10	8.5
<b>TOTAL</b>	<b>637</b>	<b>50</b>	<b>58</b>	<b>42</b>	<b>39</b>	<b>48</b>	<b>58</b>	<b>11.0</b>

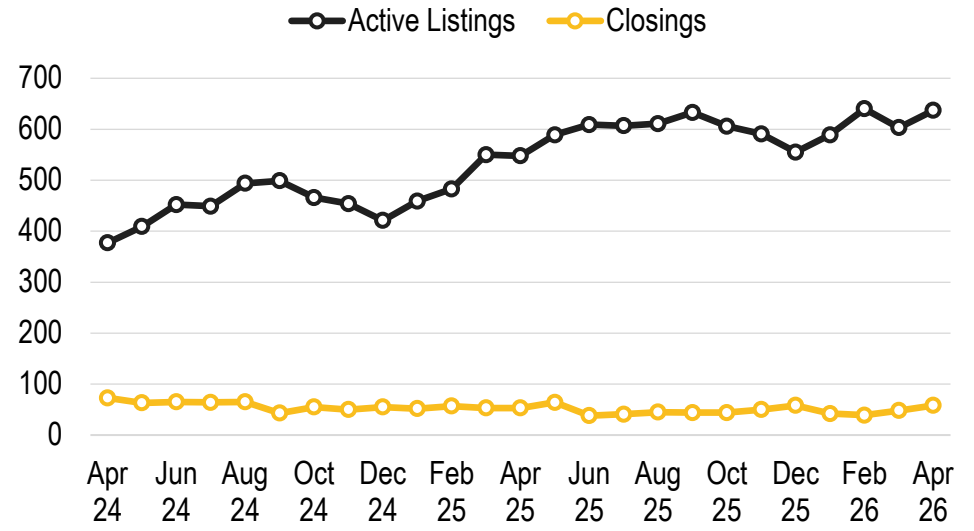
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.



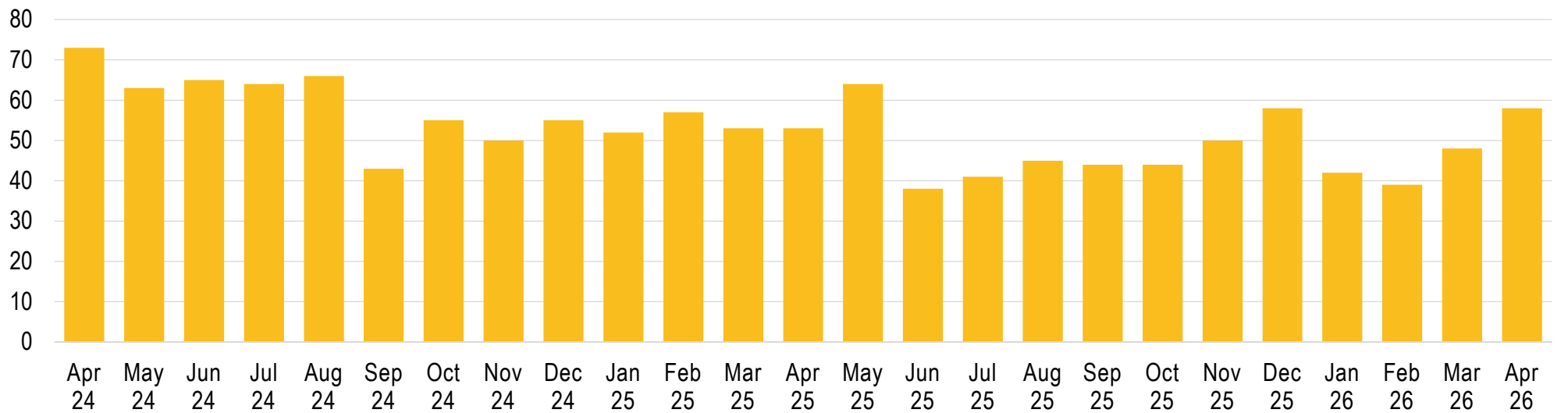
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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

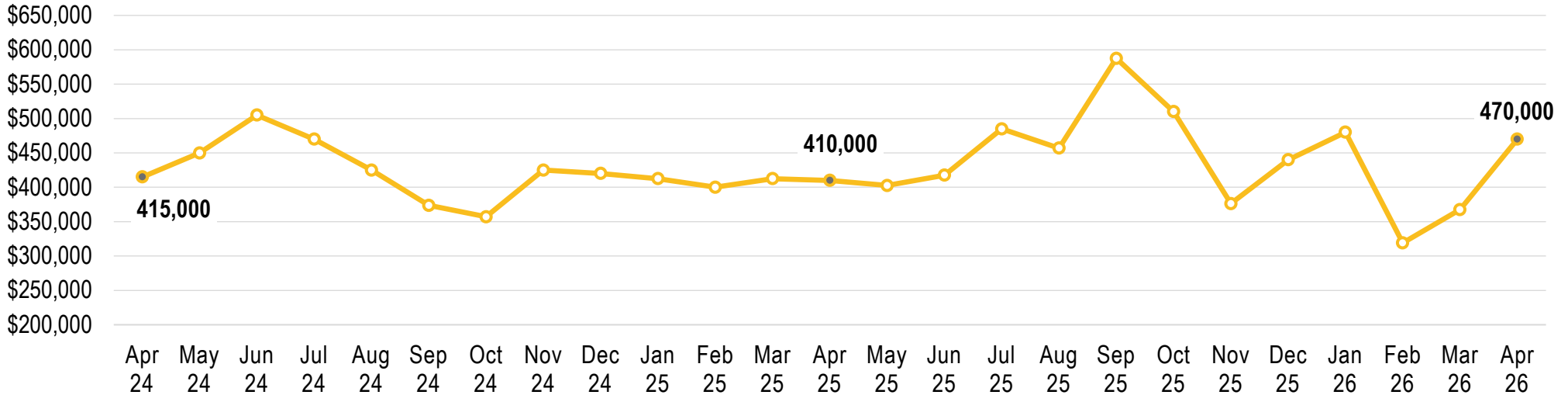


**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA





**HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE**  
SOUTHERN NEVADA



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

