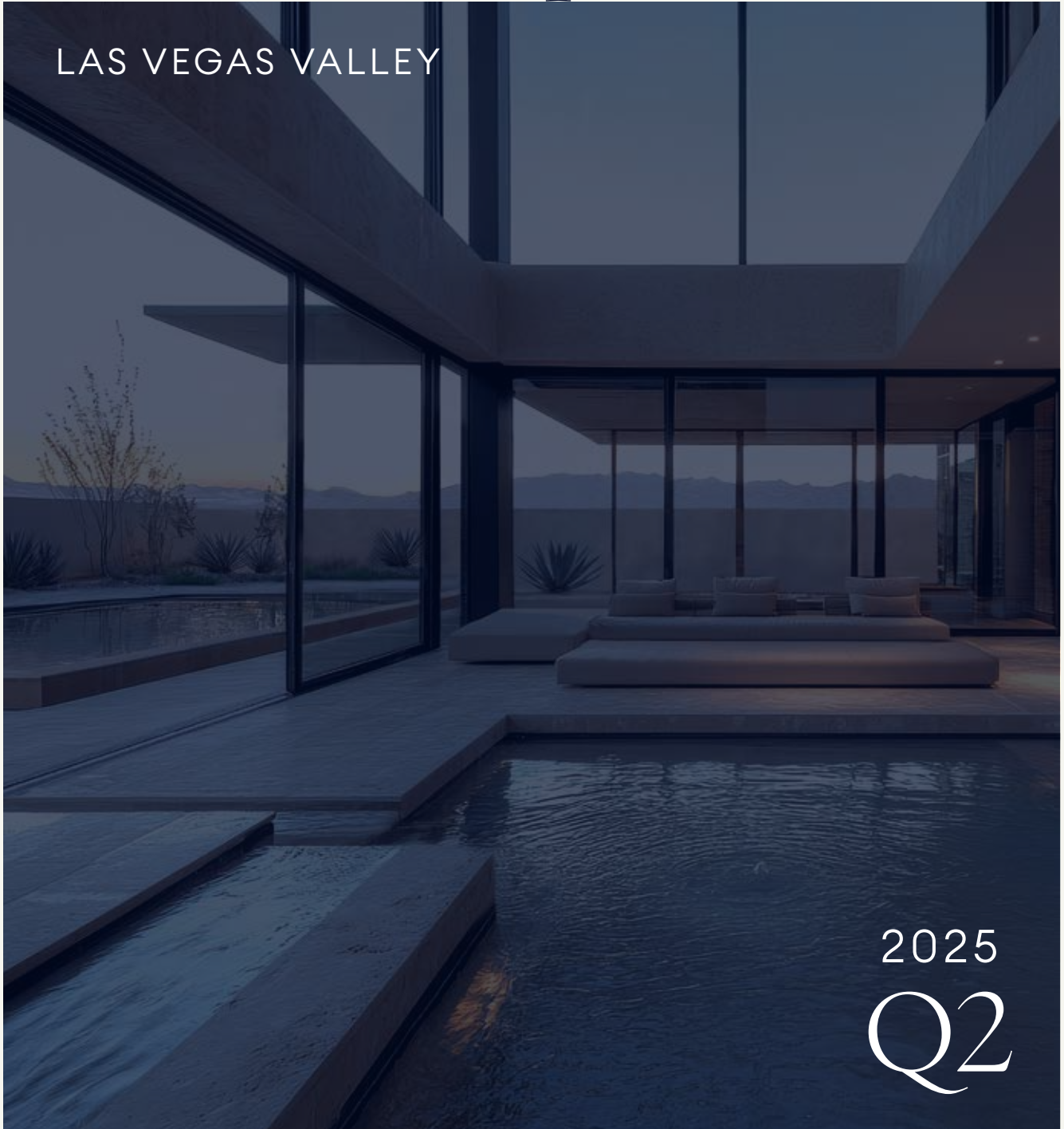


Market Report

LAS VEGAS VALLEY



2025
Q2

Q2

MARKET OVERVIEW

At mid-2025, the Las Vegas single-family market remains resilient, with a slight 4.8% drop in sales (11,716 vs. 12,310 in 2024), but pricing remains strong. The average sale price rose to \$612,605 (from \$591,280), median to \$483,000 (from \$465,000), and price per square foot to \$276 (from \$265). Days on market increased slightly from 36 to 41, signaling more deliberate buyers. In the luxury segment (>\$1M), sales grew 10% year-over-year (852 vs. 774), driven by confident high-net-worth buyers. However, the average price dipped from \$2.07M to \$1.99M, and median from \$1.47M to \$1.43M, due to more activity in the \$1M-\$2M range and fewer ultra-luxury closings. Price per square foot declined slightly to \$452 (from \$464), and days on market rose modestly to 52. Overall, the market is maturing, not weakening. Buyers remain active but value-driven, and sellers positioned with smart pricing and strong presentation continue to see results. Momentum is expected to carry into year-end.

Q2

Las Vegas Valley

Q2 2025 DATA INCLUDES ALL SINGLE-FAMILY HOME SALES ACROSS LAS VEGAS AND HENDERSON, WITH YEAR-OVER-YEAR COMPARISONS TO Q2 2024.

5,719

TOTAL PROPERTIES SOLD

-9% YEAR OVER YEAR

37

AVERAGE DAYS ON MARKET

+26% YEAR OVER YEAR

\$485K

MEDIAN PRICE

+2% YEAR OVER YEAR

\$18.35M

HIGHEST SALE

-48% YEAR OVER YEAR

\$621K

AVERAGE PRICE

+1% YEAR OVER YEAR

\$280

AVERAGE PRICE PER SF

+2% YEAR OVER YEAR

Anthem Country Club



Q2

NESTLED IN THE FOOTHILLS OF BLACK MOUNTAIN, ANTHEM COUNTRY CLUB IS THE PINNACLE OF LIVING IN THE MASTER-PLANNED COMMUNITY of Anthem. Meandering along the golf course, Anthem Country Club is a collection of upscale tract and custom homes amongst almost 5,000 acres of beautifully landscaped homes with a three-mile walking loop.

19

TOTAL PROPERTIES SOLD

-32% YEAR OVER YEAR

45

AVERAGE DAYS ON MARKET

+1% YEAR OVER YEAR

\$1.60M

MEDIAN PRICE

+12% YEAR OVER YEAR

\$4.30M

HIGHEST SALE

-10% YEAR OVER YEAR

\$1.83M

AVERAGE PRICE

+12% YEAR OVER YEAR

\$450

AVERAGE PRICE PER SF

+2% YEAR OVER YEAR

Ascaya



Q2

SITUATED ON THE FOOTHILLS OF HENDERSON, NEVADA, ASCAYA IS A GUARD-GATED LUXURY COMMUNITY THAT HAS MESMERIZING VIEWS OF the Las Vegas Valley. It offers custom homesites, ranging from half an acre up to two acres. The selection of home sites can accommodate world-class contemporary architectural styles. Notable features include a state-of-the-art clubhouse, fitness center, pool and tennis courts, as well as access to nearby golf courses and trails.

1

TOTAL PROPERTIES SOLD

-67% YEAR OVER YEAR

150

AVERAGE DAYS ON MARKET

+67% YEAR OVER YEAR

\$5.35M

MEDIAN PRICE

-42% YEAR OVER YEAR

\$5.35M

HIGHEST SALE

-50% YEAR OVER YEAR

\$5.35M

AVERAGE PRICE

-44% YEAR OVER YEAR

\$1K

AVERAGE PRICE PER SF

-14% YEAR OVER YEAR

Bellacere



Q2

SET BEHIND A GUARD-GATED ENTRANCE, BELLACERE IS A TRULY AN INTIMATE COMMUNITY FILLED WITH A WEALTH OF GREEN SPACES, WHICH only fifty-four families can enjoy. Designed in a way so most of the residences of Bellacere are situated far from the exterior boundaries, gives Bellacere a quiet, small town feel while outside the walls, a host of amenities and conveniences await in the master-planned community of Summerlin.

1

TOTAL PROPERTIES SOLD
0% YEAR OVER YEAR

3

AVERAGE DAYS ON MARKET
-96% YEAR OVER YEAR

\$2.00M

MEDIAN PRICE
-33% YEAR OVER YEAR

\$2.00M

HIGHEST SALE
-33% YEAR OVER YEAR

\$2.00M

AVERAGE PRICE
-33% YEAR OVER YEAR

\$531

AVERAGE PRICE PER SF
-15% YEAR OVER YEAR

Canyon Fairways



Q2

APPROPRIATELY SITUATED FOR LUXURY AND APPROPRIATELY NAMED FOR ITS CONVENIENCE AS IT BACKS TOURNAMENT PLAYERS CLUB LAS VEGAS, a public course Golf Digest describes as, "one of the best." Pass through the 24-hour guard gated entrance and discover lavish homes set against amazing views of the Las Vegas valley.

CANYON FAIRWAYS REMAINS STABLE AND HAS NO SALES FOR Q2 2025.

Canyon Gate



Q2

CANYON GATE IS A GUARD-GATED, RESIDENTIAL COUNTRY CLUB NEIGHBORHOOD LOCATED CENTRALLY IN LAS VEGAS. WITH ITS championship golf course, tennis courts, fitness center and swimming pools, this community offers all the amenities of upscale living. Boasting an array of custom-built homes - with varied architectural styles - Residents have convenient access to shopping, dining, entertainment venues and parks/trails for outdoor recreation.

10

TOTAL PROPERTIES SOLD
+25% YEAR OVER YEAR

58

AVERAGE DAYS ON MARKET
-12% YEAR OVER YEAR

\$990K

MEDIAN PRICE
-15% YEAR OVER YEAR

\$1.70M

HIGHEST SALE
-6% YEAR OVER YEAR

\$1.12M

AVERAGE PRICE
-5% YEAR OVER YEAR

\$377

AVERAGE PRICE PER SF
-7% YEAR OVER YEAR

Country Club Hills



Q2

THIS DEVELOPMENT OF TREE-LINED STREETS IS SET ALONG THE TOURNAMENT PLAYERS CLUB SUMMERLIN GOLF COURSE IN THE MASTER-PLANNED COMMUNITY OF SUMMERLIN. COUNTRY CLUB HILLS IS A COLLECTION OF 170 SEMI-CUSTOM HOMES BY ONE OF LAS VEGAS' MOST SOUGHT AFTER, HIGH-END BUILDER, CHRISTOPHER HOMES.

3

TOTAL PROPERTIES SOLD
N/A YEAR OVER YEAR

174

AVERAGE DAYS ON MARKET
N/A YEAR OVER YEAR

\$1.89M

MEDIAN PRICE
N/A YEAR OVER YEAR

\$17.60M

HIGHEST SALE
N/A YEAR OVER YEAR

\$7.01M

AVERAGE PRICE
N/A YEAR OVER YEAR

\$699

AVERAGE PRICE PER SF
N/A YEAR OVER YEAR

Eagle Hills



Q2

TREE-LINED SIDEWALKS AND MANICURED LAWNS ARE ONLY SOME OF THE PLEASANT WONDERS OF LIFE INSIDE THE GUARD-GATED COMMUNITY OF Eagle Hills. Situated in The Trails within the master-planned community of Summerlin on the western edge of Las Vegas. Homes in Eagle Hills let you forget the surrounding desert landscape as few other communities can.

1

TOTAL PROPERTIES SOLD
0% YEAR OVER YEAR

111

AVERAGE DAYS ON MARKET
N/A YEAR OVER YEAR

\$2.70M

MEDIAN PRICE
+23% YEAR OVER YEAR

\$2.70M

HIGHEST SALE
+23% YEAR OVER YEAR

\$2.70M

AVERAGE PRICE
+23% YEAR OVER YEAR

\$601

AVERAGE PRICE PER SF
+40% YEAR OVER YEAR

Lake Las Vegas



Q2

IF THERE IS ONE PLACE TO BE A WORLD AWAY IN THE DESERT, THAT PLACE COULD ONLY BE LAKE LAS VEGAS. SURROUNDING A 320- ACRE shimmering lake, the resort community of Lake Las Vegas flawlessly blends luxury residential living with the finer aspects of commercial enticements and golf only minutes from Las Vegas.

50

TOTAL PROPERTIES SOLD
-4% YEAR OVER YEAR

67

AVERAGE DAYS ON MARKET
-34% YEAR OVER YEAR

\$863K

MEDIAN PRICE
+15% YEAR OVER YEAR

\$3.68M

HIGHEST SALE
-37% YEAR OVER YEAR

\$1.16M

AVERAGE PRICE
+6% YEAR OVER YEAR

\$395

AVERAGE PRICE PER SF
+9% YEAR OVER YEAR

MacDonald Highlands



Q2

SHAPED FROM THE FOOTHILLS OF THE MCCOLLOUGH MOUNTAINS, MCDONALD HIGHLANDS BLENDS THE ORGANIC WITH THE EPIC. PLACED ON the southern edge of the Las Vegas valley in suburb of Henderson, MacDonald Highlands is uniquely luxurious and distinctly lavish and home to the Dragonridge Country Club.

20

TOTAL PROPERTIES SOLD

+33% YEAR OVER YEAR

95

AVERAGE DAYS ON MARKET

+28% YEAR OVER YEAR

\$4.30M

MEDIAN PRICE

+30% YEAR OVER YEAR

\$8.50M

HIGHEST SALE

-17% YEAR OVER YEAR

\$4.54M

AVERAGE PRICE

+7% YEAR OVER YEAR

\$770

AVERAGE PRICE PER SF

+15% YEAR OVER YEAR

Mountain Trails



Q2

SET IN A COMMUNITY WITHIN A COMMUNITY, MOUNTAIN TRAILS RESIDES IN THE TRAILS SECTION OF THE MASTER-PLANNED COMMUNITY OF Summerlin, long recognized as the pinnacle of Las Vegas living. Life at Mountain Trails begins as by passing through the guard-gated entrance and takes residence on a path of unmatched possibilities.

3

TOTAL PROPERTIES SOLD

+50% YEAR OVER YEAR

28

AVERAGE DAYS ON MARKET

+63% YEAR OVER YEAR

\$3.50M

MEDIAN PRICE

+49% YEAR OVER YEAR

\$3.85M

HIGHEST SALE

+36% YEAR OVER YEAR

\$3.37M

AVERAGE PRICE

+43% YEAR OVER YEAR

\$422

AVERAGE PRICE PER SF

-3% YEAR OVER YEAR

Palisades



Q2

AS ITS NAME IMPLIES, PALISADES IS A DISTINCTIVE BARRIER TO THE COMMON WORLD. DRIVE THROUGH THE GUARD-GATED ENTRANCE AND you'll leave the world behind. Situated along the TPC Las Vegas Golf Course, Palisades provides an elevated sense of living and the views of the Las Vegas valley and the Canyons fairways accentuate that feeling.

4

TOTAL PROPERTIES SOLD
0% YEAR OVER YEAR

13

AVERAGE DAYS ON MARKET
-10% YEAR OVER YEAR

\$2.65M

MEDIAN PRICE
+36% YEAR OVER YEAR

\$3.75M

HIGHEST SALE
+70% YEAR OVER YEAR

\$2.79M

AVERAGE PRICE
+39% YEAR OVER YEAR

\$585

AVERAGE PRICE PER SF
+35% YEAR OVER YEAR

Queensridge



Q2

QUEENSRIDGE IS A GUARD-GATED COMMUNITY LOCATED IN THE WESTERN PART OF LAS VEGAS THAT OFFERS LUXURY AND CONVENIENCE. RESIDENTS of Queensridge can choose from a variety of beautiful custom-built estates, villas, and other homes that feature high-end finishes and features. Additionally, residents have access to nearby parks, trails, shopping centers, and restaurants.

12

TOTAL PROPERTIES SOLD
0% YEAR OVER YEAR

21

AVERAGE DAYS ON MARKET
-40% YEAR OVER YEAR

\$1.37M

MEDIAN PRICE
+18% YEAR OVER YEAR

\$6.30M

HIGHEST SALE
-3% YEAR OVER YEAR

\$2.21M

AVERAGE PRICE
+20% YEAR OVER YEAR

\$436

AVERAGE PRICE PER SF
+25% YEAR OVER YEAR

Red Rock Country Club



Q2

SET IN THE MASTER-PLANNED COMMUNITY OF SUMMERLIN ON THE VERY WESTERN EDGE OF LAS VEGAS, RED ROCK COUNTRY CLUB IS ONE OF THE most exclusive addresses in the valley. Possessing not one but two signature Arnold Palmer golf courses, the private Mountain Course and the public Arroyo Course, Red Rock Country Club provides inspiring natural beauty. Homes don't generally stay on the market long in this community.

16

TOTAL PROPERTIES SOLD

+14% YEAR OVER YEAR

40

AVERAGE DAYS ON MARKET

+22% YEAR OVER YEAR

\$2.27M

MEDIAN PRICE

+27% YEAR OVER YEAR

\$3.60M

HIGHEST SALE

+13% YEAR OVER YEAR

\$2.37M

AVERAGE PRICE

+20% YEAR OVER YEAR

\$607

AVERAGE PRICE PER SF

+17% YEAR OVER YEAR

Roma Hills

Q2

EXPANSIVE LIVING CAN SOMETIMES COME IN AN INTIMATE ENVIRONMENT AND THAT IS THE BEAUTY OF ROMA HILLS. DESIGNED AS A SANCTUARY FOR only 144 homes, Roma Hills is luxuriously unique in Las Vegas. Set against Black Mountain and offering spectacular views of the entire valley, Roma Hills is a guard-gated retreat for privacy and unrivaled living.

1

TOTAL PROPERTIES SOLD

0% YEAR OVER YEAR

5

AVERAGE DAYS ON MARKET

-62% YEAR OVER YEAR

\$2.50M

MEDIAN PRICE

+1% YEAR OVER YEAR

\$2.50M

HIGHEST SALE

+1% YEAR OVER YEAR

\$2.50M

AVERAGE PRICE

+1% YEAR OVER YEAR

\$403

AVERAGE PRICE PER SF

+17% YEAR OVER YEAR

Seven Hills

Southern Highlands Golf Club

Q2

AS THE ROMAN EMPIRE WAS BUILT UPON ITS FAMED ROLLING HILLS, SO TOO IS THE MASTER-PLANNED COMMUNITY SEVEN HILLS, JUST SOUTH OF Las Vegas and gloriously nestled against the magnificent McCollough mountain range. Travel along the rolling hills and one discovers a range of architecture from classic Tuscan to the ultimate in modern design. Elevated to afford wondrous views of the entire Las Vegas valley Seven Hills is home to the Rio Secco gold course designed by Rees Jones, as well as, an abundance of outdoor activities and amenities.

Q2

SOUTHERN HIGHLANDS GOLF CLUB IS A PRESTIGIOUS PRIVATE GOLF CLUB LOCATED IN THE SOUTHWEST PART OF LAS VEGAS, NEVADA. THE GOLF course is one of only four courses co-designed by the legendary Robert Trent Jones, Sr., and his son Robert Trent Jones, Jr. The course was named "One of the Top Residential Golf Courses in the United States" by Golf Digest magazine.

22

TOTAL PROPERTIES SOLD

-15% YEAR OVER YEAR

35

AVERAGE DAYS ON MARKET

+32% YEAR OVER YEAR

\$643K

MEDIAN PRICE

-14% YEAR OVER YEAR

12

TOTAL PROPERTIES SOLD

-8% YEAR OVER YEAR

56

AVERAGE DAYS ON MARKET

-8% YEAR OVER YEAR

\$3.27M

MEDIAN PRICE

-4% YEAR OVER YEAR

\$2.96M

HIGHEST SALE

-33% YEAR OVER YEAR

\$848K

AVERAGE PRICE

-17% YEAR OVER YEAR

\$339

AVERAGE PRICE PER SF

+3% YEAR OVER YEAR

\$15.50M

HIGHEST SALE

+76% YEAR OVER YEAR

\$4.30M

AVERAGE PRICE

+21% YEAR OVER YEAR

\$576

AVERAGE PRICE PER SF

-8% YEAR OVER YEAR

Spanish Hills

Q2

LOCATED ON THE WEST END OF LAS VEGAS, SPANISH HILLS IS A BEAUTIFUL RESIDENTIAL COMMUNITY THAT FEATURES LUXURIOUS HOMES, LUSH landscaping, and great amenities. Residents can choose from custom-built estate homes or villas with upscale finishes. The world-class country club has an 18-hole golf course, tennis courts, fitness center, and a swimming pool. Plus, residents have easy access to parks and trails for outdoor recreation. In addition, there are plenty of dining and shopping options nearby.

1

TOTAL PROPERTIES SOLD
N/A YEAR OVER YEAR

7

AVERAGE DAYS ON MARKET
N/A YEAR OVER YEAR

\$1.73M

MEDIAN PRICE
N/A YEAR OVER YEAR

\$1.73M

HIGHEST SALE
N/A YEAR OVER YEAR

\$1.73M

AVERAGE PRICE
N/A YEAR OVER YEAR

\$352

AVERAGE PRICE PER SF
N/A YEAR OVER YEAR

Spanish Trails

Q2

WITH A GUARD-GATED PERIMETER, SPANISH TRAILS IS RENOWNED FOR ITS OPULENT HOMES AND STUNNING LANDSCAPING. BOASTING A PLETHORA of high-end features, the community has something to offer all types of buyers. Residents can enjoy a myriad of luxurious amenities right onsite, including a 27-hole golf course, multiple tennis courts, swimming pools and fitness center. The development offers mature landscaping throughout the community, for those looking to experience a little outdoor beauty coupled with luxury living.

8

TOTAL PROPERTIES SOLD
-38% YEAR OVER YEAR

32

AVERAGE DAYS ON MARKET
-41% YEAR OVER YEAR

\$1.33M

MEDIAN PRICE
+52% YEAR OVER YEAR

\$1.56M

HIGHEST SALE
-66% YEAR OVER YEAR

\$1.26M

AVERAGE PRICE
+1% YEAR OVER YEAR

\$395

AVERAGE PRICE PER SF
+3% YEAR OVER YEAR

The Fountains



Q2

KNOWN AS ONE OF THE MOST PRESTIGIOUS ADDRESSES IN THE MASTER-PLANNED COMMUNITY OF GREEN VALLEY IN THE LAS VEGAS SUBURB OF Henderson, The Fountains community is an unexpected gem in the desert. Enjoying large, open lawns and tree-canopied streets, The Fountains is reminiscent of an east coast neighborhood.

4

TOTAL PROPERTIES SOLD

+100% YEAR OVER YEAR

7

AVERAGE DAYS ON MARKET

-56% YEAR OVER YEAR

\$2.58M

MEDIAN PRICE

+62% YEAR OVER YEAR

\$3.00M

HIGHEST SALE

+39% YEAR OVER YEAR

\$2.57M

AVERAGE PRICE

+62% YEAR OVER YEAR

\$479

AVERAGE PRICE PER SF

+50% YEAR OVER YEAR

The Ridges



Q2

THIS PRIVATE RESERVE OF LUXURY HOMES, SITUATED ON 800 ACRES IN THE MASTER-PLANNED COMMUNITY OF SUMMERLIN, IS RECOGNIZED AS ONE THE most exclusive neighborhoods in the country. The Ridges presents stunning views of the Las Vegas Strip to the east, while on its western border lies the surreal beauty of the Mojave Desert's Red Rock Conservation Area. The Ridges continues to showcase some of the most significant homes in the valley. The demand in this area continues to be strong.

11

TOTAL PROPERTIES SOLD

-42% YEAR OVER YEAR

59

AVERAGE DAYS ON MARKET

+4% YEAR OVER YEAR

\$4.60M

MEDIAN PRICE

+3% YEAR OVER YEAR

\$14.70M

HIGHEST SALE

+18% YEAR OVER YEAR

\$5.07M

AVERAGE PRICE

+8% YEAR OVER YEAR

\$860

AVERAGE PRICE PER SF

+13% YEAR OVER YEAR

The Summit Club

Q2

THE SUMMIT CLUB IS A STUNNING LUXURY COMMUNITY THAT SPANS OVER 555 ACRES OF PRISTINE DESERT TERRAIN, OFFERING PICTURESQUE VISTAS

of the Las Vegas Valley. The Summit Club offers a private Tom Fazio designed golf course, tennis courts, fitness center, spa and resort-style pools. The grand clubhouse boasts both an exquisite fine-dining restaurant and cozy lounge. The joint venture between Discovery Land Company and Howard Hughes has created an unprecedented opportunity.

1

TOTAL PROPERTIES SOLD

0% YEAR OVER YEAR

0

AVERAGE DAYS ON MARKET

N/A YEAR OVER YEAR

\$18.35M

MEDIAN PRICE

-48% YEAR OVER YEAR

\$18.35M

HIGHEST SALE

-48% YEAR OVER YEAR

\$18.35M

AVERAGE PRICE

-48% YEAR OVER YEAR

\$3,226

AVERAGE PRICE PER SF

+5% YEAR OVER YEAR

The Vineyards

Q2

THE RESIDENCES AT THE VINEYARDS ARE FOR THOSE SEEKING TO ELEVATE THEIR LIFESTYLE. SET AMONGST GENTLY RISING HILLS IN THE MASTER-PLANNED COMMUNITY OF SUMMERLIN IN LAS VEGAS, THE VINEYARDS REPRESENTS THE BEST SEMI-CUSTOM LIVING HAS TO OFFER. THE COMMUNITY IS HIGHLIGHTED BY TERRACED WALKWAYS WINDING THROUGH GREEN SPACES AND LEADING TO THREE SEPARATE PRIVATE SQUARES WITH RELAXING WATER FEATURES.

2

TOTAL PROPERTIES SOLD

+100% YEAR OVER YEAR

5

AVERAGE DAYS ON MARKET

0% YEAR OVER YEAR

\$2.43M

MEDIAN PRICE

+47% YEAR OVER YEAR

\$3.16M

HIGHEST SALE

+92% YEAR OVER YEAR

\$2.43M

AVERAGE PRICE

+47% YEAR OVER YEAR

\$690

AVERAGE PRICE PER SF

+42% YEAR OVER YEAR

Tournament Hills



Q2

TOURNAMENT HILLS REMAINS ONE OF THE MOST SOUGHT AFTER ADDRESSES IN THE MASTER-PLANNED COMMUNITY OF SUMMERLIN ON THE western side of the Las Vegas valley. Tournament Hills is built on and around the Tournament Players Club Summerlin, the course famed as the site for Tiger Woods first professional victory. The residences of Tournament Hills are renowned for their luxury and opulence. Exclusively custom by design, Tournament Hills features homes ranging from the classic to the contemporary.

1

TOTAL PROPERTIES SOLD
0% YEAR OVER YEAR

15

AVERAGE DAYS ON MARKET
+67% YEAR OVER YEAR

\$3.98M

MEDIAN PRICE
-3% YEAR OVER YEAR

\$3.98M

HIGHEST SALE
-3% YEAR OVER YEAR

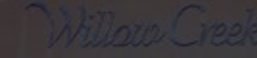
\$3.98M

AVERAGE PRICE
-3% YEAR OVER YEAR

\$512

AVERAGE PRICE PER SF
+19% YEAR OVER YEAR

Willow Creek



Q2

WILLOW CREEK IS A WELCOMING RESIDENTIAL COMMUNITY LOCATED WITHIN THE SUMMERLIN MASTER PLAN IN SOUTHWEST LAS VEGAS. THE neighborhood provides a laidback atmosphere and friendly environment, thanks to its tree-lined streets and green spaces. Located near parks, shopping centers, and restaurants, Willow Creek features plenty of amenities for residents. Not to mention quick access to major highways connecting you to the rest of the city.

3

TOTAL PROPERTIES SOLD
-50% YEAR OVER YEAR

18

AVERAGE DAYS ON MARKET
-10% YEAR OVER YEAR

\$1.45M

MEDIAN PRICE
-26% YEAR OVER YEAR

\$2.85M

HIGHEST SALE
-10% YEAR OVER YEAR

\$1.88M

AVERAGE PRICE
-15% YEAR OVER YEAR

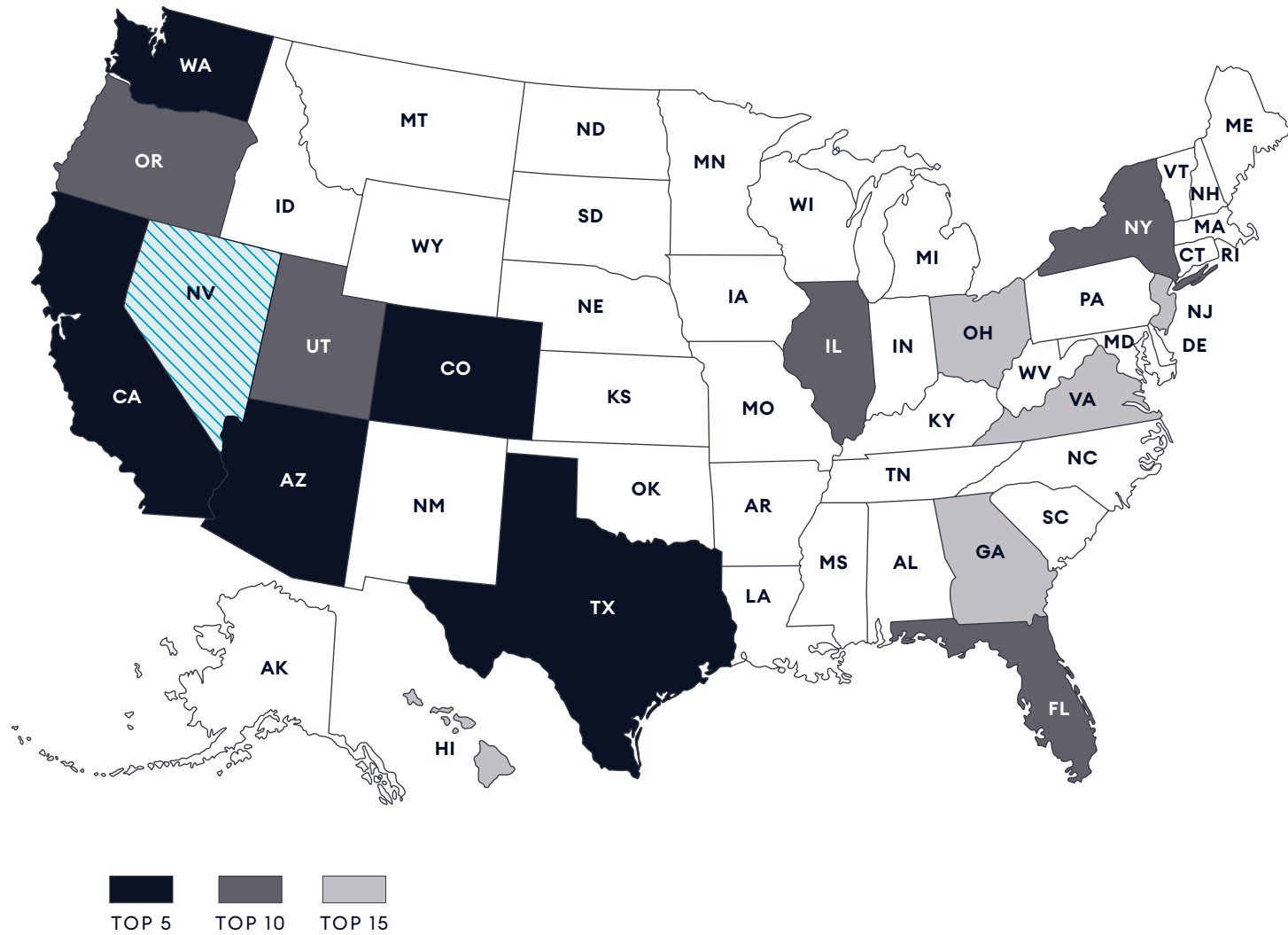
\$431

AVERAGE PRICE PER SF
-20% YEAR OVER YEAR

Economic Information & Sales Data

Las Vegas Economic Information

TOP LAS VEGAS MIGRATORY STATES*



*SOURCE: 2021-2022 MIGRATION DATA, IRS

Las Vegas Economic Information

TOP 10 LAS VEGAS LOCAL MIGRATORY MARKETS*

Rank	County of Origin	State	% of Inflow
1	Los Angeles County	CA	14.6%
2	Orange County	CA	4.3%
3	San Bernardino County	CA	4.1%
4	San Diego County	CA	3.9%
5	Riverside County	CA	3.6%

Rank	County of Origin	State	% of Inflow
6	Honolulu County	HI	3%
7	Maricopa County	AZ	2.7%
8	Cook County	IL	1.7%
9	Santa Clara County	CA	1.6%
10	Alameda County	CA	1.6%

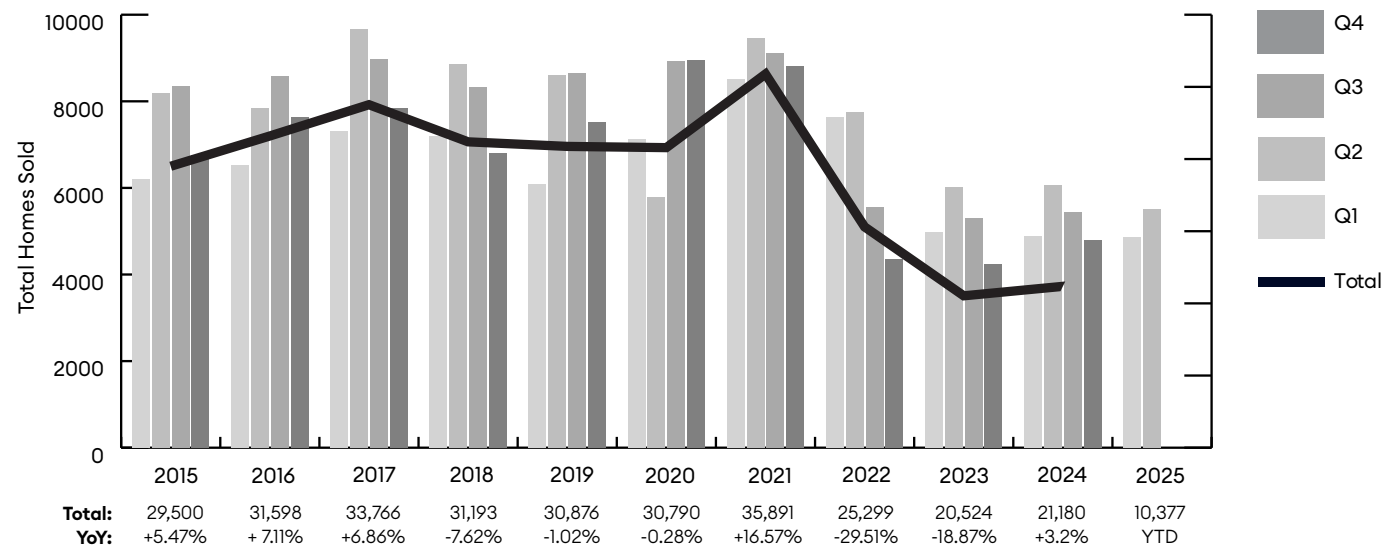
LOCAL MIGRATORY MARKET COMPARATIVE ECONOMIC DATA**

	Las Vegas	Los Angeles	San Diego	San Francisco	Riverside	Chicago	Phoenix
Payroll Tax	1.17%	6.6%	6.6%	6.6%	6.6%	4.95%	5.1%
Corporate Income Tax Rate (Top Bracket)	0%	8.84%	8.84%	8.84%	8.84%	9.5%	4.9%
Individual Income Tax Rate (Top Bracket)	0%	13.3%	13.3%	13.3%	13.3%	4.95%	2.5%
Sales Tax Rate (State Minimum)	6.85%	7.25%	7.25%	7.25%	7.25%	6.25%	5.6%
Property Tax Rate	0.59%	0.75%	0.75%	0.75%	0.75%	2.05%	0.63%
Cost of Living Index	99.7	148.6	145.6	167.4	116.1	115.0	107.3
Housing Opportunity Index	14.2	2.7	4.0	5.7	11.0	52.0	21.7

*SOURCE: 2021-2022 MIGRATION DATA, IRS **SOURCE: LAS VEGAS GLOBAL ECONOMIC ALLIANCE, 2024

Las Vegas Valley Historical Sales Data

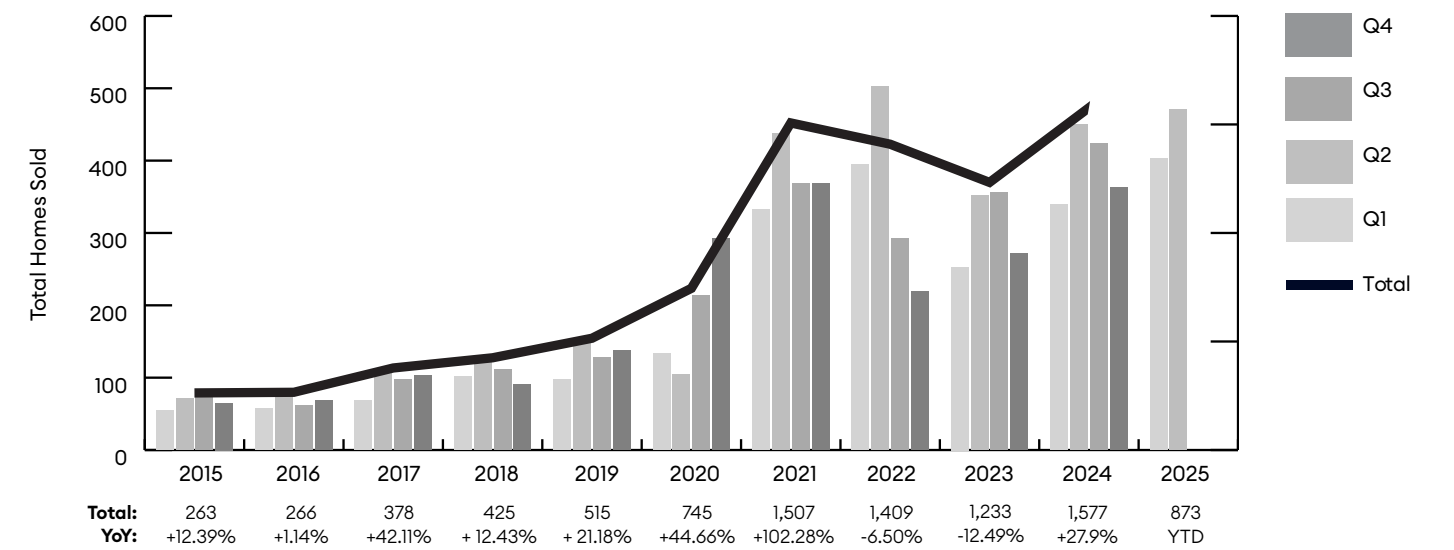
SINGLE FAMILY RESIDENTIAL: **UNDER \$1M**



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

Las Vegas Valley Historical Sales Data

SINGLE FAMILY RESIDENTIAL: **\$1M+ LUXURY SEGMENT**



*SOURCE: LAS VEGAS MULTIPLE LISTING SERVICE

Market Report Methodology

OUR MARKET REPORT OFFERS CURRENT AND VALUABLE INFORMATION REGARDING THE LOCAL MARKET. EACH AREA REPORTED ON IS BROKEN DOWN BY NEIGHBORHOOD AND CONTAINS SPECIFIC DETAILS AND INSIGHTS RELATED TO THAT MARKET.

METRICS

Total Properties Sold: The total number of properties that closed within the time period reported.

Highest Sale: The highest priced property that was sold in the area being reported on during the time period reported.

Average Price Per SF: The average price per square foot of properties sold in the reported area.

Average Price: The price calculated by dividing the combined prices of properties by the amount of sold properties in that same area.

Median Price: The middle or midpoint price where half of sales fall below and half fall above this number.

Days on Market: Averages how long a unit takes to sell and is calculated from subtracting the list date from the date of close.

High Rise: High Rise buildings are defined as buildings taller than 5 stories.

Homes: All statistics reported in the "Las Vegas Valley" report include only single family residential properties in Las Vegas, North Las Vegas, and Henderson.

DEFINITIONS

Payroll Tax: Local and other imposed payroll tax, as reported by individual jurisdictions.

Corporate Income Tax: An income tax is a government levy imposed on individuals or entities that varies with the income or profits of the taxpayer. Details vary widely by jurisdiction.

Individual Income Tax: An income tax is a government levy imposed on individuals or entities that varies with the income or profits of the taxpayer. Details vary widely by jurisdiction.

Sales Tax Rate: Sales tax rates vary among districts within local jurisdictions and at the state-level.

Property Tax Rate: Figures are mean effective property tax rates on owner-occupied housing (total real taxes paid / total home value). As a result, the data exclude property taxes paid by business men, renters, and others.

SOURCE

Figures in this report are based on publicly reported closed sales information via the Multiple Listing Service, unless otherwise noted.

Where Excellence Finds a Home

SUMMERLIN

1700 S. PAVILION CENTER DRIVE, SUITE 150
LAS VEGAS, NV
702.616.1910

MACDONALD HIGHLANDS

552 S. STEPHANIE STREET
HENDERSON, NV
702.614.9100

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