

Market Report

LAS VEGAS VALLEY

2025
Q3

Q3

MARKET OVERVIEW

The Las Vegas single-family home market in Q3 2025 demonstrated a steady yet cooling rhythm compared with the same period in 2024. A total of 5,467 homes sold, representing a 6% decline from the 6,088 transactions recorded in Q3 2024. Despite the lower sales volume, pricing metrics held remarkably consistent, with the median sale price maintaining its position at \$485,000.

The Las Vegas luxury home market, defined as those above \$1 million, held firm through Q3 2025, reflecting both resilience and maturity in the upper tier. A total of 394 single-family homes above \$1 million closed during the quarter, a modest 5% decline from 415 transactions in Q3 2024. Despite fewer sales, values remained stable, signaling sustained demand among affluent buyers.

Marketing times in all price segments lengthened modestly, which is consistent with a more balanced and deliberate pace. Across premier communities—The Ridges, MacDonald Highlands, and Red Rock Country Club—activity continued to cluster around well-positioned properties offering contemporary design and lifestyle amenities.

Overall, Q3 2025 reflected a marketplace balancing between normalization and sustained buyer confidence. Growth in inventory and stable pricing suggest that Las Vegas continues to attract and support qualified buyers even amid national headwinds. The data points to a maturing environment—one less driven by urgency and more by discernment—setting the stage for a competitive but rational close to the year.

Q3

Las Vegas Valley

Q3 2025 DATA INCLUDES ALL SINGLE-FAMILY HOME SALES ACROSS LAS VEGAS AND HENDERSON, WITH YEAR-OVER-YEAR COMPARISONS TO Q3 2024.

5,467

TOTAL PROPERTIES SOLD

-6% YEAR OVER YEAR

41

AVERAGE DAYS ON MARKET

+36% YEAR OVER YEAR

\$485K

MEDIAN PRICE

0% YEAR OVER YEAR

\$25.25M

HIGHEST SALE

+60% YEAR OVER YEAR

\$613K

AVERAGE PRICE

+1% YEAR OVER YEAR

\$274

AVERAGE PRICE PER SF

0% YEAR OVER YEAR

Anthem Country Club

Q3

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.

20

TOTAL PROPERTIES SOLD

-9% YEAR OVER YEAR

42

AVERAGE DAYS ON MARKET

+28% YEAR OVER YEAR

\$1.34M

MEDIAN PRICE

-14% YEAR OVER YEAR

\$2.85M

HIGHEST SALE

-33% YEAR OVER YEAR

\$1.43M

AVERAGE PRICE

-18% YEAR OVER YEAR

\$426

AVERAGE PRICE PER SF

-2% YEAR OVER YEAR

Ascaya



Q3

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

0% YEAR OVER YEAR

140

AVERAGE DAYS ON MARKET

-40% YEAR OVER YEAR

\$10.25M

MEDIAN PRICE

+22% YEAR OVER YEAR

\$10.25M

HIGHEST SALE

+22% YEAR OVER YEAR

\$10.25M

AVERAGE PRICE

+22% YEAR OVER YEAR

\$1,584

AVERAGE PRICE PER SF

+19% YEAR OVER YEAR

Bellacere

Q3

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.

**BELLACERE REMAINS STABLE
AND HAS NO SALES FOR Q3 2025.**

Canyon Fairways

Q3

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.

1

TOTAL PROPERTIES SOLD

-67% YEAR OVER YEAR

2

AVERAGE DAYS ON MARKET

-97% YEAR OVER YEAR

\$2.6M

MEDIAN PRICE

-3% YEAR OVER YEAR

\$2.6M

HIGHEST SALE

-38% YEAR OVER YEAR

\$2.6M

AVERAGE PRICE

-16% YEAR OVER YEAR

\$713

AVERAGE PRICE PER SF

+36% YEAR OVER YEAR

Canyon Gate



Q3

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.

8

TOTAL PROPERTIES SOLD

-27% YEAR OVER YEAR

39

AVERAGE DAYS ON MARKET

+60% YEAR OVER YEAR

\$1.17M

MEDIAN PRICE

+2% YEAR OVER YEAR

\$2.68M

HIGHEST SALE

+21% YEAR OVER YEAR

\$1.44M

AVERAGE PRICE

+23% YEAR OVER YEAR

\$346

AVERAGE PRICE PER SF

-5% YEAR OVER YEAR

Country Club Hills



Q3

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.

2

TOTAL PROPERTIES SOLD

+100% YEAR OVER YEAR

6

AVERAGE DAYS ON MARKET

-80% YEAR OVER YEAR

\$1.55M

MEDIAN PRICE

-3% YEAR OVER YEAR

\$1.9M

HIGHEST SALE

+18% YEAR OVER YEAR

\$1.55M

AVERAGE PRICE

-3% YEAR OVER YEAR

\$376

AVERAGE PRICE PER SF

+9% YEAR OVER YEAR

Eagle Hills



Q3

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.

**EAGLE HILLS REMAINS STABLE
AND HAS NO SALES FOR Q3 2025.**

Lake Las Vegas

Q3

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.

44

TOTAL PROPERTIES SOLD

-35% YEAR OVER YEAR

89

AVERAGE DAYS ON MARKET

-3% YEAR OVER YEAR

\$835K

MEDIAN PRICE

+23% YEAR OVER YEAR

\$4.6M

HIGHEST SALE

+19% YEAR OVER YEAR

\$1.21M

AVERAGE PRICE

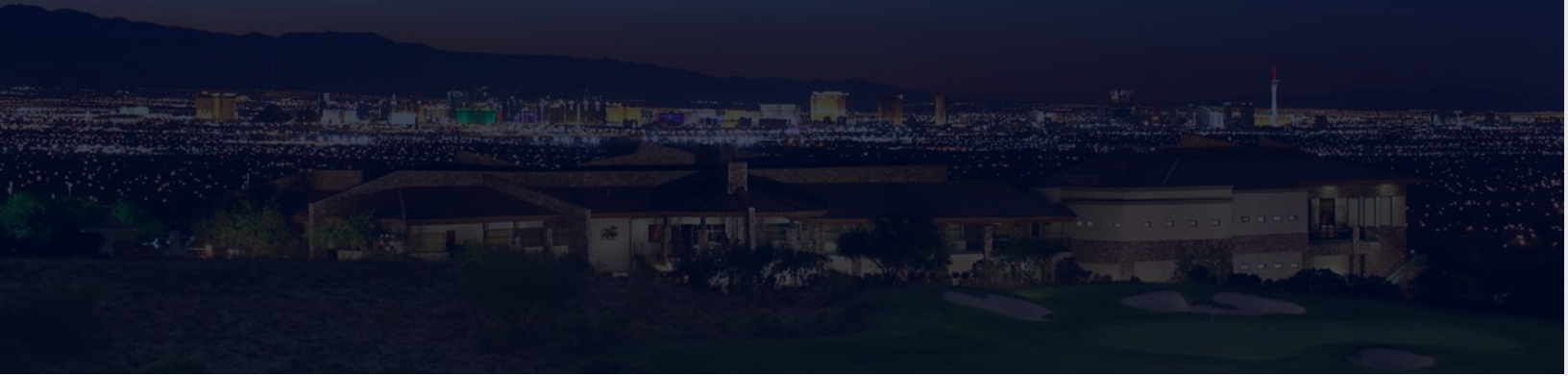
+27% YEAR OVER YEAR

\$363

AVERAGE PRICE PER SF

+6% YEAR OVER YEAR

MacDonald Highlands



Q3

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.

18

TOTAL PROPERTIES SOLD

+64% YEAR OVER YEAR

112

AVERAGE DAYS ON MARKET

-12% YEAR OVER YEAR

\$3.34M

MEDIAN PRICE

+1% YEAR OVER YEAR

\$25.25M

HIGHEST SALE

+327% YEAR OVER YEAR

\$4.97M

AVERAGE PRICE

+57% YEAR OVER YEAR

\$780

AVERAGE PRICE PER SF

+37% YEAR OVER YEAR

Mountain Trails

MOUNTAIN TRAILS

Q3

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.

1

TOTAL PROPERTIES SOLD

-67% YEAR OVER YEAR

1

AVERAGE DAYS ON MARKET

-99% YEAR OVER YEAR

\$2.85M

MEDIAN PRICE

+39% YEAR OVER YEAR

\$2.85M

HIGHEST SALE

+1% YEAR OVER YEAR

\$2.85M

AVERAGE PRICE

+27% YEAR OVER YEAR

\$328

AVERAGE PRICE PER SF

-16% YEAR OVER YEAR

Palisades



Q3

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.

3

TOTAL PROPERTIES SOLD

-40% YEAR OVER YEAR

23

AVERAGE DAYS ON MARKET

-49% YEAR OVER YEAR

\$2M

MEDIAN PRICE

-11% YEAR OVER YEAR

\$2.18M

HIGHEST SALE

-26% YEAR OVER YEAR

\$1.96M

AVERAGE PRICE

-9% YEAR OVER YEAR

\$436

AVERAGE PRICE PER SF

-1% YEAR OVER YEAR

Queensridge



Q3

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.

4

TOTAL PROPERTIES SOLD

-50% YEAR OVER YEAR

61

AVERAGE DAYS ON MARKET

+302% YEAR OVER YEAR

\$1.22M

MEDIAN PRICE

+26% YEAR OVER YEAR

\$4.57M

HIGHEST SALE

+20% YEAR OVER YEAR

\$2.02M

AVERAGE PRICE

+48% YEAR OVER YEAR

\$396

AVERAGE PRICE PER SF

+14% YEAR OVER YEAR

Red Rock Country Club



Q3

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.

8

TOTAL PROPERTIES SOLD

-47% YEAR OVER YEAR

55

AVERAGE DAYS ON MARKET

+41% YEAR OVER YEAR

\$2.65M

MEDIAN PRICE

+33% YEAR OVER YEAR

\$7.6M

HIGHEST SALE

+54% YEAR OVER YEAR

\$3.13M

AVERAGE PRICE

+33% YEAR OVER YEAR

\$623

AVERAGE PRICE PER SF

+3% YEAR OVER YEAR

Roma Hills

Q3

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.

**ROMA HILLS REMAINS STABLE
AND HAS NO SALES FOR Q3 2025.**

Seven Hills

Q3

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.

29

TOTAL PROPERTIES SOLD

-22% YEAR OVER YEAR

35

AVERAGE DAYS ON MARKET

+16% YEAR OVER YEAR

\$788K

MEDIAN PRICE

+18% YEAR OVER YEAR

\$3.98M

HIGHEST SALE

-42% YEAR OVER YEAR

\$918K

AVERAGE PRICE

-25% YEAR OVER YEAR

\$312

AVERAGE PRICE PER SF

-11% YEAR OVER YEAR

Southern Highlands Golf Club



Q3

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.

10

TOTAL PROPERTIES SOLD

+11% YEAR OVER YEAR

52

AVERAGE DAYS ON MARKET

+7% YEAR OVER YEAR

\$2.42M

MEDIAN PRICE

-32% YEAR OVER YEAR

\$7.25M

HIGHEST SALE

-15% YEAR OVER YEAR

\$3.12M

AVERAGE PRICE

-16% YEAR OVER YEAR

\$576

AVERAGE PRICE PER SF

-1% YEAR OVER YEAR

Spanish Hills

Q3

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

0% YEAR OVER YEAR

18

AVERAGE DAYS ON MARKET

-28% YEAR OVER YEAR

\$1.25M

MEDIAN PRICE

-64% YEAR OVER YEAR

\$1.25M

HIGHEST SALE

-64% YEAR OVER YEAR

\$1.25M

AVERAGE PRICE

-64% YEAR OVER YEAR

\$315

AVERAGE PRICE PER SF

-46% YEAR OVER YEAR

Spanish Trails

Q3

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.

11

TOTAL PROPERTIES SOLD

+22% YEAR OVER YEAR

49

AVERAGE DAYS ON MARKET

+80% YEAR OVER YEAR

\$830K

MEDIAN PRICE

-17% YEAR OVER YEAR

\$1.98M

HIGHEST SALE

-48% YEAR OVER YEAR

\$957K

AVERAGE PRICE

-29% YEAR OVER YEAR

\$327

AVERAGE PRICE PER SF

-12% YEAR OVER YEAR

The Fountains



Q3

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.

5

TOTAL PROPERTIES SOLD

-17% YEAR OVER YEAR

44

AVERAGE DAYS ON MARKET

+183% YEAR OVER YEAR

\$1.75M

MEDIAN PRICE

+20% YEAR OVER YEAR

\$2.53M

HIGHEST SALE

+1% YEAR OVER YEAR

\$1.89M

AVERAGE PRICE

+13% YEAR OVER YEAR

\$368

AVERAGE PRICE PER SF

+8% YEAR OVER YEAR

The Ridges

Q3

THIS PRIVATE RESERVE OF LUXURY HOMES, SITUATED ON 800 ACRES IN THE MASTER-PLANED 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.

10

TOTAL PROPERTIES SOLD

+11% YEAR OVER YEAR

41

AVERAGE DAYS ON MARKET

+13% YEAR OVER YEAR

\$7.45M

MEDIAN PRICE

+22% YEAR OVER YEAR

\$16M

HIGHEST SALE

+104% YEAR OVER YEAR

\$7.79M

AVERAGE PRICE

+41% YEAR OVER YEAR

\$1,035

AVERAGE PRICE PER SF

+14% YEAR OVER YEAR

The Summit Club

Q3

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

41

AVERAGE DAYS ON MARKET

-65% YEAR OVER YEAR

\$15.75M

MEDIAN PRICE

0% YEAR OVER YEAR

\$15.75M

HIGHEST SALE

0% YEAR OVER YEAR

\$15.75M

AVERAGE PRICE

0% YEAR OVER YEAR

\$2,187

AVERAGE PRICE PER SF

-20% YEAR OVER YEAR

The Vineyards

Q3

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.

1

TOTAL PROPERTIES SOLD

N/A YEAR OVER YEAR

27

AVERAGE DAYS ON MARKET

N/A YEAR OVER YEAR

\$2.44M

MEDIAN PRICE

N/A YEAR OVER YEAR

\$2.44M

HIGHEST SALE

N/A YEAR OVER YEAR

\$2.44M

AVERAGE PRICE

N/A YEAR OVER YEAR

\$562

AVERAGE PRICE PER SF

N/A YEAR OVER YEAR

Tournament Hills

Tournament Hills

Q3

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.

**TOURNAMENT HILLS REMAINS STABLE
AND HAS NO SALES FOR Q3 2025.**

Willow Creek



Q3

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

43

AVERAGE DAYS ON MARKET

-74% YEAR OVER YEAR

\$2.5M

MEDIAN PRICE

+30% YEAR OVER YEAR

\$3.3M

HIGHEST SALE

+50% YEAR OVER YEAR

\$2.45M

AVERAGE PRICE

+27% YEAR OVER YEAR

\$499

AVERAGE PRICE PER SF

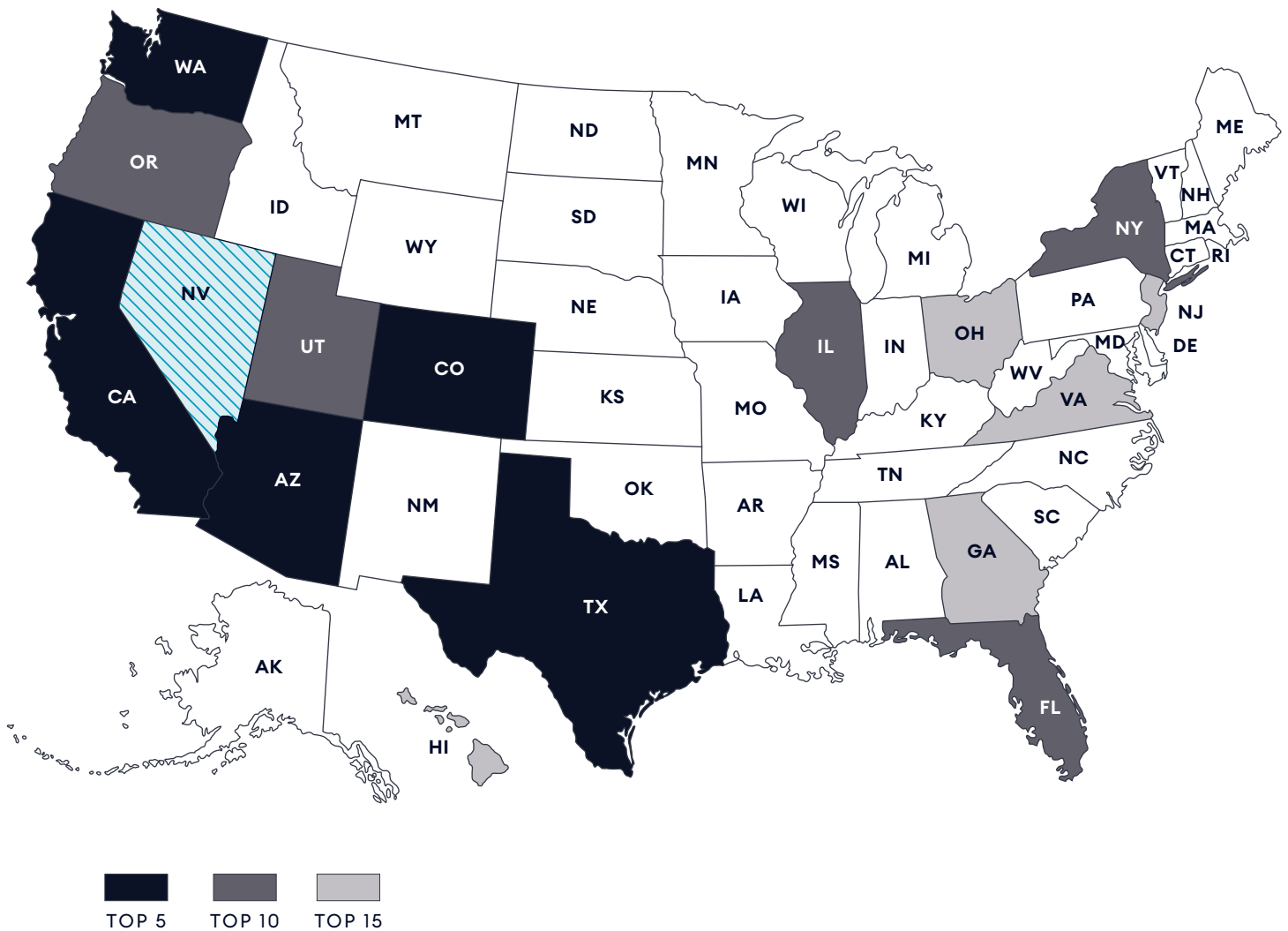
0% YEAR OVER YEAR



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%

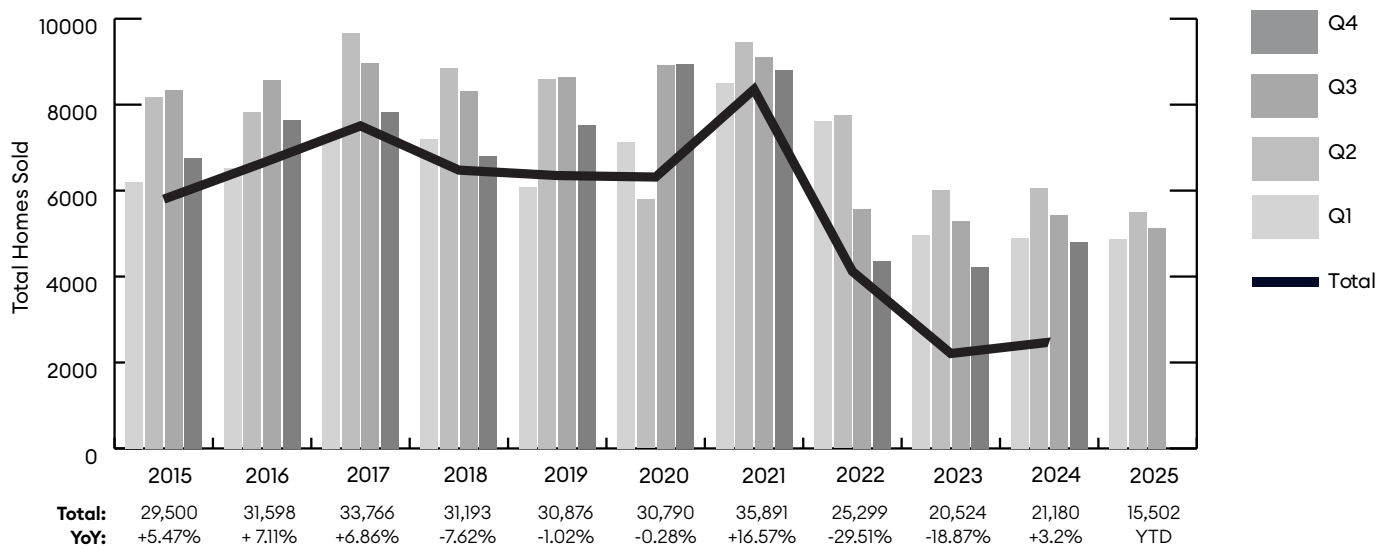
LOCAL MIGRATORY MARKET COMPARATIVE **ECONOMIC DATA****

	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)	7%	7.3%	7.3%	7.3%	7.3%	6%	5.6%
Property Tax Rate	0.59%	0.74%	0.74%	0.74%	0.74%	1.83%	0.72%
Cost of Living Index	95.4	149.4	145.3	160.1	116.1	115.1	105.1
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, 2025

Las Vegas Valley Historical Sales Data

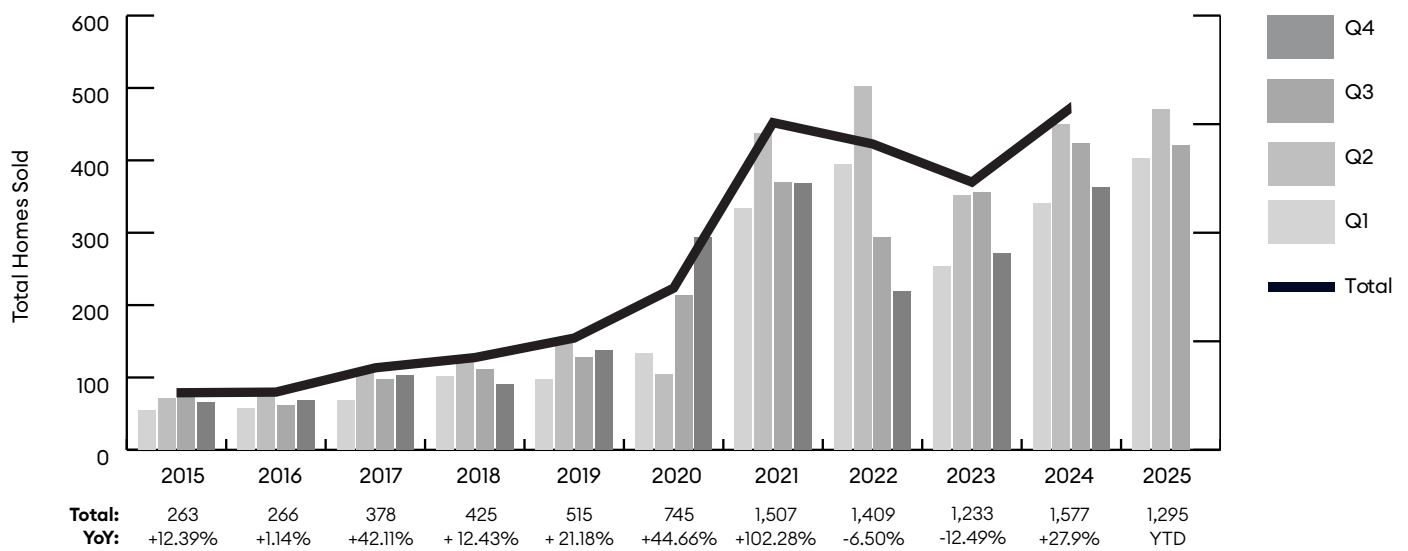
SINGLE FAMILY RESIDENTIAL: UNDER \$1M



*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.

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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