



CHICAGO TITLE

JULY 2025

REAL ESTATE MARKET UPDATE

The median single-family price remained at \$485,000 in July, up a modest 1.0 percent from a year ago. Cooling price growth reflects a slower pace of sales, which fell 5.8 percent on the year. Mortgage rates and economic headwinds continue to play a role in the market's performance.

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

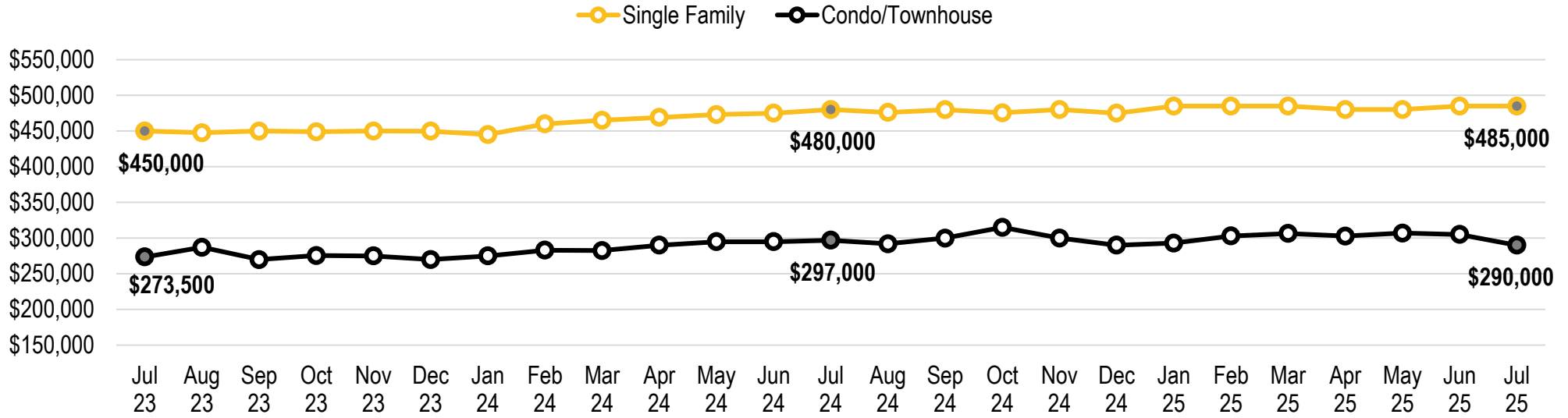
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	May '25	Jun '25	Jul '25	May '25	Jun '25	Jul '25	May '25	Jun '25	Jul '25
\$199,999 OR UNDER	347	368	400	67	62	73	5.2	5.9	5.5
\$200,000 - \$249,999	497	530	525	91	89	105	5.5	6.0	5.0
\$250,000 - \$299,999	510	499	564	122	116	138	4.2	4.3	4.1
\$300,000 - \$349,999	490	498	542	214	209	214	2.3	2.4	2.5
\$350,000 - \$399,999	859	922	1,037	375	343	351	2.3	2.7	3.0
\$400,000 - \$499,999	1,762	1,898	2,079	703	626	656	2.5	3.0	3.2
\$500,000 - \$749,999	2,219	2,289	2,410	634	583	634	3.5	3.9	3.8
\$750,000 - \$999,999	740	767	809	162	163	132	4.6	4.7	6.1
\$1,000,000 - \$1,499,999	471	485	499	94	77	83	5.0	6.3	6.0
\$1,500,000 - \$1,999,999	200	184	202	30	21	32	6.7	8.8	6.3
\$2,000,000 - \$2,499,999	121	123	113	12	12	15	10.1	10.3	7.5
\$2,500,000 AND OVER	327	342	329	22	36	21	14.9	9.5	15.7
TOTAL	8,543	8,905	9,509	2,526	2,337	2,454	3.4	3.8	3.9

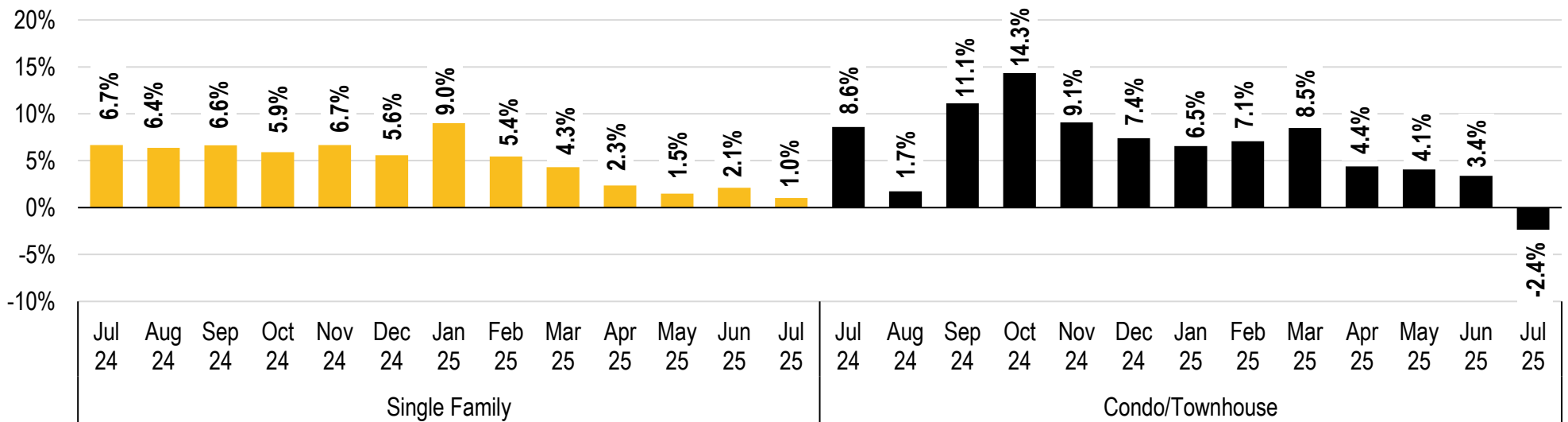
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

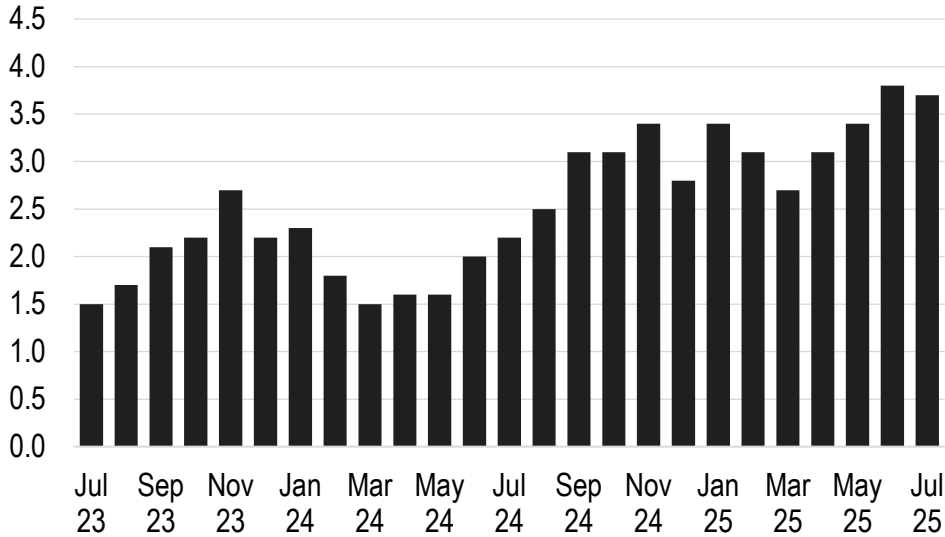


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

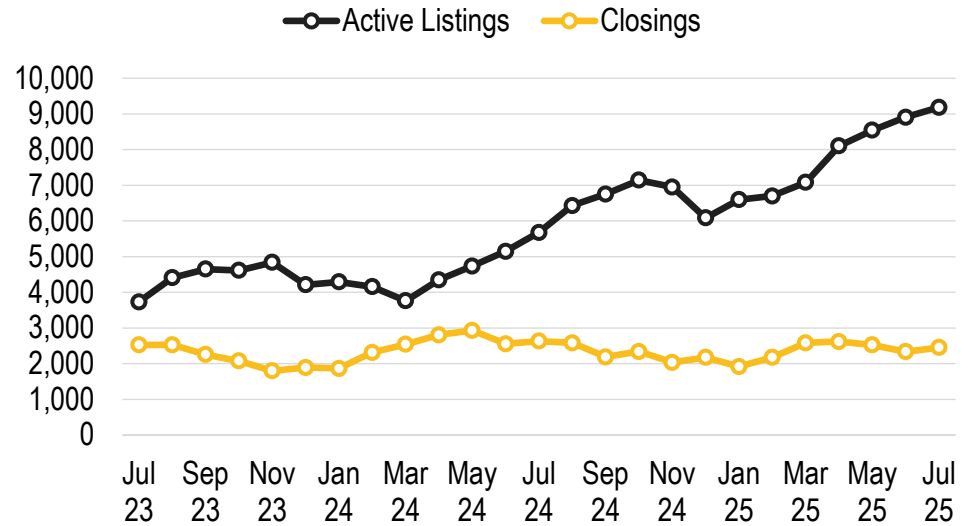




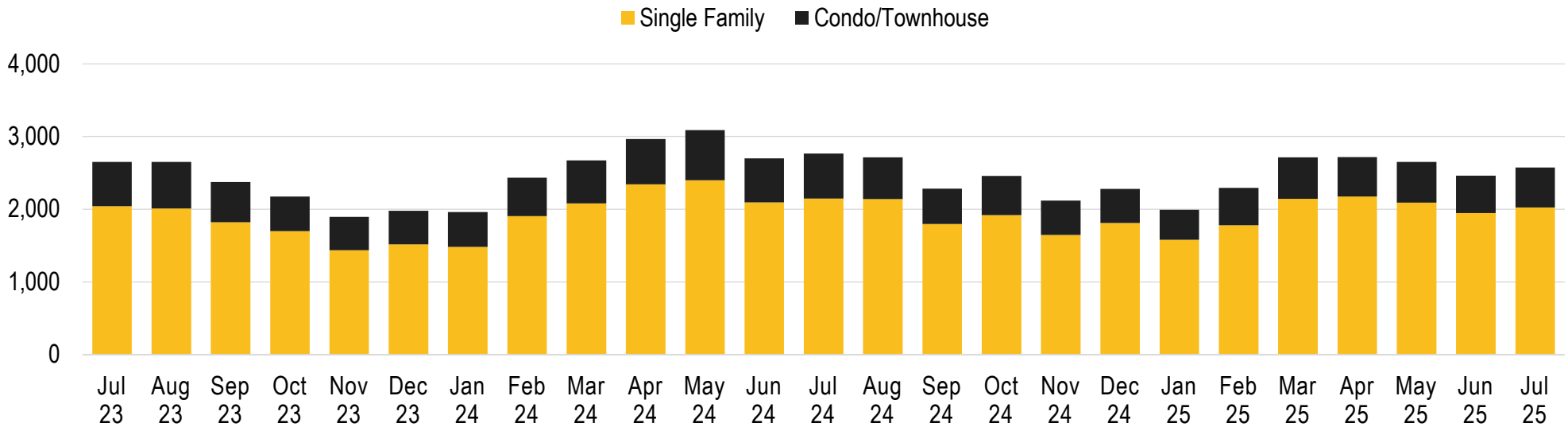
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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



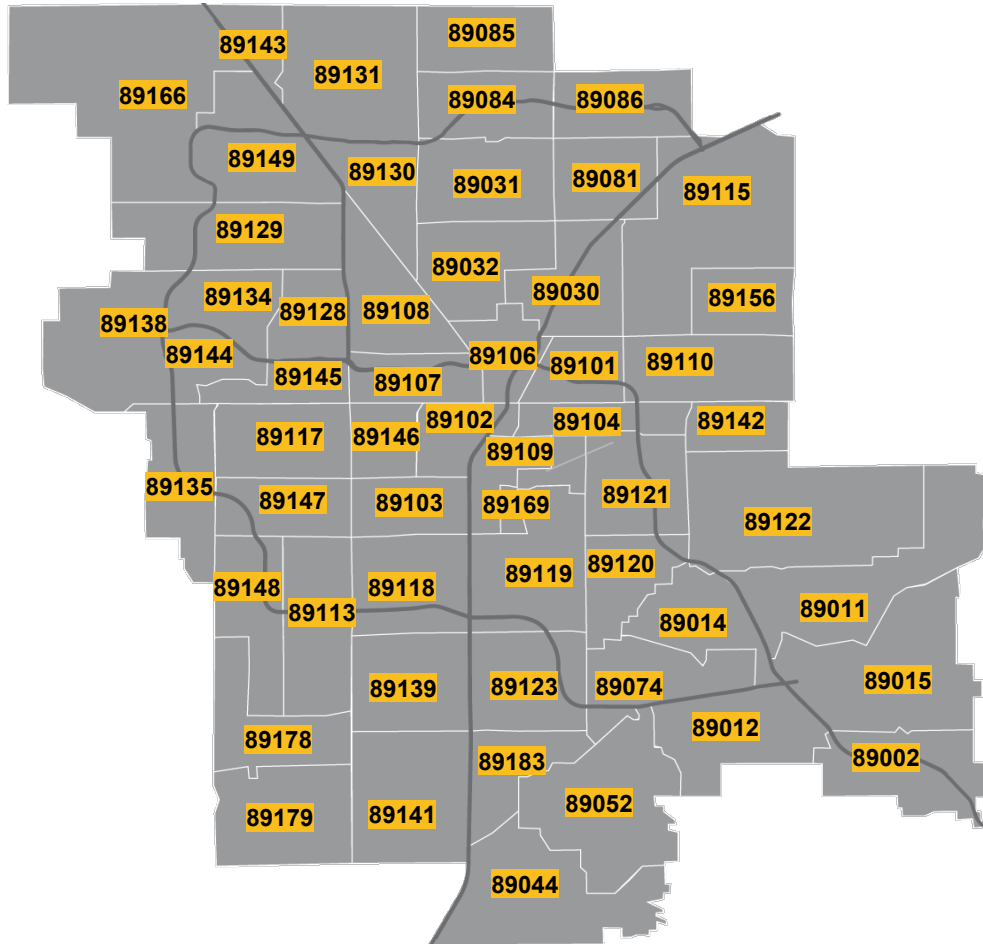
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

BY ZIP CODE | LAS VEGAS, NEVADA | July 2025

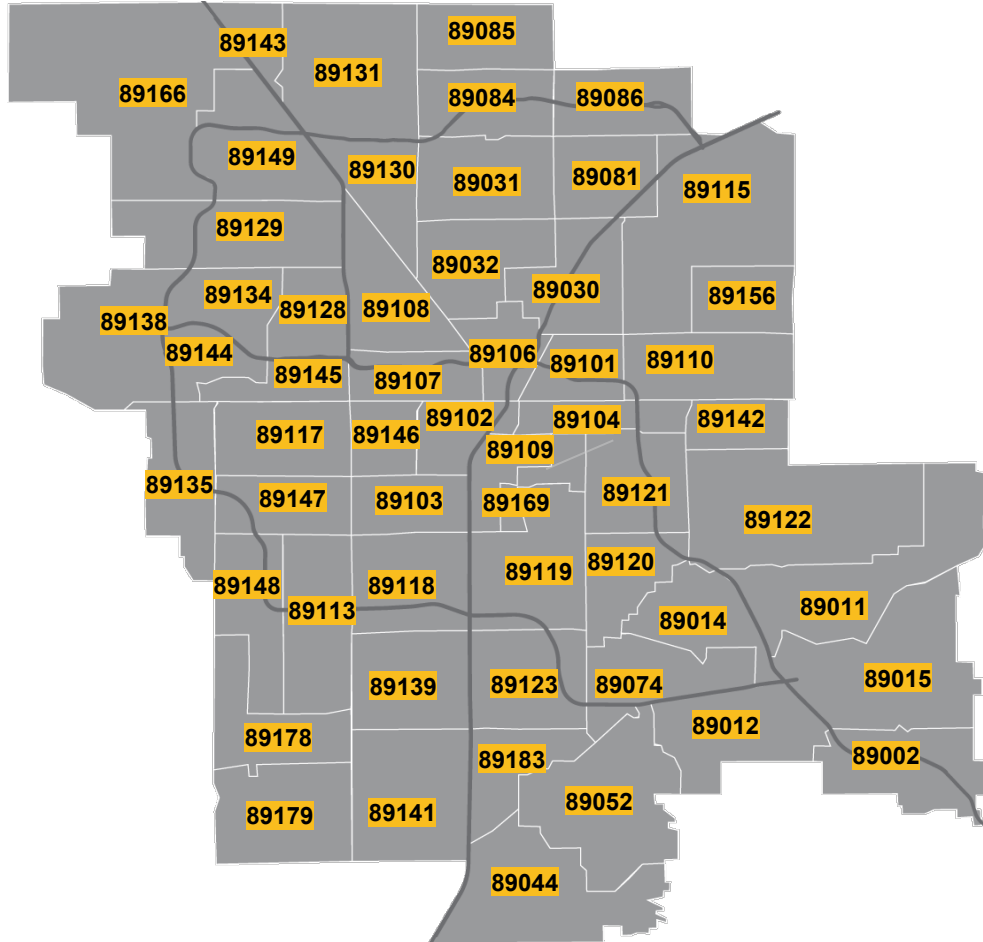


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	26	89086	55	89119	54	89142	51
89011	46	89101	25	89120	75	89143	34
89012	51	89102	48	89121	48	89144	35
89014	55	89103	43	89122	43	89145	30
89015	41	89104	60	89123	38	89146	28
89030	32	89106	36	89128	53	89147	37
89031	41	89107	30	89129	36	89148	40
89032	33	89108	44	89130	34	89149	39
89044	40	89109	43	89131	40	89156	29
89052	42	89110	35	89134	43	89166	41
89074	30	89113	51	89135	45	89169	41
89081	39	89115	41	89138	48	89178	44
89084	37	89117	37	89139	36	89179	34
89085	25	89118	50	89141	42	89183	49



MONTHS OF HOUSING INVENTORY

BY ZIP CODE | LAS VEGAS, NEVADA | July 2025

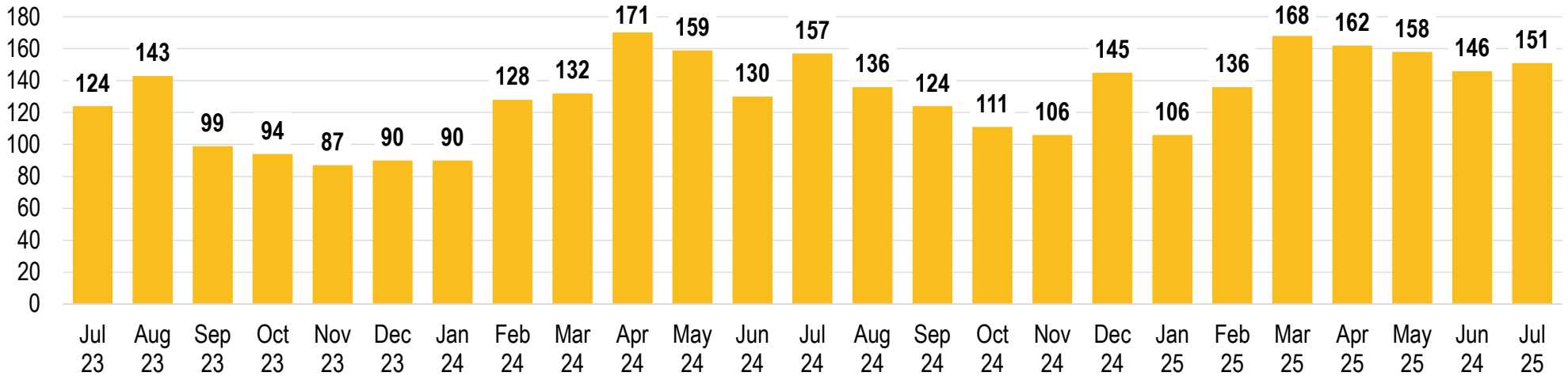


ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	2.4	89086	5.7	89119	5.5	89142	3.7
89011	4.3	89101	9.2	89120	4.7	89143	2.5
89012	3.7	89102	6.3	89121	5.6	89144	4.3
89014	3.7	89103	4.6	89122	3.2	89145	4.2
89015	2.8	89104	3.0	89123	3.7	89146	5.1
89030	2.9	89106	3.5	89128	4.2	89147	3.6
89031	3.1	89107	3.7	89129	4.1	89148	2.9
89032	4.3	89108	4.7	89130	4.1	89149	3.5
89044	3.6	89109	10.5	89131	4.4	89156	3.6
89052	3.4	89110	4.0	89134	4.2	89166	3.2
89074	2.9	89113	7.2	89135	5.5	89169	7.6
89081	2.4	89115	3.9	89138	5.6	89178	3.9
89084	2.1	89117	4.4	89139	3.5	89179	3.6
89085	3.0	89118	6.7	89141	4.7	89183	2.9

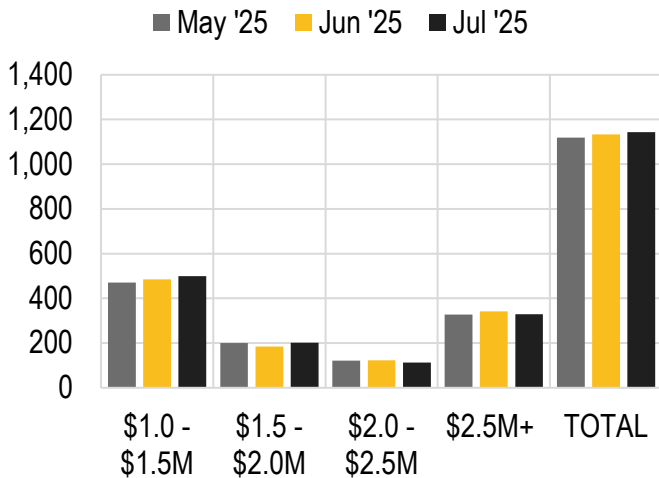
Note: Inventory includes available listings, excluding homes under contract, relative to closings.



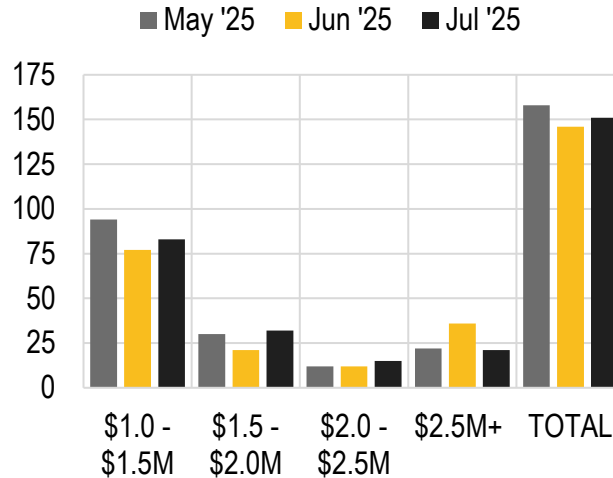
NUMBER OF LUXURY HOME RESALE CLOSINGS
LAS VEGAS, NEVADA (URBAN VALLEY)



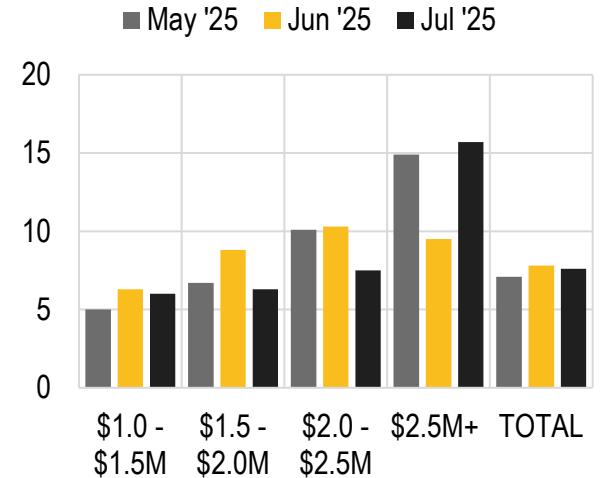
NUMBER OF LUXURY HOMES ON THE MARKET
LAS VEGAS, NEVADA (URBAN VALLEY)



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

JULY 2025

HIGH-RISE MARKET UPDATE

Sales activity remained soft in July 2025, with 41 units closing during the month (-35.9 percent year over year). Inventory grew 35.2 percent to 607 units in total, while median prices increased to \$485,000 (+3.2 percent year over year).

HIGH-RISE HOUSING MARKET

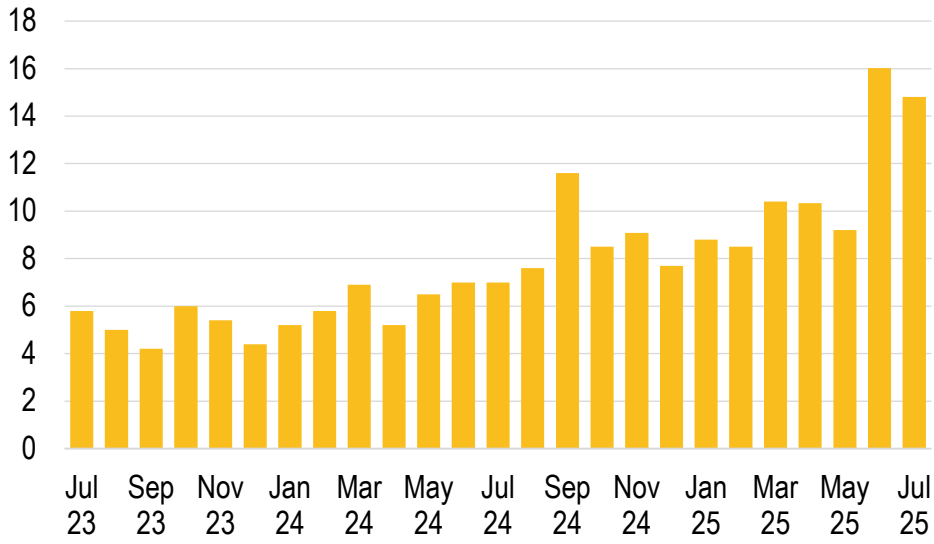
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Jun '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	
\$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	1	0	0	0	1	0	0	-
\$140,000 - \$159,999	6	0	0	0	1	0	1	6.0
\$160,000 - \$179,999	3	1	0	0	1	0	1	3.0
\$180,000 - \$199,999	11	1	1	1	0	0	0	-
\$200,000 - \$249,999	25	2	0	1	3	4	2	12.5
\$250,000 - \$299,999	69	10	6	5	10	4	3	23.0
\$300,000 - \$399,999	141	14	17	19	16	9	9	15.7
\$400,000 - \$499,999	106	9	8	7	3	4	5	21.2
\$500,000 - \$999,999	166	15	15	12	21	11	12	13.8
\$1,000,000 and Over	79	5	6	8	8	6	8	9.9
TOTAL	607	57	53	53	64	38	41	14.8

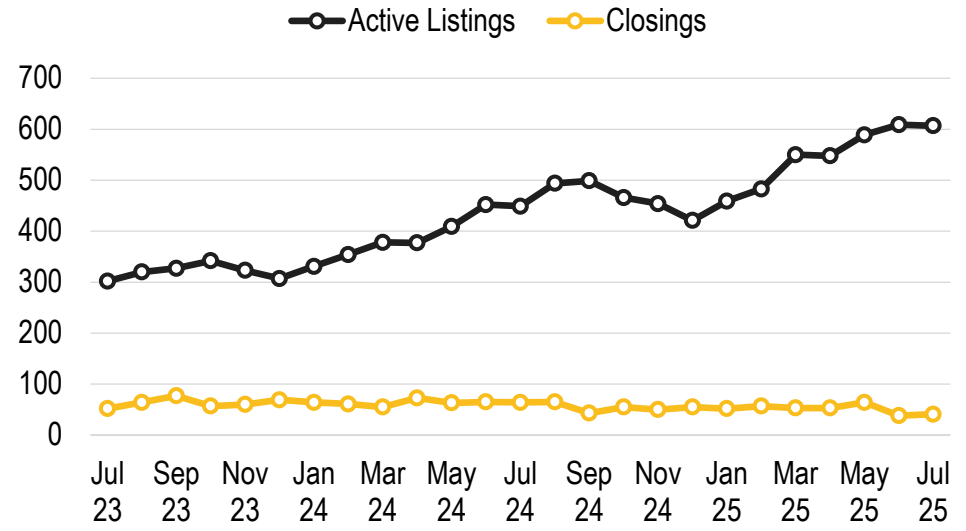
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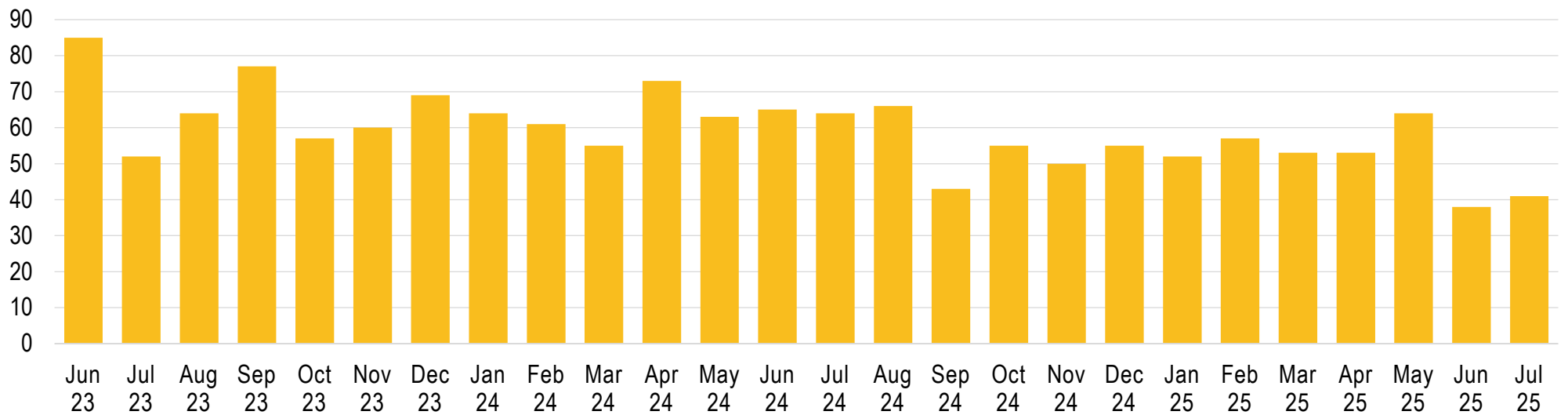
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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

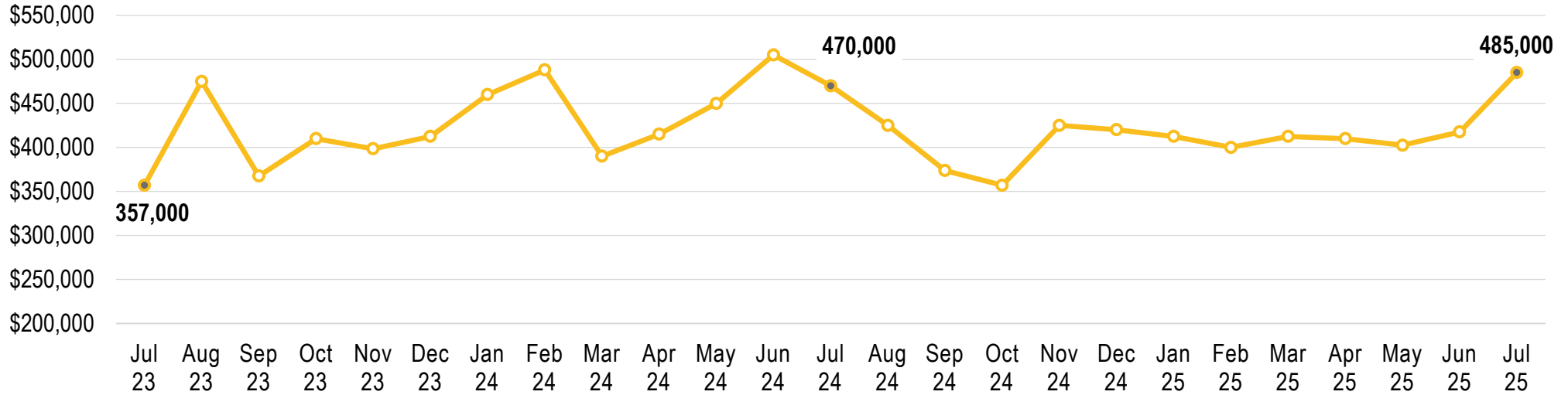


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA

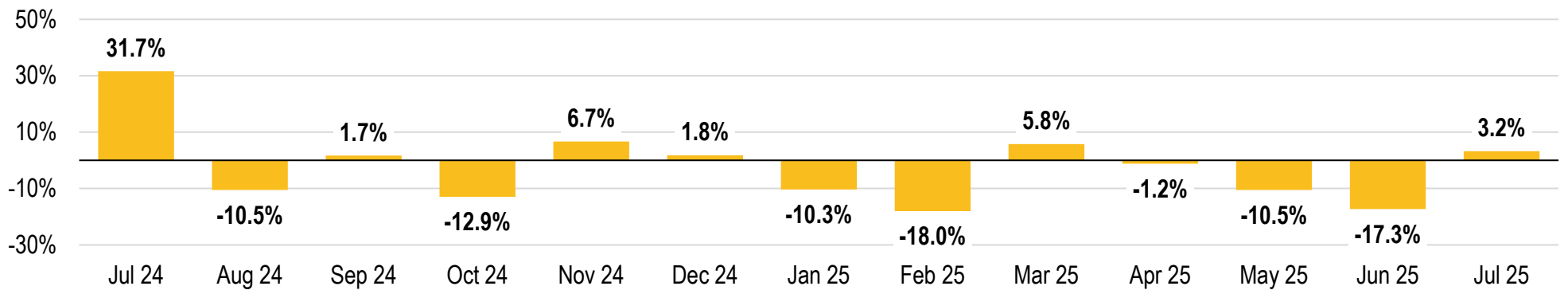




HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



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



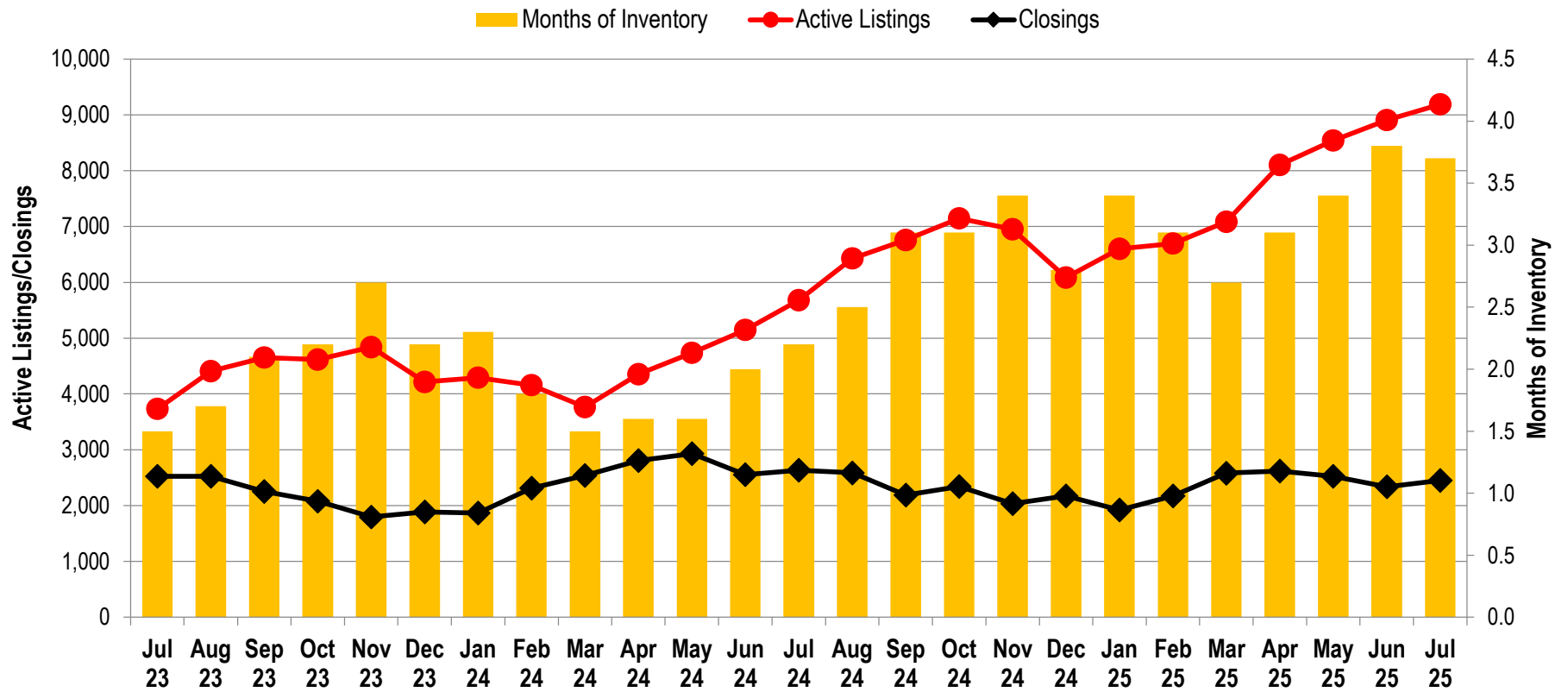
Housing Market
Las Vegas, Nevada (Urban Valley)

Price Range	Number of Homes on the Market			Number of Resale Closings			Effective Months of Inventory		
	May '25	Jun '25	Jul '25	May '25	Jun '25	Jul '25	May '25	Jun '25	Jul '25
01. \$199,999 or Under	347	368	400	67	62	73	5.2	5.9	5.5
02. \$200,000 - \$249,999	497	530	525	91	89	105	5.5	6.0	5.0
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07. \$500,000 - \$749,999	2,219	2,289	2,410	634	583	634	3.5	3.9	3.8
08. \$750,000 - \$999,999	740	767	809	162	163	132	4.6	4.7	6.1
09. \$1,000,000 - \$1,499,999	471	485	499	94	77	83	5.0	6.3	6.0
10. \$1,500,000 - \$1,999,999	200	184	202	30	21	32	6.7	8.8	6.3
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Total	8,543	8,905	9,509	2,526	2,337	2,454	3.4	3.8	3.9

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Months of Inventory, Active Listings, and Closings

Las Vegas, Nevada (Urban Valley)

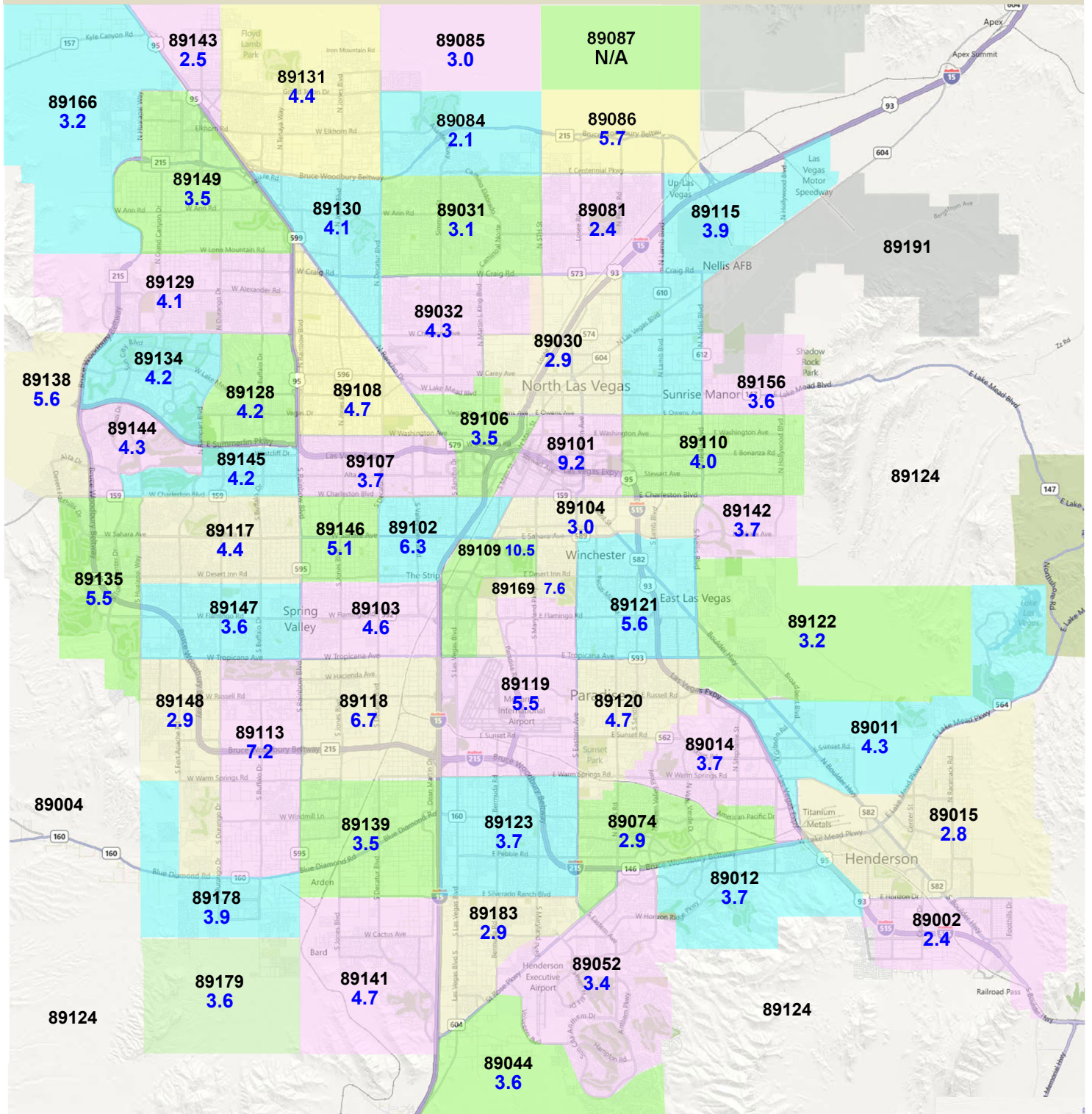


Months of Housing Inventory by Zip Code

Las Vegas, Nevada

July 2025

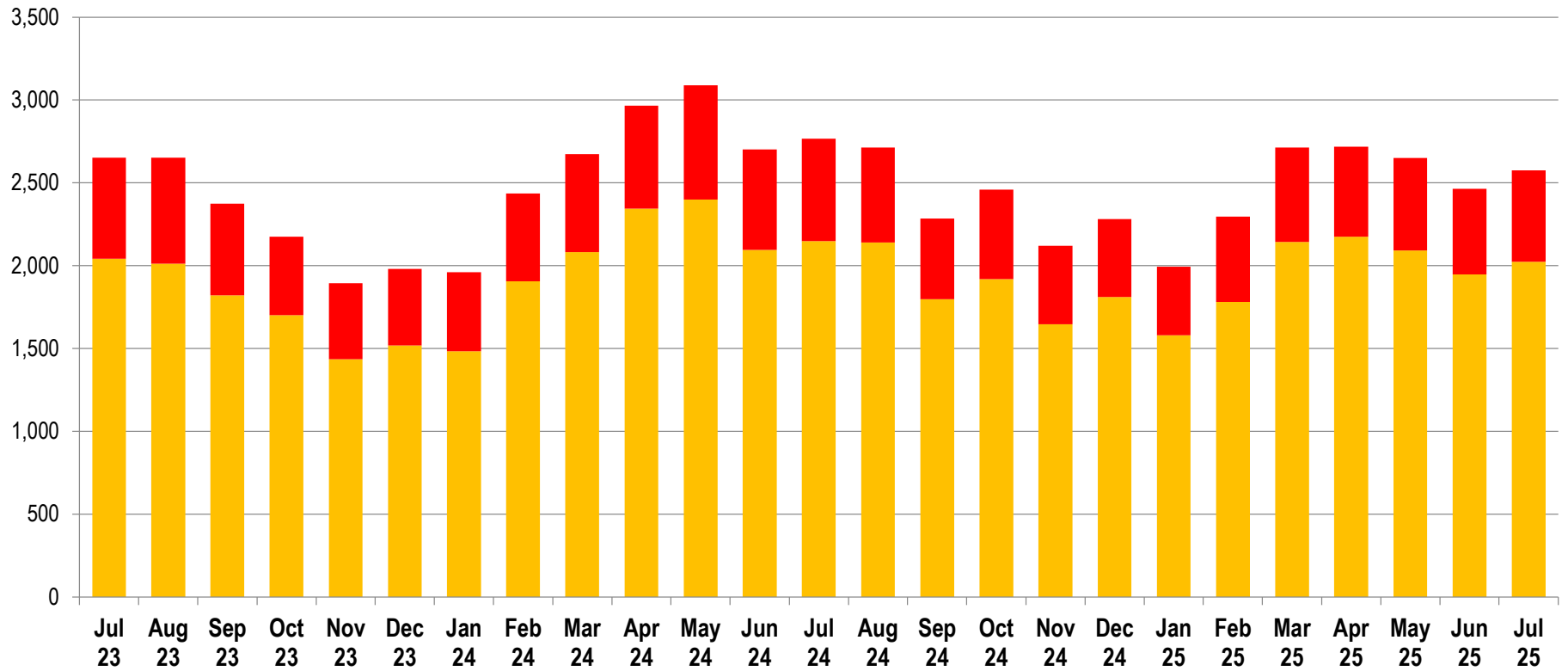
SalesTraq™



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

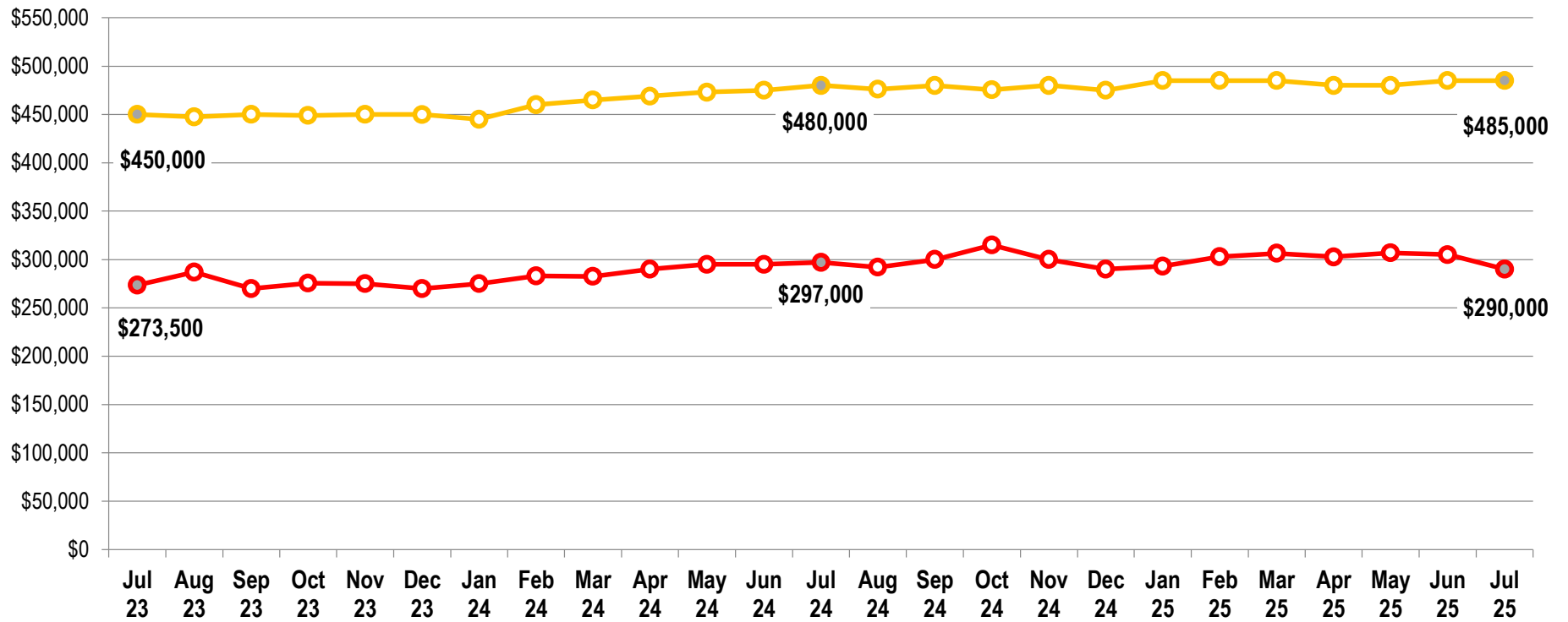
Number of Resale Home Closings by Product Type Southern Nevada

Single Family Condo/Townhouse

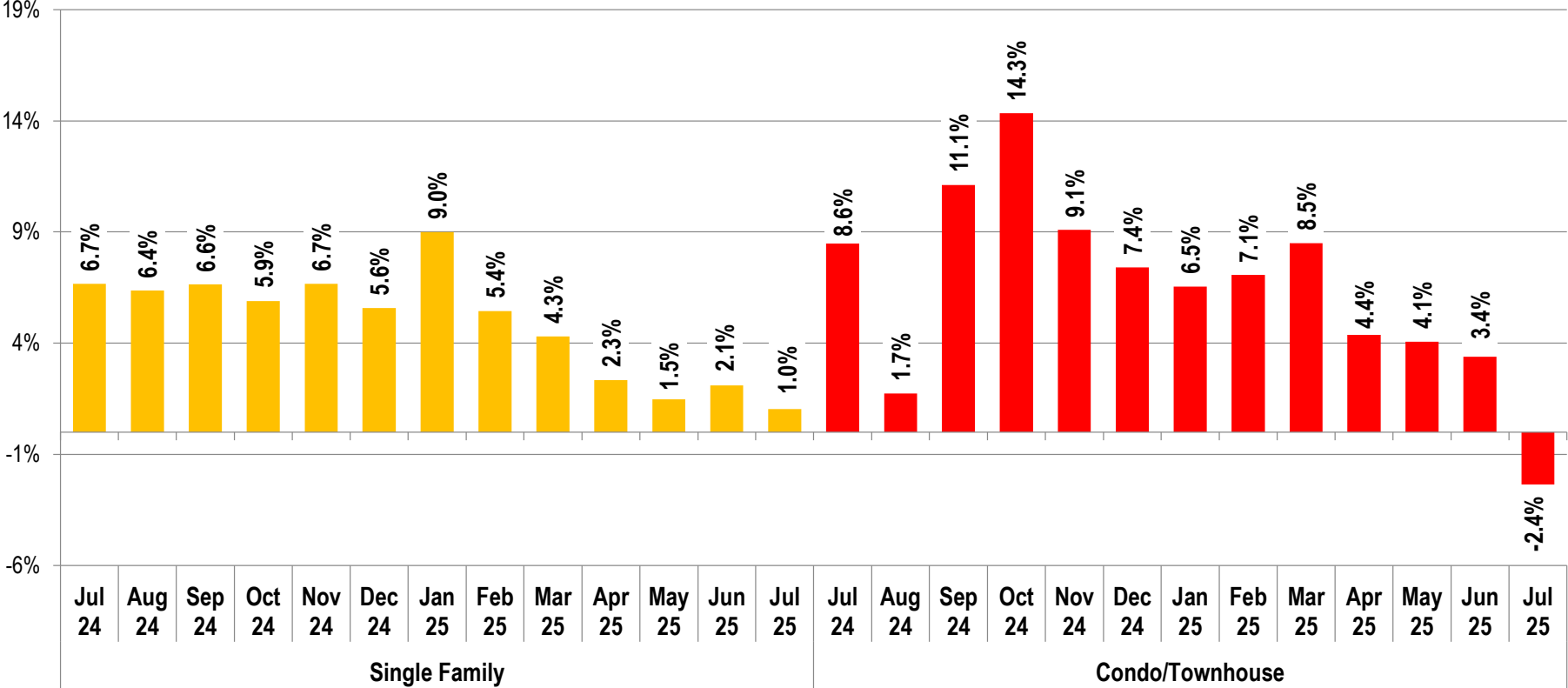


Median Resale Home Closing Prices by Product Type Southern Nevada

Single Family Condo/Townhouse



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

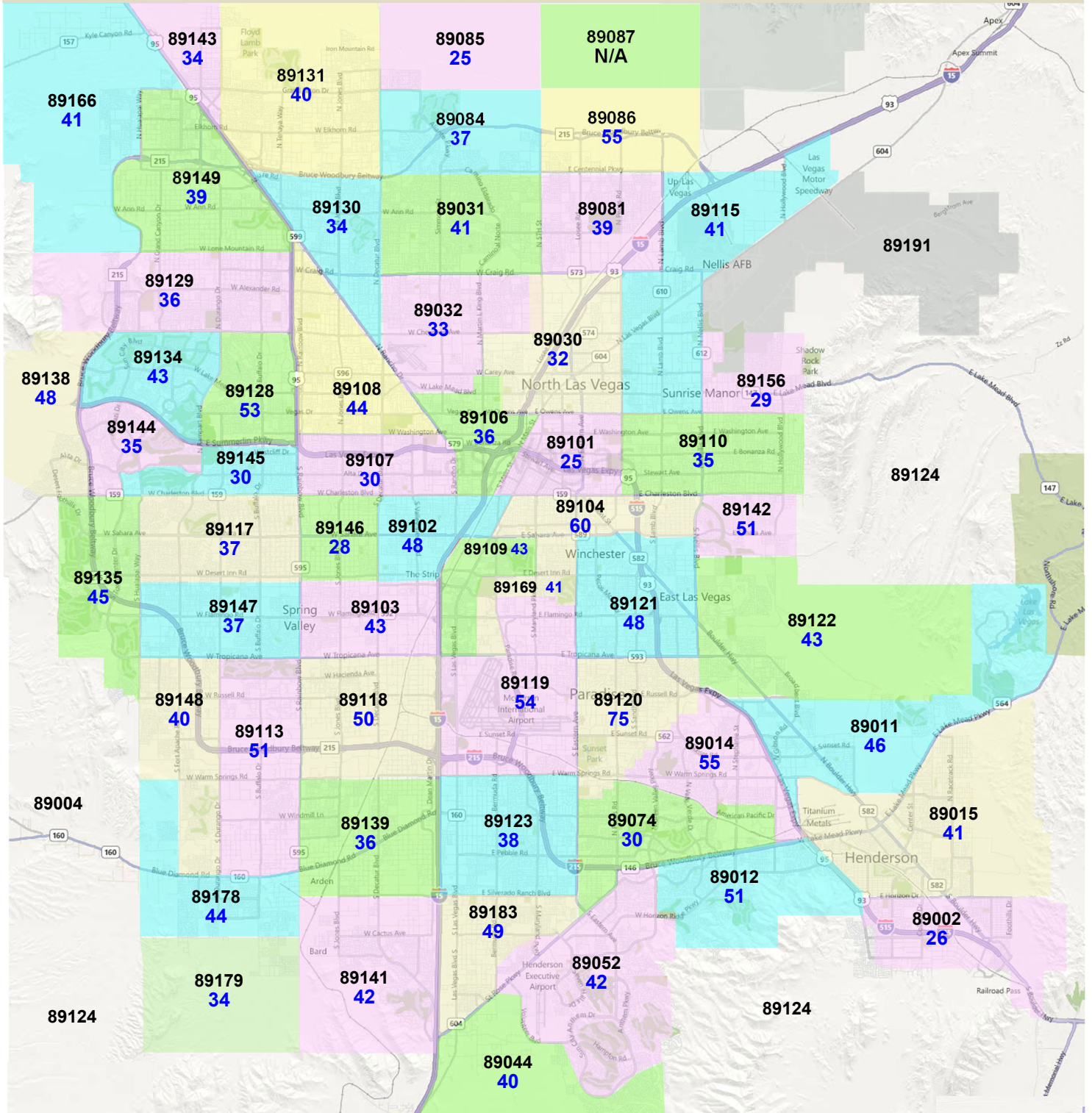


Average Days on Market by Zip Code

Las Vegas, Nevada

July 2025

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).