



CHICAGO TITLE

SEPTEMBER 2025

# REAL ESTATE MARKET UPDATE

The median price of single-family homes declined to \$470,000 (-2.1 percent year over year) in September 2025. Buyers responded to moderating prices and a slight dip in mortgage rates with sales volume increasing 4.8 percent year over year to 1,884 closings.

## RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

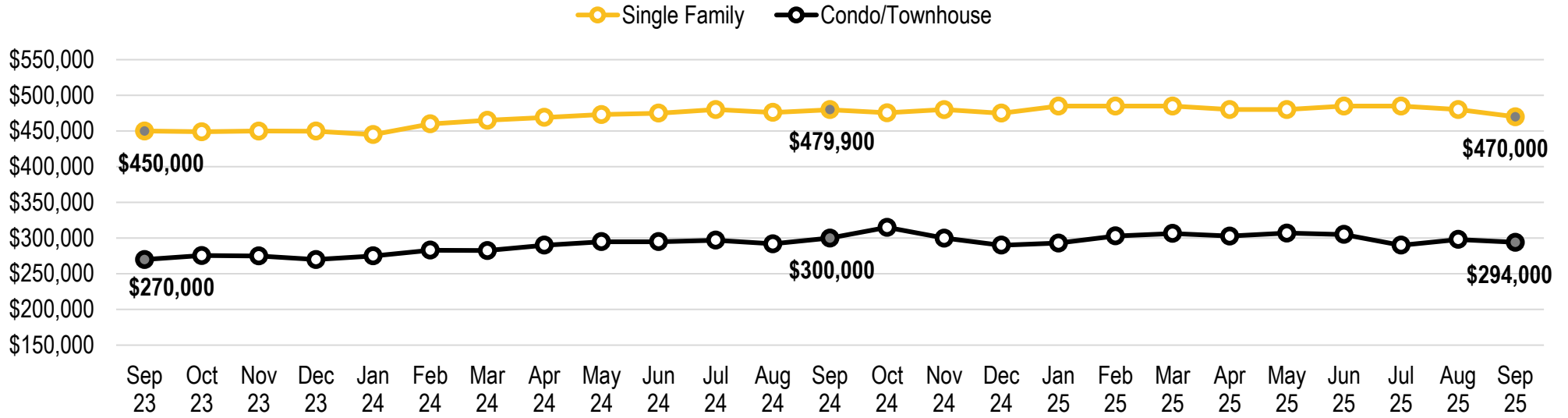
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Jul '25	Aug '25	Sep '25	Jul '25	Aug '25	Sep '25	Jul '25	Aug '25	Sep '25
\$199,999 OR UNDER	400	366	379	73	67	85	5.5	5.5	4.5
\$200,000 - \$249,999	525	497	514	105	82	96	5.0	6.1	5.4
\$250,000 - \$299,999	564	513	493	138	110	102	4.1	4.7	4.8
\$300,000 - \$349,999	542	556	565	214	183	177	2.5	3.0	3.2
\$350,000 - \$399,999	1,037	1,023	1,033	351	344	373	3.0	3.0	2.8
\$400,000 - \$499,999	2,079	2,106	2,090	656	593	613	3.2	3.6	3.4
\$500,000 - \$749,999	2,410	2,360	2,366	634	578	535	3.8	4.1	4.4
\$750,000 - \$999,999	809	787	800	132	136	144	6.1	5.8	5.6
\$1,000,000 - \$1,499,999	499	508	495	83	67	84	6.0	7.6	5.9
\$1,500,000 - \$1,999,999	202	226	200	32	20	26	6.3	11.3	7.7
\$2,000,000 - \$2,499,999	113	122	115	15	10	5	7.5	12.2	23.0
\$2,500,000 AND OVER	329	324	338	21	23	29	15.7	14.1	11.7
<b>TOTAL</b>	<b>9,509</b>	<b>9,388</b>	<b>9,388</b>	<b>2,454</b>	<b>2,213</b>	<b>2,269</b>	<b>3.9</b>	<b>4.2</b>	<b>4.1</b>

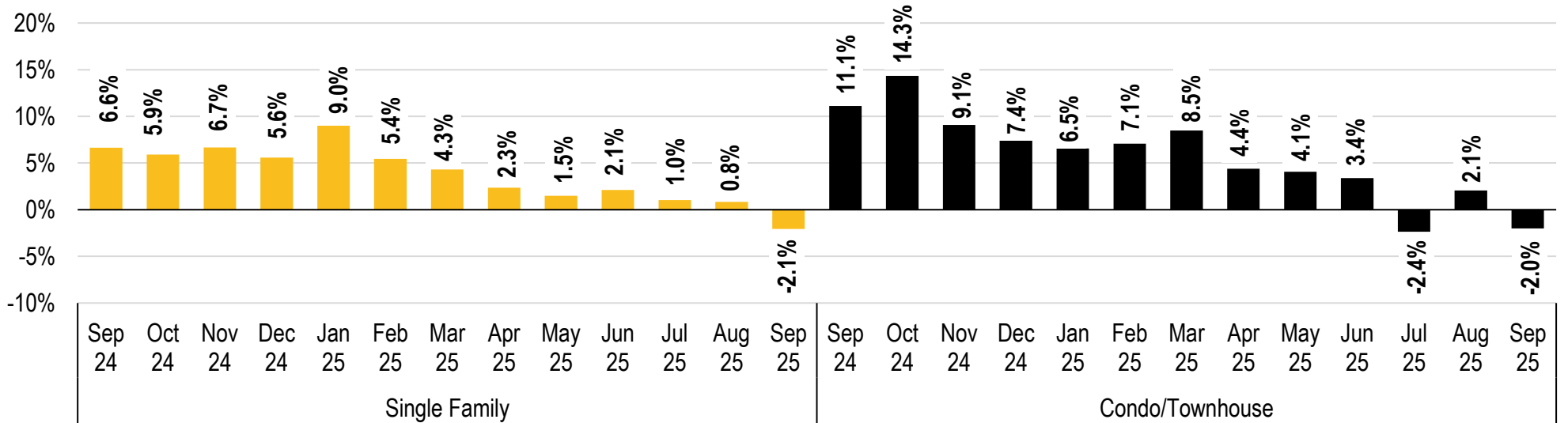
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



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

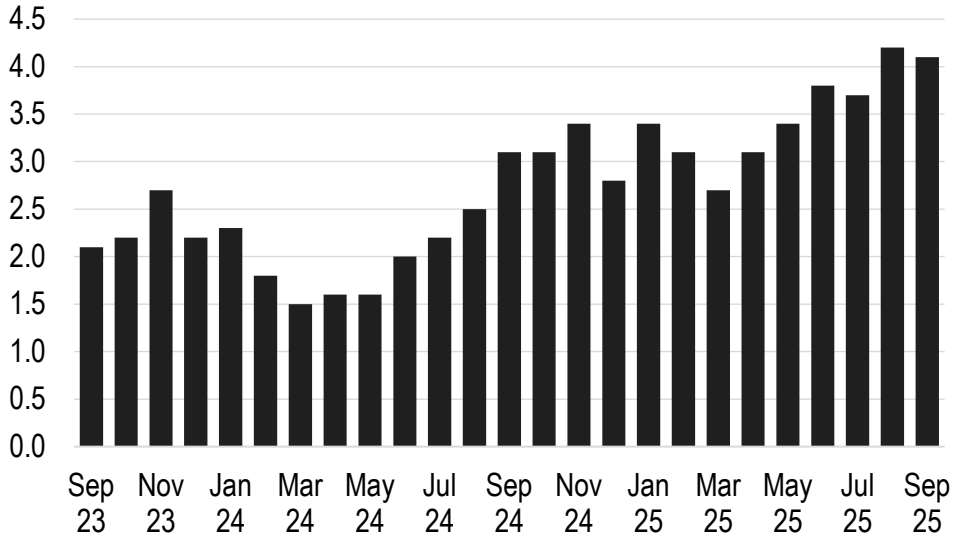


**MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)**  
BY PRODUCT TYPE | SOUTHERN NEVADA

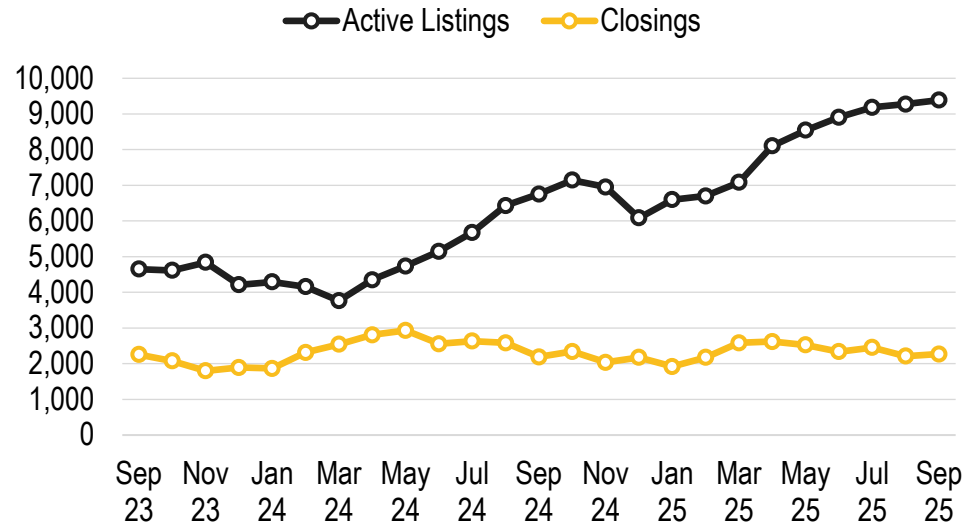




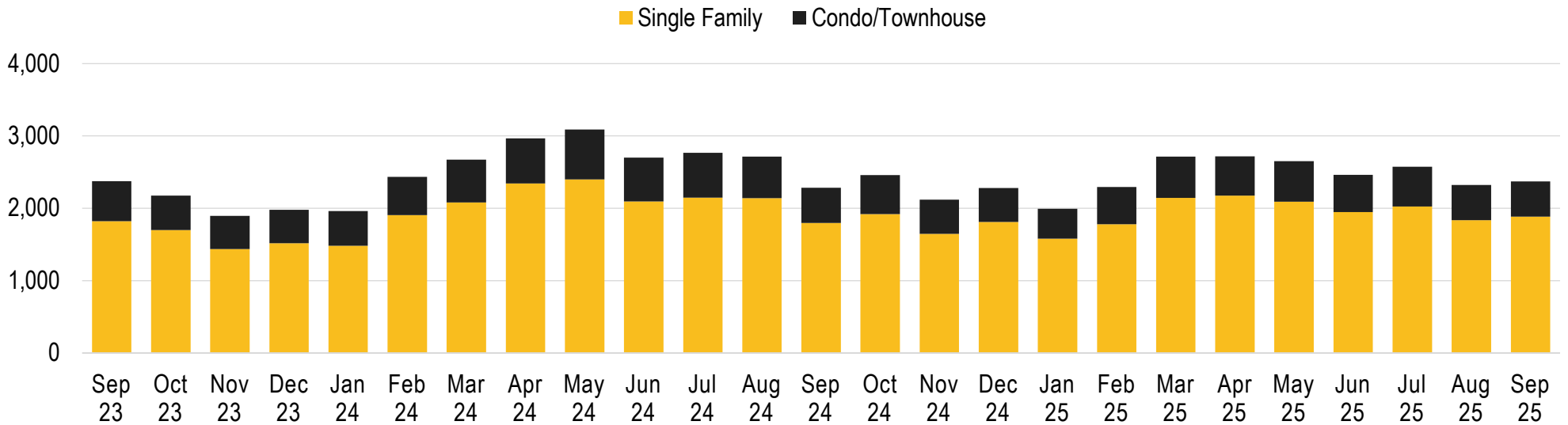
**EFFECTIVE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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



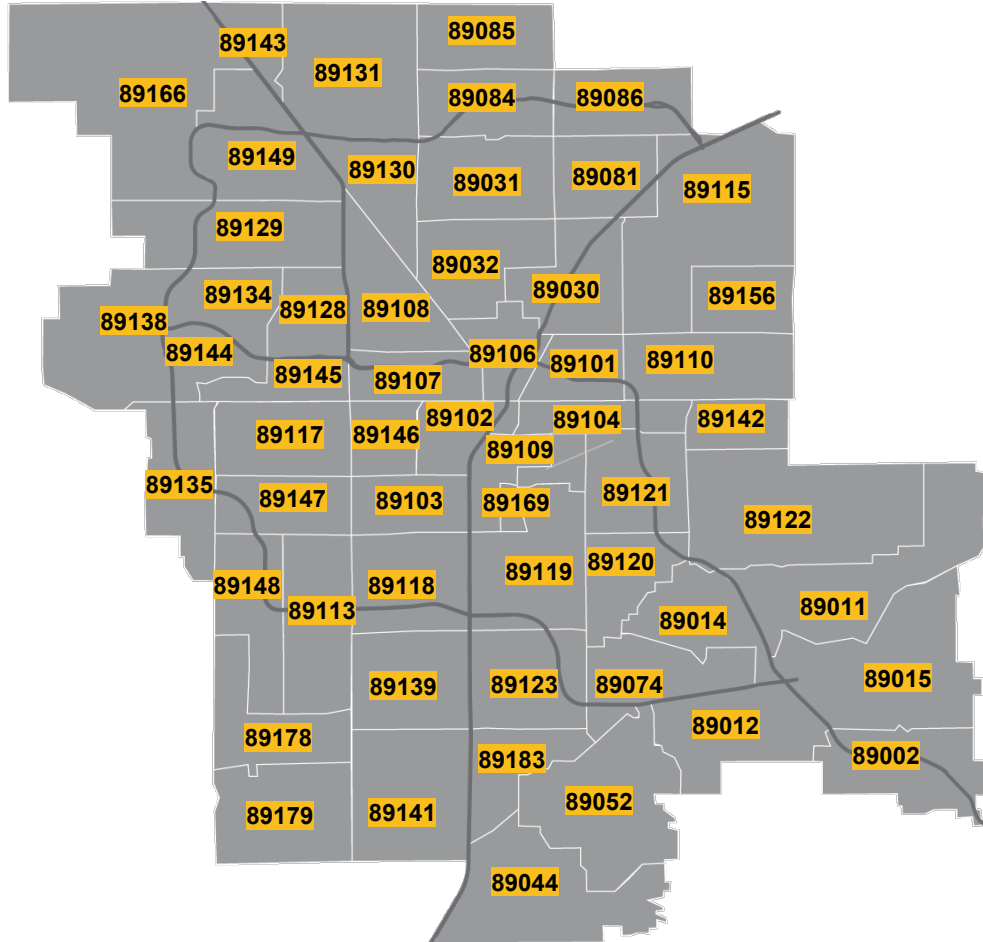
**NUMBER OF RESALE HOME CLOSINGS**  
BY PRODUCT TYPE | SOUTHERN NEVADA





**AVERAGE DAYS ON MARKET**

BY ZIP CODE | LAS VEGAS, NEVADA | September 2025

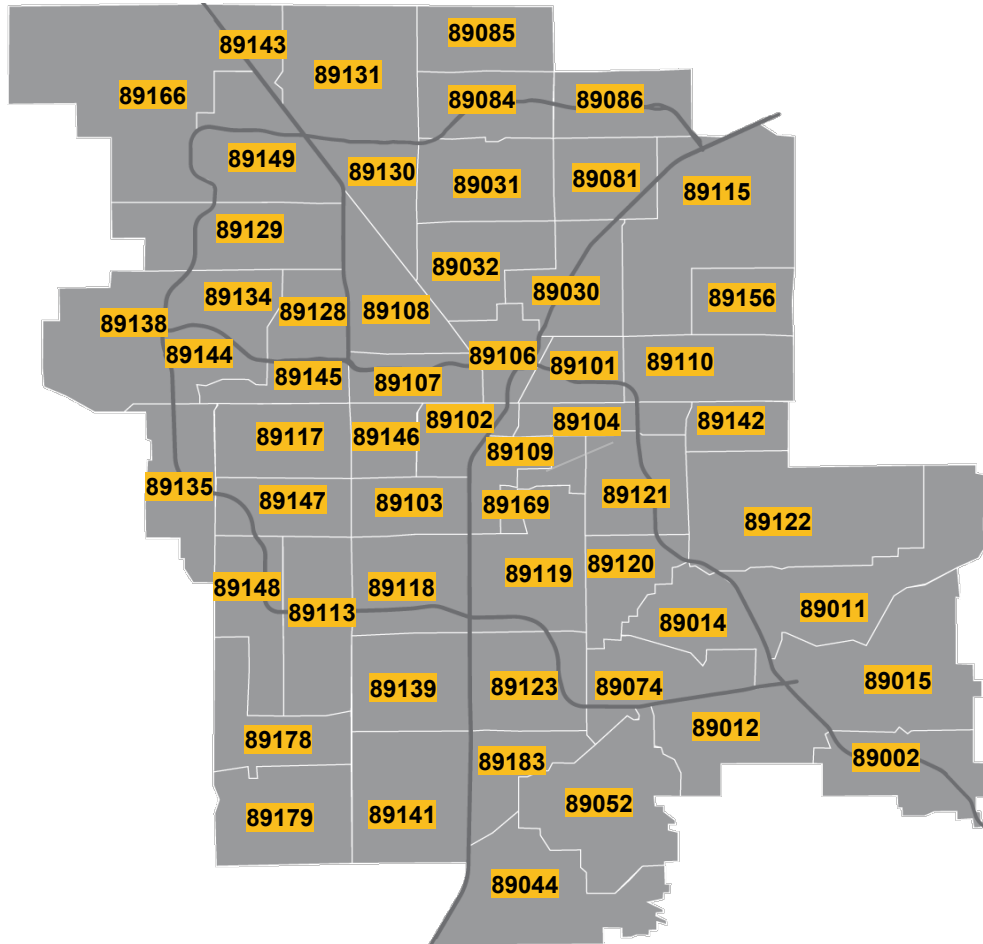


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	46	89086	65	89119	65	89142	37
89011	70	89101	61	89120	39	89143	39
89012	58	89102	27	89121	46	89144	30
89014	44	89103	52	89122	43	89145	41
89015	56	89104	35	89123	51	89146	71
89030	30	89106	45	89128	36	89147	41
89031	41	89107	33	89129	33	89148	49
89032	25	89108	42	89130	45	89149	53
89044	48	89109	54	89131	46	89156	43
89052	39	89110	41	89134	45	89166	48
89074	47	89113	64	89135	42	89169	40
89081	43	89115	59	89138	51	89178	62
89084	38	89117	42	89139	46	89179	43
89085	78	89118	73	89141	51	89183	47



**MONTHS OF HOUSING INVENTORY**

BY ZIP CODE | LAS VEGAS, NEVADA | September 2025



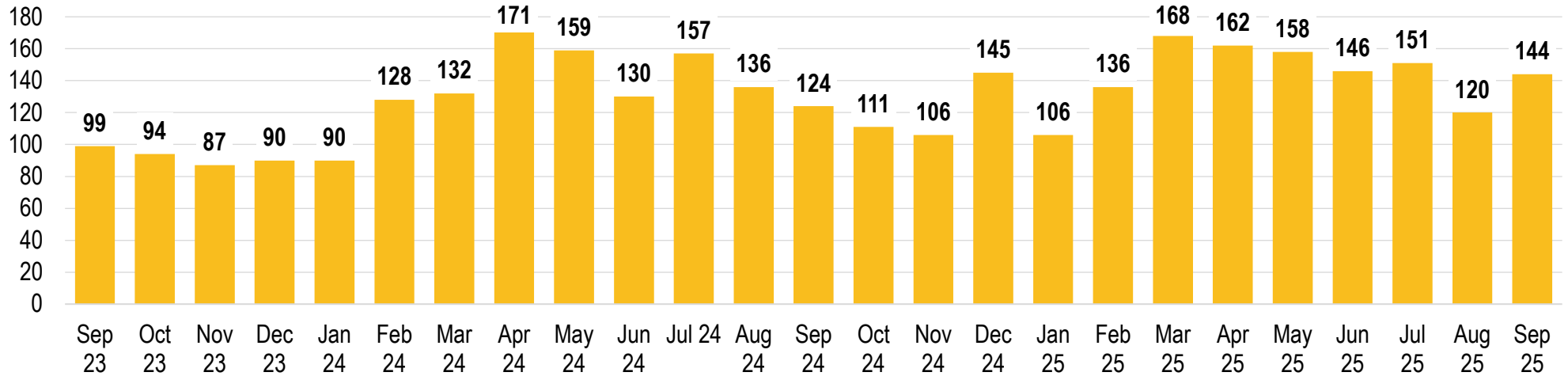
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	4.0	89086	4.6	89119	5.5	89142	2.6
89011	4.4	89101	3.8	89120	7.7	89143	2.8
89012	4.9	89102	5.4	89121	5.8	89144	5.6
89014	2.9	89103	4.9	89122	4.4	89145	3.8
89015	2.7	89104	3.1	89123	4.3	89146	7.3
89030	4.9	89106	4.8	89128	5.3	89147	4.0
89031	3.7	89107	4.0	89129	4.6	89148	3.5
89032	1.6	89108	3.2	89130	4.1	89149	4.0
89044	5.6	89109	3.1	89131	3.5	89156	4.4
89052	5.0	89110	3.8	89134	3.8	89166	3.9
89074	3.5	89113	5.3	89135	5.6	89169	6.1
89081	2.9	89115	4.0	89138	4.3	89178	4.2
89084	2.7	89117	5.7	89139	3.4	89179	3.3
89085	2.0	89118	8.0	89141	4.2	89183	5.2

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



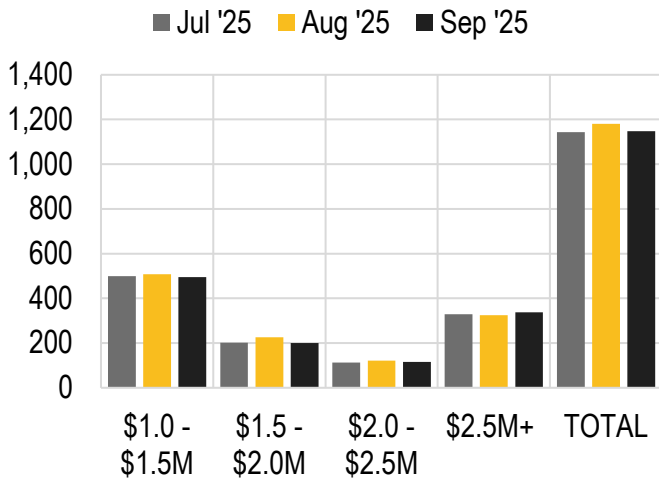
**NUMBER OF LUXURY HOME RESALE CLOSINGS**

LAS VEGAS, NEVADA (URBAN VALLEY)



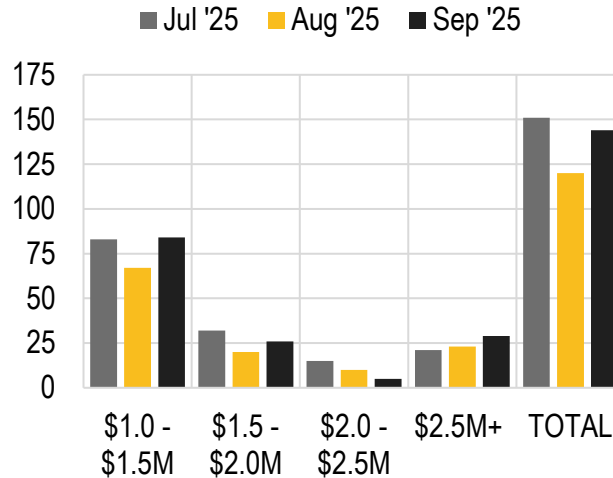
**NUMBER OF LUXURY HOMES ON THE MARKET**

LAS VEGAS, NEVADA (URBAN VALLEY)



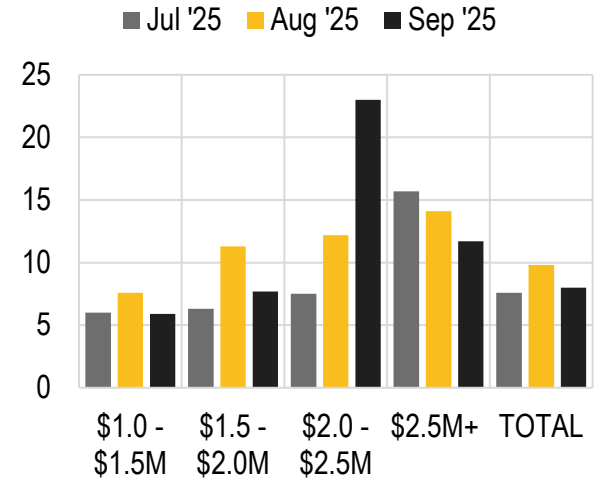
**NUMBER OF LUXURY RESALE CLOSINGS**

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

SEPTEMBER 2025

# HIGH-RISE MARKET UPDATE

High-rise sales remained in a relatively tight range with 44 closings in September, and inventory expanded to 633 units (+26.9 percent year over year). The median closing price jumped to a five-year high of \$587,500 during the month.

## HIGH-RISE HOUSING MARKET

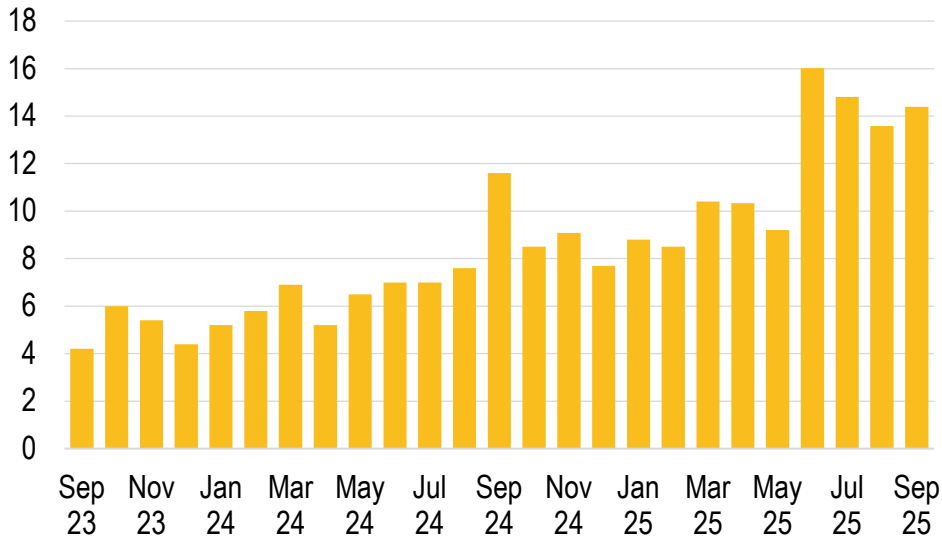
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	
\$99,999 or under	Sep '25	0	0	0	0	0	0	Sep '25
\$100,000 - \$119,999	0	0	0	0	0	0	1	-
\$120,000 - \$139,999	0	0	1	0	0	1	0	-
\$140,000 - \$159,999	4	0	1	0	1	1	0	-
\$160,000 - \$179,999	7	0	1	0	1	0	0	-
\$180,000 - \$199,999	8	1	0	0	0	2	0	-
\$200,000 - \$249,999	35	1	3	4	2	2	0	-
\$250,000 - \$299,999	80	5	10	4	3	3	11	7.3
\$300,000 - \$399,999	162	19	16	9	9	10	5	32.4
\$400,000 - \$499,999	93	7	3	4	5	6	2	46.5
\$500,000 - \$999,999	163	12	21	11	12	13	16	10.2
\$1,000,000 and Over	81	8	8	6	8	7	9	9.0
<b>TOTAL</b>	<b>633</b>	<b>53</b>	<b>64</b>	<b>38</b>	<b>41</b>	<b>45</b>	<b>44</b>	<b>14.4</b>

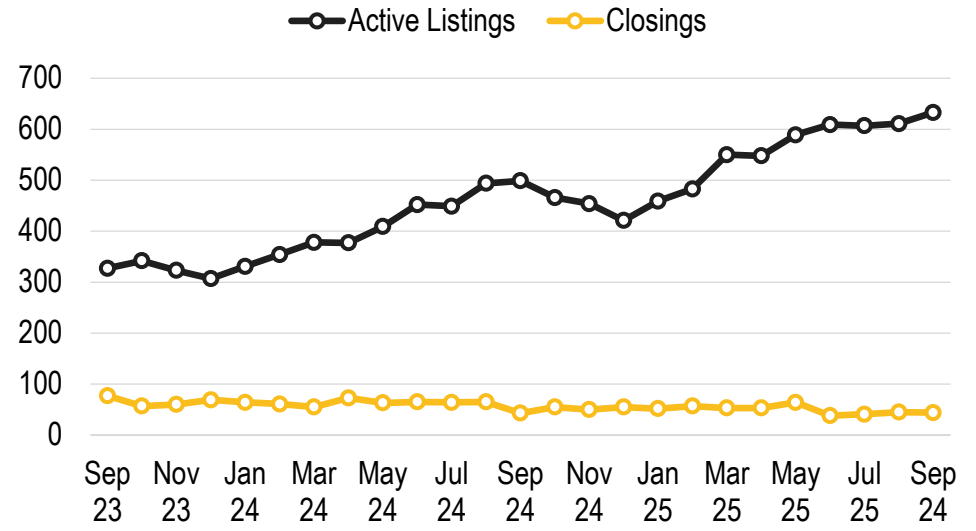
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for the urban Las Vegas valley.



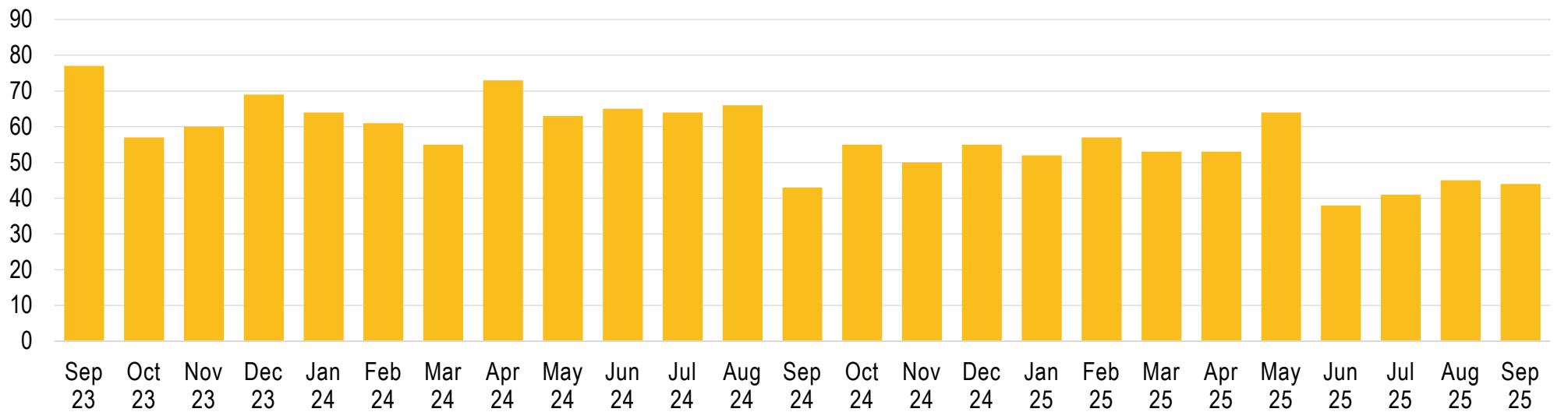
**HIGH-RISE MONTHS OF INVENTORY**  
LAS VEGAS, NEVADA (URBAN VALLEY)



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

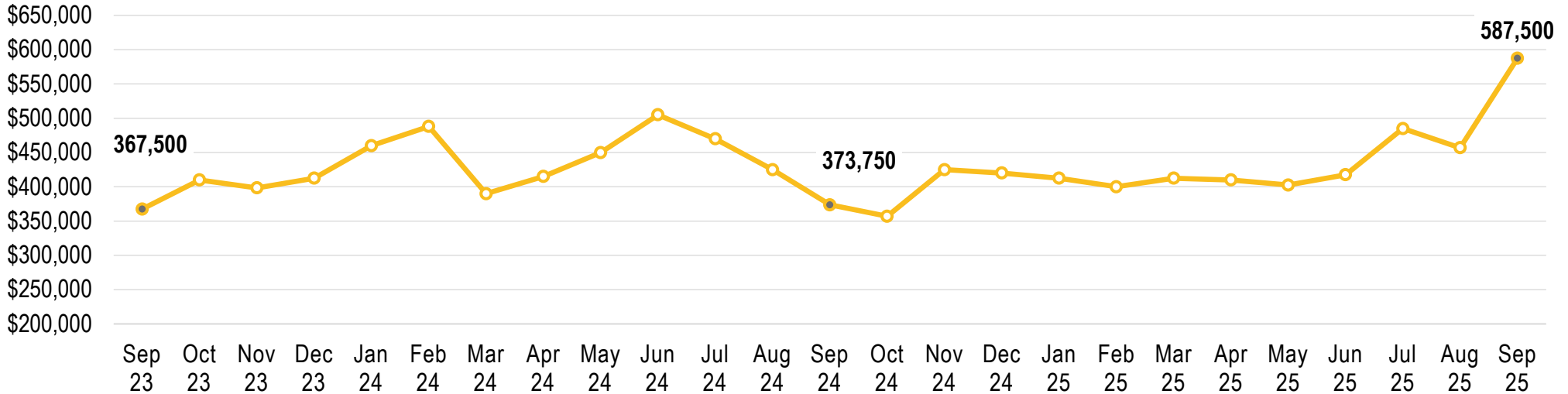


**NUMBER OF HIGH-RISE RESALE HOME CLOSINGS**  
SOUTHERN NEVADA

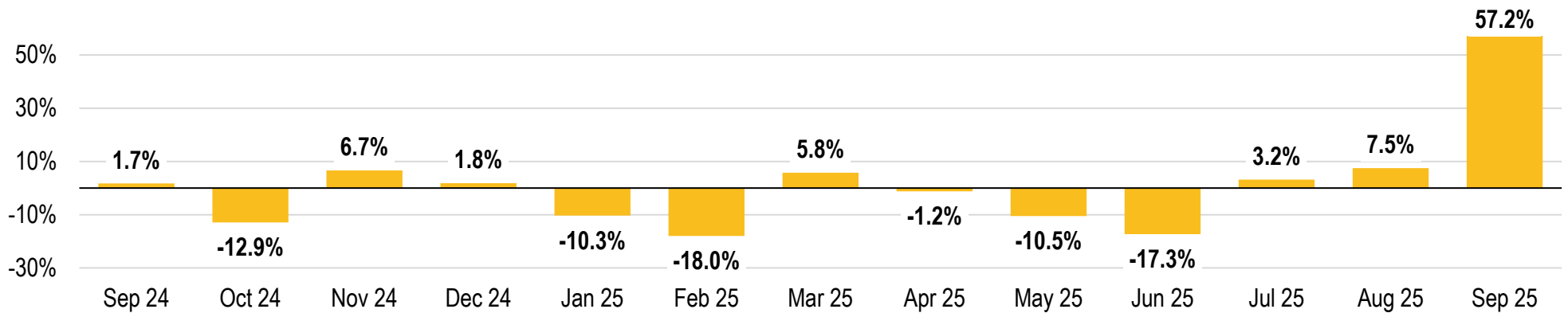




**HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE**  
SOUTHERN NEVADA



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



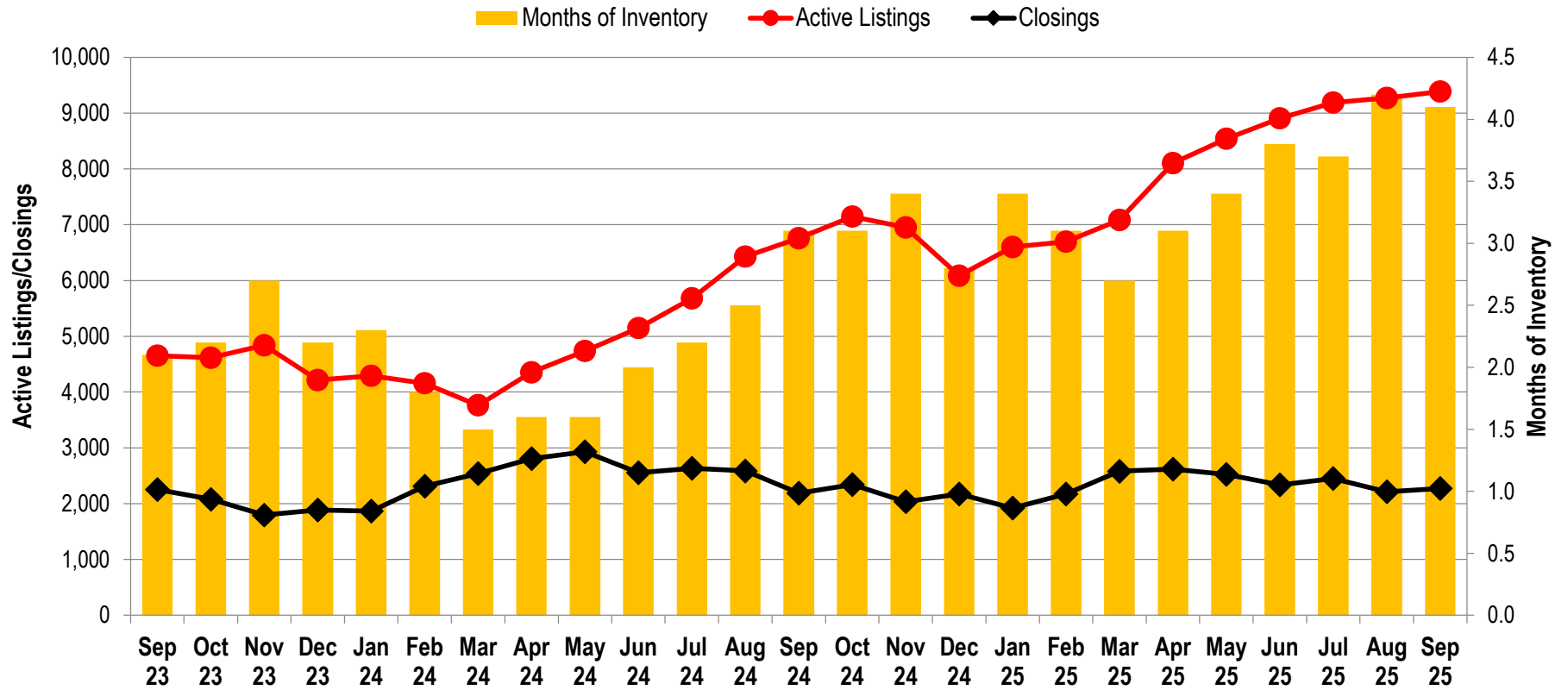
**Housing Market**  
Las Vegas, Nevada (Urban Valley)

Price Range	Number of Homes on the Market			Number of Resale Closings			Effective Months of Inventory		
	Jul '25	Aug '25	Sep '25	Jul '25	Aug '25	Sep '25	Jul '25	Aug '25	Sep '25
01. \$199,999 or Under	400	366	379	73	67	85	5.5	5.5	4.5
02. \$200,000 - \$249,999	525	497	514	105	82	96	5.0	6.1	5.4
03. \$250,000 - \$299,999	564	513	493	138	110	102	4.1	4.7	4.8
04. \$300,000 - \$349,999	542	556	565	214	183	177	2.5	3.0	3.2
05. \$350,000 - \$399,999	1,037	1,023	1,033	351	344	373	3.0	3.0	2.8
06. \$400,000 - \$499,999	2,079	2,106	2,090	656	593	613	3.2	3.6	3.4
07. \$500,000 - \$749,999	2,410	2,360	2,366	634	578	535	3.8	4.1	4.4
08. \$750,000 - \$999,999	809	787	800	132	136	144	6.1	5.8	5.6
09. \$1,000,000 - \$1,499,999	499	508	495	83	67	84	6.0	7.6	5.9
10. \$1,500,000 - \$1,999,999	202	226	200	32	20	26	6.3	11.3	7.7
11. \$2,000,000 - \$2,499,999	113	122	115	15	10	5	7.5	12.2	23.0
12. \$2,500,000 and Over	329	324	338	21	23	29	15.7	14.1	11.7
<b>Total</b>	<b>9,509</b>	<b>9,388</b>	<b>9,388</b>	<b>2,454</b>	<b>2,213</b>	<b>2,269</b>	<b>3.9</b>	<b>4.2</b>	<b>4.1</b>

**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)

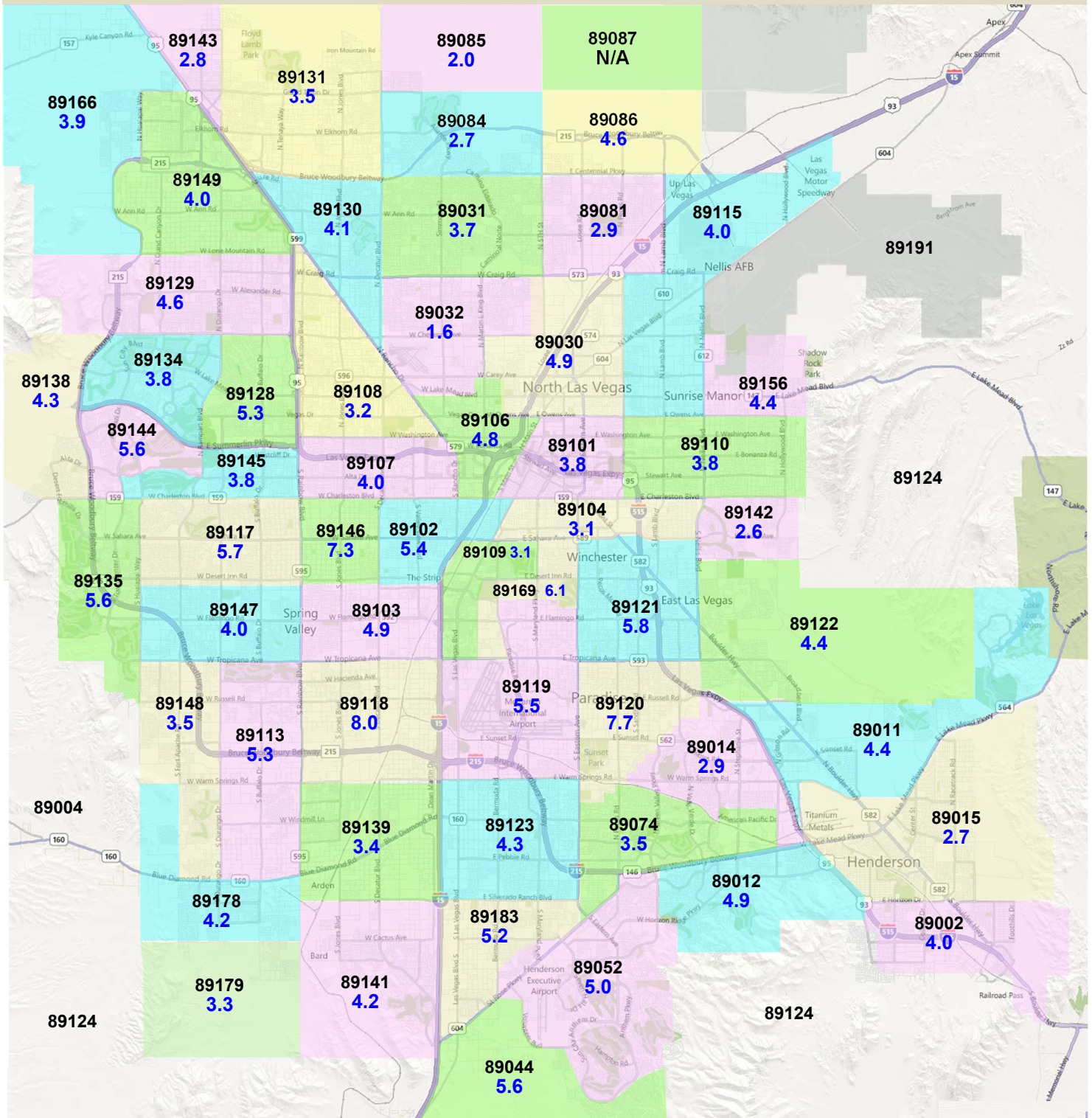


# Months of Housing Inventory by Zip Code

## Las Vegas, Nevada

### September 2025

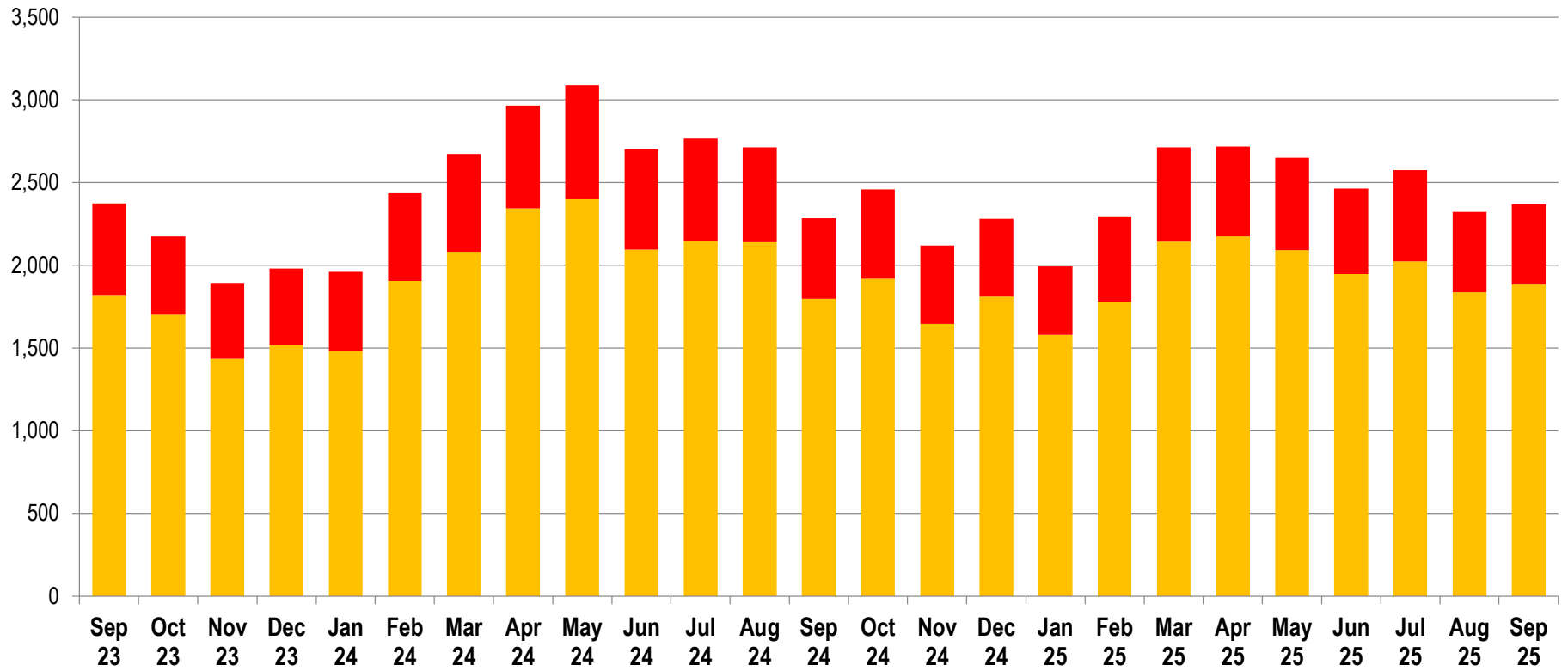
SalesTraq™



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

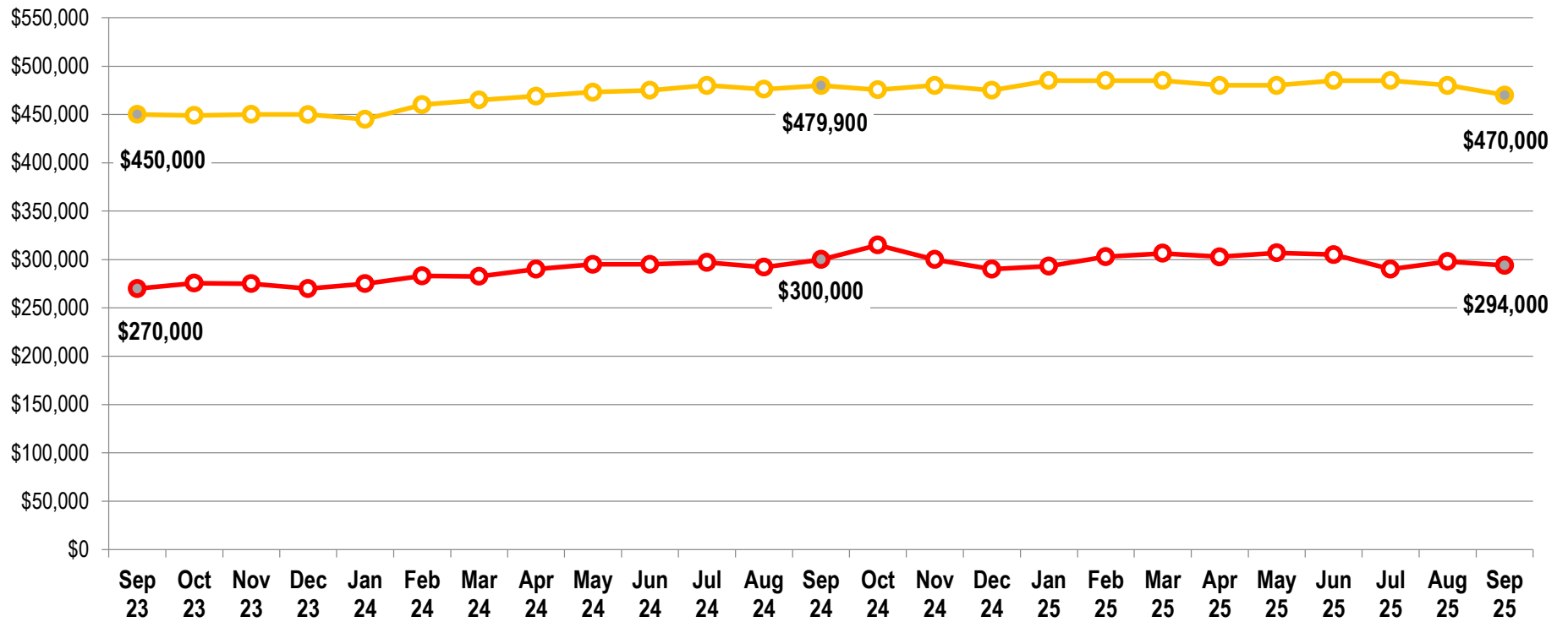
# Number of Resale Home Closings by Product Type Southern Nevada

Single Family Condo/Townhouse

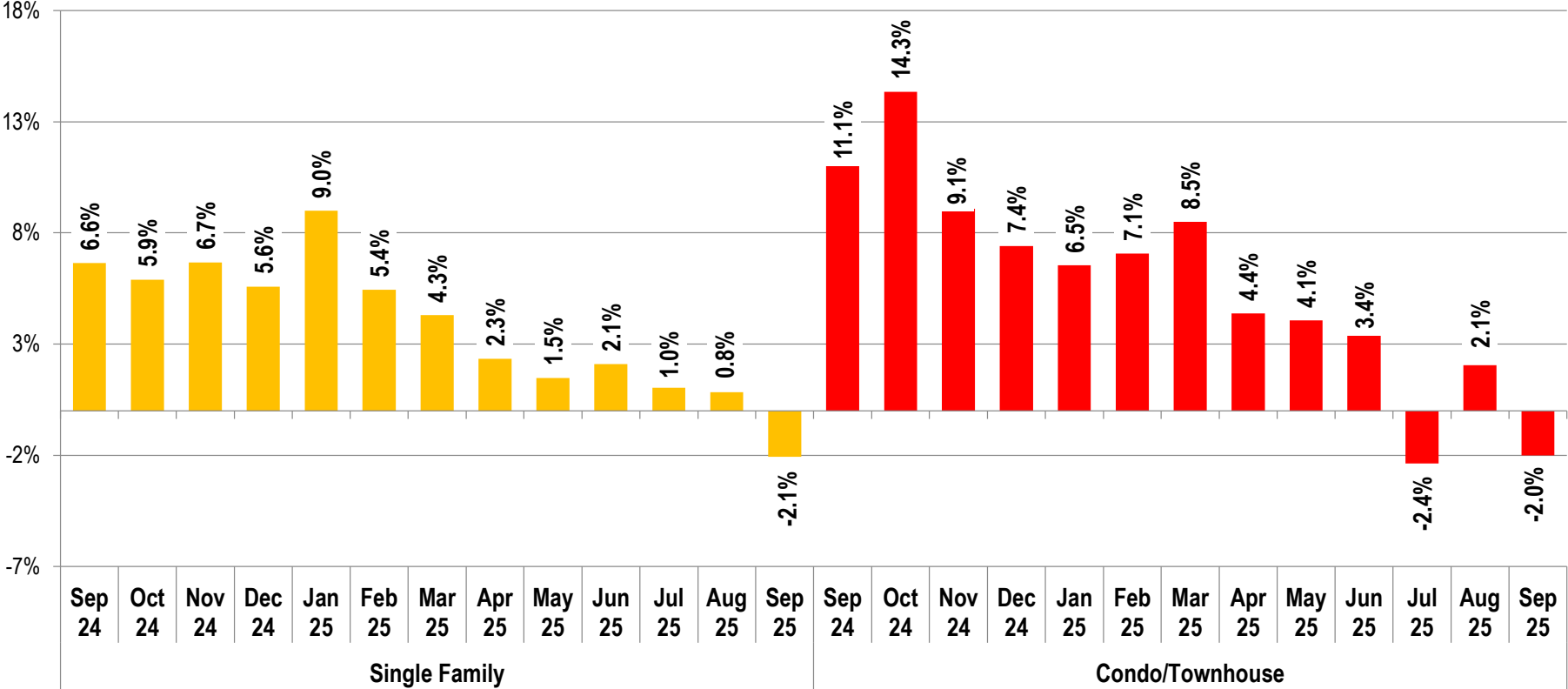


## Median Resale Home Closing Prices by Product Type Southern Nevada

Single Family Condo/Townhouse



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

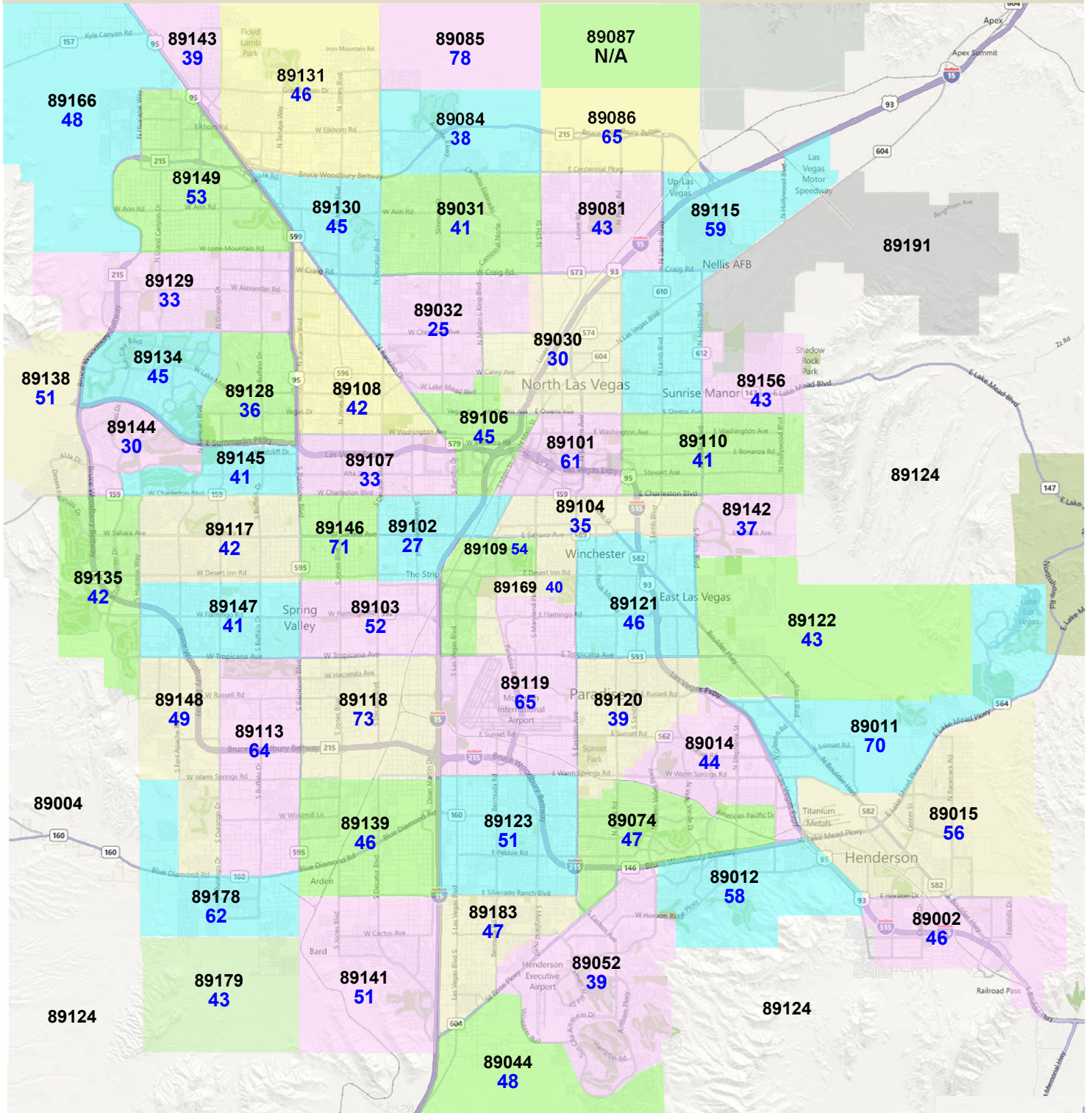


# Average Days on Market by Zip Code

## Las Vegas, Nevada

### September 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).