



CHICAGO TITLE

OCTOBER 2025

REAL ESTATE MARKET UPDATE

Sales activity moderated in October 2025, as the number of closings dropped 9.4 percent to 2,121 units. Demand dynamics also included a decline in the median single-family sales price to \$474,370 (-9.5 percent year over year).

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

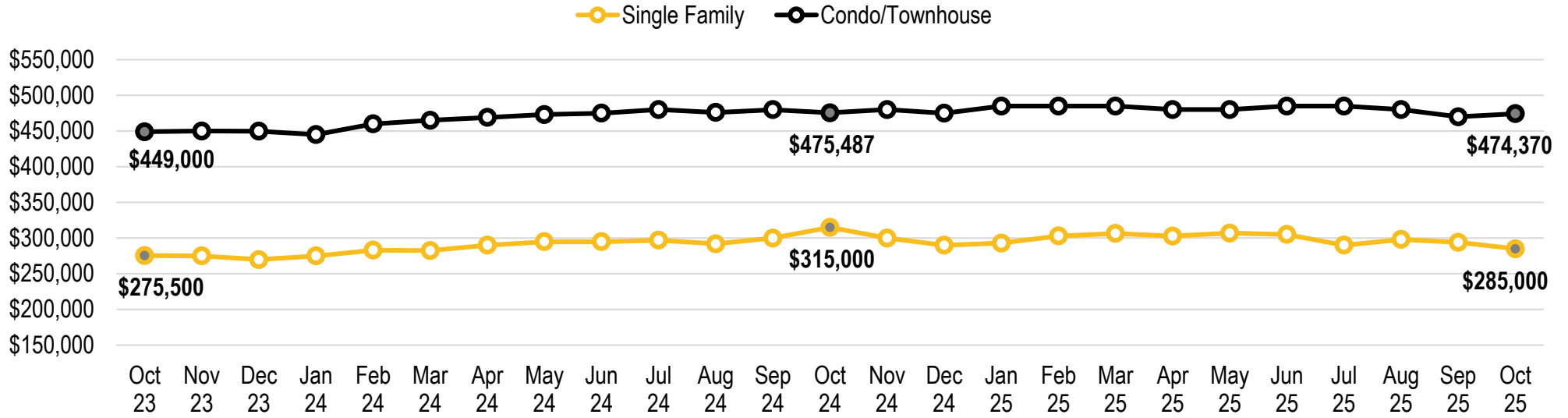
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Aug '25	Sep '25	Oct '25	Aug '25	Sep '25	Oct '25	Aug '25	Sep '25	Oct '25
\$199,999 OR UNDER	366	379	403	67	85	77	5.5	4.5	5.2
\$200,000 - \$249,999	497	514	495	82	96	115	6.1	5.4	4.3
\$250,000 - \$299,999	513	493	455	110	102	95	4.7	4.8	4.8
\$300,000 - \$349,999	556	565	548	183	177	181	3.0	3.2	3.0
\$350,000 - \$399,999	1,023	1,033	981	344	373	321	3.0	2.8	3.1
\$400,000 - \$499,999	2,106	2,090	2,037	593	613	578	3.6	3.4	3.5
\$500,000 - \$749,999	2,360	2,366	2,238	578	535	499	4.1	4.4	4.5
\$750,000 - \$999,999	787	800	719	136	144	121	5.8	5.6	5.9
\$1,000,000 - \$1,499,999	508	495	495	67	84	79	7.6	5.9	6.3
\$1,500,000 - \$1,999,999	226	200	196	20	26	19	11.3	7.7	10.3
\$2,000,000 - \$2,499,999	122	115	112	10	5	11	12.2	23.0	10.2
\$2,500,000 AND OVER	324	338	349	23	29	25	14.1	11.7	14.0
TOTAL	9,388	9,388	9,028	2,213	2,269	2,121	4.2	4.1	4.3

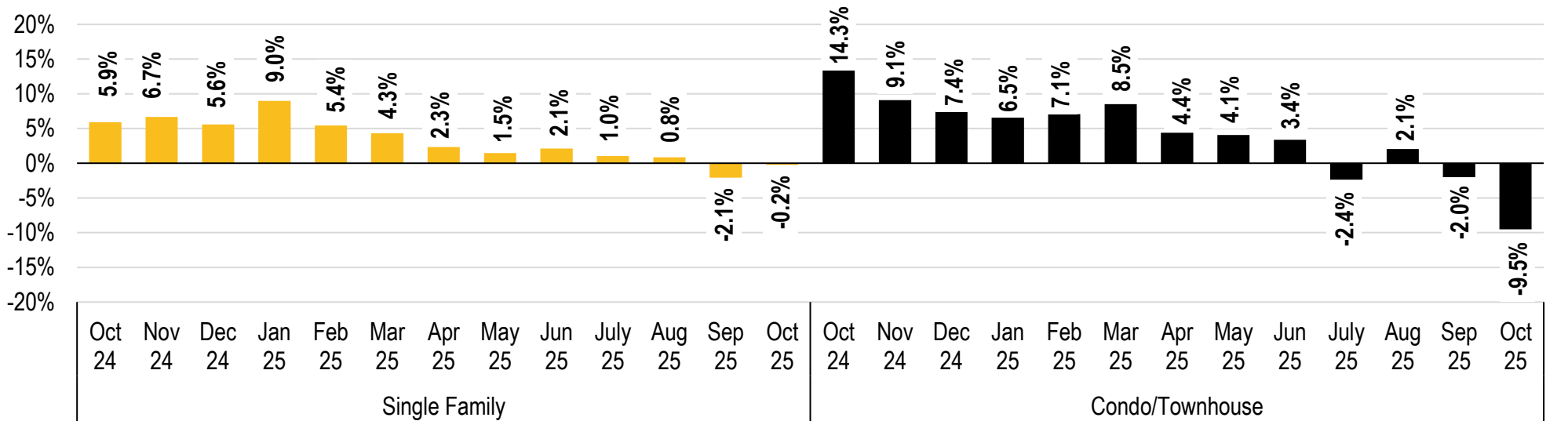
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

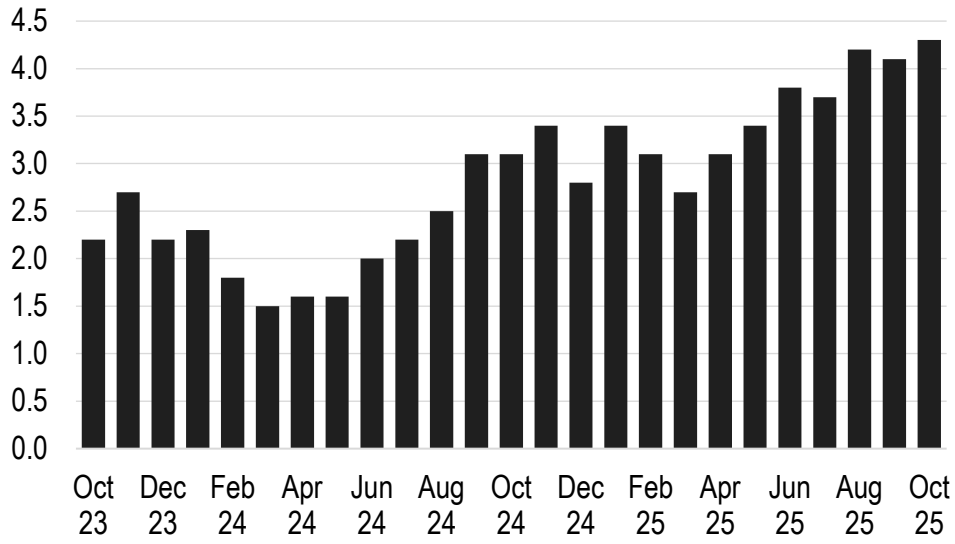


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

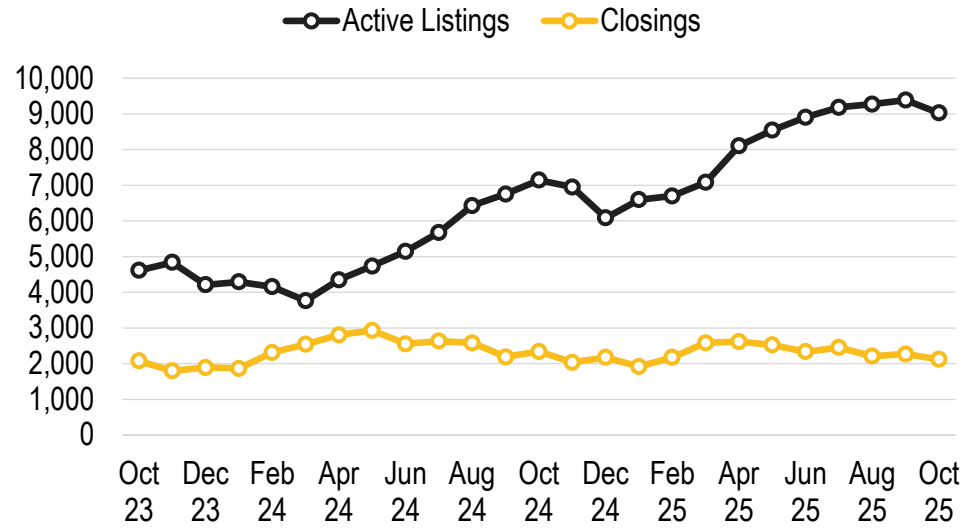




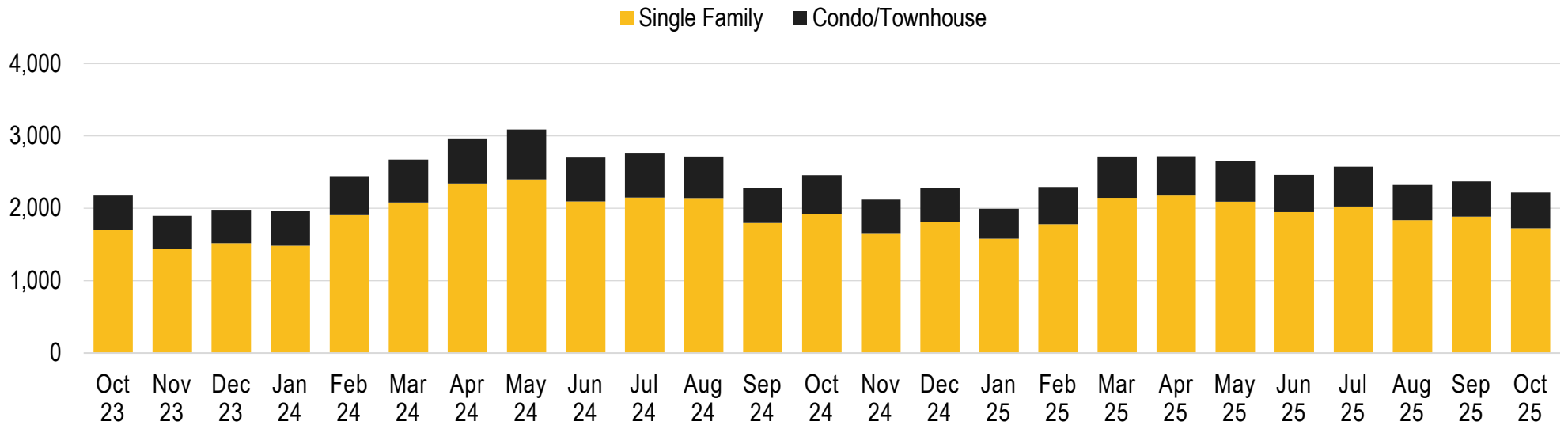
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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



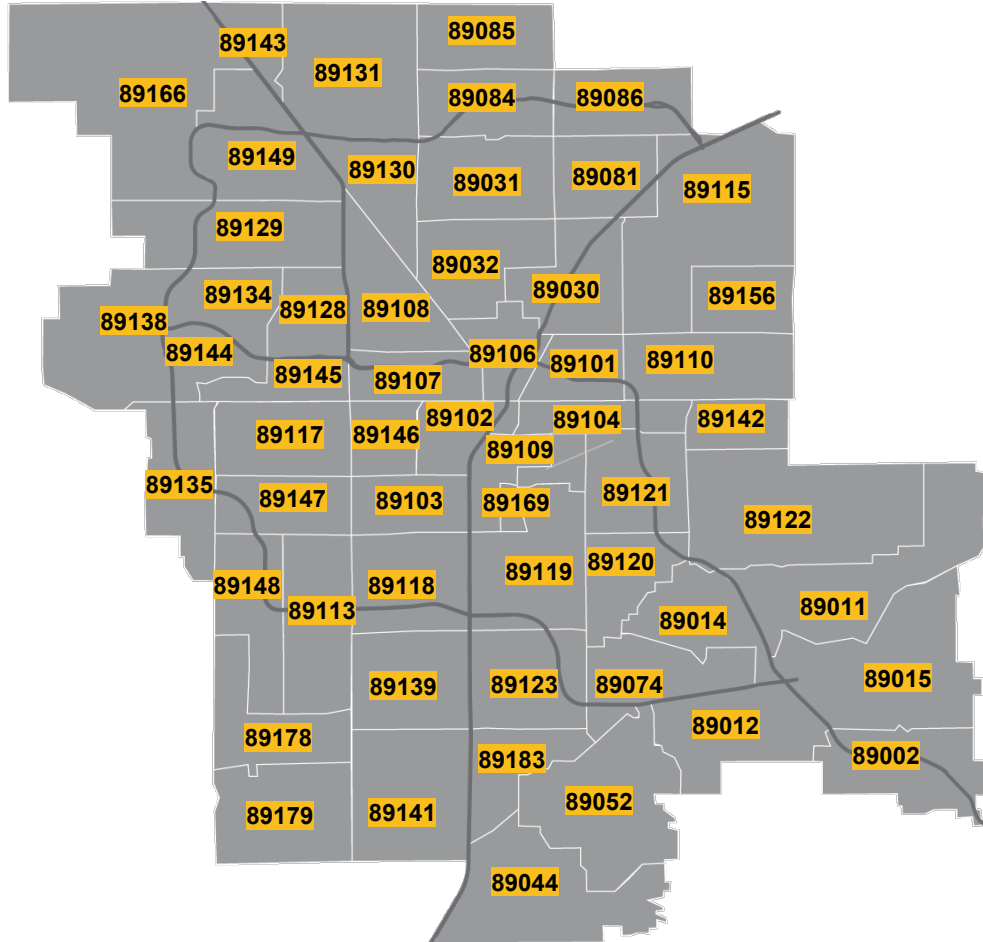
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

BY ZIP CODE | LAS VEGAS, NEVADA | October 2025

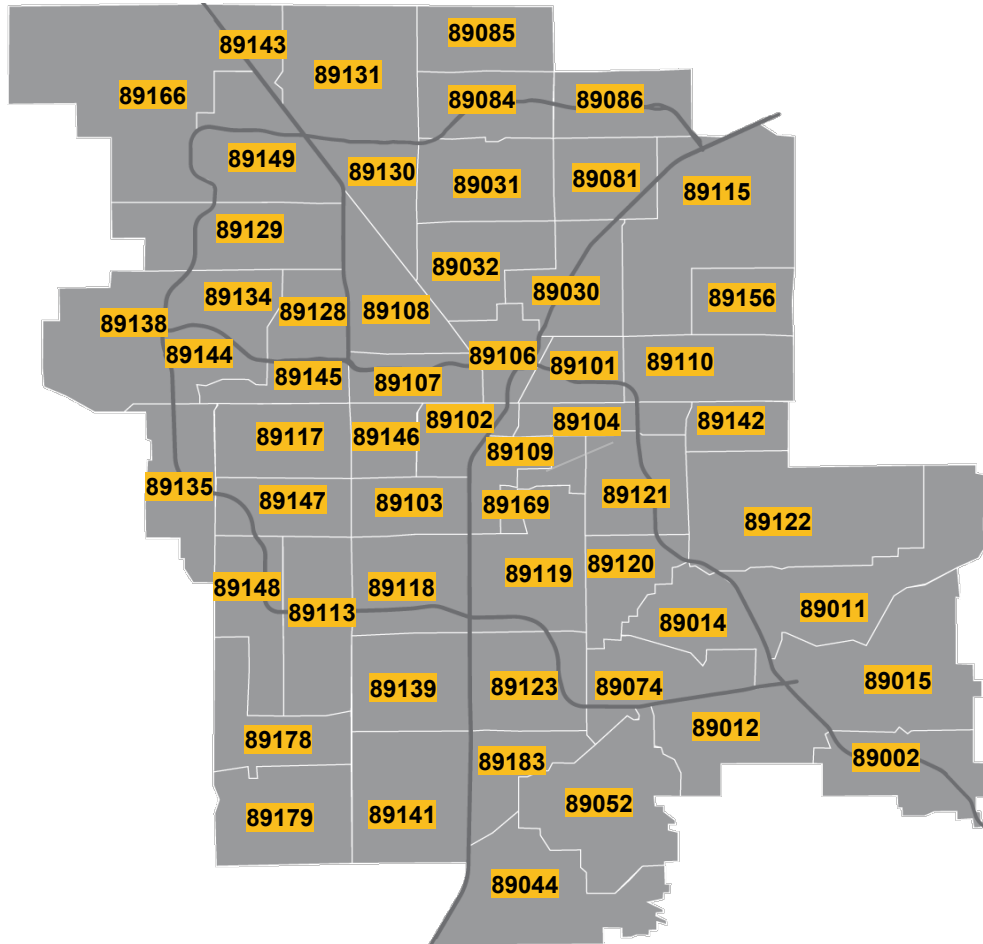


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	36	89086	61	89119	33	89142	58
89011	65	89101	100	89120	42	89143	46
89012	49	89102	43	89121	37	89144	38
89014	51	89103	67	89122	42	89145	40
89015	45	89104	32	89123	43	89146	75
89030	30	89106	45	89128	46	89147	54
89031	41	89107	48	89129	44	89148	44
89032	40	89108	40	89130	55	89149	41
89044	63	89109	42	89131	52	89156	49
89052	52	89110	33	89134	50	89166	50
89074	44	89113	54	89135	48	89169	52
89081	34	89115	43	89138	49	89178	60
89084	38	89117	58	89139	52	89179	41
89085	67	89118	65	89141	62	89183	47



MONTHS OF HOUSING INVENTORY

BY ZIP CODE | LAS VEGAS, NEVADA | October 2025



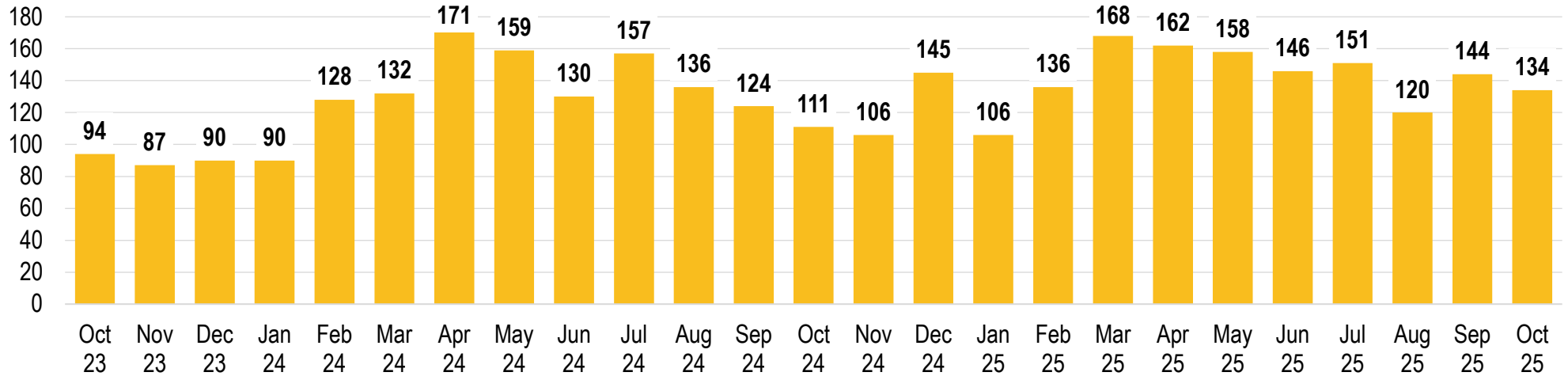
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	3.3	89086	8.4	89119	7.0	89142	3.7
89011	5.9	89101	6.4	89120	4.3	89143	5.7
89012	5.0	89102	7.1	89121	5.6	89144	4.6
89014	4.4	89103	4.4	89122	5.2	89145	3.3
89015	3.6	89104	4.3	89123	4.6	89146	7.8
89030	3.4	89106	3.3	89128	4.1	89147	4.4
89031	3.1	89107	3.2	89129	5.1	89148	4.6
89032	3.3	89108	3.4	89130	3.7	89149	6.5
89044	3.8	89109	4.3	89131	3.5	89156	4.5
89052	3.8	89110	3.5	89134	4.1	89166	3.3
89074	3.2	89113	5.8	89135	5.1	89169	9.7
89081	3.2	89115	4.9	89138	4.2	89178	3.9
89084	2.5	89117	4.4	89139	2.6	89179	4.1
89085	2.0	89118	5.5	89141	5.1	89183	4.9

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



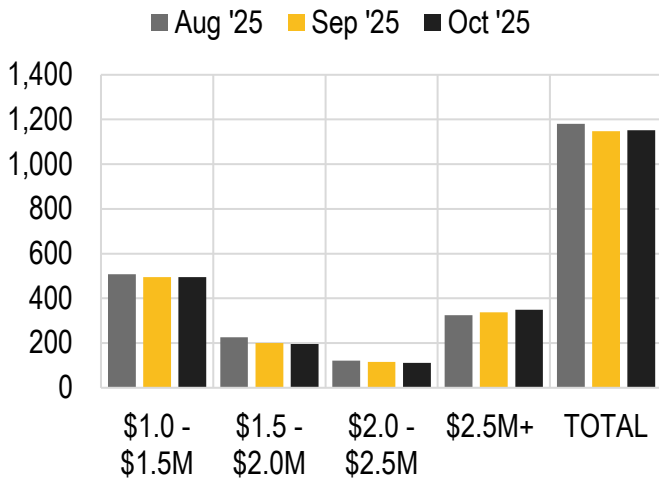
NUMBER OF LUXURY HOME RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



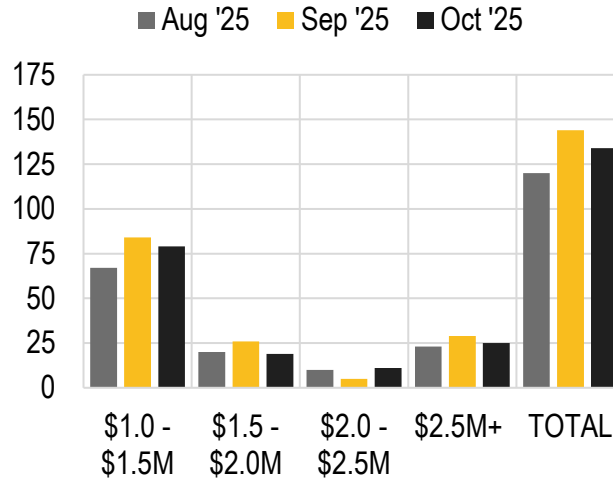
NUMBER OF LUXURY HOMES ON THE MARKET

LAS VEGAS, NEVADA (URBAN VALLEY)



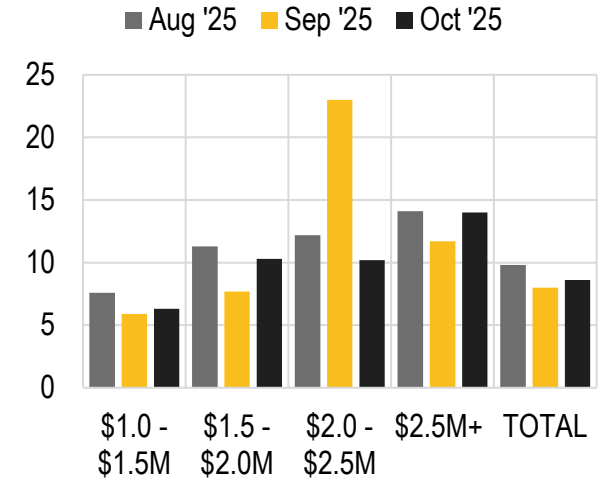
NUMBER OF LUXURY RESALE CLOSINGS

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

OCTOBER 2025

HIGH-RISE MARKET UPDATE

High-rise prices expanded in October, with the median value rising to \$510,000 (+42.9 percent year over year) as the mix of units sold shifted. Closings fell to 44 units (-20.0 percent year over year) while inventory rose to 606 units (+30.0 percent).

HIGH-RISE HOUSING MARKET

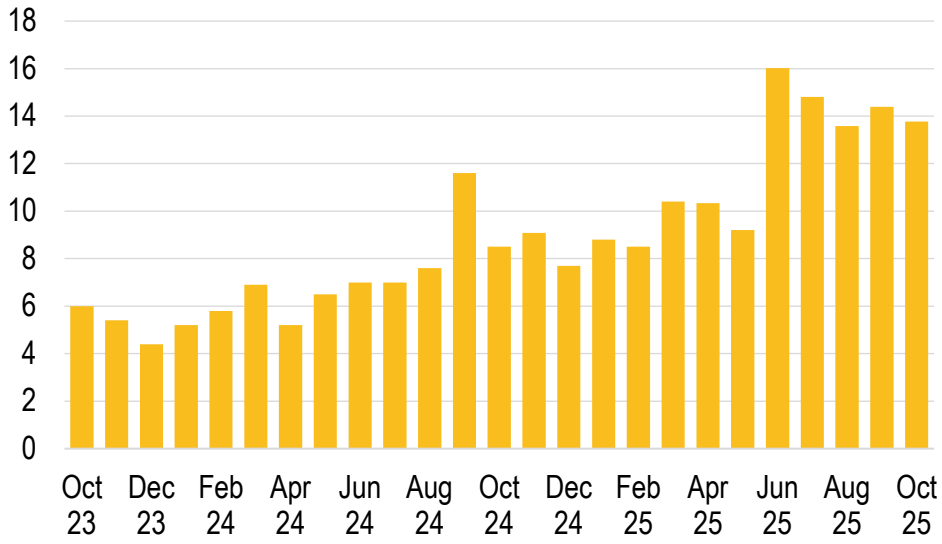
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Oct '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	
\$99,999 or under	0	0	0	0	0	0	0	-
\$100,000 - \$119,999	0	0	0	0	0	1	0	-
\$120,000 - \$139,999	1	1	0	0	1	0	1	1.0
\$140,000 - \$159,999	6	1	0	1	1	0	2	3.0
\$160,000 - \$179,999	3	1	0	1	0	0	0	-
\$180,000 - \$199,999	10	0	0	0	2	0	1	10.0
\$200,000 - \$249,999	37	3	4	2	2	0	3	12.3
\$250,000 - \$299,999	78	10	4	3	3	11	3	26.0
\$300,000 - \$399,999	144	16	9	9	10	5	6	24.0
\$400,000 - \$499,999	86	3	4	5	6	2	3	28.7
\$500,000 - \$999,999	160	21	11	12	13	16	17	9.4
\$1,000,000 and Over	81	8	6	8	7	9	8	10.1
TOTAL	606	64	38	41	45	44	44	13.8

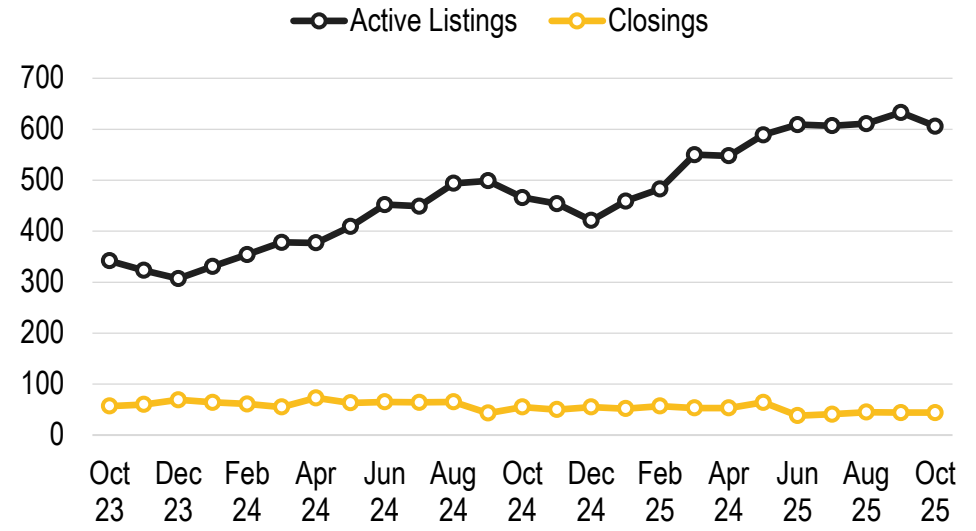
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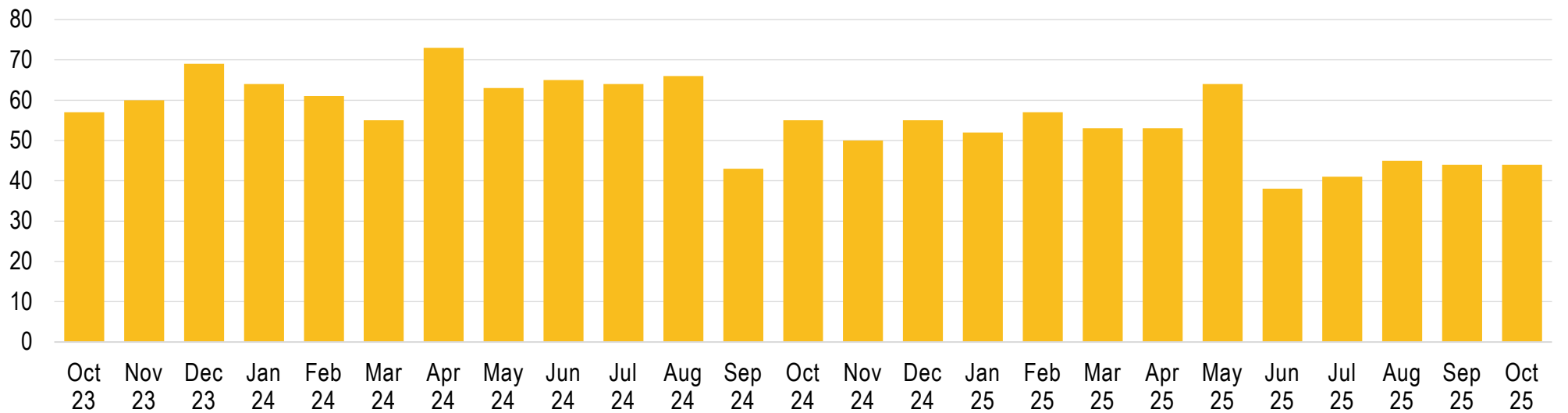
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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

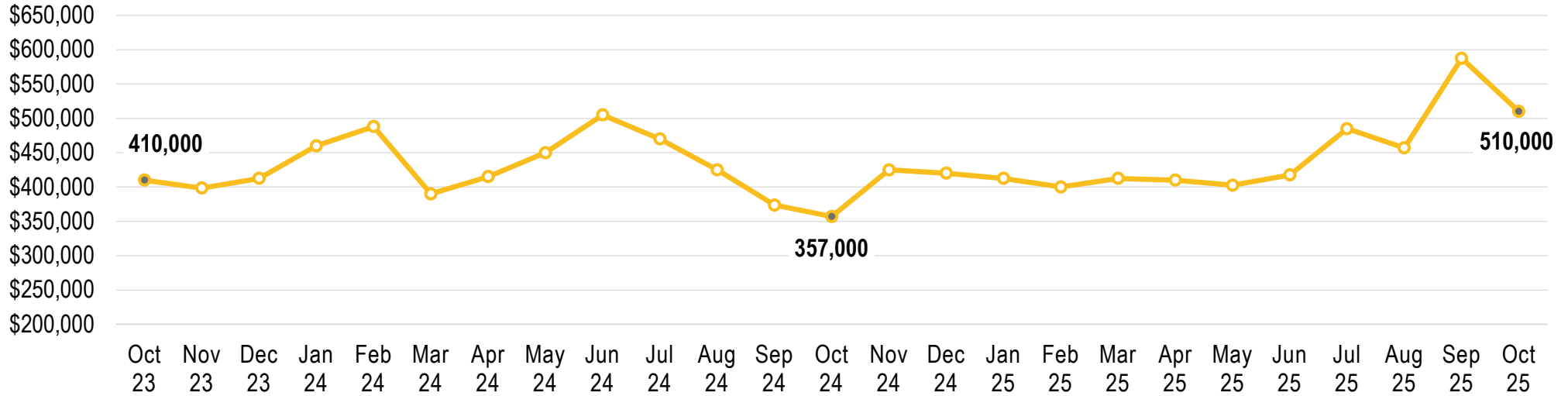


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA

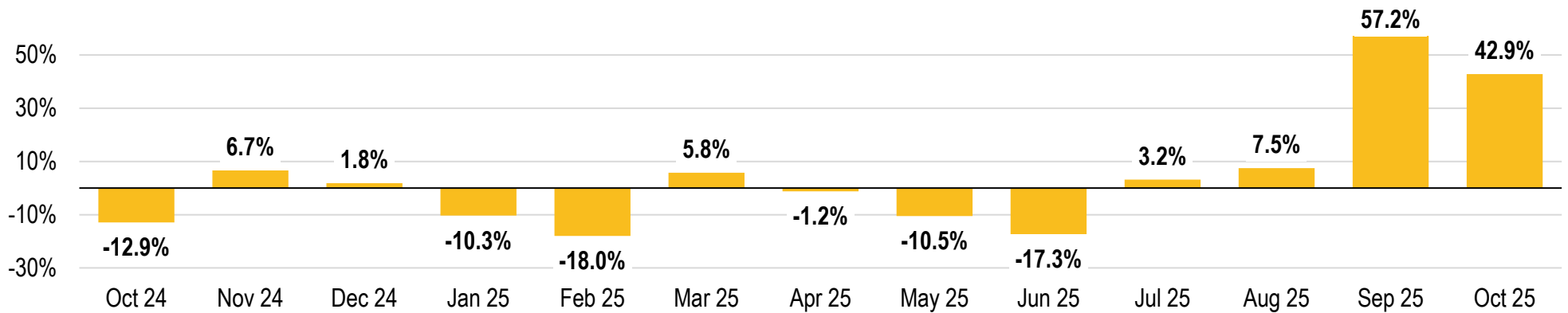




HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



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



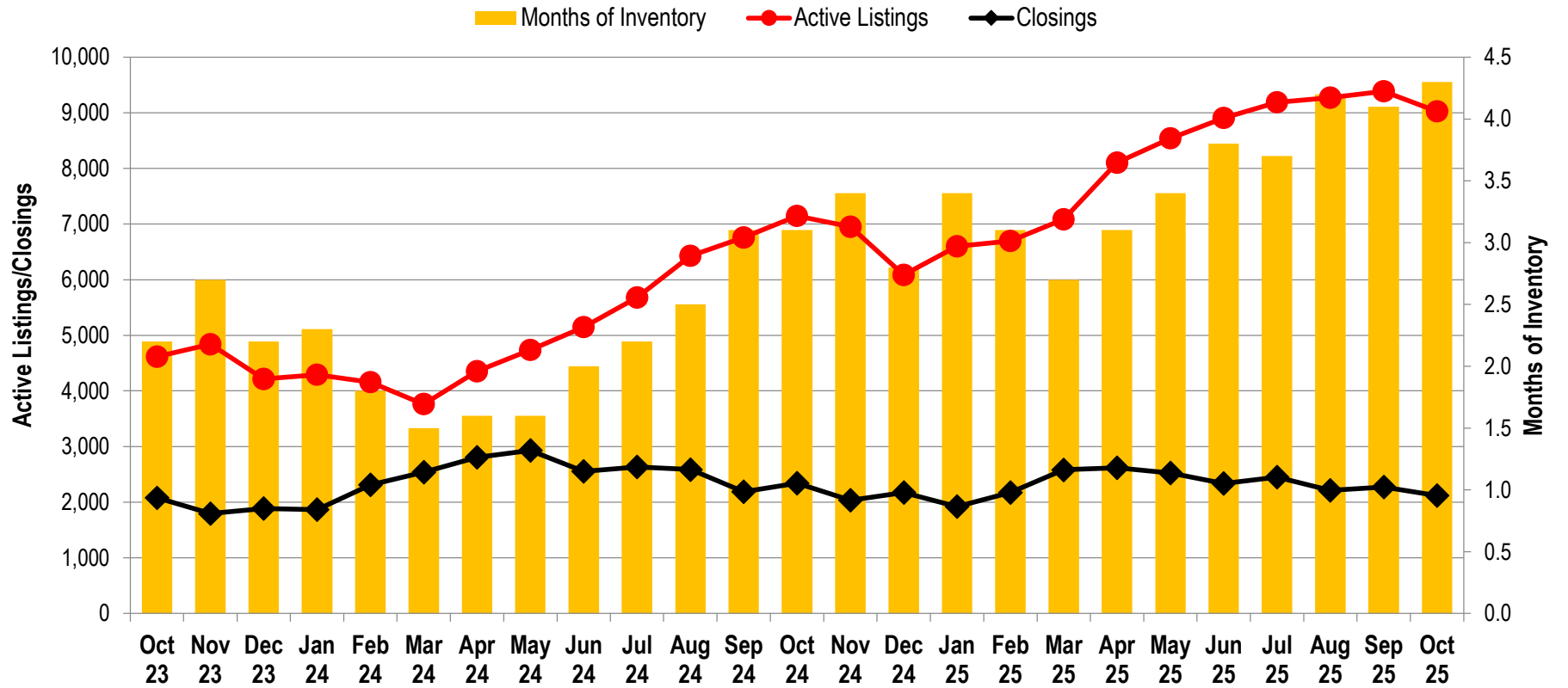
Housing Market
Las Vegas, Nevada (Urban Valley)

Price Range	Number of Homes on the Market			Number of Resale Closings			Effective Months of Inventory		
	Aug '25	Sep '25	Oct '25	Aug '25	Sep '25	Oct '25	Aug '25	Sep '25	Oct '25
01. \$199,999 or Under	366	379	403	67	85	77	5.5	4.5	5.2
02. \$200,000 - \$249,999	497	514	495	82	96	115	6.1	5.4	4.3
03. \$250,000 - \$299,999	513	493	455	110	102	95	4.7	4.8	4.8
04. \$300,000 - \$349,999	556	565	548	183	177	181	3.0	3.2	3.0
05. \$350,000 - \$399,999	1,023	1,033	981	344	373	321	3.0	2.8	3.1
06. \$400,000 - \$499,999	2,106	2,090	2,037	593	613	578	3.6	3.4	3.5
07. \$500,000 - \$749,999	2,360	2,366	2,238	578	535	499	4.1	4.4	4.5
08. \$750,000 - \$999,999	787	800	719	136	144	121	5.8	5.6	5.9
09. \$1,000,000 - \$1,499,999	508	495	495	67	84	79	7.6	5.9	6.3
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11. \$2,000,000 - \$2,499,999	122	115	112	10	5	11	12.2	23.0	10.2
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Total	9,388	9,388	9,028	2,213	2,269	2,121	4.2	4.1	4.3

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Months of Inventory, Active Listings, and Closings

Las Vegas, Nevada (Urban Valley)

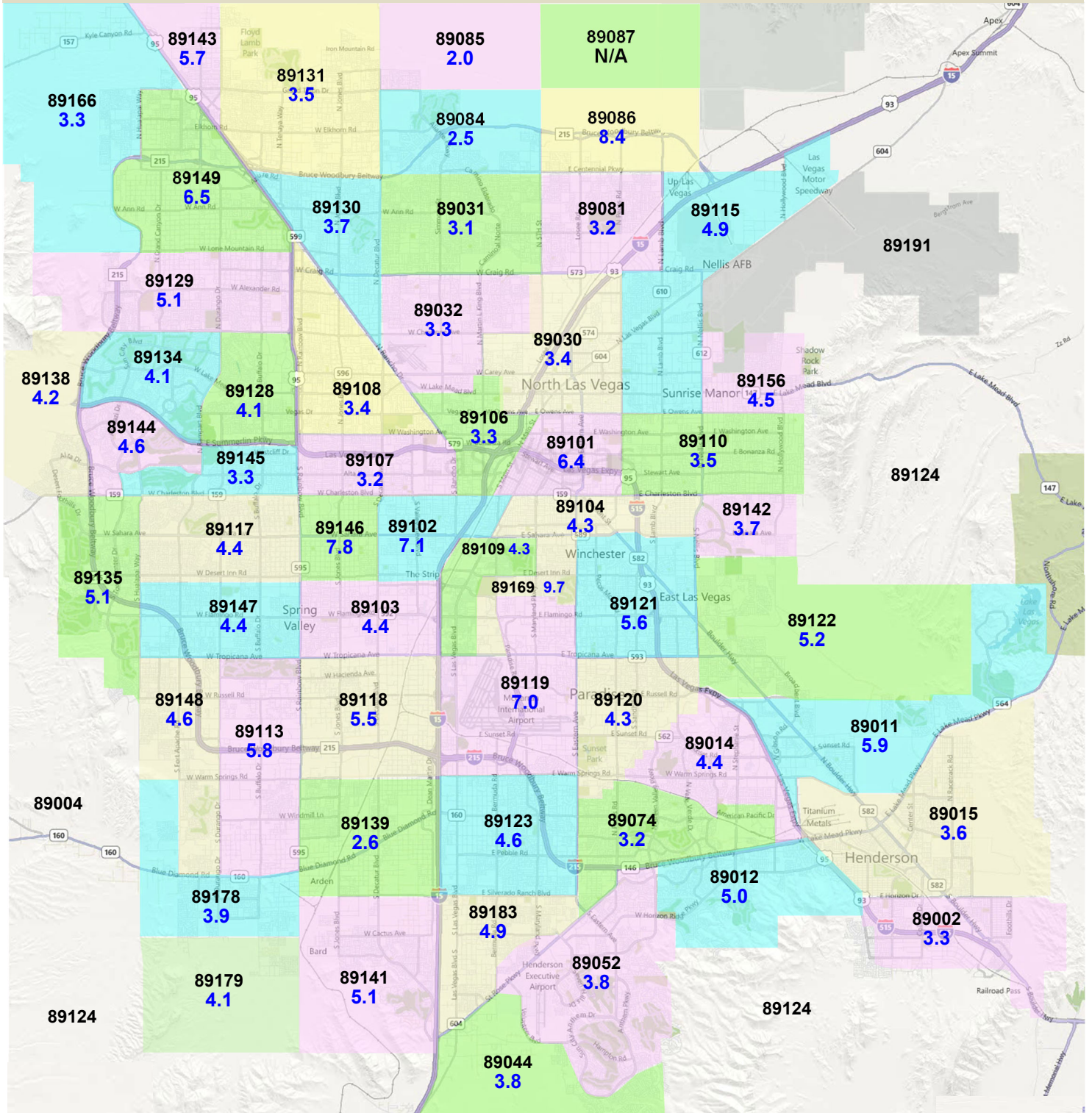


Months of Housing Inventory by Zip Code

Las Vegas, Nevada

October 2025

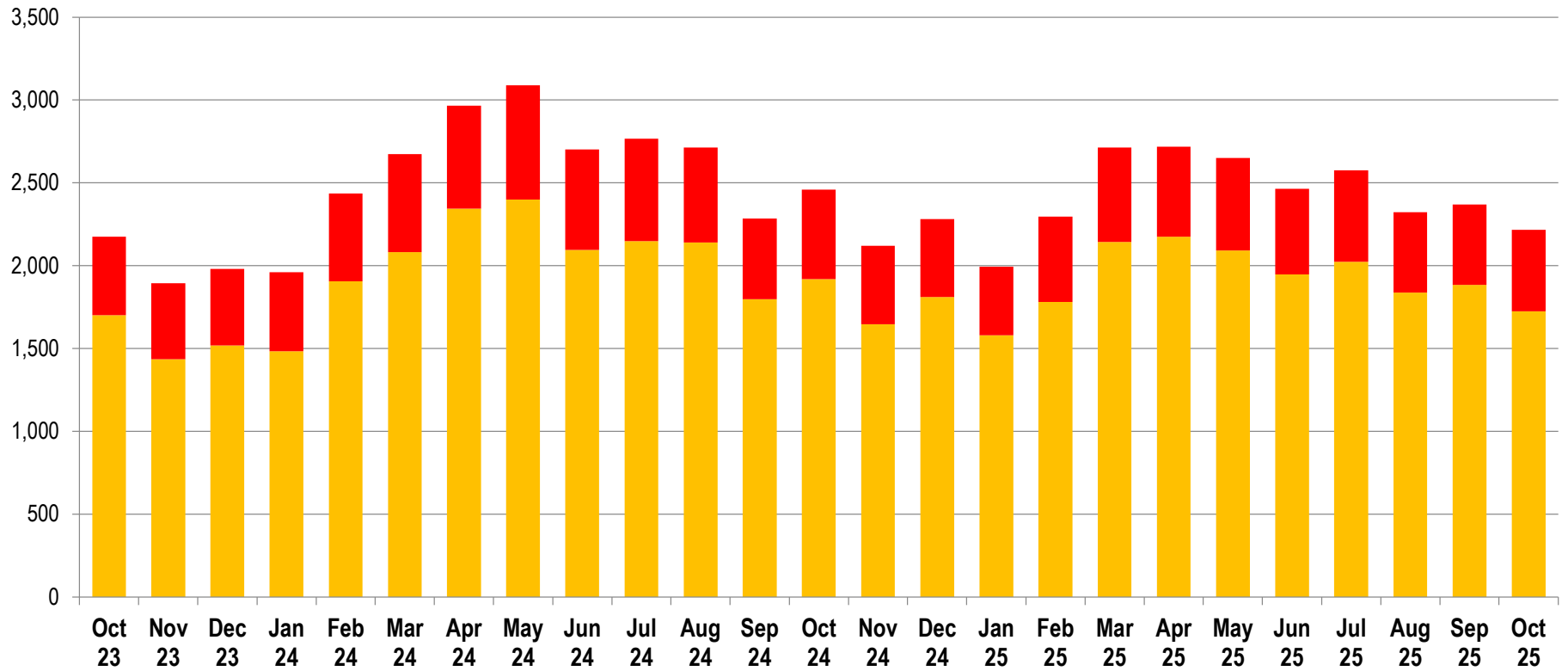
SalesTraq™



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

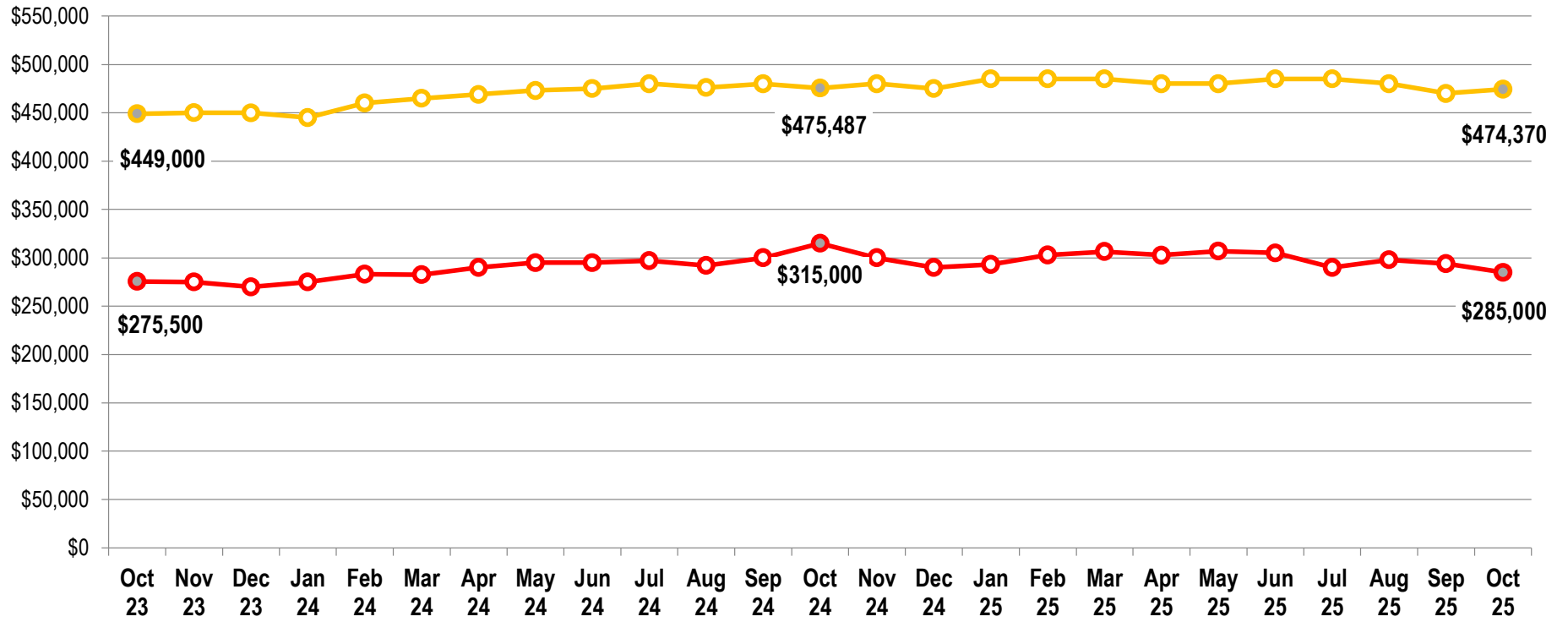
Number of Resale Home Closings by Product Type Southern Nevada

Single Family Condo/Townhouse

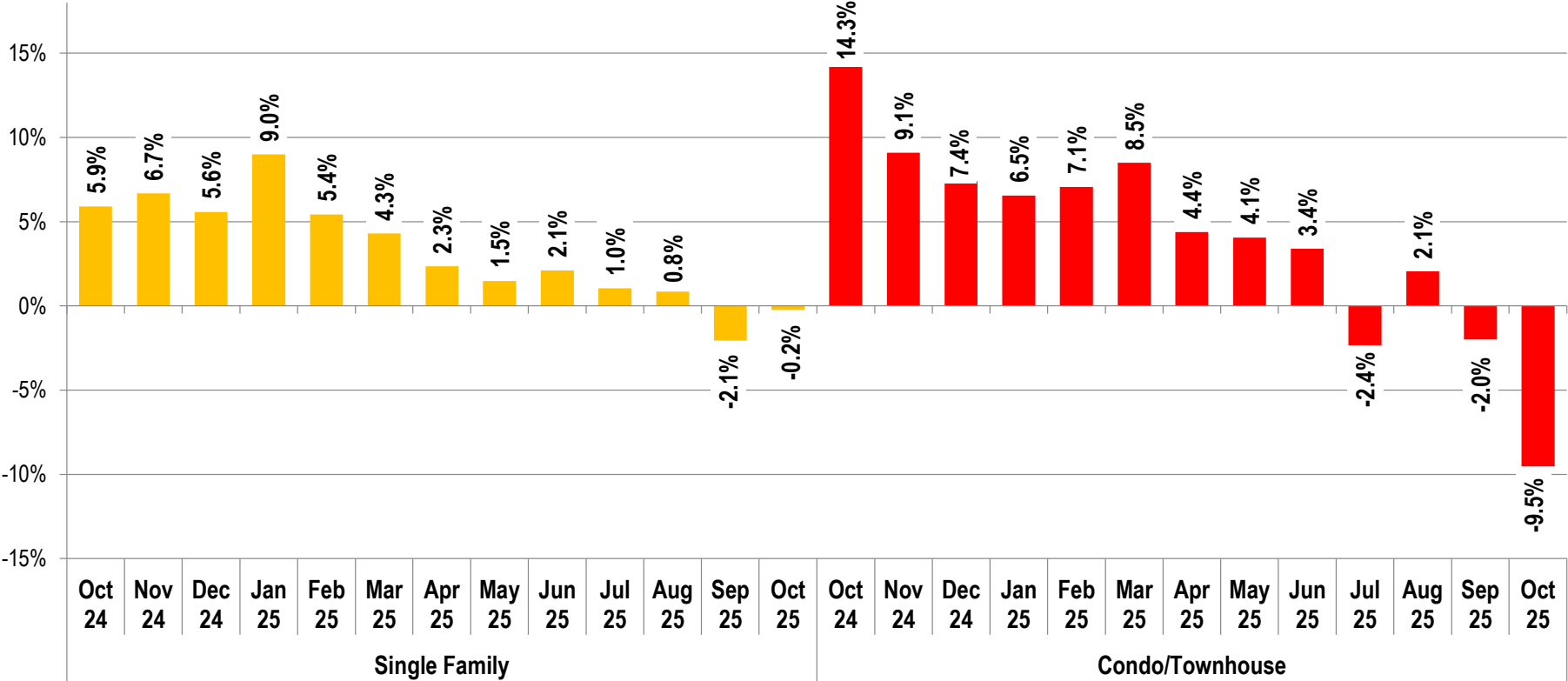


Median Resale Home Closing Prices by Product Type Southern Nevada

Single Family Condo/Townhouse



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

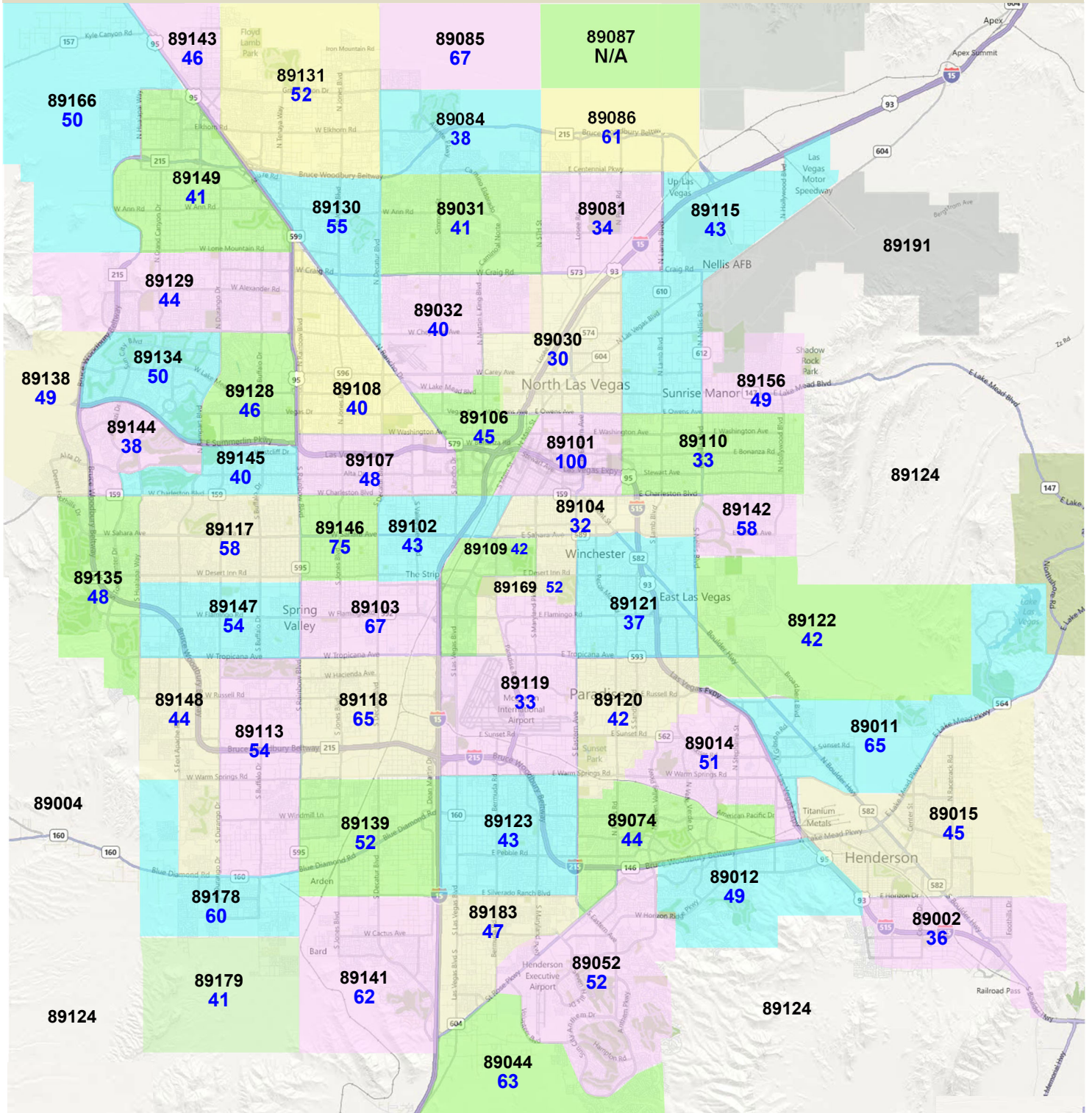


Average Days on Market by Zip Code

Las Vegas, Nevada

October 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).