



CHICAGO TITLE

DECEMBER 2025

REAL ESTATE MARKET UPDATE

Buyer activity matched the previous year in December with 2,175 closings. Active listings grew to 8,035 (+32.0 percent year over year) and effective inventory hit 3.7 months. Median single-family home price declined to \$470,000 (-1.1 percent year over year).

RESALE HOME AVAILABILITY AND CLOSINGS BY MONTH

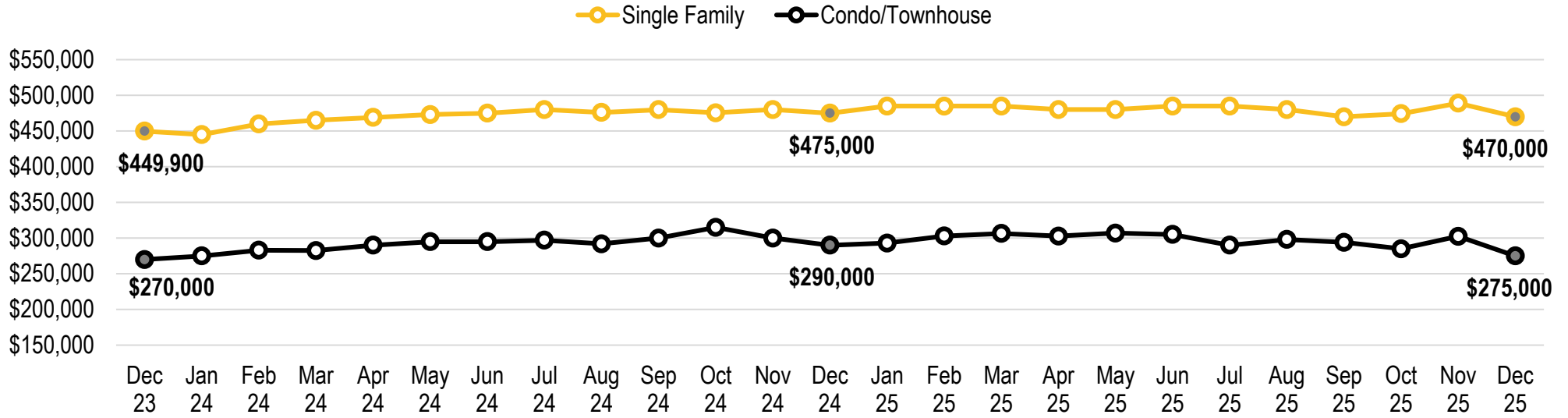
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET			NUMBER OF RESALE CLOSINGS			EFFECTIVE MONTHS OF INVENTORY		
	Oct '25	Nov '25	Dec '25	Oct '25	Nov '25	Dec '25	Oct '25	Nov '25	Dec '25
\$199,999 OR UNDER	403	418	360	77	52	82	5.2	8.0	4.4
\$200,000 - \$249,999	495	501	448	115	62	88	4.3	8.1	5.1
\$250,000 - \$299,999	455	506	443	95	94	115	4.8	5.4	3.9
\$300,000 - \$349,999	548	589	524	181	142	163	3.0	4.1	3.2
\$350,000 - \$399,999	981	995	872	321	290	335	3.1	3.4	2.6
\$400,000 - \$499,999	2,037	1,928	1,776	578	479	617	3.5	4.0	2.9
\$500,000 - \$749,999	2,238	2,155	1,965	499	483	508	4.5	4.5	3.9
\$750,000 - \$999,999	719	721	622	121	109	121	5.9	6.6	5.1
\$1,000,000 - \$1,499,999	495	495	435	79	68	80	6.3	7.3	5.4
\$1,500,000 - \$1,999,999	196	182	168	19	26	25	10.3	7.0	6.7
\$2,000,000 - \$2,499,999	112	116	108	11	11	14	10.2	10.5	7.7
\$2,500,000 AND OVER	349	341	314	25	19	27	14.0	17.9	11.6
TOTAL	9,028	8,947	8,035	2,121	1,835	2,175	4.3	4.9	3.7

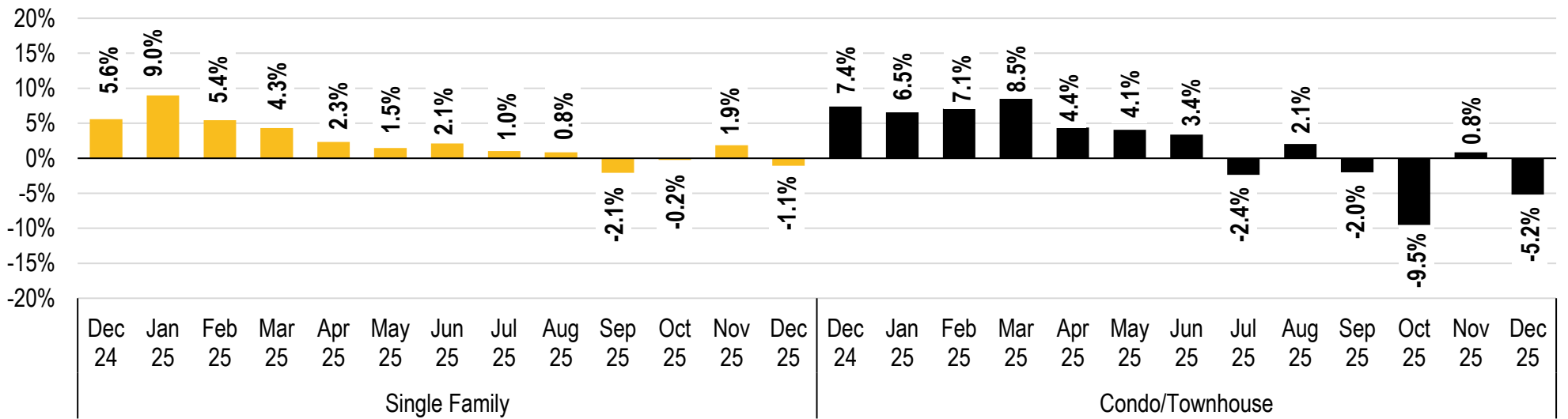
Note: Homes on the market reflect available listings, excluding homes under contract. Data is for urban Las Vegas valley.



MEDIAN RESALE HOME CLOSING PRICES
BY PRODUCT TYPE | SOUTHERN NEVADA

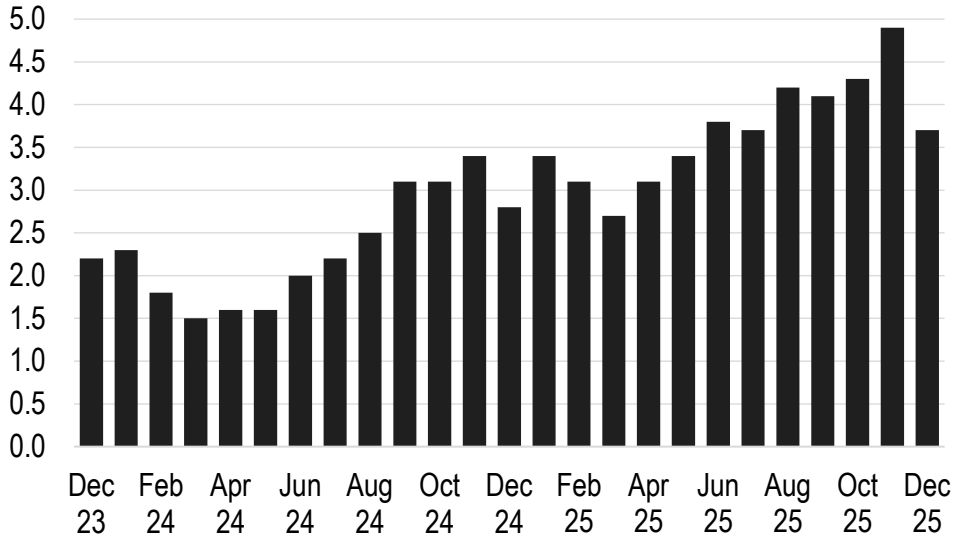


MEDIAN RESALE PRICE APPRECIATION (YEAR-OVER-YEAR)
BY PRODUCT TYPE | SOUTHERN NEVADA

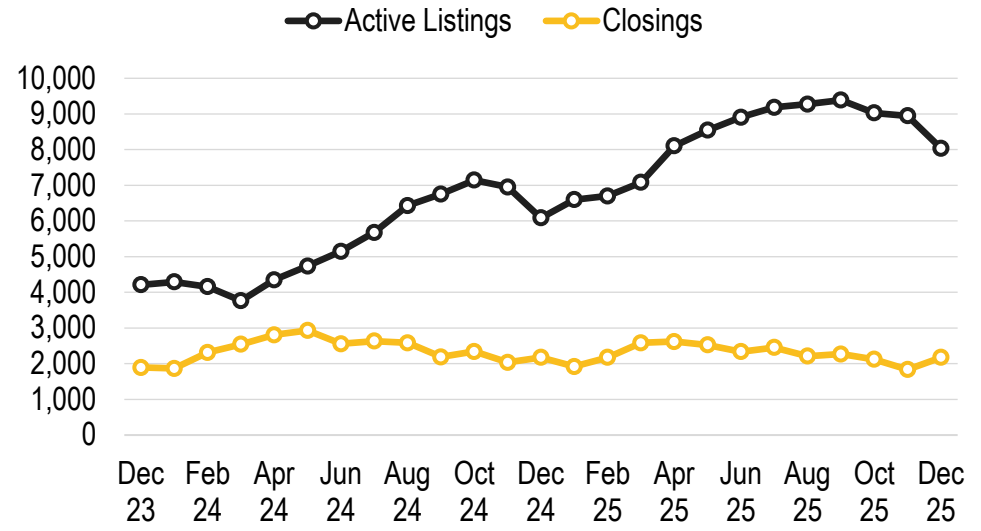




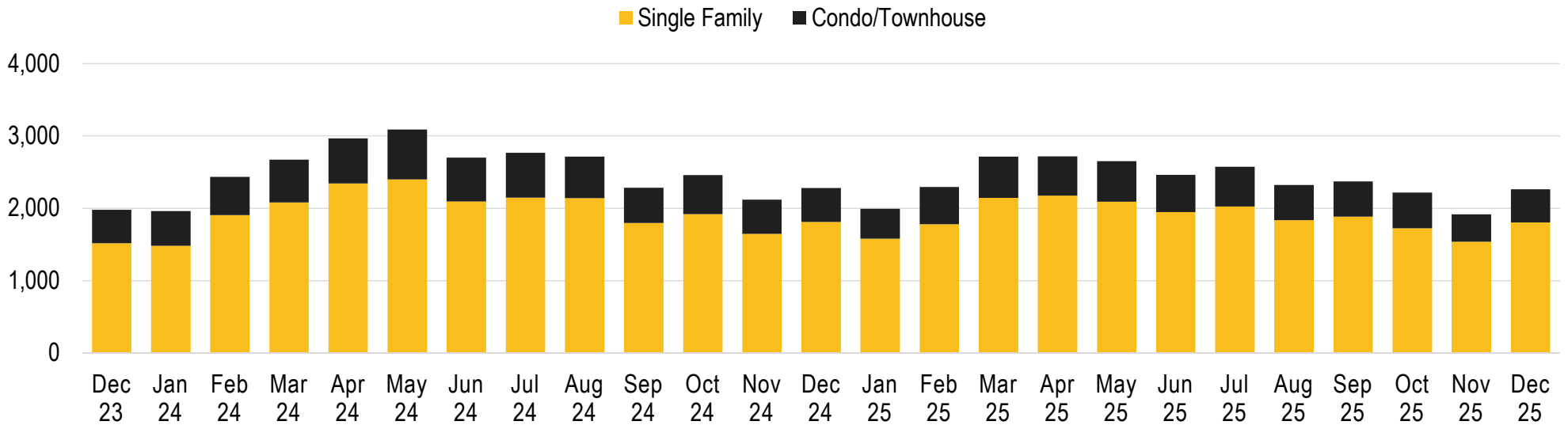
EFFECTIVE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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



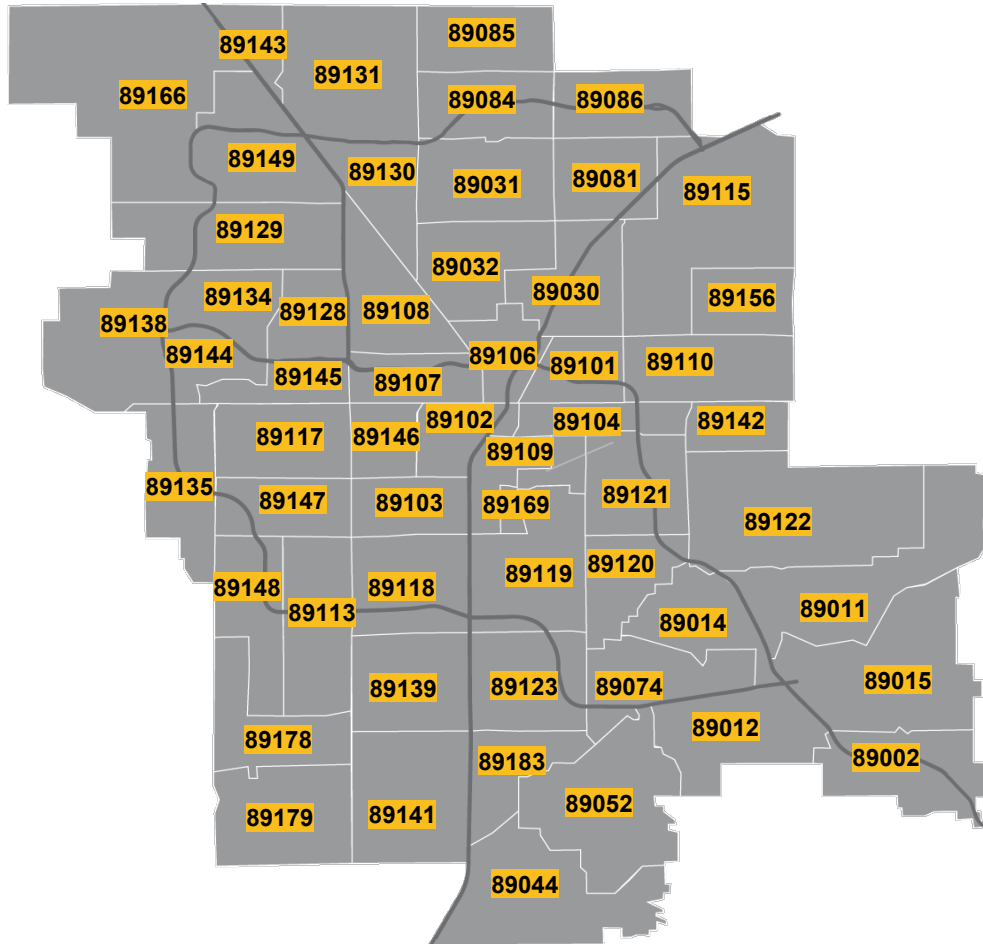
NUMBER OF RESALE HOME CLOSINGS
BY PRODUCT TYPE | SOUTHERN NEVADA





AVERAGE DAYS ON MARKET

BY ZIP CODE | LAS VEGAS, NEVADA | December 2025

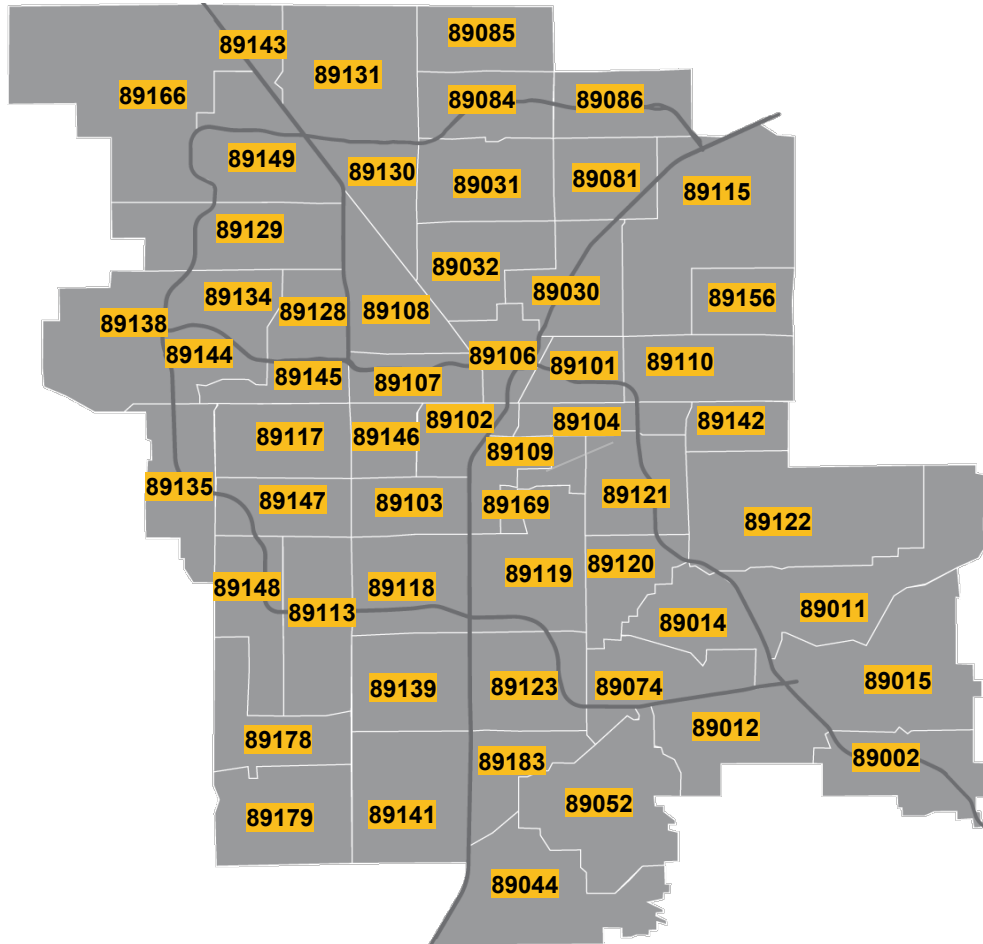


ZIP	DAYS	ZIP	DAYS	ZIP	DAYS	ZIP	DAYS
89002	44	89086	46	89119	55	89142	52
89011	72	89101	38	89120	59	89143	42
89012	44	89102	55	89121	37	89144	63
89014	44	89103	43	89122	64	89145	53
89015	59	89104	50	89123	70	89146	50
89030	39	89106	46	89128	48	89147	39
89031	43	89107	53	89129	55	89148	43
89032	56	89108	48	89130	42	89149	54
89044	52	89109	48	89131	46	89156	48
89052	62	89110	46	89134	63	89166	48
89074	40	89113	52	89135	54	89169	64
89081	51	89115	41	89138	70	89178	68
89084	39	89117	58	89139	54	89179	46
89085	65	89118	51	89141	47	89183	53



MONTHS OF HOUSING INVENTORY

BY ZIP CODE | LAS VEGAS, NEVADA | December 2025



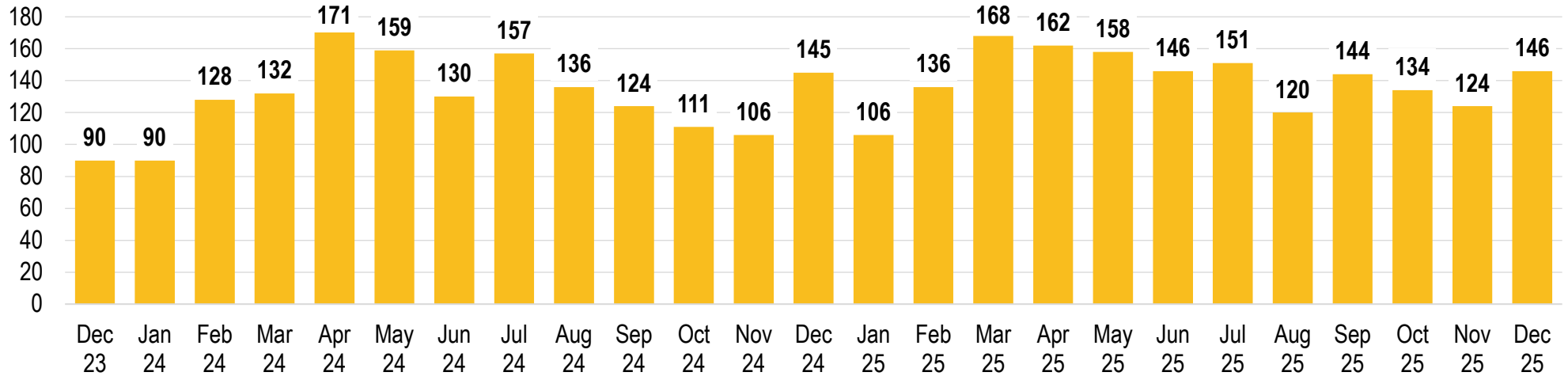
ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS	ZIP	MONTHS
89002	2.5	89086	5.5	89119	6.0	89142	5.4
89011	4.0	89101	7.7	89120	3.8	89143	5.5
89012	4.0	89102	3.5	89121	4.5	89144	3.8
89014	3.7	89103	4.1	89122	4.5	89145	2.8
89015	2.7	89104	4.5	89123	4.2	89146	3.4
89030	5.1	89106	6.0	89128	3.4	89147	5.4
89031	1.8	89107	3.3	89129	2.9	89148	3.8
89032	2.9	89108	3.5	89130	3.2	89149	4.1
89044	4.2	89109	6.4	89131	3.5	89156	3.3
89052	3.1	89110	4.3	89134	3.2	89166	3.1
89074	3.2	89113	5.7	89135	4.2	89169	10.4
89081	3.2	89115	3.3	89138	3.5	89178	3.2
89084	2.6	89117	3.5	89139	3.3	89179	4.2
89085	1.5	89118	5.0	89141	5.3	89183	4.3

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



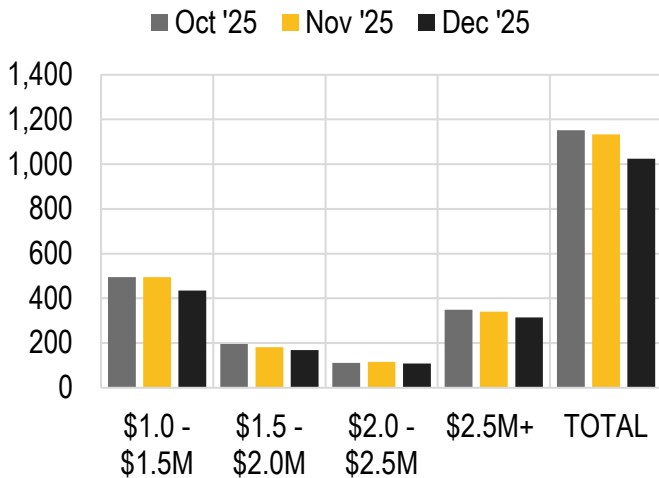
NUMBER OF LUXURY HOME RESALE CLOSINGS

LAS VEGAS, NEVADA (URBAN VALLEY)



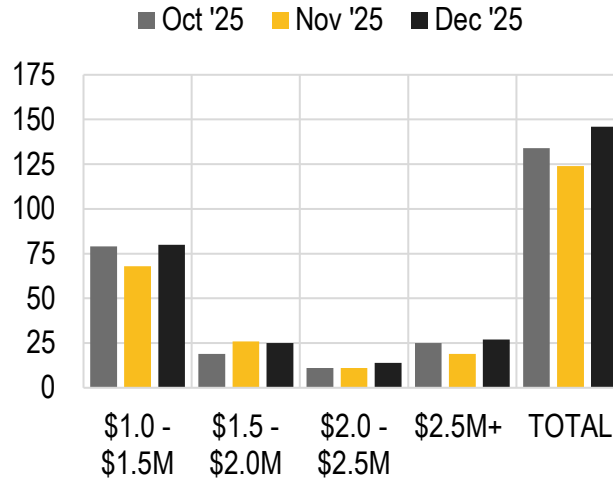
NUMBER OF LUXURY HOMES ON THE MARKET

LAS VEGAS, NEVADA (URBAN VALLEY)



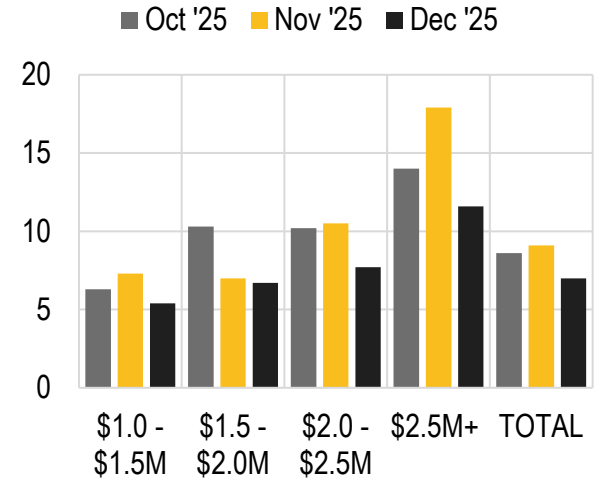
NUMBER OF LUXURY RESALE CLOSINGS

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

DECEMBER 2025

HIGH-RISE MARKET UPDATE

The high-rise median price grew 4.8 percent over the year, reaching \$440,000 by the end of 2025. On the supply-side, the number of active listings increased to 555 (+31.8 percent year over year), while demand (closings) expanded to 58 (+5.5 percent year over year).

HIGH-RISE HOUSING MARKET

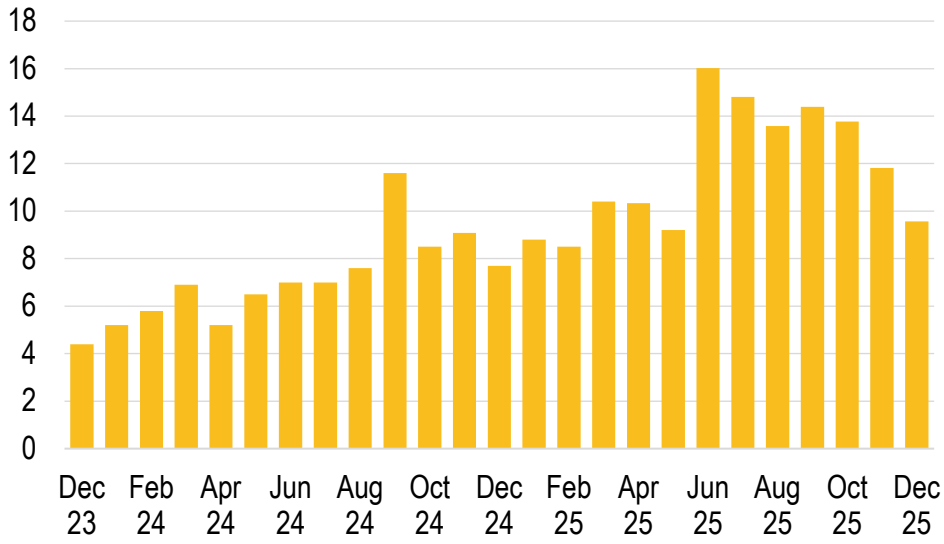
LAS VEGAS, NEVADA (URBAN VALLEY)

PRICE RANGE	NUMBER OF HOMES ON THE MARKET	NUMBER OF HIGH-RISE RESALE CLOSINGS						EFFECTIVE MONTHS OF INVENTORY
		Dec '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	
\$99,999 or under	0	0	0	0	0	0	0	-
\$100,000 - \$119,999	0	0	0	1	0	0	0	-
\$120,000 - \$139,999	0	0	1	0	1	1	1	-
\$140,000 - \$159,999	5	1	1	0	2	1	0	-
\$160,000 - \$179,999	4	1	0	0	0	0	1	4.0
\$180,000 - \$199,999	2	0	2	0	1	1	3	0.7
\$200,000 - \$249,999	46	2	2	0	3	2	3	15.3
\$250,000 - \$299,999	74	3	3	11	3	6	4	18.5
\$300,000 - \$399,999	127	9	10	5	6	16	16	7.9
\$400,000 - \$499,999	76	5	6	2	3	9	3	25.3
\$500,000 - \$999,999	141	12	13	16	17	9	19	7.4
\$1,000,000 and Over	80	8	7	9	8	5	8	10.0
TOTAL	555	38	41	45	44	50	58	9.6

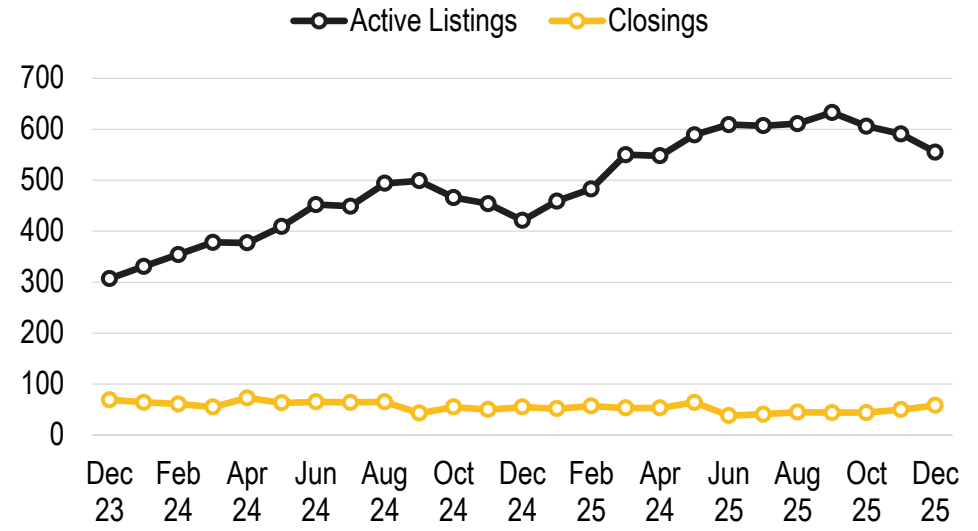
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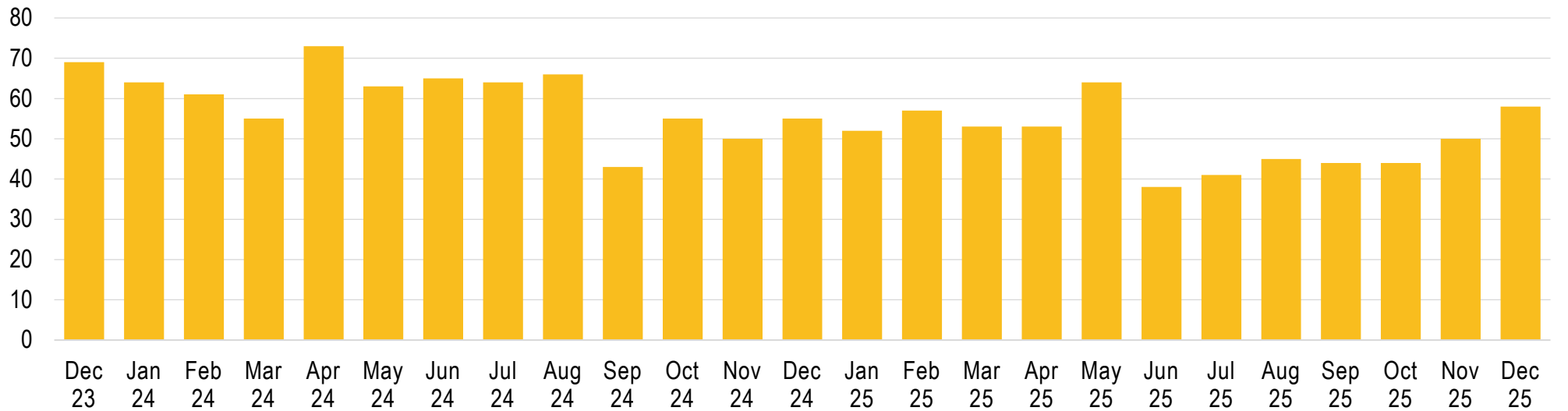
HIGH-RISE MONTHS OF INVENTORY
LAS VEGAS, NEVADA (URBAN VALLEY)



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

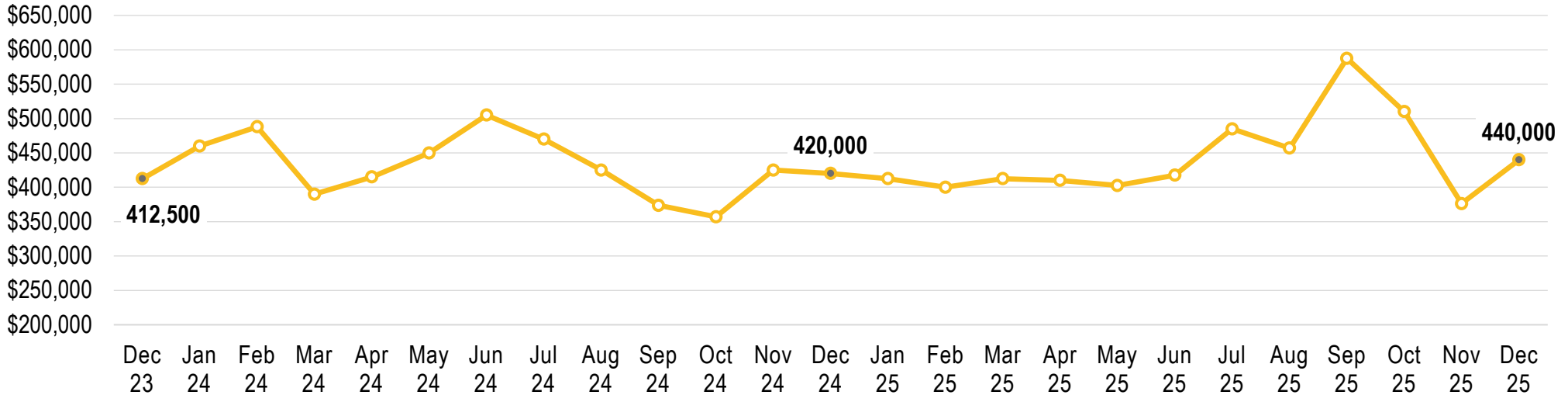


NUMBER OF HIGH-RISE RESALE HOME CLOSINGS
SOUTHERN NEVADA

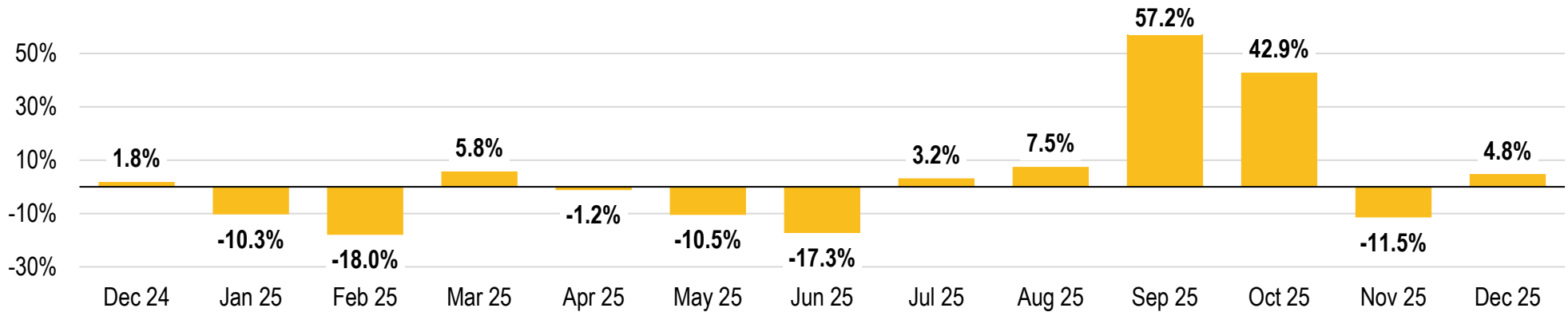




HIGH-RISE MEDIAN RESALE HOME CLOSING PRICE
SOUTHERN NEVADA



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



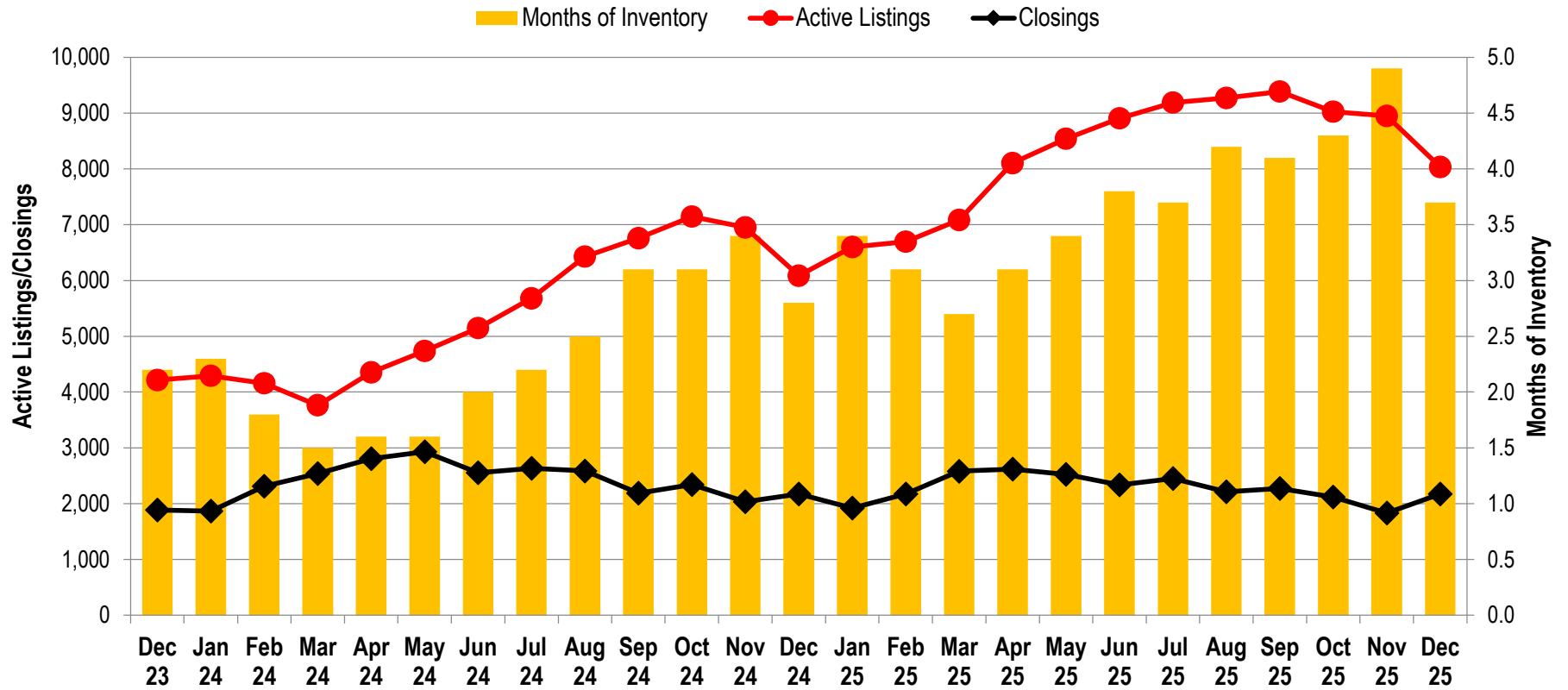
Housing Market
Las Vegas, Nevada (Urban Valley)

Price Range	Number of Homes on the Market			Number of Resale Closings			Effective Months of Inventory		
	Oct '25	Nov '25	Dec '25	Oct '25	Nov '25	Dec '25	Oct '25	Nov '25	Dec '25
01. \$199,999 or Under	403	418	360	77	52	82	5.2	8.0	4.4
02. \$200,000 - \$249,999	495	501	448	115	62	88	4.3	8.1	5.1
03. \$250,000 - \$299,999	455	506	443	95	94	115	4.8	5.4	3.9
04. \$300,000 - \$349,999	548	589	524	181	142	163	3.0	4.1	3.2
05. \$350,000 - \$399,999	981	995	872	321	290	335	3.1	3.4	2.6
06. \$400,000 - \$499,999	2,037	1,928	1,776	578	479	617	3.5	4.0	2.9
07. \$500,000 - \$749,999	2,238	2,155	1,965	499	483	508	4.5	4.5	3.9
08. \$750,000 - \$999,999	719	721	622	121	109	121	5.9	6.6	5.1
09. \$1,000,000 - \$1,499,999	495	495	435	79	68	80	6.3	7.3	5.4
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11. \$2,000,000 - \$2,499,999	112	116	108	11	11	14	10.2	10.5	7.7
12. \$2,500,000 and Over	349	341	314	25	19	27	14.0	17.9	11.6
Total	9,028	8,947	8,035	2,121	1,835	2,175	4.3	4.9	3.7

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)

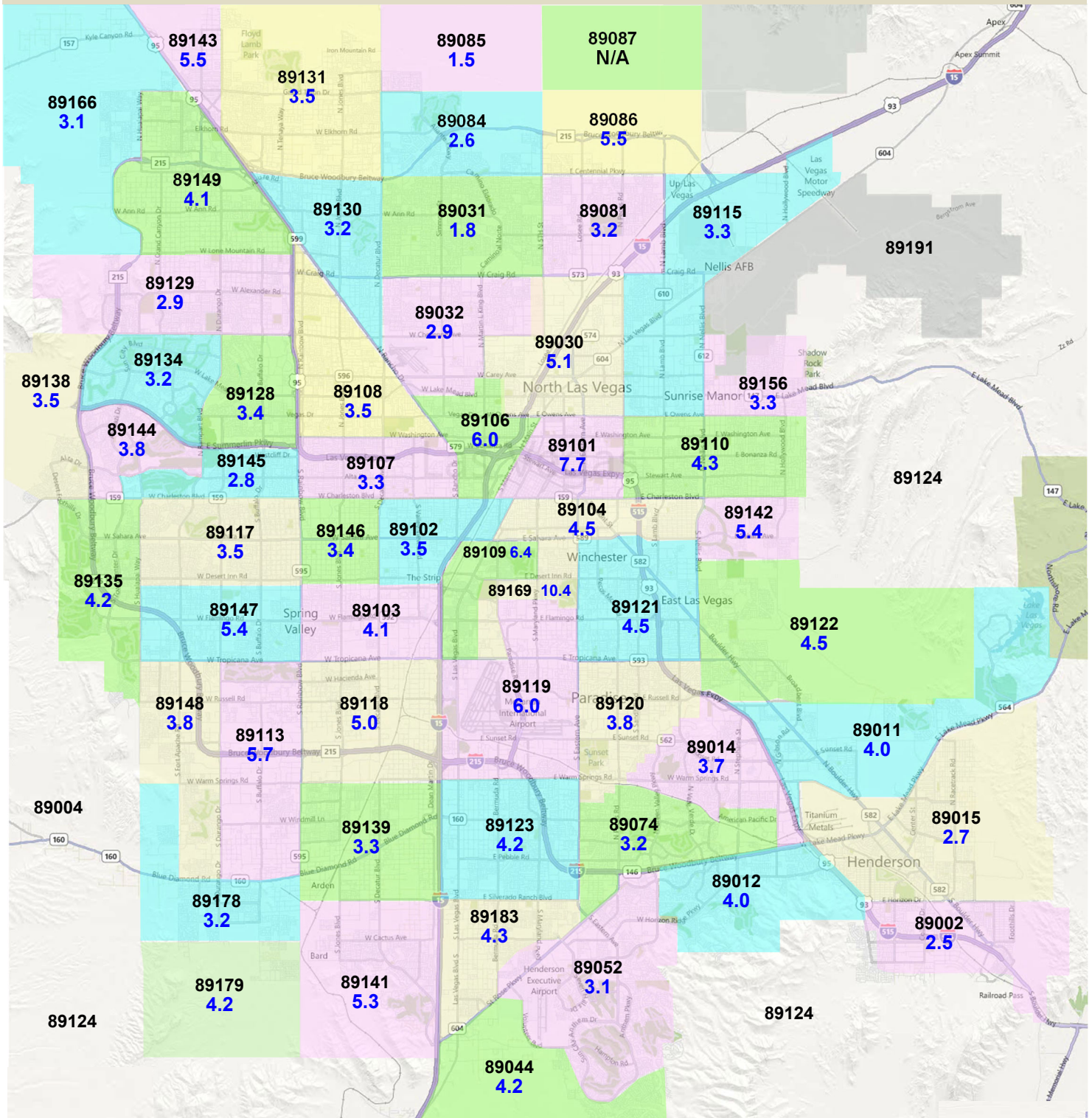


Months of Housing Inventory by Zip Code

Las Vegas, Nevada

December 2025

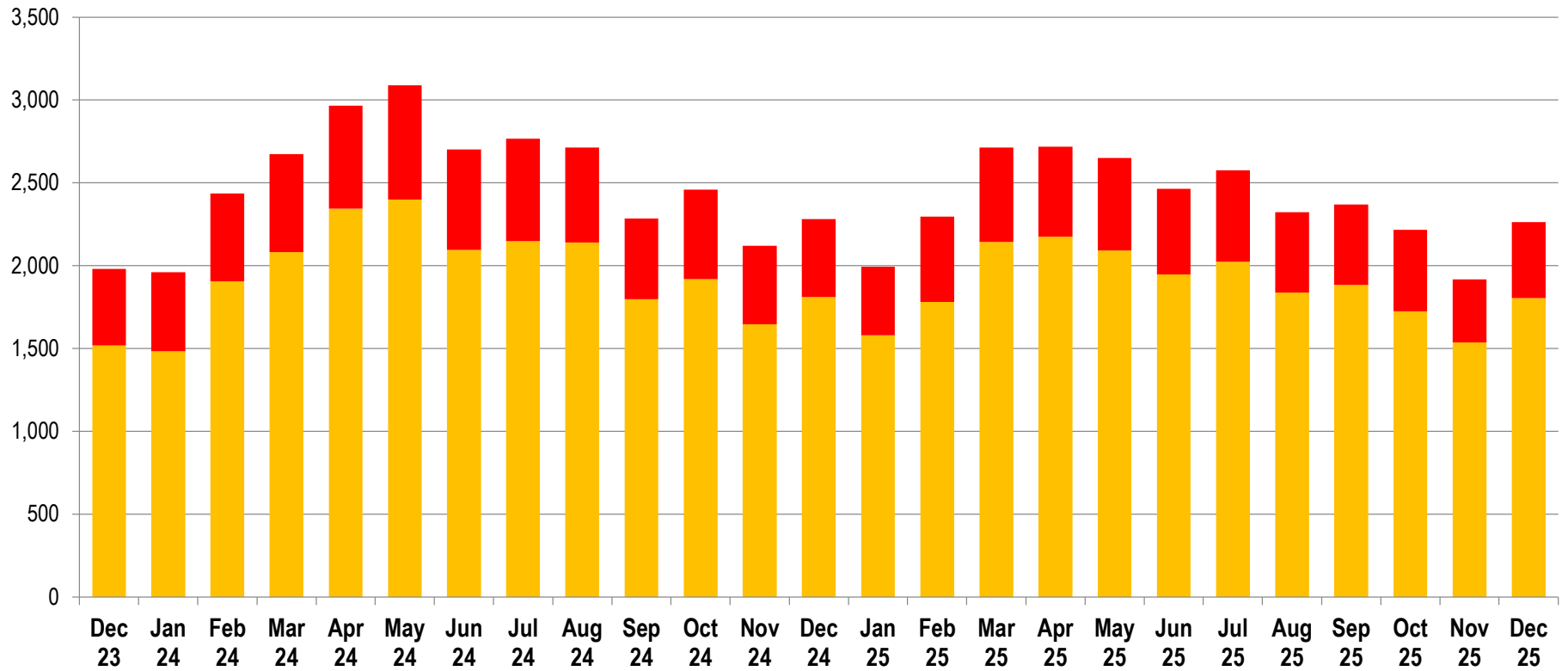
SalesTraq™



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

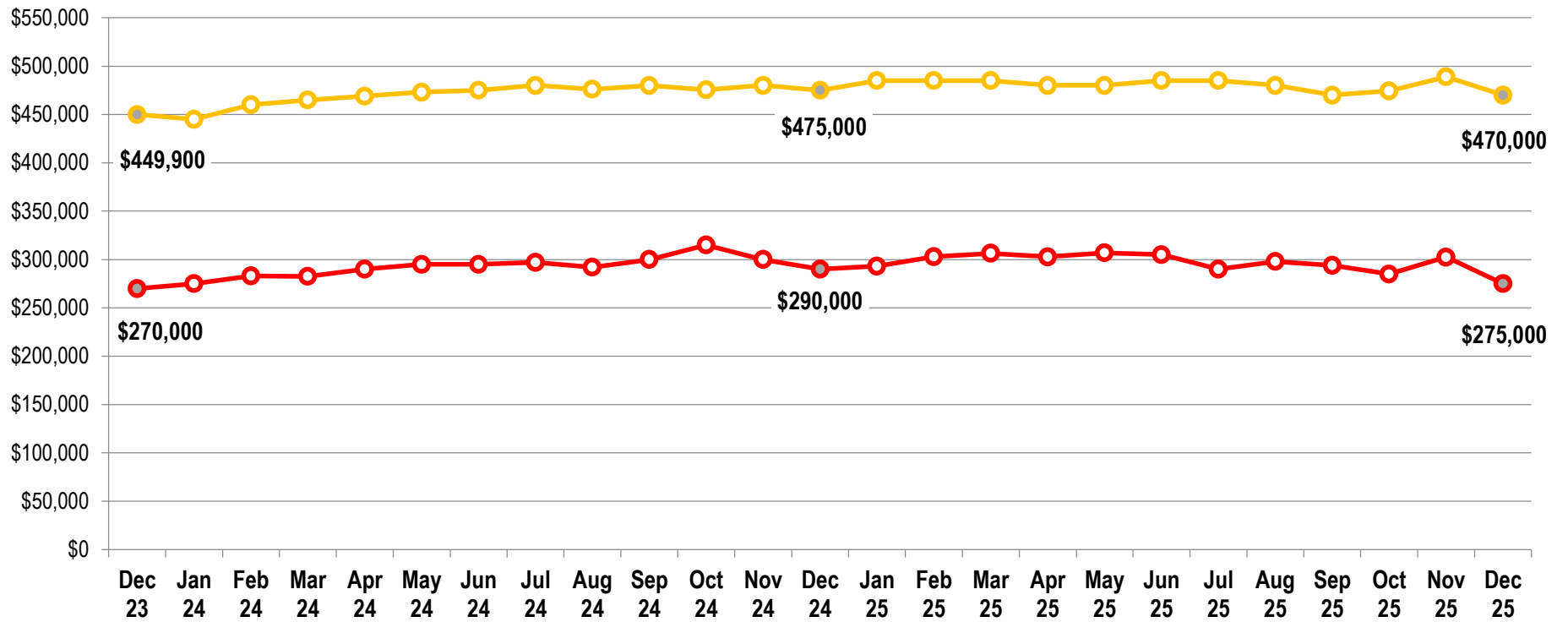
Number of Resale Home Closings by Product Type Southern Nevada

Single Family Condo/Townhouse

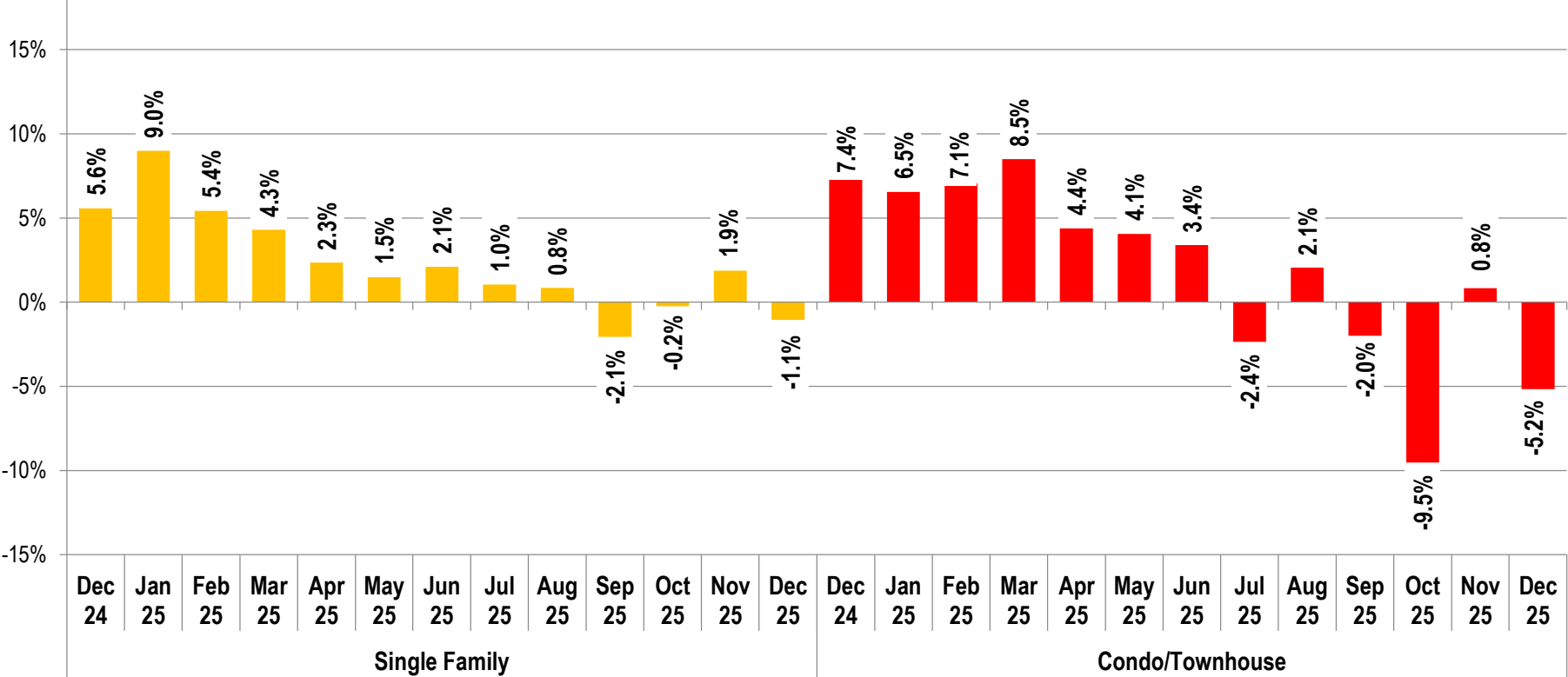


Median Resale Home Closing Prices by Product Type Southern Nevada

Single Family Condo/Townhouse



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

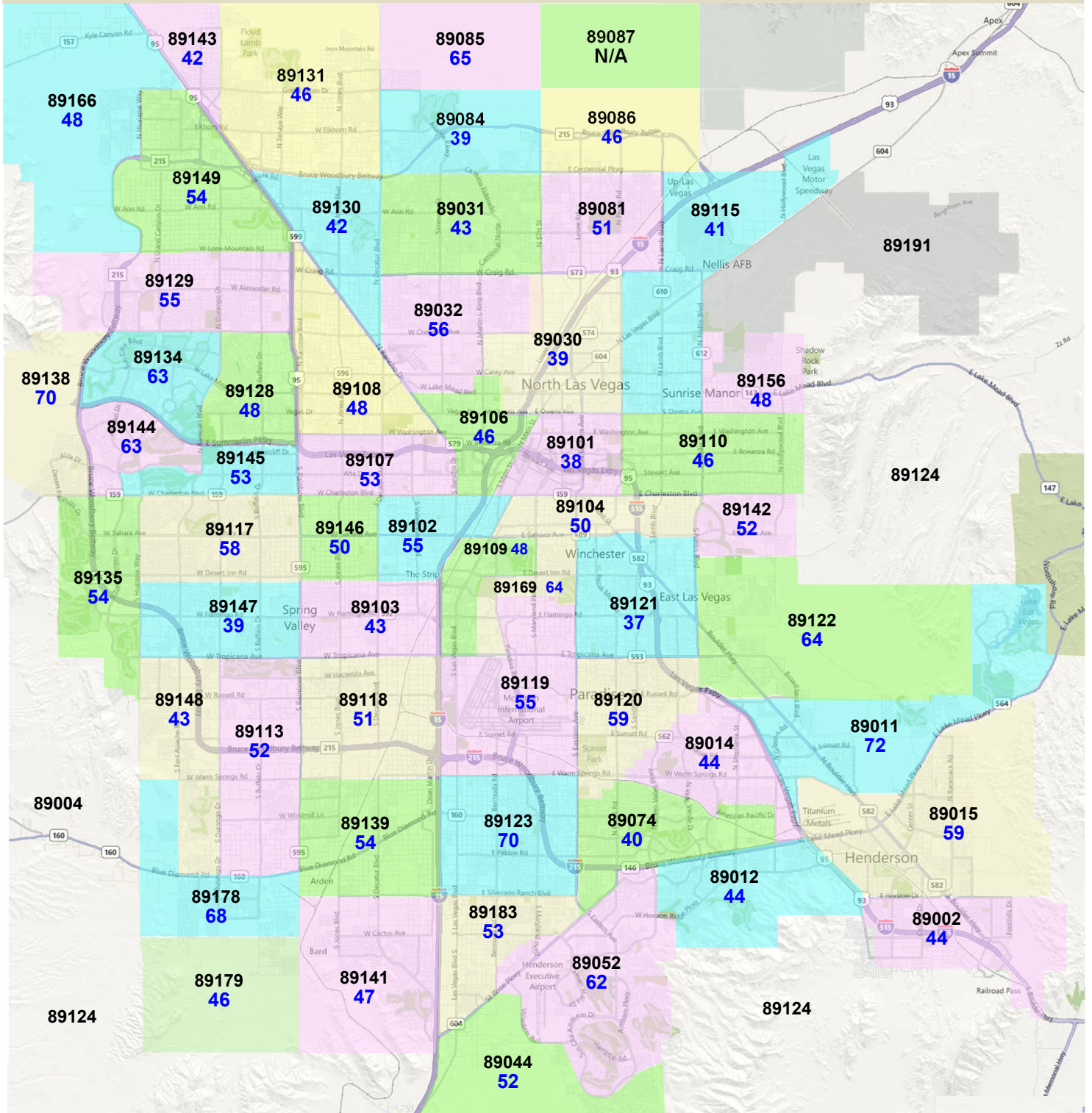


Average Days on Market by Zip Code

Las Vegas, Nevada

December 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).