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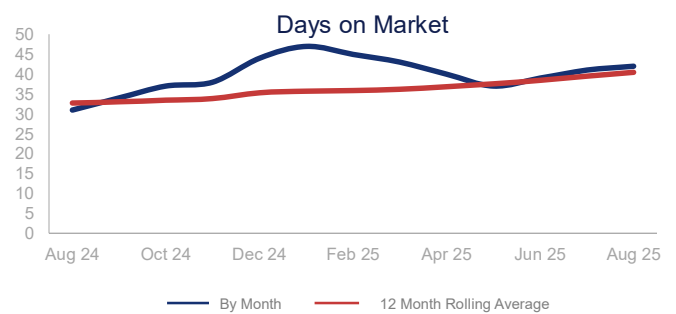
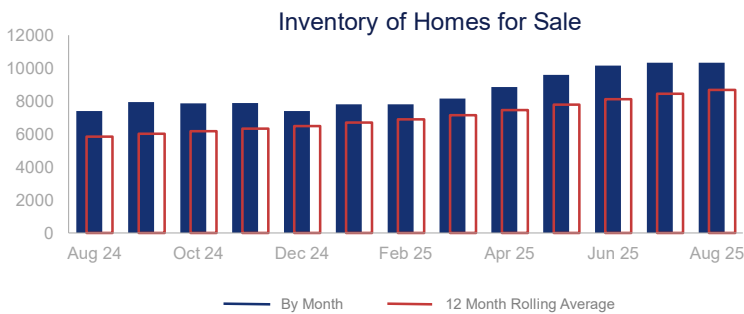
Market Report | August 2025

LAS VEGAS

Highlights:

- Median Sales Price is up 3.2% over a 12 month rolling average and up 1.1% from the same month last year.
- Inventory of Homes for Sale is up 48.2% over a 12 month rolling average and up 39.5% from the same month last year.
- Days on Market is up 23.5% over a 12 month rolling average and up 35.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-1.6%	-9.6%	0.1%
Same Month Last Year	1.0%	-14.5%	39.5%



	August 2024		August 2025	+ / -	12 Month Avg	+ / -
New Listings	4205		4245	1.0%	3994	15.0%
Pending Sales	2469		2409	-2.4%	2528	-2.6%
Closed Sales	2676		2287	-14.5%	2365	-3.4%
Median Sales Price	\$440,000		\$445,000	1.1%	\$443,705	3.2%
Average Sales Price	\$522,623		\$534,362	2.2%	\$548,631	4.1%
List to Sale Price Ratio	98.6%		98.2%	-0.4%	98.4%	-1.4%
Days on Market	31		42	35.5%	40	23.5%
Inventory of Homes for Sale	7404		10332	39.5%	8676	48.2%
Months Supply of Inventory	3.0		4.5	50.0%	3.5	46.2%

% Change in Median Price

