



BROKERS • COLONIAL • DONAHOE

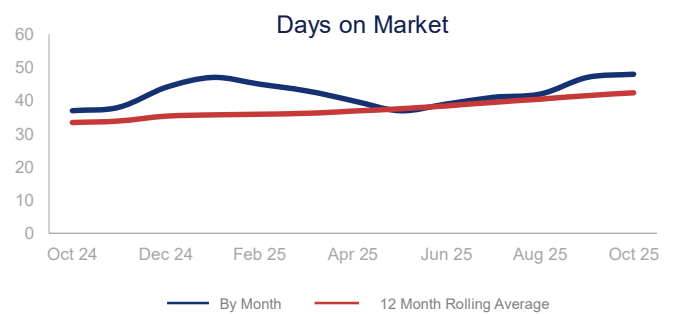
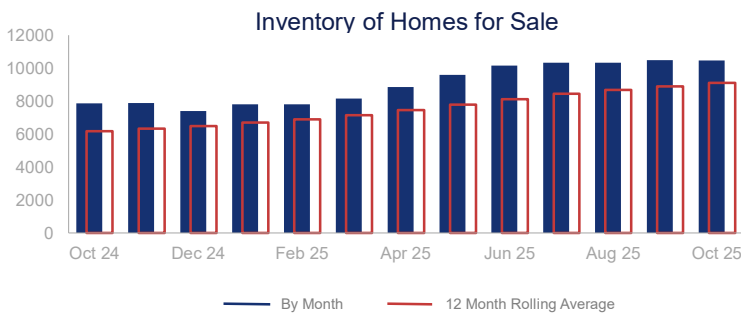
Market Report | October 2025

LAS VEGAS

Highlights:

- Median Sales Price is up 2.1% over a 12 month rolling average but down 1.0% from the same month last year.
- Inventory of Homes for Sale is up 47.4% over a 12 month rolling average and up 33.0% from the same month last year.
- Days on Market is up 26.9% over a 12 month rolling average and up 29.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-1.4%	-6.6%	-0.1%
Same Month Last Year	7.8%	-9.2%	33.0%



	October 2024		October 2025	+ / -	12 Month Avg	+ / -
New Listings	3812		4109	7.8%	4050	14.2%
Pending Sales	2527		2458	-2.7%	2523	-3.7%
Closed Sales	2406		2184	-9.2%	2354	-3.9%
Median Sales Price	\$440,000		\$435,500	-1.0%	\$443,115	2.1%
Average Sales Price	\$529,643		\$555,669	4.9%	\$552,127	3.5%
List to Sale Price Ratio	98.5%		97.8%	-0.7%	98.3%	-1.4%
Days on Market	37		48	29.7%	42	26.9%
Inventory of Homes for Sale	7864		10462	33.0%	9104	47.4%
Months Supply of Inventory	3.2		4.8	50.0%	3.7	48.0%

% Change in Median Price

