



BROKERS • COLONIAL • DONAHOE

Market Report | January 2026

LAS VEGAS

Highlights:

- Median Sales Price is up 1.1% over a 12 month rolling average but down 1.1% from the same month last year.
- Inventory of Homes for Sale is up 42.3% over a 12 month rolling average and up 15.4% from the same month last year.
- Days on Market is up 24.3% over a 12 month rolling average and up 17.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	65.1%	-20.3%	0.6%
Same Month Last Year	-1.1%	-8.8%	15.4%



	January 2025	January 2026	+ / -
New Listings	4212	4165	-1.1%
Pending Sales	2463	2522	2.4%
Closed Sales	1965	1793	-8.8%
Median Sales Price	\$440,000	\$434,950	-1.1%
Average Sales Price	\$541,165	\$573,755	6.0%
List to Sale Price Ratio	98.9%	97.8%	-1.1%
Days on Market	47	55	17.0%
Inventory of Homes for Sale	7818	9019	15.4%
Months Supply of Inventory	3.1	5.0	61.3%
Single Family Permits	546	79	-85.5%

	12 Month Avg	+ / -
New Listings	4048	10.2%
Pending Sales	2523	-4.3%
Closed Sales	2325	-6.8%
Median Sales Price	\$443,566	1.1%
Average Sales Price	\$555,974	3.1%
List to Sale Price Ratio	98.2%	-1.4%
Days on Market	44	24.3%
Inventory of Homes for Sale	9520	42.3%
Months Supply of Inventory	4.1	53.7%
Single Family Permits	241	-53.3%

% Change in Median Price

