



BROKERS • COLONIAL • DONAHOE

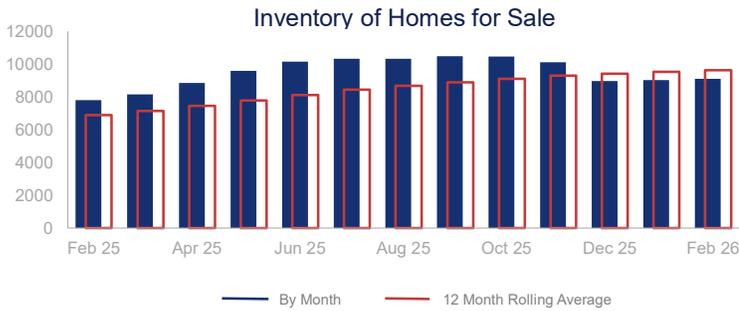
Market Report | February 2026

LAS VEGAS

Highlights:

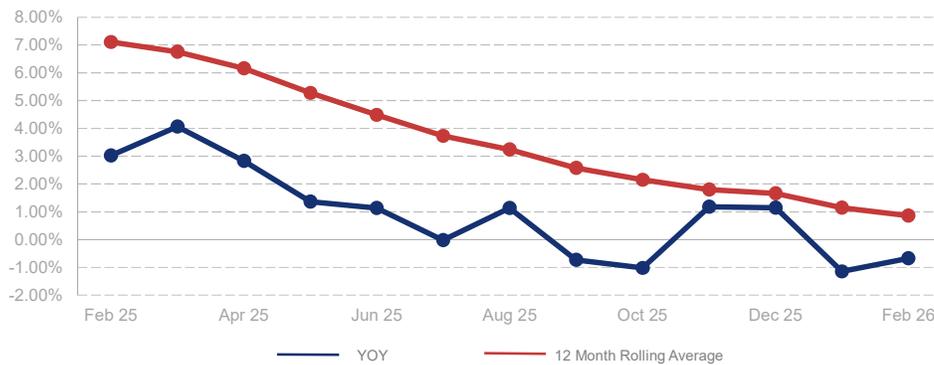
- Median Sales Price is up 0.9% over a 12 month rolling average but down 0.7% from the same month last year.
- Inventory of Homes for Sale is up 39.7% over a 12 month rolling average and up 16.6% from the same month last year.
- Closed Sales are down 6.9% over a 12 month rolling average and down 8.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-7.1%	15.1%	1.0%
Same Month Last Year	0.8%	-8.3%	16.6%



	February 2025		February 2026	+ / -	12 Month Avg	+ / -
New Listings	3841		3871	0.8%	4050	9.2%
Pending Sales	2741		2756	0.5%	2524	-4.5%
Closed Sales	2249		2063	-8.3%	2309	-6.9%
Median Sales Price	\$443,000		\$440,000	-0.7%	\$443,346	0.9%
Average Sales Price	\$549,122		\$569,746	3.8%	\$557,556	3.0%
List to Sale Price Ratio	98.3%		97.8%	-0.5%	98.1%	-1.4%
Days on Market	45		56	24.4%	45	25.9%
Inventory of Homes for Sale	7809		9105	16.6%	9628	39.7%
Months Supply of Inventory	3.1		4.4	41.9%	4.3	53.5%
Single Family Permits	363		259	-28.7%	260	-48.1%

% Change in Median Price



The source of the data for this report is the MLS, Local Association of Realtors and Construction Monitor.