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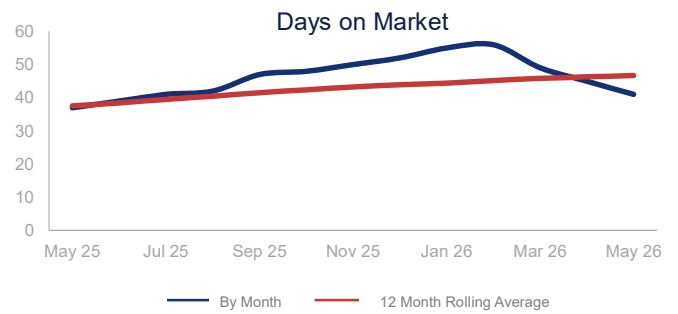
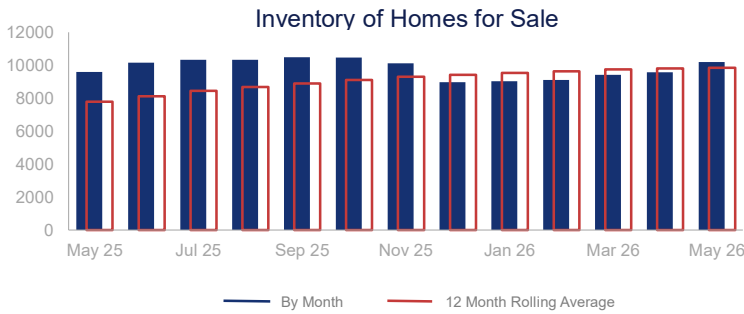
# Market Report | May 2026

## LAS VEGAS

### Highlights:

- Median Sales Price is up 0.2% over a 12 month rolling average and up 2.0% from the same month last year.
- Inventory of Homes for Sale is up 26.6% over a 12 month rolling average and up 6.1% from the same month last year.
- Days on Market is up 24.3% over a 12 month rolling average and up 10.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-5.5%	-2.4%	6.4%
Same Month Last Year	-7.8%	-1.5%	6.1%



	May 2025		May 2026	+ / -	12 Month Avg	+ / -
New Listings	4761		<b>4390</b>	-7.8%	<b>4009</b>	2.6%
Pending Sales	2753		<b>2746</b>	-0.3%	<b>2522</b>	-2.1%
Closed Sales	2587		<b>2547</b>	-1.5%	<b>2307</b>	-5.1%
Median Sales Price	\$446,000		<b>\$455,000</b>	2.0%	<b>\$443,633</b>	0.2%
Average Sales Price	\$543,151		<b>\$564,934</b>	4.0%	<b>\$560,171</b>	2.6%
List to Sale Price Ratio	98.6%		<b>98.5%</b>	-0.1%	<b>98.1%</b>	-1.5%
Days on Market	37		<b>41</b>	10.8%	<b>47</b>	24.3%
Inventory of Homes for Sale	9595		<b>10179</b>	6.1%	<b>9842</b>	26.6%
Months Supply of Inventory	3.7		<b>4.0</b>	8.1%	<b>4.3</b>	39.9%
Single Family Permits	206		<b>383</b>	85.9%	<b>264</b>	-37.5%

### % Change in Median Price

