



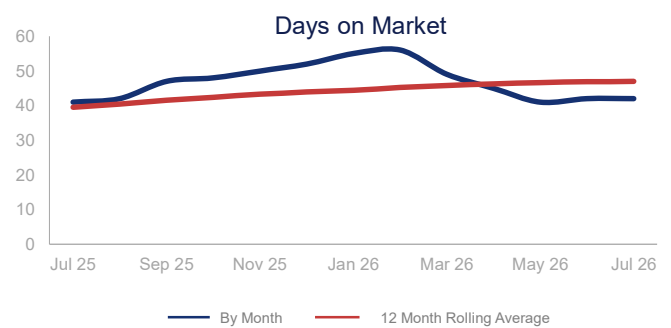
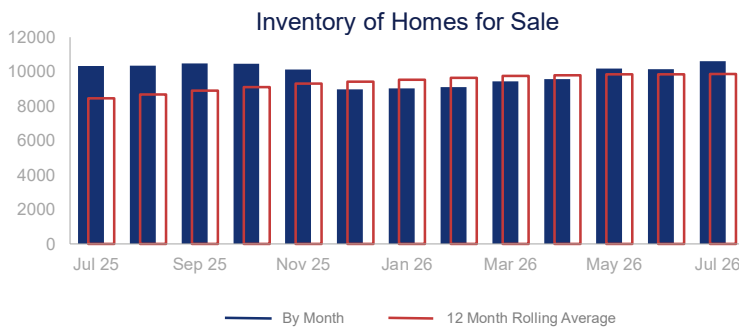
BROKERS • COLONIAL • DONAHOE
Market Report | July 2026

LAS VEGAS

Highlights:

- Median Sales Price is up 0.3% over a 12 month rolling average and even from the same month last year.
- Inventory of Homes for Sale is up 17.0% over a 12 month rolling average and up 2.6% from the same month last year.
- Days on Market is up 18.9% over a 12 month rolling average and up 2.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	2.3%	-8.0%	4.5%
Same Month Last Year	2.2%	0.5%	2.6%



	July 2025		July 2026	+ / -	12 Month Avg	+ / -
New Listings	4313		4409	2.2%	4018	0.7%
Pending Sales	2514		2521	0.3%	2544	0.4%
Closed Sales	2530		2542	0.5%	2337	-2.6%
Median Sales Price	\$444,900		\$445,000	0.0%	\$444,473	0.3%
Average Sales Price	\$549,998		\$557,187	1.3%	\$562,257	2.7%
List to Sale Price Ratio	98.2%		98.2%	0.0%	98.1%	-1.6%
Days on Market	41		42	2.4%	47	18.9%
Inventory of Homes for Sale	10323		10592	2.6%	9864	17.0%
Months Supply of Inventory	4.1		4.2	2.4%	4.3	27.8%

% Change in Median Price

