



January 2026

# Market REPORT

# Market Notes

from Craig Tann

January didn't introduce a new market. It clarified the one we're in and early momentum is beginning to build!

The median price for single family homes came in at \$470,000 down 3.19% year over year signaling stable but disciplined pricing. Single family values held steady month to month while condos and townhomes posted modest gains from December even though they remain slightly down year over year. Pricing is finding its footing not breaking down.

New listings rose to 4,717 up 38.73% from December, a normal and healthy post holiday return. On a year over year basis listing volume is essentially unchanged reinforcing that supply is normalizing not expanding. Active inventory dipped slightly from December but remains 5.48% higher than last year giving buyers more choice particularly in the condo and townhome segments.

Buyer activity is where the tone shifts. Pending sales climbed to 2,908 up more than 25% month to month led by single family homes. That increase reflects renewed engagement and growing confidence. Buyers are back in the market with enthusiasm but they remain selective and strategic. Closed sales totaled 1,977 down 25.59% from December and 9.81% year over year, a lagging result of contracts written late last year. Closings have not yet caught up to the improving pace of current activity.

We are still in a stabilization phase but the direction is becoming clearer. Pricing is holding inventory remains elevated and leverage still exists. If pending sales continue to build through February and March closed volume should follow. Until inventory tightens further pricing is likely to remain flat to slightly down creating opportunity rather than pressure.

At huntington & ellis, A Real Estate Agency we see this as an increasingly active market that rewards decisive informed action. This is not a market for sitting on the sidelines or chasing yesterday's numbers. It's a market for strategy timing and partnering with advisors who understand where demand is forming, where leverage exists and how to capitalize on a market that is clearly beginning to re-engage.

## January 2026 Inventory

### Single Family Residence

Available inventory 6,938

Year over Year 3.21%

### Condo

Available inventory 1,478

Year over Year 7.51%

### Townhouse

Available inventory 1,144

Year over Year 6.89%

# Housing Snapshot

## Single-Family Residence

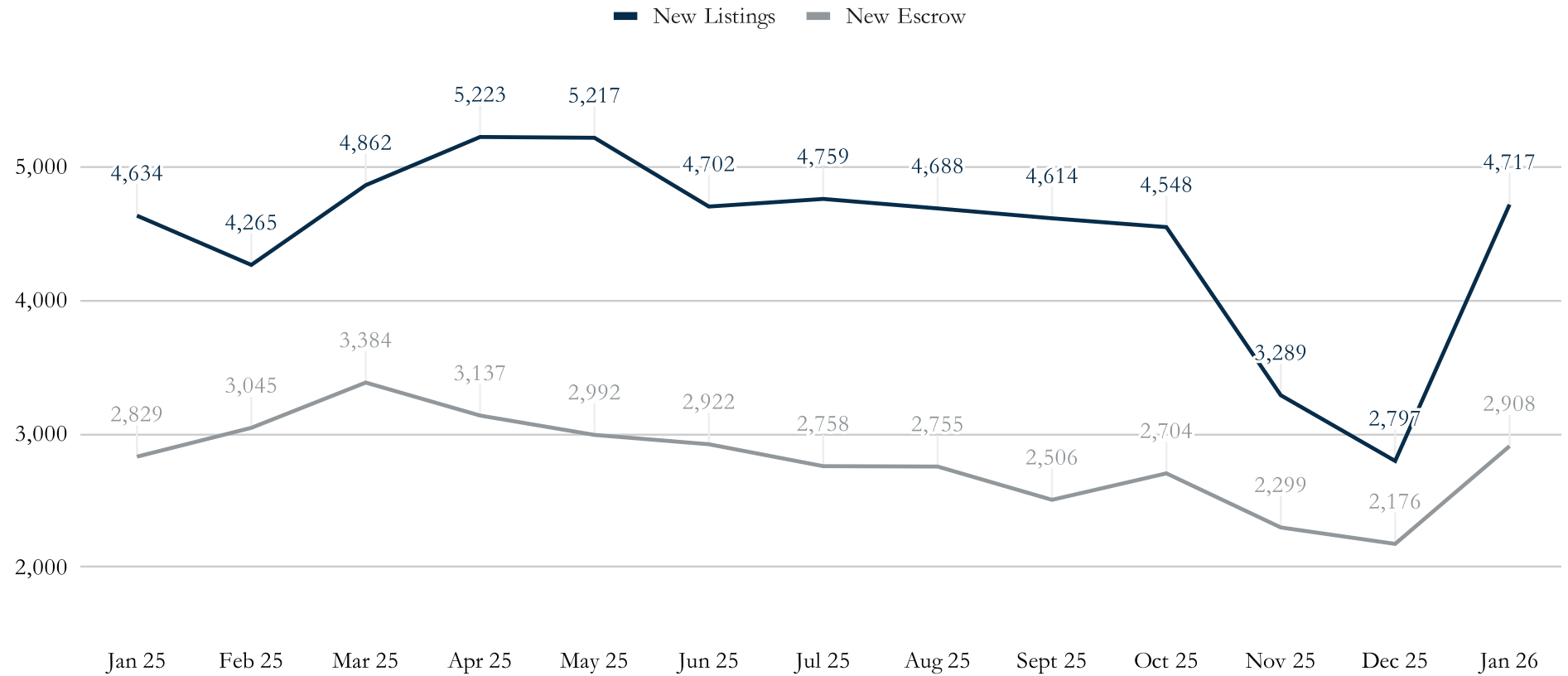
<p># Units Sold</p> <p><b>1,445</b></p> <p>▼ -8.4%</p> <p>Median Price <i>Units Sold</i></p> <p><b>\$470,000</b></p> <p>▼ -3.1%</p>	<p># New Listings</p> <p><b>3,149</b></p> <p>▲ +0.6%</p> <p>Median Price <i>New Listings</i></p> <p><b>\$519,950</b></p> <p>▼ -1.0%</p>	<p># Units Available</p> <p><b>6,190</b></p> <p>▲ +18.7%</p> <p>Effective Availability</p> <p><b>4.3</b> Months</p> <p>▲ +29.6%</p>
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## Condos & Townhouses

<p># Units Sold</p> <p><b>380</b></p> <p>▼ -8.0%</p> <p>Median Price <i>Units Sold</i></p> <p><b>\$283,750</b></p> <p>▼ -3.2%</p>	<p># New Listings</p> <p><b>1,012</b></p> <p>▲ +6.0%</p> <p>Median Price <i>New Listings</i></p> <p><b>\$287,000</b></p> <p>▼ -1.0%</p>	<p># Units Available</p> <p><b>2,377</b></p> <p>▲ +25.4%</p> <p>Effective Availability</p> <p><b>6.3</b> Months</p> <p>▲ +36.3%</p>
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# New Listings vs. New Escrows

LAS VEGAS, NEVADA



# Effective Months of Inventory

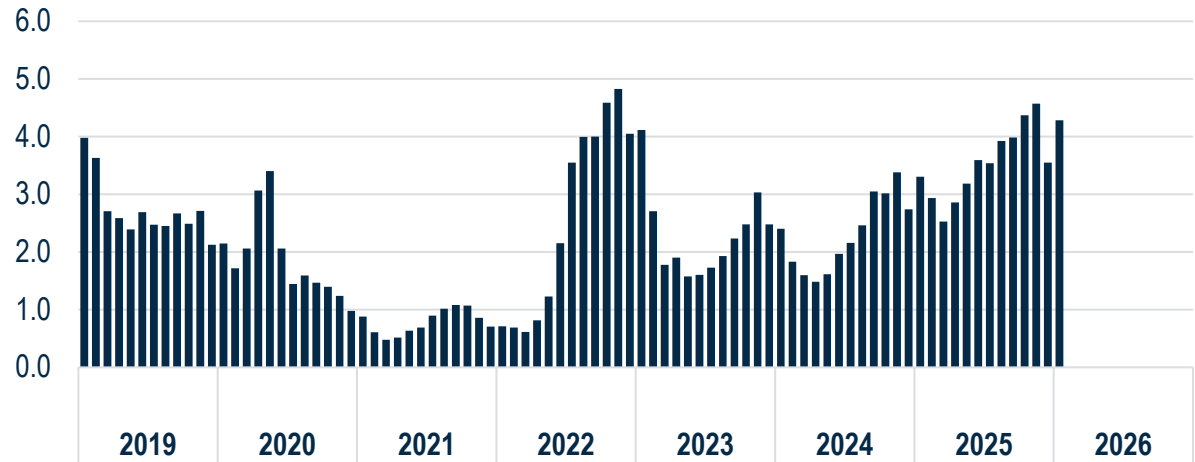
LAS VEGAS, NEVADA

Single-Family Residences

4.3 Months

+20.7% vs. Prior Month

+29.6% vs. Prior Year

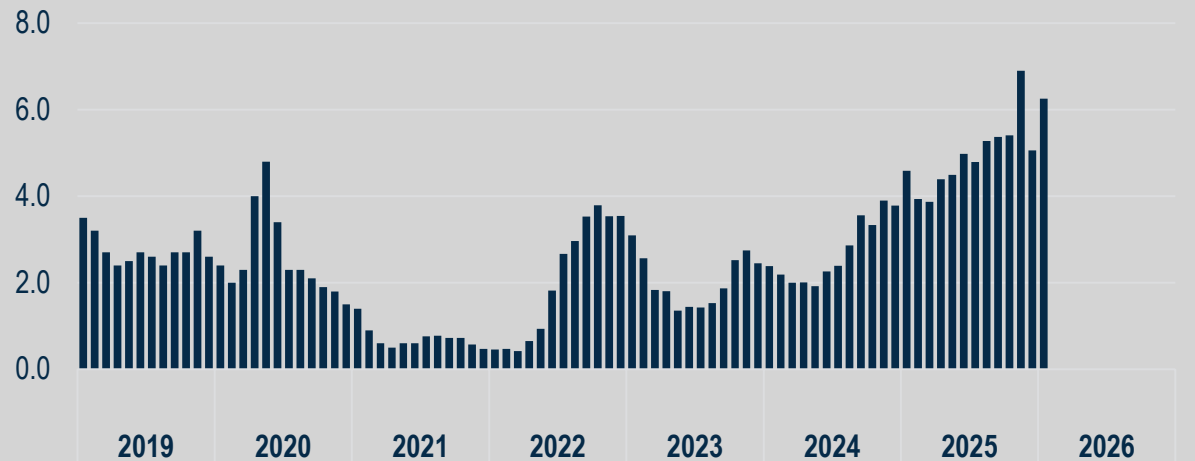


Condo & Townhouse Units

6.3 Months

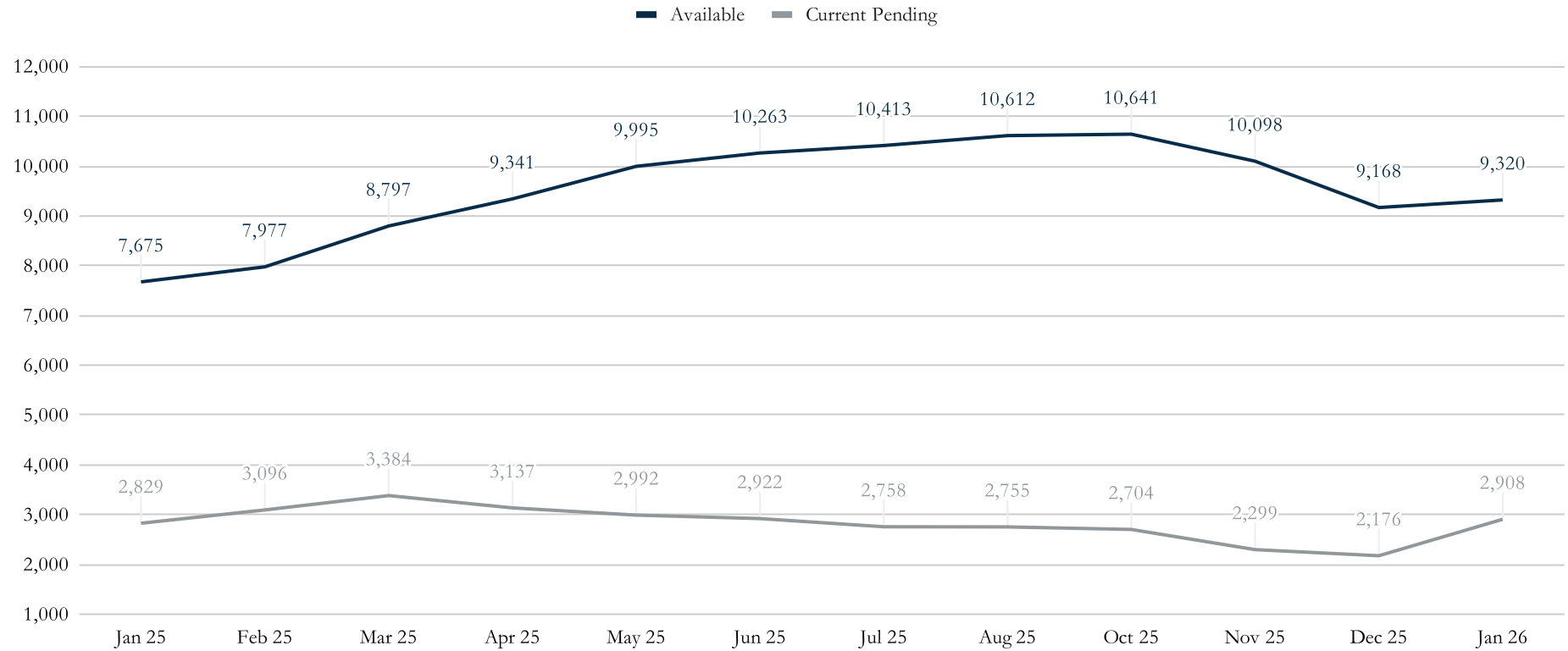
+23.7% vs. Prior Month

+36.3% vs. Prior Year



# Available vs. Current Pending Inventory

LAS VEGAS, NEVADA



# Time on Market: 30 Days or Less

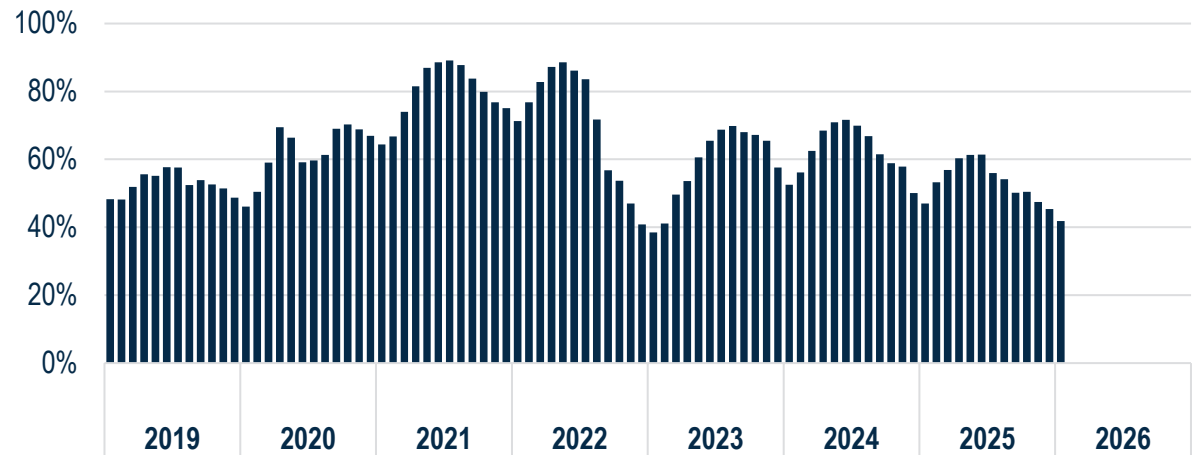
LAS VEGAS, NEVADA

## Single-Family Residences

41.8% of closings

45.4% vs. Prior Month

47.0% vs. Prior Year

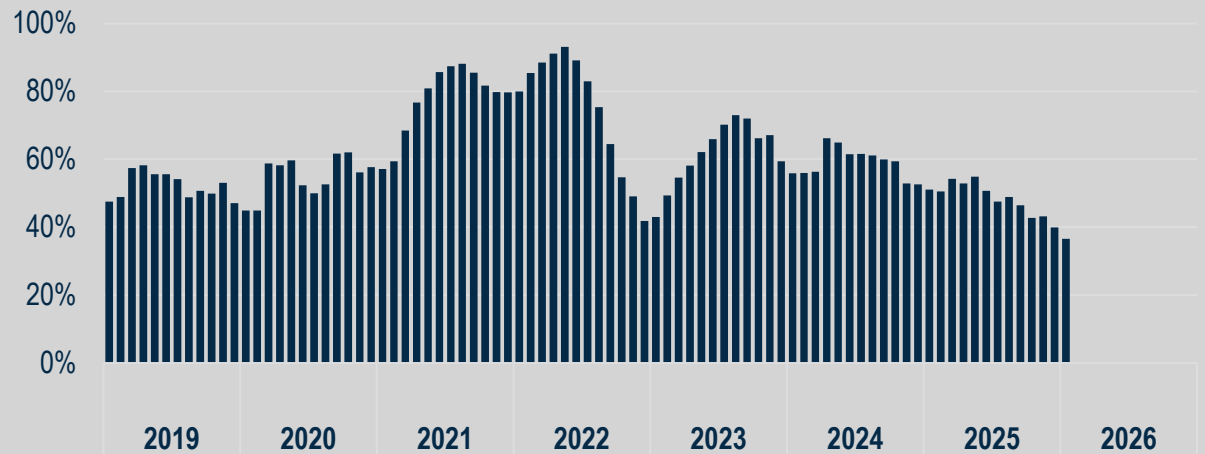


## Condo & Townhouse Units

36.6% of closings

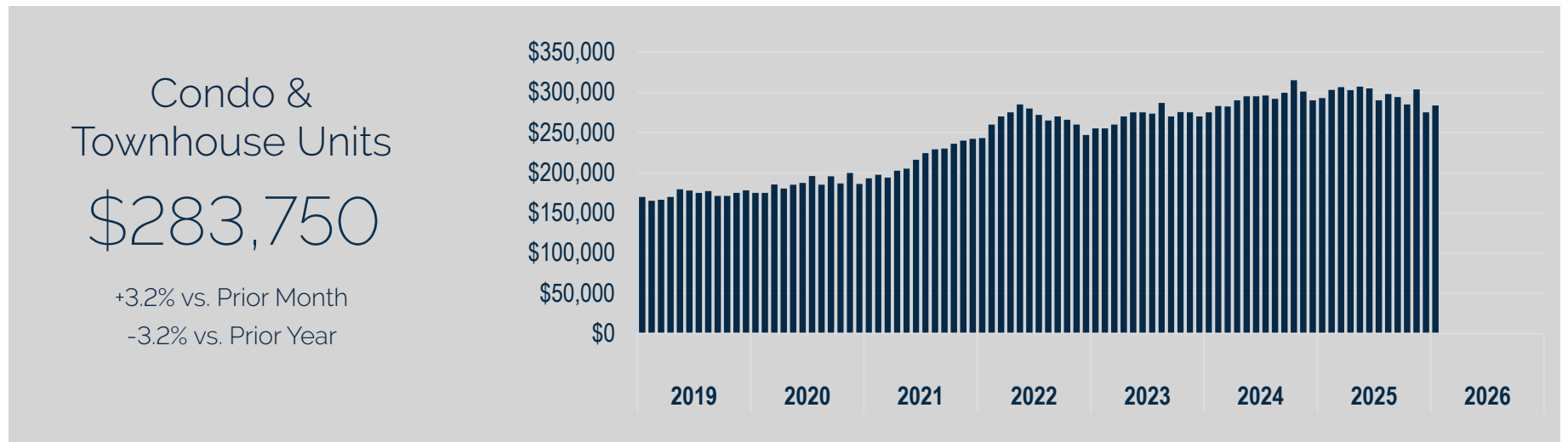
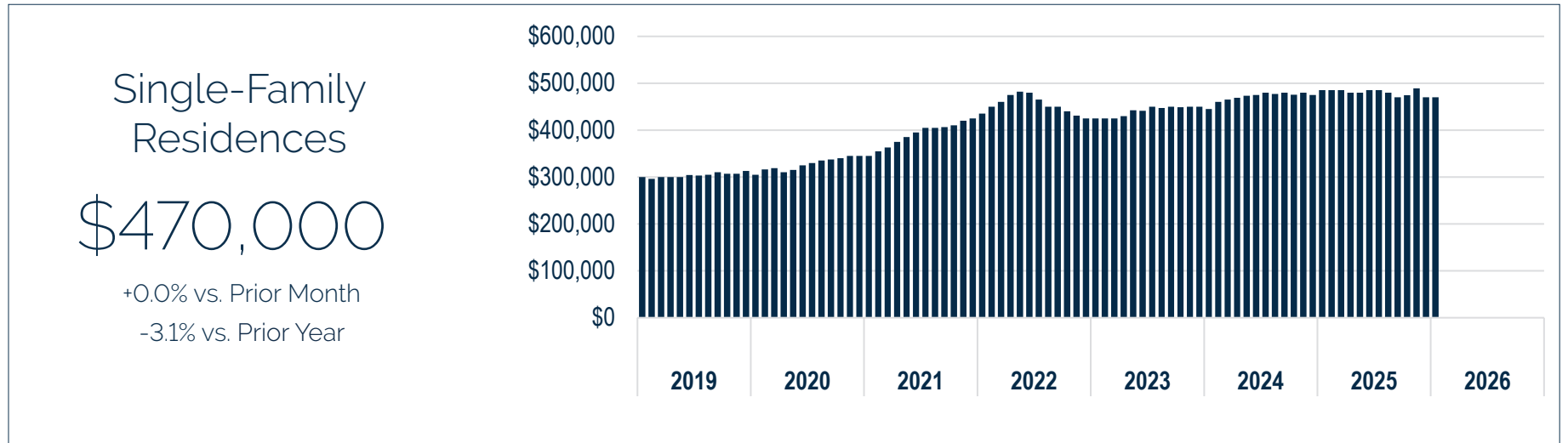
39.9% vs. Prior Month

51.1% vs. Prior Year



# Median Closing Price

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# Number of Closings

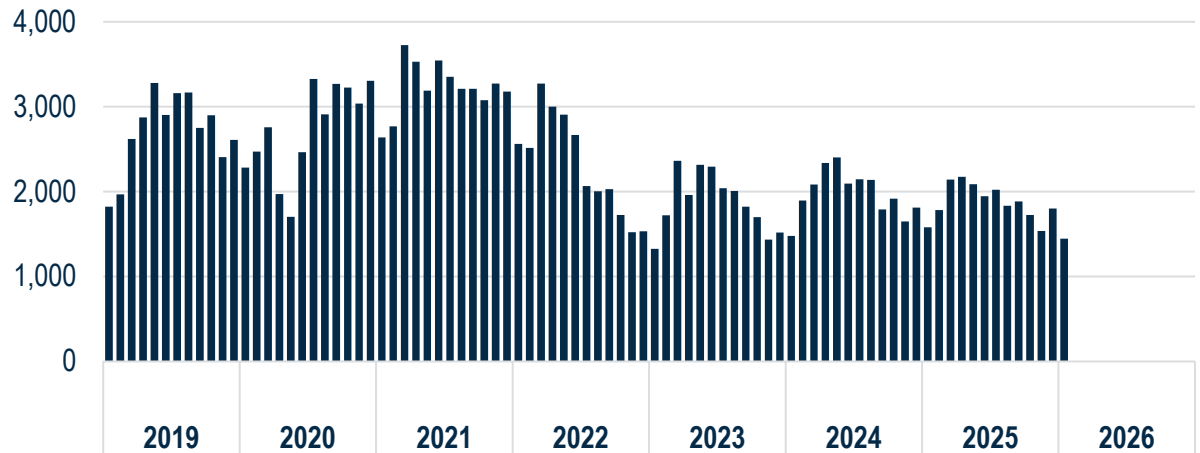
LAS VEGAS, NEVADA

Single-Family  
Residence

1,445 Units

-19.8% vs. Prior Month

-8.4% vs. Prior Year



Condos &  
Townhouses

380 Units

-17.2% vs. Prior Month

-8.0% vs. Prior Year

