September 2026

# Market REPORT

# Market Notes

from Craig Tann

If you've been watching the Las Vegas market and wondering why fewer homes are selling without prices dropping much, September tells that story. The single-family median sale price finished at $470,000, down 1.1% from August and unchanged from last year. Across all property types, the median was $436,000.

The slowdown is showing up at the closing table. September recorded 2,304 sales, down 4.2% from August and 10.1% from last September. Pending sales also slipped to 2,300, suggesting the pace could remain quieter heading into the final quarter of the year.

Fewer homes are coming to market, too. New listings fell to 4,466, and inventory declined to 12,231 properties, down 2.6% from August and 7.1% year over year. That reduction may help support prices, even with fewer buyers committing.

Buyers and sellers should be careful about what they read into these numbers. A slower market doesn't automatically mean a seller needs to accept a steep discount, and steady median prices don't guarantee every home will sell at last year's value. The neighborhood, condition and competing listings matter more when determining what a particular home is worth.

For buyers, use this time to compare options carefully and negotiate where the property's market position and seller's circumstances allow. For sellers, pay close attention to early showing activity and feedback. A quiet first few weeks is valuable information, and responding quickly can put you in a better position than waiting months to adjust.

Whether you are exploring homes for sale in Las Vegas, Henderson or Summerlin, or preparing to sell your home, understanding your neighborhood's market is the best place to start. Our real estate professionals at huntington & ellis, A Real Estate Agency, can help you evaluate comparable sales, current competition and your next move. Connect with our team for local guidance tailored to your home and your goals.

## September 2026 Inventory

### Single Family Residence

Available inventory 8,541

Year over Year -8.30%

### Condo

Available inventory 1,648

Year over Year -7.83%

### Townhouse

Available inventory 1,355

Year over Year -4.65%

# Housing Snapshot

## Single-Family Residence

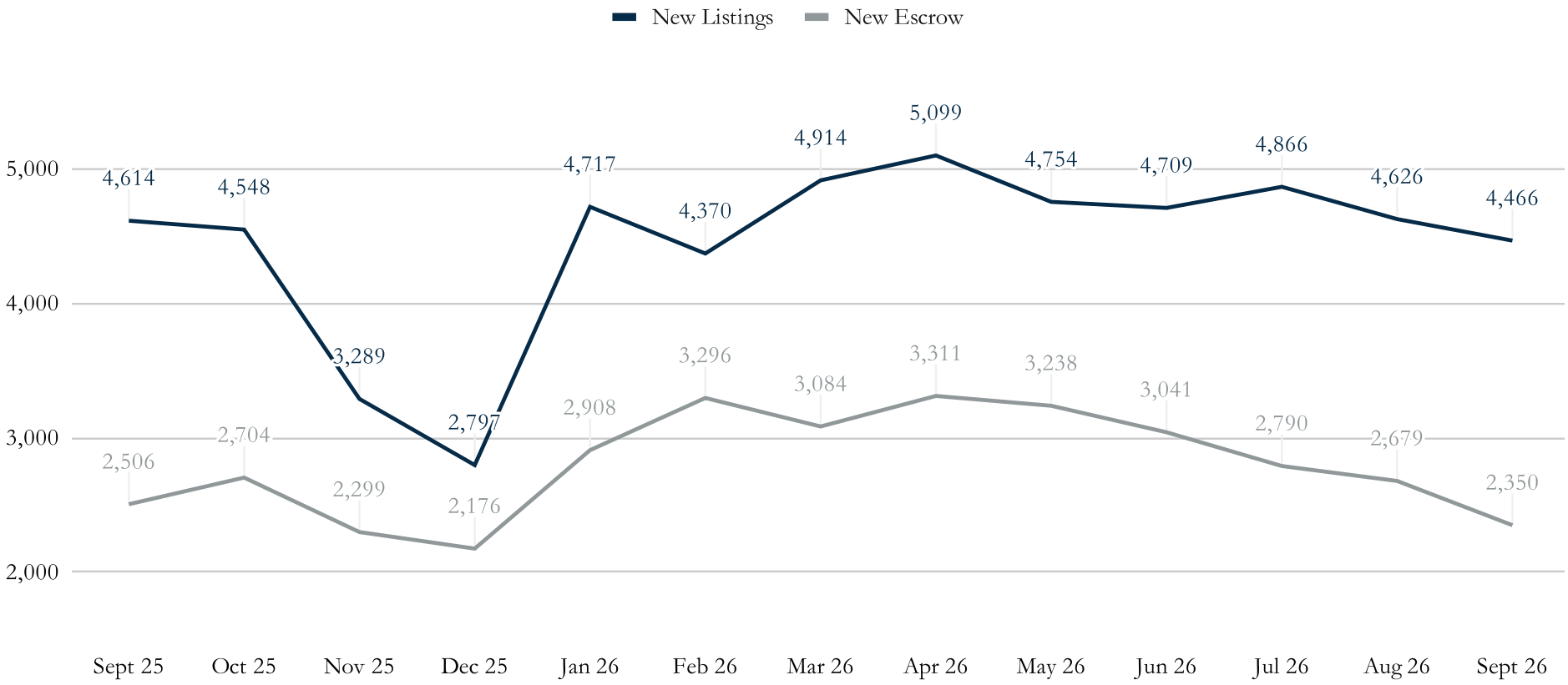
| # Units Sold | # New Listings | # Units Available |
|---|---|---|
| **1,745** | **3,120** | **7,995** |
| ▼-7.4% | ▼ -1.3% | ▲ +6.6% |
| Median Price *Units Sold* | Median Price *New Listings* | Effective Availability |
| **$470,000** | **$515,000** | **4.6** Months |
| ▲+0.0% | ▼ -1.7% | ▲+15.1% |

## Condos & Townhouses

| # Units Sold | # New Listings | # Units Available |
|---|---|---|
| **424** | **868** | **2,796** |
| ▼-12.6% | ▼-1.9% | ▲ +7.3% |
| Median Price *Units Sold* | Median Price *New Listings* | Effective Availability |
| **$290,000** | **$277,250** | **6.6** Months |
| ▼ -1.4% | ▼-4.0% | ▲ +22.8% |

# New Listings vs. New Escrows

LAS VEGAS, NEVADA



# Effective Months of Inventory

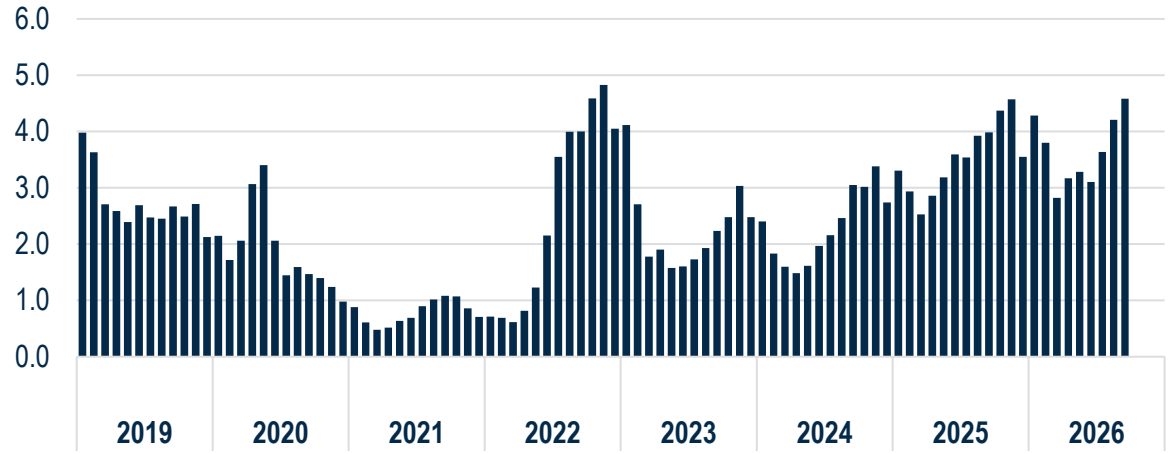
LAS VEGAS, NEVADA

## Single-Family Residences

**4.6 Months**

+8.8% vs. Prior Month

+15.1% vs. Prior Year

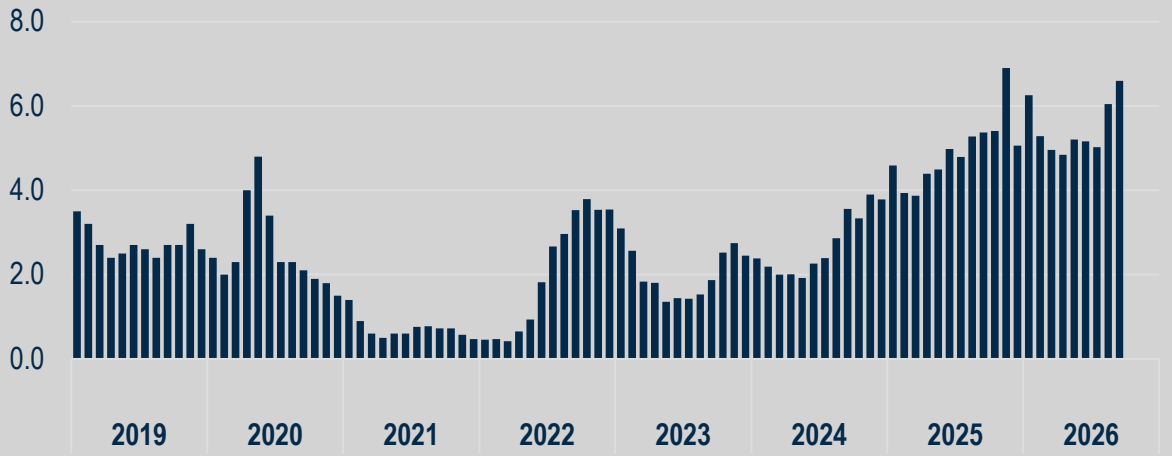



## Condo & Townhouse Units

**6.6 Months**

+9.1% vs. Prior Month

+22.8% vs. Prior Year



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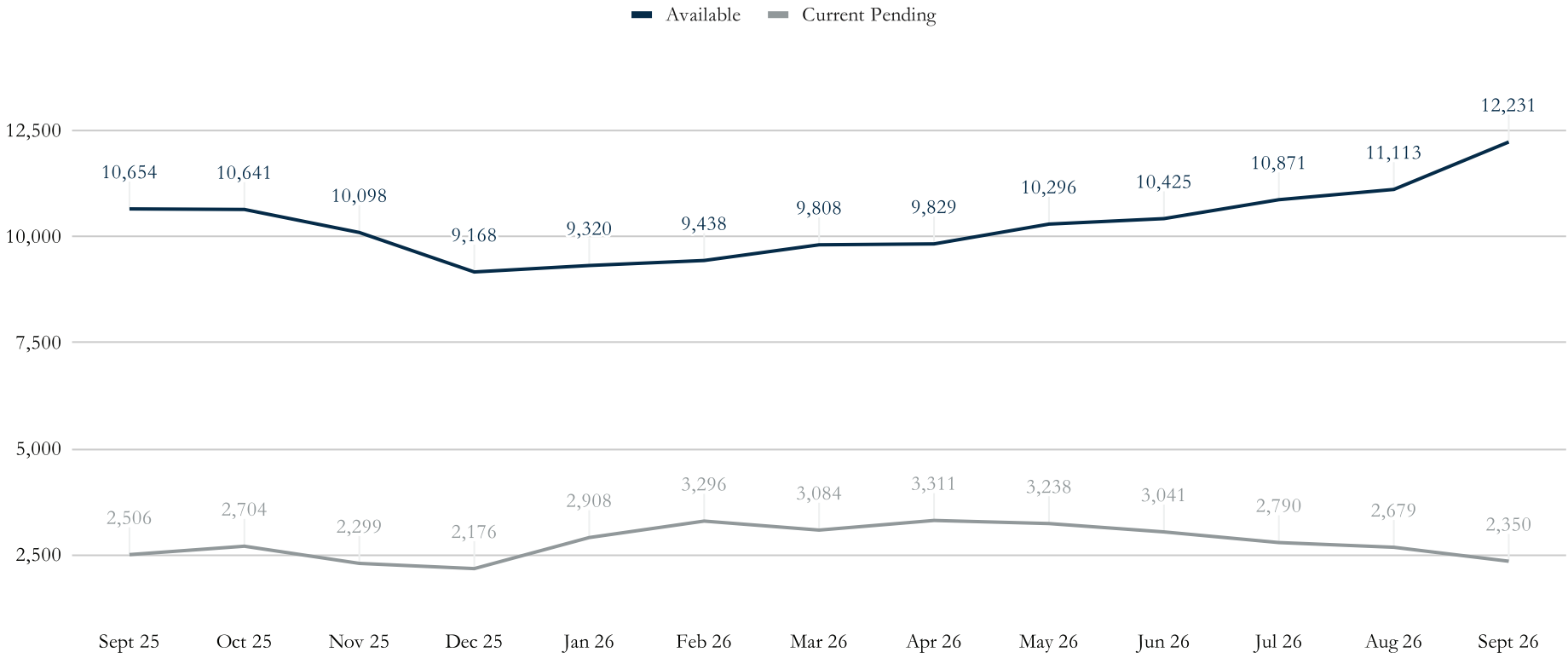
# Available vs. Current Pending Inventory

LAS VEGAS, NEVADA



# Time on Market: 30 Days or Less

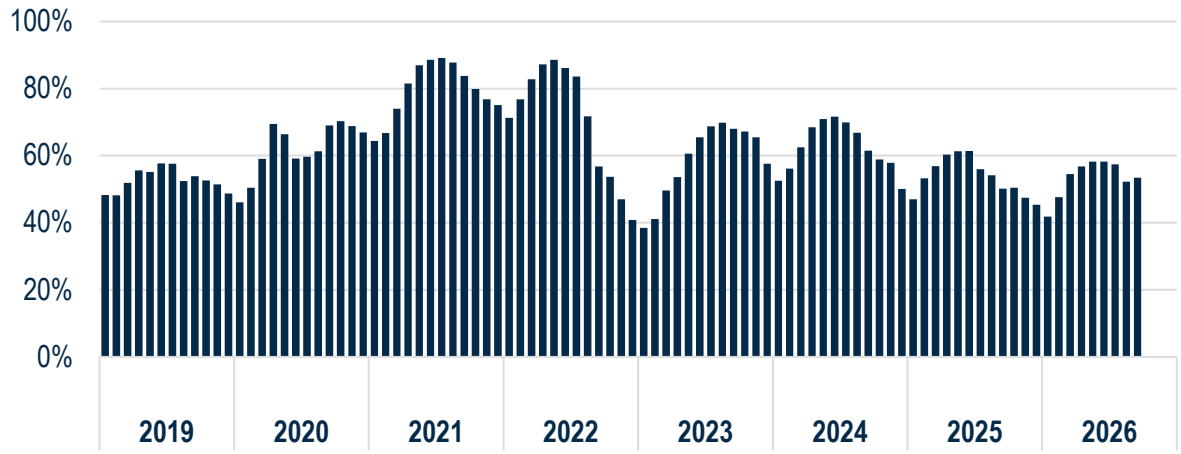
LAS VEGAS, NEVADA

## Single-Family Residences

**53.4%** of closings

52.2% vs. Prior Month

50.2% vs. Prior Year

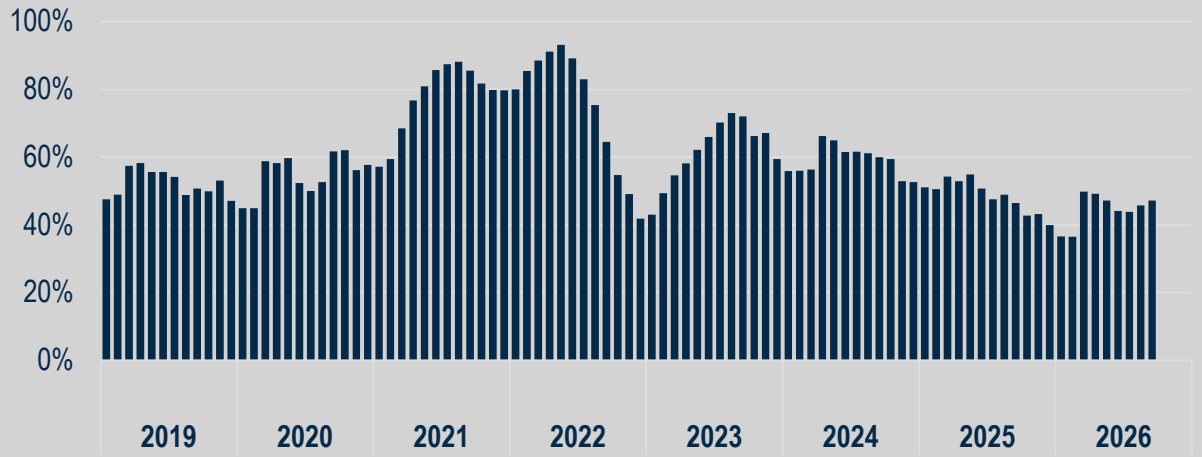



## Condo & Townhouse Units

**47.2%** of closings

45.7% vs. Prior Month

46.4% vs. Prior Year



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# Median Closing Price

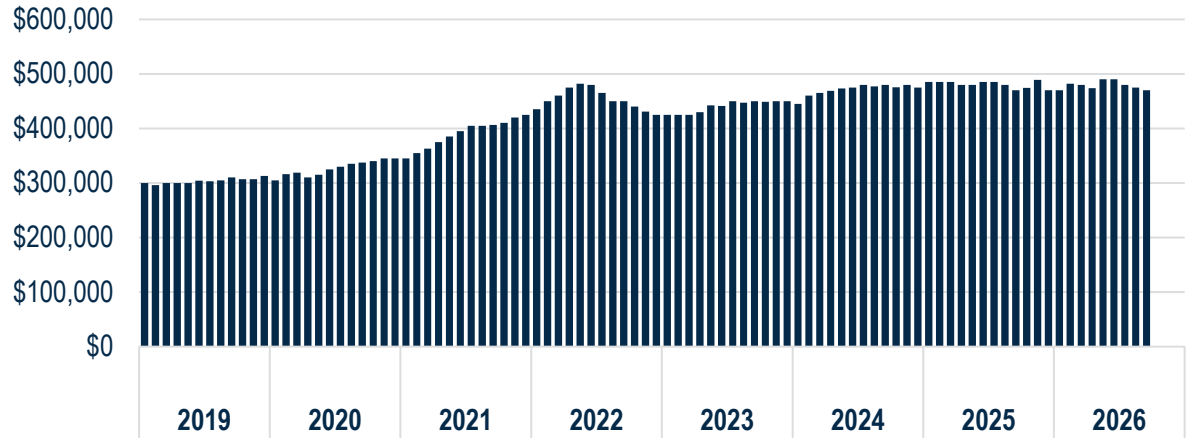
LAS VEGAS, NEVADA

## Single-Family Residences

$470,000

-1.1% vs. Prior Month

+0.0% vs. Prior Year




## Condo & Townhouse Units

$290,000

-3.3% vs. Prior Month

-1.4% vs. Prior Year

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# Number of Closings

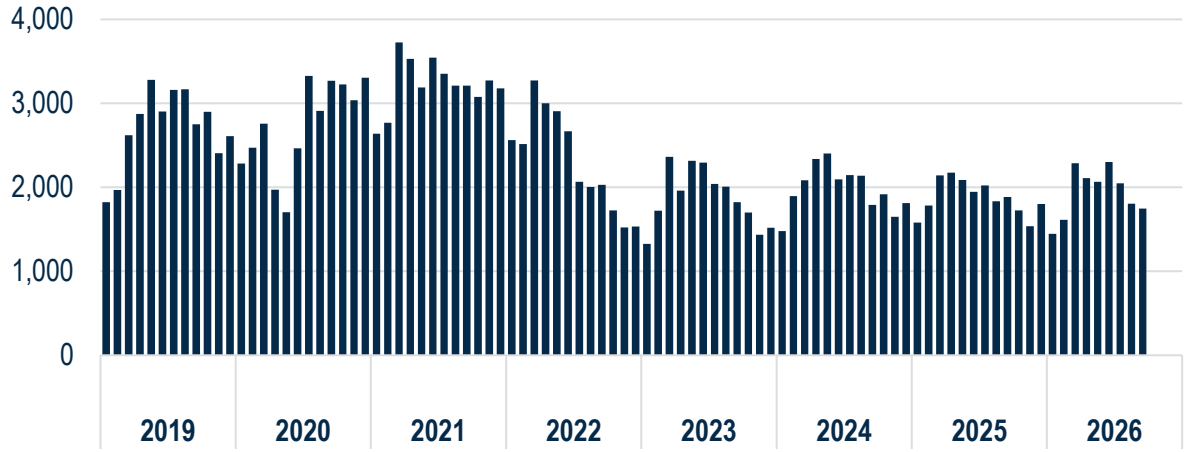
LAS VEGAS, NEVADA

## Single-Family Residence

**1,745 Units**

-3.2% vs. Prior Month

-7.4% vs. Prior Year

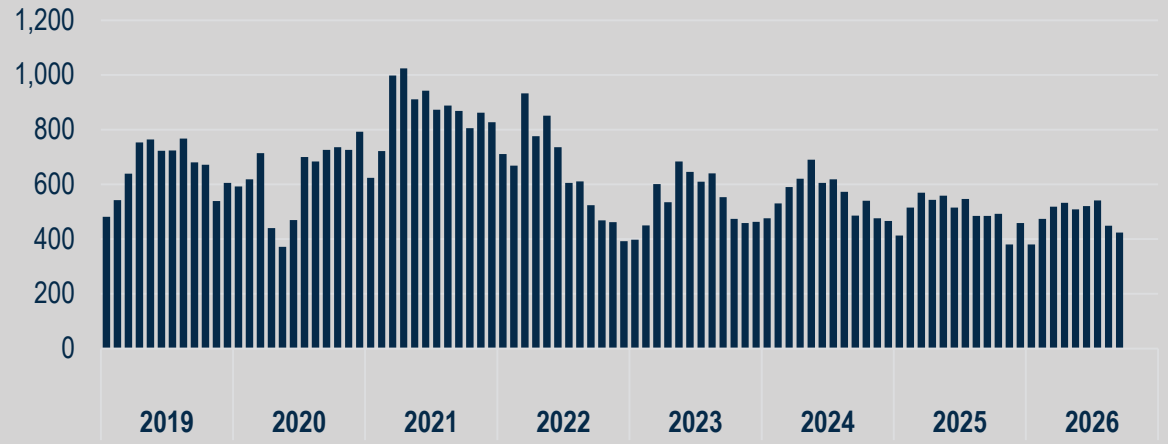



## Condos & Townhouses

**424 Units**

-5.6% vs. Prior Month

-12.6% vs. Prior Year



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