



NOVEMBER 2025

MONTHLY HOUSING MARKET UPDATE

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Market Snapshot

 SINGLE-FAMILY UNITS	# Units Sold 1,538 ▼ -6.6%	# New Listings 2,185 ▲ +2.2%	# Units Available 7,033 ▲ +26.3%
	Median Price <i>Units Sold</i> \$488,995 ▲ +1.9%	Median Price <i>New Listings</i> \$504,950 ▼ -1.0%	Effective Availability 4.6 Months ▲ +35.2%
 CONDO/TOWNHOUSE UNITS	# Units Sold 380 ▼ -20.2%	# New Listings 718 ▼ -1.5%	# Units Available 2,613 ▲ +40.8%
	Median Price <i>Units Sold</i> \$303,750 ▲ +0.8%	Median Price <i>New Listings</i> \$280,000 ▼ -4.8%	Effective Availability 6.9 Months ▲ +76.4%

Notes: Growth rates are compared to the prior year. Availability reflects inventory excluding those with offers.

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Market Statistics

Single-Family Units				Condo/Townhouse Units			
	Current Value November 2025	Growth From October 2025	Growth From November 2024		Current Value November 2025	Growth From October 2025	Growth From November 2024
Units Sold							
No. of Units Sold	1,538	-10.8%	-6.6%		380	-22.8%	-20.2%
Median Price of Units Sold	\$488,995	+3.1%	+1.9%		\$303,750	+6.6%	+0.8%
Average Price of Units Sold	\$618,791	-0.3%	+3.2%		\$311,896	+3.0%	-2.4%
New Listings							
No. of New Listings	2,185	-29.0%	+2.2%		718	-23.2%	-1.5%
Median Price of New Listings	\$504,950	-3.8%	-1.0%		\$280,000	-5.1%	-4.8%
Average Price of New Listings	\$741,482	-1.1%	+2.9%		\$312,791	-3.3%	-1.3%
Availability (Including Offers)							
No. of Units Available	9,177	-5.8%	+18.2%		3,142	-2.0%	+29.6%
Median Price of Units Available	\$525,000	-0.9%	+0.1%		279,900	-1.8%	-3.4%
Average Price of Units Available	\$877,411	+2.2%	+2.1%		326,825	-2.2%	-7.5%
Availability (Excluding Offers)							
No. of Units Available	7,033	-6.7%	+26.3%		2,613	-1.8%	+40.8%
Median Price of Units Available	\$545,000	+0.0%	+1.4%		\$279,900	-0.0%	-3.1%
Average Price of Units Available	\$928,797	+3.4%	+0.2%		\$331,042	-2.4%	-9.3%
Effective Months of Availability	4.6	+4.6%	+35.2%		6.9	+27.2%	+76.4%
Time on Market for Units Sold	November 2025	October 2025	November 2024	November 2025	October 2025	November 2024	
0 - 30 days	47.4%	50.4%	57.9%	43.2%	42.7%	52.9%	
31 - 60 days	23.5%	21.3%	21.4%	23.9%	24.8%	25.0%	
61 - 90 days	12.0%	12.9%	11.5%	12.9%	12.6%	10.7%	
91 - 120 days	8.3%	6.8%	5.2%	8.9%	7.3%	6.3%	
121+ days	8.8%	8.5%	4.1%	11.1%	12.6%	5.0%	

See notes, methodology and definitions on page 10.

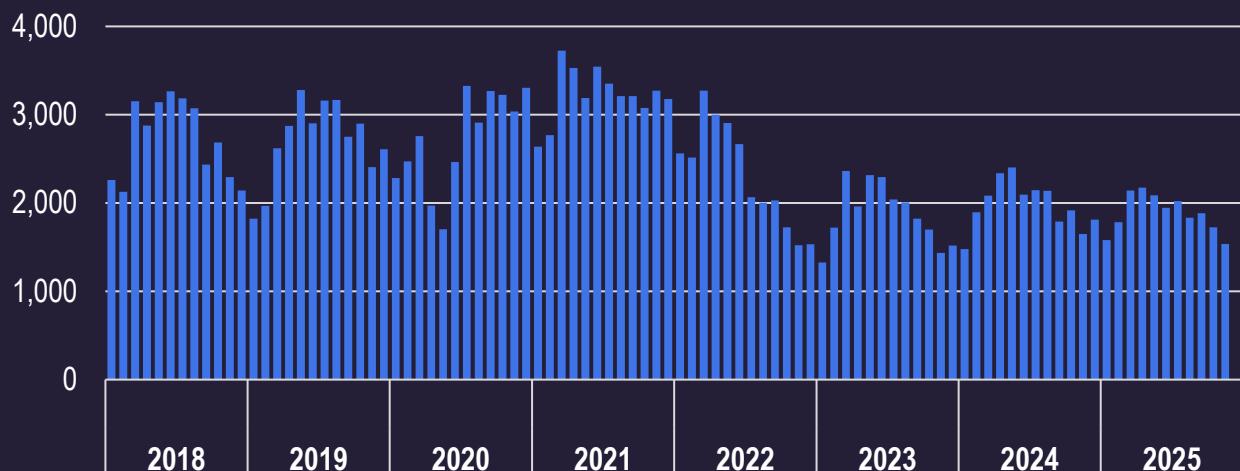
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Single-Family Market Trends

Number of Closings

1,538 Units

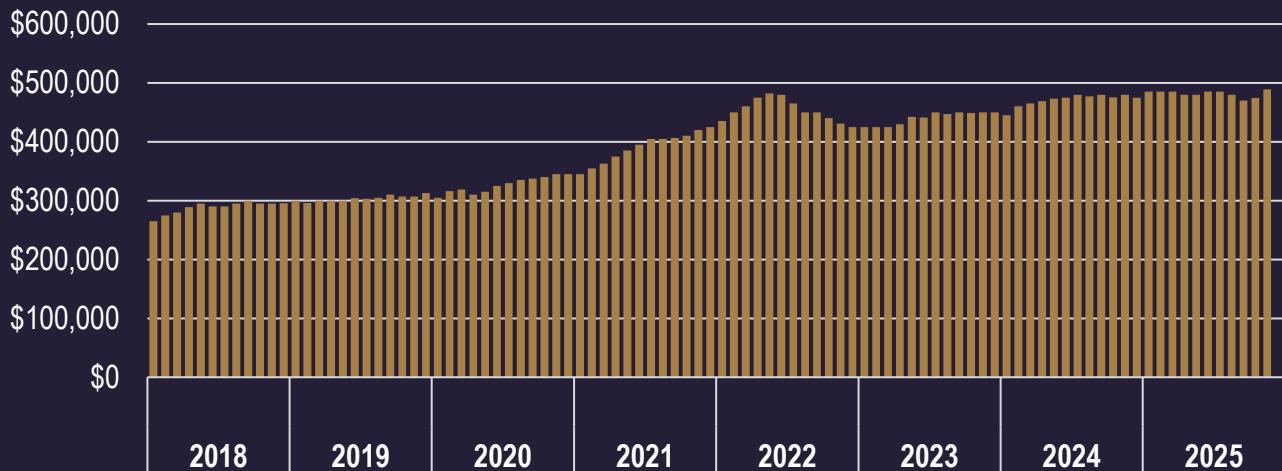
-10.8% vs. Prior Month
-6.6% vs. Prior Year



Median Closing Price

\$488,995

+3.1% vs. Prior Month
+1.9% vs. Prior Year



Single-Family Market Trends

Number of New Listings

2,185 Units

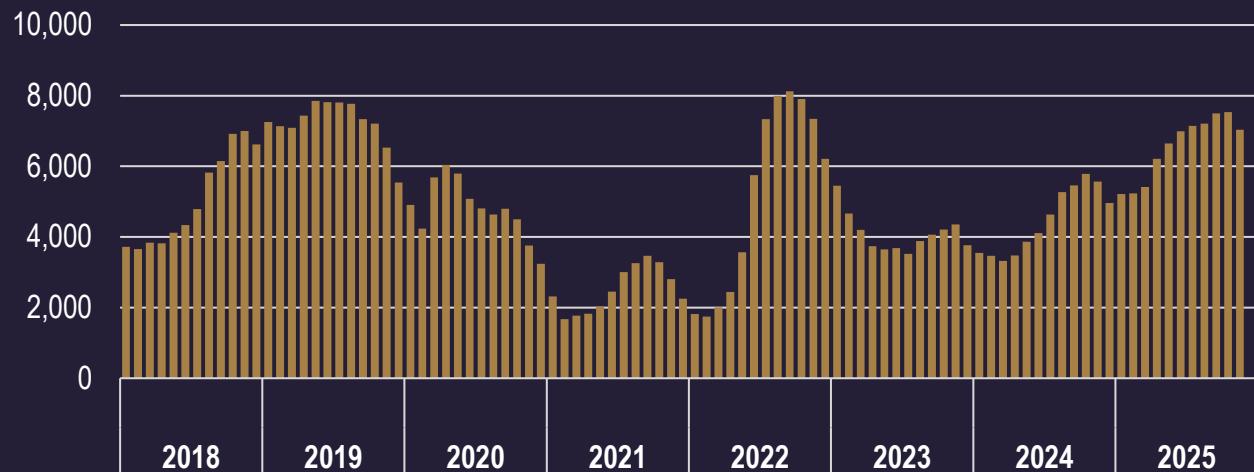
-29.0% vs. Prior Month
+2.2% vs. Prior Year



Availability (Excl. offers)

7,033 Units

-6.7% vs. Prior Month
+26.3% vs. Prior Year

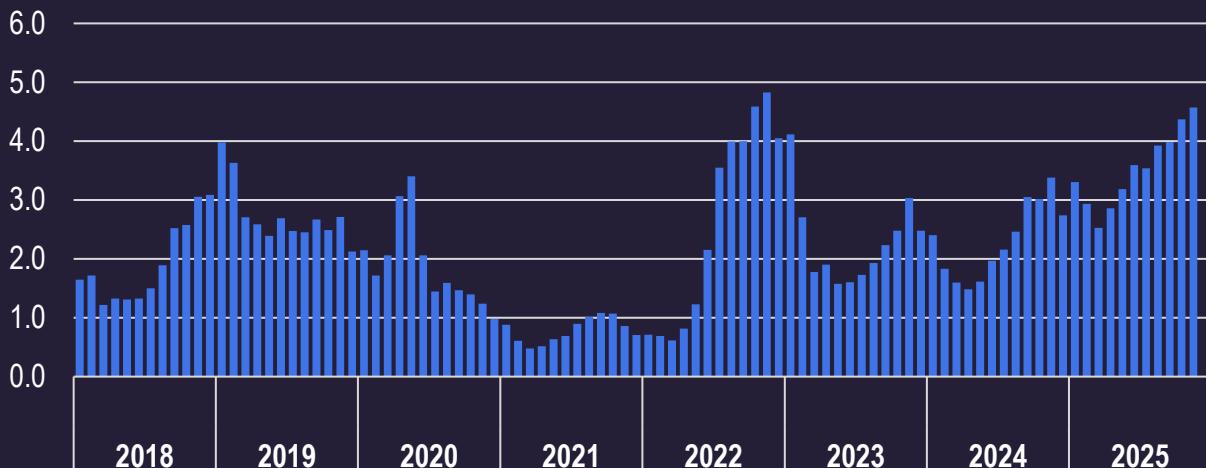


Single-Family Market Trends

Effective Months of Availability

4.6 Months

+4.6% vs. Prior Month
+35.2% vs. Prior Year



Time on Market: 30 Days or Less

47.4% of Closings

50.4% vs. Prior Month
57.9% vs. Prior Year

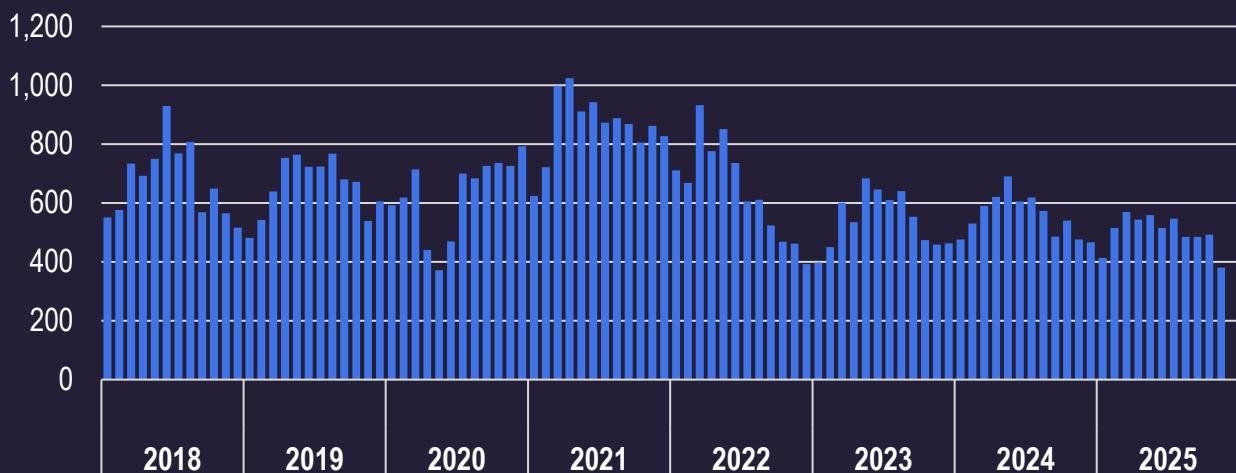


Condo/Townhouse Market Trends

Number of Closings

380 Units

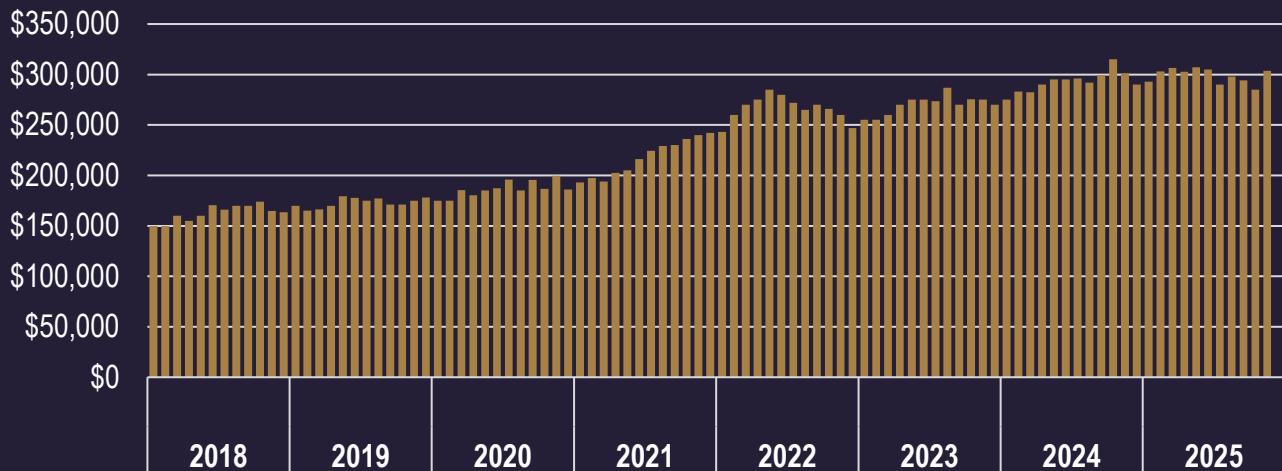
-22.8% vs. Prior Month
-20.2% vs. Prior Year



Median Closing Price

\$303,750

+6.6% vs. Prior Month
+0.8% vs. Prior Year

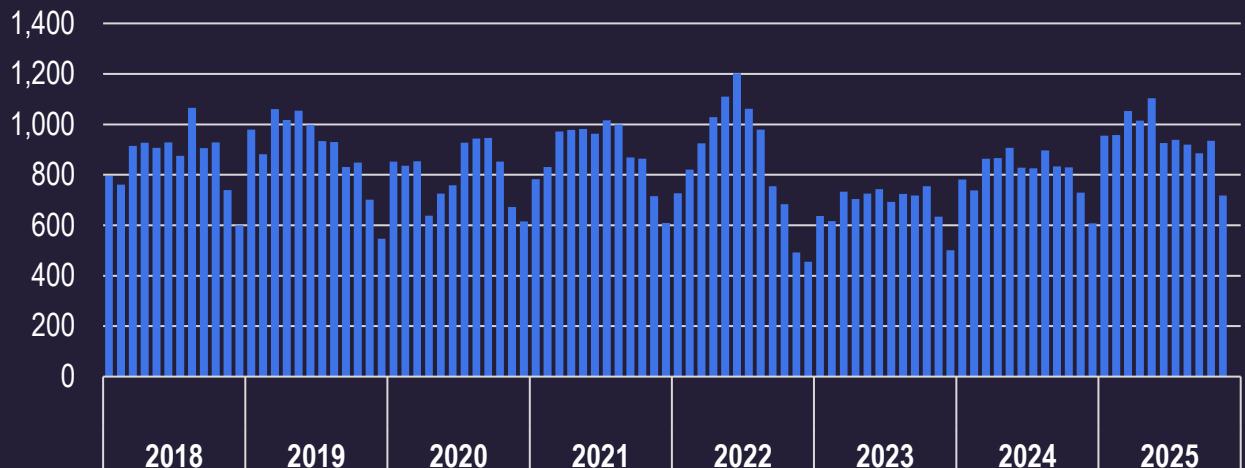


Condo/Townhouse Market Trends

Number of New Listings

718 Units

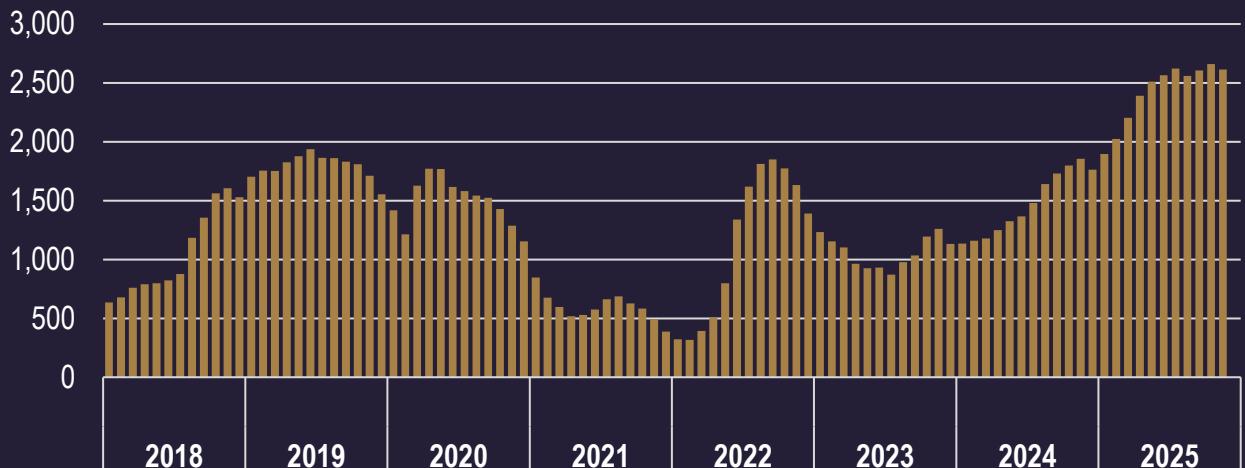
-23.2% vs. Prior Month
-1.5% vs. Prior Year



Availability (Excl. offers)

2,613 Units

-1.8% vs. Prior Month
+40.8% vs. Prior Year

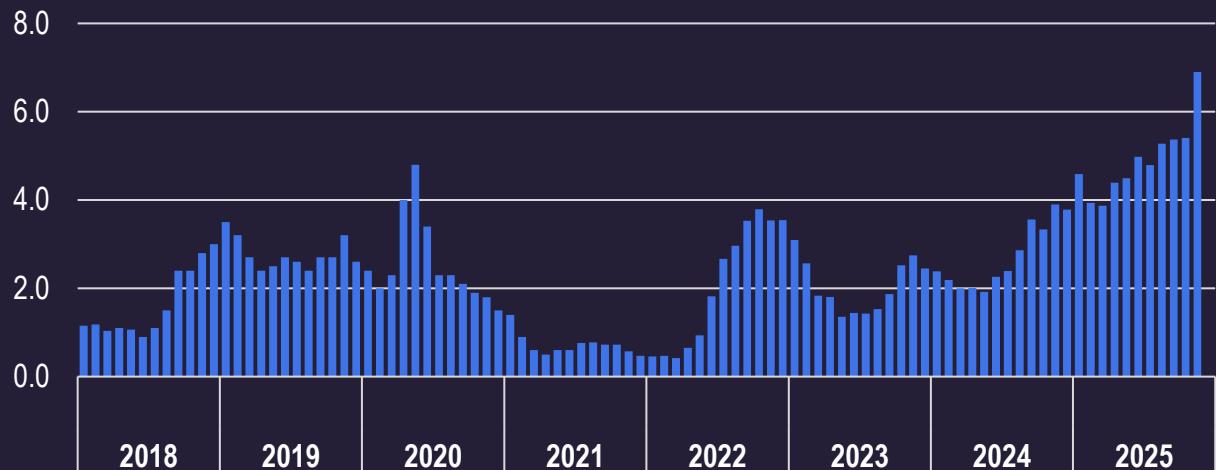


Condo/Townhouse Market Trends

Effective Months of Availability

6.9 Months

+27.2% vs. Prior Month
+76.4% vs. Prior Year



Time on Market: 30 Days or Less

43.2% of Closings

42.7% vs. Prior Month
52.9% vs. Prior Year



Notes, Methodology and Definitions

Source: LAS VEGAS REALTORS® // (702) 784-5000 // 6360 S. Rainbow Blvd.; Las Vegas, NV 89118
www.lasvegasrealtor.com

Territorial Jurisdiction: Clark, Nye, Lincoln and White Pine Counties, Nevada, and such other areas as from time to time may be allocated to the LVR by the Board of Directors of the National Association of REALTORS®

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Methodology and Disclaimer: This data is based on information from the LAS VEGAS REALTORS® (LVR) Multiple Listing Service (MLS). This information is deemed reliable but is not guaranteed. MLS collects, compiles and distributes information about homes listed for sale by its subscribers who are real estate agents. MLS subscription is available to all real estate agents licensed in Nevada, but is not available to the general public. Not all licensed agents subscribe to the MLS. MLS does not include all new homes available or listings from non-MLS agents, nor does it include properties for sale by owner.

Definitions:

- Units Sold:** Actual closings/recordings (not contracts) during the reporting period
- New Listings:** Units that were initially listed in the MLS for sale during the reporting period
- Availability:** The number of units available at the end of the reporting period
- Availability Including Offers:** Units listed as available that have pending or contingent offers in place
- Availability Excluding Offers:** Units listed as available that do not have any pending or contingent offers in place
- Effective Months of Inventory:** Reflects the number of units available (excluding offers) divided by the number of sales during the reporting period

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