



MAY 2026

MONTHLY HOUSING MARKET UPDATE

For media inquiries, please contact George McCabe with B&P Public Relations
At (702) 325-7358 or gmccabe@bpadv.com

Market Snapshot



SINGLE-FAMILY UNITS

Units Sold

2,066

▼ -1.0%

Median Price
Units Sold

\$490,000

▲ +2.1%

New Listings

3,309

▼ -7.9%

Median Price
New Listings

\$520,000

▼ -2.3%

Units Available

6,784

▲ +2.1%

Effective Availability

3.3 Months

▲ +3.1%



CONDO/TOWNHOUSE UNITS

Units Sold

509

▼ -8.9%

Median Price
Units Sold

\$295,000

▼ -3.9%

New Listings

951

▼ -13.8%

Median Price
New Listings

\$287,000

▼ -4.0%

Units Available

2,639

▲ +5.1%

Effective Availability

5.2 Months

▲ +15.5%

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 May 2026	Growth From April 2026	Growth From May 2025	Current Value May 2026	Growth From April 2026	Growth From May 2025
Units Sold						
No. of Units Sold	2,066	-2.1%	-1.0%	509	-4.5%	-8.9%
Median Price of Units Sold	\$490,000	+3.4%	+2.1%	\$295,000	+1.7%	-3.9%
Average Price of Units Sold	\$614,918	-0.9%	+3.5%	\$320,158	+7.0%	-1.7%
New Listings						
No. of New Listings	3,309	-7.8%	-7.9%	951	-7.4%	-13.8%
Median Price of New Listings	\$520,000	-1.0%	-2.3%	\$287,000	-0.9%	-4.0%
Average Price of New Listings	\$721,715	-3.1%	+0.6%	\$311,828	-11.5%	-5.4%
Availability (Including Offers)						
No. of Units Available	9,503	+0.6%	+4.0%	3,344	+1.7%	+4.6%
Median Price of Units Available	\$535,000	-0.6%	-1.4%	\$276,250	-1.3%	-3.1%
Average Price of Units Available	\$861,653	-1.7%	-0.2%	\$326,772	-1.6%	-6.4%
Availability (Excluding Offers)						
No. of Units Available	6,784	+1.4%	+2.1%	2,639	+2.3%	+5.1%
Median Price of Units Available	\$550,000	-2.5%	-1.8%	\$274,900	+0.0%	-1.8%
Average Price of Units Available	\$924,440	-3.8%	+0.1%	\$322,433	-3.7%	-9.3%
Effective Months of Availability	3.3	+3.6%	+3.1%	5.2	+7.1%	+15.5%
Time on Market for Units Sold	May 2026	April 2026	May 2025	May 2026	April 2026	May 2025
0 - 30 days	58.2%	56.8%	61.3%	47.2%	49.2%	54.9%
31 - 60 days	19.2%	18.5%	20.3%	25.7%	23.8%	21.6%
61 - 90 days	11.2%	8.7%	9.1%	12.6%	10.1%	10.7%
91 - 120 days	4.4%	5.9%	3.7%	6.1%	6.2%	7.0%
121+ days	6.9%	10.2%	5.6%	8.4%	10.7%	5.7%

See notes, methodology and definitions on page 10.

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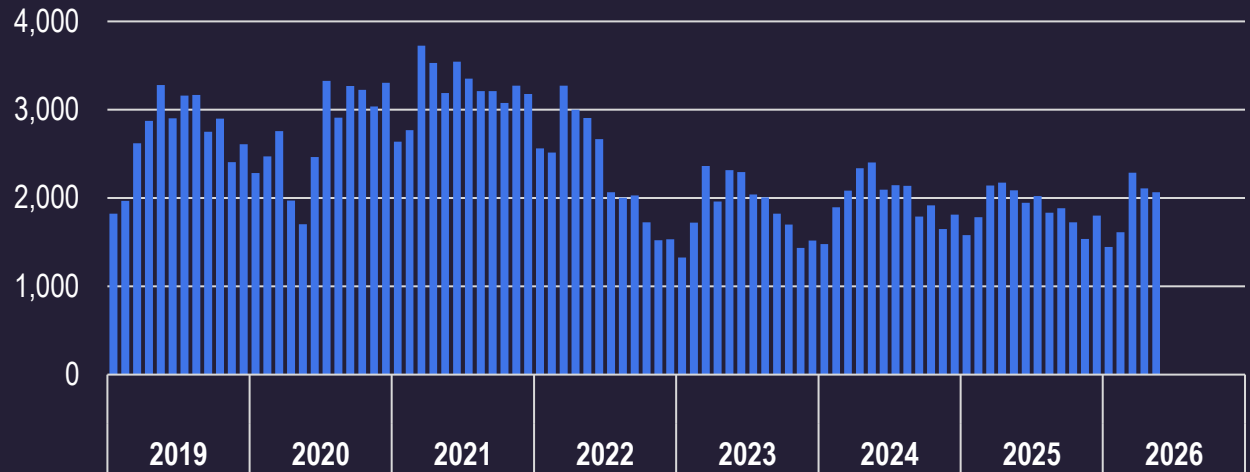
Single-Family Market Trends

Number of Closings

2,066 Units

-2.1% vs. Prior Month

-1.0% vs. Prior Year

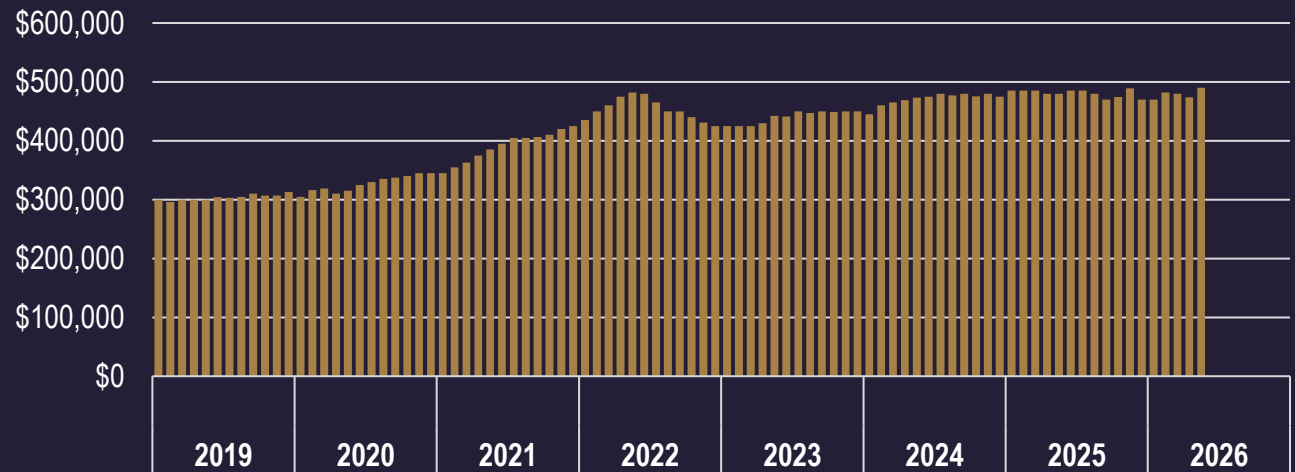


Median Closing Price

\$490,000

+3.4% vs. Prior Month

+2.1% vs. Prior Year



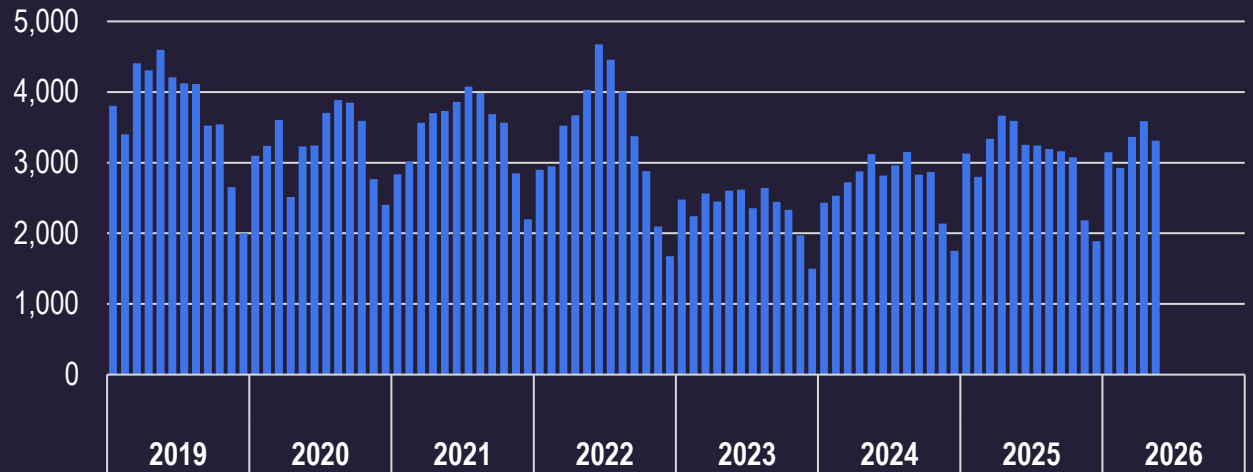
Single-Family Market Trends

Number of New Listings

3,309 Units

-7.8% vs. Prior Month

-7.9% vs. Prior Year

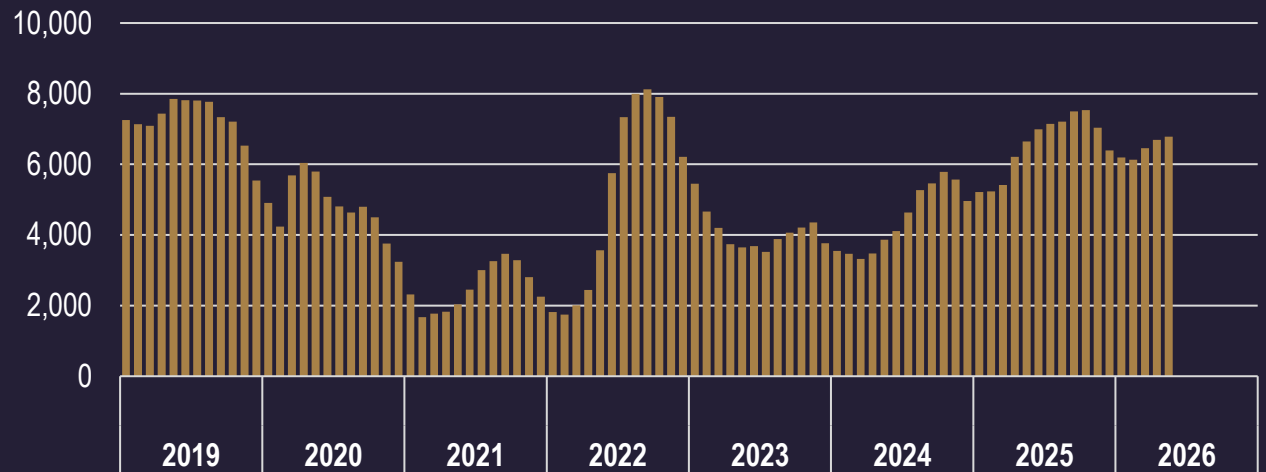


Availability (Excl. offers)

6,784 Units

+1.4% vs. Prior Month

+2.1% vs. Prior Year



Effective Months of Availability

3.3 Months

+3.6% vs. Prior Month
+3.1% vs. Prior Year

The bar chart displays the monthly effective months of availability from 2019 to 2026. The y-axis ranges from 0.0 to 6.0 in increments of 1.0. The x-axis shows the years from 2019 to 2026. The data shows a general upward trend, with a significant peak in 2022 (reaching nearly 5.0 months) and a projected peak in 2025 (reaching 4.5 months). The current value of 3.3 months is highlighted for the most recent period shown.

Year	Effective Months of Availability (Approximate)
2019	3.8
2020	3.4
2021	1.0
2022	4.8
2023	2.5
2024	3.0
2025	4.5
2026	3.3

3.3 Months

**Time on Market:
30 Days or Less**

58.2% of Closings

56.8% vs. Prior Month
61.3% vs. Prior Year

Year	Percentage of Closings (30 Days or Less)
2019	~45%
2020	~60%
2021	~85%
2022	~80%
2023	~65%
2024	~60%
2025	~55%
2026	~58%

58.2% of Closings

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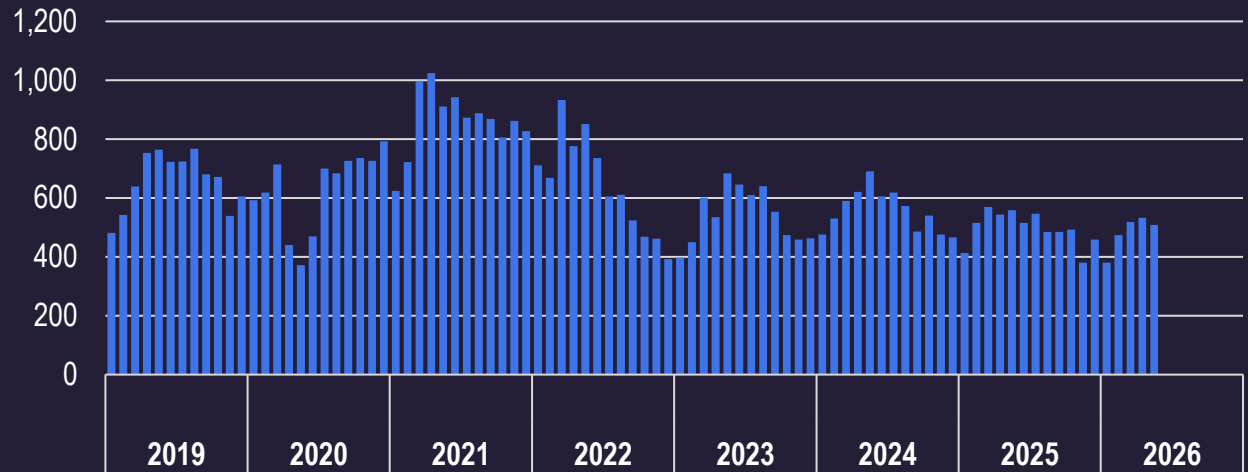
Condo/Townhouse Market Trends

Number of Closings

509 Units

-4.5% vs. Prior Month

-8.9% vs. Prior Year

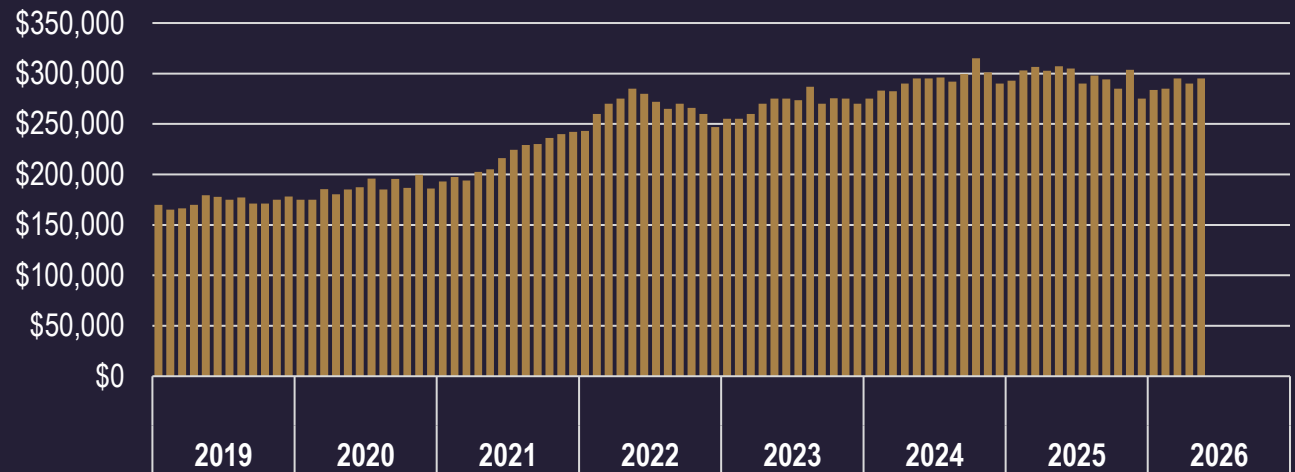


Median Closing Price

\$295,000

+1.7% vs. Prior Month

-3.9% vs. Prior Year

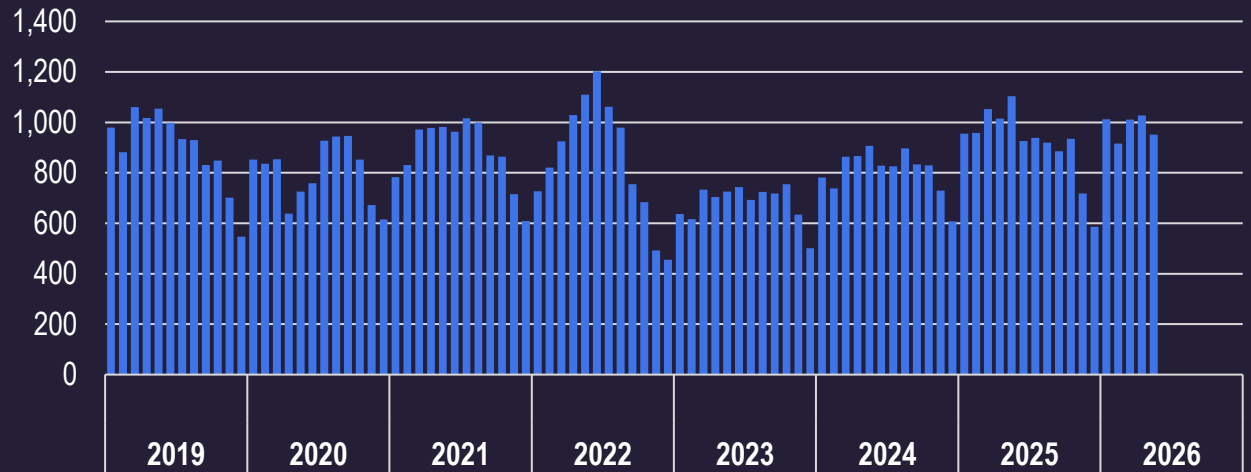


Condo/Townhouse Market Trends

Number of New Listings

951 Units

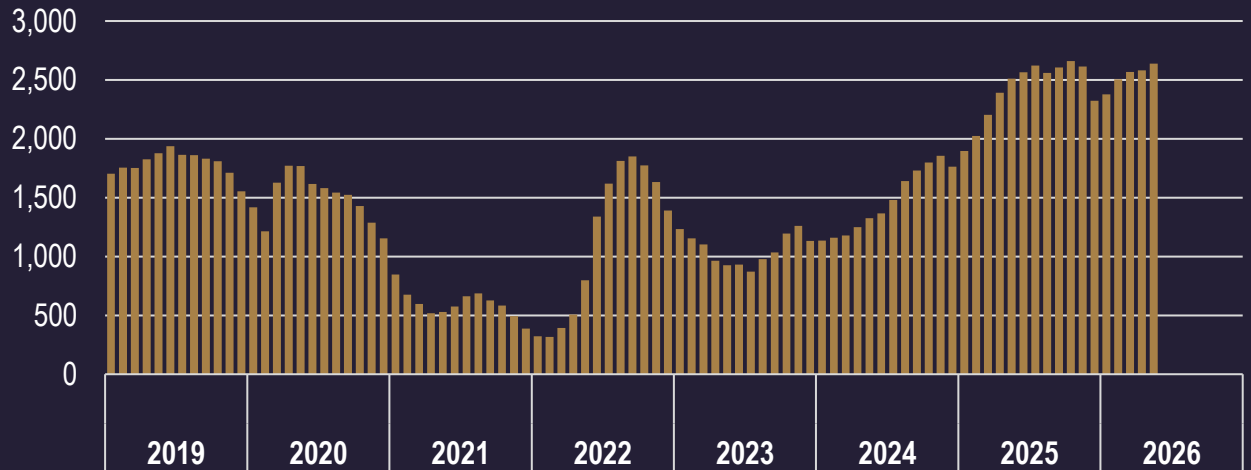
-7.4% vs. Prior Month
-13.8% vs. Prior Year



Availability (Excl. offers)

2,639 Units

+2.3% vs. Prior Month
+5.1% vs. Prior Year

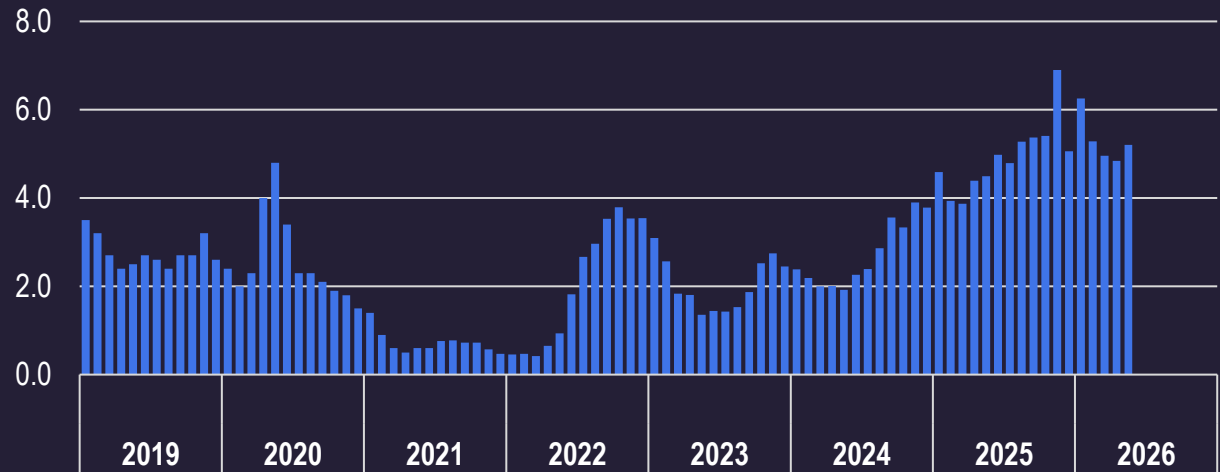


Condo/Townhouse Market Trends

Effective Months of Availability

5.2 Months

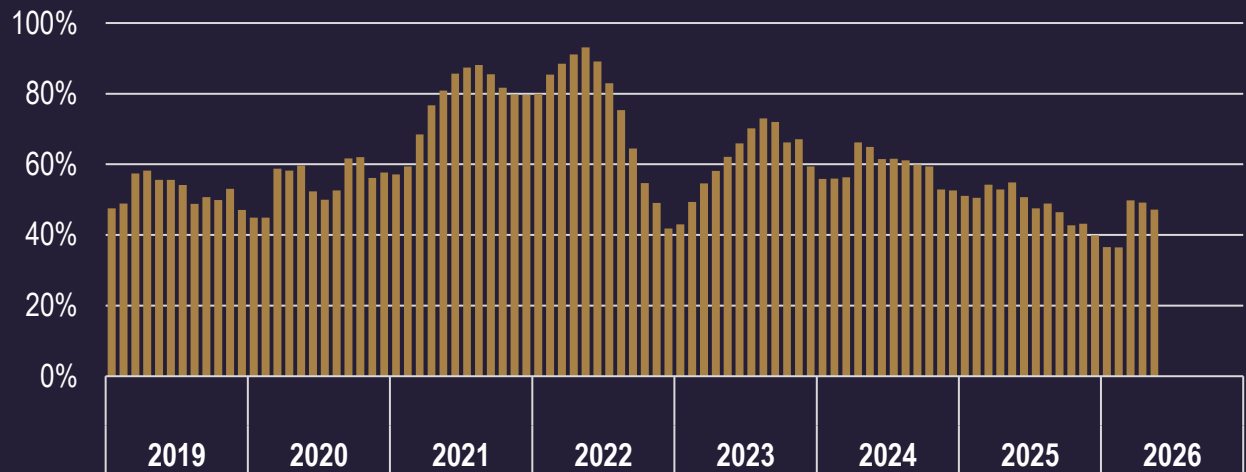
+7.1% vs. Prior Month
+15.5% vs. Prior Year



Time on Market: 30 Days or Less

47.2% of Closings

49.2% vs. Prior Month
54.9% 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®

Media Contact Information: George McCabe, B&P Public Relations // (702) 325-7358 // gmccabe@bpadv.com

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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Las Vegas, Nevada 89118
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