

# StreetMatrix

NEVADA

APRIL 2026

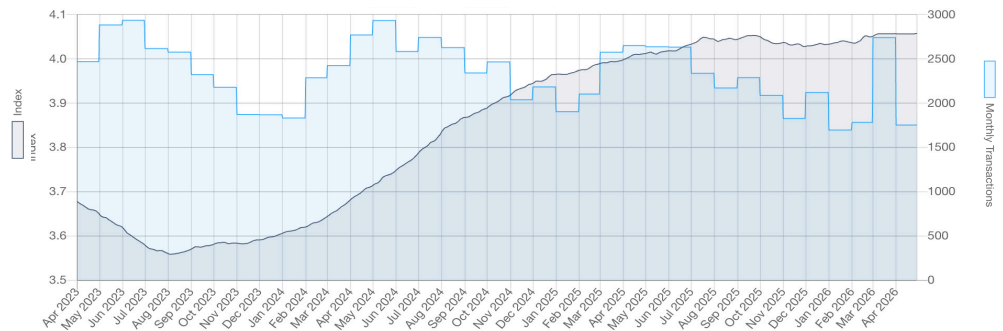
## KEY MARKET TRENDS

- Only one of the top five cities, North Las Vegas, saw a year-over-year decline in the index
- Reno was the only top five city to see a faster market pace month-over-month and more sales
- The top five cities averaged faster growth of the index than the overall state

## EXTERNAL INFLUENCES

- Mortgage rates slid, but remained above February pre-Iran War levels, remaining a headwind against sales growth
- Broader cost-of-living pressures and economic uncertainty are competing with home sale purchases
- Inbound migration from higher-cost states like California has cooled, easing demand

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.13%	-33.86%
2 YEAR	9.29%	-36.73%
3 YEAR	11.07%	-29.01%

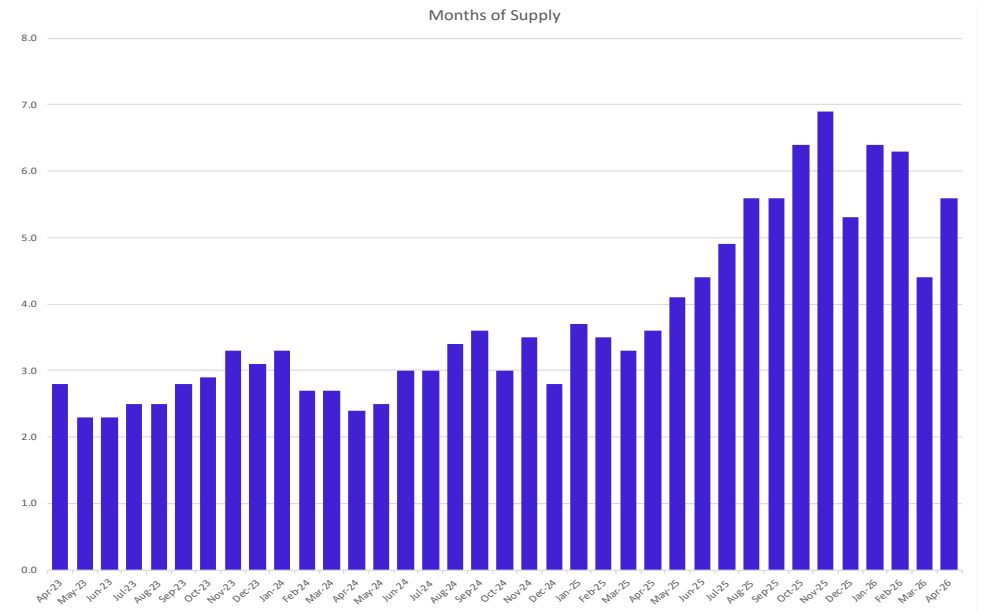
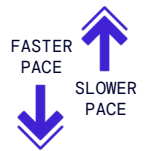


### Top Cities by Population Size

City	Months of Supply
Las Vegas	5.7
Henderson	6.1
North Las Vegas	5.2
Reno	4.0
Sparks	4.4

## Months of Supply

Number of months to sell all inventory at the current sales rate. (A.K.A. the market pace.)

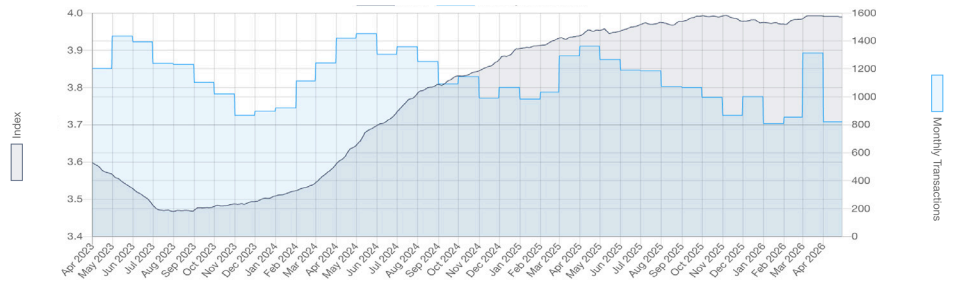


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into PRICE CHANGE trends and volatility.

NEVADA  **Top Cities**  
by population size

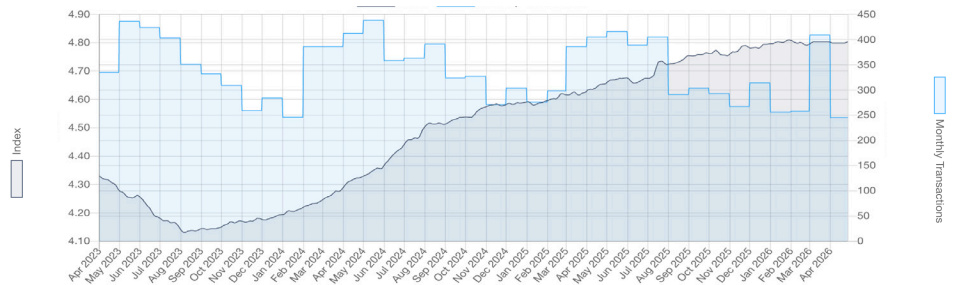
**LAS VEGAS**

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.91%	-39.77%
2 YEAR	9.53%	-42.18%
3 YEAR	11.78%	-31.70%



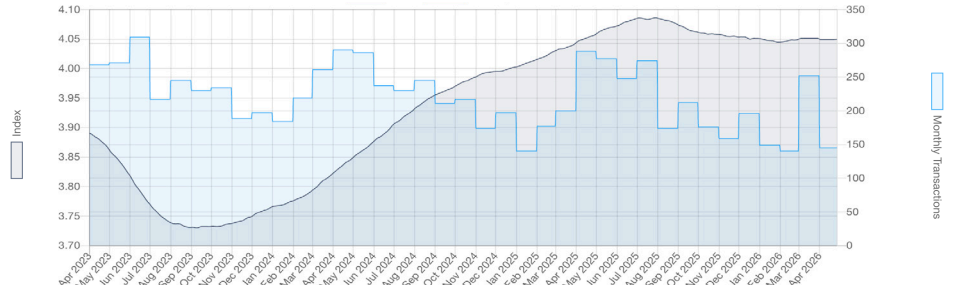
**HENDERSON**

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.21%	-39.51%
2 YEAR	11.08%	-40.53%
3 YEAR	11.89%	-26.87%



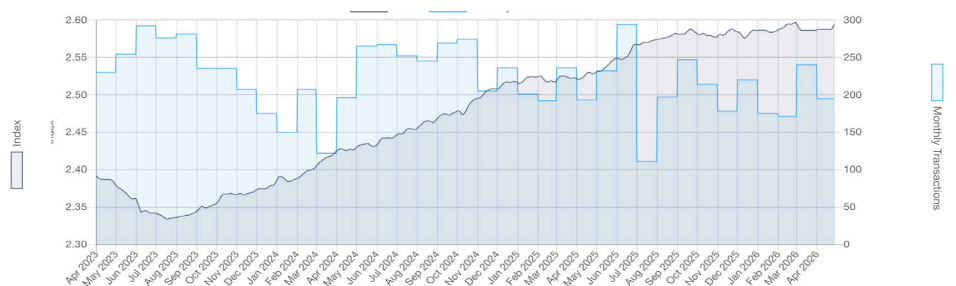
**NORTH LAS VEGAS**

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.16%	-49.65%
2 YEAR	5.32%	-50.00%
3 YEAR	4.69%	-45.90%



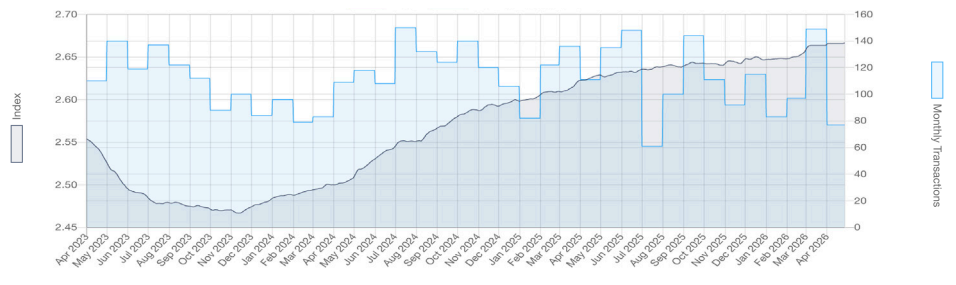
**RENO**

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.58%	1.04%
2 YEAR	6.86%	-0.51%
3 YEAR	8.79%	-15.22%



**SPARKS**

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.45%	-30.63%
2 YEAR	6.37%	-29.36%
3 YEAR	5.35%	-30.00%



**Questions or comments?**

Contact report author, Jonathan Miller, at [jmiller@streetmatrix.net](mailto:jmiller@streetmatrix.net).  
 For details on how this report was created, please see our report methodology.  
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