

KEY MARKET TRENDS

- Four of the top five cities and the state saw significant annual transaction growth
- The top five cities have experienced overall price index growth over the past three years
- Three of the top five cities experienced modest annual price growth

EXTERNAL INFLUENCES

- Mortgage rates continue to push higher, driven by the AI boom, tariffs, and the Iran War
- Fed policy uncertainty and bond market volatility slowed demand
- Rising insurance premiums and property taxes added to affordability pressures

NEVADA STATEWIDE



1 YEAR CHANGE

INDEX

1.24%

TRANSACTIONS

5.70%

2 YEAR CHANGE

INDEX

4.64%

TRANSACTIONS

-13.01%

3 YEAR CHANGE

INDEX

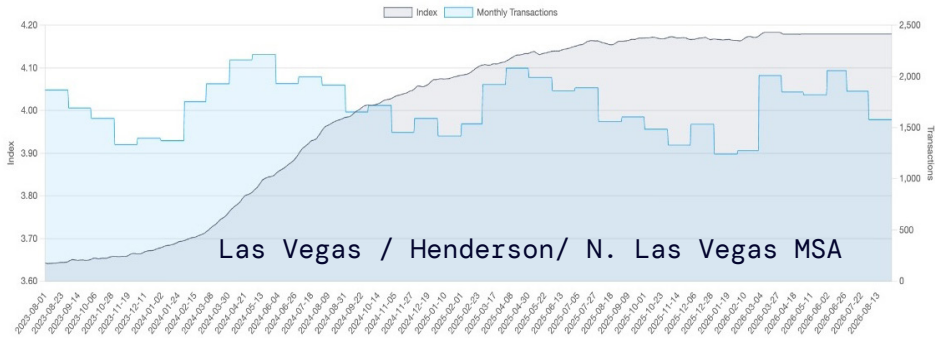
12.37%

TRANSACTIONS

-11.35%

METROPOLITAN STATISTICAL AREA

Metropolitan Statistical Area is a Census/OMB-defined region consisting of a population center and surrounding counties that are economically integrated with it, primarily through commuting ties. An MSA must include at least one urban area with 50,000 or more residents. The largest MSA that exists in the state has been presented below.



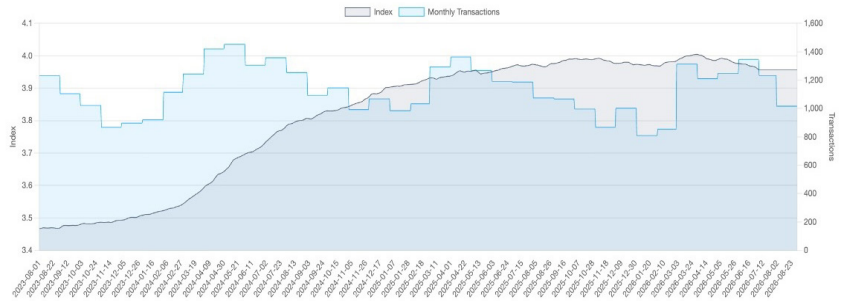
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.40%	1.22%
2 YEAR	4.92%	-17.60%
3 YEAR	14.64%	-15.48%

NEVADA

Top Cities by population size

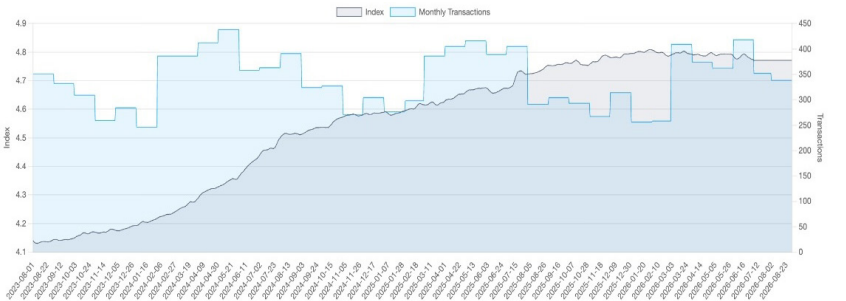
LAS VEGAS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.50%	-5.40%
2 YEAR	3.93%	-18.91%
3 YEAR	14.06%	-17.53%



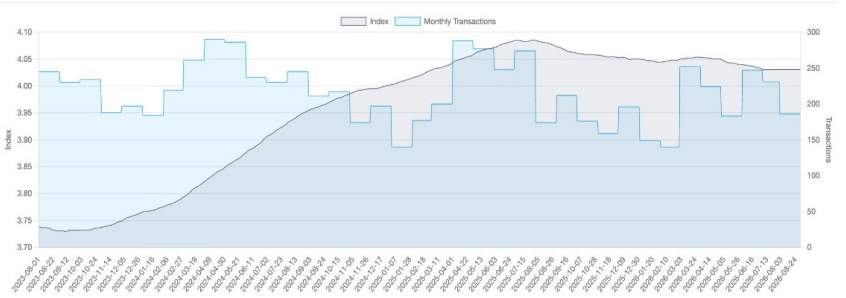
HENDERSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.37%	16.15%
2 YEAR	5.75%	-13.55%
3 YEAR	15.15%	-3.70%



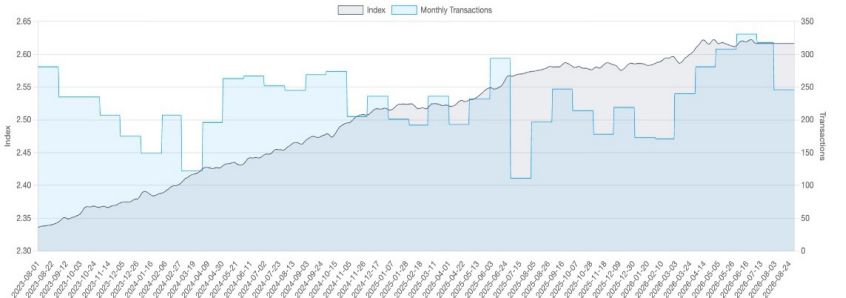
NORTH LAS VEGAS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.05%	6.90%
2 YEAR	1.93%	-24.08%
3 YEAR	8.05%	-24.08%



RENO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.37%	24.87%
2 YEAR	6.03%	0.41%
3 YEAR	11.63%	-12.46%



SPARKS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.30%	33.00%
2 YEAR	5.24%	0.76%
3 YEAR	9.16%	9.02%



Questions or comments?

Contact report author, Jonathan Miller, at atjmill@streetmatrix.net.
 For details on how this report was created, please see our report methodology.
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