

KEY MARKET TRENDS

- Three of the top five cities and the state saw steady annual price growth
- Statewide transactions surged year over year
- All five top five cities experienced a modest decline in year-over-year transactions

EXTERNAL INFLUENCES

- Interest rate pressure from the energy sector intensified, pushing mortgage rates to an 11-month high
- Job creation stayed weak, as unemployment claims exceeded the national average
- Migration continued to cool, removing some housing demand

NEVADA STATEWIDE



1 YEAR CHANGE

INDEX	TRANSACTIONS
1.23%	13.45%

2 YEAR CHANGE

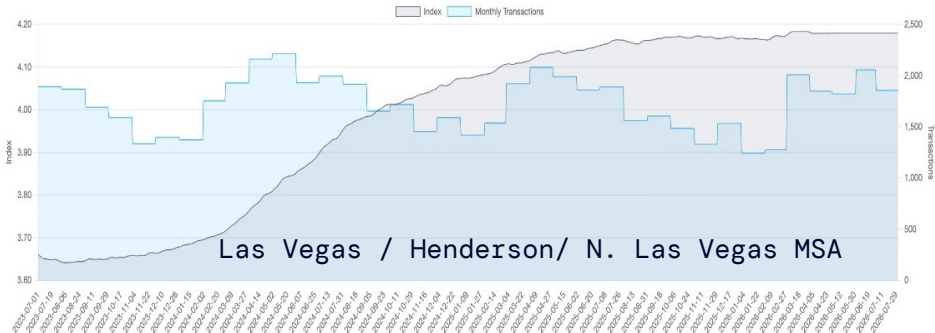
INDEX	TRANSACTIONS
4.96%	-3.15%

3 YEAR CHANGE

INDEX	TRANSACTIONS
12.71%	1.34%

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	0.39%	-1.75%
2 YEAR	5.77%	-6.97%
3 YEAR	14.72%	-1.90%

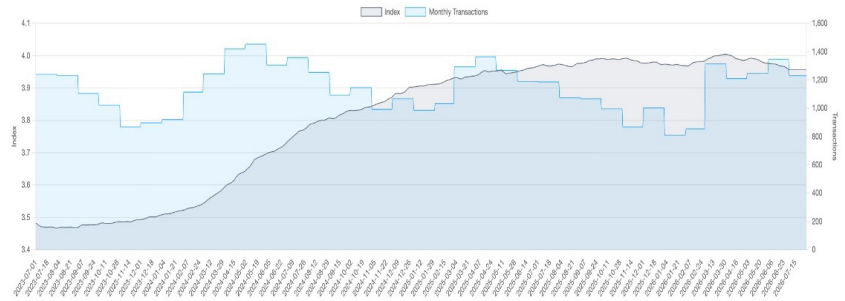


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into price change trends and volatility. © 2026 StreetMatrix. All Worldwide Rights Reserved.

NEVADA Top Cities by population size

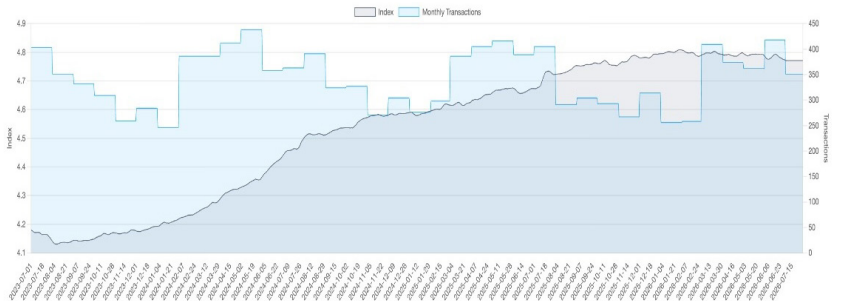
LAS VEGAS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.44%	3.71%
2 YEAR	4.61%	-9.43%
3 YEAR	14.13%	-0.73%



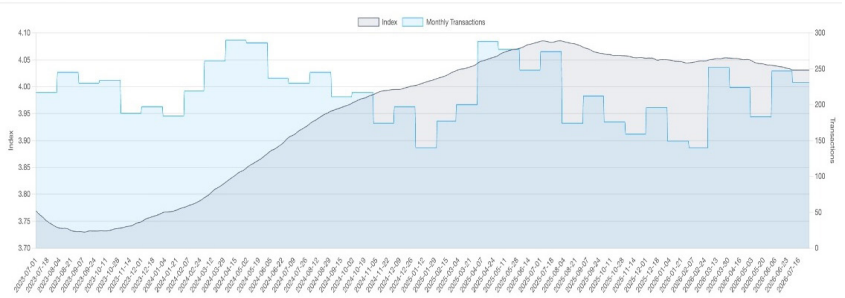
HENDERSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.02%	-13.33%
2 YEAR	6.02%	-3.31%
3 YEAR	15.14%	-12.90%



NORTH LAS VEGAS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.33%	-15.69%
2 YEAR	2.55%	0.43%
3 YEAR	7.81%	6.45%



RENO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.67%	185.59%
2 YEAR	6.62%	25.79%
3 YEAR	12.00%	14.86%



SPARKS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.33%	144.26%
2 YEAR	5.87%	-0.67%
3 YEAR	8.97%	8.76%



Questions or comments?

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