

StreetMatrix

NEVADA

MAY 2026

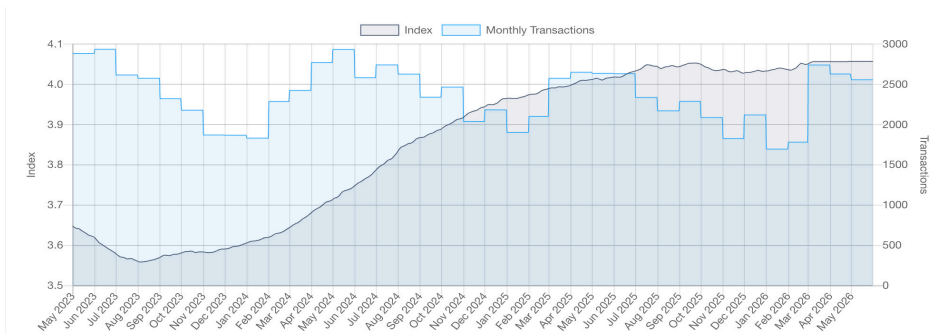
KEY MARKET TRENDS

- Statewide annual index growth was consistent with that of the top five cities
- All of the top five cities and the state saw year-over-year decline in transactions
- The market pace for the top five cities and the state was faster than the prior month

EXTERNAL INFLUENCES

- Mortgage rates have continued to rise, reaching eight-month highs
- Continued economic uncertainty has made the seasonal spring market boost underwhelming
- Inbound migration from adjacent higher-cost states like California continues to cool

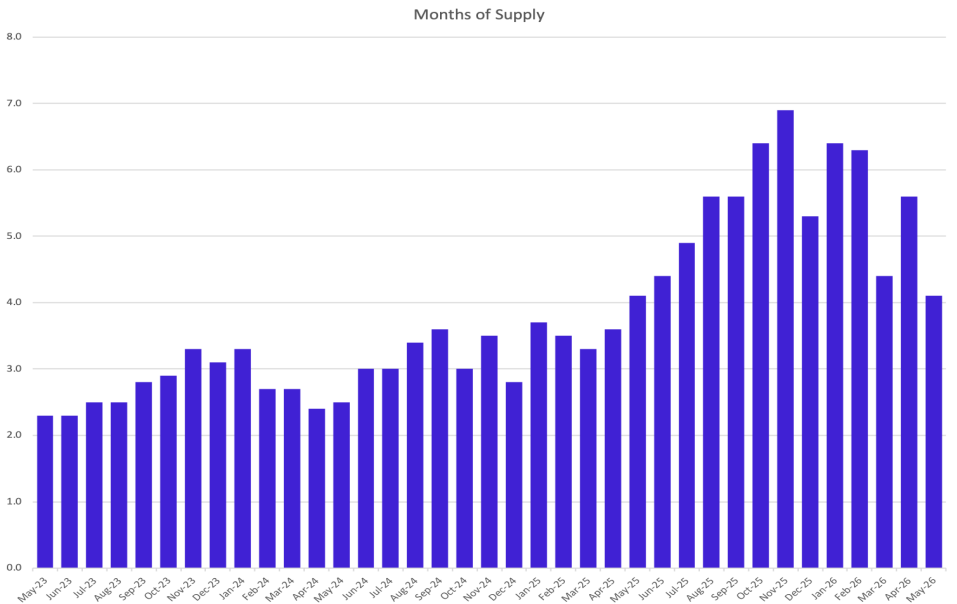
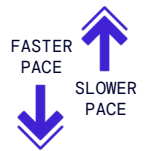
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.97%	-3.03%
2 YEAR	8.27%	-12.82%
3 YEAR	12.05%	-11.31%



Top Cities by Population Size	
City	Months of Supply
Las Vegas	4.1
Henderson	4.5
North Las Vegas	4.3
Reno	3.0
Sparks	3.8

Months of Supply

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

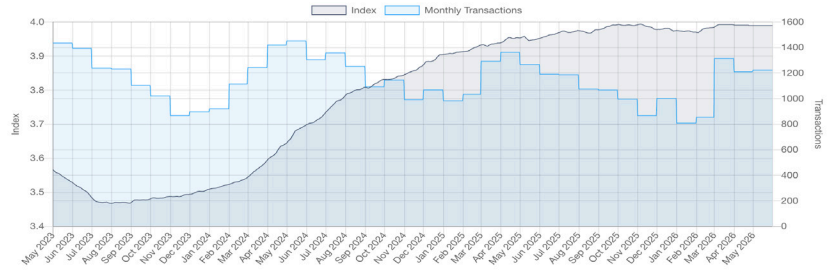


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable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

NEVADA  **Top Cities**
by population size

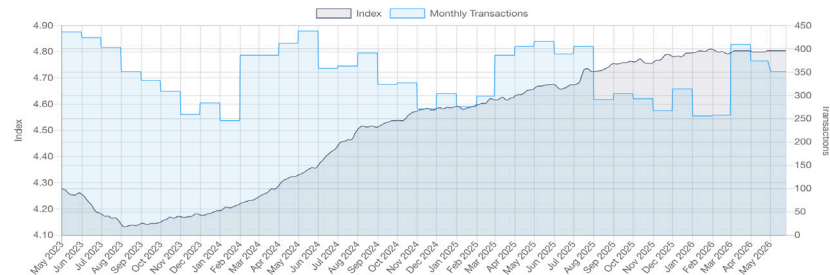
LAS VEGAS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.96%	-3.39%
2 YEAR	7.90%	-15.70%
3 YEAR	13.02%	-14.70%



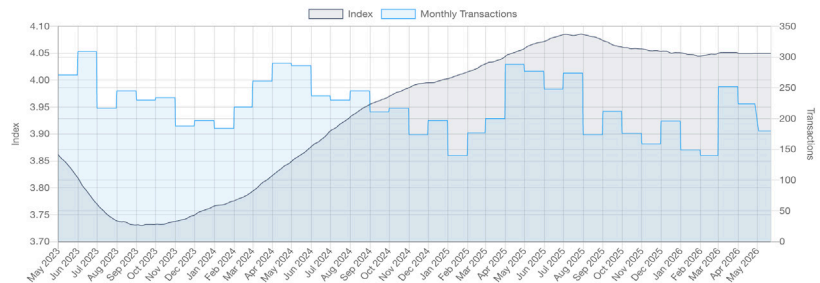
HENDERSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.75%	-15.63%
2 YEAR	10.28%	-19.86%
3 YEAR	12.82%	-19.50%



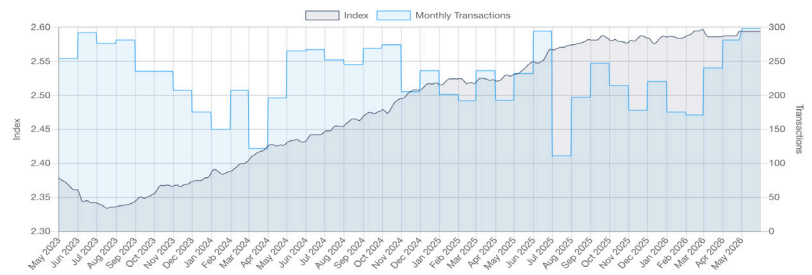
NORTH LAS VEGAS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.49%	-35.02%
2 YEAR	4.74%	-37.06%
3 YEAR	5.62%	-33.58%



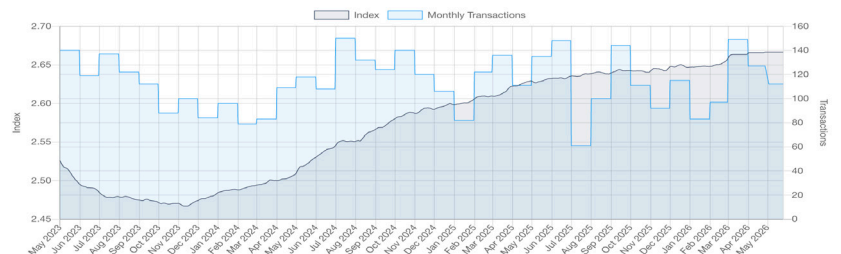
RENO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.75%	28.54%
2 YEAR	6.63%	12.45%
3 YEAR	9.84%	17.32%



SPARKS

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.32%	-17.04%
2 YEAR	5.53%	-5.08%
3 YEAR	6.61%	-20.00%



Questions or comments?

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