

2026 Las Vegas Market Report

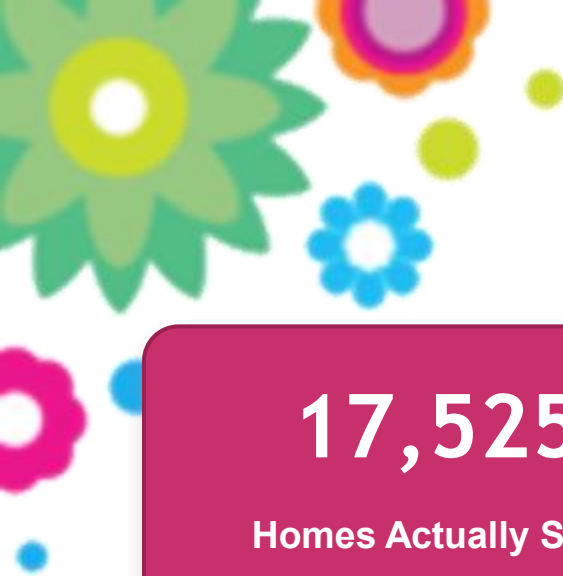
Listings, Sales And Volume — Clark County

Counted In Transaction Sides



Ranking Report Run 7/29/2026 • Date Range 1/1/2026 – 7/29/2026





First, Read The Report Right

One Home Sale Creates Two Transaction Sides — A Listing Side And A Selling Side

17,525

Homes Actually Sold

35,051

Transaction Sides

\$10.03B

Actual Sales Volume

\$572,320

Average
Sale Price

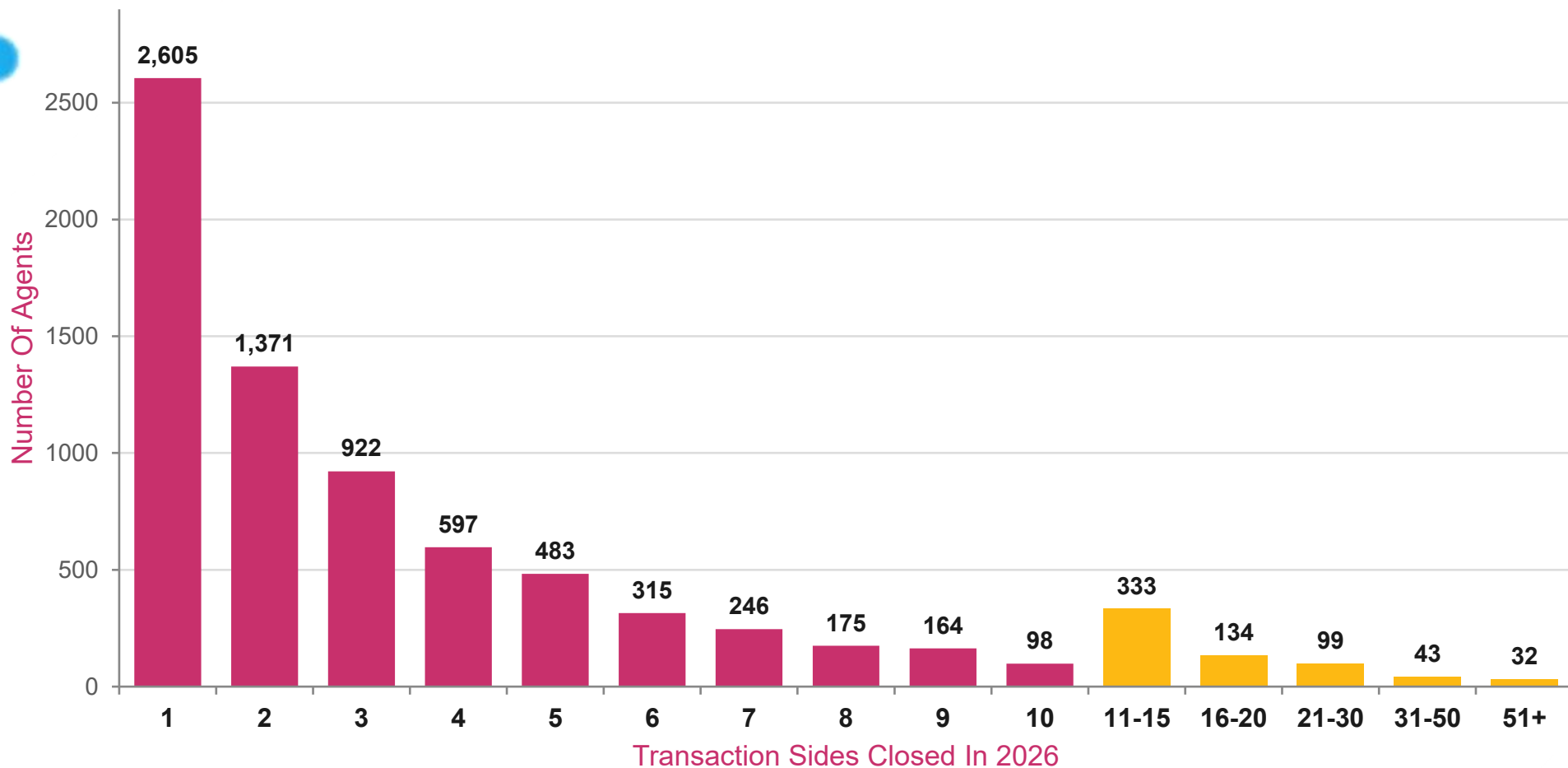
The MLS Report Totals \$20.06 Billion. **That Is Side Volume — Every Sale Price Counted Twice, Once On The List Side And Once On The Sell Side.** The Actual Dollars That Changed Hands Were Half That: \$10.03 Billion.

7,617 Agents Split Those 35,051 Sides — 4.6 Each On Average.
But Averages Lie. Half The Field Closed Two Sides Or Fewer.



How Many Sides Did Agents Close?

Number Of Agents At Each Side Count — Pink Bars Are Exact Counts, Yellow Bars Are Grouped Ranges



2,605

**Agents Closed
Exactly One Side**

*One Closing.
All Year.*

One home sale = two sides. An agent showing 2 sides may have closed two deals, or one deal where they repped both sides.



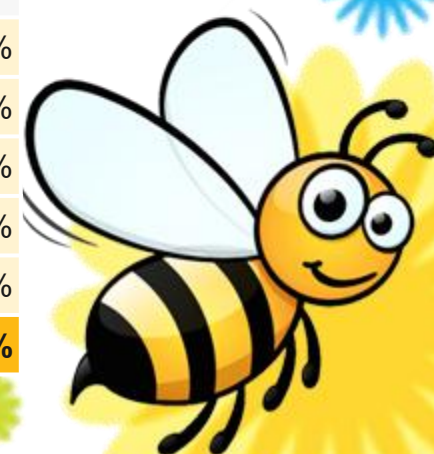
The Full Breakdown

Transaction Sides • Number Of Agents • Actual Sales Volume

Sides Closed	# Of Agents	% Of All Agents	Total Sides	Sales Volume	% Of Volume
1	2,605	34.2%	2,605	\$0.71B	7.1%
2	1,371	18.0%	2,742	\$0.72B	7.2%
3	922	12.1%	2,766	\$0.76B	7.6%
4	597	7.8%	2,388	\$0.66B	6.6%
5	483	6.3%	2,415	\$0.68B	6.8%
6	315	4.1%	1,890	\$0.51B	5.1%
7	246	3.2%	1,722	\$0.44B	4.4%
8	175	2.3%	1,400	\$0.38B	3.8%
9	164	2.2%	1,476	\$0.43B	4.3%
10	98	1.3%	980	\$0.28B	2.8%
11-15	333	4.4%	4,215	\$1.33B	13.2%
16-20	134	1.8%	2,343	\$0.73B	7.3%
21-30	99	1.3%	2,446	\$0.77B	7.7%
31-50	43	0.6%	1,594	\$0.46B	4.6%
51+	32	0.4%	4,069	\$1.16B	11.5%
TOTAL	7,617	100%	35,051	\$10.03B	100%

Read It This Way

1,371 Agents Closed Exactly 2 Sides, Worth \$718 Million In Actual Sales.



Actual sales volume (side volume halved). 612 of the 1,371 two-side agents had one list plus one sell — some are a single double-ended deal.

So What Does That Actually Mean?

52%

Of Agents Closed 2 Sides Or Fewer

3,976 Of The 7,617 Agents In The Report. For Some Of Them That Is A Single Double-Ended Deal — One Closing For The Whole Year.

51%

Of All Sides Went To The Top 1,000

One Thousand Agents Out Of 7,617 Closed 17,899 Of The 35,051 Sides And \$5.43 Billion Of The \$10.03 Billion In Real Volume.

136

Agents Averaged 2+ Sides A Month

That Is 1.8% Of The Field Closing 24 Or More Sides For The Year. Consistency Is The Whole Game.

The Market Is Not Short On Agents. It Is Short On Agents Doing Volume.



Who Is At The Top?

Two Different Leaderboards — Sides Closed Versus Dollars Sold

Most Sides Closed

#	Agent	Office	Sides
1	Craig Tann	HUNT	431
2	Frank J. Gargano	RECN	331
3	Marcelle D. Adams	LNNR	290
4	Jillian M. Batchelor	RLBR04	129
5	Jack Greenberg	HUNT	125
6	John P. McLaury	KBHM	111
7	Richard J. Brenkus	KWMP	94
8	Kindar Ashford	CCNR	92

Most Dollars Sold

#	Agent	Office	Side Volume
1	Craig Tann	HUNT	\$244.1M
2	Frank J. Gargano	RECN	\$226.5M
3	Ivan G. Sher	ISLX	\$217.9M
4	Marcelle D. Adams	LNNR	\$165.7M
5	Kamran D. Zand	LXRY	\$100.4M
6	Randall J. Char	SYNS	\$96.8M
7	Kristen Routh Silberman	ELLI	\$83.7M
8	Zar A. Zanganeh	AGNZ	\$68.8M

Two Ways To Win. Craig Tann Tops Both Lists. But Ivan Sher Is Third In Dollars On Just 30 Sides — An Average Of \$7.26 Million Each. Volume Is Either A Lot Of Doors Or A Few Very Expensive Ones.

Volume shown as the report prints it (side volume). Excludes the MLS "NON MLS" catch-all record (920 sides, \$607.2M), which is not an individual agent.





Bee Savvy. Bee Consistent.

Two Sides A Month Puts You In The Top 2% Of Every Agent In Clark County. Not The Top 2% Of Superstars — The Top 2% Of Everybody.

Ruthie Ahlbrand • Jimmy Dague

