

SPRING/ SUMMER 2026 EDITION

LAS VEGAS

Lifestyle Guide



**Your Insider
Guide to Living,
Dining &
Thriving in
Las Vegas**

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WELCOME TO SPRING & SUMMER IN LAS VEGAS

This is the season when Las Vegas really starts to heat up—in every sense of the word.

And this year, it feels different.

Bruno Mars now has his own street just off the Strip. The Hard Rock guitar is taking shape for the first time on Las Vegas Boulevard, and you can literally watch the Strip reinventing itself right before your eyes. Soon, we'll start to see the A's stadium take shape at the corner of Tropicana and Las Vegas Boulevard—another major shift that's setting the tone for what this city will become in the 2030s and beyond.

But wait—it's still 2026.

And right now is an incredible time to be here.

As a long-time Las Vegas resident, I love sharing my go-to spots—the places I return to again and again, and the ones I'm looking forward to trying this summer when we get those longer evenings and just a little more light to enjoy them.

These are my favorites, and I hope they become yours too.

Because this city runs on local energy—and the sooner you start to feel like a local, the sooner you truly become a Las Vegas.

Welcome.

Jennifer Graff

LICENSED REAL ESTATE
PROFESSIONAL

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THE MARKET SNAPSHOT

This isn't quite the market we were expecting this spring.

Heading into 2026, there was a sense that buyers who had been sitting on the sidelines since late 2022 would start to re-enter, creating a more active and competitive season.

But that hasn't fully happened.

Higher interest rates, rising gas prices, and continued concerns around inflation have kept many buyers cautious—leaving more people on the sidelines than anticipated and creating a slower, more measured spring and summer market for both buyers and sellers.

At the same time, inventory has continued to build, and Las Vegas is now considered one of the strongest buyer's markets in the country.

What we're seeing right now:

- More homes on the market, giving buyers increased choice
- Fewer active buyers, which is slowing overall sales activity
- Stable pricing, despite the shift in supply and demand
- Longer days on market, allowing for more thoughtful decision-making
- Greater opportunity to negotiate, especially on homes that have been sitting



Looking ahead:

The biggest factor continues to be interest rates. If we see even a modest shift, it could quickly bring buyers back into the market and change the pace again.

What this means:

For buyers, this is a window that doesn't come around often—more options, less competition, and the ability to move strategically instead of reactively. This is an opportunity to get what you want and negotiate in your favor.

For sellers, this market rewards preparation. Homes that are priced well and presented correctly are still selling, while others are taking longer to find the right buyer.

*Let me guide your next
move in real estate.*

BOOK A CALL WITH ME HERE

WHY PEOPLE STAY IN LAS VEGAS



REALLY, THEY DO

Life here is just easy.

Entertainment, dining—pretty much anything you want, all the time.

Hiking? Check.

Shopping? Check.

Movies, gambling, things to do with the kids? Always.

Golf, pickleball, tennis, cycling—you name it.

Broadway shows? Orchestra, ballet? Yup—we've got that too.

A baseball game at Las Vegas Ballpark, a Golden Knights game, NFL football in one of the most luxurious stadiums in the country—it's all part of the lifestyle here.

A vibrant downtown with a burgeoning art scene.

And the best part? You don't have to go out of your way to find it. It's just part of everyday life.

Spring and summer are when you really learn how to live in the desert.

Mornings start early—whether it's a hike at Red Rock Canyon, a walk through Sloan Canyon, or just getting outside before the day heats up. By midday, life shifts indoors or poolside, and by evening, everything opens back up again.

That's the rhythm here.

Golf tee times start earlier, patios fill up after sunset, and weekends are built around a mix of staying cool and getting outside at the right times of day.

And here's something many people don't expect...

You're still just a short drive from cooler weather.

Head up to Mount Charleston or Lee Canyon, where temperatures can be 20–30 degrees lower. It's the perfect escape when the heat kicks in—whether you're hiking, grabbing lunch, or just getting out of the city for a few hours.



OUTDOOR LIVING: SPRING & SUMMER EDITION



SUMMER, UNFILTERED

There are a few realities of living here you'll need to get used to.

Dog walks? Early mornings—or a few hours after the sun goes down.

In the summer, the wind can kick up out of nowhere—and on the hottest days, it feels like a blow dryer on full blast.

Rain? If it happens, it's usually quick—but intense. Ten minutes... or two hours. You never really know.

And what you can count on?

Temperatures over 100 degrees from late May through mid-September—if we're lucky.

Air conditioning becomes your best friend. So does finding the closest parking spot possible at Target—or anywhere you shop.

And don't forget a windshield sunshade... unless you enjoy grabbing a steering wheel that feels like it's been sitting on high heat all day.

Summers here are not for the faint of heart.

It's hot. It's uncomfortable.

But hey—you're a local now.

You'll get through it.

One of the best parts about living here? There's always something happening—no matter what part of the valley you're in.

Local farmers markets and community events run throughout the week, and once you find your go-to, it quickly becomes part of your routine.

It's an easy way to explore different neighborhoods, support local vendors, and actually feel connected to the community.

ACROSS THE VALLEY



**DOWNTOWN SUMMERLIN
(SATURDAYS)**

A local favorite. Easy to pair with coffee, shopping, or brunch.



**SKYE CANYON (THURSDAYS
AFTERNOONS)**

Great midweek option with a strong community feel.



**THE LAS VEGAS FARM
(WEEKENDS)**

A little more rustic, a little more unexpected—and worth checking out.



**FLOYD LAMB PARK
(SATURDAYS)**

A more laid-back, scenic setting—perfect if you want a quieter morning.



**FRESH52 AT TIVOLI VILLAGE
(SUNDAYS)**

One of the more established markets with a mix of food, vendors, and live music.



**BRUCE TRENT PARK
(WEDNESDAYS)**

A convenient midweek stop—simple, local, and easy.

COOKIE
Delivery in Las
Vegas

bake
LAS VEGAS, NV



BAKE THE COOKIE SHOPPE (DOWNTOWN SUMMERLIN)

Now in Downtown Summerlin and quickly becoming a go-to. Beyond their signature cookies, they're offering everything from Dubai chocolate and soft serve to fresh fruit layered in chocolate—plus a solid lineup of coffee options.

TWISTED SUGAR

The local answer to Crumbl. Oversized, soft cookies with rotating flavors—think classic meets creative, with frosting, fillings, and combinations that keep people coming back.

CAFÉ BREIZH

A more elevated stop—known for authentic French crêpes, pastries, and a relaxed café feel that's perfect for a slower start to the day.

CREAMBERRY

If you're in the mood for something over-the-top, this is it. Known for their viral cotton candy burrito—yes, really—it's part dessert, part experience, and completely Vegas. Have I had one? Absolutely.

SWEET TOOTH & SAVORY CRAVINGS

OFF THE STRIP**

Some of the best spots in Las Vegas aren't on the Strip—and honestly, that's the point.

These are the places locals go back to again and again. A mix of indulgent, a little unexpected, and always worth it.

SUZUYA PATISSERIE

Light, delicate Japanese cakes and pastries that feel completely different from anything else in the city.

CRAVE COOKIES

Stuffed, seasonal, and unapologetically indulgent—perfect when you're in the mood for something extra.

PINKBOX DOUGHNUTS

A Vegas staple. Fun, colorful, and open late—these are the donuts everyone ends up trying at some point.

SUZUYA PATISSERIE

Light, delicate Japanese cakes and pastries that feel completely different from anything else in the city.

BRUSTER'S ICE CREAM

A classic for a reason. Fresh-made ice cream with rotating flavors—simple, nostalgic, and always a solid go-to, especially on a hot Vegas night. My go-to? Birthday Cake, of course.

**TRY ONE... AND YOU'LL
PROBABLY END UP TRYING
THEM ALL.**

LOCAL BURGERS & DONUTS

Some of the best burgers in Las Vegas aren't flashy—they're just really, really good.

These are a few spots locals know (and go back to).

LOVE, ALWAYS (NORTHWEST LAS VEGAS)

A bit of a hidden gem. Great burgers—and dare I say, the soft serve cones are just as much of a reason to go.

IRV'S BURGERS (DURANGO CASINO)

A California classic that made its way to Vegas. Simple, nostalgic, and exactly what you want when you're craving a no-frills, done-right burger.

FOR THE WIN (RAMPART / SUMMERLIN - NEIGHBORHOOD FOOD HALL)

A new addition straight out of LA and already getting attention. Classic smash burgers done right—simple, flavorful, and exactly what you want when the craving hits.

STAY TUNED BURGERS (HARD HAT LOUNGE)

A local favorite for classic smash burgers—hand-ground patties, house-made pickles, and that perfect toasted bun.

DONUTS WORTH THE STOP

WICKED DONUTS

A local favorite for more than just donuts. Think some of the craziest flavors you've ever seen—and yes, even Elvis has a doughnut—plus decadent breakfast sandwiches when you want something a little indulgent.

SAINT HONORÉ

A tourist favorite thanks to social media—which means get there early. Brioche dough, seasonal flavors, and a boutique feel that's completely different from your typical donut shop.

GLAZE DOUGHNUTS

Creative, flavorful, and always rotating—one of those spots people tend to get hooked on.

LOCAL BURGERS & DONUTS



COFFEE & COOL LOCAL SHOPS

Great coffee spots are everywhere in Las Vegas—but these are the ones I keep going back to.

MOTHERSHIP COFFEE (Multiple Locations)

One of the best local coffee spots in the city, with multiple locations across the valley. My favorites? Downtown Summerlin and Downtown Las Vegas. Consistently good coffee, a great atmosphere, and an easy go-to whether you're starting your day or meeting up with someone.

PEET'S COFFEE (West Sahara)

Yes, it's a chain—but a damn good one. Reliable, strong coffee and an easy stop when you just want something you know will hit every time.

BROKEN COFFEE (Cheongdam Food Hall)

A newer spot with a bit more edge. Great coffee in a modern setting—perfect if you're looking to try something different.

BUNGALOW COFFEE

Especially if you just want to feel cool. It's hard not to—this place has a great vibe, the staff is always excellent, and the coffee is delicious too.

LOCALLY OWNED SHOPS & BOUTIQUES

These are the kinds of places you don't just stumble into—you hear about them from someone who already knows.

DÉJÀ BLUE BOUTIQUE (West Charleston)

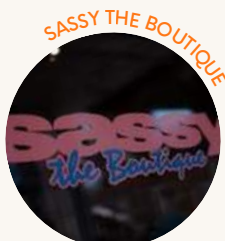
A great local find. Elevated, stylish, and the kind of place you go when you want something a little different from the usual.

FOR THE LOVE, LV (Arts District)

A fun, local favorite with personality. Perfect if you're spending time downtown and want something unique you won't find anywhere else.

DANDELION BOUTIQUE (Downtown Summerlin)

Effortless, stylish pieces with a polished feel. An easy stop when you want something current without overthinking it.



SEASONAL EVENTS & ENTERTAINMENT

This is where Las Vegas really shows off. There's always something happening—but living here, you start to find your rhythm and the places you keep going back to.



THE SMITH CENTER

Broadway shows, symphony performances, and ballet—proof that Las Vegas offers more than just nightlife. It's one of the city's most polished and consistent cultural venues.

LOCAL CASINOS & VENUES

Places like Red Rock and Green Valley Ranch continue to host concerts, events, and shows that are easy, accessible, and part of everyday life here.

WHAT THIS SEASON LOOKS LIKE

Spring and summer bring a different kind of energy.

Pool season is in full swing, evenings stretch later, and the city feels active from morning through late night. Whether it's a show, a game, or just dinner out, there's always something to plug into.

THE STRIP & THE SPHERE

From headline residencies to one-of-a-kind experiences at The Sphere, the Strip continues to evolve. It's not just for visitors—it's something locals tap into when the right show or event comes through.

ALLEGIANT STADIUM

Home to the Raiders, major concerts, and large-scale events. One of the most impressive stadiums in the country—and a huge part of the city's energy.

T-MOBILE ARENA

Vegas Golden Knights games, concerts, and playoff runs that bring a different kind of energy to the city. Even if you're not a hockey fan, it's worth experiencing at least once.

DOWNTOWN LAS VEGAS

Live music, festivals, and a growing arts and entertainment scene. It's a completely different vibe from the Strip—and that's exactly why people love it.

WHAT I'M SEEING RIGHT NOW

What I really love about how this is coming together—it's been thoughtfully planned.

You're seeing price points from the \$500s up to \$2M+ all within the same villages—Grand Park and La Madre Peaks—which is something we really haven't seen done like this before.

And this spring and summer, some of the most anticipated communities are starting to come online:

- KB Home - Cloudbreak Ridge (larger single- and two-story floor plans)
- Richmond American - Cactus Bloom (including single-story homes we haven't seen in Summerlin in over five years)
- Taylor Morrison - Esplanade (a luxury, resort-style community with a strong lifestyle focus)
- Tri Pointe Homes - Aberdeen (thoughtfully designed two-story home collection)
- Astra at La Madre Peaks (custom luxury home sites)

And that 92-acre park? It's already taking shape.

Add in the expansion of the 215 and Summerlin Parkway—and you can feel how much investment is going into this area.

Driving through here right now is honestly impressive... and in some spots, breathtaking.

SUMMERLIN WEST

NEIGHBORHOOD SPOTLIGHT:

Summerlin West is having a moment—and if you're not paying attention yet, this is your sign.

If there's one area people keep asking about right now, it's this.

And it's not just hype—you can actually see it happening.

New communities are opening, builders are active, and the entire area feels like it's still being shaped in real time. It's a different energy from the more established parts of Summerlin—newer, more modern, and built for how people want to live today.

WHY THIS MOMENT MATTERS

Summerlin is one of the best-selling master-planned communities in the country—36 years in the making—and it's only getting better with age.

And here's what's really interesting...

Even in a fairly flat market, Summerlin continues to outperform other parts of the valley. While overall appreciation hovered around 1% in 2025, Summerlin came in closer to 3%.

That's not by accident.

It's proof that this community has real staying power.

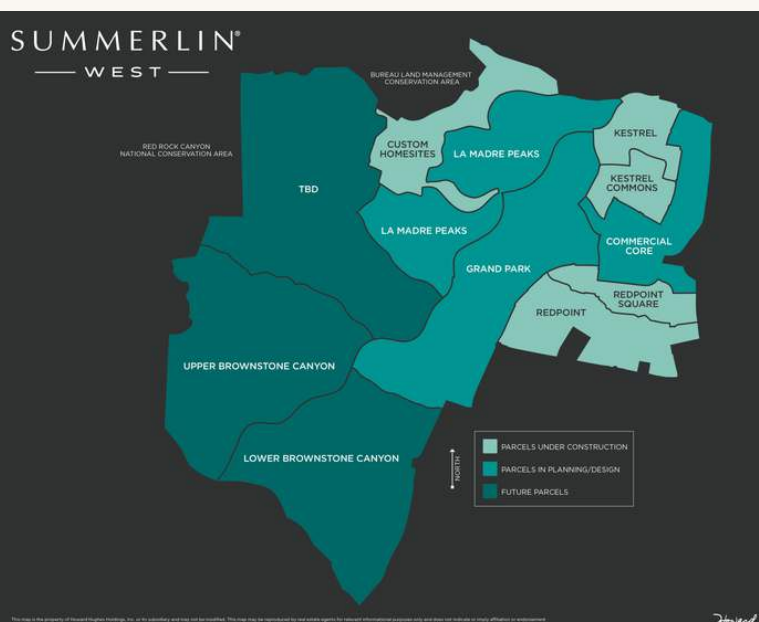
And when you combine that long-term performance with everything happening right now in Summerlin West, it starts to paint a very clear picture.

The key right now is knowing which communities—and which builders—actually make sense for how you want to live, not just what looks good on paper.

THE BOTTOM LINE

If you've been waiting for the right moment to step into Summerlin—this just might be it.

If you're curious which of these communities might be the right fit for you, I'm always happy to walk you through it.



DINING LIKE A LOCAL: ELEVATED COMFORT

When you live here, you start to figure out pretty quickly where you go when you just want something good—without overthinking it.

These are the places I keep going back to

MERAKI GREEK GRILL (MULTIPLE LOCATIONS)

Fresh, consistent Mediterranean food with locations across the valley. Easy, healthy, and always a solid go-to.

NORTH ITALIA (MULTIPLE LOCATIONS)

Yes, it's a chain—and yes, there are a couple in the valley—but for fresh Italian food and a great atmosphere, it's hard to go wrong.

BLOCK NINE THAI (WEST TOWN CENTER & 215)

A great casual local spot that's not afraid to bring the heat. Think of it as the counter-service alternative to Nittaya's Secret Kitchen.

BAGEL CAFE

One of my absolute favorites. Great matzoh ball soup, a full deli menu, and the kind of place you go when you want something comforting and familiar.

CAFE LEONE

The food can be a little hit or miss—but the outdoor patio more than makes up for it. You can literally feel like you've stepped into an Italian village. A great escape from the usual strip mall aesthetic.

LOTUS OF SIAM (MULTIPLE LOCATIONS)

A Las Vegas staple. Originally on East Sahara, now with a beautiful location at Red Rock. Incredible Thai cuisine, a great atmosphere—and yes, you can hit the slots or tables afterwards. What could go wrong?

ROCCO'S PIZZA (MULTIPLE LOCATIONS)

To me, this is pretty East Coast style—and one of my go-to spots. You can usually score a great deal on a pie Monday nights, but get there early... especially during football season. The deal? Totally worth it.

VINTER GRILL

Elevated dining for lunch or dinner. Beautiful dining room, great cocktails, and a solid menu of salads, pastas, meat, and fish.



These are the kinds of places that become part of your weekly routine—and that's when you really start to feel like a local.

DINING OFF THE STRIP ALL FRESCO

Evenings are pretty magical in the summertime.

As the sun sets and the desert cools off—even just a little—it’s a welcome break from the heat. The light softens, the energy shifts, and it becomes the perfect time to sit outside, sip a drink, and relax.

This is when Las Vegas really starts to feel good again.



FINE COMPANY (DOWNTOWN SUMMERLIN)

A great patio setting right in the heart of Downtown Summerlin. Easy, social, and perfect for a relaxed evening out.

DOWNTOWN SUMMERLIN (MULTIPLE SPOTS)

Whether it’s a casual night at California Pizza Kitchen (and yes—the BBQ chicken pizza still holds up), or something a little more elevated, patio dining here is easy, walkable, and always a good option.

OSTERIA FIORELLA (RED ROCK CASINO)

Warm, inviting, and perfect for a relaxed evening out. The patio space makes it even better.

T-BONES CHOPHOUSE (RED ROCK CASINO)

A more classic steakhouse setting, but the outdoor space adds a different layer—especially as the sun goes down.

URTH CAFFÉ (UNCOMMONS)

A newer hotspot with a strong indoor-outdoor feel. Great for coffee, light bites, or a casual dinner—one of those places that just works for a summer evening.

MIJO (DURANGO CASINO)

The outdoor patio alone is worth the visit. Great energy, great setting, and one of the newer spots that’s quickly becoming a favorite.

TOMMY BAHAMA (TOWN SQUARE)

A great outdoor space that feels like a little escape from the city. Relaxed, easy, and always a good choice when you want to sit outside and unwind.

DINING WITH YOUR DOG IN TOW

OUT & ABOUT WITH YOUR DOG

If you're a dog person, you'll feel right at home here.

Las Vegas is incredibly dog-friendly—and once you settle in, it becomes part of your everyday routine.

I'm a big believer in supporting local animal rescues, and in Las Vegas, there are so many doing incredible work.

I have my one-eyed Yorkie, Maisie—she's a rescue from Hearts Alive Village—and right now I'm also fostering Tut from Pawsitive Animal Rescue. We're hoping he finds his forever home... but in the meantime, we're definitely enjoying having him around.

WHERE YOU'LL FIND US

There are plenty of dog-friendly spots throughout the valley, and once you find your rhythm, it becomes second nature.

Morning walks before the heat sets in, quick outings in the evening, and weekends spent somewhere a little more social—it all just works.

You'll find:

- parks and walking trails throughout Summerlin and the west side
- dog-friendly patios at many local restaurants and cafés
- neighborhoods that make it easy to get outside, even if just for a quick walk

And like everything else here, you learn the timing.

Early mornings and evenings become your go-to—and honestly, it's one of the best parts of the day.

A LITTLE PERSPECTIVE

There's something about having a dog here that makes the city feel smaller.

You start recognizing people, finding your favorite routes, and settling into a routine that feels easy and familiar.

And before long, it just feels like home.

If you're thinking about making a move, your dog will probably love it just as much as you do.



THE RISE OF 55+ LIVING

Las Vegas is quickly becoming one of the nation's most desirable spots for active-adult living. With sunshine, no state income tax, and endless recreation, it's no wonder.

Builders like Taylor Morrison, Toll Brothers, and Lennar are expanding 55+ communities, offering buyers upgraded clubhouses, golf access, pickleball courts, and full social calendars. Let's of course not forget about Shea Homes Trilogy Sunstone taking shape in the Northwest.

Looking ahead: Taylor Morrison's Esplanade at Red Rock (expected Q2 2026) will bring a new dimension of resort style living to Summerlin West, just steps from Grand Park. This won't be completely 55+ but it will probably attract a lot of 55+ buyers

Insider Note: For 55+ buyers, resale opportunities are growing as inventory rises—sometimes with even more upgrades than new builds.





For those in Northwest Las Vegas, you're within a short drive of Lee Canyon, where skiing and snowboarding add an alpine twist to desert living. Locals often boast you can hike, golf, and ski—all in one weekend.

OUTDOOR ESCAPES

Fall and winter mean it's time to trade pool floats for hiking boots. Favorite seasonal escapes include:

RED ROCK CANYON

Scenic drives and family-friendly trails. rite seasonal escapes include:

MOUNT CHARLESTON

Crisp air, snow play in winter, and cozy cabins.

LAKE MEAD

Boating, kayaking, and fall sunsets that light up the water.





THE VENETIAN RESORT
LAS VEGAS



HOWLIN'



Turkey
and the **WOLF**



Juan's
FLAMING FAJITAS



YUKON PIZZA

THE DINING SCENE:

HOLIDAY EDITION

BEST NEW RESTAURANTS (FALL 2025)

Via Via Food Hall arrivals like Howlin' Ray's (think SPICY Chicken Sandwiches) + The Turkey and the Wolf.

Chic favorites like Esther's Kitchen in Downtown Las Vegas, Echo and Rig with 2 locations, but my favorite is the upstairs patio Tivoli Village and Honey Salt in Rampart Commons.

HOLIDAY SPLURGES

yes, the \$250 tasting menus shine, but locals balance that with casual gems like Yukon Pizza or Juan's Flaming Fajitas.

BEST BRUNCHES

Living here is about knowing when to splurge and when to grab a \$6 steak and eggs at South Point or a mouthwatering sub at 702 Sandwich Shop.

THE SPORTS FACTOR

FALL/WINTER MEANS SPORTS ARE WOVEN INTO VEGAS LIFE

FORMULA 1 + UFC

International events that bring an added buzz each season.

RAIDERS FOOTBALL

Allegiant Stadium has become a hub for locals and visitors alike.

LAS VEGAS ACES (WNBA)

Playoff runs have made them a staple of the city's sports calendar.

GOLDEN KNIGHTS

T-Mobile Arena lights up the Strip during hockey season.



Sports aren't just entertainment—they drive tourism, influence short-term rentals, and add another dimension to why people are moving here.

Pro Tip: If you're house-hunting, ask about commute times to Allegiant or T-Mobile. For die-hard fans, proximity to the action is becoming a deciding factor.

EDUCATION & SCHOOLS

For families relocating to Las Vegas, schools are a top priority—and the city offers plenty of strong options.

PUBLIC & CHARTER SCHOOLS

Areas like Summerlin and Henderson are known for highly rated public and charter schools, including Doral Academy and Pinecrest.

PRIVATE SCHOOLS

Faith Lutheran, Bishop Gorman, and The Meadows continue to rank among the most sought-after.

HIGHER EDUCATION

UNLV has expanded its programs and research reputation, while the College of Southern Nevada (CSN) offers accessible opportunities for continuing education.

Families moving here often find that private school tuition in Las Vegas is significantly lower than in many coastal cities—another hidden perk.

LIFESTYLE COMMUNITIES



Still the gold standard, now expanding with Grand Park Village and Ascension.

Master-planned communities remain the backbone of Las Vegas living. Each offers its own flavor, from amenities to location:



A resort-style escape with golf, water sports, and luxury enclaves.



Family-friendly with parks, events, and hiking at Sloan Canyon.



Growing fast in Henderson with affordability and community events.

Insider Tip: Each master plan offers something unique—so working with an agent who knows the nuances (hi, that’s me!) can help you find the right fit.



THE LOCAL'S LIFESTYLE

Living in Las Vegas isn't all Strip lights—it's neighborhood farmers' markets, dog parks, and coffee shops where the barista knows your name.

SEASONAL HIGHLIGHTS THIS FALL/WINTER:

DOWNTOWN SUMMERLIN FARMERS MARKET

Saturdays through the season.

FIRST FRIDAY IN THE ARTS DISTRICT

Live music, local art, food trucks.

OUTDOOR DINING SEASON

Patios at Honey Salt, Jing, and Echo & Rig are at their best this time of year.

And for pet lovers? Communities like Spanish Trail, Skye Canyon, and Summerlin are packed with dog-friendly trails and patios—Maisie-approved.



LIVE LOCAL

THEATRE, MUSIC, COOL SPOTS & HIKES

WEEKENDCOOL SPOTS TO CHECK OUT

THEATRE & ENTERTAINMENT

- Majestic Repertory Theatre
- Las Vegas Little Theatre
- The Space LV
- Jazz in the Park (seasonal)

- Bel-Aire Backyard at Durango Casino
- Brooklyn Bowl at The LINQ
- Punch Bowl Social
- Jazz in the Park (seasonal)
- The Nerd (Downtown)

LIVE BANDS:

- Tivoli Village
- Ferguson's Downtown
- Green Valley Ranch



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BONUS OFFBEAT EXPERIENCE

ZAK BAGANS' THE HAUNTED MUSEUM

A spine-tingling downtown destination filled with paranormal artifacts and haunted Vegas lore. Perfect for curious visitors or spooky-loving locals

CATCH A CONCERT AT THE SPHERE

Whether it's U2 or another mind-blowing immersive show, it's a bucket-list venue that'll earn you major cool points.

DRINKS AT GHOST DONKEY

Hidden tequila bar at Cosmopolitan with glowing pink lights and unforgettable cocktails.

LATE-NIGHT BITES AT SECRET PIZZA

No signs. Just follow your nose. (Trust us.)



BOUTIQUES & SPECIALTY SHOPS THAT DESERVE A VISIT

GYPSY05 LIFESTYLE BOUTIQUE

Downtown Summerlin Boho-chic with a desert twist. Think flowy dresses, curated denim, and natural materials. Perfect for dressing up without trying too hard.

PATINA DÉCOR - ARTS DISTRICT

Downtown Summerlin Boho-chic with a desert twist. Think flowy dresses, curated denim, and natural materials. Perfect for dressing up without trying too hard.

CHLOE ROSE BOUTIQUE - GREEN VALLEY/HENDERSON

Romantic, feminine, and always on-trend. Locally owned and stocked with pretty things you'll actually wear (and get compliments on).

THE HIP STITCH - SOUTHWEST LAS VEGAS

A modern sewing studio and fabric boutique. Great for creative types or those who love a locally made moment.

THENOWMASSAGE - SUMMERLIN & HENDERSON

Part experience, part retail therapy. The clean, minimalist vibe is perfect for gifting or treating yourself—aromatherapy oils, calming candles, and stress-melting massages.





BODY SPA WEST

Jaime Cutter Hairstylist

8751 W Charleston Blvd

702 595 2625.

BODY SPA WEST

Debbie Entin Brows &

Professional Makeup

8751 W Charleston Blvd.

818 802 6054

SKN LV

Wendy Lewis Facials & Skincare

6050 S Fort Apache Road

480 234 9831

BEAUTY

WHERE RELAXATION MEETS RADIANCE

GIVING BACK



TOP LOCAL ANIMAL SHELTERS FOR ADOPTING

Nevada SPCA
The Animal Foundation
Hearts Alive Village
Homeward Bound Cat Adoptions
Foreclosed Upon Pets, Inc.

VEGAS VALLEY PET HOSPITAL

10220 W Charleston Blvd Ste. 3

PLACES THAT ALWAYS NEED VOLUNTEERS

Three Square Food Bank
Opportunity Village
Nevada SPCA
Project 150 (supporting local teens)
The Just One Project

SUDS N BUBBLES

Dog Grooming Services
2960 S Durango Dr #115

TESTIMONIALS

Christopher Smith



Jennifer is awesome. I'm an architect so very particular about just about everything! We bought a second home in Vegas from Ohio and she guided us through the buying process flawlessly. She was patient as we searched homes with her and was brutally honest about her opinions which we appreciated. I can't recommend any other real estate agent in Vegas more than Jennifer.

John Roberts



I saw Jennifer on YouTube, I was extremely impressed. But I was coming from Florida wanted to find the right place for my retirement. From the moment I made contact with her, I spoke directly with her, no assistant or associate, but just Jennifer. My overall experience was unbelievable. She picked us up, spent three days with us listening to everything we liked and did not like. In the three days timeframe I was able to narrow down exactly what I wanted. Jennifer is amazing, and I am looking so forward to returning back to Las Vegas soon to continue this experience. This woman knows how to sell real estate, the right way!!!!

Alexa Ciancimino



Jennifer is the best! Her love for home buying and knowledge of the market is truly unique. We trust her wholeheartedly to steer us in the right direction. She is amazing to work with! Highly recommend.

Mimi Hong



Jennifer is wonderful to work with. She has great insights into all the neighborhoods and builders. Her rapport with builder representatives creates a comfortable negotiating atmosphere. She has great attention to detail and breadth of knowledge.

Jessica Brooks



Jennifer was amazing throughout our entire home-buying process. From the very beginning, she really listened to our needs and found us the perfect property. She did an excellent job communicating with the builder on our behalf and made the loan and inspection process much easier to understand and navigate. Her responsiveness, knowledge, and attention to detail gave us confidence every step of the way. We truly felt supported and would absolutely recommend Jennifer to anyone looking to buy a home.

TOP 5 REASONS TO HIRE ME TO FIND YOUR PERFECT HOME IN VEGAS

1

NEW CONSTRUCTION EXPERTISE

I know the builders, the incentives, and how to time it right.

2

LUXURY MARKET KNOW- HOW

Whether you're relocating, retiring, or moving up, I know what's out there (and what's not listed yet).

3

LOCAL INSIGHT

I've lived here since 2006 and can introduce you to neighborhoods that truly fit your lifestyle.

4

MARKETING POWERHOUSE

I bring the same high-level branding and video strategy to helping you find the right home.

5

RELATIONSHIP OVER TRANSACTION

My clients become long-term partners and friends. I work with you like I would for my own family.

*Let me guide your next
move in real estate.*

BOOK A CALL WITH ME HERE

WELCOME TO LAS VEGAS

Las Vegas—bright lights, big city energy... and then one day, it just feels like home.

I hope you enjoyed the guide. These are my favorites—and a great place to start—but there's so much here that I know you'll find your own favorites as you settle in.

By now, you've probably started to get a feel for it.

This isn't just a place people visit—it's a place people figure out.

It's early morning walks before the heat sets in, late dinners on a patio, finding your favorite coffee spot, and settling into routines that just work.

It's knowing where to go, when to go—and realizing you don't have to do everything... just the things you love.

And somewhere along the way, the pace, the rhythm, the lifestyle—it all starts to click.

IF YOU'RE THINKING ABOUT MAKING A MOVE

The next step isn't just finding a home.

It's finding the right home—for how you want to live, not just where you want to be.

Because here, it's not just about the address.

It's about how it lives over time.

That's where I come in.

Whether you're just starting to explore, narrowing down communities, or ready to make a move, I'll help you make sense of it all—and guide you through it with clarity and confidence.

I'd love to connect.

WATCH & LEARN MORE

I share weekly insights, community tours, and real-time updates on the Las Vegas market on my YouTube channel:

Living in Las Vegas with The New Home Experts

It's a great place to start if you want to see what living here actually looks like—and stay up to date on what's happening in the market.

THE BOTTOM LINE

Las Vegas is always evolving.

There's energy here, opportunity here—and a lifestyle that, once you settle into it, just works.

I can't wait to hear what you end up loving about our valley.

Bright lights, big city energy... and a place you'll be surprised to call home.



JENNIFER GRAFF

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THE NEW HOME EXPERTS LAS VEGAS AT
DOUGLAS ELLIMAN REAL ESTATE



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ABOUT BOTH NEW CONSTRUCTION AND RESALE HOMES IN
LAS VEGAS!

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*Expert guidance for home
buyers and sellers.
Reach out to me today!*