

LAS VEGAS

**YOUR
ULTIMATE
RELOCATION**

guide

**LOCAL
INSIDER**

Expert tips for a smooth transition to your new home

SETTLE IN

Housing, schools, healthcare & community essentials

**MAKE IT
FEEL LIKE
HOME**

Simple ways to personalize your space

Vegas ✨
Confidential.

The Story Behind the Name — and My Promise to You

**Jennifer
Graff**

Las Vegas Realtor
S.0071420

www.jennifergraffrealtor.com

The New Home Experts Las Vegas


 Douglas Elliman

Table of Contents

| | |
|--|-----------|
| A GLIMPSE INTO WHAT'S NEXT | 01 |
| THAT'S VEGAS CONFIDENTIAL | 03 |
| WHY CHOOSE LAS VEGAS | 04 |
| LAS VEGAS BY THE NUMBERS | 05 |
| WHAT IT REALLY COSTS | 06 |
| THE VALLEY AT A GLANCE | 07 |
| WHERE PEOPLE MOVE FROM | 08 |
| MAKING YOUR DESERT HOUSE FEEL LIKE HOME | 09 |
| EXPERIENCE THE LIFESTYLE | 14 |
| EXPLORING THE NEIGHBORHOODS | 15 |
| SIX-WEEK MOVING TIMELINE | 33 |
| SCHOOLS & EDUCATION | 34 |
| HEALTHCARE & EMPLOYERS | 35 |
| UTILITY PROVIDERS | 36 |

A glimpse into what's next.

Thank you so much for downloading this guide — in your hands right now is a glimpse into your future and the possibilities of what's next. I am so glad to be on this journey with you.

This year, 2026, I'm celebrating my 20th year in the Valley — it's hard to believe I've been here since June of 2006. What has changed? A lot, and honestly, most of it for the better. There's so much more infrastructure here now than there was twenty years ago, and Las Vegas is so much better for it. When I arrived, there was no Golden Knights, no Raiders, no

Allegiant Stadium or T-Mobile Arena, no Sphere — and the Smith Center for the Performing Arts hadn't yet given the city its true cultural home downtown. The 215 Beltway hadn't even looped the whole valley together. Whole master-planned communities I now help buyers fall in love with were still open desert. I've had a front-row seat to that growth, and it's made me a better guide for the people I bring home here.

Since 2006, I've had the privilege of helping hundreds of buyers transition seamlessly to the Las Vegas Valley. Whether



you're dreaming of a 55+ active adult community, life near the bustling heart of Downtown Summerlin, or the dynamic energy of being minutes from the Strip, there's a lifestyle here for everyone — the privacy of a guard-gated community, the lush fairways of a golf-course neighborhood, or the serene views of Lake Las Vegas. This guide is your trusted companion for exploring it all. I look forward to guiding you through this exciting journey and personally welcoming you to the city I'm proud to call home.

Jennifer Graff
LICENSED REAL ESTATE
PROFESSIONAL

Book a call



behind our

LAS VEGAS



That's Vegas Confidential.

It's not a brokerage pitch or a tourism site. It's my insider's guide to living in Las Vegas — the honest, on-the-ground intelligence that only makes sense coming from someone who's been here long enough to see how the story actually unfolded. The name says it plainly: this is the candid stuff. The real take. What I'd tell you over coffee if you were a friend who'd just decided to move here — because as far as I'm concerned, you basically are.

Here's what that means in practice, and what you can count on from me:

The real story, not the hype. I'll give you straight answers about neighborhoods, home prices, schools, and daily life here — even when the truth is more complicated than a headline. Especially then.

Knowledge you can't just Google.

The difference between one Summerlin village and the next. Which areas are quiet and which are growing — and which empty lot today is the next Downtown Summerlin. The furniture districts, the vintage markets, the festivals, the little gems that actually connect you to this city. The kind of insight that only comes from watching a place grow up around you.

A guide for the whole journey. Not just the buy-or-sell moment, but everything around it — the deciding, the settling in, the figuring out where you belong. I'm interested in your life here, not a transaction.

Honesty, always. I'd rather tell you a hard truth than sell you a dream. Your trust is the only thing I'm really building, and I'm not willing to spend it.

So that's the name on the door, and the person behind it. I've spent twenty years watching this valley grow from empty desert into something extraordinary — and the best part of knowing it this well is getting to hand that knowledge to the next person walking in. That's you. Welcome — I'm so glad you're here, and I can't wait to show you around the real Las Vegas. Welcome to your Vegas Confidential.

Jennifer Graff

Book a call



Vegas 
Confidential.

VEGAS CONFIDENTIAL

THE NEW HOME EXPERTS LAS VEGAS

Jennifer Graff

(702) 335-4779

jennifer@TheNewHomeExperts.com

jennifergraffrealtor.com

★ RATING WORKSHEET ★

"Rate it before you buy it."

Follow along with Jennifer Graff as she rates this floor plan – then give it your own rating.

NEW HOME EXPERTS LAS VEGAS  **Douglas Elliman**

COMMUNITY: _____ FLOOR PLAN: _____ BUILDER: _____

PRICE: _____ DATE: _____

01

CATEGORY 1 – LAYOUT & FLOW

NOTES:

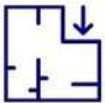
YOUR RATING:



How does this floor plan actually live? Entry. Flow. Depth. Multiple spaces to be in.

CIRCLE ONE:

1 / 1.5 / 2 / 2.5 / 3 /
3.5 / 4 / 4.5 / 5



02

CATEGORY 2 – LOCATION & LONGEVITY

NOTES:

YOUR RATING:



What is around it now and what is coming. Will it age well.

CIRCLE ONE:

1 / 1.5 / 2 / 2.5 / 3 /
3.5 / 4 / 4.5 / 5



03

CATEGORY 3 – LIFESTYLE FIT

NOTES:

YOUR RATING:



Who actually belongs here. Does this floor plan match how you actually live.

CIRCLE ONE:

1 / 1.5 / 2 / 2.5 / 3 /
3.5 / 4 / 4.5 / 5



04

CATEGORY 4 – VALUE & RESALE

NOTES:

YOUR RATING:



Build quality. Finishes. Price per square foot. Will this hold its value.

CIRCLE ONE:

1 / 1.5 / 2 / 2.5 / 3 /
3.5 / 4 / 4.5 / 5



YOUR OVERALL
VEGAS CONFIDENTIAL
RATING:



CIRCLE ONE: 1 / 1.5 / 2 / 2.5 / 3 / 3.5 / 4 / 4.5 / 5

MORE THAN THE STRIP

Why Choose Las Vegas



The Las Vegas Valley is a dynamic, growing region of luxurious master-planned communities, modern amenities, endless entertainment, and surprisingly serene suburbs. Downtown's Fremont Street Experience anchors the historic core, while beyond the city, Red Rock Canyon, Mt. Charleston, Valley of Fire, Hoover Dam, and Lake Mead put world-class outdoor recreation minutes from your door.

01 NO STATE INCOME TAX
Keep more of your income — no tax on wages, salaries, or retirement income.

02 300+ DAYS OF SUNSHINE
A year-round outdoor lifestyle, from sandstone trails to golf fairways.

03 DIVERSE NEIGHBORHOODS
High-rise condos to gated estates with mountain and lake views.

04 THRIVING, DIVERSIFIED ECONOMY
Hospitality, healthcare, tech, logistics, and remote-work hubs.

05 LUXURY MEETS VALUE
Upscale homes at a surprising value versus California and the coasts.

06 TOP-RATED SCHOOLS
Prestigious private, charter, and high-performing public options.

Vegas 
Confidential.

About a third of new arrivals come from California — but the smart ones don't try to recreate L.A. here. They trade the commute for a 20-minute drive to a trailhead, and the income tax for a bigger backyard.



Las Vegas by the Numbers

MARKET SNAPSHOT · 2026

After several red-hot years, the valley has settled into a more balanced, buyer-friendlier market. Inventory has climbed to roughly 9,000+ listings — about 18% more than a year earlier — giving buyers more negotiating room than at any point since 2020. Prices are essentially flat to modestly up year-over-year, with most forecasts calling for gentle 1–3% appreciation as demand recovers. North Las Vegas remains the most affordable major submarket, a frequent target for first-time buyers.

~2.4M

Metro area
population
(2024)

~3.0M

Greater LV
estimate,
2025

2.5M

Clark County
projected by
2031

~\$490k

Las Vegas
avg. home
value, May
2026

~\$253

Median price
/ sq ft, early
2026

~63

Median days
on market,
2026

Vegas 
Confidential.

"Median price" hides a lot. A guard-gated Summerlin estate and an entry-level North Las Vegas home are in the same county report but two different planets. Don't shop the headline — shop the neighborhood. That's what the data cards ahead are for.

What It Really Costs



- ✓ **INCOME TAX**
Nevada is one of the most tax-friendly states in the country — and it starts with zero state income tax. No tax on wages, salaries, or retirement income, a major advantage over California or New York.
- ✓ **PROPERTY TAXES**
Clark County property taxes run well below the national average — roughly 0.5–0.6% of assessed value. Abatement caps limit how fast your bill can rise year to year, keeping costs predictable.
- ✓ **SALES TAX**
Sales tax in the Las Vegas area is about 8.375%. Slightly above the national average, but Nevada does not tax groceries or prescription medications.
- ✓ **WEALTH-FRIENDLY**
No inheritance tax, no estate tax, and strong protections on retirement income make Nevada a favorite for both working professionals and retirees.

MAJOR TAX RATES IN NEVADA

| | |
|---------------------------------|-----------------------------|
| Personal Income | None (federal only) |
| Corporate Income | None (federal only) |
| Franchise / Unitary / Inventory | None |
| Estate / Gift / Inheritance | None (federal only) |
| Sales (Clark County) | ~8.375% |
| Property | ~0.5–0.6% of assessed value |
| Unemployment Insurance | 3% – 5.4% |

Rates current as of 2026 and subject to change; verify specifics with a tax professional. I'm happy to connect you with trusted local advisors.

FIND YOUR BEARINGS

The Valley at a Glance

New to the Valley? Here's how it all fits together. Las Vegas sits in a mountain-ringed basin, with the 215 Beltway looping the suburbs and I-15 running northeast-to-southwest through the heart of it. Most of the master-planned communities ring the edges — Summerlin and Red Rock to the west, Henderson and Lake Las Vegas to the southeast, and fast-growing North and Southwest Las Vegas filling in around them.



Vegas Confidential.

The whole valley is roughly a 30-minute drive corner to corner — but pick your side around your commute and your California runs. Where you land on the map quietly shapes your daily life more than the house itself.

NEW - CONSTRUCTION HOTSPOTS

- Summerlin (Kestrel Village, Grand Park & La Madre Peaks)
- Skye Canyon & Kyle Canyon
- Cadence & Inspirada (Henderson/South)
- Southwest
- North Las Vegas (Apex growth corridor).

Where People Move From

Las Vegas continues to draw newcomers from across the West — especially from higher-cost California metros, where the move often means a bigger home, no income tax, and a shorter commute to the outdoors.

CA



LOS ANGELES COUNTY

CA



ORANGE COUNTY

CA



SAN BERNARDINO COUNTY

CA



SAN DIEGO COUNTY

CA



RIVERSIDE COUNTY

HI



HONOLULU COUNTY

AZ



MARICOPA COUNTY

IL



COOK COUNTY

THE CALIFORNIA TRADE

For many relocating buyers, the math is simple: trade a high state income tax and coastal pricing for a no-income-tax state, lower property taxes, and dramatically more home for the money. Inspirada in the south valley is the closest master-planned community to the I-15, making it a favorite for those who still need quick access to Southern California.

CA



SANTA CLARA COUNTY

CA



ALAMEDA COUNTY

Vegas 
Confidential.

Los Angeles is about a 3 hr 45 min drive; Salt Lake City roughly 5h 45m; Phoenix about 5 hours. If you'll be making the L.A. run often, buying on the south/southwest side of the valley can quietly save you 30-40 minutes round trip versus the far northwest.

Making Your Desert House Feel Like Home

YOU DON'T HAVE TO LEAVE YOUR OLD SELF AT THE STATE LINE

Moving to the desert can feel daunting — especially if this is your first time living here. The light is different. The landscape is different. Even the color palette outside your window, all warm sand and terracotta and big open sky, can feel like it belongs to someone else's life.

Here in Las Vegas we have 300 days of sunshine, and some people really want to lean all the way into that vibe — the warm tones, the open desert aesthetic, the full embrace of where they've landed. Others want a space that still projects a little of where they came from. And here's the beautiful part: both are completely right.

Because Las Vegas is truly a hodgepodge of people from everywhere. You can see it in our vast choices of restaurants, our festivals, our art — a little bit of everywhere, all living happily side by side. So don't feel like you have to go full-on, gung-ho wild west desert the moment you cross the state line. Here in our valley, we blend everything, and that's exactly what makes sure everyone has their own special place to call home.

A lot of newcomers miss that, though. They walk into a model home in Summerlin or Henderson, see the smooth plaster walls and the rust-and-sage tones and the cactus in the corner, and decide they have to become that. Out goes the cozy New England farmhouse look, or the moody Pacific Northwest greens, or the bright coastal blues they spent years collecting. In comes a wholesale conversion to desert chic.

You don't have to do that. In fact, you probably shouldn't.

Honoring where you came from is one of the most important pieces of making your new desert space actually feel like home. A house that looks like a furniture showroom – even a beautiful, perfectly-on-trend one – won't soothe you the way a house full of your history will. The whole point of "home" is that it remembers who you are. So the real goal isn't to trade your style for the desert's. It's to let the two have a conversation – the same way this whole city does.

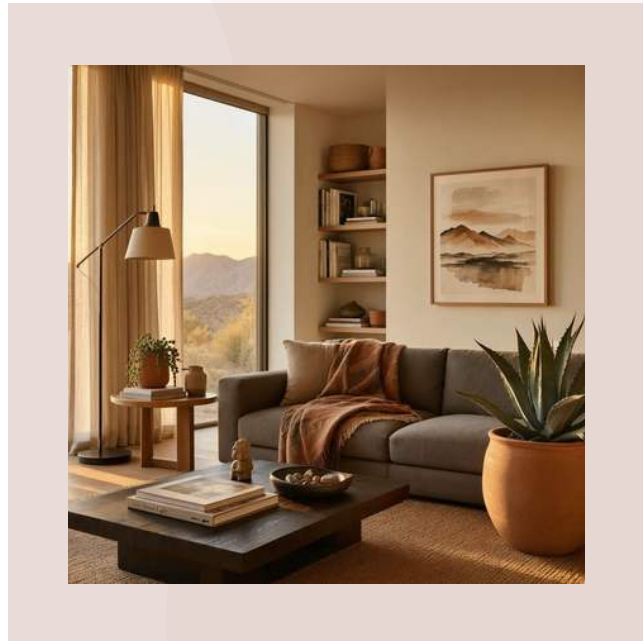


HERE'S HOW TO STRIKE THAT BALANCE

Keep the pieces that carry your story. That worn leather chair from your first apartment, the quilt your grandmother made, the bookshelf that's moved with you through three states – these aren't clutter to be swapped out for desert-neutral updates. They're the anchors that make a strange new place feel familiar. Build the room around them, not in spite of them.



Let the desert in through accents, not a gut renovation. You can absolutely nod to where you live now — a few terracotta planters, a piece of local art, some woven textures, a warm clay-toned throw — without surrendering your whole aesthetic. Think of the desert as a guest you're welcoming in, not a landlord who gets to redecorate. A handful of regional touches alongside your existing things reads as intentional and rooted, not like you tried on a brand-new personality.



Use color to bridge the two worlds. If your old palette was all cool blues and grays and the desert outside is all warm earth tones, you don't have to pick a winner. Pull a warmer version of your favorite color, or set a cool accent against a sandy backdrop. That contrast is what makes a space feel personal rather than copied from a catalog.



Respect what the climate genuinely asks of you — and ignore the rest.

Some "desert living" advice is practical: lighter window treatments for the intense sun, low-water plants instead of the thirsty ferns that won't survive here, breathable fabrics that handle the heat. Take that part. The aesthetic dogma — that everything must be beige and minimalist — is optional. Adopt what serves you and leave the rest.



Recreate the rituals that made your old place feel like yours.

The reading nook by the window, the coffee bar on the counter, the entry table where the keys always land. Rebuilding those small daily habits in your new home does more to bridge the emotional gap than any decorating choice. It tells you that even though the view has changed, your life carried over.



Shop your way into the city, slowly.

You don't have to furnish everything at once — and you shouldn't want to. Las Vegas has an amazing selection of furniture stores for every taste and budget, plus a whole host of vintage markets and art festivals where you can pick up little additions as you go. It's one of the best ways to actually explore the city: a weekend spent hunting for the right lamp or a one-of-a-kind piece of local art is a weekend getting to know your new home. And those gems — the ones with a story about where and when you found them — are ultimately what connect you to Las Vegas.



Give it time to become a blend.

You don't have to resolve all of this in the first week. Live in the space, watch how the desert light moves through the rooms, notice which of your old pieces still feel right and which are ready to evolve. Over a few months, your home will settle into something that's neither purely "where you came from" nor purely "desert chic" — but a genuine mix of both.

And that mix is the whole spirit of this place. Las Vegas never asked anyone to leave their old life at the door — it just made room for it alongside everyone else's. Your home can do the same: honor your past, embrace your new chapter, and become something that feels like both, right here under the wide Nevada sky.

Experience the Lifestyle

Start your day with coffee in a stylish suburban neighborhood, hike sandstone trails by late morning, and toast the evening with rooftop views or live music under neon skies. From the Smith Center and First Friday in the Arts District to championship sports, Las Vegas is a city where everyday life feels anything but ordinary.



SPORTS: HOME OF CHAMPIONS

Golden Knights (NHL) at T-Mobile Arena, Raiders (NFL) at Allegiant Stadium, and the Athletics bringing MLB baseball to the valley.



ARTS & CULTURE

The Smith Center for the Performing Arts, monthly First Friday in the Downtown Arts District, and the long-running Las Vegas Little Theatre.



SHOP LOCAL

Downtown Summerlin (125+ shops), Fashion Show on the Strip, Tivoli Village, and Las Vegas North Premium Outlets.



OUTDOORS

Red Rock Canyon 25 min west, Mt. Charleston for hiking & skiing, plus Lake Mead and Valley of Fire.



Forget what the old guidebooks say — Lotus of Siam isn't in Chinatown. The James Beard-winning Northern Thai legend just came home to its original East Sahara spot (953 E. Sahara Ave., in the Commercial Center) in May 2026 after a five-year absence — now with a 6,000-bottle wine cellar and the new Naam Jai bar. There's also a location at Red Rock Resort and one on East Flamingo. Dinner Wed-Sun; reserve ahead, because locals already are.



Exploring The Neighborhoods



55+ Communities



SUN CITY SUMMERLIN

One of the largest, most established — multiple clubhouses and golf courses.

SIENA

Guard-gated Summerlin with golf, spa, and a vibrant social calendar.

TOLL BROTHERS REGENCY

Luxury single-story homes and a state-of-the-art Summerlin clubhouse.

DEL WEBB LAKE LAS VEGAS

Waterfront resort living with a private clubhouse and fitness center.

SUN CITY ANTHEM

Henderson; stunning views, three clubhouses, easy shopping access.

TRILOGY IN SUMMERLIN / SUNSTONE

Resort-style amenities, wellness programs, near Downtown Summerlin.

HERITAGE AT CADENCE / STONEBRIDGE

Contemporary homes with private clubhouses in Henderson & Summerlin.

SUN CITY ALIANTE / DEL WEBB NORTH RANCH

North Las Vegas; affordable, single-story, social, and amenity-rich.



Las Vegas has become a favorite for active adults — 300+ days of sunshine, world-class golf, low property taxes, no state income tax, and a wealth of entertainment. The valley offers an exceptional range of communities built specifically for the 55+ lifestyle.



Don't overlook Mountain Falls in Pahrump — an 18-hole course and notably affordable homes, a short drive from the valley. It's the quiet pick for buyers who want more land and lower prices without leaving the area entirely.

Vegas Confidential.

THE CROWN JEWEL OF THE WEST VALLEY

SUMMERLIN



~127,000

POPULATION

~\$650,000

MEDIAN HOME

CCSD+TOP
PRIVATE
CHARTER

SCHOOLS

LIMITED
RTC

TRANSIT

Developer Howard Hughes · Est. 1990 (36th year, 2026) · Size ~22,500 acres, Villages 30+

Before there was a single home here, there was Howard Hughes. In 1952, the famously eccentric billionaire bought roughly 25,000 acres along the valley's western rim — land most locals thought was the middle of nowhere. He never developed it in his lifetime, but he left it its name: Summerlin, after his grandmother, Jean Amelia Summerlin.

Development finally broke ground in 1990, and 36 years later Summerlin isn't a neighborhood — it's a city within the city. Spanning 22,500 acres against the backdrop of Red Rock Canyon, it's home to roughly 127,000 residents across more than 30 distinct villages, and it has ranked among the nation's top-selling master-planned communities for nearly two decades. Today it's still a Howard Hughes community, still building, with around 5,000 acres held in reserve for the decades ahead.

SUMMERLIN

The vibe. Affluent, polished, and family-friendly, with a discipline you can feel — decades of master planning means parks, trails, and schools were placed on purpose, not as afterthoughts. More than 300 parks, over 200 miles of trails, 26+ schools, and a walkable urban core in Downtown Summerlin (125+ shops, City National Arena, Las Vegas Ballpark).

What draws people. The prestige and the predictability. Buyers come for Red Rock views and top-rated schools, but they stay for how the place holds its value. Summerlin trades higher base prices for stronger appreciation — its five-year price growth ran roughly 12 points ahead of the broader Las Vegas metro through 2025.

LIFE IN SUMMERLIN — THE PART YOU CAN'T PUT A PRICE ON

Numbers explain why Summerlin holds its value. The events calendar explains why people never want to leave. At the center of it all is Downtown Summerlin, the walkable open-air hub of shopping, dining, and entertainment — and the gathering place for a community that genuinely shows up for itself.

A few of the rhythms that make it home: the Las Vegas Farmers Market every Saturday year-round under The Pavilion, with nearly 100 local vendors — fresh produce, breads, handmade goods, even fresh pet treats. The Summerlin Festival of Arts each October (celebrating its 30th year in 2026), drawing 100+ fine artists to The Lawn with children's activities and entertainment. The beloved Downtown Summerlin Holiday Parade on Friday and Saturday evenings through the season — floats, dancers, snow flurries, and Santa himself. Tour de Summerlin, the community bike ride with 20-, 40-, and 80-mile routes. Plus free outdoor fitness on The Lawn, seasonal markets, live music, and a packed calendar of family events all year long.

Summerlin is 36 years old and counting and one of the top selling master planned communities in the country.

Vegas 
Confidential.

The best part: you don't have to live in Summerlin to enjoy these — but the people who do find it's the easiest place in the valley to meet their neighbors and feel like they belong.

People buy Summerlin for the schools and the appreciation. They fall in love with it on a Saturday morning at the farmers market, or watching their kids wave at Santa during the holiday parade. That's the part the spreadsheet never captures — and it's the reason families put down roots here for generations.

Vegas 
Confidential.

THE CROWN JEWEL OF THE WEST VALLEY

SUMMERLIN

A WORD ON THE VILLAGE

Summerlin isn't one place — it's 30+ villages, each with its own character. A few worth knowing:

The Trails & The Arbors — the established hidden gems. Not every smart Summerlin buy is brand-new. These original 1990s villages (Summerlin North) offer what new construction can't yet fake: mature tree-lined streets, larger lots, established parks, and a genuine settled-in feel. The Trails alone spans 573 acres across 17 neighborhoods and is zoned for some of Nevada's highest-rated schools. A \$600K budget here buys more square footage and a bigger lot than the same money in a new western village. Everyone chases the newest village, which is exactly why the originals get overlooked — and undervalued.



Tournament Hills & Country Club Hills — guard-gated on the TPC. Wrapped around TPC Summerlin — the private championship course that hosts the PGA Tour's Shriners Children's Open and where Tiger Woods won his first PGA Tour event in 1996 — sit two of the valley's original guard-gated luxury enclaves. Tournament Hills is the marquee address: ~132 custom estates (4,000 to 10,000+ sq ft), many with fairway frontage, roughly \$1.5M-\$5M+. Country Club Hills is its slightly more attainable neighbor: ~180 semi-custom Christopher Homes residences behind the same gates. Both are essentially sold out, so opportunity comes through resale — when the right home appears, you move. This is old-guard Summerlin luxury, and it doesn't go out of style.



WHERE SUMMERLIN IS GROWING NEXT

Summerlin West



Part of Summerlin / Howard Hughes · Key Villages Kestrel, Kestrel Commons, Grand Park, La Madre Peaks · Builders Toll Brothers, Lennar, Pulte, Taylor Morrison, Richmond American, KB, Tri Pointe · Median Home \$700,000s-\$1M+ · Schools CCSD + private

If Summerlin is the crown, Summerlin West is where the newest jewels are being set. This is the active frontier of the master plan — the higher, newer, western and northern villages climbing toward the La Madre Peaks, where the freshest new-construction is happening right now and where much of Summerlin's future is being built.

WHERE SUMMERLIN IS GROWING NEXT

Summerlin West

In 2025 alone, Summerlin opened ten new neighborhoods and closed out six, with most of the action concentrated here: Raven Crest by Toll Brothers, Mockingbird and Sandpiper by Lennar in Kestrel and Kestrel Commons; and an entire roster in Grand Park village — Brantley by Pulte, Ashland by Taylor Morrison, Primrose Park by Richmond American, Carlisle by Tri Pointe, Caldwell Park by KB, and more.

The vibe. Newer, higher, and more modern. The architecture has shifted away from the Mediterranean stucco of the 1990s toward “desert modern” — clean lines, indoor-outdoor living, and elevated homesites with sweeping valley views. Grand Park village is the centerpiece, a massive central park system envisioned as the green heart of the western villages.

What draws people. First crack at the newest product, the highest elevations, and the best long-term position in the valley’s most proven master-plan. The trade-off is price: Summerlin’s newer villages typically run a 6–9% per-square-foot premium over older Summerlin neighborhoods, reflecting newer construction and tighter design standards. Large homesites up here are increasingly rare and increasingly coveted.

This is where I send buyers who want Summerlin but want it new — and who understand that getting in early on the western villages has historically been the smart money. The empty lot today is the next sold-out, close-out neighborhood tomorrow. Astra, at the very top against La Madre Peaks, sits at the highest point in the valley with 360-degree views. Watch this corridor.

Vegas 
Confidential.



HENDERSON'S GUARD-GATED LUXURY SUMMIT

MacDonald Highlands



Location Southeast Henderson (89012) · Est. ~2002 · Size ~1,200 acres · Club DragonRidge Country Club (18-hole, par 72) · Home Prices ~\$1.3M to \$30M · Median List ~\$3.67M (2026) · HOA ~\$250-\$500+/mo (club separate)

Perched high in the McCullough foothills at the southeastern edge of Henderson, MacDonald Highlands is where the valley's serious money builds. This 24-hour guard-gated community sits on some of the highest, most elevated lots in Las Vegas — which is exactly the point. From up here, the Strip glitters below and the whole valley opens up beneath your terrace.

MacDonald Highlands



This is custom-home country. Across 16 sub-neighborhoods, homes range from contemporary masterpieces to Frank Lloyd Wright-inspired estates, with prices running from roughly \$1.3 million for entry-level semi-custom homes up to \$30 million for ridgeline estates. MacDonald Highlands holds the all-time Las Vegas Valley single-home sales record — \$25.25 million on Dragon Peak Drive in 2025. The 89012 zip code it anchors is among the highest per-capita-income areas in the entire country.

The vibe. Exclusive, elevated, and quiet. Award-winning builders like Blue Heron and Christopher Homes (whose Vu and SkyVu collections climb the hillside) define the modern desert-contemporary look here. Newer luxury enclaves and net-zero custom communities continue to push the standard.

What draws people. Unobstructed Strip views, true privacy, and the DragonRidge Country Club at the center of it all — an 18-hole championship course (Jay Morrish/David Druzisky) plus dining, fitness, tennis, and pool, with both golf and social memberships. About 15–20 minutes to the Strip and airport, yet a world away.



This is the address for buyers trading a coastal estate for something with the same prestige and dramatically more home. The views aren't a feature here — they're the whole thesis. And with the Four Seasons Private Residences rising inside the gates, MacDonald Highlands is about to add the valley's first true branded-residence high-rise to an already rarefied address.

Vegas 
Confidential.

GATED GOLF COMMUNITY

Southern Highlands



~25,000

POPULATION

~\$600,000

MEDIAN HOME

CCSD

SCHOOLS

RTC + PARK-
AND-
RIDE; I-15
ACCESS

TRANSIT

The vibe. An upscale, gated foothills community centered on health, leisure, and social life — premium amenities in a picturesque setting.

What draws people. Private 18-hole Southern Highlands Golf Club (Robert Trent Jones Sr./Jr. design), the Marketplace, parks, spas, and medical facilities.

Quiet money lives here. The golf club is private and PGA-caliber, and the I-15 on-ramp makes the airport a breeze.

Vegas
Confidential.

THE VALLEY'S FIRST NEW TOWERS IN OVER A DECADE

New High-Rise Living



For the first time since around 2010, Las Vegas is building brand-new luxury high-rises — and two very different towers are leading the way. One brings Four Seasons service to a guard-gated Henderson summit; the other brings urban, walkable living to a revitalized downtown arts district. If you want lock-and-leave luxury with no yard to maintain, this is the most exciting moment the valley has seen in fifteen years.

Four Seasons Private Residences Las Vegas MacDonald Highlands, Henderson • Opening late 2028

The first Four Seasons-branded residences in the market — a \$1.3 billion, two-tower hillside development of 171 residences plus six standalone villas, climbing the McCullough foothills inside guard-gated MacDonald Highlands.

- Pricing from ~\$3–3.5M; penthouses into the high-\$20M range
- Sizes ~2,300 to 7,300+ sq ft, with expansive private terraces
- Service 24-hour concierge, private chef service, housekeeping, valet, resident wine cellar, private dining
- Amenities multiple resort-style pools (some residences with private pools), wellness facilities, and access to DragonRidge Country Club
- Views the Strip and McCullough mountain range from one of the valley's highest points

The pitch: vertical living in the suburbs, with full-service Four Seasons care and the privacy of a gated mountain community.

THE VALLEY'S FIRST NEW TOWERS IN OVER A DECADE

New High-Rise Living

Cello Tower

Symphony Park, Downtown Las Vegas anticipated first phase closings Q4 2028

Downtown's first residential high-rise in roughly fifteen years — a 32-story, 240-residence tower anchoring the Origin at Symphony Park mixed-use district, steps from The Smith Center, the Cleveland Clinic Lou Ruvo Center, and the coming Las Vegas Museum of Art.

- Pricing from the upper \$700,000s; penthouses up to ~\$9M (one already sold for \$8.9M)
- Residences 240 units including eight penthouses
- Amenities 40,000+ sq ft including an elevated pool, pet spa, entertainment kitchen, and cold plunge
- Lifestyle walkable, urban, and cultural — privatized streets and sidewalks, ground-floor retail and dining, and a grocery store on site
- Draw Las Vegas residents upgrading from older towers, suburbanites wanting an urban base, and buyers drawn to a true downtown arts district

The pitch: the most genuinely walkable, culture-forward address in the valley — an urban alternative to the suburban master-plan, at a far more accessible entry price than the Strip's branded towers.



These two towers couldn't be more different, and that's the point. Four Seasons is the mountaintop, full-service, eight-figure-penthouse play. Cello is the downtown, walk-to-the-symphony, get-in-from-the-\$700s play. If you've been waiting for brand-new high-rise inventory in this valley, the wait is finally ending — and getting in pre-completion is where the opportunity lives.

Vegas 
Confidential.

Henderson / Green Valley



POPULATION



MEDIAN HOME



SCHOOLS



TRANSIT

The vibe. Consistently ranked among the most desirable, safest places to live in Southern Nevada — suburban comfort with serious amenities.

What draws people. The District at Green Valley Ranch, Water Street District, Henderson Pavilion, and an extensive park & trail network.



Henderson routinely lands on "safest cities" national lists. For relocating families who prioritize that, it's usually the first place I show.

Vegas Confidential.

Lake Las Vegas



~3,000

POPULATION

\$800,000+

MEDIAN HOME

CCSD

SCHOOLS

LIMITED
RTC; CAR-
DEPENDENT

TRANSIT

The vibe. Resort living around a 320-acre private lake, about 30 minutes from the Strip. Exclusive, serene, and surprisingly tucked away.

What draws people. Two championship golf courses (incl. a Jack Nicklaus design), marinas, lakeside dining, spas, and the Village at Lake Las Vegas. Del Webb offers 55+ living here.



Yes, you can kayak and paddleboard to dinner. The lake is private — no Lake Mead crowds — which is exactly why residents guard the secret.

Vegas
Confidential.

Skye Canyon



The vibe. A newer northwest master-plan built around connection and active lifestyles, with a scenic mountain backdrop — about 30 minutes from the Strip.

What draws people. The Skye Center clubhouse & fitness, weekly farmers market, year-round events, and the largest Smith's Marketplace in the valley.



Part of
NW Las
Vegas

POPULATION

~\$500,000s

MEDIAN HOME

CCSD

SCHOOLS

LIMITED RTC

TRANSIT

Closest master-plan to Mt. Charleston — residents are skiing or hiking within 40 minutes while the rest of the valley bakes.

Vegas 
Confidential.

Inspirada



The vibe. A vibrant, growing master-plan in the south valley — a favorite for families and professionals who want parks, events, and an easy commute.

What draws people. Extensive parks & pools, growing retail & dining, packed community calendar, and proximity to the MResort and a newer Costco.



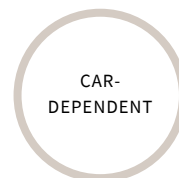
POPULATION



MEDIAN HOME



SCHOOLS



TRANSIT

Closest master-planned community to the I-15 — if you make the Southern California run, you'll feel the difference every trip.bakes.

Vegas Confidential.

AFFORDABLE MASTER-PLANNED

Cadence



Henderson
submarket

POPULATION

~\$400,000s

MEDIAN HOME

CCSD

SCHOOLS

CAR-
DEPENDENT

TRANSIT

The vibe. One of the valley's best values in a master-planned setting, with notably low HOA fees — great for families, first-timers, and retirees.

What draws people. Central Park & lake, full events calendar, walking & biking trails. Heritage by Lennar offers a dedicated 55+ enclave inside.

Some of the best prices on brand-new construction in the valley sit here — and the low HOA is the part buyers notice on month two.

Vegas
Confidential.

Southwest Las Vegas



Part of Las Vegas

POPULATION

~\$473,000

MEDIAN HOME

CCSD

SCHOOLS

LIMITED RTC

TRANSIT

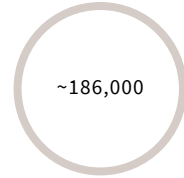
The vibe. One of the fastest-growing corners of the valley — new construction, modern mixed-use, and quick access to the Strip and airport.

What draws people. Durango Casino & Resort, The UnCommons mixed-use district, and a fast-expanding roster of restaurants and retail.

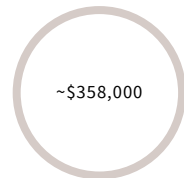
The UnCommons turned a former dirt lot into the valley's most Instagrammed workday lunch spot. Watch this zone — it's still early.

Vegas
Confidential.

The Strip / Paradise



POPULATION



MEDIAN HOME



SCHOOLS



TRANSIT

The vibe. Energetic, urban, and walkable to world-famous resorts. Home to UNLV, with a mix of residential and commercial and a vibrant nightlife.

What draws people. The Las Vegas Strip, the Sphere, Harry Reid International Airport, and endless dining and entertainment at your doorstep.

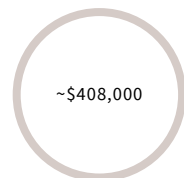
High-rise condo living here means valet, room service, and the airport 10 minutes away — the lock-and-leave choice for frequent travelers.



Spring Valley



POPULATION



MEDIAN HOME



SCHOOLS



TRANSIT

The vibe. A multicultural, welcoming suburb just west of the Strip — convenient, diverse, and rich with everyday amenities.

What draws people. Chinatown Plaza and the Spring Mountain corridor — arguably the best concentration of Asian dining in the Southwest.

One of the city's most diverse areas. A mix of luxury homes on large lots and smaller subdivisions. There's a little something for every buyer in this location..



Six-Week Moving Timeline

6 WEEKS OUT

Declutter and decide what to keep, sell, donate, or discard. Gather moving estimates and weigh professional packing. Research your new area, schools, and parks. Start a central folder for moving paperwork and receipts. Sketch a furniture layout for the new home.

5 WEEKS OUT

Choose your mover and lock in dates and costs. If self-packing, gather sturdy and specialty boxes. File your USPS change of address. Schedule utilities to start at the new home the day before arrival. Begin packing rarely-used items.

4 WEEKS OUT

Pick up the packing pace. Secure key documents (licenses, passports, birth & Social Security records). Request medical, dental, and vet records. Arrange school transfers. Use up perishable food. Update bank and account info.

3 WEEKS OUT

Update or cancel insurance, deliveries, and your pharmacy. Plan transport for pets and plants. Service your vehicles. Secure valuables and remove spare keys from hiding spots.

2 WEEKS OUT

Final lawn care. Safely dispose of hazardous materials and drain gas-powered tools. Build a travel "trip kit" of essentials. Arrange moving-day childcare. Settle outstanding bills.

1 WEEK & MOVING DAY

Defrost and empty the freezer. Confirm payment with the movers. Pack an "open first" box of linens and essentials. Leave forwarding info for the new owners. Do a final walkthrough — then welcome home.



Vegas 
Confidential.

Schedule utility connections before you arrive — and ask about the desert essentials: confirm the A/C has been serviced and the irrigation/drip system works. In a 110° summer, those two beat unpacking the dishes.

WHERE TO LEARN

The Clark County School District (CCSD) is the fifth-largest in the United States, serving over 300,000 students. Beyond the public system, the valley offers an exceptional range of private, charter, and higher-education options.

Schools & Education

PRIVATE



The Meadows School

Summerlin College-Prep, preschool-12, with a near-100% college acceptance rate and 24 AP courses.



Faith Lutheran

Robust curriculum and extensive extracurriculars; a Summerlin-area favorite for families.



Alexander Dawson

Experiential learning and leadership at Rainbow Mountain.

Vegas 
Confidential.

CCSD school assignments are tied to your exact address — and great schools can sit a few blocks from struggling ones. Before you fall in love with a house, let's confirm its zoned schools and any magnet or open-enrollment options. It's one of the first things I check for families.

HIGHER EDUCATION



UNLV

Top-tier R1 public research university with 350+ degree programs; nationally known for hospitality, law, and business.



Nevada State University

Henderson-based, focused on liberal arts & sciences, education, and nursing.

CHARTER



Coral Academy of Science

Highly rated, with a strong STEM focus.



Somerset Academy

Rigorous academics and innovative programs.

Healthcare & Employers

HOSPITALS & MEDICAL CENTERS



425 beds; specialized neurology, cardiology, and orthopedics with advanced surgical programs.



Nevada's only Level I Trauma Center, with a renowned burn center and children's hospital. Teaching hospital affiliated with UNLV.



Nevada's largest acute-care facility (701 beds); Level II Trauma Center, cardiac care, and children's hospital.



425 beds; specialized neurology, cardiology, and orthopedics with advanced surgical programs.

GETTING HIRED— QUICK REFERENCE

Food, beverage & childcare roles require a Health Card (Southern Nevada Health District). Hotel/gaming roles need a Sheriff's Work Card. Liquor service requires alcohol management certification. Job hotlines: Las Vegas 702-229-6346 · Henderson 702-565-2318 · Nevada Job Connect 702-486-0100.



— anchor the region's largest employment base across dozens of resort properties.









— telecom, aviation, and data-center leaders driving economic diversification.

Vegas 
Confidential.

Work cards and health cards are processed locally and can usually be handled within your first week — many new arrivals get theirs sorted before their furniture even shows up.

Utility Providers

| | UTILITY TYPE | SERVICE PROVIDER | CONTACT NUMBER |
|---|-------------------|--------------------|----------------|
|  | Sewer | City of Las Vegas | (702) 229-1289 |
| | | North Las Vegas | (702) 633-1484 |
| | | Henderson | (702) 267-5900 |
| | | Boulder City | (702) 293-9244 |
|  | Electric | NV Energy | (702) 402-5555 |
|  | Water | City of Las Vegas | (702) 870-4194 |
| | | North Las Vegas | (702) 633-1484 |
| | | Henderson | (702) 267-5900 |
| | | Boulder City | (702) 293-9244 |
| | | Summerlin | (702) 668-8888 |
|  | Gas | Southwest Gas Corp | (877) 860-6020 |
|  | Cable + Internet | Cox Communications | (702) 383-4000 |
| | | CenturyLink | (702) 244-7400 |
|  | Vehicle / License | Nevada DMV | (702) 486-4368 |

New Nevada residents generally have 30 days to transfer an out-of-state license and register a vehicle. Book your DMV appointment online the week you arrive — walk-in waits are the stuff of local legend.

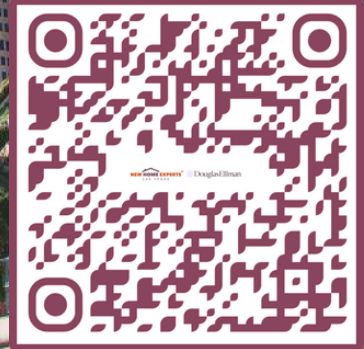


GET CONNECTED

READY TO MAKE LAS VEGAS YOUR HOME?

SCHEDULE A CALL

LEARN MORE



If you have questions about moving to the area, connecting with a trusted mortgage lender, or just want to talk through your options, reach out anytime. I'd be honored for the opportunity to welcome you home here in Las Vegas.

Jennifer Graff



jennifer@TheNewHomeExperts.com
jennifergraффrealtor.com

