A BETH LEGGE REAL ESTATE GUIDE

# Buyer's Guide to the Las Vegas Valley

## Get pre-approved first

Before touring homes seriously, get a mortgage pre-approval letter (not just a pre-qualification) from a lender. In a competitive market, sellers routinely won't consider an offer without one attached.

## Understand the valley's master-planned communities

Much of the Las Vegas Valley is organized into large master-planned communities — Summerlin, Henderson's various developments, Mountain's Edge, and others — each with its own HOA, amenities, and price tier. Two neighborhoods 10 minutes apart can feel like entirely different markets.

## Read HOA disclosures closely

Nevada requires detailed HOA disclosure packages for any home within an association, covering dues, reserve funds, and pending litigation. A community with underfunded reserves can mean a large special assessment down the line — worth reviewing carefully, not just skimming.

## New construction vs. resale

The valley has an unusually active new-construction market. Builder incentives (rate buydowns, closing-cost credits) can make new construction competitive with resale, but resale homes in established neighborhoods often come with mature landscaping and lower initial HOA dues.

## What makes an offer competitive

- A strong pre-approval letter from a reputable lender
- A clean offer with minimal contingencies where appropriate
- An earnest money deposit that signals seriousness
- Flexibility on closing timeline when possible
- A personal touch — a short note can matter in a close call

## The closing process, briefly

After an accepted offer: inspection period, appraisal, loan underwriting, and a final walkthrough before closing — typically 30-45 days for a financed purchase. Your agent and lender will walk you through each milestone as it comes up.

## Working with Beth

Beth works with buyers across the full range of the valley, from first-time purchases to luxury estates, and can walk through how any of the above applies to your specific search.

---

*This guide is for general informational purposes only and is not legal or financial advice. Consult a licensed lender, attorney, or other qualified professional for guidance specific to your situation.*