Your Vegas Life

EVERYTHING WORTH DOING IN THE VALLEY THIS MONTH

November 2026

LAS VEGAS · BOULDER CITY · HENDERSON · SUMMERLIN · NORTH LAS VEGAS



THE NOVEMBER ISSUE

The Lights Go On

INSIDE THIS ISSUE

What November actually feels like here, in four numbers

Where the holiday lights are, and the night each one switches on

Race week: what closes, and where to watch it for free

John Arendt

COMPASS REALTY AND MANAGEMENT

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The weather you moved here for is this month. So is the busiest stretch of the year.

November is the month this valley is actually good at. Afternoons in the high sixties, nights cold enough for a real jacket, almost no rain, and every outdoor thing in this book comfortable for the first time since spring.

It is also the month the valley fills up. Formula 1 closes Las Vegas Boulevard for weeks around a two-hour race. The National Finals Rodeo takes every hotel room in town for the first ten days of December. The holiday lights start the first week of November and do not stop. If you live here, that means knowing which roads to avoid and having one very good reason to stay on your own side of town.

That is what this book is for. Every month: what the weather is going to do, who is playing, what is happening in your part of the valley, and one weekend trip worth the gas. Each section is a place. Each list is five things, dated.

November and December each get their own calendar page this issue, upright, so you can read them without turning the magazine around. December is in here early on purpose, because the holidays are the one stretch of the year where booking late costs you the thing you wanted. The page after them is the short list of what actually runs out.

Some of it costs money. A lot of it is free. All of it is stuff people who live here actually do. There are a few pages at the back about your house, because that is what the person sending you this does for a living. They are short on purpose.

If you know something that belongs in here next month, send it. This gets better the more people do.

John Arendt



Contents

The Lights Go On

01 The cover
A modern gourmet kitchen.

02 START HERE
Start here
What this is, and how to use it.

04 THE WEATHER
What November actually feels like
Four numbers, and what to do with them.

05 LAS VEGAS TO DO
Las Vegas to do
A race on the Boulevard, six home dates, and the night the lights come on.

06 THE CALENDAR
November, dated
Every November date in this issue, plus every Golden Knights game.

07 THE CALENDAR
December, dated
The rodeo, WinterFest, three home Sundays and the holidays.

08 BOOK IT NOW
Five things to book now
The holidays are when booking late costs you the thing you wanted.

09 CONCERTS
Five nights out
Concerts this issue to the next. Confirm tickets with the venue.

10 BOULDER CITY
Boulder City
The town that is not Las Vegas, and the sheep that live in its park.

11 BOULDER CITY
Boulder City to do
Sheep, a Santa train, a turkey shoot and a small-town art fair.

12 HENDERSON
Henderson
Water Street, a plaza that fills up, and a cactus garden full of lights.

13 HENDERSON
Henderson to do
The cactus lights, the tree, the parade, and a Saturday market.

14 SUMMERLIN
Summerlin
Red Rock at the end of the street, and a parade every Friday night.

15 SUMMERLIN
Summerlin to do
A parade, a rink, a market and a canyon.

16 NORTH LAS VEGAS
North Las Vegas
An orchard, a fossil bed, the biggest park in the city, and the dinosaurs.

17 NORTH LAS VEGAS
North Las Vegas to do
The quiet orchard, a nature park, the dinosaurs and a fossil bed.

18 WEEKEND AWAY
Your weekend, two hours away
Zion, Bryce, St. George, Valley of Fire, Death Valley.

19 WEEKEND AWAY
Five trips for November
Sorted by drive time. Fill the tank.

READ IT ONLINE

Every issue lives at johnrealtorlv.com, where the links in these pages are live. Questions about anything you read here go straight to 702-881-6562.

What November Actually Feels Like

The best weather of the year, and the first month you need a jacket after dark. Warm afternoons, cold nights, and almost no rain.

67°

NORMAL AFTERNOON HIGH IN NOVEMBER

National Weather Service Las Vegas, 1991 to 2020 climate normals. 67.1 degrees.

47°

NORMAL OVERNIGHT LOW IN NOVEMBER

National Weather Service Las Vegas, 1991 to 2020 climate normals. 47.3 degrees.

0.30"

NORMAL RAINFALL FOR THE WHOLE MONTH

National Weather Service Las Vegas, 1991 to 2020 climate normals. The driest stretch of the year runs from here to spring.

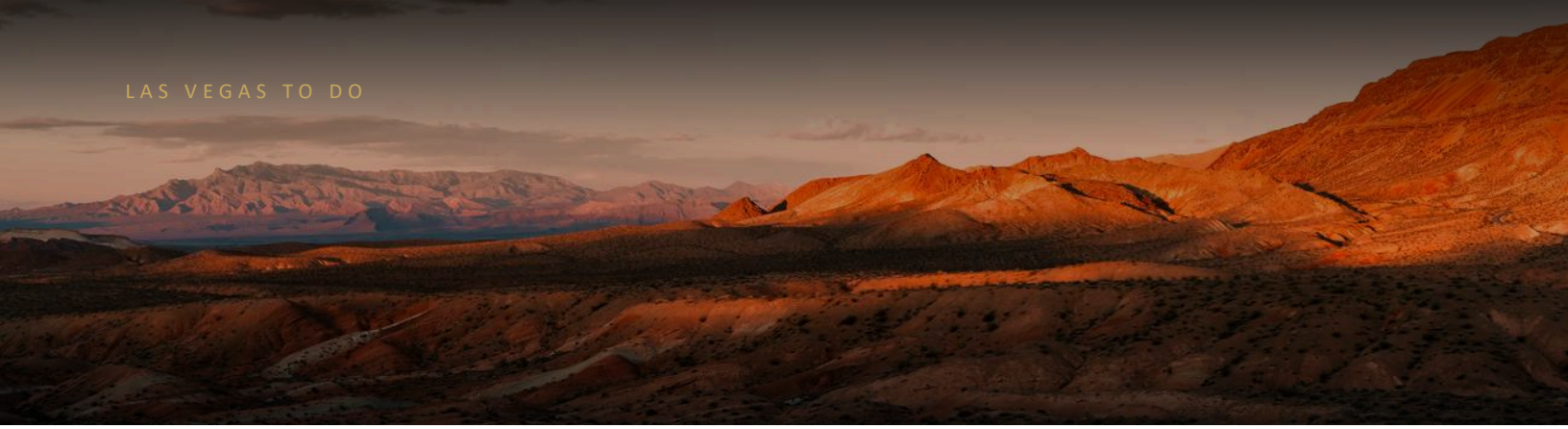
57°

NORMAL DECEMBER AFTERNOON HIGH

National Weather Service Las Vegas, 1991 to 2020 climate normals. 56.9 degrees, with nights near 40 and 0.45 inches of rain for the month.

How the month usually goes. The first week still feels like October, mid-seventies and shirtsleeves. Then the clocks go back on the first, the sun sets before five, and the afternoons settle into the sixties. By Thanksgiving the nights are in the low forties and some mornings want a windshield scrape. Rain is almost nothing, three tenths of an inch for the whole month, usually in one storm. Anything outdoors after dark in November needs a real jacket and not a hoodie, which is the most common mistake people make at a night race or a parade. Mount Charleston runs twenty to twenty-five degrees cooler than the valley floor, so the first snow up there usually lands this month while you are still in a t-shirt downtown.

Send a weather photo for next month — **mailto:JArendt658@gmail.com**



Las Vegas To Do

You live twenty minutes from the shows people fly across the country for. In November the weather is finally on your side.

If you want to see a car without a ticket, the free views are from the parking garages you already know.

YOUR VEGAS LIFE

The weather is as good as it gets, the calendar is as loud as it gets, and for one week in the middle of it the Strip is a racetrack. Here is the shape of the month.

The race. Formula 1 runs Nov 19 to 21, with the race itself on Saturday night. For a local that means barriers on Las Vegas Boulevard, Koval and Flamingo for weeks on either side, and two nights of qualifying that close the same roads after dark. If you want to see a car without a ticket, the free views are from the parking garages you already know. If you do not, stay west of the 15 and plan your week around it.

The hockey. Six Golden Knights home dates: Utah on the 11th, Nashville the 13th, Vancouver the 15th, Dallas twice on the 17th and 19th, and Montreal on the 28th. The 19th is the first night of race week, so leave early. Those and every away game are on the calendar on page 6.

The football. One Raiders home Sunday this month, Seattle on the 15th. December has three in a row: the Chargers on the 13th, Denver the 20th, Tennessee the 27th.

The lights. Henderson's cactus garden switches on the evening of Nov 5 and opening night is free. Downtown Summerlin's holiday parade takes over the same street the witches had in October. By Thanksgiving half the valley's parks have something lit.

What is next. The National Finals Rodeo, Dec 3 to 12, and Henderson's WinterFest on the 3rd and 4th. November is on page 6 and all of December on page 7, and page 8 is what to book before it goes.

Everything on the next pages is dated. Call the venue before you drive.

November 2026, Dated

Everything in this issue with a date on it, plus every Golden Knights game. December is on the next page.

LOCAL EVENT · HOLIDAY · OBSERVANCE · FUN DAY · GOLDEN KNIGHTS

SUN	MON	TUE	WED	THU	FRI	SAT
1 Daylight Saving Time ends World Vegan Day	**2** Dia de los Muertos Deviled Egg Day **VGK at Boston, 4p**	**3** Election Day Sandwich Day **VGK at Pittsburgh, 4p**	**4** Candy Day	**5** Ethel M lights open American Football Day **VGK at Detroit, 4p**	**6** Henderson Farmers Market Nachos Day	**7** Henderson Heritage Harvest Hot Wheels 500
8 Cappuccino Day **VGK at Buffalo, 12:30p**	**9** Fried Chicken Sandwich Day	**10** Marine Corps Birthday Vanilla Cupcake Day	**11** Veterans Day **VGK vs Utah, 7p**	**12** Happy Hour Day	**13** World Kindness Day **VGK vs Nashville, 7p**	**14** Pickle Day
15 Seahawks at Raiders America Recycles Day **VGK vs Vancouver, 6p**	**16** Fast Food Day	**17** Homemade Bread Day **VGK vs Dallas, 7p**	**18** Players Era tournament Mickey Mouse Day	**19** Las Vegas Grand Prix begins World Toilet Day **VGK vs Dallas, 7p**	**20** F1 qualifying night Peanut Butter Fudge Day	**21** Las Vegas Grand Prix race Henderson Thanksgiving **VGK at Winnipeg, 4p**
22 Cranberry Relish Day	**23** Espresso Day	**24** BC Turkey Shoot Sardines Day **VGK at Edmonton, 5p**	**25** BC Turkey Shoot Parfait Day	**26** Thanksgiving Day	**27** Black Friday **VGK at San Jose, 1p**	**28** BC Santa Trains begin Small Business Saturday **VGK vs Montreal, 1p**
29 Electronic Greetings Day	**30** Cyber Monday					

Home Golden Knights games are in gold. Race week closes Las Vegas Boulevard, Koval and Flamingo from Nov 19; the Grand Prix is on page 5. December is on the next page, what to book before it goes is on page 8, and the concerts are on page 9.

Selected public events and observances. Confirm details with organizers before you drive; event dates and start times change. Golden Knights times are Pacific and subject to change.

December 2026, Dated

Here early, because December is the month the valley fills up and the good tables and seats go first. What to book is on the next page but one.

LOCAL EVENT · HOLIDAY · OBSERVANCE · FUN DAY · GOLDEN KNIGHTS

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Giving Tuesday Peppermint Bark Day **VGK at LA Kings, 7p**	**2** Special Education Day	**3** Henderson WinterFest begins NFR begins **VGK vs Utah, 7p**	**4** Henderson WinterFest Parade Cookie Day	**5** BC Santa Parade BC Santa Trains **VGK vs Winnipeg, 4p**
6 St. Nicholas Day	**7** Pearl Harbor Remembrance	**8** Brownie Day **VGK at Montreal, 4p**	**9** Christmas Card Day	**10** Human Rights Day **VGK at Ottawa, 4p**	**11** International Mountain Day	**12** NFR final night Gingerbread House Day **VGK at Toronto, 4p**
13 Chargers at Raiders Cocoa Day	**14** Monkey Day	**15** Cupcake Day	**16** Chocolate-Covered Anything **VGK vs San Jose, 7p**	**17** Maple Syrup Day	**18** Ugly Christmas Sweater Day **VGK vs NY Islanders, 7p**	**19** Hard Candy Day
20 BC Santa Trains Go Caroling Day Broncos at Raiders	**21** Winter Solstice **VGK vs Carolina, 7p**	**22** Cookie Exchange Day **VGK at Anaheim, 7p**	**23** Festivus	**24** Christmas Eve	**25** Christmas Day	**26** Kwanzaa begins **VGK at San Jose, 7p**
27 Titans at Raiders Fruitcake Day	**28** Card Playing Day **VGK at Minnesota, 11a**	**29** Pepper Pot Day **VGK at Chicago, 5p**	**30** Bacon Day	**31** New Year's Eve **VGK vs St. Louis, 12p**		

Two things take the valley over: the National Finals Rodeo, Dec 3 to 12, and Henderson's WinterFest, Dec 3 and 4. Three straight Raiders home Sundays, Dec 13, 20 and 27. Book a restaurant early or eat on your side of town.

Selected public events and observances. Confirm details with organizers before you drive; event dates and start times change. Golden Knights times are Pacific and subject to change.

Five Things to Book Now

Everything on the calendar is free to look at and most of it is free to attend. These five are the ones that run out.

01 Thanksgiving dinner out, for Nov 26

If you are not cooking, book it this week. The valley's Thanksgiving tables are gone by the middle of November, and what is left in the last few days is what nobody else wanted.

02 The Santa Train, weekends Nov 28 to Dec 20

Nevada State Railroad Museum, 1000 Boulder City Parkway. Twelve dollars a seat, six for members. It sold out the last two seasons and the weekend departures go first. Confirm this year's dates with the museum.

03 A race-week plan, for Nov 19 to 21

Not a ticket, a plan. Decide now whether you are going, watching from a parking garage, or staying west of the 15. Then move anything you have scheduled near the Boulevard off those three days, because the barriers go up well before the cars do.

04 A night to see the cactus garden, from Nov 5

Ethel M in Henderson. Opening night on the 5th is free and busy. The quiet version is any weeknight after that, through Jan 3. Downtown Summerlin's rink and holiday parade start late in the month; check summerlin.com.

05 The rodeo, Dec 3 to 12, one way or the other

Ten nights at the Thomas and Mack. In this town the seats are the easy part; it is the rooms, the tables and the parking that go. Whether you are going or avoiding it, decide which nights now.

Ask what your house is worth: 702-881-6562 **johnrealtorlv.com/contact/**

Five Nights Out

The concert calendar between this issue and the next.
Confirm times and tickets with the venue before you drive.

01

Metallica at Sphere, Nov 5 and 7

The residency's last two nights of the year, and the room is as much the point as the band. Every October date sold out on announcement. If a ticket turns up, take it.

02

Barry Manilow at Westgate, Nov 5, 6 and 7

The International Theater, the longest-running residency in town. Shows around 7 and 8 pm. Check the exact time on your date.

03

Ms. Lauryn Hill and Wyclef Jean at Resorts World Theatre, Friday Nov 6, 8 pm

The north end of the Strip. One of the best rooms in the city for sound, and easy in and out from the 15.

04

The Eagles at Sphere, Nov 13 and 14, then Nov 27 and 28

Four nights this month and more in December. The quietest big show in town: no production gimmicks, just the room doing what it does. Confirm your date with the venue, because the December run has already moved once.

05

Olivia Rodrigo at T-Mobile Arena, Dec 19 and 20

Two nights on the Strip the weekend before Christmas. Park at New York-New York and walk through rather than at the arena.

Tell us who we missed **mailto:JArendt658@gmail.com**



Boulder City

Half an hour from the rest of the valley, no casinos, a 1930s downtown, and a herd of wild bighorn sheep that has decided the city park is theirs.

Find a bench, leave the dog at home, and don't feed the sheep.

YOUR VEGAS LIFE

Boulder City was built in the 1930s to house the people building Hoover Dam, and the historic downtown still feels like that era in a good way. Gaming is not allowed inside the city limits, one of the only places in Nevada where that is true, and the town has limited new construction for decades by its own ordinance. That is why it still feels like a small town when so much of the valley has filled in.

The sheep. The thing everybody drives out to see. A wild herd of desert bighorn comes down from the hills to graze the lawn at Hemenway Park, sometimes dozens at a time, usually early morning or late afternoon when it is cool. Find a bench, leave the dog at home, and don't feed the sheep. November mornings are about perfect for it.

The train. The Nevada State Railroad Museum runs real trains on the old Boulder branch line. From the Saturday after Thanksgiving to Dec 20 it is the Santa Train, a forty-minute ride with Santa walking the aisle, built for small kids. It sold out both of the last two years, so buy ahead.

The hills. Bootleg Canyon is the valley's mountain-biking spot and has a zipline over the desert. The trailheads are minutes from downtown.

Downtown. Antique shops, a couple of good breakfasts, the Boulder Dam Hotel with its little museum, and Wilbur Square, where the town runs its Thanksgiving-morning race. Have lunch downtown, then take the long way home past the lake. It is the closest thing to a small town you can reach in half an hour.

Boulder City To Do

Dates re-checked the week before we print.

01 Watch the bighorn sheep at Hemenway Park, any cool morning

Free, no schedule, no guarantee. Early or late in the day is best. The city even has a Ram Cam online if you want to check before you drive.

02 Santa Train, Saturdays and Sundays, Nov 28 to Dec 20

Nevada State Railroad Museum, 1000 Boulder City Parkway. A real train, about forty minutes, Santa walking the aisle. Twelve dollars, six for members, departures from the morning through mid-afternoon. It sold out the last two seasons, so buy ahead and confirm this year's dates with the museum.

03 Turkey Shoot, Nov 24 and 25

The town's own two-day event the week of Thanksgiving. Then the Thanksgiving-morning race downtown on the 26th. Watch the finish at Wilbur Square and walk to breakfast.

04 Santa Parade, Saturday Dec 5

Downtown, after dark, small enough that you can stand anywhere on the route and see all of it. The kind of parade where people wave at people they know.

05 Winter Art Fest, November

The Boulder City Art Guild's fine-art and craft fair at the Parks and Recreation building. Date still to confirm; check visitbouldercity.com.

Know a spot we missed? Email JArendt658@gmail.com mailto:JArendt658@gmail.com



Henderson

The second-biggest city in Nevada, and the part of the valley most likely to have a free thing happening this weekend.

The part of the valley most likely to have a free thing happening this weekend.

YOUR VEGAS LIFE

Henderson is where most of the valley's family life happens, and the city runs its calendar like it knows that. Water Street, the old downtown, has a plaza with a stage and a habit of filling it: concerts, festivals, markets, a trunk-or-treat, a Veterans Day ceremony, a shop-small Saturday. Most of it is free.

November is the lights. On the evening of Nov 5 the chocolate factory's cactus garden on Cactus Garden Drive turns on tens of thousands of lights across three acres of desert plants, and it stays lit to Jan 3. Opening night is free; after that it is a few dollars a head. Locals go on a weeknight and get chocolate on the way out.

Then December. WinterFest lights the tree at Water Street Plaza on Dec 3 with a drone show, and the Electric Light Parade comes down Water Street the next evening. Both free, both city-run, and both the kind of thing you end up doing every year once you have done it once.

The rest of the year. Sloan Canyon's petroglyph trail is on the south edge of town and nobody is ever on it. Cornerstone Park has a lake with a walking loop and more birds than you would guess. The trail system links most of the parks, and in this weather you can actually use it.

Bring a chair to Water Street on a Saturday and you will understand why so many families who start out somewhere else in the valley end up here.

Henderson To Do

Dates re-checked the week before we print.

01

Holiday Cactus Garden lights open, Thursday Nov 5 at 5 pm

Ethel M, 2 Cactus Garden Drive. Opening night is free and the lights stay on to Jan 3; after the 5th it is a few dollars a head. Go on a weeknight and get chocolate on the way out. Confirm on ethelm.com before you drive.

02

Henderson Farmers Market, Friday Nov 6

Water Street. Produce, bread, food trucks, a stage. Free to walk through.

03

Heritage Harvest, Saturday Nov 7

Water Street Plaza. The city's own fall festival, free, and the last outdoor one before the holiday season takes over the same plaza.

04

WinterFest tree lighting and drone show, Thursday Dec 3, 5 to 7:30 pm

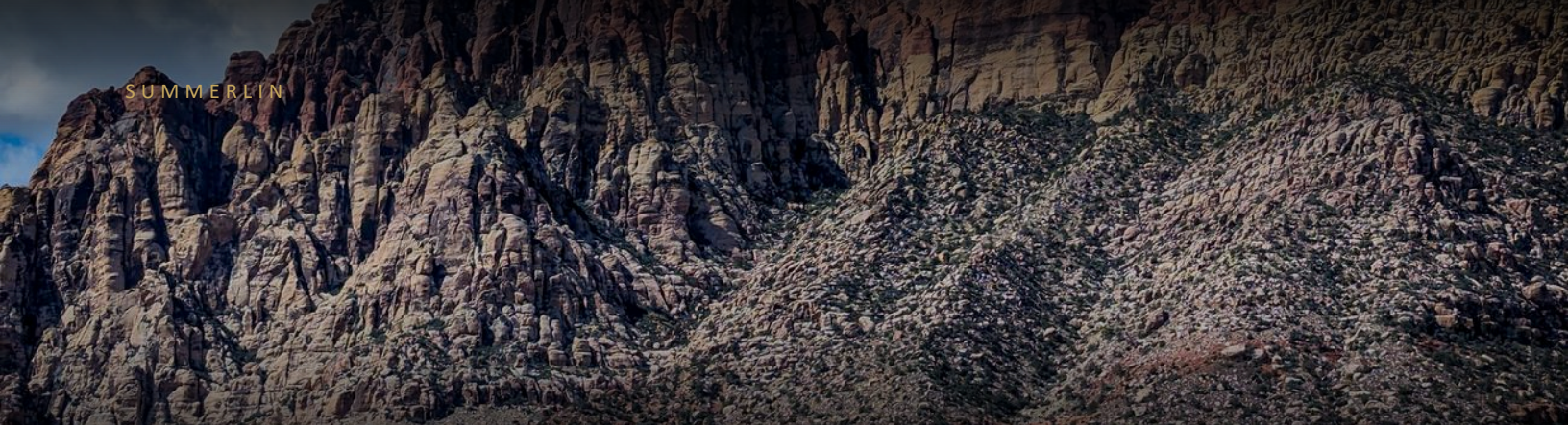
Water Street Plaza. Free. Music, food vendors, and a drone show instead of fireworks. Then the Electric Light Parade down Water Street on Friday Dec 4, 6:30 to 8:30. Park a few blocks off and walk in.

05

Shop Small Saturday, Nov 28

Water Street again. The old downtown is the one part of the valley where this is not a marketing idea, because the shops are genuinely small and genuinely there.

Know a spot we missed? Email JArendt658@gmail.com mailto:JArendt658@gmail.com



Summerlin

The one part of the valley where the mountains are not a view. They are the end of the street.

The mountains are not a view. They are the end of the street.

YOUR VEGAS LIFE

Summerlin is built up against Red Rock Canyon, which is why every photo of it has the same backdrop and why people who move here stop noticing it after about a month, and then notice it again every November when the light goes low and gold.

Red Rock. The thirteen-mile scenic drive reopens for locals when the heat breaks. Calico Hills for the easy scramble, Ice Box Canyon for the shade, Turtlehead Peak if you want to earn lunch. Weekend mornings need a timed-entry reservation through May; weekdays do not. Go on a Tuesday.

Downtown Summerlin. The outdoor mall doubles as the neighborhood's town square. Every Friday and Saturday evening from the back half of November into December, the Holiday Parade comes down Park Centre Drive, floats and lights and free, and the outdoor ice rink goes in beside it. Saturday mornings there is a farmers market at 9. Confirm the parade's opening night on summerlin.com, because it moves by a week most years.

The trails. Summerlin has more than 150 miles of them, and they connect. You can walk from most neighborhoods to a park, a school and a coffee shop without crossing a major road, which is the thing people mention most when they explain why they will not leave.

This is the stretch of the year when all of it actually gets used. In July it is a view.

Summerlin To Do

Dates re-checked the week before we print.

01

Holiday Parade, Fridays and Saturdays at 6 pm, from late November

Downtown Summerlin, Park Centre Drive. Free, floats and lights, and the same curb spots as October. Confirm the opening night on summerlin.com; it moves most years.

02

The outdoor ice rink, from late November

Beside the parade route. Skate rental on site. It is seventy degrees and you are on ice outdoors, which is the most Las Vegas sentence in this book.

03

Summerlin Farmers Market, Saturdays at 9 am

Downtown Summerlin. Produce, bread, honey, tamales. Go at 9, before the afternoon crowd turns up for the parade.

04

Red Rock scenic drive, any weekday morning

Thirteen miles, a dozen pullouts, and every trailhead. Weekend mornings need a timed-entry reservation through May; weekdays walk in. This is the best hiking weather of the year.

05

Mount Charleston for the first snow, 45 minutes up the 95

The aspens are finished, but the first real snow usually lands this month. Check road conditions before you go up, and bring a coat you would actually wear.

Know a spot we missed? Email JArendt658@gmail.com mailto:JArendt658@gmail.com



North Las Vegas

The part of the valley with the orchard, the fossil beds, the biggest park, and the best taco weekend of the year.

Mammoths, camels and dire wolves have been dug out of the old wetlands on the north edge of town.

YOUR VEGAS LIFE

North Las Vegas gets the least attention of the five and more worth doing per square mile than its reputation suggests. Start with the reason people drive up here.

The orchard. Gilcrease Orchard on North Tenaya Way is a working farm inside the city. In late summer it is apples and pears you pick yourself, and through October it is the pumpkin patch and the corn maze. The harvest season closes at the end of October, which makes November the quiet one: the farm store, the cider and the donuts, four days a week with nobody in line. Check the hours before you drive, because they shorten for winter.

The park. Craig Ranch Regional Park is 170 acres with an amphitheater, a skate park, dog parks and ball fields. The amphitheater runs through the cool months, and the trail loop and the dog parks are at their best in the sixties. It is the one big park in the valley that never feels full.

The dinosaurs. Aliante Nature Discovery Park has a lake, a waterfall, a walking loop and a dinosaur-themed playground that small kids talk about for a week. Free, open early to late.

The real ones. Tule Springs Fossil Beds is a national monument on the north edge of town where mammoths, camels and dire wolves have been dug out of the old wetlands. Two short trails, no visitor center yet, ranger walks on some weekends. It is the quietest place in the valley.

North Las Vegas To Do

Dates re-checked the week before we print.

01 Gilcrease Orchard, Tue, Thu, Sat and Sun

7810 North Tenaya Way. The pumpkins are done and so are the crowds. What is left is the farm store, the cider and the apple cider donuts, mornings only. Check the winter hours before you drive up.

02 Craig Ranch Regional Park, any afternoon

170 acres with an amphitheater, a skate park, dog parks and ball fields. The one big park in the valley that never feels full, and November is the month to walk the loop.

03 Aliante Nature Discovery Park, any afternoon

2627 Nature Park Drive. The dinosaur playground, the lake loop, the waterfall. Free. The splash pad is closed for the season.

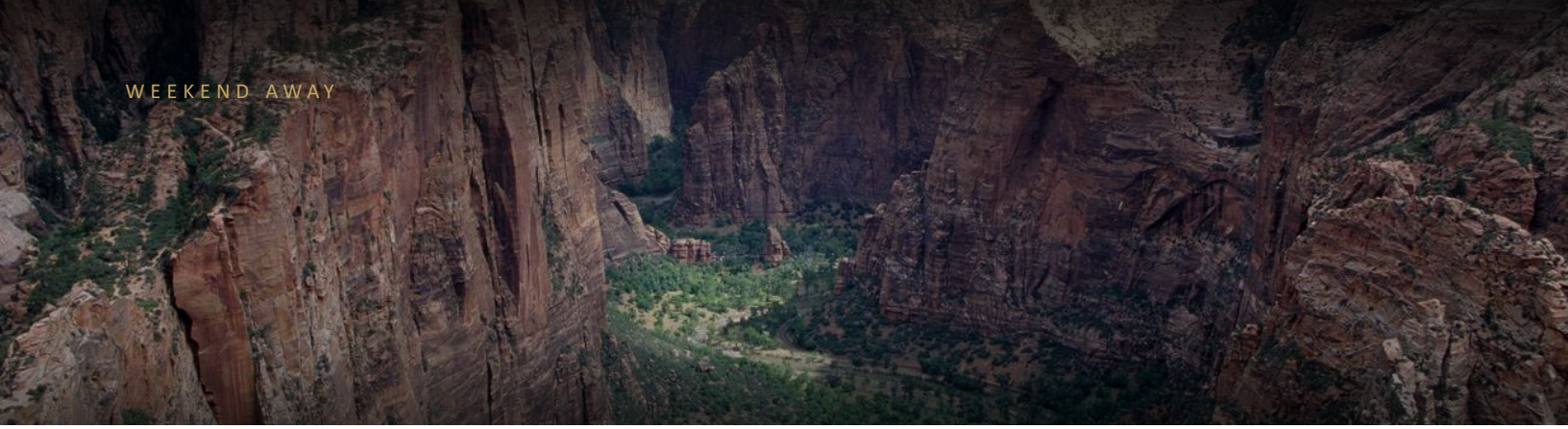
04 Tule Springs Fossil Beds, a cool morning

4400 Horse Drive. Two short self-guided trails through the old wetlands where the mammoths came out. No restrooms, no shade, no crowd. Bring water anyway.

05 Aliante Night Market, a Saturday evening

Aliante Casino grounds. Food stalls, vendors, music, families, free to walk. Dates move month to month, so check the casino's listings before you go.

Know a spot we missed? Email JArendt658@gmail.com mailto:JArendt658@gmail.com



Your Weekend, Two Hours Away

People fly in from around the world to see these. You can leave after breakfast and be there by lunch. November is the month to go.

People fly in from around the world to see these. You can leave after breakfast.

YOUR VEGAS LIFE

The best-kept secret of living here is not on the Strip. It is that this valley sits in the middle of the best outdoor scenery in the country, and that a serious national park is a morning's drive.

Under an hour. Red Rock, twenty minutes from Summerlin. Valley of Fire, an hour northeast, Nevada's oldest state park and the red sandstone you have seen in every movie. Mount Charleston, forty-five minutes, where the first snow of the year usually lands this month and it is twenty degrees cooler.

Two hours. St. George, Utah, up the 15: red cliffs, Snow Canyon State Park, a real downtown, and the Tuacahn amphitheater under the cliffs, closed until spring. Death Valley, two hours west, is at its best now: sand dunes, salt flats, badlands, and the only months it is comfortable.

Two and a half to three. Zion. The one everyone should do once a year. Canyon walls, the Virgin River, the shuttle up the canyon, and the two hikes people talk about. November is the quiet spot: the crowds are gone and the canyon holds low light all day. The shuttle goes to a winter schedule late in the month. Check the park site for shuttle and permit rules.

Make a weekend of it. Bryce Canyon, about four hours, nothing else on earth looks like it, and by now the snow is usually on the hoodoos. The Grand Canyon's South Rim, four and a half hours, works as an overnight. Grand Canyon West and the Skywalk, two hours, works as a day.

Drive times are from the middle of the valley. Every park changes hours and rules with the season, so check the official site before you leave the house.

Five Trips for November

Sorted by drive time from the middle of the valley. Check hours, fees and reservations on each park's site before you go.

01 Valley of Fire, about an hour

Fire Wave and White Domes in the morning light, petroglyphs at Atlatl Rock, lunch in Overton on the way back. The best one-day trip in the state.

02 Mount Charleston for the first snow, 45 minutes

The aspens are finished. What you get instead is the first real snow of the year, usually this month, forty minutes from a valley still in the sixties. Check road conditions before you go up, and carry a jacket you would actually wear.

03 St. George and Snow Canyon, two hours

Red cliffs, lava tubes and a paved bike trail, all of it comfortable now. The Tuacahn amphitheater is dark outdoors until spring, so this is the hiking-and-breakfast version. Easy overnight for a family.

04 Zion, two and a half to three hours

Springdale for breakfast, the shuttle up the canyon, the Riverside Walk if you have kids, Angels Landing if you have a permit and no fear. The cottonwoods are past peak and the canyon is empty, which is the trade most people would take.

05 Death Valley, two hours, and November is the month

Zabriskie Point at sunrise, the dunes at Stovepipe Wells, Badwater at 282 feet below sea level. The one place near here that is genuinely at its best right now.

Send us your best trip photo — **mailto:JArendt658@gmail.com**

Five Things to Do to Your House Before the Holidays

The valley's real home-maintenance season is now through March.

01 Get the heater looked at before the first cold night

It has not run since February. A service call in November is a scheduled appointment. The same call in January, on the morning half the valley's heaters fail at once, is an emergency at emergency pricing.

02 Walk the roof line before the winter storms

Look from the ground for lifted tiles, debris in the valleys, staining under the eaves. A tile fixed now costs less than a ceiling after the first real rain.

03 Reset the irrigation clock for winter

The Water Authority's watering schedule changes for the cold months and the assigned days drop. Check snwa.com, change the clock, then walk the yard while it runs. One broken head wastes more than the rest of the system.

04 Photograph the yard while it still looks like this

If there is any chance of selling in the next year, take exterior photos now, in November light. Nobody can recreate it in a February listing.

05 Find out what the house is actually worth

Even with no plan to move. A remodel, a refinance, a decision about a parent's house, all start from that one figure. One email with the address gets you a real one.

Ask what your house is worth: 702-881-6562 **johnrealtorlv.com/contact/**

What Valley Homes Did in September

One glance. Every figure carries its source and its month. None of them describe your house; for that, call.

$470,000

MEDIAN PRICE, SINGLE-FAMILY HOME, LAS VEGAS VALLEY, SEPTEMBER

Las Vegas Realtors, September 2026 report. Down 1.1% from August and level with September 2025.

7,995

SINGLE-FAMILY HOMES LISTED FOR SALE WITHOUT AN OFFER, END OF SEPTEMBER

Las Vegas Realtors, September 2026 report.

Up 6.6%

CHANGE IN HOMES FOR SALE VERSUS A YEAR AGO

Las Vegas Realtors, September 2026 report. Homes without an offer, against the end of September 2025.

3.99 million

EXISTING HOMES SOLD NATIONWIDE, SEPTEMBER, ANNUAL RATE

National Association of Realtors, existing-home sales for September 2026, released Oct 13. Up 1.5% from August and down 2.2% from a year earlier.

How to read these. Both figures are September, and September is the newest there is. Las Vegas Realtors reports a month behind, so October's numbers publish in the first week of November, after this issue goes out; they go into the weekly email with a short video rather than waiting for December, because a number nobody has seen yet is worth more than a tidy page. The median is the middle house, not yours. More homes for sale means you can be picky as a buyer, and as a seller it means a house that is priced right and shows well still sells while the one that needs a repair sits. The first two weeks a listing is on the market are worth more than any two weeks after, so if a winter move is on your mind, the work that decides how it goes happens before the sign goes in.

Ask what your house is worth: 702-881-6562 **johnrealtorlv.com/contact/**

What Your House Is Worth, and What the Website Says

You have already looked it up. Here is what the number on the website can and cannot tell you.

The big websites will give you a number in about four seconds, and it is usually within shouting distance. What they cannot see is the part that decides the last five percent, which in this valley is the part that decides whether a house sells or sits. They do not know your kitchen was redone or that the one next door was not. They do not know which side of the street backs onto the wash, or that the house that closed for a great number in June had a pool and yours does not.

How a real number gets set. Start with the last four or five homes that actually closed near you, not the ones that are listed, because a list price is a wish and a closed price is a fact. Walk the house and adjust for what is different. Then look at what is for sale right now, because that is the competition the day you list. The number that comes out of that is the number that will work, not the one that would feel good.

What to watch for. An agent who hands you a number higher than the others gave you is buying the listing, not pricing the house. That number feels great for about six weeks. Then you are sitting on a house nobody has touched, having a conversation about a price reduction that could have been avoided.

And on speed. Nobody can promise how fast your house will sell. Anyone who does is guessing. What you can ask for is what homes like yours are actually taking right now, what yours is worth, and exactly what will be done every week to get it sold. Marketing that starts on day one, with everything running within the first 7 days, is the version of that you can check.

Want the real number on your house? Send the address. You will get what it is actually worth, not what wins a listing.

Send the address: 702-881-6562 **johnrealtorlv.com/contact/**

What Happens in the First Seven Days

Every agent says they will market your house. Very few will tell you what that means on Tuesday. This is not a promise about when a house sells. It is a promise about the work, laid out as a calendar.

01

Before day one: the work you never see

The price is settled from recent sales, not from a website. Whatever we agreed to fix is fixed. Photography and the 3D walkthrough are shot and finished before anything goes public, and that is deliberate.

02

Day one: live everywhere, finished

The listing goes up with the full photo set, the walkthrough and the description, and syndicates to Realtor.com, Homes.com and the rest. Sign in the yard, lockbox on. You get a text with the links.

03

Days one to three: the advertising starts

Paid digital goes up, aimed at buyers searching your area and price range and at buyers who match the profile but were not looking yet. I watch it daily that first week and adjust it.

04

Days two to six: showings and feedback

Most early showings land here, which is why the house is ready before day one rather than during it. I pass on what every buyer's agent said. If something repeats, we act that week.

05

The first weekend, then the weekly call

One open house the first weekend, marketed all week, neighbors invited. Then you and I talk every week for as long as the house is on the market, Friday or Saturday, whichever suits your schedule and mine.

Ask me to lay this calendar against your dates **johnrealtorlv.com/contact/**

Selling and Buying at the Same Time

The question I get more than any other, and it is almost never asked directly. It usually arrives as "we would love to move, but I do not see how it works."

You bought a starter home in the southwest, or Henderson, or North Las Vegas, somewhere in the last five to nine years. You have real equity in it now. The kids are bigger and the house is not. And you cannot carry both houses, because every dollar of your down payment is sitting inside the one you are living in. So which comes first?

Buy first. You make an offer before you list, usually contingent on yours selling. It removes the scary part. It costs you at the negotiating table, because a contingent offer is a weaker offer. Homes around the valley are taking longer to sell than they were a couple of years ago, so sellers consider one more readily than they used to. Right for you if you can carry two payments for a stretch, or if you have found something unusual you will not risk losing.

Sell first. You list, you sell, you close, and you shop with cash in hand. Your offer is now as strong as anyone's. The problem is obvious: where do you live in the gap?

Sell first, and negotiate your way back in. Most people do not know this one. When you sell, you can negotiate to stay in the house after closing. It goes by rent-back, or post-possession. The buyer takes ownership on the closing date and you stay for an agreed number of days. Your equity is in the bank, you are not paying two mortgages, and you are not moving twice.

For most move-up families here I recommend the third one. You are never carrying two houses, you are never guessing what yours will sell for because you already know, and you walk into the next negotiation as the strongest kind of buyer. Not every buyer can agree to one, so it gets negotiated when the offer comes in rather than assumed at the start.

Whichever path you take, it turns on how fast your house gets in front of buyers. Every week it sits is a week you are not shopping.

General information, not lending or tax advice. Loan programs, occupancy rules and market conditions change. Confirm any financing option with a licensed mortgage professional before you rely on it.

Tell me what you owe and what you want next **johnrealtorlv.com/contact/**

Three Plain Guides to Buying and Selling in the Valley

No form to fill out, no email required. Take the one that fits.

Three questions come up more than any others. What is my house actually worth. What does the monthly payment really look like. How do I sell this one and buy the next one without owning two at the same time. There is a guide for each, and none of them ask you for anything.

Selling Your Home in the Las Vegas Valley. How a real price gets set, from what has actually sold near you rather than from a website estimate. What the first week of marketing has to include, and what it cannot promise. And the three ways to sell and buy at the same time, with the one that works for most families and why. Written for the people who have outgrown a starter home in the southwest, Henderson or North Las Vegas and cannot see how to do both ends of it at once.

Buying Your First Home in the Las Vegas Valley. The payment in plain numbers: what the monthly figure is made of once taxes, insurance and any HOA are in it, and what you actually need saved as against what you have been told. Then the order it all happens in, from the first lender conversation to the keys. Written for somebody renting here who has just opened a lease renewal and done the math.

Buying Your Next Home in the Las Vegas Valley. What has changed since the last time you did this, which is more than most people expect. How long homes are sitting now. What inspection and appraisal look like today. And how to line up the sale and the purchase so they close in the right order. Written for anyone whose last move was five or more years ago.

All three are free PDFs at johnrealtorlv.com. Choose Free Guides in the menu. Nothing is gated, there is no form, there is no email address to hand over, and nobody is going to call you because you downloaded one. Take the one that fits, or take all three.

Something the guides do not cover? Call or text 702-881-6562.

Download all three **johnrealtorlv.com/#guides**



Coming Up in December

The next issue lands at the start of December.
Here is what is already on the calendar.

Locals either leave or lean all the way in. There is no middle.

YOUR VEGAS LIFE

The rodeo. The National Finals Rodeo runs Dec 3 to 12 at the Thomas and Mack, ten nights, and it takes over every hotel, every bar and half the restaurants in town. Locals either leave or lean all the way in. There is no middle.

The parades. Henderson's WinterFest lights the tree at Water Street Plaza on Dec 3 with a drone show, and the Electric Light Parade comes down Water Street on the 4th. Boulder City's Santa Parade is the 5th, and the Santa Train runs weekends from the Saturday after Thanksgiving to Dec 20. All of it free except the train.

The football. Three straight Raiders home Sundays: the Chargers on the 13th, Denver the 20th, Tennessee the 27th.

The hockey. Six Golden Knights home dates, Utah on the 3rd through St. Louis at noon on New Year's Eve. The whole month is on the calendar on page 7, and page 8 is what to book before it goes.

Then January. CES fills every hotel room Jan 6 to 9, which is the one week of the year to stay off the Strip. The cactus garden lights run to Jan 3. January gets its own calendar in the December issue.

All of it is dated on the calendar pages. If you know of something that belongs in the next issue, send it in.

ABOUT JOHN

The Person Behind This

John Arendt has sold homes across this valley for 20 years. This is the one page about him.



JOHN ARENDT, COMPASS REALTY AND MANAGEMENT

Every part of the valley in this book is somewhere John has sold a house: Henderson, Summerlin, Southern Highlands, Anthem, Boulder City, North Las Vegas, the southwest. He is a valley agent, not a one-neighborhood agent, which is why the book has five sections instead of one.

Real estate has a brutal washout rate. Most people who start do not last, and the hard stretches in this valley were genuinely hard. He is still here.

Most of what he does is not selling houses. Someone asks whether now is a strange time to sell. Someone wants to know whether a project comes back at resale. Someone is helping a parent decide whether to stay another year. None of those are transactions, and he answers them the way he would answer a client. Call, ask the thing, hang up. That is a complete interaction.

If you do hire him, you get him. He negotiates and closes the deal himself. You are not handed to an assistant after you sign.

IN THEIR WORDS

> Marketing starts on day one, and everything is running within the first 7 days.
>
> HIS STANDARD ONE. A SELLER CAN CHECK EVERY PIECE OF IT.

> You get 100 percent of my attention whenever you contact me.
>
> HIS STANDARD TWO. HOLD HIM TO IT FROM DAY ONE.

> The real number, not the flattering one.
>
> HIS STANDARD THREE. ON PRICE, ON TIMING, ON WHAT THE MARKET IS DOING.

The three lines in the rail are John's own standards, stated so a client can check them, not client testimonials. Client reviews appear in this magazine only as a real, named person's exact words, with their written permission recorded before publication.

Call or text 702-881-6562 **johnrealtorlv.com/contact/**

Your Vegas Life

NOVEMBER 2026

Thanks for spending part of your month with us. The December issue lands at the start of next month.

John Arendt

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LAS VEGAS, BOULDER CITY, HENDERSON, SUMMERLIN, NORTH LAS VEGAS, ANTHEM, SOUTHERN HIGHLANDS, SPRING VALLEY AND ALIANTE

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