Your Vegas Life

EVERYTHING WORTH DOING IN THE VALLEY THIS MONTH

October 2026

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



THE OCTOBER ISSUE

The Cooling Season

INSIDE THIS ISSUE

What October actually feels like here, in four numbers

Five Strip shows worth the ticket, and five nights out

Zion, Bryce and St. George: your weekend, two hours away

John Arendt

COMPASS REALTY AND MANAGEMENT

702-881-6562 · JOHNREALTORLV.COM

You live in the most entertaining city in the country. This is your month.

Most of the people who visit Las Vegas never leave the Strip. You get to. You have Red Rock twenty minutes away, a national park before lunch, a herd of wild bighorn sheep grazing a city lawn, the biggest venue on earth, an NFL team, a hockey team, a pumpkin patch with cider donuts, and a Friday-night parade of witches through an outdoor mall. And in October, it is finally cool enough to enjoy all of it.

That is what this book is for. Every month: what the weather is actually going to do, which shows are worth your money, 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 and checked the week before we print.

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



JOHN ARENDT

John Arendt

COMPASS REALTY AND MANAGEMENT · COMPASS REALTY AND MANAGEMENT · [NEVADA LICENSE LINE: JOHN CONFIRMS WITH HIS BROKER]

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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 October Actually Feels Like

The month the valley waits all year for. Warm afternoons, cool nights, almost no rain, and a first real cold front somewhere around Halloween.

82°

NORMAL AFTERNOON HIGH IN OCTOBER

Long-term October average for Las Vegas. Confirm against the NWS Las Vegas 1991 to 2020 normals before print.

57°

NORMAL OVERNIGHT LOW IN OCTOBER

Long-term October average for Las Vegas. Confirm against the NWS Las Vegas 1991 to 2020 normals before print.

0.32"

NORMAL RAINFALL FOR THE WHOLE MONTH

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

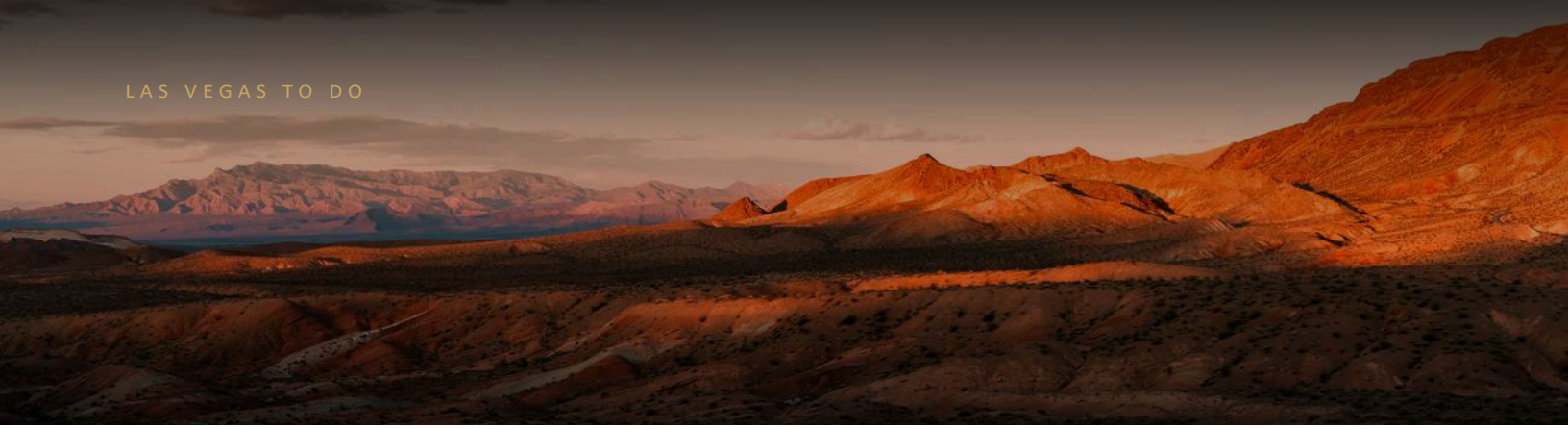
68°

NORMAL NOVEMBER AFTERNOON HIGH

Nights drop to about 46 degrees. Long-term November averages for Las Vegas; confirm against the NWS normals before print.

How the month usually goes. The first week can still touch 90. By the middle of the month the afternoons settle into the low 80s and the nights drop into the 50s, which is why every outdoor event in this book is in October and not September. Rain is rare: a third of an inch for the whole month, usually in one or two short storms, and the monsoon is over. Somewhere in the last ten days a cold front comes through, the high drops fifteen degrees in a day, and everyone in the valley puts on a hoodie at the same time. Bring a layer for anything after dark. Mount Charleston runs twenty to twenty-five degrees cooler than the valley floor, so the aspens are turning while you are still in shorts.

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 October the drive is worth it.

You live twenty minutes from the shows people fly across the country for.

YOUR VEGAS LIFE

The heat is gone, the tourists have not hit their holiday peak, and the calendar is as loud as it gets. Here is the shape of the month.

The rooms. Sphere has two things running at once: a rock residency that sold out the day it was announced, and a film you can take an eight-year-old to. Allegiant Stadium has one Raiders home game in this window, the Bills on Oct 18. T-Mobile Arena has five Golden Knights home dates. The residency theaters on the Strip run all month, and the pages after the calendars sort them for you.

The hockey. Five home dates at T-Mobile Arena between this issue and the next, Calgary on Oct 15 through New Jersey on Oct 30. That last one is an afternoon start. Those, and every away game, are on the calendar on the next page.

The street. On Halloween, Fremont Street stops being a tourist attraction and turns into the valley's block party: costumes, live music under the canopy, contests, and more locals than visitors. Nevada Day is the Friday before, a state holiday, so a lot of the valley has a long weekend.

The quiet one. The first weekend of November, Springs Preserve lights up for Día de Muertos: hundreds of altars, mariachis, food, and the best-dressed crowd of the year. Evening hours, cool air, and the one big event in the valley that is genuinely for families.

Everything on the next pages is dated and checked the week before we print. Call the venue before you drive.

October and November, Dated

Turn the page sideways. Everything in this issue with a date on it, plus every Golden Knights game, from now to the November issue on the 9th.

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

October 2026

SUN	MON	TUE	WED	THU	FRI	SAT
				1 International Coffee Day	2 First Friday - Arts District Hot Rod Days begins **VGK vs Anaheim, 7p**	3 Henderson Hot Rod Days BC Art in the Park
4 Chiefs at Raiders BC Art in the Park **VGK at Vancouver, 6p**	5 World Teachers' Day	6 Henderson National Night Out Noodle Day **VGK at Seattle, 6:40p**	7 Frappe Day	8 Pierogi Day **VGK vs Toronto, 7p**	9 PRIDE Night Parade Renaissance Festival begins	10 Aki Matsuri - Water Street BC Best Dam Wine Walk **VGK vs LA Kings, 7p**
11 Raiders at Patriots National Coming Out Day	12 Indigenous Peoples' Day Columbus Day **VGK at Minnesota, 5p**	13 Train Your Brain Day **VGK at Nashville, 5:45p**	14 Dessert Day	15 Global Handwashing Day **VGK vs Calgary, 7p**	16 World Food Day Boss's Day	17 Las Vegas PRIDE Festival Pasta Day **VGK vs Pittsburgh, 7p**
18 Bills at Raiders Chocolate Cupcake Day	19 Seafood Bisque Day	20 International Chefs Day **VGK vs Tampa Bay, 7:30p**	21 Apple Day	22 Make a Dog's Day **VGK at St. Louis, 5p**	23 Boston Cream Pie Day	24 Free Elders Day Celebration United Nations Day **VGK at Columbus, 4p**
25 Rams at Raiders Sourest Day	26 Pumpkin Day	27 Black Cat Day **VGK vs Ottawa, 7p**	28 Chocolate Day	29 Cat Day	30 Nevada Day observed Checklist Day **VGK vs New Jersey, 3p**	31 Halloween Nevada Day anniversary

Home Golden Knights games are in gold. This month's concerts are on page 8 and the Strip shows are on page 9.

November 2026

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 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					

The next issue lands Monday Nov 9. Barry Manilow at Westgate runs Nov 5, 6 and 7, and Ms. Lauryn Hill is at Resorts World Nov 6; both are on page 8.

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, Dated

Still sideways. December lands between this issue and the one after next, and it is the month the valley fills up, so it is here early.

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

December 2026

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	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 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. 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 Nights Out

The concert calendar between this issue and the next. Confirm times and tickets with the venue; dates re-checked the week before we print.

01

Metallica at Sphere, Oct 17, 24 and 29

The residency runs through the winter and every October date sold out on announcement. If a ticket turns up, take it. This is the show people will be talking about for years.

02

Charli XCX at MGM Grand Garden Arena, Friday Oct 23, 8 pm

The arena on the south Strip. Park at the MGM garage off Koval and skip the Boulevard.

03

Smashing Pumpkins at MGM Grand Garden Arena, Friday Oct 30, 8 pm

Nevada Day night. Same arena, same parking advice, very different crowd.

04

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.

05

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.

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

Five Strip Shows Worth the Ticket

Visitors have one night and guess. You can pick. These are the productions that stay at the top of the visitor rankings year after year, and they are all a short drive.

01

O by Cirque du Soleil, Bellagio

The one to see first. A stage that turns into a pool and back, divers, acrobats, and a finale people still describe years later. Book a weeknight and sit center.

02

Absinthe, Caesars Palace

A circus tent on the forum plaza, acrobats close enough to touch, and a host who says things you cannot repeat at work. Adults only, and the funniest night on the Strip.

03

Mystère by Cirque du Soleil, Treasure Island

The original Vegas Cirque show and still one of the best. Big, colorful, and the one to take out-of-town family to when you cannot agree on anything else.

04

KÀ by Cirque du Soleil, MGM Grand

A stage that tilts to vertical, a real story, and the best value of the Cirque shows. Ask for seats in the lower center so you see the floor move.

05

Michael Jackson ONE, Mandalay Bay

The music does the work and the dancers are the best in the city. The one show on this list that a teenager will thank you for.

Locals: ask the box office about Nevada resident pricing **johnrealtorlv.com/contact/**



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. October is a good month for it.

The train. The Nevada State Railroad Museum runs real trains on the old Boulder branch line. Through October it is the Halloween Express, forty minutes out to a railyard dance party, built for small kids and not scary.

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 Pumpkinman triathlon finishes on Halloween morning. 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

Halloween Express, Saturdays and Sundays through Oct 25

Nevada State Railroad Museum, 601 Yucca Street. A real train, a forty-minute ride, a costume party at the end. Tickets go fast for the last two weekends.

03

Pumpkinman Triathlon, Saturday Oct 31

Starts at Lake Mead, finishes at Wilbur Square downtown. Watch the finish, then walk to breakfast. Racers in costume are the point.

04

Nevada Day long weekend, Friday Oct 30

A state holiday. Boulder City takes it seriously. Downtown is a good place to be that afternoon.

05

Winter Art Fest, November

The Boulder City Art Guild's fine-art and craft fair at the Parks and Recreation building. Date 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.

October is the museum's month. The Clark County Museum on Boulder Highway has a street of real historic houses moved in from around the valley. Two nights in mid-October it becomes a trick-or-treat route, house to house, with the porches decorated. It is the best Halloween thing for small kids in the valley and it sells out.

Then the lights. In early November the chocolate factory's cactus garden on Sunset Way turns on tens of thousands of lights across three acres of desert plants. Opening night is free and the rest of the season costs a few dollars. Locals go on a weeknight.

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

Trick or Treat Fest, Oct 16 and 17

Clark County Museum, 1830 South Boulder Highway. Trick-or-treating down Heritage Street, all ages, sells out. Buy ahead.

02

Henderson Bluegrass, Saturday Oct 17

Water Street Plaza. Free, outdoors, live bluegrass and food trucks. Bring a chair.

03

Water Street Trunk or Treat, Sunday Oct 25, 6 to 8 pm

South Water Street. Decorated trunks, candy, costumes. Park a block off and walk in.

04

Hallow Harvest Festival, Friday Oct 30, 6 to 8:30 pm

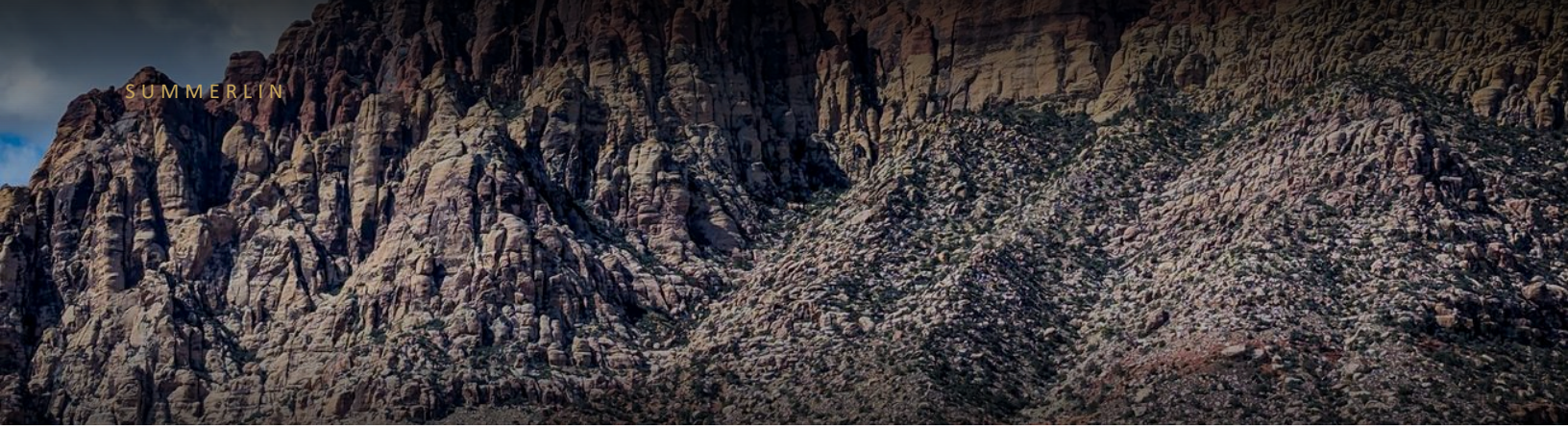
Bob Price Recreation Center. Free, city-run, games and treats. The calm alternative to Fremont Street the night before Halloween.

05

Holiday Cactus Garden lights, from early November

Ethel M, 2 Cactus Garden Drive. Opening night is free; check the date on their site. Go on a weeknight and get chocolate on the way out.

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 October when the light changes.

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 from October on; weekdays do not. Go on a Tuesday.

Downtown Summerlin. The outdoor mall doubles as the neighborhood's town square. Every Friday and Saturday evening in October, the Parade of Mischief walks down Park Centre Drive: witches, stilt walkers, floats, free, and everyone in costume. Saturday mornings there is a farmers market through November. In mid-November the same street switches to the Holiday Parade and the ice rink goes in.

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.

Fall is when all of this actually gets used. The rest of the year it is a view.

Summerlin To Do

Dates re-checked the week before we print.

01

Parade of Mischief, Fridays and Saturdays at 6 pm through Oct 31

Downtown Summerlin, Park Centre Drive. Free. Costumes encouraged. Get there by 5:30 for a curb spot.

02

Summerlin Farmers Market, Saturdays at 9 am through November

Downtown Summerlin. Produce, bread, honey, tamales. Go before the parade crowd shows up, which is never at 9 am.

03

Red Rock scenic drive, any weekday morning

Thirteen miles, a dozen pullouts, and every trailhead. Weekends need a timed-entry reservation from October through May; weekdays walk in.

04

Aspens on Mount Charleston, first half of October

Forty minutes up the 95 and it is a different climate. Lee Canyon and Kyle Canyon both turn gold. Peak is usually the first two weeks of the month, and it is over by Halloween.

05

Holiday Parade and the ice rink, from mid-November

Same street, same time, floats and lights instead of witches. Runs Fridays and Saturdays into December. Confirm the opening date on summerlin.com.

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.

In late summer it is apples you pick yourself. By October it is pumpkins and cider donuts.

YOUR VEGAS LIFE

North Las Vegas gets the least attention of the five and has the most going on per square mile in October. Start with the reason people drive up here every fall.

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; from late September through Halloween it is the Fall Harvest: the pumpkin patch, a corn maze, a hay maze, wagon rides, fresh cider and apple cider donuts. It runs four days a week and the weekend tickets sell out, so buy online first.

The park. Craig Ranch Regional Park is 170 acres with an amphitheater, a skate park, dog parks and ball fields. Halloween weekend it hosts the valley's biggest taco festival: three days, hundreds of mariachis, lucha libre, a car show, altars, carnival rides, and a free trunk-or-treat on the 31st.

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 Fall Harvest, Tue, Thu, Sat and Sun through Oct 31

7810 North Tenaya Way. Pumpkins, corn maze, wagon rides, cider donuts. Mornings only. Weekend tickets sell out; buy online.

02

Night Market at Aliante, Saturday Oct 24, from 4 pm

Aliante Casino grounds. Food stalls, vendors, music, families. Free to walk.

03

VIVA Taco Fest, Oct 30 to Nov 1

Craig Ranch Regional Park. Three days, hundreds of mariachis, lucha libre, car show, altars. Free trunk-or-treat on Halloween afternoon.

04

Aliante Nature Discovery Park, any afternoon

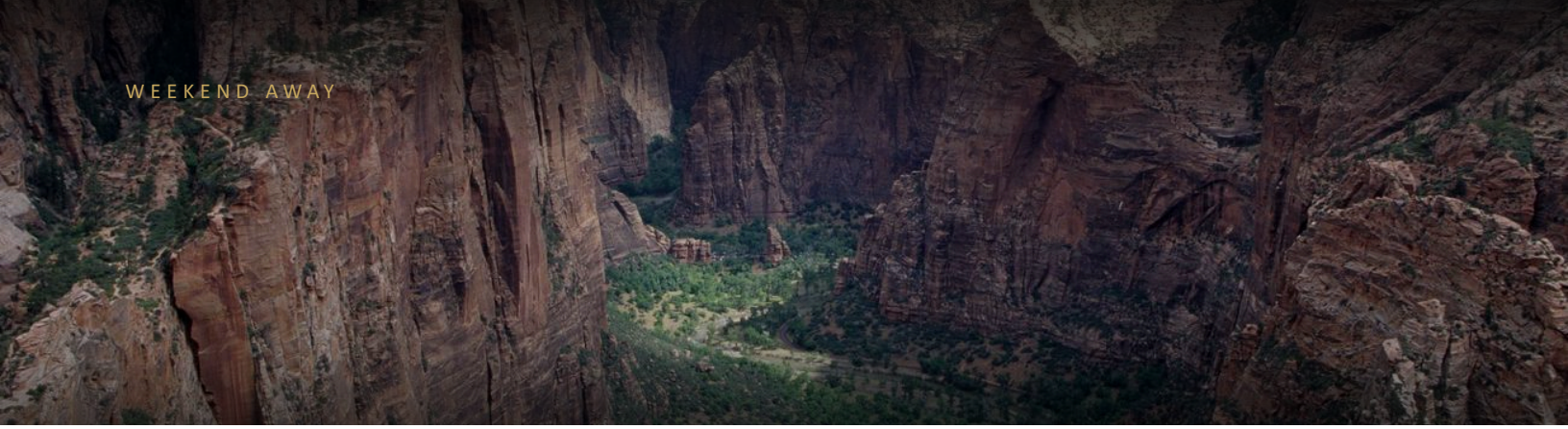
2627 Nature Park Drive. The dinosaur playground, the lake loop, the waterfall. Free. The splash pad is closed for the season.

05

Tule Springs Fossil Beds, a cool morning

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

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. October 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 aspens turn gold in the first half of October 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 outdoor Tuacahn amphitheater under the cliffs. Death Valley, two hours west, opens its season in October: sand dunes, salt flats, badlands, and the coolest it will be until spring.

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. October is the sweet spot: the summer crowds are gone and the cottonwoods along the river turn yellow by the end of the month. Check the park site for shuttle and permit rules before you go.

Make a weekend of it. Bryce Canyon, about four hours, nothing else on earth looks like it, and the first snow on the hoodoos usually lands in late October. 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 October

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 aspens, 45 minutes, first half of October

Lee Canyon and Kyle Canyon both turn gold. Go up the 95, come down through Kyle. Bring a jacket; it is a different climate.

03

St. George and Snow Canyon, two hours

Red cliffs, lava tubes, a paved bike trail, and a show at Tuacahn under the cliffs if you stay the night. 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. Cottonwoods turn by late October.

05

Death Valley, two hours, season opens in October

Zabriskie Point at sunrise, the dunes at Stovepipe Wells, Badwater at 282 feet below sea level. The one place near here that is finally comfortable in October.

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

Twenty minutes from a trailhead is a habit. Fifty minutes is a plan you keep meaning to make.

YOUR VEGAS LIFE

WHY WE KEEP SAYING THIS

It is true of Red Rock and it is true of everything else in this book. The reason to know your valley is so you actually use it. The next few pages are about your house, because a house is where all of this starts from. They are short on purpose. Then the calendar picks back up.

Five Things to Do to Your House Now That It Is Under 100

The valley's real home-maintenance season is October to March.

01

Get the air conditioner looked at while nobody needs it

It just ran for five months straight. A service call in October is a scheduled appointment. The same call next May is an emergency, at emergency pricing.

02

Walk the roof line after monsoon season

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 winter rain.

03

Reset the irrigation clock and check every head

The Water Authority's schedule changes with the season. Cut the run times, then walk the yard while it runs. One broken head wastes more than the rest of the system.

04

Photograph the yard while it looks its best

If there is any chance of selling in the next year, take exterior photos now, in fall light. Nobody can recreate October 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.

3.98 million

EXISTING HOMES SOLD NATIONWIDE, AUGUST, ANNUAL RATE

National Association of Realtors, existing-home sales for August 2026, released Sept 10. Down 2.0% from July. September's national figure lands Oct 13, after this issue.

How to read these. 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. When homes take longer, a quiet calendar is not the same thing as a weak market. 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/**



Coming Up in November

The next issue lands the second Monday of November. Here is what is already on the calendar between now and then.

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

YOUR VEGAS LIFE

The lights. Henderson's cactus garden turns on in early November. Downtown Summerlin's Holiday Parade and ice rink start mid-month. By Thanksgiving, half the valley's parks have something lit.

The race. Formula 1 closes the Strip Nov 19 to 21. If you live here, that mostly means three weeks of barriers on Las Vegas Boulevard, Koval and Flamingo, and a good reason to stay on your side of the valley. If you want to see it, the cheapest view is from a parking garage you already know.

The cowboys. The National Finals Rodeo comes in early December and takes over every hotel, every bar and half the restaurants for ten days. Locals either leave town or lean all the way in. There is no middle.

The hockey. Six Golden Knights home dates in November, Utah on the 11th through Montreal on the 28th. The 19th falls inside race week, so leave early for that one. The whole month is on the calendar on page 6, and December is on page 7.

The turkey. Boulder City runs a Thanksgiving-morning run downtown. Henderson does Shop Small Saturday on Water Street the weekend after. Both are the kind of thing you do every year once you have done it once.

All of it will be dated and checked in the November issue. If you know of something that belongs in it, 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

OCTOBER 2026

Thanks for spending part of your month with us. The November issue lands the second Monday of the 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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