

FALL 2025 / WINTER 2026 EDITION

LAS VEGAS

Lifestyle Guide



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

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WELCOME TO FALL & WINTER IN LAS VEGAS

This is the season when Las Vegas really shows off. The triple-digit days are behind us, evenings are crisp enough for patio dining, and weekends are packed with Raiders football at Allegiant Stadium and holiday events that make the desert feel unexpectedly cozy.

And while the Strip still gets all the headlines, locals know the real magic of living here is balance. Sure, you can splurge on a \$250 tasting menu—but most nights, it's about the \$10 Yukon Pizza sourdough pie, the \$6 late-night steak and eggs at South Point, or tacos at Tacos El Gordo that rival any street cart in Mexico City.

Las Vegas living is about choice. From the new Via Via Food Hall at The Venetian (where LA's famous Howlin' Ray's just landed) to neighborhood favorites like Juan's Flaming Fajitas, there's always something new to discover—without breaking the bank.

Jennifer Graff
**LICENSED REAL ESTATE
PROFESSIONAL**



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THE MARKET SNAPSHOT

7,200 single-family homes are on the market without offers (+37% year-over-year).

Condos & townhomes inventory surged 56% higher compared to last year.

Sales volume: down 14% for single-family and 15% for condos/townhomes.

Median home price: \$480,000, only slightly softer than the \$485,000 peak.

Days on market: creeping into the 50s, giving buyers more negotiating power.



The real estate market is heading into fall/winter with more balance than we've seen in years. As of August 2025:

Looking ahead: all eyes are on the Federal Reserve this fall. A rate adjustment could be the spark that brings buyers off the sidelines and back into the market heading into 2026.

WHY PEOPLE STAY IN LAS VEGAS



LIVING HERE MEANS YOU CAN DO IT ALL— WITHOUT THE DAILY GRIND OF A BIG COASTAL CITY

Hike Red Rock Canyon in the morning, catch brunch by noon, and still make it to a hockey game that night.

Live in a guard-gated golf community and be 20 minutes from the Strip.

Have access to world-class restaurants and entertainment, while enjoying neighborhoods where your barista knows your name.

Fall and winter are especially vibrant—holiday décor along the Strip, ice skating at The Cosmopolitan, and local traditions like the glittering Ethel M Chocolate Factory cactus garden lights.

OUTDOOR LIVING IN THE DESERT

Fall and winter are when locals love the desert most. Temperatures dip into the 70s during the day, nights are crisp, and the mountains glow golden at sunset. Hiking at Red Rock Canyon or Sloan Canyon becomes an easy Saturday routine, while Sunday mornings are for golf, farmers' markets, or simply walking the dog under clear desert skies.

But here's something many people don't realize: Las Vegas has skiing. Head just 45 minutes north and you'll find Lee Canyon, a local ski resort offering everything from beginner runs to terrain parks. For those living in Skye Canyon or near Kyle Canyon Road, skiing is practically in their backyard—making it one of the most unique lifestyle perks of Northwest Las Vegas.

Insider tip: if you're considering moving here, plan a visit between October and February. You'll see firsthand why locals brag about "sweater weather season" in Las Vegas—where you can hike, golf, and even ski, all in the same weekend.





**DOWNTOWN
SUMMERLIN
(SATURDAYS)**



**SKYE CANYON
(THURSDAYS)**



**THE LAS VEGAS
FARM (WEEKENDS)**



**FLOYD LAMB PARK
(SATURDAYS)**



**FRESH52 AT TIVOLI
VILLAGE (SUNDAYS)**



**BRUCE TRENT PARK
(WEDNESDAYS)**

TREAT YOURSELF TODAY!

Cookie
Delivery in Las
Vegas

bake
LAS VEGAS, NV

Indulge in sweet
cookie bliss



BAKE THE COOKIE SHOPPE

A local cult favorite

DIPPED BY DEE

Chocolate-covered elegance

YONUTZ

Smashed donuts + milkshakes



SWEET TOOTH & SAVORY CRAVINGS OFF THE STRIP

SUZUYA

PÂTISSERIE

Japanese cakes +
delicate pastries

CRAVE COOKIES

Stuffed and seasonal
indulgences

TOP LOCAL BURGER SPOTS

THE SPOT LV

Located at 8410W Desert Inn Rd, The Spot LV offers a variety of smashed burgers, including the Classic Smashed Burger, Bacon Blue Cheese Smashed Burger, and Guacamole Smashed Burger. The venue is known for its fun atmosphere, scratch kitchen, and unique offerings like Funky Monkey Bread.

STAY TUNED BURGERS

Situated inside the Hard Hat Lounge, this spot is renowned for its classic smash burgers with hand-ground patties, house-made pickles, and diced onions, all served on toasted buns.

BAR CODE BURGERS

A family-owned establishment offering certified Angus beef burgers with a variety of toppings in a casual atmosphere.

FLANKER KITCHEN + SPORTS BAR

Recognized for its award-winning Wagyu smash burgers and vibrant sports bar ambiance.

ROLLIN SMOKE BARBEQUE

Recognized for its award-winning Wagyu smash burgers and vibrant sports bar ambiance.

BEST DONUT SHOPS

PINKBOX DOUGHNUTS

A local chain offering whimsical and colorful donuts, with multiple locations across the city.

SAINT HONORÉ

A women-owned, couture doughnut shop featuring brioche dough and seasonal flavors, all made from scratch daily.

GLAZE DOUGHNUTS

Known for their unique and flavorful creations, this shop has garnered a loyal local following.

LOCAL BURGERS & DONUTS



COFFEE & COOL LOCAL SHOPS

BEST LOCAL COFFEE SHOPS

VestaCoffee Roasters
Alchemy Coffee Yaw Farm Coffee
Roaster Mothership Coffee
The Writer's Block - Books +brews

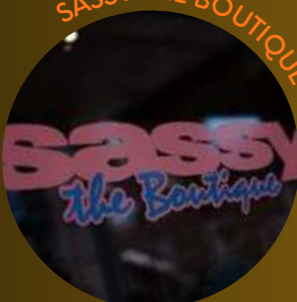
LOCALLY OWNED FASHION & GIFT SHOPS

Sassy the Boutique For the Love, LV (Arts District)
Dandelion Boutique (Downtown Summerlin)
Moondog Accessories (local artisan gifts)

WHOLE FOODS & STARBUCKS



SASSY THE BOUTIQUE



YAW FARM COFFEE ROASTER



SEASONAL EVENTS & ENTERTAINMENT

VEGAS IN FALL/WINTER IS MORE THAN NEON LIGHTS:

Raiders Football at Allegiant Stadium → The energy is electric, and game days are now a full-blown local tradition.



Golden Knights Hockey → Nothing beats T-Mobile Arena when the Knights are on a winning streak.



Holiday Magic → From the Bellagio Conservatory's winter display to ice skating above the Strip at The Cosmopolitan, the city leans into holiday sparkle.



Local Favorites → Don't miss the Parade of Lights at Lake Mead or the Glittering Lights at Las Vegas Motor Speedway, both beloved by locals year after year.





SPANISH TRAIL

NEIGHBORHOOD SPOTLIGHT:

Spanish Trail remains one of the city's most timeless communities—lush, green, and guard-gated. Its mature landscaping and central location make it a true hidden gem for buyers who value privacy and proximity to the Strip.



CURRENT HIGHLIGHTS:

5125 Turnberry Lane – understated elegance, fully renovated with a private pool/spa oasis, priced at \$1,095,000.

Carmel Ridge Listing – golf course views, downstairs primary suite, smartly priced at \$799,000.

8294 Round Hills – the largest single-story townhome in Gardens West, offered at \$649,000.



These homes show how Spanish Trail offers options for every lifestyle—lock-and-leave townhomes, golf-course estates, and everything in between.

DINING LIKE A LOCAL: ELEVATED COMFORT

NOT EVERY NIGHT CALLS FOR A TASTING MENU. IN FACT, MOST LOCALS WILL TELL YOU THEIR BEST MEALS ARE OFTEN UNDER \$20. THIS SEASON'S STANDOUTS:



YUKON PIZZA

Sourdough pies with a 125-year-old starter, 8-inch pies under \$10.



VIVA LAS AREPAS

Handheld Venezuelan arepas, perfect for fall evenings.



JUAN'S FLAMING FAJITAS

Sizzling platters for under \$15 at lunch.



ELLIS ISLAND

The \$9.99 steak dinner continues to be the best deal in town.

DINING OFF THE STRIP

ALL FRESCO



AL SOLITO POSTO (TIVOLI VILLAGE)

Chef James Trees brings East Coast Italian charm to Summerlin with this refined yet comfortable eatery. Enjoy handmade pastas and wood-fired pizzas on their charming patio.

ADA'S FOOD + WINE (TIVOLI VILLAGE)

Also led by Chef James Trees, Ada's features vibrant small plates and an extensive wine list. Their outdoor seating is a favorite for long, relaxed dinners.

FINE COMPANY (DOWNTOWN SUMMERLIN)

Chef Roy Ellamar's new local-favorite is known for its banana bread, brunch menu, and patio buzz. Elevated but relaxed.

HONEY SALT (RAMPART COMMONS)

A cozy farm-to-table favorite with a locally sourced seasonal menu. The outdoor space is great for brunch with friends or a quiet dinner.

AMERICANA & MARCHÉ BACCHUS (DESERT SHORES)

These two lakeside gems offer waterfront dining with distinct personalities:

Americana: Modern American cuisine with global influences and an elegant-yet-casual vibe.

Marché Bacchus: Classic French bistro fare and an on-site wine shop — a go-to for romantic date nights or brunch by the lake.

DINING WITH YOUR DOG IN TOW

SUMMER TIPS: BRING WATER, SHADE, AND BOOTIES FOR HOT SIDEWALKS

GRAPE STREET CAFÉ (DOWNTOWN SUMMERLIN)

Pet-friendly patio and wine.

LAZY DOG RESTAURANT

Literally made for dog lovers.

BIG DOG'S BREWING CO

Spacious patio + dog treats during "Yappy Hour."

EGG WORKS

Offers a "Doggie Dish" (scrambled eggs + bacon).

MARKET GRILLE CAFÉ

Mediterranean food + a dog menu.

PARK ON FREMONT

Hip vibes and dog-friendly front patio.

BROKEN YOLK CAFÉ

Multiple locations with dog-welcoming patios.

LEONE CAFÉ (TIVOLI VILLAGE)

European café with a stylish dog-friendly patio.

CANONITA (THE VENETIAN)

Canal-side dining with your pup.

TRIPLE GEORGE GRILL

Classic steakhouse with sidewalk dining.

CROWN & ANCHOR BRITISH PUB

Outdoor patio welcomes pups and their humans.

MAKERS & FINDER

Latin-inspired eats in Arts District + Downtown Summerlin with outdoor seating.

COTTONWOOD CANYON PARK (PRE-MEAL STROLL)



LOOKING AHEAD TO 2026

All eyes are on interest rates this fall. If the Federal Reserve delivers a cut, buyers who have been waiting could re-enter the market quickly, creating more competition by early 2026.

For sellers, that means pricing smart now positions you as a leader before a possible uptick. For buyers, it means this window—before momentum swings—is one of the best opportunities to negotiate.

INSIDER TIP: WATCH MY SEPTEMBER MARKET UPDATE VIDEO FOR A DEEP DIVE INTO HOW NATIONAL MOVES ARE PLAYING OUT HERE LOCALLY—AND GRAB MY GRAND PARK + SPANISH TRAIL GUIDES FOR AN EVEN CLOSER LOOK AT SPECIFIC COMMUNITIES.

LUXURY LIVING IN LAS VEGAS

Las Vegas luxury isn't just about square footage—it's about lifestyle. From the high-rises of the Strip to guard-gated golf communities, buyers are seeking lock-and-leave convenience, resort amenities, and modern design.

This fall, the luxury market is in a "pause and pivot" moment. Inventory is higher, and buyers are cautious, but sellers who stage and price strategically are still closing strong. For buyers, this is the chance to explore properties that might have been out of reach in the past.



CURRENT HIGHLIGHTS FROM MY LISTINGS:

SANDALWOOD IN STONEBRIDGE

A single-story stunner at 3,150 sq. ft., marvelously appointed with a sparkling pool, spa, and firepit. Listed at \$2.398M.

RED ROCK COUNTRY CLUB

Coming mid-October: a beautifully designed single-story residence over 3,800 sq. ft., offering breathtaking mountain views and a private pool in one of the valley's most prestigious guard-gated communities.



Beyond these, Spanish Trail continues to shine as a lush, central hidden gem, while Regency Towers at the Las Vegas Country Club offers high-rise living with mid-century charm and unparalleled Strip views. Together, these communities showcase the incredible diversity of luxury lifestyles in Las Vegas.

THE RISE OF 55+ LIVING

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

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

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

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





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

OUTDOOR ESCAPES

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

RED ROCK CANYON

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

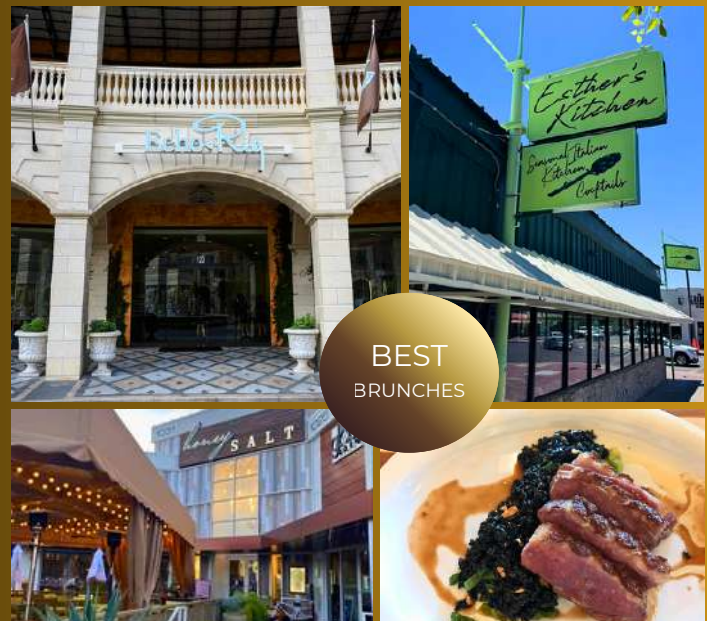
MOUNT CHARLESTON

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

LAKE MEAD

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





BEST
BRUNCHES

THE DINING SCENE:

HOLIDAY EDITION

Fall and winter bring a new rhythm to dining in Vegas. It's not just about Strip reservations; locals embrace festive brunches, cozy neighborhood spots, and even late-night bites after a hockey game.

BEST NEW RESTAURANTS (FALL 2025)

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

BEST BRUNCHES

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

HOLIDAY SPLURGES

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

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



THE SPORTS FACTOR

FALL/WINTER MEANS SPORTS ARE
WOVEN INTO VEGAS LIFE

FORMULA 1 + UFC

International events that bring an added buzz each season.

RAIDERS FOOTBALL

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

LAS VEGAS ACES (WNBA)

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

GOLDEN KNIGHTS

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

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

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

EDUCATION & SCHOOLS

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

PUBLIC & CHARTER SCHOOLS

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

PRIVATE SCHOOLS

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

HIGHER EDUCATION

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

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

THE BUSINESS OF LAS VEGAS

Las Vegas is more than hospitality and tourism. In recent years, diversification has been a major focus:

SPORTS & ENTERTAINMENT

Raiders, Golden Knights, Aces, and Formula 1 have expanded the city's global profile.

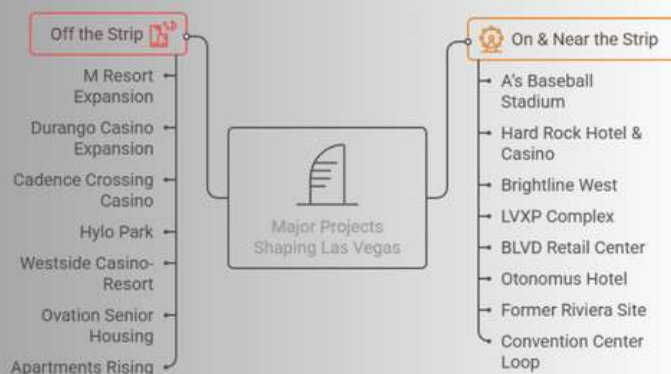
TECHNOLOGY & HEALTHCARE

New investment hubs in the Southwest Valley are attracting professionals beyond the casino industry.

HOLLYWOOD 2.0

although Summerlin Studios hit pause, the momentum around film, production, and creative industries continues to grow.

Major Projects Shaping Las Vegas



LIFESTYLE COMMUNITIES



SUMMERLIN

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



INSPIRADA

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

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

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



LAKE LAS VEGAS

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



CADENCE

Growing fast in Henderson with affordability and community events.



THE LOCAL'S LIFESTYLE

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

SEASONAL HIGHLIGHTS THIS FALL/WINTER:

**DOWNTOWN SUMMERLIN
FARMERS MARKET**
Saturdays through the season.

**FIRST FRIDAY IN THE ARTS
DISTRICT**
Live music, local art, food trucks.

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

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



LIVE LOCAL

THEATRE, MUSIC, COOL SPOTS & HIKES

THEATRE & ENTERTAINMENT

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

WEEKEND COOL SPOTS TO CHECK OUT

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

LIVE BANDS:

Tivoli Village
Ferguson's Downtown
Green Valley Ranch



BONUS OFFBEAT EXPERIENCE

ZAK BAGANS' THE HAUNTED MUSEUM

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

CATCH A CONCERT AT THE SPHERE

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

DRINKS AT GHOST DONKEY

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

LATE-NIGHT BITES AT SECRET PIZZA

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



BOUTIQUES & SPECIALTY SHOPS THAT DESERVE A VISIT

GYPSY05 LIFESTYLE BOUTIQUE

Downtown Summerlin Boho-chic with a desert twist.

Think flowy dresses, curated denim, and natural materials. Perfect for dressing up without trying too hard.

PATINA DÉCOR – ARTS DISTRICT

Downtown Summerlin Boho-chic with a desert twist.

Think flowy dresses, curated denim, and natural materials. Perfect for dressing up without trying too hard.

CHLOE ROSE BOUTIQUE – GREEN VALLEY/HENDERSON

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

THE HIP STITCH – SOUTHWEST LAS VEGAS

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

THENOWMASSAGE – SUMMERLIN & HENDERSON

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



BODY SPA WEST

Jaime Cutter Hairstylist

8751 W Charleston Blvd.

BODY SPA WEST

**Debbie Entin Brows &
Professional Makeup**

8751 W Charleston Blvd.

SKN LV

Wendy Lewis Facials & Skincare

6050 S Fort Apache Road

BEAUTY

WHERE RELAXATION MEETS RADIANCE

GIVING BACK



TOP LOCAL ANIMAL SHELTERS FOR ADOPTING

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

PLACES THAT ALWAYS NEED VOLUNTEERS

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

VEGAS VALLEY PET HOSPITAL

10220 W Charleston Blvd Ste. 3

SUDS N BUBBLES

2960 S Durango Dr #115

LAS VEGAS

BUILDERS

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®




WoodsideSM
HOMES

 taylor
morrison.

tri pointe[®]
HOMES




Trilogy[®]
Sunstone

SHAWWOOD

 **BEAZER**
HOMES

LENNAR[®]


RICHMOND.
AMERICAN HOMES


CENTURY
COMMUNITIES[®]

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

1

NEW CONSTRUCTION EXPERTISE

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

2

LUXURY MARKET KNOW-HOW

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

3

LOCAL INSIGHT

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

4

MARKETING POWERHOUSE

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

5

RELATIONSHIP OVER TRANSACTION

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



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**THE NEW HOME EXPERTS LAS VEGAS
AT DOUGLAS ELLIMAN REAL ESTATE**



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INSPIRED
AHEAD

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buyers and sellers.
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