

Clark County, NV

County · NV · Nevada

BUYER'S MARKET

\$426K

MEDIAN SALE PRICE

-10.8%

1-YR CHANGE

36,280

SALES (12 MO)

\$434K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



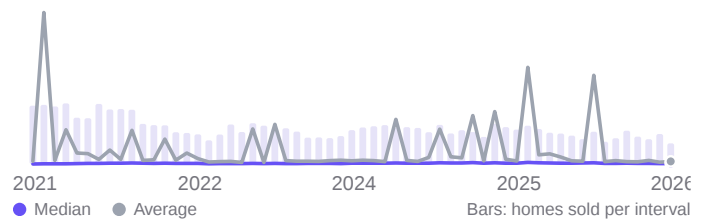
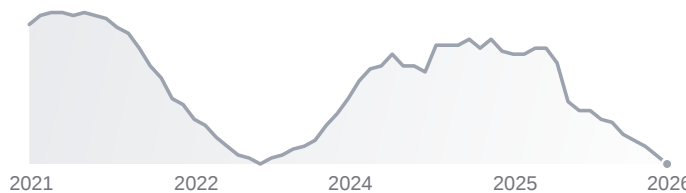
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$422K · Average \$588K

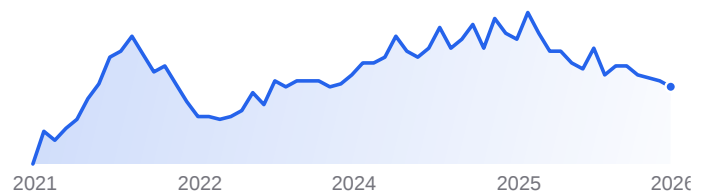
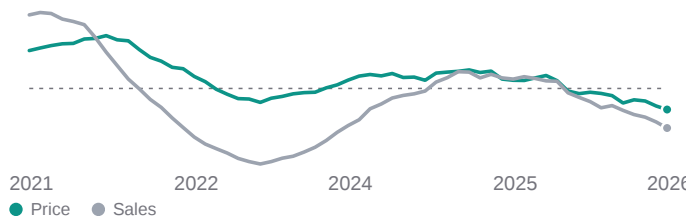


Growth (year over year)

Price -10.8% · Sales -20.2%

Price per square foot

\$243/ft²

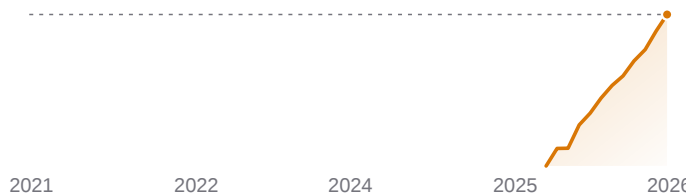


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

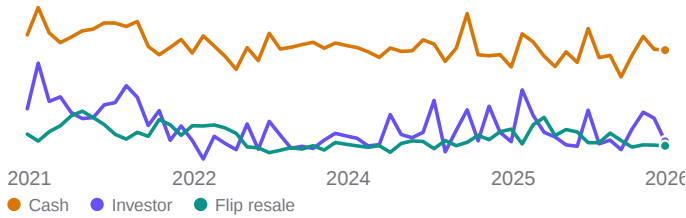
4.7%



BUYERS & OUTCOMES

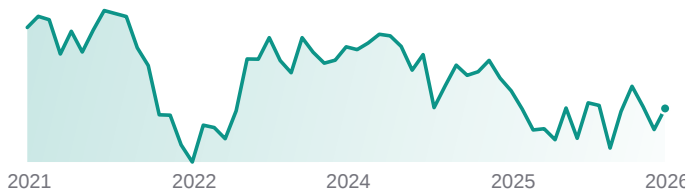
Buyer mix

Cash 31% · Investor 9.9% · Flip resale 8.8%



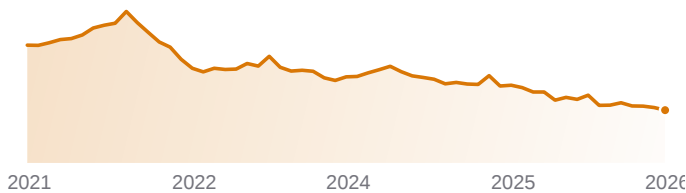
Sellers who sold at a gain

85%

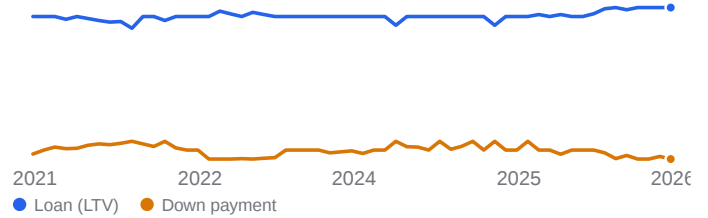


Median annualized return at resale

+4.2%

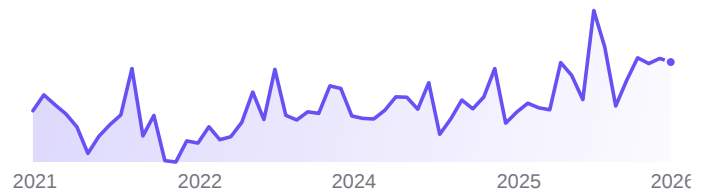


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



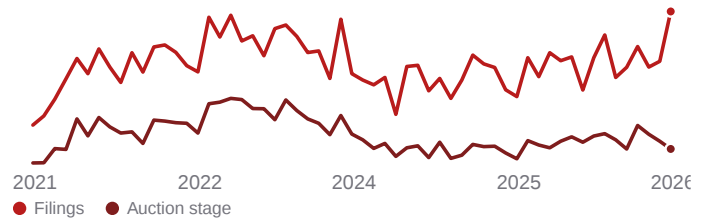
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 706 · Auction stage 137



HOUSING STOCK

Homes	769,927
Median value (AVM)	\$434K
Median size	1,726 ft²
Median bedrooms	3
Median year built	2000
Single family	77%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	30%
Median loan-to-value	44%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	2,407,922
Density	305 / mi²
Median household income	\$67K
Average household income	\$94K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	130
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	12.3%
Unemployment	1.7%
Average temp	66°F
Annual precip	5 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.