

Peccole Ranch

Neighborhood · NV · Nevada > Clark County > Las Vegas

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

103

SALES (12 MO)

\$520K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



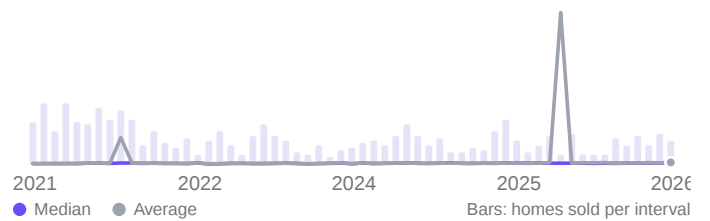
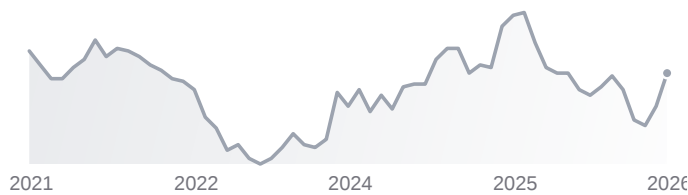
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$670K · Average \$702K

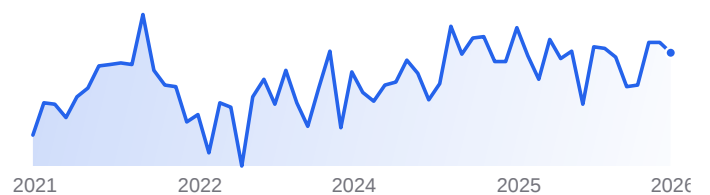
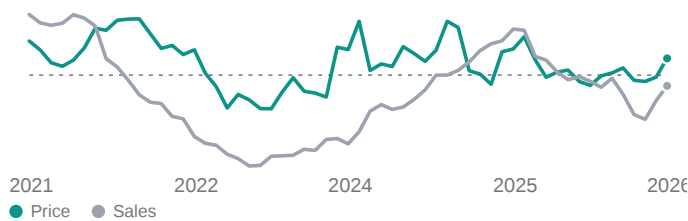


Growth (year over year)

Price +9.9% · Sales -6.4%

Price per square foot

\$275/ft²

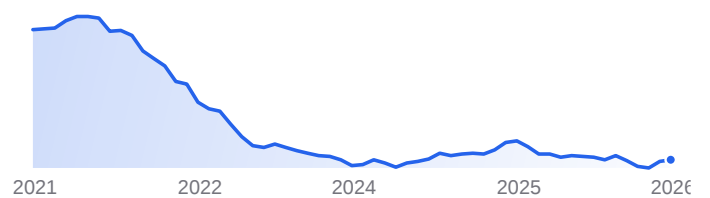
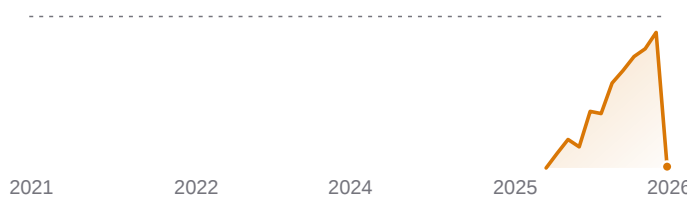


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

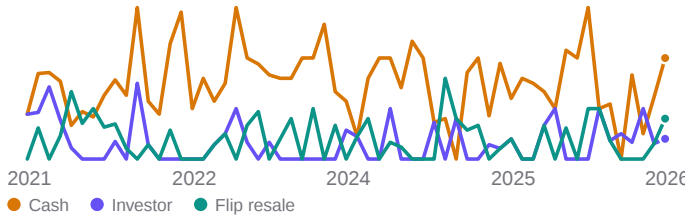
3.6%



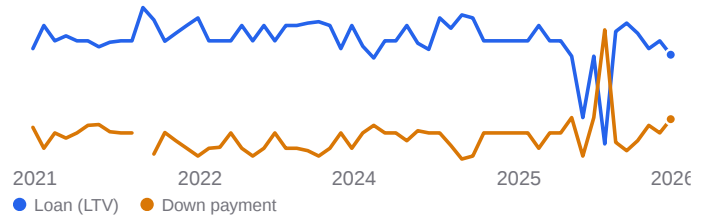
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 10% · Flip resale 20%

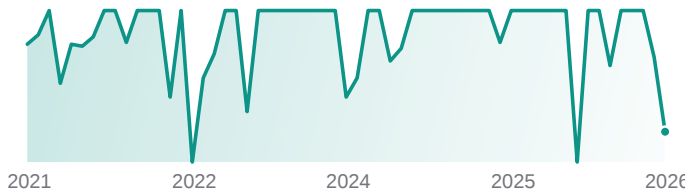


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



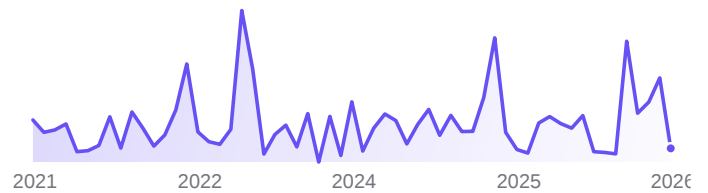
Sellers who sold at a gain

80%



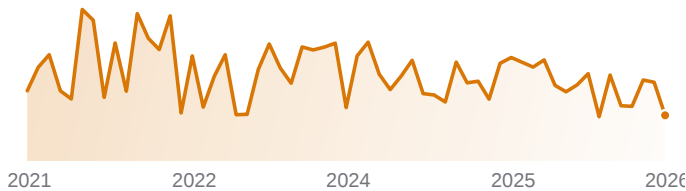
Typical hold before selling

5.0 yrs



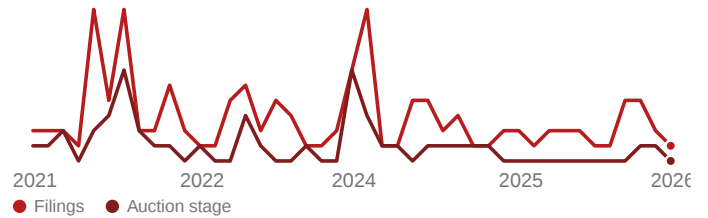
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,864
Median value (AVM)	\$520K
Median size	1,942 ft²
Median bedrooms	3
Median year built	1995
Single family	87%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	66%
Company owned	34%
Median loan-to-value	37%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	9,694
Density	8,368 / mi²
Median household income	\$74K
Average household income	\$105K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	120
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	7.3%
Unemployment	1.5%
Average temp	64°F
Annual precip	7 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.