

Henderson 89002

ZIP code · NV · Nevada > Clark County > Henderson

BALANCED MARKET

\$462K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

632

SALES (12 MO)

\$471K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



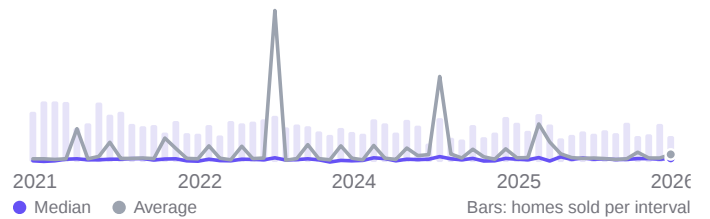
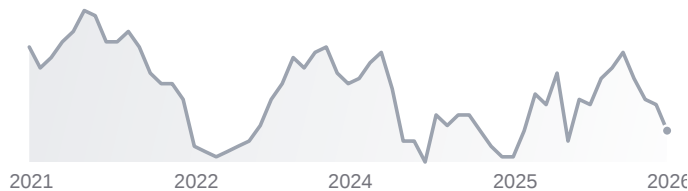
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$473K · Average \$589K

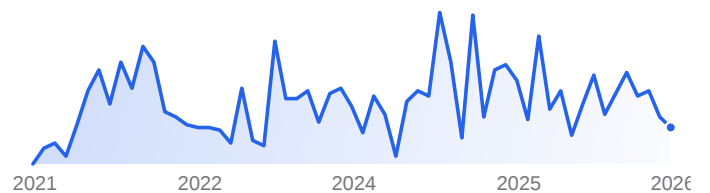
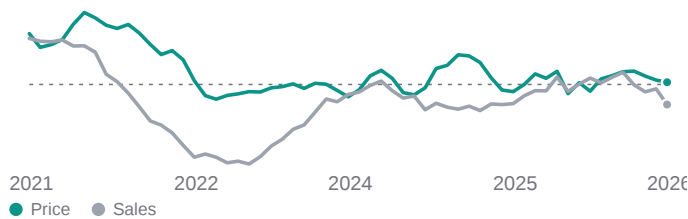


Growth (year over year)

Price +1.0% · Sales -8.8%

Price per square foot

\$230/ft²

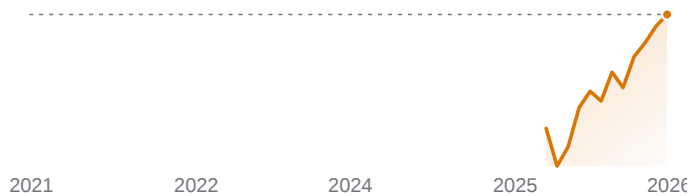


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

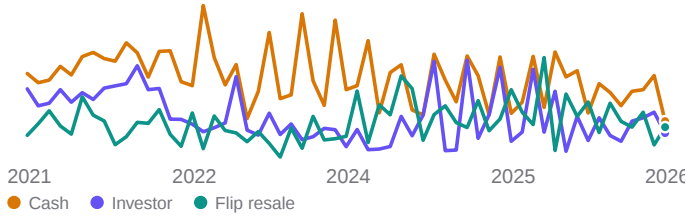
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 8.9% · Flip resale 11%



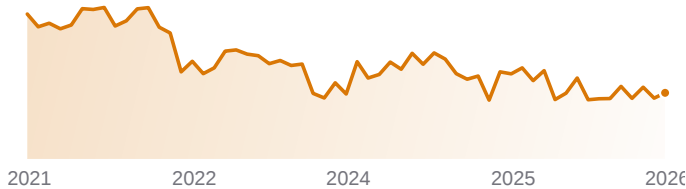
Sellers who sold at a gain

88%

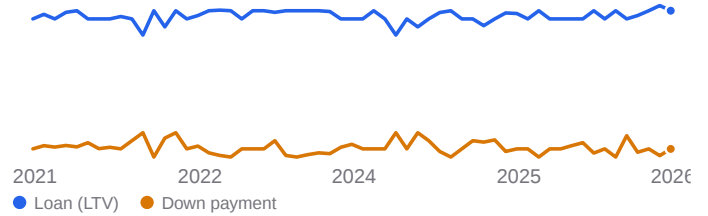


Median annualized return at resale

+4.9%

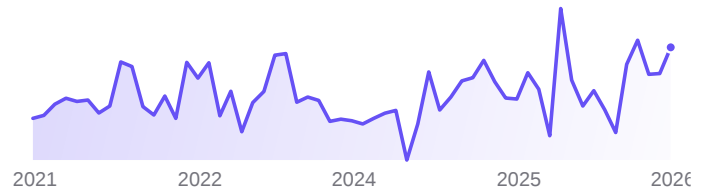


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



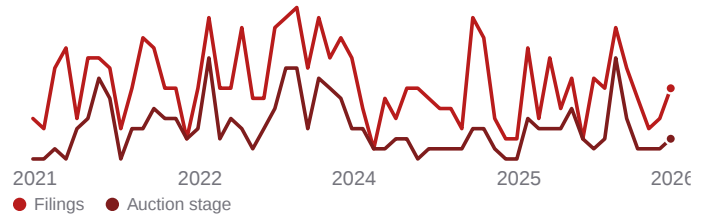
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	13,593
Median value (AVM)	\$471K
Median size	1,844 ft²
Median bedrooms	3
Median year built	2003
Single family	85%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	27%
Median loan-to-value	50%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	38,814
Density	1,647 / mi²
Median household income	\$97K
Average household income	\$115K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	164
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	6.5%
Unemployment	1.8%
Average temp	65°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.