

Blue Diamond 89004

ZIP code · NV · Nevada > Clark County > Blue Diamond

\$750K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$763K

MEDIAN VALUE (AVM)

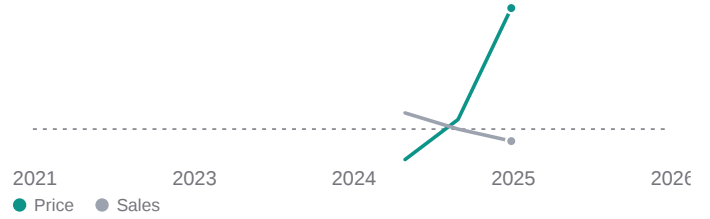
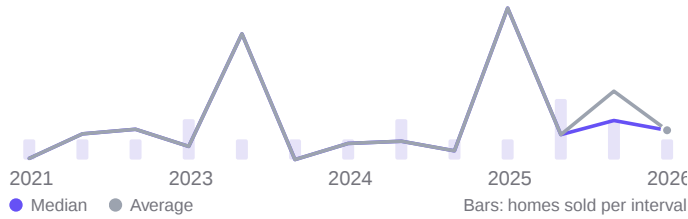
MARKET TRENDS (5 YEARS)

Sale prices

Median \$750K · Average \$750K

Growth (year over year)

Price +250.9% · Sales -25.0%



Price per square foot

\$404/ft²

Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

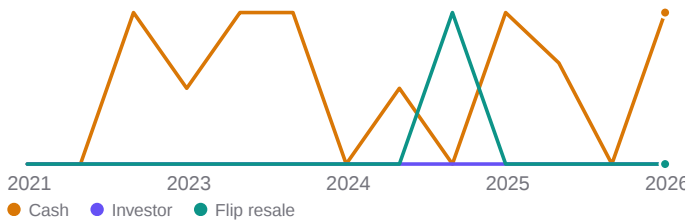
5.5%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



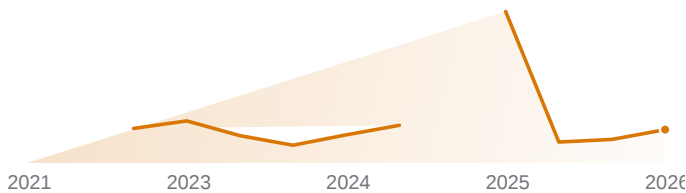
Sellers who sold at a gain

100%

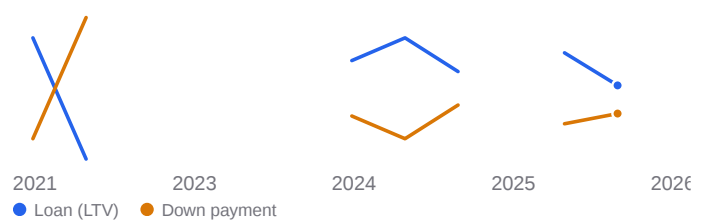


Median annualized return at resale

+7.2%

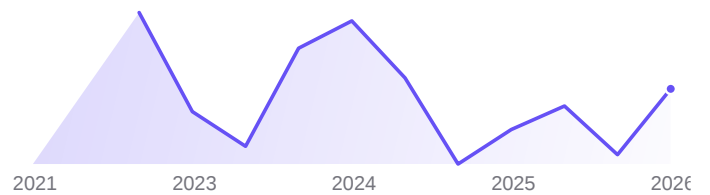


Financing (share of purchase price) Loan (LTV) 52% · Down payment 35%



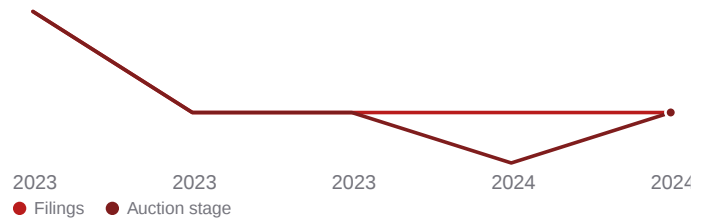
Typical hold before selling

15.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	128
Median value (AVM)	\$763K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1955
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.4%
Owner occupied	66%
Company owned	45%
Median loan-to-value	21%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	4
Density	2 / mi²
Median household income	\$112K
Average household income	\$127K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	97
Homes occupied	66%
Bachelor's or higher	22%
Poverty rate	3.9%
Unemployment	1.6%
Average temp	52°F
Annual precip	15 in
Sunshine	85%

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