

Henderson 89012

ZIP code · NV · Nevada > Clark County > Henderson

BALANCED MARKET

\$518K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

597

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



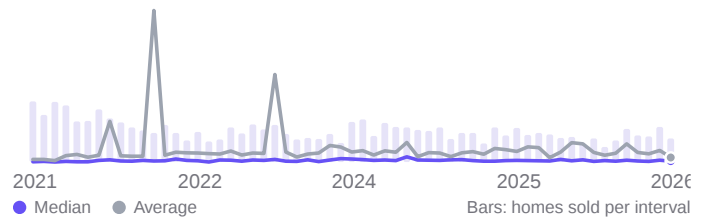
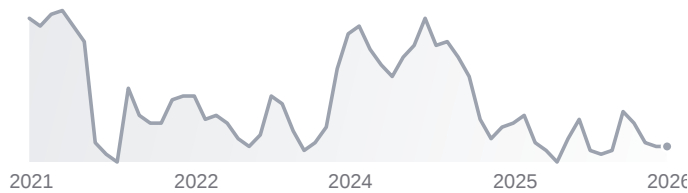
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$500K · Average \$751K

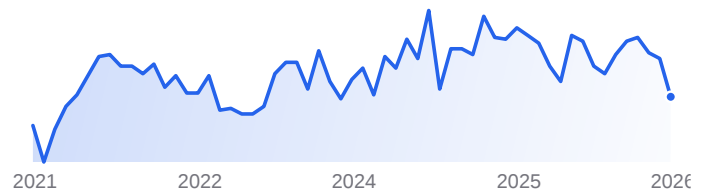
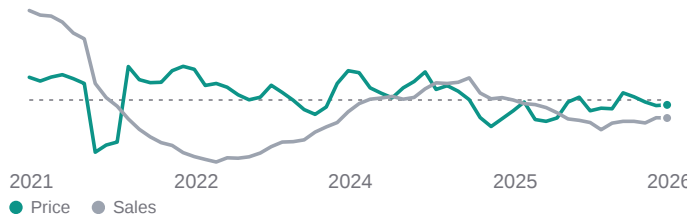


Growth (year over year)

Price -3.9% · Sales -14.2%

Price per square foot

\$271/ft²

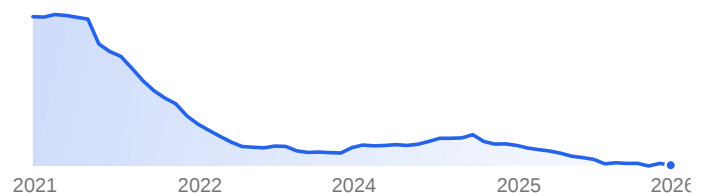
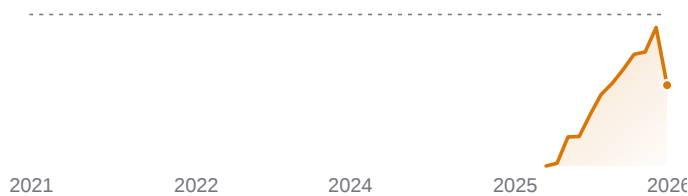


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

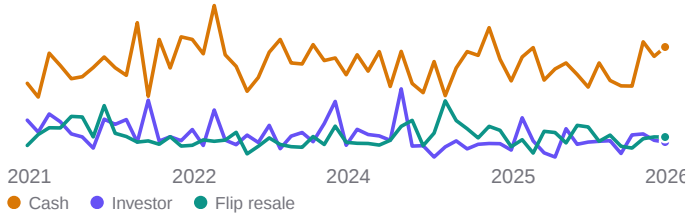
4.5%



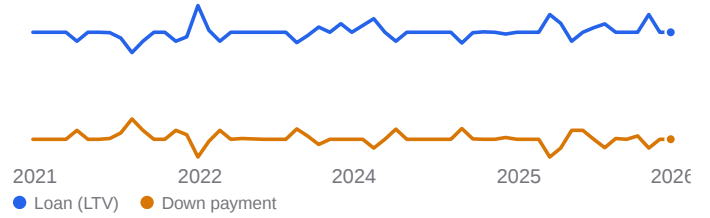
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 6.4% · Flip resale 8.5%

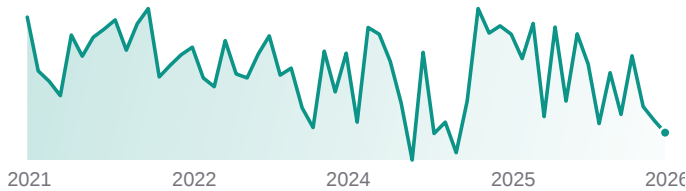


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



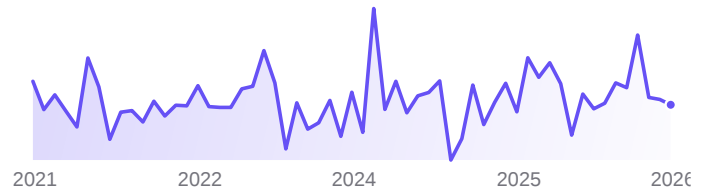
Sellers who sold at a gain

85%



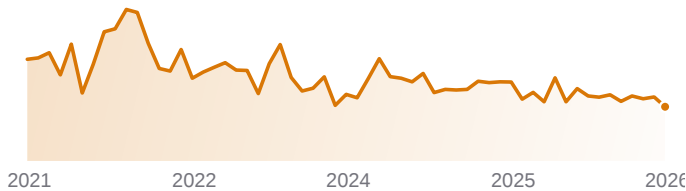
Typical hold before selling

6.7 yrs



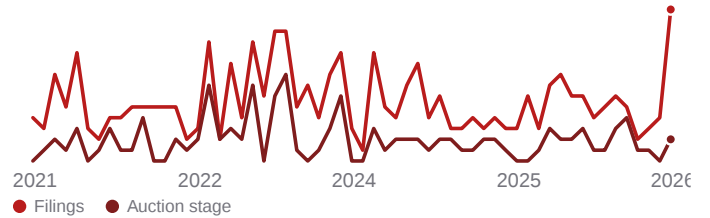
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 14 · Auction stage 2



HOUSING STOCK

Homes	13,387
Median value (AVM)	\$539K
Median size	1,959 ft²
Median bedrooms	3
Median year built	2000
Single family	83%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	71%
Company owned	40%
Median loan-to-value	41%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	35,862
Density	3,555 / mi²
Median household income	\$105K
Average household income	\$137K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	152
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	6.1%
Unemployment	1.7%
Average temp	66°F
Annual precip	6 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.