

Henderson 89014

ZIP code · NV · Nevada · Clark County · Henderson

BALANCED MARKET

\$415K

MEDIAN SALE PRICE

+8.3%

1-YR CHANGE

434

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



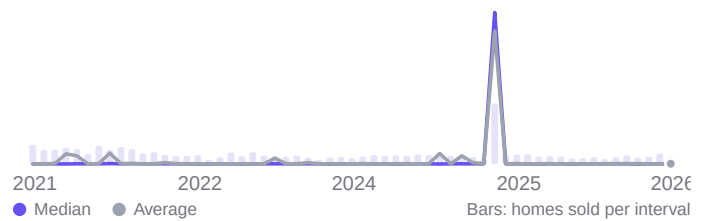
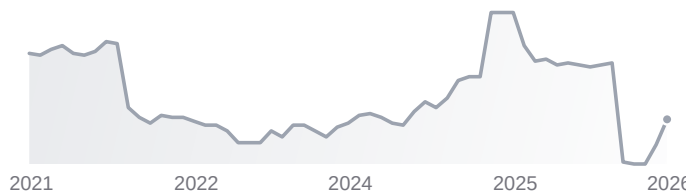
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$440K · Average \$433K

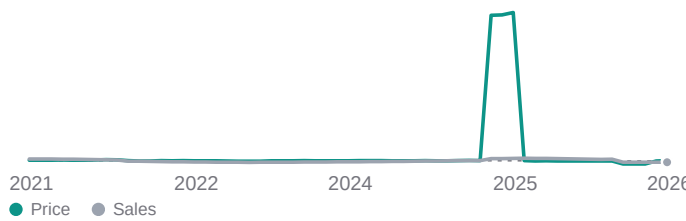


Growth (year over year)

Price +8.3% · Sales -44.2%

Price per square foot

\$234/ft²

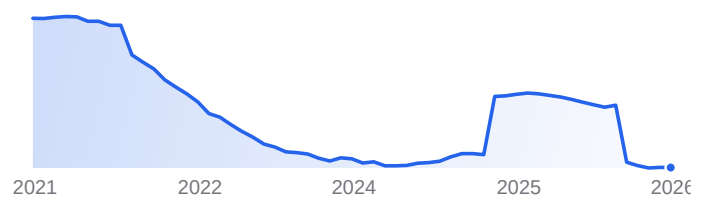
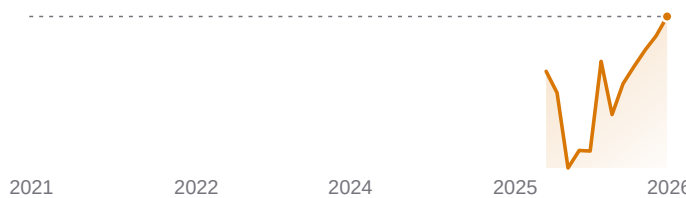


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

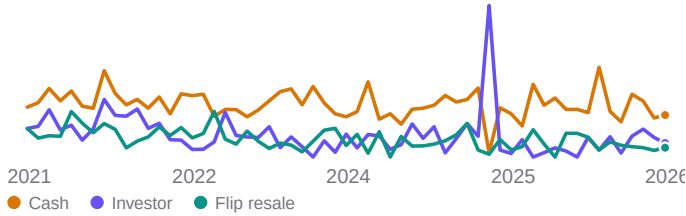
3.4%



BUYERS & OUTCOMES

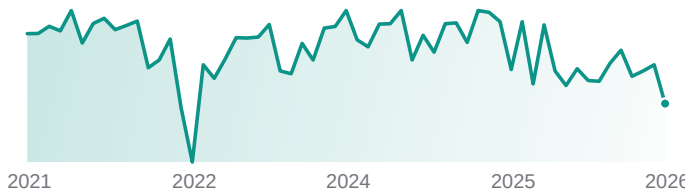
Buyer mix

Cash 24% · Investor 8.1% · Flip resale 5.4%



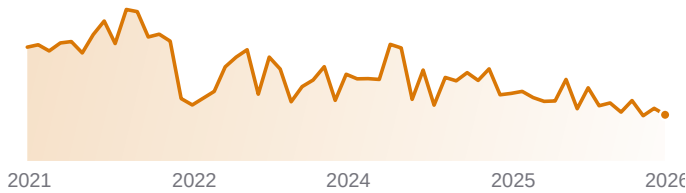
Sellers who sold at a gain

83%

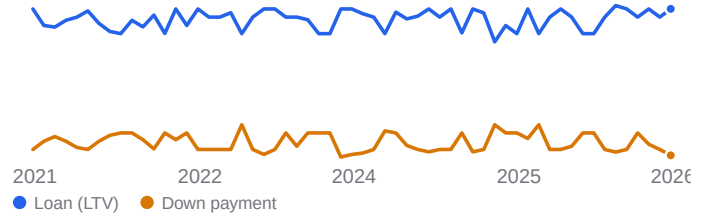


Median annualized return at resale

+3.5%

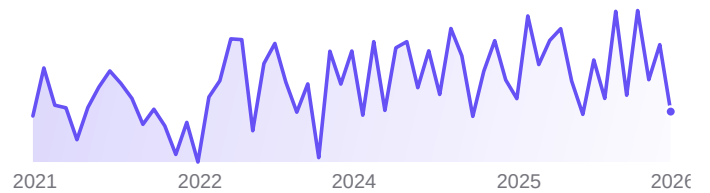


Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.5%



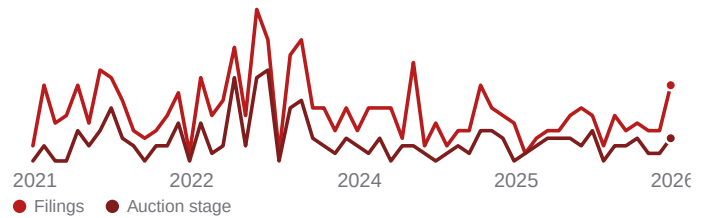
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 10 · Auction stage 3



HOUSING STOCK

Homes	12,806
Median value (AVM)	\$431K
Median size	1,577 ft²
Median bedrooms	3
Median year built	1990
Single family	63%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	61%
Company owned	39%
Median loan-to-value	39%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	42,428
Density	5,596 / mi ²
Median household income	\$72K
Average household income	\$98K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	142
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	8.2%
Unemployment	1.7%
Average temp	67°F
Annual precip	4 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.