

Henderson 89015

ZIP code · NV · Nevada > Clark County > Henderson

BUYER'S MARKET

\$393K

MEDIAN SALE PRICE

-26.8%

1-YR CHANGE

1,011

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



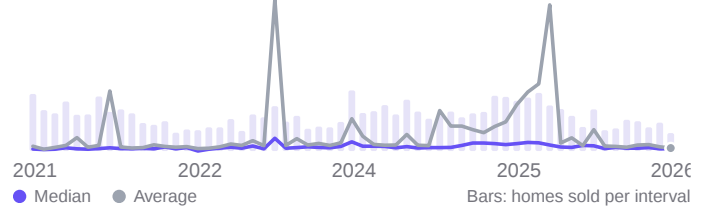
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$380K · Average \$402K

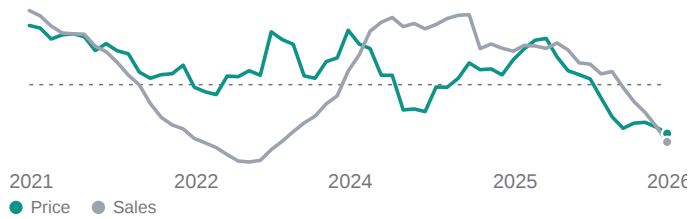


Growth (year over year)

Price -26.8% · Sales -31.4%

Price per square foot

\$273/ft²

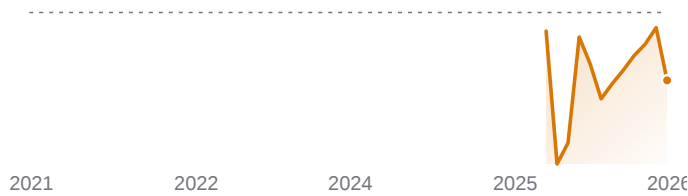


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

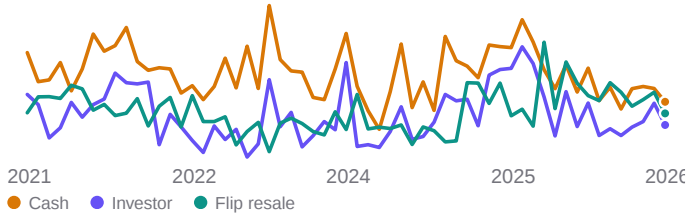
6.7%



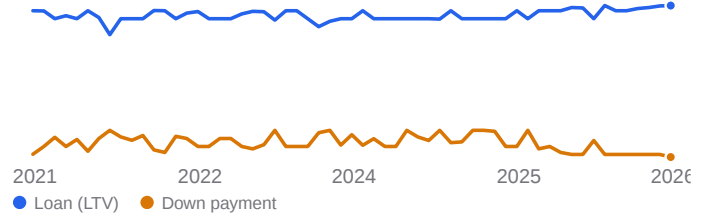
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 14% · Flip resale 18%

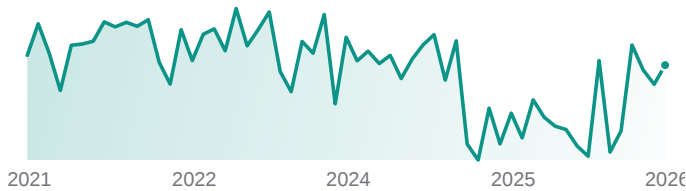


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



Sellers who sold at a gain

81%



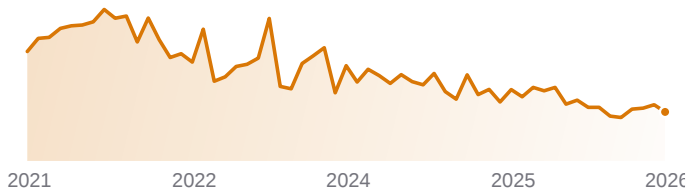
Typical hold before selling

9.9 yrs



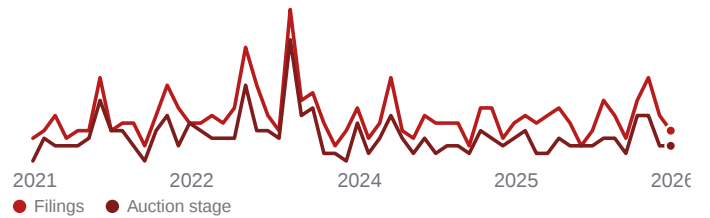
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	15,192
Median value (AVM)	\$416K
Median size	1,574 ft²
Median bedrooms	3
Median year built	1995
Single family	84%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	27%
Median loan-to-value	50%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	50,552
Density	1,267 / mi²
Median household income	\$69K
Average household income	\$90K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	161
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	11.1%
Unemployment	1.5%
Average temp	67°F
Annual precip	5 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.