

Indian Springs 89018

ZIP code · NV · Nevada · Clark County · Indian Springs

BALANCED MARKET

\$292K

MEDIAN SALE PRICE

-13.9%

1-YR CHANGE

28

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

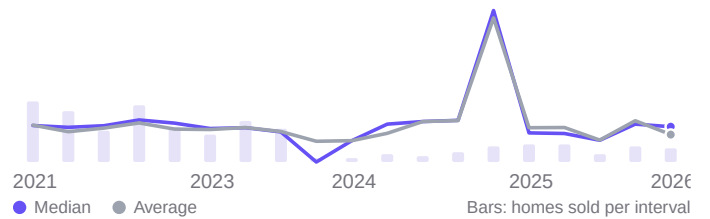
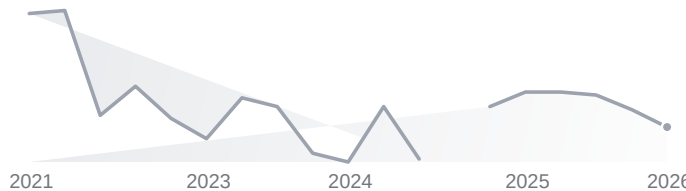
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$351K · Average \$292K

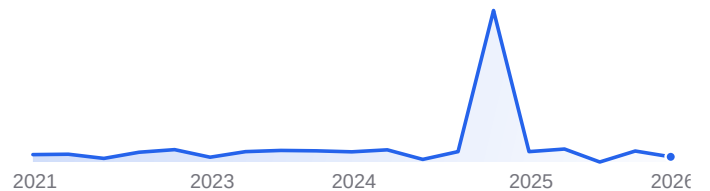
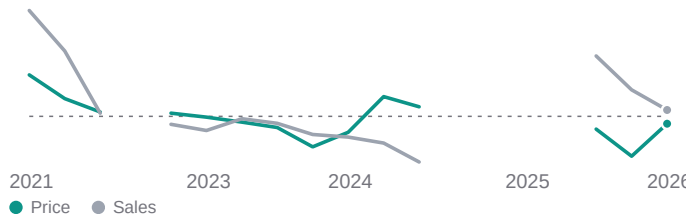


Growth (year over year)

Price -13.9% · Sales +12.0%

Price per square foot

\$166/ft²

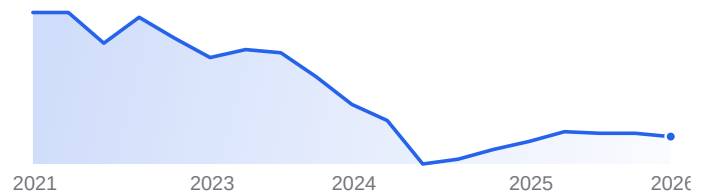
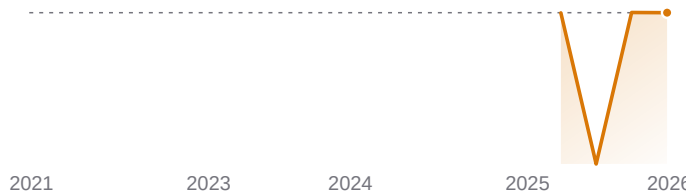


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

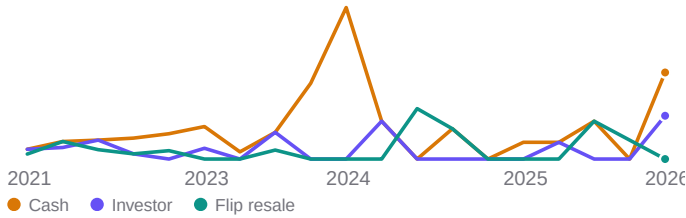
6.0%



BUYERS & OUTCOMES

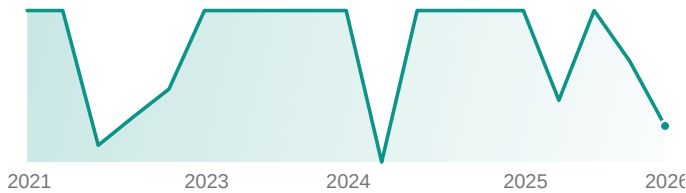
Buyer mix

Cash 57% · Investor 29% · Flip resale 0%



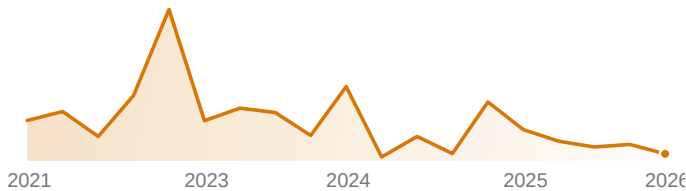
Sellers who sold at a gain

71%

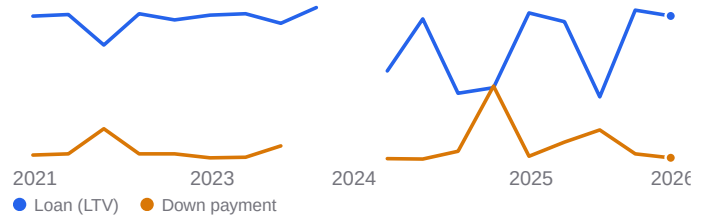


Median annualized return at resale

+1.6%

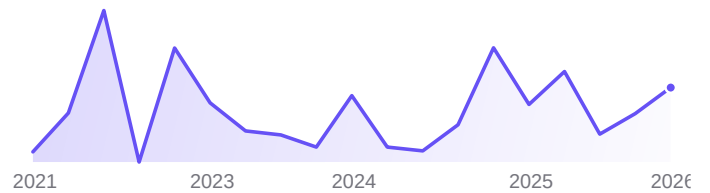


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.3%



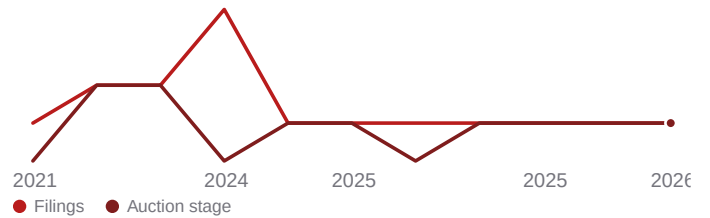
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	463
Median value (AVM)	\$389K
Median size	1,850 ft²
Median bedrooms	4
Median year built	2019
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	19%
Underwater (LTV 125% or more)	1.4%
Owner occupied	65%
Company owned	15%
Median loan-to-value	84%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	1,146
Density	45 / mi²
Median household income	\$52K
Average household income	\$70K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	93
Homes occupied	86%
Bachelor's or higher	2%
Poverty rate	1.9%
Unemployment	0.1%
Average temp	46°F
Annual precip	14 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.