Jean 89019

ZIP code · NV · Nevada › Clark County

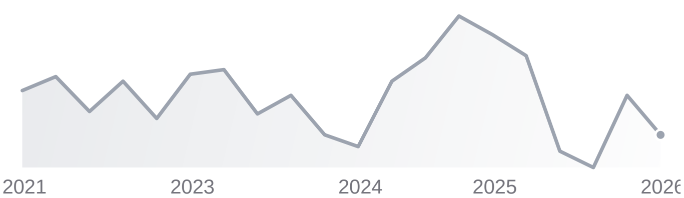
BUYER'S MARKET

$247K	-5.5%	34	$287K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

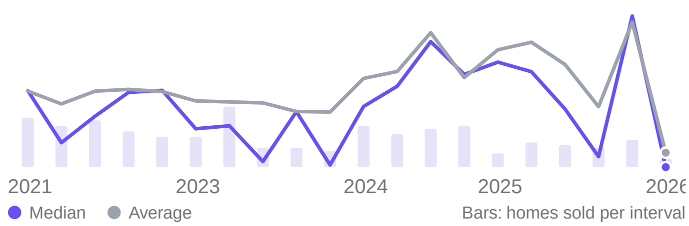
Market temperature — Buyer's market · 31 / 100

MARKET TRENDS (5 YEARS)

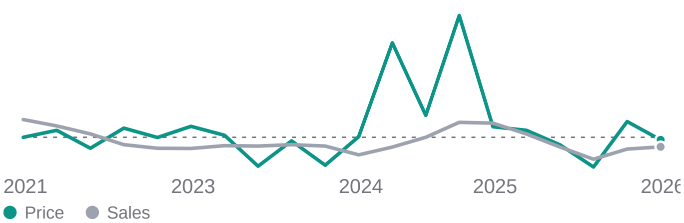
Market temperature (0–100) — 31 / 100



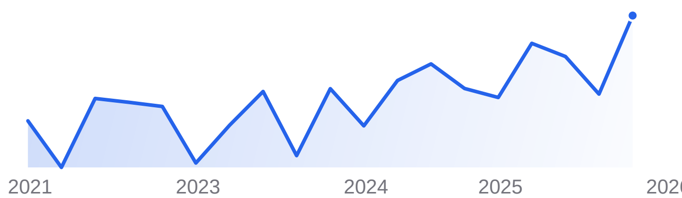
Sale prices — Median $60K · Average $82K



Growth (year over year) — Price -5.5% · Sales -20.9%

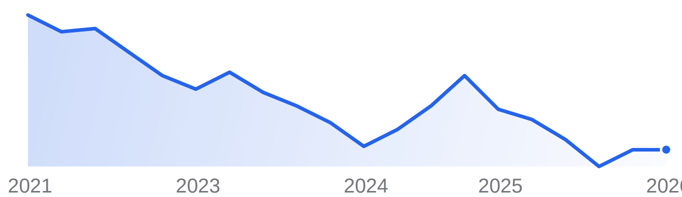


Price per square foot — $210/ft²



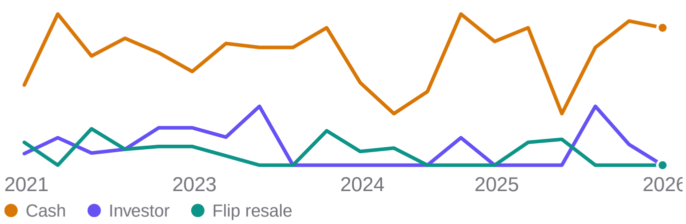
Sale premium vs estimated value — -0.2%

Annual turnover (share of homes sold) — 3.4%

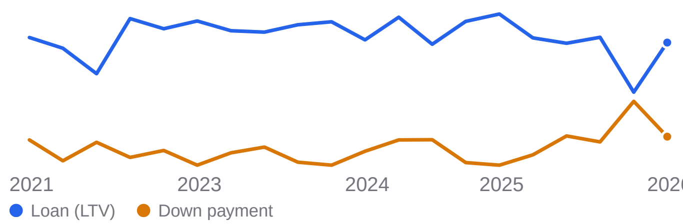


BUYERS & OUTCOMES

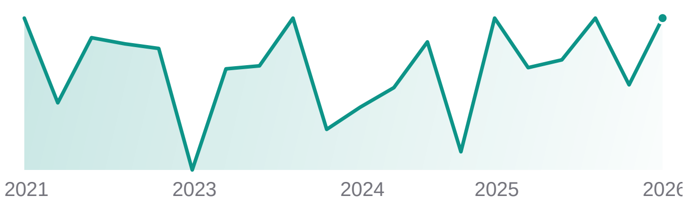
Buyer mix — Cash 67% · Investor 0% · Flip resale 0%



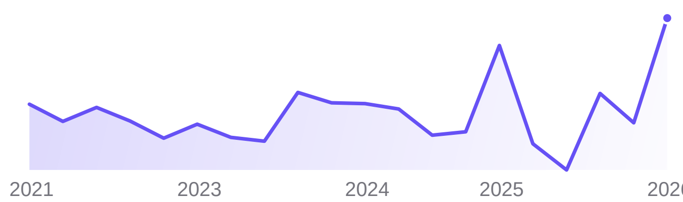
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



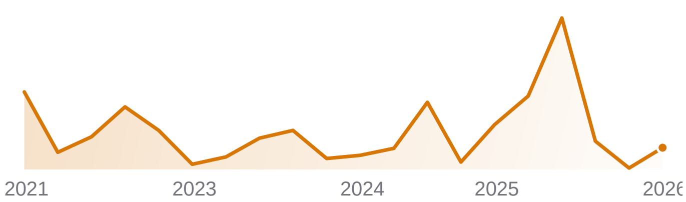
Sellers who sold at a gain — 100%



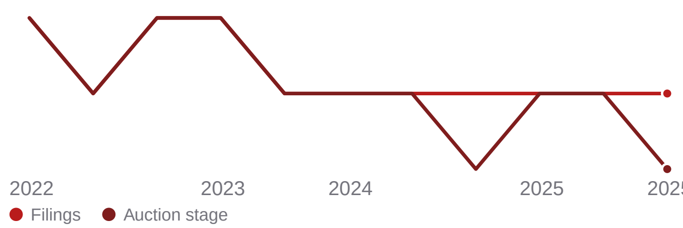
Typical hold before selling — 25.8 yrs



Median annualized return at resale — +3.2%



Preforeclosure filings — Filings 1 · Auction stage 0



HOUSING STOCK

Homes	**1,005**
Median value (AVM)	**$287K**
Median size	**1,560 ft²**
Median bedrooms	**3**
Median year built	**1996**
Single family	**18%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**72%**
Underwater (LTV 125% or more)	**2.6%**
Owner occupied	**32%**
Company owned	**22%**
Median loan-to-value	**11%**
Typical ownership tenure	**10.8 yrs**

COMMUNITY

Population	2,154
Density	5 / mi²
Median household income	$64K
Average household income	$136K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	82
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	10.8%
Unemployment	1.3%
Average temp	62°F
Annual precip	7 in
Sunshine	81%

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