Logandale 89021

BUYER'S MARKET

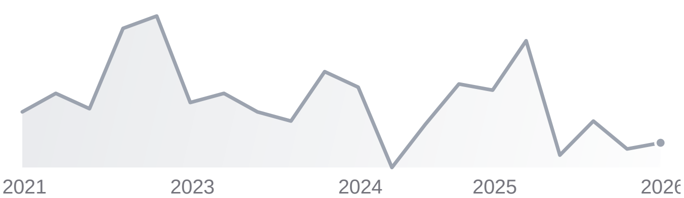
ZIP code · NV · Nevada › Clark County

$305K	-30.4%	38	$530K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

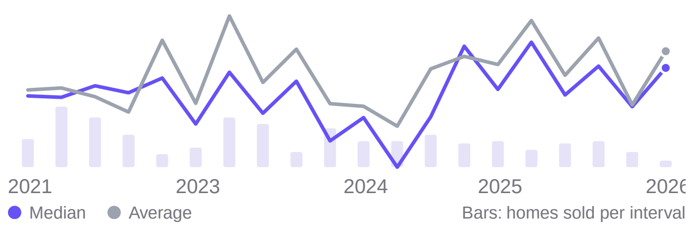
Market temperature Buyer's market · 37 / 100

MARKET TRENDS (5 YEARS)

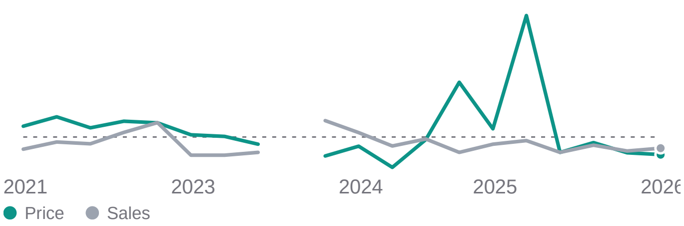
Market temperature (0–100) 37 / 100



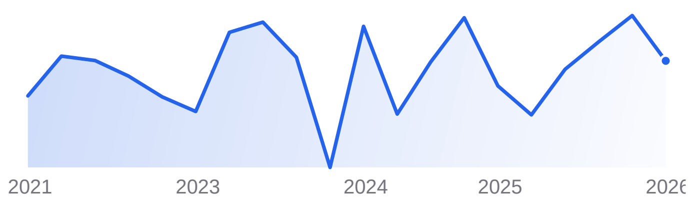
Sale prices Median $465K · Average $509K



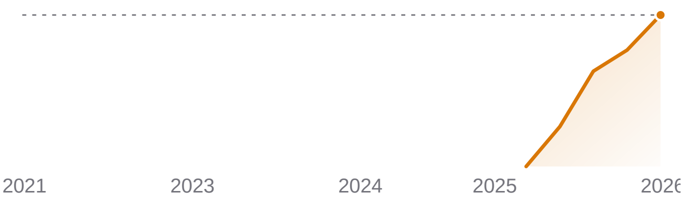
Growth (year over year) Price -30.4% · Sales -19.1%



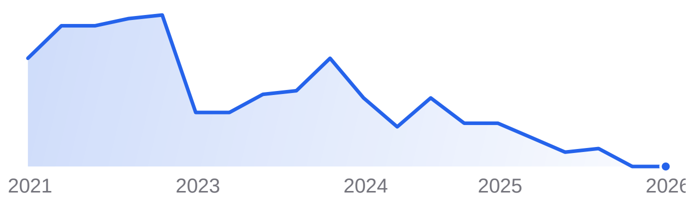
Price per square foot $216/ft²



Sale premium vs estimated value +0.0%

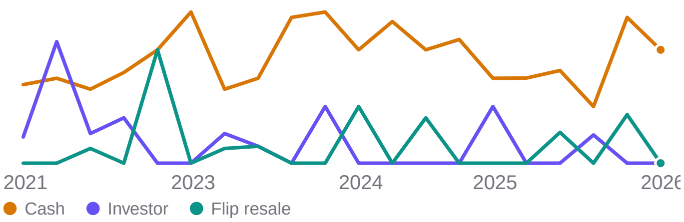


Annual turnover (share of homes sold) 4.2%

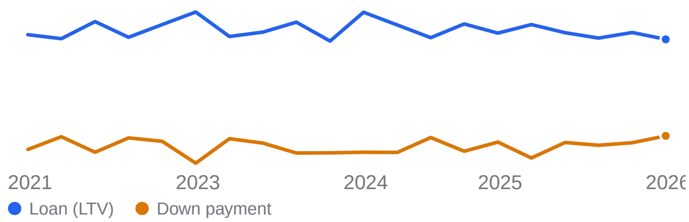


BUYERS & OUTCOMES

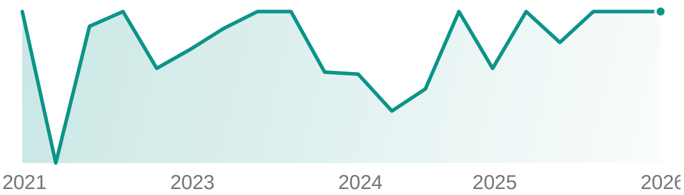
Buyer mix Cash 33% · Investor 0% · Flip resale 0%



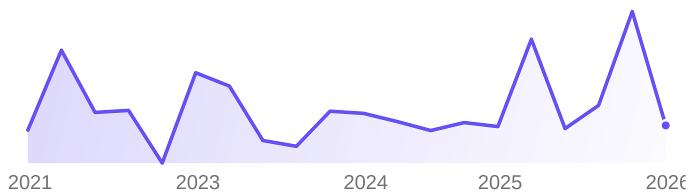
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



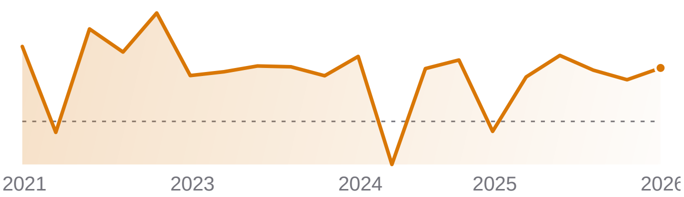
Sellers who sold at a gain 100%



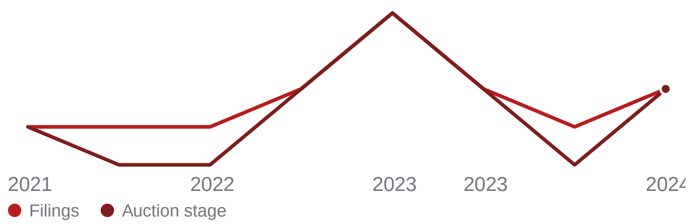
Typical hold before selling 4.6 yrs



Median annualized return at resale +7.7%



Preforeclosure filings Filings 2 · Auction stage 2



HOUSING STOCK

Homes	898
Median value (AVM)	$530K
Median size	2,190 ft²
Median bedrooms	3
Median year built	1999
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.5%
Owner occupied	55%
Company owned	27%
Median loan-to-value	56%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	3,168
Density	37 / mi²
Median household income	$108K
Average household income	$115K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	104
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	5.9%
Unemployment	1.7%
Average temp	65°F
Annual precip	7 in
Sunshine	85%

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.