

North Las Vegas 89031

ZIP code · NV · Nevada > Clark County > North Las Vegas

SELLER'S MARKET

\$411K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

1,343

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

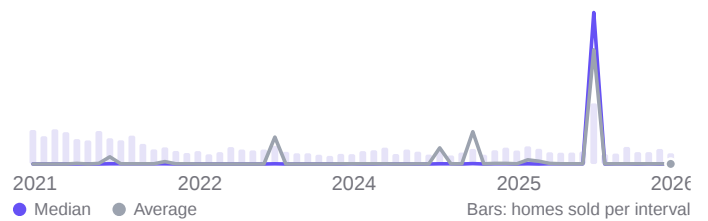
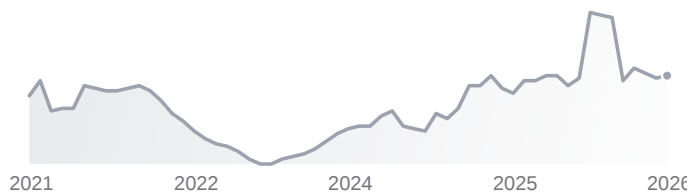
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$410K · Average \$405K

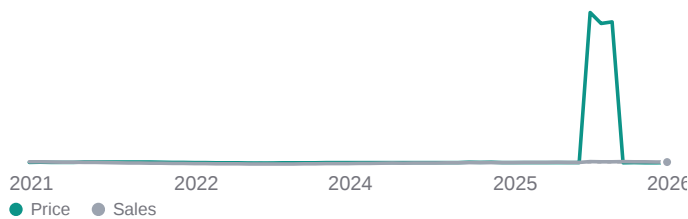


Growth (year over year)

Price -0.6% · Sales +23.2%

Price per square foot

\$230/ft²

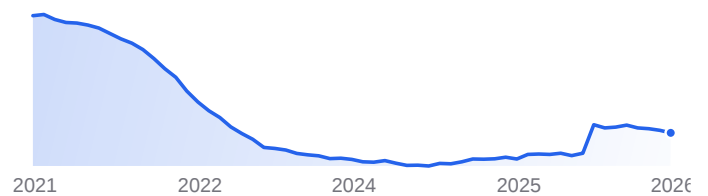
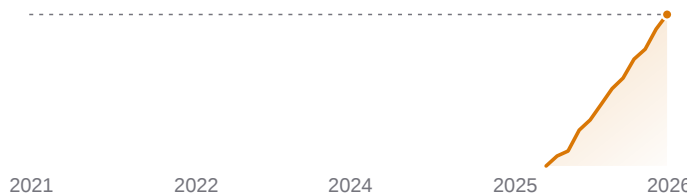


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

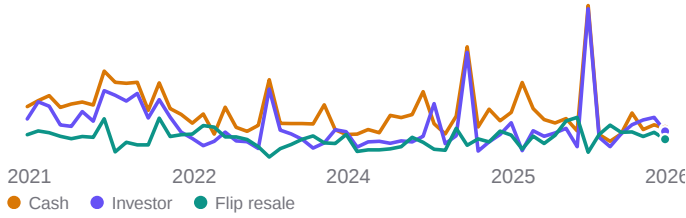
5.3%



BUYERS & OUTCOMES

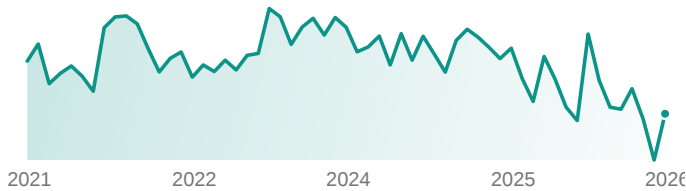
Buyer mix

Cash 16% · Investor 15% · Flip resale 11%



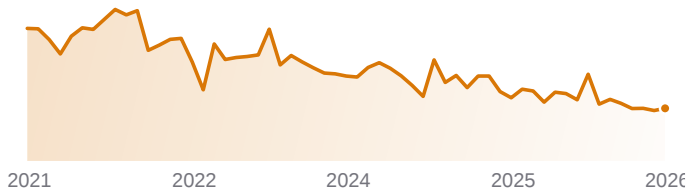
Sellers who sold at a gain

82%

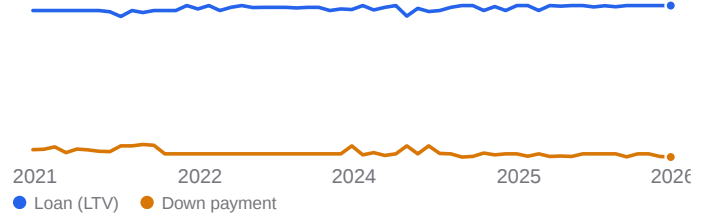


Median annualized return at resale

+4.5%

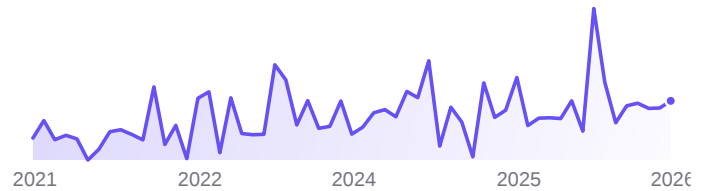


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



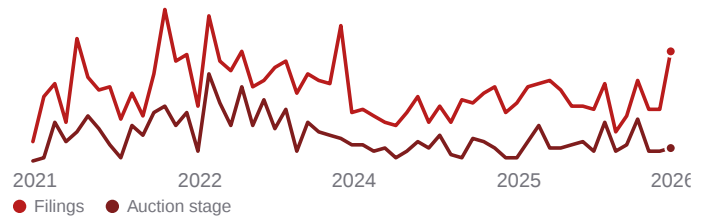
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 35 · Auction stage 5



HOUSING STOCK

Homes	25,320
Median value (AVM)	\$415K
Median size	1,756 ft²
Median bedrooms	3
Median year built	2001
Single family	92%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.0%
Owner occupied	72%
Company owned	25%
Median loan-to-value	50%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	77,455
Density	7,568 / mi²
Median household income	\$76K
Average household income	\$94K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	129
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	7.4%
Unemployment	1.7%
Average temp	66°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.