

Mesquite 89034

ZIP code · NV · Nevada > Lincoln County > Mesquite

BUYER'S MARKET

\$426K

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

227

SALES (12 MO)

\$436K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



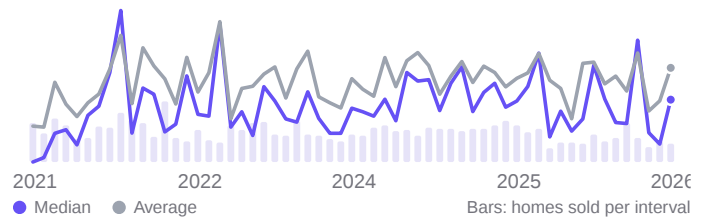
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$462K · Average \$506K

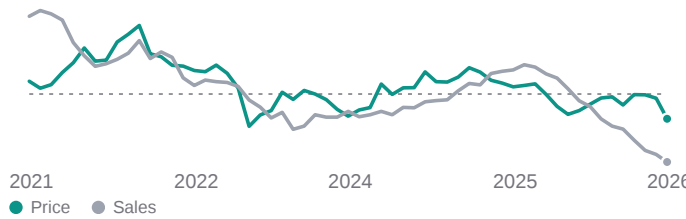


Growth (year over year)

Price -12.9% · Sales -35.3%

Price per square foot

\$239/ft²

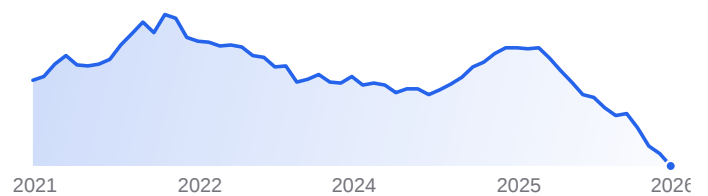


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

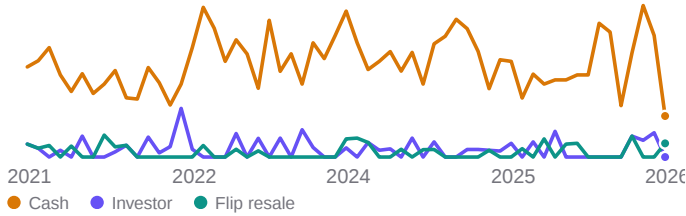
7.6%



BUYERS & OUTCOMES

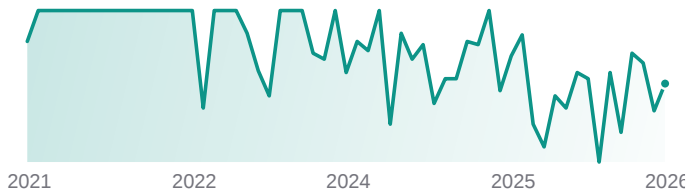
Buyer mix

Cash 19% · Investor 0% · Flip resale 6.3%



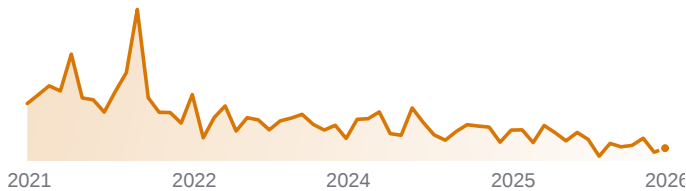
Sellers who sold at a gain

79%

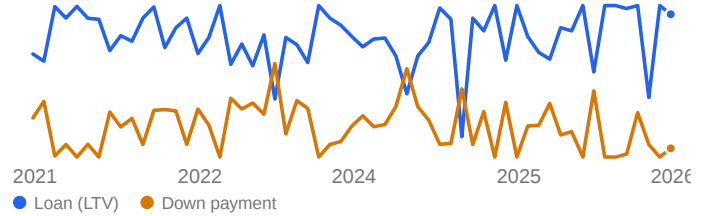


Median annualized return at resale

+2.0%

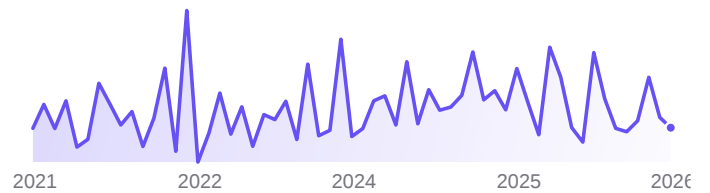


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



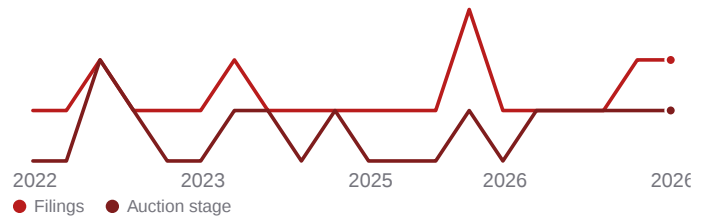
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,970
Median value (AVM)	\$436K
Median size	1,712 ft²
Median bedrooms	2
Median year built	2018
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	82%
Company owned	49%
Median loan-to-value	39%
Typical ownership tenure	4.9 yrs

COMMUNITY

Population	2,298
Density	41 / mi²
Median household income	\$82K
Average household income	\$93K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	94
Homes occupied	88%
Bachelor's or higher	24%
Poverty rate	3.1%
Unemployment	0.7%
Average temp	62°F
Annual precip	11 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.