

Henderson 89044

ZIP code · NV · Nevada > Clark County > Henderson

BALANCED MARKET

\$555K

MEDIAN SALE PRICE

+6.9%

1-YR CHANGE

917

SALES (12 MO)

\$549K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



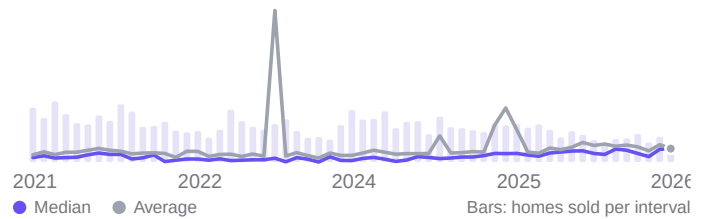
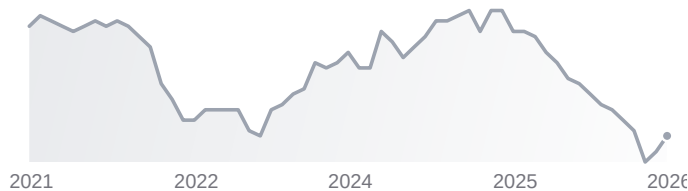
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$585K · Average \$586K

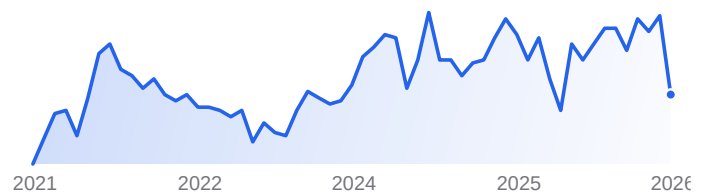
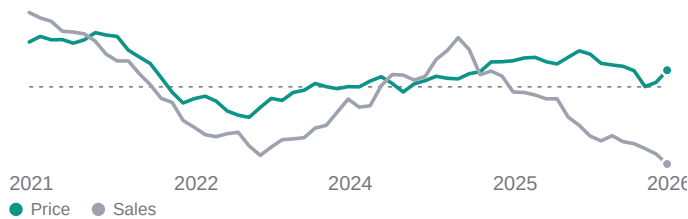


Growth (year over year)

Price +6.9% · Sales -31.9%

Price per square foot

\$247/ft²

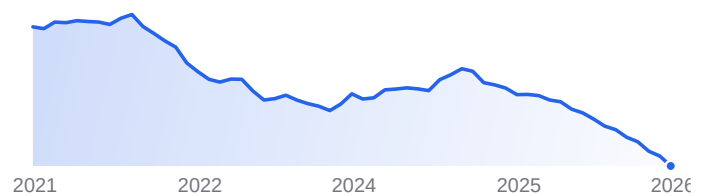
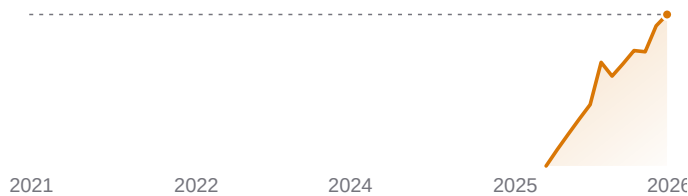


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

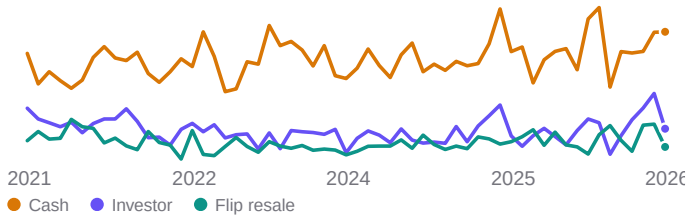
5.7%



BUYERS & OUTCOMES

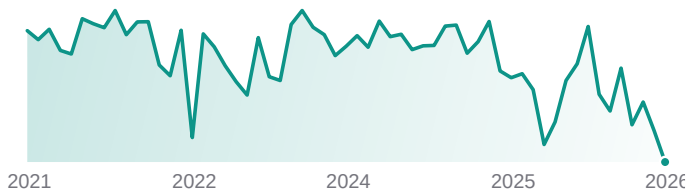
Buyer mix

Cash 37% · Investor 8.8% · Flip resale 3.5%



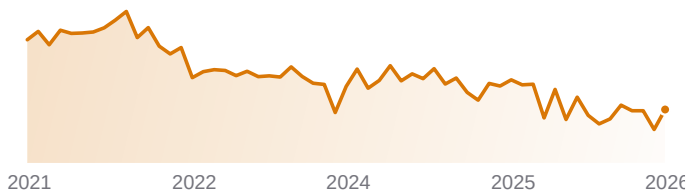
Sellers who sold at a gain

77%

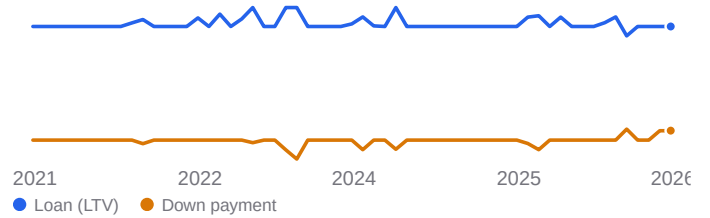


Median annualized return at resale

+4.2%

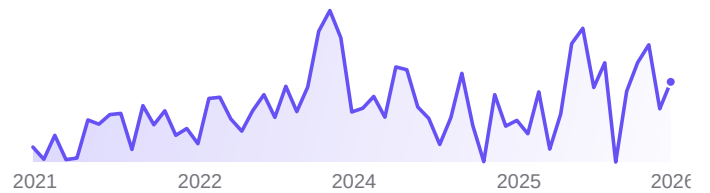


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



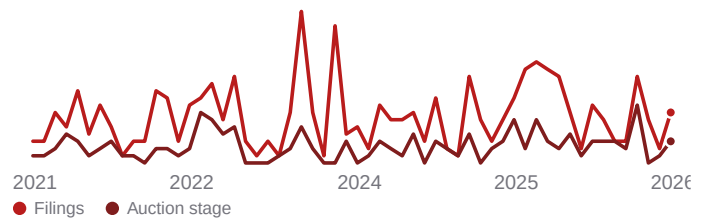
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	16,213
Median value (AVM)	\$549K
Median size	2,040 ft²
Median bedrooms	3
Median year built	2013
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.0%
Owner occupied	75%
Company owned	35%
Median loan-to-value	51%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	29,440
Density	480 / mi²
Median household income	\$110K
Average household income	\$135K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	5.6%
Unemployment	1.5%
Average temp	64°F
Annual precip	7 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.