

Searchlight 89046

ZIP code · NV · Nevada · Clark County · Searchlight

BALANCED MARKET

\$140K

MEDIAN SALE PRICE

+55.1%

1-YR CHANGE

13

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



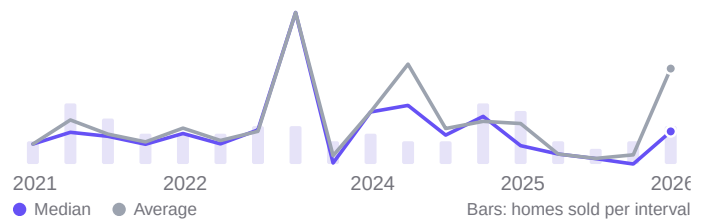
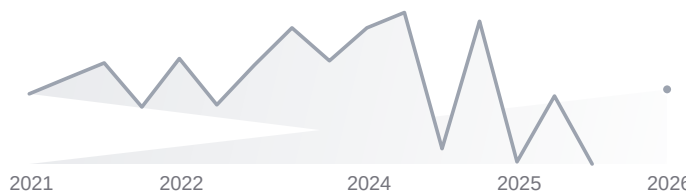
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$156K · Average \$382K

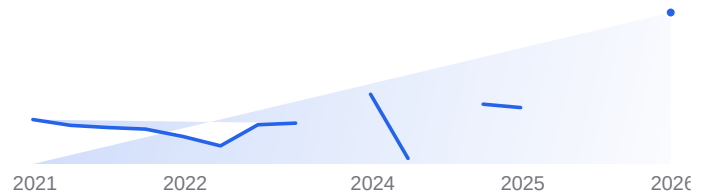
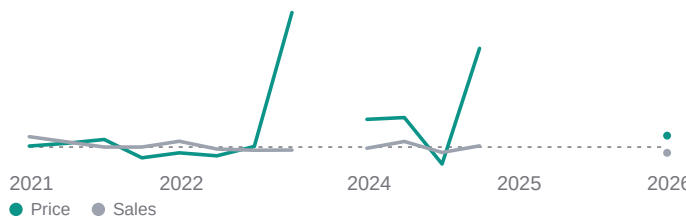


Growth (year over year)

Price +55.1% · Sales -27.8%

Price per square foot

\$426/ft²

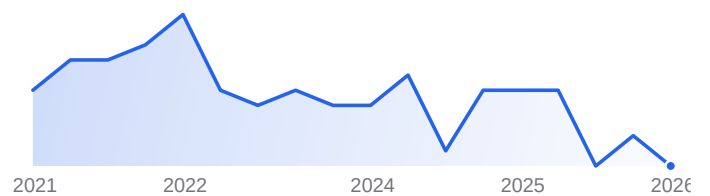


Sale premium vs estimated value

-24.4%

Annual turnover (share of homes sold)

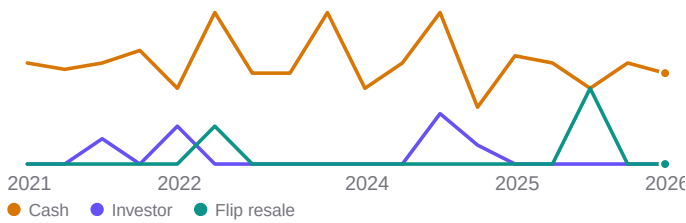
3.7%



BUYERS & OUTCOMES

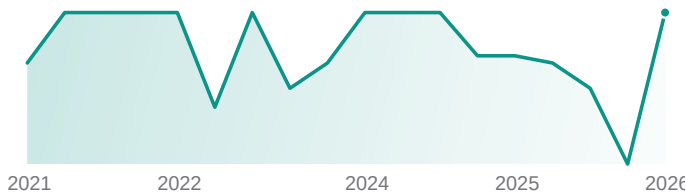
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



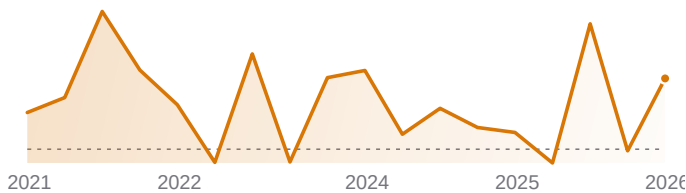
Sellers who sold at a gain

100%

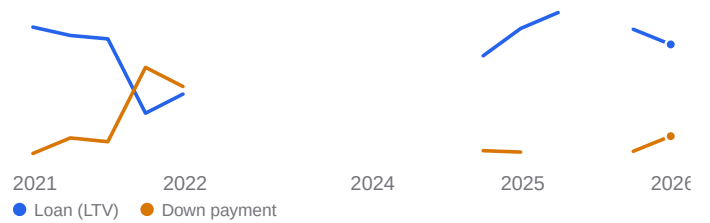


Median annualized return at resale

+7.3%

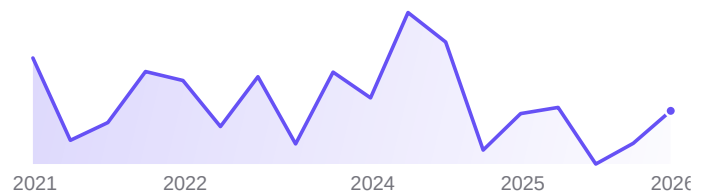


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



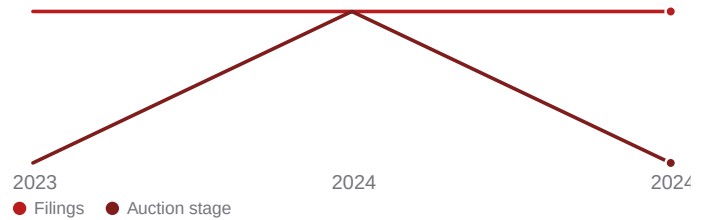
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	348
Median value (AVM)	\$235K
Median size	1,462 ft²
Median bedrooms	3
Median year built	1983
Single family	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	3.8%
Owner occupied	18%
Company owned	30%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	1,582
Density	1 / mi ²
Median household income	\$51K
Average household income	\$59K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	66
Homes occupied	63%
Bachelor's or higher	14%
Poverty rate	16.2%
Unemployment	1.4%
Average temp	66°F
Annual precip	6 in
Sunshine	85%

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