

Sloan 89054

ZIP code · NV · Nevada > Clark County

\$615K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$825K

MEDIAN VALUE (AVM)

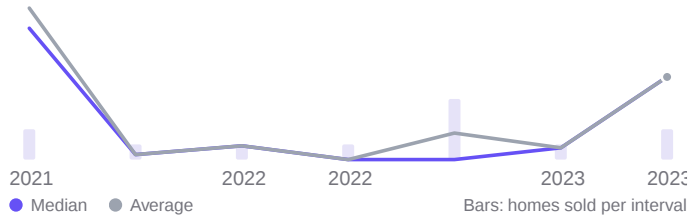
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1M · Average \$1M

Growth (year over year)

Price +47.7% · Sales +75.0%

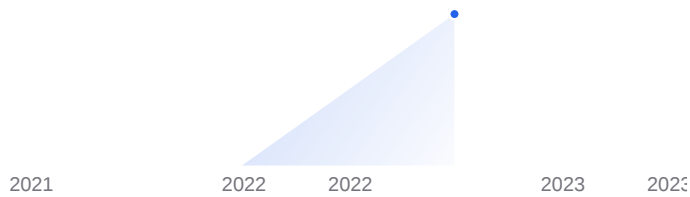


Price per square foot

\$670/ft²

Annual turnover (share of homes sold)

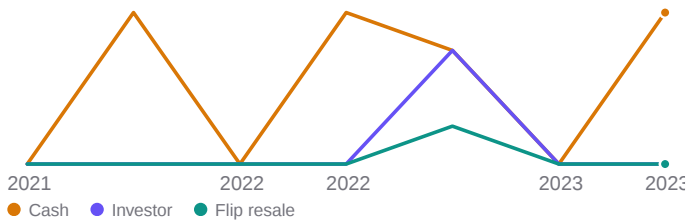
26%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

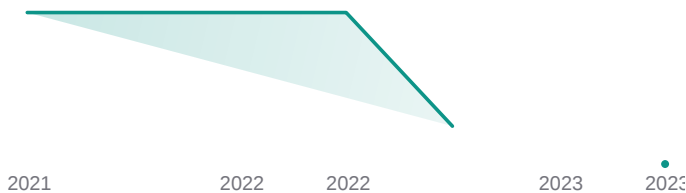


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



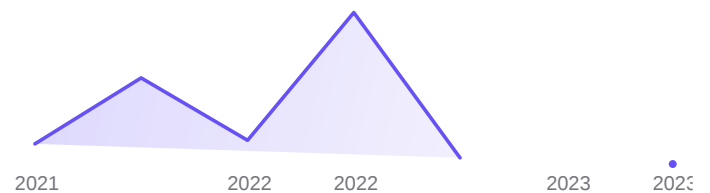
Sellers who sold at a gain

0%



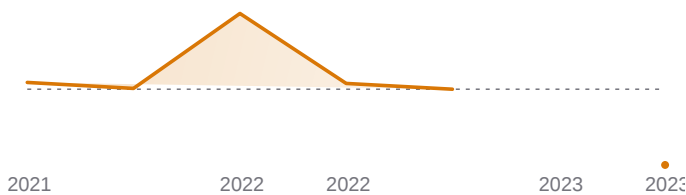
Typical hold before selling

1.4 yrs



Median annualized return at resale

-38.0%



HOUSING STOCK

Homes	35
Median value (AVM)	\$825K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1990
Single family	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0%
Owner occupied	53%
Company owned	29%
Median loan-to-value	15%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	8,913
Density	39 / mi²
Median household income	\$136K
Average household income	\$185K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	76
Homes occupied	94%
Bachelor's or higher	32%
Poverty rate	5.3%
Unemployment	2.0%
Average temp	62°F
Annual precip	8 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through April 2023, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.