

Pahrump 89060

ZIP code · NV · Nevada > Nye County > Pahrump

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

-10.4%

1-YR CHANGE

310

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



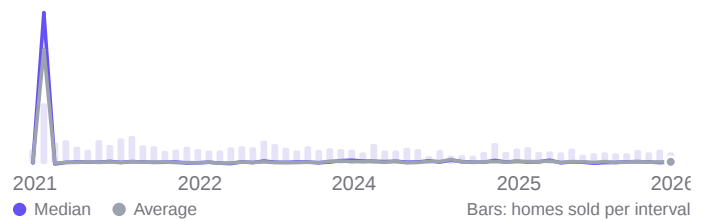
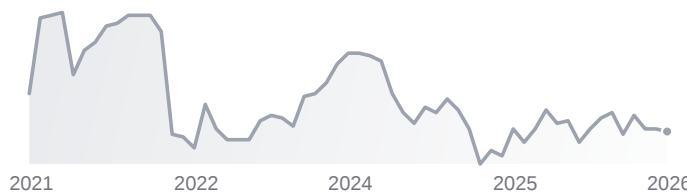
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$242K · Average \$254K

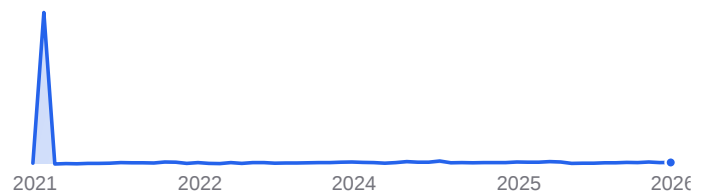
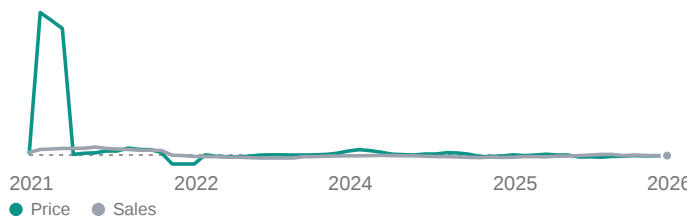


Growth (year over year)

Price -10.4% · Sales -4.9%

Price per square foot

\$185/ft²



Sale premium vs estimated value

+5.0%

Annual turnover (share of homes sold)

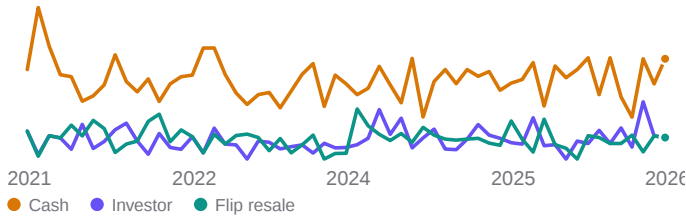
5.2%



BUYERS & OUTCOMES

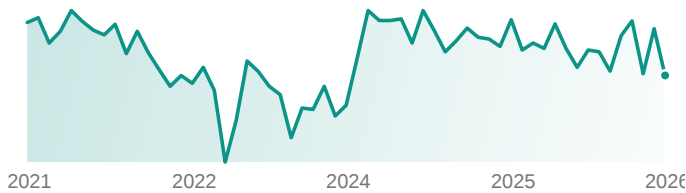
Buyer mix

Cash 56% · Investor 12% · Flip resale 12%



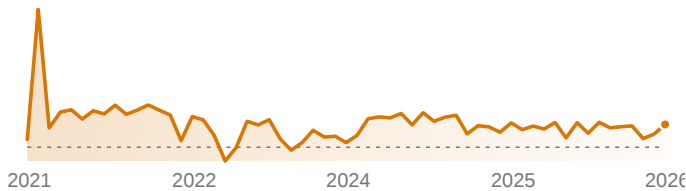
Sellers who sold at a gain

71%

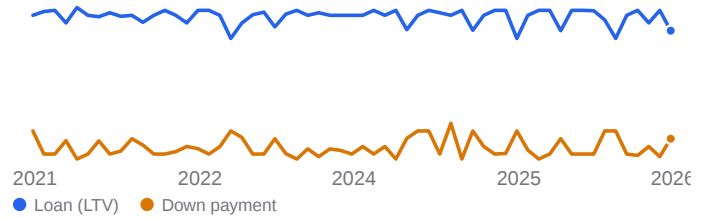


Median annualized return at resale

+8.8%

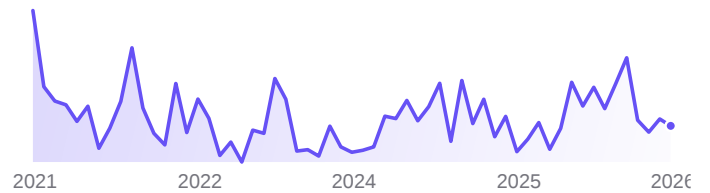


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,918
Median value (AVM)	\$297K
Median size	1,610 ft²
Median bedrooms	3
Median year built	1998
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.6%
Owner occupied	59%
Company owned	28%
Median loan-to-value	22%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	13,994
Density	27 / mi²
Median household income	\$55K
Average household income	\$79K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	109
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	14.9%
Unemployment	1.6%
Average temp	61°F
Annual precip	6 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.