

Henderson 89074

ZIP code · NV · Nevada · Clark County · Henderson

BUYER'S MARKET

\$421K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

685

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



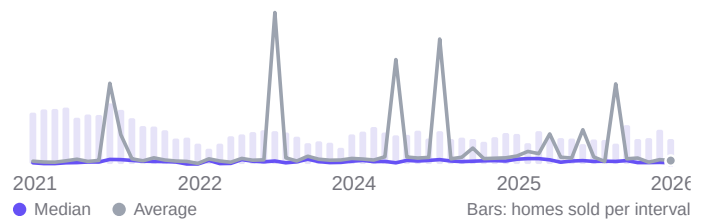
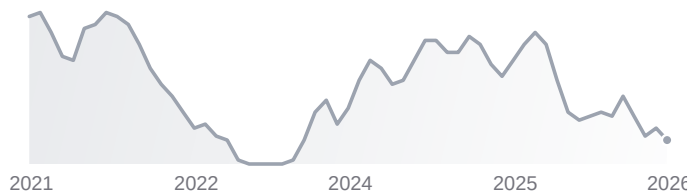
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$418K · Average \$470K

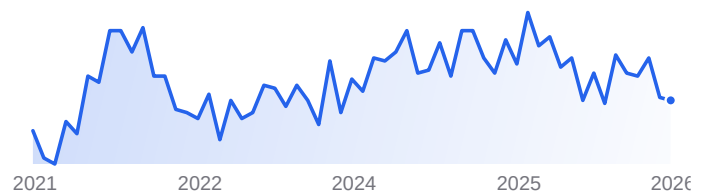
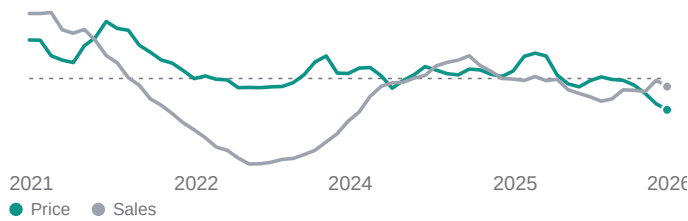


Growth (year over year)

Price -17.4% · Sales -4.5%

Price per square foot

\$243/ft²

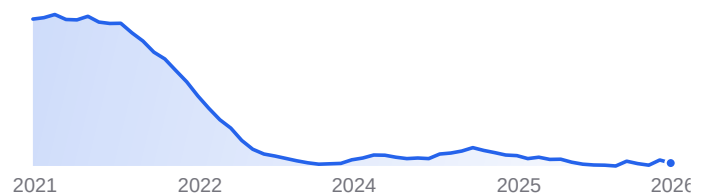
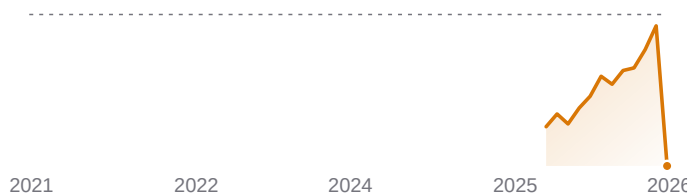


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

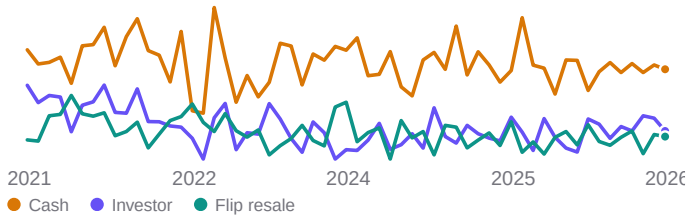
3.8%



BUYERS & OUTCOMES

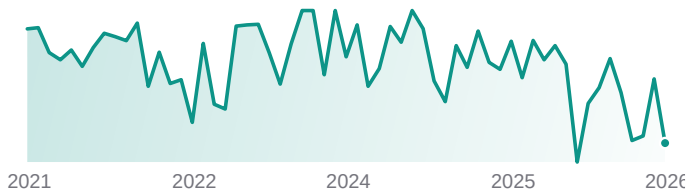
Buyer mix

Cash 30% · Investor 9.3% · Flip resale 7.4%



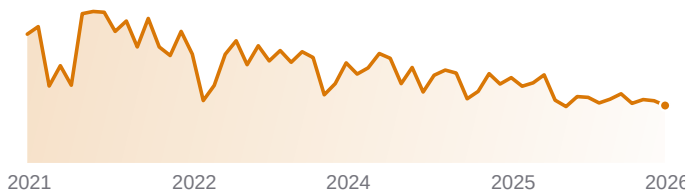
Sellers who sold at a gain

87%

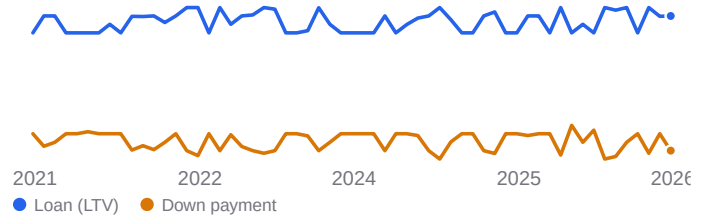


Median annualized return at resale

+3.9%

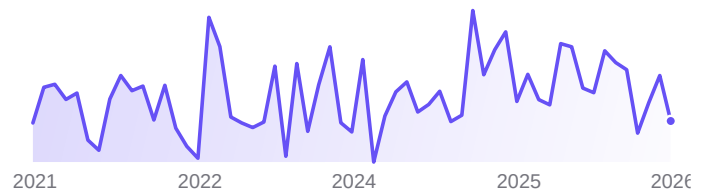


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



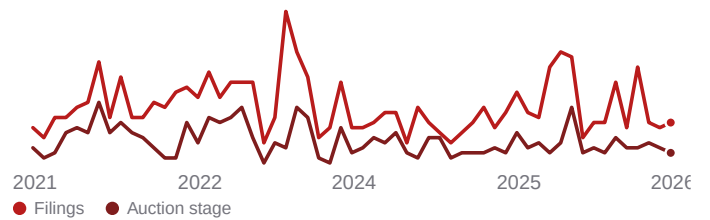
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 8 · Auction stage 2



HOUSING STOCK

Homes	18,074
Median value (AVM)	\$475K
Median size	1,784 ft²
Median bedrooms	3
Median year built	1994
Single family	76%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	67%
Company owned	33%
Median loan-to-value	42%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	56,771
Density	6,220 / mi²
Median household income	\$85K
Average household income	\$111K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	145
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	6.5%
Unemployment	1.8%
Average temp	66°F
Annual precip	5 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.