

North Las Vegas 89081

ZIP code · NV · Nevada > Clark County > North Las Vegas

BALANCED MARKET

\$422K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

713

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



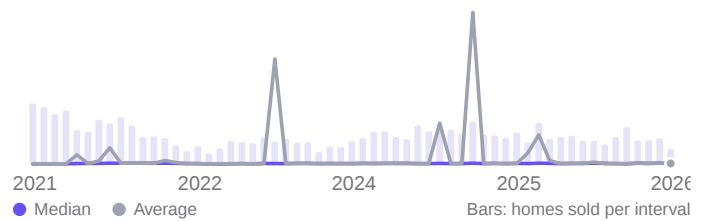
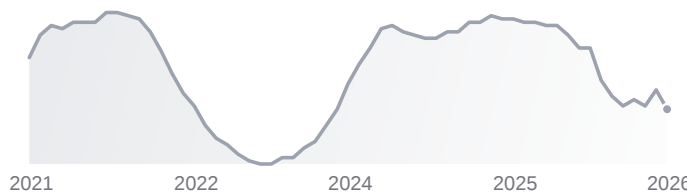
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$415K · Average \$414K

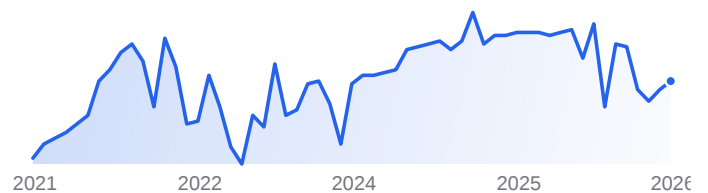
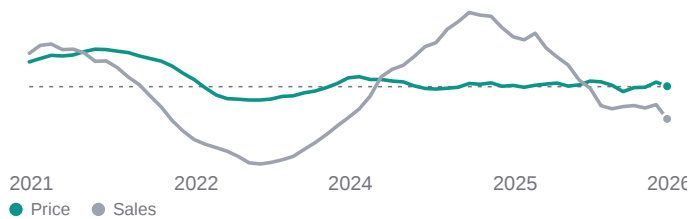


Growth (year over year)

Price +0.4% · Sales -23.3%

Price per square foot

\$220/ft²

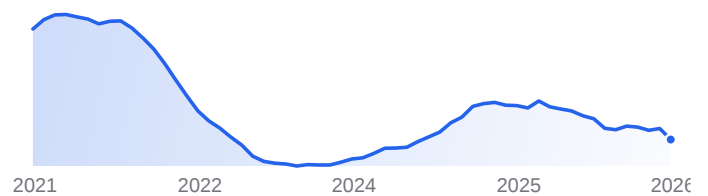


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

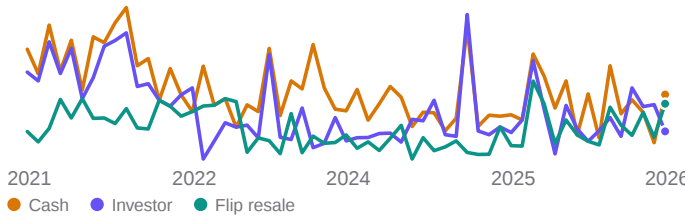
5.2%



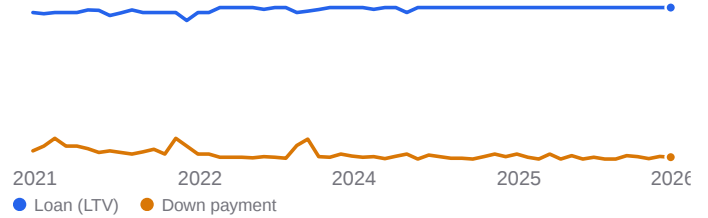
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 8.3% · Flip resale 17%

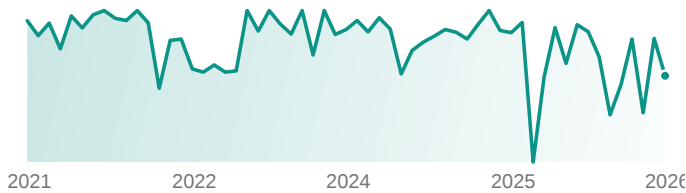


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



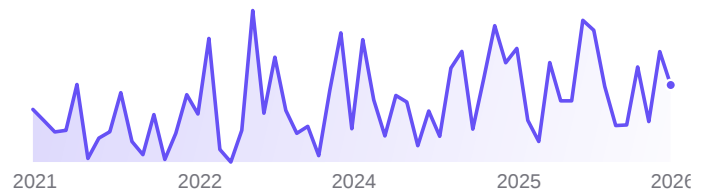
Sellers who sold at a gain

82%



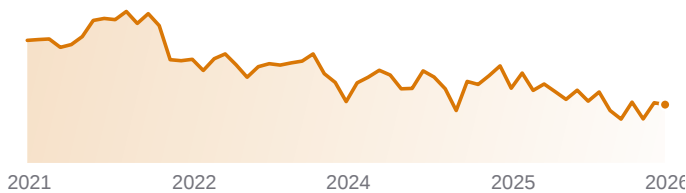
Typical hold before selling

6.8 yrs



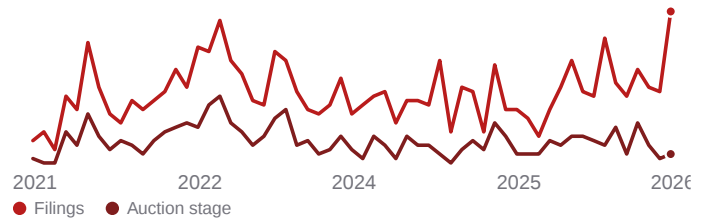
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 34 · Auction stage 2



HOUSING STOCK

Homes	13,671
Median value (AVM)	\$429K
Median size	1,904 ft²
Median bedrooms	3
Median year built	2006
Single family	90%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	0.9%
Owner occupied	70%
Company owned	25%
Median loan-to-value	57%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	38,153
Density	5,105 / mi²
Median household income	\$79K
Average household income	\$95K
Crime index (US avg 100)	27
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	132
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	10.2%
Unemployment	1.8%
Average temp	67°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.