

# North Las Vegas 89084

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

**BUYER'S MARKET**

**\$436K**

MEDIAN SALE PRICE

**-98.0%**

1-YR CHANGE

**1,169**

SALES (12 MO)

**\$454K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



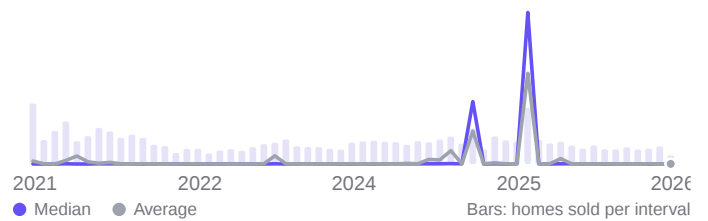
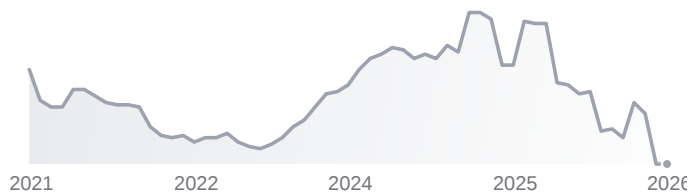
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$415K · Average \$438K

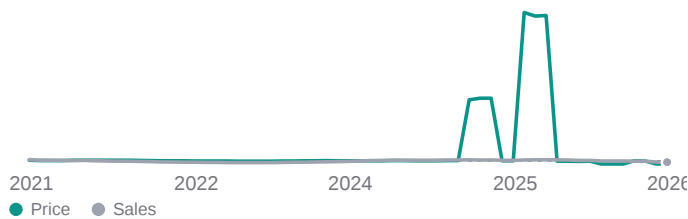


Growth (year over year)

Price -98.0% · Sales -38.5%

Price per square foot

\$208/ft²

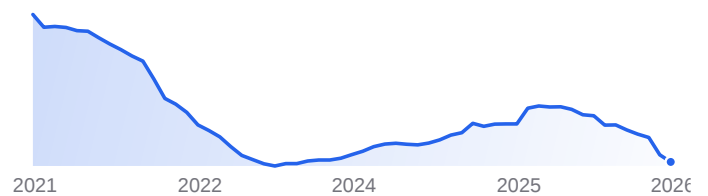
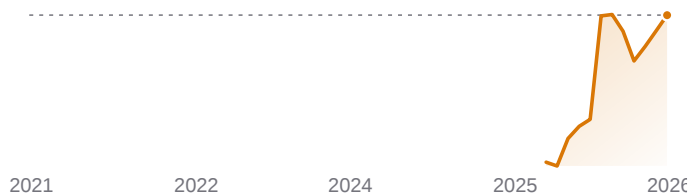


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

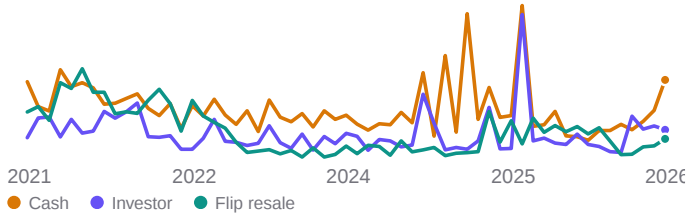
7.1%



## BUYERS & OUTCOMES

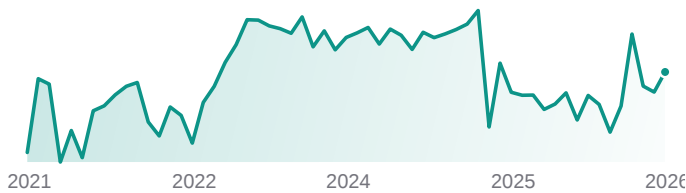
### Buyer mix

Cash 33% · Investor 12% · Flip resale 7.8%



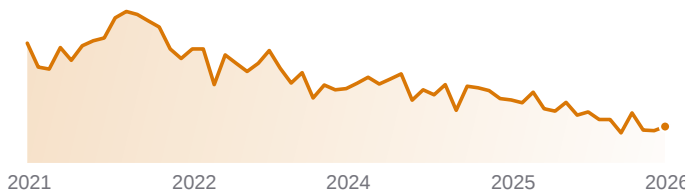
### Sellers who sold at a gain

82%

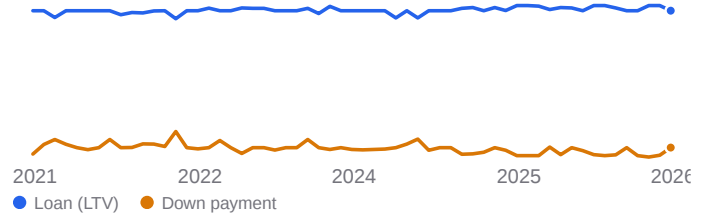


### Median annualized return at resale

+3.2%

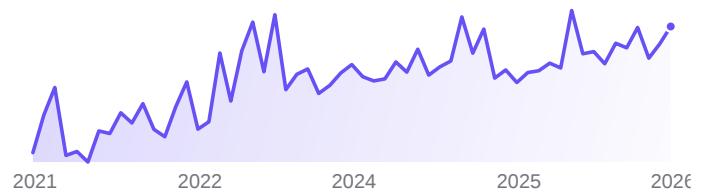


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



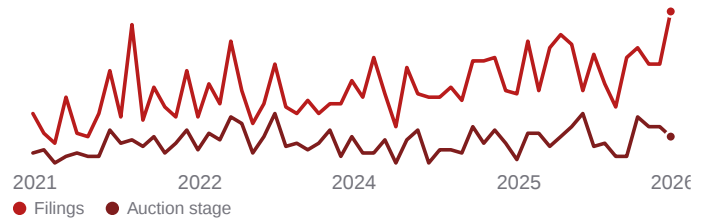
### Typical hold before selling

5.7 yrs



### Preforeclosure filings

Filings 46 · Auction stage 8



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 16,418    |
| Median value (AVM) | \$454K    |
| Median size        | 1,989 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2010      |
| Single family      | 83%       |
| Condos             | 2.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 35%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 80%  |
| Company owned                 | 23%  |
| Median loan-to-value          | 66%  |

Typical ownership tenure

**5.6 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>36,733</b>      |
| Density                          | <b>2,925 / mi²</b> |
| Median household income          | <b>\$90K</b>       |
| Average household income         | <b>\$110K</b>      |
| Crime index (US avg 100)         | <b>5</b>           |
| Air pollution index (US avg 100) | <b>88</b>          |
| Earthquake index (US avg 100)    | <b>129</b>         |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>20%</b>         |
| Poverty rate                     | <b>6.3%</b>        |
| Unemployment                     | <b>1.6%</b>        |
| Average temp                     | <b>60°F</b>        |
| Annual precip                    | <b>7 in</b>        |
| Sunshine                         | <b>85%</b>         |

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.