

North las Vegas 89085

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

BALANCED MARKET

\$472K

MEDIAN SALE PRICE

-9.4%

1-YR CHANGE

60

SALES (12 MO)

\$532K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



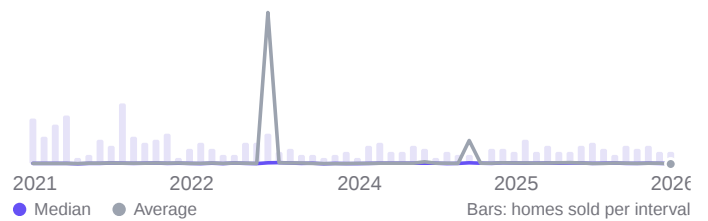
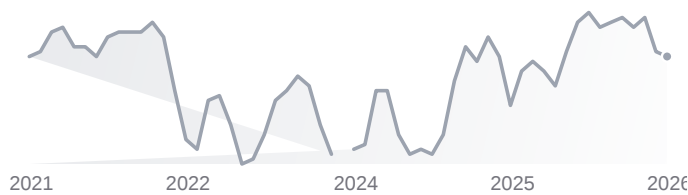
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$449K · Average \$351K

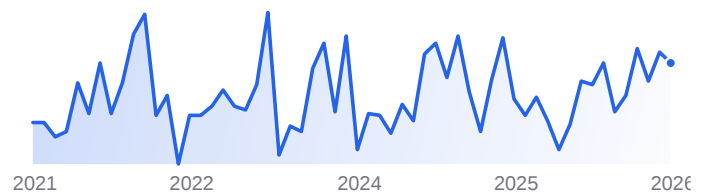
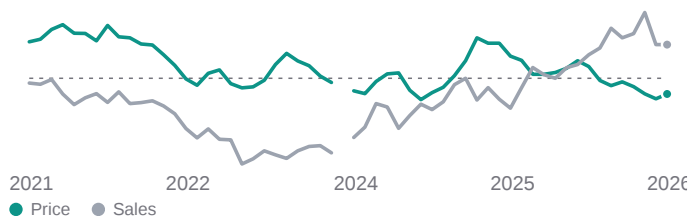


Growth (year over year)

Price -9.4% · Sales +20.0%

Price per square foot

\$218/ft²

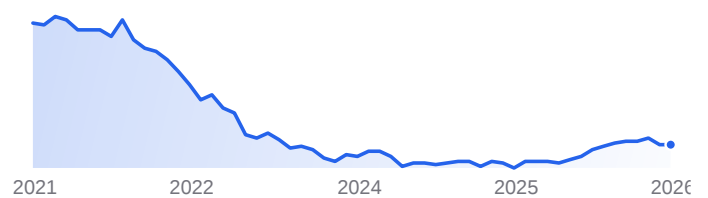
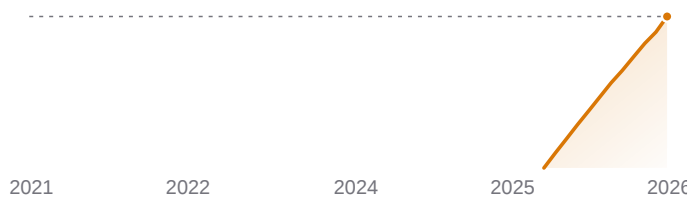


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

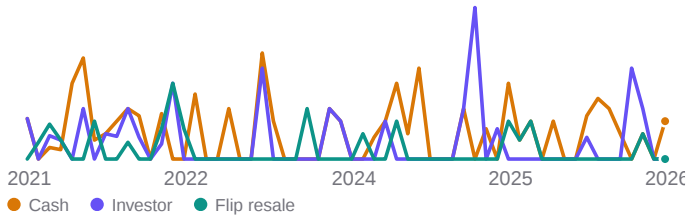
4.3%



BUYERS & OUTCOMES

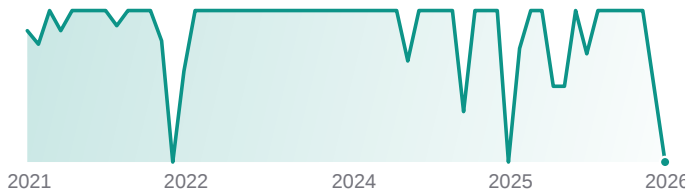
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



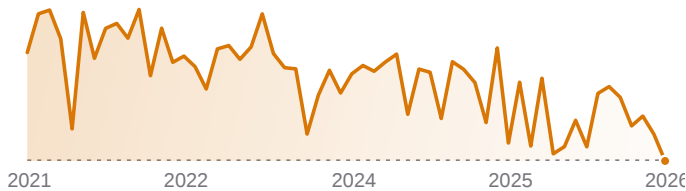
Sellers who sold at a gain

50%

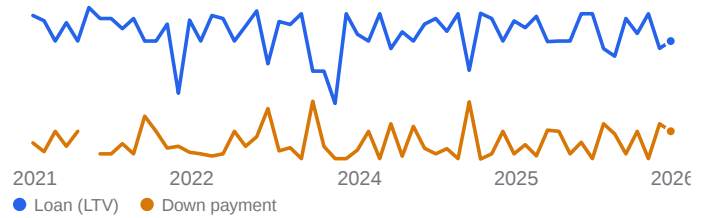


Median annualized return at resale

-0.1%

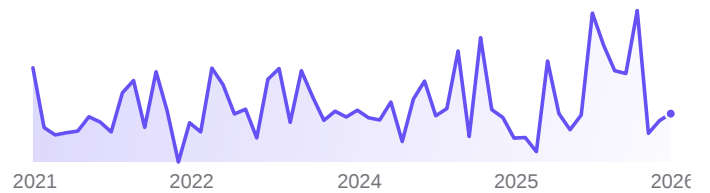


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



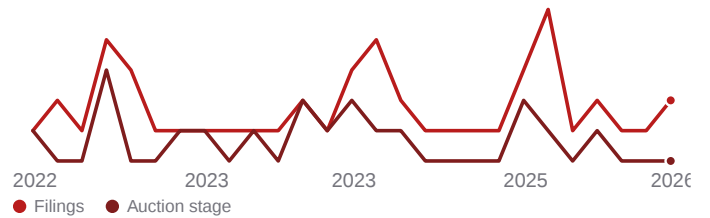
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,387
Median value (AVM)	\$532K
Median size	2,495 ft²
Median bedrooms	3
Median year built	2006
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	0.5%
Owner occupied	79%
Company owned	22%
Median loan-to-value	56%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	2,899
Density	800 / mi²
Median household income	\$104K
Average household income	\$123K
Crime index (US avg 100)	13
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	129
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	7.8%
Unemployment	1.8%
Average temp	57°F
Annual precip	9 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.