

North las Vegas 89086

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

BUYER'S MARKET

\$391K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

297

SALES (12 MO)

\$426K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



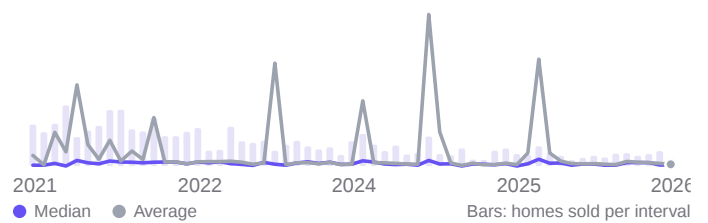
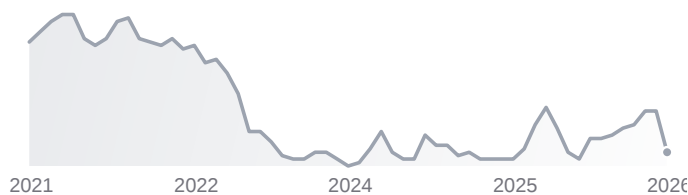
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$379K · Average \$390K

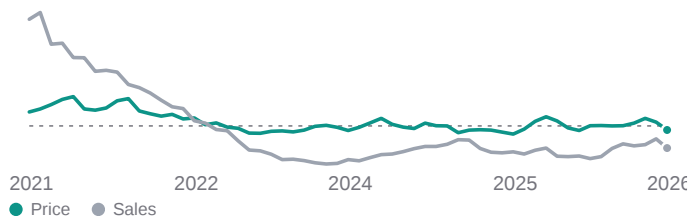


Growth (year over year)

Price -4.7% · Sales -25.8%

Price per square foot

\$225/ft²

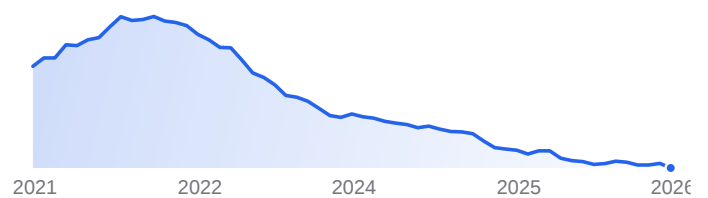


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

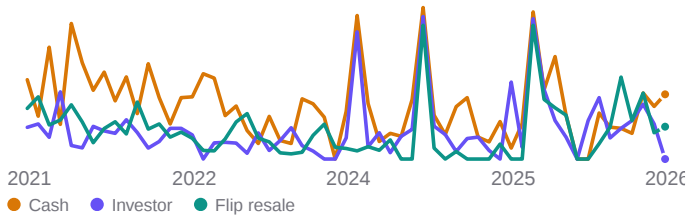
7.0%



BUYERS & OUTCOMES

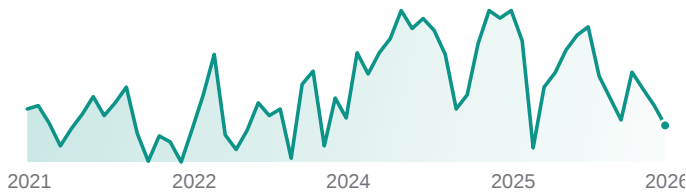
Buyer mix

Cash 21% · Investor 0% · Flip resale 11%



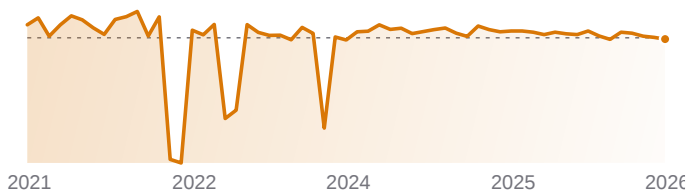
Sellers who sold at a gain

42%

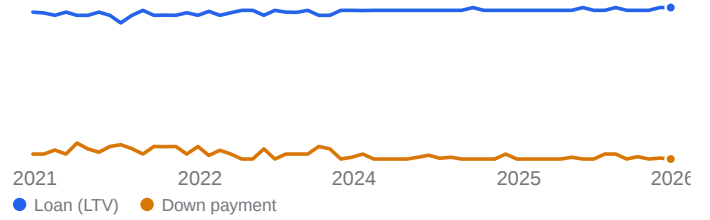


Median annualized return at resale

-0.8%

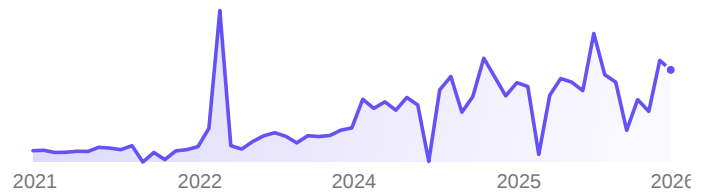


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



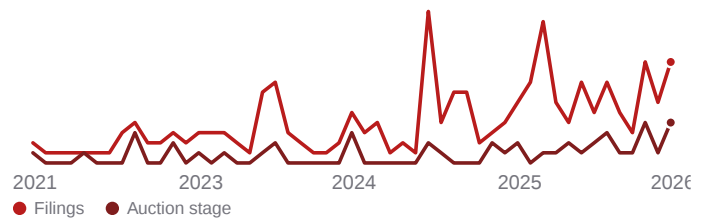
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 10 · Auction stage 4



HOUSING STOCK

Homes	4,249
Median value (AVM)	\$426K
Median size	1,826 ft²
Median bedrooms	3
Median year built	2021
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	25%
Underwater (LTV 125% or more)	0.8%
Owner occupied	83%
Company owned	17%
Median loan-to-value	78%
Typical ownership tenure	4.2 yrs

COMMUNITY

Population	7,894
Density	392 / mi²
Median household income	\$69K
Average household income	\$106K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	125
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	5.8%
Unemployment	1.9%
Average temp	51°F
Annual precip	11 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.