

# Las Vegas 89101

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

BUYER'S MARKET

**\$310K**

MEDIAN SALE PRICE

**-13.1%**

1-YR CHANGE

**284**

SALES (12 MO)

**\$323K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



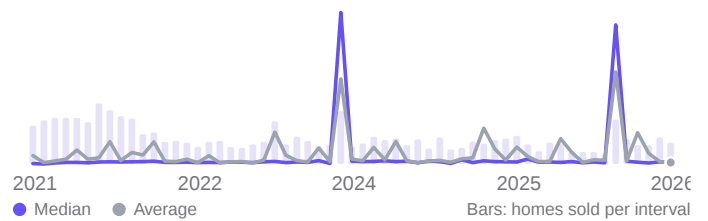
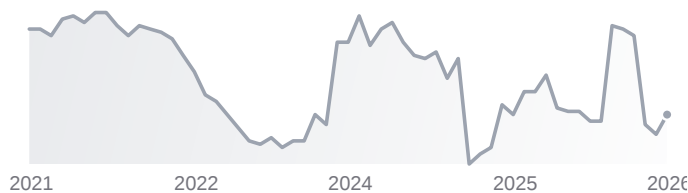
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$309K · Average \$308K

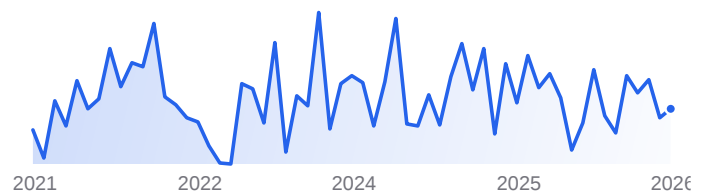
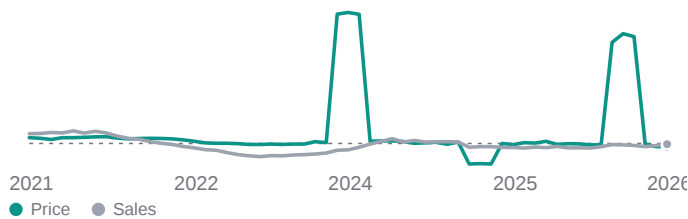


Growth (year over year)

Price -13.1% · Sales -3.1%

Price per square foot

\$232/ft²

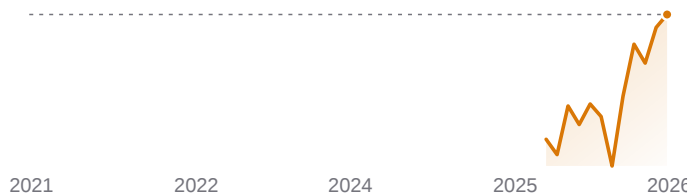


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

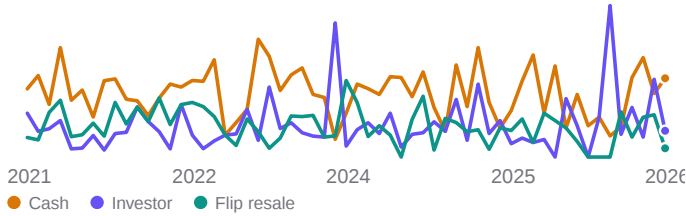
4.3%



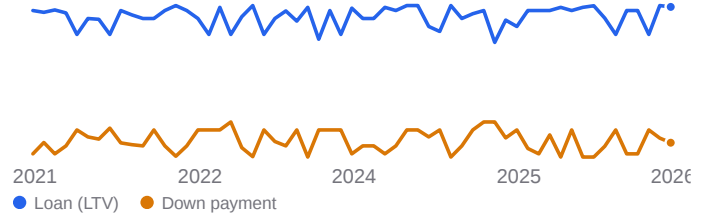
## BUYERS & OUTCOMES

### Buyer mix

Cash 36% · Investor 12% · Flip resale 4.0%

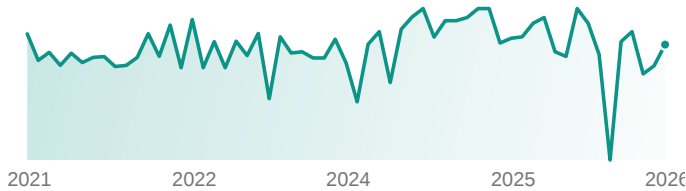


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 12%



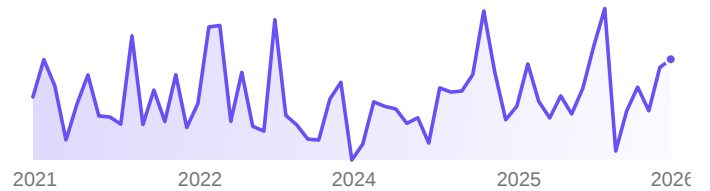
### Sellers who sold at a gain

83%



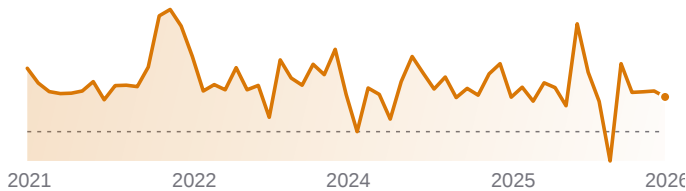
### Typical hold before selling

8.5 yrs



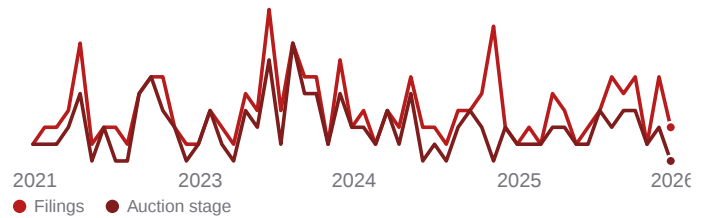
### Median annualized return at resale

+4.5%



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,534     |
| Median value (AVM) | \$323K    |
| Median size        | 1,299 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1963      |
| Single family      | 63%       |
| Condos             | 17%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 65%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 55%  |
| Company owned                 | 27%  |
| Median loan-to-value          | 33%  |

Typical ownership tenure

**10.0 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>46,307</b>      |
| Density                          | <b>8,630 / mi²</b> |
| Median household income          | <b>\$36K</b>       |
| Average household income         | <b>\$47K</b>       |
| Crime index (US avg 100)         | <b>123</b>         |
| Air pollution index (US avg 100) | <b>88</b>          |
| Earthquake index (US avg 100)    | <b>132</b>         |
| Homes occupied                   | <b>91%</b>         |
| Bachelor's or higher             | <b>7%</b>          |
| Poverty rate                     | <b>27.7%</b>       |
| Unemployment                     | <b>1.7%</b>        |
| Average temp                     | <b>67°F</b>        |
| Annual precip                    | <b>5 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.