

Las Vegas 89103

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

BUYER'S MARKET

\$312K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

540

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



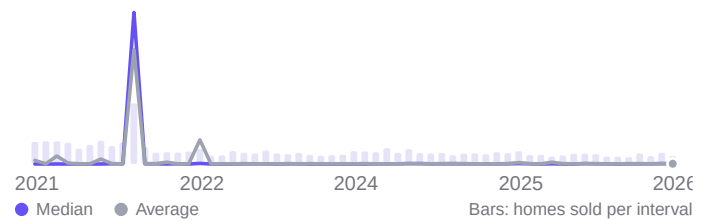
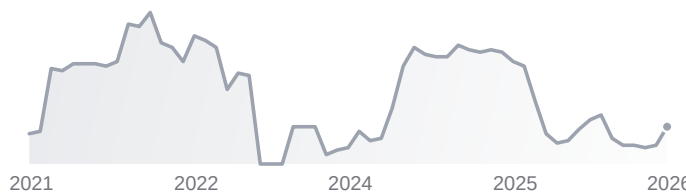
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$300K · Average \$328K

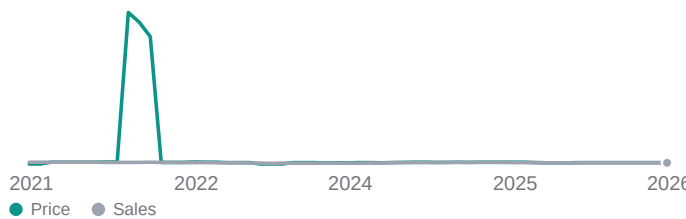


Growth (year over year)

Price +0.2% · Sales -15.5%

Price per square foot

\$248/ft²

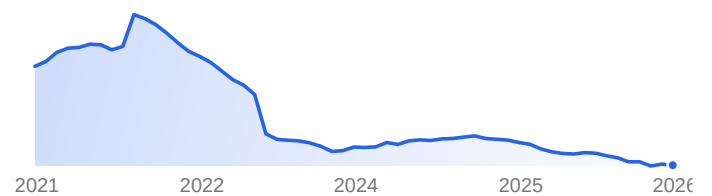


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

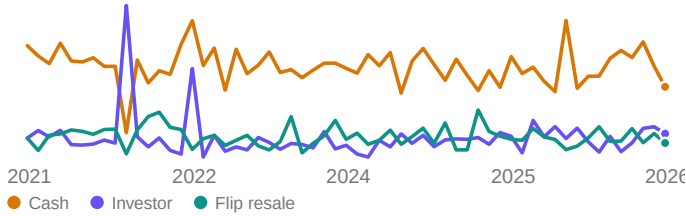
3.4%



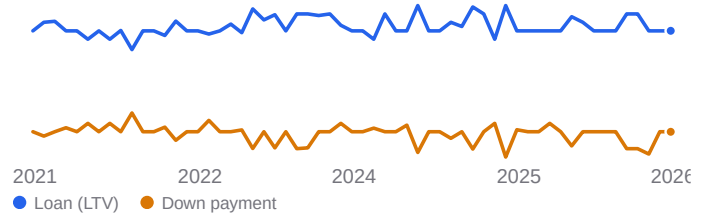
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 12% · Flip resale 7.3%

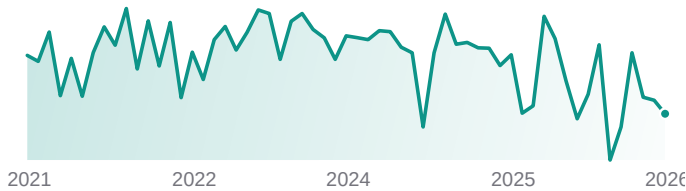


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



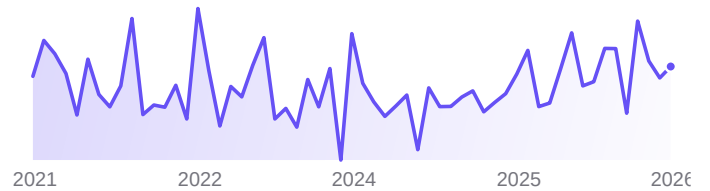
Sellers who sold at a gain

79%



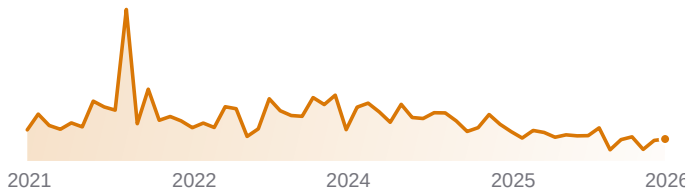
Typical hold before selling

8.6 yrs



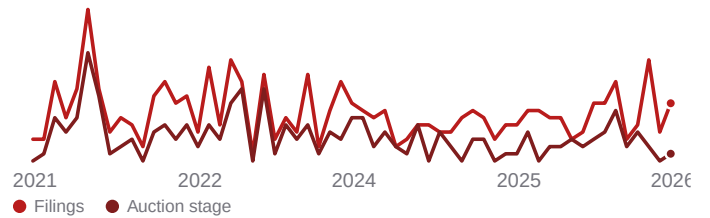
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 8 · Auction stage 1



HOUSING STOCK

Homes	15,681
Median value (AVM)	\$259K
Median size	1,038 ft²
Median bedrooms	2
Median year built	1985
Single family	29%
Condos	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	38%
Company owned	39%
Median loan-to-value	0%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	51,537
Density	8,005 / mi²
Median household income	\$50K
Average household income	\$66K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	128
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	16.8%
Unemployment	1.9%
Average temp	66°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.