

Las Vegas 89104

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

BALANCED MARKET

\$356K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

318

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



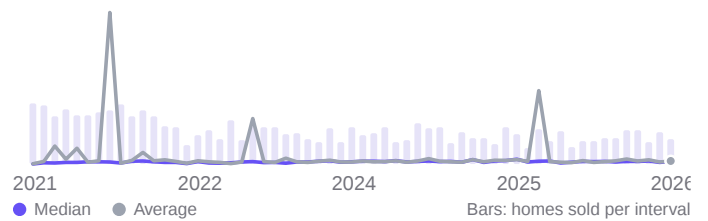
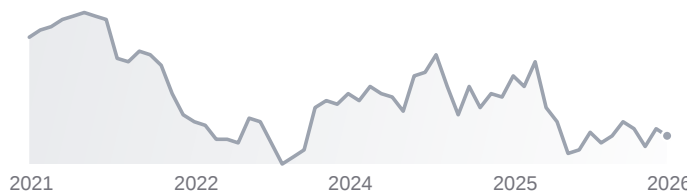
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$365K · Average \$372K

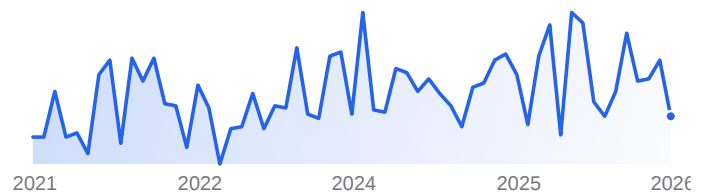
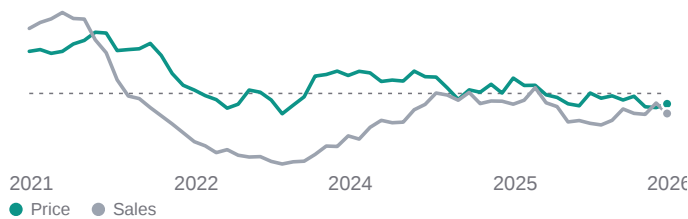


Growth (year over year)

Price -5.7% · Sales -10.9%

Price per square foot

\$210/ft²

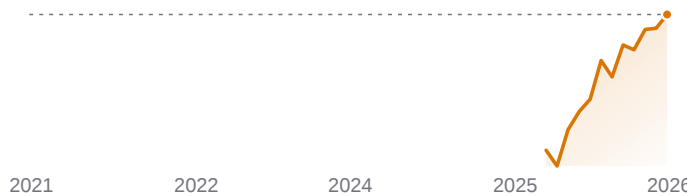


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

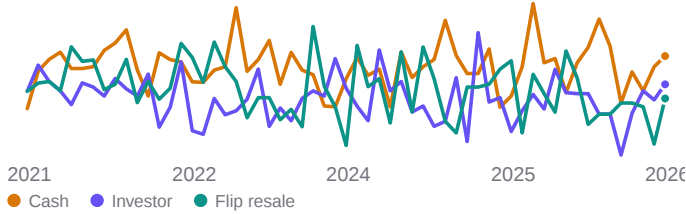
3.8%



BUYERS & OUTCOMES

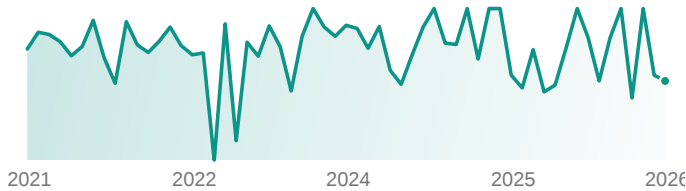
Buyer mix

Cash 28% · Investor 20% · Flip resale 16%



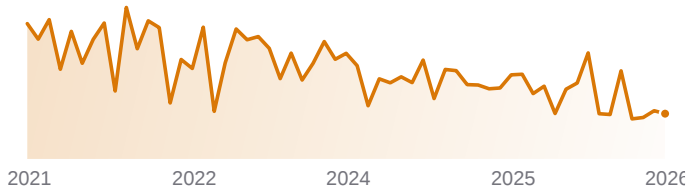
Sellers who sold at a gain

87%

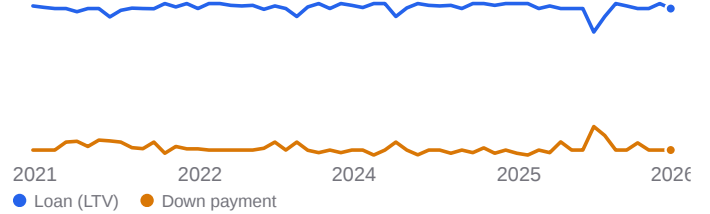


Median annualized return at resale

+4.2%

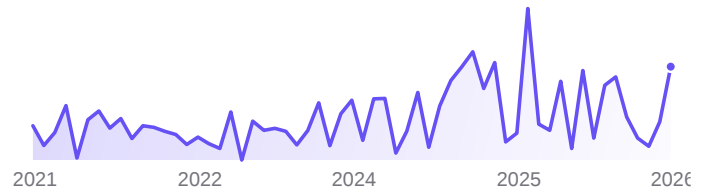


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



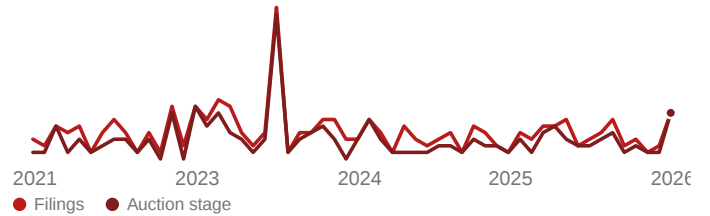
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	8,320
Median value (AVM)	\$367K
Median size	1,516 ft²
Median bedrooms	3
Median year built	1962
Single family	89%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	21%
Median loan-to-value	41%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	45,000
Density	7,918 / mi²
Median household income	\$49K
Average household income	\$62K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	136
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	18.8%
Unemployment	1.8%
Average temp	67°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.